



ENJOY THE
BEST OF BOTH WORLDS
BY A BRIDGE SO NEAR

SEINE REGION

R&F PRINCESS COVE

New Phase Open For Registration Now!



MALAYSIA HOTLINE : 1800-18-7777 | SINGAPORE HOTLINE : 1800-755-7777 | FOR LEASING ENQUIRIES : +607-277 2777 (EXT 8023)



R&F DEVELOPMENT SDN. BHD.
L2-086-A5, Mercu 1,
Jalan Tanjung Puteri 1, R & F Tanjung Puteri,
80300 Johor Bahru Malaysia

JOHOR BAHRU SALES GALLERY
(Berhadapan 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: Level 12A, Menara MSC Cyberport, No.6, Jalan Bukit Meldrum, 80300 Johor Bahru, Johor, Malaysia • Developer's License No.: 12078-1/08-2018/01999(L) • Validity Period: 02/08/2017 - 01/08/2018 • Advertising & Sales Permit No.: 15/76-1/08-2018/01999(P) • Validity Period: 02/08/2017 - 01/08/2018 • Approving Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference Number: MB/BJU/2014/02(N)/01 • Expected Completion Date: October 2017 • Land Tenure: Freehold • Land Encumbrance: Nil • Total No. of Units: 888 • Selling Price: RM 788,120 (Min) - RM 1,725,760 (Max) • Built-Up Area: 874 sqft (Min) - 1,381 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.



R&F PROPERTY OVERSEAS DEVELOPMENT, A CITY BENCHMARK PROJECT FOR SINGAPORE & MALAYSIA

A VASTLY INTEGRATED MEGA HOPSCA INTERNATIONAL MARINA DEVELOPMENT

Named one of the top 10 China developers, the full fledged R&F Property takes a big leap to set foot in Malaysia by introducing a 440,000m2 integrated mega marina development that hosts a 5-star Hyatt Hotel, a premium Grade-A office tower, Marina Business District, JB's first opera theatre, a sea cruise port, a coastal garden promenade, a luxury rooftop clubhouse, and international premium condominiums.



ARTIST'S IMPRESSION

THE LATEST METROPOLITAN HOTSPOT BETWEEN SINGAPORE & MALAYSIA

AN ICONIC CORNERSTONE OF THE 'ONE BELT, ONE ROAD' SOCIOECONOMIC SPHERE

R&F PRINCESS COVE

Malaysia and Singapore are located along Straits of Malacca, the most significant waterway in Asia. These 2 countries are leading the way in terms of Southeast Asian regional economy. They are the member countries in ASEAN and ranked 2 of the most important trading partners with China which benefit from the 'One Belt, One Road' Strategy.



MALAYSIA & SINGAPORE JOINTLY DEVELOP ISKANDAR MALAYSIA

R&F PRINCESS COVE

R&F Princess Cove is situated at the heart of Iskandar Malaysia, a special economic region jointly developed by Malaysia and Singapore. Now it is where Microsoft, Alibaba, Huawei and other world renowned Multinational Companies located. By year 2025, the special region is expected to cater up to 3 million people with GDP as high as Ringgit Malaysia 3,270 billion.



ARTIST'S IMPRESSION

CLOSE TO SINGAPORE'S WOODLAND BUSINESS DISTRICT

R&F PRINCESS COVE

Expansion project of Woodland Checkpoint at JB-Singapore Causeway will soon commence. Woodland would be developed into an innovative township and become the creative corridor of Northern Singapore. With just a bridge away across the Straits, R&F Princess Cove will be benefited from Woodland's economic spillover.



ARTIST'S IMPRESSION

ONE BRIDGE AWAY TO SINGAPORE

R&F PRINCESS COVE

1,056M AWAY FROM SINGAPORE, NESTLED AMID ISKANDAR MALAYSIA CBD

R&F Princess Cove is located opposite Singapore, just beside JB-Singapore Causeway, only 1,056m away from Singapore. Nestled amid Iskandar Malaysia CBD, it's the next big thing for JB, closest ever to Singapore, highly accessible to Malaysia and Singapore checkpoints.



EXCLUSIVE CIQ LINK BRIDGE CONNECTED TO JB CHECKPOINT

The CIQ Link Bridge connected to JB Checkpoint is officially open to public in 2018, all premise owners enjoy easy access to the checkpoint heading towards Singapore.



SINGAPORE-JB RTS, JUST 1 STOP AWAY FROM SINGAPORE

Singapore-JB RTS commuting system will be fully operating in 2024 and its terminal in Johor Bahru is located beside our project site. RTS is seamlessly linking with Singapore MRT system, where the Woodland Station in Singapore is just 1 stop away.

TRAVEL BETWEEN KUALA LUMPUR & SINGAPORE WITHIN 90 MINUTES. DIRECT FLIGHTS TO CHINA MAJOR CITIES.

Once KL-Singapore HSR (Iskandar Puteri Station) is fully operating in 2026, travelers will be able to visit 3 megacities including Singapore, JB & KL within 90 minutes. At the meantime, Senai International Airport nearby provides various direct flights to major cities in China.



THE BEST OF BOTH WORLDS BY A BRIDGE SO NEAR

R&F PRINCESS COVE ENJOYS A WONDERFUL LIFESTYLE GRANTED BY THE MATURE NEIGHBOURHOOD BETWEEN 2 COUNTRIES

- **Shopping Galore** : Orchard Road Business District, Marina Golden Sand Bay, Suntec City, Johor Bahru CBD, City Square Shopping Mall, Clarke Quay, KSL Shopping Mall, Johor Premium Outlet and etc
- **Leisure Hotspots** : Merlion Park, Marina Golden Sand Hotel, Legoland, Hello Kitty Theme Park, Pulau Spring Country Club and etc
- **Convenient Traffic** : Johor Senai Airport, Singapore Changi Airport and etc
- **Reputable Institutes** : Excelsior International School, Foon Yew High School, National University of Singapore, Nanyang Technological University and etc
- **Advanced Medication** : Singapore Thomson Medical, Johor Bahru General Hospital, Gleneagles Medini and etc



MALAYSIA: AN ATTRACTIVE LIVEABLE COUNTRY

R&F PRINCESS COVE

US Website 'International Living' announced the most ideal countries for retirees in 2018. Malaysia ranked World's No.5 and Asia's Top 1 with comfortable weather recorded around 21-32oC, low pollution, no winter, clear blue sky all year long, crisp fresh air, attractive island hopping, remarkable food safety, and low inflation rate with affordable price. All these factors draw crowds from around the world to shop and live here.



ONE OF THE CHINESE INFLUENCED COUNTRIES WITHOUT COMMUNICATION BARRIER

R&F PRINCESS COVE

Malaysia's Chinese population percentage is one of the highest among the foreign countries after Singapore. They use English, Chinese & Cantonese without communication barrier. Other than local cuisines, Malaysia has several renowned Chinese restaurants well known for Malaysian-styled Chinese food. Some of these restaurants are managed by chefs from China.



WORLD'S TOP 10 ADVANCED MEDICAL FACILITIES

R&F PRINCESS COVE

According to US Website 'International Living', Malaysia is ranked World's No.1 in terms of medical facilities in 2017. Together with Singapore, the surrounding area hosts more than 350 reputable medical centres, including Gleneagles Hospital, Columbia Asia Hospital, KPJ Johor Specialist Hospital, Mahkota Medical Centre, Singapore General Hospital and others.

WORLD'S NO.1 MEDICAL FACILITIES IN 2017

1	MALAYSIA	4. Ecuador	11. Honduras	18. Bolivia
		5. Costa Rica	12. Thailand	19. Philippines
2	MEXICO	6. Colombia	13. Italy	20. Dominica
		7. Spain	14. Peru	21. Ireland
		8. Nicaragua	15. Belize	22. Guatemala
3	PANAMA	9. Portugal	16. France	23. Uruguay
		10. Malta	17. Cambodia	24. Vietnam

SINGAPORE THOMSON HOSPITAL'S HOLISTIC MEDICAL TREATMENT

Singapore Thomson Hospital is one of the largest hospital in Southeast Asia, highly acclaimed by Singaporean. The medical group will soon operate a branch hospital in Johor Bahru, approximately 1.3km away from R&F Princess Cove.



JOHOR BAHRU GENERAL HOSPITAL PROVIDES MEDICAL TREATMENT FROM RM1 ONWARDS

Johor Bahru General Hospital is Malaysia's government hospital closely managed by Malaysian government to provide quality medical services with low medical fee as low as RM1. It is located approximately 3.5km from R&F Princess Cove.



GLENEAGLES HOSPITAL, A SIZEABLE PRIVATE HOSPITAL TRUSTED BY MANY

Johor Bahru General Hospital is Malaysia's government hospital closely managed by Malaysian government to provide quality medical services with low medical fee as low as RM1. It is located approximately 3.5km from R&F Princess Cove.



COLUMBIA ASIA HOSPITAL, A FULLY EQUIPPED MEDICAL CENTRE

This hospital nearby R&F Princess Cove is managed by one of the largest medical group namely Parkway Health from Singapore. It is well known for obstetrics and gynecology, pediatrics, and neurology.



MALAYSIA AS ASIA EDUCATION CENTRE

R&F PRINCESS COVE

According to 'Annual Global Competency Report', Singapore and Malaysia are leading the way in total competence. Malaysia ranked Asia's 3rd place, and 2nd in Southeast Asia after Singapore.



ARTIST'S IMPRESSION

BRITISH COMMONWEALTH EDUCATION SYSTEM, A STEPPING STONE TO ENTER THE IVY LEAGUE

Malaysia and Singapore are using British Commonwealth Education System alongside Chinese-English bilingual education system, and twinning programme. There will be no age limitation and the graduates get to earn UK, US or Australia bachelor degree. These certificates are recognised worldwide including China.

<p>3+0 LEARNING PROGRAMME</p> <p>Obtain international education certificate without the need to study abroad in UK, US, Australia or other countries.</p>	<p>2+1 LEARNING PROGRAMME</p> <p>Study 2 years in Malaysia prior to going abroad to UK or Australia or France or other countries to further study.</p>	<p>1+2 LEARNING PROGRAMME</p> <p>Study 1 years in Malaysia prior to going abroad to UK or Australia or France or other countries to further study.</p>
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ONLY 1/4 THE COST OF STUDYING IN EUROPE OR UNITED STATES



SURROUNDED BY INTERNATIONAL SCHOOL, EMBARK ON THE JOURNEY OF KNOWLEDGE

R&F PRINCESS COVE



ENROLL CHILDREN IN LOCAL PUBLIC SCHOOLS

Premise owners of R&F Princess Cove may choose to enroll their children in local government schools, so that their children enjoy the best study environment.

- SJK (C) Foon Yew
- SJK (C) Tampoi
- SJK (C) Pei Hwa
- SJK (C) Kempas Baru
- SJK (C) Thai Hong



ARTIST'S IMPRESSION

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EXCELSIOR INTERNATIONAL SCHOOL TO PROVIDE PREMIUM EDUCATION

R&F Princess Cove has signed agreement with Excelsior International School managed by Raffles Education Group, a highly-acclaimed education group in Asia Pacific. The school would provide quality education from pre-school to high school which links with international education system. Premise owners of R&F Princess Cove have the priority to enroll their children here.



EXCELSIOR INTERNATIONAL SCHOOL



EXCELSIOR INTERNATIONAL SCHOOL

SURROUNDED BY INTERNATIONAL SCHOOL, EMBARK ON THE JOURNEY OF KNOWLEDGE

R&F PRINCESS COVE



FOON YEW HIGH SCHOOL

THE CENTURY OLD REPUTABLE FOON YEW HIGH SCHOOL

The highly reputable Foon Yew High School is century old, also known as the 'Chinese Cultural Stronghold'. R&F Princess Cove donated an academic building block to Foon Yew High School. All premise owners are welcomed to send their children here. Whoever passed the enrollment test will be enrolled to study in this reputable school.

SURROUNDED BY REPUTABLE SINGAPORE EDUCATION INSTITUTES

Easy access to numerous world renowned Singapore universities, including National University of Singapore and Nanyang Technological University which is equally famous in terms of engineering, business, and science.



SINGAPORE UNIVERSITIES



NANYANG TECHNOLOGICAL UNIVERSITY

NEIGHBOURING EDUCITY OF ISKANDAR MALAYSIA

R&F Princess Cove is close to Educity which hosts Newcastle Medical University, University of Southampton, University of Reading and various other branch campuses of world-acclaimed higher learning institutes which answers different academic needs.



EDUCITY OF ISKANDAR MALAYSIA



NEWCASTLE MEDICAL UNIVERSITY



SOUTHAMPTON UNIVERSITY

A VASTLY INTEGRATED MEGA HOPSCA INTERNATIONAL MARINA DEVELOPMENT

THE INTEGRATED SYMBIOSIS OF ALL VALUE-ADDING RESOURCES IN R&F PRINCESS COVE

International 5-star Hotel: Cooperating with US Hyatt Group of Hotels to build a new 5-star international hotel that provides a premium business lounge and meeting hall for all premise owners alongside a one-stop experience for shopping, leisure and entertainment.



ARTIST'S IMPRESSION

Supreme Grade-A Office Tower: Designed by award-winning D.P. Architects to build a new benchmark for business venue in and around Malaysia and Singapore that caters to world-class business operation requirement.



ARTIST'S IMPRESSION

Marina Business District: A mega 'Diamond Clutter' Marina Business District is fully operated since 2018, presenting the first opera theatre in Johor Bahru, IMAX cinema, red wine cellar, yacht club, quirky performance bars, authentic bistro diners, and premium brand outlets with over 300 brands settled here.



ARTIST'S IMPRESSION

Marina Garden Promenade: 1.8km long of landscaped linear park with scenic views, coconut trees, magnificent sandy beach that form a breathtaking international marina experience.



ACTUAL SHOOTING

A VASTLY INTEGRATED MEGA HOPSCA INTERNATIONAL MARINA DEVELOPMENT

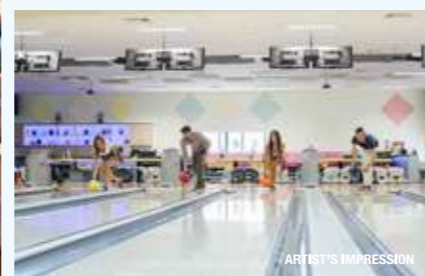
THE INTEGRATED SYMBIOSIS OF ALL VALUE-ADDING RESOURCES IN R&F PRINCESS COVE

International Condominiums: Thoughtfully planned layout to cater for investment, vacation and hostel requirement. Multifunctional and human-centric designs satisfy own stay or rental management. All units are furnished, you can literally move in with your luggage to enjoy a relaxing marina lifestyle.



Rooftop Clubhouse: 4500m2 built-up size with outdoor landscaped area measures more than 2,000m2, featuring a children's play room, infinity swimming pool, a sports centre and etc. The 6,522m2 sports centre includes an indoor badminton stadium, basketball stadium, bowling centre, taekwondo stadium and etc for you to enjoy an active, healthy lifestyle.

In the year 2018, the rooftop clubhouse received a remarkable upgrade to feature a gym room, cigar room, reading room, leisure café and other premium facilities that complement a relaxing way of living by seaside.



NEW UPGRADE OF SENSORIAL ENTERTAINMENT

R&F PRINCESS COVE

JB's First Opera Theatre: The diamond-shaped opera theatre in R&F Princess Cove is officially open to public in 2018 with 500m2 of space with auditorium hall that fits in 500 seats. Complemented by 1000m2 of cultural performance space all around Marina Business District, R&F Princess Cove will be the new address for various art performances including philharmonic performance, orchestra, and stage dramas.



Partnership with Emperor Entertainment Group of Cinemas: R&F Princess Cove cooperates with EEG to build a luxury cinema which hosts high-tech theatre hall and a full range of services for a perfect cinema experience.



Luxury Yacht: R&F Princess Cove features a luxury yacht with hundreds of docking spaces. To further flourish a mega water sports venue with modern, healthy activities, we have plans to introduce motorboats, water paragliding, kayaking and etc.



NEWLY LAUNCHED SEA VIEW PARCEL – SEINE REGION

R&F PRINCESS COVE

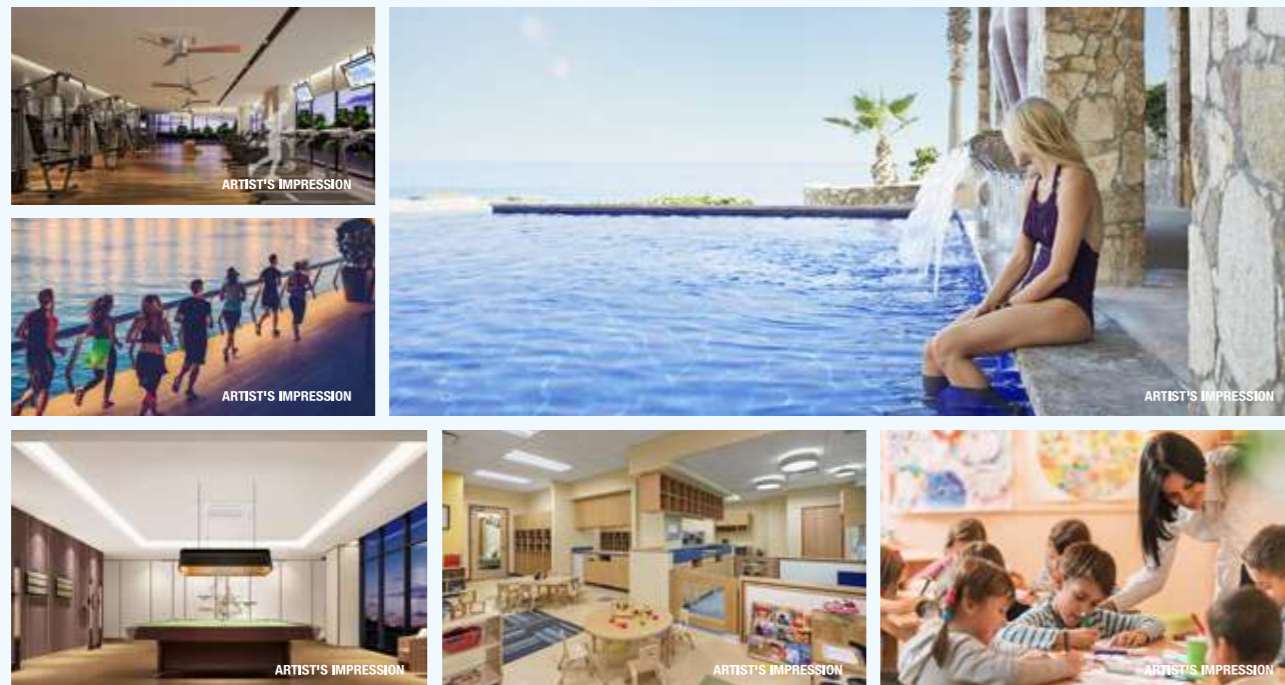
SEA VIEW UNITS OVERLOOKING THE SCENIC SEASIDE

R&F Princess Cove newly launched sea view units namely Seine Region, with built-up size from 44m² to 137m², adjacent to the dazzling diamond clutter of Marina Business District and Singapore-JB Causeway, overlooking stunning sea view and panorama of Singapore City.



LUXURY PACKAGE FOR A RELAXING LIFESTYLE

Seine Region's sky club features an infinity swimming pool, a gym room, a yoga room, a jogging track, an outdoor sports centre and etc, altogether with an international kindergarten for lifestyle conveniences.



EMBARK ON A DISCOVERY OF EXCITEMENT

R&F PRINCESS COVE ENJOYS A WONDERFUL LIFESTYLE GRANTED BY THE MATURE NEIGHBOURHOOD BETWEEN 2 COUNTRIES

2018 will witness the rise of R&F Princess Cove where luxury and fashion blend together. Come forth to enjoy the endless charm of a marina living.

- The 1st batch premise owners of R&F Princess Cove have received keys in 2017.
- The 1st phase of business district starts operating in the 1st Quarter of 2018. Oppo, Huawei, Skechers, The Face Shop and other 100 over brands has opened their retail stores here.
- The premise owners-exclusive CIQ Link Bridge is open for use in 2018
- Opera theatre is open to public in 2018, and soon will host multicultural art performances presented by China, Singapore and Malaysia.
- Shutter bus service to travel between R&F Princess Cove, CIQ and Singapore is in plan.
- In 2018, the Marina Garden Promenade and its linear park take shape.

