

WHERE
LIFE

bandar
cemerlang

WHERE
LIFE
BEGINS

bandar
cemerlang



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WHERE ASPIRATIONS COME ALIVE

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INTRODUCTION

A SELF-CONTAINED TOWNSHIP DESIGNED TO DELIVER A BETTER LIFE



6730
Residential Units



12
Plots for
commercial spaces



518
Shop offices



66
Plots for amenities

Welcome to Bandar Cemerlang, an integrated mixed-use development located along the Johor Bahru - Kota Tinggi highway. With over 6730 residential units, 518 shop offices, 12 plots of commercial spaces and 66 plots for social amenities, Bandar Cemerlang is a self-sustained modern community situated close to everything that matters. Spread over 864 acres, it is designed for a better life, with amenities that cater to all generations, facilities that take care of all your daily needs, and an environment that is serene and safe for your family.

This is where life begins.

FEATURES

CONNECTED,
SECURE,
INTERACTIVE,
MODERN.

EASY ACCESSIBILITY AND CONNECTIVITY

Bandar Cemerlang is well connected to the heart of Johor Bahru through the interchange along the Johor Bahru - Kota Tinggi highway and the Ulu Tiram - Felda Tebrau road. It is also connected by Senai - Desaru Expressway to the Senai International Airport, the tourist destination of Desaru, the industrial hub of Pasir Gudang, Tanjung Langsat and more.

SPACIOUS HOMES WITH LARGE OPEN SPACES

Designed with space in mind, the development not only offers large, spacious homes, but nestles them within large, green and open spaces. Away from the hustle and bustle of the city yet easily accessible, Bandar Cemerlang offers a modern life with an advantage.

INTEGRATED COMMUNITY LIVING

Built to be intergenerational where both your kids and parents can comfortably have their own spaces and activities within and outside the home, Bandar Cemerlang takes care of everyone's needs.



LOCATION

CLOSE TO THE HEART OF JOHOR BAHRU

Just minutes away from the Senai-Desaru highway, Ulu-Tiram road and Johor Bahru-Kota Tinggi highway, Bandar Cemerlang is strategically located in the fast-growing neighbourhood of Ulu Tiram. With easy connectivity to various parts of the expanding Iskandar Malaysia area, the development is designed to be connected to all that matters. Leading international schools and various amenities such as hospitals, retail, parks and recreation are just a drive away.



SENAI INTERNATIONAL AIRPORT
32 kms



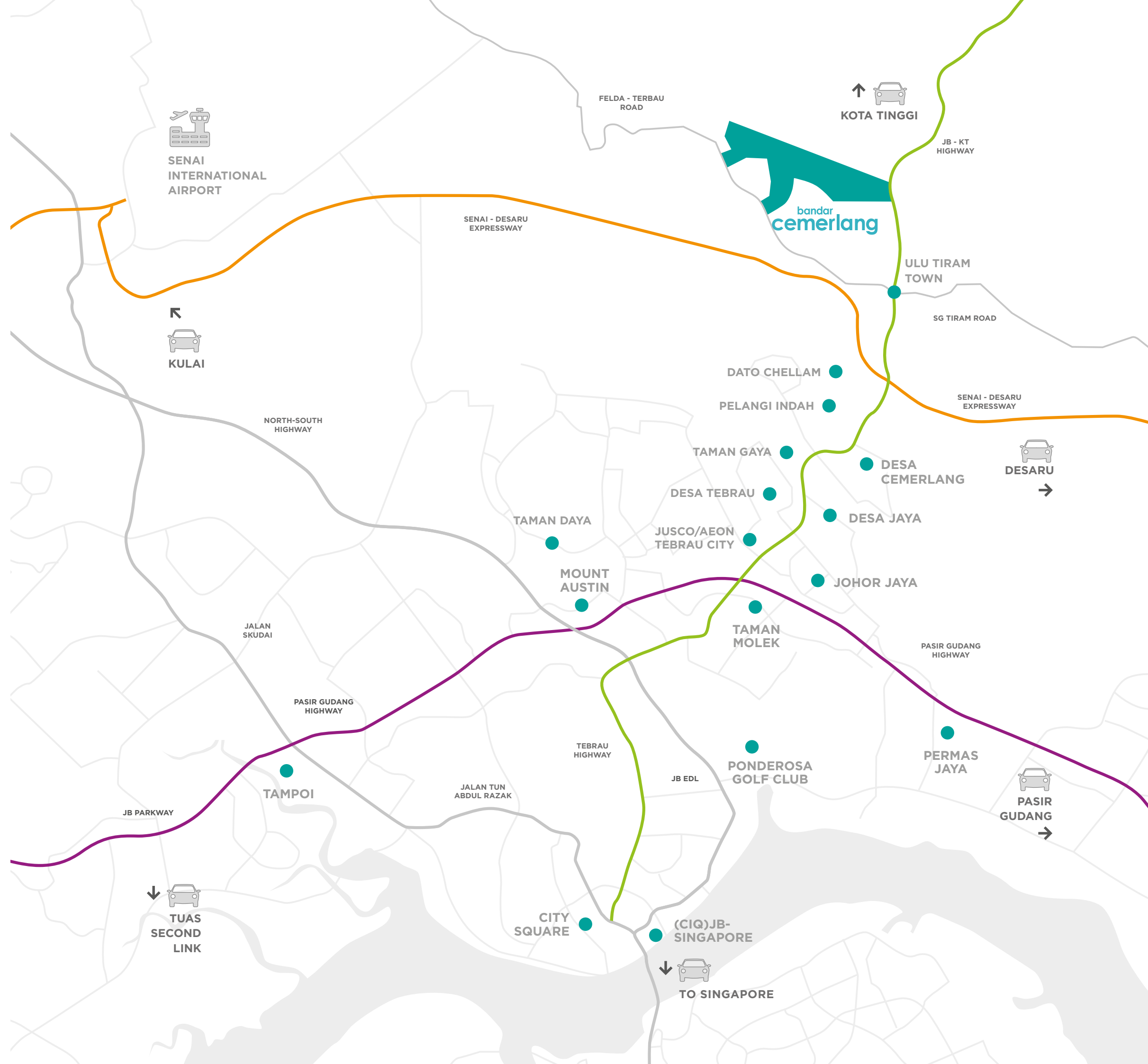
PASIR GUDANG HIGHWAY
8 kms



SENAI-DESARU HIGHWAY
4 kms



TERBAU HIGHWAY
8 kms



A TREAT FOR THE SENSES

harmony

The third phase of Bandar Cemerlang celebrates the sense of sound with large water reservoirs, schools and modern residences.

aura

Home to the Red Carpet Plaza, Aura is an embodiment of the sense of sight, with condos, hotels, retail and a central park.

breeze

The first phase is a reflection of the sense of touch, replete with themed gardens, a lake plaza, an observatory hill and a community park.

Bandar Cemerlang is divided into three phases, with each phase inspired by a human sense. The first phase, **Breeze**, is inspired by the sense of touch and is a self-contained community. The second, **Aura**, celebrates the sense of sight with a mix of activities, while the third phase, **Harmony**, embodies the sense of sound.

- | | | | | | |
|--------------------|----------------------|-----------------------|----------------------|----------------------------|--------------------|
| 1 ENTRANCE | 6 BREEZE PARK | 11 PARK BY THE STREAM | 16 POLICE STATION | 21 VISITORS' RETAIL CENTRE | 26 CHURCH |
| 2 SHOW VILLAGE | 7 RESIDENCES | 12 THE FLOAT DECK | 17 SCHOOL | 22 CEMERLANG PARK | 27 SCHOOL |
| 3 PARK BY THE LAKE | 8 ENTRANCE GARDEN | 13 LAKE PLAZA | 18 RETAIL VILLAGE | 23 ENTERPRISE CENTRE | 28 WATER RESERVOIR |
| 4 ECOLOGICAL LAKE | 9 ENTRANCE BOULEVARD | 14 SKY LAKE | 19 RESIDENTIAL CONDO | 24 HOTELS | 29 RESIDENCES |
| 5 THEMED GARDENS | 10 SHOPOFFICES | 15 RESIDENCES | 20 RED CARPET PLAZA | 25 SCHOOL | |



AMENITIES

MAKE YOUR
HOME YOUR
PLAYGROUND



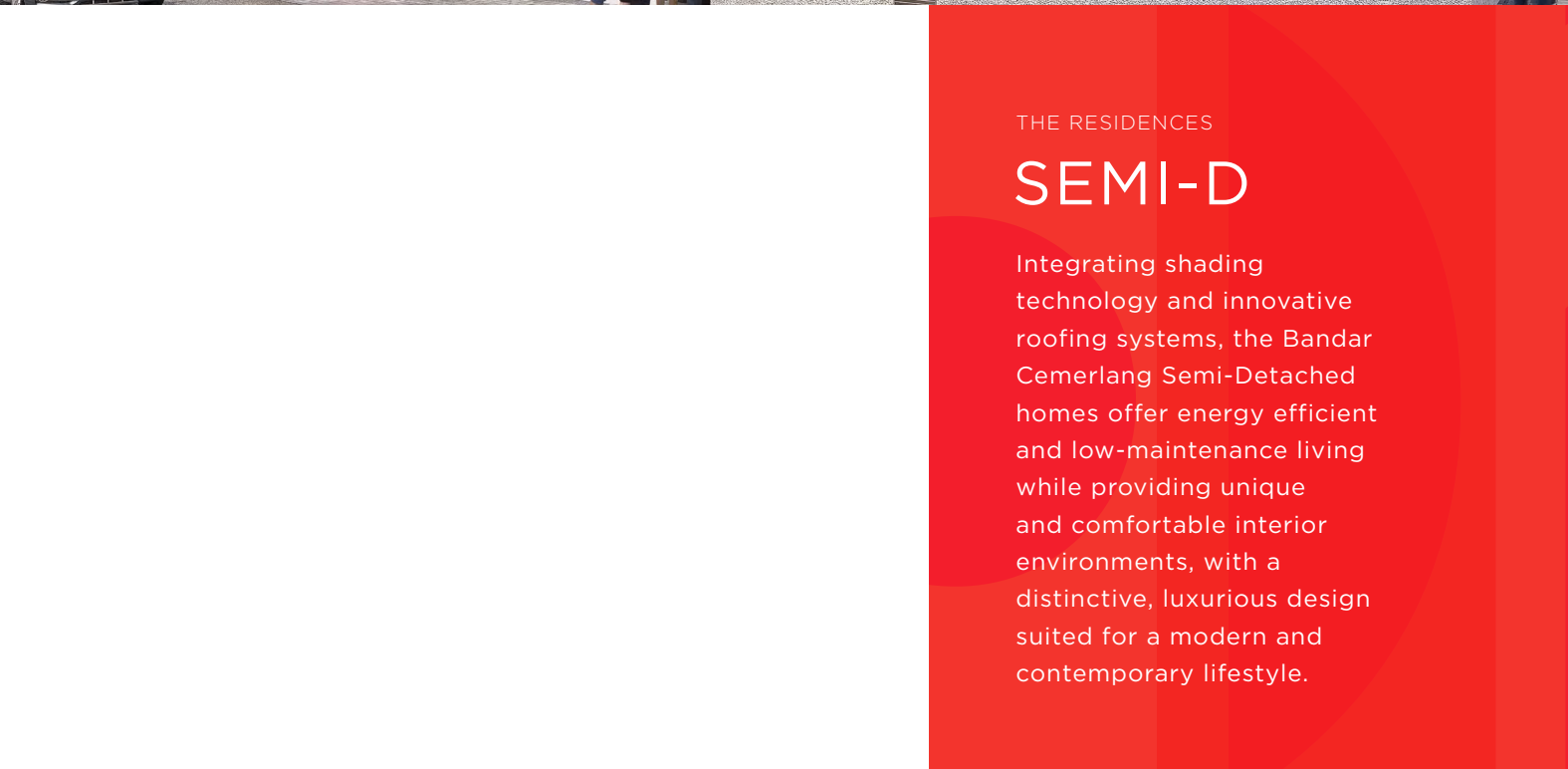
With over 10 themed gardens, 8 water bodies, observatory hills, boulevards and large parks, Bandar Cemerlang is designed to be a canvas of possibilities for both you and your family. Take your kids out for a walk, enjoy a lush, green view from the observatory deck, hold a barbeque party with your friends at the central park, dine at the hotel or indulge in some shopping at the retail centres. There's always something to look forward to at Bandar Cemerlang.



THE RESIDENCES

CLUSTER HOMES

Designed with security and comfort in mind, Bandar Cemerlang's Cluster Homes are well-suited for the family. These modern homes are generous in space, offering flexible layouts to cater for everyone's needs and preferences.



THE RESIDENCES

SEMI-D

Integrating shading technology and innovative roofing systems, the Bandar Cemerlang Semi-Detached homes offer energy efficient and low-maintenance living while providing unique and comfortable interior environments, with a distinctive, luxurious design suited for a modern and contemporary lifestyle.



THE RESIDENCES

TERRACE HOMES

Focused on the comfort and ease of high quality living, Bandar Cemerlang's Terrace Homes are all oriented north and south, integrating skylights for optimal interior temperatures and efficient energy consumption.



THE RESIDENCES

A LIFESTYLE THAT MAKES AN IMPRESSION

With over three types of homes to choose from and a range of configurations to select, residences at Bandar Cemerlang are designed to help you create a life of your choosing. Bring your dreams to life with customisable spaces that are adorned with a choice of patterned screens, large open spaces, grand entrances and spacious rooms.



THE DEVELOPER



Started in 1989, Crescendo Corporation Berhad is listed on the Main Board of Bursa Malaysia Securities, with investment in various subsidiaries involved in construction, property and education development. The company is accredited with the successful and widely acclaimed development of Desa Cemerlang and Taman Perindustrian Cemerlang in Johor Bahru, and Nusa Cemerlang Industrial Park in Bandar Nusajaya and established themselves as trusted developers of quality residential, commercial and industrial properties.

CONTACT

GET IN TOUCH

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DISCLAIMER

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DOUBLE
STOREY
SUPERLINK
HOUSE

18th Floor, Public Bank Tower
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DOUBLE STOREY SUPERLINK HOUSE

Focused on the comfort and ease of high quality living, Bandar Cemerlang's Terrace Homes are all oriented north and south, integrating skylights for optimal interior temperatures and efficient energy consumption.



SPECIFICATIONS

LAND AREA (SQ. FT.) / BUILT UP AREA (SQ. FT.)
1,820 (26' x 70') 2,612

STRUCTURE
Reinforced Concrete

WALL
Bricks wall

ROOFING COVERING
Metal roof / RC flat roof / Glaze roof (Intermediate lot)
Metal roof / RC flat roof (End lot)

ROOF FRAMING
Light weight metal frame

CEILING
Plaster ceiling / skim coat to concrete slab / cement board ceiling at external roof eave.

WINDOWS
Aluminium frame glass window

DOORS
Solid timber doors / GI Metal grille door
Aluminium framed sliding glass door

IRONMONGERY
Quality Lockset

WALL FINISHES
Kitchen wall : Wall tiles (2100mm high)
Bathrooms wall : To ceiling high / (down stair bathroom - 2100mm high)
External wall : Weatherproof
Internal wall : Emulsion Paint
Wood and Metal : Enamel Paint

FLOOR FINISHES
Cement render : Driveway, Apron and others
Tiling : Living, Dining, Kitchen, Staircase, Family area, Bedrooms, Balcony, Toilet & Carporch.

SANITARY AND PLUMBING FITTINGS
Water storage tank : 1 nos
Sitting WC : 4 nos
Wash hand basin with tap : 4 nos.
Shower rose : 4 nos.
Bib tap : 6 nos.
Kitchen sink with tap : 1 no.

ELECTRICAL INSTALLATION
Lighting point : 25 nos.
13A Power Point : 17 nos.
Fan Point : 7 nos.
TV Point : 2 nos.
Water Heater Point : 4 nos.
Air Con Power Point : 4 nos.

INTERNAL TELECOMMUNICATION TRUNKING & CABLING
Telephone socket outlet : 2 nos

FENCING
Low brick wall with M.S grille, chain link fence

DOUBLE
STOREY
SEMI-
DETACHED

bandar
cemerlang

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DOUBLE STOREY SEMI- DETACHED

Integrating the shading technology and innovative roofing systems, the Bandar Cemerlang Semi-Detached homes offer energy efficient and low-maintenance living while providing unique and comfortable interior environments. A distinctive and luxury house design to pronounce a modern and contemporary life style.



SPECIFICATIONS

LAND AREA (SQ. FT.) / BUILT UP AREA (SQ. FT.)
2,880 (32' x 90') 2,694

STRUCTURE
Reinforced Concrete

WALL
Bricks wall

ROOFING COVERING
Metal roof / RC flat roof

ROOF FRAMING
Light weight metal frame

CEILING
Plaster ceiling / skim coat to concrete slab / cement board ceiling at external roof eave.

WINDOWS
Aluminium frame glass window

DOORS
Solid timber doors,
Aluminium framed sliding glass door

IRONMONGERY
Quality Lockset

WALL FINISHES
Kitchen wall : Wall tiles (2100mm high)
Bathrooms wall : To ceiling high
External wall : Weatherproof
Internal wall : Emulsion Paint
Wood and Metal : Enamel Paint

FLOOR FINISHES
Cement render : Driveway, Apron and others
Tiling : Living, Dining, Kitchen,
Staircase, Store, Family area,
Bedrooms, Balcony, Toilet &
Carporch.

SANITARY AND PLUMBING FITTINGS
Water storage tank : 2 nos
Sitting W.C : 4 nos
Wash hand basin with tap : 4 nos.
Shower rose : 4 nos.
Bib tap : 6 nos.
Kitchen sink with tap : 1 no.

ELECTRICAL INSTALLATION
Lighting point : 27 nos.
13A Power Point : 19 nos.
Fan Point : 7 nos.
TV Point : 3 nos.
Water Heater Point : 4 nos.
Air Cond Power Point : 4 nos.

INTERNAL TELECOMMUNICATION
TRUNKING & CABLING
Telephone socket outlet : 2 nos

FENCING
Low brick wall with M.S grille

DOUBLE
STOREY
CLUSTER
HOUSE

bandar
cemerlang

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DOUBLE
STOREY
CLUSTER
HOUSE

Designed with security and comfort in mind, Bandar Cemerlang's Cluster Homes are well suited for the family. These modern homes are generous in space, offering flexible layouts to cater for everyone's needs and preferences.



SPECIFICATIONS

LAND AREA (SQ. FT.) / BUILT UP AREA (SQ. FT.)
2,560 (32' x 80') 2,510

STRUCTURE
Reinforced Concrete

WALL
Bricks wall

ROOFING COVERING
Metal roof / RC flat roof

ROOF FRAMING
Light weight metal frame

CEILING
Plaster ceiling / skim coat to concrete slab / cement board ceiling at external roof eave.

WINDOWS
Aluminium frame glass window

DOORS
Solid timber doors,
Aluminium framed sliding glass door

IRONMONGERY
Quality Lockset

WALL FINISHES
Kitchen wall : Wall tiles (2100mm high)
Bathrooms wall : To ceiling high
External wall : Weatherproof
Internal wall : Emulsion Paint
Wood and Metal : Enamel Paint

FLOOR FINISHES
Cement render : Driveway, Apron and others
Tiling : Living, Dining, Kitchen,
Staircase, Store, Family area,
Bedrooms, Balcony, Toilet &
Carporch.

SANITARY AND PLUMBING FITTINGS
Water storage tank : 2 nos
Sitting W.C : 4 nos
Wash hand basin with tap : 4 nos.
Shower rose : 4 nos.
Bib tap : 6 nos.
Kitchen sink with tap : 1 no.

ELECTRICAL INSTALLATION
Lighting point : 24 nos.
13A Power Point : 17 nos.
Fan Point : 7 nos.
TV Point : 2 nos.
Water Heater Point : 4 nos.
Air Cond Power Point : 4 nos.

INTERNAL TELECOMMUNICATION
TRUNKING & CABLING
Telephone socket outlet : 2 nos

FENCING
Low brick wall with M.S grille

THREE
STOREY
CLUSTER
HOUSE
3245/3284

bandar
cemerlang

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THREE STOREY CLUSTER HOUSE

Designed with security and comfort in mind, Bandar Cemerlang's Cluster Homes are well suited for the family. These modern homes are generous in space, offering flexible layouts to cater for everyone's needs and preferences.



SPECIFICATIONS

LAND AREA (SQ. FT.) / BUILT UP AREA (SQ. FT.)
2,560 (32' x 80') 3,245

STRUCTURE
Reinforced Concrete

WALL
Bricks wall / RC wall

ROOFING COVERING
Metal roof / RC flat roof

ROOF FRAMING
Light weight metal frame

CEILING
Plaster ceiling / skim coat to concrete slab / cement board ceiling at external roof eave.

WINDOWS
Aluminium frame glass window

DOORS
Solid timber doors,
Aluminium framed sliding glass door

IRONMONGERY
Quality Lockset

WALL FINISHES
Kitchen wall : Wall tiles (2100mm high)
Bathrooms wall : To ceiling high
External wall : Weatherproof
Internal wall : Emulsion Paint
Wood and Metal : Enamel Paint

FLOOR FINISHES
Cement render : Driveway, Apron and others
Tiling : Living, Dining, Kitchen,
Staircase, Store, Family area,
Bedrooms, Balcony, Toilet &
Carporch.

SANITARY AND PLUMBING FITTINGS
Water storage tank : 2 nos
Sitting W.C : 5 nos
Wash hand basin with tap : 5 nos.
Shower rose : 5 nos.
Bib tap : 7 nos.
Kitchen sink with tap : 1 no.

ELECTRICAL INSTALLATION
Lighting point : 31 nos.
13A Power Point : 20 nos.
Fan Point : 9 nos.
TV Point : 2 nos.
Water Heater Point : 5 nos.
Air Cond Power Point : 5 nos.

**INTERNAL TELECOMMUNICATION
TRUNKING & CABLING**
Telephone socket outlet : 3 nos

FENCING
Low brick wall with M.S grille