



Close To The City, Far From The Ordinary.



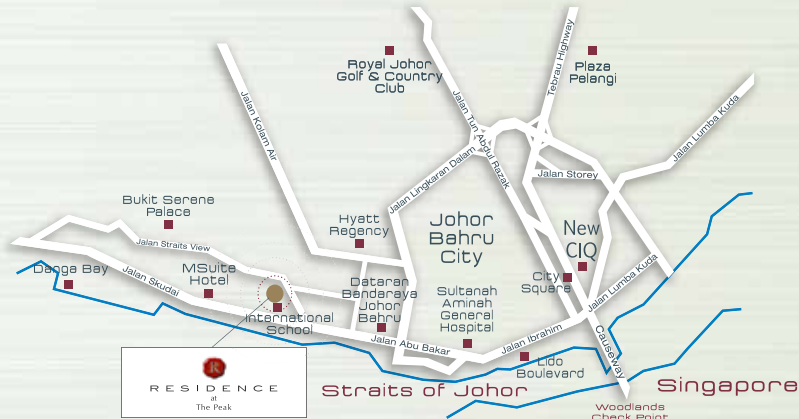



RESIDENCE
at
The Peak

A Waterfront Address Like No Other.



Visual representation only



RESIDENCE at The Peak being one of Johor Bahru's most exhilarating waterfront lifestyle bungalow development also showcases Iskandar Development Region as a vibrant metropolitan area. Now is your best opportunity to own these icon bungalow homes whether you are looking for a stunning lifestyle, an extraordinary investment or a fabulous statement. There's no better place than this.



Johor's Greatest Upside Potential.

Dubbed as Malaysia's most ambitious project ever and allocated under the Ninth Malaysia Plan, Iskandar Development Region (IDR) is set to be the new main southern development corridor in Johor. Covering 2,217 sq km of vast land and three times the size of Singapore, it seamlessly converges cosmopolitan living and economic development within a vibrant and lively metropolis.

Marking a triangular territory from Senai Airport to Tanjung Pelepas Port and all the way across the Johor Port, the entire 25 km sea-facing stretch between the Causeway and Second Link is to be transformed into an international urban core on par with Shenzhen and Hong Kong and led by Nusajaya as the backbone component.

Positioning itself as a premier investment destination in the region, IDR will be a magnet for global private capital that will finance a wide range of economic activities, from infrastructure to financial services, logistic to high-tech manufacturing, health care, education and tourism. Without doubt, Johor's rapid strides toward globalization will not only shape a more prosperous future for the country and nation, but also redesign and redevelop Johor like never before.

Estimated Investment

US\$105 billion to be ploughed in over two decades.

Infrastructure Plans

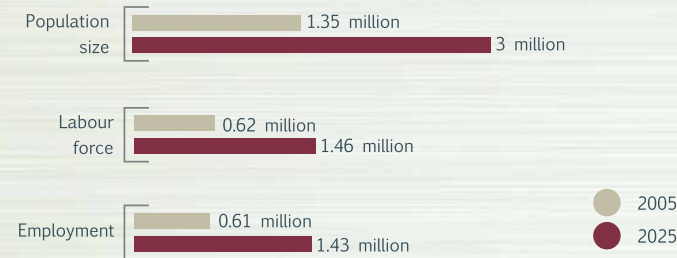
- 424 km of new roads at the cost of RM4.9 billion.
- A six-lane coastal highway from the new Customs, Immigration & Quarantine check point at the Causeway to Nusajaya and the Second Link.
- Additional highways in the Eastern Dispersal Link and Middle Ring Road.
- A three-line monorail system, with total length of nearly 38 km. One of the lines will run through Singapore where it will link up with either Kranji or Woodlands MRT station.

Security Strategies

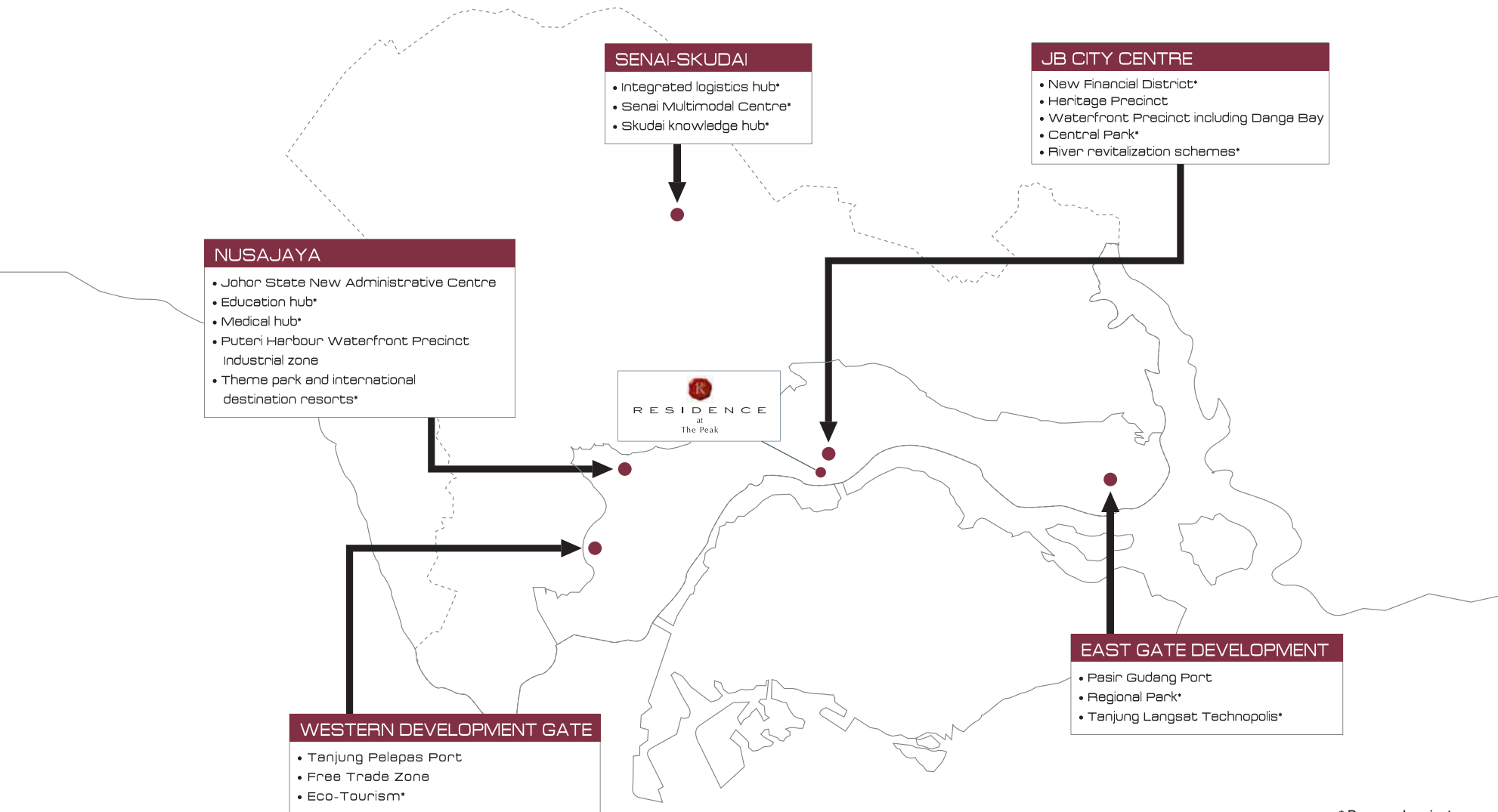
RM330 million to recruit 2,000 police officers, 500 mobile patrols and CCTV installations.

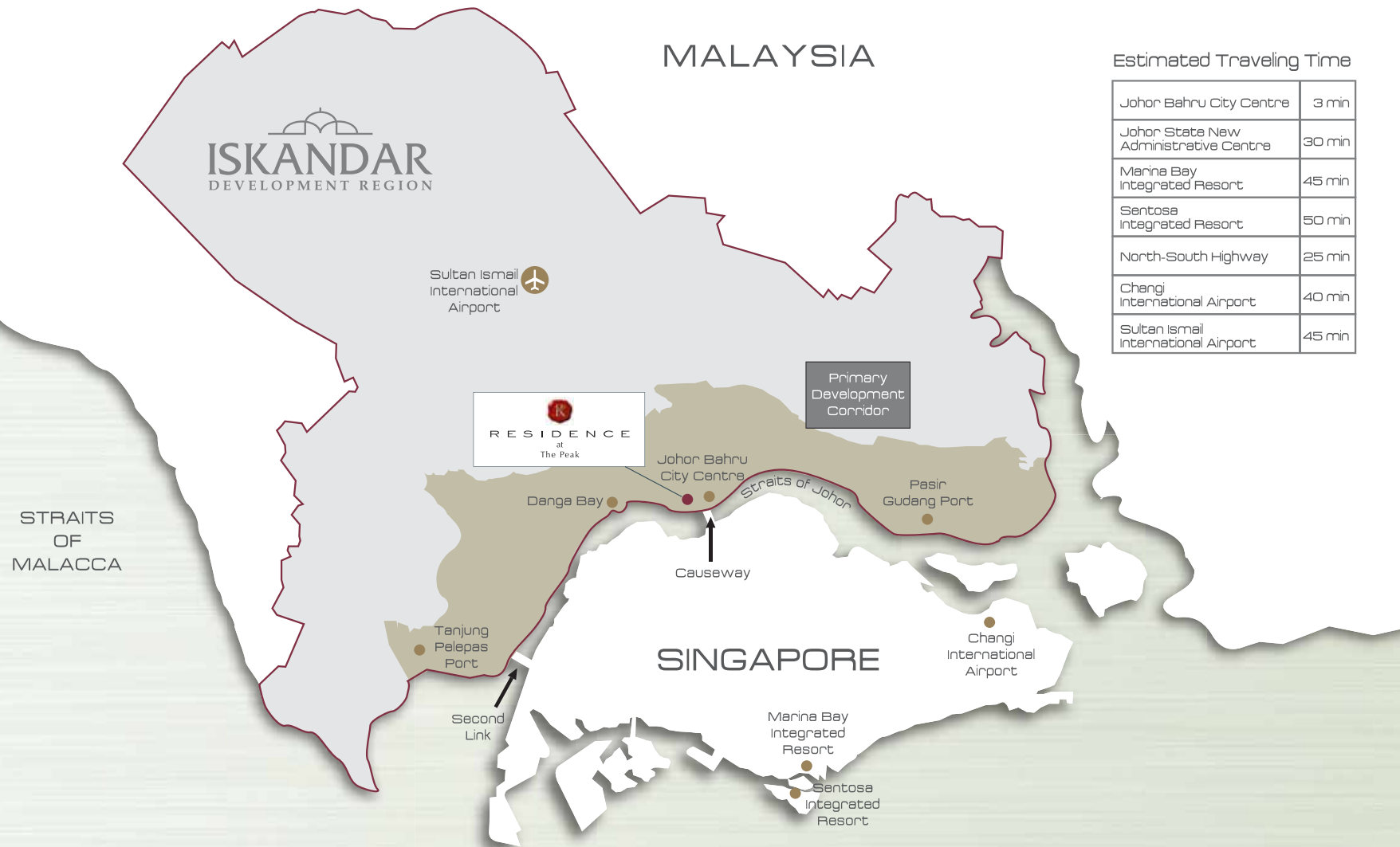
Project Benefits & Changes

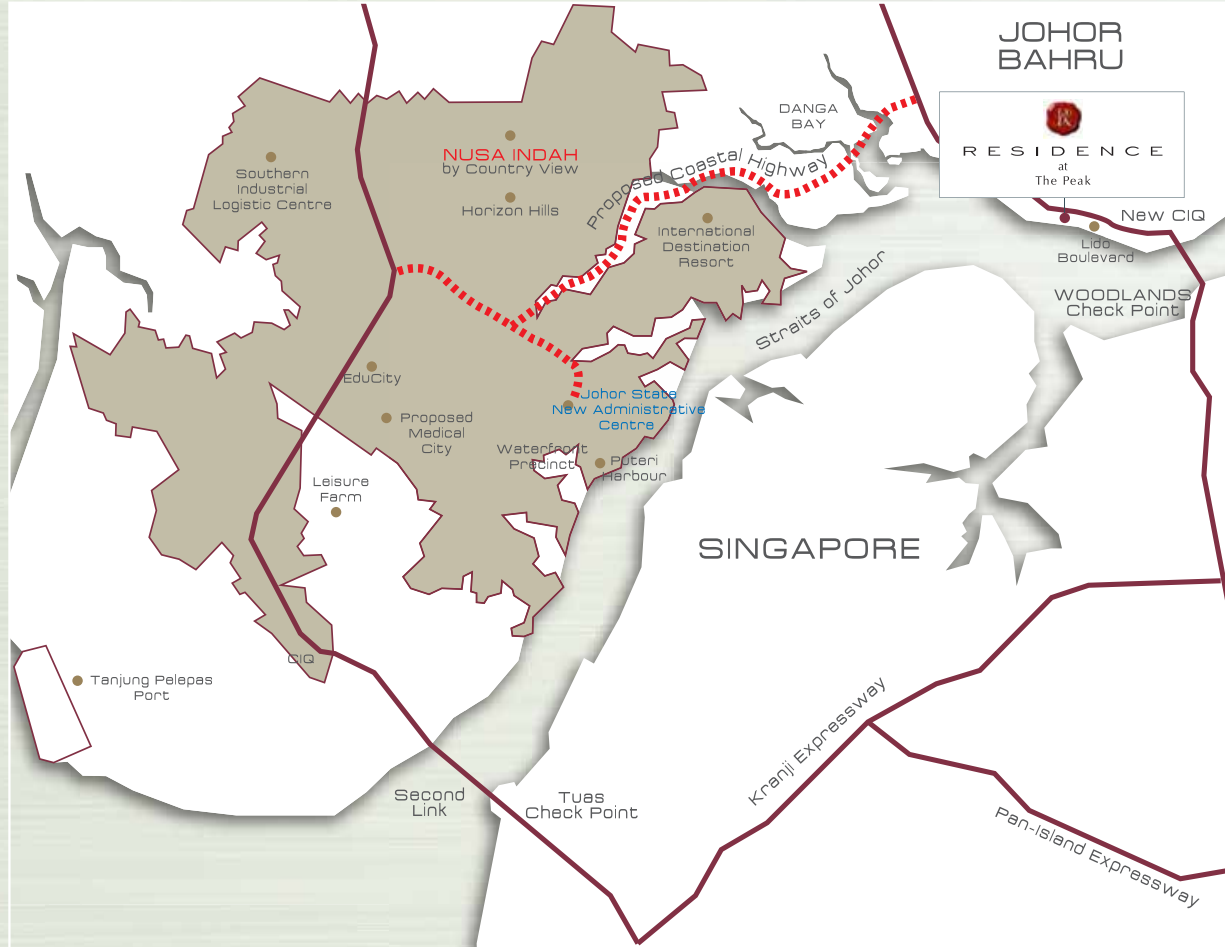
From 2005 to 2025



ISKANDAR DEVELOPMENT REGION







Nusajaya Highlights

Puteri Harbour Waterfront Precinct

Waterfront development of residential, commercial, hotel zones and a transport terminal.

EduCity

Education hub for universities, colleges, international schools and other amenities targeted to 20,000 students.

Medical City

A health and wellness hub for modern, traditional and complementary medicine.

Johor State New Administrative Centre

State and federal government offices to be fully completed by 2010.

Southern Industrial and Logistic Clusters

Industrial zone focusing on advanced technologies, health and value-added logistics.

Residential Developments

Extensive residential developments to meet the future needs of a rapidly expanding community.

International Destination Resort

An international theme park supported by hotels, retail and entertainment facilities.



Lido Boulevard to Give Johor Bahru a Major Facelift.

Lido Boulevard, a RM2.7 billion integrated waterfront city, is the latest project to spearhead the 2.4 km stretch of Lido Beach. This waterfront commercial project will completely rehabilitate Lido Beach and not only give Johor Bahru a facelift, but also change the city skyline and raise its profile internationally.

Touted as the “Garden City of the South”, the project includes extensive landscaped gardens, water fountains and park-like facilities. It will also incorporate four exciting main components comprising luxury condominiums, waterfront office suites, a hotel and a shopping mall complete with an international-sized ice skating rink, a 32-lane bowling alley and a 4,645 sq m Indoor Snow Park as its main attraction.

RM150 million will be spent to upgrade Jalan Abu Bakar - the main access road fronting Lido Boulevard, by widening existing roads with flyovers and pedestrian bridges for better mobility and connectivity to support such expansion.

The Best of Both Worlds.

Poised perfectly between the conveniences of downtown City Centre and the excitement of Nusajaya while accessible through the proposed new Coastal Highway, RESIDENCE at The Peak is in the heart of IDR's most anticipated developments. As a privileged resident, you are just minutes away from Johor Bahru City and the Causeway, 5-star International Hotels, Shopping Centres, Schools and Colleges, Financial Institutions, Entertainment Spots, Golf Courses and more.

The prime location is also 45 minutes traveling distance from Sultan Ismail International Airport, the multi-billion dollar Integrated Resort of Marina Bay and Sentosa Island and Changi International Airport.

World Class
Waterfront
Destination



Tropical
Gateway



Gourmet
Dining



Southern
Development
Corridor

Vibrant
Lifestyle



Central
Business
District



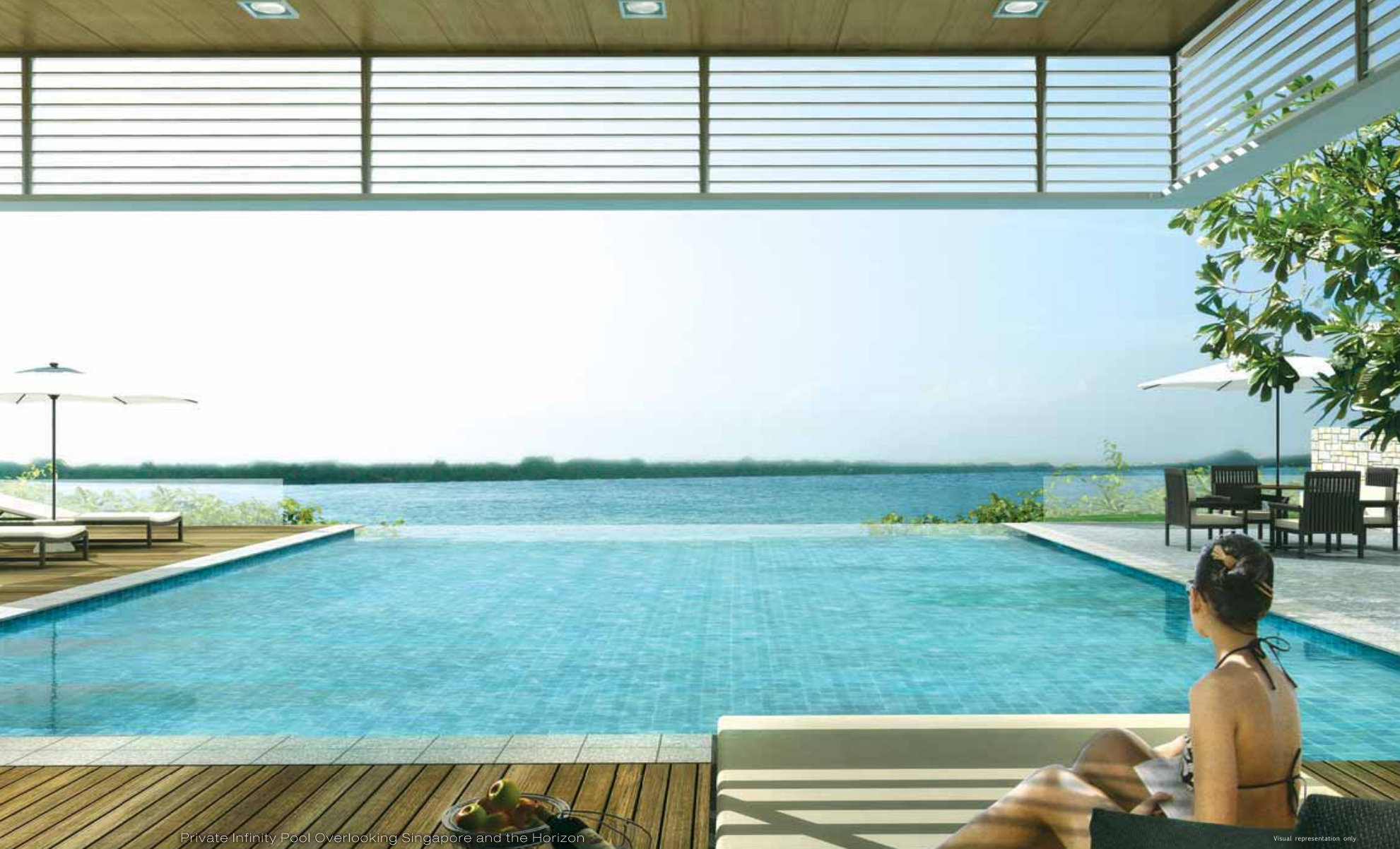
Shopper's
Haven



Be Swept Away by the Breathtaking View.

Take a dip in the cool waters of your infinity pool where its disappearing edges merge seamlessly with the sea before you and extend all the way to the horizon. Set in a beautiful surrounding to sooth, rejuvenate and inspire, RESIDENCE at The Peak is one of the few bungalow developments in Johor Bahru offering dramatic views of the Straits of Johor and the isle of Singapore that will simply take your breath away.





Private Infinity Pool Overlooking Singapore and the Horizon

Visual representation only

Your Opulent Residences.



The Modern Design of the Guard House and Main Entrance

Expressed as a series of modern contemporary designs that create good class bungalows, RESIDENCE at The Peak comprises 3 storey and 3 1/2 storey freehold luxury homes with a build-up ranging from 5,565 sq ft – 9,913 sq ft and a land area of 6,196 sq ft – 10,293 sq ft. Richly appointed, beautifully detailed and generously proportioned, it comes complete with a private elevator that transports you from one level to the next with ease. Accessible by Jalan Straits View 8 with a single guarded entry point, both sides of the entrance road will have a canopy of trees and lush greenery to create a sense of privacy and exclusivity.





A Retreat Within a Private Oasis.



Fusion of Modern and Contemporary Architectural Facade

Nestled in a lush neighbourhood of canopy greens, breathe in the sweet scent of fresh air as the enduring mystique of nature lulls you into a deep sense of relaxation. Serene and tranquil, this self-contained, low density development of 6 units per acre affords for only 12 bungalows, reserved only for the privileged few. The spacious quality hard wood pool deck area allows for outdoor lounging and dining, bringing the luxury of the indoors out to the comfort of your lush landscaped garden.





Enjoy the View and Breeze by the Infinity Pool

Visual representation only





The Pinnacle of Finer Things in Life.



Spacious Living and Dining Room at Ground Floor

Passion for all things luxurious is to be expected in your expansive living and dining area which is topped with polished marbles, in which you can entertain your guests or merely relax and gaze out to the horizon. Make your way to the lower ground floor and discover the spacious lifestyle room with tall glass doors which fully opens up to a timber deck along the edge of your tranquil pool. The seamless transition of indoors and outdoors create the perfect setting for swanky parties, al fresco dining and cozy get-togethers for a lifestyle that is both exclusive and stylish. Set up your own home theater, groove in your ballroom or convert part of the space into a wine cellar as the possibilities of this lifestyle room are endless and cater to today's high life.

The Epitome of Extravagance.



Master Suite with a View of the Straits of Johor



Room with a View - Master Bedroom Lounge

A suite to rest the mind, body and spirit, this enormous 1,600 sq ft master suite which occupies the entire third level captures the very essence of luxury and style in an extravagant way. This idyllic hideaway offers soaring spaces and total privacy, while the quality teak wood floorings make way throughout and lead you to a huge walk-in wardrobe for clothes and shoes. Walk into the luxurious 350 sq ft bathroom that features a whirlpool for two and be prepared for a treat of sheer indulgence with the fine imported sanitary fittings. Should you wish an oasis in the sky right outside your suite for a moment's repose or for stilling the racing mind, a roof top sky garden may be custom built upon request.

The Dramatic Roof Top Sky Garden with an Outdoor Jacuzzi



Luxuriate in Paradise.



One of the places you will unwind in your luxurious home is your well appointed and spacious master suite. There is no feature too extravagant, no detail too small when it comes to designing and fitting all the bathrooms. Relax and enjoy the soothing soft shower rain droplets under the HANSGROHE RAINDANCE overhead shower and feel the day's stress dissolve. Rejuvenate your body by soaking in the JACUZZI WHIRLPOOL Bath as you let the water jet massage your body. All perfect ways to bring the day to a close.

- Reddot Design Award Winner "Raindance – S" and "Raindance Royal High Flow" overhead shower system by HANSGROHE from Germany
- The Originator & The Innovator of Whirlpool Bath – JACUZZI WHIRLPOOL from Italy
- Sanitary ware designed by American brand KOHLER
- High quality bathroom fixtures and accessories by SONIA, Spain
- Sanitary ware, fixtures and accessories upgrades by DURAVIT, Germany – a multi award winning brand in the field of distinctive bathroom appointments

hansgrohe

KOHLER®

DURAVIT

JACUZZI

Sonia®







Master Bathroom with an Outdoor Shower

Visual representation only





Accept Nothing Less than Luxury.

At RESIDENCE at The Peak, we want to enhance your lavish and impeccable abode as the perfect extension of your own highly refined lifestyle. Introducing our latest kitchen cabinet and appliances upgrade which we have selected to match the architecture of the kitchen area, your preferred lifestyle and needs. The essence of our kitchen upgrades are based on form and function, quality materials and imported appliances.



- ALNO cabinet system imported from Germany
- TEKA or De-Dietrich Kitchen Appliances from Germany
- The Active Smart System Refrigerator by Fisher & Paykel
- Stainless Steel Sink and Accessories by FRANKE, Switzerland





Peace of Mind Comes Naturally.



A secure environment will provide you and your family protection and evoke your sense of safety and solitude. The entire enclave is gated and guarded with infrared sensors on the perimeter fence and strategically located CCTV cameras to ensure an extraordinary level of security. All the 12 bungalows are monitored and regularly patrolled by well-trained and disciplined Gurkha guards for your added protection.

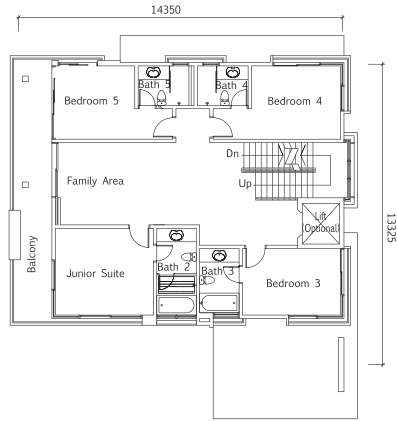
The signature security guard house at the only entrance and exit is a well-equipped control centre to ensure you 24-hour optimal security. Entry and exit is monitored by proximity smart card reader while the Community Intercom System is directly linked to the guard house providing you voice and visual communication with the security guards and visitors. Modern amenities transcend to offer you heightened intelligent features with readily available Broadband Internet Access and Home Alert System right at your finger tips, satisfying your most discerning security and communication needs.



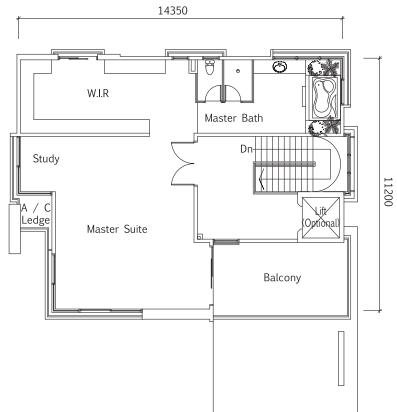
Site Plan



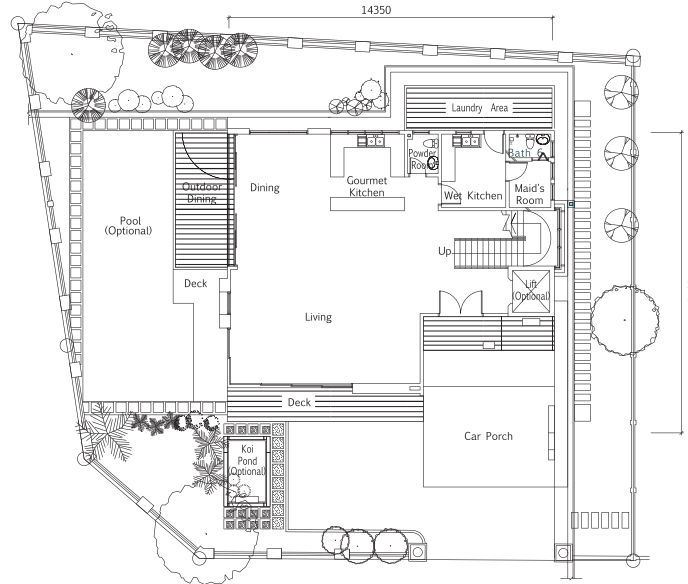
Straits of Johor



First Floor



Second Floor



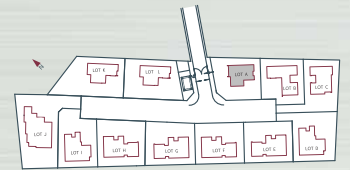
Ground Floor

Floor Plans

LOT A

3 Storey Bungalow
6 Bedrooms, 6 Bathrooms

Lot A
Land Area: 6,196 sq.ft
Built-Up: 5,759 sq.ft

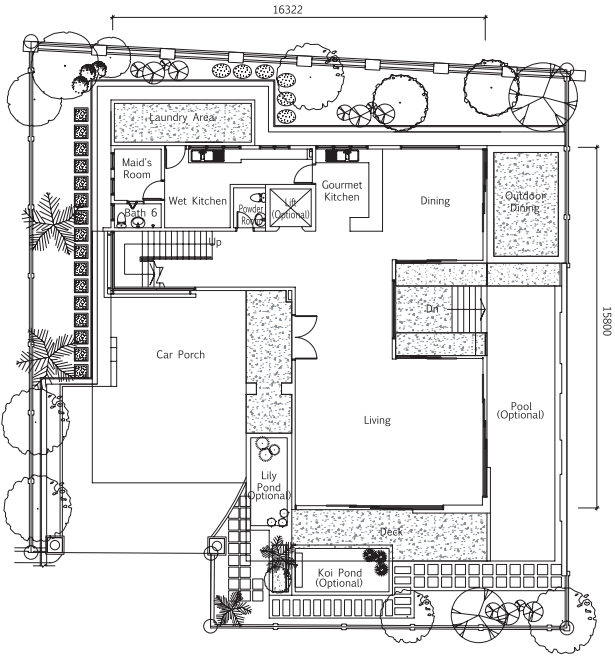
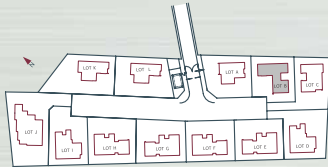


Floor Plans

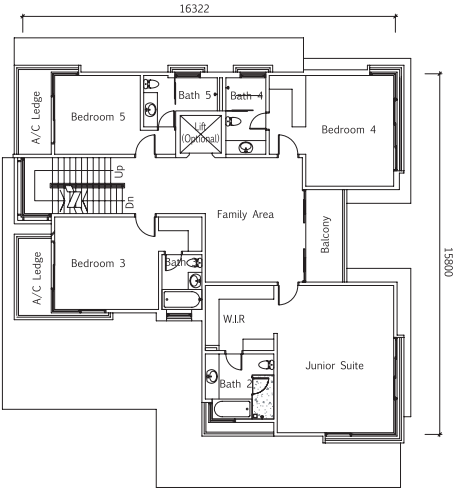
LOT B

3 Storey Bungalow
6 Bedrooms, 6 Bathrooms

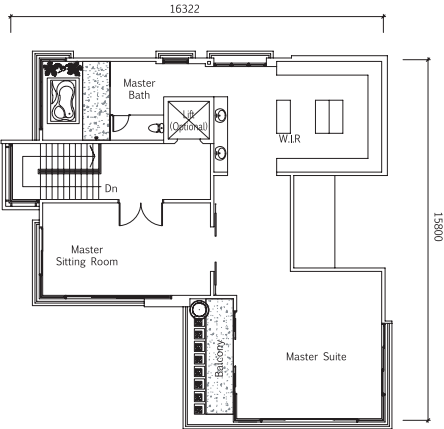
Lot B
Land Area: 6,053 sq.ft
Built-Up: 6,767 sq.ft



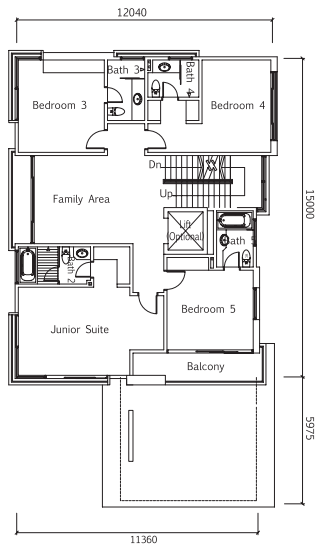
Ground Floor



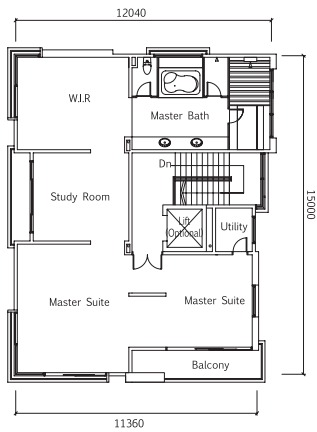
First Floor



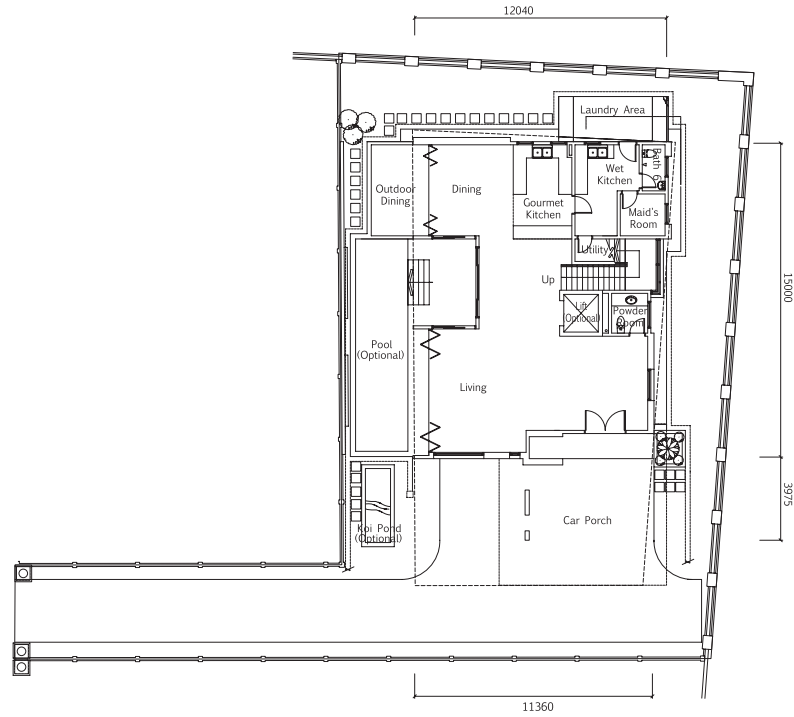
Second Floor



First Floor



Second Floor

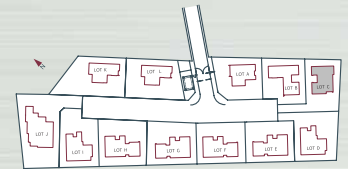


Ground Floor

Floor Plans LOT C

3 Storey Bungalow
6 Bedrooms, 6 Bathrooms

Lot C
Land Area: 6,504 sq.ft
Built-Up: 5,772 sq.ft

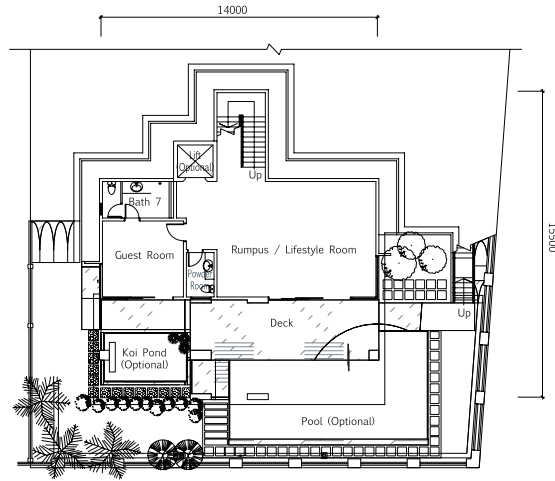
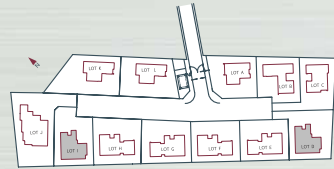


Floor Plans LOT D & I

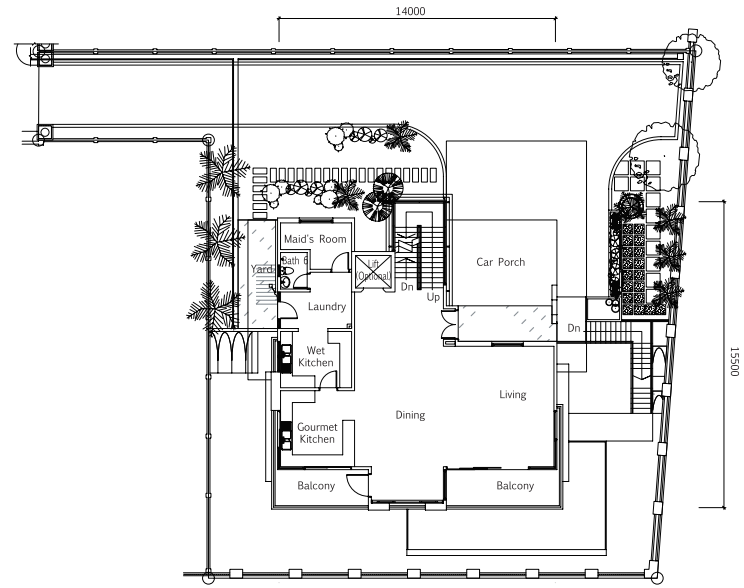
3½ Storey Bungalow 7 Bedrooms, 7 Bathrooms

Lot D
Land Area: 7,235 sq.ft
Built-Up: 8,188 sq.ft

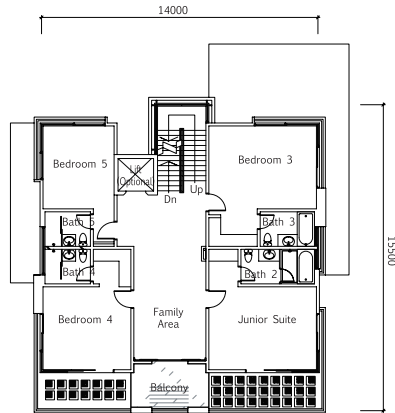
Lot I
Land Area: 6,759 sq.ft
Built-Up: 8,042 sq.ft



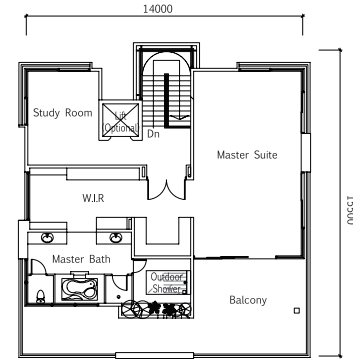
Lower
Ground Floor



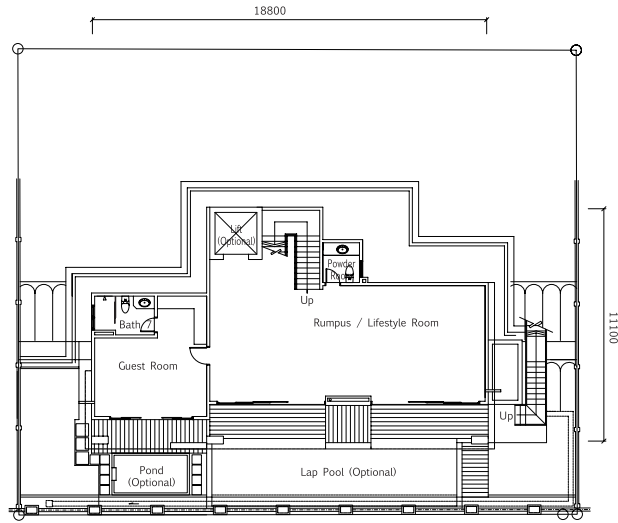
Ground Floor



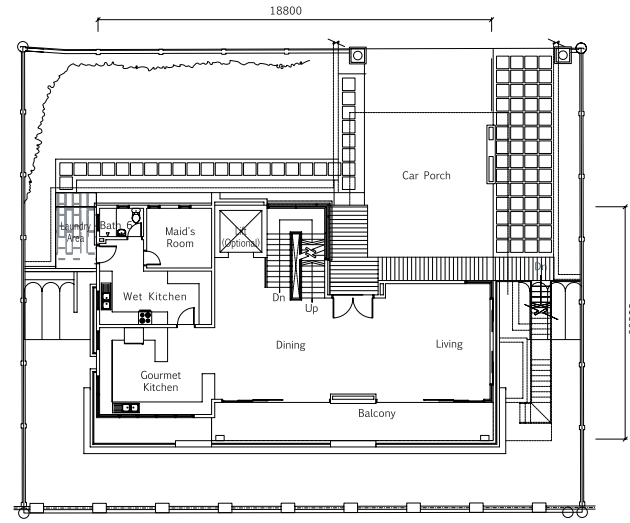
First Floor



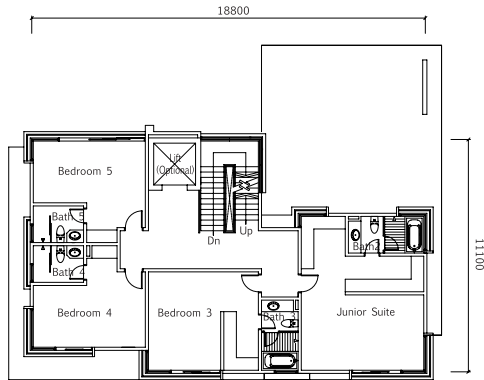
Second Floor



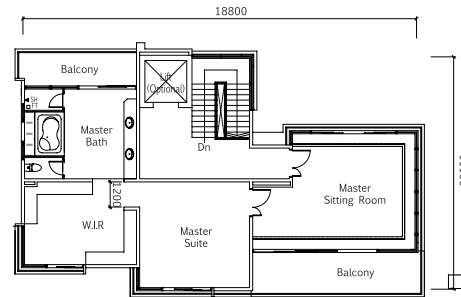
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Floor Plans

LOT E, F, G & H

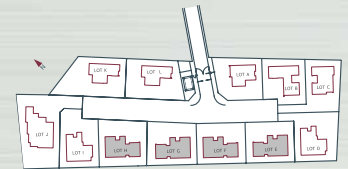
3½ Storey Bungalow 7 Bedrooms, 7 Bathrooms

Lot E
Land Area: 6,335 sq.ft
Built-Up: 7,916 sq.ft

Lot F
Land Area: 6,366 sq.ft
Built-Up: 7,916 sq.ft

Lot G
Land Area: 6,785 sq.ft
Built-Up: 7,916 sq.ft

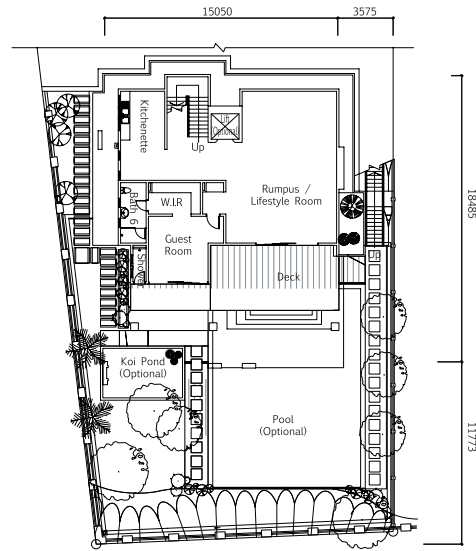
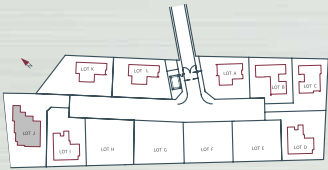
Lot H
Land Area: 7,089 sq.ft
Built-Up: 7,916 sq.ft



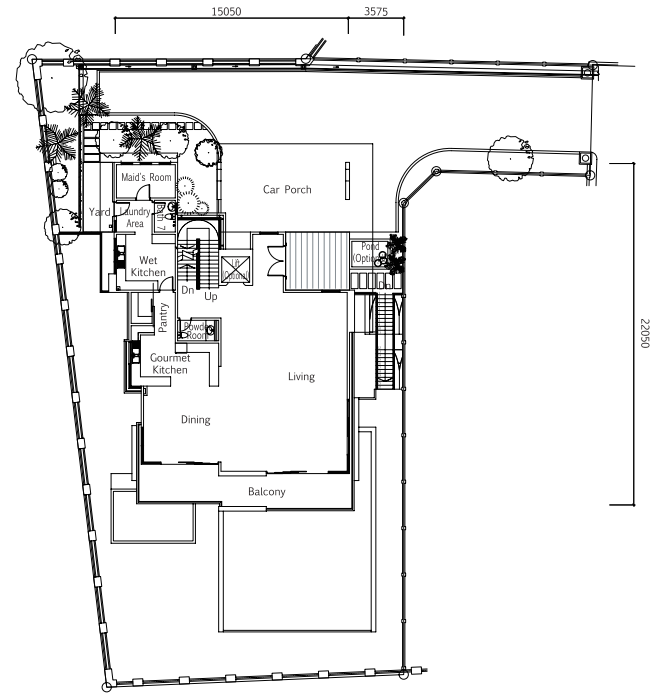
Floor Plans LOT J

3½ Storey Bungalow
7 Bedrooms, 7 Bathrooms

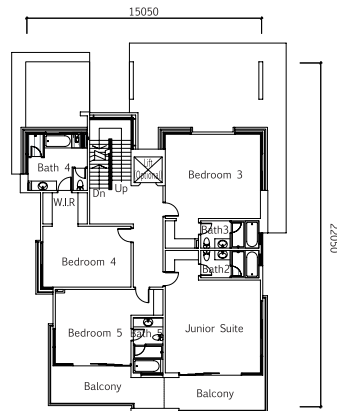
Lot J
Land Area: 10,293 sq.ft
Built-Up: 10,157 sq.ft



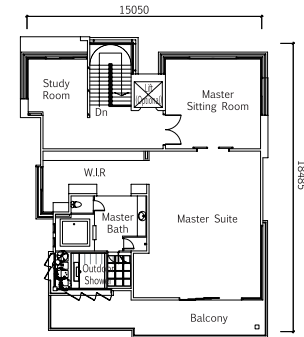
Lower Ground Floor



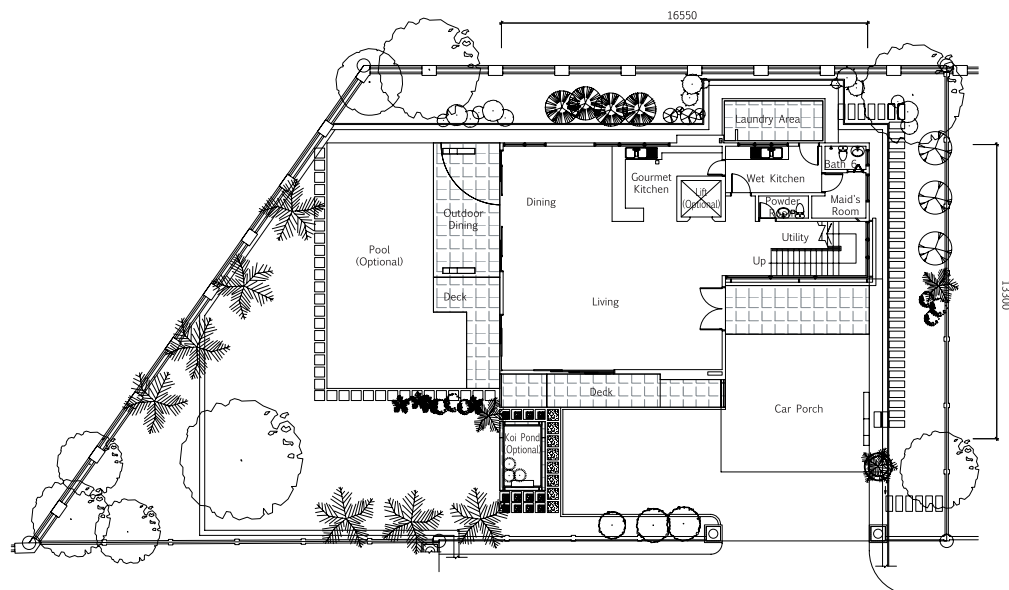
Ground Floor



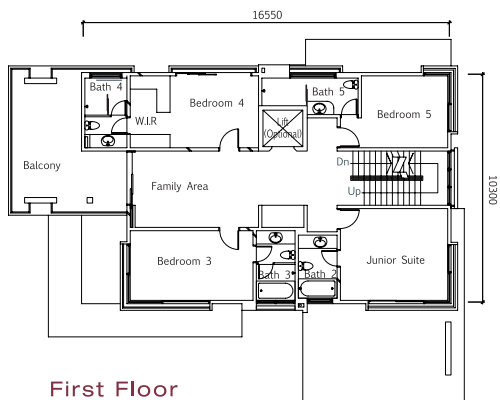
First Floor



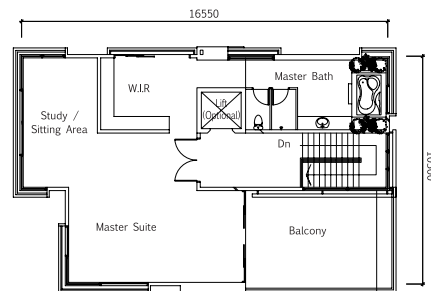
Second Floor



Ground Floor



First Floor



Second Floor

Floor Plans

LOT K & L

3 Storey Bungalow

6 Bedrooms, 6 Bathrooms

Lot K

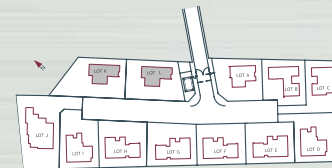
Land Area: 7,848 sq.ft

Built-Up: 6,469 sq.ft

Lot L

Land Area: 7,036 sq.ft

Built-Up: 6,469 sq.ft



Specifications

1. Sub-Structure	:	Reinforced concrete slab and beam, anti-termite treatment	
2. Superstructure	:	Reinforced concrete frame	
3. Staircase	:	Quality teak raiser with stainless steel glass railing	
4. Wall	:	Claybrick	
5. Roof	:	Concrete roof tile and water proofing system / Steel roof structure	
6. Finishes			
a) Floor Finishes	:	Entrance	- Quality hardwood strip
	:	Living / Dining	- Polished marble
	:	Gourmet kitchen / Wet kitchen	- Homogeneous tile
	:	Rumpus room	- Homogeneous tile
	:	Guest room	- Homogeneous tile
	:	Laundry / Yard	- Homogeneous tile
	:	Maid's room	- Ceramic tile
	:	Car porch and Driveway	- Granite stone with pebble wash
	:	Family area (<i>first floor</i>)	- Quality teak timber strip
	:	Master suite / Master sitting / Walk-in-wardrobe /	- Quality teak timber strip
	:	Landing area / Study area	
	:	Bedrooms / Junior suite	- Quality teak timber strip
	:	Master bathroom	- Polished marble / Homogeneous tile
	:	Other bathrooms	- Homogeneous tile
	:	Powder room	- Homogeneous tile
	:	Balcony	- Homogeneous tile
	:	Swimming pool deck area (<i>optional</i>)	- Quality hardwood strip / Water proof slab
b) Wall Finishes	:	Gourmet kitchen / Wet kitchen	- Homogeneous wall tile to ceiling height
	:	Master bathroom	- Polished marble to ceiling height
	:	Other bathrooms	- Homogeneous wall tile to ceiling height
	:	Powder room	- Homogeneous wall tile to ceiling height
	:	Internal wall	- Skim coating and paint
	:	External wall	- Weather resistant paint
	:	External feature wall	- Stone cladding
7. Ceiling	:	Living / Dining / Gourmet kitchen / Wet kitchen /	- Skim coat plaster ceiling
	:	Rumpus room / Guest room / Bedrooms /	
	:	Junior suite / Maid's room / Family area	
	:	Master Bathroom / Bathrooms / Powder room	- Skim coat plaster ceiling
	:	Others	- Reinforced concrete slab with skim coating
8. Door and Window	:	Main entrance	- Solid timber door
	:	Master bedroom / Master sitting	- Decorative timber door
	:	Bedrooms / Junior suite	- Decorative timber door
	:	Master bathroom	- Frameless glass door
	:	Bathrooms / Powder room	- Timber door
	:	Wet kitchen	- Timber door
	:	Guest room	- Timber door
	:	Maid's room	- Timber door
	:	Others	- Powder coated aluminium doors and window frames
9. Ironmongery	:	Quality lockset	
10. Sanitary Wares and Fittings	:	Imported quality sanitary wares and fittings	
11. Vanity Top	:	Polished marble / granite vanity top	
12. Swimming Pool and Pond (<i>optional</i>)	:	To Architect's and M & E Engineer's specifications	
13. Elevator (<i>optional</i>)	:	To M & E Engineer's specifications	

ELECTRICAL SCHEDULE							
Item	Qty						
	Lot						
	A	B	C	D & I	E, F, G & H	J	K & L
Ceiling Lighting Point	65	75	73	84	98	119	76
Ceiling Fan Point	1	1	1	2	1	1	2
Pillar Light Point	7	6	10	10	7	15	11
Air-con Ceiling Point	4	8	9	10	6	11	9
Air-con Wall Point	6	4	5	5	9	6	6
Telephone Outlet	10	10	11	12	10	12	10
TV Outlet	7	7	8	9	9	9	6
Water Heater Point	5	5	6	7	7	7	6
Shaver Power Point	1	1	1	1	1	1	1
Hair Dryer Point	5	5	5	6	6	5	5
Power Point	49	49	58	64	63	68	49
Distribution Board	3	3	3	4	4	4	3
Door Bell Point	1	1	1	1	1	1	1
Astro Outlet	7	7	8	9	9	9	6
Data Outlet	5	5	7	8	7	8	5
Auto Gate Power Point	2	2	2	2	2	2	2
Key Pad For Alarm / Intercom System	1	1	1	1	1	1	1
Alarm / Intercom System Control Panel	1	1	1	1	1	1	1
Lightning Protection System	1	1	1	1	1	1	1

Disclaimer:
 Whilst every reasonable care has been taken in preparing this brochure, the developer cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statement of representation of facts. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development. All information and specifications are current at the time of press and are subject to change as may be required and cannot form part of an offer or contract. All plans are subject to amendments approved by the relevant authorities. Floor areas are approximate measurements and are subject to final survey.



A Distinguished Developer of Excellence.

Real Estate development is the cornerstone on which Country View Group has built its reputation. Country View Berhad is listed on the Main Board of Bursa Malaysia Securities Berhad (KLSE). Since 1986, Country View is the name behind 13,000 quality homes and commercial properties in several established townships and niche projects in Johor.

Some of the notable developments are the 1,100-acre Taman Universiti township, the niche concept terrace condominiums of Amanseri@Nusa Villa and the freehold link homes and commercial shop offices at Nusa Indah, Bandar Nusajaya. With a land bank of 400 acres, Nusa Indah is one of the main residential developments in Bandar Nusajaya – the nucleus of Iskandar Development Region (IDR).

With the reputation and expertise enhanced over the years, Country View is now proud to introduce you a bungalow development that completely redefines the meaning of luxury retreat in the city – RESIDENCE at The Peak.

A LIMITED Edition opportunity for the Privileged Twelve Owners.



Taman Universiti @ IDR



Nusa Villa @ IDR



Nusa Indah @ IDR



Country Villa @ IDR

