



FREEHOLD
永久产权

MALAYSIA HOTLINE
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SINGAPORE HOTLINE
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FOR RETAIL LEASING ENQUIRIES
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R&F DEVELOPMENT SDN. BHD. (INC. NO. 1069248-H)
L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1,
R&F Tanjung Puteri 80300 Johor Bahru Malaysia.

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

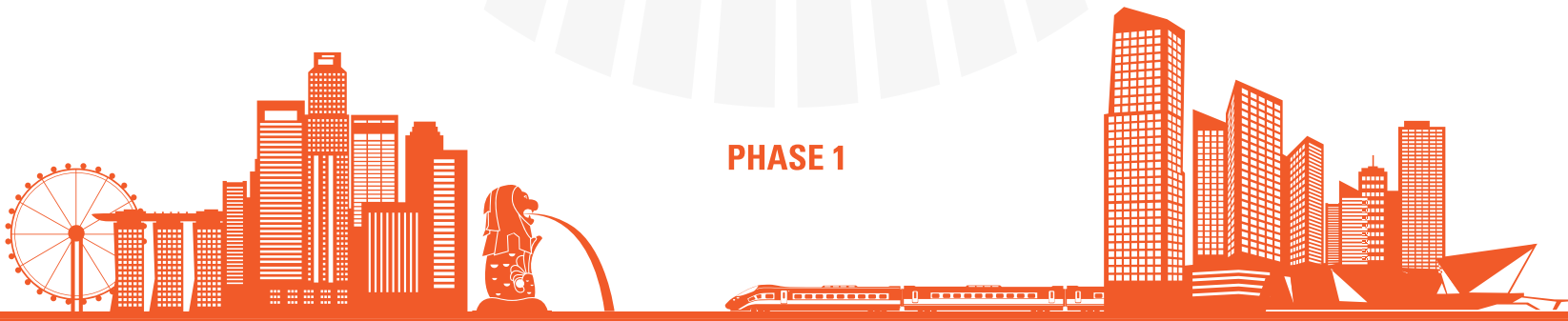
SINGAPORE SALES GALLERY
Level 3, Room 312, Suntec Singapore
Convention & Exhibition Centre,
1 Raffles Boulevard, Singapore 039593

EXPERIENCE OUR WORLD-CLASS SALES GALLERY
MONDAY TO SUNDAY FROM 10AM TO 7PM

• 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.: 13578-1/08-2018/01999(L) • Validity Period: 02/08/2017 - 01/08/2018 • Advertising & Sales Permit No.: 13578-1/08-2018/01999(P) • Validity Period: 02/08/2017 - 01/08/2018 • Approving Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference Number: MBJB/U/2014/BGN/97 • Expected Completion Date: October 2017 • Land Tenure: Freehold • Land Encumbrance: Nil • Total No. of Units: 868 • Selling Price: RM 708,130 (Min) - RM 1,726,706 (Max) • Built Up Area: 874 sqft (Min) - 1,391 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. This is an overseas investment. As overseas investments carry additional financial, regulatory and legal risks, investors are advised to do the necessary checks and research on the investment beforehand.



www.rfmalaysia.com



PHASE 1

HOPSCA

A Comprehensive Lifestyle Development

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).



HOTEL



OFFICE



PARKS



SHOPPING



CLUBHOUSE



APARTMENT



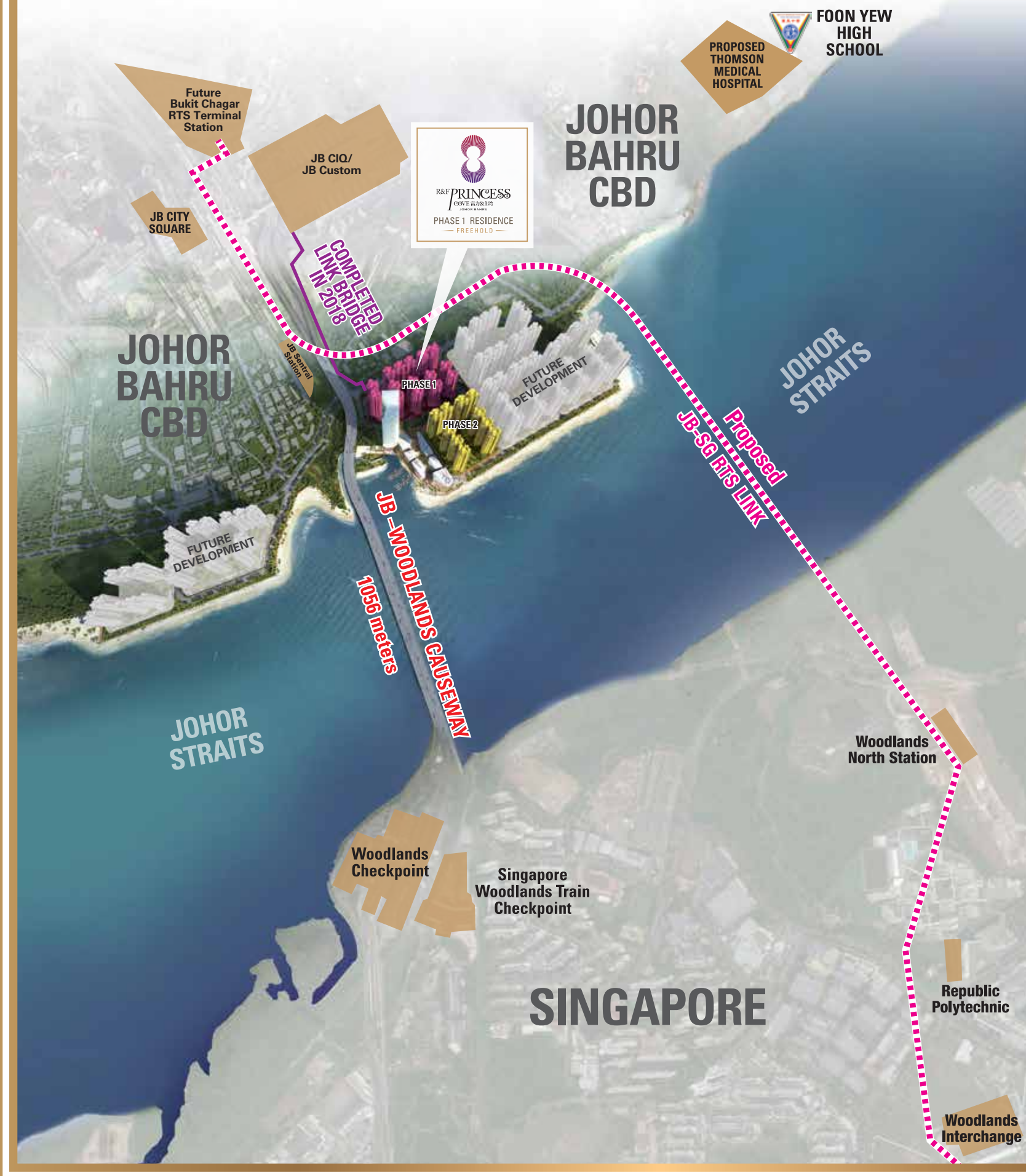
优越地理位置 多维交通网络



ENJOY THE URBAN LIFESTYLE OF SINGAPORE MALAYSIA IN 30 MINUTES

梦想家园 富力公主湾

A mere 2-minute drive to Johor CIQ via car and 10-minute walk to the planned future Rapid Transit (RTS) Link to Singapore, R&F Princess Cove is a privileged address in the heart of the Johor Bahru.



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

(BUKIT CHAGAR RAIL TRANSIT SYSTEM TERMINAL STATION)

新加坡汤申东海岸延长线近在咫尺
新山武吉查卡 (Bukit Chagar) 终点站



1ST OPERA THEATER IN JOHOR BAHRU

新山首座歌剧院

Immerse yourself in a whole new world at the Opera House, a performing space dedicated solely to art creation and performances. The lifestyle boulevard of R&F Princess Cove will bring a whole new level of vibrancy and dynamic energy for the development as a whole. With a mix of retail units and F&B outlets, this colourful strip creates an ideal place for entertainment and leisure activities.



HOLISTIC INTEGRATED LIFESTYLE

*Artist's impression only

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, travelling between the 2 megacities is even closer from now on!

R&F Princess Cove
PHASE 1
Shopping Mall

650m Pedestrian
Sky Bridge To JB CIQ

R&F PRINCESS
COVE 富力湾
JONOR BARU

SKY BRIDGE

JB CIQ

RTS STATION

WOODLANDS
NORTH

MARINA
BAY SANDS

CHANGI
INTERNATIONAL AIRPORT

60 MINUTES TO EXPERIENCE STRATEGIC AVAILABILITY FROM YOUR DOORSTEP

*Artist's impression only

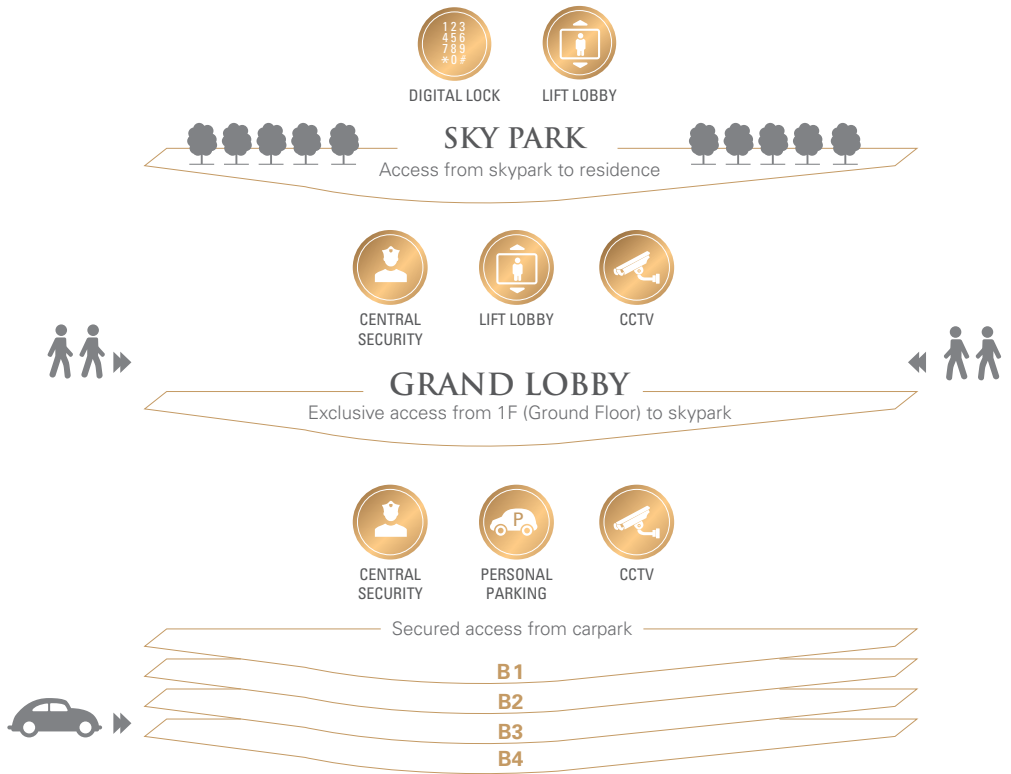
SECURITY ASSURED, PEACE OF MIND ENSURED

先进的保安系统，给予您安宁无忧的生活

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
- Smoke detector system in all homes
- Intelligent internal gas system
- CCTVs in all public areas with central monitoring
- Card-controlled access to Skypark and residences
- Separate distinct vehicular access for residents
- 3 levels dedicated residents' parking
- Personal parking lots



RECREATE YOUR RELAXATION EXPERIENCES

悠闲生活 全新体验

Relax, renew and reinvent yourself. Indulge in the luxury resort of the resident's only Skypark Clubhouse – one of the largest facilities podium in Johor Bahru overlooking the Straits. Take time for yourself and leave your worries behind... explore the myriad of posh recreational facilities created just for you. Enjoy a fun afternoon family weekend here at R&F Princess Cove.



- | | | |
|---|-------------------------------|------------------------------|
| 1 Entrance Hall | 9 Swimming Pool | 17 Games Room |
| 2 Surau (Prayer Room) | 10 Children Pool | 18 Cafe |
| 3 Management Office | 11 SPA/Sauna | 19 Events and Functions Room |
| 4 Reading Room | 12 Changing Rooms | 20 Yoga Room |
| 5 Apartment Lobby | 13 Gymnasium | 21 Playground |
| 6 Multi Purpose Hall | 14 Squash Courts | 22 Recreation Deck |
| 7 Child Care Center and Children's Playground | 15 Table Tennis Room and Area | 23 Jogging Track |
| 8 Toilets (Male & Female) | 16 Billiard Room | |

33

LUXURIOUS LAYOUTS
TO CHOOSE FROM
款豪华雅致的户型



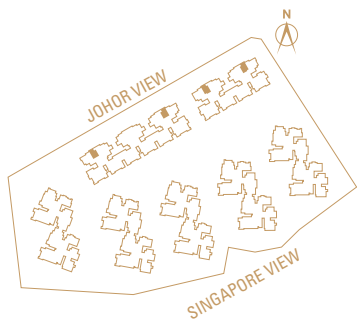
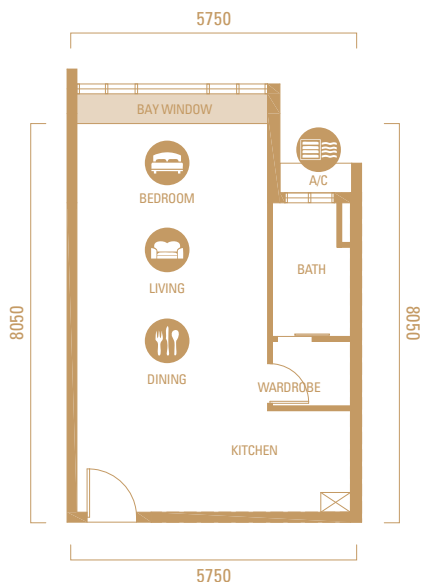
PHASE 1 MASTER PLAN

1 Bedroom 2 Bedrooms 3 Bedrooms 4 Bedrooms Dual Key

1
BEDROOM

TYPE D

BUILT-UP
469 SQ.FT. • 43.6 M²



MIRROR IMAGE



1 BEDROOM



1 BATHROOM

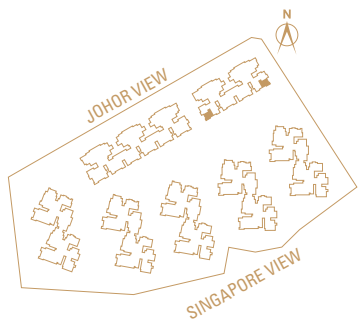
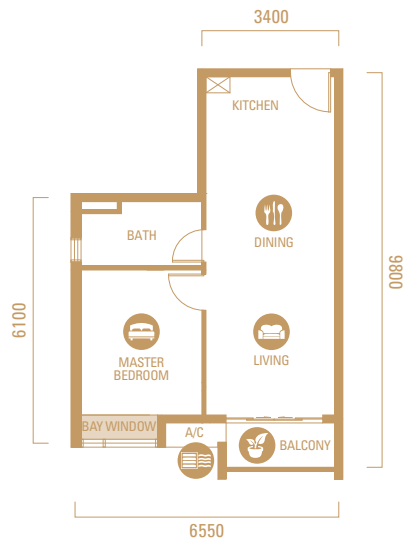


1 BAY WINDOW

1
BEDROOM

TYPE U5

BUILT-UP
537 SQ.FT. • 49.9 M²



MIRROR IMAGE



1 BEDROOM



1 BATHROOM



BALCONY

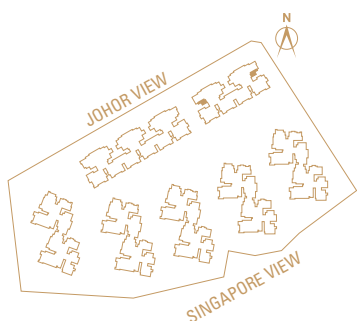
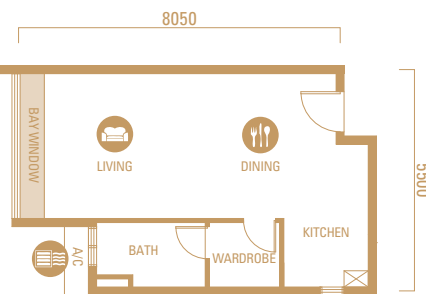


1 BAY WINDOW

1
BEDROOM

TYPE U2

BUILT-UP
450 SQ.FT. 41.8 M²



MIRROR IMAGE



1 BEDROOM



1 BATHROOM

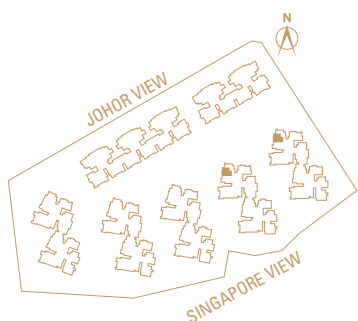
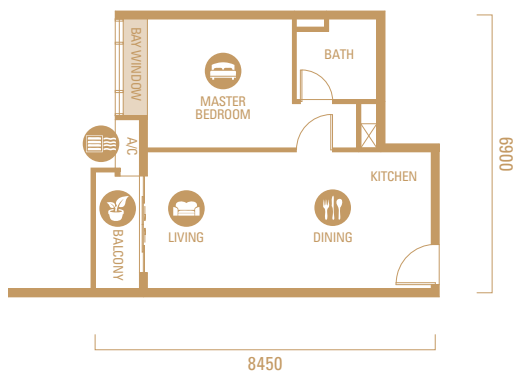


1 BAY WINDOW

1
BEDROOM

TYPE V1

BUILT-UP
530 SQ.FT. 49.2 M²



MIRROR IMAGE



1 BEDROOM



1 BATHROOM



BALCONY

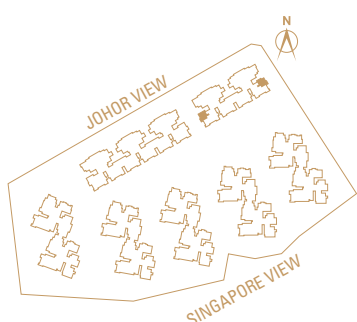
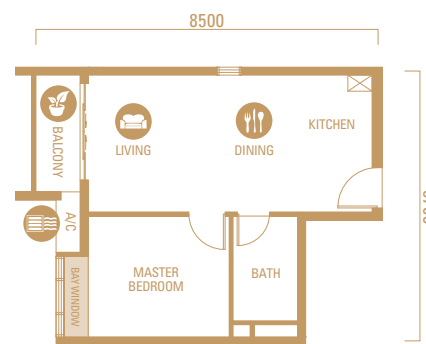


1 BAY WINDOW

1
BEDROOM

TYPE U3

BUILT-UP
502 SQ.FT. • 46.6 M²



MIRROR IMAGE



1 BEDROOM



1 BATHROOM



BALCONY

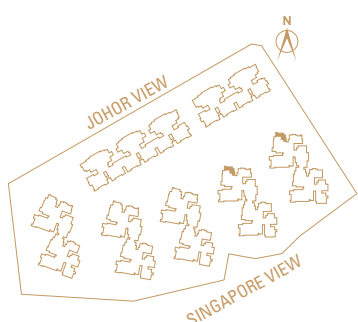
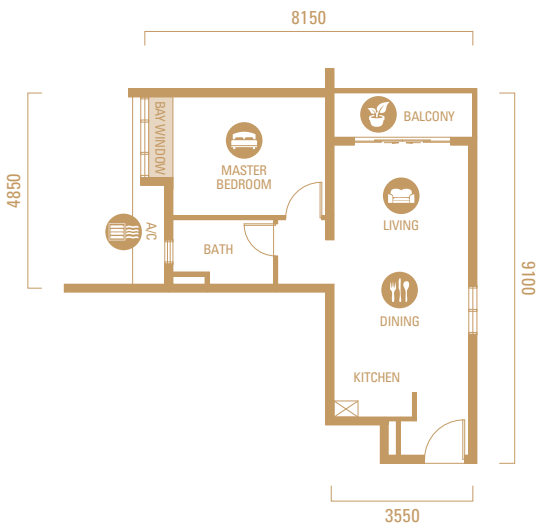


1 BAY WINDOW

1
BEDROOM

TYPE V2

BUILT-UP
543 SQ.FT. • 50.4 M²



MIRROR IMAGE



1 BEDROOM



1 BATHROOM

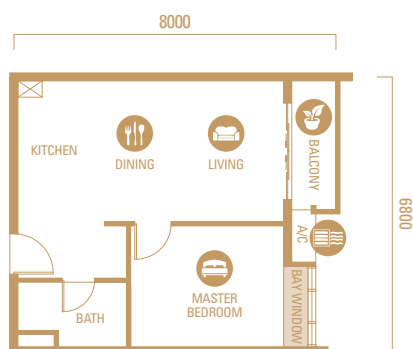


BALCONY



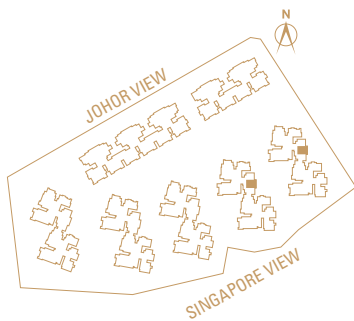
1 BAY WINDOW

1
BEDROOM



TYPE V6

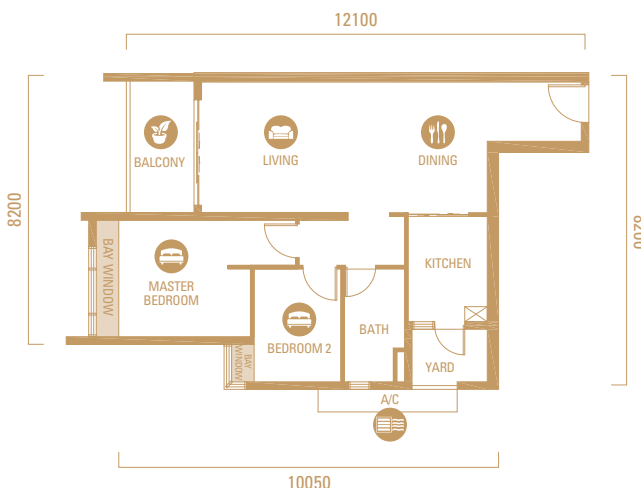
BUILT-UP
540 SQ.FT. • 50.2 M²



MIRROR IMAGE

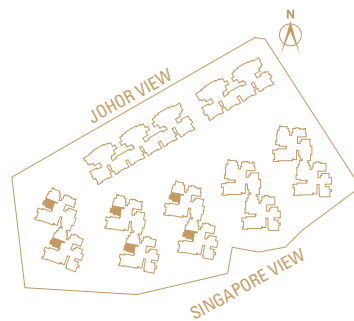


2
BEDROOMS

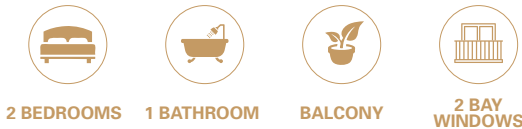


TYPE I

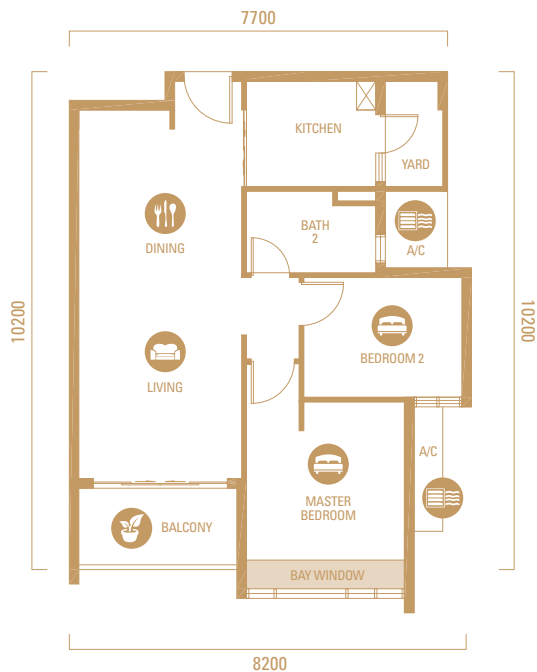
BUILT-UP
873 SQ.FT. • 81.1 M²



MIRROR IMAGE

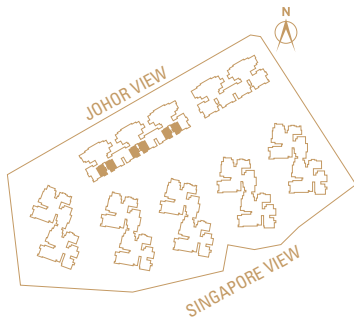


2
BEDROOMS



TYPE B

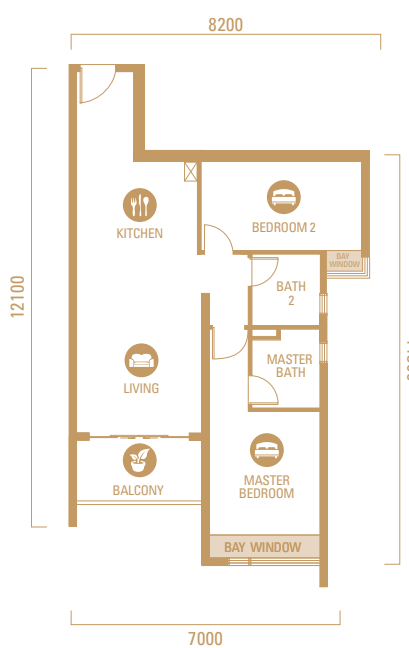
BUILT-UP
797 SQ.FT. • 74 M²



MIRROR IMAGE

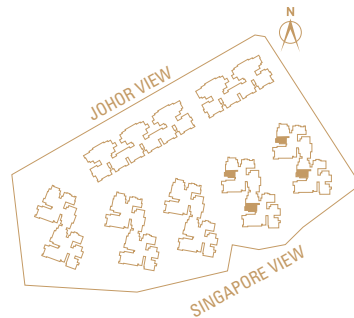


2
BEDROOMS



TYPE I SUB 2

BUILT-UP
846 SQ.FT. • 78.6 M²



MIRROR IMAGE

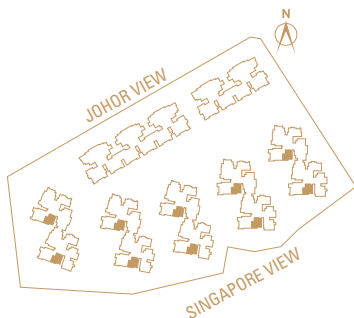


2
BEDROOMS



TYPE G

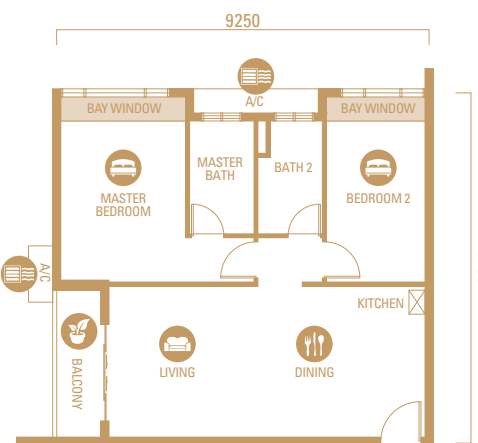
BUILT-UP
873 SQ.FT. • 81.1 M²



MIRROR IMAGE

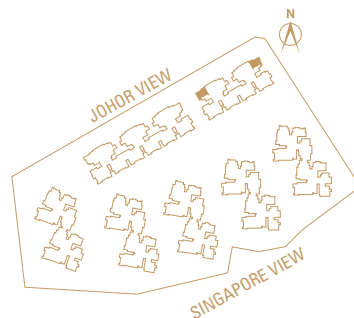


2
BEDROOMS



TYPE U1

BUILT-UP
802 SQ.FT. • 74.5 M²



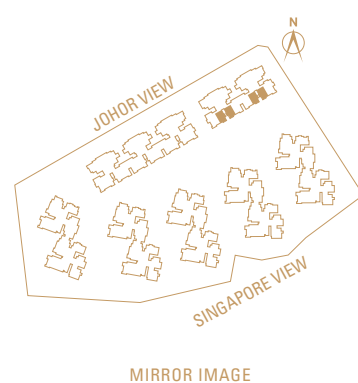
MIRROR IMAGE



2
BEDROOMS

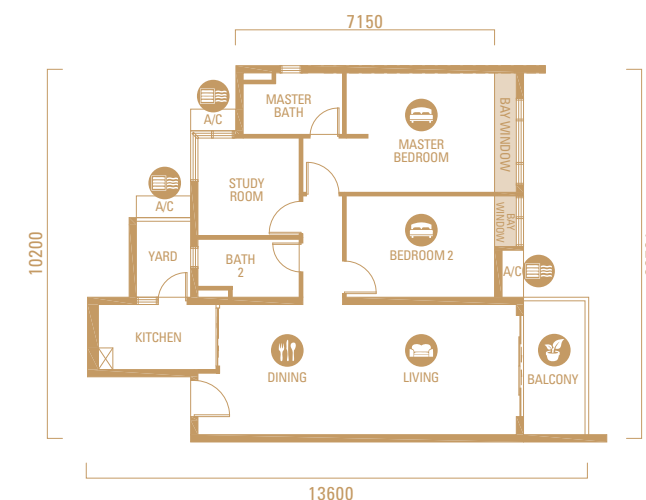


TYPE U6
BUILT-UP
800 SQ. FT. • 74.3 M²

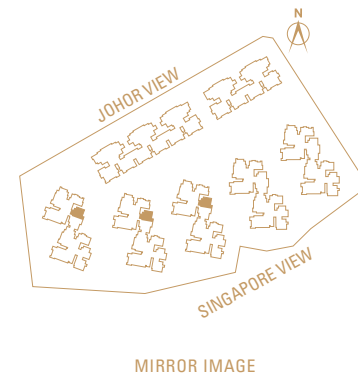


MIRROR IMAGE

3
BEDROOMS



TYPE L
BUILT-UP
1,097 SQ. FT. • 101.9 M²

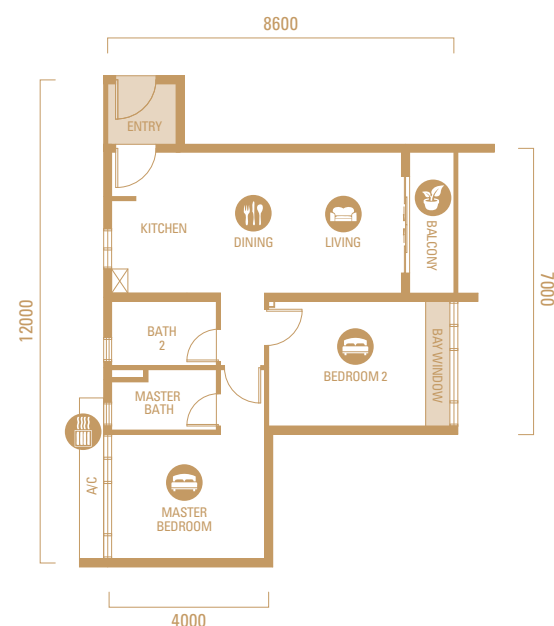


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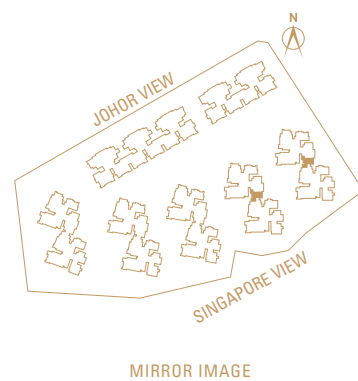


1 STUDY ROOM

2
BEDROOMS

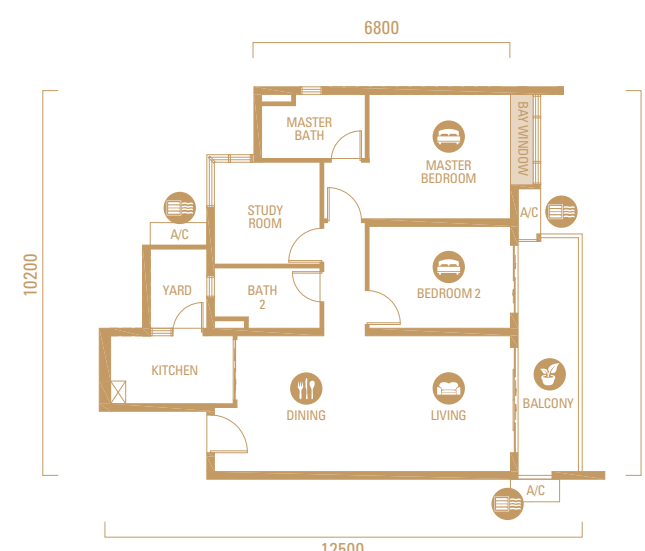


TYPE V7
BUILT-UP
769 SQ. FT. • 71.4 M²

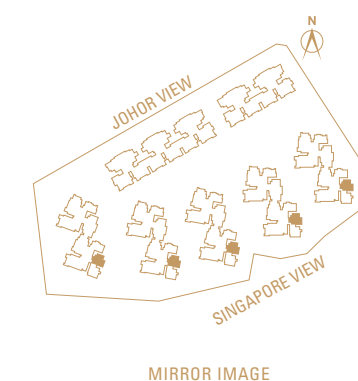


MIRROR IMAGE

3
BEDROOMS



TYPE N
BUILT-UP
1,074 SQ. FT. • 99.8 M²

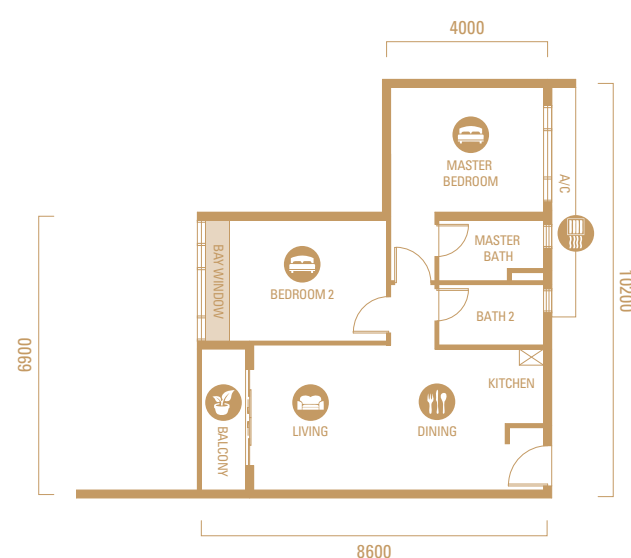


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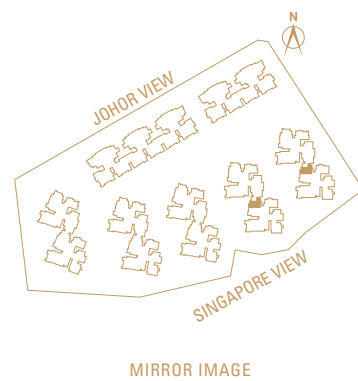


1 STUDY ROOM

2
BEDROOMS

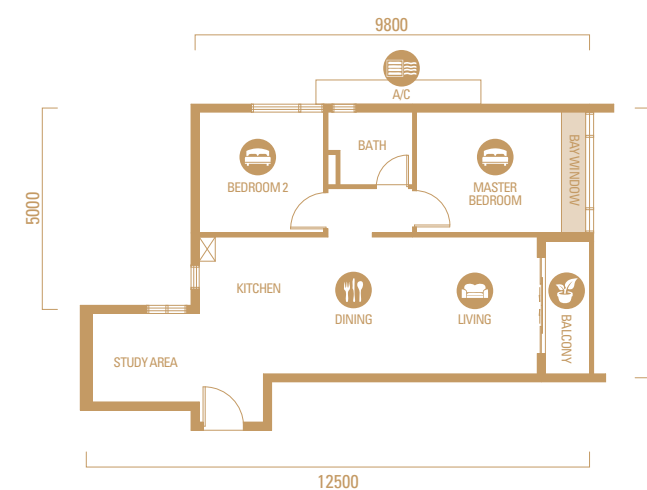


TYPE V8
BUILT-UP
760 SQ. FT. • 70.6 M²

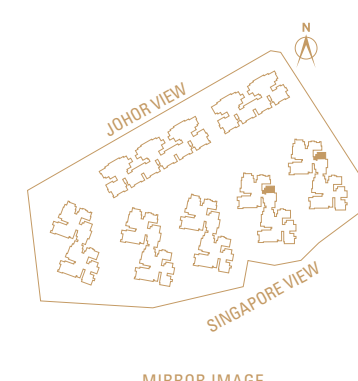


MIRROR IMAGE

3
BEDROOMS



TYPE V5
BUILT-UP
778 SQ. FT. • 72.3 SQ. M²



MIRROR IMAGE

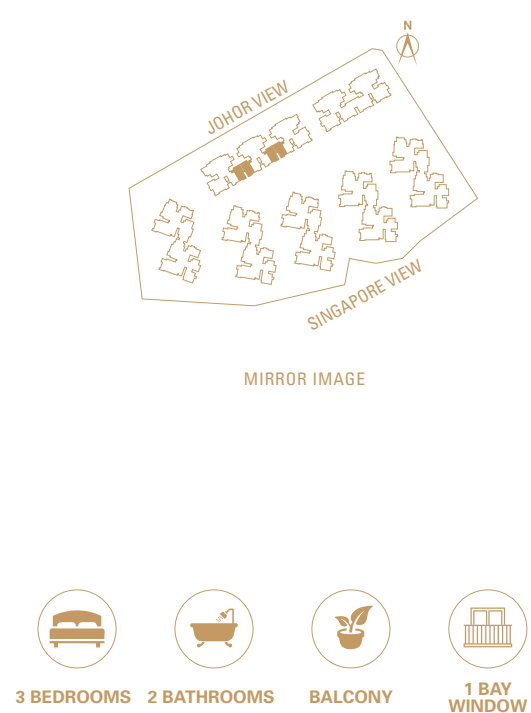
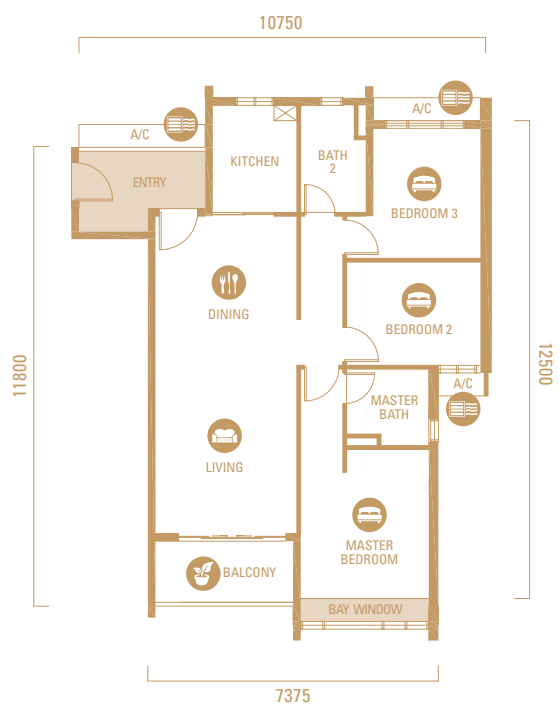


1 STUDY AREA

3
BEDROOMS

TYPE A

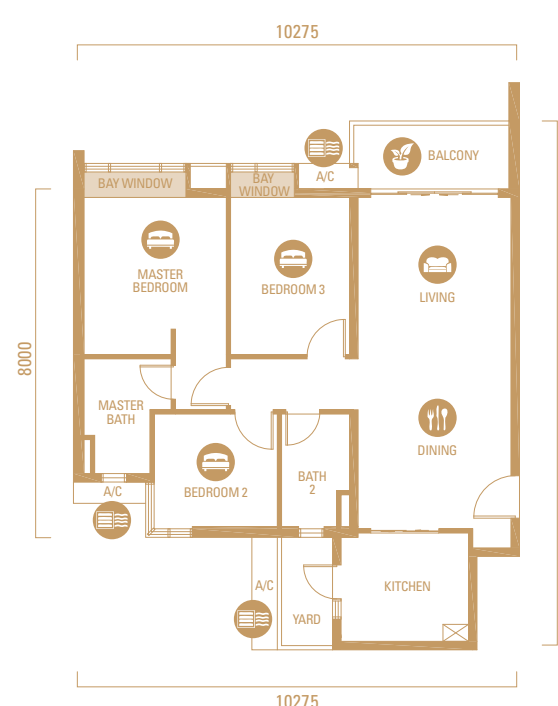
BUILT-UP
1,073 SQ.FT. • 99.7 M²



3
BEDROOMS

TYPE C

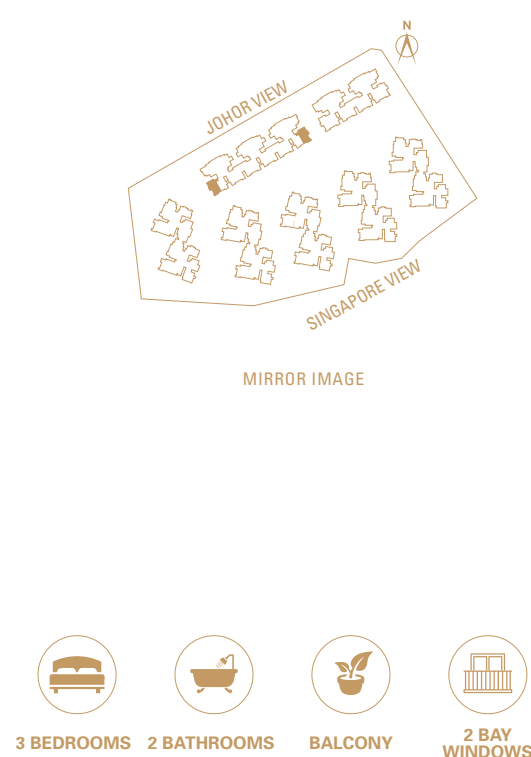
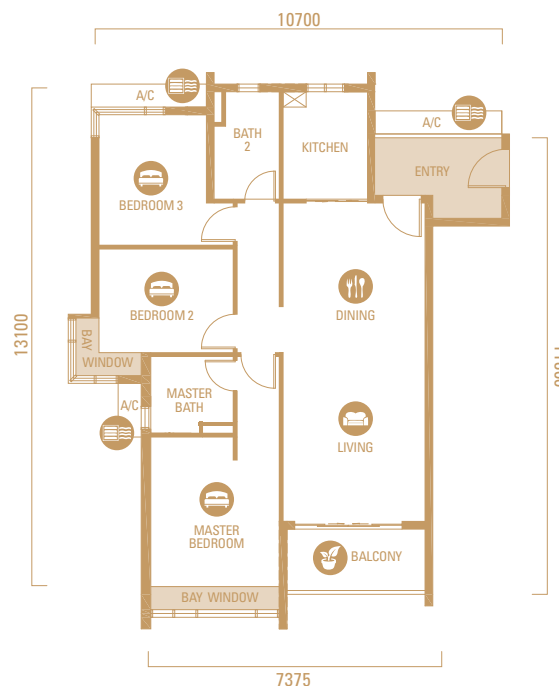
BUILT-UP
1,059 SQ.FT. • 98.4 M²



3
BEDROOMS

TYPE A1

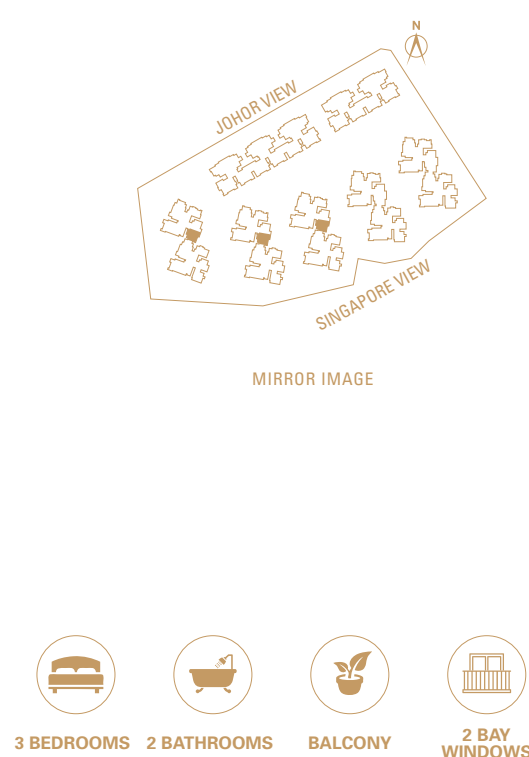
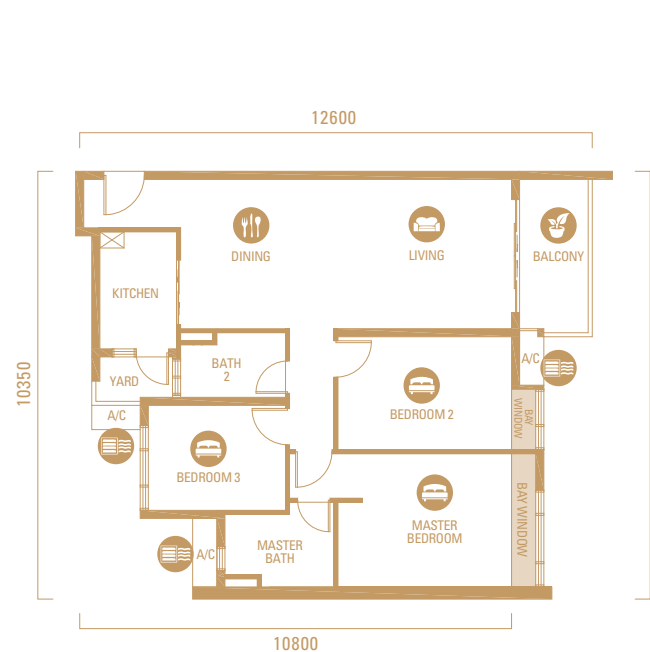
BUILT-UP
1,073 SQ.FT. • 99.7 M²



3
BEDROOMS

TYPE F

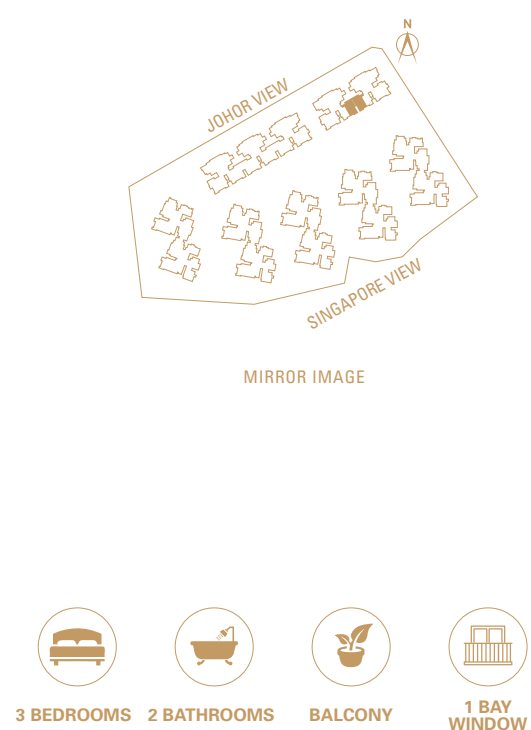
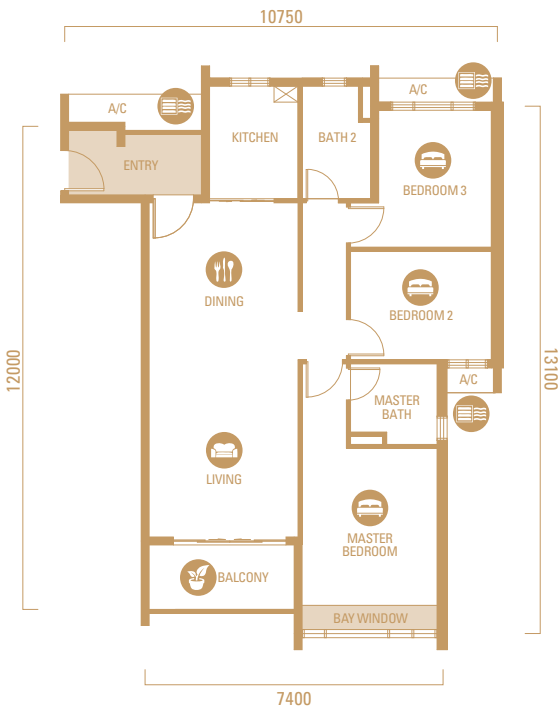
BUILT-UP
1,139 SQ.FT. • 105.8 M²



3
BEDROOMS

TYPE A2

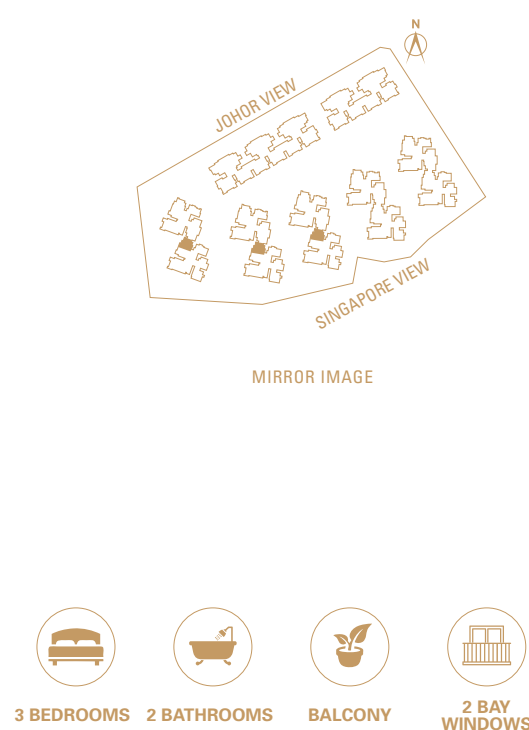
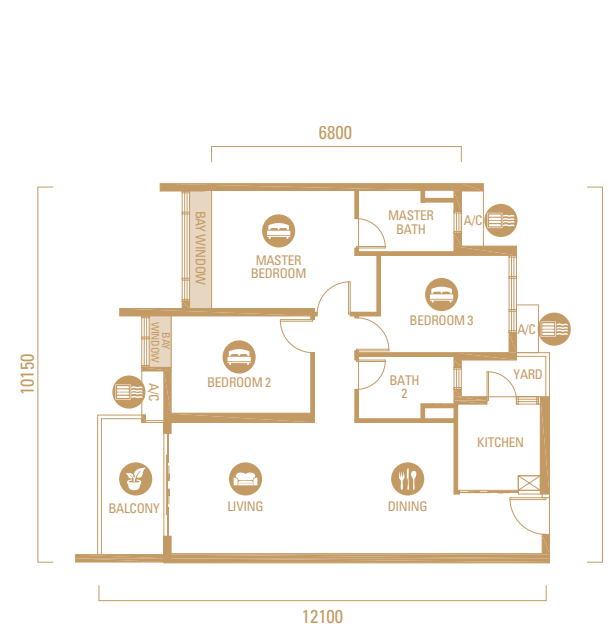
BUILT-UP
1079 SQ.FT. • 100.2 M²



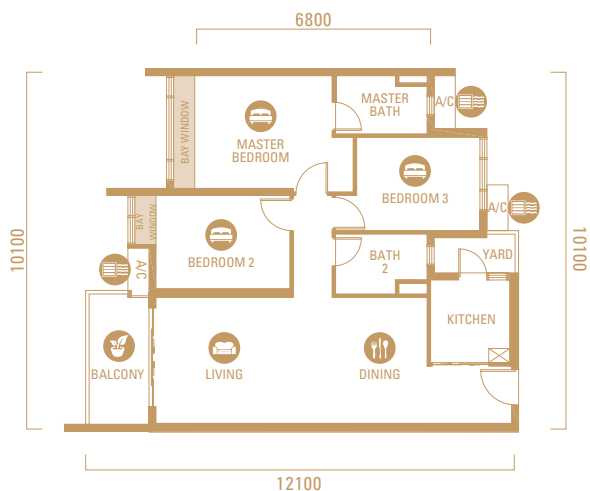
3
BEDROOMS

TYPE J

BUILT-UP
1,084 SQ.FT. • 100.7 M²

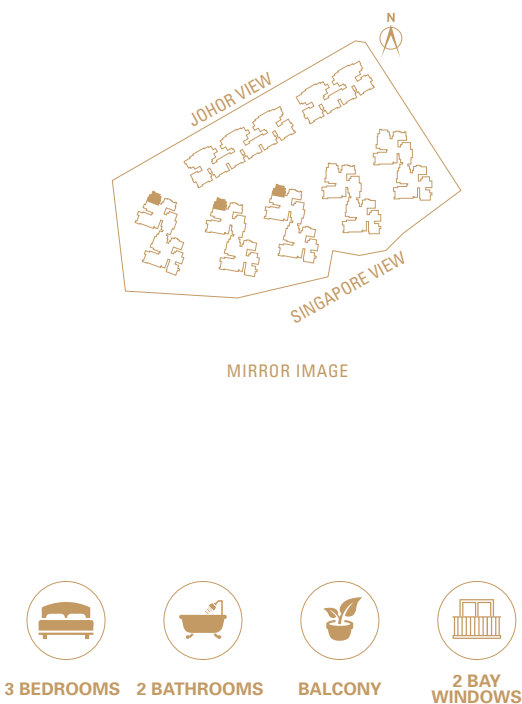


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BEDROOMS

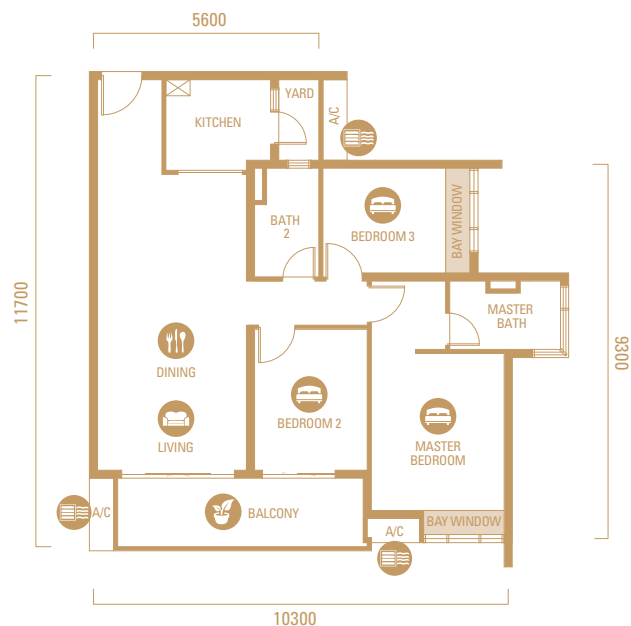


TYPE J1

BUILT-UP
1,081 SQ.FT. • 100.4 M²



3
BEDROOMS

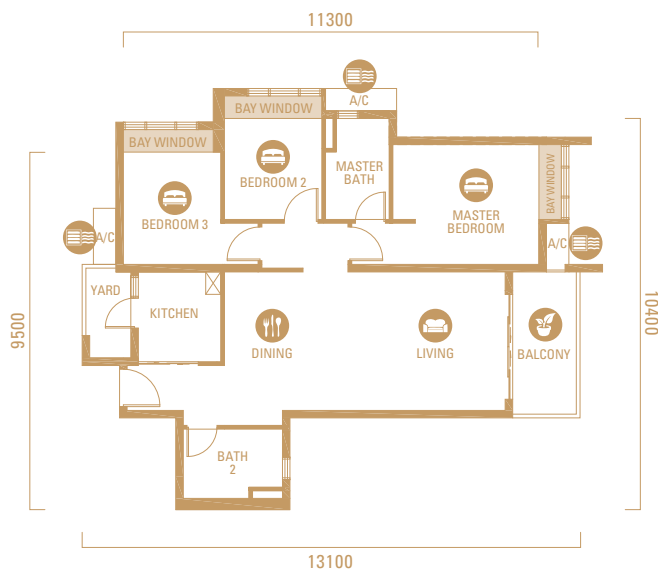


TYPE M1

BUILT-UP
1129 SQ. FT. • 104.9 M²

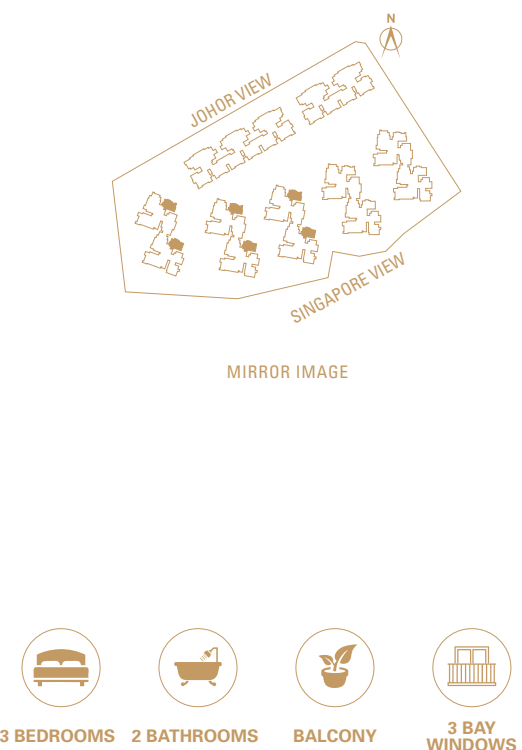


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BEDROOMS

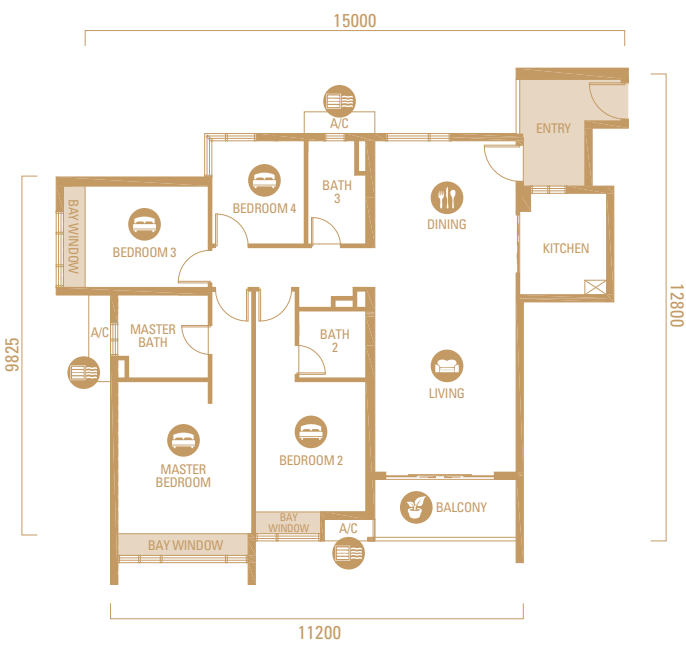


TYPE K

BUILT-UP
1,052 SQ.FT. • 97.7 M²

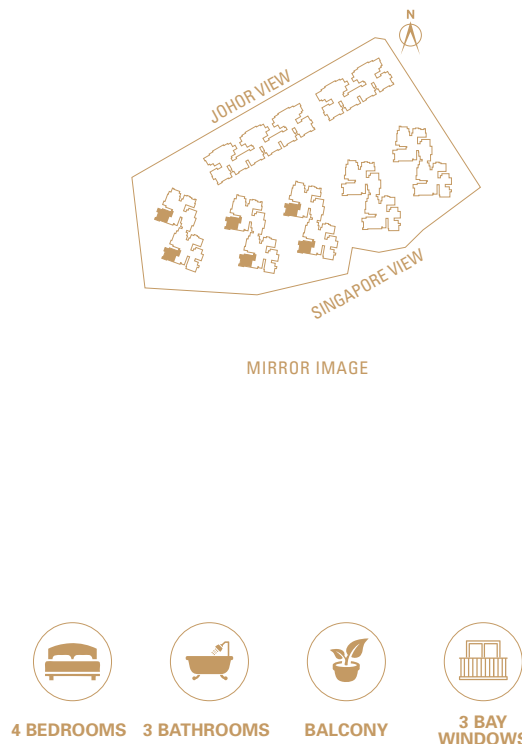


4
BEDROOMS

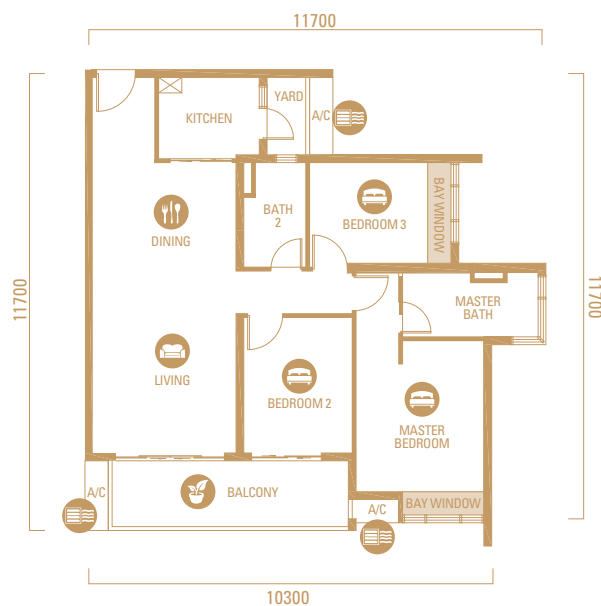


TYPE H

BUILT-UP
1386 SQ.FT. • 128.8 M²



3
BEDROOMS

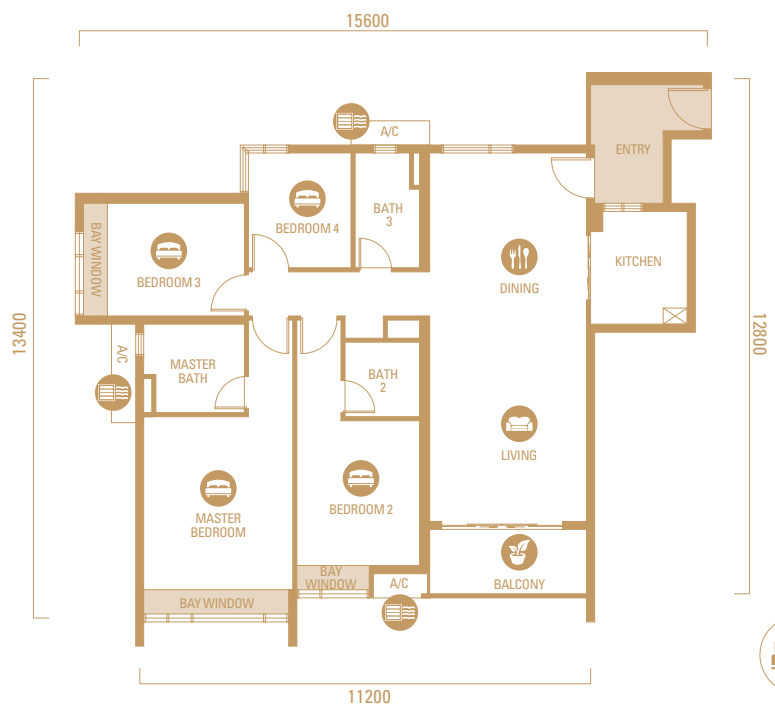


TYPE M

BUILT-UP
1,129 SQ.FT. • 104.9 M²



4
BEDROOMS



TYPE H1

BUILT-UP
1387 SQ.FT. • 128.9 M²

