



PARADIGM RESIDENCE  
JOHOR BAHRU

FREEHOLD

# A VISION OF VIBRANCE

Now above JB's trendiest mall, Paradigm Mall



Drop-off Area



Swimming Pool

## JB'S LATEST EXCITING ATTRACTION

A modern sanctuary ideal for those who enjoy the ease and convenience of living above JB's trendiest mall, Paradigm Mall.

Adjacent to a 200-room international brand lifestyle hotel, Paradigm Residence is distinctively different. Immersed in a new and lively urban environment, Paradigm Residence takes you to new heights of modern living in Johor Bahru.

# RETAIL PARADISE



Discover retail pleasures by stepping out of your home and into the mall. Paradigm Residence offers direct and exclusive access into the 1.3 million square feet shopping mall hosting 400 tenants offering a range of services from retail, fashion, F&B and daily necessities.



Enjoy a cup of coffee from your favourite cafe, tickle your tastebuds by experiencing various cuisines or relish in some retail therapy whenever you please.

Savour the convenience of having access to your daily essentials at the supermarket just a stone's throw away.

# EXCITING LIFESTYLE



Be entertained and delight with JB's first ever rock climbing wall and polish those skating skills in JB's largest ice skating rink. Catch the latest movies at Golden Screen Cinema's 16 screen theaters and an all new 4DX screen.



The 7-storey Paradigm Mall offers the latest in fashion, entertainment and lifestyle restaurants and cafes. It is the hub of all activities, where all you need is right at your doorstep.

# CRAFTED TO CHARM



Crafted with the idea of combining comfort, elegance and luxury designs. With a bold European marble theme reflected from the lobby to its corridors.

Paradigm Residence offer a choice of 1, 2, 2+1 and 3 bedrooms suites from 530sqft to 1,123sqft.



# RELAX AND UNWIND



Paradigm Residence offers facilities that are perfect for leisure and pleasure.

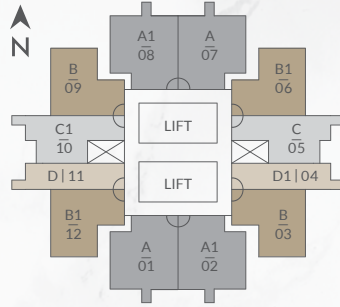
- 25m Infinity Pool
- Wading Pool
- Childcare Room
- Multifunction Hall
- Games Room
- Children's Playground

In a residence where luxury and comfort comes hand in hand, a secure environment is key in keeping a calm ambiance.

- Exclusive Residence Lobby
- Private Residence Car-park
- 24-hour security with CCTV
- 3-tier access system
- Two-way intercom



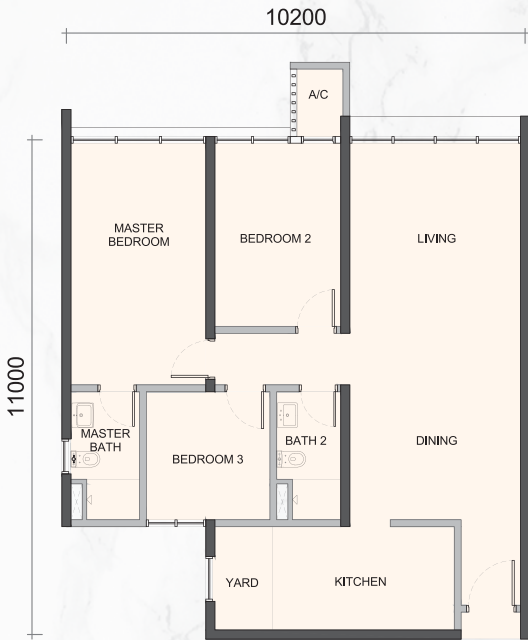
# FLOOR PLAN



- Type A & A1
- Type B & B1
- Type C & C1
- Type D & D1

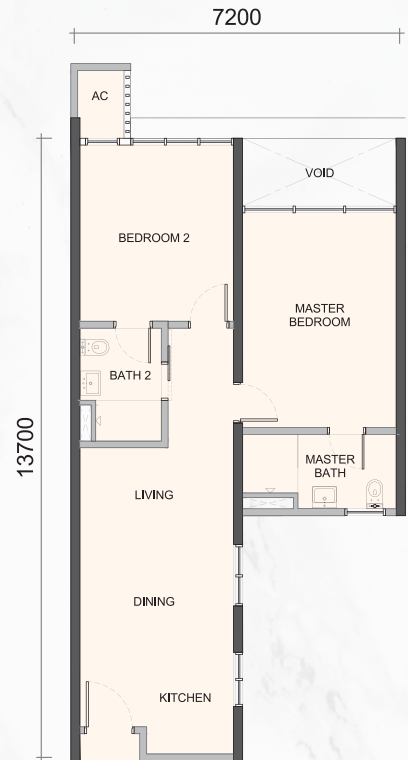
**TYPE A & A1** ■ 1,123sqft / 104sqm  
UNIT 1, 2, 7, 8

3 Bedrooms  
2 Bathrooms



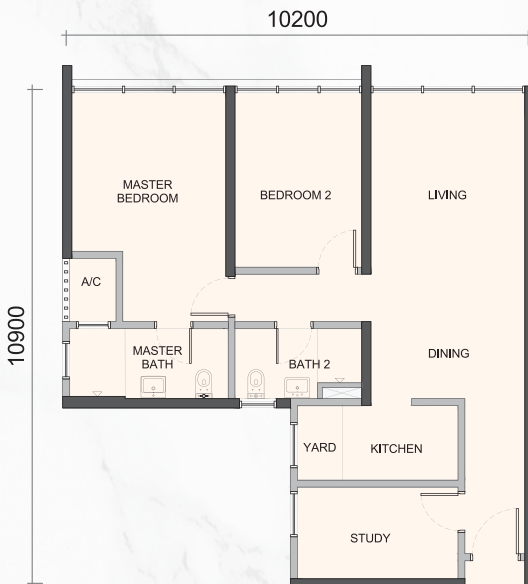
**TYPE C & C1** ■ 790sqft / 73sqm  
UNIT 5, 10

2 Bedrooms  
2 Bathrooms



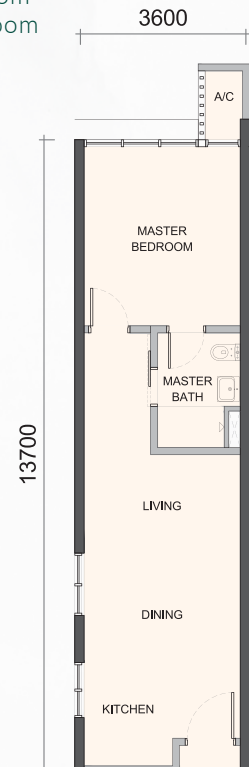
**TYPE B & B1** ■ 962sqft / 89sqm  
UNIT 3, 6, 9, 12

2 Bedrooms  
1 Study Room  
2 Bathrooms



**TYPE D & D1** ■ 530sqft / 49sqm  
UNIT 4, 11

1 Bedroom  
1 Bathroom



# SPECIFICATIONS

A) STRUCTURE Reinforced Concrete  
 B) WALLS Concrete/Brickwall  
 C) ROOF Reinforced Concrete Roof

D) CEILING Skim Coat/Plasterboard  
 E) WINDOWS Aluminium Frame Window  
 F) IRONMONGERY Quality Locksets

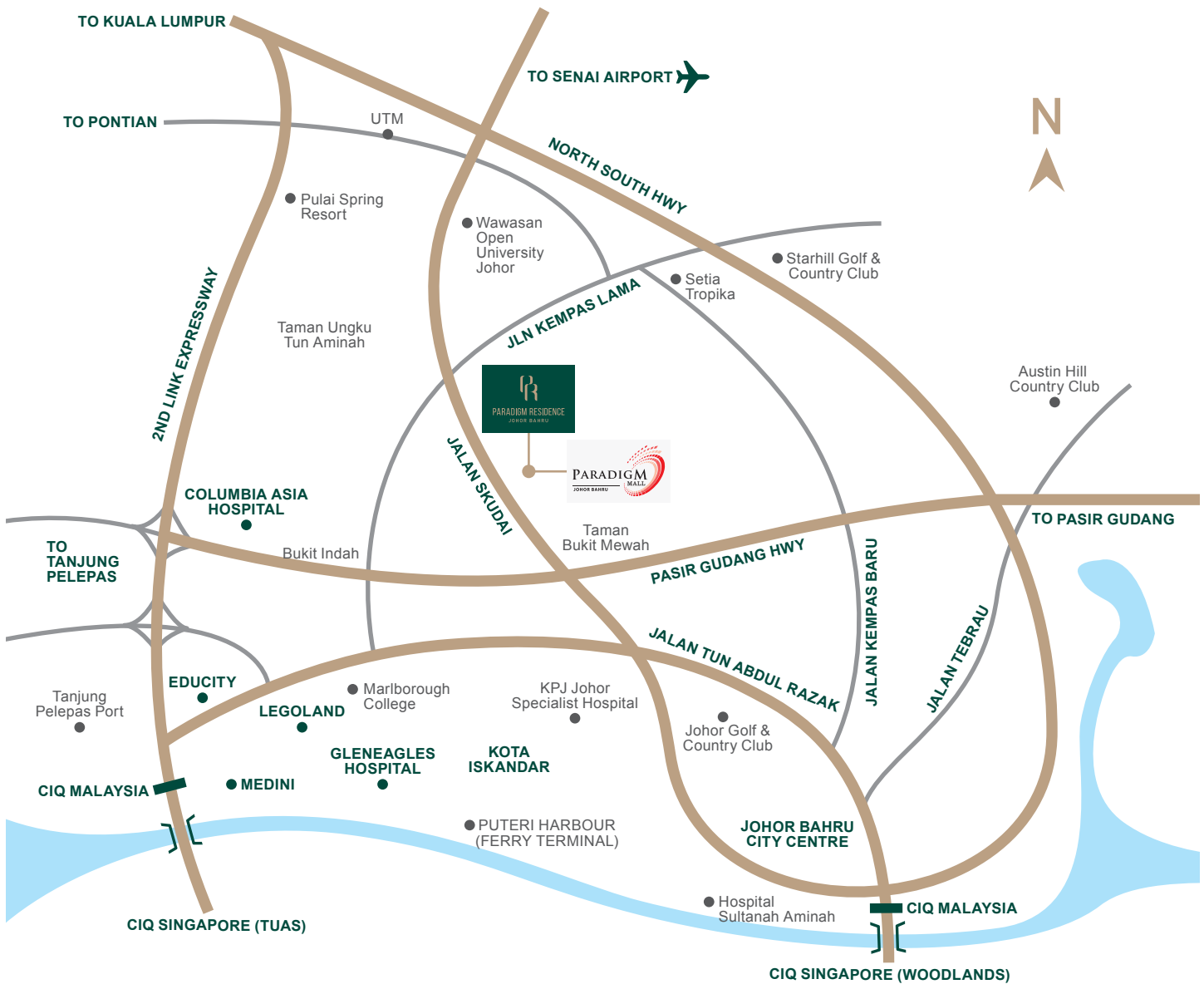
	AREA / TYPE	A/A1	B/B1	C/C1	D/D1
DOORS	Main Entrance	Fire Rated Door			
	Other Areas	Flush Door		Flush Door/Sliding Door	
WALL FINISHES	General	Plaster & Paint			
	Bathroom	Selected Tiles up to Ceiling Height			
FLOOR FINISHES	Entrance/Living/Dining/ Bathroom/Kitchen	Selected Tiles			
	Yard	Selected Tiles		-	-
	Bedroom	Solid Timber Flooring			
	Study Room	-	Solid Timber Flooring	-	-
	A/C Ledge/Other Areas	Cement Render			
SANITARY INSTALLATION	WC	2	2	2	1
	Sink	1	1	1	1
	Shower	1	1	1	-
	Wash Basin	2	2	2	1
	Bib Tap	3	3	3	2
ELECTRICAL INSTALLATION	Lighting Point	15	15	11	8
	Fan Point	5	5	3	2
	Power Point	18	17	15	13
	Instant Water Heater Unit	1	1	1	1
	Water Heater Point	1	1	1	-
	Air Conditioning Unit	4	4	3	2
	Audio Intercom	1	1	1	1
	Fiber Wall Socket	1	1	1	1
	SMATV Point	2	2	2	2
	Door Bell Point	1	1	1	1
	Distribution Board	1	1	1	1



# STAY CONNECTED AT THE HEART OF JB

The non-stop conveniences of living above a mall is endless with Paradigm Residence strategically located along the vibrant Jalan Skudai and is surrounded by established neighbourhoods.

With seamless highway access and a dedicated 2-way flyover that connects the mall and residence, travel to and from Paradigm Residence to destinations around JB is a breeze.



## PRIME LOCATION WITH EXCELLENT CONNECTIVITY

Direct access to North South Highway and 2nd Link Expressway

- 7 km to Johor Golf & Country Club (JGCC)
- 10km to Columbia Asia Hospital
- 10km to Hospital Sultanah Aminah
- 10km to Hospital KPJ Specialist Johor
- 12km to Wawasan Open Universiti Johor
- 13km to Johor Bahru City Centre
- 21km to Senai Airport
- 19km to Legoland Iskandar Puteri
- 20km to Educity Johor
- 22km to Puteri Harbour International Ferry Terminal
- 16km to Woodlands Checkpoint, Singapore
- 33km to Tuas Checkpoint, Singapore

disclaimer : Distances are an approximate.

Another Prestigious Development by:



**BUILDING VALUES**

Developed by:

**WCT HARTANAH JAYA SDN. BHD.** (963911-K)  
(A member WCT Holdings Berhad)

UG-26, Paradigm Mall Johor Bahru,  
Jalan Skudai 81200 Johor Bahru,  
Johor, Malaysia.

[www.paradigmresidence.com](http://www.paradigmresidence.com)

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Developer's Licence No : 13569-1/08-2019/02581(L) - Validity Period : 13/08/2018 - 12/08/2019 - Sales & Advertising Permit No : 13569-1/08-2019/02581(P) - Validity Period : 13/08/2018 - 12/08/2019 - Expected Date of Completion : Sept 2022 - Approving Authority : Majlis Bandaraya Johor Bahru - Ref No : MB/JBU/2013/14/BGN/100398 - Tenure of Land : Freehold - Land Encumbrance : RHB ISLAMIC BANK BERHAD - Total Units : 263 units - Price : RM560,625 (Min) - RM1,124,500 (Max) - Bumiputera Discount : 15%.

Disclaimer: All illustrations are artist's impression only. All measurements are approximate. All information and representation contained herein are subject to changes, modifications and / or substitutions as may be required / recommended by the Co's Architect / engineers / the relevant authorities and cannot form part of an offer contract. While every reasonable care has been taken in providing this information, the developer cannot be held responsible in the event of any error or inaccuracy.