



R&F PRINCESS COVE
富力公主湾

MILESTONES GLORIOUS 26 YEARS OF R&F GROUP

富力集团 26载荣耀里程碑

Founded in 1994, R&F Group is headquartered in Guangzhou, China, and is now a diversified conglomerate engaged in real estate development, hotel development, commercial operation, culture, recreation and tourism, internet industry and trade, healthcare, property service, design and construction, and innovative service platform.

For more than 20 years, R&F has adhered to a development strategy of "CREATE A QUALITY LIVING WITH THE HEARTBEAT OF THE CITY", creating beautiful places to live and work, and striving to become a world leader in building quality of life.

1994 ESTABLISHED IN GUANGZHOU

R&F Properties ventures into the real estate development industry.

2006 FAST TRACK EXPANSION

R&F Properties successfully expands into many cities including Beijing, Tianjin and Guangzhou.

2013 VENTURING OVERSEAS

In December 2013, R&F Properties purchased 6 parcels of prime land in Zone A, Iskandar Malaysia making its foray into Malaysia with the vision of global expansion.

2018 THE WORLD'S LARGEST LUXURY HOTEL OWNER

R&F Group has a total of 89 operating hotels, together with 37 hotels under construction and planning. The group has a total of 126 hotels with a total gross floor area of 3,903,600 square meters and a total of 26,865 rooms.

2002 AMBITIOUS NATIONAL EXPANSION

R&F Properties embarks on the mission of nationwide expansion by advancing into Beijing.

2007 SUCCESSFUL CITY DEVELOPMENT

R&F Properties has developed a total of 16 projects in Zhu Jiang New Town Guangzhou, Guangzhou CBD.

2015 EXPANDING IN AUSTRALIA BRISBANE

In December 2015, R&F Properties has acquire 4 projects in Brisbane & Melbourne.

2019 R&F MALL NOW OPENED

The first R&F shopping mall in overseas which officially put into operation, not forgetting the upcoming Opera House and the other amenities.

2005 HONORABLE PUBLIC LISTED

R&F Properties is listed on the Main Board of The Stock Exchange of Hong Kong Ltd. *(SEHK Listing No.: 2777).

2010 SHIFTING FOR IMPROVEMENT

R&F Properties shifts to modern management and technology system to capture company demands and expanding fast globally.

2017 CHINA'S R&F PROPERTIES ACQUIRE LUXURY LONDON DEVELOPMENT

April 5 (Reuters) - China's R&F Properties has acquire the Vauxhall Square development in central London from CLS Holdings for a gross 157.77 million pounds (\$197 million), this boost the London's capital of luxury residential.

2020 GRAND OPENING OF PERMAISURI ZARITH SOFIAH OPERA HOUSE

R&F Group unveils the first Opera House in Southern Malaysia on 19 January, in the presence of Sultan Johor and Permaisuri Johor.

MALAYSIA HOTLINE
1800-18-7777

JOHOR BAHRU SALES GALLERY
(Opposite Grand Blue Wave Hotel)
Jalan Tanjung Puteri, 80300 Johor Bahru,
Johor Darul Takzim, Malaysia.



SINGAPORE HOTLINE
1800-755-7777

SINGAPORE SALES GALLERY
Level 3, Room 312, Suntec Singapore
Convention & Exhibition Centre,
1 Raffles Boulevard, Singapore 039593

FOR RETAIL LEASING ENQUIRIES
+607-277 2777 (Ext 8023)

R&F DEVELOPMENT SDN. BHD., (CO. NO. 1060248-H)
L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1,
R & F Tanjung Puteri
80300 Johor Bahru Malaysia.

EXCLUSIVE SPACES WITH INSPIRING PANORAMIC VIEWS COOLED BY SEA BREEZES

一线海景 无限眺望

R&F Seine Region offers an expansive refreshing straits view – the lushness of the marina with Singapore's cityscape and soothing sea breeze.



- 1 SEINE REGION
PHASE 1 **SOLD OUT**
- 2 SEA LIFE WORLD BY R&F
- 3 R&F MARINA PLACE
- 4 OPERA HOUSE
- 5 EMPEROR CINEMAS

*Artist's Impression Only



ENJOY BOTH URBAN LIFESTYLE & CONVENIENCES IN MALAYSIA & SINGAPORE WITHIN 30 MINS

30分钟乐享新马生活圈
左拥新加坡繁华 右享新马便利

New Perspective to Open up Global Vision

国际焦点 开拓视野 ★

- Legoland Malaysia
- Ponderosa Golf & Country Club
- Singapore Marina Bay Sand
- Singapore Gardens by the bay
- Singapore Night Safari

Quality Healthcare for you to Stay Healthy

优质医疗 呵护健康 ◆

- Columbia Asia Hospital
- Gleneagles Medini Hospital
- Hospital Sultanah Aminah
- Malaysia Thomson Medical Centre
- Singapore Thomson Medical Centre

Better Academic Prospects for the Future Leaders

完善教育 留学天堂 📖

- Marlborough College Malaysia
- Raffles American School
- Foon Yew High School
- Excelsior International School
- Iskandar Edu City
- Nanyang Technological University
- National University of Singapore



LIVE LIFE TO THE FULLEST

高端配套 尊享人生

R&F Marina Place brings together the First Opera House in Johor Bahru, high-tech IMAX theatre, high-end wine club, luxury yacht club, special interpretation bar, style restaurant and fashion boutique.

SHOPPING WITH WHOLE NEW DIMENSION

颠覆您的购物体验

R&F Mall Johor Bahru is the first shopping mall developed by R&F Princess Cove, Malaysia.



Imagine

YOU'RE ONE OF THE PRIVILEGED
R&F PRINCESS COVE PREMISE OWNERS



THE CLOSEST YOU CAN GET TO SINGAPORE

马新两国 · 一步之遥

Double Delights for R&F Princess Cove
Following the agreement of RTS commuting system signed between Singapore and Malaysia, travelling between the 2 megacities is even closer from now on!



JB - SG RAPID TRANSIT SYSTEM

新柔捷运

MALAYSIA
马来西亚

SINGAPORE
新加坡



- North South Line (NS)
- East West Line (EW)
- North East Line (NE)
- Circle Line (CC)
- Downtown Line (DTL)
- Thomson-East Coast Line (TEL)
- Sengkang & Punggol LRT
- Bukit Panjang LRT
- Sentosa Express (Monorail)
- KTM Railway Line
- Former Railway Line (closed 1/7/2011)



Suntec
SINGAPORE
Convention & Exhibition Centre
R&F Singapore Sales Gallery
@ Level 3, Room 312

R&F SEINE REGION

塞纳天地
@ R&F PRINCESS COVE 富力公主湾

塞纳天地 无敌海景房 火热销售

NEWLY LAUNCHED SEA VIEW UNIT

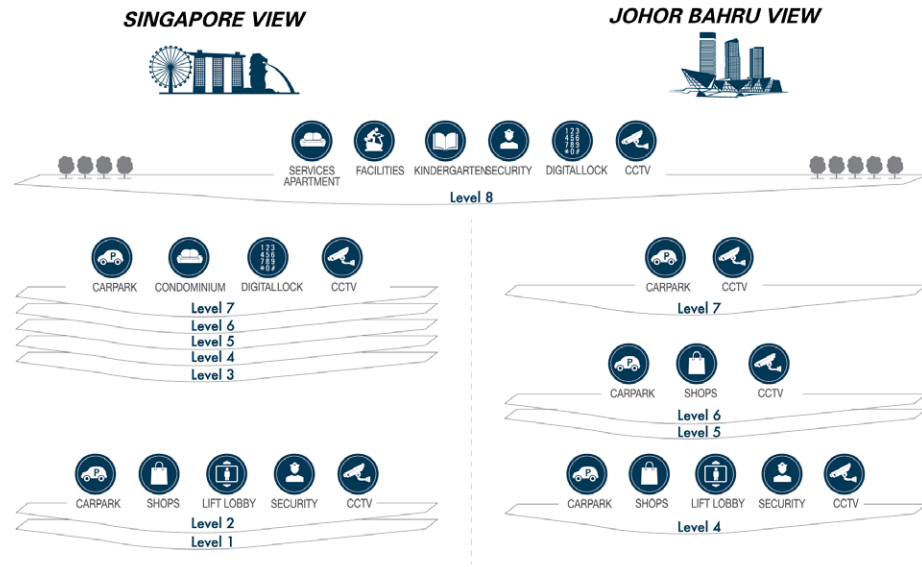
Princess Cove proudly presents our latest addition – the sea view units namely 'Seine Region', located adjacent to JB-Singapore Causeway, overlooking the dazzling Singapore cityscape. Here, your affluent way of living is complemented by Singapore and Johor Bahru City.

Seine Region's sky lounge features an infinity swimming pool, gym room, yoga room, jogging track, indoor function hall, alongside an international kindergarten, cater for modern luxury and lifestyle conveniences.

LEGENDS

- | | |
|------------------------------|--------------------------------|
| 01. Opera House | 09. International Kindergarten |
| 02. R&F Marina Place | 10. Landscape Arch |
| 03. 5 Star Hotel under Hyatt | 11. Playground |
| 04. Cineplex | 12. Sunshine Lawn |
| 05. Marina Garden Walk | 13. Leisure Lounge |
| 06. Infinity Swimming Pool | 14. Landscaped Park |
| 07. Pool Deck | 15. Leisure Track |
| 08. Wading Pool | 16. Gym |





SECURITY ASSURED ENSURING PEACE OF MIND

先进的保安系统 · 给予您
安稳无忧的生活

Providing a safe, secure and private environment for homeowners.

- Digital locks
- Digital Visitor Management System with Visual Intercom
- Emergency call button linked to central security
- CCTVs in all public areas with central monitoring
- Card-controlled access to Skypark and residences
- Separate distinct vehicular access for residents
- 7 levels dedicated residents' parking
- Personal parking lots

> FLOOR
PLAN

TYPE-D

R&F princess cove unit appreciation



Studio / Size: Approx. 43.79m² | 471 sq.ft.

UNIQUENESS

- Functional layout designed for comfortable living
- Modern square design with a walk-in wardrobe

TYPE-D(SUB2)

R&F princess cove unit appreciation



Studio / Size: Approx. 43.46m² | 468 sq.ft.

- L-shaped contemporary kitchen, saving space yet ensuring convenience
- Wet and dry kitchen separation for hygienic lifestyle

TYPE-V7M

R&F princess cove unit appreciation



2 Rooms 2 Bathrooms / Size: Approx. 71.29m² | 767 sq.ft.

UNIQUENESS

- Well-lit square layout designed for flexibility and comfortable living
- Open concept with kitchen, dining hall and living hall all connected for extra convenience
- Bay window design for both bedrooms for natural lighting
- Living hall connected with balcony for extended living space

TYPE-V7

R&F princess cove unit appreciation



2 Rooms 2 Bathrooms / Size: Approx. 74.17m² | 798 sq.ft.

- Flexible design with smart layout and optimum functionality
- Living hall open to spacious balcony for you to behold breathtaking sceneries
- Bay window design in master bedroom for extra space
- L-shaped kitchen with open concept for convenience

TYPE-V5

R&F princess cove unit appreciation



2 Rooms 1 Bathroom / Size: Approx. 76.92m² | 828 sq.ft.

UNIQUENESS

- Kitchen connected to dining hall for convenient living
- Serene study room to explore the sea of knowledge

TYPE-V5M

R&F princess cove unit appreciation

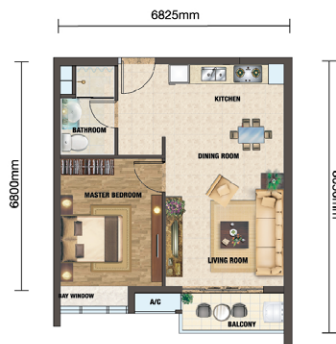


2 Rooms 1 Bathroom / Size: Approx. 77.57m² | 835 sq.ft.

- Dining hall connected with kitchen for convenient cooking experience
- Yard is connected with kitchen and dining hall

TYPE-V6

R&F princess cove unit appreciation



UNIQUENESS

- Functional square layout to create generous space
- Living room connected to balcony, extended to the magnificent outdoor
- Open concept with kitchen, dining hall and living hall all connected for extra convenience
- Reasonable layout for both active and quiet modes of living

1 Room 1 Bathroom / Size: Approx. 50.58m² | 544 sq.ft.

TYPE-B

R&F princess cove unit appreciation



2 Rooms 1 Bathroom / Size: Approx. 77.52m² | 834 sq.ft.

UNIQUENESS

- Well-lit square design for optimum ventilation and natural lighting
- Open concept with dining hall and living hall both connected for flexible living

TYPE-B(SUB2)

R&F princess cove unit appreciation



2 Rooms 1 Bathroom / Size: Approx. 77.55m² | 835 sq.ft.

- Balcony is attached to living room with flexible use of space
- Planned for both active and modest living to ensure uninterrupted harmony

TYPE-G

R&F princess cove unit appreciation



UNIQUENESS

- Luxury well-lit layout for premium lifestyle
- Expansive balcony for ventilation and sunlight
- Extra spaciousness for optimum flexibility
- Bay window design in master bedroom for natural lighting

2 Rooms 2 Bathrooms / Size: Approx. 86.66m² | 933 sq.ft.

TYPE-U1

R&F princess cove unit appreciation



2 Rooms 2 Bathrooms / Size: Approx. 77.86m² | 838 sq.ft.

UNIQUENESS

- Well-lit layout with superb functionality
- Living halls connected to spacious balcony accompanied by breathtaking outdoor view

TYPE-U1(SUB2)

R&F princess cove unit appreciation



2 Rooms 2 Bathrooms / Size: Approx. 77.96m² | 839 sq.ft.

- Open concept with living hall extended to dining hall, sense of space well established
- Kitchen connected to dining hall for convenient living

TYPE-E

R&F princess cove unit appreciation



UNIQUENESS

- A key for each suite to ensure uninterrupted privacy
- Equivalent to owning 2 units under 1 title
- Ideal for extended family or rental yield, flexible use
- Real luxury with a spectacular 2-hall design

Dual Key (2+1) / Size: Approx. 122.37m² | 1317 sq.ft.

TYPE-M1 (SUB2)

R&F princess cove unit appreciation



3 Rooms 2 Bathrooms / Size: Approx. 102.67m² | 1105 sq.ft.

UNIQUENESS

- Well-lit layout designed with optimum natural lighting and magnificent view
- Living hall is attached with a spacious balcony for unobstructed view
- Bay window design in master bedroom for ideal natural lighting and superb view
- Yard is connected with kitchen, enjoy cooking in natural sunlight

TYPE-M1

R&F princess cove unit appreciation



3 Rooms 2 Bathrooms / Size: Approx. 105.49m² | 1135 sq.ft.

- Luxury layout for premium lifestyle
- Expansive balcony for ventilation and sunlight
- Extra spaciousness for optimum flexibility
- Bay window design in master bedroom for natural lighting

TYPE-A

R&F princess cove unit appreciation



3 Rooms 2 Bathrooms / Size: Approx. 109.70m² | 1181 sq.ft.

UNIQUENESS

- Well-lit design for optimum sunlight
- Comes with an indoor garden for personal leisure

TYPE-A1

R&F princess cove unit appreciation



3 Rooms 2 Bathrooms / Size: Approx. 109.25m² | 1176 sq.ft.

- Yard is connected with kitchen, enjoy cooking in natural sunlight
- Living hall is attached with a balcony for an up-close with outdoor nature

TYPE-H1

R&F princess cove unit appreciation



UNIQUENESS

- Generous space to optimise your vacation experience
- Comes with an indoor garden for personal leisure
- Luxury 4-room design with 2 suites layout
- Spacious living hall to exude a sense of superior minimalist

4 Rooms 3 Bathrooms / Size: Approx. 136.68m² | 1471 sq.ft.

SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALL	Brick Wall/ Reinforced Concrete
ROOF COVERING	Reinforced Concrete Roof
CEILING	Skim Coat/ Plaster Ceiling
WINDOW	Aluminium Frame Glazed Window

DOORS	
MAIN ENTRANCE	Quality Timber Door
BEDROOM / BATHROOM	Timber Flush Door
BALCONY / OTHERS (IF ANY)	Aluminium Frame Glazed Door/ Timber Flush Door/ Timber Frame Glazed Door
IRONMONGERY	Quality Locksets

WALL FINISHING	
BATHROOM	Full Height Tiles (Where Applicable)
KITCHEN	Full Height Tiles (Where Applicable)
GENERAL	Plaster And Paint

FLOOR FINISHES	
LIVING/ DINING	Tiles/ Laminated Timber Flooring
KITCHEN/ BATHROOM	Tiles
BEDROOM	Laminated Timber Flooring
BALCONY/ OTHERS (IF ANY)	Tiles
OTHER AREAS	Cement Render (Where Applicable)

	M1	M1 (SUB2)	G	H1	V5	V5 (M)	V6	V7/V7(M)	U1/U1M U1(SUB2)/ U1(SUB2M)	A/A(M)	A1/A1(M)	B/B(M) B (SUB2)	D/D(M) D (SUB2)/ D (SUB2M)	E/E(M)
SANITARY AND PLUMBING														
KITCHEN SINK	1	1	1	1	1	1	1	1	1	1	1	1	1	2
WASH BASIN	2	2	2	3	1	1	1	2	2	2	2	1	1	2
SHOWER FITTINGS	2	2	2	3	1	1	1	2	2	2	2	1	1	2
WATER CLOSET	2	2	2	3	1	1	1	2	2	2	2	1	1	2
ELECTRICAL INSTALLATIONS														
LIGHTING POINT	20	23	20	26	16	16	12	20	18	25	23	18	10	28
POWER POINT	27	27	24	30	26	26	19	23	23	27	27	23	15	44
WATER HEATER	1	1	1	1	1	1	1	1	1	1	1	1	1	2
AIR CONDITIONER POINT	4	4	3	5	4	4	2	3	3	4	4	3	1	4
TV POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	2
DOOR BELL POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1
INTERCOM POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1
TELEPHONE POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	2

