

# ADISONWEST

SERVICED APARTMENTS



**LARKINTON**

— JOHOR BAHRU —

City sights, Urban delights.  
Within a 69-acre Greenfront Lifestyle Centre



# AdisonWest.

Where life is surrounded by everything awesome and none of the hassle.

Get ready for the primary showcase straight from the masterplan of Larkinton! Absolute top-notch inner-city lifestyle, right here, right now. Embrace the vibe of AdisonWest serviced apartments, a place that crackles with the energy of urban connections and human interactions, where you can gear up for an epic adventure in the heart of JB city.

No aggravations, no stress, no DIY dramas.  
Just thriving with purpose and savouring life's joy.







A stylish poolside oasis of chic serenity

## It's cool

to rock the city centre vibe, but sometimes the urban hustle can be a wild ride.

This spot? It's your chill oasis where you can kick back and soak up the lush surroundings. Our spaces are dialed in for epic human connections, so hang out with your crew and let the good times roll, because life here is a kick-ass chorus of pure, unadulterated harmony.

Where joy knows no bounds and laughter dances freely. Embrace simplicity, live joyfully, and cherish every moment.



Chill out amidst sizzling savoury aromas

Cannonball into the sparkling waters or lounge poolside for the best Insta-worthy shots. Sizzle, grill and chill with your squad at the outdoor BBQ and hangout area. Outdoor bliss takes centre stage in the sunken lawn, where good company meets great vibes.



Sunken sanctuary for tranquil gatherings





Sculpting bodies, forging minds: where fitness dreams thrive

Step into the challenge zone  
and chase your **fitness goals**

The clatter of weights clinking, the rhythmic beats of music, and the focus and energy of people pushing their limits create an atmosphere that's nothing short of electrifying. The fully-equipped indoor gym has all the facilities you need to start your journey.

Where challenges are not obstacles but stepping stones, and life is all about the balancing act.



Chic and stylish convenience: space for you to play host

AdisonWest is where you live life on your terms. Whether you're hustling at work, diving into leisure, or just soaking up the chill vibes of your own spot – this is your arena. The housekeeping is a breeze, and the amenities are your daily dose of awesome waiting to unfold.

Keep it real and soak in the luxury of simplicity, because there is harmony in minimalism and richness in connections.

## Get ready

to level up and unlock  
the next chapter of  
your amazing journey.



Tranquil spaces for a life of gentle comfort



Lavish opulence that defines a life of luxury



# Check this out

the freedom to move  
without constraints!

ADISONSHOP  
RETAIL

Slick and stylish shops line the ground floor of AdisonWest, giving you all that you need. It's not just about proximity; it's about reclaiming your time and turning errands into quick, seamless pit stops. Whether it's a last-minute grocery run, a sudden Laksa craving, or a quick caffeine hit, it's literally a stone's throw away.

An easy-breezy urban oasis, where harmonising comfort and fulfillment leads to a truly satisfying life.



An eclectic modern shopping street that exudes a vibrant and urban energy



# FACILITIES PLAN



1. BBQ Pit
2. Plaza
3. Decking
4. Playground
5. Seating Area
6. Leisure Area
7. Wading Pool
8. Jacuzzi
9. Pool Lounge
10. Swimming Pool
11. Sunken Amphitheatre
12. Pavilion
13. Gym and Yoga Room
14. Multipurpose Hall

# FLOOR PLAN



# SPECIFICATIONS

<b>STRUCTURE</b>	Reinforced Concrete	<b>CEILING</b>	Skim Coat / Plasterboard																																																		
<b>WALL</b>	Reinforced Concrete / Masonry	<b>WINDOWS</b>	Aluminium Frame Glass Window																																																		
<b>ROOF COVERING</b>	Reinforced Concrete																																																				
<b>IRONMONGERY</b>	Main Entrance Other Area	Digital Lockset Quality Lockset																																																			
<b>DOORS</b>	Main Entrance Balcony Other Area	Fire-Rated Door Sliding Door (for Type A2/A2a & C2/C2a Only) Flush Door																																																			
<b>WALL FINISHES</b>	Bathroom Kitchen Others	Tiles to ceiling layout Tiles to 1.5m Height / Plaster and Paint Plaster and Paint																																																			
<b>FLOOR FINISHES</b>	Entrance Foyer / Living / Dining / Kitchen / Bathroom / Bedroom A/C Ledge / Others	Tiles Cement Render																																																			
<b>ELECTRICAL INSTALLATIONS</b>	Lighting Point Fan Point Power Point Air Conditioning Point SMATV Point Fibre Wall Socket (FWS) Door-Bell Point Water Heater Point Distribution Board		<table border="1"> <thead> <tr> <th>Type A/Aa</th> <th>Type A2/A2a</th> <th>Type B/Ba</th> <th>Type C/Ca</th> <th>Type C2/C2a</th> </tr> </thead> <tbody> <tr><td>8</td><td>9</td><td>12</td><td>14</td><td>15</td></tr> <tr><td>2</td><td>2</td><td>4</td><td>4</td><td>4</td></tr> <tr><td>10</td><td>10</td><td>13</td><td>14</td><td>14</td></tr> <tr><td>2</td><td>2</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr> <tr><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr> <tr><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr> <tr><td>1</td><td>1</td><td>1</td><td>2</td><td>2</td></tr> <tr><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr> </tbody> </table>	Type A/Aa	Type A2/A2a	Type B/Ba	Type C/Ca	Type C2/C2a	8	9	12	14	15	2	2	4	4	4	10	10	13	14	14	2	2	3	3	3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	1	1	1	1	1
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<b>SANITARY WARE &amp; FITTINGS</b>	WC Sink + Tap Shower Wash Basin + Tap Toilet Paper Holder Tap Hand-bidet		<table border="1"> <tbody> <tr><td>1</td><td>1</td><td>1</td><td>2</td><td>2</td></tr> <tr><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr> <tr><td>1</td><td>1</td><td>1</td><td>2</td><td>2</td></tr> <tr><td>1</td><td>1</td><td>1</td><td>2</td><td>2</td></tr> <tr><td>1</td><td>1</td><td>1</td><td>2</td><td>2</td></tr> <tr><td>2</td><td>2</td><td>2</td><td>3</td><td>3</td></tr> <tr><td>1</td><td>1</td><td>1</td><td>2</td><td>2</td></tr> </tbody> </table>	1	1	1	2	2	1	1	1	1	1	1	1	1	2	2	1	1	1	2	2	1	1	1	2	2	2	2	2	3	3	1	1	1	2	2															
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# Yeah!

that's the actual view of the golf course that sits right next to the awesomeness of Larkinton.



LARKINTON

— JOHOR BAHRU —

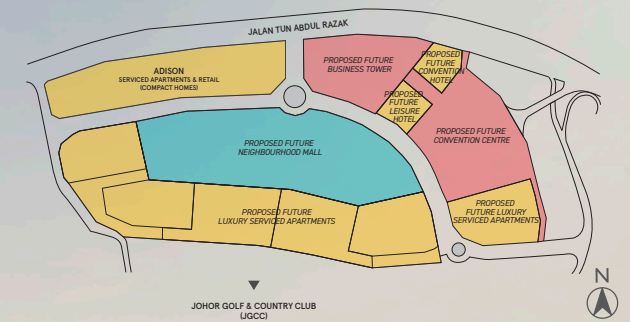
## City Living with a Swing

It's not just scenery; it's a whole new way of life. It's a daily dose of green perfection right outside your window. Imagine waking up to that epic view every single day – that's the kind of energy you're in for.

Larkinton is the pulse of a people-powered epicentre, and a solidification of all the good things life has to offer. We're talking the core of lifestyle, entertainment, art, culture, and a whole mix of goods and ideas. Join in on the action and be part of this buzzing, dynamic community!

Where life is not lived, but fully celebrated.

### A 69-acre Greenfront Lifestyle Centre in Johor Bahru City







Shop

Wander

It's Time!

Where your adventure kicks off. Dive in, chill out, and savour the epic lineup of experiences waiting just for you.



Show  
Work



Where your story unfolds. Get in the mix and link up with the peeps on the same wavelength.

# Explore Connect Belong

Where your vibe finds its tribe. Make every moment count in the epicentre of your daily adventures.



Pamper  
Stay



# Score big!

with our spot.

This is the only place in Johor where you can have the ultimate city lifestyle decked out with all the modern perks and topped off with jaw-dropping fairway views. A strategic hub in the global game that offers convenience on steroids, Larkinton is only 15 minutes to the Singapore-Johor border and close to the coolest transport hubs and landmarks in town (we're talking Johor city center, Senai airport, and Johor Sentral).

Grab a slice of the awesome life, and live the dream.



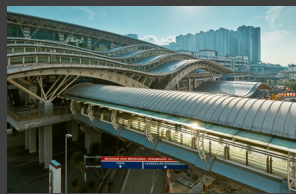
Sultan Iskandar CIQ



Gleneagles Medini Hospital



Legoland Malaysia



Johor Bahru Sentral

#### SHOPPING MALLS & COMMERCIAL

- 4.3KM Angsana Mall
- 4.9KM Beletime Danga Bay
- 5.2KM Komtar JBCC
- 5.3KM Johor Bahru City Square
- 6.9KM Paradigm Mall
- 8.8KM Sutera Mall
- 9.1KM R & F Mall
- 9.8KM KSL City Mall
- 11.1KM AEON Bukit Indah
- 12.8KM AEON Tebrau City
- 13.4KM IKEA Tebrau
- 13.7KM Toppen Shopping Centre
- 14.4 KM The Mall, Mid Valley Southkey

#### EDUCATIONAL INSTITUTIONS

- 7.3KM Institut Kemahiran MARA (IKM)
- 9.0KM Sri Utama School
- 14.2KM Marlborough College Malaysia
- 14.3KM Raffles American School

#### MEDICAL CENTRES

- 1.6KM KPJ Puteri Specialist Hospital
- 3.2KM KPJ Johor Specialist Hospital
- 5.5KM Maria Hospital
- 5.6KM Sultanah Aminah Hospital - Tebrau
- 6.2KM Kempas Medical Centre
- 6.5KM Sultan Ismail Hospital
- 12.1KM Columbia Asia Hospital - Iskandar Puteri
- 12.5KM Gleneagles Medini Hospital

#### RECREATION

- 500M Johor Golf & Country Club
- 3.7KM Bukit Serene Palace
- 14.6KM Legoland Malaysia
- 17.3KM Puteri Harbour
- 17.7KM Ponderosa Golf & Country Club
- 19.7KM Daiman 18 Golf Club

Another Prestigious Development by



WCT Green Sdn Bhd (929961-P)  
(A member of WCT Land)

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WCT Property Gallery | Larkinton JB



Developer Name: WCT Green Sdn Bhd 20191001824 (929961-P) • Developer Licence No: 20376/02-2028/0002(N) • Validity Period: 17 February 2023 - 16 February 2028 • Sales & Advertising Permit No: 30376-1/10-2026/19193(N)-[S] • Validity Period: 30 October 2023 - 29 October 2026 • Approving Authority: Majlis Bandaraya Johor Bahru • Ref No: MB/B/U/2021/14/BCN/134/NDM(22) • Tenure of Land: Freehold • Expected Date of Completion: April 2028 • Land Encumbrance: NIL • Type of Property: Serviced Apartments • Development Name: Residensi Laman Hijau • Car Park Bay: 1 Unit • 1-2 Bays • Total Units: Block A: 240 units, Block B: 272 units, Block C: 256 units, Block D: 256 units. • Selling Price: Block A: Min. RM441,000.00 - Max. RM717,900.00, Block B: Min. RM430,000.00 - Max. RM704,300.00, Block C: Min. RM436,700.00 - Max. RM712,100.00, Block D: Min. RM428,800.00 - Max. RM704,400.00 • 15% Bumiputera Discount.

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