



Marlborough College
Malaysia

Ascent Park III

Johor Bahru
City Centre

Ascent Park II

Ascent Hub
Series

5 Acres
Townpark

Ascent Homes
Series

Raffles American
School

To Bukit Indah

To Tuas Checkpoint

Elevate Your Lifestyle with
Luxury and Nature in Harmony



ASCENT PARK
Embracing Nature



The Foundations of Elevated Living.

Discover the Four Pillars that define Ascent Park's unique identity, where thoughtful design and harmonious living come together to create an exceptional lifestyle.



Connectivity

Seamlessly linked to major hubs in Johor Bahru and Singapore.



Over 10% Green Coverage

A township planned with expansive green landscapes, ensuring a refreshing environment every day.



Sustainable Community Living

Eco-conscious infrastructure and shared green spaces that bring people together.



GreenRE Certified Development

Recognized for eco-friendly building standards that promote energy efficiency and sustainability.

The 5-Acre Green Landmark at Ascent Park

A Green Oasis Inspired by the Gardens of London



Multipurpose lawns
for relaxation and activities.



Picturesque flower gardens
and shaded walkways.



Iconic statues, water features,
and community gathering areas.





The Masterplan

- Ascent Homes I (Double Storey Terrace House 25' x 60')
- Ascent Homes II (Double Storey Terrace House 25' x 60')
- Ascent Homes III (Double Storey Terrace House 25' x 70')
- Ascent Vista I (Three Storey Terrace House 25' x 60')
- Ascent Vista II (Three Storey Terrace House 25' x 70')
- Ascent Hub I (Double Storey Shop Offices 24' x 80')
- Ascent Hub II (Double Storey Shop Offices 24' x 70')
- Ascent Hub III (Double Storey Shop Offices 24' x 80')

Marlborough College Malaysia

Raffles American School



Ascent Homes I

2-Storey
Terrace House

25' x 60' | 2,282 sqft

4  3 



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Ascent Homes II

2-Storey
Terrace House

25' x 60' | 2,315 sqft

4  4 



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Ascent Homes III

2-Storey
Terrace House

25' x 70' | 2,761 sqft

4  4 



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Ascent Vista I & II

3-Storey
Terrace House

25' x 60' | 2,761 sqft

25' x 70' | 3,141 sqft

4  4 



LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

The Specifications

ASCENT HOMES I

Structure	: Reinforced Concrete Framework		
Wall	: Brick Wall		
Roofing Covering	: Roof Tiles / R.C. Flat Roof		
Roof Framing	: Lightweight Truss		
Ceiling	: Asbestos Free Ceiling Board / Plaster Ceiling Board / Skim Coat		
Windows	: Aluminium Frame Glass		
Doors	: Timber / Flush / Aluminium Frame Glass		
Ironmongery	: Selected Lockset		
Wall Finishes	: Bath 1 Bath 2 & 3 Kitchen	Porcelain Tiles Porcelain Tiles Porcelain Tiles	
Floor Finishes	: <u>Ground Floor</u> Living / Dining / Kitchen Store Bedroom 4 Bath 3 Car Porch / Yard / Apron / Patio Bin Center Other areas	Porcelain Tiles Ceramic Tiles Porcelain Tiles Porcelain Tiles Porcelain Tiles Ceramic Tiles Cement Render	
	<u>First Floor</u> Bedroom 1 / Bedroom 2 & 3 Staircase Family Area Bath 1 / Bath 2	Timber Flooring Timber Flooring Timber Flooring Porcelain Tiles	
Sanitary and Plumbing Fittings	: Water Closet Wash Basin Shower Rose Kitchen Sink	3 nos. 4 nos. 3 nos. 1 no.	
Electrical Installation	: Lighting Point Power Point (13A) Fan Point Air-Con Point Heater Point Doorbell Point TV Point Data Point Fibre Wall Socket Autogate Point	27 27 6 6 3 1 3 3 1 1	26 27 6 6 3 1 3 3 1 1 lot
* Fencing	: 1500mm Brick Wall and Ms. Grill		
* Turfing	: Cow grass		

ASCENT HOMES II

Structure	: Reinforced Concrete Framework		
Wall	: Brick Wall		
Roofing Covering	: Roof tiles / Reinforced Concrete Flat Roof		
Roof Framing	: Metal Roof Truss		
Ceiling	: Asbestos Free Ceiling Board / Plaster Ceiling Board / Skim Coat		
Windows	: Aluminium Frame Flass Window		
Doors	: Timber Door, Flush Door, Aluminium Frame Glass Door		
Ironmongery	: Selected Lockset		
Wall Finishes	: Master Bath, Bath 2 - 4 Kitchen	Porcelain Tiles Porcelain Tiles	
Floor Finishes	: <u>Ground Floor</u> Living, Dining, Kitchen, Yard Bedroom 4 Bath 4 Store Car Porch, Apron Terrace (end lot with land & odd end lot with land and corner lot only) Refuse Chamber Other Areas	Porcelain Tiles Porcelain Tiles Porcelain Tiles Ceramic Tiles Porcelain Tiles Porcelain Tiles Ceramic Tiles Cement Render	
	<u>First Floor</u> Master Bedroom, Bedroom 2 & 3 Master Bath, Bath 2 & 3 Family Area Staircase	SPC Flooring Porcelain Tiles SPC Flooring SPC Flooring	
Sanitary and Plumbing Fittings	: Water Closet Wash Basin Shower Rose Kitchen Sink	4 nos. 5 nos. 4 nos. 1 no.	
Electrical Installation	: Lighting Point Power Point (13A) Ceiling Fan Point Air Conditioner Point Water Heater Point TV Point Autogate Point Door Bell Point Data Point	26 21 6 6 4 3 1 1 2	26 21 6 6 4 3 1 1 2
Internal Telecommunica Trunking and Cabling	: Fibre Wall Socket	1	1
* Fencing	: Brick Wall Fencing		
* Turfing	: Cow Grass		

ASCENT HOMES III

Structure	: Reinforced Concrete Framework		
Wall	: Brick Wall		
Roofing Covering	: Roof tiles / Reinforced Concrete Flat Roof		
Roof Framing	: Metal Roof Truss		
Ceiling	: Asbestos Free Ceiling Board / Plaster Ceiling Board / Skim Coat		
Windows	: Aluminium Frame Flass Window		
Doors	: Timber Door, Flush Door, Aluminium Frame Glass Door		
Ironmongery	: Selected Lockset		
Wall Finishes	: Master Bath, Bath 2 - 4 Kitchen	Porcelain Tiles Porcelain Tiles	
Floor Finishes	: <u>Ground Floor</u> Living, Dining, Kitchen, Yard Bedroom 4 Bath 4 Store Car Porch, Apron Terrace (end lot with land & odd end lot with land and corner lot only) Refuse Chamber Other Areas	Porcelain Tiles Porcelain Tiles Porcelain Tiles Ceramic Tiles Porcelain Tiles Porcelain Tiles Ceramic Tiles Cement Render	
	<u>First Floor</u> Master Bedroom, Walk In Wardrobe, Bedroom 2 & 3 Master Bath, Bath 2 & 3 Family Area Staircase	SPC Flooring Porcelain Tiles SPC Flooring SPC Flooring	
Sanitary and Plumbing Fittings	: Water Closet Wash Basin Shower Rose Kitchen Sink	4 nos. 5 nos. 4 nos. 1 no.	
Electrical Installation	: Lighting Point Power Point (13A) Ceiling Fan Point Air Conditioner Point Water Heater Point TV Point Autogate Point Door Bell Point Data Point	26 21 6 6 4 3 1 1 2	26 21 6 6 4 3 1 1 2
Internal Telecommunica Trunking and Cabling	: Fibre Wall Socket	1	1
* Fencing	: Brick Wall Fencing		
* Turfing	: Cow Grass		

ASCENT VISTA I & II

Structure	: Reinforced Concrete Framework		
Wall	: Brick Wall		
Roofing Covering	: Roof tiles / Reinforced Concrete Flat Roof		
Roof Framing	: Metal Roof Truss		
Ceiling	: Asbestos Free Ceiling Board / Plaster Ceiling Board / Skim Coat		
Windows	: Aluminium Frame Flass Window		
Doors	: Timber Door, Flush Door, Aluminium Frame Glass Door		
Ironmongery	: Selected Lockset		
Wall Finishes	: Powder Room Master Bath, Bath 2 - 4 Kitchen	Porcelain Tiles Porcelain Tiles Porcelain Tiles	
Floor Finishes	: <u>Ground Floor</u> Foyer, Living 1 Powder Room Entrance, Car Porch Refuse Chamber	Porcelain Tiles Porcelain Tiles Porcelain Tiles Ceramic Tiles	
	<u>First Floor</u> Living 2, Balcony, Dining, Kitchen Bedroom 4 Bath 4 Staircase Terrace (end lot with land & odd end lot with land and corner lot only) Yard, Apron Other Areas	Porcelain Tiles Porcelain Tiles Porcelain Tiles SPC Flooring Porcelain Tiles Porcelain Tiles Cement Render	
	<u>Second Floor</u> Master Bedroom, Bedroom 2 & 3 Master Bath, Bath 2 & 3 Passage	SPC Flooring Porcelain Tiles SPC Flooring	
Sanitary and Plumbing Fittings	: Water Closet Wash Basin Shower Rose Kitchen Sink	5 nos. 6 nos. 4 nos. 1 no.	
Electrical Installation	: Lighting Point Power Point (13A) Ceiling Fan Point Air Conditioner Point Water Heater Point TV Point Autogate Point Door Bell Point Data Point	31 22 7 6 4 3 1 1 2	31 22 7 6 4 3 1 1 2
Internal Telecommunica Trunking and Cabling	: Fibre Wall Socket	1	1
* Fencing	: Brick Wall Fencing		
* Turfing	: Cow Grass		

A Naturesque Paradise Awaits.

LINBAQ

FAR EAST NUSAJAYA SDN BHD (1524253-V)
Block B, EduCity Complex, Kota Ilmu, 2, Persiaran
Canselor 1, Educity, 79200 Iskandar Puteri, Johor.
Fax : +607 585 4334 Email: corporate@linbaq.com

+607 335 4433
WWW.LINBAQ.COM



RESIDENCE SARI HIJAU 1 @ Bandar Wawari | Pemaju: Far East Nusajaya Sdn Bhd (1524253-V) | Jenis Rumah: Rumah Teres | Nombor Lesen Pemaju: 30966/02-2030/0022(N) | Tempoh Sah: 12/02/2025-11/02/2030 | Nombor Permit Iklan & Jualan: 30966-1/02-2029/0118(N)-(S) Tempoh Sahlaku Permit: 11/02/2026-10/02/2029 | Pegangan Tanah: Hak Milik Kekal | Kelulusan Pihak Berkuasa Tempatan: Majlis Bandaraya Iskandar Puteri | Nombor Rujukan Pelan Bangunan: MBIP(UB)RP/9/16/2024(26) | Jangkaan Tarikh Siap: Jan 2029. | Jumlah Unit: Rumah Teres '2 Tingkat' 299 Unit Harga: RM1,155,000 (Min) – RM2,108,000 (Mak) dan Rumah Teres '3 Tingkat' 29 Unit Harga: RM1,540,000 (Min)-RM2,194,000 (Mak) Perincian Ukuran Keluasan Tanah: Rumah Teres '2 Tingkat' 139MP5 (Min)-328MP5(Mak) Dan Rumah Teres '3 Tingkat' 139MP5 (Min)-387MP5 (Mak) Perincian Ukuran Keluasan Binaan: Rumah Teres '2 Tingkat' 212.08MP5 (Min) – 259.09MP5 (Mak) Dan Rumah Teres '3 Tingkat' 256.54MP5 (Min)- 293.34MP5 (Mak) Bebanan Tanah: Maybank Berhad

RESIDENCE SARI HIJAU II @ Bandar Wawari | Pemaju: Far East Nusajaya Sdn Bhd (1524253-V) | Jenis Rumah: Rumah Teres | Nombor Lesen Pemaju: 30966/02-2030/0022(N) | Tempoh Sah: 12/02/2025-11/02/2030 | Nombor Permit Iklan & Jualan: 30966-2/02-2029/0124(N)-(S) Tempoh Sahlaku Permit: 12/02/2025-11/02/2030 | Pegangan Tanah: Hak Milik Kekal | Kelulusan Pihak Berkuasa Tempatan: Majlis Bandaraya Iskandar Puteri | Nombor Rujukan Pelan Bangunan: MBIP(UB)RP/9/16/2024(27) | Jangkaan Tarikh Siap: Jan 2029 | Jumlah Unit: Rumah Teres '2 Tingkat' Harga: RM1,122,000 (Min) – RM1,379,000 (Mak) Perincian Ukuran Keluasan Tanah: Rumah Teres '2 Tingkat' :139MP5 (Min)-259MP5(Mak) Perincian Ukuran Keluasan Binaan: Rumah Teres '2 Tingkat' 212.08MP5 (Min) – 220.21MP5 (Mak) Bebanan Tanah: AMBANK BERHAD

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

The development details and information contained herein are subject to changes and shall not constitute/be treated as an offer or representation by the Developer. While every reasonable care has been taken in the provision of the information contained herein, the Developer shall not be held responsible for any inaccuracy and/or changes as may be required by the authorities and/or by consultants. The development layout and/or plans are merely approximate measurements only and the visual presentation/images are merely an artist's impression only and in no way a representation by the Developer as to the final product. Terms and conditions apply.