

[www.thestraitsview.com.my](http://www.thestraitsview.com.my)

how would you like to

*Live in  
a park?*

**BANDAR RAYA DEVELOPMENTS BERHAD**  
PERMAS JAYA SDN BHD<sup>14161-T</sup>  
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representatives cannot be held responsible for any inaccuracies or changes.

Developer: Permas Jaya Sdn Bhd (14161-T) • Developer's License No: 835-6/04-2015/384 • Validity Period: 12/04/2010 – 11/04/2015 • Advertising &  
Sales Permit: 835-6/745/2011 (04) • Validity Period: 20/04/2010 – 19/04/2011 • Authority Approval: Majlis Bandaraya Johor Bahru • Building Plan Approval  
No: B/L 11/PB 8/2010 D/M Fall MB/B/U/2008/14161/02 • Expected Date of Completion: April 2013 • Tenure of Land: Freehold • Total No of Units: 108  
Selling Price 1,152,000.00 (Min) RM3,427,000.00 (Max) Bumiputra Discount: 15%



THE  
**STRAITS  
VIEW** RESIDENCES  
PERMAS JAYA



“there’s something intrinsically therapeutic  
about choosing to spend your time in a wide-  
open park-like setting...”

Charles Rosin





here you are, beneath the generous embrace of a lush rain tree.  
all around, a million soothing shades of green.

*this calls for another  
cup of tea.*

218 exceptional homes take pride of place on these sublime 35 acres in a park setting. The Straits View Residences will refresh both its residents and the surrounding area. Here, the lay-of-the-land decides where houses are placed, faithful to the original terrain. Come through the well-kept shrubbery, pebbled walks, and chance upon a picnic on the grass. You'll find tree-lined roads, pocket parks, linear gardens, bamboo groves, creeper-wall pergolas, immaculate lawns, water features and more.







drop speed, ease past the gates.  
behind you are two cities, a bustling causeway and ships crossing.

*Before you,  
home.*

We picked the well-established, freehold, mature suburb of Permas Jaya in the centre of the Iskandar Development. Here you'll find many gracious developments including our own The Straits View Condominium.

In less than 10 minutes, super highways can take you to either Singapore or Johor Baru City Centre. Even closer - just a walk away - is the neighbourhood mall, commercial quarters, restaurants and shopping. Moments and yet a world away, you will reach your refuge. An exclusive home in a well-guarded, gated park. 24-hour security complete with strategically located CCTV ensure that your haven is safe.

Soon to be completed are the Eastern Dispersal Link (EDL) and the 2nd Permas Bridge connecting Permas Jaya to the Johor Bahru City Centre. Upgrading of the Coastal Highway to Pasir Gudang is currently underway.

The Straits View Residences is one of the first Strata Land Parcel developments in Johor



Permas  
Jaya

Iskandar  
Malaysia





A place for everything and everything is in its place.

*Now to  
complete  
the picture.*





an exclusive club house and a two-acre park,  
teeming with trees and possibilities.

*Suddenly,  
every day seems like  
a holiday.*

Imagine a resort-style recreation  
paradise exclusively for residents. Racquet sports, gym, infinity swimming pool, function  
rooms, an outdoor café, barbeque deck and services are all close at hand.  
Children have their own play area - who wants to share it with adults? They have their  
own fun pools, an exciting playground, and grounds to ramble in for happy adventures.  
Solo escape artists have umpteen hide-outs: reading benches under a shady canopy  
of green, meditation walks and contemplative terraces. Peace and serenity abound.







not only do they please the eye,  
they will warm the heart and touch the soul.

*yes, we're  
talking homes.*



Forgive us if we sound terribly in love with the homes we designed. But you see, every thought has been lavished upon them. Over an entire acre, there would be only 6 homes on tree-lined streets connected by leafy walks. The ample front porch has room for 4 cars. Notice too, that no high walls and gates interrupt the vista. Lovely homes dot the view—deliberately unregimented, never cookie-cut boredom. There are 2 & 2 ½ storied semi-detached designs and bungalows. Our semi-detached homes' built-up areas range from 3,012 – 4,185 square feet, while our bungalows are spaciouly inviting, beginning at 5,226 square feet.





Greenery greets you all around,

*inviting  
you in...*

Bright, spacious interiors enhanced by generous windows that open to the sprawling greenery. The dining room enjoys double volume height for amplified light and ventilation. Rainwater harvest keeps gardens lush and utility bills low. Come up to the first floor. See that swathe of blue? That's the rippling waters of the Straits. On a clear night, the glittering lights of Singapore lie beyond.







are you ready to change

*the way  
you live?*

# BRDB

The Straits View Residences are proudly developed by Permas Jaya Sdn Bhd, a subsidiary of Bandar Raya Developments Berhad.

BRDB is Malaysia's premier high-end property developer responsible for creating some of Malaysia's most desirable addresses, including the award-winning The Troika, designed by world-renowned architects Foster & Partners; One Menerung and Bangsar Shopping Centre in the affluent neighbourhood of Bangsar; and CapSquare in the heart of midtown Kuala Lumpur.

Permas Jaya is one of BRDB's earliest developments. Piece by piece, BRDB has been adding to the landscape of Johor Bahru to create the expanse of residential choices that is Permas Jaya today; testament to the promise of creating homes of enduring value.



JOHOR BAHRU

The Straits View  
Condominium



KUALA LUMPUR

The Troika



One Menerung



CapSquare



Bangsar  
Shopping Centre



PAKISTAN

Defense Raya  
Golf & Country Club



Defense Raya-  
The Plaza