



SouthKey
mosaic
Serviced Residences





The Artistry of Life

We are an integrated community where living, business, play and leisure meet. Every element that contributes to the overall lifestyle - from location, architecture, down to the people, all comes together in an arrangement of perfect harmony, producing a vibrant, living and breathing masterpiece. Welcome to Southkey Mosaic.

Southkey Mosaic: An Overview

- A Boutique Pods**
5 pods, each containing 4-storey stand-alone flagship boutique pods for impressive business presence
- B Shop Offices**
41 units of 4-storey shop offices designed to create a robust business environment
- C Serviced Residences**
584 units of elegantly-designed serviced residences spread over 2 towers consisting of 34 storeys each
- D High Street**
Southkey Mosaic's main thoroughfare filled with a wealth of retail, F&B and flagship outlets, complemented by vibrant festivity



Southkey Mosaic: The Centrepiece

Amidst the lively hustle and bustle of the city, on the pulse of progress, and at the epicentre of the Southern region's dynamic growth and development, stands a collage of modernity and tranquillity that brings future-friendly lifestyles to the fore.

This is Southkey Mosaic, Johor Bahru's newest and most desirable hotspot, a convergence of accessibility, innovation and dynamic lifestyles just five minutes from the heart of Johor Bahru and a mere stone's throw away from the proposed Mid Valley Southkey Megamall.

From the shining towers of its lavish serviced residences and the magnetic, attention-grabbing presence of its stand-alone flagship boutique pods, to the exuberance of the High Street entertainment thoroughfare and the elegance of its contemporary shop offices, all complemented by pleasant greenery, exquisite architecture as well as the latest in lifestyle facilities, Southkey Mosaic is poised to fulfil its potential as the balanced living hub where vibrancy thrives.



Where You Fit Right In

A day is never complete without a pleasant abode to return to. For families and bachelors alike, rest assured that all homes are complemented with a contemporary, spacious living environment to suit any lifestyle, where cosiness and warmth radiate in every room. Because it is not only about the home you live in, but the spaces in between.





Home Features

- 584 units of elegantly designed Serviced Residences spread over 2 towers
- Partly furnished residences for your comfort and convenience
- A choice of 1 to 3+1 bedroom homes suited for residents of any proportions
- Distinctive high ceilings and wide hallways to a modern fuss-free layout
- Built-in kitchen cabinet with a standalone island for a modular designed cooking workspace
- Broadband ready to keep you linked in and connected





Infinity Pool



Creativity In Motion

Find yourself spoilt for choice with an array of state-of-the-art facilities, all catered to your comfort needs. We assist the extent of your requisites with rooms, areas and premises designed for your amusement, pleasure and leisure. So seek serenity in your very own living space and enjoy yourself mentally, physically or sociably in the versatile home that you live in.

Outdoor Camping Area



Facility Features

Sky Lounge



- Uncover the true meaning of relaxation with a reflexology path
- Push the limits of your physicality at our exercise area
- A camping base for an outdoor adventure right at your doorstep
- Infinity pool and children's swimming pool for family bonding
- Unwind after a long day in the Jacuzzi
- Indulge your competitive side in the game room
- Gym comes equipped with the latest machinery designed for any fitness regime
- Spacious dining hall, kitchenette and BBQ pit for special gatherings
- A Sky Lounge available on the top floor allows socialising on a whole new level
- A first-of-its-kind EV Charger car park for Hybrid cars
- Multiple tier security system that provides round-the-clock protection

EV Charger Car Park



Strategic Location for Enhanced Potential



Master Layout Plan



Nothing says high potential more than a strategic, accessible location. Southkey Mosaic is just a 4-minute drive from Johor Bahru City Centre, and just round the corner from the proposed Mid Valley Southkey Megamall, the largest shopping mall in the Southern Region. Furthermore, the development is a mere 4-minute drive from the Sultan Iskandar Customs, Immigration and Quarantine (CIQ) Complex via the Eastern Dispersal Link, and is visible as well as conveniently accessible via the Tebrau Highway and Jalan Bakar Batu. Southkey Mosaic is where vibrancy truly thrives.

Visual Landscape @ Level 7

105,000 sq.ft.



Facilities

- 1 Swimming Pool
- 2 Jacuzzi
- 3 Children's Pool
- 4 Gymnasium
- 5 Games Room

- 6 BBQ Area
- 7 Changing Rooms/ Toilets
- 8 Laundry Collection Centre
- 9 Conference Room
- 10 Management Office
- 11 Children's Playroom

- 12 Surau
- 13 Multi-Purpose Hall
- 14 Jogging Track
- 15 Parcourse
- 16 Exercise Deck
- 17 Yoga Deck

- 18 Reflexology Path
- 19 Outdoor Camping Area
- 20 Gazebos
- 21 Children's Playground

Serviced Residences Floor Plan

Designer Suites

Type 1A
676 sq. ft.



Type 1B
758 sq. ft.



2 Bedroom & 2+1 Bedroom

Type 2A
904 sq. ft.



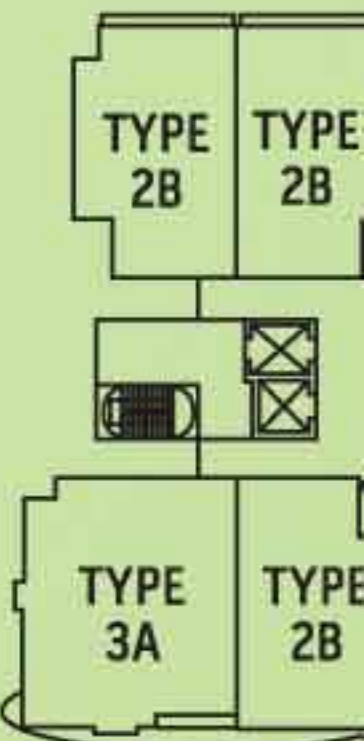
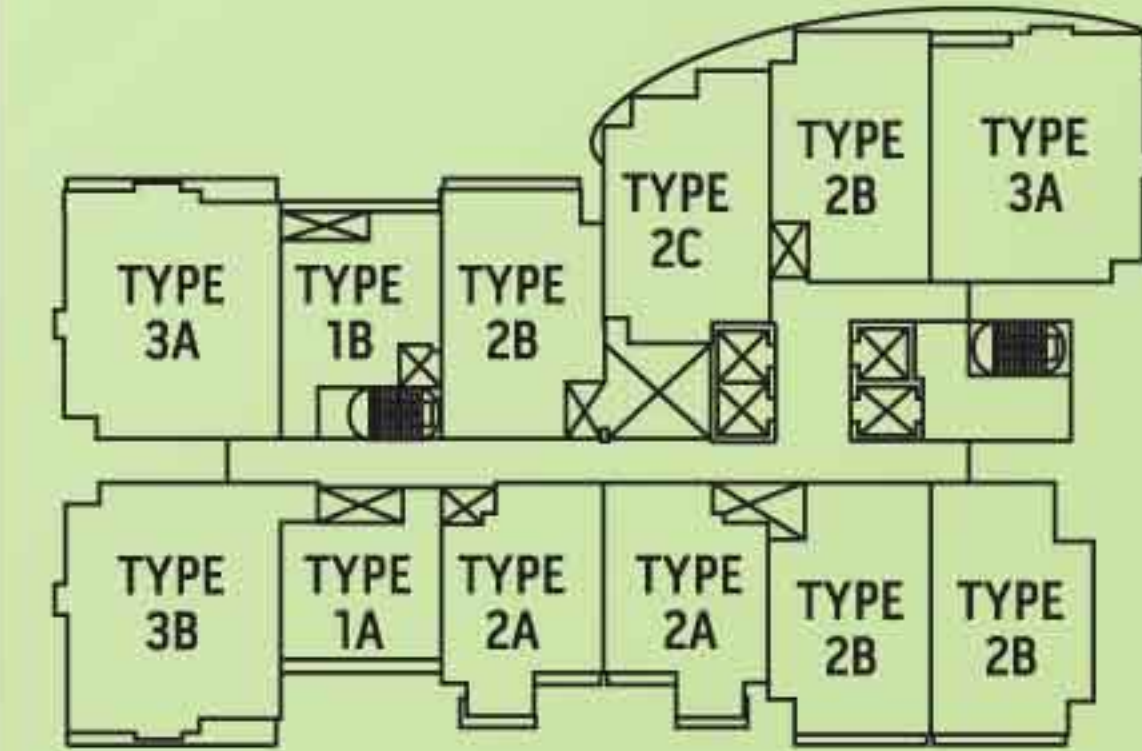
Type 2B
1,074 sq. ft.



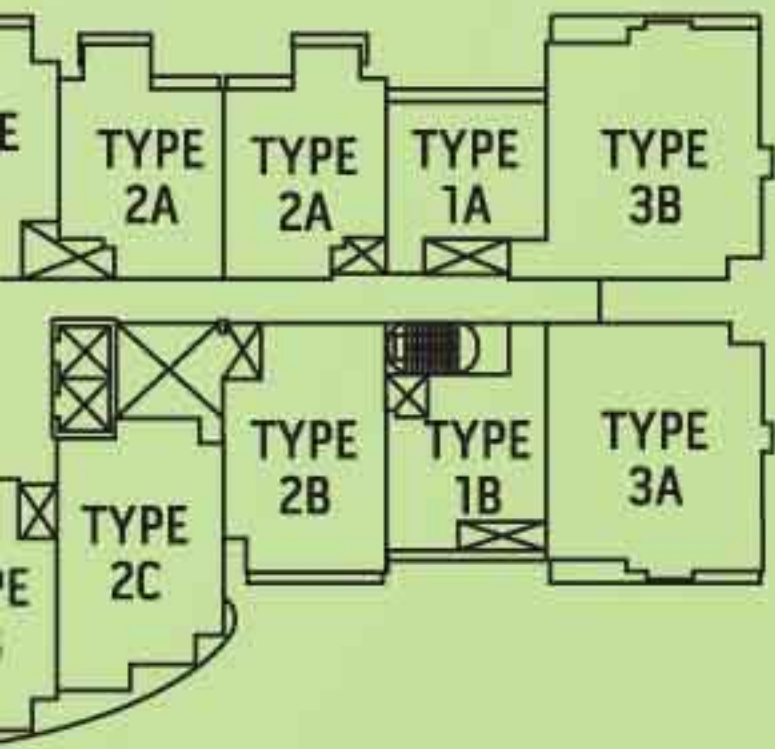
Type 2C
1,127 sq. ft.



Tower A



Tower B



3+1 Bedroom

Type 3A
1,465 sq. ft.



Type 3B
1,509 sq. ft.



Specifications

STRUCTURE	Reinforced concrete structure
WALL	RC Wall / Brick Fixed Glass / Timber (Type 1A)
ROOFING	Reinforced Concrete Flat Roof
CEILING	
Foyer, Living, Dining & Bedrooms	Skim Coat and Paint
Bathrooms	Ceiling Board
Kitchen, Utility & Air-Cond Ledges	Skim Coat and Paint
WINDOWS	Aluminium Frame Glass Window
DOOR	
Main Door	Solid Timber Door
Bedrooms & Bathrooms	Timber Flush Door
Utility & Yard	Timber Flush Door (except for 1A, 1B & 2A)
Master Bedroom & Bathroom (Type 1A, 3A & 3B)	Timber Sliding Door & Aluminium Louvre Foldable Door
IRONMONGERY	Quantity Lockset and Accesories

WALL FINISHES	
External Walls	Plaster & Paint
Internal Walls	Plaster & Paint
Bathrooms	Ceramic Wall Tiles Up To Ceiling Level
FLOOR FINISHES	
Foyer, Living & Dining	Ceramic Tiles
Kitchen & Utility	Ceramic Tiles
Bedrooms	Laminate Flooring
Bathrooms	Ceramic Tiles
Air-Cond Ledge	Cement Render
Study (Type 2A & 2B)	Ceramic Tiles

KITCHEN	1A	1B	2A	2B	2C	3A	3B
Induction Hob Power Point	1	1	1	1	1	1	1
Exhaust Hood Power Point	1	1	1	1	1	1	1
Microwave Point	1	1	-	-	-	-	-
Kitchen Cabinet	1 set	1 set	1 set	1 set	1 set	1 set	1 set

SANITARY INSTALLATIONS	1A	1B	2A	2B	2C	3A	3B
Water Closet	1	1	2	2	2	3	3
Bib Tap	1	1	2	2	2	3	3
Toilet Roll Holder	1	1	2	2	2	3	3
Wash Basin	1	1	2	2	2	3	3
Shower Rose	1	1	2	2	2	3	3
Water Heater Point	1	1	2	2	2	2	2
Kitchen Sink	1	1	1	1	1	1	1
Long Bath	-	-	-	-	-	1	1
ELECTRICAL INSTALLATIONS							
Lightning Point	10	10	12	14	15	21	21
13Amp Power Point	10	11	14	15	15	16	16
Telephone Point	1	1	2	2	2	2	2
MATV Point	1	2	2	2	2	2	2
Air Cond Points	2	2	2	2	2	4	4
Ceiling Fan Point	2	2	3	3	3	4	4
Door Bell Point	1	1	1	1	1	1	1



Developed by
SELIA PANTAI
SDN BHD 581190-A

Managed by
SouthKEY
PROPERTIES SDN BHD
(663079-P)

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GPS coordinates: N 1° 29' 54" E 103° 46' 38"

SALES HOTLINE:
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Developer's License No: 13119-1/08-2015/0420(L) Validity Period: 02/08/2013 – 01/08/2015 Advertising & Sales Permit: 13119-1/08-2015/0420(P) Validity Period: 02/08/2013 – 01/08/2015 Approving Authority: Majlis Bandaraya Johor Bahru Building Plan Approval No: MJB/0/2013/14/BGN/45(13) Land Encumbrances: Ambank (M) Bhd Land Tenure: Leasehold (Expiring 21/02/2100) Expected Date of Completion: February 2017 (42 months from date of SPA) Total Units: Serviced Residences - 584 Built Up Size: 676 sq. ft. to 1,509 sq. ft. Selling Price: Min. RM606,250, Max. RM1,555,500 Bumiputera Discount: 15%