

Where Comfort and Connection Come Naturally

Sanubari is envisioned as a place where every moment feels naturally connected and effortlessly comfortable. Thoughtfully planned to support everyday living, the community fosters a sense of ease and belonging from the moment residents arrive.

Every element within the development reflects a clear intention to enhance how people live, connect, and grow together. Carefully considered layouts, welcoming shared spaces, and pedestrian-friendly surroundings foster a sense of community while maintaining privacy and tranquillity. This balance allows residents to enjoy meaningful connections with neighbours while still having a peaceful place to retreat and recharge.

Located within mature surroundings and supported by well-established amenities, Sanubari provides the convenience of city accessibility alongside the calm of a family-friendly environment. Daily essentials, key destinations, and lifestyle facilities are all within easy reach, making everyday routines more seamless. Together, these qualities shape a living experience where connection, comfort, and convenience come together to define a truly balanced way of life.



Where Comfort Meets Community

Sanubari presents a lifestyle thoughtfully crafted for comfort, where every detail is designed to enhance the way residents live each day. More than just a place to reside, it is a community shaped with intention—balancing convenience, warmth, and a welcoming neighbourhood spirit. Carefully planned spaces, intuitive layouts, and shared areas encourage connection and ease, creating an environment where residents can feel a genuine sense of belonging and enjoy the rhythm of everyday life.

Set within mature surroundings and supported by well-established amenities, Sanubari offers a living experience that feels both connected and peaceful. Residents benefit from effortless access to the city while enjoying the calm of a family-friendly environment. This harmony between accessibility and tranquillity ensures that Sanubari remains a place where comfort is not only designed but truly lived, making it an ideal setting for long-term living and meaningful community life.



Artist's Impression Only



Artist's Impression Only

10 Unique Features

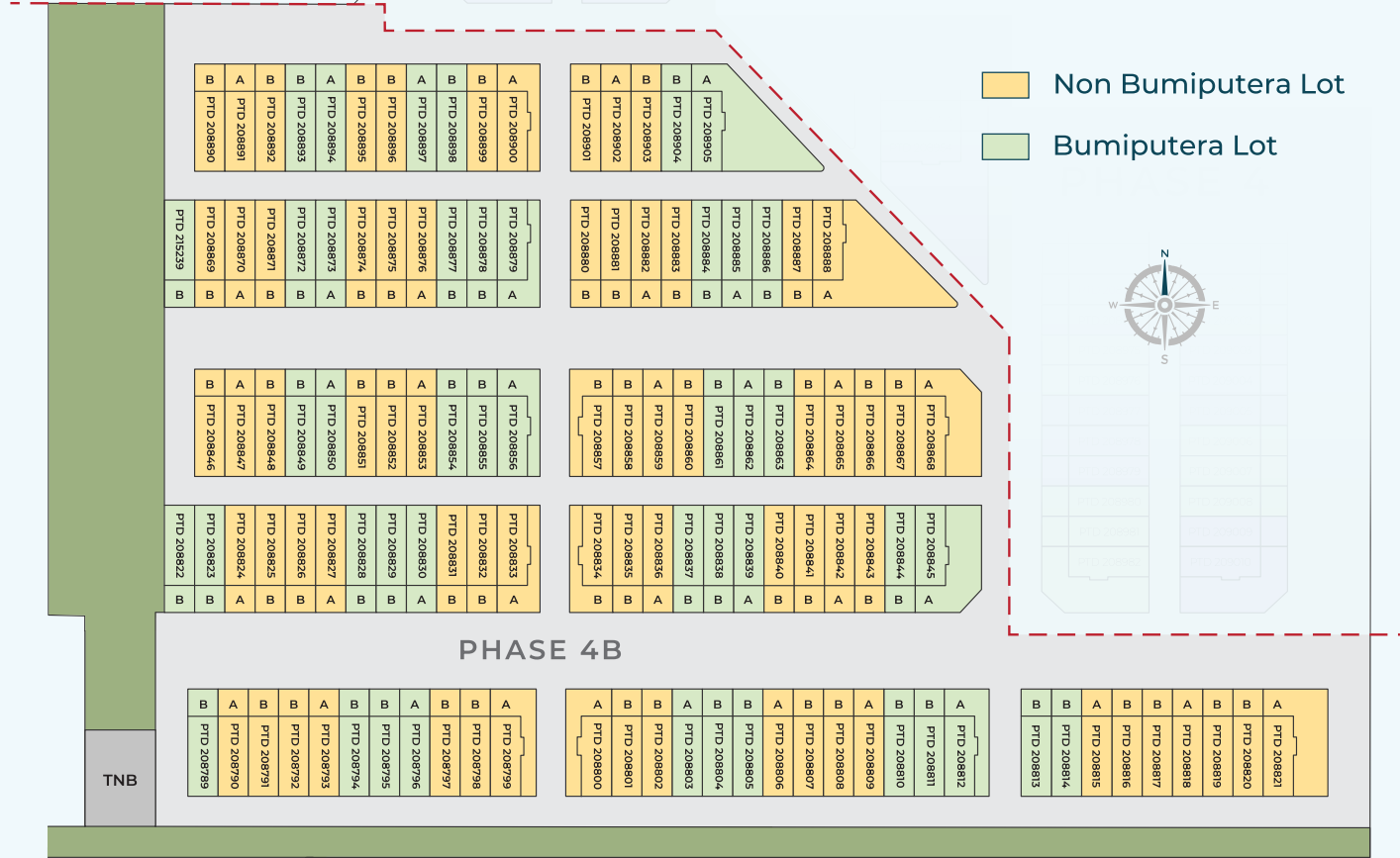
"Combining modern convenience with timeless comfort, every element is designed to support your lifestyle while providing security and a welcoming community to call home."

- Matured Township
- Guarded Neighbourhood
- EV Charger Point
- Solar Panel Ready Home
- Exclusive Clubhouse & Pool
- Active Lifestyle Facilities
- Smart Home Automation System
- 10mins from CIQ / Johor Bahru City Centre
- Healthcare with Bandar Dato' Onn Specialist Hospital
- Panic Button Link to Community Apps

Where Comfort Meets Everyday Living

Sanubari brings together thoughtful design, everyday convenience, and a strong sense of community. Set within a mature neighbourhood with established amenities, it offers effortless access to the city while providing a peaceful and welcoming environment for families to call home.

Site Plan

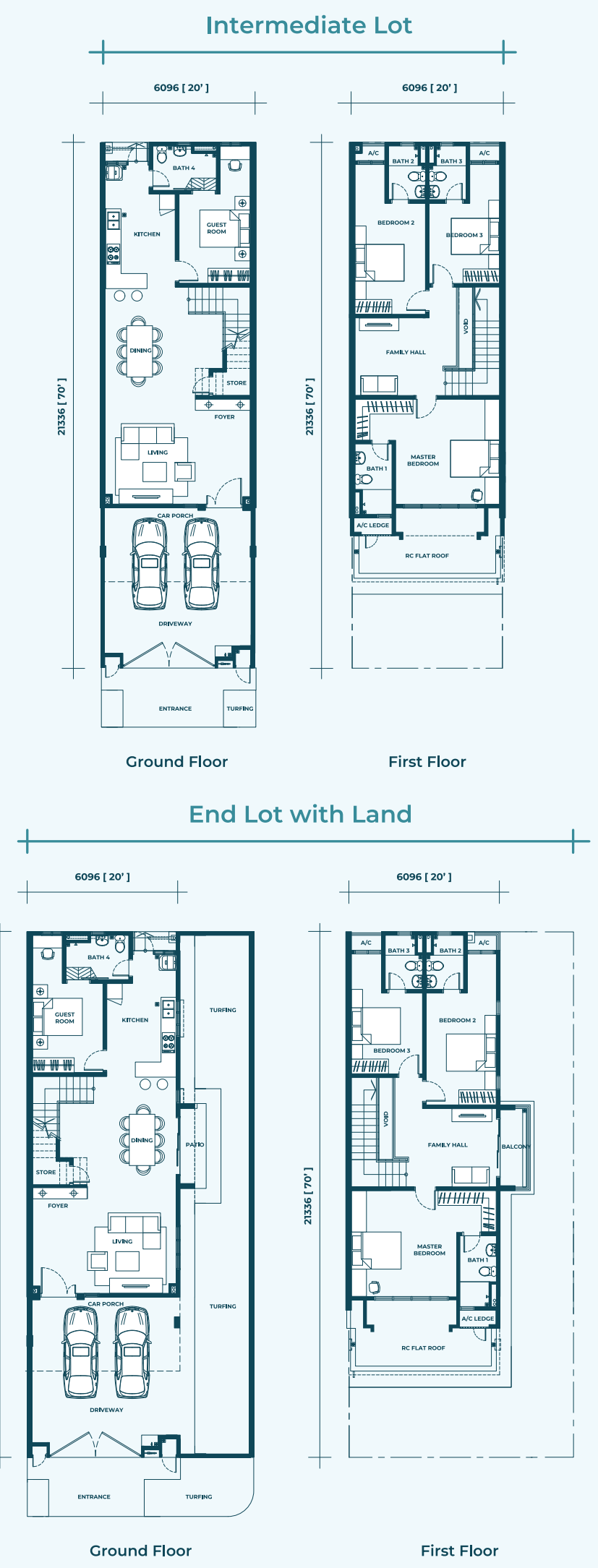
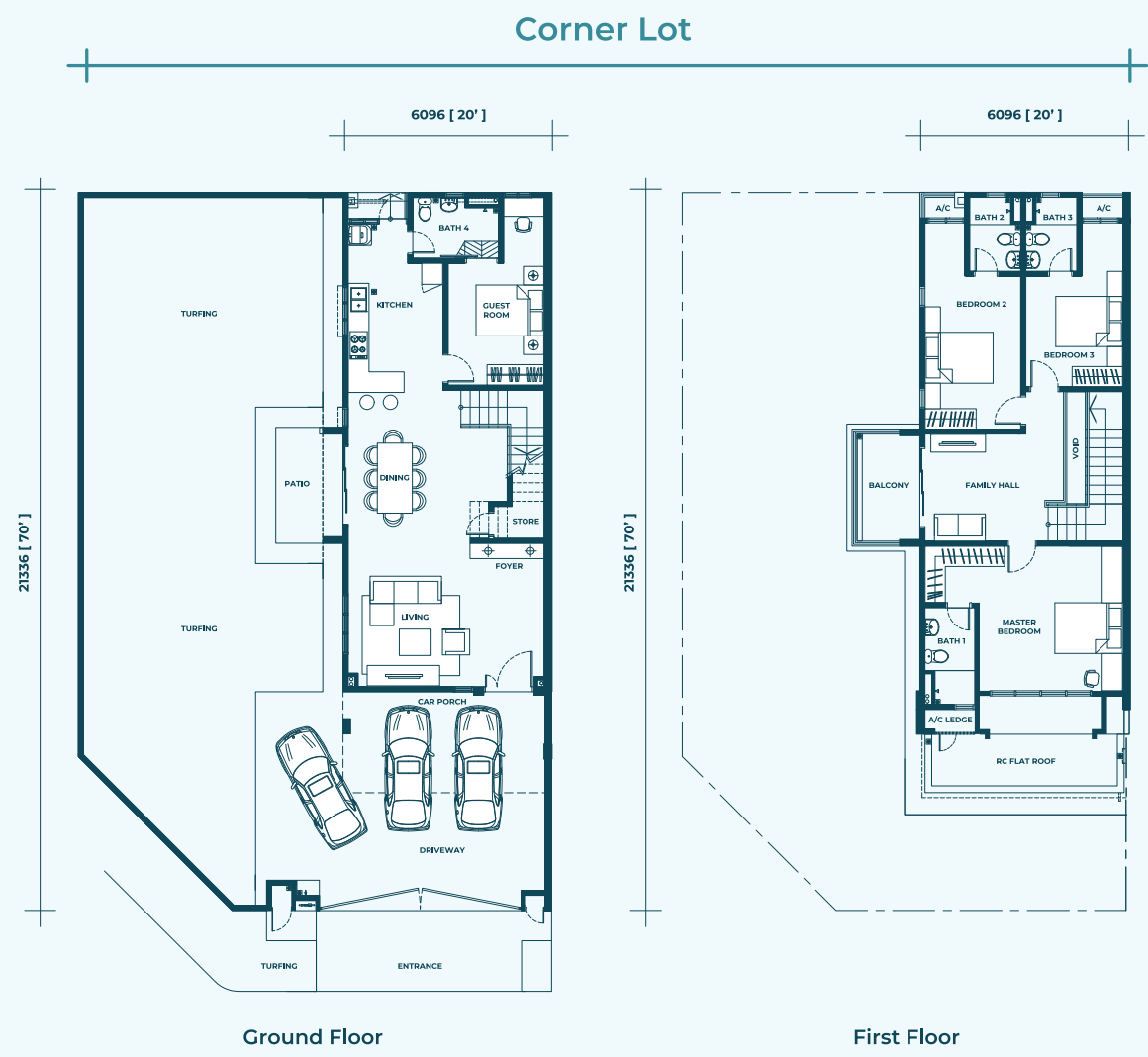


Floor Plan

Lot Size
20' X 70'

4
Bedrooms

4
Bathrooms



Artist's Impression Only

A Lifestyle
Designed for
Comfort

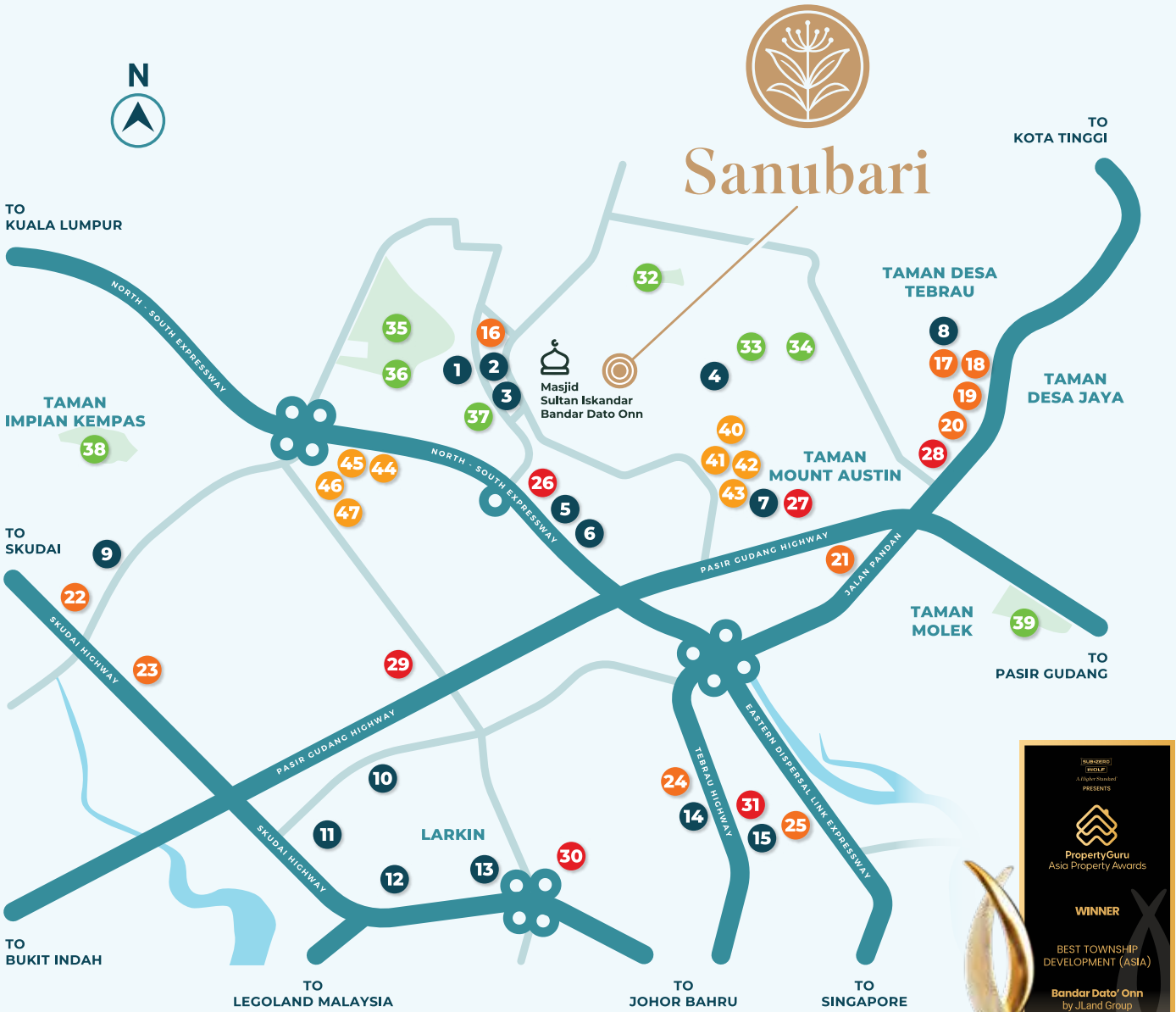
Every aspect of Sanubari is designed with intention, shaping a community where comfort and convenience exist alongside a welcoming neighbourhood spirit.

Specification

STRUCTURE		: Reinforced Concrete Framework	
WALL		: Brick : Reinforced Concrete	
ROOFING COVERING		: Reinforced Concrete Slab : Concrete Roof Tiles	
ROOF FRAMING		: Steel : Reinforced Concrete	
CEILING		: Cement Board : Plaster Ceiling : Skim Coat	
WINDOWS		: Aluminium Frame Window	
DOORS		: Flush Door : Sliding Door : Fixed Louvres Door	
IRONMONGERY		: Provided	
WALL FINISHES			
Kitchen		: Tiles / Cement Plaster	
Bath 1, 2, 3 & 4		: Tiles	
FLOOR FINISHES			
Ground Floor		First Floor	
Living, Dining, Guest Room, Store		Master Bedroom / Bedroom 2 & 3	
Kitchen		Family Hall, Staircase, Balcony	
Bath 4, Patio (Corner Lot & End Lot With Patio), End Lot With Land		(Corner Lot & End Lot With Patio), End Lot With Land	
Car Porch, Driveway		Bath 1, 2 & 3	
Other Areas		Other Areas	

Note : The vendor shall at its own cost and expense install or construct all of the items listed above in accordance with the description set out save for the item or items marked with an * which may be deleted if not applicable.

Where Life Connects



EDUCATION

1. SMK Bandar Dato Onn
2. Fairview International School
3. KPJ Healthcare College Johor Bahru
4. SK Taman Daya 3
5. Mount Safa International School
6. Sekolah Kebangsaan Bukit Mutiara
7. SK Taman Daya
8. SMK Taman Desa Tebrau
9. Southern University College
10. Institut Kemahiran MARA Johor Bahru
11. Johor State Education Department
12. Tun Fatimah School
13. Teachers Education Campus Temenggong Ibrahim
14. SK Taman Suria
15. City University Malaysia Johor Bahru Campus

RETAIL

16. AEON Mall Bandar Dato' Onn
17. Toppen Shopping Mall
18. IKEA Tebrau
19. AEON Mall Tebrau
20. Lotus's Desa Tebrau
21. NSK Trade City Pandan Johor Bahru
22. NSK Trade City - Skudai
23. Paradigm Mall Johor Bahru
24. Giant Southern City
25. The Mall, Mid Valley Southkey

HEALTHCARE

26. KPJ Bandar Dato' Onn Specialist Hospital
27. Specialist Maternity Clinic Tebrau
28. Sultan Ismail Hospital
29. Kempas Medical Centre
30. KPJ Puteri Specialist Hospital
31. Columbia Asia Hospital Tebrau

RECREATION

32. Adda Height
33. Austin Heights Golf & Hotel Resort
34. Austin Heights Water & Adventure Park
35. La Stella Water Theme Park
36. Starhill Golf & Country Club
37. Tebing @ Bandar Dato' Onn
38. Impian Emas Golf Club and Driving Range
39. Daiman 18 Golf Club

BANK

40. Public Bank
41. Maybank (Taman Daya)
42. Bank Simpanan Nasional - Taman Daya
43. CIMB Bank @ Taman Daya
44. Maybank Setia Tropika
45. AmBank Setia Tropika
46. Hong Leong Bank
47. RHB Bank Taman Setia Tropika

