



ManSolin

Residences
TAMAN DESA TEBRAU

THE
Perfect Harmony
OF COMFORT & ACCESSIBILITY

舒适便捷 和谐共融

IKEA
TEBRAU

TOPPEN
SHOPPING CENTRE

AEON
TEBRAU CITY

HERO MARKET
TEBRAU CITY

LOTUS'S
TEBRAU CITY

HOSPITAL
SULTAN ISMAIL

Future Development

Nestled in the vibrant heart of Taman Desa Tebrau, Mandolin Residences is a freehold sanctuary that seamlessly blends modern comfort with convenience. Positioned along the thriving Tebrau Corridor, just 14 km from Johor Bahru, it is surrounded by shopping malls, educational institutions & healthcare.

Mandolin Residences 坐落于充满活力的 Desa Tebrau 核心区域，融合了舒适与便利，打造优质永久地契的理想居所。项目位于蓬勃发展的地不老黄金走廊，距离新山市区仅 14 公里，周边环境环绕大型购物中心、知名教育机构及完善医疗设施，为您的生活带来无尽便利与优越体验。

Mandolin
Residences

FREEHOLD
SERVICED
RESIDENCES

永久地契
服务式公寓



FLEXIBLE LAYOUTS
& DUAL-KEY CONCEPTS

双钥匙灵活户型 畅享空间自由



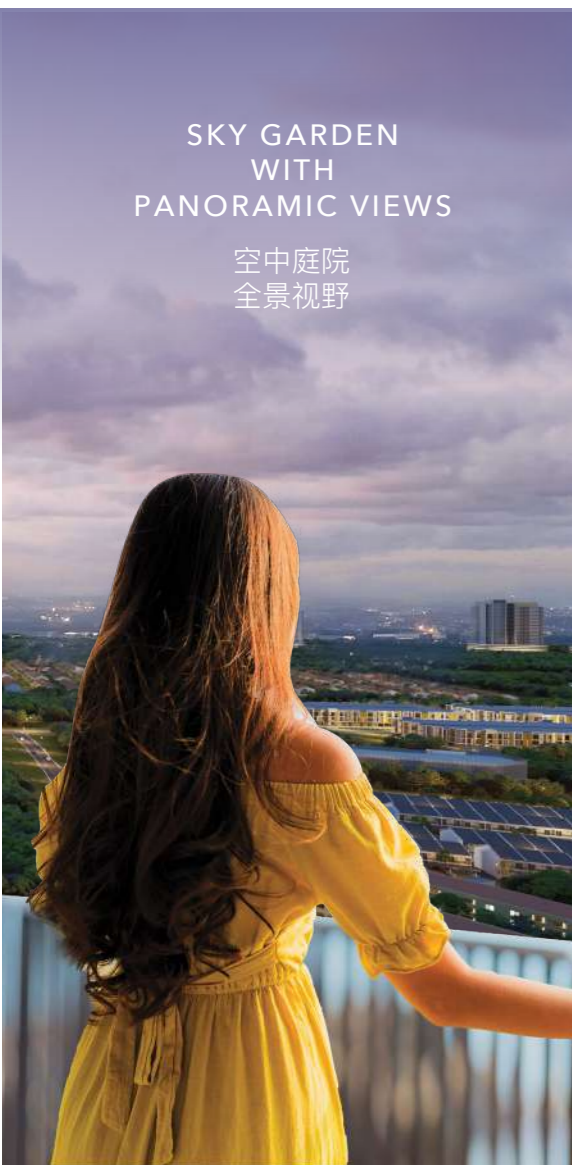
EXPERIENCE A LIFESTYLE
ENRICHED BY ABUNDANT
CRAFTED AMENITIES

尽享由丰富精致的设施
构筑的优雅生活方式



SKY GARDEN
WITH
PANORAMIC VIEWS

空中庭院
全景视野



SECURE LIVING
WITH MULTI-TIER
SECURITY

多重保安
安心宜居



PRIME LOCATION
IN A VIBRANT
TOWNSHIP

繁华社区的核心地段



Welcome to Your Sanctuary

OF COMFORT & TRANQUILITY

静谧舒居 心之归处



Exterior View of Mandolin Residences | Artist's Impression



At the Heart
OF EVERYTHING THAT MATTERS
汇聚生活所需 安心之所



WHERE EVERY HOMECOMING
Feels Like a Warm Embrace
每一次回家 皆是温暖拥抱





REDEFINING *Urban Living*
WITH SERENITY & JOY

宁静愉悦 焕新都市生活



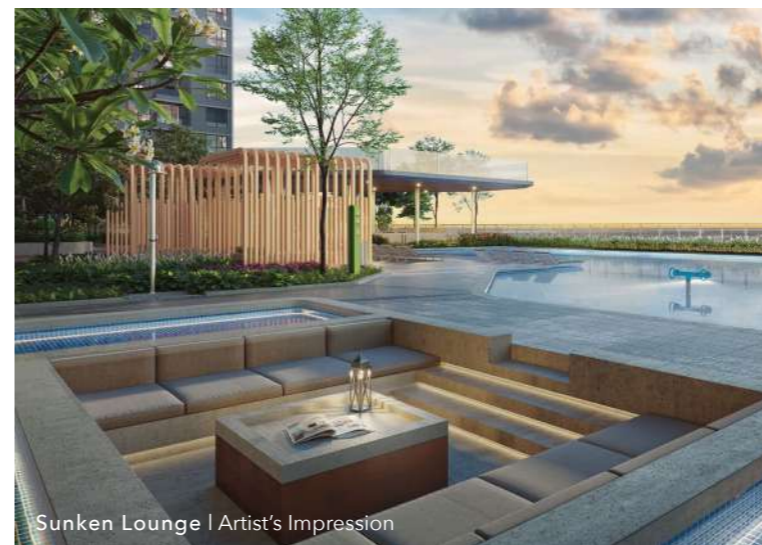
Swimming Pool | Artist's Impression

CONNECTED LIVING. ENERGISED LIFESTYLE.
STAY ACTIVE. FEEL REJUVENATED.

动静相融。焕发生活新能量



Children's Playground | Artist's Impression



Sunken Lounge | Artist's Impression



FACILITIES 休闲设施

LAYOUT PLAN | PODIUM A - Level 6 设施平面图 | A座平台 • 六楼



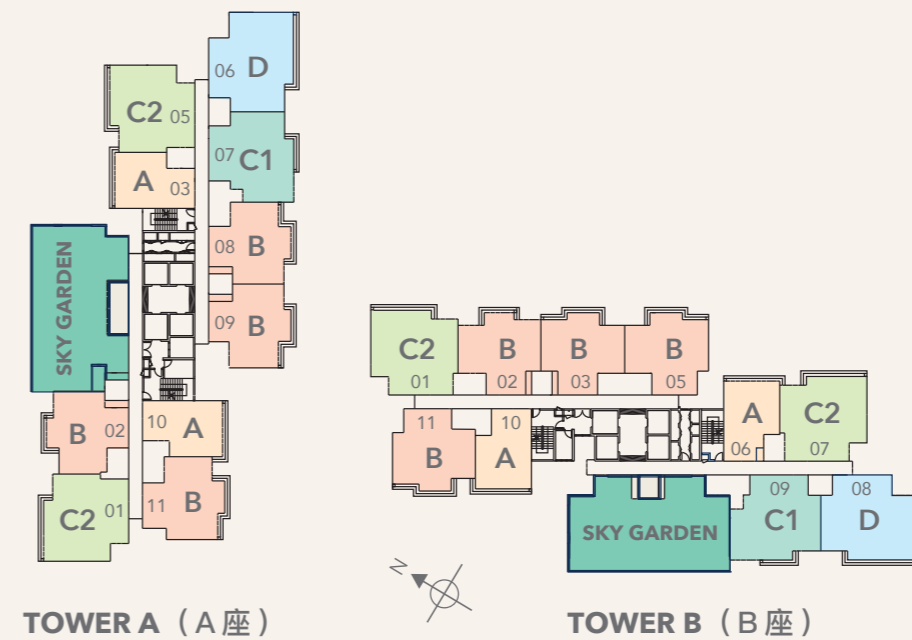
OUTDOOR 户外

- 1 TERRACE SEATING 户外座位
- 2 COVERED WALKWAY 遮蔽式走廊
- 3 OUTDOOR GYM 户外健身区
- 4 CABANA 休闲凉亭
- 5 SUN LOUNGER 日光躺椅区
- 6 SWIMMING POOL 游泳池
- 7 WADING POOL 儿童戏水池
- 8 SUNKEN LOUNGE 泳池畔下沉式休闲区
- 9 REFLECTIVE POOL 镜面水池
- 10 JOGGING TRACK 慢跑道
- 11 FUTSAL / MULTIPURPOSE COURT 五人制足球场/多功能场地
- 12 ADVENTURE ZONE / PLAYGROUND 儿童游乐园
- 13 VIEWING DECK 1 观景台 1
- 14 SEATING AREA 休闲区
- 15 VIEWING DECK 2 观景台 2
- 16 HERBS GARDEN 香草花园
- 17 PAVILION VIEW DECK 亭子观景台
- 18 SEATING NOOK 舒适小角落
- 19 GAME / PICNIC TABLE 游戏 / 野餐桌

INDOOR 室内

- 20 GYM 健身房
- 21 ADVENTURE ZONE / PLAYGROUND 儿童游乐园
- 22 MALE CHANGING ROOM 男更衣室
- 23 BABY ROOM 母婴室
- 24 FEMALE CHANGING ROOM 女更衣室
- 25 MANAGEMENT OFFICE 管理处/办公室
- 26 RECREATION ROOM 1 休闲室 1
- 27 MULTIPURPOSE HALL 多功能空间
- 28 SURAU 祈祷室
- 29 WASH ROOM 洗手间
- 30 RECREATION ROOM 2 休闲室 2
- 31 READING ROOM 阅读小室
- 32 LOUNGE 会客厅
- 33 GAME ROOM 娱乐游戏室
- 34 RECREATION ROOM 3 休闲室 3

SKY GARDEN LEVEL 30 高空庭院 | 30楼



SKY GARDEN FACILITIES

高空庭院设施

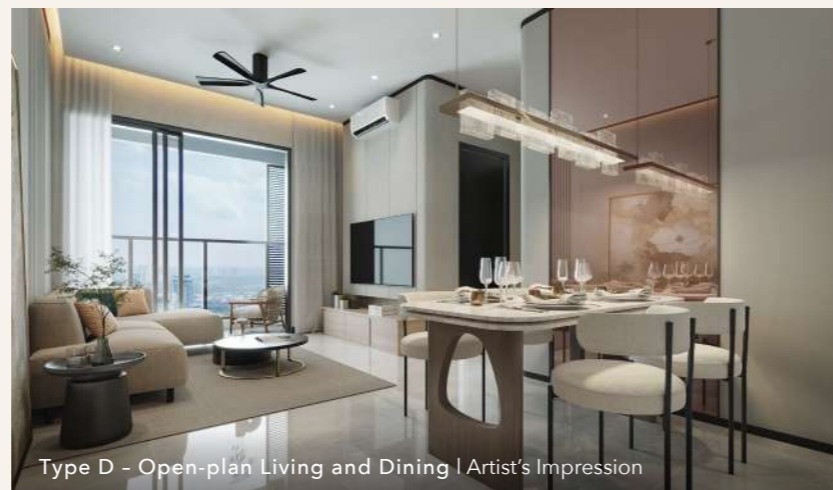
- Viewing Deck 观景台
- Sky Lounge 高空休闲区
- Hanging Sofa 悬挂式沙发
- Recreational Corner 康乐小角落
- Reading Corner 阅读小角落





Type A - Living and Bedroom Area | Artist's Impression

Versatile Homes
FOR MODERN LIVING
为现代生活打造的多元化居所



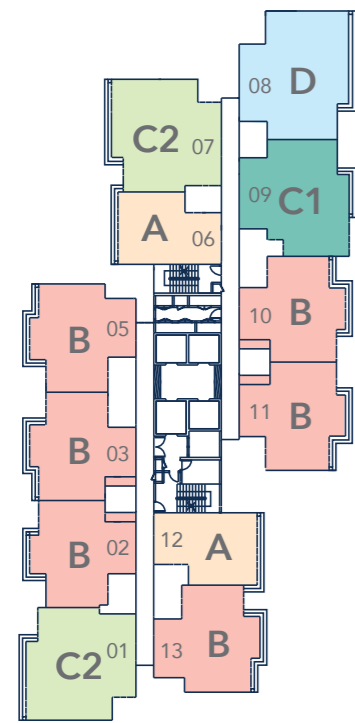
Type D - Open-plan Living and Dining | Artist's Impression

FLEXIBLE SPACES
灵活布局的空间

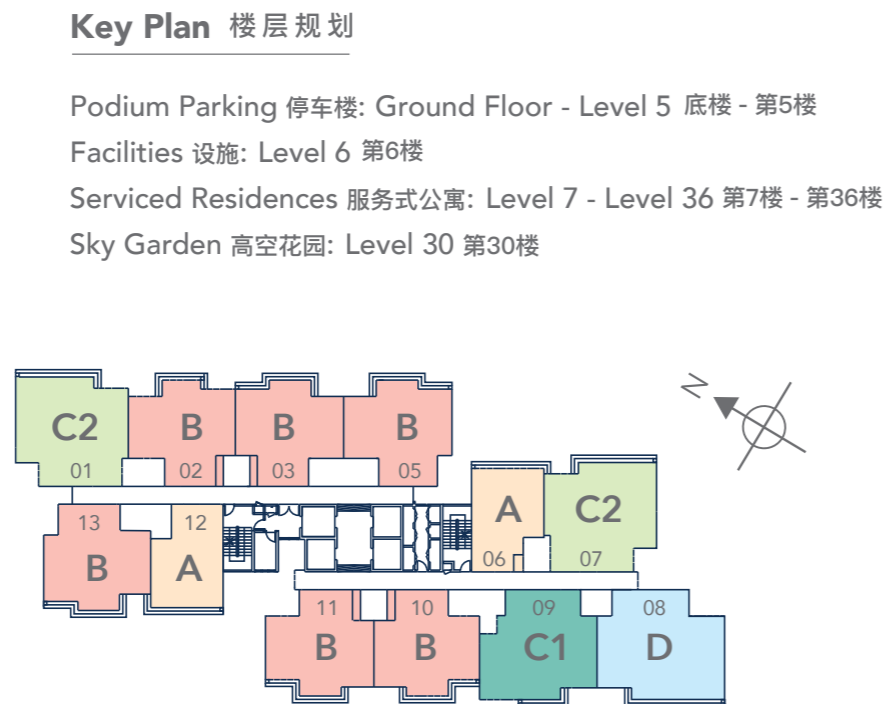


Type D - Master Bedroom | Artist's Impression

FLOOR PLAN 楼层平面图



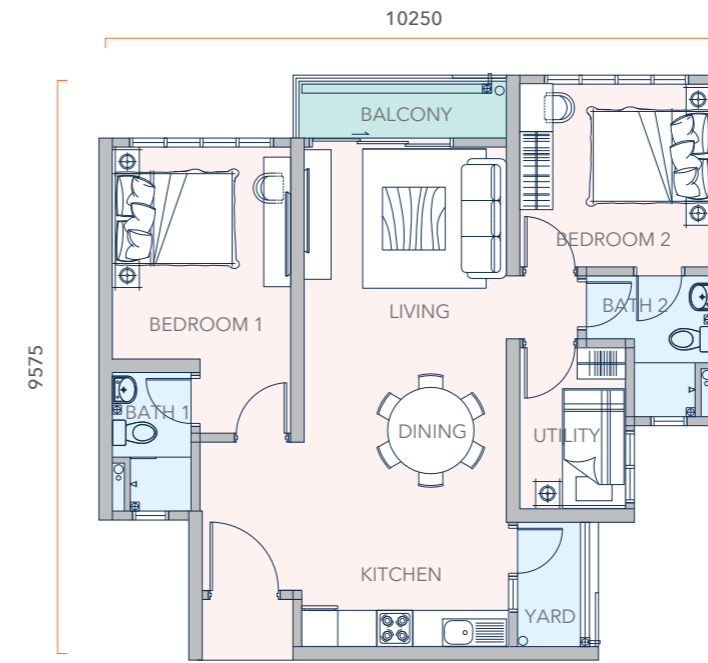
TOWER A (A座)



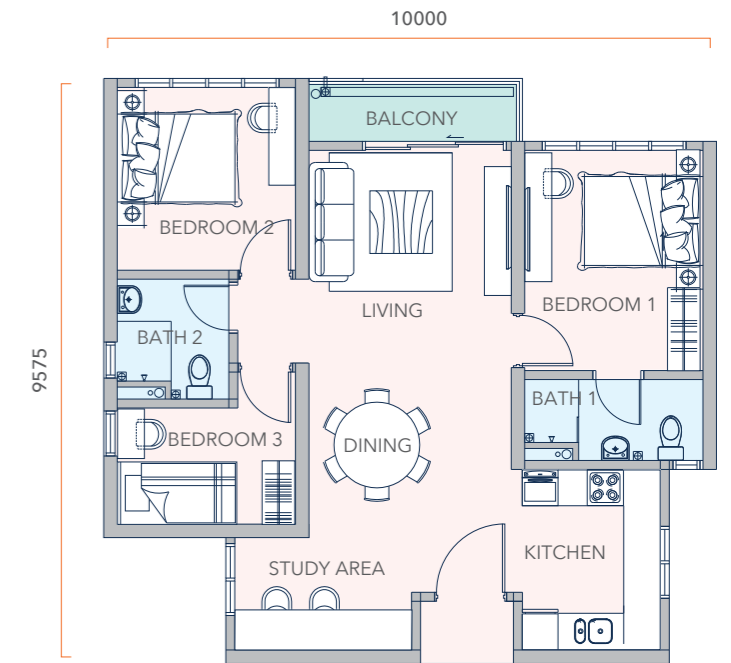
TOWER B (B座)

Key Plan 楼层规划

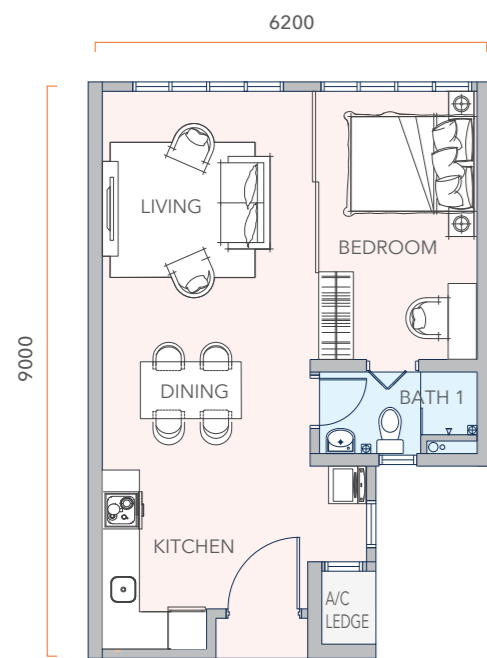
Podium Parking 停车楼: Ground Floor - Level 5 底楼 - 第5楼
 Facilities 设施: Level 6 第6楼
 Serviced Residences 服务式公寓: Level 7 - Level 36 第7楼 - 第36楼
 Sky Garden 高空花园: Level 30 第30楼



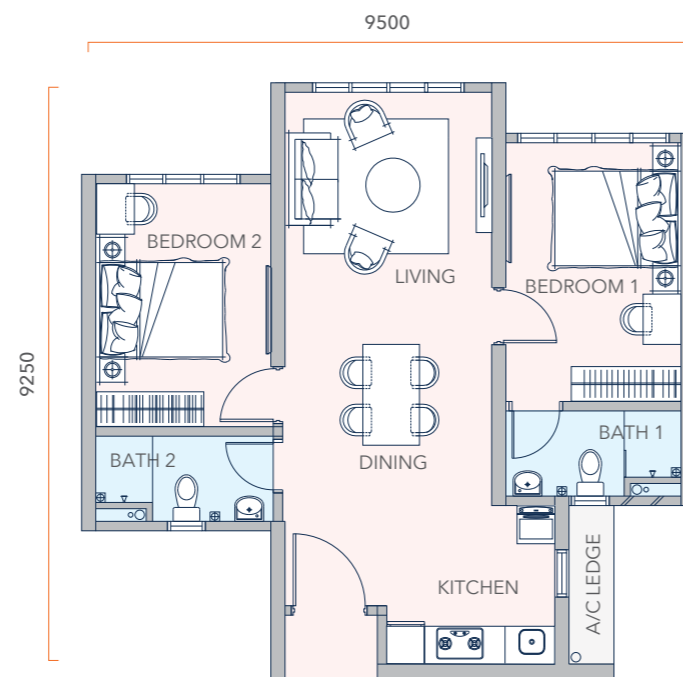
TYPE C1 2+1 BEDROOMS | 2 BATHROOMS
 2+1 卧室 | 2 浴室
 906 SQ.FT.



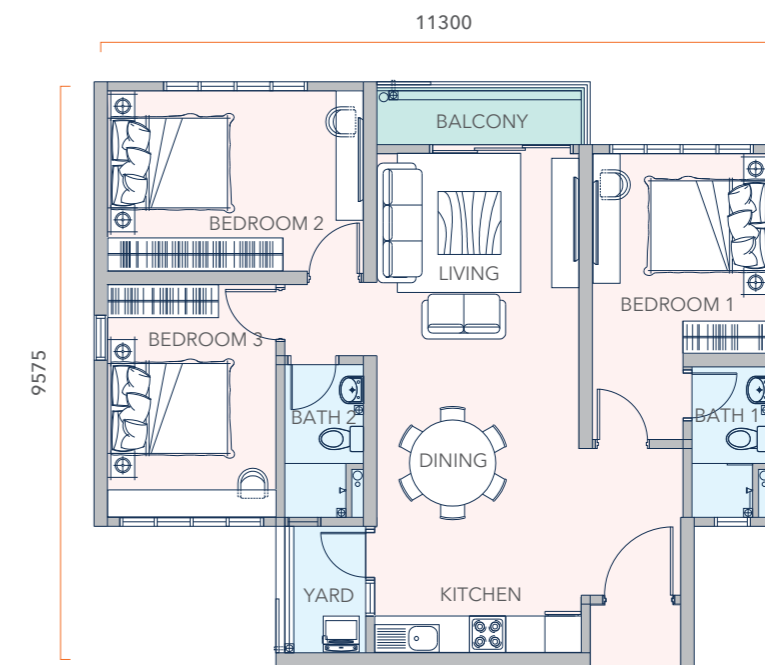
TYPE C2 3 BEDROOMS | 2 BATHROOMS
 3 卧室 | 2 浴室
 924 SQ.FT.



TYPE A STUDIO | 1 BATHROOM
 单间套房 | 1 浴室
 528 SQ.FT.



TYPE B 2 BEDROOMS | 2 BATHROOMS
 2 卧室 | 2 浴室
 741 SQ.FT.



TYPE D 3 BEDROOMS | 2 BATHROOMS
 3 卧室 | 2 浴室
 1,017 SQ.FT.

SPECIFICATIONS

Structure	: Reinforced Concrete
Wall	: Reinforced Concrete Wall / Brick Wall
Roof Covering	: Reinforced Concrete Flat Roof
Ceiling	: Skim Coat Finish / Plaster Ceiling
Windows	: Aluminium Framed Glass Window
Doors	: Fire Rated Door / Flush Door / Sliding Door
Ironmongery	: Selected Quality Lockset

Wall Finishes	Living / Dining	: Plaster / Skim Coat with Paint
	Bedrooms	: Plaster / Skim Coat with Paint
	Balcony	: Plaster / Skim Coat with Paint (except Type A & B)
	Yard	: Plaster / Skim Coat with Paint (Type C1 and D only)
	Study Area	: Plaster / Skim Coat with Paint (Type C2 only)
	Kitchen	: Selected Wall with Wall Tiles to 1500mm High
	Bathrooms	: Selected Wall with Wall Tiles to Ceiling High
	Utility	: Plaster / Skim Coat with Paint (Type C1 only)

Internal Telecommunication Conduit & Cabling : 1 Lot

Sprinkler System : To Bomba Approval

建筑规格

结构	: 钢筋混凝土
墙壁	: 钢筋混凝土墙 / 砖墙
屋瓦盖板	: 钢筋混凝土平顶
天花板	: 涂层抹灰 / 石膏板
窗口	: 铝框玻璃窗
门	: 防火门 / 平面门 / 滑动门
门锁	: 精选优质门锁

墙砖修饰	客厅 / 饭厅	: 抹灰 / 油漆抹面
	卧室	: 抹灰 / 油漆抹面
	阳台	: 抹灰 / 油漆抹面 (除了 户型 A)
	院子	: 抹灰 / 油漆抹面 (仅限 户型 C1 和 D)
	学习区域	: 抹灰 / 油漆抹面 (仅限 户型 C2)
	厨房	: 特定墙铺砌瓷砖至1500mm高
	浴室	: 特定墙铺砌瓷砖至天花板高度

电话插座 : 1 个

自动喷水灭火系统 : 消防认证

Floor Finishes	Entrance	: Tiles
	Living/ Dining	: Tiles
	Kitchen	: Tiles
	Bedrooms	: Tiles
	Bathrooms	: Tiles
	Balcony	: Tiles (Type C1,C2 & D only)
	Utility	: Tiles (Type C1 only)
	Study Area	: Tiles (Type C2 only)
	Yard	: Tiles (Type C1 & D only)
	Aircond Ledge	: Cement Render (Type A & B only)

Sanitary & Plumbing Fittings	Bathroom 1	: Wash Basin, Water Closet, Bib Tap, Shower Head,
	Bathroom 2	: Wash Basin, Water Closet, Bib Tap, Shower Head (Except Type A)
	Kitchen	: Kitchen Sink with Tap

		Type A	Type B	Type C1/C2	Type D
Electrical Installation	: Lighting Points	: 7 nos	9 nos	12 nos	12 nos
	: Fan Points	: 2 nos	3 nos	3 nos	4 nos
	: Power Point	: 7 nos	10 nos	13 nos	15 nos
	: Water Heater Points	: 1 no	2 nos	2 nos	2 nos
	: Air-Cond Points	: 2 nos	3 nos	3 nos	4 nos
	: Distribution Board	: 1 no	1 no	1 no	1 no
	: Fiber Optic Point (Fiber Wall Socket)	: 1 no	1 no	1 no	1 no

地面修饰	大门入口	: 瓷砖
	客厅 / 饭厅	: 瓷砖
	厨房	: 瓷砖
	卧室	: 瓷砖
	浴室	: 瓷砖
	阳台	: 瓷砖 (仅限 户型 C1, C2 & D)
	设施房	: 瓷砖 (仅限 户型 C1)
	学习区域	: 瓷砖 (仅限 户型 C2)
	院子	: 瓷砖 (仅限 户型 C1 & D)
	空调架	: 水泥抹面 (仅限 户型 A & B)

卫生设备	浴室 1	: 洗手盆, 抽水马桶, 水龙头, 淋浴喷头
	浴室 2	: 洗手盆, 抽水马桶, 水龙头, 淋浴喷头 (除了 户型 A)
	厨房	: 厨房洗涤槽和水龙头

		户型 A	户型 B	户型 C1/C2	户型 D
电源装置	: 电灯位	: 7 个	9 个	12 个	12 个
	: 风扇位	: 2 个	3 个	3 个	4 个
	: 大功率电源位	: 7 个	10 个	13 个	15 个
	: 热水器位	: 1 个	2 个	2 个	2 个
	: 冷气位电源	: 2 个	3 个	3 个	4 个
	: 配电箱	: 1 个	1 个	1 个	1 个
	: 光纤连接点 (光纤墙面插座)	: 1 个	1 个	1 个	1 个

LOCATION MAP 位置图



LEGEND

- SPORTS COMPLEX & FAMILY RECREATION CENTRE
- GOLF & COUNTRY CLUB
- MEDICAL CENTRE
- EDUCATION CENTRE

PLENITUDE

PLENITUDE TEBRAU SDN BHD 198401008434 (120951-T)
A Wholly-owned Subsidiary of Plenitude Berhad
No 61 JALAN HARMONIUM 35/1, TAMAN DESA TEBRAU, 81100 JOHOR BAHRU, JOHOR
PLENITUDE.COM.MY

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@ plenitude.property
📄 Plenitude Berhad

07 350 8282
MANDOLIN SALES GALLERY

• Pemaju : Plenitude Tebrau Sdn Bhd. 198401008434(120951-T). Anak Syarikat Milik Penuh Plenitude Berhad. No.61, Jalan Harmonium 35/1, Taman Desa Tebrau, 81100 Johor Bahru, Johor. Tel : 07-350 8282. No. Lesen Pemaju : 6418/11-2028/1459(A) • Tempoh Sah : 27/11/2023 - 26/11/2028 • No.Pemil Iklan & Jualan : 6418-41/10-2028/0900(N)-(S) • Tempoh Sah : 28/10/2025 - 27/10/2028 • Jenis : Rumah Pangsapuri Perkhidmatan 37 Tingkat Fasa 2 (712 Unit) / BLOK A (356 Unit) Jenis A Jumlah Unit : 60 • Harga Jualan : RM450,000 (min) - RM522,000 (maks) • Jenis B Jumlah Unit : 176 • Harga Jualan : RM608,000 (min) - RM692,000 (maks) • Jenis C1 Jumlah Unit : 30 • Harga Jualan : RM725,000 (min) - RM785,000 (maks) • Jenis C2 Jumlah Unit : 60 • Harga Jualan : RM751,000 (min) - RM811,000 (maks) • Jenis D Jumlah Unit : 30 • Harga Jualan : RM798,000 (min) - RM858,000 (maks) • BLOK B (356 Unit) Jenis A Jumlah Unit : 60 • Harga Jualan : RM469,000 (min) - RM537,000 (maks) • Jenis B Jumlah Unit : 176 • Harga Jualan : RM627,000 (min) - RM730,000 (maks) • Jenis C1 Jumlah Unit : 30 • Harga Jualan : RM754,000 (min) - RM812,000 (maks) • Jenis C2 Jumlah Unit : 60 • Harga Jualan : RM768,000 (min) - RM835,000 (maks) • Jenis D Jumlah Unit : 30 • Harga Jualan : RM828,000 (min) - RM888,000 (maks) • Pihak Berkuasa Meluluskan Pelan Bangunan : Majlis Perbandaran Johor Bahru • No Rujukan : MBJB/U/2024/14/BGN/155/KOM • Tarikh Dijangka Siap : OKT 2029 • Bebanan Tanah : Tiada • Pegangan Tanah : Hakmilik Kekal • Diskaun Bumiputera : 15%

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