



SKYPARK

Kepler

LIDO JOHOR BAHRU

Lido

WATERFRONT BOULEVARD

F R E E H O L D



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.

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, within a development by Banyan Group – renowned for iconic hospitality brands including Banyan Tree.



PREMIUM RETAIL

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

Innovation and Elegance Crafted for Seamless Living



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

CONNECTIVITY

EFFORTLESS ACCESS, SEAMLESS CONNECTIONS

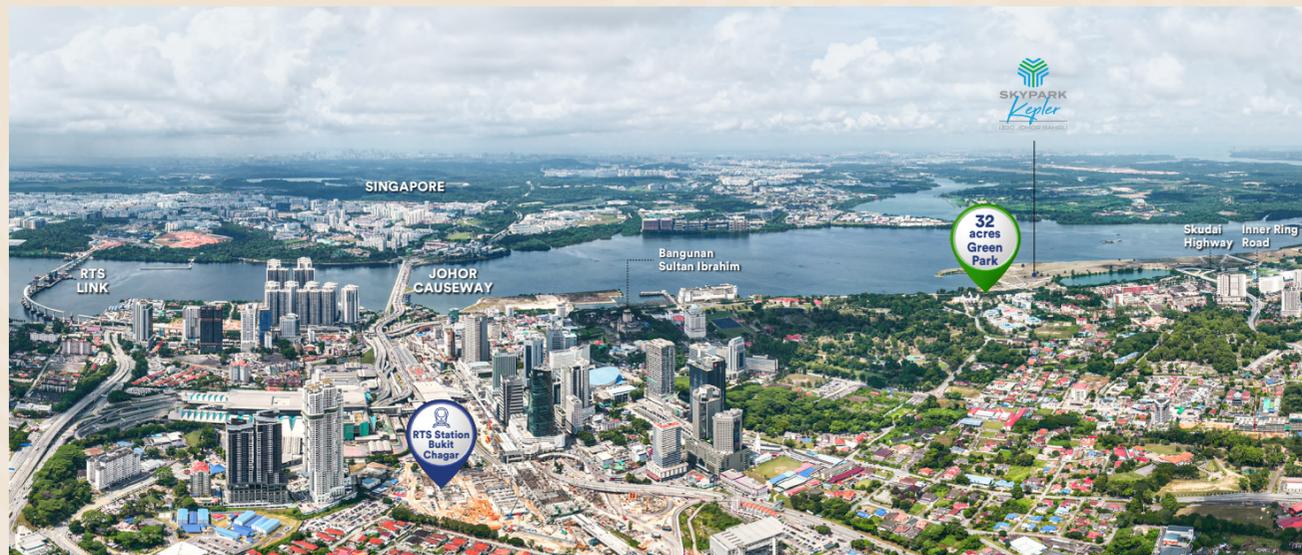


Shaping a future-ready waterfront in Johor Bahru, blending nature, innovation, and sustainable urban living along the Straits of Johor.

The Rapid Transit System Link

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

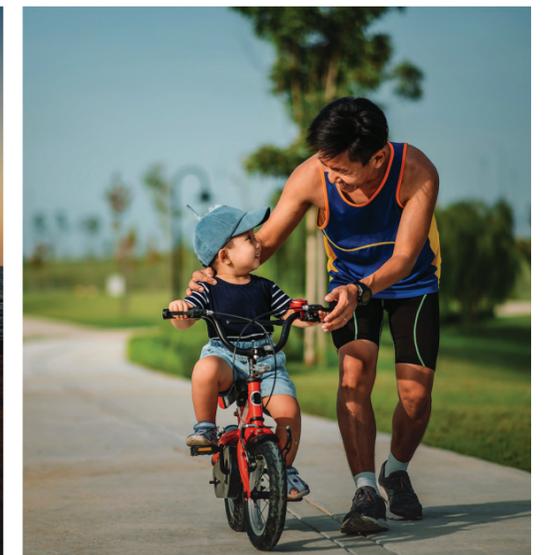
SKYPARK KEPLER - A VIBRANT WATERFRONT COMMUNITY



Smart City, Smart Living

							
Smart City	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.



THE MAJESTIC UNVEILING OF



SKYPARK
Kepler
LIDO JOHOR BAHRU



Artist's Impression



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

03 RECREATIONAL SPACE

- 20 Main Pool & Wet Lounge
- 21 Seating Garden
- 22 Pool Pergola & Wet Lounge
- 23 Bubble Pool & Jacuzzi

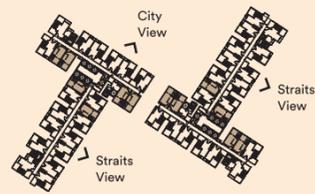
04 PUBLIC GATHERING

- 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
- 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

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.

FLOOR PLAN

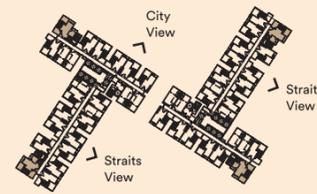
TYPE
A



Built-Up **463 SF.** Total Units **268 units**
 1 1 1



TYPE
C



Built-Up **807 SF.** Total Units **114 units**
 3 3 2



TYPE
B



Built-Up **667 SF.** Total Units **1,214 units**
 2 2 1



Your Space, Your Choice

Discover thoughtfully designed homes tailored to your lifestyle. Whether you prefer a cozy studio or a spacious family suite, our range of layouts offers the perfect fit for how you live, work, and relax.

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

Wash Basin
 Basin Tap
 Water Closet
 Toilet Paper Holder
 Hand Bidet
 Kitchen Sink with Tap
 Washing Machine Tap

	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
 Ceiling Fan Point
 Power Point
 Air Conditioning Point
 Water Heater Point
 TV Point
 Fiber Wall Socket
 Door Bell Point

	TYPE A	TYPE B	TYPE C
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





Artist's Impression



Artist's Impression

banyan living

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 smart integration that connects every device effortlessly.

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



Artist's Impression



Artist's Impression

AN EXQUISITE COLLABORATION WITH BANYAN GROUP

Elevating Ownership, Enriching Experiences

Banyan Living, Banyan Group's dedicated rental platform, transforms ownership into a flexible investment opportunity. Designed for today's globally connected property owners, it combines expert management, premium hospitality standards, and strategic marketing—delivering exceptional stays for guests and the potential for attractive, passive income for you.

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.



Angsana Oceanview Residences, Thailand



Banyan Tree Residences Phuket, Thailand



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

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



T Journey

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



Banyan Tree Grand Residences Phuket, Thailand

UNLOCK UNRIVALED THE SANCTUARY CLUB PRIVILEGES

THE SANCTUARY CLUB

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 Group 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 Group.

EXCHANGE PROGRAM

Owners can exchange part of their annual entitlement for free stays within Banyan Group'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 Xperiential 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 Lang Co 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

AN UNPARALLELED LOCATION



NESTLED IN ISKANDAR MALAYSIA, JOHOR, SKYPARK KEPLER BOASTS A BREATHTAKING LOCATION, OFFERING UNPARALLELED PROXIMITY TO SINGAPORE.

This strategic gem is seamlessly connected via the Johor-Singapore link bridge, placing you within easy reach of both dynamic cityscapes. Nearby, the esteemed Monash University enriches the academic landscape, while City Square and Sultanah Aminah Hospital provide urban convenience and world-class healthcare.



Part of **banyan**group



WEBSITE



FOR MORE INFO

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lwb.com.my

LIDO WATERFRONT BOULEVARD
PROPERTY GALLERY

Lot PTB 22902, Teluk Danga,
Persiaran Abu Bakar Sultan,
80200 Johor Bahru, Johor.

Lido
WATERFRONT BOULEVARD

Developer: Lido Waterfront Boulevard (471389-X) • Address: PTB 24604, Off Persiaran Abu Bakar Sultan, Bandar Johor Bahru, District of Johor Bahru, Johor Darul Takzim, Malaysia • Project: Skypark Kepler @ Lido Waterfront Boulevard (Serviced Apartments) • Developer's Licence No.: 10843/12-2026/0623(R) • Validity Period: 13/12/2017 – 12/12/2026 • Advertisement & Sales Permit No.: 10843-2/01-2028/0048(N)-(S) • Validity Period: 16/01/2025 – 15/01/2028 • Building Plan Approval Authority: Johor Bahru City Council (MBJB) • Building Plan No.: MBJB/U/2021/14/BGN/112/RP • Land Tenure: Freehold • Land Encumbrance: Bank Kerjasama Rakyat Malaysia Berhad • Expected Completion Date: November 2029 • Number of Units: 1,596 • Price Range: RM587,000 (Min) – RM1,503,000 (Max) • Bumiputera Discount – 15%: RM501,500 (Min) – RM1,221,450 (Max)

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY

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