

# R&F Princess Cove

R&F Princess Cove, Johor Bahru is freehold luxury serviced apartments situated at Tanjung Puteri of Johor Bahru, Johor. It is just the opposite of the Grand Blue Wave Hotel. The developer of R&F Princess Cove is R&F properties Co.Ltd, a leading Chinese property developer based in Guangzhou, Guangdong, China. This project is designated as a Landmark HOPSCA development in Johor Bahru, which H stands for Hotel, O for Office, P for Parks, S for Shopping, C for Clubhouse and A for Apartment.

R&F Princess Cove Phase 1 Residence is facing Johor Straits on one side while another side is facing CIQ Complex and City Square. The 15 towers that the property has are interconnected through 4<sup>th</sup> level. This is the level that includes recreational space for the residents, along with all the in-house amenities and facilities. A Skypark with an area of 200,000 sq.ft is situated at this recreational area. There are 3 views in the Skypark- half of the Olympic-sized infinity pool, the lush landscape garden and the clubhouse. Residents from the 15 towers are free to interact with each other via this level.

As the project development fronts CIQ Complex and City Square, it can see that R&F Princess Cove is located exactly in the Johor Bahru's Central Business District (CBD). The Grand Blue Wave Hotel is only 350 metres away and CIQ Complex and City Square is within a 5 minute walk. For the public transportation, there are two stations nearby the property, which are JB Sentral Bus Terminal that cover the Johor Bahru City Centre area and KTM JB Sentral Railway Station that next to it. These two transportation ease the residents to move across both Malaysia and Singapore as they provide the ways to and from these two countries.

There are also 2 transit route being proposed. The 1<sup>st</sup> one is High Speed Railway (HSR) connecting Kuala Lumpur and Singapore. The property is located at this spot strategically. The 2<sup>nd</sup> is Johor Bahru-Singapore Rapid Transit System(RTS) interchange station, which is located opposite CIQ Complex at Bukit Chagar, linking Johor Bahru with the Singapore Woodlands MRT. This further gives the convenience to the people who always move between Malaysia and Singapore. Other nearby facilities are duty free zone, Foon Yew High School, Persada Johor, Thistle Hotel, Meldrum Walk and Johor Art Gallery.

R&F Princess Cove is featuring more than 20 in-house amenities and facilities in level 4, where the Skypark is located, overlooking the Straits of Johor. It includes the infinity pool, children pool, changing room, gymnasium, spa or sauna, entrance hall, prayer room for Muslims, reading room, apartment lobby, multi-purpose hall, child care centre and children playground, squash courts, table tennis room, billiard room, games room, cafe, events and functions room, yoga room, playground, recreation deck and jogging track.

The freehold luxury serviced apartment consists of total 15 towers with each tower is having 35 storey. This Phase 1 Residence occupies over 12 acres out of 116 acres of the entire development.

Every tower has 4 lifts installed for the 35 storey. The residence carries 868 residential units. These 868 units are divided into different types of layouts, which are from Type A to Type N, ranging from 469 to 1,386 sq.ft. Every unit type has different number of bedrooms, bathrooms, bay window and with or without the balcony. The smallest unit will be a studio type, which it has only one bedroom, one bathroom and one bay window with no balcony. Its selling price ranges from RM550,000 to RM600,000 onward. The price raises as the number of bedrooms, bathrooms or bay window increases. The most expensive unit will be the unit with 4 bedrooms and dual key, pricing from RM1.4 million onward.

There are over 4,000 parking lots for the residents in Phase 1 Residence. Besides that, the security feature is 4-tier with also security patrol around the development 24 hours. So, it secures the safety of the residents in R&F Princess Cove day and night. For the furnishing part, every unit is partially furnished with built in kitchen and oven by Electrolux and fully fitted washroom from R&F own brand. The maintenance fee is priced around at RM0.40 per square feet. Everyone is welcomed to the sales gallery located in Tanjung Puteri, which is just opposite the Grand Blue Wave Hotel. The opening hours will be from Monday to Sunday at 9am to 8pm.

Visit <https://rf-princess-cove.com/> for special packages.