THE

SOHO

COLLECTION

Puteri Cove

RESIDENCES & QUAYSIDE

PUTERI HARBOUR
WINNER of 10 International Awards for Development Excellence

Best Luxury Condominium Development in Malaysia
Best Residential High-Rise Development
Best Residential Landscape Architecture
Best Residential Interior Design
Exceptional Marina Living

The rare opportunity and romance of living by the marina and sea has driven extraordinary demand for waterfront homes in Southeast Asia on the back of the region’s increasing affluence.
Puteri Cove Residences

The award-winning Puteri Cove Residences with its exceptional offerings of an all-inclusive premier marina waterfront resort living is thoughtfully developed to meet a global trend towards this coveted luxury lifestyle. Overlooking enviable sea views with vistas of the adjacent ONE°15-managed private marina, Puteri Cove Residences and Quayside is an award-winning, luxurious mixed-use development that offers a unique marina lifestyle beyond comparison.

It comprises 658 freehold apartments spanning across two towers, 56 SOHOs and Lofts across four blocks including a separate tower of Pan Pacific Serviced Suites and a two-level alfresco retail centre which accords dining, shopping and leisure indulgences right at your doorstep.
The SOHO Collection

In saving the best for last, the exclusive SOHO collection is now available for sale.
A limited collection of 56 exclusive freehold SOHOs / Lofts overlooking ONE°15 Puteri Harbour private marina in Iskandar Puteri, Malaysia

- A unique and rare component in the award-winning luxury mixed-use development Puteri Cove Residences and Quayside comprising residential apartments, serviced suites and retail centre.

- A limited collection of 56 exclusive freehold SOHOs / Lofts overlooking ONE°15 Puteri Harbour private marina in Iskandar Puteri, Malaysia.

- Thirty-two 2-bedroom SOHOs with 4.8m high ceilings, complete with additional mezzanine floor, and a choice of 5-metre dip pool or alfresco jacuzzi tub.

- Twenty-four 1-bedroom Loft with 3.5m high ceilings.

- Immediate move-in-condition with show-suite interior design and furniture.

- Immediate access to diverse F&B, retail and specialty stores, and to more than 30 world-class residential amenities and facilities from extensive gyms and private dining rooms, to infinity pools and sky library, set in a lush resort sanctuary.
Puteri Cove Residences and Quayside is developed with a vision to set luxury of international standards – providing resort-style living packed with endless value for home owners and investors.

The exclusive SOHO Collection satisfies your desire for the unlimited high life with more than 30 world-class facilities set within a lush resort and marina setting. Perfect for self starting businesses such as aesthetics, beauty specialist clinics, creatives, technologies and lifestyle.

Redefine Live, Work, Play with a Rare, Unique and Extraordinary Lifestyle

---

Exclusive Marina Living.
Rejuvenate in a Lush Resort Sanctuary with over 30 World-Class Facilities

Lushly landscaped sky garden amenities and outdoor sky observation deck, sky pool and jacuzzis, sky gymnasium, tennis courts, spa and yoga meditation decks overlook a private marina to soak in every facet of contemporary resort living.
A Lush Resort.

Level 17 | Infinity Pool with Jacuzzi
Actual Photograph

Level 3A | Outdoor Onsen
Actual Photograph

Level 3A | Gym and Workout Studio
Actual Photograph

Level 3A | Function Room
Actual Photograph

Level 3A | Grand Lounge and Club
Actual Photograph

---
Exclusive Access to

Puteri Cove
Prestige Club
Top Quality Solutions and Services.

Puteri Cove Residences’ exclusive list of Top Quality Turn-Key Solutions and Services include:

- Prestige Club, a private homeowners club which opens homeowners to a world of privileges from exclusive treats, dining indulgences, leisure pursuits and home, health & finance insights.
- Quality interior design and furniture packages
- Daily Concierge
- 24-hour security
- Leasing arrangements
- Laundry and housekeeping
- Property management
Access a world of privileges and partake and indulge in gold class pleasures.
Enjoy the luxury of connectivity at your doorstep while you are perched on Puteri Cove Quayside, a premium lifestyle destination centre featuring two storeys of 78 retail units spread across 120,000 sq ft, overlooking a private marina, as well as a breezy and inviting promenade.

The premium lifestyle destination centre boasts marina-front lifestyle stores, alfresco dining outlets, hipster cafes, supermarkets, grocery stores, medical clinics, convenience stores, food court and a comprehensive suite of amenities and services for the complete convenience of residents and its surrounding catchment.

Puteri Cove Quayside

---

Marina Front Dining
Restaurants and Cafes

Essentials
Grocers and Amenities

Health
Medical Spas and Treatments

Wellness
Spa, Beauty and Aesthetics
Located at the crown jewel of Iskandar Puteri, the multiple award-winning Puteri Cove Residences in Puteri Harbour is only a 10 minutes drive from Singapore, and it is here that you can experience marina living that is beyond comparisons.

Iskandar Puteri is set to be a flourishing city in Iskandar Malaysia as added rail and ferry travel options open up many new opportunities for business, developments, offices and people within Iskandar Puteri and beyond.

With multi-modal transport options to Puteri Cove in the near future, enjoying Puteri Cove as a resident or patron of the close to 80 retail and F&B options within Puteri Cove Quayside will soon be a breeze.
EDUCITY
International Universities, Colleges and Schools
• Marlborough College Malaysia
• Management Development Institute of Singapore (MDIS)
• Newcastle University Medicine Malaysia
• University of Reading, Malaysia
• University of Southampton, Malaysia
• Netherlands Maritime Institute of Technology (NMIT)
• Raffles American School
• Raffles University Iskandar
• Multimedia University
• Khazanah Trust Schools
• International Student Village

MEDINI
• Pinewood Studios
• Gleneagles Hospital
• LEGOLAND

GERBANG
• Motorsports City
• High Speed Rail Station

SPORTS AND LEISURE
• Horizon Hills Golf and Country Club
• Palm Resort Golf and Country Club
• Educity Sports Complex

TECHNOLOGY PARKS
• Ascendas Tech Park
• Mitsui Tech Park
• Southern Industrial and Logistic Clusters
The Glamour of

ONE°15

Puteri Harbour
Private Marina
ONE°15 Puteri Harbour private marina will be deemed as one of the most premium marinas in the world. With three integrated marinas and a clubhouse that has spectacular indoor and outdoor facilities, it is designed to be an exclusive haven to those who yearn for the best.

The SOHO Collection overlooks ONE°15 Puteri Harbour private marina with more than 230 berths

ONE°15 Puteri Harbour private marina will be deemed as one of the most premium marinas in the world. With three integrated marinas and a clubhouse that has spectacular indoor and outdoor facilities, it is designed to be an exclusive haven to those who yearn for the best.

*Based on announcement by SUTL Enterprise, who is the owner and operator of ONE°15 worldwide.
As Singapore’s premier developers, we go the extra mile in Puteri Cove to ensure that the SOHO Collection is luxuriously furnished with top quality finishes.
With our premium interior design and furniture packages designed especially for homeowners who value a trusted one-stop service, you can now be assured of a truly seamless and fuss free furnishing process. Every SOHO collection is delivered in a complete move-in-condition with show-suite interior design and furniture.

Spacious and flexible interiors that inspire creative ideas, innovative pursuit and entrepreneurial success
SOHO Type B1 / B2

Thirty-two 2-bedroom SOHOs with 4.8m high ceilings, complete with additional mezzanine floor, and a choice of 5-metre dip pool or alfresco jacuzzi tub.
Immediate move-in-condition with show-suite interior design and furniture.
Loft Type A

Twenty-four 1-bedroom Lofts with 3.5m high ceilings.
Immediate move-in-condition with show-suite interior design and furniture.
Complete Move-In-Condition

BUILT-IN WARDROBE
- All Bedroom(s)

BUILT-IN STORAGE SPACE
- Living Room

CONCEALED DUCTED
AIR CON SYSTEM
- Living Room, Dining, & Bedroom(s)

SMART TECH
- Digital Smart Door Lock for Main Door
- Audio Intercom
- HD SMATV Connection Sockets (Living Room & Master Bedroom)
- UniFi Telephone & Internet Connection Socket (Living Room)
- Door Bell

FLOORING
- Engineered Wood Timber Strips: Bedroom(s), Living Room, Dining, Kitchen, Bathroom(s)
- Porcelain Tiles: Balcony, Roof Garden, Bathroom(s)

ROOF GARDEN
- Jacuzzi
- Counter Top (Wash Basin)

MASTER BATHROOM
- Long Bath with Shower Set
- Shower Set with Rain Shower Head & Hand Shower
- Wash Basin with Tap Mixer & Marble Vanity Top
- Mirror with Built-in Cabinet
- Wall-hung Water Closet
- Bidet Spray
- Towel Rail / Hook
- Toilet Roll Holder
- Electric Hot Water Storage Heater
- Tempered Glass Screen with Door
- LED Downlight Fitting with Ventilator

OTHER BATHROOM*
- Shower Set with Hand Shower
- Wash Basin with Tap Mixer & Marble Vanity Top
- Mirror with Built-in Cabinet
- Water Closet
- Bidet Spray
- Towel Rail / Hook
- Toilet Roll Holder
- Electric Hot Water Storage Heater
- Tempered Glass Screen with Door
- LED Downlight Fitting with Ventilator

KITCHEN
- Kitchen Counter with Marble Top
- Built-in High/Low Cabinet with soft close feature
- Refrigerator
- Cooker Hob & Hood
- Built-in Microwave Oven with Grill and Convection
- Washer-Dryer
- Kitchen Sink with Tap Mixer
- Electric Hot Water Storage Heater
- LED Downlight Fitting

* Selected Unit Types only
An Award-Winning Team

ABOUT THE DEVELOPER
Pearl Discovery Development Sdn Bhd as the developer of Puteri Cove Residences is jointly owned by Pacific Star Development Limited and DB2 Land, both which are Singapore-based real estate companies.

Pacific Star Development, listed on the Singapore Stock Exchange, is an ASEAN developer with an established portfolio of award-winning mixed-use projects and prime residential developments in key gateway cities across ASEAN.

Puteri Cove is forged from a foundation of specialized expertise, comprising a leading architectural firm, an award-winning global interior design firm and an internationally recognized landscape consultant, to curate a world-class unique residential experience. Puteri Cove Residences joins the teams’ international portfolio of iconic and award-winning projects.

NYR Architects was also the architect behind the Four Seasons Hotel and Residences, one of the most successful and highest-priced residences in the heart of Kuala Lumpur.

ABOUT THE DEVELOPER

NRY ARCHITECTS (MALAYSIA)
Design & Project Architect

NRY Architects was also the architect behind the Four Seasons Hotel and Residences, one of the most successful and highest-priced residences in the heart of Kuala Lumpur.

PAN PACIFIC HOTELS GROUP
Serviced Suites

Managed by Pan Pacific Hotels Group, Pan Pacific Serviced Suites Puteri Harbour will be an integral part of Puteri Cove Residences. Spanning 16 floors of Tower 3, the serviced suites will offer 205 exquisitely furnished units. Comprehensive range of facilities including a marina-facing infinity lap pool, outdoor jacuzzi, fully-equipped fitness centre and more.

DWP THAILAND
Interior Design

An award-winning international interior design firm with sterling reputation and definitive successes across the world, including recent wins for Belon Oyster Bar, Banyan Tree Macau and Hilton Rooftop Restaurant & Bar, Pattaya Thailand at the International Design and Architecture Award 2013.

SHMA (THAILAND)
Landscape

The principal designer behind the lush contemporary resort themed landscape for Puteri Cove Residences, Shma has vast experience at a global level, renowned for projects such as The 4 Gardens at Queen Sirikit Park, Bangkok Thailand and Central Plaza, Chiang Rai Thailand. It was recently highly commended at the International Property Awards 2014 – 2015 Asia Pacific.

IJM CONSTRUCTION (MALAYSIA)
Main Builder

IJM Construction is one of Malaysia’s award-winning and leading construction groups, with over 30 years of experience in delivering several high quality projects across all areas of building construction including Kuala Lumpur’s Grand Hyatt, luxury condos such as The Troika and The Binjai Residences in Kuala Lumpur, and within Puteri Harbour - Legoland Hotel and Jen Hotel.

The Posh Twelve
Bangkok
Address Sathorn
Bangkok
Rhythm Ratchada
Bangkok
Siglap V
Singapore

Panorama
Kuala Lumpur
Devonshire Residence
Singapore
Pavilion
Kuala Lumpur

PAN PACIFIC HOTELS GROUP
Serviced Suites

Managed by Pan Pacific Hotels Group, Pan Pacific Serviced Suites Puteri Harbour will be an integral part of Puteri Cove Residences. Spanning 16 floors of Tower 3, the serviced suites will offer 205 exquisitely furnished units. Comprehensive range of facilities including a marina-facing infinity lap pool, outdoor jacuzzi, fully-equipped fitness centre and more.

DWP THAILAND
Interior Design

An award-winning international interior design firm with sterling reputation and definitive successes across the world, including recent wins for Belon Oyster Bar, Banyan Tree Macau and Hilton Rooftop Restaurant & Bar, Pattaya Thailand at the International Design and Architecture Award 2013.

SHMA (THAILAND)
Landscape

The principal designer behind the lush contemporary resort themed landscape for Puteri Cove Residences, Shma has vast experience at a global level, renowned for projects such as The 4 Gardens at Queen Sirikit Park, Bangkok Thailand and Central Plaza, Chiang Rai Thailand. It was recently highly commended at the International Property Awards 2014 – 2015 Asia Pacific.

IJM CONSTRUCTION (MALAYSIA)
Main Builder

IJM Construction is one of Malaysia’s award-winning and leading construction groups, with over 30 years of experience in delivering several high quality projects across all areas of building construction including Kuala Lumpur’s Grand Hyatt, luxury condos such as The Troika and The Binjai Residences in Kuala Lumpur, and within Puteri Harbour - Legoland Hotel and Jen Hotel.
Elevation Plan

The SOHO Collection
Marina View

Level 1 - SOHO Type B1

Level 2 - Loft Type A

Level 3 - SOHO Type B2

Level 3A - SOHO Type B2 Roof Garden

All unit numbers are provisional & subject to authority approval.
All plans subject to change. Not drawn to scale, for illustration purpose only.
Loft Type A

Level 2
Corner Unit
1 Bedroom
67m²

Loft Type A

Level 2
Intermediate Unit
1 Bedroom
59 to 60m²
SOHO Type B1

Level 1
Corner Unit
2 Bedroom
109 to 110m²

Level 1
Intermediate Unit
2 Bedroom
109 to 110m²

Mezzanine Level

Including A/C ledge, terrace or roof garden, which ever is applicable. All plans subject to change.
Not drawn to scale, for illustration purpose only.
SOHO Type B2

Level 3
Corner Unit
2 Bedroom
184m²

Including A/C ledge, terrace or roof garden, which ever is applicable.
All plans subject to change. Not drawn to scale, for illustration purpose only.
SOHO Type B2

Level 3
Intermediate Unit
2 Bedroom
174m²

Including A/C ledge, terrace or roof garden, which ever is applicable.
All plans subject to change. Not drawn to scale, for illustration purpose only.
Sales Gallery & Show-Suites
Puteri Cove Residences
Tower 2 Level 4,
Persiaran Tanjung, Puteri Harbour
79000 Iskandar Puteri,
Johor Darul Ta’zim, Malaysia

MY +607 509 6999 / +607 571 2038
SG +65 6508 3199 / +65 6508 3100

All information contained herein are subject to amendments, variations and modifications without notification as may be required by the relevant authorities or developer’s consultants and is not intended to form and cannot form part of an offer and contract. Whilst every reasonable care has been taken in preparing this information, the developer cannot be held liable for any variation or inaccuracy. All art renderings and photographs contained in this brochure are artist’s impression only. The developer reserves the right to modify any parts of the apartment and/or building prior to completion as directed or approved by relevant authorities. Area stated is inclusive of AC ledge, terrace or roof garden, whichever is applicable. All plans, layouts, information and specification are subject to change and cannot form part of an offer or contract.