

FREEHOLD 永久地契



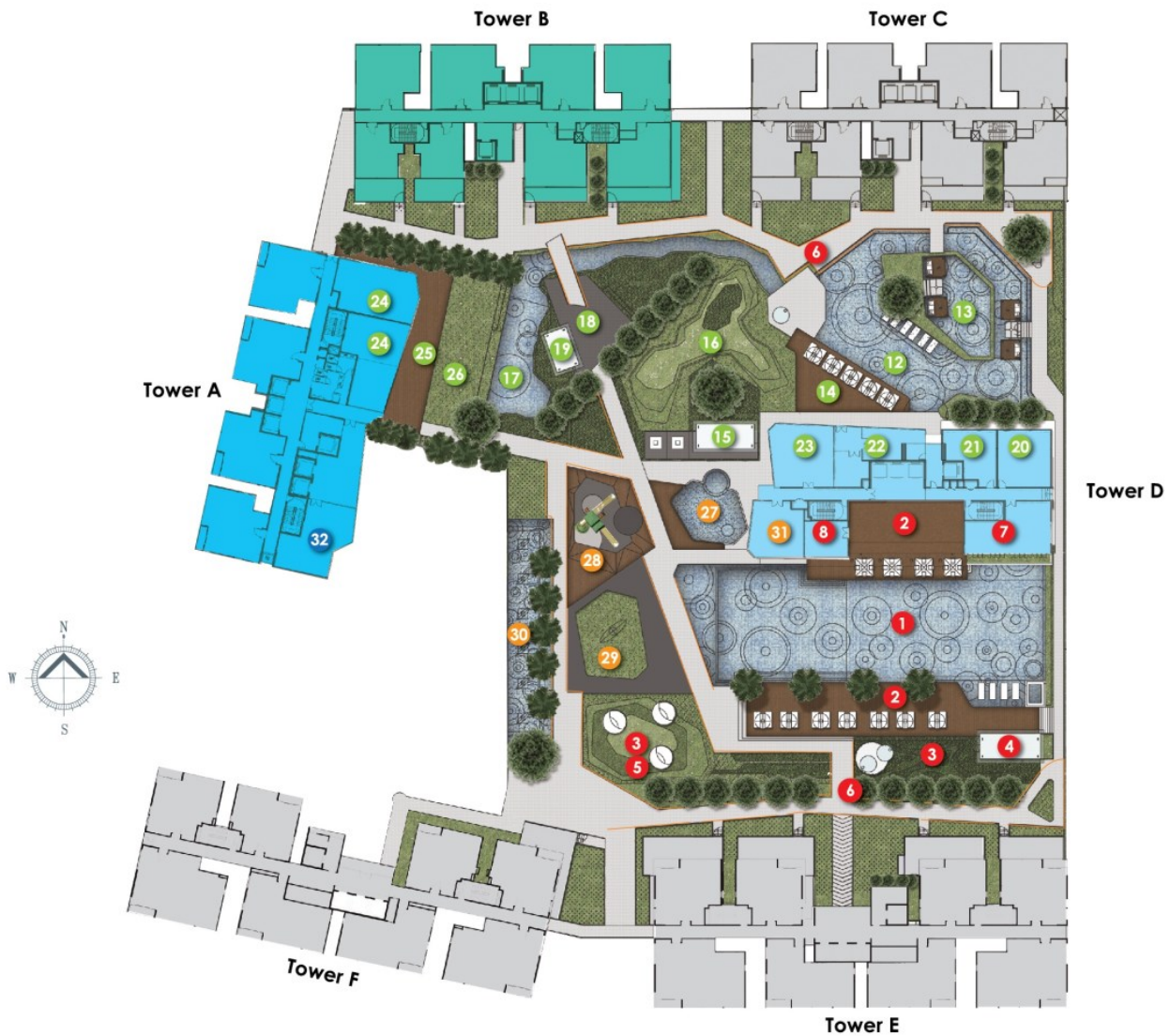
WAVE 太子湾 海岸城  
SERVICED APARTMENT  
MARINA COVE

WAVE  
MARINA COVE

# Absolutely Spacious & Private 无限宽敞与私隐空间

Wave exclusive serviced apartments offer semi-detached & detached apartments with only 8 units per floor in each tower. Residents enjoy life in total privacy, benefitting from this waterside living. We dedicated over 2 acres for a super spacious facilities podium at level 5 & 7 for residents' enjoyment.

Wave独特的设计规划为半独立式和独立式公寓，每层楼仅有8单位。居民享有充分私隐空间和多姿多彩的滨海生活。我们还精心打造超过2英亩的户内外设施位于5楼及7楼，开启您的探险之旅。



## ACTIVE ZONE 活跃区

- 1 Swimming Pool 游泳池
- 2 Pool Deck 泳池平台
- 3 Lush Green Garden 翠绿花园
- 4 Pavilion 凉亭
- 5 Cabana 凉台
- 6 Jogging Trail 跑步道
- 7 Gymnasium 健身房
- 8 Games Room 游戏室
- 9 1/2 Basketball Court & Rock Climbing Wall (Level 5) 半场篮球场及攀岩墙 (于5楼)
- 10 Badminton Court (Level 5) 羽毛球场 (于5楼)
- 11 Multi-Purpose Room (Level 5) 多用途室 (于5楼)

## LEISURE & RELAX ZONE 休闲区

- 12 Play Pool 嬉水池
- 13 Spa Pool 水疗池
- 14 Pool Deck 泳池平台
- 15 BBQ Pavilion 烧烤区
- 16 Putting Green 小型高尔夫球场
- 17 Landscape Pond 景观池
- 18 Yoga/Meditation Plaza 瑜伽/冥想亭
- 19 Pavilion 凉亭
- 20 Male Changing Room & Sauna 男性更衣间及桑拿室
- 21 Female Changing Room & Steam Room 女性更衣间及蒸气室
- 22 Prayer Room 祈祷室

## KIDS' ZONE 儿童区

- 23 Audio Visual Room 视听室
- 24 Function Room 宴会室
- 25 Open Deck 露天平台
- 26 Lawn 草坪
- 27 Kids' Pool 儿童泳池
- 28 Playground 游乐场
- 29 Lawn 草坪
- 30 Water Feature Landscape 水艺绿景
- 31 Kids' Corner 儿童区

## QUIET ZONE 静休区

- 32 Reading Room 阅读室

# Typical Floor Plan 建筑平面图

## Type 1A-1

1 room + study / 526 sq.ft.



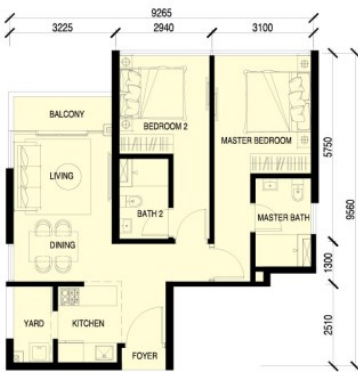
## Type 1B

1 room + study / 553 sq.ft.



## Type 2A

2 rooms / 793 sq.ft.



## Type 2C-1

2 + 1 rooms / 942 sq.ft.



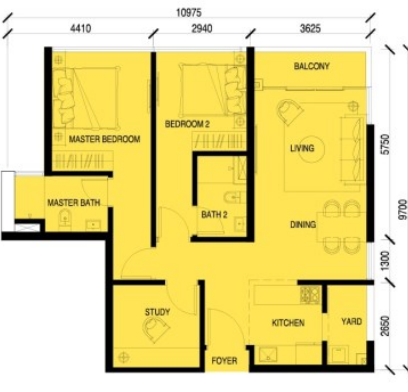
## Type 2C-2

2 + 1 rooms / 942 sq.ft.



## Type 2D

2 + 1 rooms / 952 sq.ft.



## Specifications 建筑规格

**Structure 结构** : Reinforced Concrete 钢筋混凝土骨架

**Wall 墙壁** : Reinforced Concrete Wall / Brick Wall  
钢筋混凝土骨架 / 砖墙

**Roof Covering 屋顶** : Reinforced Concrete 钢筋混凝土骨架

**Ceiling 天花板** : Skim Coating / Plaster Ceiling  
涂层抹灰 / 石膏

**Windows 窗** : Aluminium Frame Glass Window 铝框玻璃窗

**Doors 门** : Fire Rated Door / Flush Door / Sliding Door  
防火门 / 平面门 / 滑动门

**Ironmongery 门锁** : Quality Locksets 优质门锁

### Wall Finishes 墙壁修饰

**Internal Walls 内墙** : Plastered Walls Finished & Paint  
涂层抹漆

**External Walls 外墙** : Plastered Walls Finished & Paint  
涂层抹漆

**Kitchen 厨房** : Wall Tiles / plaster & paint  
铺砌瓷砖 / 涂层抹漆

**Bathrooms 浴室** : Wall Tiles up to ceiling height  
铺砌瓷砖至天花板

### Floor Finishes 地面修饰

**Tiles 瓷砖** : Foyer / Living / Dining / Kitchen / Bedroom /  
Study / Bathroom / Yard / Balcony  
玄关 / 客厅 / 饭厅 / 厨房 / 卧房 /  
书房 / 浴室 / 庭院 / 阳台

### Sanitary & Plumbing Fittings 卫生装置

	1A/1A-1/1B	2A	2C-1 / 2C-2 / 2D
Wash Basin 洗手盆	1	2	2
Water Closet 马桶	1	2	2

### Electrical Installation 电源装置

	1A/1A-1/1B	2A	2C-1 / 2C-2 / 2D
Lighting Point 电灯位	11	17	18
13A Power Point 13安培插座	12	13	15
Air-Con Point 冷气插座	3	3	4
Water Heater Point 热水器插座	1	2	2
TV Point 电视天线插座	2	2	2
Internal Telephone Trunking and Cabling 电话插座	1	1	1
Doorbell Point 门铃位	1	1	1



MARINA COVE 太子湾  
ISKANDAR MALAYSIA  
GPS N 1° 29' 28.33" E 103° 47' 25.6"

## A Gem of a Location within Johor Bahru Central Business District

**6km 公里** CIQ, Berjaya Waterfront Johor Bahru, Johor Bahru City Square, KSL City Mall, AEON Permas Jaya, Permas Golf Course & Pelangi Golf Driving Range  
关税与移民入境检查大楼、新山成功滨水酒店、新山城中坊、KSL商场、百万镇永旺购物商场、百万镇高尔夫球场及柏兰宜高尔夫球场

**8km 公里** Woodlands Singapore, private & international schools, banking & financial centres  
新加坡兀兰、私人和国际学校、银行及金融中心

**25km 公里** LEGOLAND, Puteri Harbour Indoor Theme Park, EduCity at Nusajaya & Senai International Airport via Eastern Dispersal Link (EDL)  
乐高乐园、公主港室内主题游乐园、努沙再也EduCity及士乃国际机场 (取道东疏大道EDL)



Another Prestigious  
Development Managed by



**IOI PROPERTIES**

Developer & Sales Gallery:

Adawan Development Sdn. Bhd. (37729-T)  
Lot 5602, Jalan Sultanah Aminah, Marina Cove,  
80050 Johor Bahru Johor Darul Takzim  
Tel: +607-333 8101 Fax: +607-333 5101 Email: marinacove@ioigroup.com

Project Management:

Trilink Pyramid Sdn. Bhd. (872862-X)  
No. 1337, Jalan Lagenda 47, Taman Lagenda Putra, 81000 Kulai, Johor Darul Takzim.  
Tel: +607-663 9101 Fax: +607-663 9108 Email: lagendaputra@ioigroup.com

**+607-333 8101**  
[www.ioijohor.com/marina-cove](http://www.ioijohor.com/marina-cove)

Sales Gallery Open Daily | Mon - Sat: 9am - 6pm, Sun: 10am - 6pm Public Holiday: 10am - 5pm

\* WAVE (Serviced Apartment) Developer's License No.: 13026-1/04-2018/01741 (L) • Validity Period: 21/04/2017-20/04/2018 • Advertising & Sales Permit No.: 13026-1/04-2018/01741 (P) • Validity Period: 21/04/2017-20/04/2018 • Built-up Area: Type 1 from 526 sq ft, Type 2 from 793 sq ft, & Type 3 from 1,103 sq ft. • Total Units: 1,465 units • No. of Storey: 35 • Land Tenure: Freehold • Land Encumbrance: Nil • Car Park: 1 per unit • Selling Price: RM660,900(min) RM1,734,900(max) • Expected Completion Date: Dec 2017 • Building Plan Approval No.: MB18/JJ/2012/14/BGN/139(14) • Authority Approving Building Plan: Majlis Bandaraya Johor Bahru  
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WAVE  
SERVICED APARTMENT  
MARINA COVE

太子湾  
海岸城

FREEHOLD



## Facilities Plan

设施平面图

We dedicated over 2 acres for Super spacious facilities podium at Level 5 & 7

我们精心打造  
超过2英亩的户内外设施  
位于5楼及7楼



### Legend 跃区设施

#### Active Zone 活跃区

1. Swimming pool 游泳池
2. Pool deck 泳池平台
3. Lush green garden 绿景花园
4. Pavilion 凉亭
5. Cabana 凉台
6. Jogging trail 跑步道
7. Gymnasium 健身室
8. Games room 游戏室
9. ½ Basketball court & Rock climbing wall (Level 5)  
半场篮球场及攀岩墙 (于5楼)
10. Badminton court (Level 5)  
羽毛球场 (于5楼)
11. Multi-purpose room (Level 5)  
多用途室 (于5楼)

#### Leisure & Relax Zone 休闲区

12. Play pool 嬉水池
13. Spa pool 水疗池
14. Pool deck 泳池平台
15. BBQ pavilion 烧烤区
16. Putting green 小型高尔夫球场
17. Landscape pond 景观池
18. Yoga/ meditation plaza 瑜伽 / 冥想亭
19. Pavilion 凉亭
20. Male changing room & sauna  
男性更衣间及桑拿室
21. Female changing room & steam room  
女性更衣间及蒸气室
22. Prayer room 祈祷室
23. Audio visual room 视听室
24. Function room 宴会室
25. Open deck 露天平台
26. Lawn 草地

#### Kid's Zone 儿童区

27. Kid's pool 儿童泳池
28. Playground 游乐场
29. Lawn 草地
30. Water feature landscape 水艺绿景
31. Kid's corner 儿童区

#### Quiet Zone 静休区

32. Reading room 阅读室

# Typical Floor Plan

建筑平面图

**Type 1B**  
1 room + study / 553 sq.ft.



**Type 2A**  
2 rooms / 793 sq.ft.



**Type 2B**  
2 + 1 rooms / 933 sq.ft.



**Type 2C-1**  
2 + 1 rooms / 942 sq.ft.



**Type 2C-2**  
2 + 1 rooms / 942 sq.ft.



**Type 2D**  
2 + 1 rooms / 952 sq.ft.



**Type 3A**  
3 rooms / 1,103 sq.ft.



**Type 3B**  
3 + 1 rooms / 1,344 sq.ft.



## Typical Floor Layout

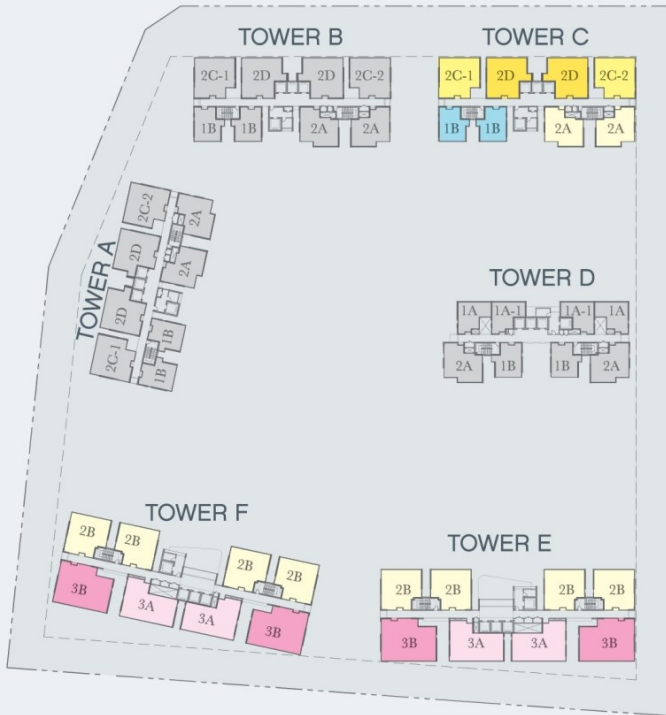
典型楼层格局

Absolute Privacy & Seclusion

无限宽敞与私隐空间

Enjoy life in total privacy, Wave exclusive serviced residences offer detached apartments with only 8 units per floor in each tower.

Wave为独立设计式公寓，每层楼仅有8个单位，让您享有充分私隐空间。



## Specifications 建筑规格

<b>Structure 结构</b>	: Reinforced Concrete 钢筋混凝土骨架	<b>Sanitary &amp; Plumbing Fittings 卫生装置</b>	<u>1B</u>	<u>2A</u>	<u>2B / 2C-1 / 2C-2 / 2D</u>	<u>3A</u>	<u>3B</u>
<b>Wall 墙壁</b>	: Reinforced Concrete Wall / Brick Wall 钢筋混凝土骨架 / 砖墙	Wash Basin 洗手盆	1	2	2	2	3
<b>Roof Covering 屋顶</b>	: Reinforced Concrete 钢筋混凝土骨架	Water Closet 马桶	1	2	2	2	3
<b>Ceiling 天花板</b>	: Skim Coating / Plaster Ceiling 涂层抹灰 / 石膏	<b>Electrical Installation 电源装置</b>	<u>1B</u>	<u>2A</u>	<u>2B / 2C-1 / 2C-2 / 2D</u>	<u>3A</u>	<u>3B</u>
<b>Windows 窗</b>	: Aluminum Frame Glass Window 铝框玻璃窗	Lighting Point 电灯座	11	17	18	19	24
<b>Doors 门</b>	: Fire Rated Door / Flush Door / Sliding Door 防火门 / 平面门 / 滑动门	13A Power Point 13安培电插座	12	13	15	16	16
<b>Ironmongery 门锁</b>	: Quality Locksets 优质门锁	Air-Cond Point 冷气插座	3	3	4	4	5
<b>Wall Finishes 墙壁修饰</b>		Water Heater Point 热水器插座	1	2	2	2	3
Internal Walls 内墙	: Plastered Walls Finished and Paint 涂层抹漆	Water Heater Tank System 热水器水箱系统	1	1	1	2	2
External Walls 外墙	: Plastered Walls Finished and Paint 涂层抹漆	TV Point 电视天线插座	2	3	3	4	4
Kitchen 厨房	: Wall Tiles / Plaster and Paint 铺砌瓷砖 / 涂层抹漆	Internal Telephone Trunking and Cabling 电话插座	1	1	1	1	1
Bathrooms 浴室	: Wall Tiles up to Ceiling Height 铺砌瓷砖至天花板	Door Bell Point 门铃位	1	1	1	1	1
<b>Floor Finishes 地面修饰</b>							
Tiles 瓷砖	: Foyer / Living / Dining / Kitchen / Bedroom / Study / Bathroom / Yard / Balcony 玄关 / 客厅 / 饭厅 / 厨房 / 卧房 / 书房 / 浴室 / 庭院 / 阳台						

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# Luxury Waterfront Living

overlooking Singapore City Skyline



Infinite Stylish Architecture  
by Award Winning Architect

# Prestigious Southern Gateway



Developer & Sales Gallery:  
**ADAWAN DEVELOPMENT SDN BHD** (37729-T)  
 Lot 5602, Jalan Sultanah Aminah, Marina Cove,  
 80050 Johor Bahru, Johor Darul Takzim.  
 Tel: +607-333 8101 Fax: +607-333 5101  
 Email: marinacove@ioigroup.com

Sales Gallery Open Daily  
**Mon - Sat: 9am - 6pm, Sun: 10am - 6pm, Public Holiday: 10am - 5pm**

Another Prestigious Development Managed by



**IOI PROPERTIES**

Project Management:  
**TRILINK PYRAMID SDN. BHD.** (872862-X)  
 (Subsidiary of IOI Properties Group Berhad 1035807-A)  
 No.1337, Jalan Legenda 47, Taman Legenda Putra,  
 81000 Kulai, Johor Darul Takzim.  
 Tel: +607-663 9101 Fax: +607-663 9108  
 Email: legendaputra@ioigroup.com



[www.ioijohor.com/marina-cove](http://www.ioijohor.com/marina-cove)

Scan code with smartphone to access our website

## Strategic Location

**6km 公里** CIQ, Berjaya Waterfront Johor Bahru, Johor Bahru City Square, KSL City Mall, AEON Permas Jaya, Permas Golf Course & Pelangi Golf Driving Range  
 关税与移民入境检疫大楼、新山成功滨水酒店、新山城中坊、KSL商场、百万镇永旺购物中心、百万镇高尔夫球场及柏兰宜高尔夫球场

**8km 公里** Woodlands Singapore, private & international schools, banking & financial centres  
 新加坡兀兰、私人和国际学校、银行及金融中心

**25km 公里** LEGOLAND, Puteri Harbour Indoor Theme Park, EduCity at Nusajaya & Senai International Airport via Eastern Dispersal Link (EDL)  
 乐高乐园、公主港室内主题乐园、努沙再也EduCity及士乃国际机场 (取道东疏大道EDL)

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**07-333 8101**