



## WHERE PASSION MEETS EXPERTISE



WM Senibong is part of Walker Corporation, Australia's largest private, diversified development company.

In Malaysia, WM Senibong is renowned for Senibong Cove, a waterfront jewel, and Crest@Austin, the new pulse of Mt Austin.

Each of our developments is a testament to a deep sense of community and belonging. As a master planner of communities, our vision is to create places to live, work, socialise and play. To create homes which are truly a legacy for the next generation.



Developed By:

**Senibong Cove Development Sdn Bhd** (368215-X)  
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Developer's License No: 11115/01-2028/0274 (R) (22/01/2023-21/01/2028) • Advertisement & Sales Permit No.: Phase 1 - 11115-6/05-2023/0598 (R)-(S) (20/5/2022 - 19/05/2023) Phase 2 - 11115-7/01-2024/0573 (R)-(S) (22/01/2023 - 21/01/2024) • Selling Price: Phase 1 - Double Storey Terrace House (Lily) - RM 1,375,000 (min) - RM 1,899,000 (max), Double Storey Terrace House (Lavender) - RM 1,057,000 (min) - RM 1,620,000 (max), Three Storey Terrace House (Lotus) - RM 2,045,000.00 (min) - RM 2,471,000.00 (max), Phase 2- Double Storey Terrace House (Lavender) - RM 1,198,000 (min) - RM 2,480,000 (max), Three Storey Terrace House (Lotus) - RM 2,318,000.00 (min) - RM 3,367,000.00 (max) Total units: Phase 1- Lily - 38 units, Lavender - 26 units, Lotus - 12 units, Phase 2- Lavender - 20 units, Lotus - 33 units • Approving Authority: Majlis Bandaraya Johor Bahru (MBJB) • Approved Plan No.: Phase 1 - MBJB/U/2016/14/BGN/169(31), Phase 2 - MBJB/U/2020/14/BGN/5/RP (11) • Expected Date of Completion: Phase 1 - September 2023, Phase 2 - October 2023 • Land Tenure: Freehold • Land Encumbrances: AmBank (M) Berhad • 15% discount for Bumiputera lot

**IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA**

Disclaimer: The information contained in this brochure may be changed or deleted or altered at any time without prior notice and/or subject to amendments as may be required by the developer, the authorities and the developer's consultants from time to time. Purchasers are advised to refer to actual information, specifications or plans as inserted in the stamped Sales and Purchase Agreement entered into between the developer and the purchaser. All drawings are merely artist impressions only.

A PROJECT BY: WM SENIBONG

A member of Walker Corporation

# BY THE WATER. BEYOND THE ORDINARY

SENIBONG COVE.

A WATERFRONT JEWEL.



A master-planned community of 208 acres, it features five distinctive enclaves, lush park and waterways, a world-class marina and a 20,000 sq m boutique mall that will offer unrivalled waterfront shopping and dining experiences.

At the Marina Retail Village, you can chill at the curated café, dine al fresco, socialise with your friends and family over drinks or simply sit back and enjoy the view.

Senibong Cove truly defines sophisticated resort lifestyle at its finest.



LIVE WHERE

THE POSSIBILITIES ARE

AS OPEN AS THE SEA

Imagine a place where you can unwind to the charm of waterside, where home itself is a natural paradise. Live, work, socialise, play and relax.

**This is the Waterway life.**





IN THE EMBRACE  
OF WATER,  
FIND YOUR SERENITY



Nestled on a canal, our exclusive collection of contemporary homes give your life a serene and sublime setting. Just a short walk away, a host of lifestyle amenities await you.

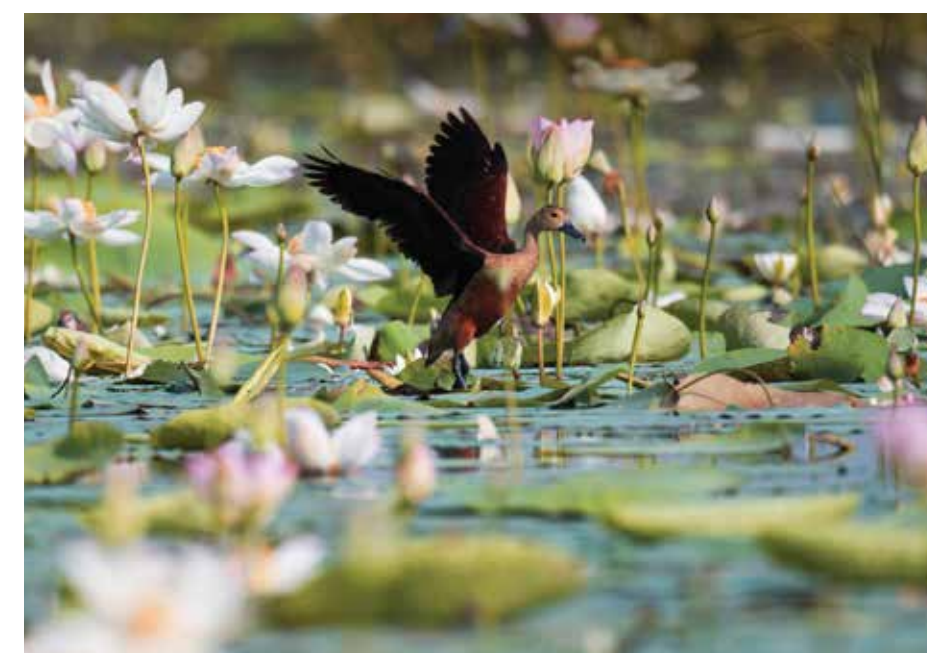


Situated within The Riviera precinct at Senibong Cove, one can wander the gardens or venture to the waterfront to admire the resplendent hues over the horizon. Out here, the horizons are limitless.



NATURE

AT ITS BEST





LIVE THE  
WATERFRONT LIFE

The Waterway Residences feature resort-like homes with breath-taking views of parkland greens and calming water.

Each home, designed to the highest quality, will be the **last precinct of canal living at Senibong Cove.**





A LUXURY  
WATERFRONT RESORT  
THAT YOU CALL HOME

An exclusive development of 76 houses ranging from double to three storey homes with these key features:

**Canal:** Sited on a flat terrain bordered by a canal.

**Gated & Guarded:** Grand guard house with lush roundabout that greets visitors upon arrival.

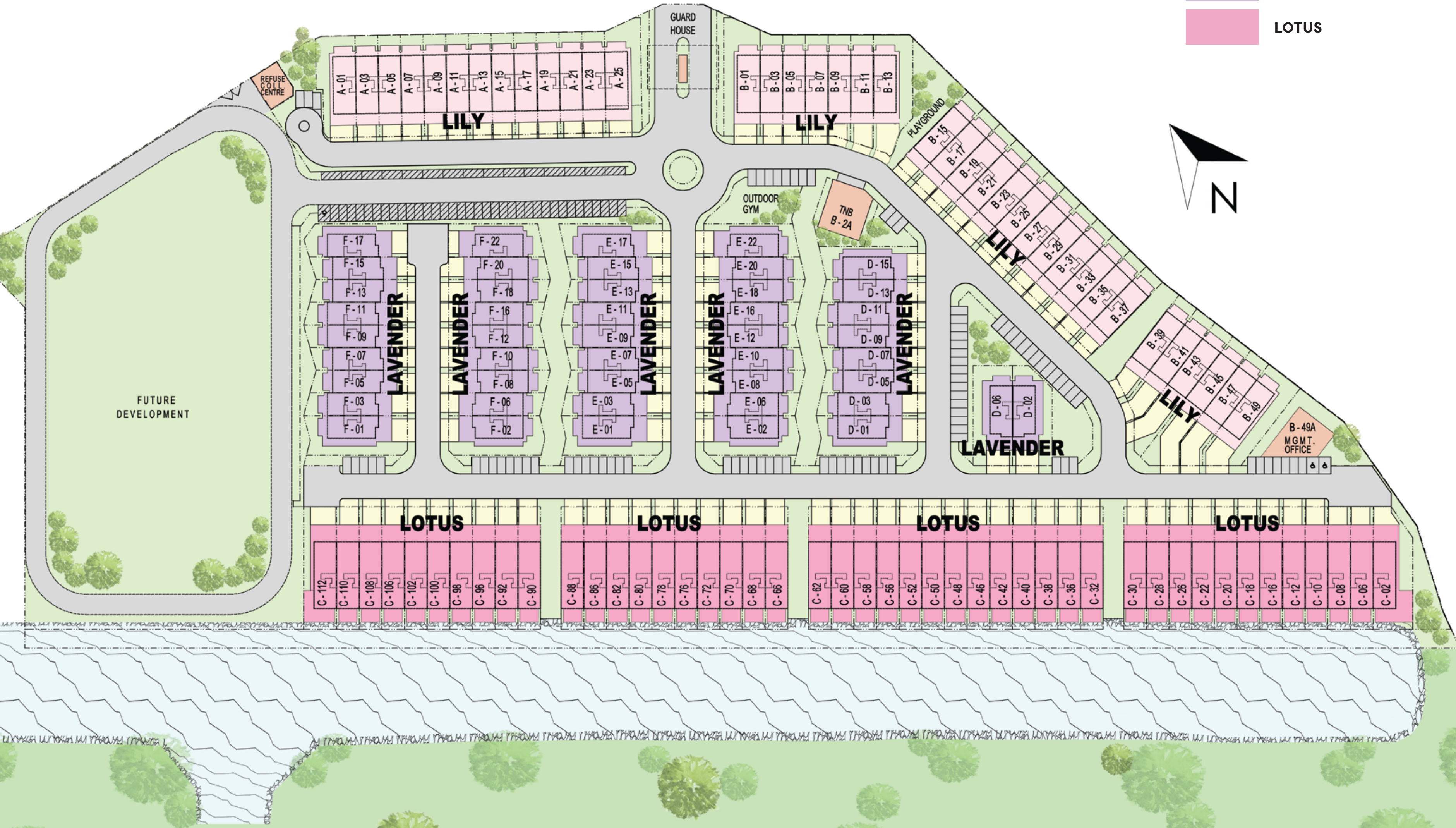
**Community Parks:** Children's playground, themed gardens, open fields for kite flying, waterfront parks with canal look-out points for spectacular views.

**Freehold:** Strata land development

# SITE PLAN

LEGEND

- LILY
- LAVENDER
- LOTUS





# FLOOR PLANS

All three types of The Waterway Residences are truly impressive waterfront homes with a car porch for up to 4 cars.

The ground floor features an open kitchen, a bedroom, living and dining area that span the whole level, opening onto a terrace at the rear to savour views of the garden or canal.

The first floor has three bedrooms, one of which is en-suite with a balcony overlooking the waterfront or garden as well as a family and study area.

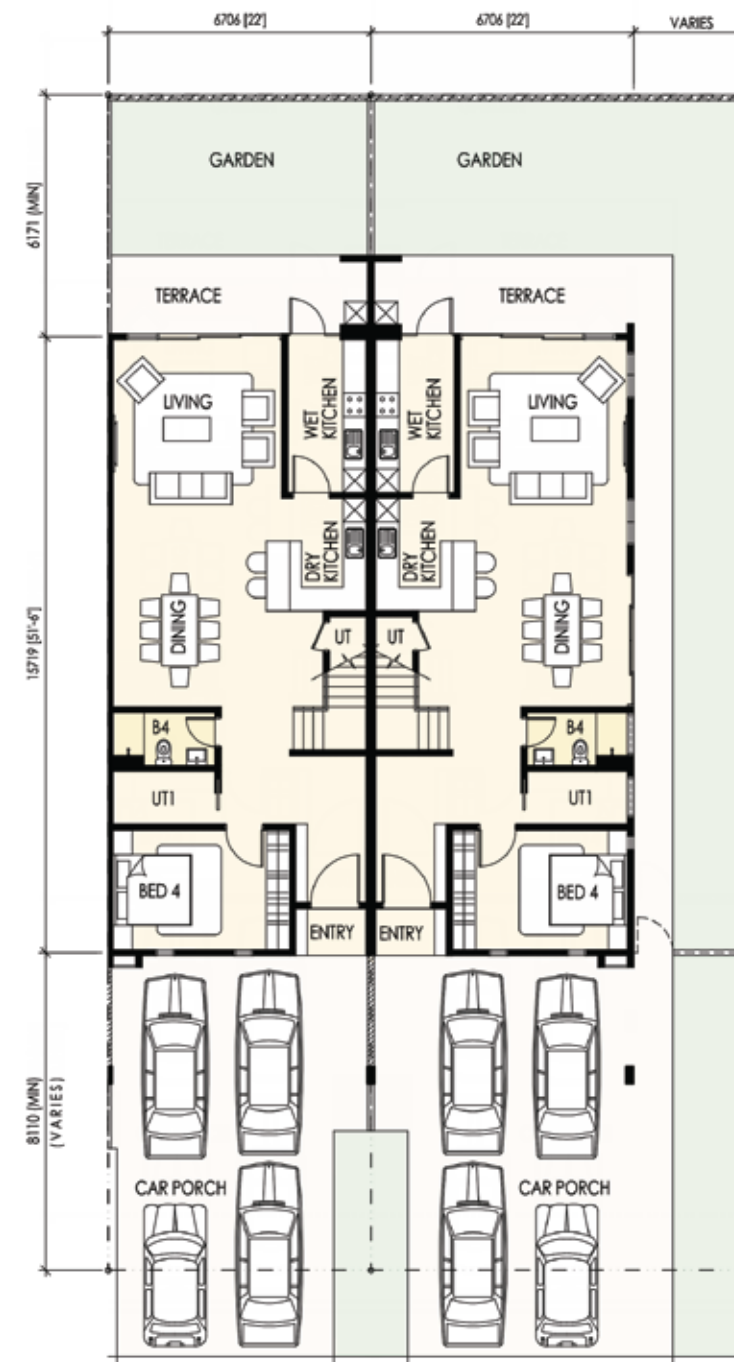
For the Lotus homes, the third floor houses a rumpus room and balcony, perfect for enjoying those lazy weekend mornings or entertaining your guests with a view.



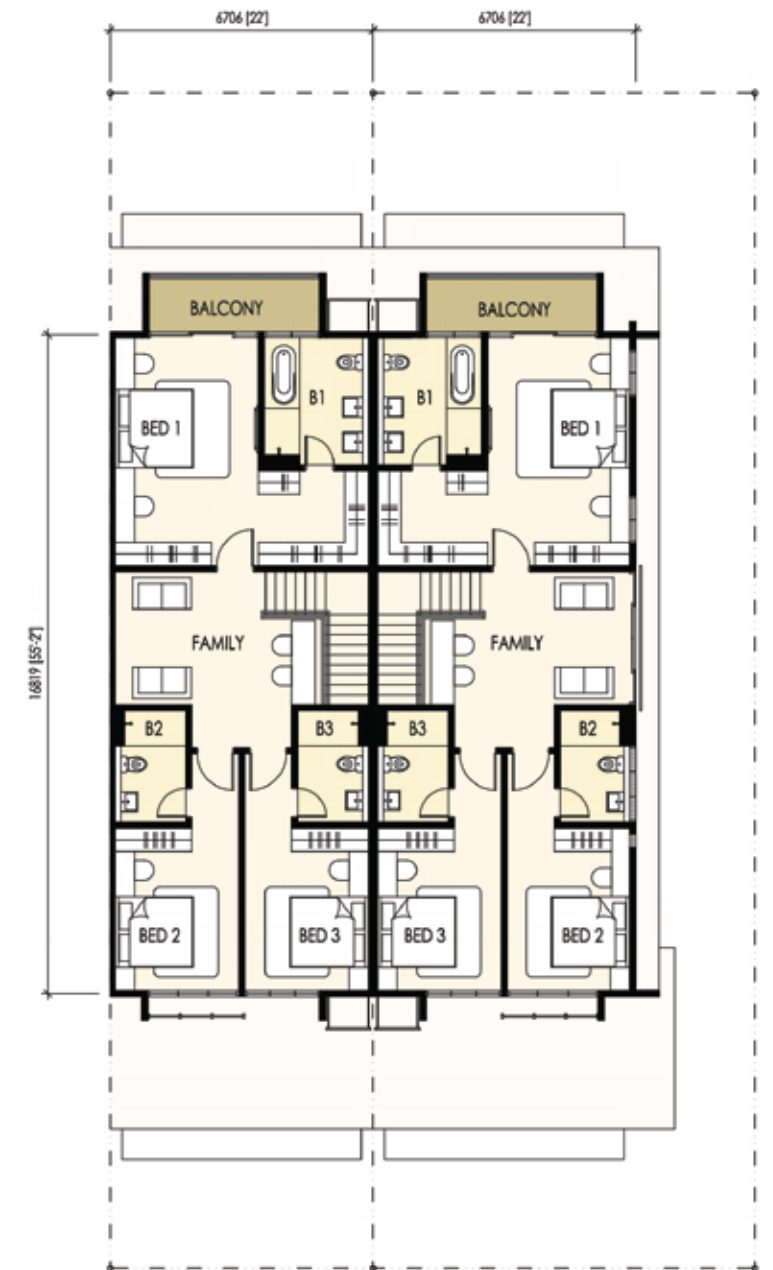


**LILY**  
Double Storey Terrace House

~ Lot Size: 22' x 98'  
~ Built-up area: 2,889 sq.ft



GROUND FLOOR



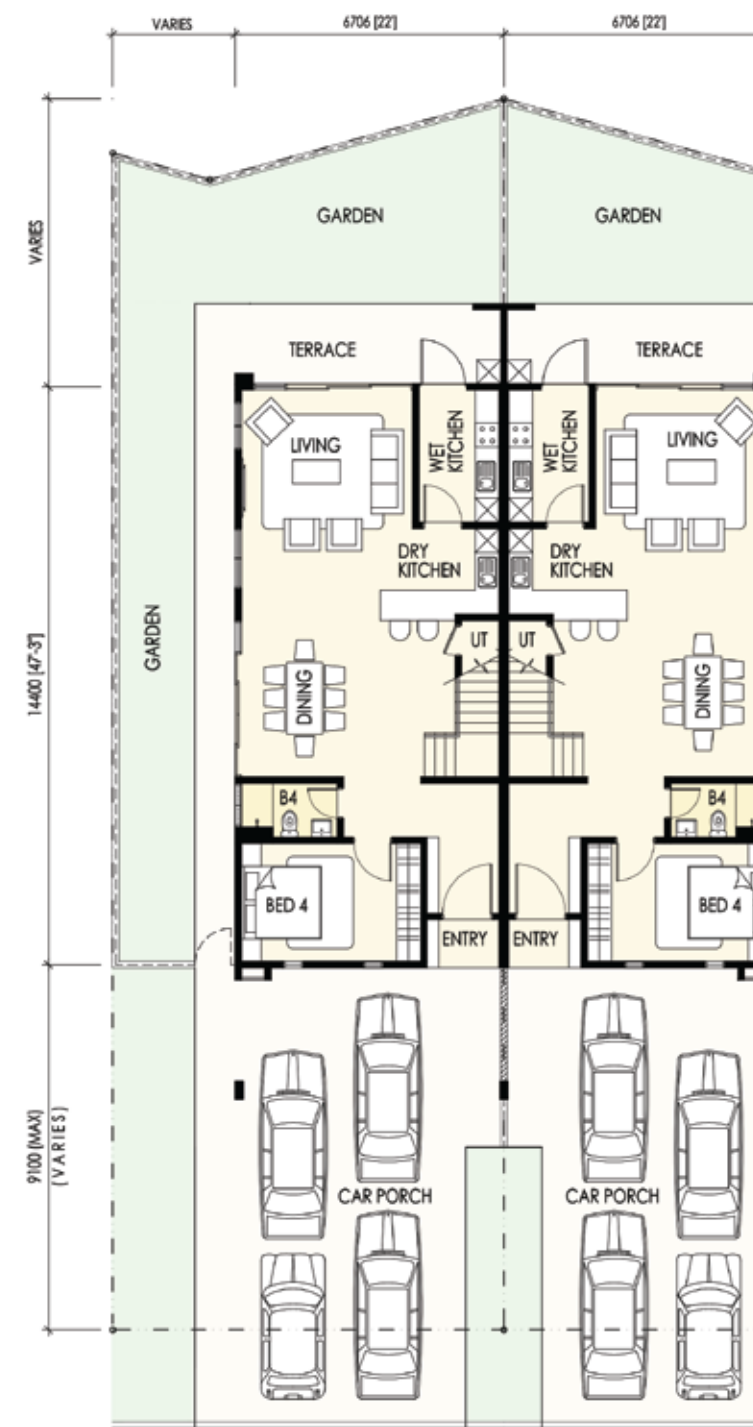
FIRST FLOOR



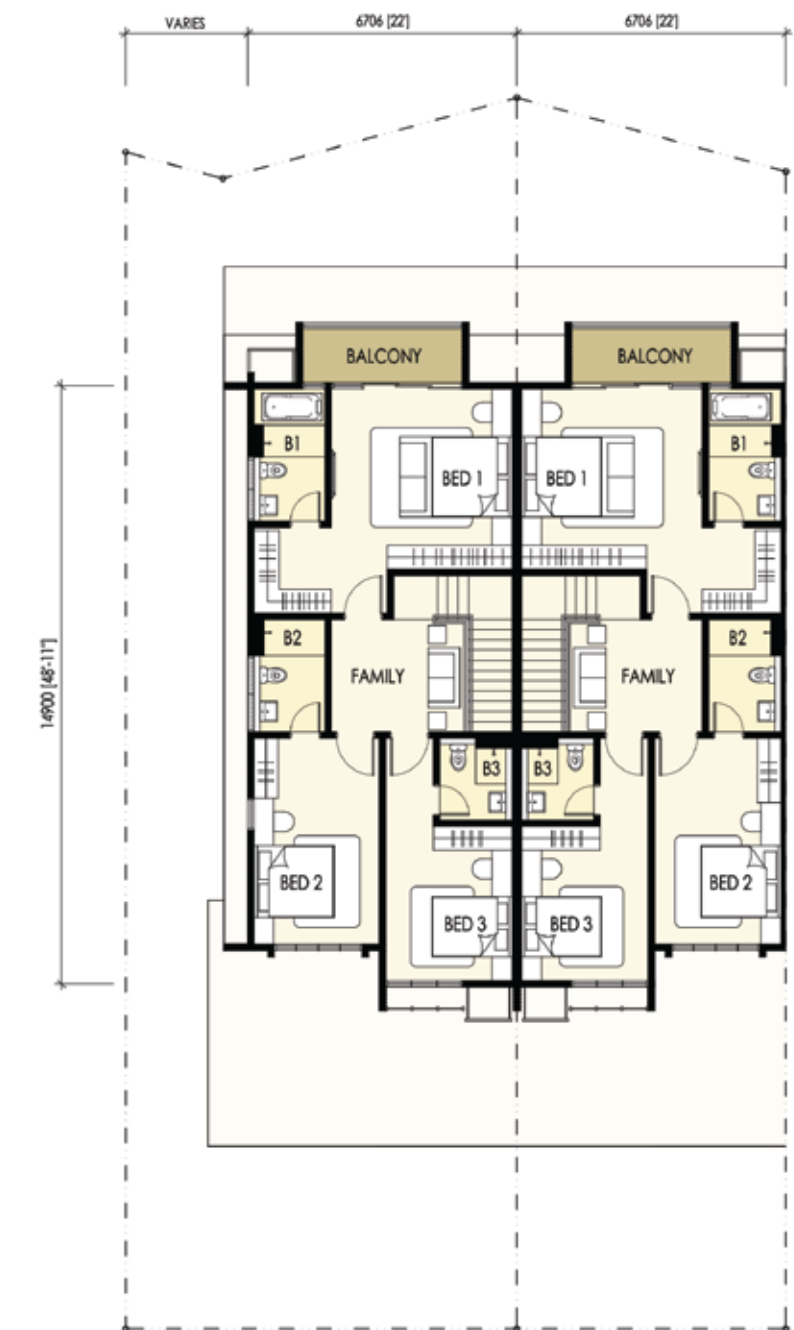
# LAVENDER

Double Storey Terrace House

~ Lot Size: 22' x 88'  
 ~ Built-up area: 2,617 sq.ft



GROUND FLOOR



FIRST FLOOR



# LOTUS

Three Storey Terrace House

~ Lot Size: 22' x 123'

~ Built-up area: 4,140 sq.ft



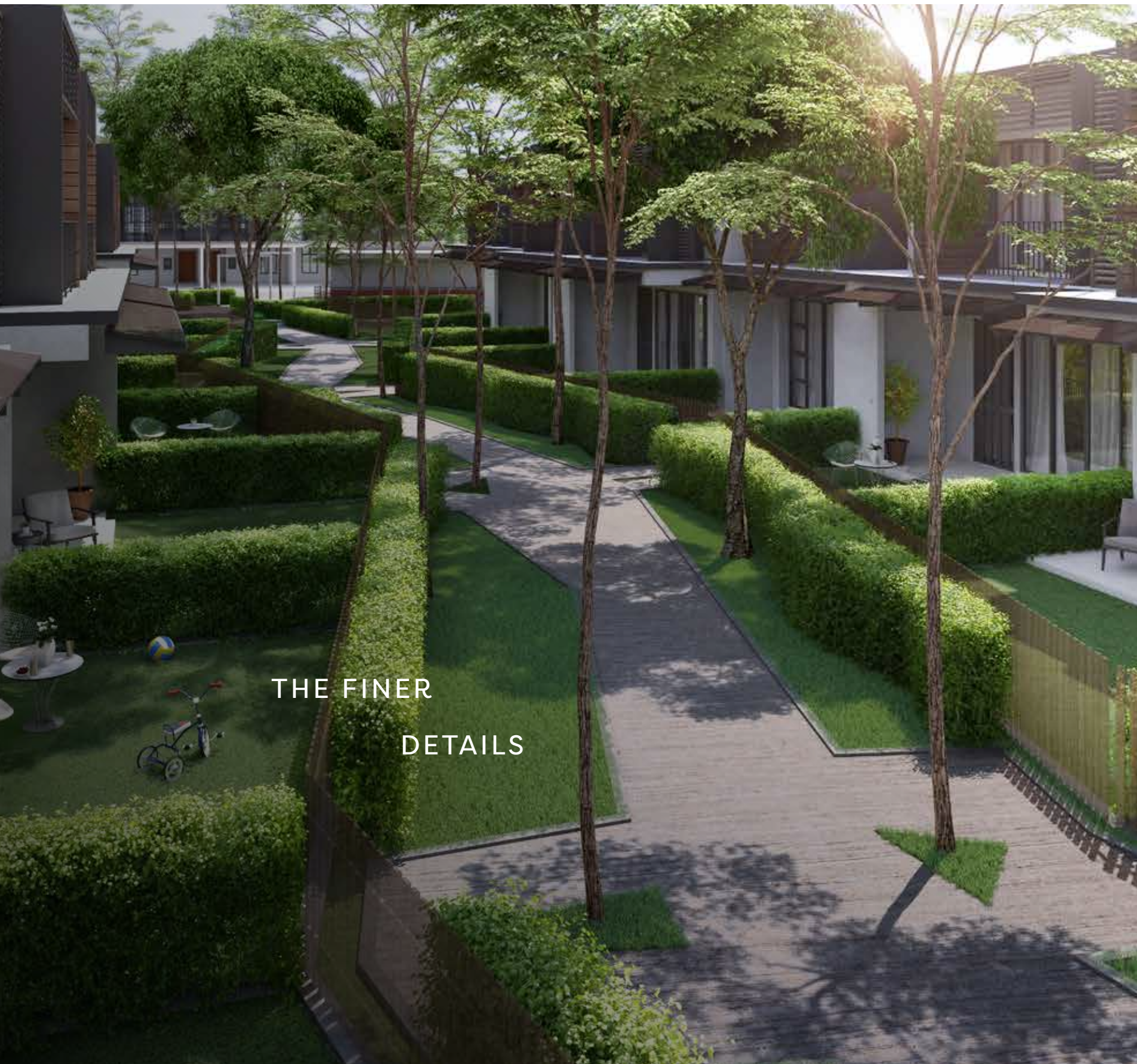
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THE FINER  
DETAILS

## LILY SPECIFICATIONS DOUBLE STOREY TERRACE HOUSE

Structure	: Reinforced Concrete Framework	
Wall	: Clay Bricks	
Roofing Covering	: Metal Roofing / RC Flat Roof	
Roof Framing	: Light Weight Steel	
Ceilings	: Ground Floor & First floor	: Fibrous Plaster Ceiling / Cement Board Panel / Skim Coat
Windows	: Aluminium Framed Glass Windows	
Doors	: Aluminium Framed Glass Doors / Plywood Flush Doors / Mild Steel Grille Door	
Ironmongery	: Selected Quality Ironmongery	
Wall Finishes	: Ceramic Wall Tiles at Bathrooms : Ceramic Wall Tiles at Kitchen	
Floor Finishes	: <b>Ground Floor</b> Entry / Dining / Living / Dry Kitchen / Bedroom 4 / UT1 : Porcelain Tiles UT / Wet Kitchen / Bath 4 / Carporch / Terrace / Driveway : Ceramic Tiles Other Areas : Cement Render : <b>First Floor</b> Bedroom 1, 2 & 3 / Family : Hard Wood Timber Parquet Bath 1, 2 & 3 / Balcony : Ceramic Tiles Other Areas : Cement Render	
Staircase	: R.C. Staircase With Hard Wood Parquet to Tread / Plaster Finish to Riser	
Sanitary and Plumbing Fittings	: Selected Quality Sanitary Wares	
Electrical Installation	: Lighting Point	: 34 nos
	: Fan Point	: 5 nos
	: Socket Outlet Point	: 23 nos
	: TV Outlet Point	: 2 nos
	: Telephone Point	: 2 nos
	: Air-con Point	: 4 nos
	: Heater Point	: 1 no
	: Bell Point	: 1 no
	: Alarm Wiring	: 1 lot
Internal Telephone Trunking & Cabling	: Available	
Fencing	: 4' High Galvanised Steel Mesh Fence	



# LAVENDER

## SPECIFICATIONS

### DOUBLE STOREY TERRACE HOUSE

Structure	: Reinforced Concrete Framework	
Wall	: Clay Bricks	
Roofing Covering	: Metal Roofing / RC Flat Roof	
Roof Framing	: Light Weight Steel	
Ceilings	: Ground Floor & First floor	: Fibrous Plaster Ceiling / Cement Board Panel / Skim Coat
Windows	: Aluminium Framed Glass Windows	
Doors	: Aluminium Framed Glass Doors / Plywood Flush Doors / Mild Steel Grille Door	
Ironmongery	: Selected Quality Ironmongery	
Wall Finishes	: Ceramic Wall Tiles at Bathrooms	
	: Ceramic Wall Tiles at Kitchen	
Floor Finishes	: <b>Ground Floor</b>	
	Entry / Dining / Living / Dry Kitchen / Bedroom 4	: Porcelain Tiles
	UT / Wet Kitchen / Bath 4 / Carporch / Terrace / Driveway	: Ceramic Tiles
	Other Areas	: Cement Render
	: <b>First Floor</b>	
	Bedroom 1, 2 & 3 / Family	: Hard Wood Timber Parquet
	Bath 1, 2 & 3 / Balcony	: Ceramic Tiles
	Other Areas	: Cement Render
Staircase	: R.C. Staircase With Hard Wood Parquet to Tread / Plaster Finish to Riser	
Sanitary and Plumbing	: Selected Quality Sanitary Wares	
Fittings		
Electrical Installation	: Lighting Point	: 34 nos
	: Fan Point	: 5 nos
	: Socket Outlet Point	: 23 nos
	: TV Outlet Point	: 2 nos
	: Telephone Point	: 2 nos
	: Air-con Point	: 4 nos
	: Heater Point	: 1 no
	: Bell Point	: 1 no
	: Alarm Wiring	: 1 lot
Internal Telephone	: Available	
Trunking & Cabling		
Fencing	: 4' High Galvanised Steel Mesh Fence	

# LOTUS

## SPECIFICATIONS

### THREE STOREY TERRACE HOUSE

Structure	: Reinforced Concrete Framework	
Wall	: Clay Bricks	
Roofing Covering	: Metal Roofing / RC Flat Roof	
Roof Framing	: Light Weight Steel	
Ceilings	: Ground Floor, First floor & 2nd Floor	: Fibrous Plaster Ceiling / Cement Board Panel / Skim Coat
Windows	: Aluminium Framed Glass Windows	
Doors	: Aluminium Framed Glass Doors / Plywood Flush Doors / Mild Steel Grille Door	
Ironmongery	: Selected Quality Ironmongery	
Wall Finishes	: Ceramic Wall Tiles at Bathrooms	
	: Ceramic Wall Tiles at Kitchen	
Floor Finishes	: <b>Ground Floor</b>	
	Entry / Living / Dining / Dry Kitchen / Bedroom 4	: Porcelain Tiles
	UT / UT1 / Wet Kitchen / Bath 4 / Carporch / Driveway / Terrace (End unit with land only)	: Ceramic Tiles
	Terrace (Deck)	: Hard Wood Timber Strip
	Courtyard	: Loose Gravel Chips
	Other Areas	: Cement Render
	: <b>First Floor</b>	
	Bedroom 1, 2 & 3 / Family / Study	: Hard Wood Timber Parquet
	Bath 1, 2 & 3 / Balcony	: Ceramic Tiles
	Other Areas	: Cement Render
	: <b>Second Floor</b>	
	Rumpus	: Hard Wood Timber Parquet
	Bath 5 / Balcony	: Ceramic Tiles
	Other Areas	: Cement Render
Staircase	: R.C. Staircase With Hard Wood Parquet to Tread / Plaster Finish to Riser	
Sanitary and Plumbing	: Selected Quality Sanitary Wares	
Fittings		
Electrical Installation	: Lighting Point	: 45 nos
	: Fan Point	: 7 nos
	: Socket Outlet Point	: 26 nos
	: TV Outlet Point	: 2 nos
	: Telephone Point	: 2 nos
	: Air-con Point	: 5 nos
	: Heater Point	: 1 no
	: Bell Point	: 1 no
	: Alarm Wiring	: 1 lot
Internal Telephone	: Available	
Trunking & Cabling		
Fencing	: 4' High Galvanised Steel Mesh Fence	