



FLORIAN

RESIDENCES

Tower 4 - 6

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.



**CLOSE PROXIMITY  
TO URBAN AMENITIES**



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



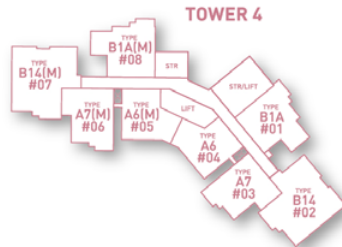
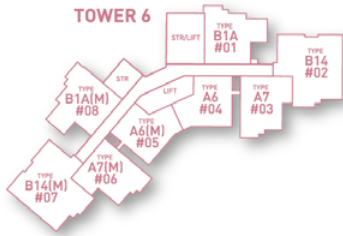
**FREEHOLD**



**SKY TERRACE**



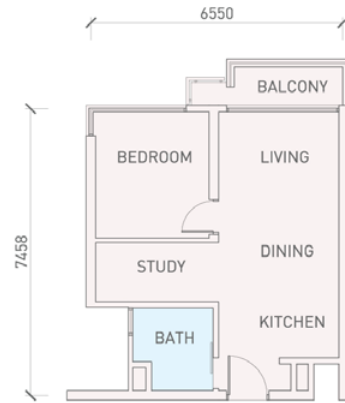




\*Not drawn to scale. The unit number is an indicative number only and does not represent the house numbering in the actual address.

## TYPE A4 TOWER 5

50 sq. m. | 538.95 sq. ft.  
1 Bedroom, 1 Bathroom



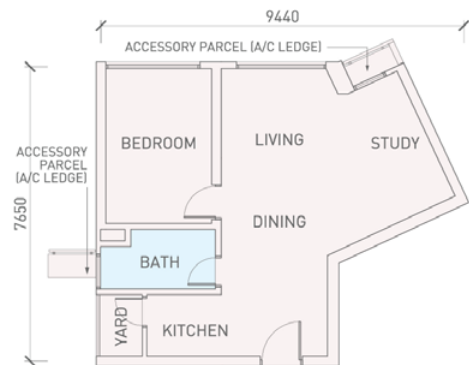
## TYPE A5 TOWER 5

55 sq. m. | 592.12 sq. ft.  
1 Bedroom, 1 Bathroom



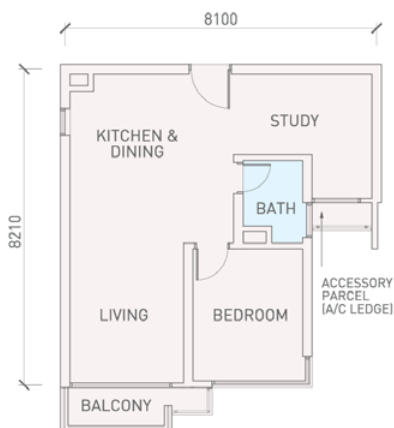
## TYPE A6 TOWER 4 & 6

60 sq. m. | 639.00 sq. ft.  
1 Bedroom, 1 Bathroom



## TYPE A7 TOWER 4 & 6

63 sq. m. | 679.20 sq. ft.  
1 Bedroom, 1 Bathroom



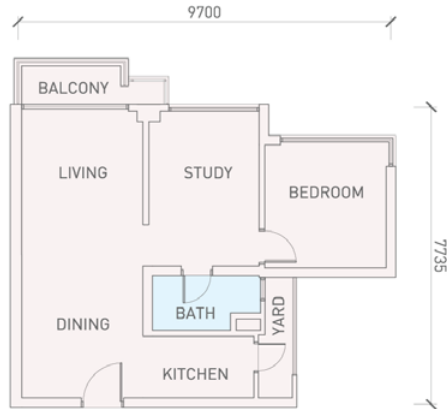
## TYPE A8 TOWER 5

64 sq. m. | 693.10 sq. ft.  
1 Bedroom, 1 Bathroom



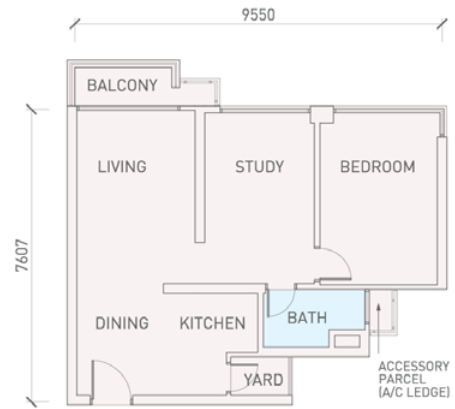
## TYPE B1A TOWER 4 & 6

68 sq. m. | 728.61 sq. ft.  
1 Bedroom, 1 Bathroom



## TYPE B3 TOWER 5

70 sq. m. | 747.97 sq. ft.  
1 Bedroom, 1 Bathroom



## TYPE B7 TOWER 5

80 sq. m. | 859.72 sq. ft.  
2+1 Bedrooms, 1 Bathroom



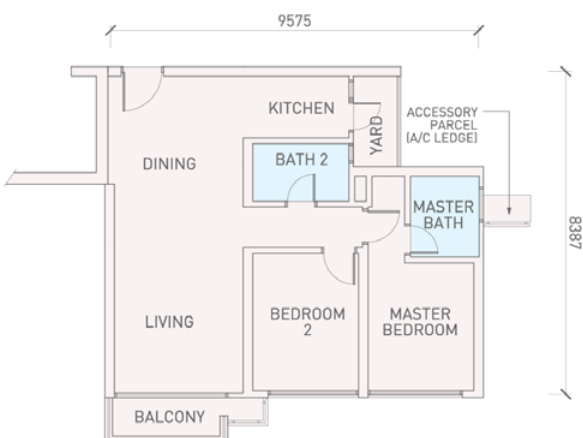
## TYPE B10 TOWER 5

83 sq. m. | 891.85 sq. ft.  
2 Bedrooms, 2 Bathrooms



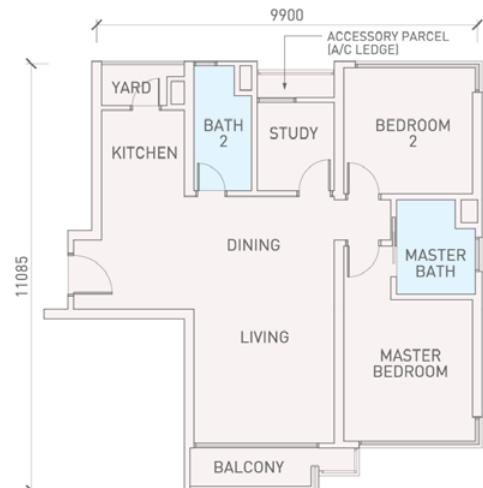
## TYPE B11 TOWER 5

81 sq. m. | 874.09 sq. ft.  
2 Bedrooms, 2 Bathrooms



## TYPE B14 TOWER 4 & 6

96 sq. m. | 1029.13 sq. ft.  
2+1 Bedrooms, 2 Bathrooms



## BUILDING DESCRIPTION

|                     |                                                                 |
|---------------------|-----------------------------------------------------------------|
| <b>STRUCTURE</b>    | Reinforced Concrete Structure                                   |
| <b>WALL</b>         | Reinforced Concrete Wall / Brick Wall / Light Weight Block Wall |
| <b>ROOF FRAMING</b> | Reinforced Concrete Flat Roof                                   |
| <b>CEILING</b>      | Skim Coat / Plaster Ceiling                                     |
| <b>WINDOWS</b>      | Aluminium Frame Glass Window                                    |
| <b>DOORS</b>        | Metal Frame Timber Door<br>Aluminium Frame Glass Door           |
| <b>IRONMONGERY</b>  | 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

## ALL TYPES

|                                                  |                 |
|--------------------------------------------------|-----------------|
| Living / Dining / Kitchen / Study / All Bedrooms | - Tiles         |
| All Bathrooms                                    | - Tiles         |
| Utility, Yard, Balcony                           | - Tiles         |
| Other Areas                                      | - Cement Render |

## SANITARY AND PLUMBING FITTINGS

[illegible]

## ELECTRICAL INSTALLATION

[illegible]

## COMMUNICATION

[illegible]





## NEARBY AMENITIES

\*Estimated distance

### TRANSPORTATION

|                                          |         |
|------------------------------------------|---------|
| Larkin Sentral                           | 7.7 km  |
| Johor Bahru Sentral                      | 8.5 km  |
| Future Bukit Chagar RTS Link Station     | 9.5 km  |
| Johor Bahru CIQ Complex                  | 9.5 km  |
| Johor Bahru International Ferry Terminal | 10.5 km |

### MEDICAL CENTRE

|                                 |        |
|---------------------------------|--------|
| Sultanah Aminah Hospital        | 5.4 km |
| KPJ Puteri Specialist Hospital  | 6.5 km |
| KPJ Johor Specialist Hospital   | 7.5 km |
| Columbia Asia Hospital - Tebrau | 11 km  |

### RECREATIONAL DESTINATION

|                                           |        |
|-------------------------------------------|--------|
| Danga Bay Park                            | 550 m  |
| Tan Hiok Nee Heritage Street              | 7.6 km |
| Hutan Bandar MJB                          | 8 km   |
| Johor Golf & Country Club                 | 8.4 km |
| Tunku Mahkota Ismail Youth Centre (TMIYC) | 8.4 km |

### SHOPPING CENTRE

|                               |         |
|-------------------------------|---------|
| Beletime Danga Bay            | 500 m   |
| Angsana Johor Bahru Mall      | 5.5 km  |
| Paradigm Mall Johor Bahru     | 8 km    |
| R&F Mall Tanjung Puteri       | 8.2 km  |
| Johor Bahru City Square       | 8.3 km  |
| KOMTAR JBCC                   | 8.5 km  |
| KSL City Mall                 | 9.7 km  |
| The Mall, Mid Valley Southkey | 12.9 km |

### EDUCATION INSTITUTION

|                                      |         |
|--------------------------------------|---------|
| Tun Fatimah School                   | 7 km    |
| SK & SMK Infant Jesus Convent        | 7.2 km  |
| SK Temenggong Abdul Rahman 1 & 2     | 8.5 km  |
| SK & SMK (P) Sultan Ibrahim          | 8.8 km  |
| Foon Yew High School                 | 11.2 km |
| City University Malaysia - JB Campus | 11.7 km |
| Universiti Teknologi Malaysia        | 17.8 km |
| EduCity Iskandar                     | 18.7 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 menawar 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.**