



R&F
SEINE REGION
塞纳天地
@ R&F PRINCESS COVE 富力公主湾



F R E E H O L D

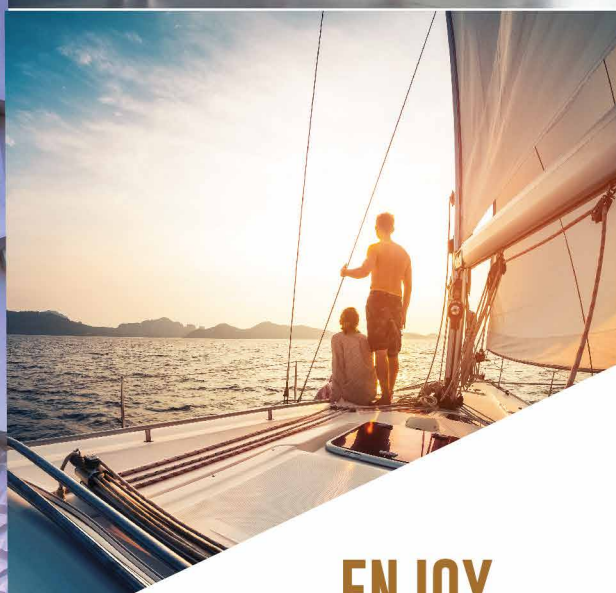
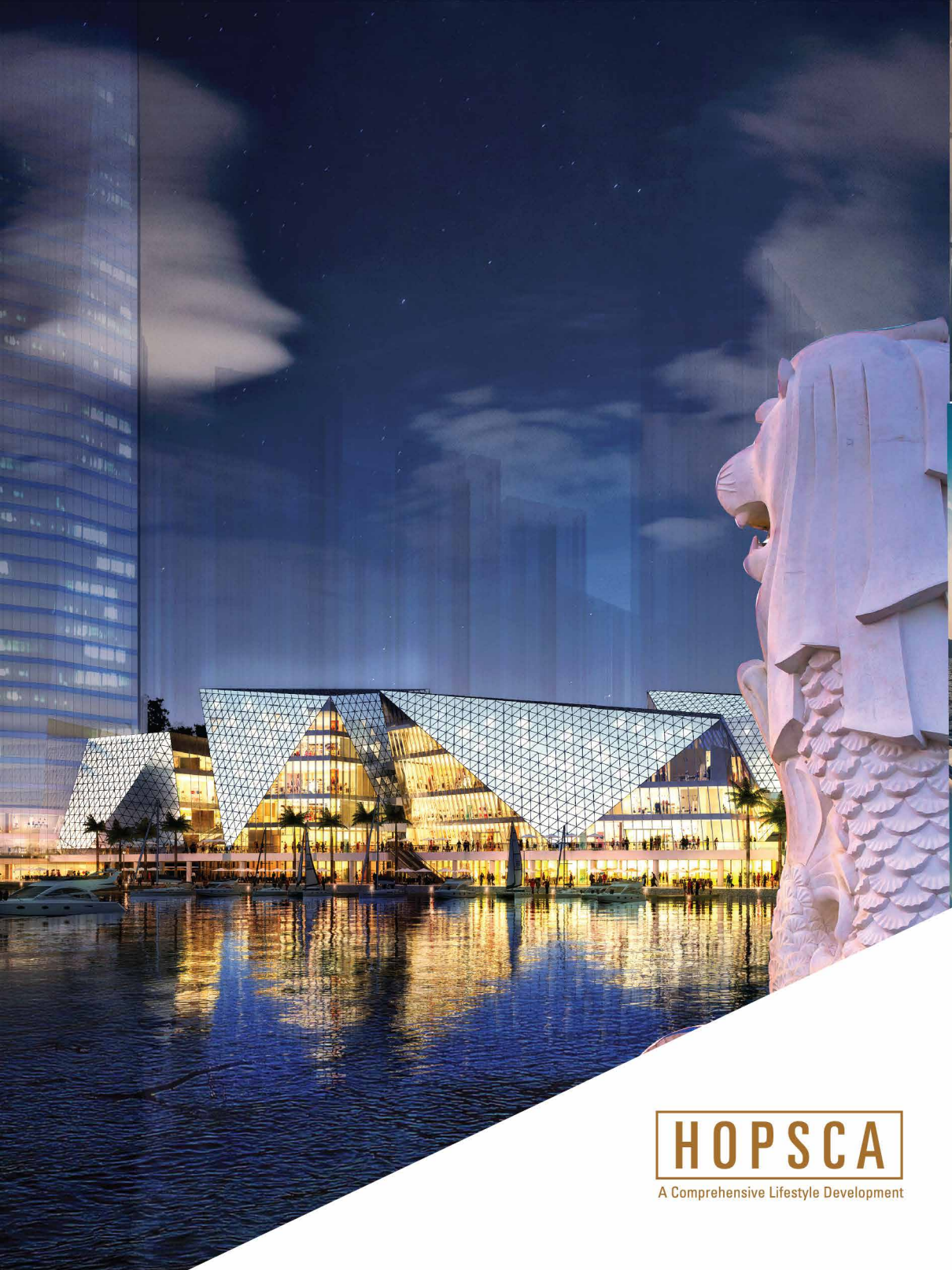
ENJOY THE BEST OF BOTH WORLDS BY A BRIDGE SO NEAR



THE
WORLD'S

PERSPECTIVE 世界之窗

尽在富力公主湾



**ENJOY
THE BEST OF
BOTH WORLDS
BY A BRIDGE SO NEAR**
一桥相接 · 两城美景

Straddling both sides of the Causeway to Singapore, R&F Princess Cove is a mixed development and prime waterfront real estate built on the world's most advanced real estate model, HOPSCA (Hotels, Offices, Parks, Shopping malls, Clubhouse and Apartments).

HOPSCA
A Comprehensive Lifestyle Development



HOTEL



OFFICE



PARKS



SHOPPING



CLUBHOUSE



APARTMENT

THE CLOSEST YOU CAN GET TO SINGAPORE

马新两国，一步之遥



Double delights for R&F Princess Cove! Following the agreement of RTS commuting system signed between Prime Ministers of Singapore and Malaysia, travelling between the 2 megacities is even closer from now on!



IMAGINE YOU'RE ONE OF THE PRIVILEGED R&F PRINCESS COVE PREMISE OWNERS...





FUTURE THOMSON-EAST COAST MRT LINE EXTENSION JUST WITHIN 1KM

JOHOR BAHRU- SINGAPORE RAPID TRANSIT SYSTEM (RTS) DIRECTLY LINKED TO BUKIT CHAGAR TERMINAL STATION

新柔RTS地铁至新加坡汤申东海岸线尽在咫尺 无缝对接新山武吉查卡(Bukit Chagar)终点站



ADJOINED TO
ICONIC
OPERA THEATRE

MAGNIFICENT
STRAITS VIEW WITH
SINGAPORE'S
SKYLINE

PRESTIGIOUS
MARINA
PROMENADE

EXCLUSIVE SPACES
WITH INSPIRING
PANORAMIC VIEWS
COOLED BY
SEA BREEZES

OVERLOOKING SINGAPORE'S
CITY SKYLINE

一线海景 眺望新加坡繁华

R&F Seine Region offers an expansive refreshing straits view – the lushness of the marina with Singapore's cityscape and soothing sea breeze.



In this exclusive edition of R&F Seine Region the distinct pleasure of Marina Lifestyle is all yours. Start your day where you can even walk directly from your luxury apartment to Marina Yacht Club, Opera House or even shopping at Singapore through CIQ via connecting Link Bridge. Throughout this unique marina development, exclusivity and privacy to dwellers are made possible. Rest assured with the security card access system provided.

- 1 **SEINE REGION**
R&F
新加坡 滨海
© R&F PRINCESS COVE 2023
- 2 PHASE 1 (95% Sold)
- 3 MARINA YACHT CLUB
- 4 OPERA HOUSE
- 5 R&F MARINA PLACE
- 6 EMPEROR WEIN
CINEMA WITH IMAX

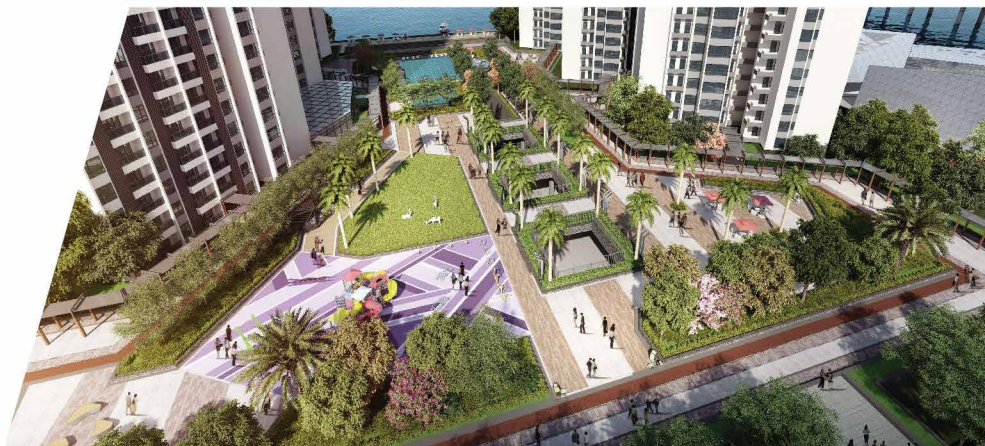
SECURITY ASSURED ENSURING PEACE OF MIND

先进的安保系统，给予您安稳无忧的生活

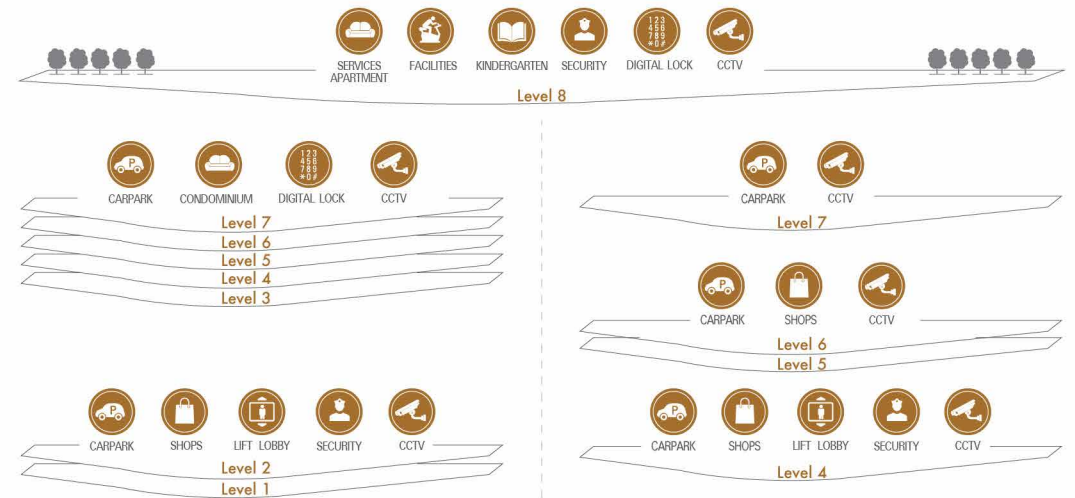
Providing a safe, secure and private environment for homeowners is part and parcel of the lifestyle encompassed by HOPSCA. Residents may rest assured knowing that they have a state-of-the-art Integrated Security and Safety Management System in place to ensure their security and well being at all times.



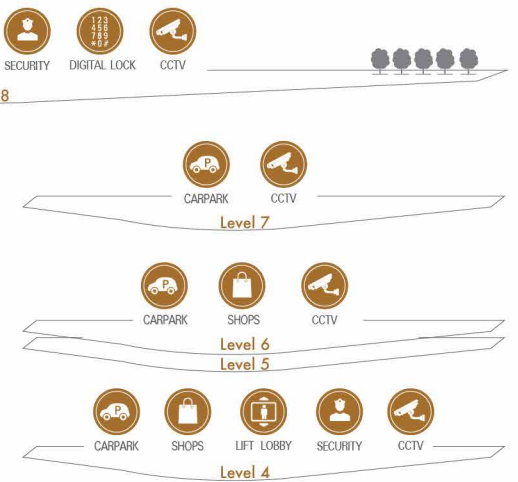
- Digital locks
- Digital Visitor Management System with Visual Intercom
- Emergency call button linked to central security
- CCTVs in all public areas with central monitoring
- Card-controlled access to Skypark and residences
- Separate distinct vehicular access for residents
- 7 levels dedicated residents' parking
- Personal parking lots



SINGAPORE VIEW



JOHOR BAHRU VIEW



NEWLY LAUNCHED SEA VIEW UNIT SEINE REGION

塞纳天地 无敌海景房 现已开售

R&F Princess Cove proudly presents our latest addition – the sea view units namely 'Seine Region', located adjacent to JB-Singapore Causeway, overlooking the dazzling Singapore cityscape. Here, your affluent way of living is complemented by Singapore and Johor Bahru City.

Seine Region's sky lounge features an infinity swimming pool, gym room, yoga room, jogging track, indoor function hall, alongside an international kindergarten, cater for modern luxury and lifestyle conveniences.

LEGENDS

01. Opera House
02. R&F Marina Place
03. 5-star Hotel under Hyatt Group
04. Cineplex
05. Marina Garden Walk
06. Swimming Pool
07. Pool Deck
08. Wading Pool
09. International Kindergarten
10. Landscape Arch
11. Playground
12. Sunshine Lawn
13. Leisure Lounge
14. Landscaped Park
15. Leisure Track



FLOOR PLAN

TYPE - A

R&F Princess Cove unit appreciation



3 Rooms 2 Bathrooms / Size: Approx. 109.70m² | 1181 sq.ft.

UNIQUENESS

- Well-lit design for optimum sunlight
- Comes with an indoor garden for personal leisure

TYPE - A1

R&F Princess Cove unit appreciation



3 Rooms 2 Bathrooms / Size: Approx. 109.25m² | 1176 sq.ft.

- Yard is connected with kitchen, enjoy cooking in natural sunlight
- Living hall is attached with a balcony for an up-close with outdoor nature

TYPE - B

R&F Princess Cove unit appreciation



2 Rooms 1 Bathroom / Size: Approx. 77.52m² | 834 sq.ft.

UNIQUENESS

- Well-lit square design for optimum ventilation and natural lighting
- Open concept with dining hall and living hall both connected for flexible living

TYPE - B (SUB2)

R&F Princess Cove unit appreciation



2 Rooms 1 Bathroom / Size: Approx. 77.55m² | 835 sq.ft.

- Balcony is attached to living room with flexible use of space
- Planned for both active and modest living to ensure uninterrupted harmony

TYPE - D

R&F princess cove unit appreciation



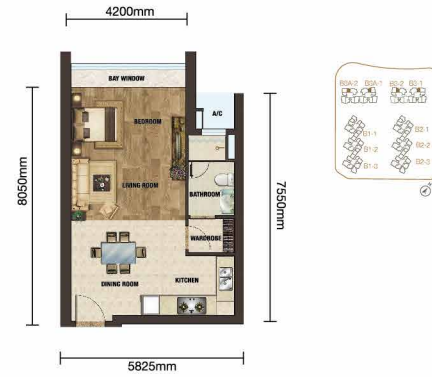
Studio / Size: Approx. 43.79m² | 471 sq.ft.

UNIQUENESS

- ◆ Functional layout designed for comfortable living
- ◆ Modern square design with a walk-in wardrobe

TYPE - D (SUB2)

R&F princess cove unit appreciation



Studio / Size: Approx. 43.46m² | 468 sq.ft.

- ◆ L-shaped contemporary kitchen, saving space yet ensuring convenience
- ◆ Wet and dry kitchen separation for hygienic lifestyle

TYPE - G

R&F princess cove unit appreciation



2 Rooms 2 Bathrooms / Size: Approx. 86.66m² | 933 sq.ft.

UNIQUENESS

- ◆ Luxury well-lit layout for premium lifestyle
- ◆ Expansive balcony for ventilation and sunlight
- ◆ Extra spaciousness for optimum flexibility
- ◆ Bay window design in master bedroom for natural lighting

FLOOR PLAN

TYPE - E

R&F princess cove unit appreciation



UNIQUENESS

- ◆ A key for each suite to ensure uninterrupted privacy
- ◆ Equivalent to owning 2 units under 1 title
- ◆ Ideal for extended family or rental yield, flexible use
- ◆ Real luxury with a spectacular 2-hall design

Dual Key (2+1) / Size: Approx. 122.37m² | 1317 sq.ft.

TYPE - H1

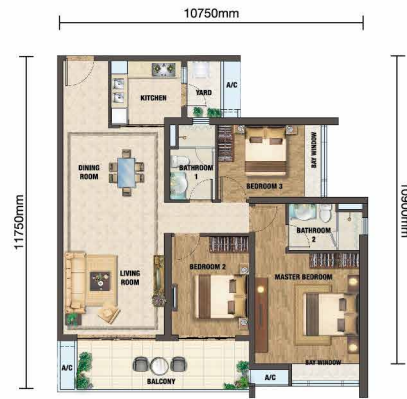
R&F princess cove unit appreciation



UNIQUENESS

- ◆ Generous space to optimise your vacation experience
- ◆ Comes with an indoor garden for personal leisure
- ◆ Luxury 4-room design with 2 suites layout
- ◆ Spacious living hall to exude a sense of superior minimalist

4 Rooms 3 Bathrooms / Size: Approx. 136.68m² | 1471 sq.ft.



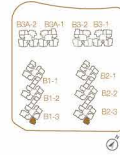
TYPE - M1

R&F princess covet unit appreciation

UNIQUENESS

- ♦ Luxury layout for premium lifestyle
- ♦ Expansive balcony for ventilation and sunlight
- ♦ Extra spaciousness for optimum flexibility
- ♦ Bay window design in master bedroom for natural lighting

3 Rooms 2 Bathrooms / Size: Approx. **105.49m² | 1135 sq.ft.**



TYPE - U1

R&F princess covet unit appreciation



2 Rooms 2 Bathrooms / Size: Approx. **77.86m² | 838 sq.ft.**

UNIQUENESS

- ♦ Well-lit layout with superb functionality
- ♦ Living halls connected to spacious balcony accompanied by breathtaking outdoor view



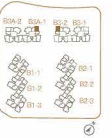
TYPE - U1 (SUB2)

R&F princess covet unit appreciation



2 Rooms 2 Bathrooms / Size: Approx. **77.96m² | 839 sq.ft.**

- ♦ Open concept with living hall extended to dining hall, sense of space well established
- ♦ Kitchen connected to dining hall for convenient living



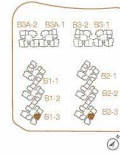
TYPE - M1 (SUB2)

R&F princess covet unit appreciation

UNIQUENESS

- ♦ Well-lit layout designed with optimum natural lighting and magnificent view
- ♦ Living hall is attached with a spacious balcony for unobstructed view
- ♦ Bay window design in master bedroom for ideal natural lighting and superb view
- ♦ Yard is connected with kitchen, enjoy cooking in natural sunlight

3 Rooms 2 Bathrooms / Size: Approx. **102.67m² | 1105 sq.ft.**



TYPE - V5

R&F princess covet unit appreciation



2 Rooms 1 Bathroom / Size: Approx. **76.92m² | 828 sq.ft.**

UNIQUENESS

- ♦ Kitchen connected to dining hall for convenient living
- ♦ Serene study room to explore the sea of knowledge



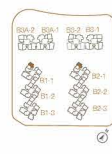
TYPE - V5 M

R&F princess covet unit appreciation



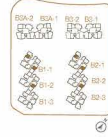
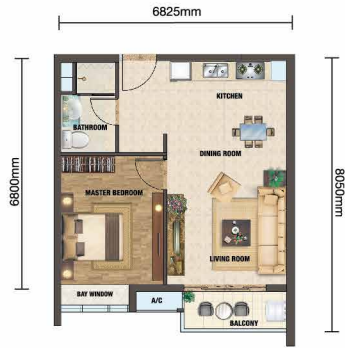
2 Rooms 1 Bathroom / Size: Approx. **77.57m² | 835 sq.ft.**

- ♦ Dining hall connected with kitchen for convenient cooking experience
- ♦ Yard is connected with kitchen and dining hall



TYPE - V6

R&F princess cove unit appreciation



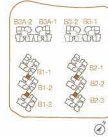
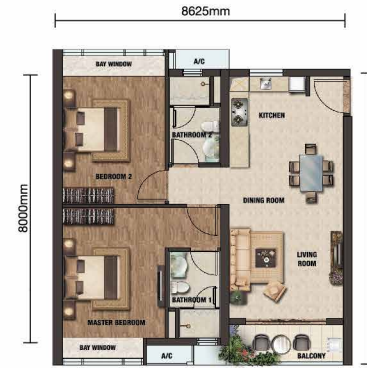
UNIQUENESS

- Functional square layout to create generous space
- Living room connected to balcony, extended to the magnificent outdoor
- Open concept with kitchen, dining hall and living hall all connected for extra convenience
- Reasonable layout for both active and quiet modes of living

1 Room 1 Bathroom / Size: Approx. 50.58m² | 544 sq.ft.

TYPE - V7M

R&F princess cove unit appreciation



UNIQUENESS

- Well-lit square layout designed for flexibility and comfortable living
- Open concept with kitchen, dining hall and living hall all connected for extra convenience
- Bay window design for both bedrooms for natural lighting
- Living hall connected with balcony for extended living space

2 Rooms 2 Bathrooms / Size: Approx. 71.29m² | 767 sq.ft.

TYPE - V7

R&F princess cove unit appreciation



UNIQUENESS

- Flexible design with smart layout and optimum functionality
- Living hall open to spacious balcony for you to behold breathtaking sceneries
- Bay window design in master bedroom for extra space
- L-shaped kitchen with open concept for convenience

2 Rooms 2 Bathrooms / Size: Approx. 74.17m² | 798 sq.ft.



SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALL	Brick Wall / Reinforced Concrete
ROOF COVERING	Reinforced Concrete Roof
CEILING	Skim Coat / Plaster Ceiling
WINDOW	Aluminium Frame Glazed Window

DOORS

MAIN ENTRANCE	Quality Timber Door
BEDROOM/ BATHROOM	Timber Flush Door
BALCONY / OTHERS (IF ANY)	Aluminium Frame Glazed Door / Timber Flush Door / Timber Frame Glazed Door
IRONMONGERY	Quality Locksets

WALL FINISHING

BATHROOM	Full Height Tiles (Where Applicable)
KITCHEN	Full Height Tiles (Where Applicable)
GENERAL	Plaster and Paint

FLOOR FINISHES

LIVING/ DINING	Tiles / Laminated Timber Flooring
KITCHEN/ BATHROOM	Tiles
BEDROOM	Laminated Timber Flooring
BALCONY / OTHERS (IF ANY)	Tiles
OTHER AREAS	Cemen Render (Where Applicable)

MILESTONES GLORIOUS 24 YEARS OF R&F GROUP

富力集团 24载荣耀旅程碑



SANITARY AND PLUMBING

	M1	M1 (SUB2)	G	H1	V5	V5 (M)	V6	V7/ V7(M)	U1/ U1M U1 (SUB2) / U1 (SUB2)M	A/ A(M)	A1 / A1 (M)	B/B(M) B (SUB2)	D/ D(M) D (SUB2) / D (SUB2)M	E/E(M)
KITCHEN SINK	1	1	1	1	1	1	1	1	1	1	1	1	1	2
WASH BASIN	2	2	2	3	1	1	1	2	2	2	2	1	1	2
SHOWER FITTINGS	2	2	2	3	1	1	1	2	2	2	2	1	1	2
WATER CLOSET	2	2	2	3	1	1	1	2	2	2	2	1	1	2

ELECTRICAL INSTALLATIONS

LIGHTING POINT	20	23	20	26	16	16	12	20	18	25	23	18	10	28
POWER POINT	27	27	24	30	26	26	19	23	23	27	27	23	15	44
WATER HEATER	1	1	1	1	1	1	1	1	1	1	1	1	1	2
AIR CONDITIONER POINT	4	4	3	5	4	4	2	3	3	4	4	3	1	4
TV POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	2
DOOR BELL POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1
INTERCOM POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1

TELEPHONE POINT

TELEPHONE POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	2
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1994 ESTABLISHED IN GUANGZHOU

R&F Group ventures into the real estate development industry.

2002 AMBITIOUS NATIONAL EXPANSION

R&F Group embarks on the mission of nationwide expansion by advancing into Beijing.

2005 HONORABLE PUBLIC LISTED

R&F Group is listed on the Main Board of The Stock Exchange of Hong Kong Ltd. *(SEHK Listing No.: 2777).

2006 FAST TRACK EXPANSION

R&F Group successfully expands into many cities including Beijing, Tianjin and Guangzhou.

2007 SUCCESSFUL CITY DEVELOPMENT

R&F Group Guangzhou has developed a total of 16 projects in Zhu Jiang New Town Guangzhou, Guangzhou CBD.

2013 VENTURING OVERSEAS

In December 2013, R&F Group purchased 6 parcels of prime land in Zone A, Iskandar Malaysia making its foray into Malaysia with the vision of global expansion.

2015 EXPANDING IN SAN FRANCISCO, USA & AUSTRALIA BRISBANE

In the US, R&F Group has acquired a site at 325 Fremont Street in San Francisco in March. In December, the company has acquire 4 projects in Brisbane & Melbourne.

2017 CHINA'S R&F PROPERTIES ACQUIRE LUXURY LONDON DEVELOPMENT

April 5 (Reuters) China's R&F Group has acquire the Vauxhall Square development in central London from CLS Holdings for a gross 157.77 million pounds (\$197 million), this boost the London's capital to Fatter luxury residential.

2018 SALES GALLERY OFFICIALLY LAUCHED

R & F Princess Cove Sales Gallery officially launched, becoming the first "diamond" that officially put into operation in R & F Marina Place, right beside 1st Opera House in Johor Bahru.



R&F DEVELOPMENT SDN. BHD. (CC.NO. 1069248-H)
L2-085-A5, Mercu 1 Jalan Tanjung Puteri 1,
R & F Tanjung Puteri
80300 Johor Bahru Malaysia.

JOHOR BAHRU SALES GALLERY
(Opposite Grend Blue Wave Hotel)
Jalan Tanjung Puteri, 80300 Johor Bahru,
Johor Darul Takzim, Malaysia.

SINGAPORE SALES GALLERY
Level 3, Room 312, Suntec Singapore
Convention & Exhibition Centre,
1 Raffles Boulevard, Singapore 039593



*Developer: R&F Development Sdn Bhd • Address: L2-085-A5, MERCU 1, JALAN TANJUNGG PUTERI 1, R&F TANJUNGG PUTERI 80300 JOHOR BAHRU, MALAYSIA • Developer's License No.: 13578-5/05-2020/0444/L • Validity Period: 05/05/2018 - 04/05/2020 • Advertising & Sales Permit No.: 13578-5/05-2020/0444/PI • Validity Period: 05/05/2018 - 04/05/2020 • Approving Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference Number: MLBJL201714/BDN/1/0 • Expected Completion Date: MAY 2021 • Land Tenure: Freehold • Land Encumbrance: Nil • Total No. of Units: 3,724 • Selling Price: RM 750,767 (Min) - RM 2,450,045 (Max) • Built Up Area: 466 sqft (Min) - 1,471 sqft (Max) • 15% Discount Bumiputera • Restriction in Interest: Nil • Every reasonable care has been taken in preparing this artwork. All measurements are approximate and illustrations are artist impressions only. All statements are believed to be correct at this point of printing but not to be regarded as elements or representations of fact.