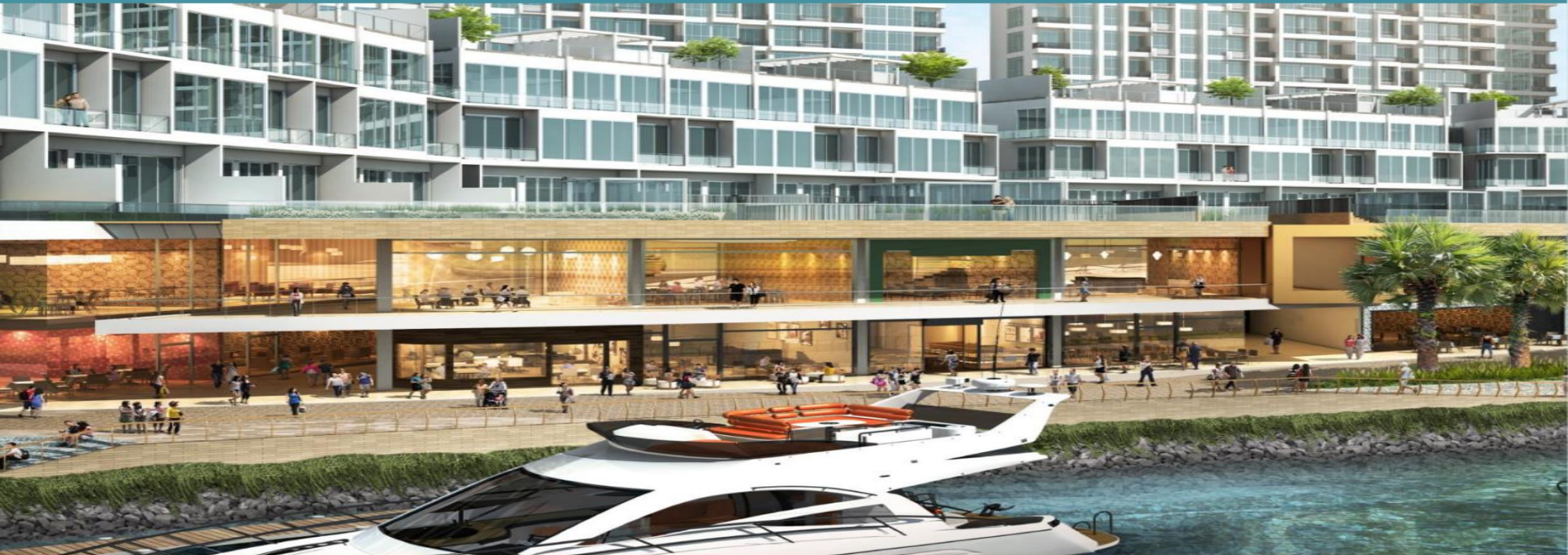


# Puteri Cove

QUAYSIDE  
PUTERI HARBOUR ISKANDAR

Prime FREEHOLD Waterfront Retail at its Finest

A Rare Chance to Own & Benefit from  
Prime FREEHOLD Retail Strata Units Facing the Marina





## Marina Living at its Finest and Most Accessible

With stunning uninterrupted views of the tranquil Straits of Johor and a private marina giving way to lush tropical gardens, Puteri Cove is enviably located in the most exclusive and prestigious waterfront enclave in Puteri Harbour, Nusajaya.

Nestled in an exclusive location, award-winning Puteri Harbour located in the heart of Nusajaya, is the crown jewel of Iskandar Malaysia, as a tranquil marina hidden away from the hustle and bustle of the city. The marina offers luxury respite in bustling Nusajaya, the key commercial zone in Iskandar Malaysia.

Accessibility and connectivity to Singapore via ferry, car or rail is a breeze when at *Puteri Cove Quayside*.

- Puteri Harbour International Ferry Terminal - 5 minutes' walk
- Tuas Second Link - 10 minutes' drive
- Senai International Airport - 20 minutes' drive
- Singapore Changi Airport - 45 minutes' drive
- Future High Speed Rail Station at Nusajaya



Spanning over 2,000 sq km and widely expected to be the 'Shenzhen' of Malaysia, Iskandar Malaysia has attracted a great deal of interest from the global investment community. Its strategic proximity and easy accessibility to Singapore and all that Singapore offers, coupled with the warming of bilateral ties and strong government support, is paving the way for a new metropolis in the southern tip of Peninsula Malaysia.

Modelled after Monaco and Sentosa Cove, Puteri Cove offers an exceptional opportunity to curate a retail and gastronomic enclave serving a diverse, multi-national community where an integrated, resort style living is set amidst a lush and tranquil landscape.

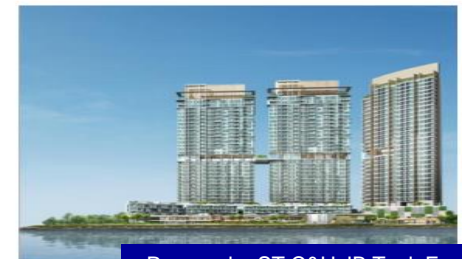
The freehold development sited on a vast land area of 340,000 sqft (7.8 acres) comprises:

### Puteri Cove Residences

- A freehold condominium with 658 luxury apartments in two 33-storey tower blocks, including a separate 33-storey tower of 340 luxury serviced suites managed by one of the most renowned international hotel groups.
- Four 3-storey blocks of 56 SOHO/loft units.

### Puteri Cove Quayside

- A 2-storey Lifestyle Retail Centre with 79 retail strata units for daily convenience, shopping, F&B dining and entertainment along the breezy marina promenade, to serve residents and the public.



Conceptualised by Singaporean developers Pacific Star and DB2 Land and modelled after sought-after waterfront lifestyle destinations such as Monaco and Sentosa Cove, **Puteri Cove Quayside** will be built to mirror world-class marina projects to offer prime waterfront retail and F&B units, through a quality tenant mix that is carefully brought together and managed by the developers. With its specialty retail stores, restaurants and cafes, **Puteri Cove Quayside** will offer the entire Puteri Harbour precinct the ultimate marina-front dining, leisure and shopping pursuits for affluent and well-heeled residents and visitors alike, when completed in mid 2017.



**Puteri Cove Quayside** features two storeys of 79 retail strata units spread across 120,000 sq ft, presenting a unique opportunity for retail and F&B concepts to take advantage of wide roof top terraces overlooking a private marina, as well as a breezy and inviting promenade.

### Positioning

- An optimum mix of cosmopolitan and diverse F&B and retail concepts catering to chic and trendy residents, visitors and tourists.
- Tenant mix that is predominantly F&B comprising vibrant and trendy alfresco restaurants and cafes, and convenience and specialty retail such as supermarkets, spas and wellness.
- The breezy marina promenade will be seamlessly integrated with the private marina berth as a lifestyle destination.

### Target Market

- In-building residents, PMEBS, expatriates and tourists with high spending power.
- Tertiary and international high-school community who frequent trendy retail stores and chill out at casual bistros and cafes.
- Expatriates, tourists and professionals who appreciate a mix of local niche and new international brands.

### The Surroundings

#### Residential Catchment

- Puteri Cove Residences
- Pinetree Marina
- Teega
- Imperia
- Encorp Marina
- Almas Commercial Centre
- Emerald Bay
- Dakshina Marina
- The Wave
- Meridin@Medini
- Paradiso Nuova
- Afiniti@Medini
- D'Pristine
- 1Medini
- Iskandar Residences
- 18@Medini
- A60@Medini
- Avira Medini
- Eco Botanic
- East Ledang
- Ledang Heights
- Leisure Farm

#### Office Catchment

- Kota Iskandar
- Puteri Harbour
- International Ferry Terminal
- Puteri Harbour Convention Centre
- Gleneagles Medini Hospital
- Columbia Asia Hospital
- Ascendas – UEM Land Tech park
- Meridin@Medini
- iMedini Walk
- Almas Commercial Centre

#### Hotels & Serviced Apartments

- Traders Hotel
- Somerset Residences
- Meridin@Medini
- Afiniti Medini
- iMedini Walk
- Legoland Hotel

#### Educational Institutions

- Newcastle University Medicine Malaysia (NUMed)
- Marlborough College Malaysia (MCM)
- University of Southampton Malaysia Campus (USMC)
- Netherlands Maritime Institute of Technology (NMIT)
- University of Reading Malaysia (UoRM)
- Raffles University Iskandar (RUI)
- Management Development Institute of Singapore (MDIS)
- Raffles American School (RAS)

#### Others

- Ascendas – UEM Land Tech park
- Horizon Hills Golf and Country Club
- Pinewood Studios
- Motosports City
- Puteri Harbour Family Theme Park
- Angry Birds Activity Park
- Sunway Medini Theme Park

|                          |
|--------------------------|
| Ground Level             |
| 580 sq ft – 10,185 sq ft |
| Lower Ground 2           |
| 437 sq ft – 6,895 sq ft  |



Prepare by ST C&H JB Task Force



*Puteri Cove Quayside* will boast marina-front lifestyle stores, alfresco dining outlets, hipster cafés, supermarkets, grocery stores, medical clinics, convenience stores, food court and a comprehensive suite of amenities and services for the complete convenience of residents and its surrounding catchment, along a breezy open promenade.

**This is truly first-class marina living at its best**





# Floor Plan | Ground Level

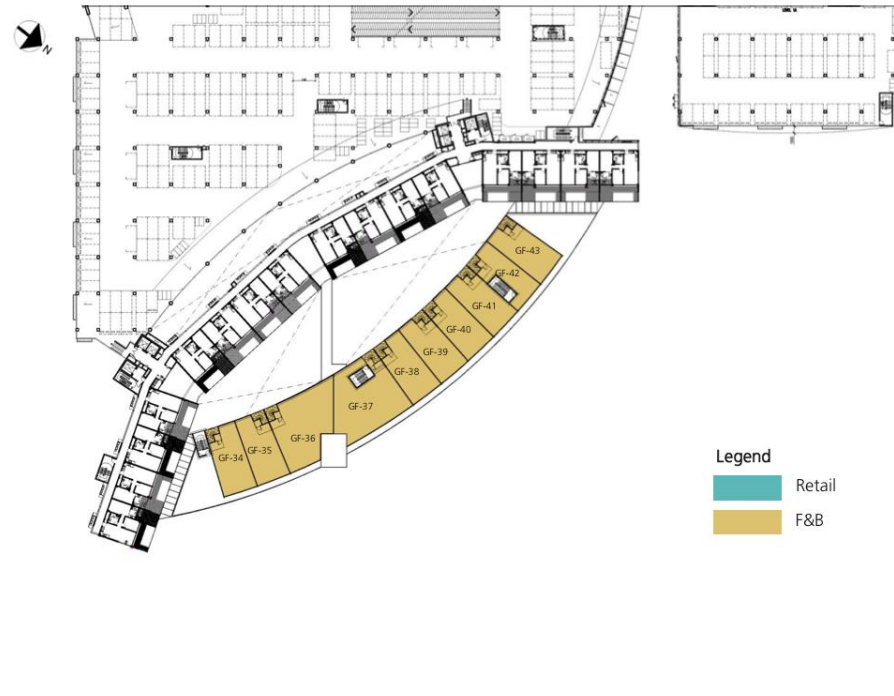
Connected to open rooftop garden, ideal for alfresco dining

# Floor Plan | Level 1

Open rooftop garden, connected to units at ground level



Total retail units : 18 units  
Total F&B units : 27 units  
Unit size range : 580 sq ft – 10,185 sq ft



All plans subject to change. Not drawn to scale, for illustration purpose only

# Floor Plan | Lower Ground 2

Facing promenade



Total retail units : 16 units  
Total F&B units : 18 units  
Unit size range : 439 sq ft – 6,895 sq ft

All plans subject to change. Not drawn to scale, for illustration purpose only

# Units Composition

## Ground Level

| Unit Number | Unit Type | Floor to Ceiling Height | Provisional Area* | Provisional Accessory Parcel Area*<br>(Outdoor Space/<br>Roof Garden) | Total Provisional Area* |
|-------------|-----------|-------------------------|-------------------|---|-------------------------|
|             |           | (m)                     | (sq ft)           | (sq ft)   | (sq ft)                 |
| GF-01       | Retail    | 4.485                   | 10,185            | -   | 10,185                  |
| GF-02       | F&B       | 4.485                   | 1,792             | -   | 1,792                   |
| GF-03       | F&B       | 4.485                   | 1,149             | -   | 1,149                   |
| GF-04       | F&B       | 4.485                   | 1,151             | -   | 1,151                   |
| GF-05       | F&B       | 4.485                   | 1,390             | -   | 1,390                   |
| GF-06       | F&B       | 4.485                   | 1,116             | -   | 1,116                   |
| GF-07       | F&B       | 4.485                   | 1,164             | -   | 1,164                   |
| GF-08       | F&B       | 5.82                    | 1,282             | -   | 1,282                   |
| GF-09       | F&B       | 5.785                   | 1,671             | -   | 1,671                   |
| GF-10       | F&B       | 5.785                   | 3,346             | -   | 3,346                   |
| GF-11       | F&B       | 5.785                   | 1,647             | -   | 1,647                   |
| GF-12       | F&B       | 5.785                   | 1,614             | -   | 1,614                   |
| GF-13       | F&B       | 5.785                   | 1,408             | -   | 1,408                   |
| GF-14       | Retail    | 6.935                   | 1,136             | -   | 1,136                   |
| GF-15       | Retail    | 6.935                   | 2,053             | -   | 2,053                   |
| GF-16       | Retail    | 5.85                    | 1,083             | -   | 1,083                   |
| GF-17       | Retail    | 5.85                    | 1,035             | -   | 1,035                   |
| GF-18       | Retail    | 5.85                    | 1,035             | -   | 1,035                   |
| GF-19       | Retail    | 5.85                    | 580               | -   | 580                     |
| GF-20       | Retail    | 5.85                    | 580               | -   | 580                     |
| GF-21       | Retail    | 5.85                    | 580               | -   | 580                     |
| GF-22       | Retail    | 5.85                    | 580               | -   | 580                     |
| GF-23       | Retail    | 5.85                    | 594               | -   | 594                     |
| GF-24       | Retail    | 5.85                    | 778               | -   | 778                     |
| GF-25       | Retail    | 5.85                    | 580               | -   | 580                     |
| GF-26       | Retail    | 5.85                    | 580               | -   | 580                     |
| GF-27       | Retail    | 5.85                    | 580               | -   | 580                     |
| GF-28       | Retail    | 5.85                    | 580               | -   | 580                     |
| GF-29       | Retail    | 5.85                    | 580               | -   | 580                     |
| GF-30       | Retail    | 5.85                    | 1,181             | -   | 1,181                   |
| GF-31       | F&B       | 5.85                    | 1,408             | -   | 1,408                   |
| GF-32       | F&B       | 5.85                    | 1,067             | -   | 1,067                   |
| GF-33       | F&B       | 4.475                   | 598               | -   | 598                     |
| GF-34       | F&B       | 4.475                   | 1,108             | 1,415   | 2,523                   |
| GF-35       | F&B       | 4.45                    | 1,108             | 1,415   | 2,523                   |
| GF-36       | F&B       | 4.475                   | 1,692             | 2,412   | 4,104                   |
| GF-37       | F&B       | 4.475                   | 1,440             | 2,850   | 4,290                   |
| GF-38       | F&B       | 4.475                   | 1,108             | 1,415   | 2,523                   |
| GF-39       | F&B       | 4.475                   | 1,108             | 1,415   | 2,523                   |
| GF-40       | F&B       | 4.475                   | 1,108             | 1,415   | 2,523                   |
| GF-41       | F&B       | 4.475                   | 1,108             | 1,415   | 2,523                   |
| GF-42       | F&B       | 4.45                    | 896               | 1,212   | 2,108                   |
| GF-43       | F&B       | 4.475                   | 1,108             | 1,443   | 2,551                   |
| GF-44       | F&B       | 4.525                   | 733               | -   | 733                     |
| GF-45       | F&B       | 3.83                    | 3,079             | -   | 3,079                   |

\* Subject to change

# Units Composition

## Lower Ground 2

| Unit Number | Unit Type | Floor to Ceiling Height | Provisional Area* | Provisional Accessory Parcel Area*<br>(Outdoor Space/<br>Roof Garden) | Total Provisional Area* |
|-------------|-----------|-------------------------|-------------------|---|-------------------------|
|             |           | (m)                     | (sq ft)           | (sq ft)   | (sq ft)                 |
| LG2-01      | F&B       | 6.175                   | 1,002             | -   | 1,002                   |
| LG2-02      | F&B       | 6.175                   | 2,458             | -   | 2,458                   |
| LG2-03      | F&B       | 6.175                   | 1,506             | -   | 1,506                   |
| LG2-04      | F&B       | 4.125                   | 1,074             | -   | 1,074                   |
| LG2-05      | F&B       | 4.05                    | 1,012             | -   | 1,012                   |
| LG2-06      | F&B       | 4.10                    | 1,051             | -   | 1,051                   |
| LG2-07      | Retail    | 4.10                    | 927               | -   | 927                     |
| LG2-08      | Retail    | 4.10                    | 439               | -   | 439                     |
| LG2-09      | Retail    | 4.10                    | 439               | -   | 439                     |
| LG2-10      | Retail    | 4.10                    | 439               | -   | 439                     |
| LG2-11      | Retail    | 4.10                    | 439               | -   | 439                     |
| LG2-12      | Retail    | 4.10                    | 439               | -   | 439                     |
| LG2-13      | Retail    | 4.075                   | 439               | -   | 439                     |
| LG2-14      | Retail    | 4.10                    | 442               | -   | 442                     |
| LG2-15      | Retail    | 4.10                    | 442               | -   | 442                     |
| LG2-16      | Retail    | 4.10                    | 442               | -   | 442                     |
| LG2-17      | Retail    | 4.10                    | 442               | -   | 442                     |
| LG2-18      | Retail    | 4.10                    | 442               | -   | 442                     |
| LG2-19      | Retail    | 4.10                    | 599               | -   | 599                     |
| LG2-20      | Retail    | 4.10                    | 1,010             | -   | 1,010                   |
| LG2-21      | Retail    | 4.10                    | 706               | -   | 706                     |
| LG2-22      | Retail    | 4.10                    | 706               | -   | 706                     |
| LG2-23      | F&B       | 4.10                    | 1,050             | 1,142   | 2,192                   |
| LG2-24      | F&B       | 4.10                    | 1,289             | -   | 1,289                   |
| LG2-25      | F&B       | 4.10                    | 2,016             | -   | 2,016                   |
| LG2-26      | F&B       | 4.10                    | 1,431             | -   | 1,431                   |
| LG2-27      | F&B       | 4.10                    | 1,535             | 837   | 2,372                   |
| LG2-28      | F&B       | 4.10                    | 2,016             | 1,081   | 3,097                   |
| LG2-29      | F&B       | 4.10                    | 1,008             | 1,082   | 2,090                   |
| LG2-30      | F&B       | 4.10                    | 1,008             | -   | 1,008                   |
| LG2-31      | F&B       | 4.10                    | 767               | -   | 767                     |
| LG2-32      | F&B       | 4.10                    | 1,008             | -   | 1,008                   |
| LG2-33      | F&B       | 4.10                    | 1,291             | -   | 1,291                   |
| LG2-34      | F&B       | 3.985                   | 4,570             | 2,325   | 6,895                   |

\* Subject to change



# SPECIFICATIONS

| Description                        | Retail Units   | F&B Units   |
|------------------------------------|--|---|
| Maximum Floor Loading              | 5kN/sqm  | 5kN/sqm   |
| Power Supply                       | 60A 3-phase isolator with meter                              | 100A 3-phase isolator with meter<br>(Provision for upgrade to 150A 3-phase) |
| Water Supply                       | Water supply connection point                                | Water supply connection point   |
| Air Conditioning                   | Air conditioning refrigerant piping to outdoor air con ledge | Air conditioning refrigerant piping to outdoor air con ledge                |
| Telephone/ Unifi Fibre Wall Socket | 1 number   | 1 number  |
| HD SMATV Point                     | 1 number   | 1 number  |
| Lighting & Small Power Point       | Nil  | Nil   |
| Electrical DB                      | Nil  | Nil   |
| Kitchen Exhaust                    | NA   | Wall exhaust opening for kitchen exhaust duct connection                    |
| LPG Point                          | NA   | Gas pipe connection   |
| Floor Trap                         | 1 number   | 1 number  |
| Grease Trap                        | NA   | To be installed by occupiers  |

# Please Call

|                  |           |                        |
|------------------|-----------|------------------------|
| Daphne Wong      | 9188 9192 | CEA Reg no : R 023624E |
| Joyce Kuah       | 9677 3900 | CEA Reg no : R 023278I |
| Ricky Teo        | 9387 4813 | CEA Reg no : R 023299A |
| Sukhvinder Singh | 8430 0030 | CEA Reg no : R 023334C |
| Susan Quah       | 9735 1105 | CEA Reg no : R 023084J |
| Shawn Yim        | 9695 4627 | CEA Reg no : R 049796J |

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**Simon Tong**

9026 1123

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