

EXPERIENCE MANDOLIN RESIDENCES

A new freehold high-rise in one of Johor Bahru's most established townships



Bird's-eye perspective of Mandolin Residences, featuring an integrated facilities podium with lifestyle, recreational and communal spaces designed for residents of all ages.

Developed by Plenitude Bhd, Mandolin Residences is a new freehold serviced apartment development located in Taman Desa Tebrau, Johor Bahru. As the township's first serviced residential development, it introduces a new housing option for homebuyers seeking modern high-rise living within one of the city's most established and well-connected communities.

Everyday conveniences, all within easy reach

Today, Taman Desa Tebrau is a 965-acre integrated township where residential neighbourhoods, commercial centres, educational institutions and lifestyle amenities come together to create a well-rounded living environment. Developed over nearly three decades, it has matured into an active community where everyday conveniences are already firmly in place.

Mandolin Residences is surrounded by established retail destinations including AEON Tebrau City, Toppen Shopping Centre, IKEA Tebrau and Lotus's Tebrau, complemented by a wide selection of restaurants, cafés, banks, pharmacies and other everyday services within the township and surrounding neighbourhood.

Families are well served by nearby educational institutions such as Maple International School, Sunway College Johor Bahru, SJK(C) Foon Yew 5 and other schools in the vicinity. Healthcare needs are supported by Hospital Sultan Ismail and nearby medical facilities, providing added reassurance for families at every stage of life.

This established mix of retail, dining, education and healthcare amenities creates a convenient and well-rounded living environment, allowing residents to meet many of their daily needs within easy reach of home.

Well connected to the city and beyond

Mandolin Residences is well connected via the Pasir Gudang Highway, Eastern Dispersal Link (EDL) and the North-South Expressway, providing convenient access to Johor Bahru city centre, Pasir Gudang, Iskandar Malaysia and other key destinations across the state.

Looking ahead, the proposed Elevated Autonomous Rapid Transit (E-ART) system is expected to further enhance connectivity along the Tebrau corridor. Together with the continued development of the Johor-Singapore Special Economic Zone (JS-SEZ) and ongoing infrastructure improvements, these initiatives are expected to further strengthen the area's appeal and support its continued growth.

Homes Designed Around Changing Lifestyles

Designed to meet the evolving needs of today's homebuyers, Mandolin Residences offers a range of practical layouts that balance functionality, comfort and flexibility.

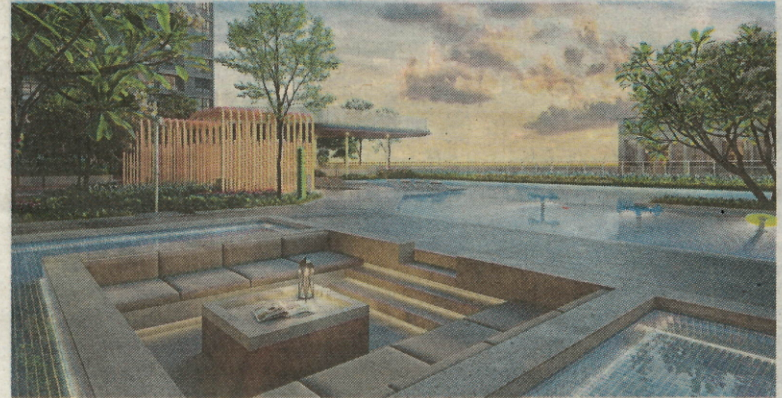
Set across a 7.28-acre site, the first phase comprises 712 units housed within two residential towers. Homebuyers can choose from five layouts ranging from 528 sq ft to 1,017 sq ft, including studio, two-bedroom, three-bedroom and

selected dual key configurations. With prices starting from RM326,400, the development caters to first-time homebuyers, young professionals, growing families and multi-generational households seeking a home that adapts to different stages of life.

Each layout has been planned to maximise space efficiency while enhancing natural lighting and ventilation, creating comfortable homes that adapt to changing lifestyle needs. Selected dual key layouts also offer greater flexibility whether for multi-generational living, accommodating extended family or generating rental income.

Designed around community living

Life at Mandolin Residences extends beyond the home, with more than 30 indoor and outdoor facilities thoughtfully planned to support recreation, wellness and meaningful social interaction. Spanning over one acre, the facilities podium is organised into four themed zones



An artist impression of the Sunken Lounge that forms part of the Aquatic Zone, offering residents a unique space to relax within a resort-inspired environment.

— Active, Aquatic, Leisure and Social — connected by a jogging track that creates a seamless flow between each space.

Facilities include a swimming pool, gymnasium, multipurpose hall, children's play areas and sunken lounge, designed to bring together recreation, relaxation and quality family time. An on-site childcare centre further enhances convenience for families with young children.

A highlight of the development is the sky garden atop both residential towers. Featuring a double-volume design, it offers an elevated space to unwind while taking in panoramic views of the Johor Bahru skyline and the surrounding landscape.

Designed for smarter, sustainable living

Mandolin Residences integrates smart technology and sustainable design features to create a living environment that is secure, comfortable and future-ready.

A multi-tier security system incorporates guarded entry points, access-controlled lobbies and residential floors, CCTV surveillance and digital door locks for individual units, providing residents with greater peace of mind.

The development also incorporates passive design principles to encourage natural ventilation, energy-efficient lighting

Over 30 lifestyle and recreational facilities are thoughtfully organised across four distinct zones at Mandolin Residences.

within common areas, rainwater harvesting for landscape irrigation and EV-ready infrastructure to support the growing adoption of electric vehicles. Together, these features support a more sustainable and future-ready living environment.

Built on quality, backed by experience

Beyond thoughtful planning, Plenitude places equal emphasis on construction quality and long-term value. This commitment is reflected in the group's focus on workmanship standards and quality assurance across its developments.

Several completed residential developments within Taman Desa Tebrau have achieved commendable QLASSIC assessment results, reflecting the group's commitment to workmanship standards and quality delivery. Mandolin Residences will also undergo QLASSIC assessment as part of Plenitude's ongoing commitment to quality assurance.

As the master developer of Taman Desa Tebrau, Plenitude brings more than two decades of experience in property development, hospitality and investment properties. This breadth of experience continues to shape the Group's approach to creating well-planned communities and quality developments.

As the latest residential addition to Taman Desa Tebrau, Mandolin Residences combines the convenience of an established township with homes thoughtfully designed for the way people live today—offering a new freehold high-rise living option in one of Johor Bahru's most sought-after residential communities.

Experience Mandolin Residences

The Mandolin Residences show unit is now open. Prospective homebuyers are invited to explore the thoughtfully designed homes, lifestyle facilities and quality finishes firsthand.

For enquiries or to arrange a private viewing, call +607 350 8282 or visit <https://plenitude.com.my/property/project/mandolin/>

