

A full-page background image of a sailboat on the ocean at sunset. The sun is low on the horizon, creating a bright glow and lens flare. The sailboat's deck, with wooden planking, and its white hull are visible on the left. A large, dark sail is partially visible at the top. The ocean is a deep blue with white-capped waves. In the top right corner, there are several overlapping, semi-transparent geometric shapes in shades of blue and purple.

SOUTHERN MARINA

RESIDENCES

PUTERI HARBOUR



RICHER MOMENTS BY THE SEA

Come home to a place where time stands still, even as the tides rise and fall. Refresh your spirits here. Revitalise your senses. Indulge in treasured moments interrupted only by the gentle ocean breeze. It's time to enjoy contemporary luxury amidst serenity. Own an idyllic lifestyle by the sea, designed exclusively for you.

SOUTHERN MARINA

RESIDENCES

PUTERI HARBOUR

Singapore

Mega Yacht
Marina

Puteri Harbour
International Ferry
Terminal

Proposed International
Convention Center

Future
Development

Public Marina

Discover a freehold haven designed to celebrate a love of the sea. Surrounded by 3 marinas; The Private Marina, Puteri Harbour Mega-Yacht Marina and the Public Marina, Southern Marina Residences comprises 2 apartment towers rising elegantly from a peaceful cove by the Puteri Harbour. It's a rare opportunity to live by the waterfront, complete with a myriad of quayside lifestyle concepts for Malaysians and expatriates from around the world.

But this is just the beginning of the story. Southern Marina Residences also enjoys the distinction of being part of Iskandar Puteri, a master-planned township that has garnered many industry awards, promising you world-class marina-side living.

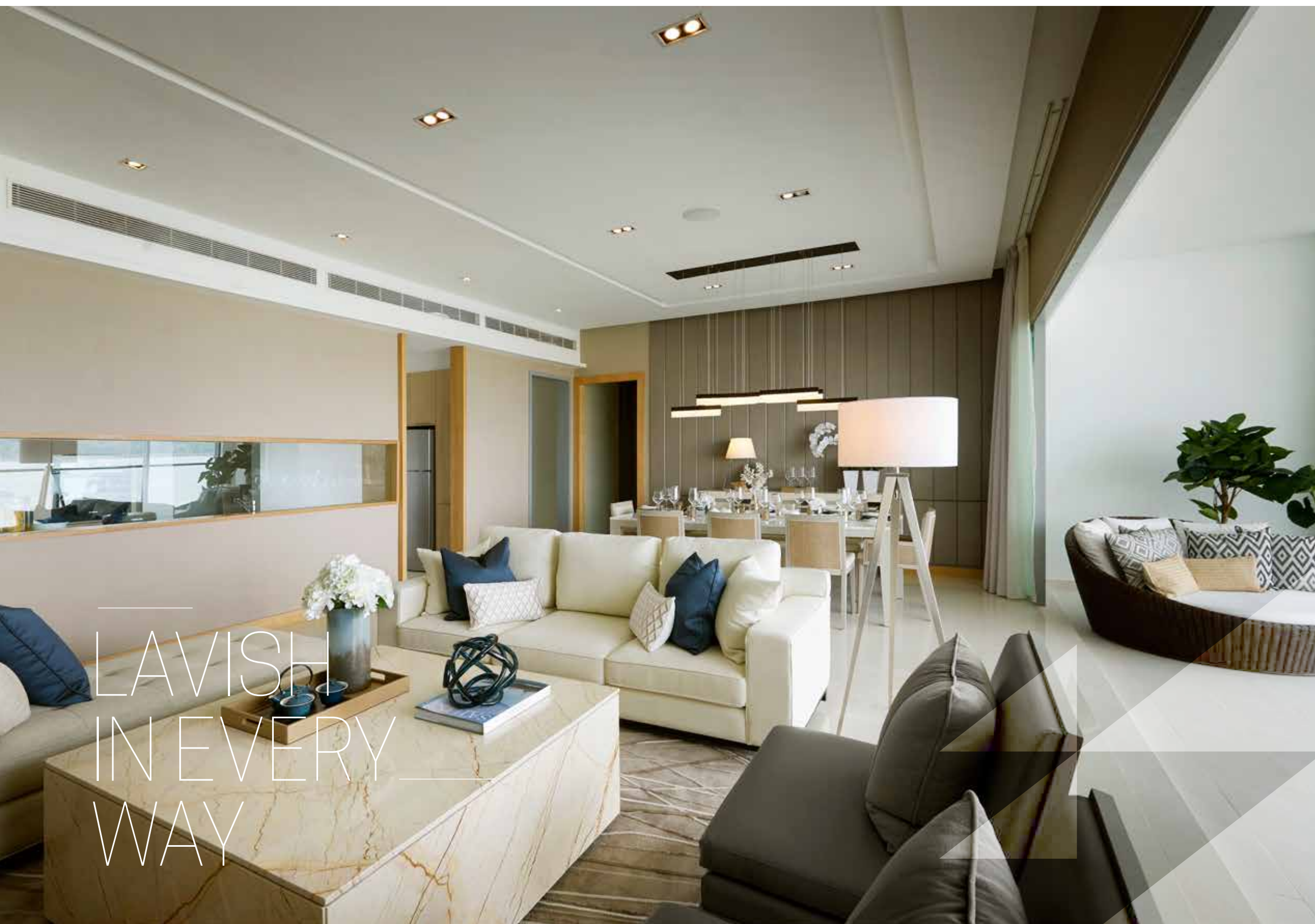
A SANCTUARY OF SERENITY



FROM SUNRISE TO SUNSET

Living at Southern Marina Residences comes with a host of facilities for the whole family, all within beautifully-landscaped grounds. Best part is, whether you choose to work out or relax, marina view and breezes are there to keep you company always.





Designed for comfort

The development offers 3 luxurious and spacious unit types to choose from. Featuring a 1+1 bedroom with a built-up area starting at 769 sq ft to 840 sq ft, a 2+1 bedroom starting at 1,260 sq ft to 1,324 sq ft, and a 3+1 bedroom starting at 2,001 sq ft to 2,013 sq ft, there is a unit to suit different needs. Living is made uber comfortable by high ceilings and large windows, an entrance foyer for every unit, 8 units per floor serviced by 5 lifts, and a minimum of 2 parking bays per unit.

Breathtaking views

Every day begins with spectacular views of the sea and marina. What's even more impressive are the views from the extra-large balcony measuring 210 sq ft in the 3+1 bedroom units, specially designed for social events. As a resident, you'll also enjoy an abundance of natural light and sea breeze, thanks to the property being made up of over 70% corner units.

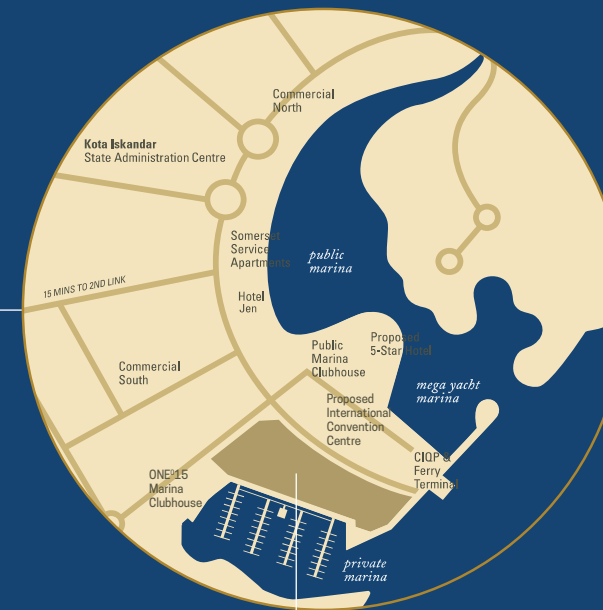
Top grade finish and imported fittings

Household comforts comprise a host of luxurious appointments, ranging from fitted kitchens complete with European branded appliances to bathrooms with imported sanitary ware and fittings. Bathrooms are also built with hot water systems (except maid's room and powder room). While the living, dining and bedrooms (except maid's room) are fully air-conditioned.





YOUR GATEWAY TO ISKANDAR PUTERI

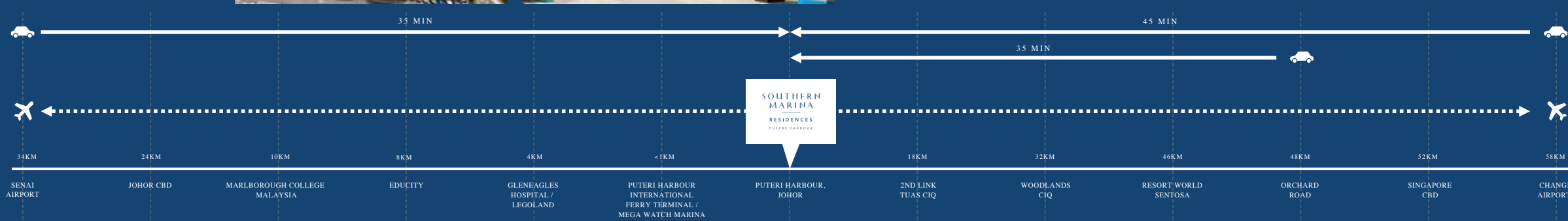


SOUTHERN
MARINA
RESIDENCES
PUTERI HARBOUR

Southern Marina Residences is nestled within the integrated waterfront enclave of Puteri Harbour, the jewel of Iskandar Puteri. Located along the straits of Johor, Iskandar Puteri is an award-winning precinct with world-class living and leisure offerings, making it a sought-after address for discerning homeowners and investors alike. From its towers, one can see an expansive view of Johor town, Singapore and Puteri Harbour, a clear indication of the development's prime location.

As a 24,000-acre master development that showcases the world in one city, Iskandar Puteri has been hailed as the epicenter of Asia's new economy. With signature and catalytic projects such as EduCity Iskandar Johor, along with projects in healthcare & wellness, tourism, commerce, creativity and many more, this mega-city bordering Singapore continues to drive economic growth in the region.

To add to this, Southern Marina Residences is positioned near the proposed international convention centre, Hotel Jen by Shangri-La, Puteri Harbour International Ferry Terminal and a host of other iconic attractions. Topping it off is a north view of Singapore, Johor town, and Puteri Harbour.



FERRY SERVICES:
→ TANJONG BALAI (INDONESIA)
→ HARBOUR FRONT (SINGAPORE)*

* PROPOSED ROUTE

RAPID TRANSIT SYSTEM (RTS)
SINGAPORE & JOHOR BAHRU
BY END 2024



THE TEAM

Southern Marina Residences is a development undertaken by Southern Marina Development Sdn Berhad, a joint-venture between 3 strong and reputable partners, namely PPB Group Berhad, Kuok Brothers Sdn Berhad, and Khazanah Nasional Berhad.



PPB Group Berhad was incorporated in Malaysia in 1968 as Perlis Plantations Berhad. It is a subsidiary of Kuok Brothers Sdn Berhad. PPB has grown into a major conglomerate and is listed on the Main Market of Bursa Malaysia Securities Berhad. PPB is principally engaged in investment holding and property investment, and its subsidiaries are involved in businesses ranging from flour and animal feed milling, marketing and distribution of consumer products, livestock farming, bakery and other food processing, cinema operations, environmental engineering; to property development and management. PPB also has a substantial stake in Wilmar International Limited, a leading agribusiness group listed on the Singapore Exchange. The PPB group currently has operations in Malaysia, China, Vietnam, Indonesia, Myanmar, Thailand and Singapore.



KUOK BROTHERS SDN. BERHAD
(1765-T)

Kuok Brothers Sdn Berhad was incorporated in 1949 and is the holding company of the Kuok Group's operations in Malaysia. Its principal activity is that of an investment holding company whereas its group of companies are involved in diverse business activities ranging from flour milling and distribution, cinema operations, environmental engineering, to property management and development. Kuok Brothers Sdn Berhad has interests in property investment. Its property portfolio includes Taman Molek township development, Taman Ponderosa, Taman Redang, Taman Impian Emas, Johor Bahru City Square and Ponderosa Golf & Country Club in Johor Bahru. Kuok Brothers group of companies also has interests in Shangri-La Hotels (Malaysia) Berhad (listed on Bursa Malaysia), Wilmar International Limited (listed on the Singapore Stock Exchange), Kerry Properties Limited, Shangri-La Asia Limited, Kerry Logistics Network Limited (all listed on the Hong Kong Stock Exchange) and Shang Properties Inc (listed on the Philippine Stock Exchange).



**KHAZANAH
NASIONAL**

Khazanah Nasional Berhad (Khazanah) is the strategic investment fund of the Government of Malaysia entrusted to hold and manage the commercial assets of the Government and to undertake strategic investments. Khazanah is involved in various sectors such as power, telecommunications, financial institutions, healthcare, aviation, infrastructure, leisure & tourism, property, creative & media, education, and innovation & technology. Some of the key listed companies in Khazanah's investment portfolio include Telekom Malaysia Bhd, Tenaga Nasional Bhd, CIMB Group, Axiata Group Bhd, IHH Healthcare Bhd, Malaysia Airports Holdings Bhd and UEM Sunrise Bhd.

a project by

PPB Group Berhad | Kuok Brothers Sdn Berhad | Khazanah Nasional Berhad
(8167-W) (1765-T) (275505-K)

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Southern Marina Residences, Marina Daksina, Lebu Bahtera,
Pengkalan Puteri, Iskandar Puteri, 79250 Johor, Malaysia

**Disclaimer
Restrictions in Interest**

- i. The land proprietor is prohibited from offering or selling the units (parcels) of the building which will be erected on this land unless the building has been constructed in accordance with the approved plan by the relevant local authority.
- ii. Once the ownership of the building parcels erected on this land is transferred to a Bumiputera/Bumiputera company, that building parcel cannot thereafter be sold, leased or transferred in any way whatsoever to a non-Bumiputera/non-Bumiputera company without the consent of the State Authority.
- iii. Building parcels erected on this land cannot be sold or transferred in any way whatsoever to a foreigner/foreign company without the consent of the State Authority.

**The Babasa version takes precedence if there is any difference in interpretation.*

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