

THE LAYAR REGALIA

AYER RAJA, SUNGAI TENGAH, JOHOR DARUL TAKZIM



A PROJECT BY DAYA TANAH SDN BHD

THE CONCEPT



The Layar Regalia is an exclusive waterfront development designed by a world-renowned team of architects and engineers. It combines elegant residences and a state-of-the-art marina facilities as the nucleus of the development alongside exclusive international brand, hotel, cafes, restaurants and shops to create a 'living by the **sea**' lifestyle that entails novelty prestige and mirroring other high class developments on the Gold Coast Australia and Florida in the USA.



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From two-bedroom apartments to spacious bungalows, the choice of luxury properties has been carefully selected to satisfy a wide variety of needs and wants. A range of residential properties also benefit from dedicated marina berths. Take a step outside into your backyard, a beautiful canal awaits you together with your favorite day-to-day yacht or pleasure craft. Whether it be water or land, you choose your mode of transportation.

The commercial area features a international brand hotel and enticing mix of stylish restaurants, waterfront cafés, a comprehensive range of shops, elegant boutiques, designer stores and amenities close at hand. With its breathtaking views, and outstanding range of facilities, The Layar Regalia is destined to become the most exclusive marina resort in the State of Johor – and one of the finest in the region.



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THE LOCATION

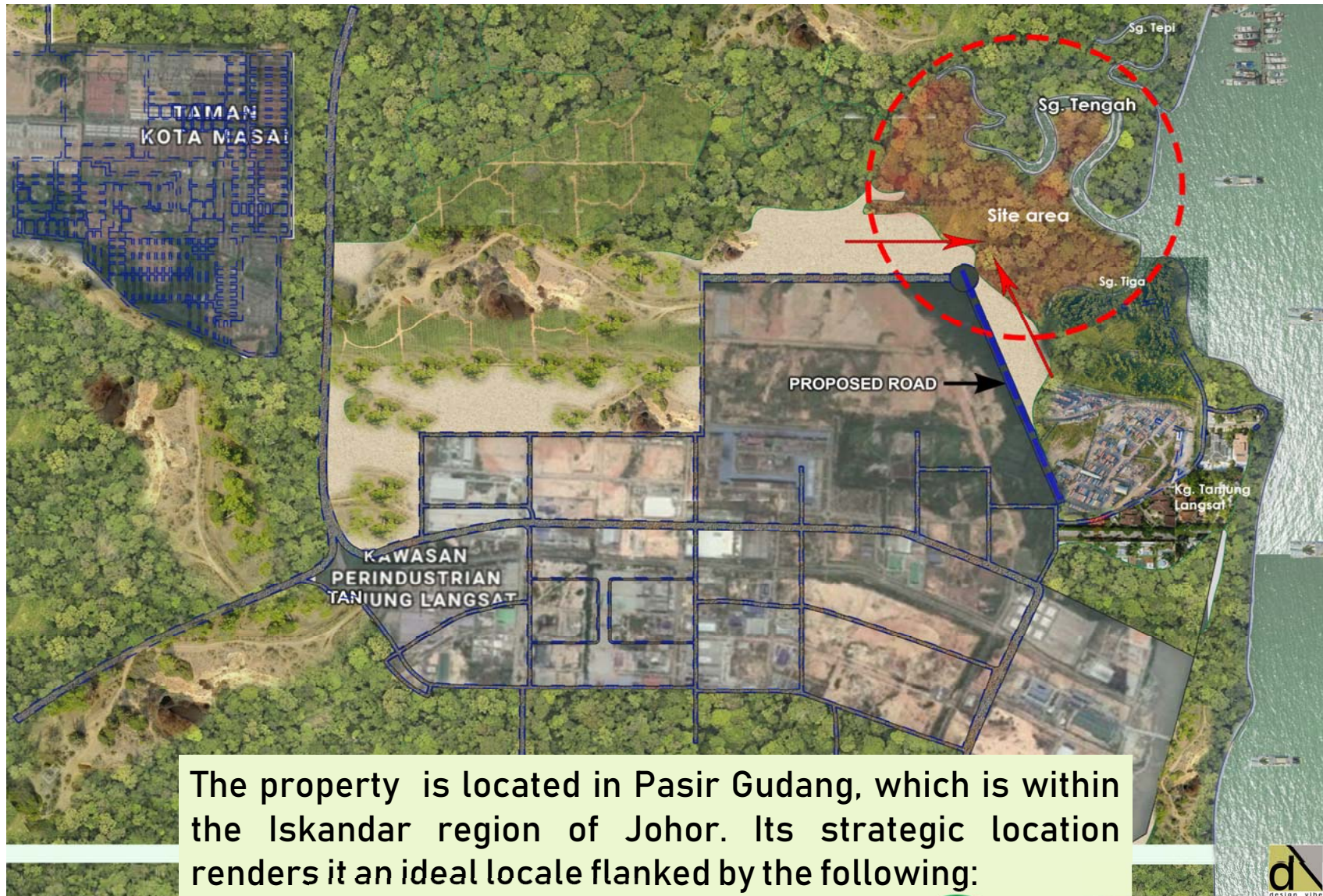


- Located at a unique natural river mouth of Sungai Tengah, District of Johor Bahru
- A part of the Iskandar region under the purview of Iskandar Regional Development Authority (IRDA) a Malaysian Federal Government statutory body tasked with the objective of regulating and driving various stakeholders in both public and private sector towards realizing the vision of developing Iskandar Malaysia into a strong and sustainable metropolis of international standing



Senai Desaru Expressway	7.5 km
Pasir Gudang Highway	11 km
Iskandar Coastal Highway	15 km
North South Highway	47 km
Masai	6 km
Tanjung Langsat	10 km
Singapore via Causeway	40 km
Singapore via Fast Ferry	12 km
Desaru	47 km
Iskandar Puteri	50 km
Senai Airport	50 km

LOCALITY PLAN



The property is located in Pasir Gudang, which is within the Iskandar region of Johor. Its strategic location renders it an ideal locale flanked by the following:



LOCATION ZONING AREA



- Residential (Kota Taman Masai)
- Field
- Public use
- Road
- Commercial



RESIDENTIAL ZONE

Plot Ratio:
40 Units/ acre
medium density housing

C1 : Industri Perkhidmatan

C2 : Industri Ringan

C3 : Industri Sederhana

C4 : Industri Berat

- Industrial
- Existing industrial
- Field
- Residential (Kg, Tanjung Langsat)
- Road
- Commercial

C1: Industri Perkhidmatan
C2: Industri Ringan
C3: Industri Sederhana
C4: Industri Berat



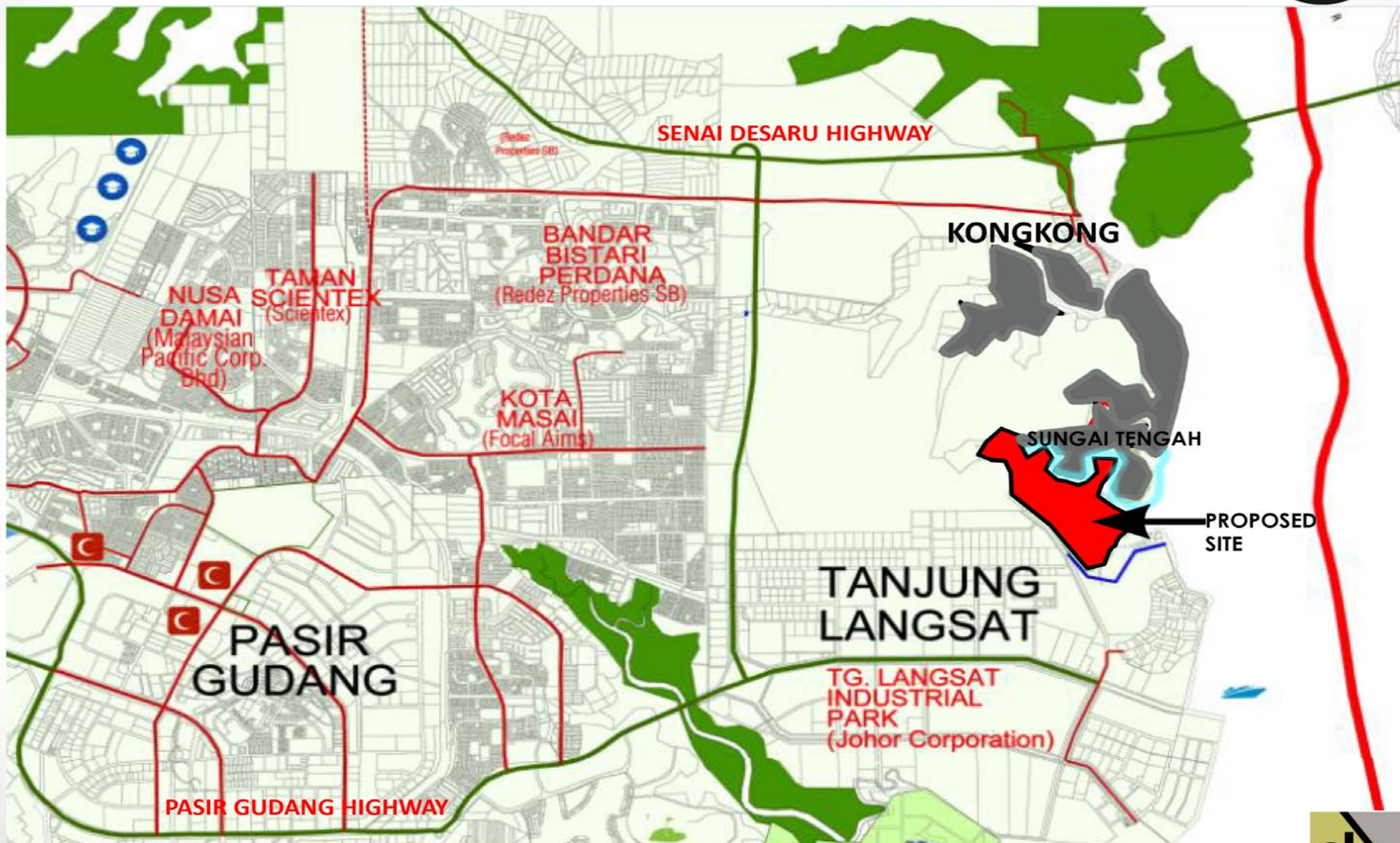
INDUSTRIAL ZONE

Plot Ratio:
Kelas B1,B3,B4, B9,B12
Kedai Pejabat =<3
'Free Standing'=1:3

PROFILE

SUNGAI TENGAH

MUKIM SUNGAI TIRAM, DAERAH JOHOR BAHRU



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CONNECTIVITY



1. Strategic Location

Strategically located in the heart of Johor Bahru, near the Malaysia-Singapore border

2. Transportation and Accessibility

Due to its strategic location, transportation is easily accessible via public transport such as taxi, bus, ferry terminal and even airport. This is also a great way to enhance the connection between Malaysia and Singapore. By achieving a more hospitable environment, the connection creates better places for people to stay, and better places for people to visit.

Kota Tinggi
Bas & Taxi

Senai Airport

Larkin
Bas & Taxi

Bandar Penawar
Bas & Taxi

Teluk
Belungkor

Changi Airport
7km

Tanah
Merah

Tanjung
Pengelih

CHANGI
FERRY
TERMINAL

PROPOSED
FAST FERRY
ROUTE



Nongsa

Sekupang

Teluk
Sebung

THE MASTERPLAN

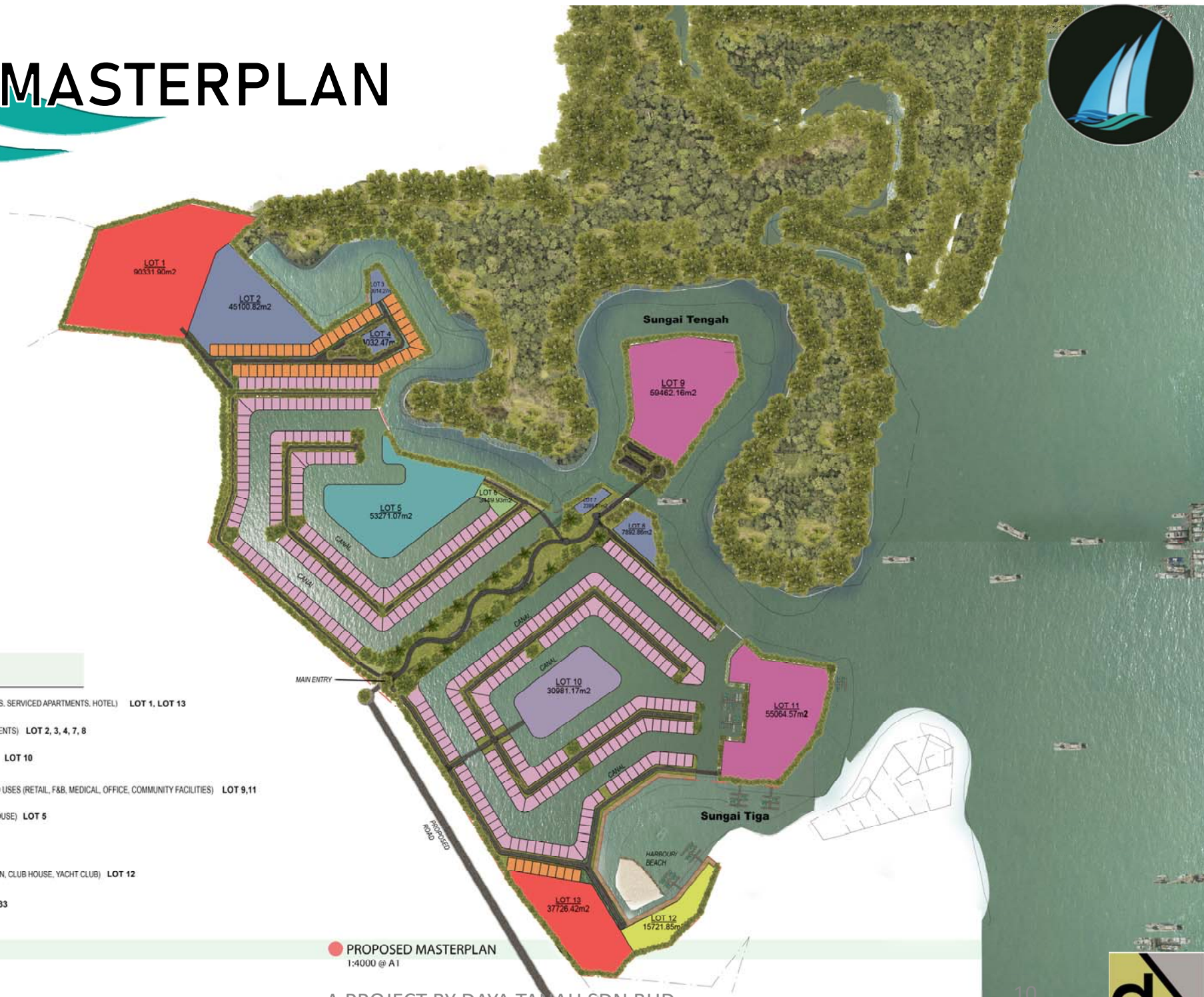


COLOUR CODED ZONING

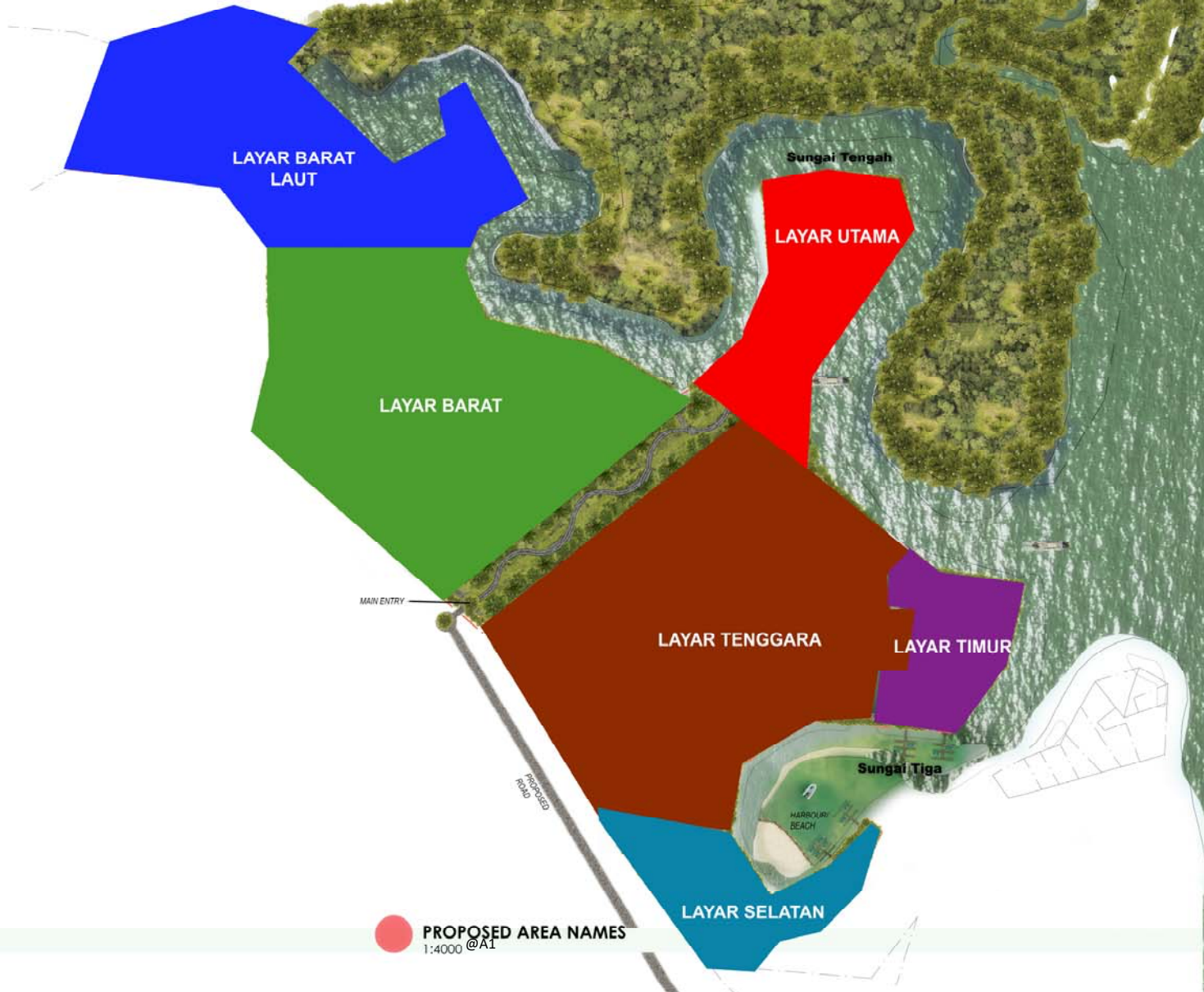
- HDR HIGH DENSITY RESIDENTIAL (APARTMENTS, SERVICED APARTMENTS, HOTEL) LOT 1, LOT 13
- MDR MEDIUM DENSITY RESIDENTIAL (APARTMENTS) LOT 2, 3, 4, 7, 8
- HD RET HIGH DENSITY RETIREMENT LIVING LOT 10
- HDR MU HIGH DENSITY RESIDENTIAL + MIXED USES (RETAIL, F&B, MEDICAL, OFFICE, COMMUNITY FACILITIES) LOT 9, 11
- LDR TH LOW DENSITY RESIDENTIAL (TOWNHOUSE) LOT 5
- CC CHILD CARE FACILITY LOT 6
- MU COMMUNITY FACILITIES, SPORT, RECREATION, CLUB HOUSE, YACHT CLUB LOT 12
- D DUPLEX HOUSING LOT 36-51, LOT 425-433
- H HOUSING LOT 52-424

PROPOSED MASTERPLAN
1:4000 @ A1

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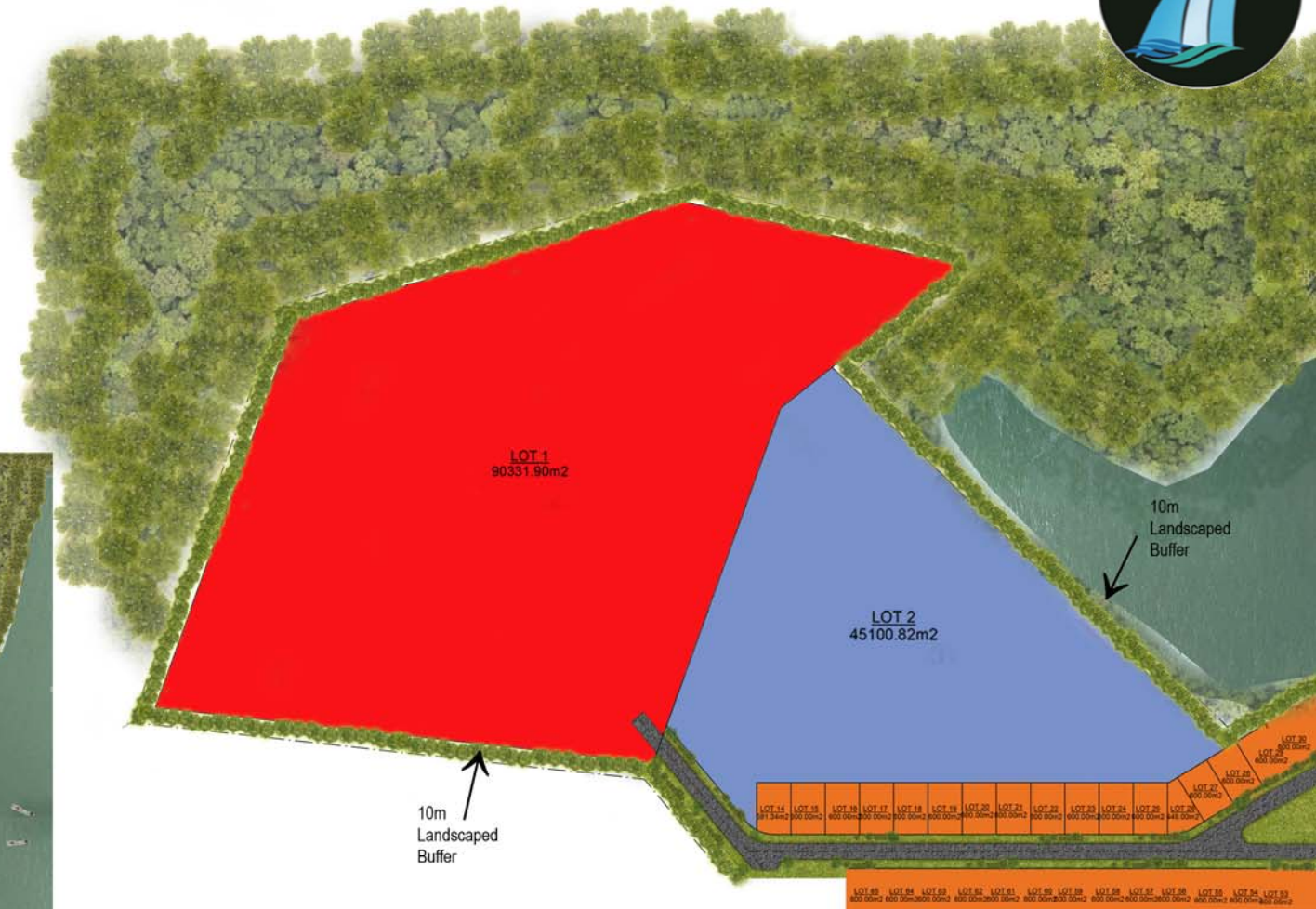
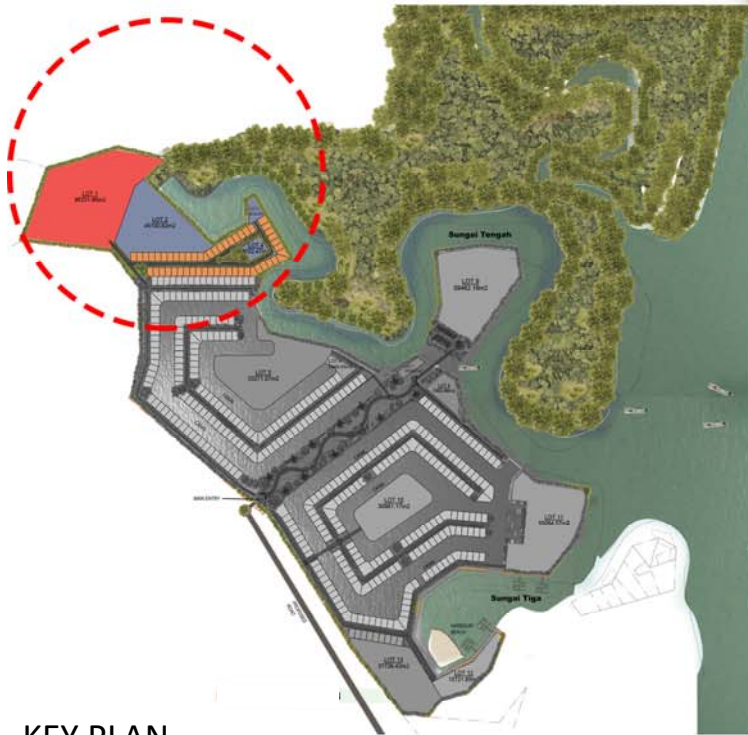
AREA NAMES



PROPOSED AREA NAMES
1:4000 @A1

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THE ZONING



- HDR (HIGH DENSITY RESIDENTIAL) (LOT 1)
- MDR (MEDIUM DENSITY RESIDENTIAL) (LOT 2)
- D (DUPLEX HOUSE) (LOT 14-30, LOT 53-65)

● LOT PLAN PART 1
1:500 @A1

THE ZONING



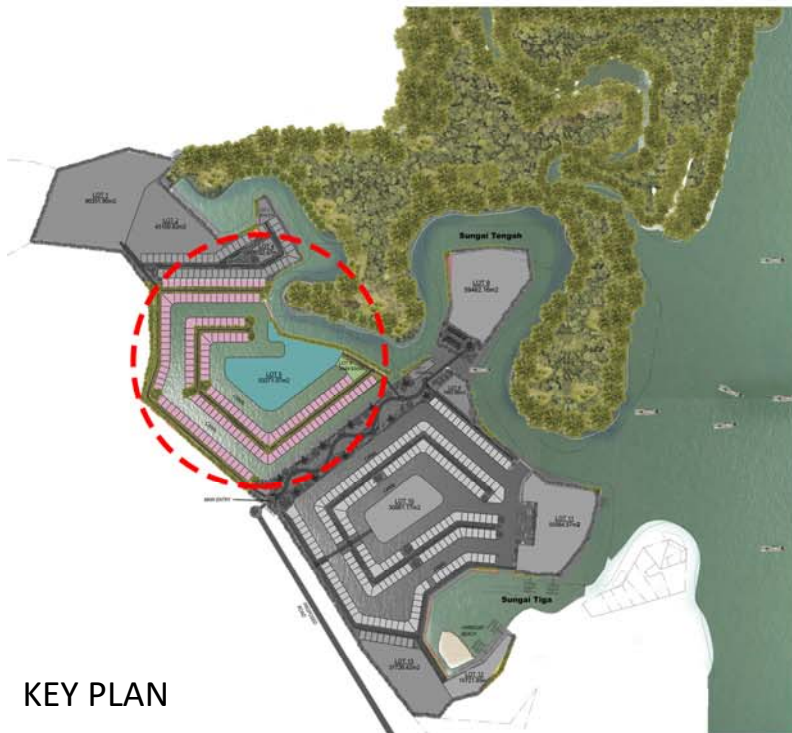
- MDR (LOT 3,4)
(MEDIUM DENSITY RESIDENTIAL)
- D (LOT 25-47)
(DUPLEX HOUSE)

LOT PLAN PART 2
1:500 @A1

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THE ZONING



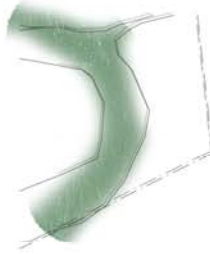
- LDR TH
(LOW DENSITY RESIDENTIAL (TOWNHOUSE))
 - H
(HOUSING)
- (LOT 5)
(LOT 43-117,
LOT 165-232)

LOT PLAN PART 3
1:500 @A1

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THE ZONING

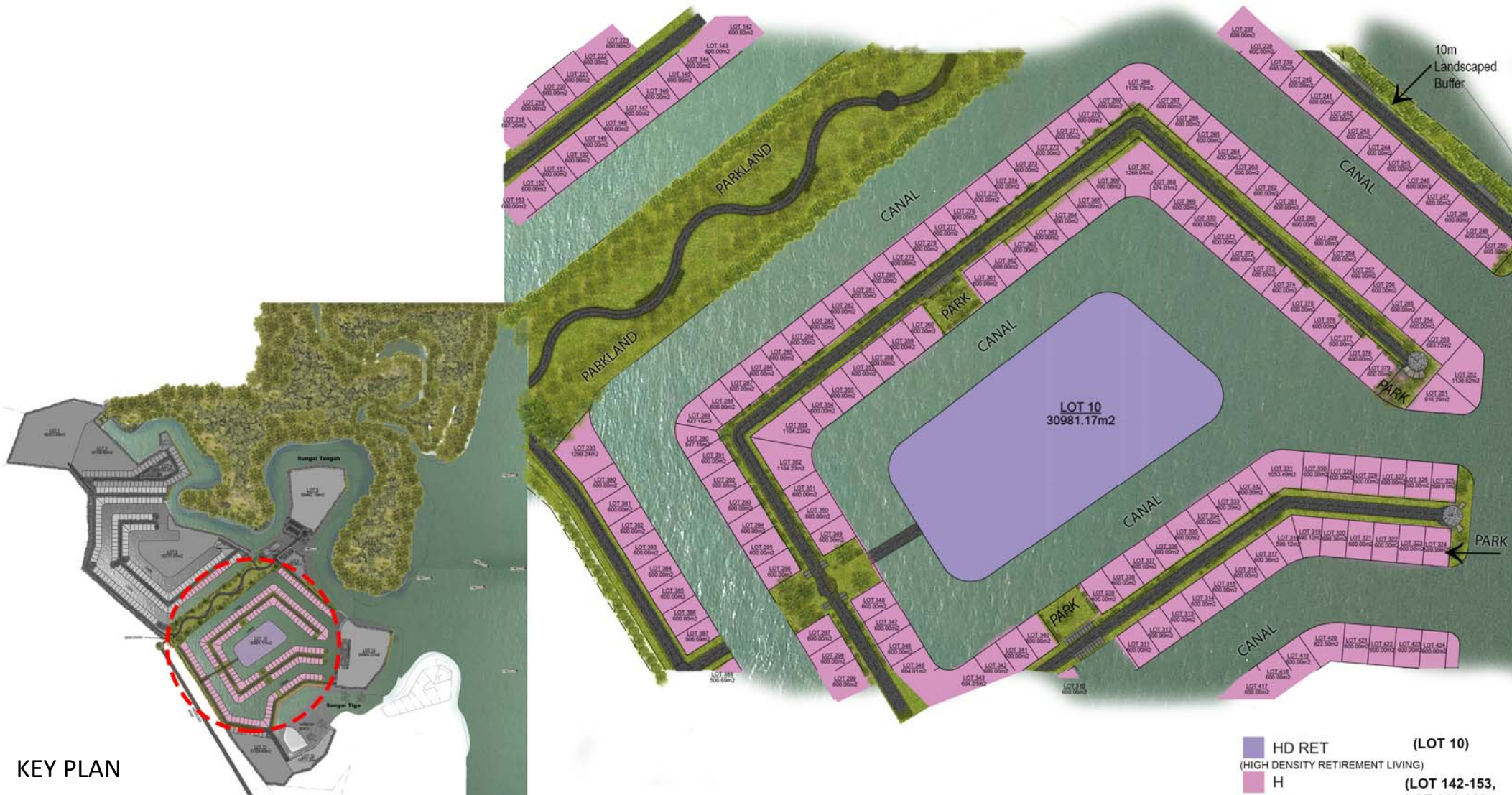


LOT PLAN PART 4
1:500 @A1

KEY PLAN



THE ZONING



HD RET
 (HIGH DENSITY RETIREMENT LIVING)
 H
 (HOUSING)

(LOT 10)
 (LOT 142-153,
 LOT 218-223,
 LOT 237-254)

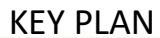
LOT PLAN PART 5
 1:500 @A1

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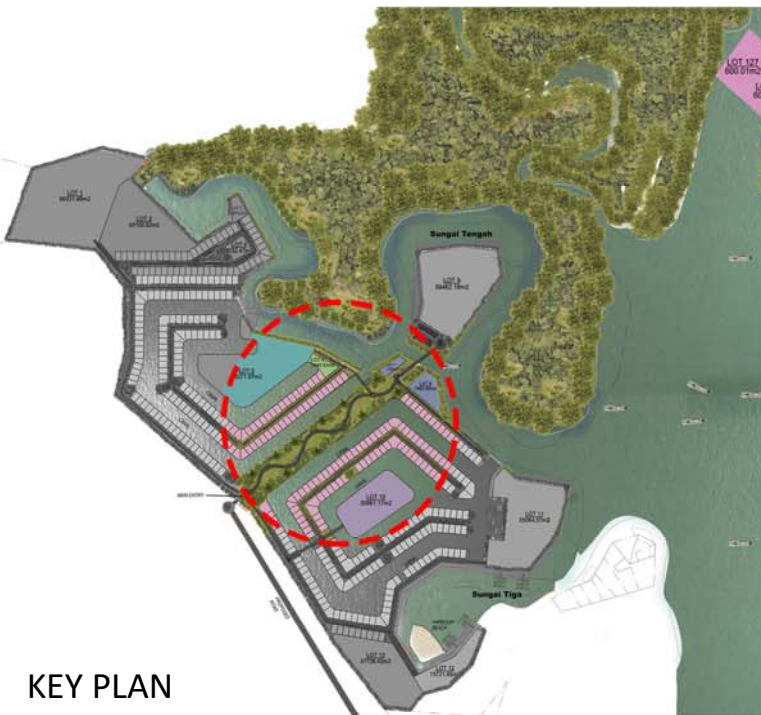
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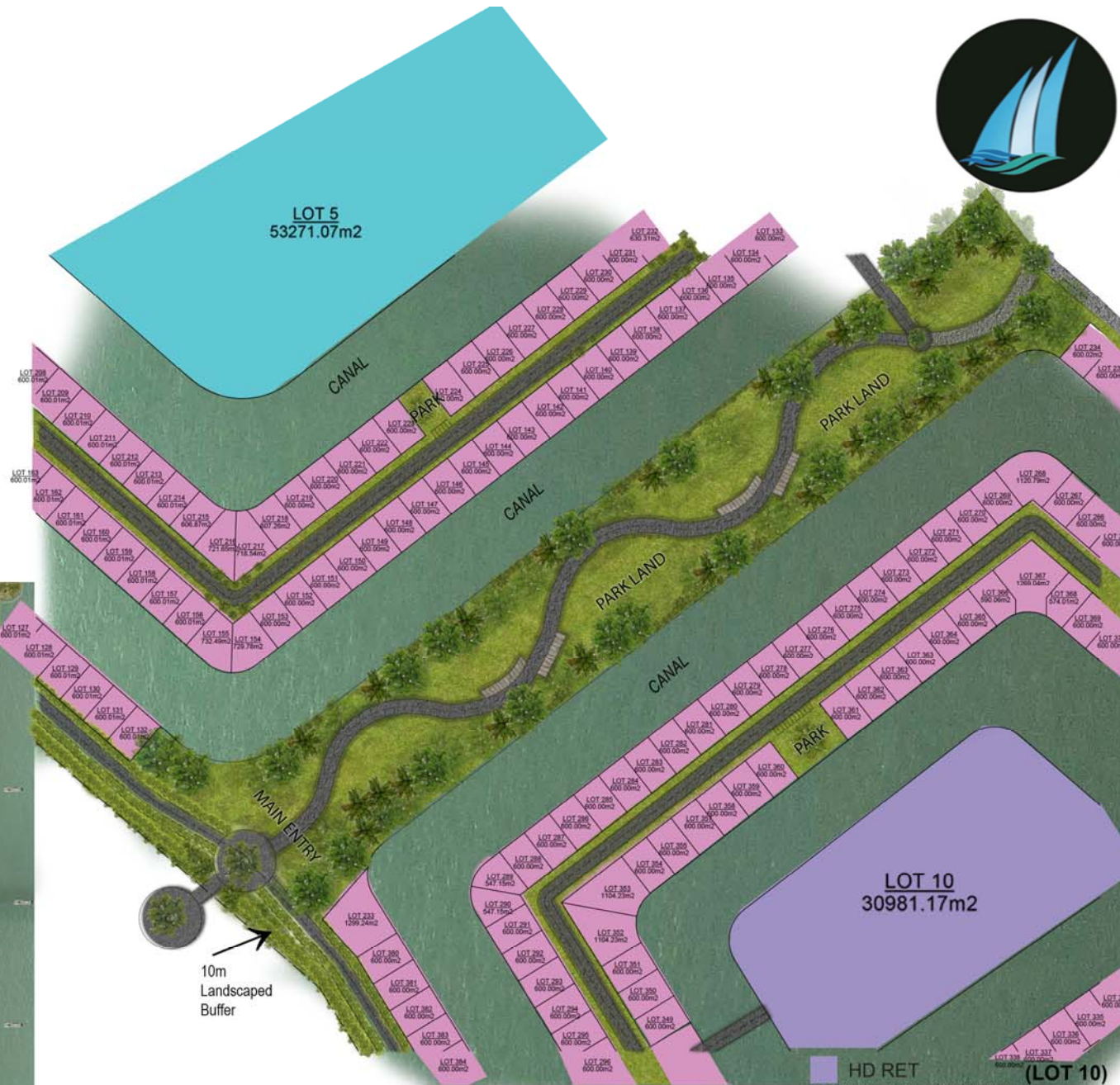


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THE ZONING



KEY PLAN



LOT PLAN PART 8
1:500 @A1

HD RET
(HIGH DENSITY RETIREMENT LIVING) (LOT 10)
LDR TH
(LOW DENSITY RESIDENTIAL, TOWNHOUSE) (LOT 5)
H
(HOUSING) (LOT 127-208,
LOT 233-370)

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DETAILS



Gross
Development
Value of RM 5
billion.

272 acres of
land with 166
acres of built
up area.

Incorporating a
well-managed
canal pathway.

Complies with the
UN Sustainable
Development
Goals.

Bungalows,
Semi-Detached
houses,
Townhouses ,
Condominiums
and Apartments
by the
waterways.

World renowned
hotel and
commercial
center

State of the art
marina and
public facilities.

Integrating a
sustainable waste
management system.



**South
view**



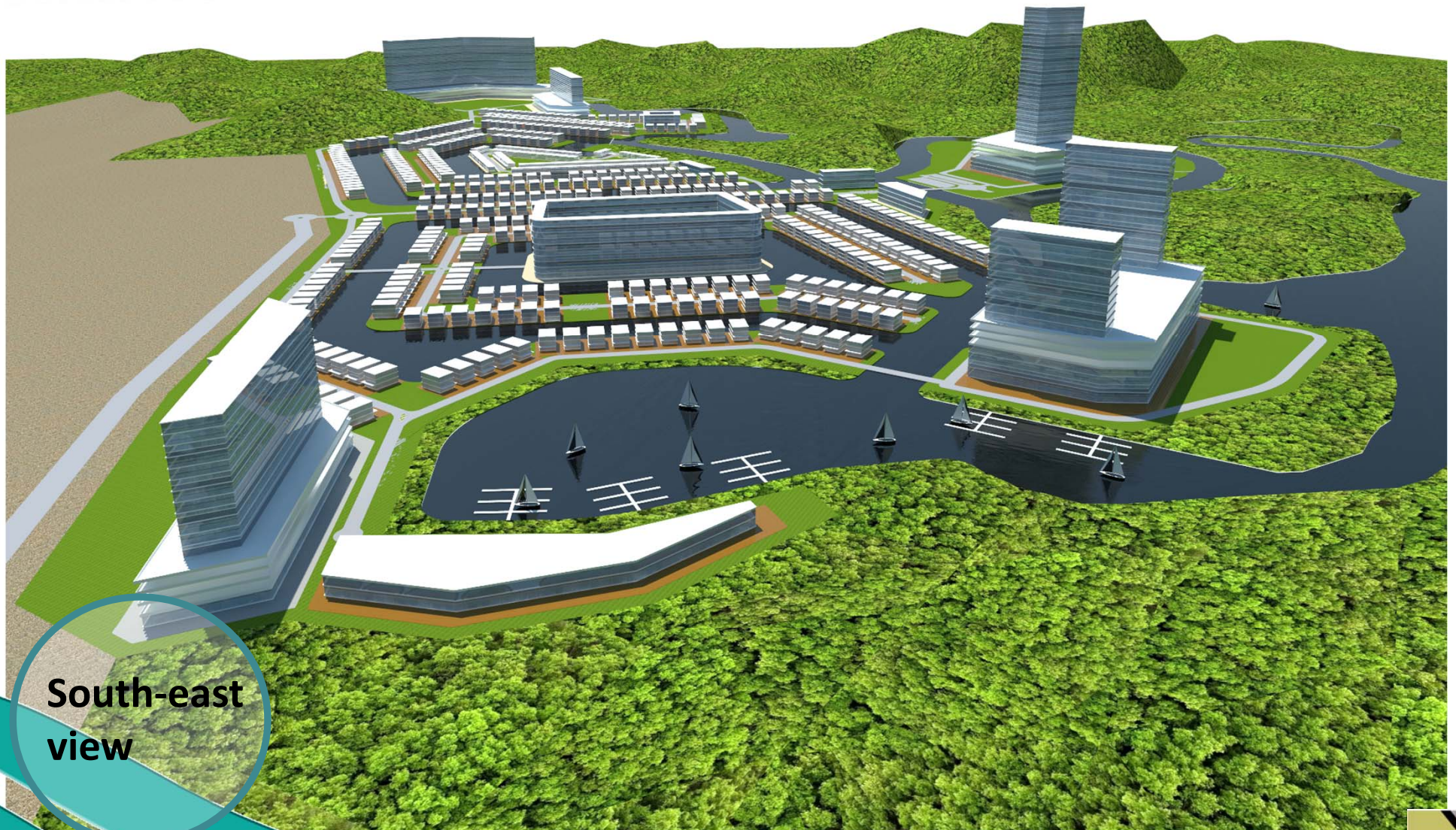
North-east
view



North-west
view

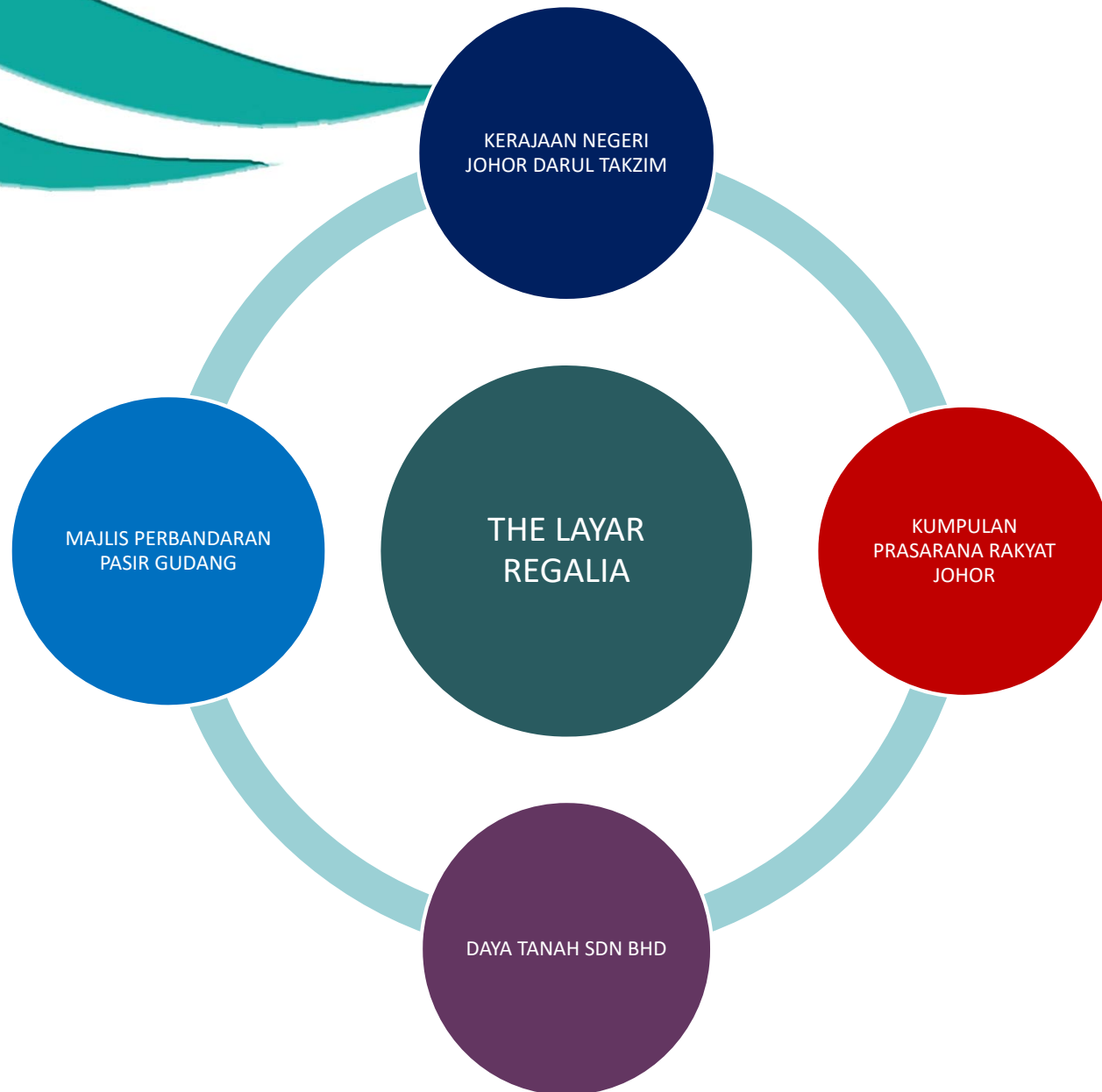


**South-west
view**



South-east
view

STAKEHOLDERS



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THANK YOU