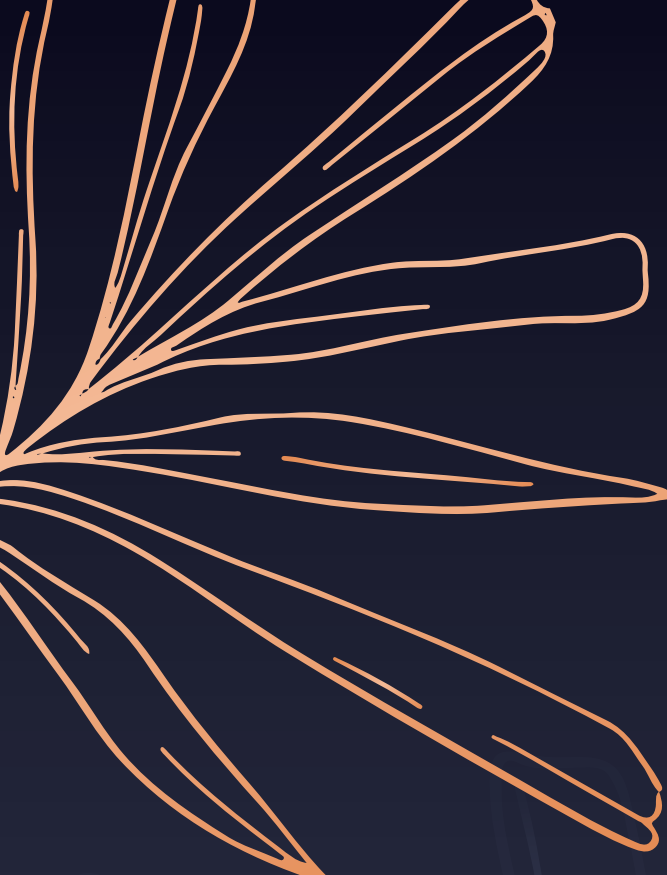




PINE 62

@ MOLEK

MOLEK'S FINAL COLLECTION
OF EXCLUSIVE HOMES



PINE 62

@ MOLEK

AN EXCLUSIVE COLLECTION OF 62 LIMITED HOMES

The final phase of a prestigious residential precinct, Pine 62 @ Molek presents a boutique collection of just 62 limited homes, thoughtfully designed for today's modern families.

Set within a well-established and vibrant neighbourhood, this development combines modern architecture, practical layouts, and quality finishes to create homes that complement your dynamic lifestyle.

With its prime location and boutique exclusivity, Pine 62 @ Molek offers a rare opportunity to own a home in one of Molek's most sought-after addresses.



AT THE HEART OF IT ALL

At Pine 62 @ Molek, life is all about seamless convenience. Perfectly positioned within the thriving heart of Molek, you'll enjoy effortless access to premium lifestyle amenities and essential facilities, all just minutes away.

Spend your weekends at nearby prestigious golf courses, explore shopping destinations, and indulge in a wide variety of dining options. Stay connected to quality healthcare, renowned educational institutions, and the vibrant new commercial hub that continues to shape the future of Molek.

Here, everyday essentials and lifestyle pleasures come together, giving you the freedom to live, work, and relax without compromise.

ESSENTIAL SECURITY FOR EVERYDAY LIVING:

-  Perimeter Fencing
-  Smart Digital Door Lock for Secure Access
-  24-hour Security Surveillance with CCTV



TYPE A

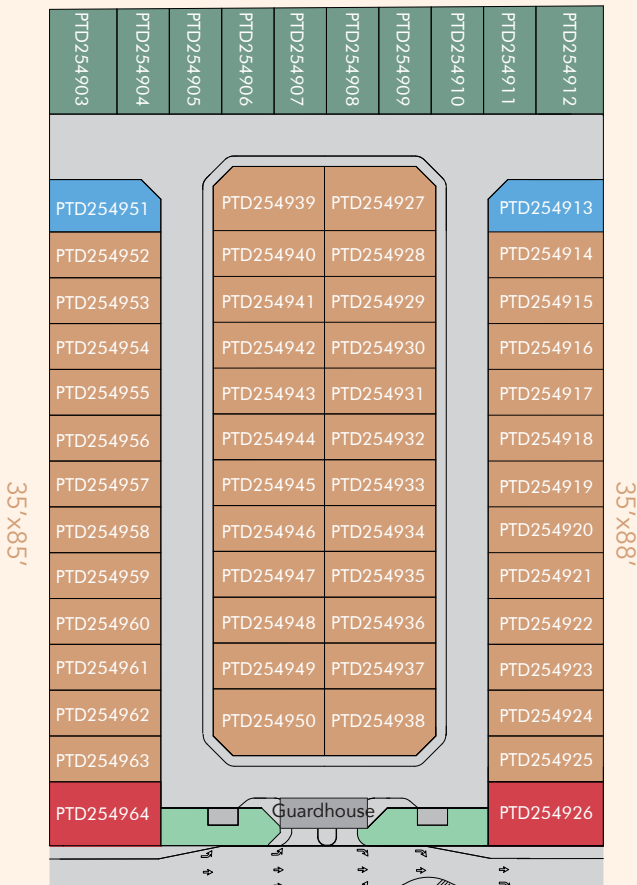
2 Storey Semi-Detached Homes

35' x 85' | Built-up : 3,051 sq.ft.



Artist Impression Only

40'x80'



Type A - 48 units

Type Ab - 2 units

Type Aa - 2 units

Type B - 10 units



The Last Opportunity for Luxurious Living in Molek's Coveted Enclave



Conveniently Located Next to Molek's Thriving New Commercial Hub



Limited-Edition Homes in a Gated and Guarded Neighbourhood

TYPE B

2 Storey Semi-Detached Homes

40' x 80' | Built-up : 3,408 sq.ft.



Artist Impression Only

Specification:

Structure	: Reinforced Concrete Framework
Brick	: Brickwall
Roofing	: Metal Roofing / R.C Flat Roof
Roof Structure	: Steel Roofing System / RC Roof
Ceiling	: Ground Floor & First Floor Fibrous Gypsum Plaster Ceiling / Skim Coat
Windows	: Aluminium Framed Glass Windows
Doors	: Timber Doors / Plywood Flush Doors / Timber Louvres Doors / Aluminium Framed Glass Door
Ironmongery	: Good Quality Ironmongery
Decoration	: Nil
Floor Finishes	
Ground Floor	
Living / Foyer /Dining /	
Dry Kitchen/ Wet Kitchen	: Porcelain Tiles
Bedroom 4	: Porcelain Tiles
Linen / Utility / Bath 4 /WC	: Porcelain Tiles
Yard	: Porcelain Tiles
Covered Terrace /Apron	: Porcelain Tiles
Carporch / Driveway (Up to Gate)	: Porcelain Tiles
Bin Compartment	: Ceramic Tiles
First Floor	
Master Bedroom /	
Bedroom 2 & 3 / Family Hall /	: Porcelain Tiles
Master Bathrooms, Baths 2 & 3	: Porcelain Tiles

Staircase	: R.C. Staircase with Timber Flooring & Cement Plastering
Wall Finishes	Master Bath, Bath 2, 3, 4 : Porcelain Tiles Up to Ceiling Height Dry Kitchen : Porcelain Tiles Up to Ceiling Height Wet Kitchen : Porcelain Tiles Up to Ceiling Height
Kitchen Sink	: Single Bowl Stainless Steel Sink
Sanitary and Fittings	: Good Quality Sanitary Wares
Electrical Installation	
Lighting point	: 22
Wall light point	: 5
Gate light point	: 2
Bell push point	: 1
Fan point	: 7
Telephone point	: 2
Data point	: 2
TV & Astro point (Dual outlet)	: 3
CCTV point	: 3
Autogate point	: 1
Water heater point	: 4
13A switch socket outlet	: 28
13A switch socket c/w USB jack outlet	: 2
15A switch socket outlet (Cooker)	: 1
15A switch socket outlet (Aircond)	: 7
Weatherproof booster pump point	: 1
Electric Vehicle (EV) Charger point	: 1
Fencing	: 1800mm High Brick Fence
Turfing	: Spot Turfing

TYPE A (Typical)

35' x 85'

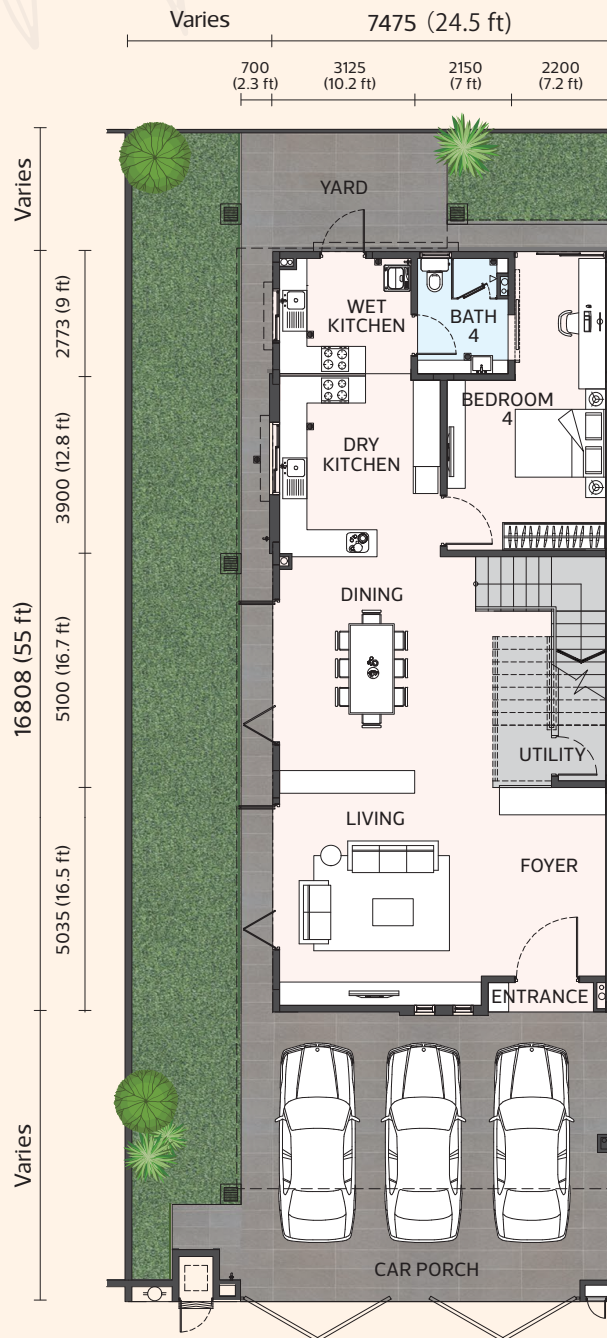
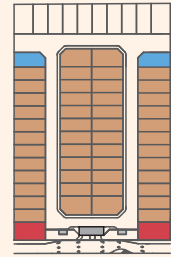
Built-up : 3,051 sq.ft.

4 Bedrooms 4 Bathrooms

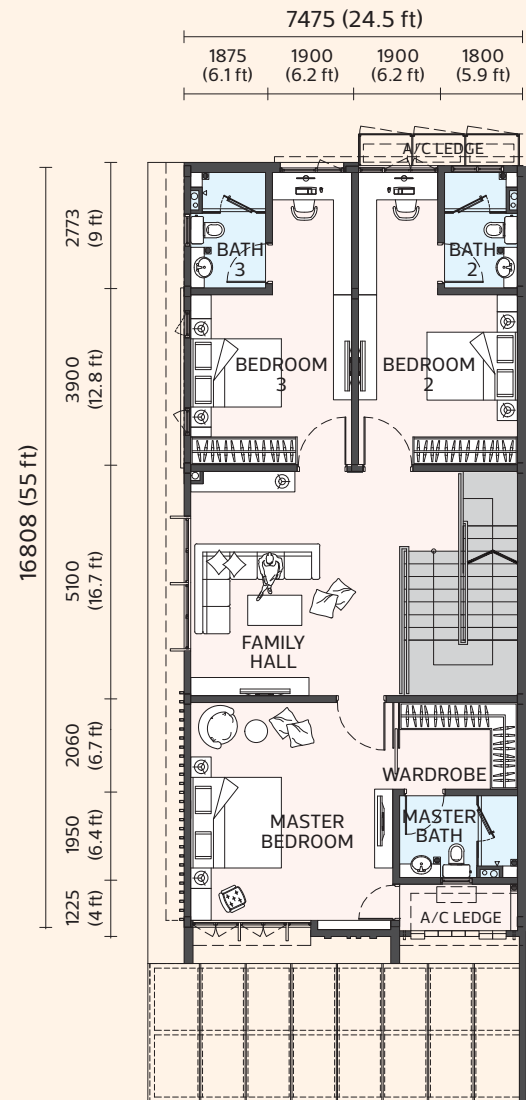
Type A
48 units

Type Aa
2 units

Type Ab
2 units



Ground Floor Plan



First Floor Plan

A FAMILY-FRIENDLY LAYOUT, IDEAL FOR TOGETHERNESS

- 1 Open concept, practical functional layout
- 2 Garden-connected dining area with bi-fold doors
- 3 Separate Dry & Wet Kitchen
- 4 Private garden access from Bedroom 4

TYPE B (Typical)

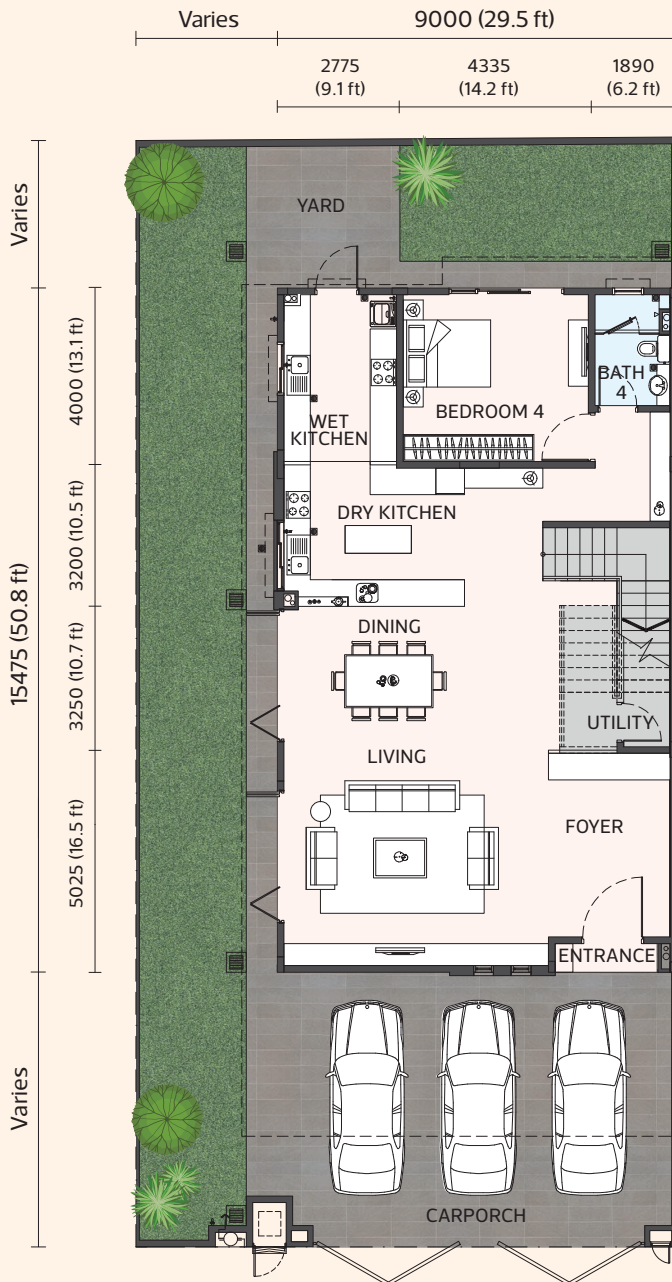
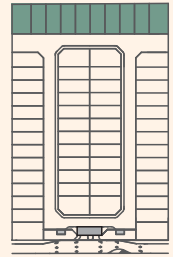
40' x 80'

Built-up : 3,408 sq.ft.

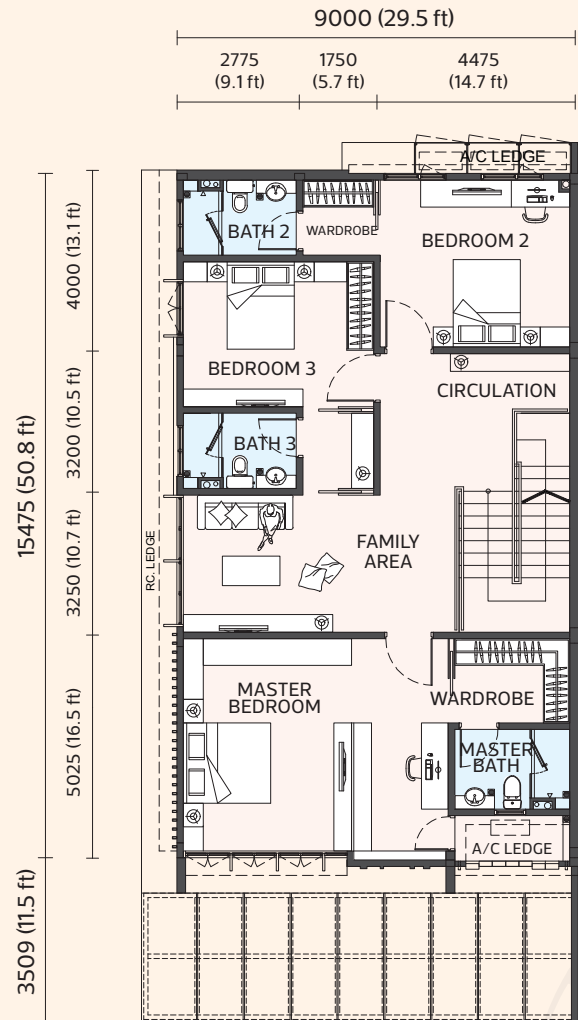
4 Bedrooms 4 Bathrooms



Type B
10 units



Ground Floor Plan



First Floor Plan

- 5 Versatile family area that gives you the privacy for work or play
- 6 Wide windows for even more fresh air and sunshine
- 7 Generous master bedroom for king bed and ample wardrobes.
- 8 Spacious bedrooms with study and work-from-home (WFH) features
- 9 Column-free car porch for up to 3 cars
- 10 The car porch features a folding gate, adding convenience and practicality



LIVE Close to Everything That Matters

GOLF FACILITIES & RESORT

- Ponderosa Golf & Country Resort 1km

REGIONAL EXPRESSWAYS

- Tebrau Highway, North-South Highway, Eastern Dispersal Link (EDL), Pasir Gudang Highway 4km

URBAN & TRANSPORTATION HUBS

- Taman Molek Financial & Lifestyle Hub 1km
- Johor Bahru CIQ Complex & RTS Bukit Chagar Station 12km

EDUCATION

- SK Taman Molek & SMK Taman Molek 1km
- Paragon Private & International School 6km
- Crescendo-HELP International School 8km
- Austin Heights Private & International School 8km
- Sunway College 9km
- R.E.A.L Schools Johor Bahru Campus 9km
- Invictus International School (Malaysia Spring Hills Campus) 14km

RETAIL / LEISURE

- Maslee Express 1km
- NSK Trade City Pandan 3km
- Mid Valley Southkey, Aeon Tebrau City, IKEA Tebrau, Toppen Tebrau & Lotus's Tebrau 6km
- Legoland Malaysia 26km
- Sunway Big Box Retail Park 30km

HEALTHCARE FACILITIES

- Hospital Sultan Ismail 7km
- Columbia Asia Tebrau 10km
- KPJ Puteri Specialist Hospital & KPJ Bandar Dato' Onn 10km
- Regency Specialist Hospital 11km
- Hospital Sultanah Aminah 16km
- Gleneagles Hospital Medini Johor 28km

Homes for Life

A Quality Lifestyle Project By:



A member of the Kuok Group

Developer:
Tanjung Bintang Sdn Bhd 198601003177
Level 32, Johor Bahru City Square (Office Tower),
Jalan Wong Ah Fook,
Ibrahim International Business District,
80888 IIBD, Johor



TANJUNG
BINTANG
SDN BHD.

Berinda Sales Gallery
Berinda Properties
berinda.properties

Carrie 012 760 1488

Peggie 016 770 5826

Sher Lee 011 1094 9672

2 Storey Semi-Detached • Developer's Licence No : 4778/05-2027/1497(R) • Validity Period : 15/05/2019 - 14/05/2027 • Expected Date of Completion : September 2027 • Building Plan No : MBJB/U/2024/14/BGN/117RP(20)
• Land Tenure : Freehold • Approving Authority : Majlis Bandaraya Johor Bahru (MBJB) • Land Encumbrances : Nil • No of Unit(s) : 62 • Min. Price : RM1,768,000.00 • Max Price : RM 2,208,000.00

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERRUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY

All information and plans herein are subject to amendments as may be required by authorities and/or project consultant. All illustrations are artist impression only and shall not be construed as forming part of an offer or contract. All services provided as described herein are subjected to terms and conditions.