



R&F PRINCESS COVE  
富力公主湾

# MILESTONES GLORIOUS 26 YEARS OF R&F GROUP

富力集团 26载荣耀里程碑

Founded in 1994, R&F Group is headquartered in Guangzhou, China, and is now a diversified conglomerate engaged in real estate development, hotel development, commercial operation, culture, recreation and tourism, internet industry and trade, healthcare, property service, design and construction, and innovative service platform.

For more than 20 years, R&F has adhered to a development strategy of "CREATE A QUALITY LIVING WITH THE HEARTBEAT OF THE CITY", creating beautiful places to live and work, and striving to become a world leader in building quality of life.

## 1994 ESTABLISHED IN GUANGZHOU

R&F Properties ventures into the real estate development industry.

## 2006 FAST TRACK EXPANSION

R&F Properties successfully expands into many cities including Beijing, Tianjin and Guangzhou.

## 2013 VENTURING OVERSEAS

In December 2013, R&F Properties purchased 6 parcels of prime land in Zone A, Iskandar Malaysia making its foray into Malaysia with the vision of global expansion.

## 2018 THE WORLD'S LARGEST LUXURY HOTEL OWNER

R&F Group has a total of 89 operating hotels, together with 37 hotels under construction and planning. The group has a total of 126 hotels with a total gross floor area of 3,903,600 square meters and a total of 26,865 rooms.

## 2002 AMBITIOUS NATIONAL EXPANSION

R&F Properties embarks on the mission of nationwide expansion by advancing into Beijing.

## 2007 SUCCESSFUL CITY DEVELOPMENT

R&F Properties has developed a total of 16 projects in Zhu Jiang New Town Guangzhou, Guangzhou CBD.

## 2015 EXPANDING IN AUSTRALIA BRISBANE

In December 2015, R&F Properties has acquire 4 projects in Brisbane & Melbourne.

## 2019 R&F MALL NOW OPENED

The first R&F shopping mall in overseas which officially put into operation, not forgetting the upcoming Opera House and the other amenities.

## 2005 HONORABLE PUBLIC LISTED

R&F Properties is listed on the Main Board of The Stock Exchange of Hong Kong Ltd. \*(SEHK Listing No.: 2777).

## 2010 SHIFTING FOR IMPROVEMENT

R&F Properties shifts to modern management and technology system to capture company demands and expanding fast globally.

## 2017 CHINA'S R&F PROPERTIES ACQUIRE LUXURY LONDON DEVELOPMENT

April 5 (Reuters) - China's R&F Properties has acquire the Vauxhall Square development in central London from CLS Holdings for a gross 157.77 million pounds (\$197 million), this boost the London's capital of luxury residential.

## 2020 GRAND OPENING OF PERMAISURI ZARITH SOFIAH OPERA HOUSE

R&F Group unveils the first Opera House in Southern Malaysia on 19 January, in the presence of Sultan Johor and Permaisuri Johor.

### JOHOR BAHRU SALES GALLERY

(Opposite Grand Blue Wave Hotel)  
Jalan Tanjung Puteri, 80300 Johor Bahru,  
Johor Darul Takzim, Malaysia.

### SINGAPORE SALES GALLERY

Level 3, Room 312, Suntec Singapore  
Convention & Exhibition Centre,  
1 Raffles Boulevard, Singapore 039593

### R&F DEVELOPMENT SDN. BHD. (ICD NO. 1065248-H)

L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1,  
R & F Tanjung Puteri  
80300 Johor Bahru Malaysia.

• Developer: R&F Development Sdn Bhd • Address: L2-086-A5, MERCU 1 JALAN TANJUNG PUTERI 1, R&F TANJUNGGUTERI 80300 JOHOR BAHRU, MALAYSIA • Developer's License No.: 13578-5/05-2021/02164(L) • Validity Period: 05/05/2020 - 04/05/2021 • Advertising & Sales Permit No.: 13578-5/05-2021/02164(P) • Validity Period: 05/05/2020 - 04/05/2021 • Approving Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference Number: MBLBA/2017/14/BGN/110 • Expected Completion Date: MAY 2021 • Land Tenure: Freehold • Land Encumbrance: Nil • Total No. of Units: 3,724 • Selling Price: RM 750,767 (Min) - RM 2,459,045 (Max) • Built Up Area: 468 sqft (Min) - 1,471 sqft (Max) • 15% Discount Bumiputera • Restriction In Interest: Nil • Every reasonable care has been taken in preparing this artwork. All measurements are approximate and illustrations are artist impressions only. All statements are believed to be correct at this point of printing but not to be regarded as elements or representations of fact.

# EXCLUSIVE SPACES WITH INSPIRING PANORAMIC VIEWS COOLED BY SEA BREEZES

一线海景 无限眺望

R&F Seine Region offers an expansive refreshing straits view – the lushness of the marina with Singapore's cityscape and soothing sea breeze.



- 1 SEINE REGION
- 2 PHASE 1 SOLD OUT
- 3 SEA LIFE WORLD BY R&F
- 4 OPERA HOUSE
- 5 R&F MARINA PLACE
- 6 EMPEROR CINEMAS

\* Artist's Impression Only



## ENJOY BOTH URBAN LIFESTYLE & CONVENIENCES IN MALAYSIA & SINGAPORE WITHIN 30 MINS

30分钟乐享新马生活圈  
左拥新加坡繁华 右享新马便利

### New Perspective to Open up Global Vision

国际焦点 开拓视野 ★

- Legoland Malaysia
- Ponderosa Golf & Country Club
- Singapore Marina Bay Sand
- Singapore Gardens by the bay
- Singapore Night Safari

### Quality Healthcare for you to Stay Healthy

优质医疗 呵护健康 🇲🇾

- Columbia Asia Hospital
- Gleneagles Medini Hospital
- Hospital Sultanah Aminah
- Malaysia Thomson Medical Centre
- Singapore Thomson Medical Centre

### Better Academic Prospects for the Future Leaders

完善教育 留学天堂 🇲🇾

- Marlborough College Malaysia
- Raffles American School
- Foon Yew High School
- Excelsior International School
- Iskandar Edu City
- Nanyang Technological University
- National University of Singapore

## LIVE LIFE TO THE FULLEST

高端配套 尊享人生

R&F Marina Place brings together the First Opera House in Johor Bahru, high-tech IMAX theatre, high-end wine club, luxury yacht club, special interpretation bar, style restaurant and fashion boutique.

## SHOPPING WITH WHOLE NEW DIMENSION

颠覆您的购物体验

R&F Mall Johor Bahru is the first shopping mall developed by R&F Princess Cove, Malaysia.



# Imagine

**YOU'RE ONE OF THE PRIVILEGED**  
R&F PRINCESS COVE PREMISE OWNERS



## THE CLOSEST YOU CAN GET TO SINGAPORE

马新两国 · 一步之遥

**Double Delights for R&F Princess Cove**  
Following the agreement of RTS commuting system signed between Singapore and Malaysia, travelling between the 2 megacities is even closer from now on!



# JB - SG RAPID TRANSIT SYSTEM

新柔捷运



**MALAYSIA**  
马来西亚

**SINGAPORE**  
新加坡



- North South Line (NS)
- East West Line (EW)
- North East Line (NE)
- Circle Line (CC)
- Downtown Line (DTL)
- Thomson-East Coast Line (TEL)
- Sengkang & Punggol LRT
- Bukit Panjang LRT
- Sentosa Express (Monorail)
- KTM Railway Line
- Former Railway Line (closed 1/7/2011)



**Suntec**  
SINGAPORE  
Convention & Exhibition Centre  
R&F Singapore Sales Gallery  
@ Level 3, Room 312

# R&F SEINE REGION

塞纳天地

@ R&F PRINCESS COVE 富力公主湾

塞纳天地 无敌海景房 火热销售

## NEWLY LAUNCHED SEA VIEW UNIT

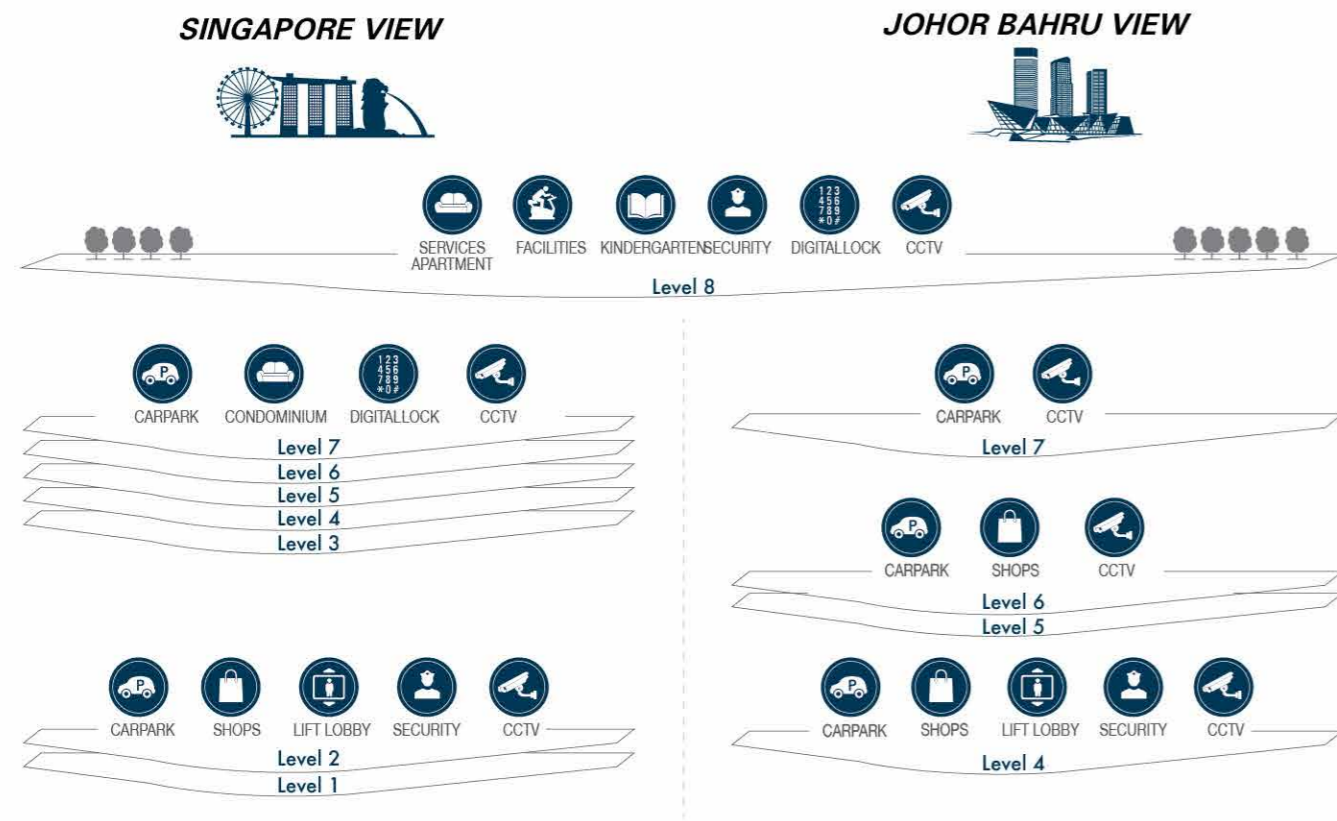
Princess Cove proudly presents our latest addition – the sea view units namely 'Seine Region', located adjacent to JB-Singapore Causeway, overlooking the dazzling Singapore cityscape. Here, your affluent way of living is complemented by Singapore and Johor Bahru City.

Seine Region's sky lounge features an infinity swimming pool, gym room, yoga room, jogging track, indoor function hall, alongside an international kindergarten, cater for modern luxury and lifestyle conveniences.

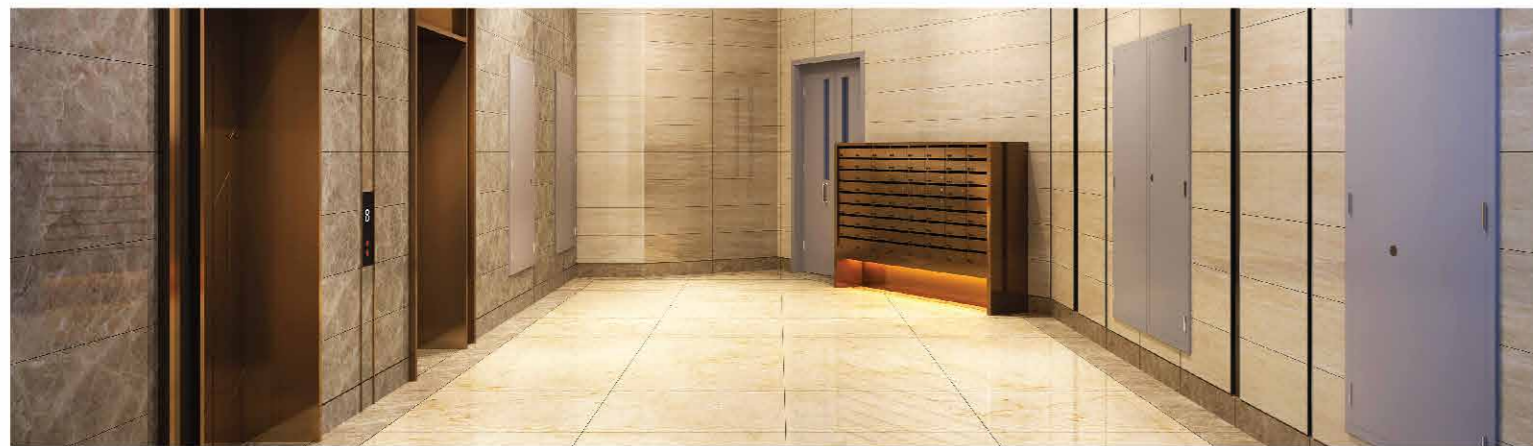
## LEGENDS

- |                                      |                              |
|--------------------------------------|------------------------------|
| 01. Opera House 歌剧院                  | 14. Outdoor BBQ 户外烧烤吧        |
| 02. R&F Marina Place 富力新天地           | 15. Leisure Track 慢跑径        |
| 03. 5 Star Hotel under Hyatt 凯悦旗下酒店  | 16. Gym 健身房                  |
| 04. Cineplex 影院                      | 17. Child Care Room 儿童活动中心   |
| 05. Marina Garden Walk 滨海木栈道         | 18. Management Office 物业办公室  |
| 06. Adult Swimming Pool 成人泳池         | 19. Chess Room 棋牌室           |
| 07. Outdoor Shower Deck 户外淋浴区        | 20. Snooker Room 桌球室         |
| 08. Wading Pool 儿童池                  | 21. Yoga Room 瑜伽室            |
| 09. International Kindergarten 国际幼儿园 | 22. Table Tennis 乒乓球室        |
| 10. Landscape Arch 景观廊架              | 23. Changing Room 更衣室        |
| 11. Playground 游乐园                   | 24. Praying Room 祈祷室         |
| 12. Sunshine Lawn 阳光草坪               | 25. Multi Function Room 多功能室 |
| 13. Leisure Lounge 泳池吧               | 26. Yacht Berth 游艇泊位         |





> FLOOR PLAN



## SECURITY ASSURED ENSURING PEACE OF MIND

先进的保安系统 · 给予您  
安稳无忧的生活

Providing a safe, secure and private environment for homeowners.

- Digital locks
- Digital Visitor Management System with Visual Intercom
- Emergency call button linked to central security
- CCTVs in all public areas with central monitoring
- Card-controlled access to Skypark and residences
- Separate distinct vehicular access for residents
- 7 levels dedicated residents' parking
- Personal parking lots

## TYPE-D

*R&F princess cove unit appreciation*



Studio / Size: Approx. 43.79m<sup>2</sup> | 471 sq.ft.

### UNIQUENESS

- ◆ Functional layout designed for comfortable living
- ◆ Modern square design with a walk-in wardrobe

## TYPE-D(SUB2)

*R&F princess cove unit appreciation*



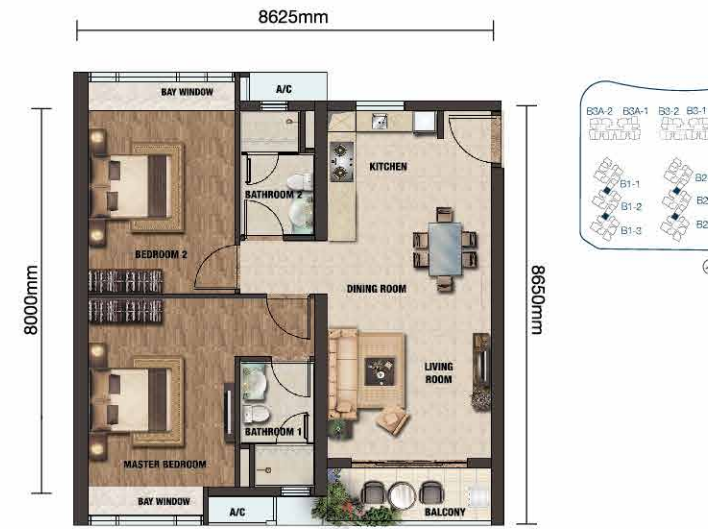
Studio / Size: Approx. 43.46m<sup>2</sup> | 468 sq.ft.

### UNIQUENESS

- ◆ L-shaped contemporary kitchen, saving space yet ensuring convenience
- ◆ Wet and dry kitchen separation for hygienic lifestyle

## TYPE-V7M

*R&F princess cove unit appreciation*



2 Rooms 2 Bathrooms / Size: Approx. 71.29m<sup>2</sup> | 767 sq.ft.

### UNIQUENESS

- ◆ Well-lit square layout designed for flexibility and comfortable living
- ◆ Open concept with kitchen, dining hall and living hall all connected for extra convenience
- ◆ Bay window design for both bedrooms for natural lighting
- ◆ Living hall connected with balcony for extended living space

## TYPE-V7

*R&F princess cove unit appreciation*



2 Rooms 2 Bathrooms / Size: Approx. 74.17m<sup>2</sup> | 798 sq.ft.

### UNIQUENESS

- ◆ Flexible design with smart layout and optimum functionality
- ◆ Living hall open to spacious balcony for you to behold breathtaking sceneries
- ◆ Bay window design in master bedroom for extra space
- ◆ L-shaped kitchen with open concept for convenience

## TYPE-V5

*R&F princess cove unit appreciation*



2 Rooms 1 Bathroom / Size: Approx. 76.92m<sup>2</sup> | 828 sq.ft.

### UNIQUENESS

- ◆ Kitchen connected to dining hall for convenient living
- ◆ Serene study room to explore the sea of knowledge

## TYPE-V5M

*R&F princess cove unit appreciation*



2 Rooms 1 Bathroom / Size: Approx. 77.57m<sup>2</sup> | 835 sq.ft.

### UNIQUENESS

- ◆ Dining hall connected with kitchen for convenient cooking experience
- ◆ Yard is connected with kitchen and dining hall

## TYPE-V6

*R&F princess cove unit appreciation*



### UNIQUENESS

- ◆ Functional square layout to create generous space
- ◆ Living room connected to balcony, extended to the magnificent outdoor
- ◆ Open concept with kitchen, dining hall and living hall all connected for extra convenience
- ◆ Reasonable layout for both active and quiet modes of living

1 Room 1 Bathroom / Size: Approx. 50.58m<sup>2</sup> | 544 sq.ft.



## TYPE-B

*R&F princess cove unit appreciation*



2 Rooms 1 Bathroom / Size: Approx. 77.52m<sup>2</sup> | 834 sq.ft.

### UNIQUENESS

- ◆ Well-lit square design for optimum ventilation and natural lighting
- ◆ Open concept with dining hall and living hall both connected for flexible living

## TYPE-B(SUB2)

*R&F princess cove unit appreciation*



2 Rooms 1 Bathroom / Size: Approx. 77.55m<sup>2</sup> | 835 sq.ft.

- ◆ Balcony is attached to living room with flexible use of space
- ◆ Planned for both active and modest living to ensure uninterrupted harmony

## TYPE-G

*R&F princess cove unit appreciation*



2 Rooms 2 Bathrooms / Size: Approx. 86.66m<sup>2</sup> | 933 sq.ft.

### UNIQUENESS

- ◆ Luxury well-lit layout for premium lifestyle
- ◆ Expansive balcony for ventilation and sunlight
- ◆ Extra spaciousness for optimum flexibility
- ◆ Bay window design in master bedroom for natural lighting

## TYPE-U1

*R&F princess cove unit appreciation*



2 Rooms 2 Bathrooms / Size: Approx. 77.86m<sup>2</sup> | 838 sq.ft.

### UNIQUENESS

- ◆ Well-lit layout with superb functionality
- ◆ Living halls connected to spacious balcony accompanied by breathtaking outdoor view

## TYPE-U1(SUB2)

*R&F princess cove unit appreciation*



2 Rooms 2 Bathrooms / Size: Approx. 77.96m<sup>2</sup> | 839 sq.ft.

- ◆ Open concept with living hall extended to dining hall, sense of space well established
- ◆ Kitchen connected to dining hall for convenient living

## TYPE-E

*R&F princess cove unit appreciation*



Dual Key (2+1) / Size: Approx. 122.37m<sup>2</sup> | 1317 sq.ft.

### UNIQUENESS

- ◆ A key for each suite to ensure uninterrupted privacy
- ◆ Equivalent to owning 2 units under 1 title
- ◆ Ideal for extended family or rental yield, flexible use
- ◆ Real luxury with a spectacular 2-hall design

### TYPE-M1 (SUB2)

R&F princess cove unit appreciation



3 Rooms 2 Bathrooms / Size: Approx. 102.67m<sup>2</sup> | 1105 sq.ft.

#### UNIQUENESS

- Well-lit layout designed with optimum natural lighting and magnificent view
- Living hall is attached with a spacious balcony for unobstructed view
- Bay window design in master bedroom for ideal natural lighting and superb view
- Yard is connected with kitchen, enjoy cooking in natural sunlight

### TYPE-M1

R&F princess cove unit appreciation

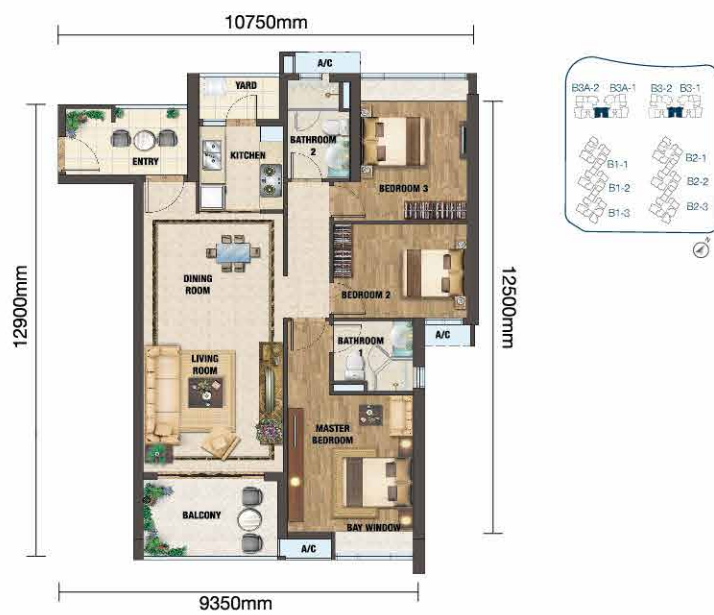


3 Rooms 2 Bathrooms / Size: Approx. 105.49m<sup>2</sup> | 1135 sq.ft.

- Luxury layout for premium lifestyle
- Expansive balcony for ventilation and sunlight
- Extra spaciousness for optimum flexibility
- Bay window design in master bedroom for natural lighting

### TYPE-A

R&F princess cove unit appreciation



3 Rooms 2 Bathrooms / Size: Approx. 109.70m<sup>2</sup> | 1181 sq.ft.

#### UNIQUENESS

- Well-lit design for optimum sunlight
- Comes with an indoor garden for personal leisure

### TYPE-A1

R&F princess cove unit appreciation



3 Rooms 2 Bathrooms / Size: Approx. 109.25m<sup>2</sup> | 1176 sq.ft.

- Yard is connected with kitchen, enjoy cooking in natural sunlight
- Living hall is attached with a balcony for an up-close with outdoor nature

### TYPE-H1

R&F princess cove unit appreciation



#### UNIQUENESS

- Generous space to optimise your vacation experience
- Comes with an indoor garden for personal leisure
- Luxury 4-room design with 2 suites layout
- Spacious living hall to exude a sense of superior minimalist

4 Rooms 3 Bathrooms / Size: Approx. 136.68m<sup>2</sup> | 1471 sq.ft.

### SPECIFICATIONS

<b>STRUCTURE</b>	Reinforced Concrete
<b>WALL</b>	Brick Wall/ Reinforced Concrete
<b>ROOF COVERING</b>	Reinforced Concrete Roof
<b>CEILING</b>	Skim Coat/ Plaster Ceiling
<b>WINDOW</b>	Aluminium Frame Glazed Window

<b>DOORS</b>	
<b>MAIN ENTRANCE</b>	Quality Timber Door
<b>BEDROOM / BATHROOM</b>	Timber Flush Door
<b>BALCONY / OTHERS (IF ANY)</b>	Aluminium Frame Glazed Door/ Timber Flush Door/ Timber Frame Glazed Door
<b>IRONMONGERY</b>	Quality Locksets

<b>WALL FINISHING</b>	
<b>BATHROOM</b>	Full Height Tiles (Where Applicable)
<b>KITCHEN</b>	Full Height Tiles (Where Applicable)
<b>GENERAL</b>	Plaster And Paint

<b>FLOOR FINISHES</b>	
<b>LIVING/ DINING</b>	Tiles/ Laminated Timber Flooring
<b>KITCHEN/ BATHROOM</b>	Tiles
<b>BEDROOM</b>	Laminated Timber Flooring
<b>BALCONY/ OTHERS (IF ANY)</b>	Tiles
<b>OTHER AREAS</b>	Cement Render (Where Applicable)

	M1	M1 (SUB2)	G	H1	V5	V5(M)	V6	V7/V7M	U1/U1(M) U1(SUB2)/U1(SUB2M)	A/A(M)	A1/A1(M)	B/B(M)/B(SUB2)	D/D(M)/D(SUB2)/D(SUB2M)	E/E(M)
<b>SANITARY AND PLUMBING</b>														
KITCHEN SINK	1	1	1	1	1	1	1	1	1	1	1	1	1	2
WASH BASIN	2	2	2	3	1	1	1	2	2	2	2	1	1	2
SHOWER FITTINGS	2	2	2	3	1	1	1	2	2	2	2	1	1	2
WATER CLOSET	2	2	2	3	1	1	1	2	2	2	2	1	1	2
<b>ELECTRICAL INSTALLATIONS</b>														
LIGHTING POINT	20	23	20	26	16	16	12	20	18	25	23	18	10	28
POWER POINT	27	27	24	30	26	26	19	23	23	27	27	23	15	44
WATER HEATER	1	1	1	1	1	1	1	1	1	1	1	1	1	2
AIR CONDITIONER POINT	4	4	3	5	4	4	2	3	3	4	4	3	1	4
TV POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	2
DOOR BELL POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1
INTERCOM POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<b>TELEPHONE POINT</b>	1	1	1	1	1	1	1	1	1	1	1	1	1	2

