

PARAGON GATEWAY

J O H O R B A H R U

FREEHOLD
REMARKABLE LIVING



Artist Impression



Complimentary shuttle service

Enjoy a free shuttle ride from Paragon Gateway to Customs, Immigration and Quarantine (CIQ)*.

Paragon Gateway embrace an Exceptional Lifestyle

In Johor Bahru's vibrant core, Paragon Gateway is your urban retreat. Discover serene spaces amidst the lively ambiance, adorned with lush greens, creating a warm sanctuary for your return home.

KEY HIGHLIGHTS

PRIME LOCATION WITH
EXCELLENT CONNECTIVITY
AND ROAD LINKAGE

PRACTICAL DESIGN
WITH A SEMI-
FURNISHED UNIT

SURROUNDED BY
THRIVING MATURED
TOWNSHIP

5.24 ACRES
LAND AREA

4 TOWERS

2,136 EXCLUSIVE
UNITS



APPROVED BY
MALAYSIA'S LEADING
GREEN BUILDING
CERTIFICATION BODY

FACILITY DECK
LEVEL 10 (PODIUM)



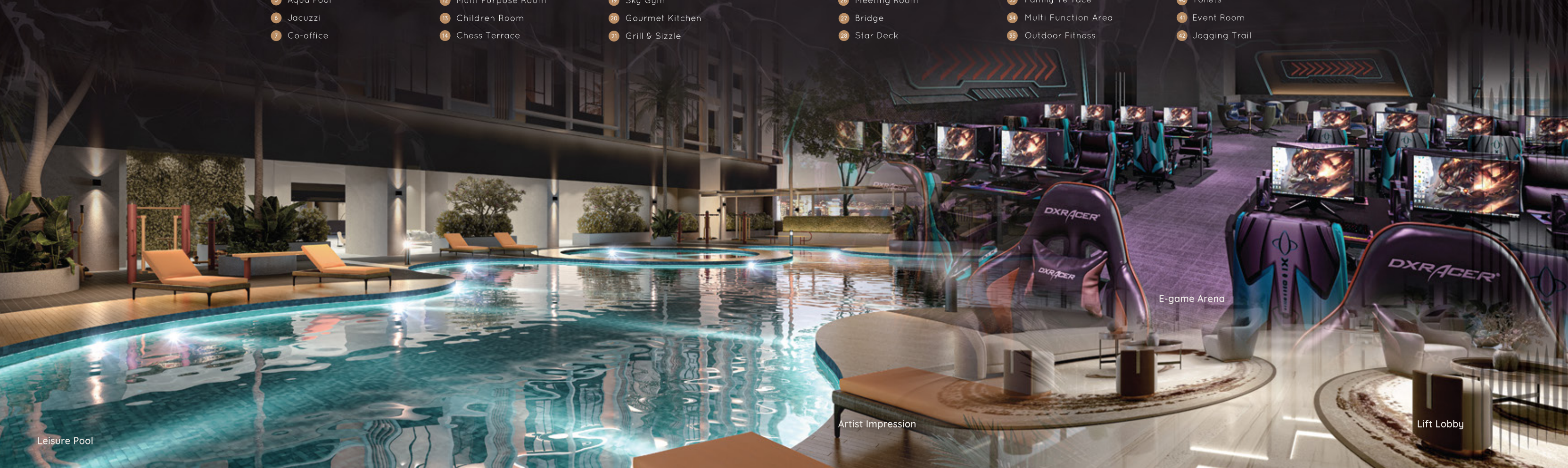
A Tranquil Space
for Unwind & Relax Mind

- | | | | | | |
|----------------------|------------------------|----------------------------|----------------------|------------------------|-----------------------|
| 1 Infinity Edge Pool | 8 Reading/Study Room | 15 Children Adventure Zone | 22 Showers & Toilets | 29 Relaxation Pavilion | 36 Leisure Pool |
| 2 Lap Pool | 9 Entertainment Room | 16 Pool Deck | 23 Sauna | 30 Leisure Terrace | 37 Children Play Zone |
| 3 Shallow Pool | 10 Pool Side Terrace | 17 Chat Pavilion | 24 Surau | 31 Sky Park | 38 Open Game Area |
| 4 Wading Pool | 11 Pre Function Lounge | 18 Pool Deck/Outdoor Yoga | 25 Management Office | 32 E-game Arena | 39 Squash Court |
| 5 Aqua Pool | 12 Multi Purpose Room | 19 Sky Gym | 26 Meeting Room | 33 Family Terrace | 40 Toilets |
| 6 Jacuzzi | 13 Children Room | 20 Gourmet Kitchen | 27 Bridge | 34 Multi Function Area | 41 Event Room |
| 7 Co-office | 14 Chess Terrace | 21 Grill & Sizzle | 28 Star Deck | 35 Outdoor Fitness | 42 Jogging Trail |



Artist Impression

Unwind, relax, and revive with a full deck of premium facilities. Tame your senses, evolve, and enjoy a sensible connection with your vibrant and best self without boundaries and limitations.



Leisure Pool

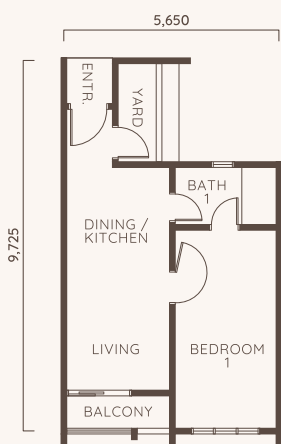
Artist Impression

E-game Arena

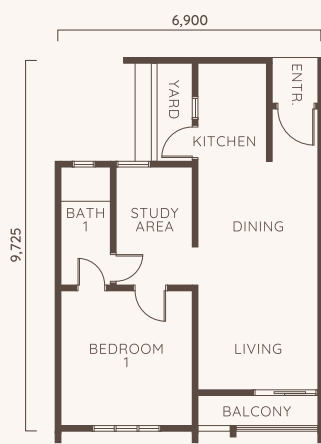
Lift Lobby

Thoughtfully designed floor plans

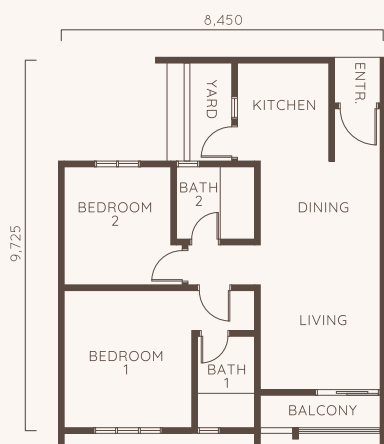
TYPE A 499 sq.ft.
1 bedroom
1 bathroom



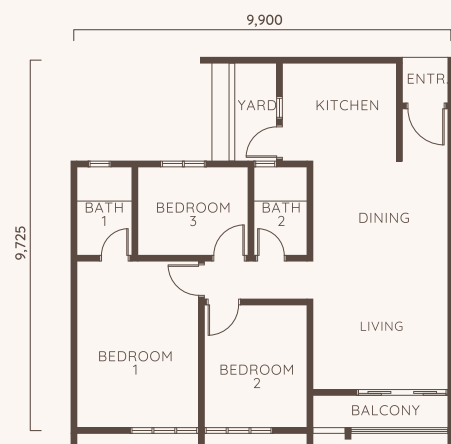
TYPE B 648 sq.ft.
1 bedroom + 1 study
1 bathroom



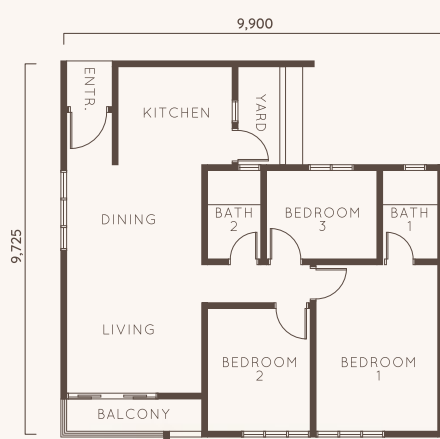
TYPE C 788 sq.ft.
2 bedrooms
2 bathrooms



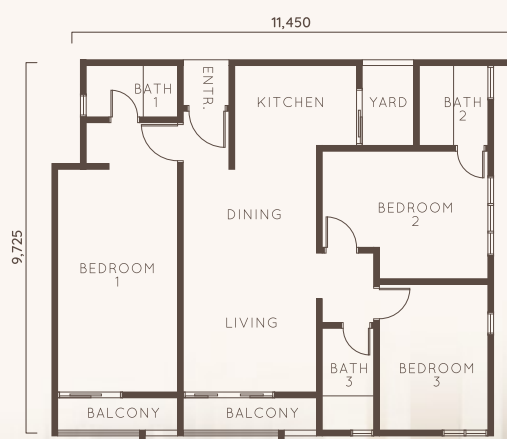
TYPE D 915 sq.ft.
3 bedrooms
2 bathrooms



TYPE D1 915 sq.ft.
3 bedrooms
2 bathrooms



TYPE E 1,177 sq.ft.
3 bedrooms
3 bathrooms



Specifications

STRUCTURE	Reinforced Concrete Frame							
WALL	Reinforce Concrete Wall / Brickwall / Light Weight Block (Where Applicable)							
ROOF	Reinforce Concrete Flat Roof							
CEILING	Skim Coat / Plaster Ceiling Board with Emulsion Paint (Where Applicable)							
DOOR	Metal Door Frame with Wooden Door							
WINDOW	Aluminium Frame Glass Window							
LOCKSET	Selected Quality Locksets							
WALL FINISHES	Kitchen (Selected Area)			1500mm Height Tiles				
	Bathrooms			Ceiling Height Tiles				
	External Wall			Weather Resistant Paint				
	Others			Render / Plastering / Skim coat with Emulsion Paint				
FLOOR FINISHES	Living / Dining	Tiles	Yard	Tiles				
	All Bedrooms / Study Area	Tiles	Balcony	Tiles				
	Kitchen	Tiles	Entrance	Tiles				
	All Bathrooms	Tiles						
SANITARY & PLUMBING FITTINGS		TYPE	A	B	C	D	D1	E
	Kitchen Sink	1	1	1	1	1	1	1
	Sitting W.C	1	1	2	2	2	2	3
	Wash Hand Basin	1	1	2	2	2	2	3
	Tissue Roll Holder	1	1	2	2	2	2	3
	Shower Rose	1	1	2	2	2	2	3
	Tap	2	2	3	3	3	3	4
	Lighting Point	9	12	14	14	14	14	18
	Fan Point	2	2	2	2	2	2	2
	Power Point	9	11	13	15	15	15	17
	Water Heater Power Point	1	1	2	2	2	2	3
	Air-Cond Power Point	2	3	3	4	4	4	4
	SMATV Point	1	1	1	1	1	1	2
	Distribution Board	1	1	1	1	1	1	1
	Fiber Wall Socket	1	1	1	1	1	1	1



Artist Impression

A strategic location with excellent connectivity

Live within a connected location with great accessibilities,
conveniences and amenities close by.



A PROJECT BY:

J&L LAND
柔置地集团 GROUP

DEVELOPED BY:

PARAGON PREMIUM SDN. BHD.
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Suria Paragon • Developer's License No.: 30435/05-2828/0112(N) • Validity Period: 02/05/2023 - 01/05/2028 • Phase 1 • Advertising & Sales Permit No.: 30435-1/10-2026/1103(N)(S) • Validity Period: 05/10/2023 - 04/10/2026 • Land Tenure: Freehold • Authority Approval: Majlis Bandaraya Johor Bahru • Approval Building Plan Reference No.: MBJBU/2023/14/BGN/6/KOM • Expected Date of Completion: Oct 2027 • Land Charge: Malaysian Banking Berhad • Total Units Tower A: 689 Unit - (Min): RM 348,653 (Max): RM 968,290 • Total Units Tower B: 689 Unit - (Min): RM 348,653 (Max): RM 967,290 • SIFUS Reference No.: PTG/SIFUS/11/02/40/303/182/2023 • Phase 2 • Advertising & Sales Permit No.: 30435-2/03-2027/0206(N)(S) • Validity Period: 04/03/2024 - 03/03/2027 • Land Tenure: Freehold • Authority Approval: Majlis Bandaraya Johor Bahru • Approval Building Plan Reference No.: MBJBU/2023/14/BGN/5/KOM • Expected Date of Completion: Feb 2028 • Land Charge: Malaysian Banking Berhad • Total Units Tower C: 369 Unit - (Min): RM 350,353 (Max): RM 970,290 • Total Units Tower D: 369 Unit - (Min): RM 350,353 (Max): RM 970,290 • SIFUS Reference No.: PTG/SIFUS/11/02/40/303/182/2023 • 15% Discount for Bumiputera • All art renderings and photographs contained in this circular are artist's impressions only. The developer reserves the right to modify any part of the building prior to completion as directed or approved by relevant authorities. All plans, layouts, information and specification are subject to change and cannot form part of an offer or contract presentation.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY