

SOHO • Shop Offices • Serviced Apartments



f r e e h o l d

A New Generation Habitat A Promise Of Better Things



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



Children's Playground



Gymnasium



Sky Garden



Wading Pool

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





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



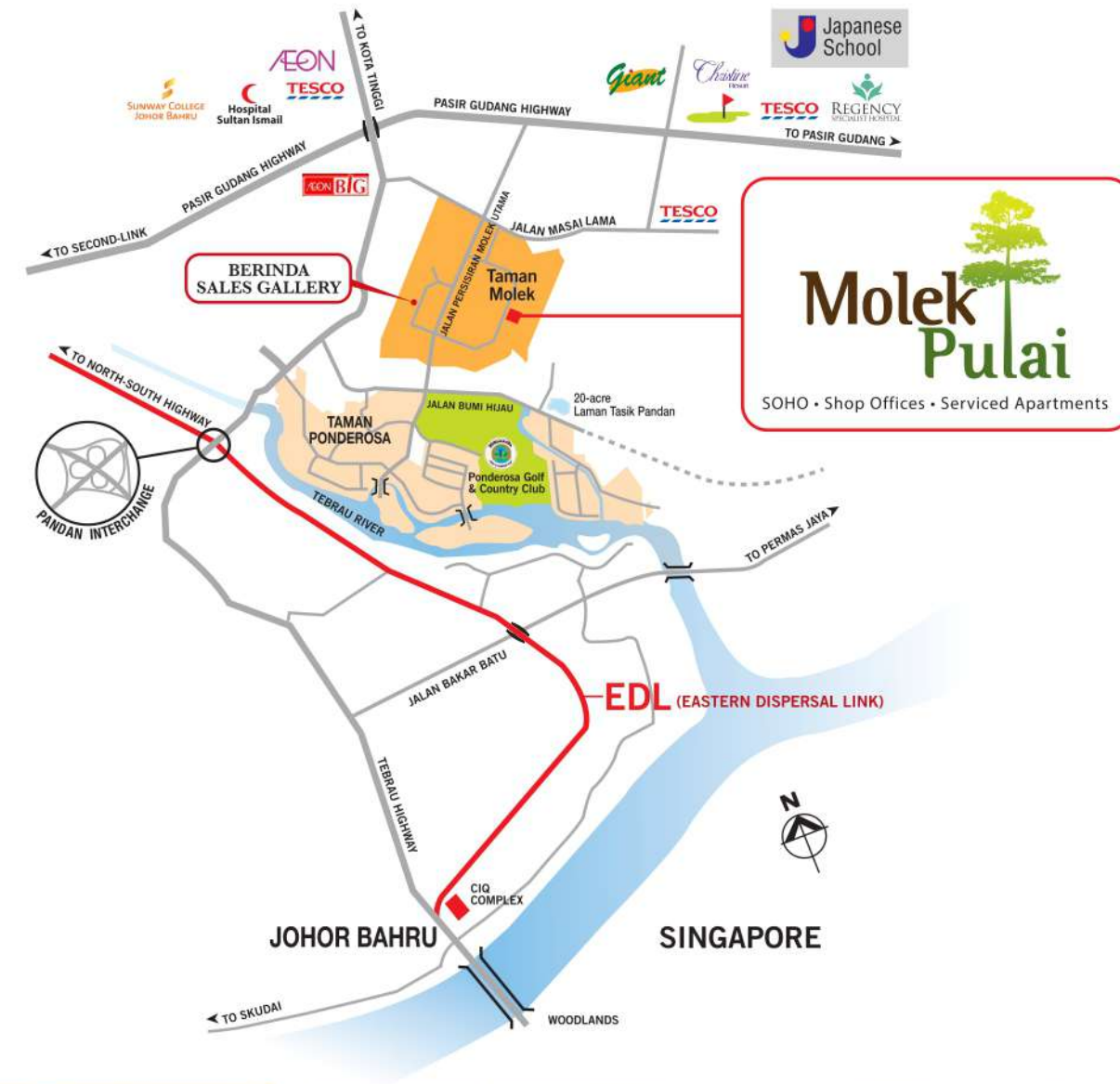
Sunway College



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.



Specifications	STRUCTURE	Reinforced Concrete Framework			
	WALL	Bricks / Reinforced Concrete Walls / Light Weight Block / Solid Wall / Pre-Cast Concrete Panel			
	CEILING	Fibrous Plaster Board Ceiling / Skim Coat			
	WINDOWS	Aluminium Framed Glass Windows / Fixed Glass Panel			
	DOORS	Fire-rated Door / Timber Flush Doors			
	IRONMONGERIES	Good Quality Ironmongeries			
	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			
	KITCHEN SINK	Stainless Steel Kitchen Sink			
	SANITARY INSTALLATION	Good Quality Sanitary Wares			
	ELECTRICAL INSTALLATION	Lighting Point	Type A	Type B	Type C
		Fan Point	15 nos.	15 nos.	24 nos.
		13 Amps S/Socket Outlet Point	1 no.	1 no.	1 no.
		15 Amps S/Socket Outlet Point	14 nos.	16 nos.	20 nos.
		TV Outlet Point	1 no.	1 no.	1 no.
		Telephone Point / Data Point	2 nos.	2 nos.	2 nos.
		Air-con Point	2 nos.	4 nos.	5 nos.
		Heater Point	3 nos.	2 nos.	3 nos.
		Bell Point	1 no.	1 no.	1 no.
		Security Intercom System	1 no.	1 no.	1 no.
	INTERNAL TELEPHONE TRUNKING & CABLING	Available			
Spesifikasi	STRUKTUR	Rangka Konkrit Tetulang			
	DINDING	Batu-bata / Dinding Konkrit Tetulang / Blok Ringan / Dinding Padat / Panel Konkrit Pra-sedia			
	SILING	Siling Berplaster Bergentian / Lapisan Sekim			
	TINGKAP	Tingkap Kaca Berbingkai Aluminium / Panel Kaca Tetap			
	PINTU	Pintu Rintangan Api / Pintu Papan Sedatar			
	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			
	SINKI DAPUR	Sinki Dapur Besi Keluli			
	PEMASANGAN ALAT KEBERSIHAN	Alat Kebersihan Bermutu Tinggi			
	PEMASANGAN ELEKTRIK	Mata Lampu	Jenis A	Jenis B	Jenis C
		Mata Kipas	15 unit	15 unit	24 unit
		Mata Soket 13 Amps	1 unit	1 unit	1 unit
		Mata Soket 15 Amps	14 unit	16 unit	20 unit
		Mata TV	1 unit	1 unit	1 unit
		Mata Telefon / Mata Data	2 unit	2 unit	2 unit
		Mata Penghawa Dingin	2 unit	2 unit	2 unit
		Mata Alat Pemanas	3 unit	4 unit	5 unit
		Mata Loceng	1 unit	2 unit	3 unit
		Sistem Keselamatan Interkom	1 unit	1 unit	1 unit
	KAWAT & KABEL TELEFON DALAMAN	Disediakan			
建筑规格	结构	钢筋混凝土骨架			
	墙	砖 / 钢筋混凝土墙 / 轻质砖 / 实心墙 / 预制混凝土墙			
	天花板	纤维石膏天花板 / 涂石膏			
	窗	铝框玻璃窗 / 固定玻璃镶板			
	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			
	厨房洗涤槽	不锈钢洗涤槽			
	卫生设备	采用品质优良的卫生设备			
	电源装置		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
		提供			
	隐藏式电话电缆装置				