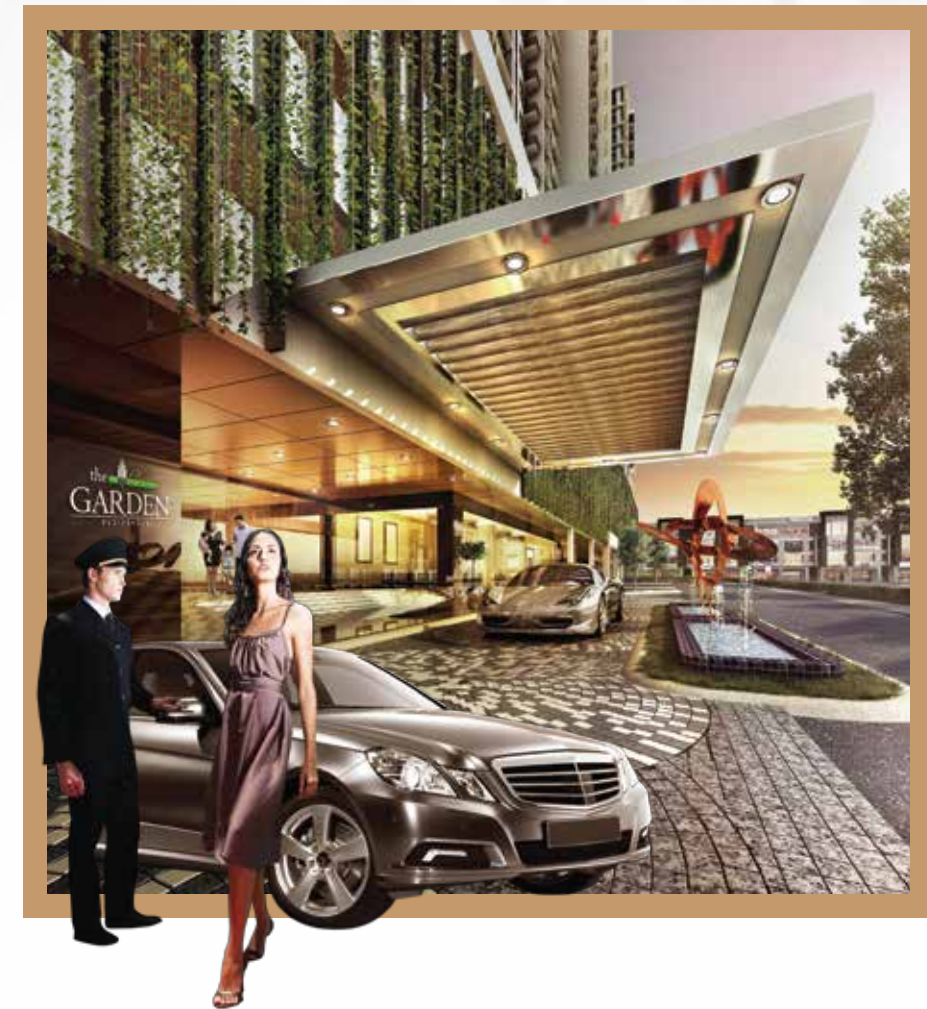


SCIENTEX[®]
SKUDAI
TAMAN 帝雅园
MUTIARA MAS

the  *Premier*
GARDEN
RESIDENCES



The New Address of *Premier* Lifestyle
尊贵生活的新指标

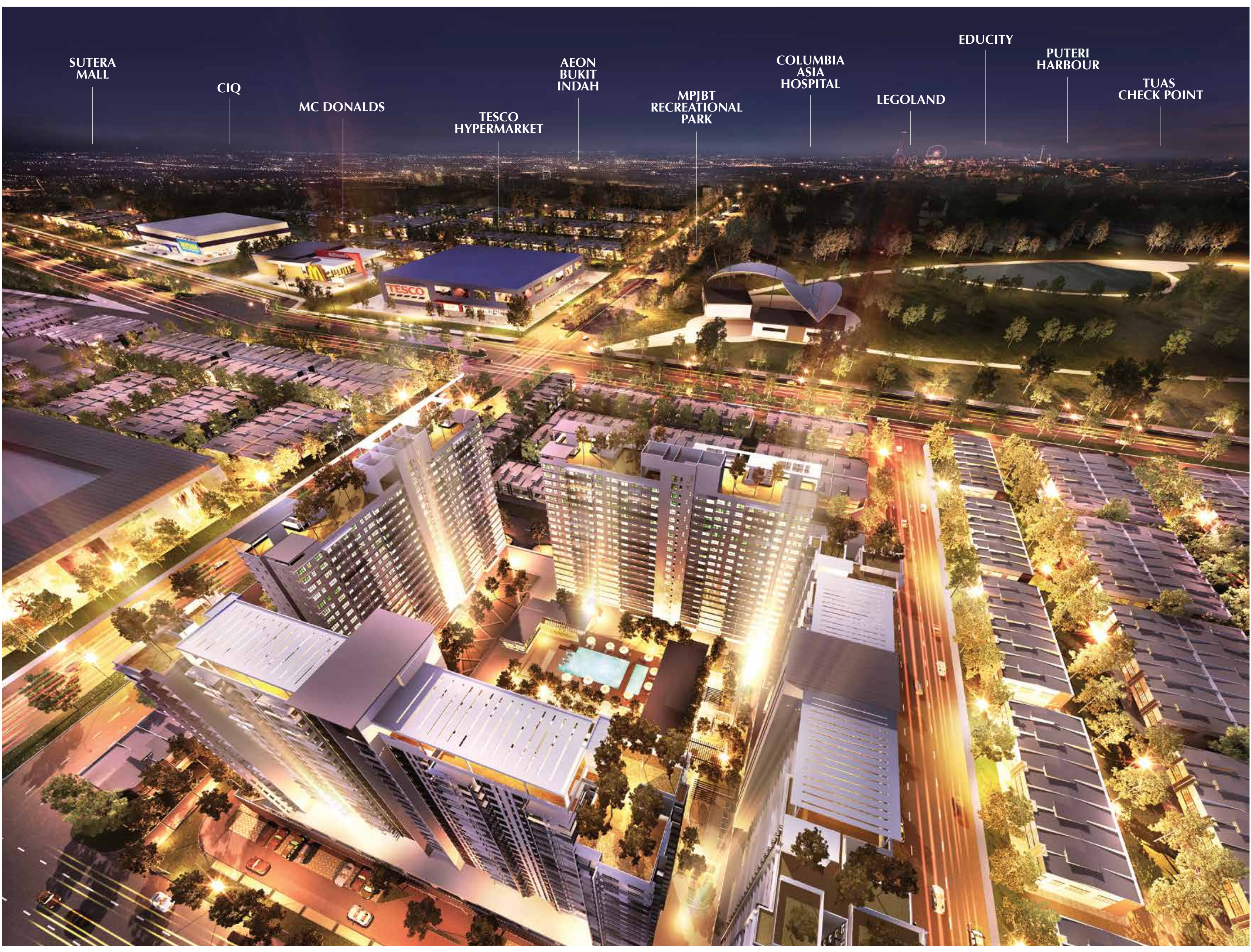


SETTING THE TREND,
THE NEW STANDARD
OF LIVING

突破生活格调，开展华丽人生

From the grand lobby to your exclusive suite, come home everyday to the quintessential luxury hotel-like experience.

宏伟富丽的大堂，散发着雅致奢华的氛围，一路延伸至您的私人单位。如此气派豪华的设计，让您每一次回家，都是一种至高的享受。



SUTERA MALL

CIQ

MC DONALDS

TESCO HYPERMARKET

AEON BUKIT INDAH

MPJBT RECREATIONAL PARK

COLUMBIA ASIA HOSPITAL

LEGOLAND

EDUCITY

PUTERI HARBOUR

TUAS CHECK POINT



AN OASIS OF GREEN, INSIDE AND OUT

由里至外，绿意环抱

Meticulously landscaped in harmony with the surrounding greenery, bringing the feeling of being one with Nature. Your private sanctuary, embraced by privacy and exclusivity.

与翠绿的大自然幕景和谐地融为一体，您的家园由静谧而优美的氛围环绕，成为一处私人颐居的理想地带。





ENTER A WORLD OF
RELAXATION & RECREATION

进入精彩纷呈的休闲世界

Unwind and enjoy the exclusive recreational lifestyle you deserve with the many posh facilities, created just for you. It's a magical experience to find yourself lost in an exclusive oasis of relaxation and recreation.

无论是在悠然环境中的片刻放松，还是远离喧嚣的身心享受，您都可以在我们为您准备的完善设施中感受到最舒适贴心的生活体验。



3 TIER SECURITY 层保安系统

Round the Clock Supervision | High End CCTV | Individual Access Card
全天候监控 | 高端科技的闭路电视 | 住户专属通行卡

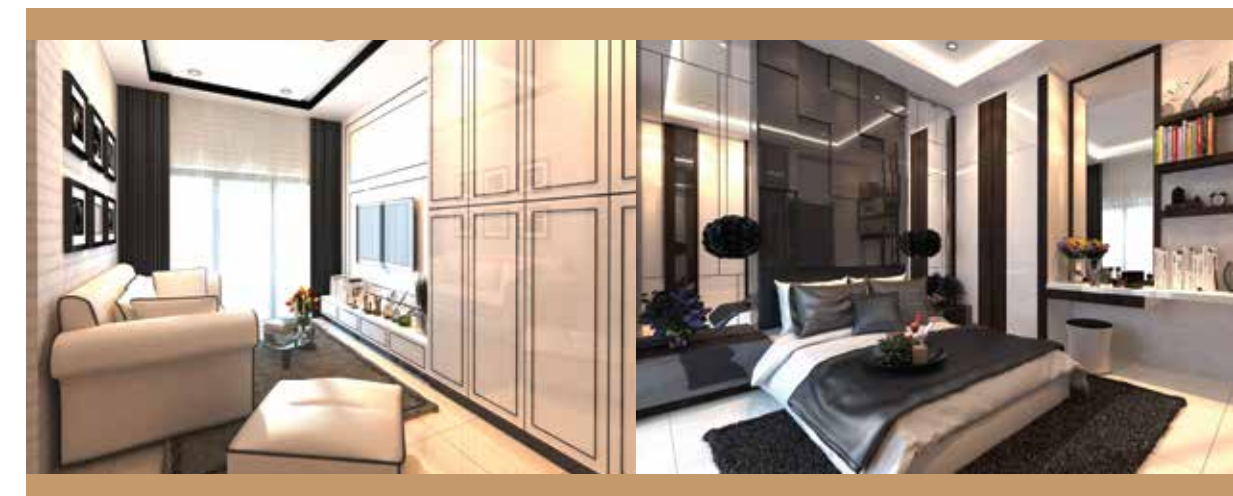


IMAGINATION IS YOUR CREATION

创意生活源自您的美好遐想

Choose from four fabulous luxury suite options to suit your lifestyle requirements.
Every unit comes with furnishing & fitting, so you can literally move in with just your luggage!

我们拥有不同设计的豪华单位供您选择，并备有实用家居。
只需一个行李，即可轻松入住！



Children Playground | Thematic Garden | Jogging Track | Club House | Gymnasium
Swimming Pool | Tennis Court | BBQ Pits | Sauna | Multi Tier Security

儿童游乐场 | 主题花园 | 缓跑道 | 休闲俱乐部 | 健身房
游泳池 | 网球场 | BBQ烧烤区 | 桑拿浴 | 多层保安系统



MESMERIZING LIFE IN MUTIARA MAS
迷人生活



Experience resort living in the centre of Skudai, Johor Bahru. For those who want the ultimate in elegance, peace and style, let the splendour here captivate your heart and free you from the daily stresses of life.

尽享柔佛士姑来的度假式城市生活；一个展现尊贵品味的和谐社区，
让每一天都沉醉在惬意无忧的乐章中。

Strategically located within Iskandar Malaysia Region
The excellent choice for investing in your future.
坐落于策略性地点 - 伊斯干达特区, 您未来的最佳投资选择!

TAMAN MUTIARA MAS TOWNSHIP PLAN



10 mins
Legoland &
2nd Link

15 mins
CIQ & Tuas
Check Point



Sales Gallery
N01° 31.002' E103° 37.793'

diecut line for slotting the loose sheets

GARDEN LIVING INDULGENCE

Sapphire
2 Storey Cluster Homes 双层毗连式半独立洋房
(128 units) 33' x 65'

REDEFINE YOUR SPACE

Emerald
2½ Terrace Homes 双层排屋楼
(76 units) 24' x 70'

BUNGALOW

Bungalow Homes
独立式洋房

COMMERCIAL SERIES

1 Mutiara Mas
3 Storey Shop Office 三层商店办公楼
(73 units) 22' x 70' / 24' x 70'

1 Signature
3 Storey Shop Office 三层商店办公楼
(65 units) 22' x 70'

28 Signature
3 Storey Shop Office 三层商店办公楼
(28 units) 22' x 82'

Proposed Multi-Storey Car Park with Retail Outlets
拟议中的多层停车场及零售商店

Proposed Hotel, Mall & SOHO
拟议中的酒店、商场及小型家庭办公室

SERVICED APARTMENTS

The Garden Residences 高级共管公寓
Tower A & B (518 units)

The Garden Residences, Premier 高级共管公寓
Tower C & D (600 units)

CANAL SANCTUARY

Opal
2 Storey Cluster Homes 双层毗连式半独立洋房
(60 units) 32' x 65'

Opal Premium
2 Storey Cluster Homes 双层毗连式半独立洋房
(72 units) 32' x 65'

Opal Signature
2½ Storey Cluster Homes 双层半毗连式半独立洋房
(100 units) 32' x 65'

Opal Royal
3 Storey Luxury Canal Resort Homes 三层溪畔豪宅
(50 units) 32' x 65'

Opal Imperial
3 Storey Luxury Canal Resort Homes 三层溪畔豪宅
(50 units) 32' x 65'

WOOD SANCTUARY

Cluster Homes
2 Storey Cluster Homes 双层毗连式半独立洋房
(160 units) 32' x 65'

Semi-Detached Homes
2 Storey Semi-D Homes 双层半独立洋房
(16 units) 32' x 75'

☎ 07-559 9988
www.scientex.com.my

Scientex (Skudai) Sdn. Bhd. (216001-X)
A Subsidiary of Scientex Berhad
Pejabat Jualan Taman Mutiara Mas. 81300 Skudai, Johor.
E | mutiaramas@scientex.com.my F | 07 559 9333

Sales Gallery opens daily:
Mon-Fri: 9am-6pm
Sat/Sun/Public Holiday: 10am-6pm
 Scientex Skudai

Developer License No. : 11295-3/12-2015/01032(L) (Validity Date : 4/1/2014 - 3/1/2015) • Advertising & Sales Permit No: 11295-3/01-2015/01032(P) (Validity Date : 4/1/2014 - 3/1/2015) • Approving Authority : Majlis Perbandaran Johor Bahru Tengah (MPJB) • Building Plan Approval No. : Tower A & B - (23)dlm.MPJBT(JB)RP/3/36/2012 , Tower C & D - MPJBT(JB)RP/8/3/2014 • Tenure of Land : 991 years • Restriction on Interest : Nil • End of Tenure : 3/9/2911 • Land Encumbrances : Nil • Total Units : 1118 units • Expected Date of Completion : Tower A & B - Aug 2016 • Tower C & D - Mar 2018 • Built-up Area : Tower A & B (Type A - 641 sq.ft. Type B - 825 sq.ft. Type C - 1,155 sq.ft. Type D - 1,302 sq.ft.) • Tower C & D (Type A - 506 sq.ft. Type B - 764 sq.ft. Type C - 948 sq.ft. Type D - 1,141 sq.ft.) • Min Price : RM 260,800 Max Price : RM 868,800

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