SKYPARK

Kepler

LIDO JOHOR BAHRU

Lido

WATERFRONT BOULEVARD

FREEHOLD

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

SKYPARK Kepler
LIDO JOHOR BAHRU

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.

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



The **Rapid Transit System** Link

Total Length
4km in length (Malaysia: 2.7krm 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

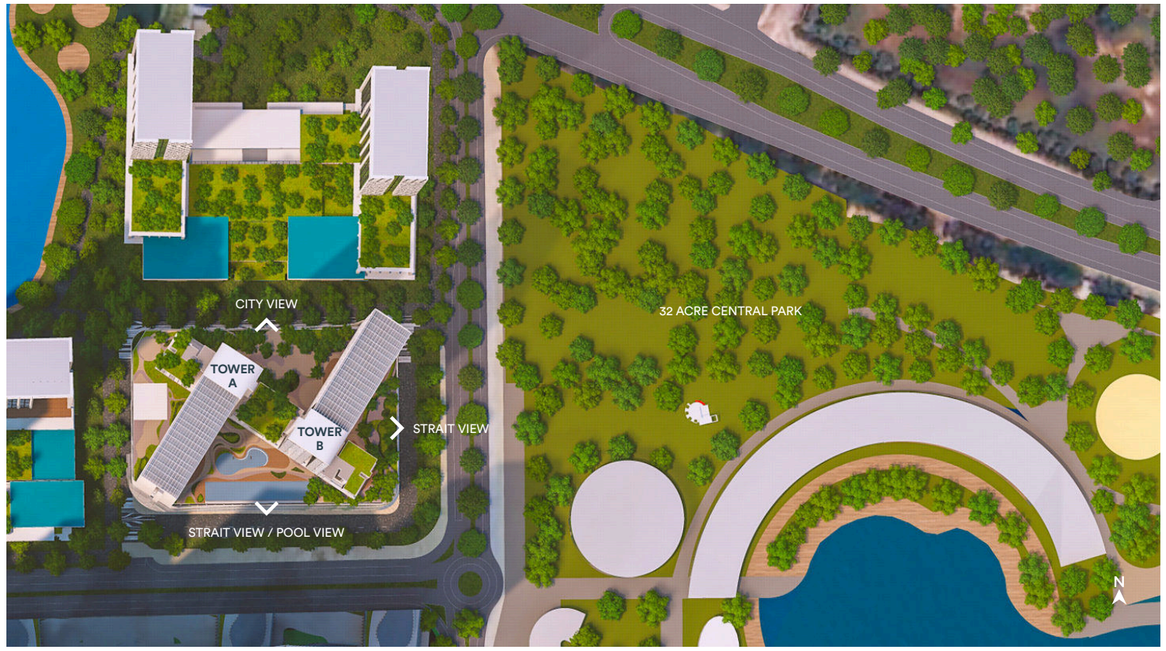
Ridership
Estimated to carry 40,000 passengers per day upon opening

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

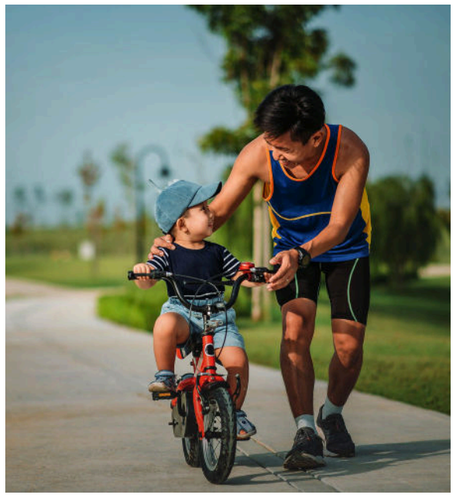
20% Dedicated to Green Spaces

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.





The Majestic Unveiling *of*

SKYPARK *Kepler*

LIDO JOHOR BAHRU

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.



Artist's Impression

Exclusive Facilities *with* Stunning Sea Views

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

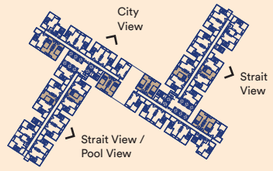
24 Half-basketball court
25 Outdoor Gym
26 Reflexology Path
27 Forest Garden
28 Buffer Garden
29 Yoga Deck
30 Pocket Garden
31 Seating Area
32 Walkway
33 Coloured Garden

04 PUBLIC GATHERING

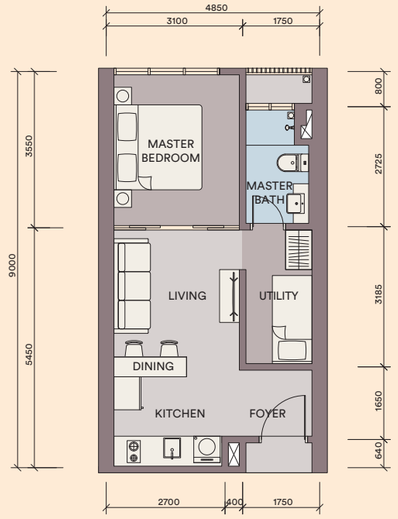
34 Pollinator Garden
35 Viewing Deck
36 Linear Garden
37 2 nos BBQ Pit
38 Feature Step
39 Feature Pergola
40 Stepping Walkway
41 Herb Raised Planters
42 Scented Garden
43 Feature Seat

FLOOR PLAN

TYPE A



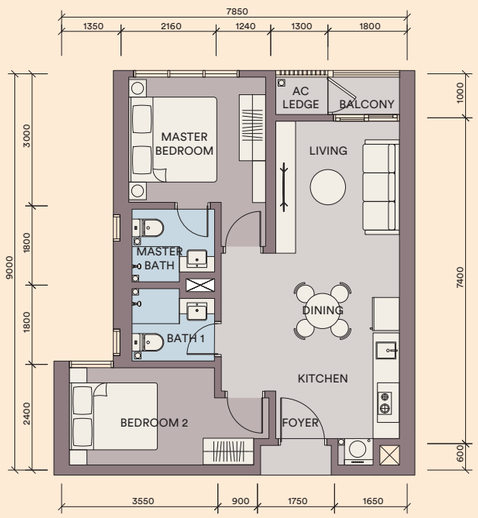
BUILT-UP	TOTAL UNITS			
463 SF.	268 units	1	1	1



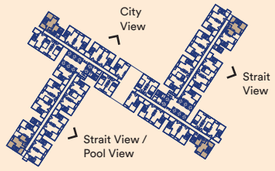
TYPE B



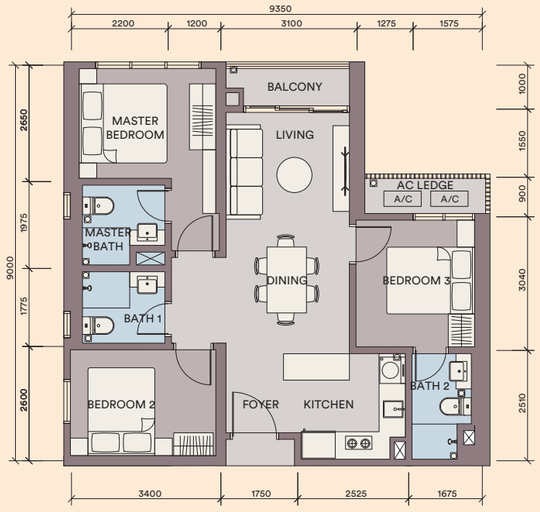
BUILT-UP	TOTAL UNITS			
667 SF.	1,214 units	2	2	1



TYPE C



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





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

Bofi — Cabinet

BOSCH — Kitchen Appliances

SAMSUNG — Air-conditioning, Washer dryer, Refrigerator / Television

legrand — Sockets



KOHLER — Fittings

Serta, Sealy — Mattress

KOHLER — Sanitary Ware


Artist's Impression



Artist's Impression

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




Artist's Impression


Artist's Impression

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

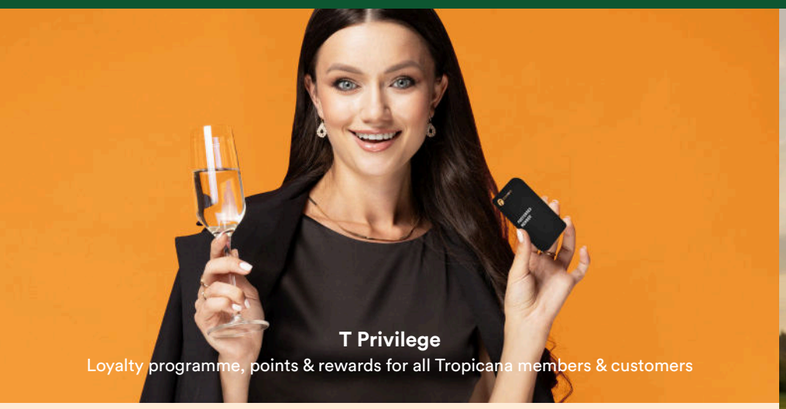
- **Access to Emerging Markets:**
  Owners benefit from Banyan Living's expansion and portfolio growth.
- **Innovation and Quality Assurance:**
  Keeps properties competitive and profitable.
- **Sustainable Partnerships:**
  Aligns with owners for long-term success and investment returns.


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

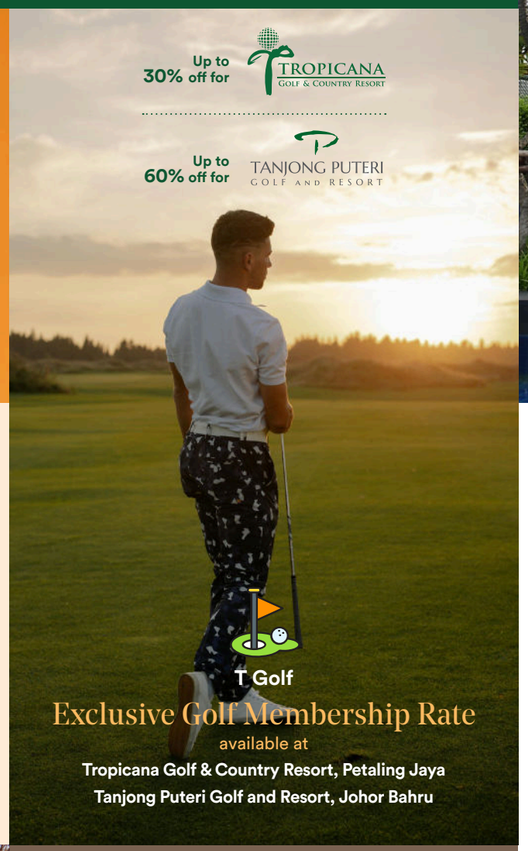
Lifestyle Offerings
Lifestyle product rebates, offers and FOC vouchers from selected partners

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



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 Unrivaled **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.

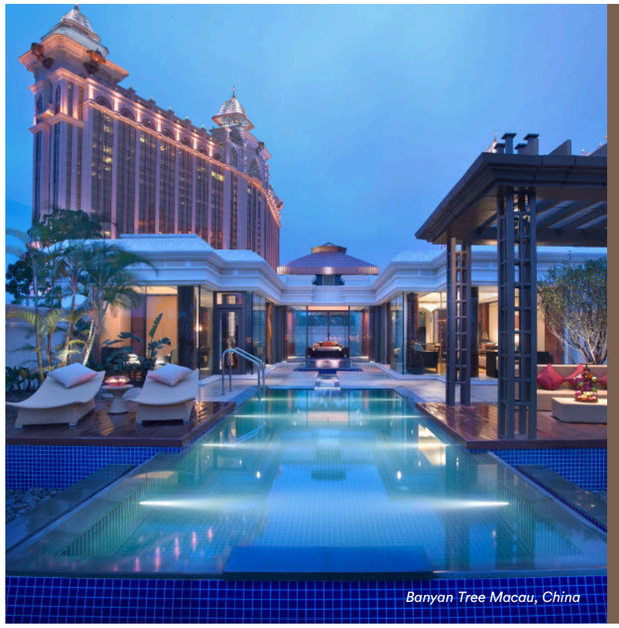
GLOBAL DISCOUNTS
Enjoy discounts across resorts, spas, retail galleries, and golf courses within the Banyan Tree network worldwide.

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 Lăng 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

An Unparalleled Location



GOLF COURSES

HOSPITAL & MEDICAL CENTRES

SHOPPING MALLS

EDUCATION INSTITUTIONS

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

his 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.

SKYPARK | Part of banyangroup

A DEVELOPMENT OF TROPICANA CORPORATION BERHAD

WEBSITE

FOR MORE INFO

lwb.com.my

LIDO WATERFRONT BOULEVARD PROPERTY GALLERY

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Persiaran Abu Bakar Sultan,
80200 Johor Bahru, Johor.

Lido WATERFRONT BOULEVARD

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