



# KEW GREEN

*A Lifestyle of True Elegance*

“

Experience the pinnacle of luxury where nature's serenity and sophisticated living come together in perfect harmony.

”



# Masterplanned *Community* For Refined *Luxury*

Kew Green is the first precinct in a new luxury masterplanned community that raises the benchmark for elegant living in Johor. Situated across the Johor Straits from Singapore, Kew Green represents a new era in the burgeoning Iskandar Puteri region; forging a future of residential luxury, nature and excellent connectivity.



# Impeccable *Well-Being* A Flawless *Environment*

Enjoy a leisurely stroll and be immersed in an unrivaled ambience at the Central Park. Designed to be a tranquil and exclusive retreat for residents of THE KEWS.



A Sense Of *Arrival*  
An Abode Of *Dreams*

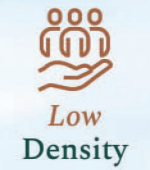
Arrive in style into your new abode at Kew Green. Sense the prestige all around you while being safe and secured in this admirable community.



# Emanating *With Elegance* Sustained *With Nature*

Kew Green features 2 and 3 storey linked, semi-detached and cluster house that blend in perfect harmony with nature. Set amidst extraordinary land and water scapes, these houses are designed for the discerning home owners who appreciate the harmonious integration of architecture and its environment.

## Key Highlights



Reflect Your *Lifestyle*  
Because You *Matter*

Kew Green, with its blend of lakes and parks, is a distinguished precinct that reflect the taste, standards and expectations of its residents.



# Extraordinary *Indulgence* That *Transcends*

Be enthralled by the facilities at the clubhouse. Cultivate your well-being by indulging in facilities that are dedicated to ensure a healthier lifestyle amidst nature's best.

## Clubhouse Facilities

  
Swimming  
Pool

  
Gymnasium

  
Outdoor  
Gymnasium

  
Indoor  
Event Hall

  
Outdoor  
Event Hall

  
Roof Garden

  
Pool Deck

  
BBQ Area



A Place For *Pampering*  
A Sense Of *Privacy*

Enjoy the openness yet preserving your family's privacy.



# Site Plan

## Legend

### PHASE 1

#### Link House

- 20'x70' - Pine
- 20'x70' - Pine
- 22'x80' - Fir
- 22'x80' - Fir
- 22'x90' - Elm
- 22'x90' - Elm

### PHASE 2

#### Link House

- 24'x70' - Palm

#### Semi-Detached House

- 39'x90' - Birch
- 39'x120' - Birch
- 39'x90' - Oak
- 40'/45'x90' - Oak
- 45'x90' - Oak

#### Cluster House

- 34'x75' - Cassia
- 34'x75' - Cassia (with balcony)



- 1** Main Guardhouse
- 3** Pavilion
- 5** Clubhouse
- 7** Children's Playground
- 9** Linear Park
- 2** Water Feature
- 4** Open Lawn
- 6** Swimming Pool
- 8** Outdoor Gym
- 10** Kick About Area

# Outstandingly Convenient Exceptionally Connected

Kew Green is located for its excellent access and connectivity. Be surrounded by a plethora of essential amenities including hypermarkets, banks, trendy restaurants & cafes and many more; while the Second Link to Singapore is just minutes away.



## Urban Transformation Specialists

Creating a vision and turning it into reality drives our company's philosophy. Where others see a challenge, we see an opportunity.

Creating the best and being proud of what we do, ensures Walker stands-out from the competition.

We don't just masterplan a community, we become part of the community. Placemaking is all about creating vibrant, attractive spaces for communities to thrive in and this is our expertise.

The Walker team will always set the benchmark in sustainable, urban transformations which promote health and wellbeing, create economic opportunities and build resilient places.

From vision to reality, that's the Walker way.

LANG WALKER AO  
Executive Chairman  
Walker Group Holdings Pty Ltd



## Where Passion Meets Expertise

WM Senibong is renowned for the waterfront jewel Senibong Cove, the urban township Crest@Austin and the luxury masterplanned community The Kews.

A winner of multiple real estate awards and accolades, WM Senibong believes that each and every development is a testament of the company's deep sense of commitment to sustainability, community and belonging.

WM Senibong builds communities to live, work, socialise and play; and to create homes which are legacies for future generations.



THE KEWS

Developed by:

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The Kews



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The Kews Sales Gallery

• Developer's License No: 30871/09-2029/0214(A) • Validity Period: 25/09/2024-24/09/2029 • Advertisement & Sales Permit No.: 30871-1/12-2027/1107(N)-(S)  
• Validity Period: 05/12/2024-04/12/2027 • Building Type: 2, 3 Storey Terrace House • Type: A1, A3, A4 • Total units: 171 units • Selling Price: RM1,063,000.00 (min) – RM2,099,000.00 (max) • Approving Authority: Majlis Bandaraya Iskandar Puteri (MBIP) • Approved Plan No: MBIP(JB)RP/5/3/2024(45) • Expected Date of Completion: October 2027 • Land Tenure: Freehold • Land Encumbrances: Nil • 15% discount for Bumiputera

• Developer's License No: 30871/09-2029/0214(A) • Validity Period: 25/09/2024-24/09/2029 • Advertisement & Sales Permit No.: 30871-2/10-2028/0822 (N)-(S) • Validity Period: 08/10/2025 – 07/10/2028 • Building Type: 2 Storey Terrace House • Type: A2 • Total units: 16 units • Selling Price: RM1,397,000.00 (min) – RM1,891,000.00 (max) • Building Type: 2 Storey Cluster House • Type: C1, C2A, C2B • Total units: 76 units • Selling Price: RM1,655,000.00 (min) – RM2,198,000.00 (max) • Building Type: 2, 3 Storey Semi-Detached House • Type: B1, B2, B3, B4A, B4B, B5, B6 • Total units: 68 units • Selling Price: RM2,648,000.00 (min) – RM3,814,000.00 (max) • Approving Authority: Majlis Bandaraya Iskandar Puteri (MBIP) • Approved Plan No: MBIP(JB)RP/5/3/2024 JLD.2 (20) • Expected Date of Completion: September 2028 • Land Tenure: Freehold • Land Encumbrances: RHB Bank Berhad • 15% discount for Bumiputera

• Restriction in interest: i) Tuan punya tanah tidak dibenarkan menawar 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. ii) 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. iii) 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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