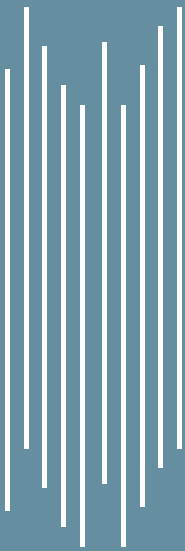


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P H A S E 3

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R&F DEVELOPMENT SDN. BHD. (CO.NO. 1069248-H)

L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1,
R&f Tanjung Puteri 80300 Johor Bahru, Malaysia.

R&F PRINCESS COVE SALES GALLERY

L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1,
R&f Tanjung Puteri 80300 Johor Bahru, Malaysia.

SINGAPORE SALES GALLERY

60 Paya Lebar Road #13-30 Paya Lebar Square ,
Singapore (409051)

Block C1

· Developer: R&F Development Sdn Bhd · Address: L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1, R&F Tanjung Puteri 80300 Johor Bahru, Malaysia. · Developer's License No.: 13578/05-2027/0392(A) · Validity Period: 26/04/2022 ~ 05/05/2027 · Advertising and Sales Permit Number: 13578-8/07-2028/0621(N)-(S) · Validity Period: 31/07/2025-30/07/2028 · Approving Authority: Majlis Bandaraya Johor Bahru · Building Plan Reference Number: MBJB/U/2024/14/BGN/178/KOM(16) · Expected Completion Date: 30/11/2029 · Land Tenure: Freehold · Land Encumbrance: Nil · Total No. of Units: 422 · Selling Price: RM846,905 (Min.) ~ RM1,275,259 (Max.). · Built Up Area: 593 sq ft (Min.) ~ 781 sq ft (Max.). · Bumiputera Discount: 15% · Bumiputera Lot Available for Sale · Restrictions in Interest: i) The landowner is not permitted to offer or sell any building parcels to be constructed on this land unless construction of the building has commenced in accordance with the plans approved by the relevant Local Authority ii) Any building parcel constructed on this land shall not be sold or transferred in any manner to a Non-Citizen or Foreign Company without the consent of the State Authority.

Block C2

· Developer: R&F Development Sdn Bhd · Address: L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1, R&F Tanjung Puteri 80300 Johor Bahru, Malaysia. · Developer's License No.: 13578/05-2027/0392(A) · Validity Period: 26/04/2022 ~ 05/05/2027 · Advertising and Sales Permit Number: 13578-6/07-2028/0623(N)-(S) · Validity Period: 31/07/2025-30/07/2028 · Approving Authority: Majlis Bandaraya Johor Bahru · Building Plan Reference Number: MBJB/U/2024/14/BGN/180/KOM(16) · Expected Completion Date: 30/11/2029 · Land Tenure: Freehold · Land Encumbrance: Nil · Total No. of Units: 700 · Selling Price: RM761,168 (Min.) ~ RM3,567,158 (Max.). · Built Up Area: 555 sq ft (Min.) ~ 1,555sq ft (Max.). · Bumiputera Discount: 15% · Bumiputera Lot Available for Sale · Restrictions in Interest: i) The landowner is not permitted to offer or sell any building parcels to be constructed on this land unless construction of the building has commenced in accordance with the plans approved by the relevant Local Authority ii) Any building parcel constructed on this land shall not be sold or transferred in any manner to a Non-Citizen or Foreign Company without the consent of the State Authority.

Block C3

· Developer: R&F Development Sdn Bhd · Address: L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1, R&F Tanjung Puteri 80300 Johor Bahru, Malaysia. · Developer's License No.: 13578/05-2027/0392(A) · Validity Period: 26/04/2022 ~ 05/05/2027 · Advertising and Sales Permit Number: 13578-6/07-2028/0623(N)-(S) · Validity Period: 31/07/2025-30/07/2028 · Approving Authority: Majlis Bandaraya Johor Bahru · Building Plan Reference Number: MBJB/U/2024/14/BGN/180/KOM(16) · Expected Completion Date: 30/11/2029 · Land Tenure: Freehold · Land Encumbrance: Nil · Total No. of Units: 700 · Selling Price: RM761,168 (Min.) ~ RM3,567,158 (Max.). · Built Up Area: 555 sq ft (Min.) ~ 1,555sq ft (Max.). · Bumiputera Discount: 15% · Bumiputera Lot Available for Sale · Restrictions in Interest: i) The landowner is not permitted to offer or sell any building parcels to be constructed on this land unless construction of the building has commenced in accordance with the plans approved by the relevant Local Authority ii) Any building parcel constructed on this land shall not be sold or transferred in any manner to a Non-Citizen or Foreign Company without the consent of the State Authority.

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十大理由选择富力公主湾

Situated at the vibrant heart of Johor Bahru, R&F Princess Cove offers a living experience like no other. Just a stone's throw from CIQ with direct connectivity to Singapore, this premier location boasts world-class facilities, cutting-edge architectural design, and the dynamic pulse of city life. Whether you're looking for a residence or an investment opportunity, R&F Princess Cove provides unmatched value and a lifestyle that redefines luxury and convenience.

01

Border Crossing with 350,000 Travellers Daily
扼守新马第一通关口岸 单日人流量达35万人次

02

Connected to RTS Station- Direct Access to Singapore
无缝连接RTS地铁站，轻松直通新加坡

03

650 Meters Sheltered Link Bridge Connected to CIQ
社区650米专属连桥 直通新马关口

04

Integrated Commercial Development Linked with R&F Mall
市中心商场上盖 滨海国际综合体

05

The Only 450m Sky Lounge Jogging Track in Johor Bahru
新山唯一空中慢跑跑道

06

Most Viewed Condominium & Rental Project in Malaysia
全马购房及租房浏览量最高项目

07

First Opera House in Johor Bahru
新山首座歌剧院

08

Private Yacht Club International Marina Boulevard
社区豪华游艇俱乐部 富力海上乐园

09

R&F Marina Place International Boulevard Closest to Singapore
新加坡对岸的滨海湾 富力新天地

10

R&R Sojourn Property Management Service
富邻旅居 无忧代租代管服务



The Leisure Collective 多元休闲 一站式体验

- Johor Bahru City Council City Forest
- Legoland Malaysia
- Austin Waterpark
- X Park Sunway Iskandar
- Singapore Marina Bay Sand
- Singapore Gardens by the bay
- Singapore Zoo

Tee Off at Your Doorstep 奢境生活 高尔夫为邻

- Ponderosa Golf & Country Club
- Daiman 18 Golf Club
- Austin Heights Golf & Hotel Resort
- Impian Emas Golf & Country Club
- Starhill Golf & Country Club
- Permas Jaya Golf Club
- Johor Golf & Country Club
- Horizon Hills Golf & Country Club

Holistic Health Living 优质医疗 全方位健康生活

- Columbia Asia Hospital
- Gleneagles Medini Hospital
- Hospital Sultanah Aminah
- Malaysia Thomson Medical Centre
- Regency Specialist Hospital
- Singapore Thomson Medical Centre

Education All Around 完善教育 通向世界的跳板

- Marlborough College Malaysia
- Raffles American School
- Foon Yew High School
- Invictus International School
- Iskandar Edu City
- Nanyang Technological University
- National University of Singapore

Seamless Access, Anywhere 立体交通网络，出行无忧

- JB Sentral Bus Terminal
- Bukit Chagar RTS Station(Under Construction)
- KTM railway station
- Larkin Sentral Bus Terminal
- Senai Airport
- Changi International Airport

Elevated Living, Unmatched *Experiences*

卓越生活 非凡体验

Discover sophisticated urban living at New Casa Suites @ Mercu 3, where every detail caters to a luxurious lifestyle. Step directly into the R&F Mall for premium shopping, spend an evening at the contemporary opera house, or unwind at our exclusive yacht club.

Immerse yourself in a world of sophistication with state-of-the-art amenities like a modern fitness center and an elegant boardwalk, ensuring a lifestyle of luxury and convenience that redefines urban living.



The Dual-City Charm of New Casa

卡萨国际的双城魅力



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Bridging Two Cities,
Redefining
Commutes
轻松往返两城
便捷新体验



MALAYSIA
马来西亚



MRT Map & Tips

To Navigating
Singapore Mrt System

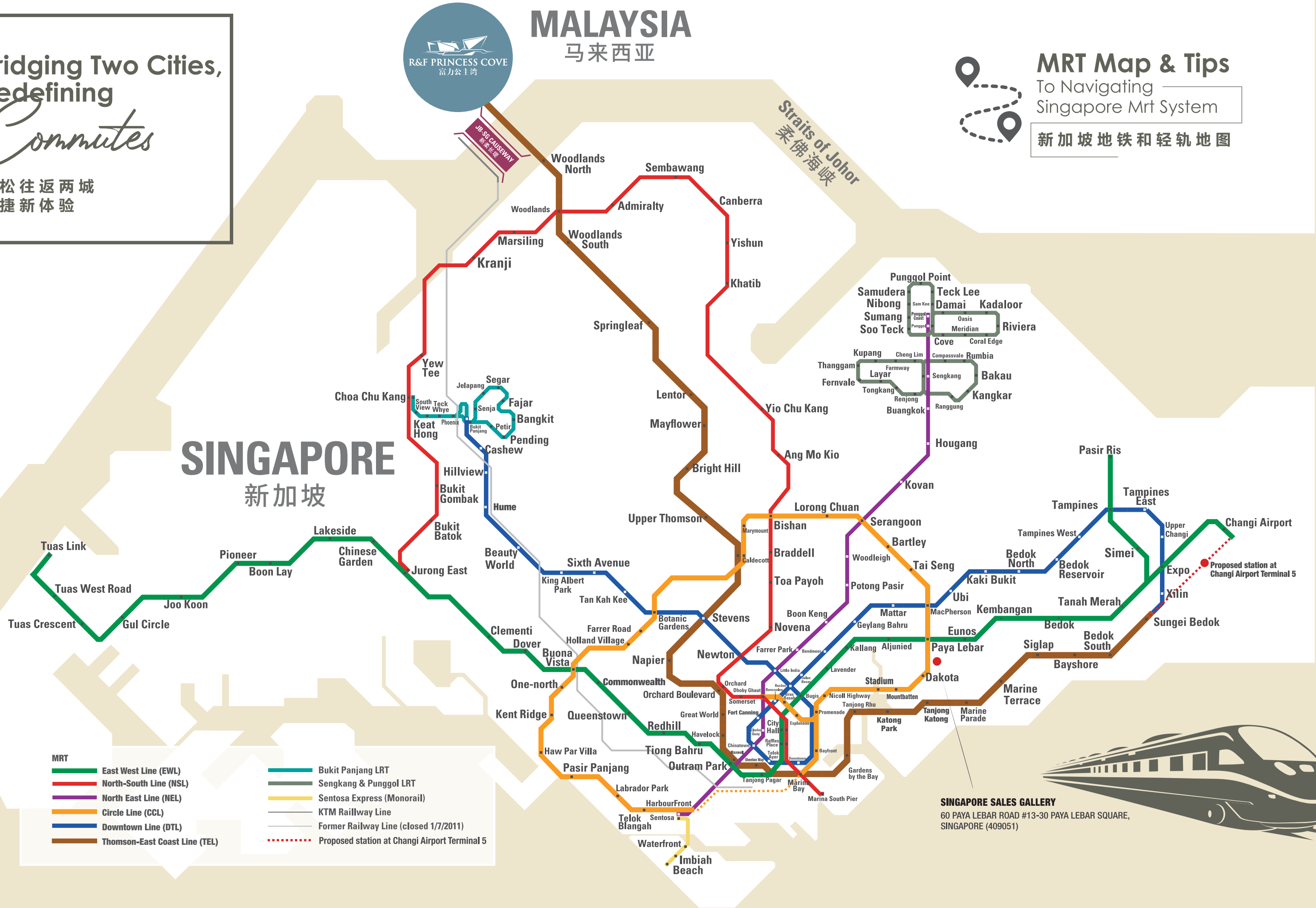
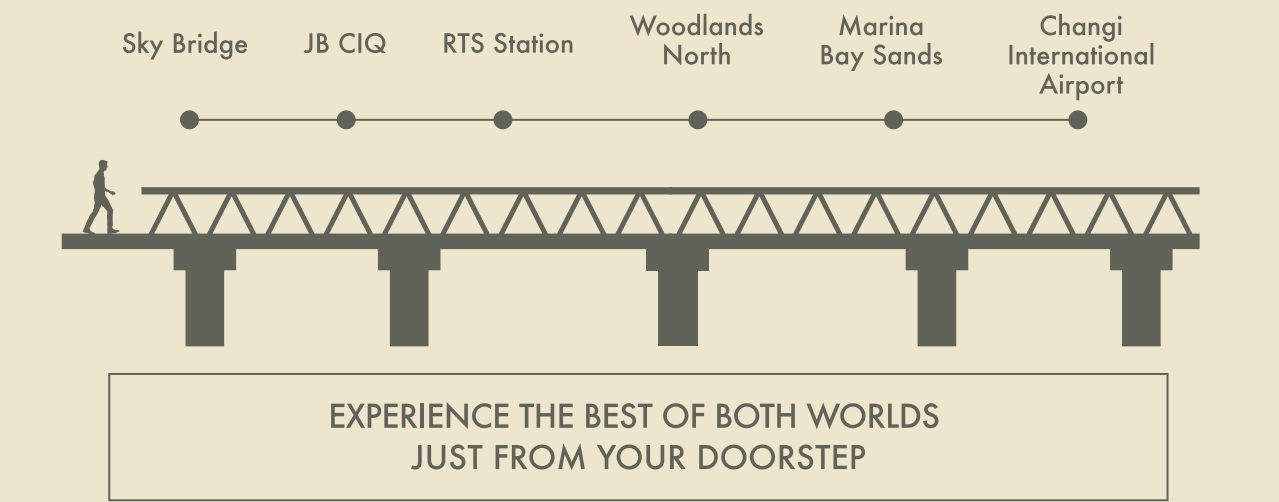
新加坡地铁和轻轨地图

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CAN GET
TO SINGAPORE

马新两国 · 一步之遥



Double Delights for New Casa Suites @ Mercu 3
Following the agreement of RTS commuting system signed
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Urban Sky Park

YOUR ALL-IN-ONE ACTIVE ZONE

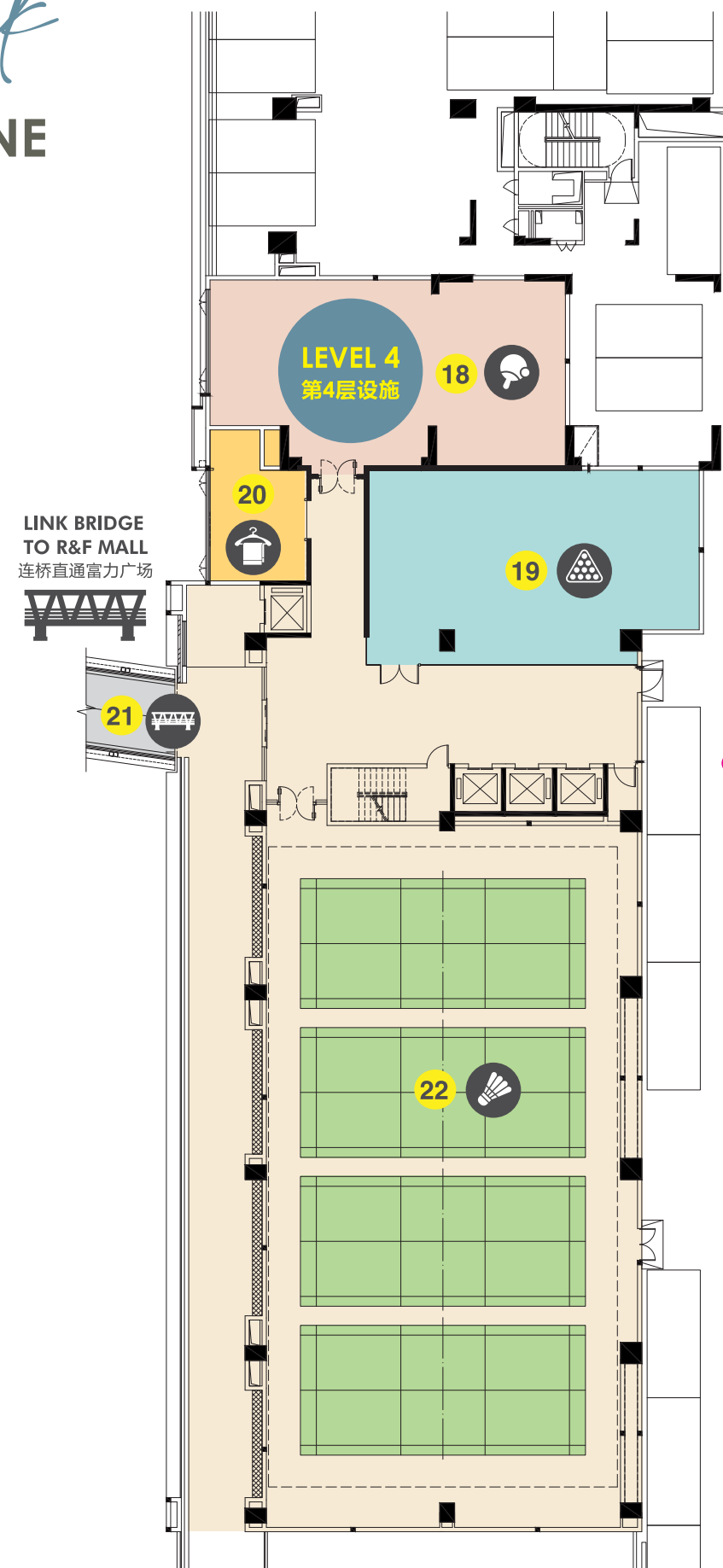
城市空中体育休闲公园 活力生活新主场

LEVEL 6 Facilities 第6层设施

01. Swimming Pool 会所露天泳池
02. Jacuzzi 水力按摩池
03. Kid's Swimming Pool 儿童泳池
04. Outdoor Covered BBQ Area 烧烤区
05. Leisure Lawn 休闲草坪
06. Children Playground 儿童游乐场
07. Sauna & Changing Room 桑拿房与更衣室
08. Gym Room 健身室
09. Yoga Room 瑜伽室
10. Childcare Centre 儿童活动室
11. Multipurpose Room 多功能室
12. Public Lobby 公共大堂
13. Tennis Court 网球场
14. Basketball Court 篮球场
15. Leisure Track 慢跑径
16. Recreation Area 休闲区
17. Outdoor Gym 户外健身区

LEVEL 4 Facilities 第4层设施

18. Table Tennis Room 乒乓室
19. Snooker Room 桌球室
20. Changing Room 更衣室
21. Link Bridge to R&F Mall 连桥直通富力广场
22. Badminton Hall 室内羽毛球场





Premier Amenities for Refined Living

高端设施，尊享人生

Facilities on the 4th & 6th Floor 四楼&六楼设施

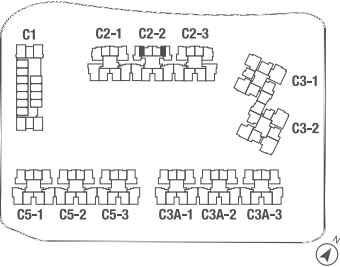
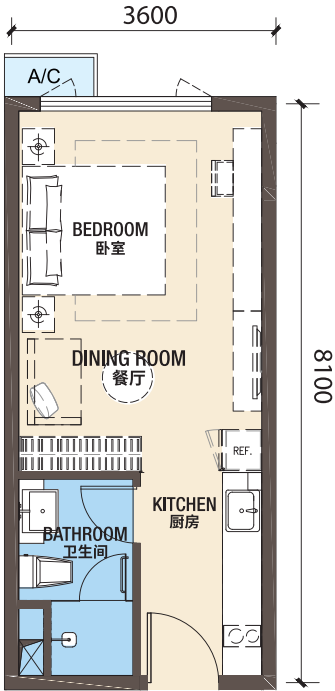
Indulge in the luxury of choice at New Casa Suites @ Mercu 3. Refresh in our outdoor pools, stay active with tennis and basketball, or relax at the Jacuzzi and BBQ area. Our comprehensive fitness and recreational facilities, including a gym, yoga space, and leisure track, are complemented by a children's playground and indoor nursery, ensuring every family member finds their perfect space.



STUDIO

TYPE A/A(M)

1 ROOM 1 BATHROOM 单间



Compact Elegance

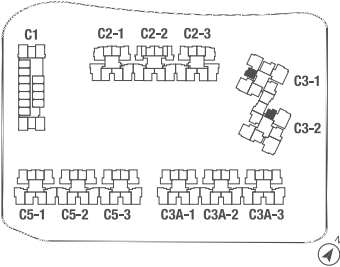
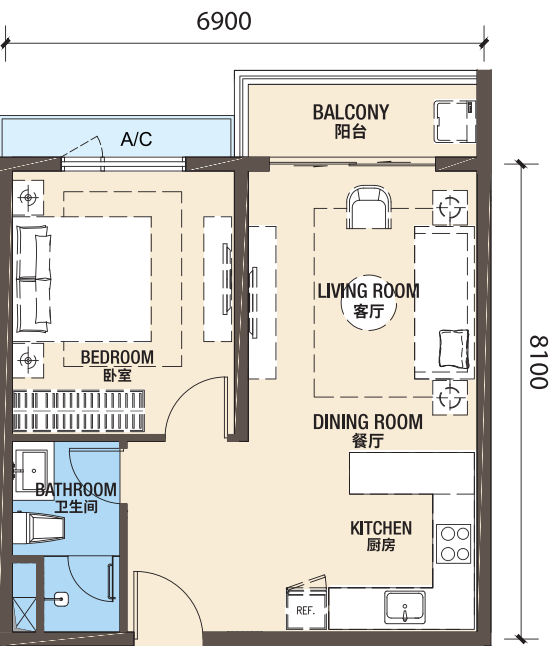
A space-efficient layout crafted for modern city living. The design integrates essential zones into one seamless flow, offering a cozy retreat with all the right functions in a bright, open environment.

Size: Approx. 29.16m² • 313 sq.ft.

1 BEDROOM

TYPE B1b/B1b(M)

1 ROOM 1 BATHROOM 一房一卫



Balcony Bliss

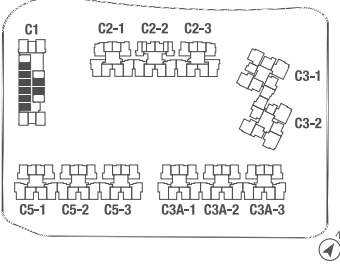
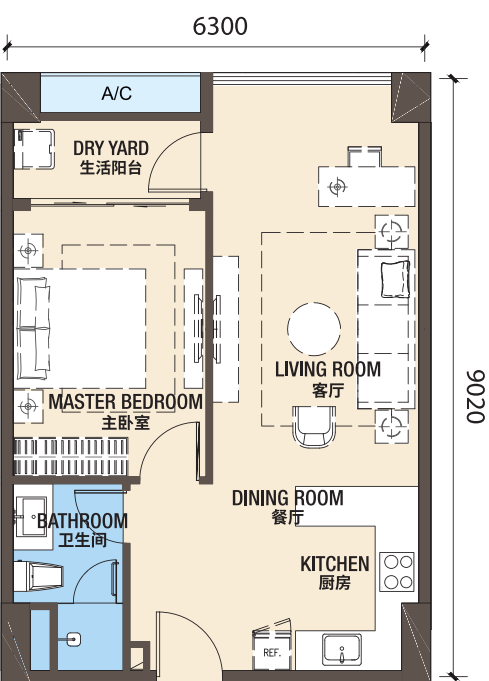
An airy interior welcomes with abundant natural light, extending seamlessly toward a spacious balcony that opens the home to the outdoors. Perfect for those who value a refreshing, breezy living experience.

Size: Approx. 51.64m² • 555 sq.ft.

1 BEDROOM

TYPE B3/B3(M)

1 ROOM 1 BATHROOM 一房一卫



Scenic and Spacious

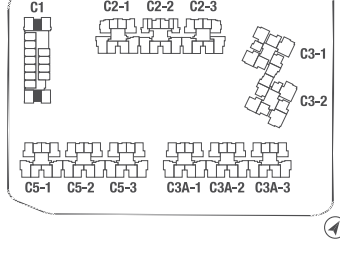
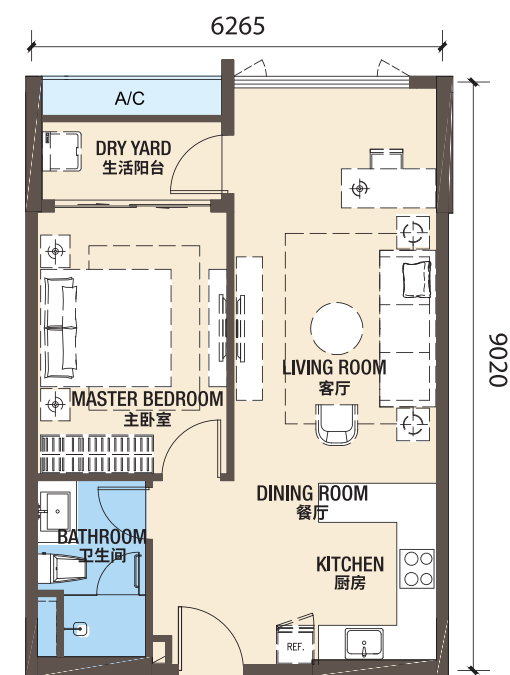
Designed for easy living, a practical layout thoughtfully integrates a dedicated dry yard that enhances practicality while maintaining a spacious interior flow. Its open layout encourages relaxation and personal expression.

Size: Approx. 55.14m² • 593 sq.ft.

1 BEDROOM

TYPE B3b/B3b(M)

1 ROOM 1 BATHROOM 一房一卫



Masterful Design

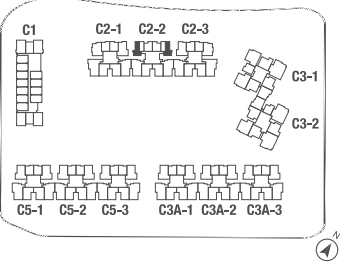
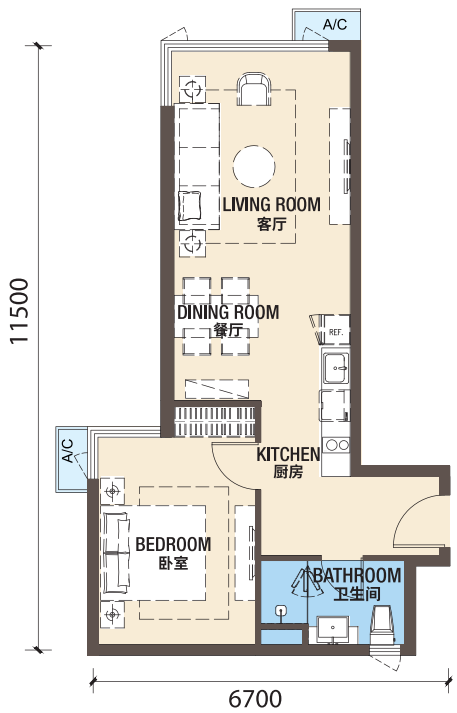
A well-zoned layout with smooth circulation from entrance to living area. Designed with modern routines in mind, the space offers both openness and clarity—ideal for balanced and comfortable living.

Size: Approx. 55.14m² • 593 sq.ft.

1 BEDROOM

TYPE B2/B2(M)

1 ROOM 1 BATHROOM 一房一卫



Urban Retreat

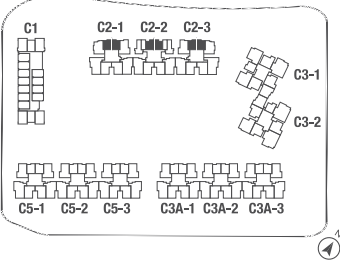
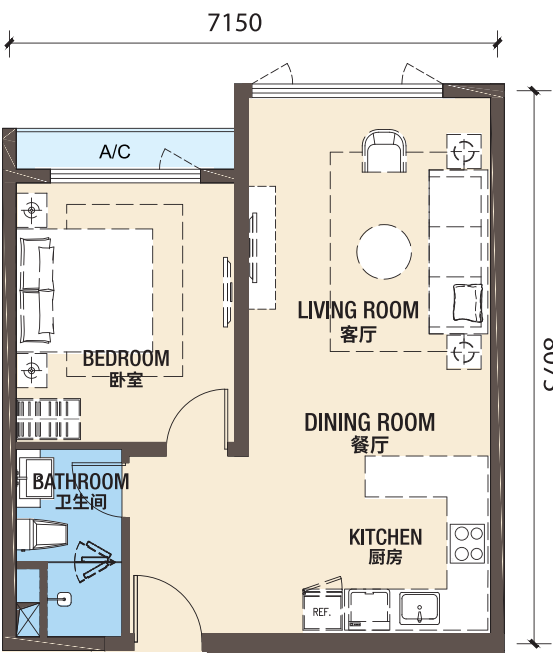
An elongated layout that makes the most of every corner. With a functional arrangement of living, dining, and rest areas, this home is tailored for comfort and efficient day-to-day living.

Size: Approx. 51.89m² • 558 sq.ft.

1 BEDROOM

TYPE B1/B1 (M)

1 ROOM 1 BATHROOM 一房一卫



Sleek and Modern

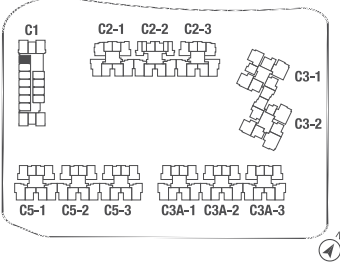
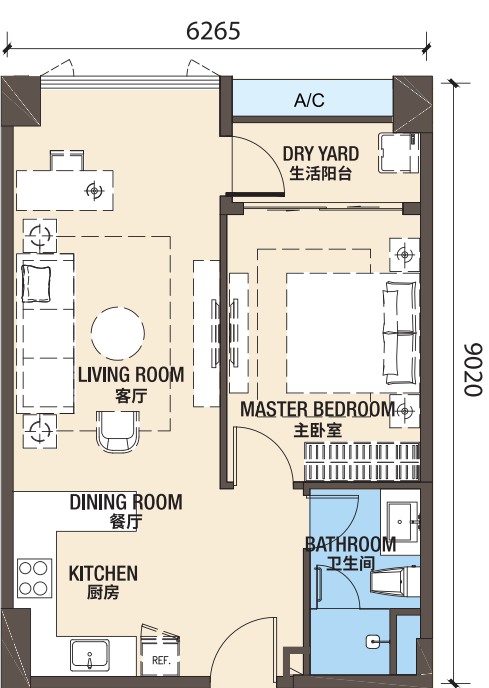
A clean, well-structured layout enhances everyday living, ideal for those who value simplicity, function, and modern efficiency. The layout promotes comfort and ease, ideal for individuals or couples seeking a practical yet stylish urban home.

Size: Approx. 53.67m² • 577 sq.ft.

1 BEDROOM

TYPE B3c

1 ROOM 1 BATHROOM 一房一卫



Elegance Unfolded

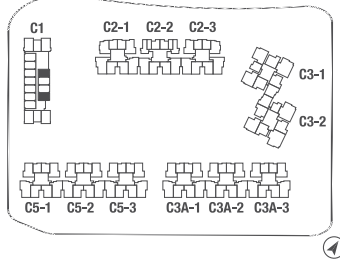
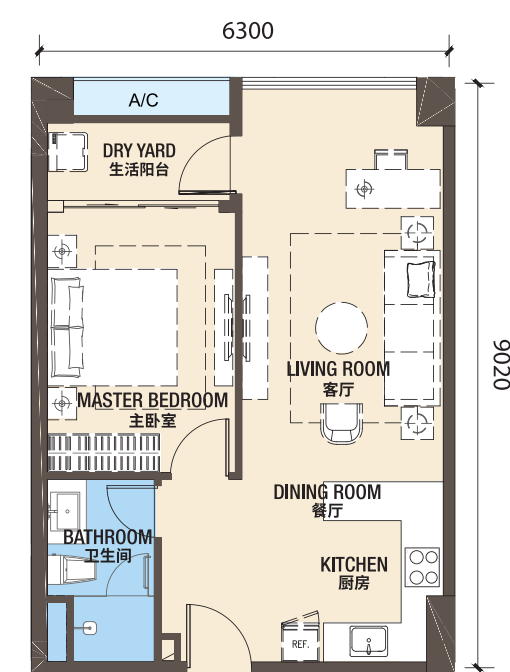
Spacious interiors are thoughtfully arranged to distinguish communal living areas from more private quarters—balancing openness with personal retreat. Designed for modern lifestyles, it brings together comfort, flow, and contemporary style in one cohesive space.

Size: Approx. 55.14m² • 593 sq.ft.

1 BEDROOM

TYPE B3a/B3a(M)

1 ROOM 1 BATHROOM 一房一卫



Streamlined Elegance

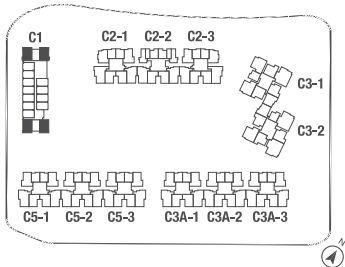
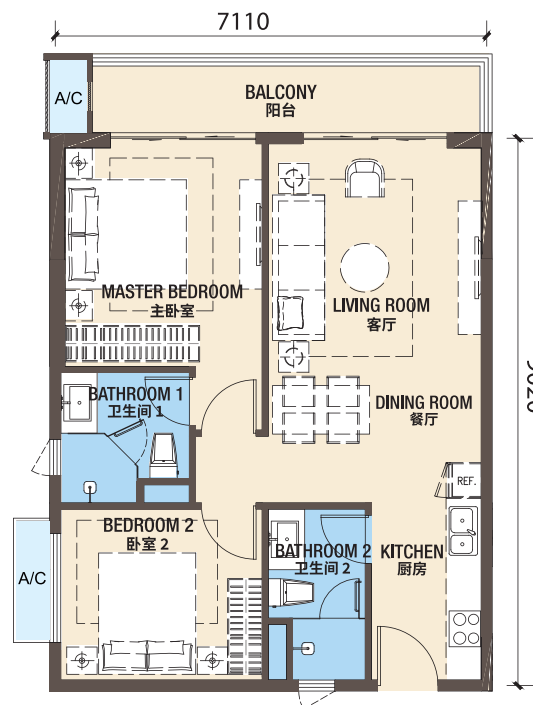
A design focused on simplicity and practicality ensures a smooth transition from the entryway to the heart of the home. The open space feels bright and well-balanced, perfect for a calm, uncluttered lifestyle.

Size: Approx. 55.35m² • 595 sq.ft.

2
BEDROOMS

TYPE C/C(M)

2 ROOMS 2 BATHROOMS 两房两卫



Cozy Haven

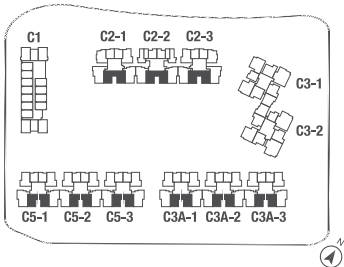
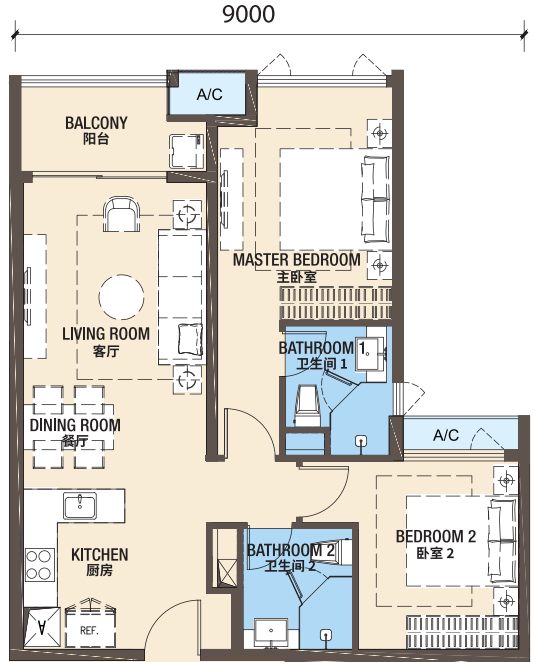
Thoughtful zoning balances intimate privacy with open connectivity, delivering a living space that adapts to diverse needs. Ideal for compact modern living with thoughtfully positioned essentials throughout.

Size: Approx. 72.56m² • 781 sq.ft.

2
BEDROOMS

TYPE C1/C1(M)

2 ROOMS 2 BATHROOMS 两房两卫



Modern Comfort

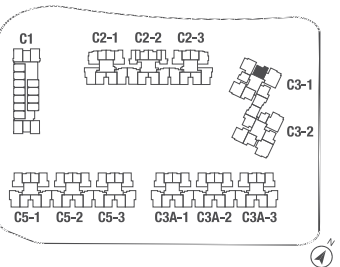
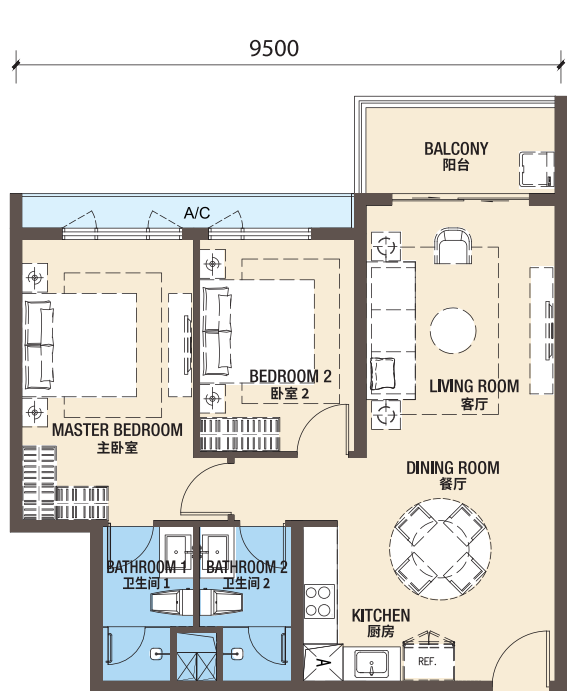
An open-concept living and dining area extends seamlessly to a balcony, enhancing both comfort and everyday usability. The spatial flow is intuitive, making it perfect for easy everyday living and occasional entertaining.

Size: Approx. 76.19m² • 820 sq.ft.

2
BEDROOMS

TYPE C4c

2 ROOMS 2 BATHROOMS 两房两卫



Sleek Sanctuary

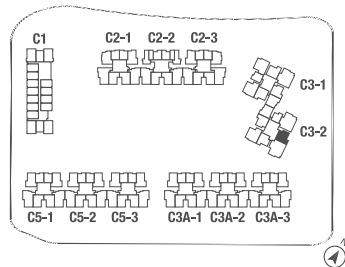
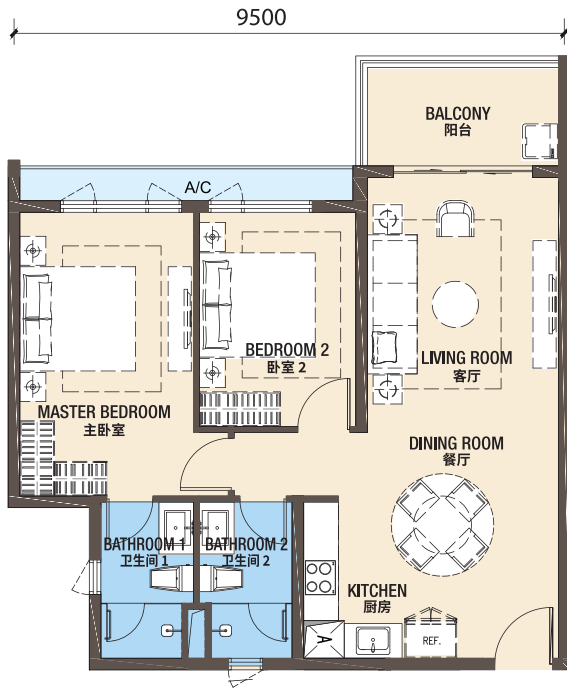
Defined by contemporary lines and an airy balcony extension, the space brings together refined interior living and subtle outdoor moments. Ideal for those who enjoy simplicity paired with space to recharge.

Size: Approx. 79.18m² • 852 sq.ft.

2
BEDROOMS

TYPE C4b

2 ROOMS 2 BATHROOMS 两房两卫



Symmetrical Sophistication

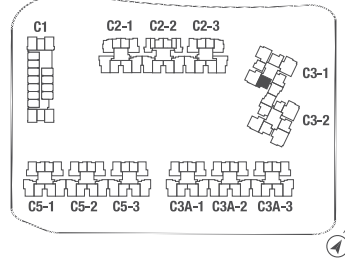
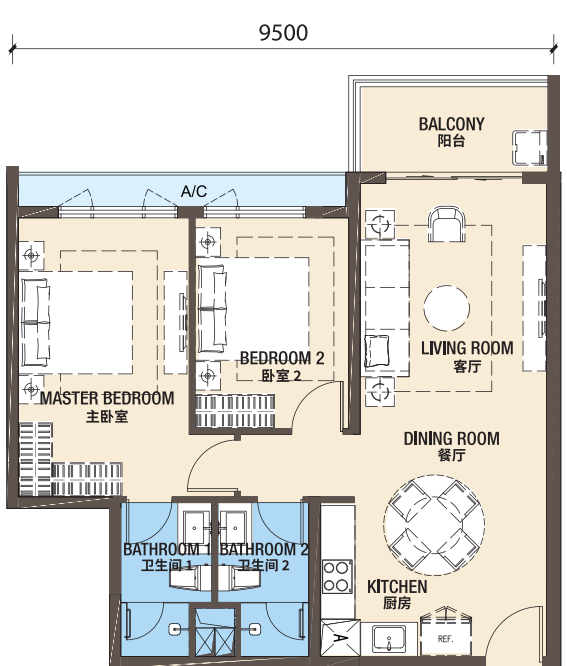
Balanced in every way, the design places equal-sized private suites on opposite sides of the home—offering symmetry, privacy, and flexibility. The central living area anchors the home with calm continuity and practical elegance.

Size: Approx. 79.88m² • 859 sq.ft.

2
BEDROOMS

TYPE C4a

2 ROOMS 2 BATHROOMS 两房两卫



Serene Outlook

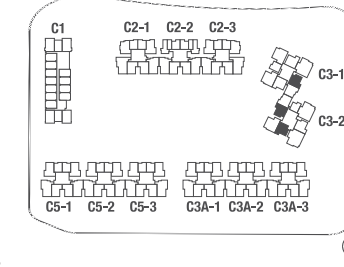
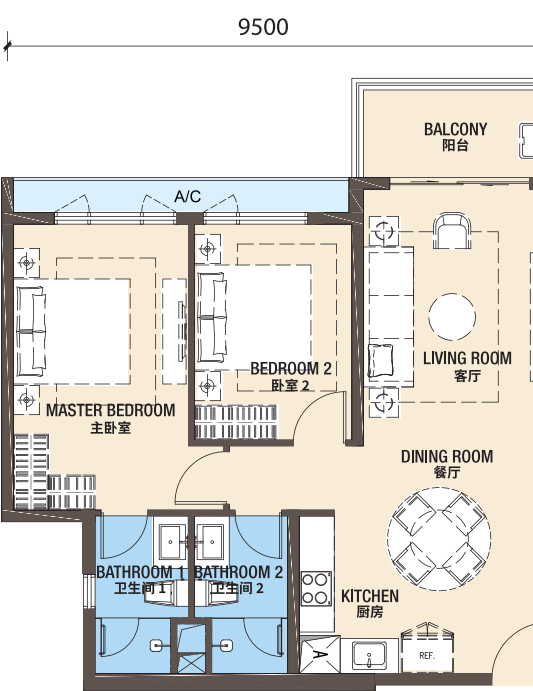
Crafted for peaceful living, this layout creates a private escape with clear flow from entrance to balcony. The design encourages openness while still offering distinct areas for unwinding and everyday function.

Size: Approx. 78.06m² • 840 sq.ft.

2
BEDROOMS

TYPE C4

2 ROOMS 2 BATHROOMS 两房两卫



Refined Spaces

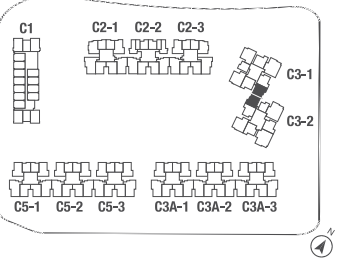
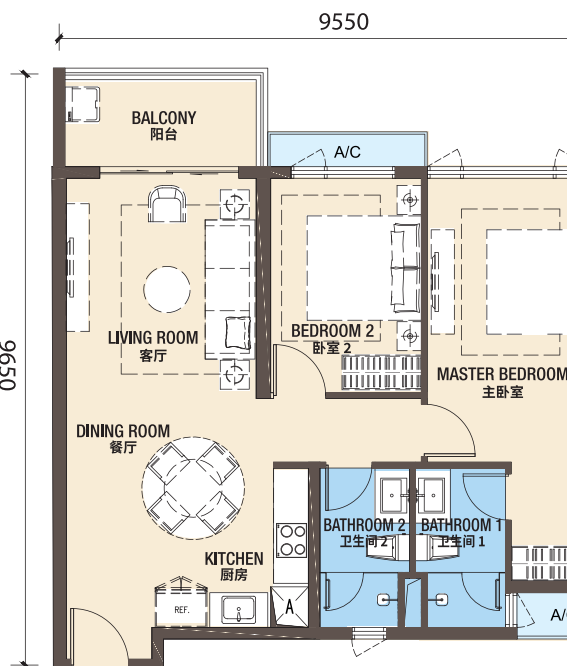
Cleanly structured around a generous central living area, the design evokes an elevated sense of spaciousness. Its arrangement supports both relaxation and interaction with subtle separation between zones.

Size: Approx. 79.18m² • 852 sq.ft.

2
BEDROOMS

TYPE C5

2 ROOMS 2 BATHROOMS 两房两卫



Peak Sophistication

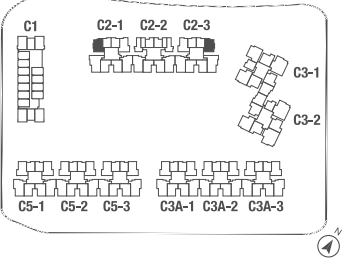
A premium layout designed for modern lifestyles, offering generous proportions, a central living core, and a refined overall aesthetic. Each zone feels intentional and comfortably expansive.

Size: Approx. 81.41m² • 876 sq.ft.

2
BEDROOMS

TYPE C2/C2(M)

2 ROOMS 2 BATHROOMS 两房两卫



Functional Harmony

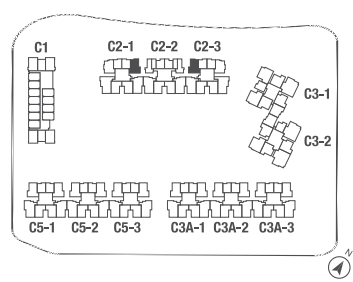
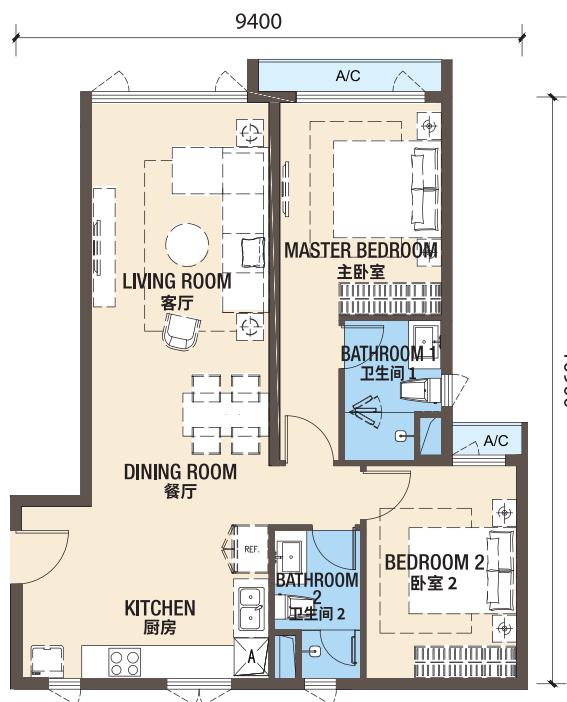
Crafted for practical living, the design combines everyday comfort and personal privacy within a well-zoned, intuitive flow. Each space is positioned to support day-to-day ease, while maintaining a welcoming and balanced environment.

Size: Approx. 81.54m² • 877 sq.ft.

2
BEDROOMS

TYPE C3/C3(M)

2 ROOMS 2 BATHROOMS 两房两卫



Spacious Living

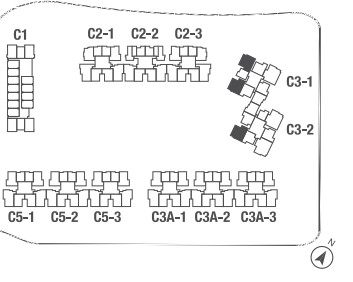
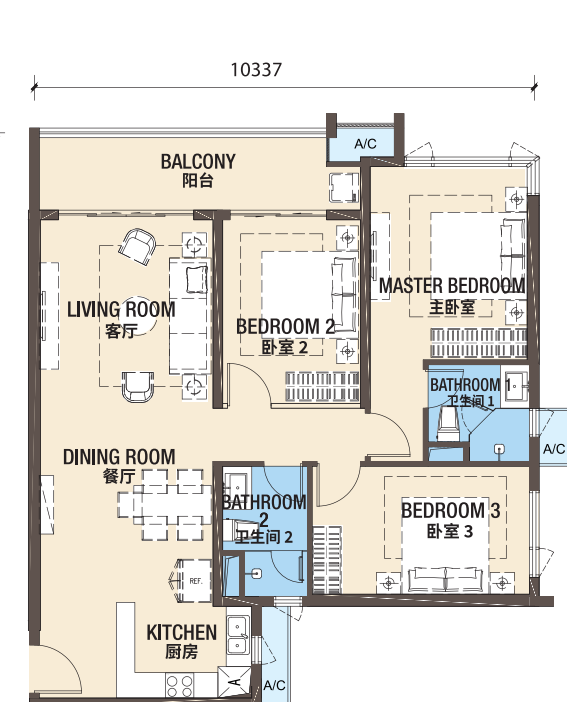
Spacious communal areas pair seamlessly with well-separated private rooms, making it a perfect choice for growing households. It strikes a thoughtful balance between openness and comfort for modern family life.

Size: Approx. 83.09m² • 894 sq.ft.

3
BEDROOMS

TYPE D1/D1(M)

3 ROOMS 2 BATHROOMS 三房两卫



Deluxe Family

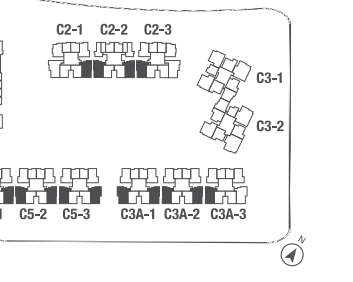
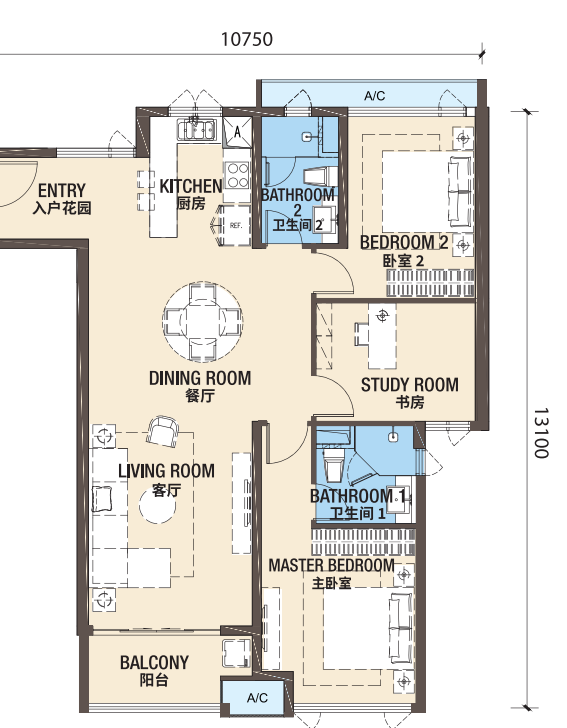
Spacious and inviting, the open-plan layout encourages connection-perfect for hosting guests or enjoying time with family. Every corner is thoughtfully planned to enhance togetherness and easy everyday living.

Size: Approx. 107.45m² • 1156 sq.ft.

3
BEDROOMS

TYPE D3/D3(M)

3 ROOMS 2 BATHROOMS 三房两卫



Contemporary Luxury

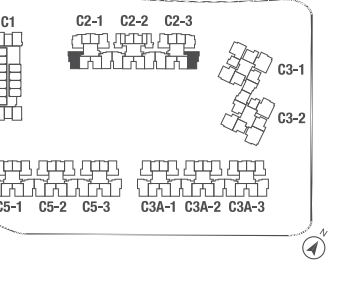
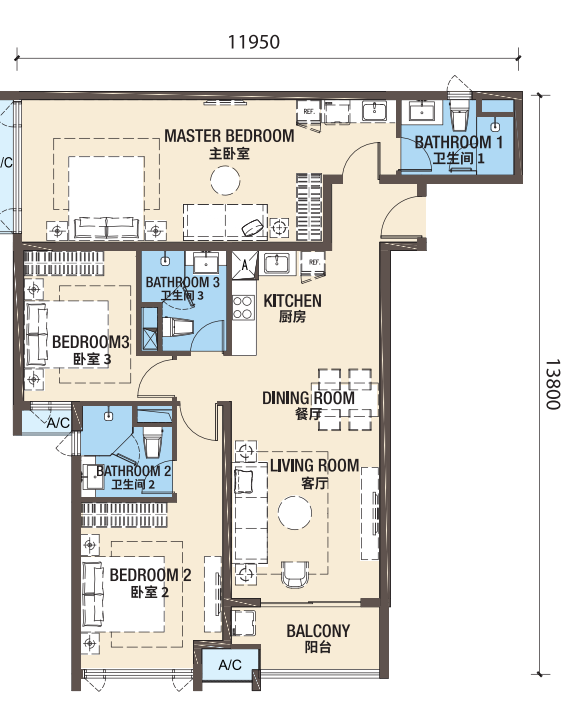
Built with a modern lifestyle in mind, the space integrates expansive common areas, ample resting zones, and a private study corner — ideal for those blending work and personal life in one seamless space.

Size: Approx. 107.94m² • 1161 sq.ft.

3
BEDROOMS

TYPE D2/D2(M)

3 ROOMS 3 BATHROOMS 三房三卫



Expansive Elegance

A premier layout offering maximum space and flexibility. With well-defined zones and a subtle sense of luxury throughout, it supports sophisticated living with ample room for everyone to thrive.

Size: Approx. 118.47m² • 1275 sq.ft.



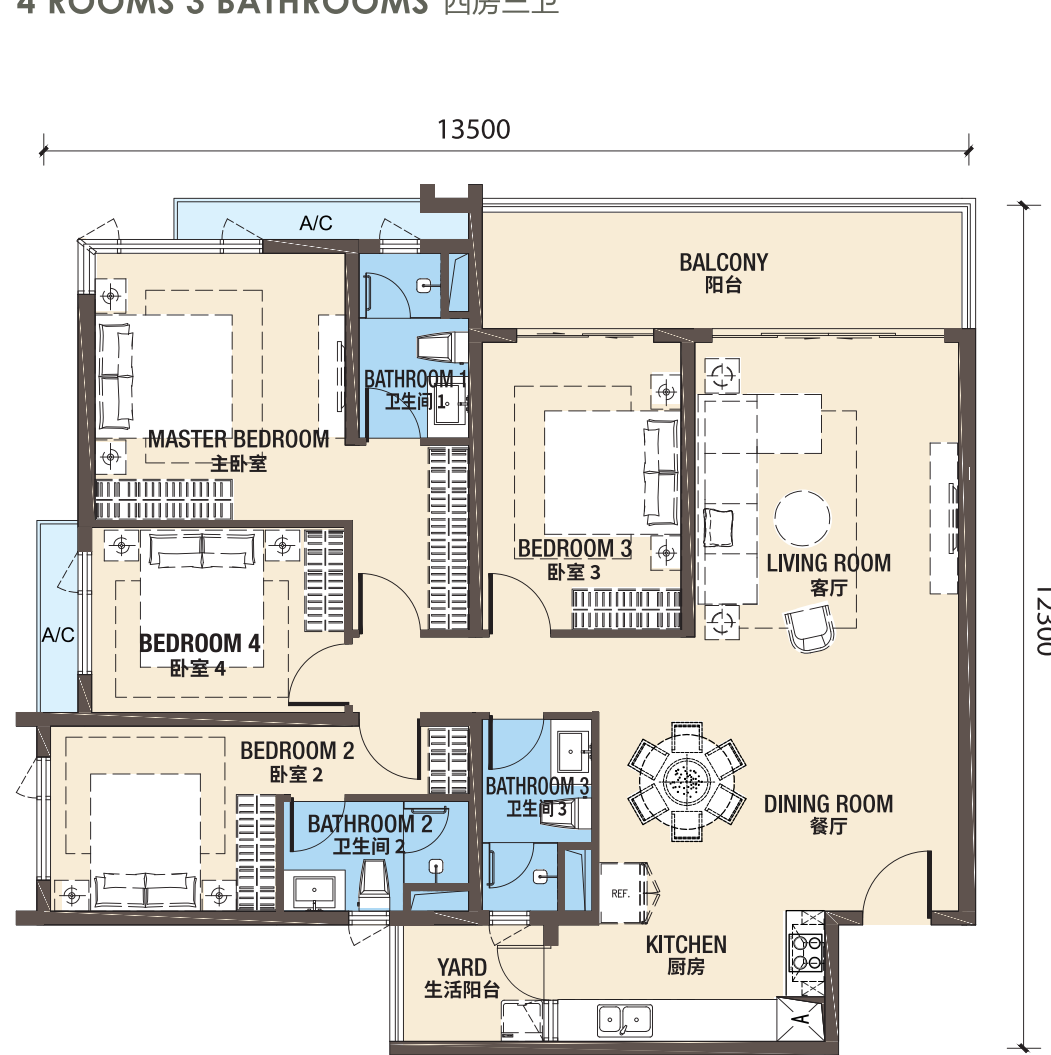
Every space at our residence is thoughtfully designed to enhance family interactions and provide comfort for all ages. From spacious family rooms ideal for gatherings to interactive play areas for children and tranquil retreats for parents, our facilities ensure that every family moment is cherished and celebrated.



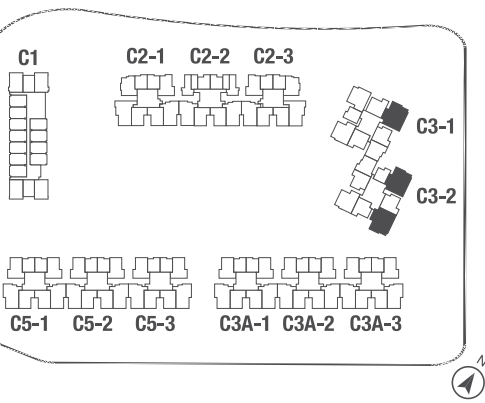
4
BEDROOMS

TYPE E/E(M)

4 ROOMS 3 BATHROOMS 四房三卫



Size: Approx. 144.55m² • 1555 sq.ft.



Grand Family Estate:

Spacious communal zones are paired with distinct private areas, creating a harmonious environment where multiple generations can live together—comfortably and respectfully. The open-plan core connects seamlessly to a wide balcony, creating a harmonious setting where everyday life, family bonding, and quiet moments naturally unfold.

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

RAILING	
BALCONY	Glass railing

FLOOR FINISHES	
LIVING/ DINING	Tiles
KITCHEN/ BATHROOM	Tiles
BEDROOMS/ STUDY ROOM	Tiles
BALCONY	Tiles
OTHER AREAS	Cement Render (Where Applicable)

WALL FINISHING

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

SANITARY AND PLUMBING	TYPE	A	B1b	B2	B1	B3	B3b	B3c	B3a	C	C1	C4a	C4	C4c	C4b	C5	C2	C3	D1	D3	D2	E
		/A(M)	/B1b(M)	/B2(M)	/B1(M)	/B3(M)	/B3b(M)		/B3a(M)	/C(M)	/C1(M)						/C2(M)	/C3(M)	/D1(M)	/D3(M)	/D2(M)	/E(M)
KITCHEN SINK		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1
WASH BASIN		1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	3	3
SHOWER FITTINGS		1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	3	3
WATER CLOSET		1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	3	3
BUILT-IN HIGH AND LOW KITCHEN CABINET		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
BUILT IN KITCHEN HOOD AND HOB		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
* BATHROOM ACCESSORIES		1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	3	3
ELECTRICAL INSTALLATIONS																						
LIGHTING POINT		5	9	10	9	9	9	9	9	17	17	15	15	15	15	15	16	16	23	21	25	25
POWER POINT		14	21	20	21	17	17	17	17	26	26	25	30	25	25	25	27	26	29	30	46	35
WATER HEATER		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1
AIR CONDITIONER POINT		1	2	2	2	2	2	2	2	3	3	3	3	3	3	3	3	3	4	4	4	5
TV POINT		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1
DIGITAL LOCKSET		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
STORAGE WATER HEATER		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
OVEN		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1

*Each set comes with standard accessories including a mirror, towel rack, and others. Final quantities are based on actual delivery.



NEW CASA
S U I T E S

@ MERCU 3, R&F PRINCESS COVE
富力公主湾

