

The logo for Riverhaus SERVICE APARTMENT. 'Riverhaus' is in a large, green, serif font. 'SERVICE APARTMENT' is in a smaller, blue, sans-serif font.

TOWER A, B & C

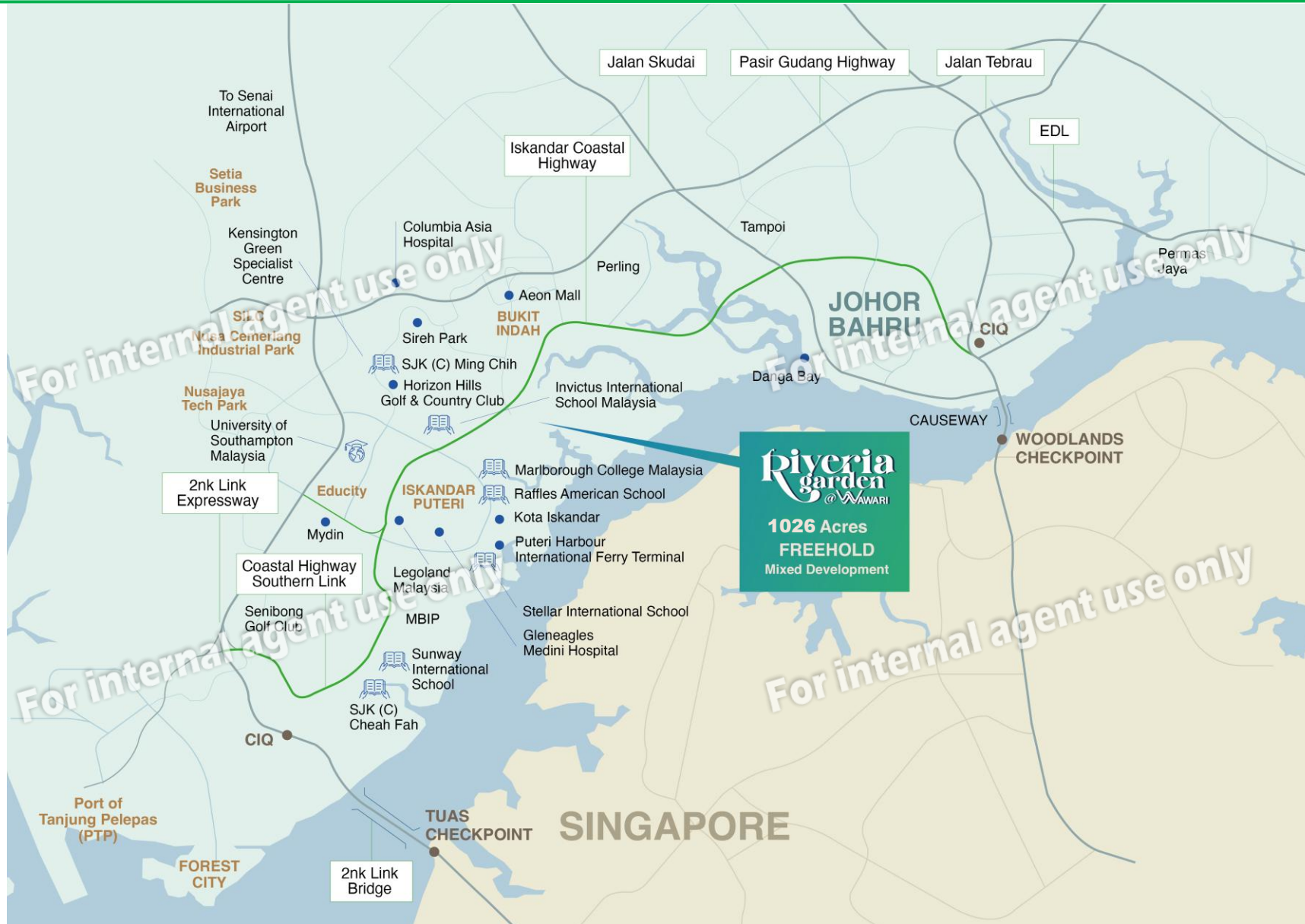
SALES KIT

FOR INTERNAL AGENT USE ONLY

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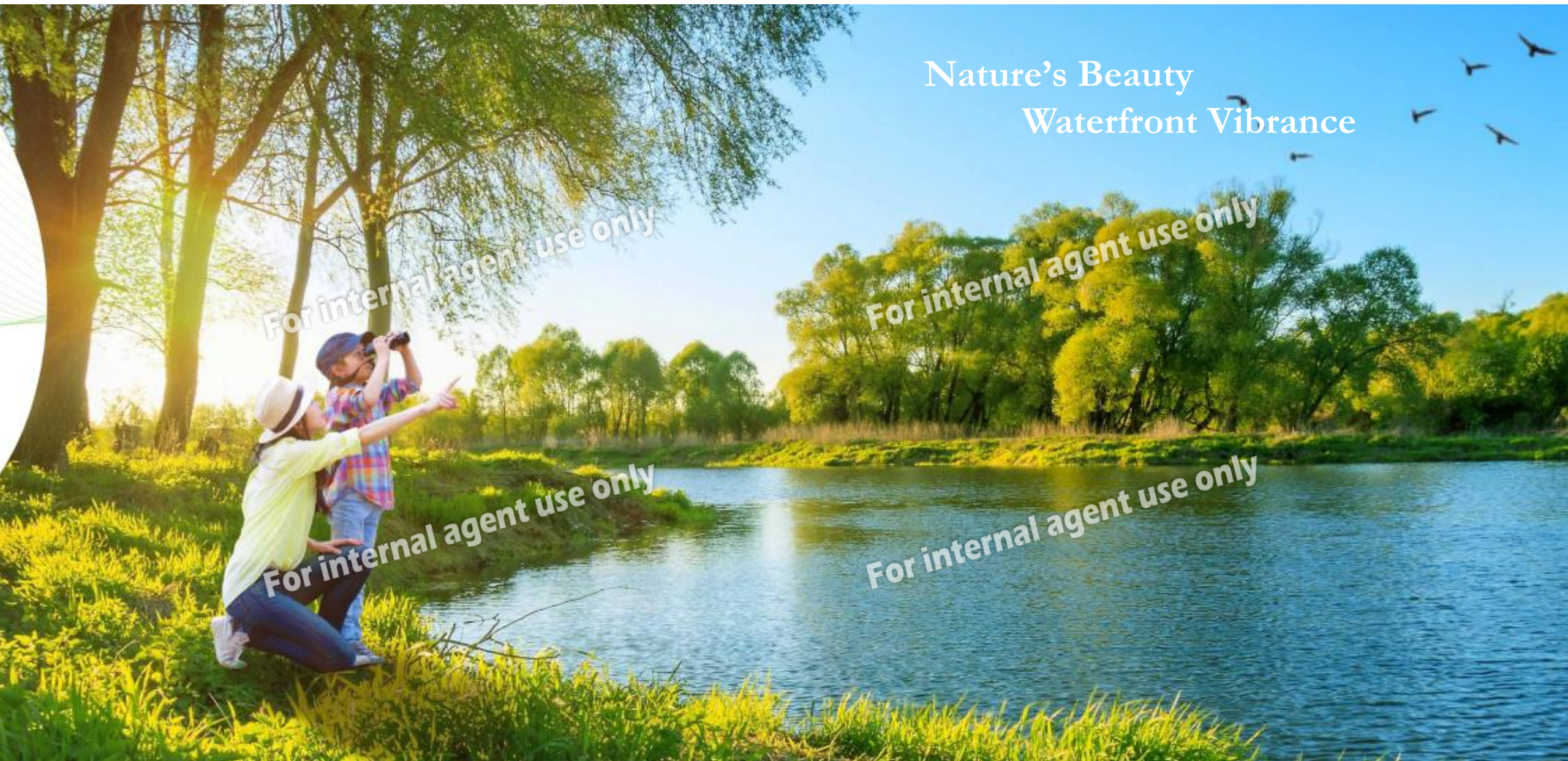
Nature's Beauty
Waterfront Vibrance

For internal agent use only

For internal agent use only

For internal agent use only

For internal agent use only



A Family's Sanctuary, Nestled in Nature, Rooted in Green

A peaceful retreat where lush greenery meets vibrant city life. A home designed for families to grow, connect, and thrive—surrounded by nature's embrace and urban comfort.

For internal agent use only

For internal agent use only

For internal agent use only



A Serene Life for Families, Wrapped in Nature's Embrace

Tranquil nest where families can grow, laugh,
and live fully in harmony with nature

For internal agent use only

For internal agent use only

For internal agent use only

For internal agent use only



Amenities located within a 5km radius

Connected Living Begins Here

Discover a home where everything you need — and more — is easy within reach. From daily essentials to world-class amenities, renowned schools, and education institutions, you're always minutes away from what matters most. Plus, with easy access to the North-South Expressway and Iskandar Coastal Highway, getting around is a breeze, allowing you to enjoy a lifestyle of ultimate convenience.

Education Institutions

Universities

- University of Southampton Malaysia
- University of Reading Malaysia
- Newcastle University Medicine Malaysia
- Raffles University
- Netherlands Maritime University College
- MDIS Educity

Private & International Schools

- Marlborough College Malaysia
- Raffles American School
- Invictus International School
- Sunway International School
- Stellar International School
- 100 Lambs International School

Primary Schools

- SJK (C) Ming Chih
- SJK (C) Poy Chai
- SJK (C) Cheah Fah
- SJK (C) Pei Hwa
- SJK(C) Kuo Kuang 2

Medical Centres

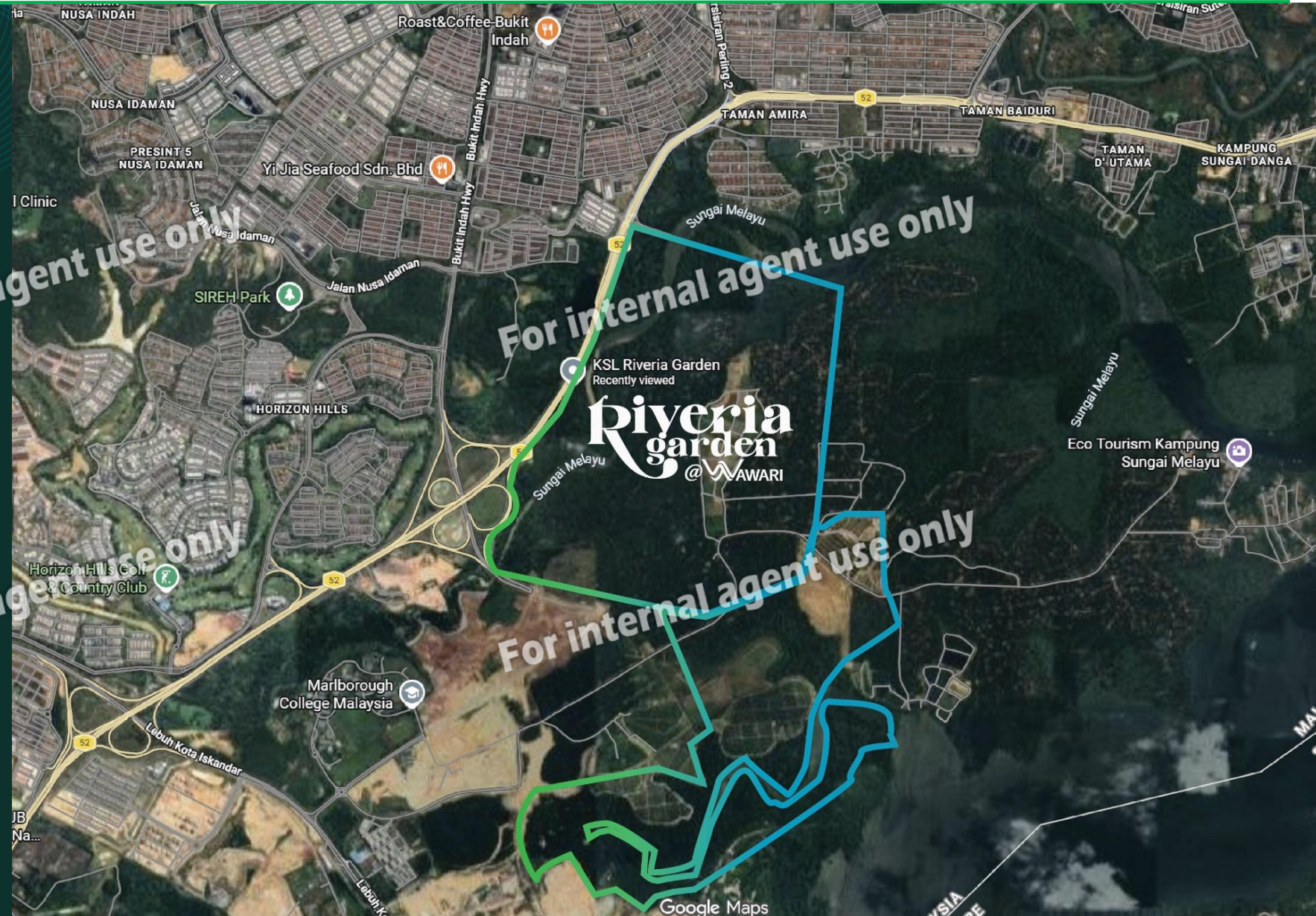
- Gleneagles Medini Hospital
- Columbia Asia Hospital
- Kensington Hospital Johor
- ECON Medicare Centre and Nursing Home

Recreation & Parks

- Horizon Hills Golf & Country Club
- Sembawang Golf Club
- Sunway Iskandar Puteri Harbour
- Sireh Park

Shopping Malls

- AEON Mall Bukit Indah
- Mall of Medini
- Sunway Big Box Retail Park
- Sutera Mall
- Eco Galleria
- Paradigm Mall









Close proximity to Chinese Primary Schools & Private Education Institutions





A Modern Destination for Wellness, Sports & Leisure

Luxurious lifestyle destination blending recreation, relaxation, fitness and community. Designed with elegance and function to serve both casual and serious players. A space to rejuvenate, connect, and celebrate everyday living.

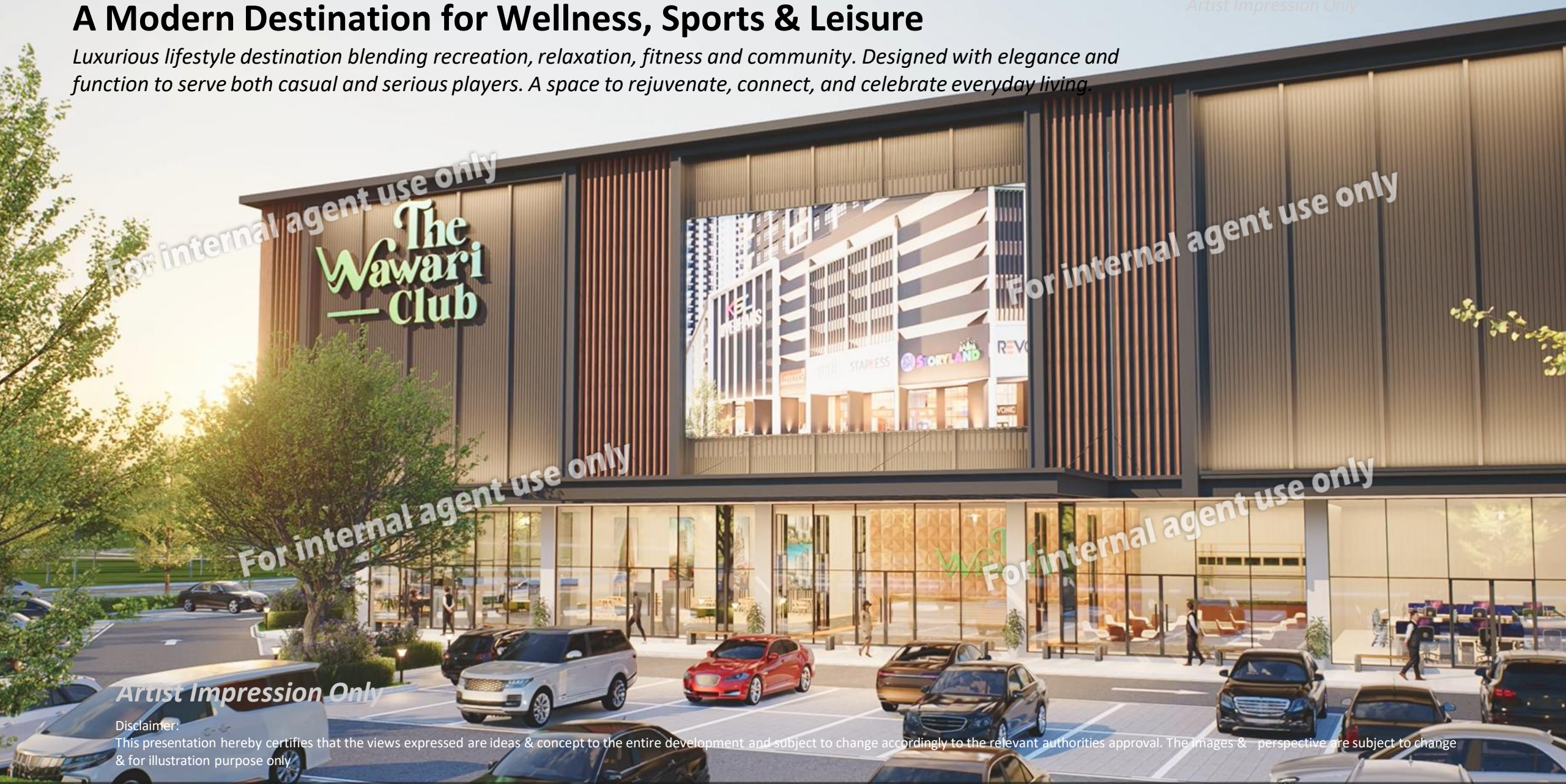


Impression Only

A Modern Destination for Wellness, Sports & Leisure

Luxurious lifestyle destination blending recreation, relaxation, fitness and community. Designed with elegance and function to serve both casual and serious players. A space to rejuvenate, connect, and celebrate everyday living.

Artist Impression Only



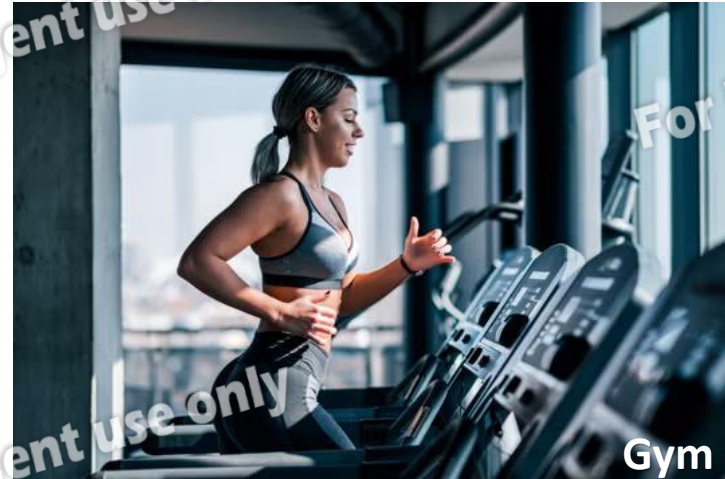
Artist Impression Only

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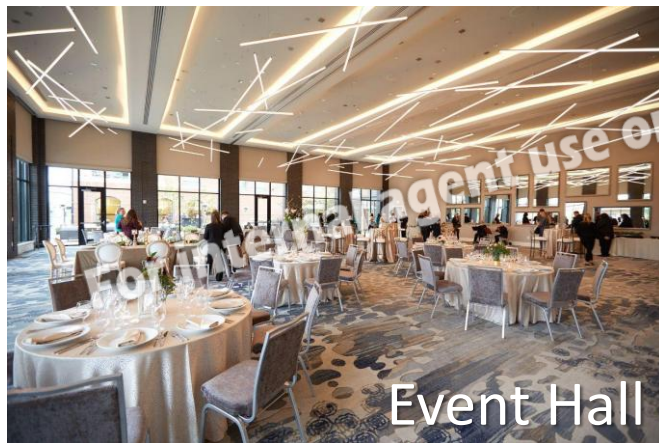
A Modern Destination for Wellness, Sports & Leisure

Luxurious lifestyle destination blending recreation, relaxation, fitness and community. Designed with elegance and function to serve both casual and serious players. A space to rejuvenate, connect, and celebrate everyday living.



A Modern Destination for Wellness, Sports & Leisure

Elevate the quality of lifestyle of the residents in the Riviera Garden community





The images & perspective are subject to change & for illustration purpose only.



Riverhaus SERVICE APARTMENT

is located in the prime area of Iskandar Puteri, Johor Bahru, offering an exceptional living experience that seamlessly combines modern luxury, convenient amenities, and natural beauty.

As a new landmark of riverside living, this iconic development redefines the meaning of home.

Artist Impression Only

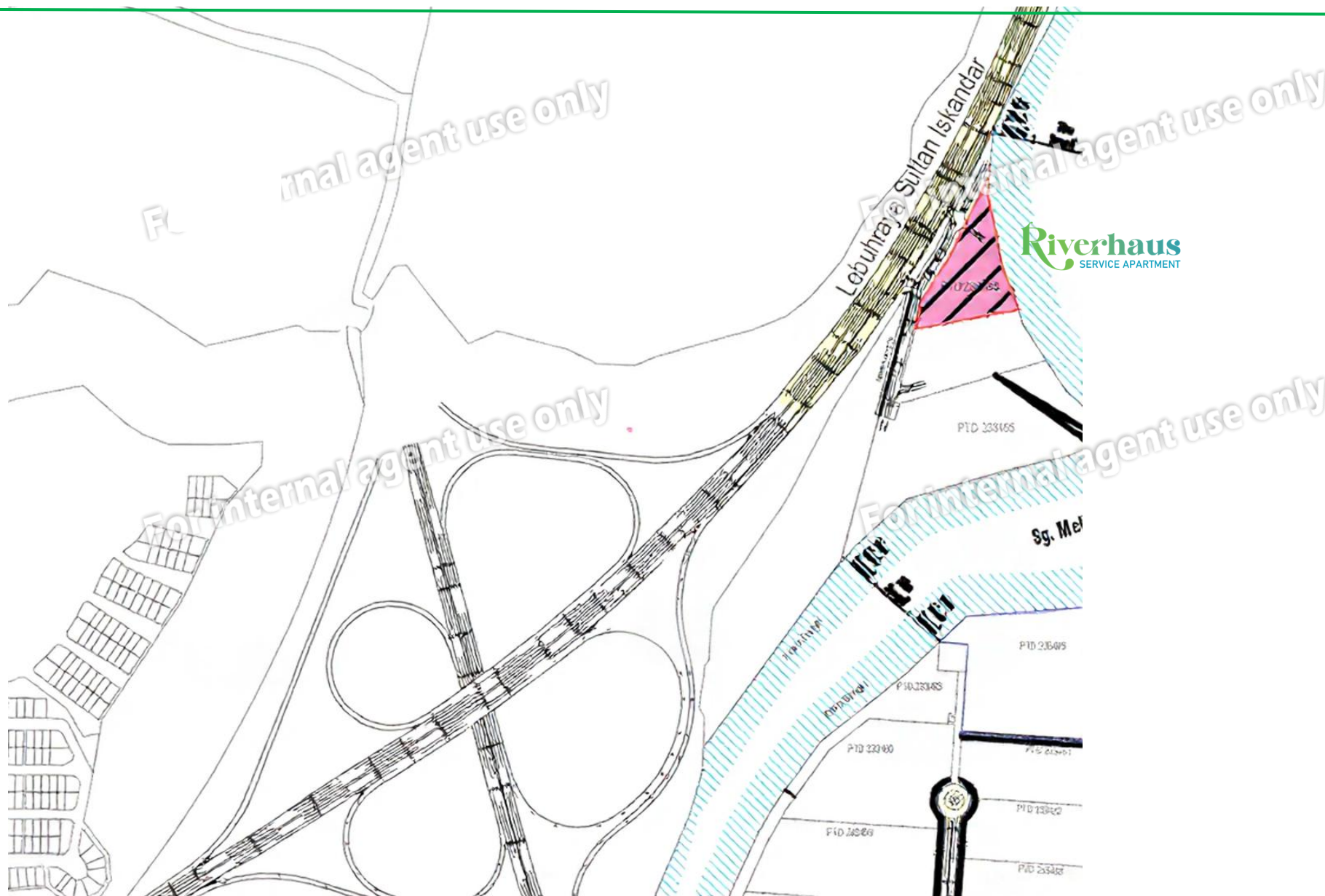
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Disclaimer:

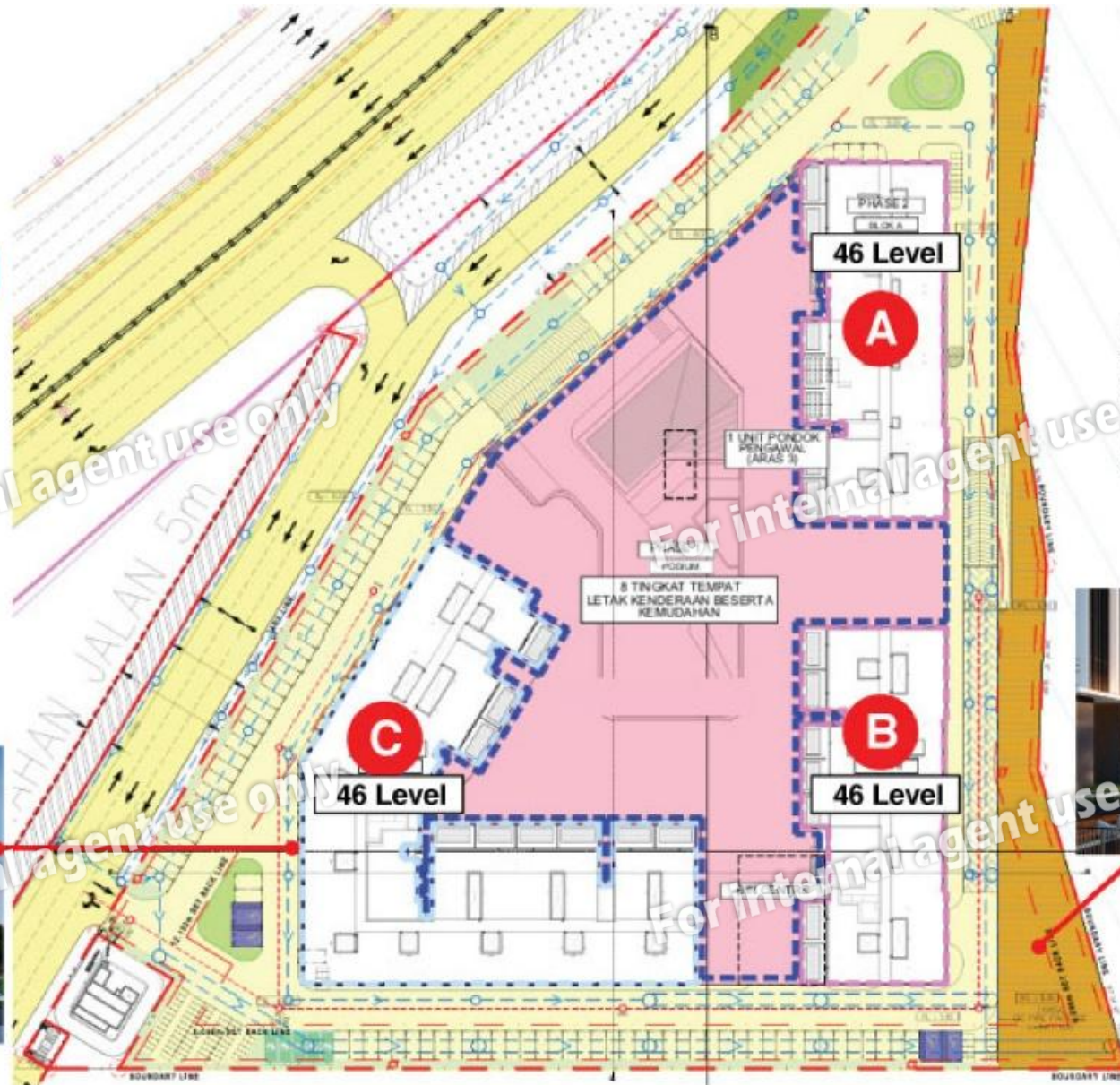
This presentation hereby certifies that the views expressed are ideas & concept to the entire development and subject to change accordingly to the relevant authorities approval. The images & perspective are subject to change & for illustration purpose only



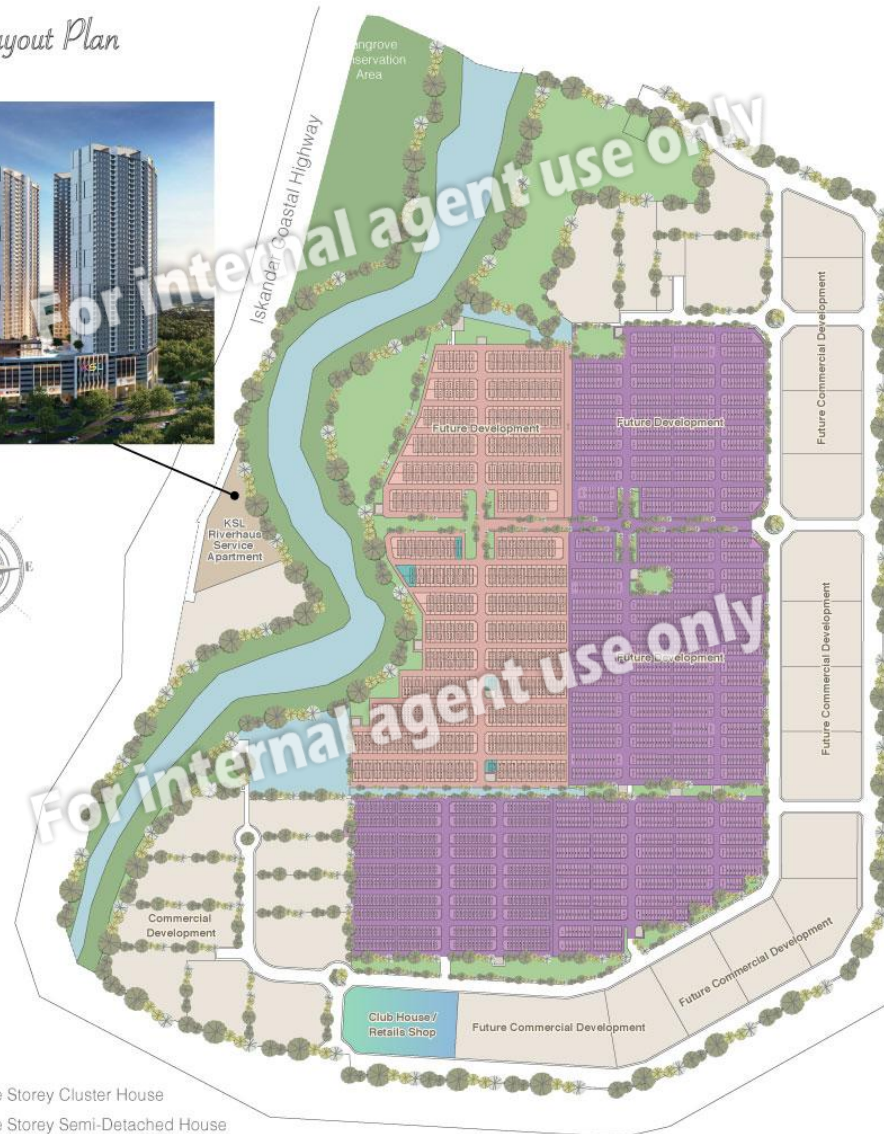
Riverhaus
SERVICE APARTMENT

Est. Land Size

5.7 acre



Site Layout Plan



Developer	Wawari Sdn. Bhd. (1566553-D)
Mukim	Pulai
District	Johor
Project Name	Riverhaus
Project Type	Service Apartment
Development Land Size	5.661 Acres
Land Tenure	Freehold
Title Type	Strata
Total Units	Service Apartment: Tower A: 511 Units Tower B: 511 Units Tower C: 1,138 Units Total: 2,160 Units Retail Shoplot: 30 Units



30 Units of retail shops at Level 1 & 2

Convenience right at your doorstep



Google Chrome

KSL Manager-Weeling
thx grace, let me ask

Riverhaus
SERVICE APARTMENT

Tower A

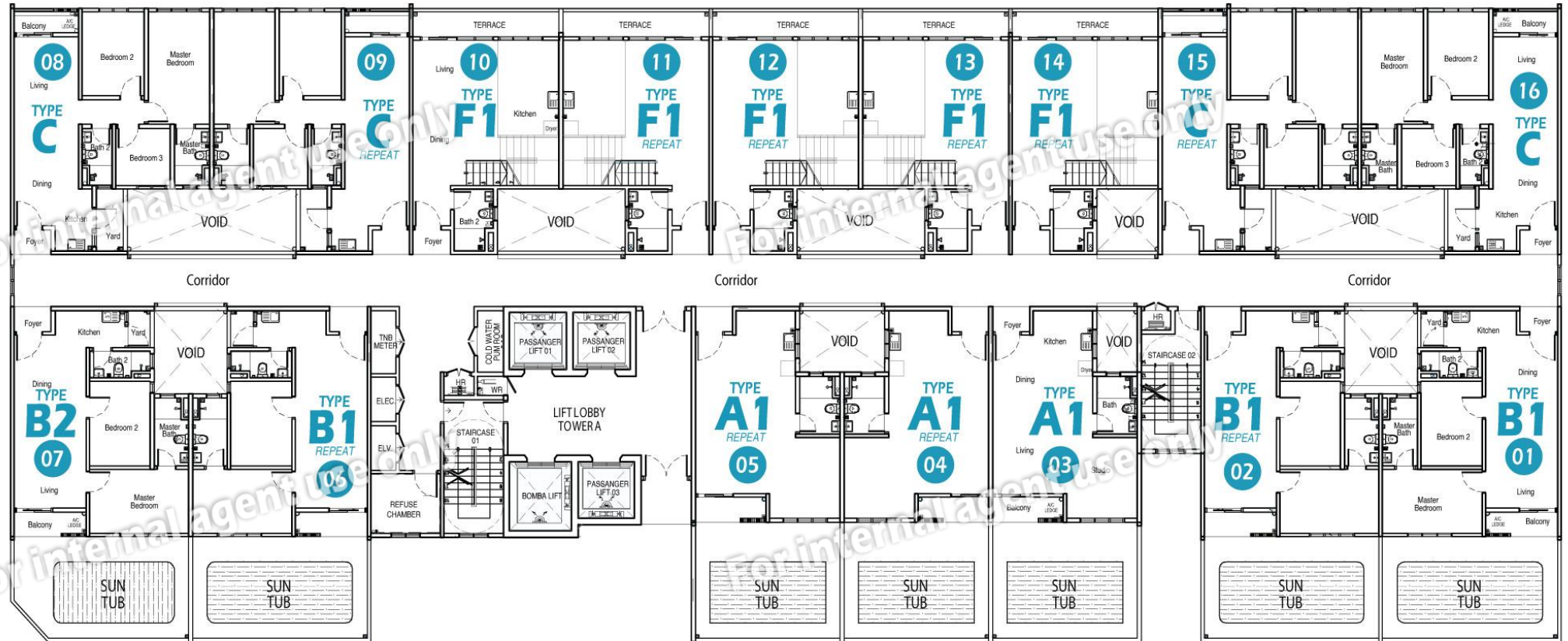


Tower A				
Type		Est. Build-Up (sq.ft)	%	Total
A	Studio 1B	501	21%	109
A1	Studio 1B + PES	813	0.6%	3
B	2R2B	649	29%	148
B1	2R2B + PES	996	0.6%	3
B2	2R2B + PES	969	0.2%	1
C	3R2B	749	29.7%	152
F	Loft 2R2B	809	17.6%	90
F1	Loft 2R2B + PES	844	1.0%	5
Total Units				511

Tower A

Level 9

River View
North-east

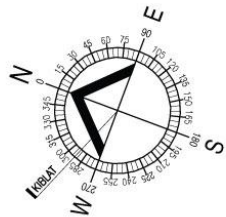


City & Pool View
South-west

Tower A

Level

10,12,14,16,18,20
22,24,26,28,30,32
36,38,40,42,44

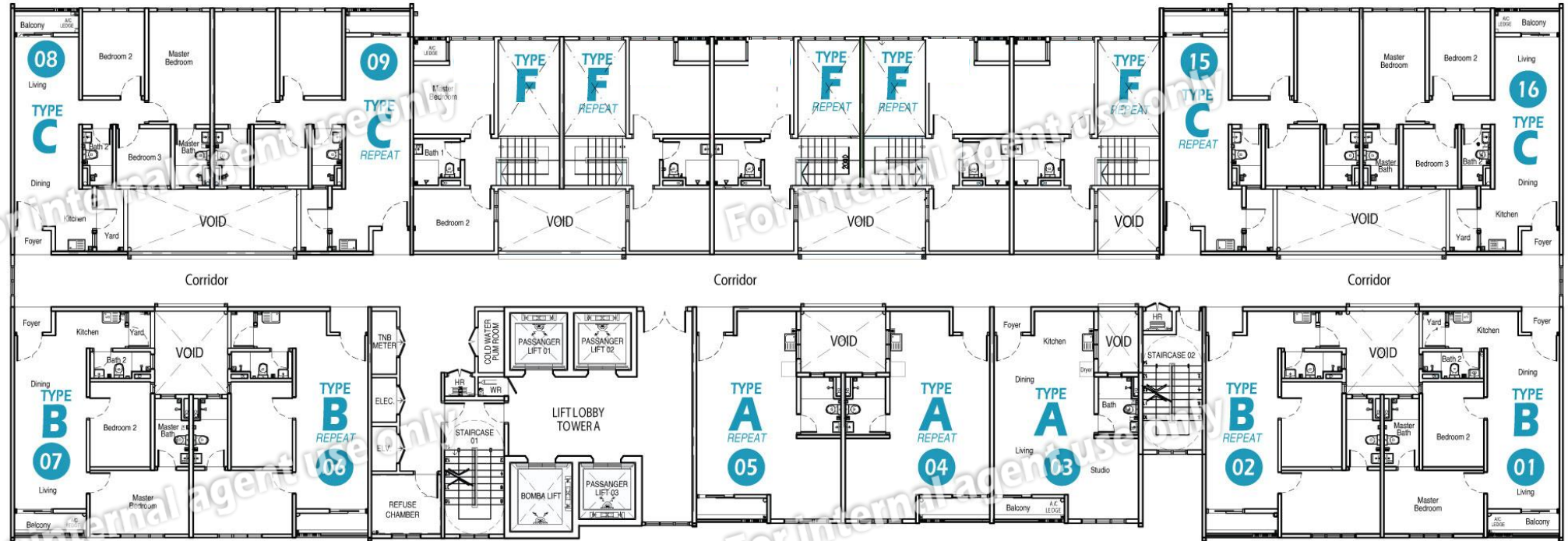


A

B

C

River View
North-east

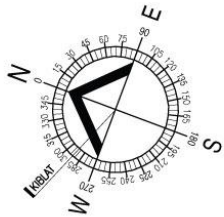


City & Pool View
South-west

Tower A

Level

11,13,15,17,18,21
23,25,29,31,33,35
37,39,41,43,45

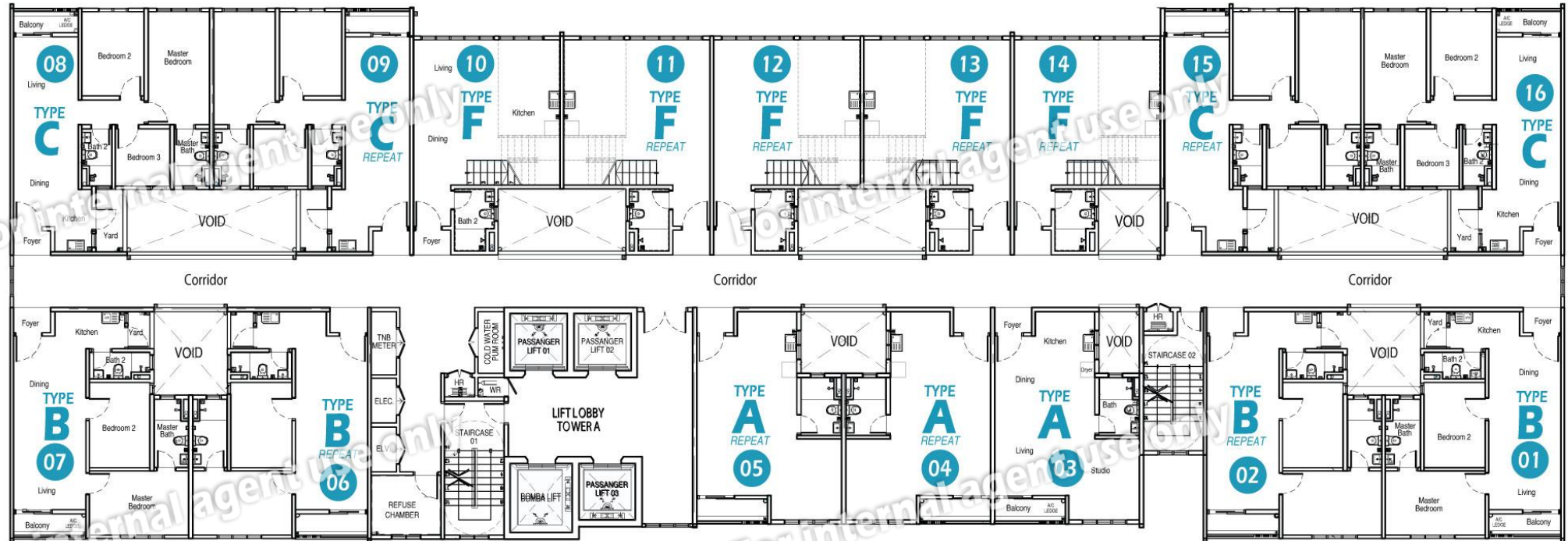


A

B

C

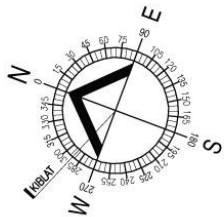
River View North-east



City & Pool View South-west

Tower A

Level
27 & 34

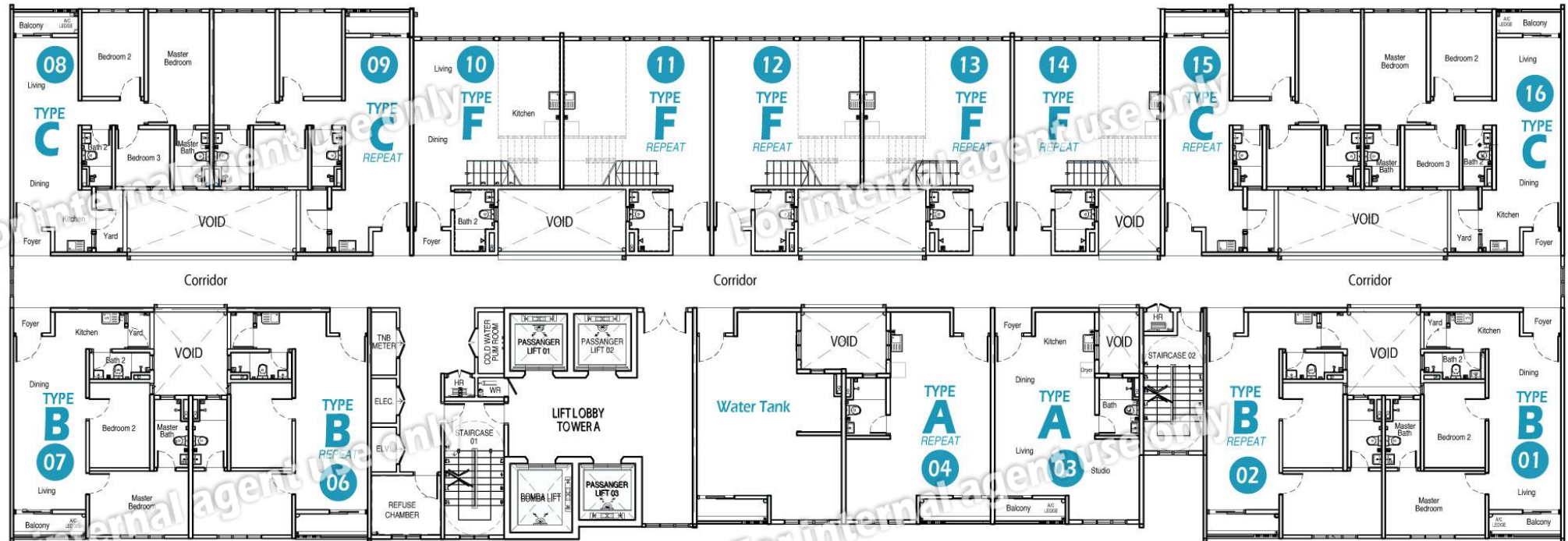


A

B

C

River View
North-east



City & Pool View
South-west



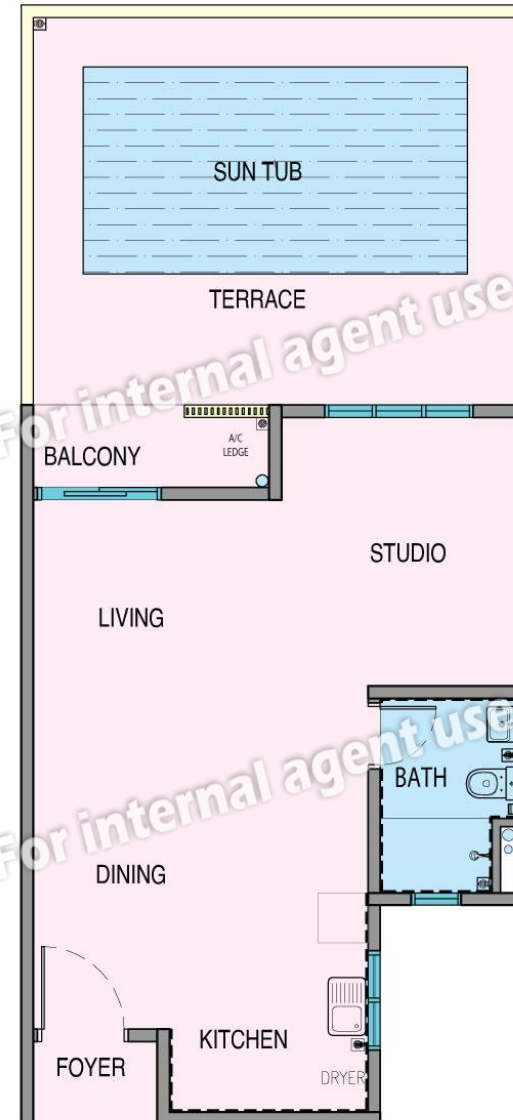
**TYPE
A**

Studio

501 sq.ft. (Est.)
1 Bathroom

From RM 321K

Total units: **109**



**TYPE
A1**

Studio

813 sq.ft. (Est.)
1 Bathroom

From RM 622K

Total units: **3**



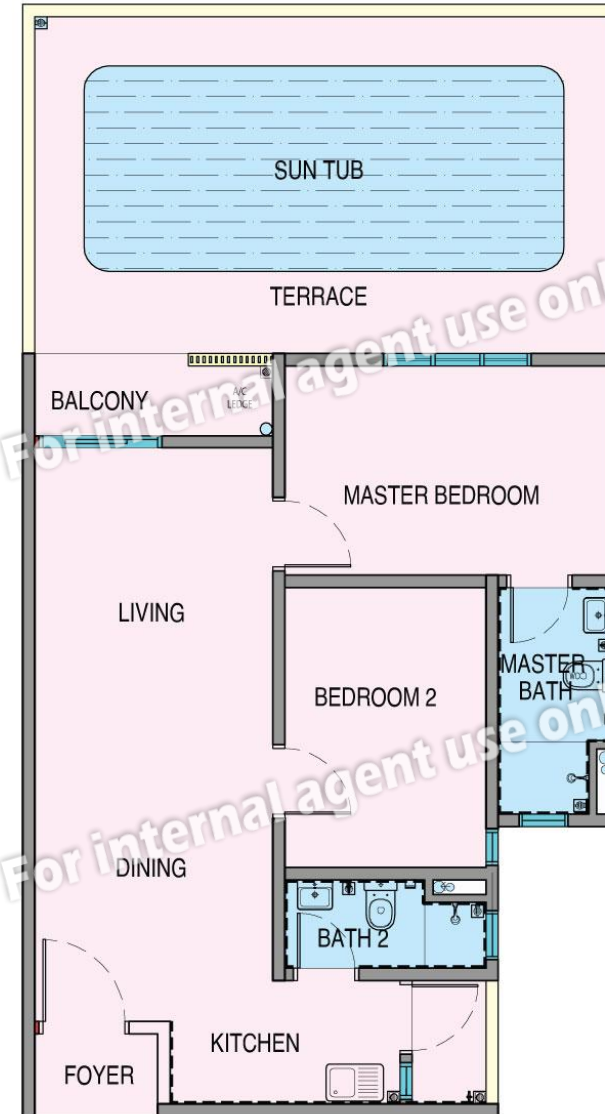
**TYPE
B**

2 Bedrooms

649 sq.ft. (Est.)
2 Bathrooms

From RM 396K

Total units: **148**



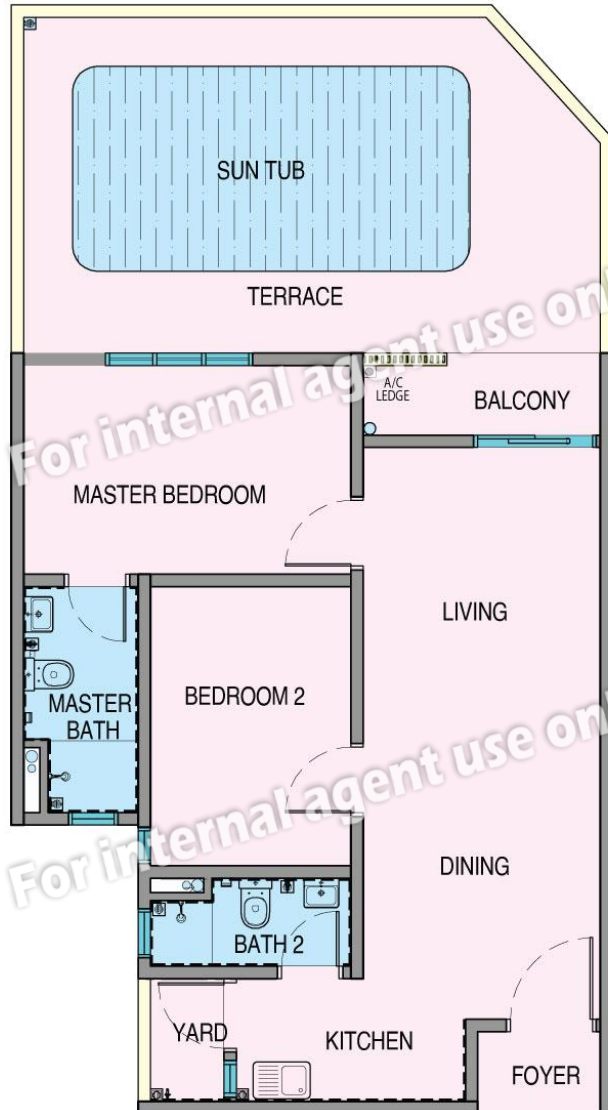
**TYPE
B1**

2 Bedrooms

996 sq.ft. (Est.)
2 Bathrooms

From RM 704K

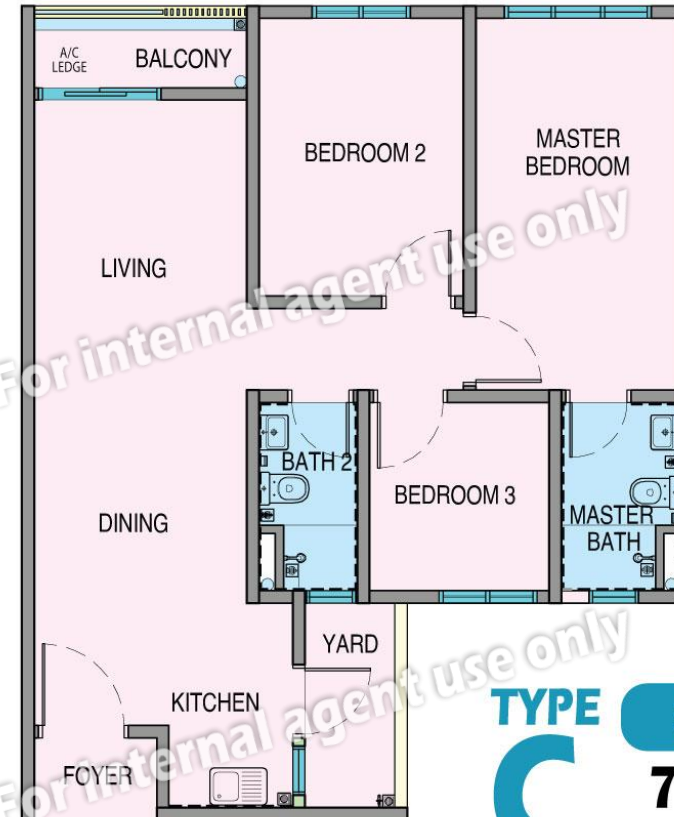
Total units: **3**



TYPE B2 2 Bedrooms
969 sq.ft. (Est.)
2 Bathrooms

From RM 695K

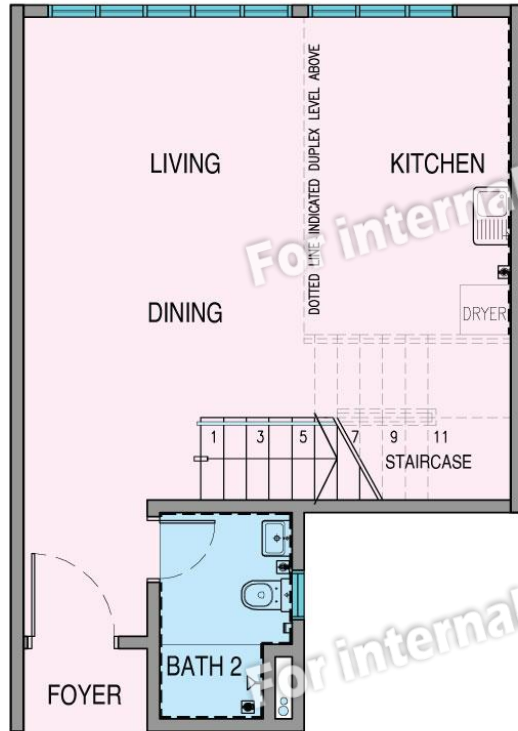
Total unit: **1**



TYPE C 3 Bedrooms
749 sq.ft. (Est.)
2 Bathrooms

From RM 458K

Total units: **152**



Lower Floor

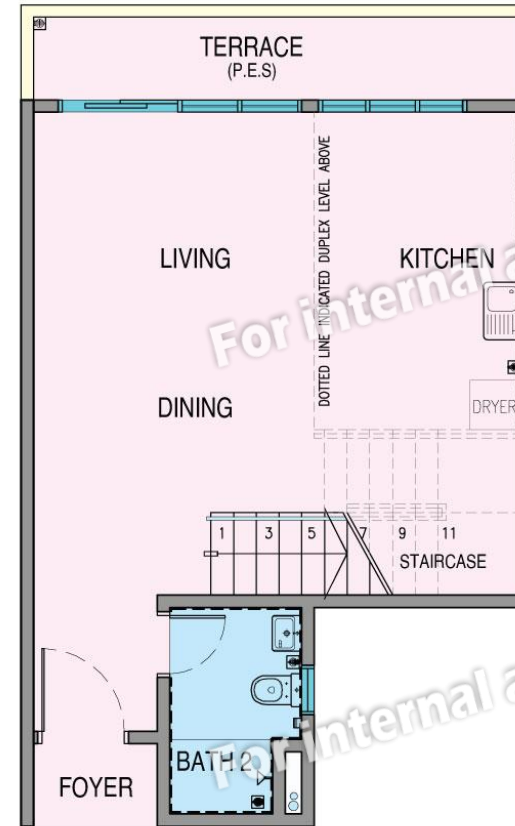
(LOFT)

Total units: **90**



Upper Floor

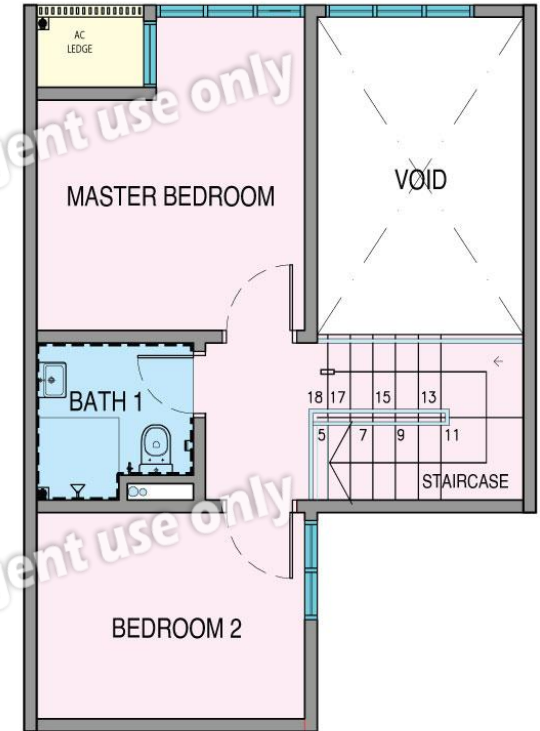
TYPE F **2 Bedrooms**
809 sq.ft. (Est.)
2 Bathrooms
From RM 581K



Lower Floor

(LOFT)

Total units: **5**

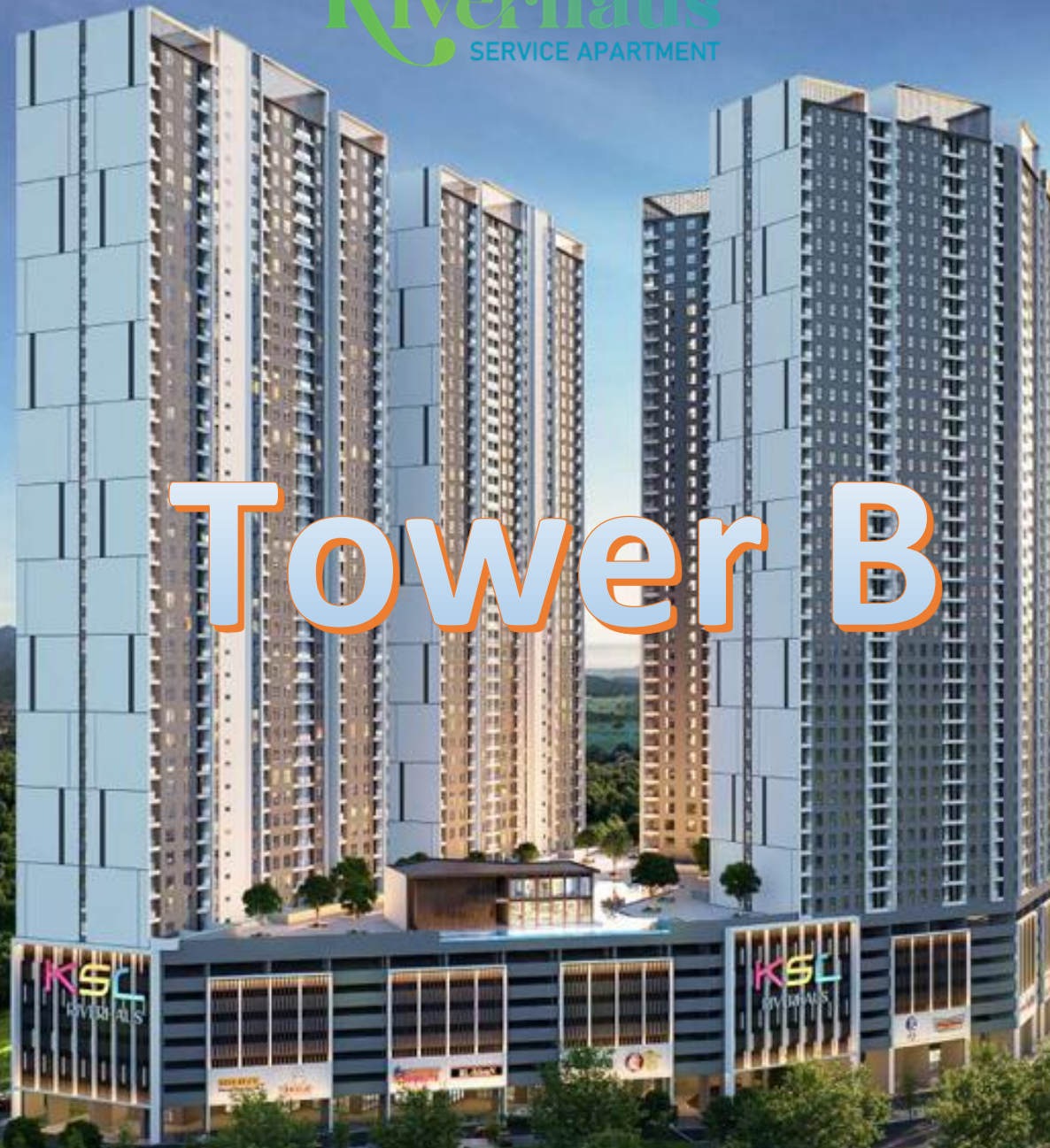


Upper Floor

TYPE F1 **2 Bedrooms**
884 sq.ft. (Est.)
2 Bathrooms
From RM 605K

Riverhaus
SERVICE APARTMENT

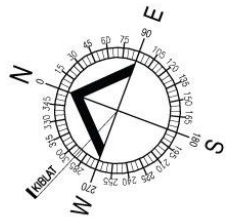
Tower B



Tower B				
Type		Est. Build-Up (sq.ft)	%	Total
A	Studio 1B	501	21%	109
A1	Studio 1B + PES	813	0.6%	3
B	2R2B	649	29%	148
B1	2R2B + PES	996	0.8%	4
C	3R2B	749	29.7%	152
F	Duplex 2R2B	809	17.6%	90
F1	Duplex 2R2B + PES	844	1.0%	5
Total Units				511

Tower B

Level 9

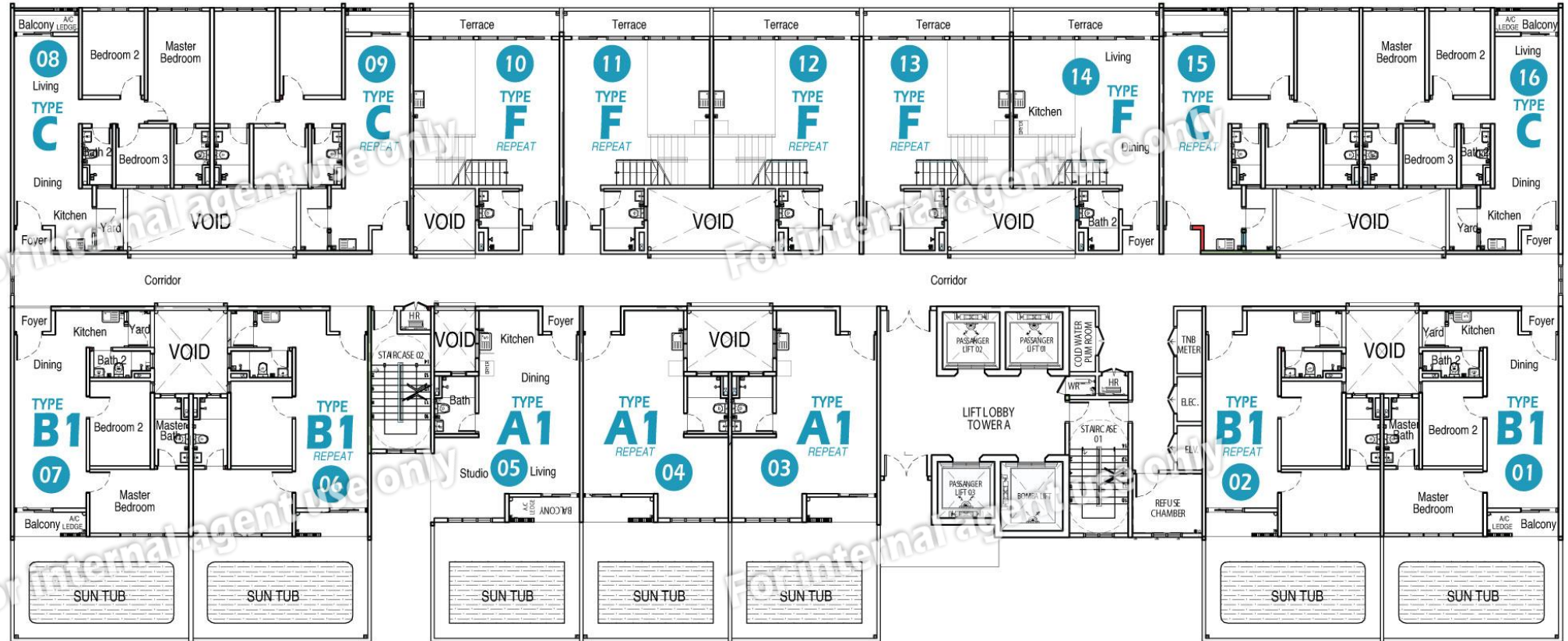


A

B

C

River View North-east

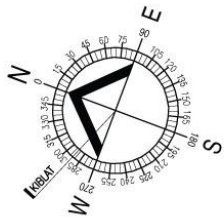


Facilities View South-west

Tower B

Level

10,12,14,16,18,20
22,24,26,28,30,32
36,38,40,42,44



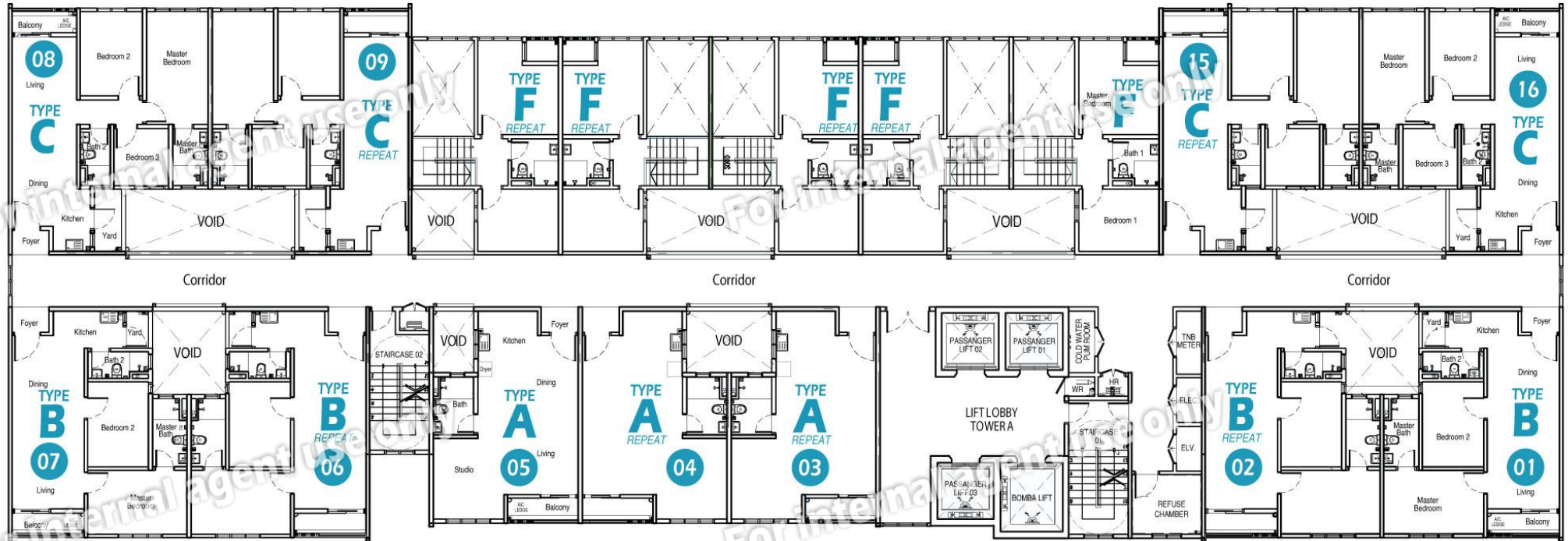
River

A

B

C

River View North-east

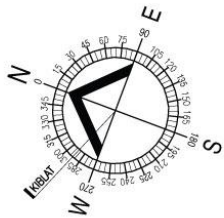


Facilities View South-west

Tower B

Level

11,13,15,17,19,21
23,25,29,31,33,35
37,39,41,43,45

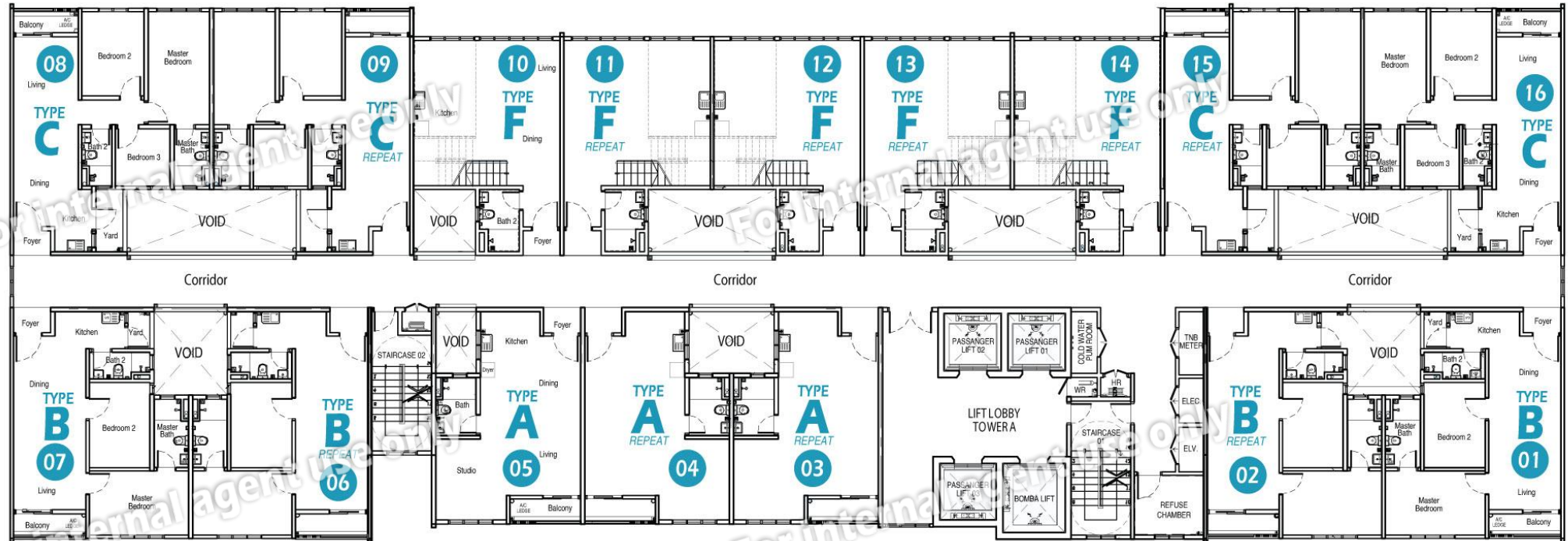


A

B

C

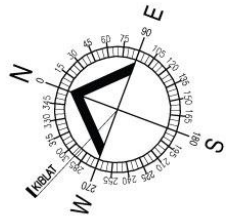
River View North-east



Facilities View South-west

Tower B

Level
27 & 34

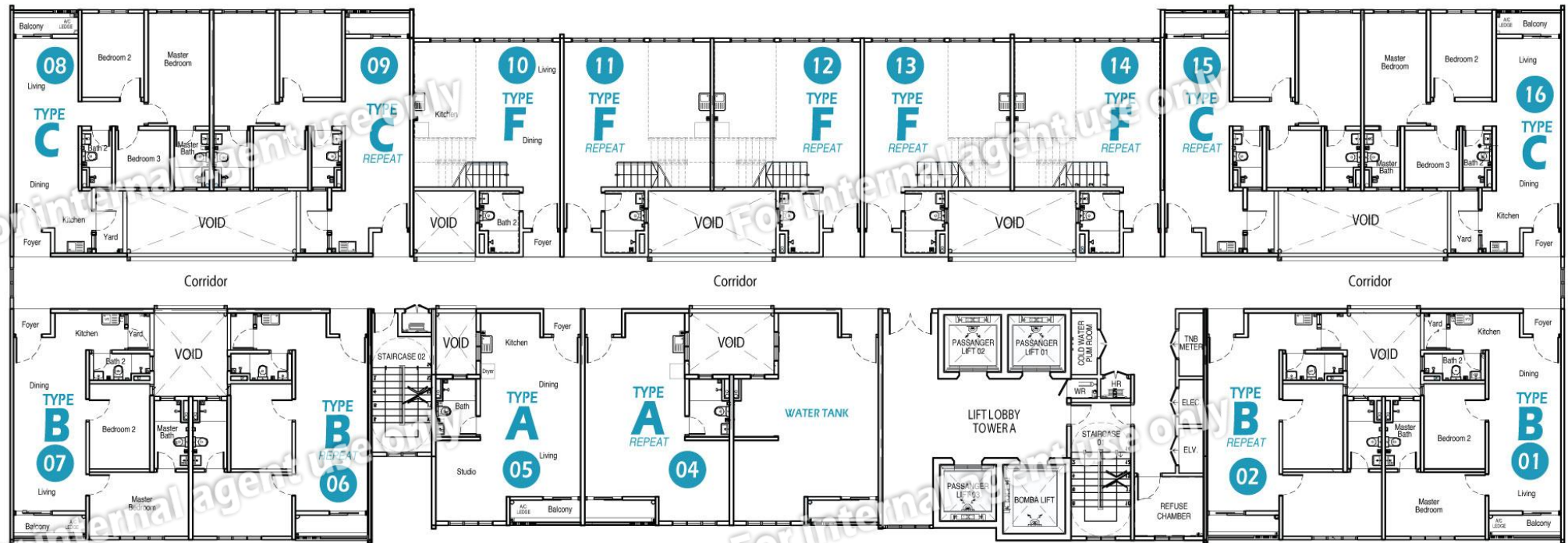


A

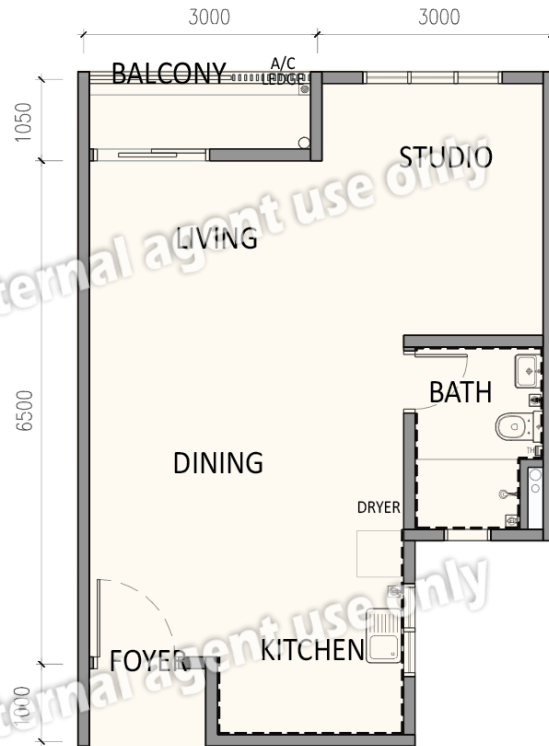
B

C

River View North-east



Facilities View South-west



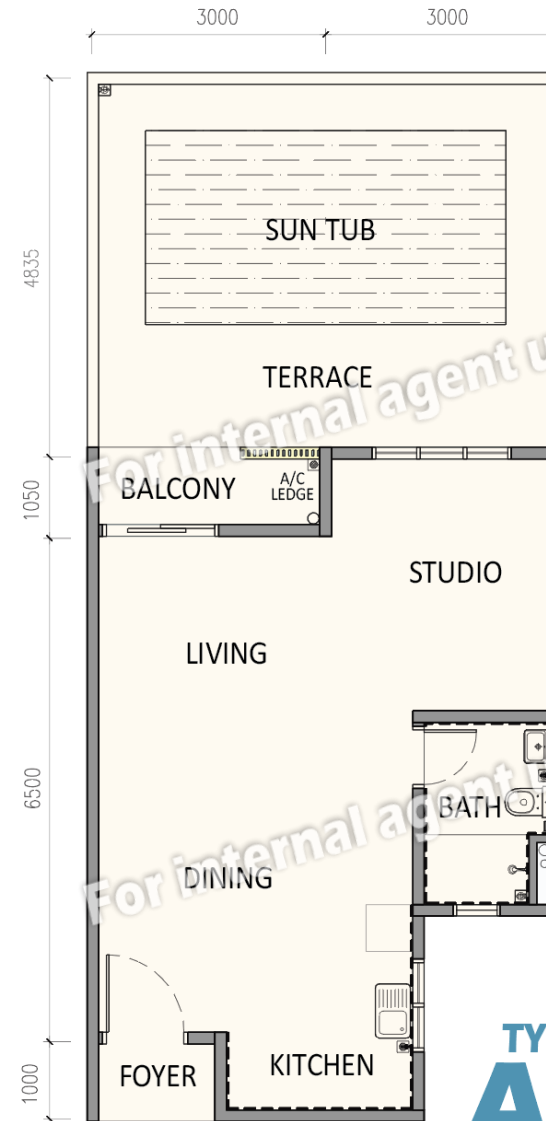
TYPE
A

From **RM321k**

Studio

1 Bathroom

501 sq.ft.



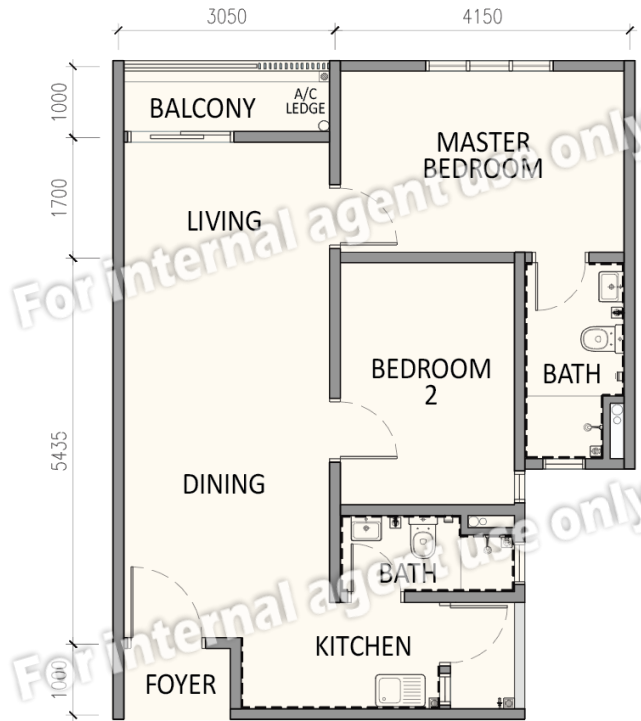
TYPE
A1

From **RM622k**

Studio

1 Bathroom

813 sq.ft.



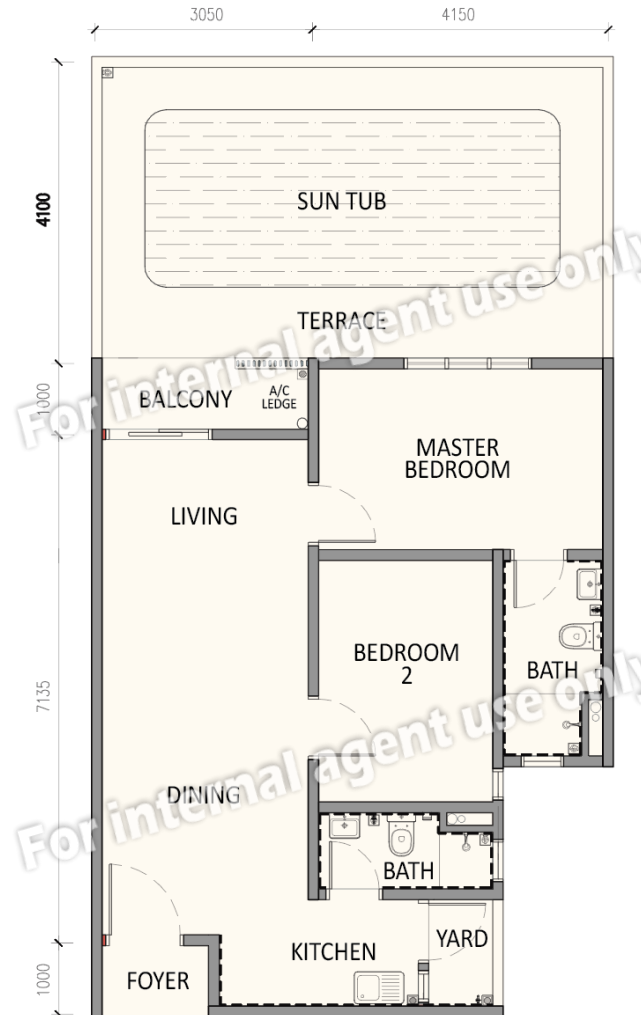
**TYPE
B**

2 Bedrooms

2 Bathrooms

649 sq.ft.

From **RM396k**



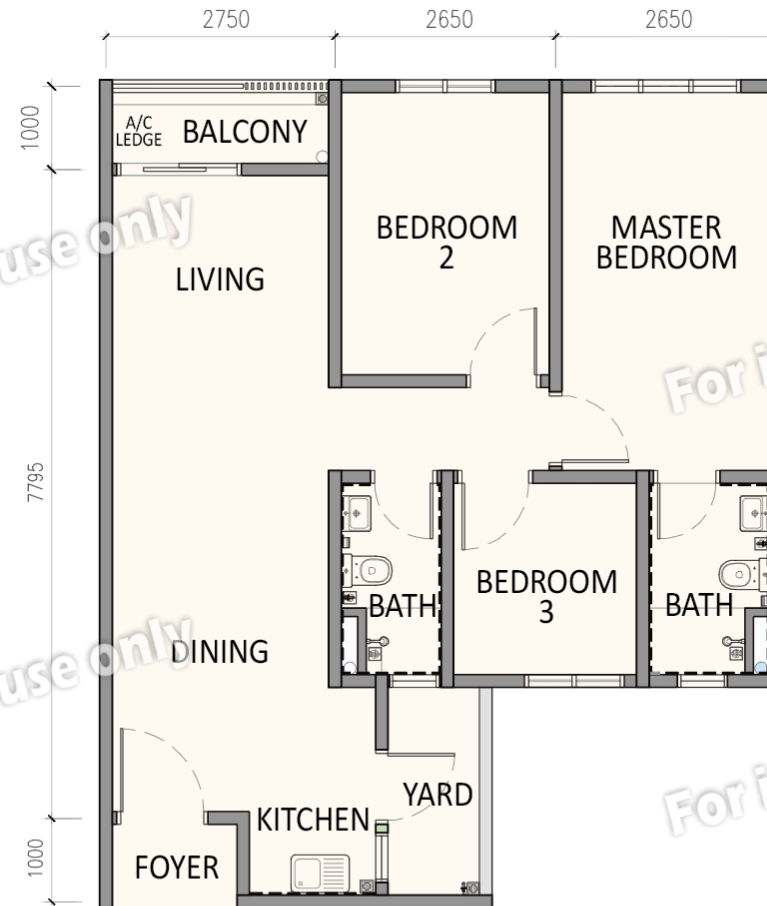
**TYPE
B1**

2 Bedrooms

2 Bathrooms

996 sq.ft.

From **RM704k**



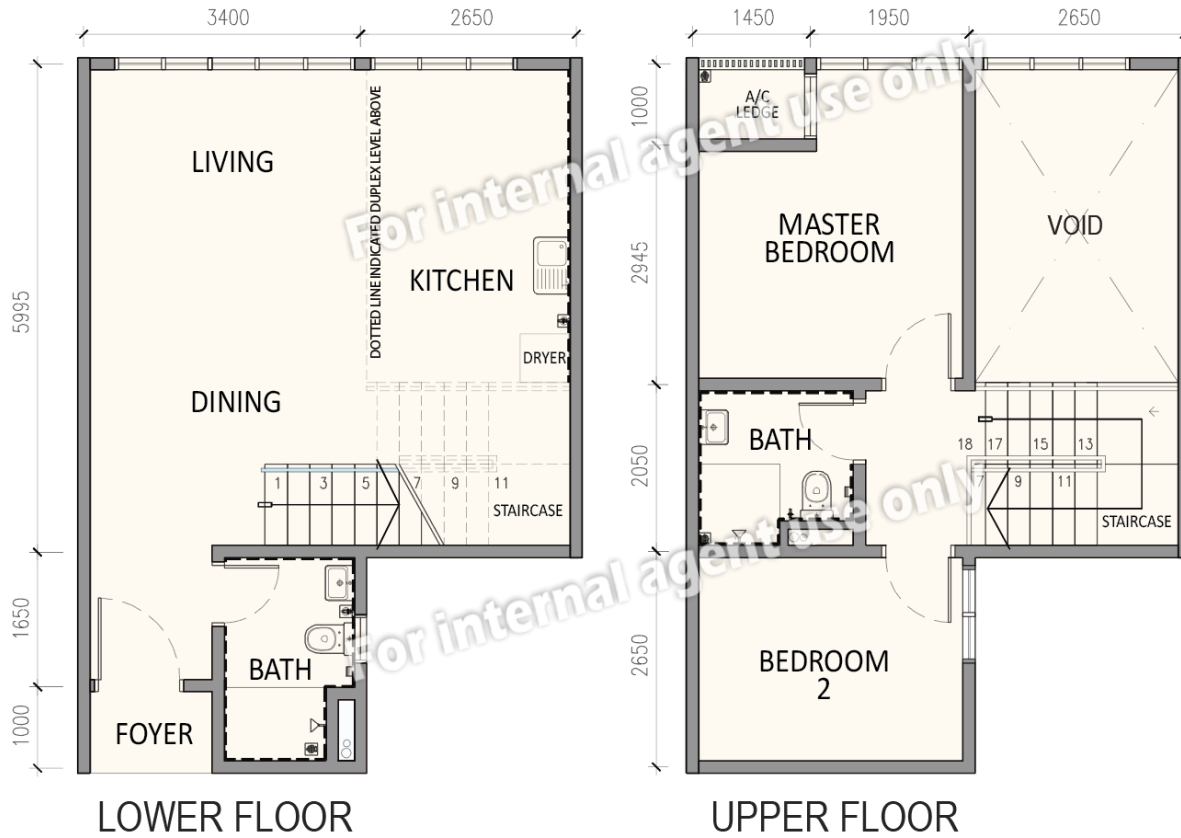
From **RM458k**

TYPE
C

3 Bedrooms

2 Bathrooms

749 sq.ft.



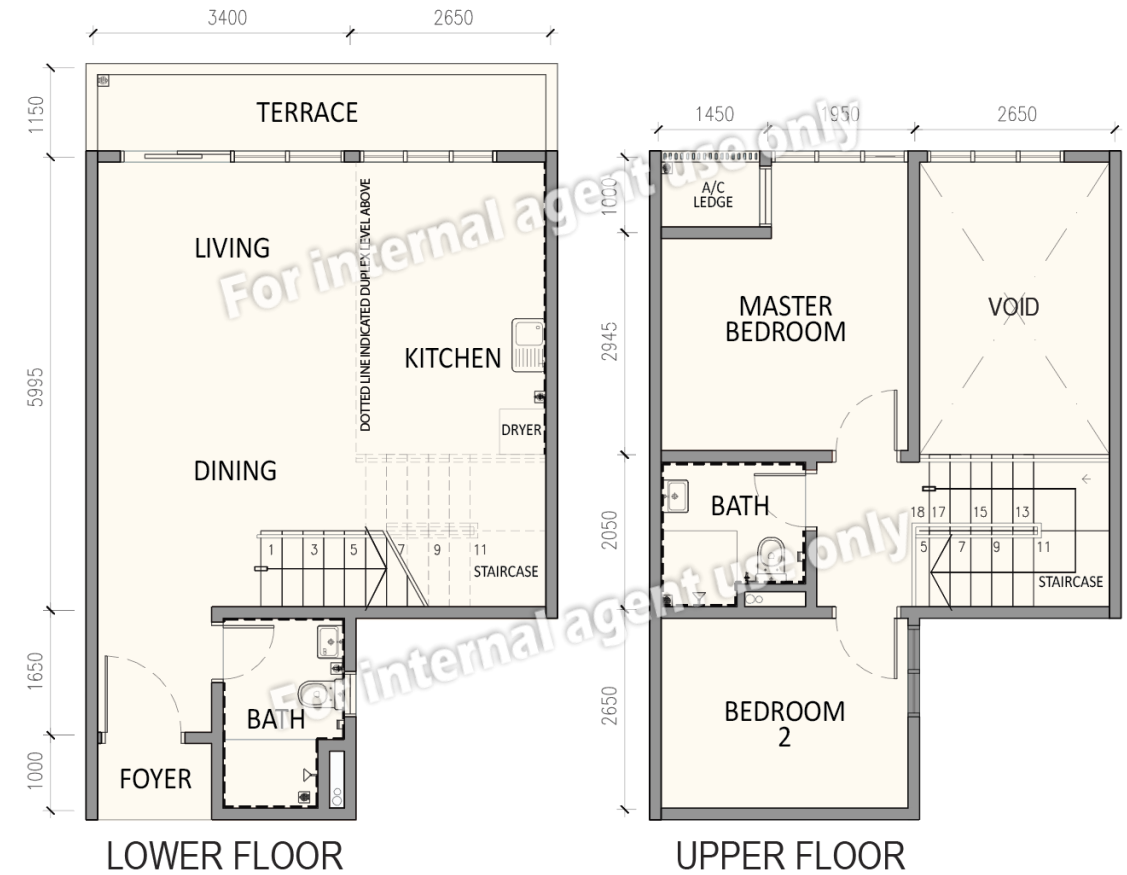
**TYPE
F**

2 Bedrooms

2 Bathrooms

809 sq.ft.

From **RM581k**



**TYPE
F1**

2 Bedrooms

2 Bathrooms

884 sq.ft.

From **RM605k**

Riverhaus
SERVICE APARTMENT

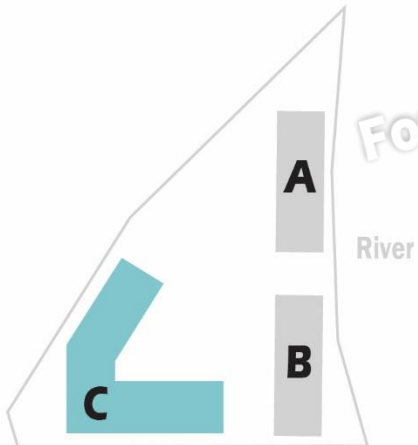
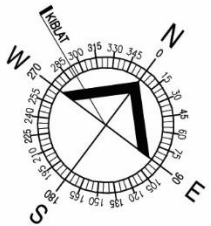
Tower C



Tower C				
Type		Est. Build-Up (sq.ft)	%	Total
A	Studio 1B	501	3.3%	38
A2	Studio 1B	625	3.2%	36
A3	Studio 1B	552	3.3%	38
B	2R2B	649	43.4%	494
C	3R2B	749	16.7%	190
D	3R2B	881	19.5%	222
D1	3R2B+ PES	1214	0.5%	6
E	Dual Key 3R3B	976	9.8%	111
E1	Dual Key 3R3B+ PES	1471	0.3%	3
Total Units				1138

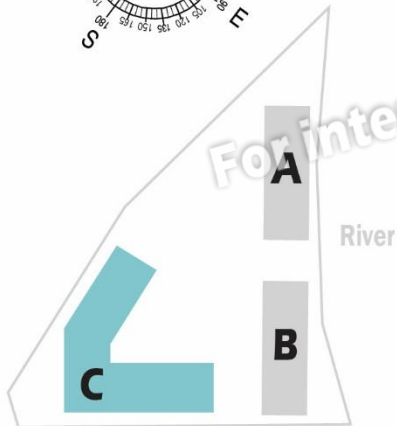
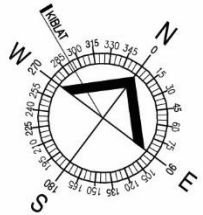
Tower C

Level 9



Tower C

Level 10,12,14,16,
18,20,22,24,26,28,
30,32,36,38,
40,42,44,46



City View
North-West

Pool View
East

Facilities View
North-West

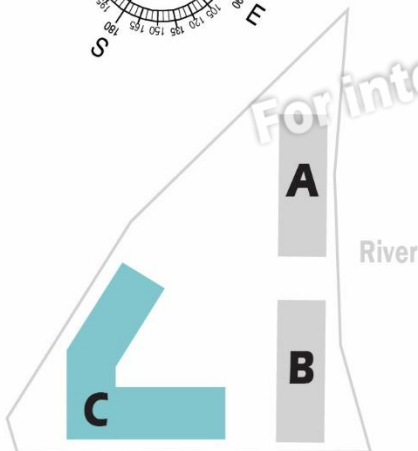
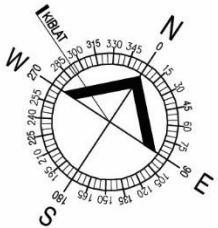
City View
South-West

River View
South-east



Tower C

Level 11,13,15,17,
19,21,23,25,29,
31,33,35,37,39,
41,43,45



City View
North-West

City View
South-West

Pool View
East

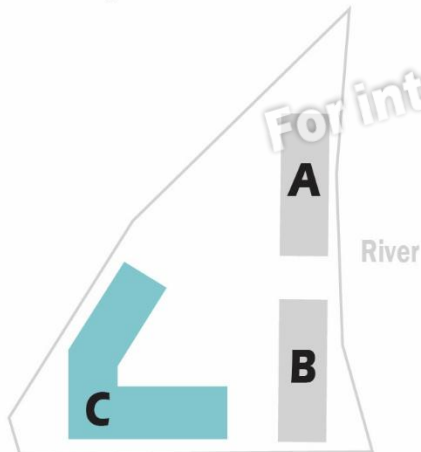
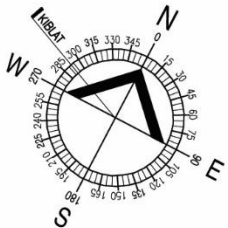
Facilities View
North-West

River View
South-east



Tower C

Level 27,34



City View
North-West

Pool View
East

City View
South-West

Facilities View
North-West

River View
South-east





**TYPE
A**

Studio

501 sq.ft. (Est.)
1 Bathroom

From RM320K

Total units: **38**



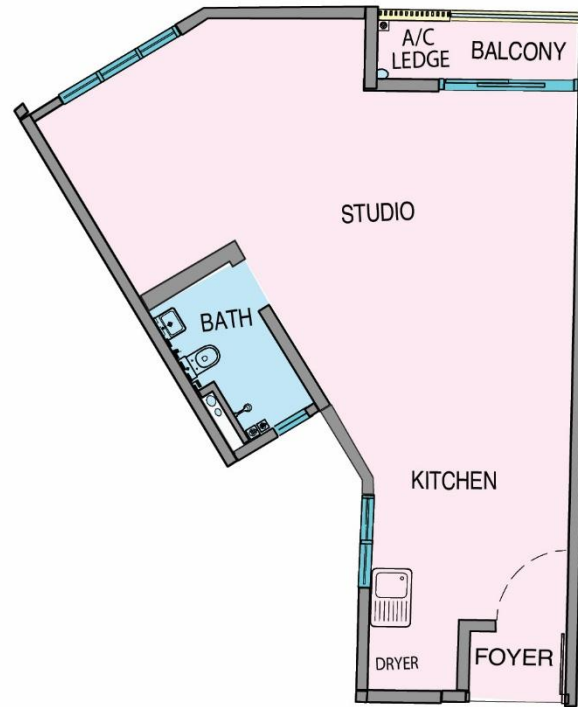
**TYPE
A2**

Studio

625 sq.ft. (Est.)
1 Bathroom

From RM399K

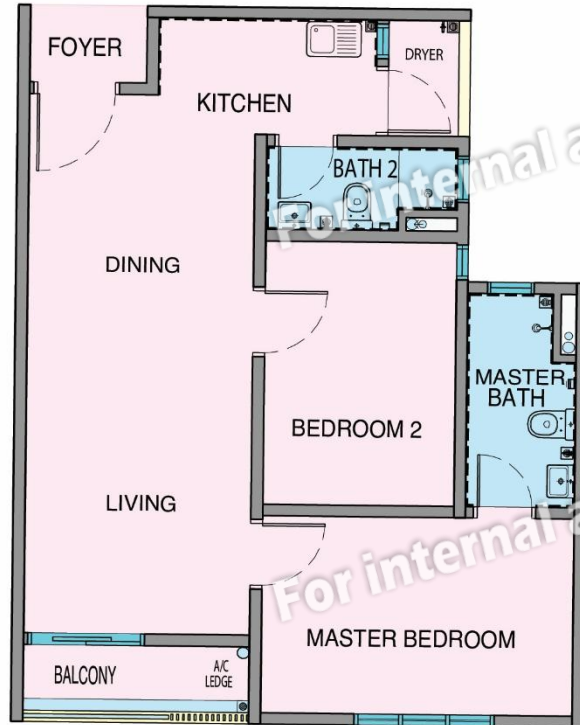
Total units: **36**



TYPE A3 **Studio**
552 sq.ft. (Est.)
 1 Bathroom

From RM353K

Total units: **38**



**TYPE
B**

2 Bedrooms

649 sq.ft. (Est.)
2 Bathrooms

From RM396K

Total units: **494**



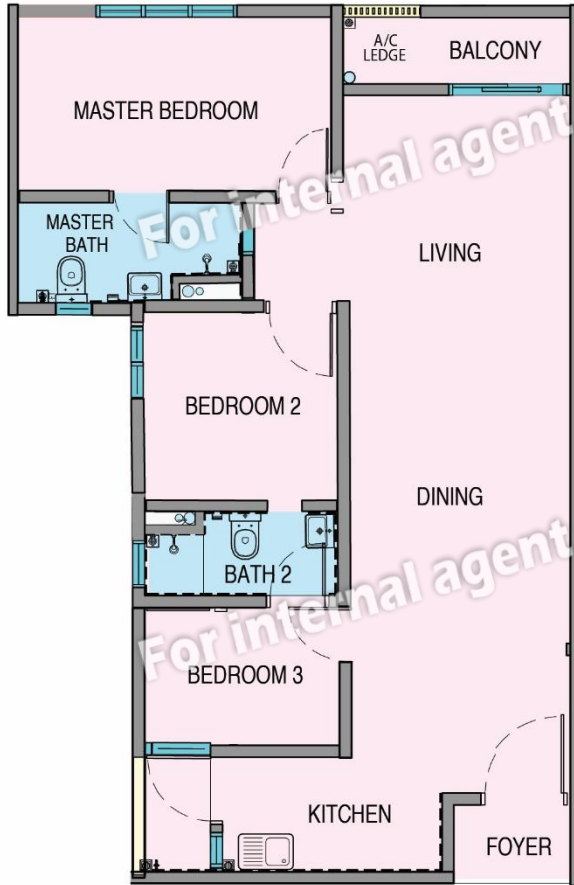
**TYPE
C**

3 Bedrooms

749 sq.ft. (Est.)
2 Bathrooms

From RM458K

Total units: **190**



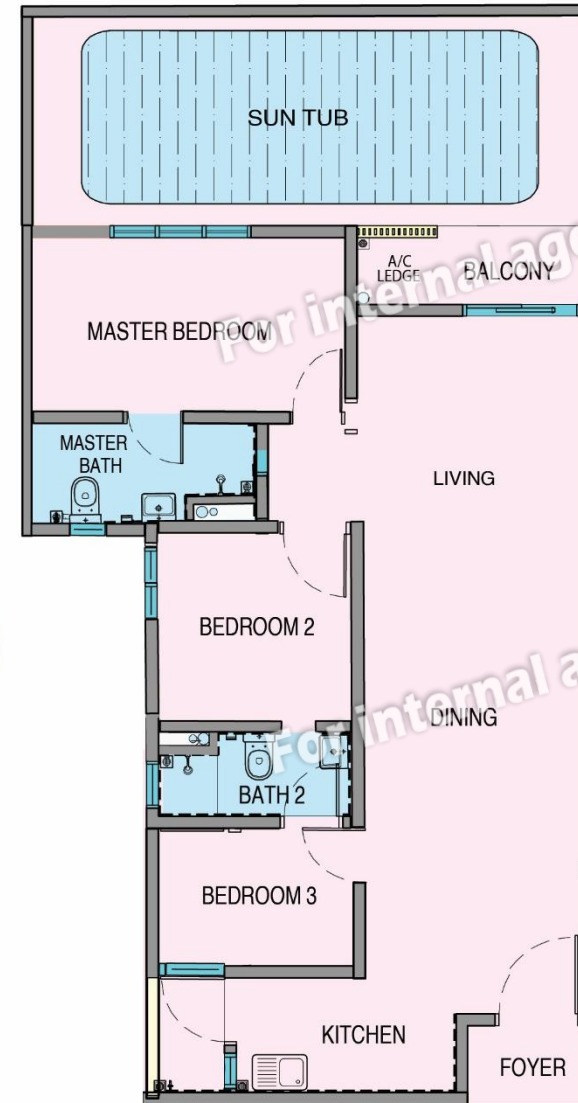
**TYPE
D**

3 Bedrooms

881 sq.ft. (Est.,
2 Bathrooms

From RM538K

Total unit: 222



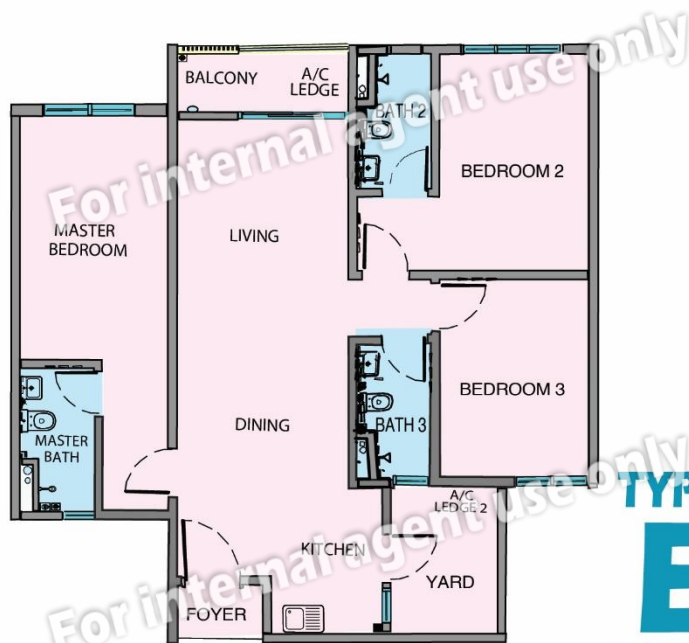
**TYPE
D1**

3 Bedrooms

1214 sq.ft. (Est.)
2 Bathrooms

From RM822K

Total unit: 6



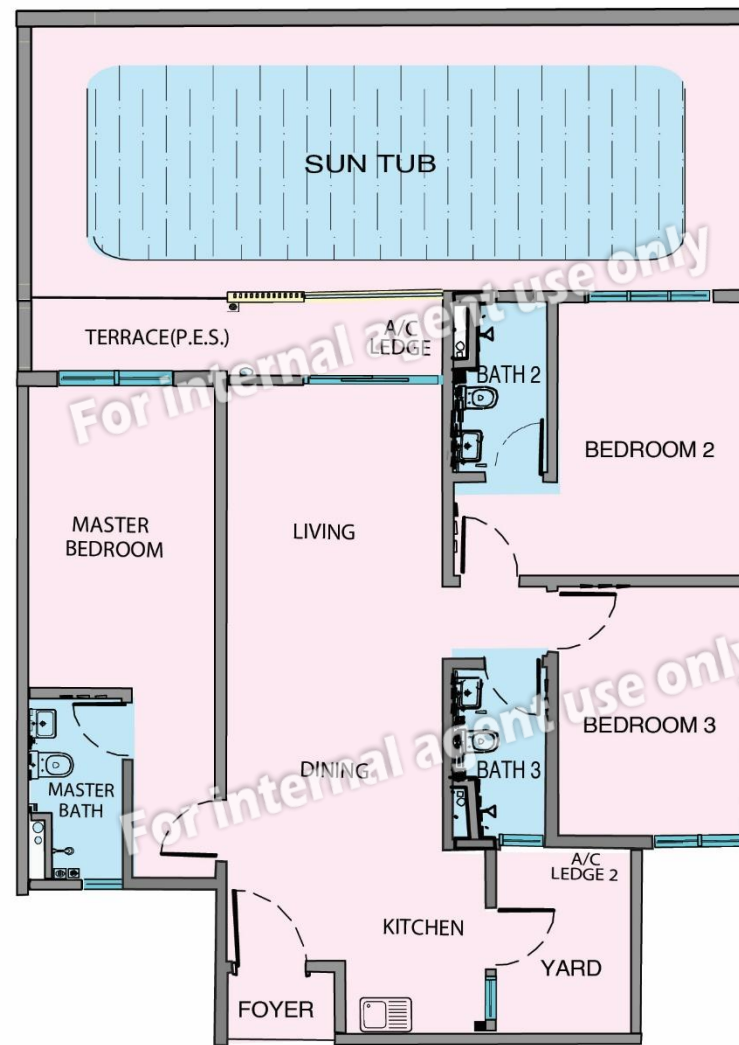
**TYPE
E**

3 Bedrooms

976 sq.ft. (Est.)
3 Bathrooms

From RM662K

Total unit: **111**



**TYPE
E1**

3 Bedrooms

1471 sq.ft. (Est.)
3 Bathrooms

From RM991K

Total unit: **3**



Riverhaus SERVICE APARTMENT

- | | |
|--------------------------------|---------------------------|
| 1. Infinity Pool | 22. Kids' Play Garden |
| 2. Vibe Pool | 23. Kids' Playground |
| 3. Sun Lounger | 24. Family Lawn |
| 4. Swimming Pool (Resort Pool) | 25. Revive Zone |
| 5. Floating Pool Lounge | 26. Reflexology Stroll |
| 6. Wading Pool | 27. Balance Garden |
| 7. Kids' Waterplay Zone | 28. Wellness Grove |
| 8. Hangout Garden | 29. Outdoor Fitness Zone |
| 9. BBQ Area | 30. Outdoor Yoga Deck |
| 10. Open Lawn | 31. Recharge Garden |
| 11. Floral Garden | 32. Pool Pavillion |
| 12. Herbs Garden | 33. Multi-Purpose Hall |
| 13. Garden Pavillion | 34. Poolside Party Lounge |
| 14. The Sensory Lawn | 35. CO-Working Lounge |
| 15. Chill-out Corner | 36. Male Locker |
| 16. Scent Garden | 37. Female Locker |
| 17. Family's Botanic Garden | 38. Sauna Room (Male) |
| 18. Kids' Play Garden | 39. Sauna Room (Female) |
| 19. Kids Fun Santury | 40. Toilet (Male) |
| 20. Relax Corner | 41. Toilet (Female) |
| 21. Bonding Zone | 42. OKU Toilet |



The images & perspective are subject to change & for illustration purpose only.



- 43. Yoga & Pilate Studio
- 44. Relax Lounge
- 45. Tabata Room
- 46. Dancing Room
- 47. Changing Room (Male)
- 48. Changing Room (Female)
- 49. Gymnasium
- 50. Powder Room

For internal agent use only

For internal agent use only

Where Security meets Serenity

GATED & GUARDED COMMUNITY

For internal agent use only

For internal agent use only

RIVERHAUS SERVICE APARTMENTS - Riveria Garden @ Wawari by KSL

Modern Living • Resort Comfort • Smart Investment

RIVERHAUS – A Lifestyle Beyond Ordinary

A modern home, a smart investment, and a resort-inspired sanctuary — all within a thriving township by KSL.

1. Prime Location

Located in the heart of Riveria Garden @ Wawari, surrounded by vibrant growth, lifestyle convenience, and excellent future value.

2. Seamless Accessibility

Effortless access to major highways and key destinations across Iskandar Puteri, Johor Bahru, and Singapore.

3. Connectivity & Access

Unparalleled Connectivity for Daily Convenience

- Public Bus to Tuas CIQ – ideal for Singapore-bound commuters
 - E-Art Shuttle to major Johor Bahru hotspots
 - Quick access to Iskandar Puteri, EduCity, and JB city centre
- Perfect for students, professionals, and cross-border workers.

4. Frontage Along Main Road

Ensures easy entry, smooth navigation, and increased visibility —beneficial for both residents and investors.

5. 50 Lifestyle Facilities

A comprehensive range of wellness, recreational, family-oriented and community-centric facilities to support modern, resort-style living.

6. Premium Living at an Affordable Price

Enjoy quality interiors, modern layouts, and premium finishes without the premium cost.

RIVERHAUS SERVICE APARTMENTS - Riviera Garden @ Wawari by KSL

7. Easy-Own Package

Flexible ownership plans crafted to simplify purchasing and make your dream home truly attainable.

8. Investment Potential

Strong Tenant Demand & High Rental Yield Possibility

Target markets include:

- Educity students & faculty
- Singapore commuters
- Foreign professionals working in Johor & SG

Stable occupancy, growing demand, and potential for long-term capital appreciation.

9. Scenic Views & Lifestyle Appeal

Live With Nature and City Beauty Every Day

Enjoy breathtaking views of:

- Serene river
- Lush mangrove greenery
- Picturesque golf course
- Vibrant city skyline

Where tranquility meets modern luxury — your personal sanctuary in the heart of progress.

Your Future Home & Smart Investment Begins Here

Book your unit today and experience premium living with unmatched affordability.

KSL • Quality you can trust. Lifestyle you deserve.

Non-Bumi Package - Local

Booking Fee

RM1000

9%

Rebate on SPA Price

FREE

Legal Fee & Stamp Fees
on SPA & Loan

1
Car Park Lot

Non-Bumi Package- Foreigner

Booking Fee

RM1000

9%

Rebate on SPA Price

FREE

Legal Fee on SPA only

1
Car Park Lot

Bumi Package

Booking Fee

RM 1000

15%

Rebate on SPA Price

+

Additional **5%**
Rebate on Net Price

FREE

1

Car Park Lot

Legal Fee & Stamp Fees on
SPA & Loan, MOT
NOT absorbed

- Any excess payment will be used to top up Freebies should the loan margin reach 90%
- Any surplus payment, after the deduction of Freebies, will be refunded upon VP

CLUB HOUSE MEMBERSHIP FEE

- Standard Membership Fee: RM30,000
- Annual Subscription: RM1,000
- For 2 Parents & 2 children < 21 years old.
- Membership is non-transferrable.
- Members can enjoy all Clubhouse common facilities except the Function Rooms and court-based sports & activities.

For Riveria Garden @ Wawari Purchaser(s)

- **FREE** Membership Fee valued at RM30,000.
- RM1,000 for **2 years** annual subscription fee.
- Each additional child added to the membership shall be subject to a fee of RM200.
- Subsequent renewals of annual subscription fee must be made consecutively each year in order to maintain the RM1,000 renewal rate.
- Should the renewal of a annual subscription lapse for a period exceeding six (6) months, the member shall be required to re-subscribe for membership based on standard Membership Fee.

***T&Cs apply**

****Management reserves the right to revise the club package without prior notice.**

FEATURE HIGHLIGHTS

Prime Location in the
fast-growing Riveria
Garden @ Wawari

Seamless Accessibility
to major highways

Frontage Along
Main Road

Riverside &
Eco Nature Living

50 Premium
Lifestyle Facilities

Premium Living at
an Affordable Price

Easy-Own Package
for hassle-free buying

Nature's Beauty
Waterfront Vibrance

Thank You

