



EMERALD BAY
PUTERI HARBOUR

EXCEPTIONAL WATERFRONT LIVING



REDEFINE AND REFRESH YOUR LIFE

Life at Emerald Bay will be defined by its unique and exceptional waterfront environment, creating a refreshing way to live.

That is the essence of Emerald Bay.



JOHOR BAHRU

A FAST GROWING
COSMOPOLITAN HUB

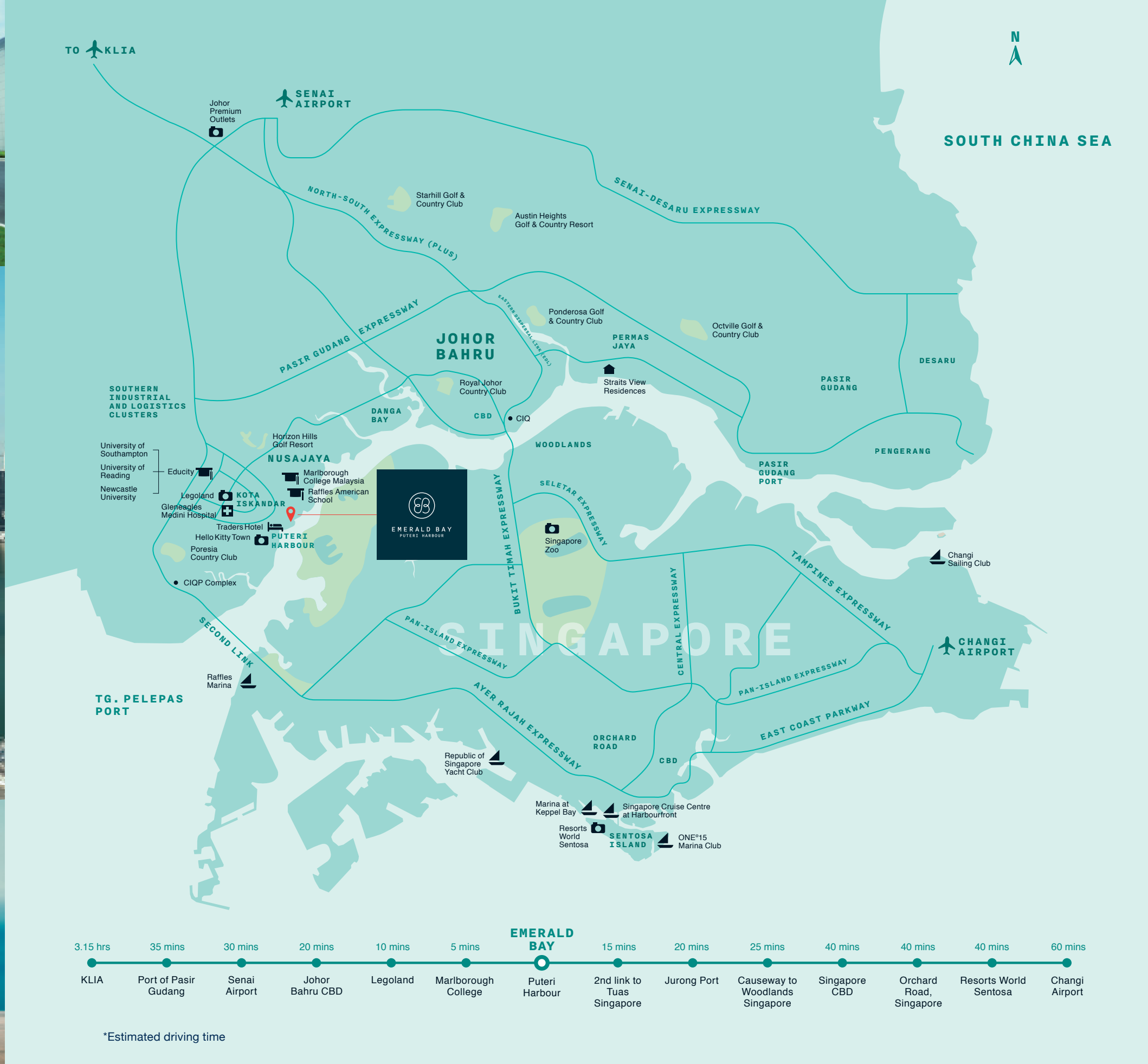


At the most southern point of the Asian continental mainland, lies Johor Bahru, international neighbours with Indonesia and Singapore. The name “Johor” originates from the Arabic word Jauhar, meaning gem or jewel.

ISKANDAR MALAYSIA

Iskandar Malaysia is the country’s first economic growth corridor and has been identified as one of the catalyst developments to spur the growth of the Malaysian economy. It is primed to be Southern Peninsular Malaysia’s most developed region, where living, entertainment, the environment and business seamlessly converge within a bustling and vibrant metropolis.

Covering an area of 2,217 square kilometres, approximately three times the size of Singapore and 2 times the size of Hong Kong, Iskandar Malaysia has been designated by the Malaysian government to be a prime hub for the 9 economic clusters which will be given special focus and offer excellent investment opportunities.



PROXIMITY TO SINGAPORE AND MORE

Emerald Bay at Puteri Harbour is only minutes away from Singapore by road. It is centrally located at the heart of the Johor-Singapore-Indonesian Triangle. If you prefer a more leisurely travel route, the Customs, Immigration, Quarantine and Port (CIQP) Clearance Complex has a Ferry Terminal with ferry services to Indonesia and Harbour Front Singapore. Travelling by air is as convenient too through the travel hubs of Senai Airport and Singapore Changi Airport.

SIGNATURE DEVELOPMENTS

- Puteri Harbour Marina
- Sanrio Hello Kitty Town and Little Big Club Indoor Theme Parks
- Traders Hotel and Somerset Serviced Residence
- Kota Iskandar
- Legoland and Mall of Medini
- Marlborough College Malaysia
- EduCity
- Gleneagles Medini Hospital
- Pinewood Studios
- Johor Premium Outlets



PUTERI HARBOUR



THIS IS THE MARINA LIFE

Puteri Harbour is the southernmost marina and waterfront development on mainland Asia. It is a premier waterfront and marina precinct featuring a yacht club with access to the open sea, ritzy commercial developments, an eclectic mix of restaurants and trendy entertainment outlets, and a promenade overlooking public and private marinas, all accessible via land and water transport.

PUBLIC AND PRIVATE MARINAS

Immerse yourself with world-class sailing amenities including a dedicated clubhouse, plus waterfront activities such as canoeing, paddle boating, boat cruises, fishing trips, and yachts for charter.

SIGNATURES AT PUTERI HARBOUR

Lushly crafted landscaping creates a natural resort-like setting, where themed gardens and beautifully functional pedestrian bridges fill the open spaces along the Promenade.

PULSING, ALIVE, VIVACIOUS

Savour a range of international cuisine, fusion delicacies and local fare at the sidewalk cafes and themed restaurants. Take a leisurely stroll along the water's edge - as beautiful as it is therapeutic.

HEART OF PUTERI HARBOUR

The Puteri Precinct that is made up of the Puteri Harbour Public Marina, the Crescent and the Promenade. It is a cacophony of sights, sounds, tastes and experiences - epitomising the waterfront lifestyle that is luxury's new attitude.

SO MUCH TO DISCOVER

Beyond the endless discoveries available to Emerald Bay residents, the proximity to attractions like Legoland Malaysia and Johor Premium Outlets among others make living here an unrivalled experience.

LEISURE IN LUXURY

Enjoy the best in hospitality with international brands such as Traders Hotel and Somerset Serviced Residence. Rest in luxury surrounded by scenic vistas of the Marina and the Promenade.



EMERALD BAY

PREMIER WATERFRONT HOMES

Live to get away from it all. In a nature-inspired sanctuary surrounded by open spaces, water, sea breezes and lush tropical green landscaping intricately master-planned to deliver premium waterfront living.

Emerald Bay comprises freehold landed bungalows, semi-detached courtyard homes as well as high-rise and low-rise condominiums. Ideally positioned along the shores of the Johor Straits and within reach of Singapore, homes at Emerald Bay provide exceptional lifestyle and investment opportunities.



Masterplan of Emerald Bay

FIND YOUR OWN SPACE FOR WHATEVER

At Emerald Bay, there are wonderful places to relax and more spaces to play and chill. Throughout the estate, you'll discover thoughtfully designed parks and public places that encourage outdoor recreation with family, friends and the community.

A prime marina with modern facilities to ensure easy upkeep of your vessel and an exclusive clubhouse form the centrepiece of the development.

Relax, entertain and indulge in social amenities like shaded picnic tables and barbecue areas. A scattering of foreshore vantage points invite you to sit back and watch the sun go down, while the extensive network of pathways and streets encourage cycling and walking throughout the estate.

Take time out and retreat to sandy beaches or let the children immerse themselves in the exciting surrounds of the water play park – it is modern estate living like you've never seen before.

KEY MASTERPLAN FEATURES

1. MAIN ENTRANCE

Main ceremonial entrance with views towards the iconic clubhouse and main marina.

2. CLUBHOUSE

An iconic architectural retreat. Situated to overlook the marina with recreational facilities. Privately owned membership by invitation only.

3. PRIVATE COMMUNITY PARK

Open space that allows for residential access to the Puteri Harbour Marina.

4. POCKET PARKS

Incidental spaces that allow public access to the water's edge and seating opportunities.

5. PRIVATE BERTHS

Select homes with private berths adjacent to their properties.

6. WATERFRONT PARKS

Part of the promenade with a cantilever deck providing waterfront views.

7. THE PROMENADE

Open space waterfront boardwalk along the edge of the marina.

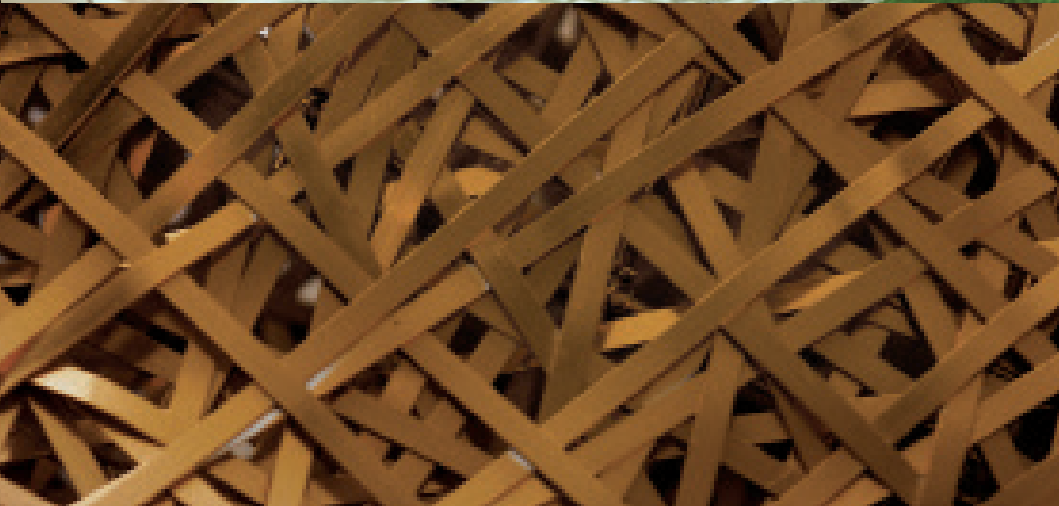


HOMES WITH A VIEW INSIDE AND OUT

Luxury waterfront bungalows soon spoil you with views so amazing they're limited only by the sunset on the horizon. Dream homes surrounded by landscaped parklands await your family. Exclusive island sanctuaries have been designed for those who want their weekend escape moored ready at their backdoor.

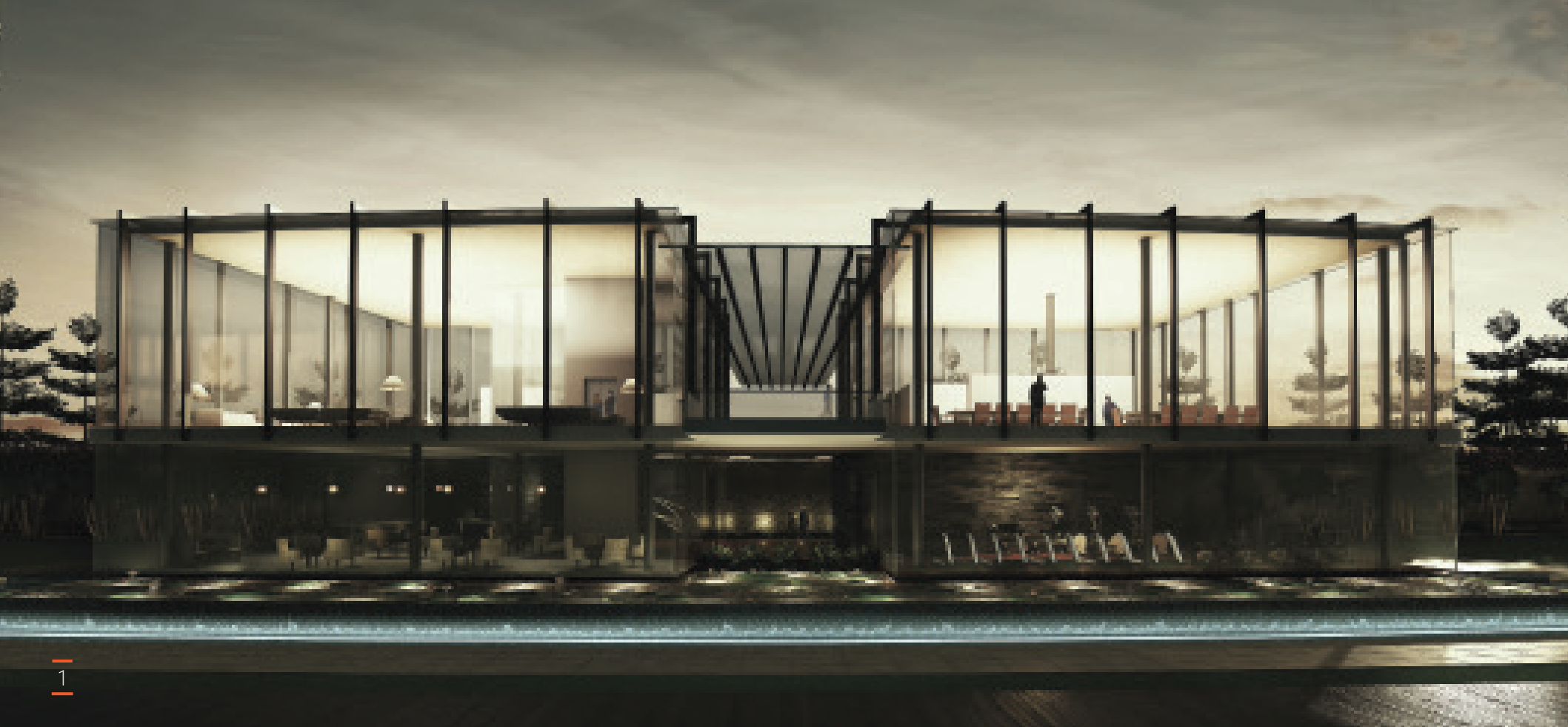
From iconic facades to breathtaking interiors and light-filled spaces; our homes convey our discernible hallmark of intelligent design. Every design has the highest level of craftsmanship and architectural expertise, ensuring only the best of materials, fittings and fixtures are incorporated into your home.

If a coastal address is high on your wish list, it's time you realised the exciting opportunities at Emerald Bay.



Choose from a selection of stylish courtyard homes, semi-d and waterfront bungalows to picturesque high-rise homes, each featuring bold architectural designs, inspiring contemporary finishes and captivating views.





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BUILDING TOMORROW'S LANDMARKS TODAY BRDB



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Since our inception in 1964, Bandar Raya Developments Berhad (BRDB) has been intrinsically linked to the neighbourhood and communities of Bangsar. From the very first link houses and bungalows we built, to our many developments since, our properties have stood the test of time and continue to appreciate in value. The company's success stems from our distinctive brand promise "Inspired by the richness of life", which is anchored on our three pillars of innovation - Intelligent Design, Uplifting Aesthetics and Cosmopolitan Living. These, coupled with BRDB's commitment to quality and craftsmanship have resulted in addresses of enduring value; a true testament to our aim of creating tomorrow's iconic communities today.

- 1 Serai, Bukit Bandaraya
- 2 The Troika, KLCC
- 3 6 CapSquare, Kuala Lumpur
- 4 Straits View Residences, Johor
- 5 BSC, Bangsar
- 6 Verdana, North Kiara
- 7 One Menerung, Bangsar

Managed by:



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Haute Property Sdn Bhd (685721-X)

A joint venture between Ardent Heights Sdn Bhd (a wholly owned subsidiary of Bandar Raya Developments Berhad) and UEM Land Berhad.

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Developer: Haute Property Sdn Bhd (685721-X) • Type of Property: 16 Terraces (3-storey), 26 Terraces (4-storey), 24 Semi-Ds and 16 Bungalows • Developer's License No.: 12446-1/04-2015/29(L) • Validity Period: 01/05/2013 to 30/04/2015 • Advertising and Sales Permit No.: 12446-1/04-2015/29(P) • Validity Period: 01/05/2013 to 30/04/2015 • Approving Authority: Majlis Perbandaran Johor Bahru Tengah • Building Plan Approval No.: MPJBT(JB)RP9A/3/2012 • Land Tenure: Freehold • Land Encumbrances: HSBC Bank Malaysia Bhd • Selling Price: Terraces (3-storey) RM 3,145,000 (min) RM 3,789,000 (max), Terraces (4-storey) RM 4,202,000 (min) RM 5,659,000 (max), Semi-Ds RM 4,633,000 (min) RM 5,248,000 (max), Bungalows RM 7,308,000 (min) RM 8,608,000 (max) • Total Units: 82 (Phase 1A) • Expected Date of Completion: August 2016

www.emeraldbayBRDB.com