

# A-SOHO

## JOHOR JAYA

◆ HOME ◆ HOME OFFICE ◆ OFFICE ◆



FREEHOLD  
永久产权





OWN YOUR PACE  
OWN YOUR PLACE  
空间。未来



Main Entrance



F&B Street



## All-In-One Space 居家与商务二合一

A-SOHO @ Johor Jaya is designed to serve as a creative "ALL-IN-ONE" Space Planning Solution to ensure every aspect of Live, Work & Dine lifestyle living within this development. Combination of choice of **Home, Home Office** and **Office** sharing the same idea of Creative Flexible Space Planning option to suit your needs.

It is ideal for 1st home ownership, young couples, young entrepreneurs, freelancers, digital nomads, small business owners or startup owners, retirees etc... with multiple choices of F&B experience within the development.

A-SOHO Johor Jaya旨在打造一站式空间, 满足居家、办公和饮食方面的需求。不论是用于家庭生活、个人居家办公或是商务办公室, SOHO灵活的空间规划了更多的可行性与用途, 以满足个人喜好和需求。

SOHO大楼店铺也提供多样化的饮食选择, 这对于首购族、年轻家庭、企业家、自由职业者、数字电商、小企业主或初创企业家, 甚至是退休人士而言, 都是理想之选。



TOWER A	TOWER B	SHOP UNIT
237 Units	237 Units	33 Units

LEVEL 20 - 28 | LOFT UNIT 阁楼单位

LEVEL 8 - 19 | TYPICAL UNIT 标准单位

LEVEL 7 | TYPICAL UNIT with P.E.S 标准有“地”单位

LEVEL 6 | FACILITIES PODIUM 设施平台

LEVEL 1 | SHOP UNIT 店铺单位

LEVEL G | SHOP UNIT & AURORA WALK 店铺单位 & 食光漫步街

LEVEL LG | SHOP UNIT 店铺单位



HOME 居家



HOME OFFICE 居家办公



OFFICE 商务办公

# Small Space Big Possibility

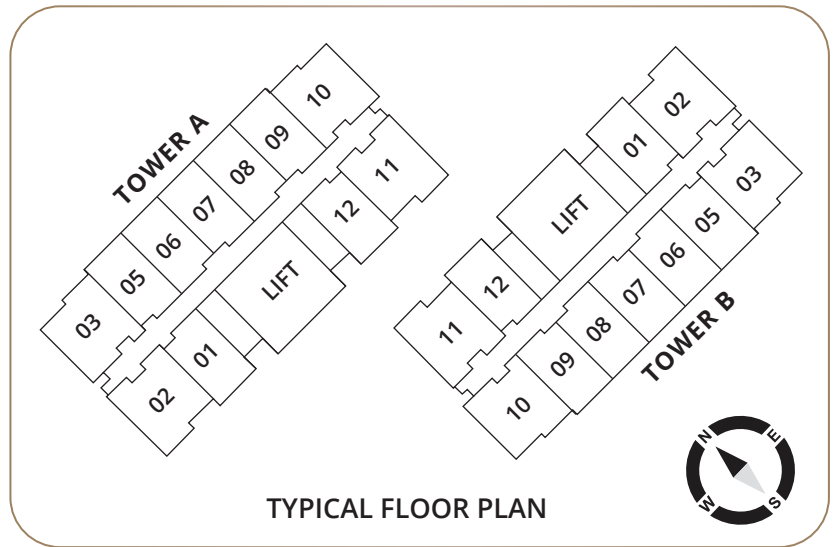
## 小空间大可能

**TYPE A** | **449 sq.ft.**  
**1 Bathroom**

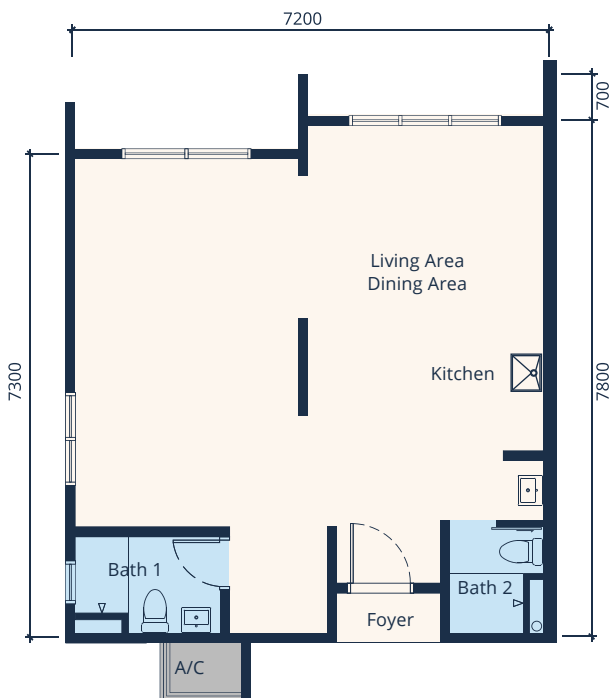


- Choice of Typical and Loft design unit
- 4.8m ceiling height specially design for the loft unit for better space planning
- Enable flexible unit design concept to suit your needs
- North-South Facing orientation for best FENG SHUI view

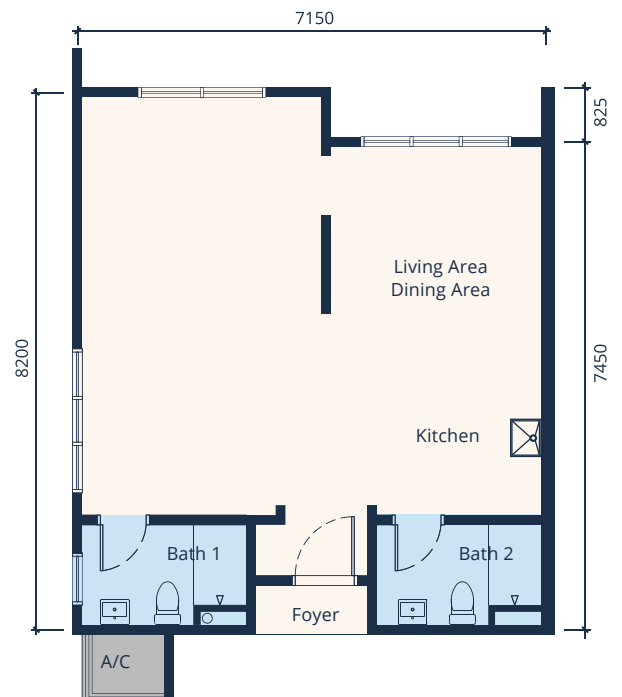
- 备有标准单位和阁楼单位选择
- 4.8米层高附有阁楼设计, 提供更多的使用面积
- 灵活的空间适用于各类型设计需求
- 南与北的朝向拥有更好的风水景观



**TYPE B** | **598 sq.ft.**  
**2 Bathrooms**



**TYPE C** | **618 sq.ft.**  
**2 Bathrooms**





## Level 6 Facilities Deck

- Multiple facilities design for residents and business opportunities
- Meeting room, co-working space, event space to support your live & work needs
- Indulge the relaxing facilities of Female SPA, Jacuzzi, Pool, Sauna etc after the whole day work
- 为住户提供各类设施和业务商机
- 备有会议室、共享办公空间、活动空间等，满足居家办公的需求
- 尽情享受女性SPA、按摩浴缸、游泳池、桑拿等休闲设施舒缓疲劳

- |                       |                  |                            |
|-----------------------|------------------|----------------------------|
| ① Female Spa          | ⑧ Yoga Deck      | ⑮ Sauna                    |
| ② Meeting Room        | ⑨ BBQ Area       | ⑯ Outdoor Cafe             |
| ③ Co-Working Space    | ⑩ Outdoor Dining | ⑰ Games Room               |
| ④ Outdoor Event Space | ⑪ Gymnasium      | ⑱ Outdoor Gym              |
| ⑤ Scented Garden      | ⑫ Jacuzzi        | ⑲ Kids Playground          |
| ⑥ Event Hall          | ⑬ Infinity Pool  | ⑳ Gourmet Kitchen & Dining |
| ⑦ Child Care Center   | ⑭ Aqua Cycling   |                            |



Yoga deck



An oasis of calm amid the buzz



BBQ Area

## SPECIFICATIONS

Structure	:	Reinforced Concrete Framework
Wall	:	Load Bearing Wall/ Brick wall
Ceiling	:	Bath - Skim Coat Others - Skim Coat
Doors	:	Main Entrance - Fire-rated Timber Door Bath - Flush Door / Sliding Door
Windows	:	Aluminium Frame Glass Windows
Wall Finishes	:	Baths - Wall tiles up to ceiling height Pantry - Wall tiles up to 1500mm height Others - Plaster/ Skim Coat/ Paint
Floor Finishes	:	Office - Tiles Pantry - Tiles Bath - Tiles Air Condition Ledge - Cement Render

		TYPE A	TYPE B	TYPE C	TYPE D
Sanitary Fittings	:				
	Kitchen Sink	1 nos	1 nos	1 nos	1 nos
	Wash Basin	1 nos	2 nos	2 nos	1 nos
	Shower Hose	1 nos	2 nos	2 nos	1 nos
	Water Closet	1 nos	2 nos	2 nos	1 nos
Toilet Roll Holder	1 nos	2 nos	2 nos	1 nos	
Electrical Installation	:				
	Lighting Point	7	10	8	7
	Fan Point	1	1	1	1
	13A Socket Outlet Point	6 nos	7 nos	6 nos	6 nos
	15A Air Condition Point	1 nos	3 nos	3 nos	1 nos
	15A Kitchen Point	1 nos	2 nos	1 nos	1 nos
	15A Water Heater Point	1 nos	2 nos	2 nos	1 nos
	Bell Push Button Point	1 nos	1 nos	1 nos	1 nos
	Doorbell Point	1 nos	1 nos	1 nos	1 nos
	DB	1 nos	1 nos	1 nos	1 nos
	TV Socket	1 nos	1 nos	1 nos	1 nos
Fiber Wall Socket	1 nos	1 nos	1 nos	1 nos	

WITHIN THE MATURE TOWNSHIP of  
TAMAN JOHOR JAYA

**A-SOHO**  
JOHOR JAYA



Toppen Shopping Center  
2.2 KM



IKEA Tebrau  
2.2 KM



AEON Mall Tebrau City  
2.1 KM



**A-SOHO**  
JOHOR JAYA

SMALL OFFICE  
HOME OFFICE

Daiman Sport Center  
1.2 KM



Sultan Ismail Hospital  
2.8 KM



Sultan Iskandar Custom Complex (CIQ)  
14.7 KM



Exclusive A-SOHO Shuttle Service\* will be provided to popular destinations, such as JB CIQ, IKEA, Southkey Mid-Valley etc

\*Subject to the service schedule provided by the JMB or MC

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Another prestigious project by AGB

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· No. Lesen Pemaju : 30580/10-2028/0255 (A) · Tempoh Sah : 13/10/2023 - 12/10/2028 · No. Permit Iklan & Jualan : 30580-1/03-2027/0218(N)(S) · Tempoh Sah : 07/03/2024 - 06/03/2027  
· Diluluskan Oleh : Majlis Bandaraya Johor Bahru (MBJB) · No. Kelulusan Pelan Bangunan : MBJB/U/2022/63/STK/KM/23 · Tarikh Jangka Siap : 31/12/2027 · Hakmilik Tanah : Kekal  
· Bebanan Tanah : Hong Leong Bank Berhad · Kategori : SOHO · Jumlah Unit : 474 Unit · Harga Jualan Minima : RM279,100.00 · Harga Jualan Maksima : RM1,597,600.00

**IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA**