




Sanubari

Life.
Beautifully
Balanced.



Sanubari's blend of nature
and technology, community
and personal space, fostering
wellbeing and purpose, all
woven into one harmonious
living experience.

Life here is beautifully balanced.



Sanubari



SCAN FOR AN EXCITING
3D DISCOVERY TOUR OF
BANDAR DATO'ONN
AND SANUBARI

Sanubari



It's a Saturday.

I wake up, greeted by
the tranquil vibes of
Sanubari.

With a simple voice
command, the curtains
gracefully sweep apart,
revealing lush green
surroundings.

My residence comes with solar panels and some cool tech stuff. We've got a smart entrance lock set, door and window sensors, motorised curtains, aircon IR emitter—all controlled through an app.

Yep, we're IoT-ready.

Oh, and every residence here has an EV charger point. I haven't ordered my charger yet, so I'll swing by the Club House to juice up my car.

Plus, Sanubari has loads to offer, not just the house.

Let's explore together.



Stepping out, the smart lock
secures my home.

My mobile app sends real-time
notifications, keeping me
connected to my house around
the clock.

I can keep an eye on things
from wherever I am. There's
even a panic button for KPJ
Bandar Dato' Onn Specialist
Hospital for emergencies.

It's the perfect blend of
technology, convenience
and comfort.



SCAN TO DOWNLOAD
OUR KITA APP—USEFUL
INFO & FEATURES!



Energised and ready for adventure, a leisurely stroll takes me to the Sanubari Club House.

This exclusive place is all about good vibes and togetherness, where bonds are made and friendships get their start.





Shall I join the laughter
in the sparkling pool?

...or tone my muscles in
the quiet of the gym?

...or get down to work at the
Club House's co-working space?



A woman with dark hair, wearing a bright yellow short-sleeved dress, is lying on her side in a lush field of tall green grass. She is smiling and looking towards the right. Her right hand is raised near her head, and her left hand is resting on her chest. The background is a dense field of grass with some small purple flowers.

Saturday afternoon. Cloudy skies.

Just perfect for a dose of fresh air.
I grab my laptop and find a spot
under the leafy canopy of Central
Park or in one of those adorable
pavilions close by.

Maybe a little siesta first.
Gotta recharge those batteries.



SCAN FOR A 3D
TOUR OF SANUBARI'S
THREE PARKS

With Wi-Fi, I've turned the outdoors into my own personal office space. You can't recreate the soothing sounds of rustling leaves and chirping birds at home, can you?

I feel secure and nested here.





Sanubari has three parks, all interconnected with safe and shady paths for walking and jogging and 7.7km of dedicated bicycle lanes.

My favourite is Central Park, the real gem of Sanubari. It has a play area, a serene garden for the elderly, a CrossFit station, cosy pavilions, and even a community farm.

It's a hit with everyone in my extended family, from the little ones to the grandparents.





I'm off to the community farm, where fresh produce is practically on my doorstep. They have rare herb species and cultural ethnobotanical plants, a great chance to teach our children about our heritage and sustainable living.

And you won't believe it—I just discovered they've planted nearly 900 trees to cool things down around here. Those shady spots cover a massive 17.6 acres, which is about 27% of all of Sanubari.

It makes jogging along meandering paths under shady trees a breeze.



Sanubari is smart and eco-friendly. Solar panels power my home and the entire neighbourhood with clean energy. I even have rainwater harvesting, which gives me free water for my car, garden and house while keeping the neighbourhood lush and green.

When it comes to safety, Sanubari's intelligent security systems have me covered 24/7.

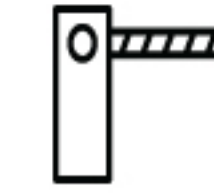
Sanubari Security



Guarded
24/7



Access Card
Security



Barrier Gate



Visitor
Management
System



Perimeter
Fencing CCTV



CCTV
Public Areas



24/7
Security Patrol

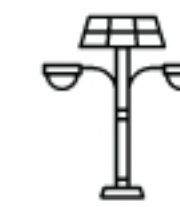
Sanubari Smart Neighbourhood



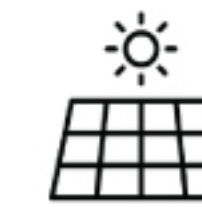
Wi-Fi Everywhere
(for subscribers)



Smart Pole-CCTV
& Panic Buttons



Solar
Street Lighting



Solar
Panels



Rainwater
Harvesting



Smart Waste
Management



Saturday evening.

The family and I make a beeline for the nearby Taman Wetland Bandar Dato' Onn. We stroll along the meandering pathways, soaking up the peaceful waters and savouring the simple joys of being side by side.

In this calm oasis, we tell stories, share laughs, and create memories that'll be cherished forever.





As the sun sets and the stars emerge, we walk over to Tebing, where the tantalising aromas from local hawkers, restaurants, and food trucks conspire to win us over.

The bazaar comes alive with energy, merchants proudly display their goods, and live music blends seamlessly with the cheerful chatter.


It's a feast for the senses!

The highly popular 'Best of Johor' food hub at Tebing, in our neighbourhood!



I feel that Sanubari is all about joyous homes, where wellness and sustainability take priority, and lush landscapes are part of the charm. It's the ideal place to raise a family or realise personal goals.





Sanubari, inspired by the Malay term for 'from the heart', is a beautiful balance of nature, tech, and a buzzing community.

This secured haven is pure serenity, and I'm grateful to call home.

Wishing you a good night, and may your dreams become true.

Sweet dreams!



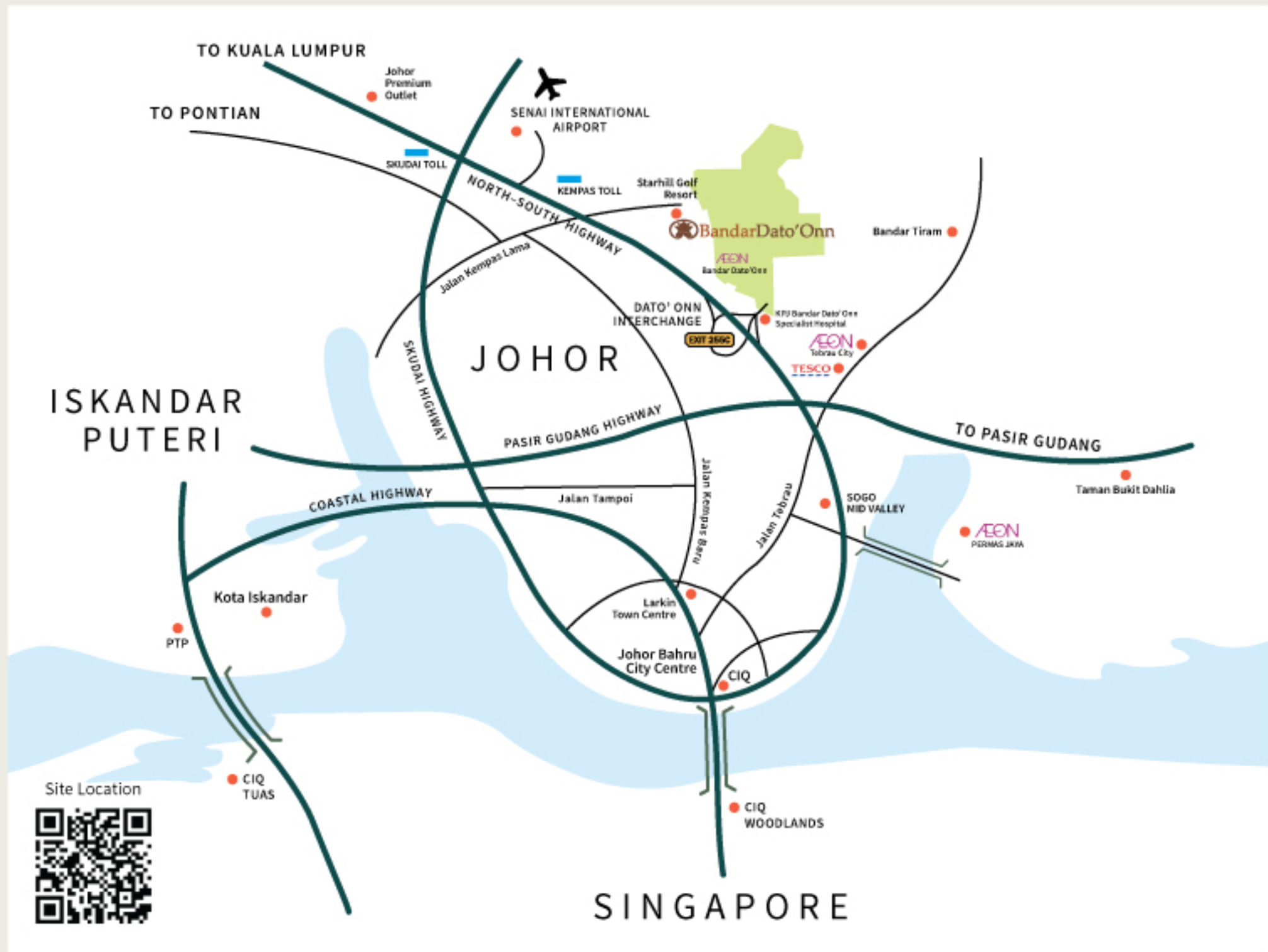
SANUBARI



LIVING IT UP!



CONVENIENTLY CONNECTED



SHOPPING MALLS

- 1.5 KM AEON MALL Bandar Dato' Onn
- 8 KM AEON MALL Tebrau
- 8 KM Lotus's Desa Tebrau
- 8.2 KM IKEA Tebrau
- 8.6 KM Toppan Shopping Mall
- 10.2 KM Mid Valley Southkey
- 25 KM Johor Premium Outlet

EDUCATION

- 2.2 KM Fairview International School
- 2.2 KM Bandar Dato' Onn Secondary School (under construction)
- 2.3 KM Malaysian College of Hospitality & Management

HEALTHCARE

- 2.8 KM KPJ Bandar Dato' Onn Specialist Hospital
- 5.5 KM Specialist Maternity Clinic Maternity
- 8.2 KM Kempas Medical Centre

RECREATIONAL & COMMERCIAL AREAS

- 4 KM Tebing
- 2.5 KM Vista Viewpoint

Bandar Dato' Onn, currently being upgraded as a wellness destination, is centrally situated, just 12 km from the Johor Bahru city centre, 10 km to the Senai International Airport, and 18 km from Kota Iskandar, the state's new administrative centre.

The dedicated Dato' Onn Interchange will provide quick and hassle-free access to the North-South Highway, taking you straight to the northern states and Singapore.

BANDAR DATO' ONN

A THRIVING INTEGRATED TOWNSHIP



LEGEND

- Residential
- Commercial
- Future Development
- 1 Sales Gallery
- 2 AEON Mall Bandar Dato' Onn
- 3 Fairview International School
- 4 Police Station
- 5 Sultan Iskandar Mosque
- 6 Malaysian College of Hospitality & Management
- 7 Tebing/Taman Wetland Bandar Dato' Onn
- 8 KPJ Bandar Dato' Onn Specialist Hospital
- 9 Arena Mutiara Johor Land

SANUBARI

LIFE. BEAUTIFULLY BALANCED.



Sanubari invites residents to savour its three connected parks, with Central Park as the crown jewel. It boasts a play area, an elderly garden, a CrossFit station, pavilions, and a community farm. These parks promote wellness and sustainability,

linked by safe, shaded pathways for strolls and jogs and 7.7km of dedicated bike lanes. As serene gardens embrace you, smart technology stands guard, providing you and your loved ones with round-the-clock safety and peace of mind.





JLAND

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.

A prestigious development by: connect with us:

 Bandar Dato' Onn

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All content, computer generated images, walkthroughs and render images used on this brochure are the artist's impression and are an indicative of the actual designs. The imagery used on the brochure may not represent actuals or may be indicative of style only.



SANUBARI

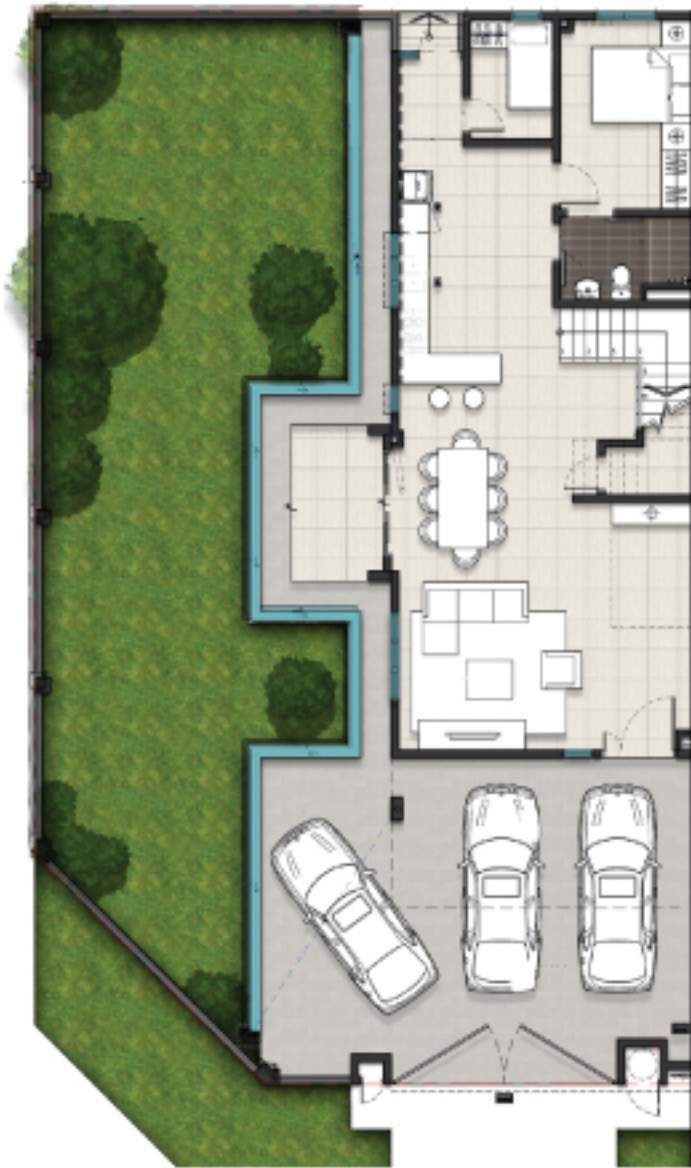


FLOOR PLANS



Sanubari 2

FREEHOLD



BE THE MASTER OF YOUR UNIVERSE

WELCOME TO FUTURE LIVING

Welcome to the future of living, where smart homes redefine the boundaries of comfort, convenience, safety, and connectivity.

Discover a blissful home that anticipates your needs, adjusts temperature and lighting to perfection, and simplifies daily life with voice-controlled automation.

Enjoy enhanced security and peace of mind with advanced surveillance and smart locks when you're away.

Seamlessly integrate your devices to create a connected ecosystem that simplifies and elevates your daily life, making every moment extraordinary.



Smart Entrance Lock Set



Smart Switches



Motorised Curtain Controller



IR Emitter for Air Conditioners



Door and Window Sensor



CCTV



Community Apps



EV Charger Point Ready



Smart Video Bell



Smart Remote Control Hub



Solar Panel



Rainwater harvesting provides you ease for your chores.

Sanubari places a strong emphasis on safety by installing CCTVs along its streets and pathways. It embraces sustainability by incorporating solar panels to support part of the energy needs for its landscape and street lighting.

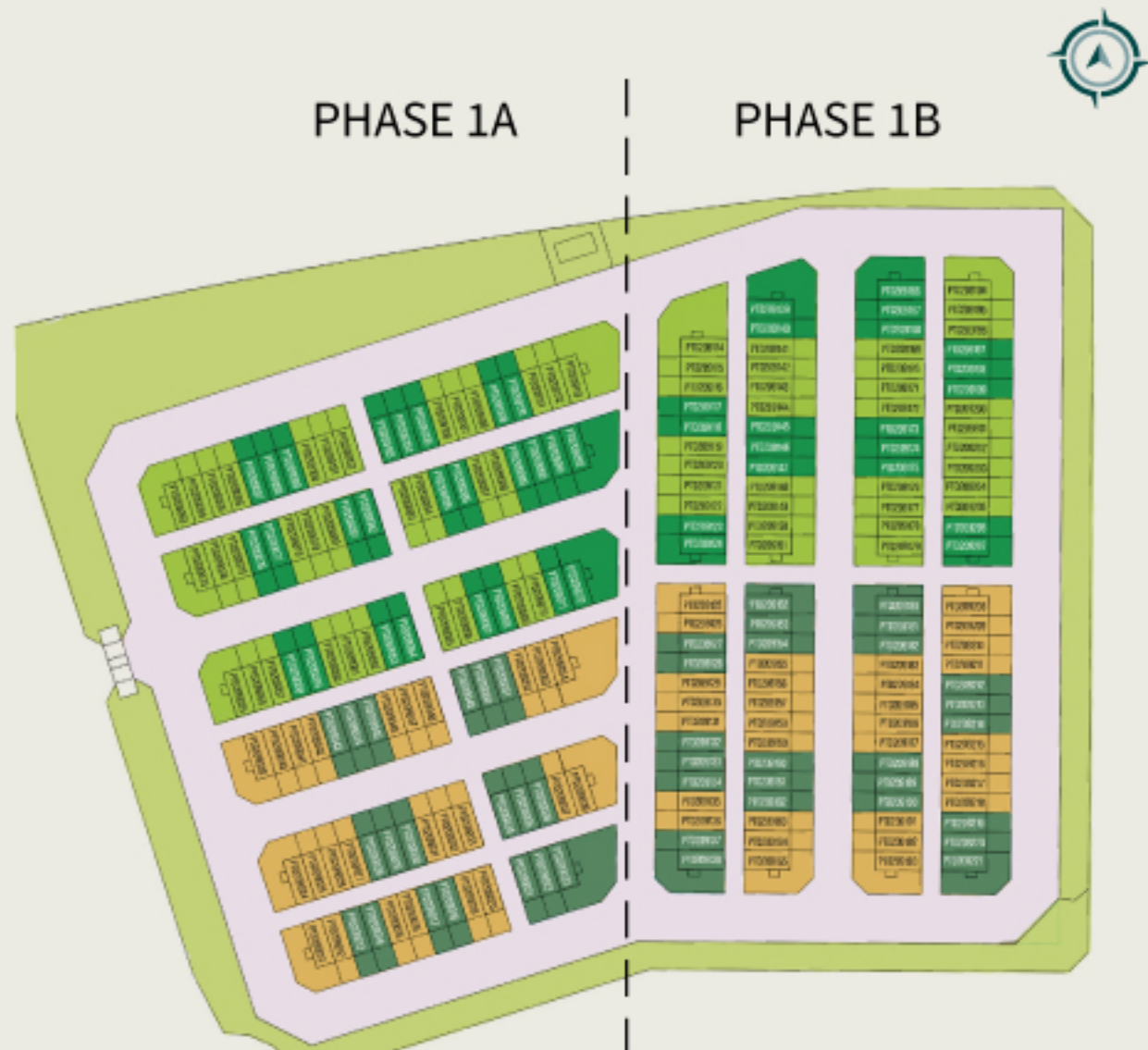
SANUBARI SMART LIVING IN NATURE'S GARDEN



Sanubari smart homes and neighbourhood are equipped with the latest IoT infrastructure for your convenience and safety.

The residences' modern design and clean lines typify Sanubari's elegant and caring environment—one you will love coming home to.

- 1** Sanubari Club House
- 2** Central Park
- 3** Linear Park
- A** Main Entrance Jalan Dato' Onn
- B** 2nd Entrance Jalan Adda 1



LEGEND

- Sanubari 1
- Sanubari 2
- Bumiputra Lot

PHASE 1A

Sanubari 1 — 59 units
Sanubari 2 — 44 units

PHASE 1B

Sanubari 1 — 52 units
Sanubari 2 — 56 units

Sanubari 1

20' x 70'

BUILT UP AREA

Intermediate Lot

190 sqm / 2,052 sq ft

4+1 Bedrooms 4 Bathrooms



CORNER UNIT

A2

INTERMEDIATE UNIT

A

GROUND FLOOR



CORNER UNIT

A2

INTERMEDIATE UNIT

A

FIRST FLOOR



SCAN TO VIEW
AR 3D MODEL

No. Lesen Pemaju: 8918/10-2028/1240(R); Tempoh Sah: 17/10/2023 sehingga 16/10/2028. No Permit Iklan & Jualan: 8918-56/09-2025/1046(N)-(L); Tempoh Sah 19/09/2023 - 18/09/2025; Pegangan Tanah: Hakmilik kekal. Bebanan Tanah: Tiada. Pihak Berkuasa Yang Meluluskan: Majlis Bandaraya Johor Bahru; No. Pelan Bangunan: MJB/B/U/2023/14/BGN/4/RP; Jenis Rumah 1 : Rumah Teres 2 Tingkat Jenis A, Saiz Tanah: 20'x70', Luas Binaan:2,052kp, Jumlah: 59 unit, Harga Min: RM 1,100,977.00 - RM 1,485,647.00; Jenis Rumah 2 : Rumah Teres 2 Tingkat Jenis B, Saiz Tanah: 20'x70', Luas Binaan:2,112kp, Jumlah: 44 unit, Harga Min: RM 1,148,277.00 - RM 1,578,707.00; Diskaun 15% untuk Bumiputera; Tarikh dijangka siap: Julai 2025. Pemaju : JOHOR LAND BERHAD ; Alamat Pemaju : Kompleks Mutiara Johor Land, Jalan Bukit Mutiara, Bandar Dato' Onn 81100, Johor Bahru. ; No Tel :07-287 3333, Sekatan Kepentingan: Tanah yang terkandung di dalam hakmilik ini tidak boleh dijual atau dipindahmilik dengan apacara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

Sanubari 2

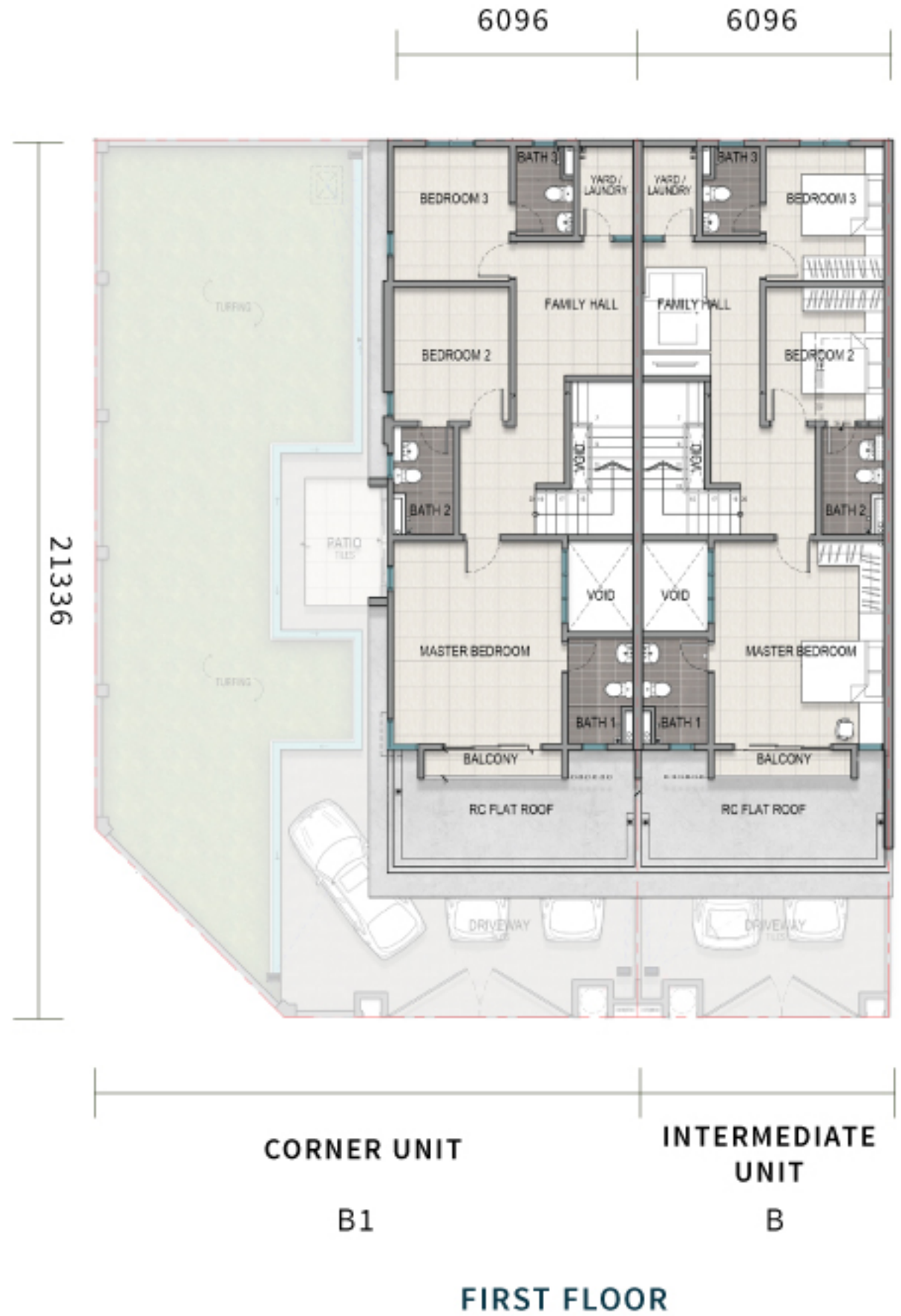
20' x 70'

BUILT UP AREA

Intermediate Lot

196 sq m / 2,112 sq ft

4+1 Bedrooms 4 Bathrooms



A prestigious development by: connect with us



SPECIFICATIONS

SANUBARI 1

SANUBARI 2

STRUCTURE	Reinforced Concrete Framework				Reinforced Concrete Framework			
WALL	Brickwall / Reinforced Concrete Wall				Brickwall / Reinforced Concrete Wall			
ROOF COVERING	Reinforced Concrete Slab / Concrete Roof Tiles				Reinforced Concrete Slab / Concrete Roof Tiles			
ROOF FRAMING	Light Weight Metal Trusses / R.C Flat Roof				Light Weight Metal Trusses / R.C Flat Roof			
CEILING	Asbestos Free Cement Board Plaster Ceiling and Paint Skim Coat and Paint				Asbestos Free Cement Board Plaster Ceiling and Paint Skim Coat and Paint			
WINDOWS	Aluminium Frame Window Grille Window				Aluminium Frame Window			
DOORS	Flush Door / Sliding Door / Fixed Louvers Door / Grille Door				Flush Door / Sliding Door / Fixed Louvers Door			
IRONMONGERY	Provided				Provided			
WALL FINISHES	Wet Kitchen – Full height tiles to ceiling height Bath 1/2/3 & 4 – Full height tiles to ceiling height				Wet Kitchen – Full height tiles to ceiling height Bath 1/2/3 & 4 – Full height tiles to ceiling height			
FLOOR FINISHES	Ground Floor Living / Dining / Guest Room Store :Tiles Maid's Room / Kitchen / Yard Tiles :Tiles Bath 4 / Patio Car Porch / Driveway :Tiles Other Areas :Cement Render First Floor Master Bedroom / Bedroom 2 & 3 :Tiles Family Hall / Staircase / Yard :Tiles Laundry / Bath 1, 2, 3 & 4 :Tiles Other Areas :Cement Render				Ground Floor Living / Dining / Guest Room Store :Tiles Maid's Room / Kitchen / Yard Tiles :Tiles Bath 4 / Patio Car Porch / Driveway :Tiles Other Areas :Cement Render First Floor Master Bedroom / Bedroom 2 & 3 :Tiles Family Hall / Staircase / Yard :Tiles Laundry / Bath 1, 2, 3 & 4 :Tiles Other Areas :Cement Render			
SANITARY AND PLUMBING FITTINGS	Kitchen Sink	1 no.			Kitchen Sink	1 no.		
	Wash Hand Basin	4 nos.			Wash Hand Basin	4 nos.		
	Toilet Paper Holder	4 nos.			Toilet Paper Holder	4 nos.		
	Shower	4 nos.			Shower	4 nos.		
	Water Closet	4 nos.			Water Closet	4 nos.		
TELEPHONE & ELECTRICAL INSTALLATION	Intermediate Lot		Corner / End Lot		Intermediate Lot		Corner / End Lot	
	GF	1ST	GF	1ST	GF	1ST	GF	1ST
Light Point	16	14	17	14	17	13	18	13
Power Point (13A)	10	11	10	11	10	8	10	8
TV Point	1	1	1	1	1	1	1	1
Ceiling Fan Point	2	4	2	4	3	4	3	4
Aircond Point	2	4	2	4	2	4	2	4
Water Heater Point	1	3	1	3	1	3	1	3
Autogate Point	1	-	1	-	1	-	1	-
Gate Lightnight Point	2	-	2	-	2	-	2	-
Door Bell Point	1	-	1	-	1	-	1	-
Telephone Point	1	1	1	1	1	1	1	1
Network Point	1	1	1	1	1	1	1	1
INTERNAL TELECOMMUNICATION TRUNKING & CABLING	Provided				Provided			
FENCING	Provided				Provided			
TURFING	Provided				Provided			

Note: The Developer 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.



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with us



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Sales Gallery: 2 Jalan Perjiranan 2/1, Perjiranan 2, Bandar Dato' Onn, 81100 Johor Bahru

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