



Tanjong Puteri Resort (TPR) is a mixed suburban resort-themed township development by Keck Seng Group constituting approximately 2,100 acres, and is located 2km from our idyllic Tanjong Puteri Golf Resort flanking the Johor Straits. Master-planned as a premium, leisurely yet affordable address; Tanjong Puteri Resort boosts easy accessibility to Johor Bahru City Centre via the JB East Coast Highway and to Pengerang via the newly-upgraded Senai-Desaru Expressway. Prime amenities in our area include The Regency Specialist Hospital, Politeknik Ibrahim Sultan, Johor Circuit, Pasir Gudang Specialist Hospital and a soon-to-open Tesco Supermarket 6km away.



actual aerial photo of TPR



actual aerial photo of TPR

BEAUTIFULLY CRAFTED HOMES

PROPERTY DEVELOPMENT & INVESTMENT



Menara Keck Seng, KL, Malaysia



BBKP, JB, Malaysia



TD, JB, Malaysia



Regency Tower, KL, Malaysia



TPR, JB, Malaysia



DoubleTree by Hilton Atana, Waikiki Beach, USA.

HOSPITALITY



Four Points by Sheraton, Riverview, Singapore



Tanjong Puteri Golf Resort, JB, Malaysia



Lim & Lim Estates

PALM OIL PRODUCTION

At Keck Seng, quality, affordability and integrity are our guiding core values which result in our consistent delivery of 'Beautifully Crafted Homes' since 1943. With more than 74 years of experience in property development, real estate investment, hospitality and palm oil production; the Keck Seng brand is trusted and recognized as one of Malaysia's premier property names and our presence extends across the globe in countries such as Singapore, Canada and the United States of America (New York and Hawaii).



KECK SENG GROUP
— Beautifully Crafted Homes —

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Opening Hours: _____
Mon-Thur : 8.30am - 5.30pm Sat : 8.30am - 1.00pm
Fri : 8.30am - 5.00pm Sun: Closed

This advertisement serves as an invitation to obtain response from the public to preview and cannot form part of an offer or contract. The information contained herein is subject to change without notification as may be required by relevant authorities or the developer's consultants. Actual built-up of units may vary slightly from the measurements given. Whilst every care is taken in providing this information, the owner, developers and managers cannot be held liable for any variations. The names of the developments are subject to approval by relevant authorities. All illustrations and pictures are artist's impression only. All items are subject to variations, modifications and substitutions as may be recommended by the company's consultants and/or relevant approving authorities.

FREEHOLD



DOUBLE-STOREY SHOP OFFICE

22' x 70' | 3,080 sq.ft.



| | |
|--------------------------------|---|
| STRUCTURE | Reinforced concrete framework |
| WALLS | All external and internal walls of clay bricks with cement plastered finish to ceiling height |
| ROOFING | Metal roof |
| CEILING | Suspended asbestos board / skim coat |
| WINDOWS | Aluminium framed windows |
| DOORS | upvc door / m.s. door / fire door / roller shutter / m.s. grilles door |
| LOCKS | Quality locks |
| DECORATION | - Enamel painting to wood and metal finished work - Weather resistant painting externally - Emulsion painting internally |
| FLOORING | Tiles for w.c. and bin. Cement render to others |
| WALL TILES | Ceramic wall tiles up to 2100mm high for w.c. and bin |
| SANITARY INSTALLATION | - 2 nos. pedestal w.c. c/w cistern - 2 nos. squatting w.c. c/w cistern - 2 nos. hand basin c/w tap - 2 nos. kitchen sink c/w tap - 5 nos. tap |
| ELECTRICAL INSTALLATION | - Single phase wiring - 24 nos. lighting point - 6 nos. fan point - 15 nos. power point (13 amp) - 2 nos. power point for air-cond (15 amp) |

RECREATIONAL & ATTRACTIONS

- > Tanjung Puteri Golf Resort – 2km
- > Johor Circuit – 4.4km
- > Pasir Gudang Kite Museum – 5.2km

HOSPITALS

- > Hospital Penawar – 6.0km
- > KPJ Pasir Gudang Specialist Hospital – 6.5km
- > Regency Specialist Hospital – 10.5km

MALLS / HYPERMARKETS

- > Kompleks Pusat Bandar Pasir Gudang – 6.1km
- > Tesco Kota Masai – 6.0km
- > MYDIN Mall – 11.0km

PORTS

- > Tanjung Langsat Port – 11.0km
- > Johor Port – 5.0km

CATALYST DEVELOPMENTS

- > Pengerang RAPID – 84.0km

EDUCATION

- > Asia Metropolitan University – 12.5km
- > Universiti Kuala Lumpur Malaysian Institute of Industrial Technology (UniKL MITEC) – 13.3km
- > Universiti Teknologi MARA Pasir Gudang – 16.2km
- > SMK Tanjung Puteri Resort – 1.0km
- > SMK Pasir Putih – 1.7km
- > SK Tanjung Puteri Resort – 3.1km
- > SMK Pasir Gudang 3 – 5.1km

POPULATION CATCHMENTS

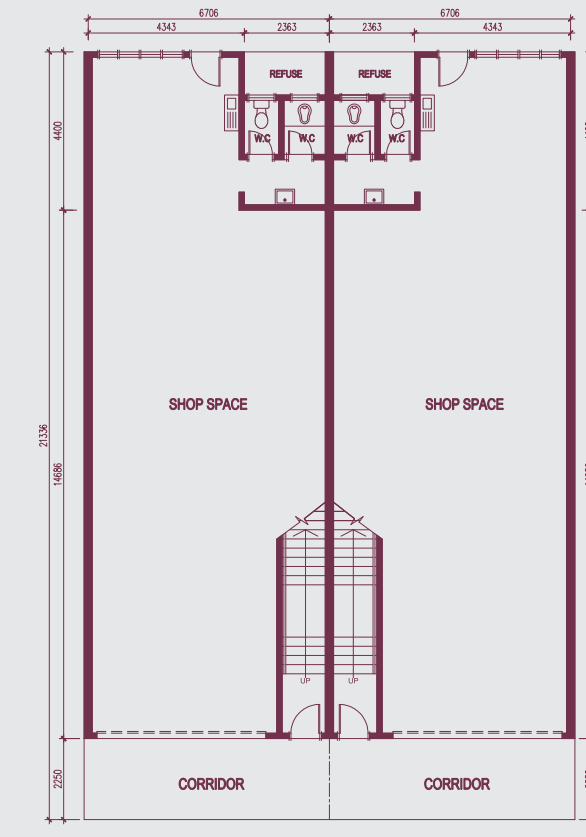
- > Taman Pasir Putih – 3.0km
- > Taman Dahlia – 4.0km
- > Taman Kota Masai – 5.0km
- > Taman Rinting – 8.0km

INDUSTRIAL DISTRICTS

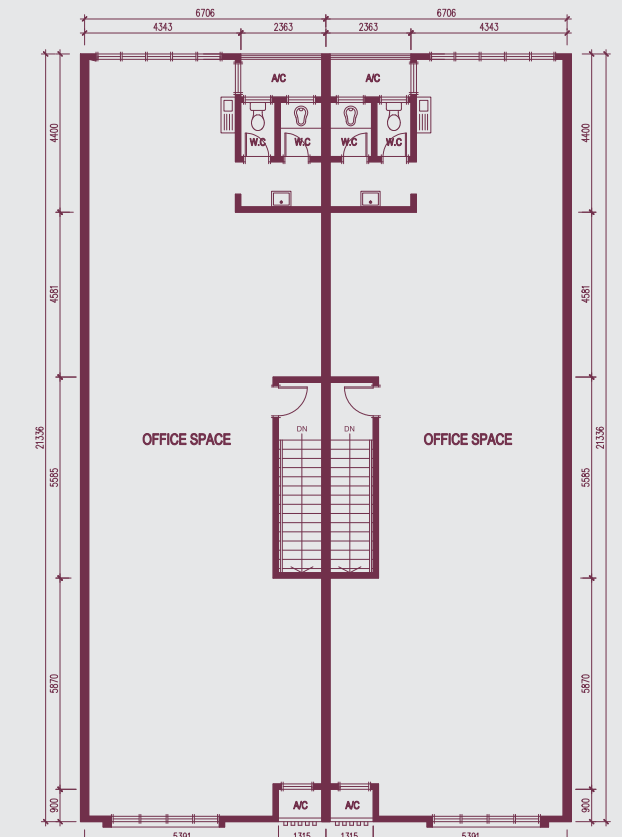
- > Pasir Gudang Industrial Area – 2.0km
- > Tanjung Langsat Industrial Complex – 5.0km



SITE PLAN



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN