

# ACTUAL SITE



# BANYAN GROUP

An Exquisite Collaborations





# banyan living

Experience the perfect blend of exclusivity and profitability through our **collaboration with Banyan Group**. Tailored for discerning buyers and savvy owners, this partnership offers world-class hospitality, seamless management, and strategic market access—delivering exceptional experiences for residents and sustainable, high-value returns for property owners.

### Maximize Return

- Revenue Management System
- Comprehensive Reporting
- Centralizes Reservation Platform
- Enhanced Property Visibility

### Quality and Maintenance Service

- Routine Inspection & Housekeeping
- Estate Management Support
- Guest Interaction Management

### Marketing and Customer Service Excellent

- Robust Digital Marketing
- 24/7 Multilingual Support
- Focus on Tenant Satisfaction

### Future growth and Opportunities

- Access to Emerging Markets
- Innovation Quality Assurance
- Sustainable Partnership



Banyan Tree Residences Phuket, Thailand



Banyan Tree Grand Residences Phuket



A  
**Premier Investment**  
*Just*  
Across The Border

Strategically located between Johor and Singapore,  
Lido Waterfront Boulevard is an international hub  
for life, work, and leisure.

  
**SKYPARK**  
*Kepler*  
LIDO JOHOR BAHRU





The Majestic Unveiling of



Artist's Impression

## PINNACLE OF SMART LIVING

Our units offer an unparalleled experience in modern living, equipped with smart appliances and state-of-the-art smart fittings. Through a curated partnership with Samsung and other renowned international brands, residents can enjoy a seamlessly connected lifestyle.

PROJECT NAME	SKYPARK KEPLER
Land Tenure	Freehold
Development Composition	Branded Residence (1,596 units) Retail Lots (16 units)
Launch Date	Q2 2025
Land Area	3.972 acres
Types of Unit	<ul style="list-style-type: none"><li>• Type A 463 sq.ft 268 units</li><li>• Type B 667 sq.ft 1,214 units</li><li>• Type C 807 sq.ft 114 units</li></ul> <b>Total : 1,596 units</b>
Car Park	1,957 Bays
Maintenance Fees	Estimated RM0.55 psf







# TOWER A & B

## LEVEL 9 - FACILITIES

### 01 FEATURE LANDSCAPE

- 1 Forest Tree Garden
- 2 Feature Seating
- 3 Stepping Walkway
- 4 Open Lawn
- 5 Lounge Gazebo
- 6 Playscape
- 7 Wall Play
- 8 Trampoline Play
- 9 Reflexology Path
- 10 Indoor Plants Garden

### 02 POOL ZONE

- 11 Encaustic Terrace
- 12 Wading Pool
- 13 Indoor Plants Garden
- 14 Ramp
- 15 Step Up
- 16 Gym Raised Platform
- 17 Stepping Walkway
- 18 Pool Garden & Outdoor Shower
- 19 Dry Lounge
- 20 Main Pool & Wet Lounge
- 21 Seating Garden
- 22 Pool Pergola & Wet Lounge
- 23 Bubble Pool & Jacuzzi

### 03 RECREATIONAL SPACE

- 24 Half-basketball court
- 25 Outdoor Gym
- 26 Reflexology Path
- 27 Forest Garden
- 28 Buffer Garden
- 29 Yoga Deck
- 30 Pocket Garden
- 31 Seating Area
- 32 Walkway
- 33 Colored Garden

### 04 PUBLIC GATHERING

- 34 Pollintor Garden
- 35 Viewing Deck
- 36 Linear Garden
- 37 BBQ Pit
- 38 Feature Step
- 39 Feature Pergola
- 40 Stepping Walkway
- 41 Herb Raised Planters
- 42 Scented Garden
- 43 Feature Seat







ENTRANCE STATEMENT



DROP OFF AREA



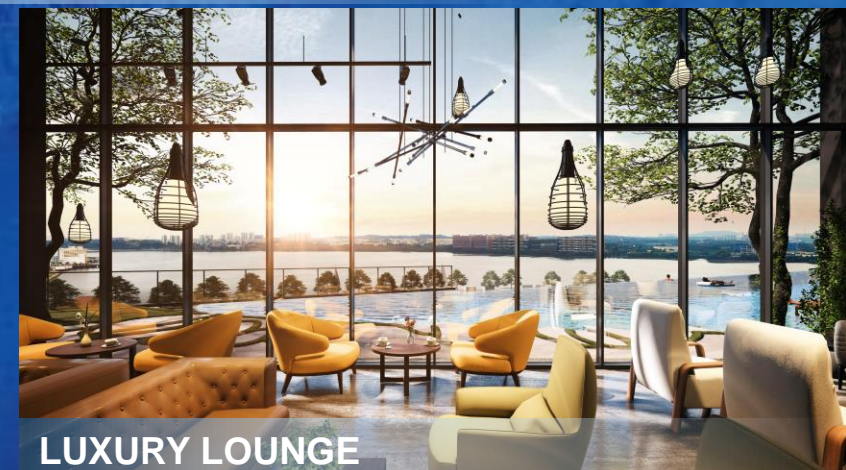
PERIMETER GREEN



POOL ZONE



PUBLIC GATHERING

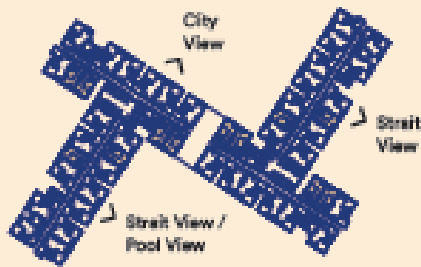


LUXURY LOUNGE

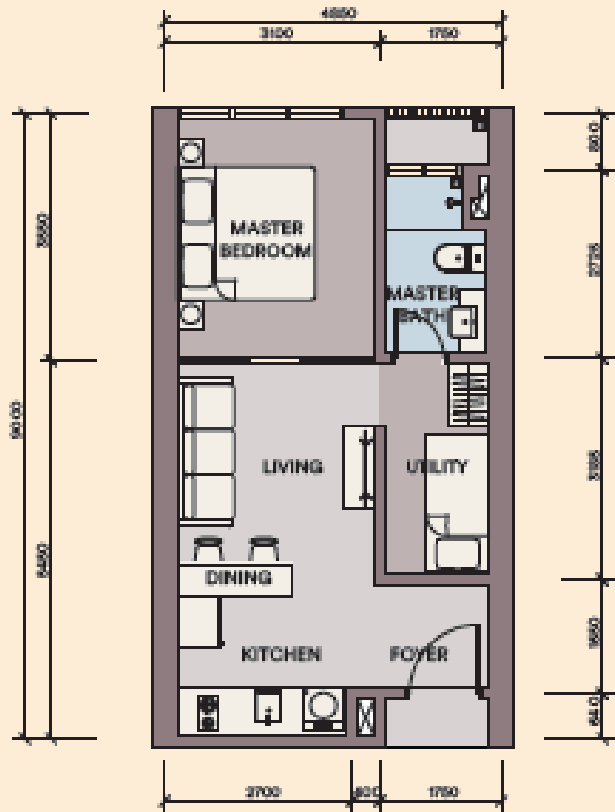


FLOOR PLAN

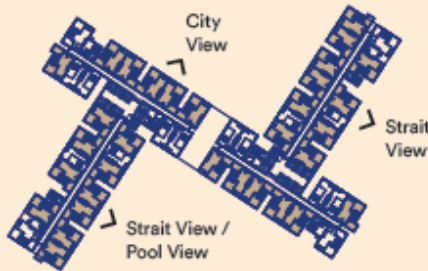
TYPE  
A



BUILT-UP	TOTAL UNITS			
463 SF.	268 units	1	1	1



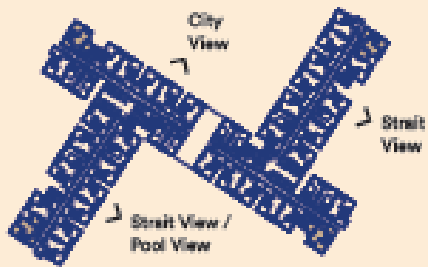
TYPE  
B



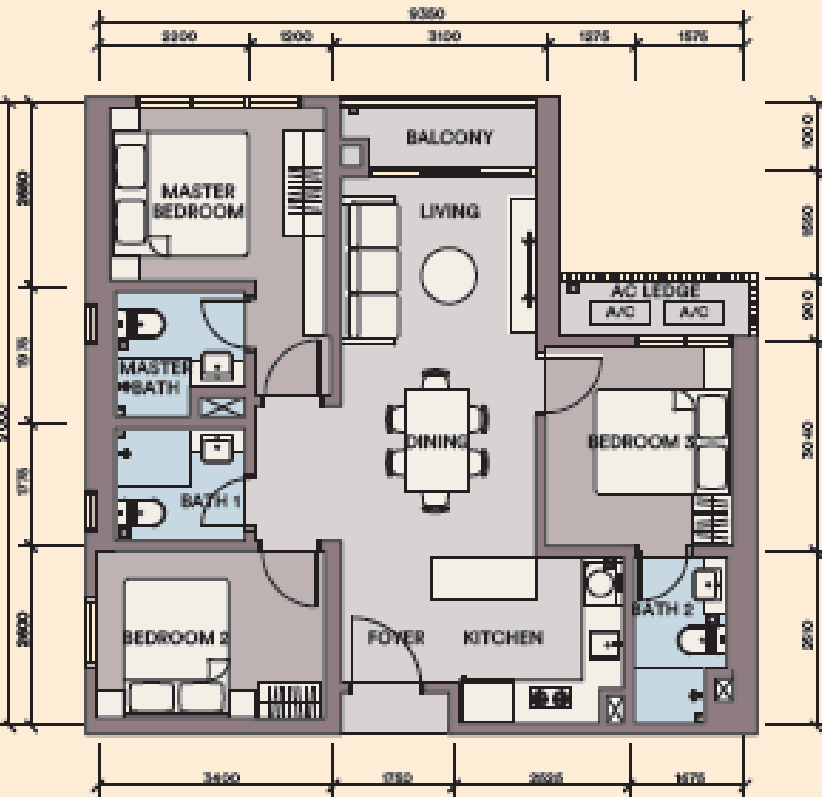
BUILT-UP	TOTAL UNITS			
667 SF.	1,214 units	2	2	1



TYPE  
C



BUILT-UP	TOTAL UNITS			
807 SF.	114 units	3	3	2





# FULLY FURNISHED UNITS

Fully furnished interiors with premium branded fittings, finishes and appliances

REFRIGERATOR/  
TV/WASHER DRYER/  
JET BOT VACUUM/  
AIR PURIFIER

**SAMSUNG**



FITTINGS &  
SANITARY WARE

**KOHLER**

- **MASTER BATHROOM:**  
One-piece washdown  
WC with dual flush
- Basin Mixer
- Hand Bidet
- Bath Shower Mixer
- Sliding Rail with  
Hand shower
- Overhead Shower

## SECONDARY BATHROOM

- Soft Close with dual-  
flush

## KITCHEN

- Sink Cold Tap

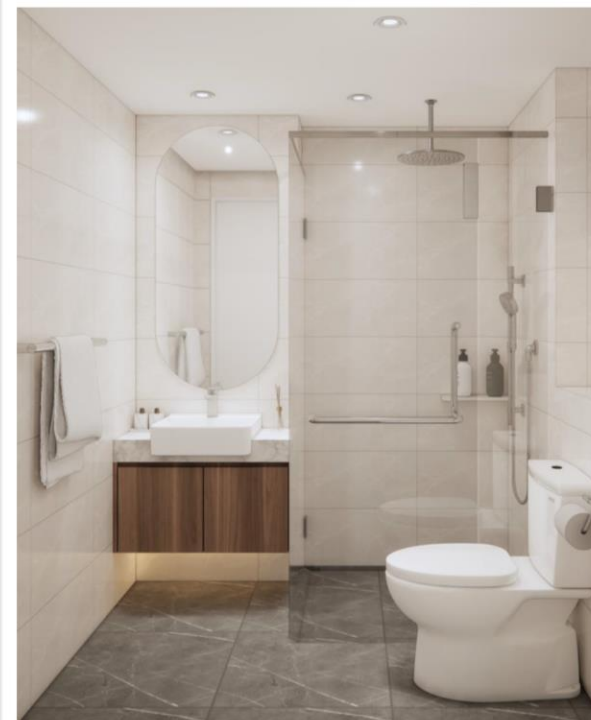


# INTERIOR DESIGN TYPE A



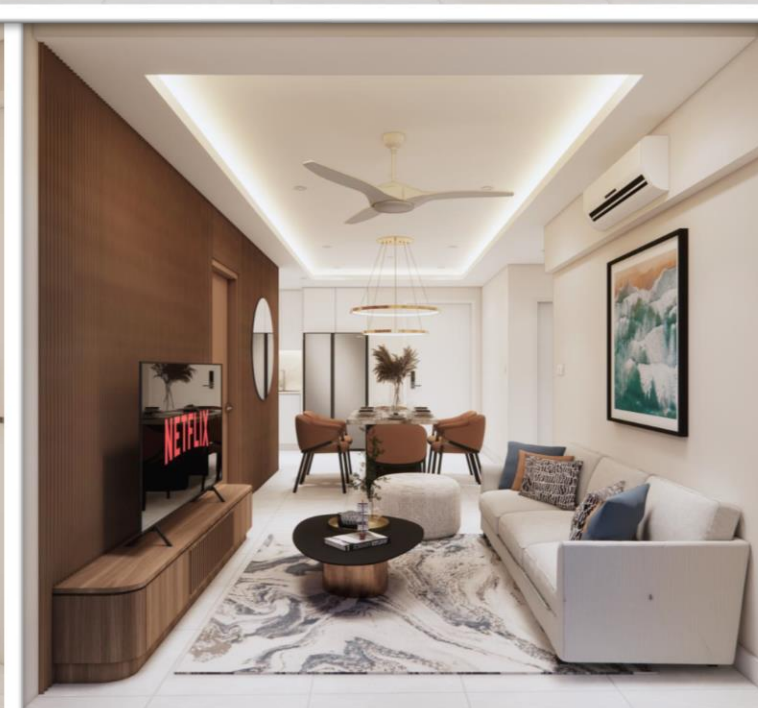


# INTERIOR DESIGN TYPE B





# INTERIOR DESIGN TYPE C





# SMART LIVING

Smart Living represents a futuristic vision of cities where technology and sustainability converge to create a more efficient, equitable, and enjoyable urban environment



# CONNECTED, INSPIRED & SMART LIVING CONCEPT

Our development embodies the future of modern living, integrating advanced connectivity, innovative design, and intelligent technology to enhance your lifestyle. Here's how we bring this concept to life:



Predict energy consumption, pollution risks, and the effects on the environment



Bolster security with incident detection and intelligent CCTV



Increase efficiency with traffic and parking management for the building



Provide more adequate water supply, energy management, and waste management



Provide automated updates and tracking options on shuttle bus services & RTS





# AI for Security, Management & Services

## AI camera for Security Protection | AI Assisted Detection

*Reducing Risks through AI Assisted Detection Instead of Labour Intensive Means*

Entrances and Exits

Personnel Entry/Exit

Detection of Parking  
Violations on Outdoor Road

Easy Access/Clock-  
in/out at building

Control/Guard Rooms



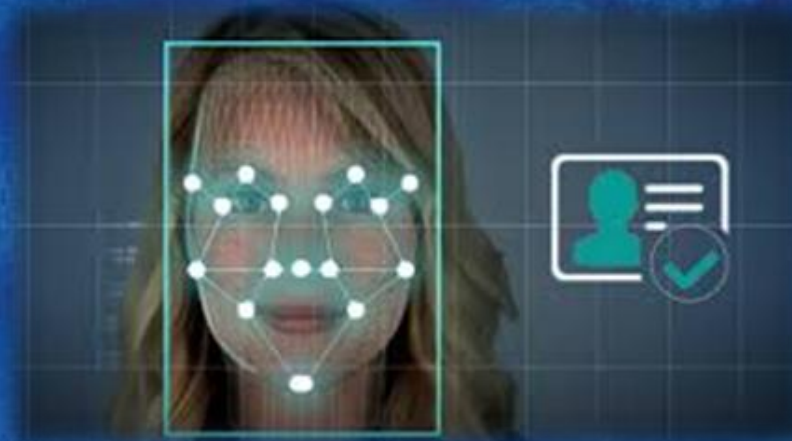
Intelligent  
Management Of  
Energy Efficiency

Personnel Access Control

Vehicle Access Control

Management/Behaviour  
Analysis

Situation Awareness/  
Behavior Analysis/  
Voice Collaboration





Samsung appliances offer a variety of benefits that are centred around personalizing and enhancing the user experience through the advanced technology, and customization options.

- 1) Improved Efficiency and Convenience - Smart Scheduling , Smart Control via App
- 2) Energy Efficiency and Sustainability - Energy Saving, Eco-Friendly Feature
- 3) Enhanced Performance and Functionality - Powered Laundry, Intelligent Cooling in Refrigerators, Air Quality Management: Air conditioners
- 4) Improved User Interface and Control
- 5) Health and Hygiene Benefits - Hygiene Management, Food Preservation
- 6) Improved Durability and Reliability - Optimized Performance
- 7) Premium Aesthetic and Design - Sophisticated Look, Minimalist Design

Using Samsung appliances can significantly improve the convenience, efficiency, and sustainability of your home. From personalized smart technology to energy-saving capabilities and enhanced performance these appliances not only make daily tasks easier but also help optimize your home environment for health, comfort, and long-term savings.

- **Smart Washer/Dyer**
- **Smart Refrigerator**
- **Smart TV**
- **Smart Air purifier**
- **Smart Jet Bot Vacuum**
- **Microwave**