



R&F PRINCESS COVE  
富力公主湾



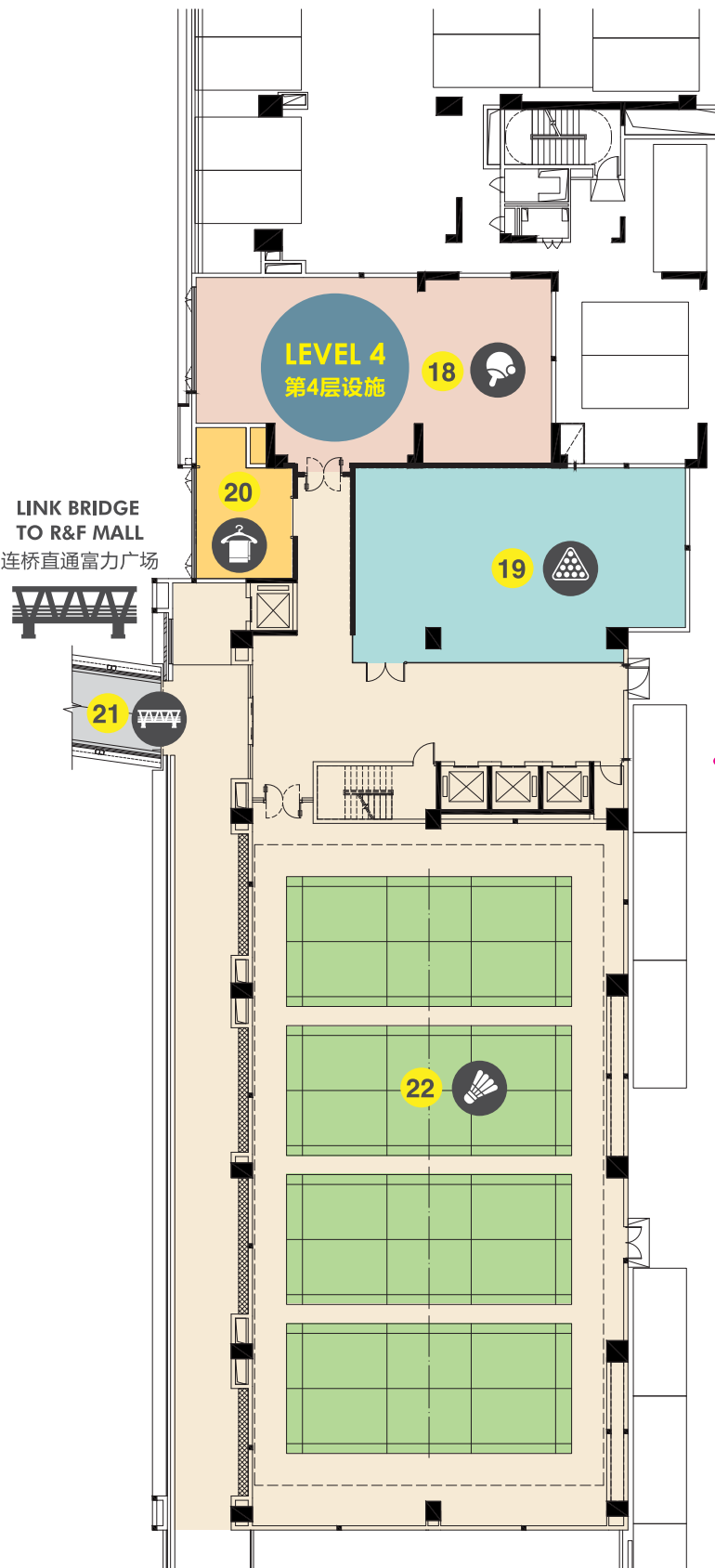
NEW CASA  
S U I T E S

@ MERCU 3, R&F PRINCESS COVE  
富力公主湾

— P H A S E 3 —

# Urban Sky Park

YOUR ALL-IN-ONE ACTIVE ZONE  
城市空中体育休闲公园 活力生活新主场



■ Studio 单间  
■ 1 Bedroom 1房  
■ 2 Bedrooms 2房  
■ 3 Bedrooms 3房  
■ 4 Bedrooms 4房



### LEVEL 6 Facilities 第6层设施

- 01. Swimming Pool 会所露天泳池
- 02. Jacuzzi 水力按摩池
- 03. Kid's Pool 儿童泳池
- 04. Outdoor Covered BBQ Area 烧烤区
- 05. Leisure Lawn 休闲草坪

- 06. Children Playground 儿童游乐场
- 07. Sauna & Changing Room 桑拿 & 更衣室
- 08. Gym Room 健身房
- 09. Yoga Room 瑜伽室
- 10. Childcare Centre 儿童活动室

- 11. Multipurpose Room 多功能室
- 12. Public Lobby 公共大堂
- 13. Tennis Court 网球场
- 14. Basketball Court 篮球场
- 15. Leisure Track 慢跑径

- 16. Recreation Area 休闲区
- 17. Outdoor Gym 户外健身区

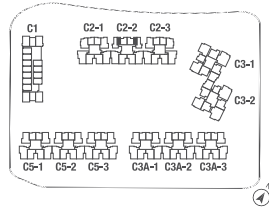
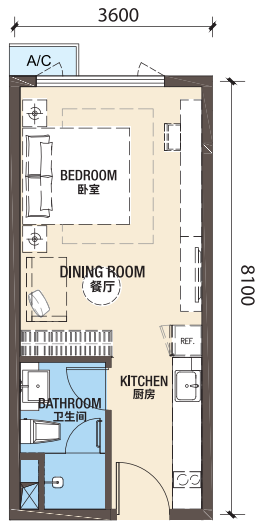
### LEVEL 4 Facilities 第4层设施

- 18. Table Tennis Room 乒乓球室
- 19. Snooker Room 台球室
- 20. Changing Room 更衣室
- 21. Link Bridge to R&F Mall 连桥直通富力广场
- 22. Badminton Hall 羽毛球馆

STUDIO

# TYPE A/A(M)

1 ROOM 1 BATHROOM 单间

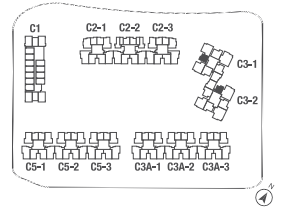
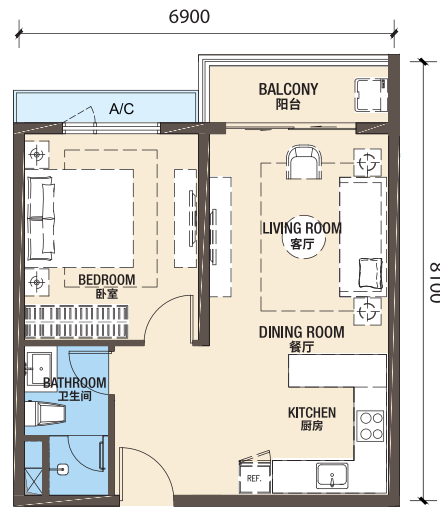


Size: Approx. 29.16m<sup>2</sup> • 313 sq.ft.

1 BEDROOM

# TYPE B1b/B1b(M)

1 ROOM 1 BATHROOM 一房一卫

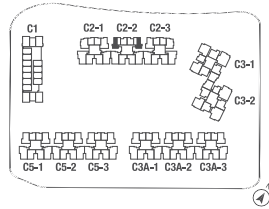
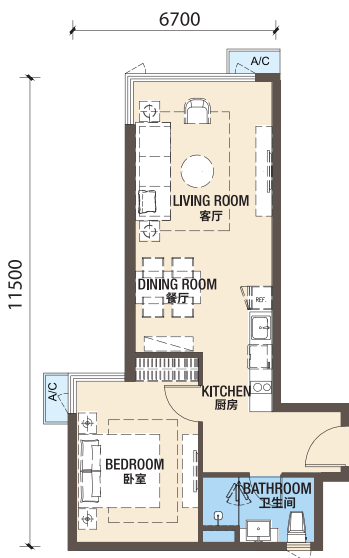


Size: Approx. 51.64m<sup>2</sup> • 555 sq.ft.

1 BEDROOM

# TYPE B2/B2(M)

1 ROOM 1 BATHROOM 一房一卫

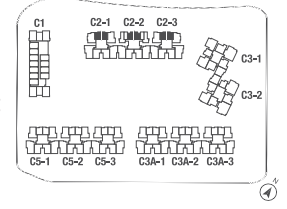
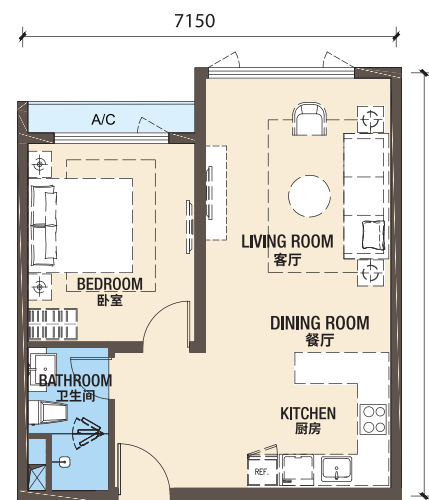


Size: Approx. 51.89m<sup>2</sup> • 558 sq.ft.

1 BEDROOM

# TYPE B1/B1(M)

1 ROOM 1 BATHROOM 一房一卫

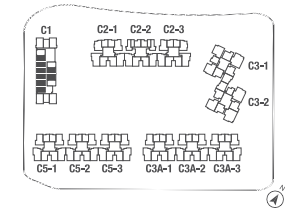
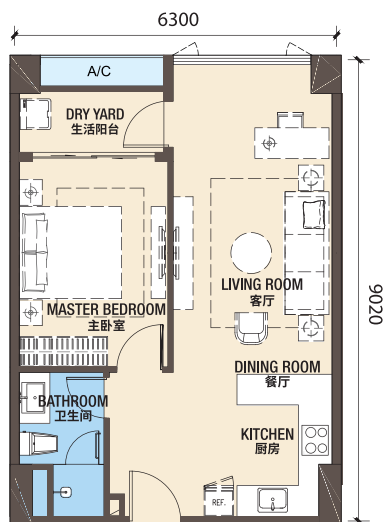


Size: Approx. 53.67m<sup>2</sup> • 577 sq.ft.

1 BEDROOM

# TYPE B3/B3(M)

1 ROOM 1 BATHROOM 一房一卫

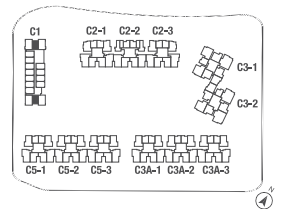
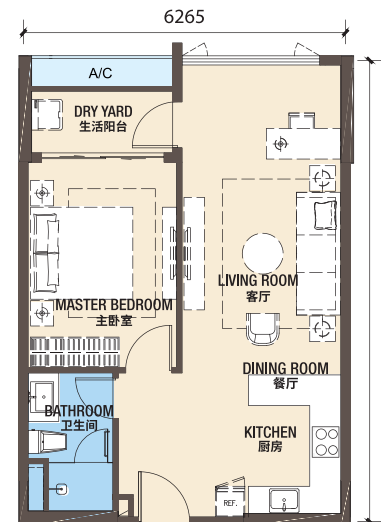


Size: Approx. 55.14m<sup>2</sup> • 593 sq.ft.

1 BEDROOM

# TYPE B3b/B3b(M)

1 ROOM 1 BATHROOM 一房一卫

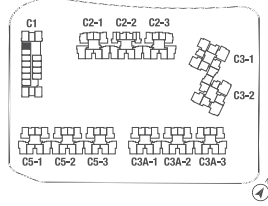
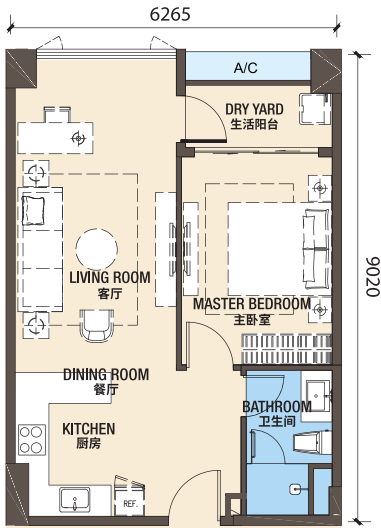


Size: Approx. 55.14m<sup>2</sup> • 593 sq.ft.

1  
BEDROOM

# TYPE B3c

1 ROOM 1 BATHROOM 一房一卫

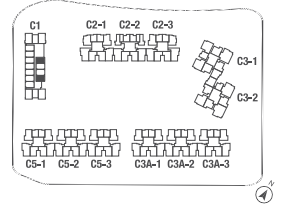
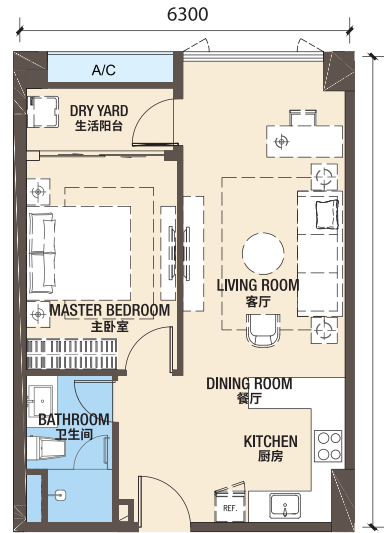


Size: Approx. 55.14m<sup>2</sup> • 593 sq.ft.

1  
BEDROOM

# TYPE B3a/B3a(M)

1 ROOM 1 BATHROOM 一房一卫

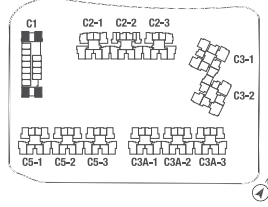
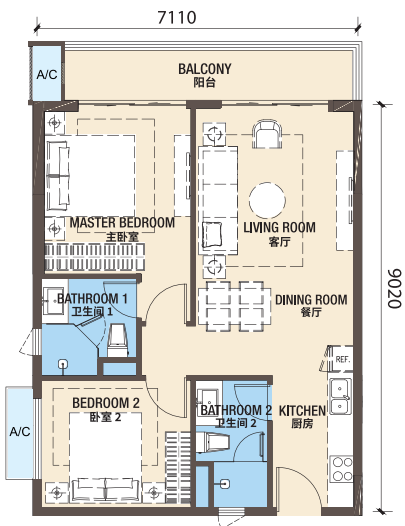


Size: Approx. 55.35m<sup>2</sup> • 595 sq.ft.

2  
BEDROOMS

# TYPE C/C(M)

2 ROOMS 2 BATHROOMS 两房两卫

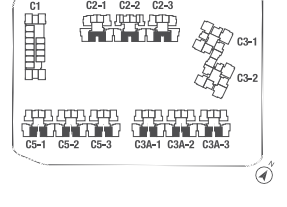
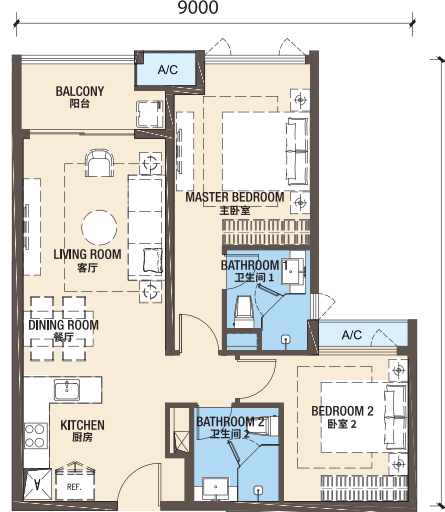


Size: Approx. 72.56m<sup>2</sup> • 781 sq.ft.

2  
BEDROOMS

# TYPE C1/C1(M)

2 ROOMS 2 BATHROOMS 两房两卫

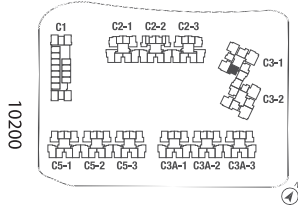
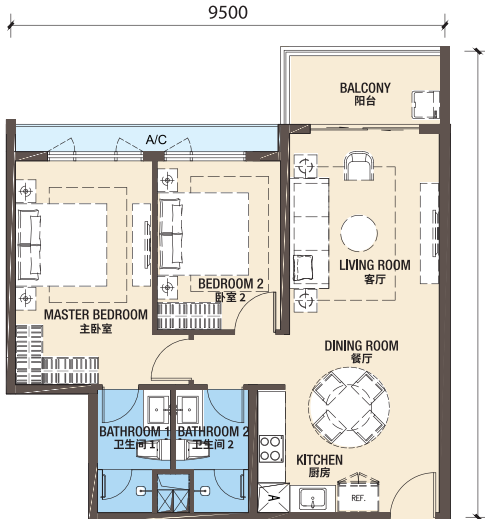


Size: Approx. 76.19m<sup>2</sup> • 820 sq.ft.

2  
BEDROOMS

# TYPE C4a

2 ROOMS 2 BATHROOMS 两房两卫

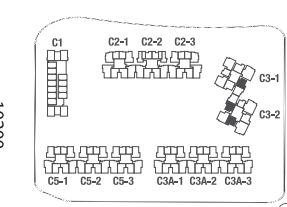
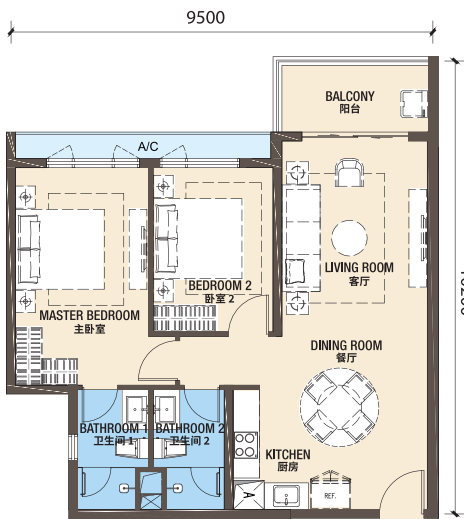


Size: Approx. 78.06m<sup>2</sup> • 840 sq.ft.

2  
BEDROOMS

# TYPE C4

2 ROOMS 2 BATHROOMS 两房两卫

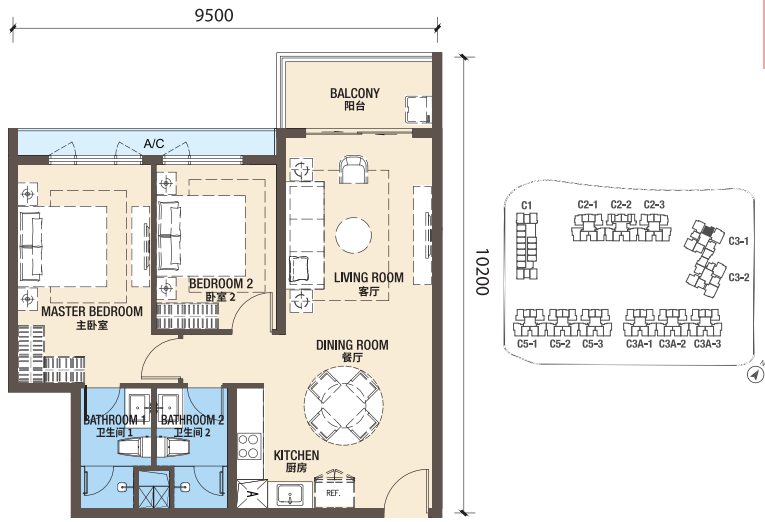


Size: Approx. 79.18m<sup>2</sup> • 852 sq.ft.

2 BEDROOMS

# TYPE C4c

2 ROOMS 2 BATHROOMS 两房两卫

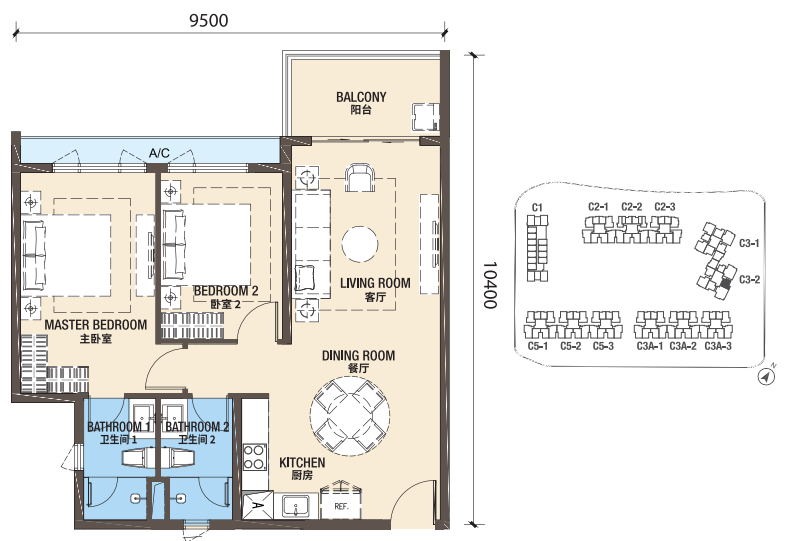


Size: Approx. 79.18m<sup>2</sup> • 852 sq.ft.

2 BEDROOMS

# TYPE C4b

2 ROOMS 2 BATHROOMS 两房两卫

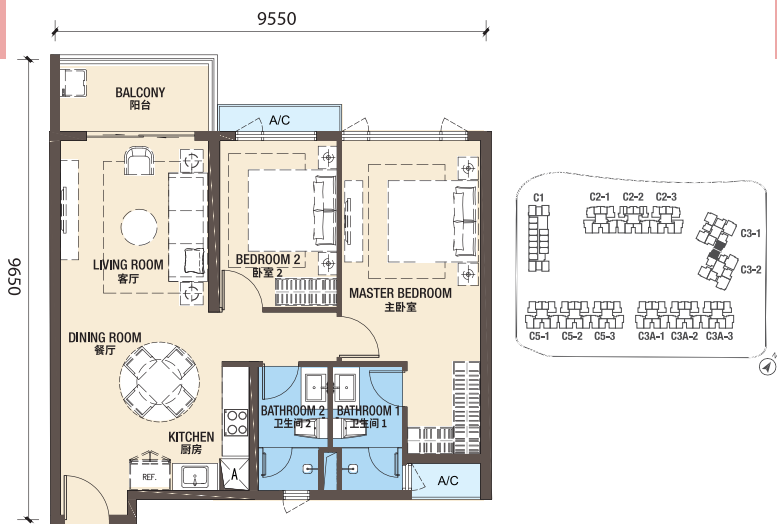


Size: Approx. 79.88m<sup>2</sup> • 859 sq.ft.

2 BEDROOMS

# TYPE C5

2 ROOMS 2 BATHROOMS 两房两卫

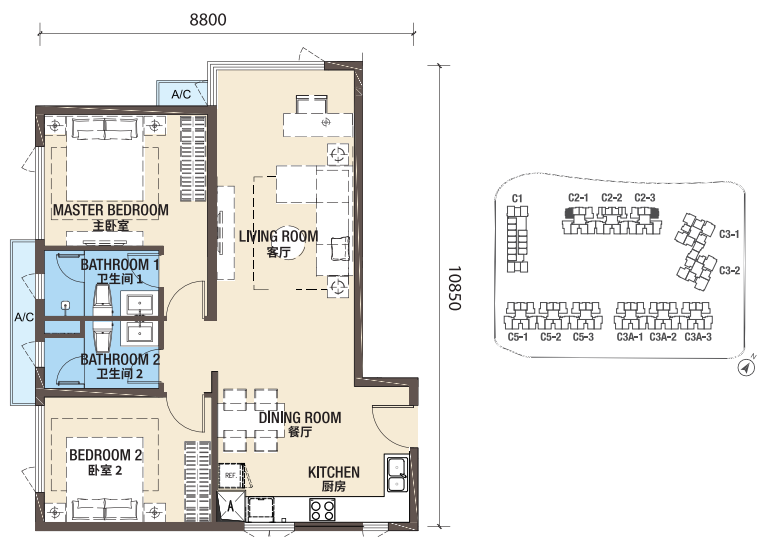


Size: Approx. 81.41m<sup>2</sup> • 876 sq.ft.

2 BEDROOMS

# TYPE C2/C2(M)

2 ROOMS 2 BATHROOMS 两房两卫



Size: Approx. 81.54m<sup>2</sup> • 877 sq.ft.

2 BEDROOMS

# TYPE C3/C3(M)

2 ROOMS 2 BATHROOMS 两房两卫

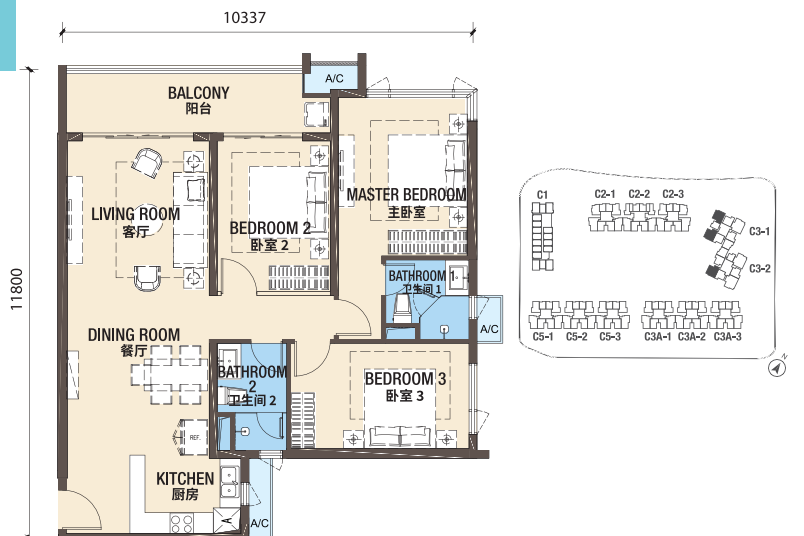


Size: Approx. 83.09m<sup>2</sup> • 894 sq.ft.

3 BEDROOMS

# TYPE D1/D1(M)

3 ROOMS 2 BATHROOMS 三房两卫

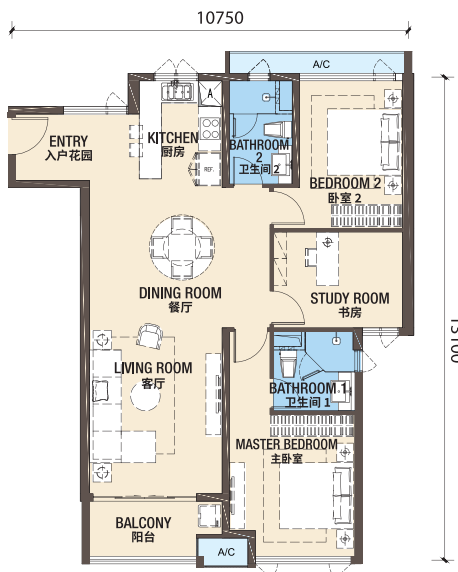


Size: Approx. 107.45m<sup>2</sup> • 1156 sq.ft.

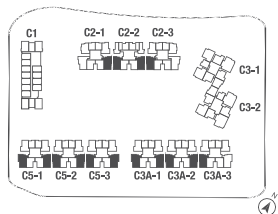
3 BEDROOMS

### TYPE D3/D3(M)

3 ROOMS 2 BATHROOMS 三房两卫



Size: Approx. 107.94m<sup>2</sup> • 1161 sq.ft.



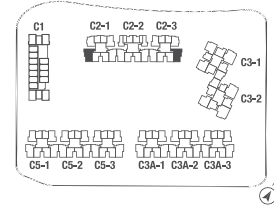
3 BEDROOMS

### TYPE D2/D2(M)

3 ROOMS 3 BATHROOMS 三房三卫



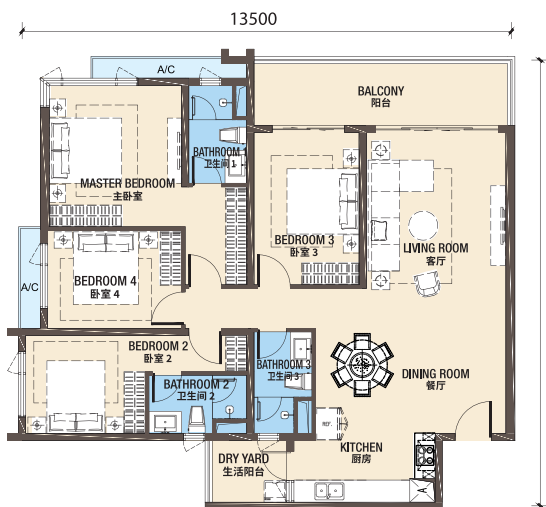
Size: Approx. 118.47m<sup>2</sup> • 1275 sq.ft.



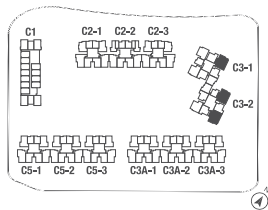
4 BEDROOMS

### TYPE E/E(M)

4 ROOMS 3 BATHROOMS 四房三卫



Size: Approx. 144.55m<sup>2</sup> • 1555 sq.ft.



Snooker Room 桌球室



Gym Room 健身室



Badminton Hall 室内羽球场



Yoga Room 瑜伽室



Swimming Pool 会所露天泳池





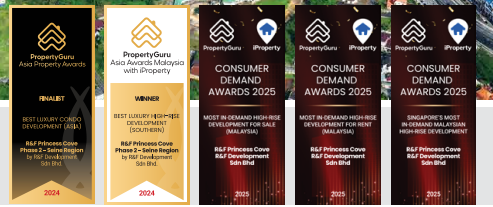
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**JB-SINGAPORE BUKIT CHAGAR RTS STATION**

**WOODLANDS TRAIN CHECKPOINT**

**SG-JB Checkpoint**

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**Block C1** - Developer: R&F Development Sdn Bhd - Address: L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1, R&F Tanjung Puteri 80300 Johor Bahru, Malaysia. - Developer's License No.: 13578/05-2027/0392(A) - Validity Period: 26/04/2022 - 05/05/2027 - Advertising and Sales Permit Number: 13578-9/07-2028/0621(N)-(S) - Validity Period: 31/07/2025-30/07/2028 - Approving Authority: Majlis Bandaraya Johor Bahru - Building Plan Reference Number: MB/JB/U/2024/14/BGN/178/KOM(16) - Expected Completion Date: 30/11/2029 - Land Tenure: Freehold - Land Encumbrance: Nil - Total No. of Units: 422 - Selling Price: RM846,905 (Min.) - RM1,275,259 (Max.) - Built Up Area: 593 sq ft (Min.) - 781 sq ft (Max.) - Bumiputera Lot Available for Sale - Restrictions in Interest: i) The landowner is not permitted to offer or sell any building parcels to be constructed on this land unless construction of the building has commenced in accordance with the plans approved by the relevant Local Authority ii) Any building parcel constructed on this land, once transferred to a Bumiputera individual or Bumiputera company, shall not thereafter be sold, leased, or transferred in any manner to a Non-Bumiputera individual or Non-Bumiputera company without the consent of the State Authority iii) Any building parcel constructed on this land shall not be sold or transferred in any manner to a Non-Citizen or Foreign Company without the consent of the State Authority.

**Block C2** - Developer: R&F Development Sdn Bhd - Address: L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1, R&F Tanjung Puteri 80300 Johor Bahru, Malaysia. - Developer's License No.: 13578/05-2027/0392(A) - Validity Period: 26/04/2022 - 05/05/2027 - Advertising and Sales Permit Number: 13578-7/07-2028/0622(N)-(S) - Validity Period: 31/07/2025-30/07/2028 - Approving Authority: Majlis Bandaraya Johor Bahru - Building Plan Reference Number: MB/JB/U/2024/14/BGN/179/KOM(16) - Expected Completion Date: 30/11/2029 - Land Tenure: Freehold - Land Encumbrance: Nil - Total No. of Units: 1,137 - Selling Price: RM640,178 (Min.) - RM2,116,680 (Max.) - Built Up Area: 313 sq ft (Min.) - 1,275 sq ft (Max.) - Bumiputera Lot Available for Sale - Restrictions in Interest: i) The landowner is not permitted to offer or sell any building parcels to be constructed on this land unless construction of the building has commenced in accordance with the plans approved by the relevant Local Authority ii) Any building parcel constructed on this land, once transferred to a Bumiputera individual or Bumiputera company, shall not thereafter be sold, leased, or transferred in any manner to a Non-Bumiputera individual or Non-Bumiputera company without the consent of the State Authority iii) Any building parcel constructed on this land shall not be sold or transferred in any manner to a Non-Citizen or Foreign Company without the consent of the State Authority.

**Block C3** - Developer: R&F Development Sdn Bhd - Address: L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1, R&F Tanjung Puteri 80300 Johor Bahru, Malaysia. - Developer's License No.: 13578/05-2027/0392(A) - Validity Period: 26/04/2022 - 05/05/2027 - Advertising and Sales Permit Number: 13578-6/07-2028/0623(N)-(S) - Validity Period: 31/07/2025-30/07/2028 - Approving Authority: Majlis Bandaraya Johor Bahru - Building Plan Reference Number: MB/JB/U/2024/14/BGN/180/KOM(16) - Expected Completion Date: 30/11/2029 - Land Tenure: Freehold - Land Encumbrance: Nil - Total No. of Units: 700 - Selling Price: RM761,168 (Min.) - RM3,567,158 (Max.) - Built Up Area: 555 sq ft (Min.) - 1,555 sq ft (Max.) - Bumiputera Lot Available for Sale - Restrictions in Interest: i) The landowner is not permitted to offer or sell any building parcels to be constructed on this land unless construction of the building has commenced in accordance with the plans approved by the relevant Local Authority ii) Any building parcel constructed on this land, once transferred to a Bumiputera individual or Bumiputera company, shall not thereafter be sold, leased, or transferred in any manner to a Non-Bumiputera individual or Non-Bumiputera company without the consent of the State Authority iii) Any building parcel constructed on this land shall not be sold or transferred in any manner to a Non-Citizen or Foreign Company without the consent of the State Authority.