
Johor

Recent Property
Launches &
Developments
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JOHOR: RECENT PROPERTY LAUNCHES & DEVELOPMENTS

1. Residential & Mixed Developments

By Region:

- Nusajaya
- Johor Baru
- Perling
- Tebrau
- Plentong
- Masai
- Kempas
- Gelang Patah
- Pasir Gudang
- Pulai
- Skudai

1.1 Nusajaya

Horizon Hills in Nusajaya is an up-market mixed golf residential development that features a variety of landscapes within a 1,200 acres integrated residential township. Gamuda Group recently launched two-storey cluster houses with land area from 2,240 sq. ft. and built-up from 2,399 sq. ft., priced from RM440,000 per unit, and 36 3-storey semidees with land area of 2,800 sq. ft. and built-up of 3,609 sq. ft., priced from RM1.1 million each. UEM Land also launched “The Hills”, comprising two to three storey bungalow houses priced from RM 2.75 million to RM3.5 million for built-up area of 5,014 to 5,719 sq. ft.

Ujana Apartment: This high-end apartment by UEM Land is located in a new area with guaranteed rental returns of a minimum of 14%. Apartments are selling from RM320 to RM360 per sq. ft., with sizes ranging from 911 to 2,480 sq. ft. The development, comprising 168 apartments and four penthouses, was launched in September 2009.

1.2 Johor Bahru

Nong Chik Heights: Mudra Tropika's landed development is located on Malay reserve land and is the first of its kind to feature a honeycomb housing design, which promotes community living, but also ends up with odd corners in the house. The development, comprising 82 units in Phase One, was given a soft launch in August 2009 and offers built-ups of 1,658 to 3,024 sq. ft. at prices ranging from RM295,500 to RM407,500.

D'Esplanade Residence: 250 units in Tower A of this upmarket service apartment (built-up: 775 to 7,227 sq. ft.), forming part of an integrated project comprising a retail mall and a hotel tower, were officially launched by the Khoo Soon Lee Group in 4Q2008. The indicative price of each unit was RM460 per sq. ft. onwards. Tower B of D'Esplanade Residence was launched in early 2009, along with some units specially designed to incorporate a private pool and garden.

KSL City: The D' Esplanade Residence, located in KSL City, Johor Baru, is a 33-storey two-tower service apartment building developed by KSL Properties Sdn Bhd. Offering prices for the 250 units in Tower A and 342 units in Tower B range upwards from RM286,160 for built-up areas ranging from 511 to 7,584 sq. ft. The building is scheduled for completion in December 2011.

1.3 Perling

Bukit Indah: This township comprises 1,056 acres under Bukit Indah 1 (launched in 1997) and 453 acres under Bukit Indah 2 (introduced in 2001). In 2009, SP Setia Berhad, under its Bukit Indah (Johor) Sdn Bhd subsidiary, launched about 550 units of terrace houses, with prices ranging from RM295,800 to RM641,000 for built-up areas of 1,489 sq. ft. to 2,032 sq. ft. Also launched were 44 two-storey bungalow houses priced from RM1.5 million to RM1.666 million with a built-up area of 3,179 sq. ft.

Nusa Duta: Under its Tarikan Abadi Sdn Bhd subsidiary, IJM land has built a freehold mixed signature boutique development on 127.73 acres land in Nusa Jaya. Properties launched in 2009 were in the Nusa Duta township for two-storey terrace and semi-detached units. Prices ranged from RM318,800 upwards for the terrace houses and from RM588,800 upwards for the semi-detached two-storey units.

Taman Laguna: Within this 78 acre development, adjacent to the mature residential and commercial areas of Taman Perling, Taman Baiduri, Taman D'Utama and Bandar Nusajaya, Nusa Utama Sdn Bhd is planning a total of 525 houses. Phase 1, completed in September 2009 offered 152 terrace units. Phase 2 launch is scheduled for completion in October 2011 and offers 77 two-storey terrace houses with built-up areas ranging from 2,863 to 3,220 sq. ft. for prices ranging from RM400,000 to RM806,000.

1.4 Tebrau

Setia Indah: The development comprises 888 acres of freehold land centered on an 18 acre townpark. In 2009, Setia Indah Sdn Bhd launched over 400 units of two-storey terrace houses. Starting prices range from RM280,800 to RM380,800, and upwards for built-up areas ranging from 1,740 sq. ft. to 2,353 sq. ft.

Seri Austin: In 2009, United Malayan Land Bhd, under its subsidiary Dynasty View Sdn Bhd, launched Deanna II comprising 122 two-storey terrace houses priced from RM300,048 to RM552,472 for built-up area of 1,947 sq. ft. and “Vanda”, comprising 64 semi-detached cluster two-storey houses priced from RM330,00 upwards for built-up area of 2,255 sq. ft.

Bandar Dato’ Onn: Located about 12 km from the Johor Baru city center and spread over 1,514 acres, this development by Johor Land Bhd has been planned as a self-contained city and place for more than 90,000 residents. Properties launched in 2009 include 65 two-storey terrace houses priced from RM245,000 to RM389,000 with a built-up area of 2,043 sq. ft.

1.5 Plentong

Ponderosa Villa: State-of-the-art and RFID (radio-frequency identification) technology homes at this gated community within Taman Ponderosa, about 23 units of 2-storey semi-detached houses with land size of 3,200 sq. ft. and built-up of 2,903 sq. ft. were launched in mid-2008 by the Berinda Group with a price of RM648,000 upwards. Another 14 units with smaller built-up of 2,704 sq. ft. were offered at RM498,000 each.

Taman Molek: The Berinda Group launched 28 2-storey semidees with a land area of 3,991 sq. ft. and built-up of 3,367 sq. ft., with prices from RM868,000 each.

1.6 Masai

Sierra Perdana: Within a 261 acre development in Sierra Perdana, Mah Sing Group launched one to two storey terrace houses ranging in price from RM135,830 to RM207,800 for built-up areas of 1,002 to 1,623 sq. ft..

Nusa Damai: Under its Skudai Development Sdn Bhd subsidiary, Malaysian Pacific Corp Bhd is transforming 905 acres in Masai into a self-sufficient, spacious, low density urban township. In 2009, the *Harmoni@Nusa Damai-Ph 7*, comprising 54 units of 1-storey terrace houses was launched for completion in 2011. Offering price was RM182,400 with built-up areas of 1,666 sq. ft.

1.7 Kempas

Setia Tropika: This 740 acre development, centered on a 12 acre townpark, launched over 500 units of 2-storey terrace houses. Starting prices range from RM245,000 to RM540,800, and upwards for built-up areas ranging from 1,428 sq. ft. to 2,746 sq. ft.. The developer is Setia Indah Sdn Bhd, a subsidiary of SP Setia Bhd.

1.8 Gelang Patah

Setia Eco Gardens: Comprising 948.7 acres of freehold land, properties launched in year 2009 by Kesas Kenangan Sdn Bhd, a subsidiary of SP Setia Bhd include 369 units of terrace houses, with prices ranging from RM310,800 to RM488,800. Built-up areas were from 1,185 sq. ft. to 1,621 sq. ft.

1.9 Pasir Gudang

Scientex Pasir Gudang: This integrated self-contained township comprising 12,000 residential and 520 commercial properties over an area of 1,100 acres is being planned by Scientex Park (M) Sdn Bhd & Scientex Quatari Sdn Bhd. The 2009 launch was for 160 two-storey and 50 semi-detached two-storey units ranging in price from RM109,800 upwards for the former and from RM243,000 upwards for the latter.

1.10 Pulau

Sri Pulau: In a residential complex in Sri Pulau Perdana, Mah Sing Group launched 96 semi-detached two-storey units for prices ranging from RM388,000 to RM462,000.

1.11 Skudai

Taman Pulau Bayu: Under its Bunga Development Sdn Bhd subsidiary, PJ Development Holdings Group has developed Mont Callista, comprising 192 semi-detached 3-storey units. Offering prices range from RM688,000 to RM730,000 for built-up areas ranging from 3,298 to 3,469 sq. ft. Completion date is scheduled for December 2011.

2. Commercial and Industrial

By Region:

- Pulau
- Kempas
- Nusajaya
- Ulu Tiram
- Kulai

2.1 Pulau

Bandar Pulau Jaya: United Malayan Land Bhd has bought a 629.25 acre land in this area, tying up with Tradewinds Johor Sdn Bhd to develop a RM718 million mixed development project here. The project will have industrial and technology parks, commercial, logistics and transportation hubs and supporting residential components. It is expected to take five years to complete.

2.2 Kempas

Taman Kempas Utama: This 101.7 hectare mixed housing project was launched by the IOI Group and expected to take eight to 10 years to complete. Plans are for 2,000 residential and commercial units while 20 hectares has been allocated for light industrial factories. In the first phase are 2-storey high-end smart homes within a gated environment. There are 108 Vistaria 2-storey units with land area of 1,540 sq. ft. and built-up of 2,314 sq. ft. for sale from RM304,900 per unit. There are also 54 Victoria 2-storey units with land area of 1,680 sq. ft. and built-up of 2,677 sq. ft. that are priced at RM348,900 each.

2.3 Nusajaya

Nusa Cemerlang: The Nusa Cemerlang Industrial Park (NCIP) is a freehold industrial area located in the heart of the IDR on a 210.8 hectares site and offers a wide range of factory lots such as semi-detached and detached factories. Crescendo Corporation Berhad, the developer, plans to have about 383 units of which, about 100 units have been built so far, with around 60 sold.

2.4 Ulu Tiram

Tropika Industrial Park: Gromutual is currently developing this project in Plentong.

2.5 Kulai

Kulai Industrial Park: Also developed by Gromutual as an industrial park for light and medium industries.
