



Sanubari

—
Phase 3A



Living begins in all moments—
big or small, they all belong to us.

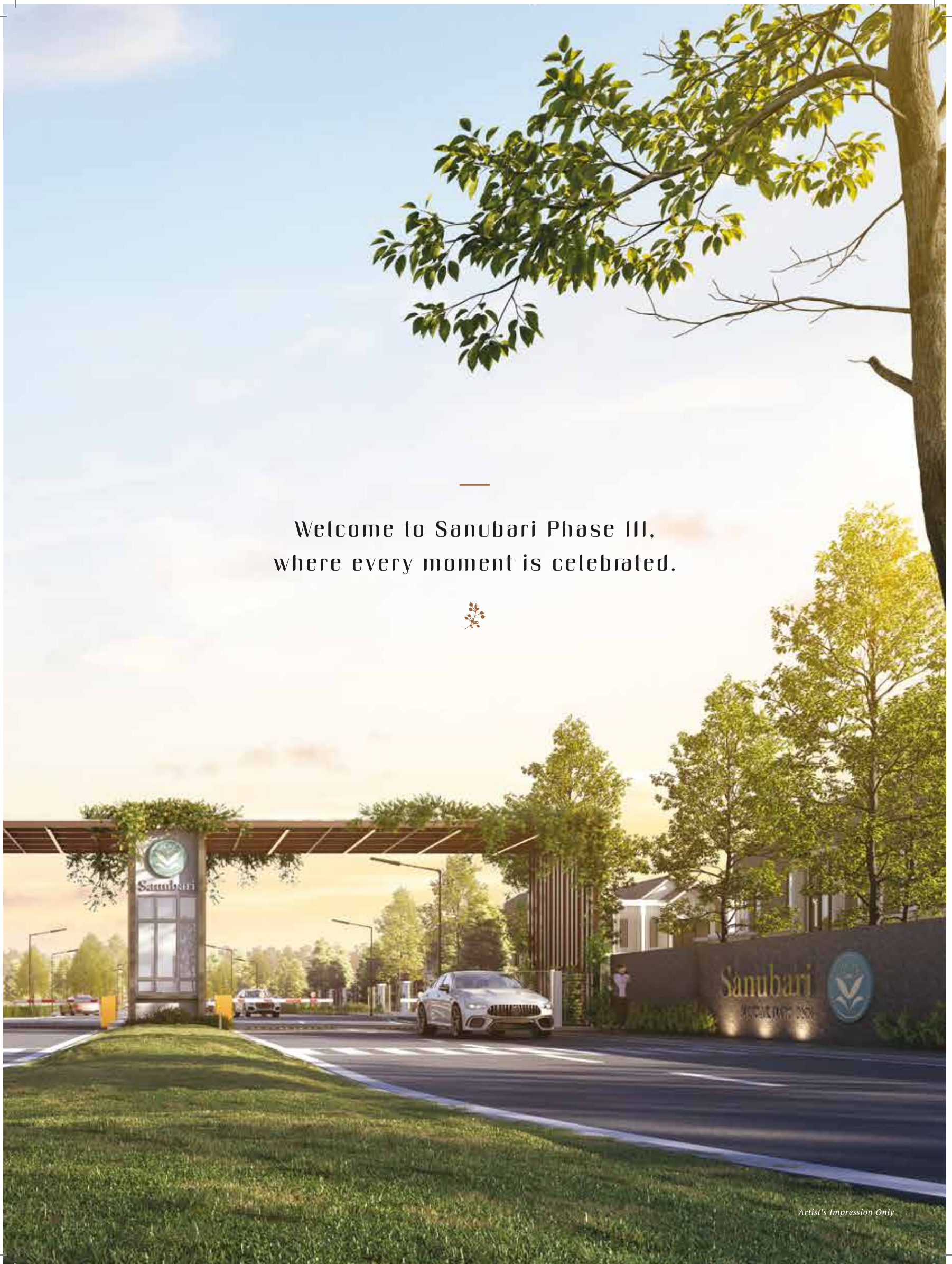
All we have is now.

Slow down,
laugh a little louder,
hug a little tighter,
love a little more.

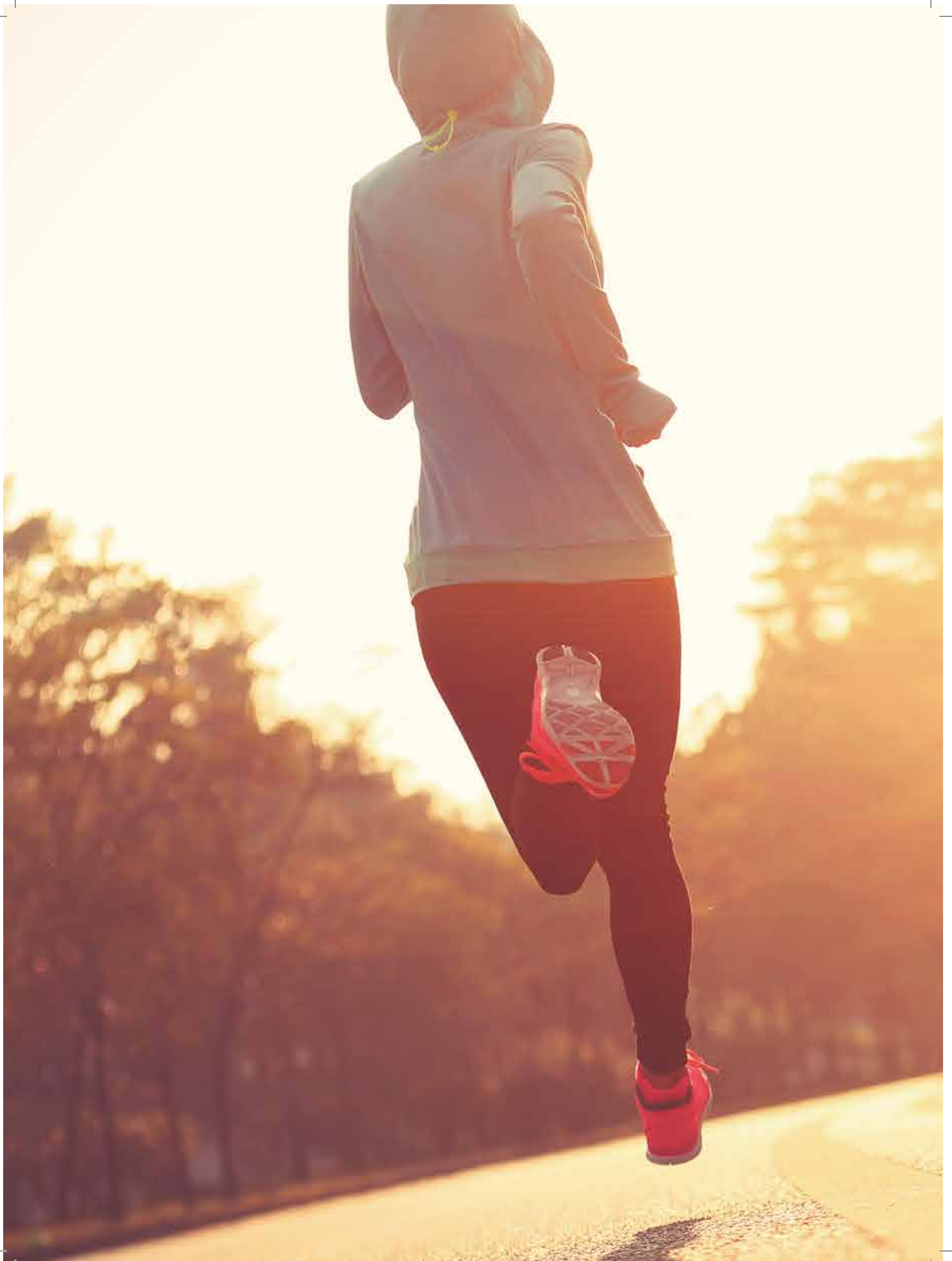
Live fully in each moment, live it all.



Welcome to Sanubari Phase III,
where every moment is celebrated.



Artist's Impression Only





895
Trees Planted
for Natural Cooling



4.7 km
Jogging Track



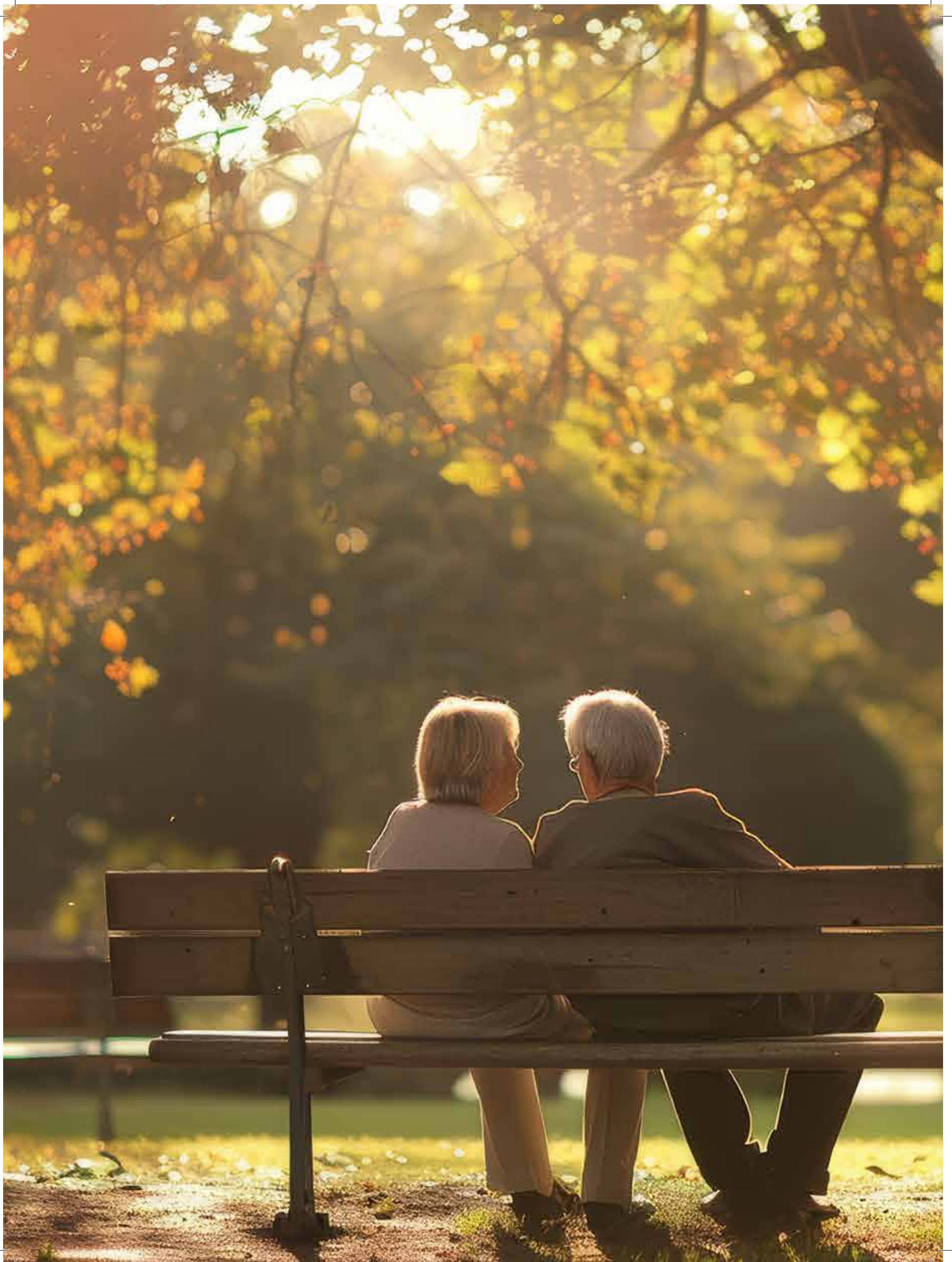
7.7 km
Bicycle Track

Cradled in Greenery for a Healthier You



Start your day with a refreshing jog along the scenic pathways, or take a relaxing stroll through the peaceful gardens.

For the little ones, a vibrant play area awaits, while the cycling track and half-court basketball offer dynamic spaces for active fun. Each corner of the Central Park offers you the perfect blend of relaxation and recreation.





Take in the breathtaking beauty of your home's serene surroundings, enveloped by lush tranquil landscapes. Enjoy a relaxed walk through the neighbourhood, where the chirping birds and the sun's gentle rays leave you feeling refreshed and renewed.

Live at a Cosy,
Unhurried Rhythm



Elevate Your Life with
Future-Ready Features





Home Automation Systems

Easily control lighting, ventilation, and appliances via your smartphone, at home or on the go. This system improves convenience and enhances energy efficiency for a smarter lifestyle.



Smart Lighting

Smart lighting adapts to your routine with motion sensors, dimming options, and energy-saving modes, creating the perfect ambiance while minimising power consumption.



Security and Surveillance

Stay secure with smart locks, real-time CCTV monitoring, and motion sensors. Integrated panic buttons connect directly to emergency services, providing peace of mind for your family at all times.



Community-Wide Connectivity

Enjoy uninterrupted Wi-Fi across the community, supporting not only personal devices but also your home's smart systems, ensuring constant connectivity wherever you are.



Future-Proof Infrastructure

Built for the future, Sanubari Phase III includes EV Charging Points and energy-efficient systems, designed to integrate with evolving technologies, ensuring your home stays ahead of the curve.

20' x 70'

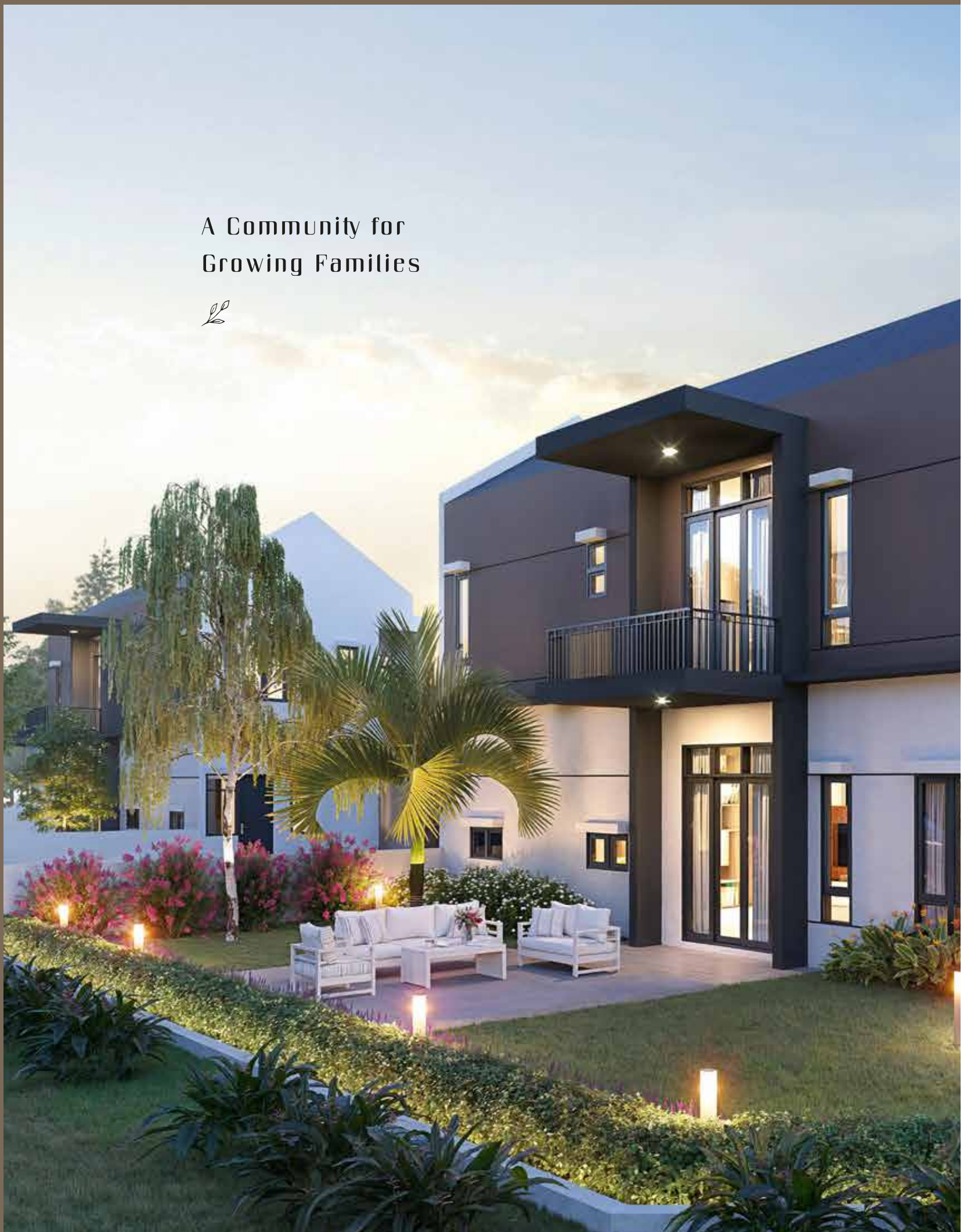
Total Built-Up:
2,089 sq. ft.





Artist's Impression Only

A Community for
Growing Families





Artist's Impression Only

20' x 70'



4 + 1 Bedrooms



4 Bathrooms
(1 OKU-Friendly Bathroom)

2 Cars

Void area at First Floor

Family Hall

Fully Build-up

Individual Facade



First Floor



Ground Floor



Scan to Explore
Our Virtual Show Unit

Specifications

STRUCTURE	:	Reinforced Concrete Framework
WALL	:	Brickwall / Reinforced Concrete Wall
ROOFING COVERING	:	Reinforced Concrete Slab / Concrete Roof Tiles
ROOF FRAMING	:	Light Weight Metal Trusses / R.C Flat Roof
CEILING	:	Asbestos Free Cement Board and Paint / Plaster Ceiling / Skim Coat and Paint
WINDOWS	:	Aluminium Frame Window
DOORS	:	Flush Door / Sliding Door / Fixed Louvres Door
IRONMONGERY	:	Provided

WALL FINISHES		
Kitchen	:	Full Height Tiles to Ceiling Height
Bathroom 1, 2, 3 & 4	:	Full Height Tiles to Ceiling Height

FLOOR FINISHES		
Ground Floor		
Living / Dining / Guest Room / Store	:	Tiles
Maid's Room / Dry & Wet Kitchen	:	Tiles
Bath 4 / Patio / Car Porch / Driveway	:	Tiles
Other Areas	:	Cement Render
First Floor		
Master Bedroom / Bedroom 2 & 3	:	Tiles
Family Hall / Staircase / Balcony	:	Tiles
Bath 1, 2 & 3	:	Tiles
Other Areas	:	Cement Render

SANITARY AND PLUMBING FITTINGS		
Bathroom / Toilet	:	Wash Hand Basin / Toilet Paper Holder / Shower / Water Closet
Kitchen	:	Kitchen Sink

ELECTRICAL INSTALLATION						
	Intermediate Lot		Corner Lot		End Lot	
	GF	1F	GF	1F	GF	1F
Light Point	14	12	15	13	14	12
Power Point (13A)	13	9	13	9	13	9
TV Point	1	2	1	2	1	2
Wall Fan Point	3	3	3	4	3	4
Ceiling Fan Point	1	1	1	-	1	-
Aircond Point	3	4	3	4	3	4
Water Heater Point	1	3	1	3	1	3
Kitchen Hood Point	1	-	1	-	1	-
Autogate Point	1	-	1	-	1	-
Gate Lighting Point	2	-	2	-	2	-
Door Bell Point	1	-	1	-	1	-
Telephone Point	1	1	1	1	1	1
Network Point	1	-	1	-	1	-

INTERNAL TELECOMMUNICATION TRUNKING & CABLING	:	Provided
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*FENCING	:	Provided
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*TURFING (Corner and End Lot)	:	Provided
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*GAS PIPE	:	NIL
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Note: The vendor shall at its own cost and expense install or construct all of the items listed above in accordance to the description set out save for the item or items marked with an * which may be deleted if not applicable.

BANDAR DATO' ONN

A THRIVING INTEGRATED TOWNSHIP



Site Plan
Sanubari **Phase 3**



Phase 3A
20' x 70'

Phase 3A
Bumiputera Lots

Phase 3B
20' x 70'



JLG Land

YOUR LIFETIME PARTNER TOWARDS MEANINGFUL WELLNESS

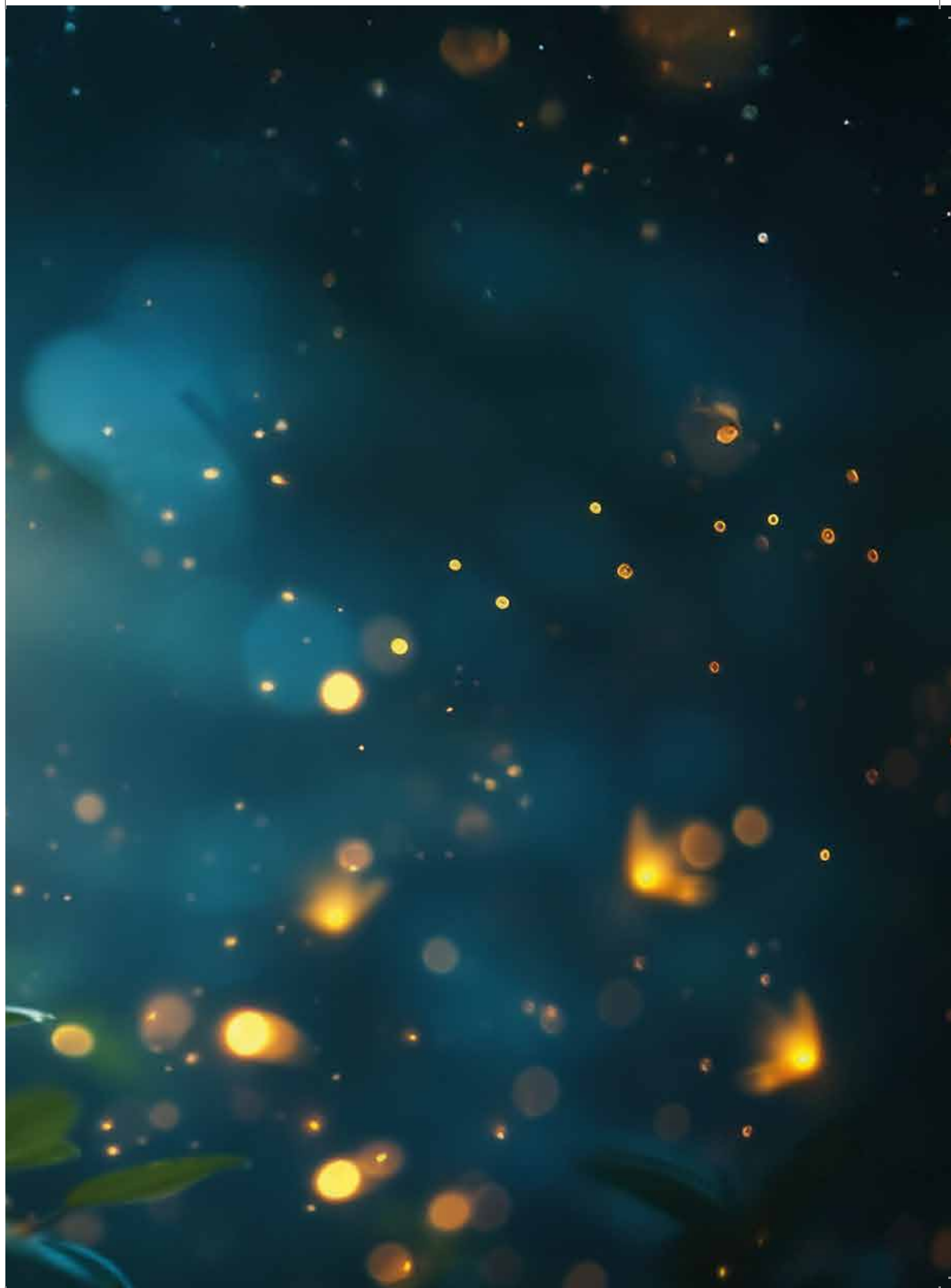
Starting in 1972 as the property development arm of Johor Corporation, the growth of Johor Land Berhad ("JLand") has been closely intertwined with the development of the Johor state. For almost five decades, we have been proudly building and transforming the landscapes of Johor to be one of the iconic states in Malaysia.

In our land bank of 1,012 hectares spread across Johor, we create award-winning townships, memorable retail destinations, vibrant workplaces and essential public infrastructure that make the heart of the community beat.

OUR PURPOSE

At JLand, we believe in the lifestyle-shaping power of integrated real estate solutions. We envision a smart and sustainable world powered by the aspirations of the community, a 'bricks and clicks' reality that is very human and better by design.

Think of us as an end-to-end lifestyle connector that brings people, enterprises and partners together to realise their full potential. Then, true value is created when we leave a legacy far bigger than ourselves.





Sanubari

BANDAR DATO' ONN
FREEHOLD

07 287 3152

f : jlandofficial @ : jland_berhad

SALES GALLERY BANDAR DATO' ONN

No. 2, Jalan Perjiranan 2/1, Perjiranan 2,
Bandar Dato' Onn, 81100 Johor Bahru

sanubari360.jland.com.my

A Development by
JLG
A JCORP Company



No. Lesen Pemaju: 8918/10-2028/1240 (A), Tempoh Sah: 17/10/2023 sehingga 16/10/2028, No. Permit Iklan & Jualan: 8918-65/12-2026/1177(N)-(L), Tempoh Sah 24/12/2024 sehingga 23/12/2026, Pegangan Tanah: Hak Milik Kekal, Bebanan Tanah: Tiada, Pihak Berkuasa Yang Meluluskan: Majlis Bandaraya Johor Bahru, No. Pelan Bangunan: MBJB/U/2024/14/BGN/131/RP (7), Jenis Rumah: Teres 2 Tingkat (20' x 70'), Jumlah Unit: 108 Unit, Harga Min: RM1,288,000 – Maks: RM1,878,000, Diskaun: 15% untuk Bumiputera. Tarikh Dijangka Siap: Disember 2026. Sekatan Kepentingan: Tanah yang terkandung di dalam hak milik ini tidak boleh dijual atau dipindah milik dengan apacara sekalipun kepada bukan warganegara/syarikat asing tanpa persetujuan Pihak Berkuasa Negeri. Pemaju: JLG LAND BERHAD. Alamat Pemaju: Kompleks Mutiara Johor Land, Jalan Bukit Mutiara, Bandar Dato' Onn 81100, Johor Bahru. No Tel: 07-287 3152.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA