



ARDEN

SERVICED RESIDENCE



# THE HEART OF LIMITLESS HORIZON

Located in One Bukit Senyum, an integrated mixed development in Johor Bahru City Centre, Arden is a serviced residence that offers a luxurious community with upscale retail options, vibrant social connections, and seamless connectivity, tailored to enrich your lifestyle.



Night View Facade

Artist Impression Only



Nature  
Urban Green



Astounding  
Location



Retreat &  
Recreational



Exceptional  
Lifestyle



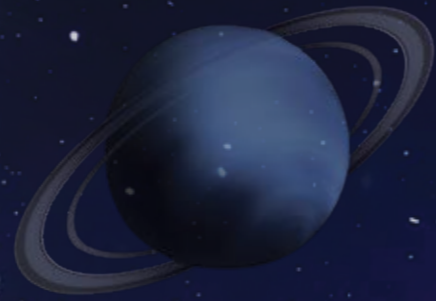
Deluxe  
Living Standard



Crafted to Perfection



# EXPERIENCE GRANDEUR IN EVERY ARRIVAL

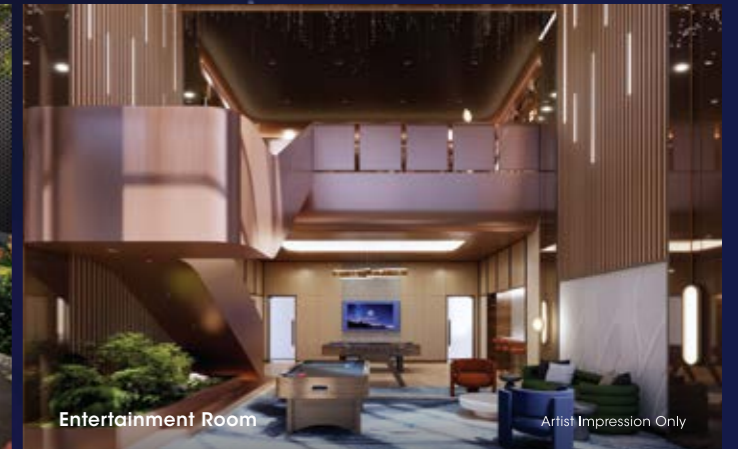


A showcase of sophisticated architecture, featuring a timeless, minimalist design. The spatial composition exudes elegance in both craftsmanship and quality.



Look-out Deck

Artist Impression Only



Entertainment Room

Artist Impression Only

## ASCEND TO TRANQUILITY WHERE FRAGRANCE MEETS THE SKY



Dropoff

Artist Impression Only



Swimming Pool

Artist Impression Only

Arden commands attention with understated elegance. Its majestic façade and meticulous landscaping unveil a sanctuary truly befitting royalty.



# ELEVATING EVERYDAY LIVING TO EXTRAORDINARY HEIGHTS

## LEVEL 8



- |                      |                            |                             |                         |
|----------------------|----------------------------|-----------------------------|-------------------------|
| 1 Sauna              | 2 Male Changing Room       | 3 Female Changing Room      | 4 Yoga                  |
| 5 Gym                | 6 Gaming Room              | 7 Entertainment Room        | 8 Kids Fun Room         |
| 9 Storage            | 10 Lift Lobby              | 11 Sport Hall               | 12 Swimming Pool        |
| 13 Jacuzzi           | 14 Kids Pool + Water Slide | 15 Lounging area - Parasols | 16 Wet Deck             |
| 17 Pool Deck         | 18 Outdoor Shower          | 19 Trellis                  | 20 BBQ Area (Non-Halal) |
| 21 BBQ Area (Halal)  | 22 Kid's Playground        | 23 Quiet Garden             | 24 Zen Garden           |
| 25 Multipurpose Lawn | 26 Sunset Garden           |                             |                         |

## LEVEL 50

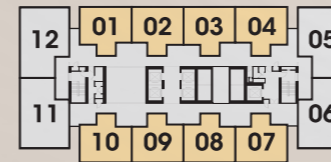


- |                        |                           |                     |                            |
|------------------------|---------------------------|---------------------|----------------------------|
| 1 Sky Lounge           | 2 Sunset AL Fresco Lounge | 3 Sunset Terrace    | 4 Sunrise AL Fresco Lounge |
| 5 Sunrise Terrace      | 6 Powder Room             | 7 Cigar Parlour     | 8 Wine Room                |
| 9 Non-Halal Sky Dining | 10 Halal Sky Dining       | 11 Preparation Area | 12 KTV Lounge              |
| 13 Lift Lobby          | 14 Sky Yoga               |                     |                            |

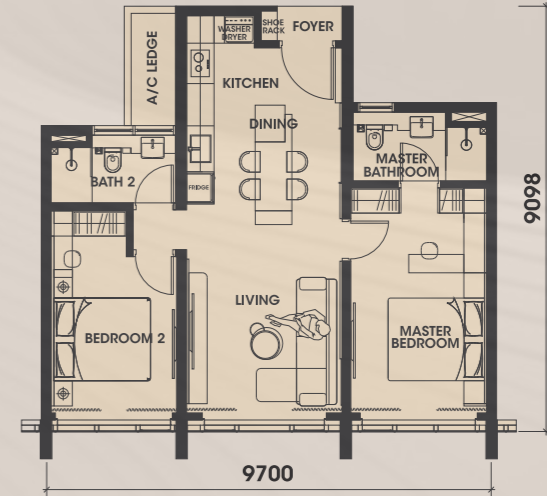
### TYPE A

797 sq.ft.  
74 m<sup>2</sup>

2 Bedrooms  
2 Bathrooms



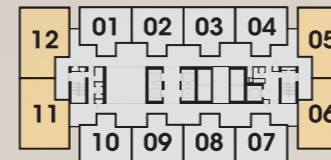
Key Plan



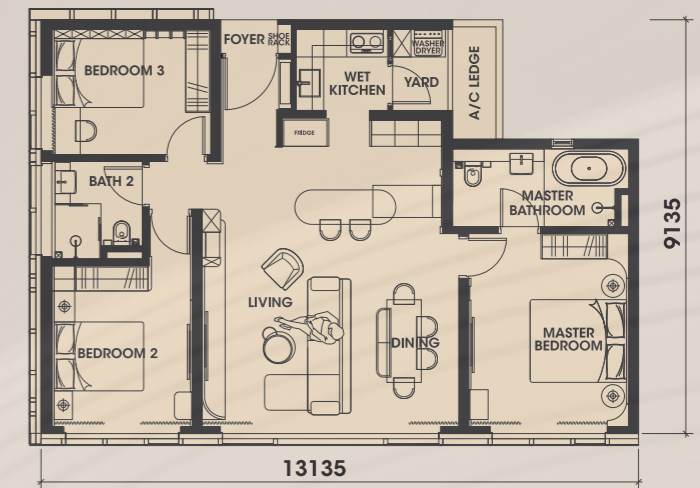
### TYPE B

1,140 sq.ft.  
106 m<sup>2</sup>

3 Bedrooms  
2 Bathrooms



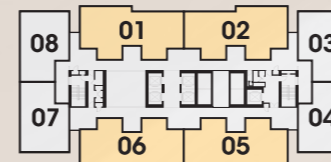
Key Plan



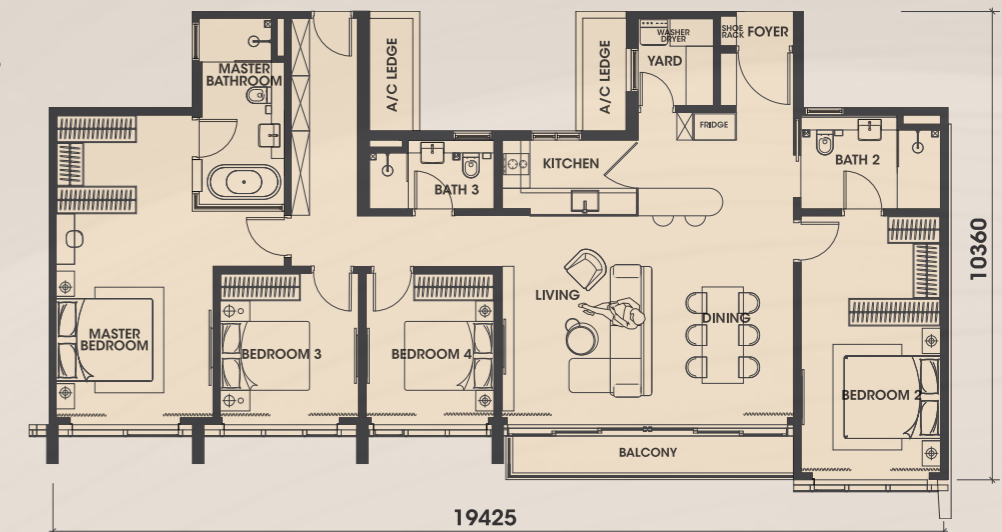
### TYPE C

1,700 sq.ft.  
158 m<sup>2</sup>

4 Bedrooms  
3 Bathrooms



Key Plan





# OWN THE INTERNATIONAL NEIGHBOURHOOD



## Shopping Mall

1	JBCC	2.5 KM
2	City Square	2.6 KM
3	KSL City Mall	2.9 KM
4	The Mall Mid Valley	6.0 KM
5	Paradigm Mall	11.9 KM
6	Aeon Mall Tebrau City	13.7 KM
7	Sutera Mall	13.7 KM
8	IKEA Tebrau	14.5 KM
9	Toppen Shopping Centre	14.9 KM
10	Aeon Mall Bukit Indah	15.4 KM

## Education

1	R.E.A.L Kids, Johor Bahru Campus	10.7 KM
2	Fairview International School	15.1 KM
3	Marlborough College Malaysia	19.2 KM
4	Raffles American School	19.3 KM
5	University of Southampton Malaysia	21.9 KM
6	Raffles University Iskandar	22.1 KM
7	Invictus International School Malaysia	22.6 KM
8	EduCity Iskandar	26.0 KM

## Hospital

1	KPJ Johor Specialist Hospital	3.5 KM
2	Columbia Asia Hospital (Tebrau)	4.2 KM
3	Sultanah Aminah Hospital	4.5 KM
4	KPJ Puteri Specialist Hospital	5.7 KM
5	Kempas Medical Centre	8.7 KM
6	Sultan Ismail Hospital	11.9 KM
7	Columbia Asia Hospital (Iskandar)	17.5 KM
8	Gleneagles Medini Hospital	23.9 KM

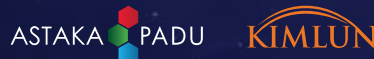
## Leisure & Recreation

1	Bukit Serene Palace	6.6KM
2	Johor Golf & Country Club	9.8KM
3	Permas Jaya Golf Club	10.4KM
4	Ponderosa Golf & Country Club	11.2KM
5	Daiman 18 Golf Club	13.2KM
6	Puteri Harbour	22.3KM
7	LEGOLAND Malaysia	22.7KM



One Bukit Senyum Property Gallery:  
1, Jalan Tebrau Johor Bahru,  
80300 Johor

Joint Development By



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