

*The Gateway to Two Cities.
The Pinnacle of Johor Bahru.*

AETHERA^{*}
RESIDENCES 艾雅軒



*A height of luxury within the Ibrahim International Business District (IIBD)
Where Johor and Singapore are just minutes apart*

SINGAPORE

RTS LINK

CIQ
COMPLEX

BUKIT CHAGAR
RTS STATION

AETHERA⁺
RESIDENCES 艾雅軒

JOHOR BAHRU,
MALAYSIA

Your Bridge Between Two Cities

Aethera Residences places you at the absolute centre of cross-border life. Enjoy unmatched ease between two vibrant cities.



PREMIUM CONNECTIVITY

Direct covered walkway to RTS station



FREEHOLD TENURE

Own for Generations



PRIME LOCATION

where everything meets



INVESTMENT & RENTAL APPEAL

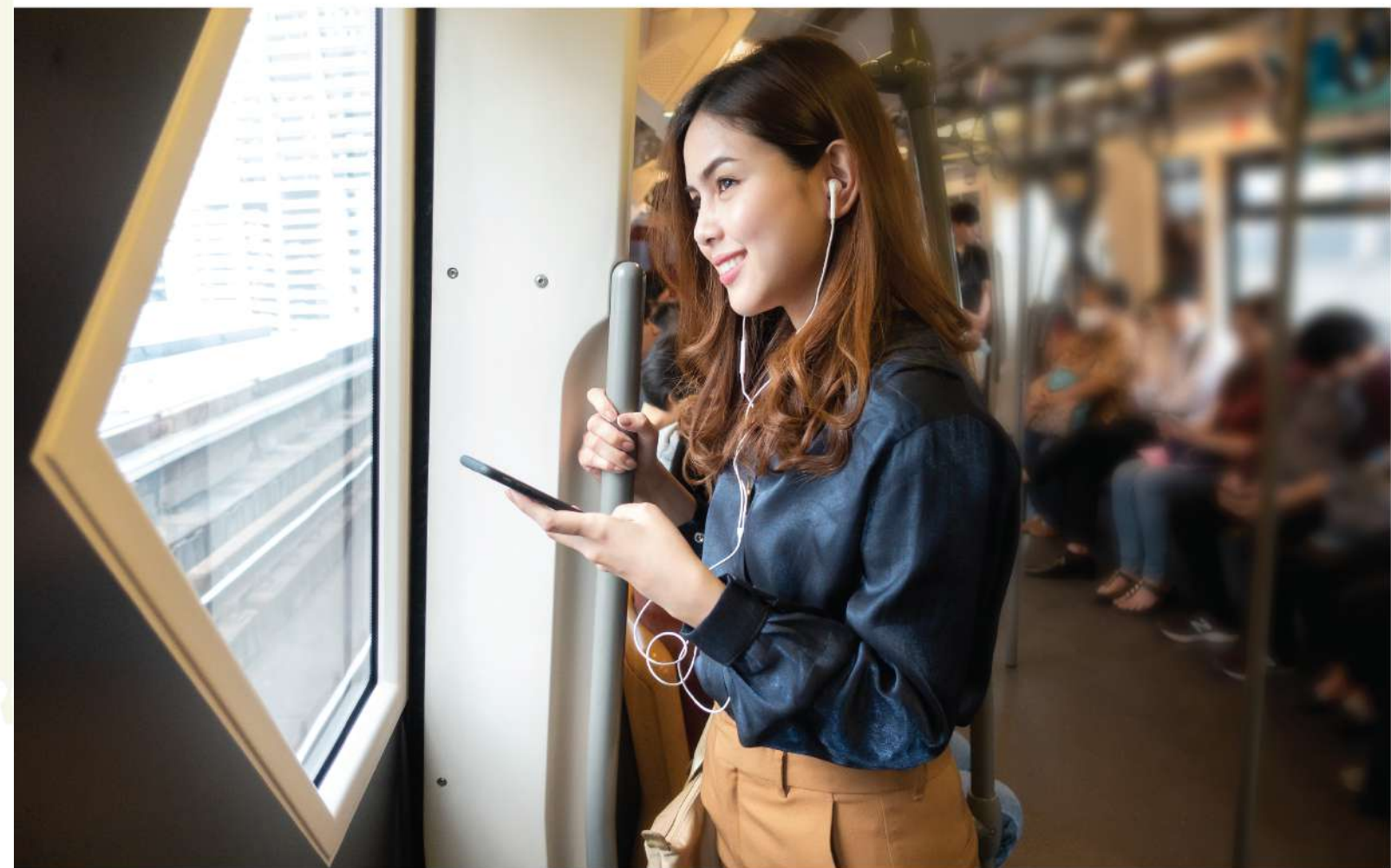
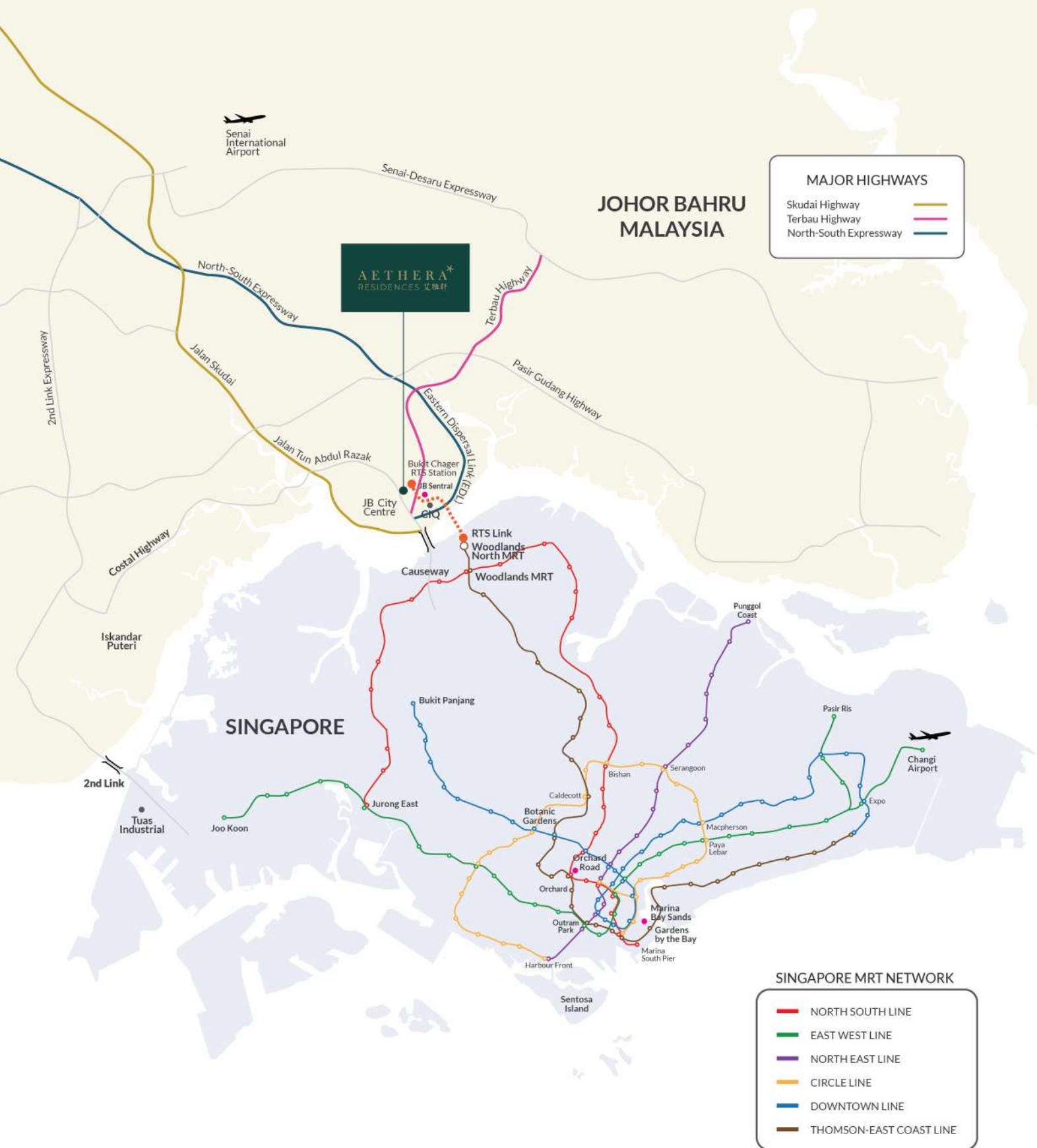
High demand location



URBAN CONVENIENCES

Surrounded by daily essentials, retail, dining and lifestyle offering

CONNECTIVITY



EDUCATIONAL CENTERS

Sultan Ibrahim Secondary School	1.9km
Hilltop Private School	2.0km
Foon Yew High School	4.3km
Fairview International School	14.1km
Repton International School	19.8km
University of Southampton Malaysia Campus	20.8km
Raffles University	22.0km
Newcastle University Medicine Malaysia	22.2km
Raffles American School	22.4km
Marlborough College Malaysia	22.9km
Stellar International School	23.1km
Tenby Schools Setia Eco Gardens	26.1km
Sunway International School	24.4km

ENTERTAINMENT/LEISURE

Johor Golf & Country Club	5.3km
Permas Jaya Golf Club	11.2km
Ponderosa Golf & Country Club	11.6km
Daiman 18 Golf Club	14.2km
Legoland Malaysia	19.2km

MEDICAL FACILITIES/HOSPITALS

Maria Hospital	350m
TMC Fertility and Women's Specialist Centre	350m
Landmark Medical Centre & Medical Suites	350m
KPJ Johor Specialist Hospital	3.0km
KPJ Puteri Specialist Hospital	3.5km
Hospital Sultanah Aminah	5.0km
Columbia Asia Hospital	5.3km
Kempas Medical Centre	9.2km
Regency Specialist Hospital	18.9km
Gleneagles Medini Hospital	19.8km

RETAILS/SHOPPING MALLS

Komtar JBCC	900m
Johor Bahru City Square	900m
KSL City Mall	3.5km
R&F Mall	4.0km
Beletime Danga Bay	5.2km
The Mall, Mid Valley Southkey	5.8km
Paradigm Mall	11.3km
IKEA & Toppen JB	13.0km
Sunway Big Box Village	24.3km
Johor Premium Outlets (JPO)	29.4km

CONNECTIVITY

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BUKIT CHAGAR
RTS STATION

ESTIMATED 400M
COVERED WALKWAY

PROPOSED JOHOR
ART STATION

CIQ
COMPLEX



The New Icon of Elevated Living

Rising above Johor Bahru's skyline, Aethera Residences blends contemporary design with everyday convenience.

From your home, a 400m sheltered stroll to the Bukit Chagar RTS Station connects you to Singapore's business and leisure hubs with ease. This is the future of seamless travel, right at your doorstep.

Live elevated, live connected, live Aethera.



6 MIN
TO SINGAPORE / JB
Seamless cross-border travel via RTS.



10 MIN
TRAIN FREQUENCY
High-frequency rides for unmatched convenience.



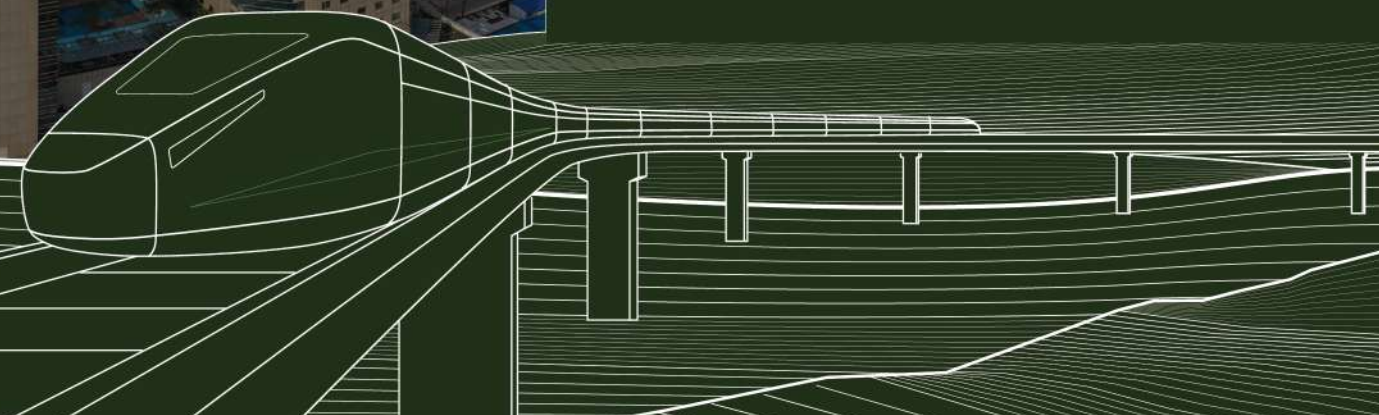
22 MIN
TO ORCHARD ROAD
Fast, direct access to Singapore's premier shopping district.



COVERED WALKWAY
All-weather comfort from home to transit.



ENHANCED CONNECTIVITY
RTS proximity boosts rental demand and long-term appreciation.



FACILITIES

A Grand Arrival

Where every return is an experience.



FACILITIES

LEVEL 12

- | | | |
|---------------------|------------------------|--------------------|
| 1 Energy Lab | 5 Play Garden | 9 Social Chamber |
| 2 Karaoke Suites | 6 Racket Court | 10 Grill Terrace |
| 3 Urban Oasis | 7 Entertainment Lounge | 11 Serenity Garden |
| 4 Child Care Center | 8 Laundry Room | 12 Meditation Deck |



LEVEL 13

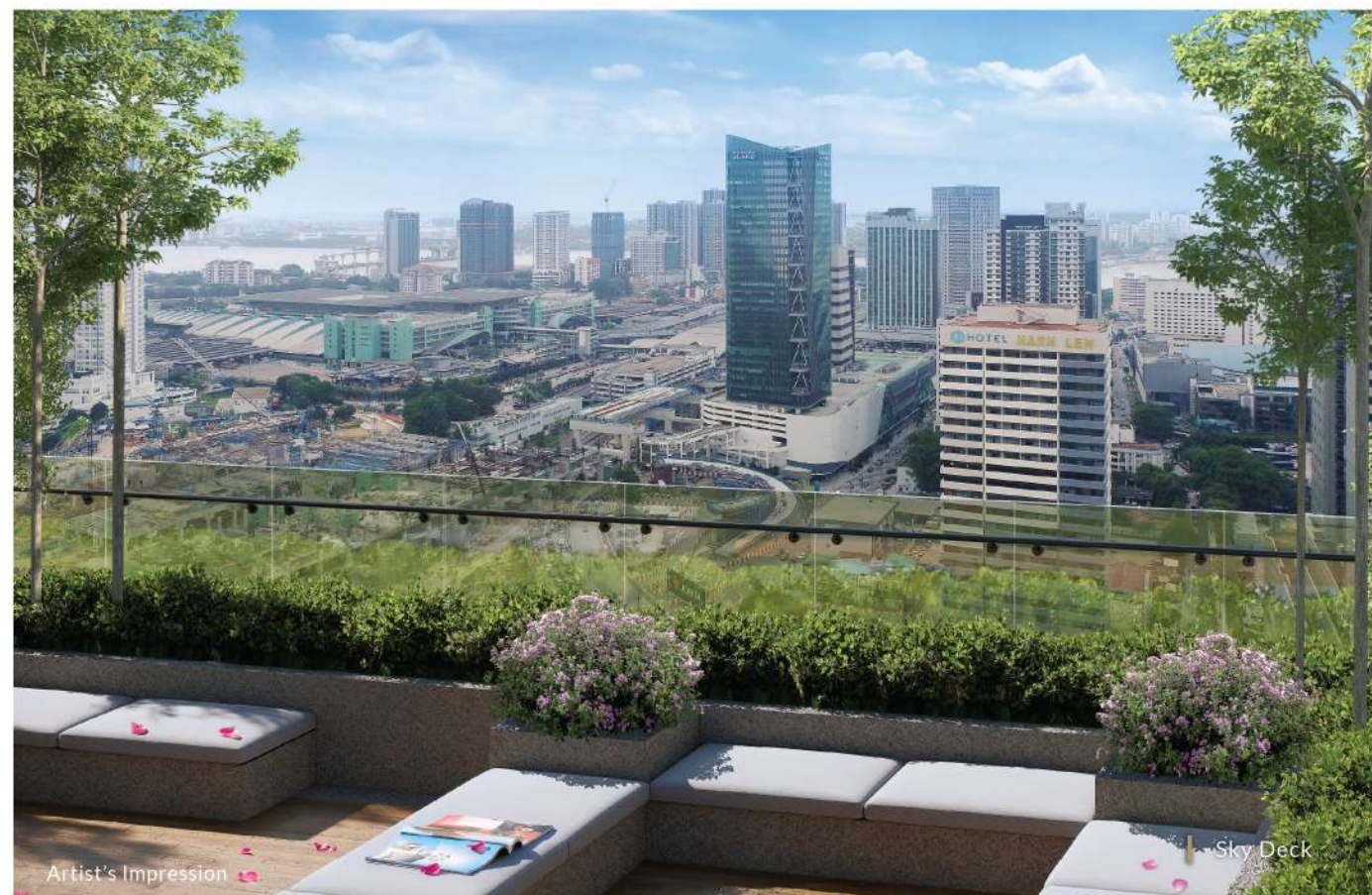
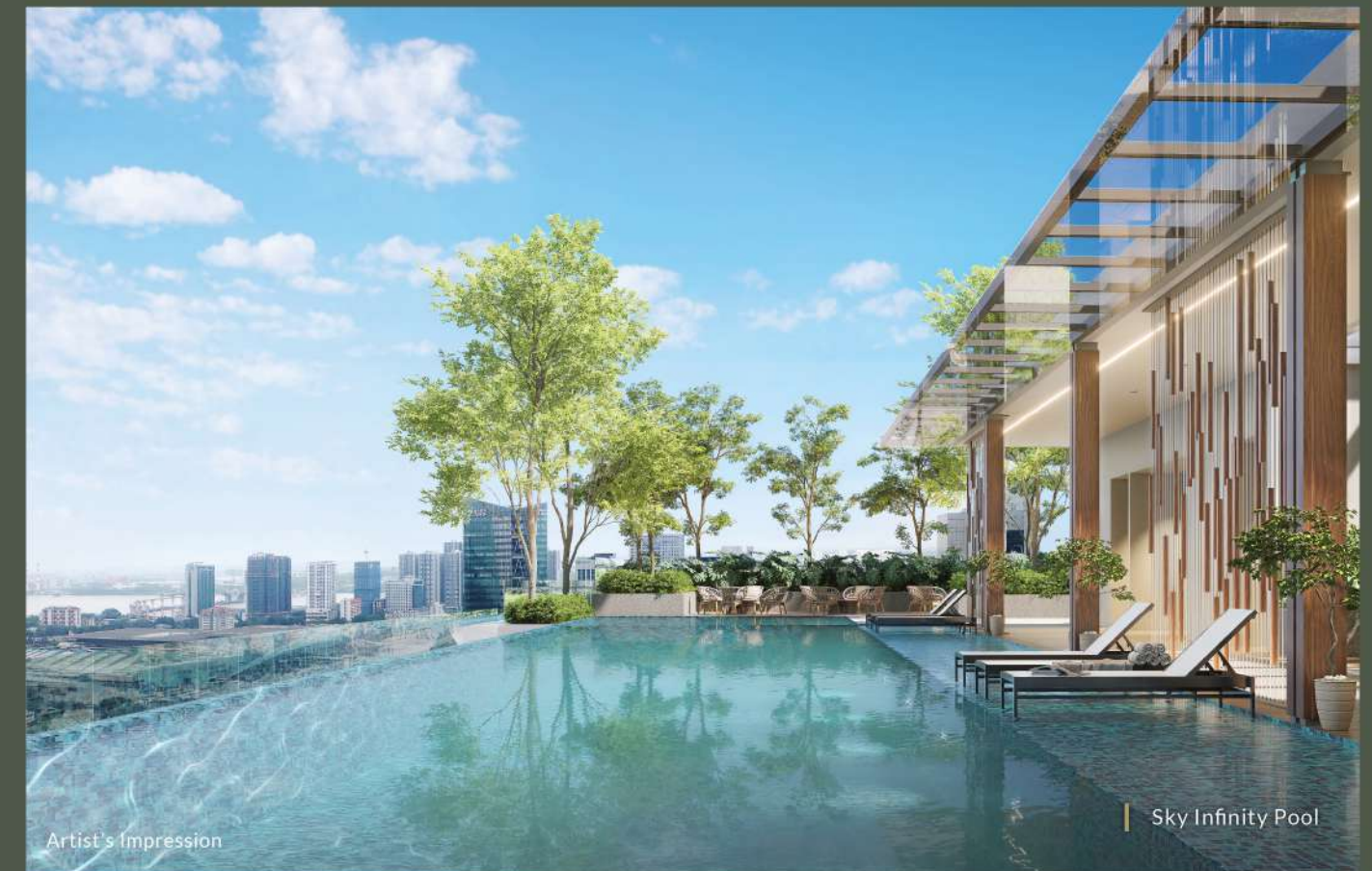
- | | |
|---------------------|-----------------|
| 1 Multipurpose Hall | 4 Co-working |
| 2 Horizon Lounge | 5 Breeze Deck |
| 3 Garden Pavilion | 6 Altitude Deck |



FACILITIES

LEVEL 52

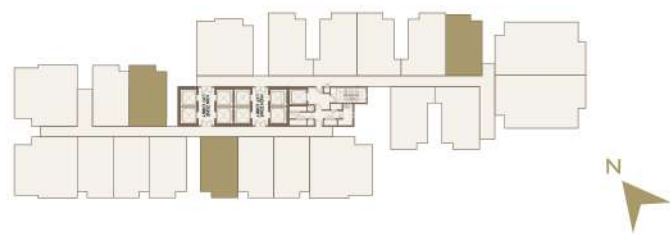
- 1 Sky Infinity Pool
- 2 Wading Cove
- 3 Sky Deck
- 4 BBQ Sky Deck
- 5 Tree Promenade
- 6 Sky Heated Pool
- 7 Sun Deck



1 BALCONY
2 Bedroom 1 Bathroom

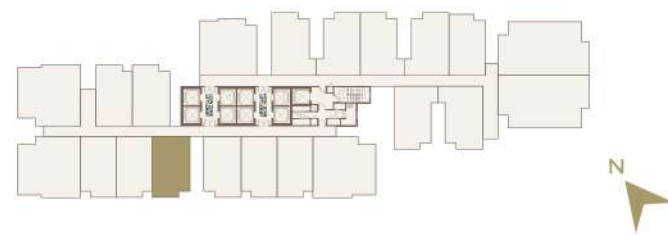
TYPE A

60.43 sqm
650 sqft



TYPE A2

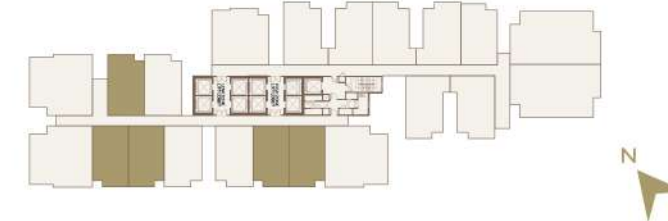
60.43 sqm
650 sqft



1 BALCONY
1+1 Bedroom 1 Bathroom

TYPE A1

60.43 sqm
650 sqft



1 BALCONY
2 Bedrooms 2 Bathrooms

TYPE B
64.38 sqm
693 sqft



1 BALCONY
3 Bedrooms 2 Bathrooms

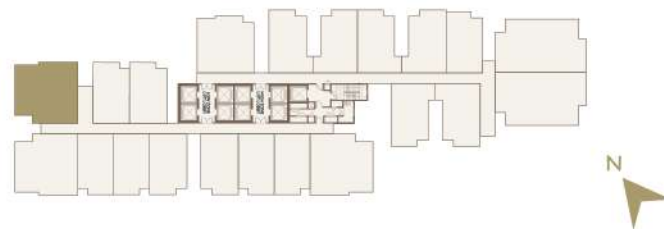
TYPE C
84.00 sqm
904 sqft



2 BALCONY
3 Bedrooms 2 Bathrooms
(Dual Key)

TYPE D

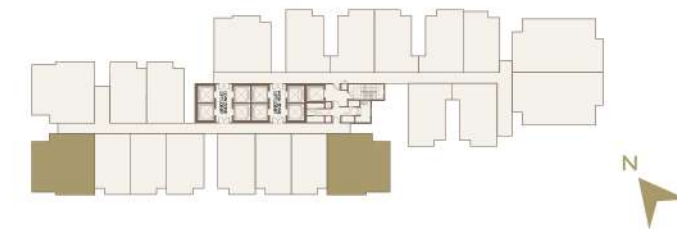
95.93 sqm
1033 sqft



2 BALCONY
3 Bedrooms 2 Bathrooms
(Dual Key)

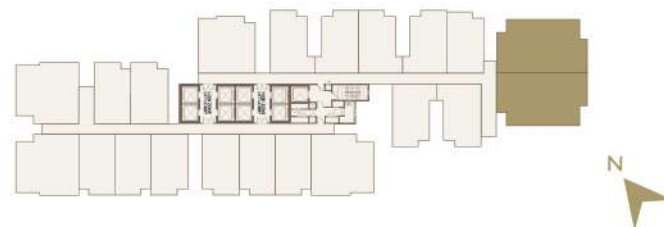
TYPE D1

95.93 sqm
1033 sqft



1 BALCONY
3 Bedroom 2 Bathroom

TYPE E
122.18 sqm
1315 sqft

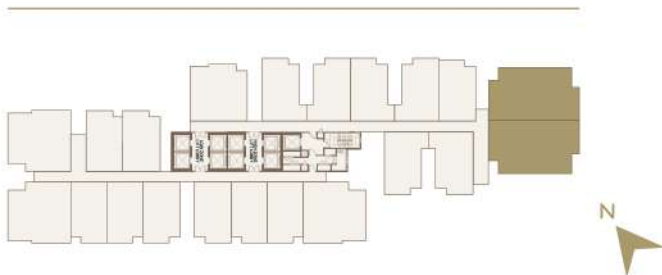


TYPE F (DUPLEX)

219.13 sqm

2358 sqft

Level 40, 42, 43A



(UPPER FLOOR)
96.95 sqm
1043 sqft



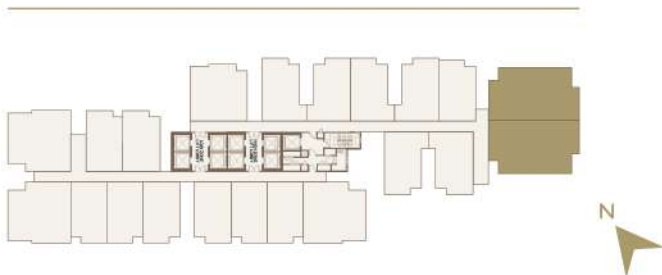
(LOWER FLOOR)
122.18 sqm
1315 sqft

TYPE G (DUPLEX)

236.65 sqm

2547 sqft

Level 46, 48, 50



(UPPER FLOOR)
114.47 sqm
1232 sqft



(LOWER FLOOR)
122.18 sqm
1315 sqft

OVER 30 YEARS OF OUTSTANDING ACHIEVEMENTS

TOP 5 PROPERTY DEVELOPERS IN THE EDGE MALAYSIA PROPERTY EXCELLENCE AWARDS FOR 8 CONSECUTIVE YEARS SINCE 2018

UOA Group is one of the leading property development groups with vast experience in property development, investment, construction, hospitality and asset management.

With nearly four decades of proven expertise, UOA Group is renowned for delivering vibrant, community-centric urban spaces. BANGSAR SOUTH, our flagship 60-acre integrated development redefines city living - blending lifestyle, wellness and nature - making it one of Klang Valley's most sought-after addresses.

Awards & Accolades



Leadership Recognition



MASTER DEVELOPER OF ONE OF THE MOST POPULAR INTEGRATED CITY DEVELOPMENTS BANGSAR SOUTH



Another Prestigious Development by:



DEVELOPER : MIDTOWN SANCTUARY SDN BHD

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Suite G-1, Vertical Corporate Tower B Avenue 10, The Vertical,
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SINGAPORE PROPERTY GALLERY
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