



Hillview
Senibong Cove

Sky Homes Redefined

Where Nature Meets Elevated Living



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The Heart of Senibong Cove

A Vibrant Waterfront Community

A new project arises in Senibong Cove, the iconic 250-acre, multi award-winning waterfront development in Masai, Johor. Designed in harmony with nature and enhanced by thoughtfully crafted innovations, this exciting sky-rise residence is the first of its kind in Senibong Cove. It offers contemporary comforts, privacy, and security, all while remaining connected to the exclusive neighbourhood below.

Just minutes away, residents can enjoy the lush expanses of the Central Park, the 50-berth Marina with its water sports facilities, and the Senibong Retail Village; home to a curated selection of dining and lifestyle experiences.

Welcome to **Hillview** – a vibrant leisure community, a modern haven of tranquility.



A Natural Rhythm of Life

Homes Close To The Coast

Like rivers finding their flow, life at Hillview moves with ease and balance. Set on 5.77 acres and surrounded by greenery, it is a sanctuary for those who value beauty, serenity, and connection.

Thoughtfully crafted with a distinctive zig-zag architectural design, the three towers are positioned to maximise unblocked coastal and city views for every home. From modern comforts to sweeping panoramas, Hillview offers a lifestyle that is both grounding and inspiring — crafted for families, professionals, and individuals alike



Beauty, Artistry & Purpose

Well-Planned Design & Craftmanship

Hillview is more than a residence — it is a crafted experience in modern placemaking. Every detail has been thoughtfully considered, from its striking architectural presence to the seamless integration of space, light, and abundant greenery. Built with precision and care, it reflects timeless craftsmanship where beauty and functionality exist in perfect balance.

Key Highlights



Freehold Ownership



24-Hour Security



Resort-Style Facilities



Exclusive Drop-Off Foyer



Gold Rating



Unique & Modern Facade



Efficient Layouts



EV Charging Station



Shuttle Services to RTS Station

Making An Impression

Main Entrance & Spacious Drop-Off Foyer

Hillview welcomes you home with a grand entrance statement, where modern architecture meets the warmth of lush landscaping. The spacious foyer sets the tone for refined living — stylish, welcoming, and embraced by nature's calming presence.



Drop-Off Foyer



Main Entrance

Play & Relaxation

Pool & Playground

Residents can enjoy simple pleasures within thoughtfully designed outdoor spaces created for all ages. A refreshing dip in the jacuzzi offers relaxation, while a 50-metre Olympic-length swimming pool invites residents to swim, exercise, and unwind by the water. Children can explore and play freely at the outdoor playground and wading pool. Here, recreation becomes a natural part of everyday living.



Wading Pool & Jacuzzi



Beach Pool

Resort-themed Ambiance

Beach Pool

Embodying the serenity of a private resort, the main highlight of the facilities podium is the beach pool; a refreshing oasis amidst lush surroundings. Complemented by BBQ pavilions, this vibrant social enclave brings residents together - for sunset swims, weekend cookouts and precious family moments.



BBQ Pavilions

Prioritising Wellness

Fully-Equipped Indoor Gym

At Hillview, wellness takes centre stage. The spacious, fully-equipped indoor gym is thoughtfully designed to support a wide range of workouts - from strength training and cardio to functional fitness. The comfortable indoor setting allows you to stay consistent with your fitness goals.



Bringing People Together

Shared Social Spaces



Here, life extends beyond your doorstep — into spaces that celebrate connection, creativity, and the art of living well. Whether you're working, gathering, or unwinding, each space is crafted to elevate the everyday.

The co-working space offers a calm, contemporary environment for productivity while the gourmet kitchen invites residents to cook, host, and share good food with great company.



Entertainment & Gatherings

Indoor Facilities

Residents also have access to a private indoor cinema and a karaoke room, offering relaxed entertainment without leaving home. The multi-purpose hall doubles as a pickleball court, while the thoughtfully designed function room provides a flexible space for business meetings, large celebrations, or more intimate gatherings.



Clubhouse

Private Cinema



Living Room

Intelligently Crafted Spaces

Efficient Design, Spacious Interiors

Every home is thoughtfully planned to maximise space, flow and functionality. Efficient layouts ensure each area serves a purpose, creating seamless transitions between living, dining and private zones for everyday comfort.

Refined detailing and quality finishes further elevate the interiors, delivering a home that balances practicality with style and sophistication.



Master Bedroom

Thoughtfully-Planned Flow

Ground Floor Layout



Lifestyle Privileges

Level 7 Facilities

Designed to elevate daily living, the residence also offers world-class facilities – both indoor and outdoor – spread out across the lush landscaped grounds of the development. From active pursuits to spaces of quiet relaxation, each amenity is thoughtfully curated to nurture wellness, leisure, and connection.



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|-------------------------------|------------------|------------------------------|-------------------------|
| 1. Sunken Pod | 6. Swimming Pool | 11. Children Playground | 18. Quiet Seating Nooks |
| 2. Karaoke Room | 7. Pool Deck | 12. Horizon Retreat Pavilion | 19. Cove Pavilion |
| 3. Private Cinema | 8. Jogging Track | 13. BBQ Pavilions | 20. Reflective Pond |
| 4. Gymnasium | 9. Jacuzzi | 14. Pickleball Court/ MPH | 21. Beach Pool |
| 5. Eden Terrace Urban Farming | 10. Wading Pool | 15. Co-working Space | 22. Dune Lagoon |
| | | 16. Gourmet Kitchen | 23. Nature Trail |
| | | 17. Function Room | 24. Beach Deck |
| | | | 25. Yoga Deck |

The Perfect Location

Cultural, Entertainment, Administrative & Business Hub

Strategically located along the Selat Tebrau waterfront, Senibong Cove offers effortless access to everything that matters. From daily conveniences and education to business, leisure, recreation and healthcare, the township sits at the heart of it all; where every necessity and lifestyle choice is within easy reach.



Johor Bahru City Centre

- Upgrading of Central Business District
- Customs, Immigration and Quarantine Complex (CIQ)
- JB-Singapore Causeway
- Rapid Transit System (RTS) - Woodlands / Johor Bahru City

Iskandar Puteri

- Kota Iskandar (Johor State Administrative Centre)
- EduCity
- Medical Park
- Legoland

Western Gate Development

- Port of Tanjung Pelepas
- Tanjung Bin Power Plant
- Malaysia - Singapore Second Link
- RAMSAR World Heritage Site
- Tanjung Piai

Eastern Gate Development

- Tanjung Langsung Industrial Complex
- Tanjung Langsung Port
- Johor Port
- Pasir Gudang Industrial Park

Senai-Skudai

- Senai International Airport
- Senai Cargo Hub
- Senai High-Tech Park
- Sedenak Industrial Park
- MSC Cyberport City
- Johor Technology Park





Seamless Flow

Roadways & Public Transport

Major highways provide direct connectivity to Johor Bahru City Centre, the Johor–Singapore Causeway, and the Malaysia–Singapore Second Link — ensuring smooth cross-border access.

Rail connectivity is equally convenient. The Bukit Chagar RTS station provides seamless access into Singapore, while the Electric Train Service (ETS) links major Malaysian cities including Kuala Lumpur directly to Johor Bahru in under five hours.



11 km to RTS • Shuttle Services to RTS Station



13km to Singapore • 12km to JB City Centre • 30km to Senai International Airport

International Access

Meanwhile, the Senai International Airport places global destinations within easy reach. And for those drawn to the water, the Johor Port opens the door to international tourists while Senibong Cove's 50-berth marina offers yachting, water sports, and coastal leisure.





From Vision To Reality

WM Senibong is a multiple award-winning developer, renowned for its master-planned communities such as Senibong Cove, Crest@Austin, The Kews and Centennial ParcVista in Southern Malaysia. Managing a strategic landbank of over 2000 acres with a projected GDV of more than RM30 billion, WM Senibong is known for its placemaking approach; to create environment that prioritise human experience, well-being, and a sense of belonging; without compromising on design and value. At WM Senibong, we are committed to building and delivering sustainable communities to meet current needs without compromising those of future generations.

A Project By:



Developed By:

Senibong Hills Sdn Bhd 201201027041 (1011531-T)

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Senibong Cove Sales Gallery

• Developer's License No: 14523/08-2028/1047(A) • Validity Period: 21/08/2023 – 20/08/2028 • Advertisement & Sales Permit No.: 14523-4/03-2029/0226(N)-(S) • Validity Period: 25/03/2026 - 24/03/2029 • Building Type: Tower A: Serviced Apartment • Total Units: 416
• Selling Price: RM452,000.00 (min) – RM1,191,000.00 (max) • Approving Authority: Majlis Bandaraya Johor Bahru • Reference No.: MBJB/U/2025/14/BGN/32/KOM • Land Tenure: Freehold • Land Encumbrances: AmBank (M) Berhad • Expected Date of Completion: March 2029 • Total Car Park Allocation: Tower A: 551 • 15% discount for Bumiputera

Restriction in interest:

- Tuan punya tanah tidak dibenarkan menawarkan atau menjual unit-unit (parcels) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan yang berkenaan.
- Petak-petak bangunan yang didirikan di atas tanah ini apabila sahaja bertukar miliknya kepada seorang Bumiputera/Syarikat Bumiputera maka tidak boleh terkemudian daripada itu dijual, dipajak atau dipindahmilik dengan apa cara sekalipun kepada orang Bukan Bumiputera/Syarikat Bukan Bumiputera tanpa persetujuan Pihak Berkuasa Negeri.
- Petak-petak bangunan yang didirikan di atas tanah ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri.

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