

Homes for Life

A Quality Lifestyle Project By:



A member of the Kuok Group

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Molek Pulai

SOHO • Shop Offices • Serviced Apartments



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 Member of Real Estate and Housing Developers' Association Malaysia

For further enquiries:

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012-786 6611 [Mr Lim] **607-226 5989** [Sales Office]

* Developer's Licence No. : 4778-13/04-2018/411 (02/04/2013 - 01/04/2018) • Advertising & Sales Permit No. : 4778-13/06-2015/0193(P) (13/06/2013 - 12/06/2015) • Expected Date of Completion : September 2016 • Land Tenure : Freehold • Land Encumbrances : Free • Title : Master Title Available • MBBJ Approved Plan No. : Pelan Bil. PL/PB 64/2013 Dfm. Fail MBBJ/U/2012/14/BGN/150 • No. of Units : 150 Units • Selling Price : RM574,000 (Min), RM961,000 (Max)

The developer gives notice that these particulars do not form, or form any part of, any offer or contract. They are intended to give a fair description of the property, but the developer accepts no responsibility for any error or omission they may contain, however caused. Any intending purchaser must therefore satisfy himself by making enquiries or otherwise as to the correctness of these particulars. The developer reserves the right to change the plans contained herein as directed and approved by the relevant authorities.

A New Generation Habitat A Promise Of Better Things



SOHO • Shop Offices • Serviced Apartments



f r e e h o l d

Savvy urban lifestyle comes to life! Comprising SOHO, shop office and serviced apartments, Molek Pulai represents a new concept lifestyle for a new generation in a new era. Standing majestically within the matured township of Taman Molek, it is designed and built around the desires of the new generation.

- Multi-tier security with state-of-the-art Radio Frequency Identification (RFID) Technology
- Rainwater harvesting system to collect rain water for irrigation use
- Energy saving lights for common areas
- Essential power back up system to ensure power supply at common areas, lifts, fire protection system & security system
- Natural cross ventilation design for tower & basement carpark
- Built in kitchen cabinet & vanity counter top for all bathrooms
- Fibre optic infrastructure for high speed broadband telecommunication
- SMATV (with Astro High Definition capability)
- Water saving fittings for all bathrooms
- 24-hour Security

Molek Pulai

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Resplendent Lifestyle Therapy

Melt your stress away with a cooling dip at the swimming pool or simply indulge in moments of soothing relaxation at the Sky Garden. Whatever your choice, Molek Pulai heralds new opportunities to enjoy life to the fullest! A myriad of resort facilities are lined up for your total relaxation.

- Gymnasium
- Swimming Pool
- Sauna
- Children's Playground
- Function Room
- Sky Garden
- Wading Pool
- BBQ Area
- Child Care Centre



Expansive SOHO Living For Cosmopolitan Lifestyle

The concept of merging both living and working space is brought to life with the efficient master plan of Molek Pulai. SOHO units converge work, lifestyle & play. The smart and efficient space design creates flexibility to suit young professionals' needs.

live + work + play



Children's Playground



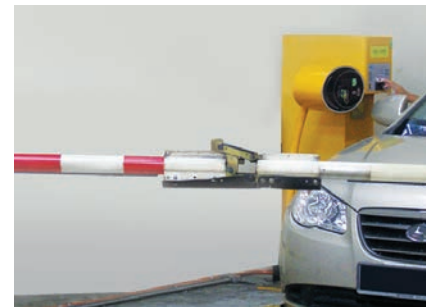
Gymnasium



Sky Garden



Wading Pool



Tier 1:
Sensor Access System at the barrier gates of the car park entrance.



Tier 2:
Security Access Card to the lift lobby via car park, and CCTV monitoring system for all entrances, exits and lift lobbies.



Tier 3:
Lift access to specific levels via smart card reader.

Assurance Of A Secure Community

Your safety and security are top of the list! With cutting-edge technology and modern innovations in place to keep you and your family safe, you can enjoy life without worry.

State-of-the-art technological facilities:

- Radio Frequency Identification (RFID)
- 2-way audio intercom
- Security access card system
- 24-hour security
- CCTV
- Fibre optic high speed broadband telecommunication
- SMATV (with Astro High Definition capability)



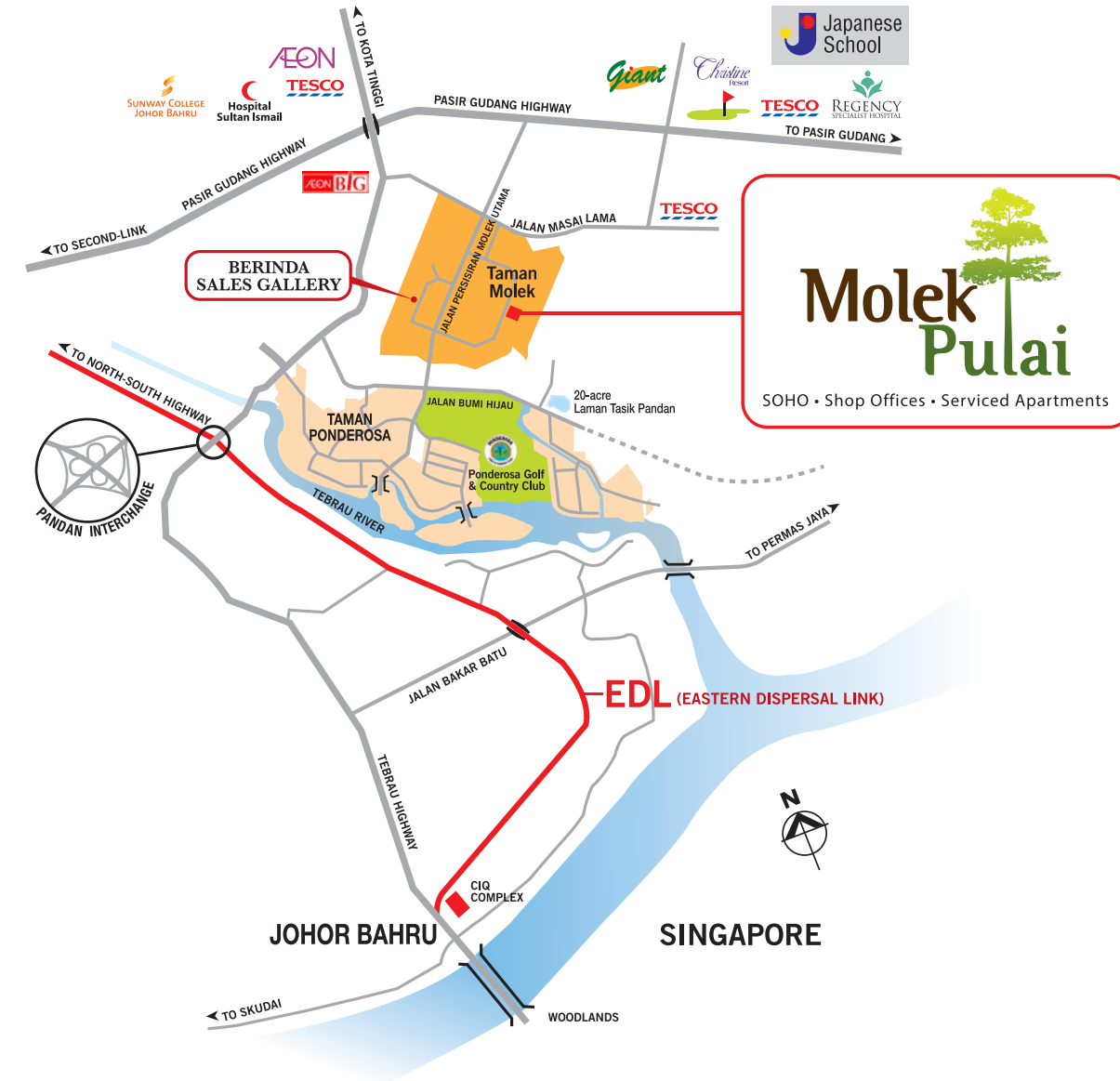
Feel The Pulse Of A Metropolitan Lifestyle

Molek Pulai is centrally located within Taman Molek - a commercial vibrant business hub which houses 17 financial institutions, telecommunications, shipping & logistic service, lifestyle bistros, spas, boutique shopping & more to spice up your life. Accessibility is always a breeze as Molek Pulai is served by an artery of major highways including Tebrau Highway, Eastern Dispersal Link, North-South Highway and Pasir Gudang Highway.



Multi-accessibility

- 15 mins. drive to JB city centre & CIQ Complex (Customs, Immigration & Quarantine) / Singapore
- 10 mins. drive to Sunway College & 20 mins. drive to education hub with 3 universities and 2 colleges, including a Japanese School
- 10 mins. drive to Sultan Ismail Hospital
- 20 mins. drive to Regency Specialist Hospital
- Close to convenient amenities: Banks, 7-Eleven, Guardian Pharmacy, Watsons, Spa & Foot Massage, Restaurants etc.
- Close to retail centres: Aeon Big, Tesco, Giant Hypermarket & Aeon Tebrau City and recreational parks such as Laman Tasik Pandan & Recreational Park
- Easy accessibility to various destinations via major highways:
 - Eastern Dispersal Link (EDL) to the city centre / Singapore
 - Tebrau Highway to surrounding townships
 - Pasir Gudang Highway to Senai Airport, Second Link & Pasir Gudang
 - North-South Highway to Malacca / Kuala Lumpur / Penang



CIQ Complex



AEON Tebrau City



Sunway College



Senai Airport



Regency Specialist Hospital

our track record speaks for itself

The BERINDA team carries 40 years of invaluable experience in the property development industry. Our team has been an integral part of developing townships and key commercial properties in Johor and beyond. With a track record of pioneering vision and a formidable reputation, BERINDA is the premier property developer in Johor.



- Taman Ponderosa, a premium riverside development that features destination nightlife, alfresco dining and lifestyle stores for vibrant living.
- Taman Molek, a multiple-award winning residential development recognized for exceptional planning and maintenance and innovatively designed homes.



We let our awards do the talking



Awarded by GBI Accreditation Panel : Molek Pine 4 - Malaysia's 1st Residential New Construction (High Rise) Green Building Index (GBI) **PLATINUM** rating certification on design assessment.



Awarded by GBI Accreditation Panel : Molek Pine 3 - Green Building Index (GBI) **GOLD** rating certification on design assessment.



Awarded by the Johor Bahru City Council: Molek Pine, Champion - Best Landscape for Resort Living.



Awarded by the Johor Bahru City Council: Taman Molek, Best Township.



Awarded by the Malaysian Ministry of Housing and Local Government: Taman Molek, Best Maintained Township.



Awarded by the Asean Association for Planning and Housing (AAPH): Outstanding Achievement in Residential Development.

Type A



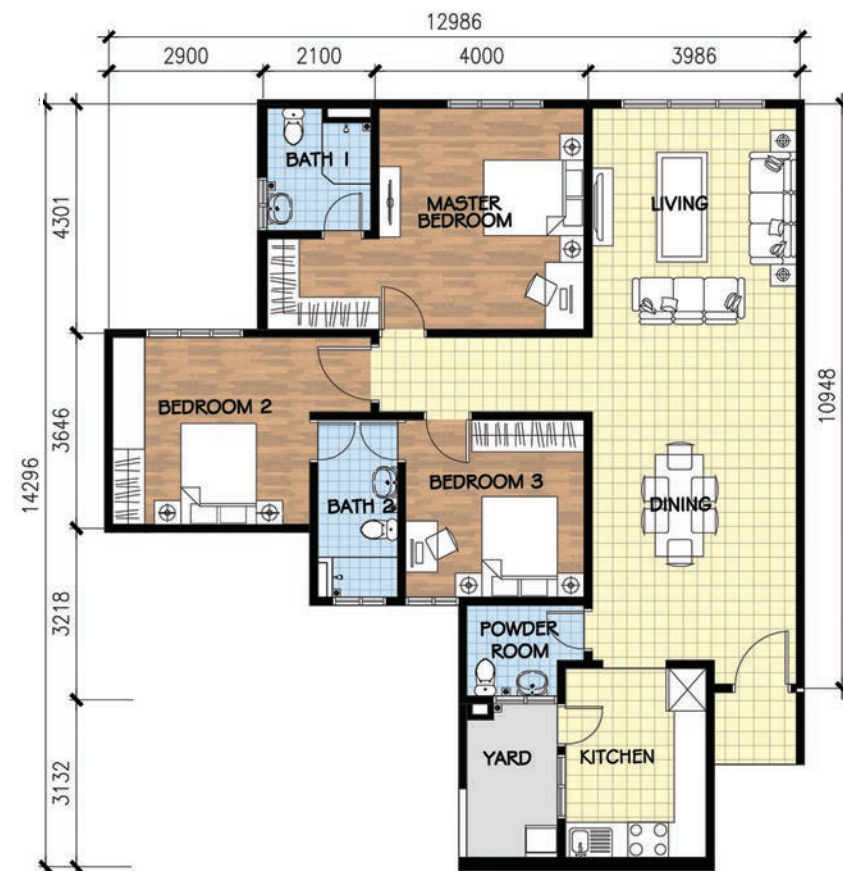
Built-up Area : 942 sq.ft.

Type B



Built-up Area : 1,005 sq. ft.

Type C



Built-up Area : 1,416 sq.ft.

Floor Layout Plan



Specifications

STRUCTURE	Reinforced Concrete Framework	KITCHEN SINK	Stainless Steel Kitchen Sink																																												
WALL	Bricks / Reinforced Concrete Walls / Light Weight Block / Solid Wall / Pre-Cast Concrete Panel	SANITARY INSTALLATION	Good Quality Sanitary Wares																																												
CEILING	Fibrous Plaster Board Ceiling / Skim Coat	ELECTRICAL INSTALLATION	<table border="1"> <thead> <tr> <th></th> <th>Type A</th> <th>Type B</th> <th>Type C</th> </tr> </thead> <tbody> <tr> <td>Lighting Point</td> <td>15 nos.</td> <td>15 nos.</td> <td>24 nos.</td> </tr> <tr> <td>Fan Point</td> <td>1 no.</td> <td>1 no.</td> <td>1 no.</td> </tr> <tr> <td>13 Amps S/Socket Outlet Point</td> <td>14 nos.</td> <td>16 nos.</td> <td>20 nos.</td> </tr> <tr> <td>15 Amps S/Socket Outlet Point</td> <td>1 no.</td> <td>1 no.</td> <td>1 no.</td> </tr> <tr> <td>TV Outlet Point</td> <td>2 nos.</td> <td>2 nos.</td> <td>2 nos.</td> </tr> <tr> <td>Telephone Point / Data Point</td> <td>2 nos.</td> <td>2 nos.</td> <td>2 nos.</td> </tr> <tr> <td>Air-con Point</td> <td>3 nos.</td> <td>4 nos.</td> <td>5 nos.</td> </tr> <tr> <td>Heater Point</td> <td>1 no.</td> <td>2 nos.</td> <td>3 nos.</td> </tr> <tr> <td>Bell Point</td> <td>1 no.</td> <td>1 no.</td> <td>1 no.</td> </tr> <tr> <td>Security Intercom System</td> <td>1 no.</td> <td>1 no.</td> <td>1 no.</td> </tr> </tbody> </table>		Type A	Type B	Type C	Lighting Point	15 nos.	15 nos.	24 nos.	Fan Point	1 no.	1 no.	1 no.	13 Amps S/Socket Outlet Point	14 nos.	16 nos.	20 nos.	15 Amps S/Socket Outlet Point	1 no.	1 no.	1 no.	TV Outlet Point	2 nos.	2 nos.	2 nos.	Telephone Point / Data Point	2 nos.	2 nos.	2 nos.	Air-con Point	3 nos.	4 nos.	5 nos.	Heater Point	1 no.	2 nos.	3 nos.	Bell Point	1 no.	1 no.	1 no.	Security Intercom System	1 no.	1 no.	1 no.
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IRONMONGERIES	Good Quality Ironmongeries	INTERNAL TELEPHONE TRUNKING & CABLING	Available																																												
WALL FINISHES	Ceiling Height Ceramic Wall Tiles on 1 Wall in Kitchen (Type A) Ceiling Height Ceramic Wall Tiles on 2 Walls in Kitchen (Type B & C) Ceiling Height Ceramic Wall Tiles in Bathrooms																																														
FLOOR FINISHES	Living / Dining / Kitchen / Study (Type A) / Bath (Type A) / Bath 1 (Type B & C) / Bath 2 (Type B & C) / Powder Room (Type C) / Yard - Ceramic Tiles Bedroom (Type A) / Master Bedroom (Type B & C) / Bedroom 2 (Type B & C) / Bedroom 3 (Type C) - Hardwood Parquet / Bamboo Flooring																																														

Spesifikasi

STRUKTUR	Rangka Konkrit Tetulang	SINKI DAPUR	Sinki Dapur Besi Keluli																																												
DINDING	Batu-bata / Dinding Konkrit Tetulang / Blok Ringan / Dinding Padat / Panel Konkrit Pra-sedia	PEMASANGAN ALAT KEBERSIHAN	Alat Kebersihan Bermutu Tinggi																																												
SILING	Siling Berplaster Bergentian / Lapisan Sekim	PEMASANGAN ELEKTRIK	<table border="1"> <thead> <tr> <th></th> <th>Jenis A</th> <th>Jenis B</th> <th>Jenis C</th> </tr> </thead> <tbody> <tr> <td>Mata Lampu</td> <td>15 unit</td> <td>15 unit</td> <td>24 unit</td> </tr> <tr> <td>Mata Kipas</td> <td>1 unit</td> <td>1 unit</td> <td>1 unit</td> </tr> <tr> <td>Mata Soket 13 Amps</td> <td>14 unit</td> <td>16 unit</td> <td>20 unit</td> </tr> <tr> <td>Mata Soket 15 Amps</td> <td>1 unit</td> <td>1 unit</td> <td>1 unit</td> </tr> <tr> <td>Mata TV</td> <td>2 unit</td> <td>2 unit</td> <td>2 unit</td> </tr> <tr> <td>Mata Telefon / Mata Data</td> <td>2 unit</td> <td>2 unit</td> <td>2 unit</td> </tr> <tr> <td>Mata Penghawa Dingin</td> <td>3 unit</td> <td>4 unit</td> <td>5 unit</td> </tr> <tr> <td>Mata Alat Pemanas</td> <td>1 unit</td> <td>2 unit</td> <td>3 unit</td> </tr> <tr> <td>Mata Loceng</td> <td>1 unit</td> <td>1 unit</td> <td>1 unit</td> </tr> <tr> <td>Sistem Keselamatan Interkom</td> <td>1 unit</td> <td>1 unit</td> <td>1 unit</td> </tr> </tbody> </table>		Jenis A	Jenis B	Jenis C	Mata Lampu	15 unit	15 unit	24 unit	Mata Kipas	1 unit	1 unit	1 unit	Mata Soket 13 Amps	14 unit	16 unit	20 unit	Mata Soket 15 Amps	1 unit	1 unit	1 unit	Mata TV	2 unit	2 unit	2 unit	Mata Telefon / Mata Data	2 unit	2 unit	2 unit	Mata Penghawa Dingin	3 unit	4 unit	5 unit	Mata Alat Pemanas	1 unit	2 unit	3 unit	Mata Loceng	1 unit	1 unit	1 unit	Sistem Keselamatan Interkom	1 unit	1 unit	1 unit
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PINTU	Pintu Rintang Api / Pintu Papan Sedatar	TELEFON DALAMAN																																													
SET KUNCI	Jenis Kunci-kunci Bermutu Tinggi																																														
KEMASAN DINDING	Jubin Seramik Dinding sehingga Ketinggian Siling pada 1 Permukaan Dinding di Dapur (Jenis A) Jubin Seramik Dinding sehingga Ketinggian Siling pada 2 Permukaan Dinding di Dapur (Jenis B & C) Jubin Seramik Dinding sehingga Ketinggian Siling di Bilik Mandi																																														
KEMASAN LANTAI	Ruang Tamu / Ruang Makan / Dapur / Bilik Baca (Jenis A) / Bilik Mandi (Jenis A) / Bilik Mandi 1 (Jenis B & C) / Bilik Mandi 2 (Jenis B & C) / Bilik Bersolek (Jenis C) / Halaman - Jubin Seramik Bilik Tidur (Jenis A) / Bilik Tidur Utama (Jenis B & C) / Bilik Tidur 2 (Jenis B & C) / Bilik Tidur 3 (Jenis C) - Lantai Kayu / Lantai Buluh																																														

建筑规格

结构	钢筋混凝土骨架	厨房洗涤槽	不锈钢洗涤槽																																												
墙	砖 / 钢筋混凝土墙 / 轻质砖 / 实心墙 / 预制混凝土墙	卫生设备	采用品质优良的卫生设备																																												
天花板	纤维石膏天花板 / 涂石膏	电源装置	<table border="1"> <thead> <tr> <th></th> <th>A型</th> <th>B型</th> <th>C型</th> </tr> </thead> <tbody> <tr> <td>电灯位</td> <td>15个</td> <td>15个</td> <td>24个</td> </tr> <tr> <td>风扇位</td> <td>1个</td> <td>1个</td> <td>1个</td> </tr> <tr> <td>13安培电插座</td> <td>14个</td> <td>16个</td> <td>20个</td> </tr> <tr> <td>15安培电插座</td> <td>1个</td> <td>1个</td> <td>1个</td> </tr> <tr> <td>电视机位</td> <td>2个</td> <td>2个</td> <td>2个</td> </tr> <tr> <td>电话位 / 网络衔接位</td> <td>2个</td> <td>2个</td> <td>2个</td> </tr> <tr> <td>冷气机位</td> <td>3个</td> <td>4个</td> <td>5个</td> </tr> <tr> <td>热水器位</td> <td>1个</td> <td>2个</td> <td>3个</td> </tr> <tr> <td>门铃位</td> <td>1个</td> <td>1个</td> <td>1个</td> </tr> <tr> <td>保安内部通话系统</td> <td>1个</td> <td>1个</td> <td>1个</td> </tr> </tbody> </table>		A型	B型	C型	电灯位	15个	15个	24个	风扇位	1个	1个	1个	13安培电插座	14个	16个	20个	15安培电插座	1个	1个	1个	电视机位	2个	2个	2个	电话位 / 网络衔接位	2个	2个	2个	冷气机位	3个	4个	5个	热水器位	1个	2个	3个	门铃位	1个	1个	1个	保安内部通话系统	1个	1个	1个
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门	防火门 / 三夹板门																																														
门锁	品质优良的门锁																																														
墙面修饰	厨房一面墙铺砌壁磁砖至天花板(A型) 厨房两面墙铺砌壁磁砖至天花板(B与C型) 浴室铺砌壁磁砖至天花板																																														
地面修饰	客厅 / 饭厅 / 厨房 / 书房 (A型) / 浴室 (A型) / 浴室1 (B与C型) / 浴室2 (B与C型) / 化妆间 (C型) / 庭院 - 铺砌地砖 卧室 (A型) / 主卧室 (B与C型) / 卧室2 (B与C型) / 卧室3 (C型) - 木质地板 / 竹质地板																																														
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