



SKYPARK

Kepler

LIDO JOHOR BAHRU

Lido

WATERFRONT BOULEVARD

F R E E H O L D

An aerial architectural rendering of the Lido Waterfront Boulevard development. The image shows a cluster of modern, glass-clad skyscrapers of varying heights and shapes, including a prominent tower with a unique, angular top. These buildings are situated along a curved waterfront. In the foreground, there's a marina with several sailboats docked at wooden piers. To the right of the buildings, there's a landscaped area with greenery, a winding path, and a large, white, sculptural structure that resembles a stylized face or a modern playground. The background shows a vast expanse of water and a distant cityscape under a hazy sky.

Lido
WATERFRONT BOULEVARD

Your Seafront Oasis,
Just Minutes
from Singapore

Discover the pinnacle of luxury at
Lido Waterfront Boulevard, a 163-acre
coastal jewel at the gateway to Johor.

This freehold sanctuary, with its seamless blend of urban
sophistication and serene seafront living, is a premier
investment opportunity right across the border.

Artist's Impression



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.

Artist's Impression

Refined Living Curated *for* Exceptional Comfort



BRANDED RESIDENCES

Indulge in unmatched luxury and breathtaking views,
enriched by Banyan Tree's iconic hospitality—
where every moment is crafted for your perfect stay.



PREMIUM RETAIL

Uncover a curated mix of boutiques and
designer stores, blending elegance, style,
and the finest in fashion.



Fully furnished with quality branded fittings



Pinnacle of innovation with **Smart Home** fittings



12 Months Free Broadband



MM2H Consultation



2 years of free shuttle service to the RTS Station, plus concierge assistance for transfers and more

Innovation and Elegance Crafted *for* Seamless Living

CONNECTIVITY

Effortless Access, Seamless Connections



The Rapid Transit System Link

Total Length 4km in length (Malaysia: 2.7km and Singapore: 1.3km)	Number of Stations 2 stations (Malaysia: Bukit Chagar Station and Singapore: Woodlands North Station)	Frequency 3.6 minutes (Ultimate) during peak hour	Journey Time The estimated train journey time is 6 minutes between stations	Train Capacity 10,000 passengers per hour per direction	Ridership Estimated to carry 40,000 passengers per day upon opening

For those commuting to Singapore, **Skypark Kepler** offers unparalleled ease with the RTS Link station just **less than 5 km away**. This revolutionary 4km Light Rail Transit system redefines cross-border travel, swiftly uniting Malaysia and Singapore between Bukit Chagar and Woodlands. Imagine a commute where speed meets elegance, and borders become mere moments. Say farewell to delays and hello to seamless, sophisticated connectivity—your gateway to a smoother, smarter journey begins here.



ENVIRONMENTAL

Skypark Kepler - A Vibrant Waterfront Community



Smart City, Smart Living

Smart City by Huawei	2.5km Waterfront Promenade	Quayside Experiences	32-Acre Central Park	Pedestrian Walkway & Cyclist Path	20% Dedicated to Green Spaces	Rainwater Harvesting	GreenRE Residential Building

Discover **Skypark Kepler**, a masterplanned oasis featuring a stunning **2.5 km waterfront promenade** and a sprawling **32-acre Central Park and Cultural Centre**. Designed to bring you back to nature, enjoy scenic paths, green spaces, and eco-friendly initiatives for a healthier lifestyle. Experience the perfect balance of urban and nature living along the Lido Waterfront Boulevard, where the waterfront truly comes alive.





Artist's Impression

Join us for the unveiling of **Skypark Kepler** at **Lido Waterfront Boulevard**, Johor Bahru's landmark transformation. This prestigious **3.972-acre** development blends opulence, heritage, and the captivating essence of coastal living. Each premium waterfront residence offers a curated selection of **1 to 3** bedroom options, showcasing the epitome of smart living.



Exclusive Facilities *with* Stunning Sea Views

Artist's Impression

LEVEL 9 FACILITIES PLAN



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

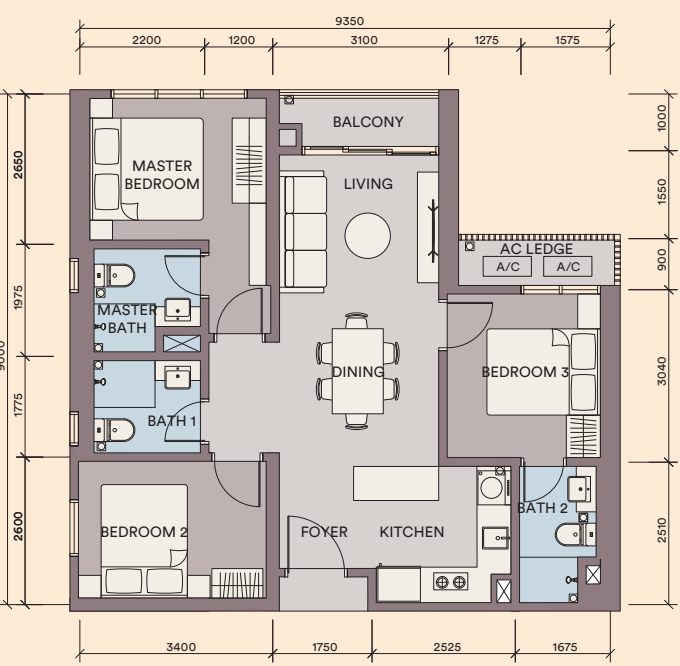
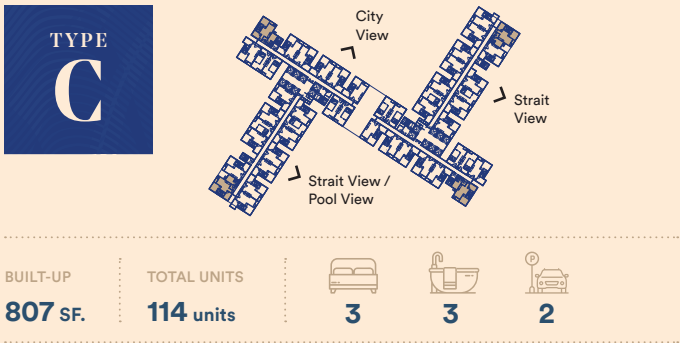
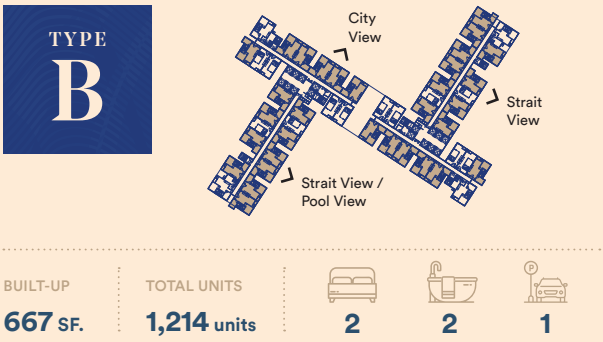
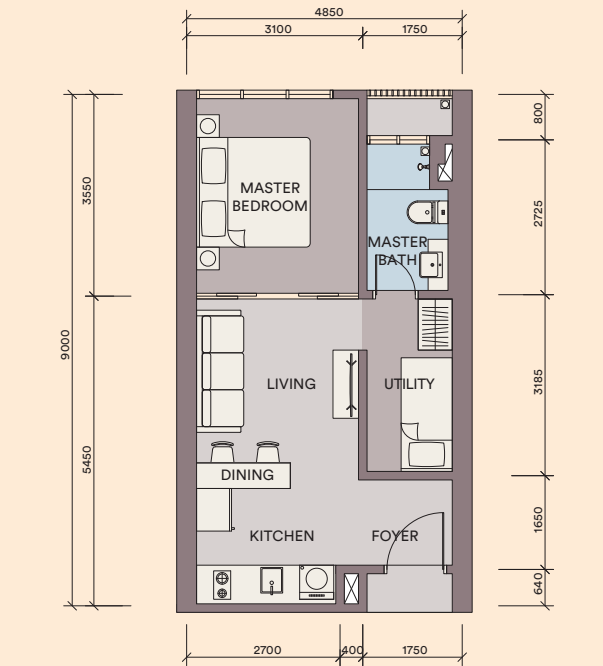
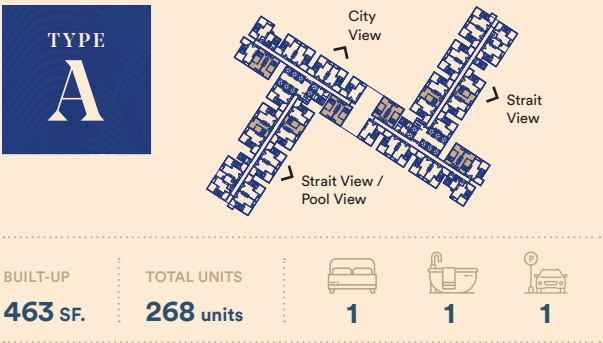
03 RECREATIONAL SPACE

- 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 Coloured Garden

04 PUBLIC GATHERING

- 34 Pollinator Garden
- 35 Viewing Deck
- 36 Linear Garden
- 37 2 nos BBQ Pit
- 38 Feature Step
- 39 Feature Pergola
- 40 Stepping Walkway
- 41 Herb Raised Planters
- 42 Scented Garden
- 43 Feature Seat

FLOOR PLAN



Your Space, Your Choice
Flexible Layouts to Fit Your Lifestyle

Explore thoughtfully designed layouts with the freedom to choose what fits you best. From compact studios to spacious family suites, our flexi layouts offer versatile options to suit your every need.



SPECIFICATIONS

STRUCTURE	Reinforced Concrete		
WALL	Reinforced Concrete / Lightweight Block / Brick Wall		
ROOF COVERING	Reinforced Concrete		
CEILING	Skim Coat & Paint / Plaster Ceiling		
WINDOW	Aluminium Framed Glass Window		
DOOR	Main Entrance	Approved Fire-Rated Door	
	Balcony	Aluminium Framed Sliding Door	
	Others	Timber Flush Door	
IRONMONGERY	Lockset		
WALL FINISHES	Bathroom	Tiles	
	Others	Skim Coat / Plaster & Paint	
FLOOR FINISHES	Living, Dining, Bedroom, Kitchen,	Tiles	
	Bathroom, Entry, Balcony	Tiles	
	A/C Ledge	Cement Screed	
SANITARY & PLUMBING FITTINGS	TYPE A	TYPE B	TYPE C
Wash Basin	1	2	3
Basin Tap	1	2	3
Water Closet	1	2	3
Toilet Paper Holder	1	2	3
Hand Bidet	1	2	3
Kitchen Sink with Tap	1	1	1
Washing Machine Tap	1	1	1
ELECTRICAL & TELEPHONE INSTALLATION			
Lighting Point	9	13	17
Ceiling Fan Point	2	4	5
Power Point	10	13	15
Air Conditioning Point	2	3	4
Water Heater Point	1	2	3
TV Point	1	1	1
Fiber Wall Socket	1	1	1
Door Bell Point	1	1	1

*Note : The specifications as set out herein are subject to amendments, variations or substitutions as the Vendor or Vendor's Architect of Appropriate Authorities consider necessary or advisable or expedient or desirable

Fully furnished interiors with premium branded fittings, finishes and appliances





THE PINNACLE OF LUXURIOUS INNOVATION

SMART HOMES AT SKYPARK KEPLER

Welcome to the future of living. Our **smart homes** blend sleek design and cutting-edge technology for ultimate comfort. With Samsung appliances and their global partners, experience luxury and innovation with stunning waterfront views. Embrace the future today.

Smart Living *for* Energy Saving

Control multiple home devices through a single app, enhancing energy efficiency, security, and automation. Experience seamless home control with

ALL-IN-ONE AND AUTOMATED ENERGY SAVING SOLUTION



Saving on device
Optimized energy saving per device



Integrated monitoring
One-stop monitoring of energy/carbon



Collective control
Entire home control based on routines



Personalised / Automated saving
Automated peak-hour saving & tips



AN EXQUISITE COLLABORATION *with* BANYAN GROUP

Elevating Ownership, Enriching Experiences

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.

MAXIMISING RETURNS

- **Revenue Management System:**
Uses dynamic pricing to optimize rental income.
- **Comprehensive Reporting:**
Provides detailed reports on occupancy rates and rental performance.
- **Centralized Reservations Platform:**
Ensures easy and continuous bookings.
- **Enhanced Property Visibility:**
Global marketing campaigns increase exposure across networks.

QUALITY AND MAINTENANCE SERVICES

- **Routine Inspections and Housekeeping:**
Ensures high standards through regular inspections and incident reporting.
- **Estate Management Support:**
Collaborates with management bodies to maintain property quality.
- **Guest Interaction Management:**
Enhances guest satisfaction, leading to repeat bookings.

MARKETING AND CUSTOMER SERVICE EXCELLENCE

- **Robust Digital Marketing:**
Uses targeted ads, SEO, and social media to attract quality tenants.
- **24/7 Multilingual Customer Support:**
Ensures a seamless tenant experience with dedicated support.
- **Focus on Tenant Satisfaction:**
Drives positive reviews and repeat bookings through excellent service.

FUTURE GROWTH AND OPPORTUNITIES

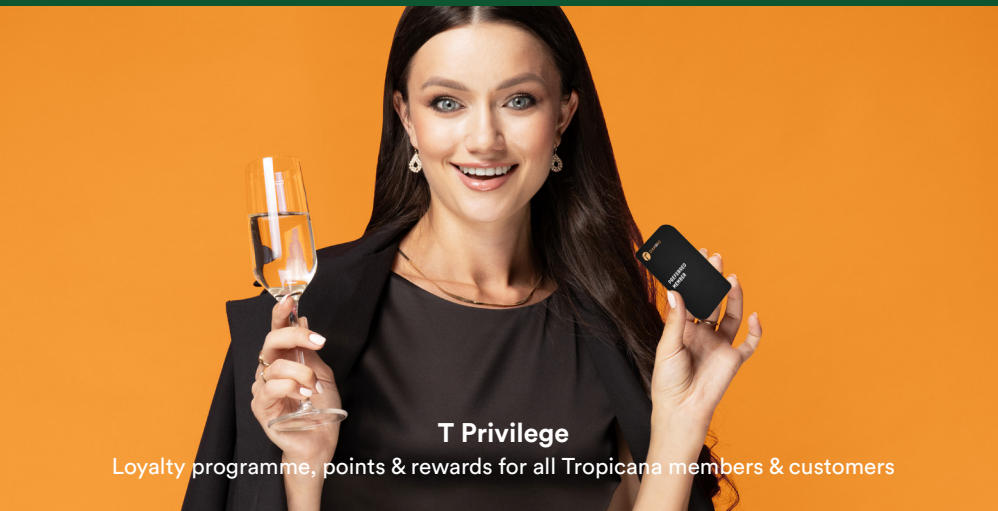
- **Access to Emerging Markets:**
Owners benefit from Banyan Living's expansion and portfolio growth.
- **Innovation and Quality Assurance:**
Keeps properties competitive and profitable.
- **Sustainable Partnerships:**
Aligns with owners for long-term success and investment returns.





Loyalty That Rewards Your Lifestyle

Tropicana Corporation Berhad offers the **T Privilege Programme**, a loyalty programme designed to enhance ownership with valuable rewards, lifestyle perks, and seamless access to Tropicana's ecosystem through the T360 App.



T Privilege

Loyalty programme, points & rewards for all Tropicana members & customers

T Privilege Membership Benefits

Enjoy 9 members benefits at your finger tips

Tropicana Property Rebate

Incremental discounts on property purchases – the more you buy, the higher the discount rate

Points Collection

Collect points and redeem rewards

Networking & Cash Referral Fee

Receive cash rewards upon successful property referral and sale

Priority Invite

Be the first to be invited to Tropicana property launches and exclusive partnership events

Lifestyle Offerings

Lifestyle product rebates, offers and FOC vouchers from selected partners

Members Affiliates

Enjoy additional members privileges through our Tropicana ecosystem and affiliates

Concierge Services

Enjoy hospitality and concierge services, from housekeeping, delivery, shuttle services to holiday tours

News Updates

Receive news updates on Tropicana Magazine and all Tropicana digital platforms

Win Contest Prizes

Join exclusive campaigns and contests offering attractive prizes

Up to
30% off for
TROPICANA
GOLF & COUNTRY RESORT

Up to
60% off for
TANJONG PUTERI
GOLF AND RESORT



T Golf

Exclusive Golf Membership Rate

available at

Tropicana Golf & Country Resort, Petaling Jaya
Tanjong Puteri Golf and Resort, Johor Bahru



T Journey

Short stay, room inventory & bookings, rental management & concierge services

Embark on a Journey of Self-Discovery

T Journey offers a seamless blend of ownership and luxury hospitality, combining smart technology, premium comfort, and engaging entertainment in prime holiday destinations. Whether nestled in the vibrant cityscape of Kuala Lumpur, the tranquil shores of Langkawi, the dynamic charm of Johor, or the cool heights of Genting Highlands, each destination promises an exceptional experience tailored for every traveler.

T Journey is strategically located in top destinations, including Genting Highlands, Langkawi, Kuala Lumpur, and Johor attracting both local and international visitors. With a diverse selection of activities, every stay promises fun and entertainment for all. Guests enjoy superior comfort with premium bedding and toiletries, ensuring a restful experience. Seamless smart home technology adds convenience, creating a smooth, worry-free stay from check-in to check-out.

T Journey Collection

Lido Waterfront Boulevard @ Johor
Tropicana Agile Bukit Bintang @ Kuala Lumpur
Tropicana Cenang @ Langkawi
Tropicana Grandhill @ Genting Highlands



Banyan Tree Grand Residences Phuket, Thailand

Unlock Unrivalled The Sanctuary Club Privileges

THE SANCTUARY CLUB

BY THE BANYAN TREE GROUP

COMPLIMENTARY MEMBERSHIP

Unit owners are automatically enrolled, unlocking access to the club's exclusive privileges.

GLOBAL DISCOUNTS

Enjoy discounts across resorts, spas, retail galleries, and golf courses within the Banyan Tree network worldwide.

PERSONALIZED OWNER SERVICES

A dedicated, multi-lingual team is available to support owners with any queries or special requests.

EXCLUSIVE INVITATIONS

Receive early invitations to pre-opening events of new hotels and other special events hosted by the Banyan Tree Group.

EXCHANGE PROGRAM

Owners can exchange part of their annual entitlement for free stays within Banyan Tree's participating properties.

ACCESS TO PREMIUM AMENITIES

Benefit from access to on-site amenities such as spas, restaurants, gyms, and shuttle services within the five star resorts.



Banyan Tree Macau, China

Participating owners can exchange part of their annual entitlement for a complimentary stay at any destination within the network. In addition, discounts and special privileges are offered to owners with the standard discounts⁽¹⁾ and privileges are listed below (terms and conditions apply):

- 30% discount on best available rates for hotel accommodation⁽²⁾
- 30% discount on golf green fees⁽³⁾
- 25% discount on food and beverage⁽⁴⁾
- 20% discount on a-la-carte spa menu
- 15% discount on gallery merchandise⁽⁵⁾
- 15% discount on in-house tours⁽⁶⁾
- 15% discount on laundry
- 10% discount on airport and ferry terminal transfers⁽⁷⁾
- Priority wait-list on reservations
- Early check-in / late check-out⁽⁸⁾
- Invitations to Xperential Guest Program (i.e. pre-opening / trial stays at new resorts)

⁽¹⁾ Higher discounts may apply at certain times and locations and may be subject to change without notice

⁽²⁾ Best available rate at time of booking

⁽³⁾ Phuket, Bintan and Lång Cô only

⁽⁴⁾ Offers cannot be combined. Discounts may not apply to festive and special occasions

⁽⁵⁾ Not applicable to consignment items

⁽⁶⁾ Selected destinations only

⁽⁷⁾ Selected destinations only

⁽⁸⁾ Subject to availability on day of arrival / departure