



FLORIAN

RESIDENCES

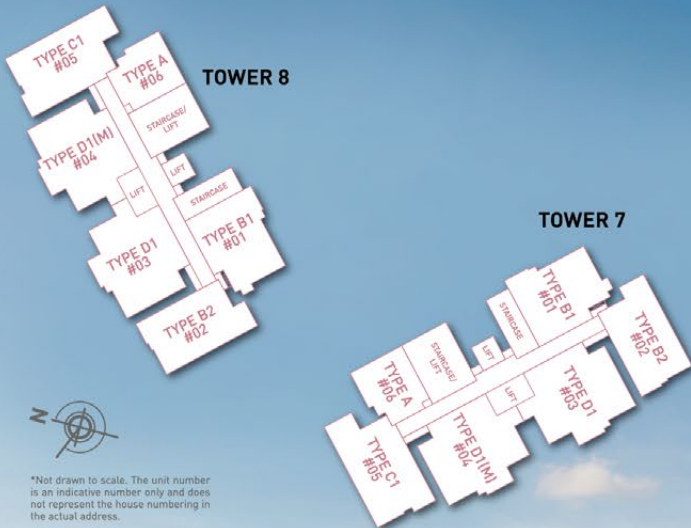
Tower 7 & 8

VISTA TIARA

VISTA TIARA
NBW BAY

Experience a unique lifestyle

Redefining home with exceptional style and connectivity.
Immerse yourself in a lifestyle, where every detail is meticulously crafted for a unique living experience.



TYPE A

46 sq. m. | 495.36 sq. ft.
1 Bedroom, 1 Bathroom



TYPE B1

77 sq. m. | 826.50 sq. ft.
2 Bedrooms, 2 Bathrooms



TYPE B2

74 sq. m. | 799.36 sq. ft.
2 Bedrooms, 2 Bathrooms





**CLOSE PROXIMITY
TO URBAN
AMENITIES**



**EASY ACCESS TO
UPCOMING RAPID
TRANSIT SYSTEM
(RTS) LINK**



FREEHOLD



SKY TERRACE

BUILDING DESCRIPTION

STRUCTURE

Reinforced Concrete Structure

WALL

Reinforced Concrete Wall/Brick Wall/Light Weight Block Wall

ROOF FRAMING

Reinforced Concrete Flat Roof

CEILING

Skim Coat/Plaster Ceiling

WINDOWS

Aluminium Frame Glass Window

DOORS

Metal Frame Timber Door

Aluminium Frame Glass Door

IRONMONGERY

Quality Locksets

WALL FINISHES

Kitchen

- 1.5m High Tiles/Plaster/
Skim Coat with Emulsion Paint

Bathroom

- Full Height Tiles till Ceiling Level

Internal

- Plaster/Skim Coat with Emulsion Paint

External

- Weather Resistant Paint

FLOOR FINISHES

Living/Dining/Kitchen/Study/All Bedrooms

All Bathrooms

Utility, Yard, Balcony

Other Areas

ALL TYPES

- Tiles

- Tiles

- Tiles

- Cement Render

SANITARY AND PLUMBING FITTINGS

Kitchen Sink

A

B1

B2

C1

D1/D1(M)

1

1

1

1

1

Wash Basin

1

2

2

2

2

Shower Rose

1

2

2

2

2

W.C.

1

2

2

2

2

Bib Tap

1

2

2

2

2

Washing Machine Tap

1

1

1

1

1

ELECTRICAL INSTALLATION

Lighting Point

A

B1

B2

C1

D1/D1(M)

8

14

14

15

15

Power Point (Include 13A/15A)

13

16

17

18

19

Ceiling Fan Point (Without Fan Mounting Bracket)

2

3

3

3

3

TV Point

2

2

2

2

2

Water Heater Point

1

2

2

2

2

Air-cond Point

2

3

3

3

5

Distribution Board

1

1

1

1

1

COMMUNICATION

Fibre Wall Socket Point

A

B1

B2

C1

D1/D1(M)

1

1

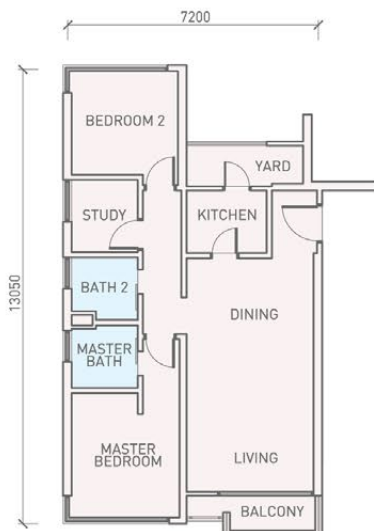
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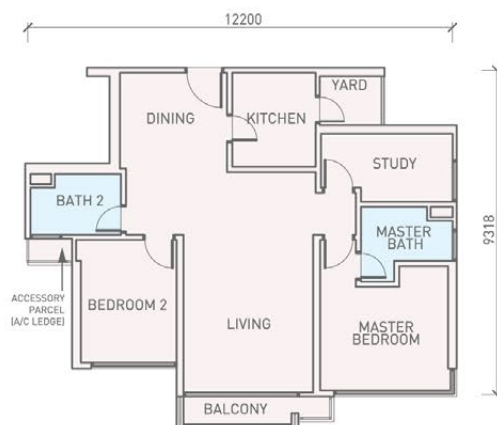
TYPE C1

86 sq. m. | 925.59 sq. ft.
2+1 Bedrooms, 2 Bathrooms



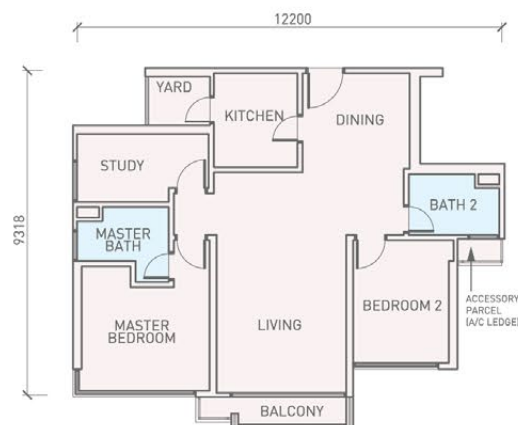
TYPE D1

100 sq. m. | 1071.72 sq. ft.
2+1 Bedrooms, 2 Bathrooms



TYPE D1(M)

100 sq. m. | 1071.72 sq. ft.
2+1 Bedrooms, 2 Bathrooms





NEARBY AMENITIES

*Estimated distance

TRANSPORTATION

Larkin Sentral	7.5 km
Johor Bahru Sentral	8 km
Future Bukit Chagar RTS Link Station	8.5 km
Johor Bahru CIQ Complex	8.8 km
Johor Bahru International Ferry Terminal	11 km

MEDICAL CENTRE

Sultanah Aminah Hospital	4.9 km
KPJ Puteri Specialist Hospital	6.1 km
KPJ Johor Specialist Hospital	7.1 km
Columbia Asia Hospital - Tebrau	10.5 km

RECREATIONAL DESTINATION

Danga Bay Park	400 m
Tan Hiok Nee Heritage Street	7.1 km
Hutan Bandar MBJB	7.5 km
Johor Golf & Country Club	7.8 km
Tunku Mahkota Ismail Youth Centre (TMIYC)	8 km

SHOPPING CENTRE

Beletime Danga Bay	500 m
Angsana Johor Bahru Mall	5 km
Paradigm Mall Johor Bahru	7.5 km
R&F Mall Tanjung Puteri	7.8 km
Johor Bahru City Square	7.9 km
KONTAR JBCC	8 km
KSL City Mall	9.1 km
The Mall, Mid Valley Southkey	13.5 km

EDUCATION INSTITUTION

Tun Fatimah School	6.5 km
SK & SMK Infant Jesus Convent	6.5 km
SK Temenggong Abdul Rahman 1 & 2	8 km
SK & SMK (P) Sultan Ibrahim	8.3 km
Foon Yew High School	9.3 km
City University Malaysia - JB Campus	11 km
Universiti Teknologi Malaysia	17.4 km
EduCity Iskandar	18.2 km



DEVELOPER: MB WORLD PROPERTIES SDN. BHD.

CO. REG. NO.: 199101012056 (222368-V)

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• Project Name: Vista Tiara • Property Type: Serviced Apartment • Developer's License No.: 30688/02-2029/0030(N) • Validity Period: 02 Feb 2024 - 01 Feb 2029 • Advertising & Sales Permit No.: 30688-1/06-2027/0483(A)-[S] • Validity Period: 04 Jun 2024 - 03 Jun 2027 • Authority Approving Building Plan: Majlis Bandaraya Johor Bahru • Building Plan Approval No.: MBJB/U/2019/14/BGN/143/RP(11) & MBJB/U/2019/14/BGN/142/RP(12) • Land Encumbrances: OCBC Bank (Malaysia) Berhad • Land Tenure: Freehold • Expected Date of Completion: December 2027 • No. of Car Park: 1 - 2 per unit • No. of Units: [Tower 1 - 3] 704 units; [Tower 4 - 6] 911 units; [Tower 7 & 8] 388 units • Selling Price: [37-level serviced apartments; 704 units] RM520,000.00 (Minimum), RM2,109,000.00 (Maximum); [43-level serviced apartments; 911 units] RM493,000.00 (Minimum), RM865,000.00 (Maximum); [36-level serviced apartments; 388 units] RM446,000.00 (Minimum), RM1,931,000.00 (Maximum)

• Sekatan-sekatan Kepentingan: i. Tuan punya tanah tidak dibenarkan menawarkan atau menjual unit-unit (parcels) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan yang berkenaan. ii. Petak-petak bangunan yang didirikan di atas tanah ini apabila sahaja bertukar miliknya kepada seorang Bumiputera/Syarikat Bumiputera maka tidak boleh terkemudian daripada itu dijual, dipajak atau dipindahmilik dengan apa cara sekalipun kepada orang Bukan Bumiputera/Syarikat Bukan Bumiputera tanpa persetujuan Pihak Berkuasa Negeri. iii. Petak-petak bangunan yang didirikan di atas tanah ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.