

# Seraya Villa

**@PERSIARAN SAUJANA, TAMAN MOLEK EAST  
FREEHOLD**



# About Us

Raw diamond after being masterfully cut is worth more than its weight and this is our story....

It all began over a coffee in a dainty coffee shop in Kenny Hills, Kuala Lumpur where an opportunity arise to transform a prime real estate called Taman Saujana (East of Taman Molek) to a desired place people come home to.

We name this home Seraya Villa which comprises 40 units of gems out of a total number of 330 bungalow lots located along Persiaran Saujana, Molek East, Johor Bahru.

Seraya means princess and was the name of a palace. The character of Seraya is ambitious, self-confident, determined and self-reliant and have a strong unyielding willpower and courage. New projects, new ideas and the desires for expansion, all allow them to go forth with courage, originality and decisiveness.





# Type B

3007 SQFT

Welcome home to your own stylish sanctuary, offering a sophisticated urban lifestyle that places everything you need within easy reach, yet elevate you above the hustle of daily life.





# Type B

3007 SQFT



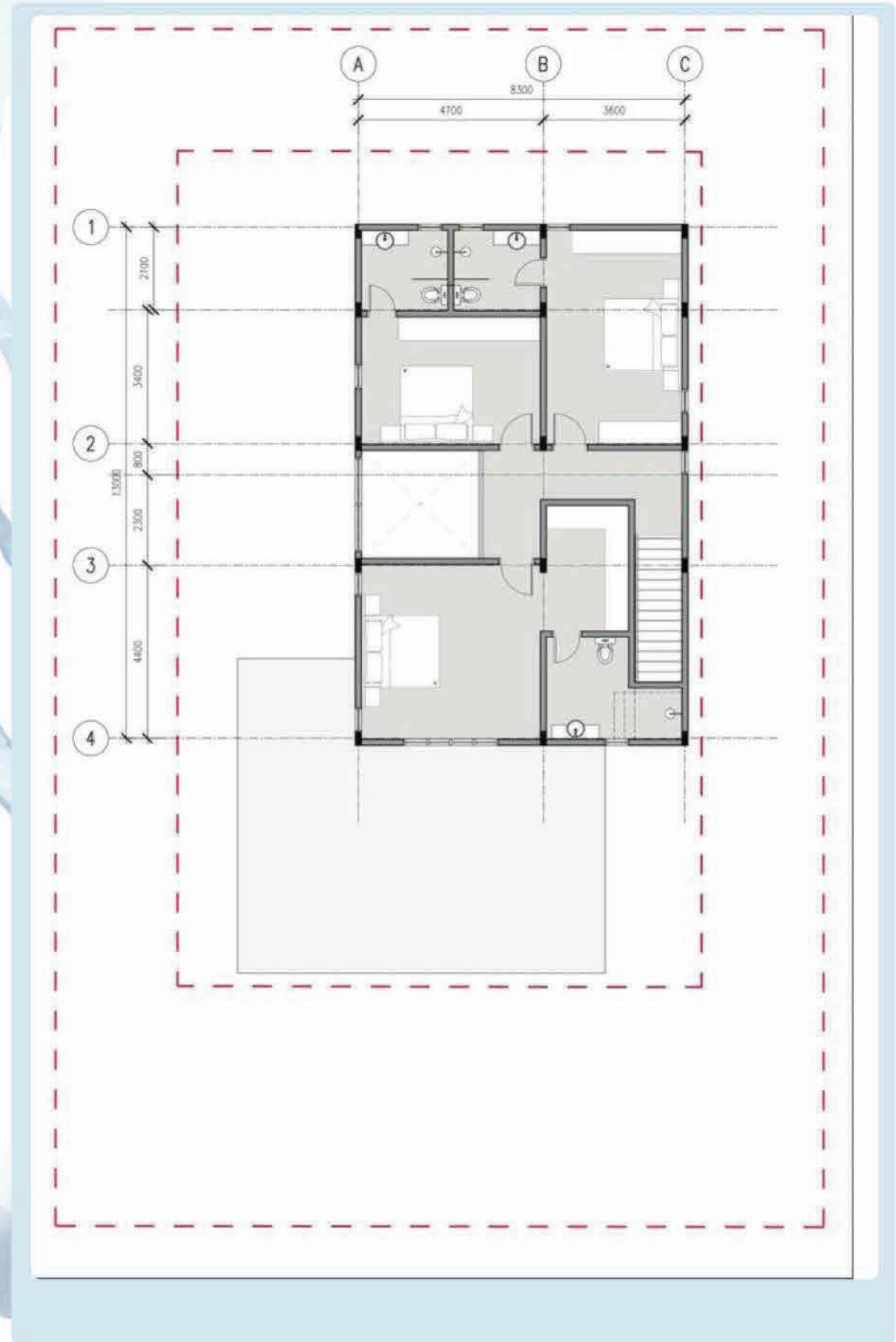
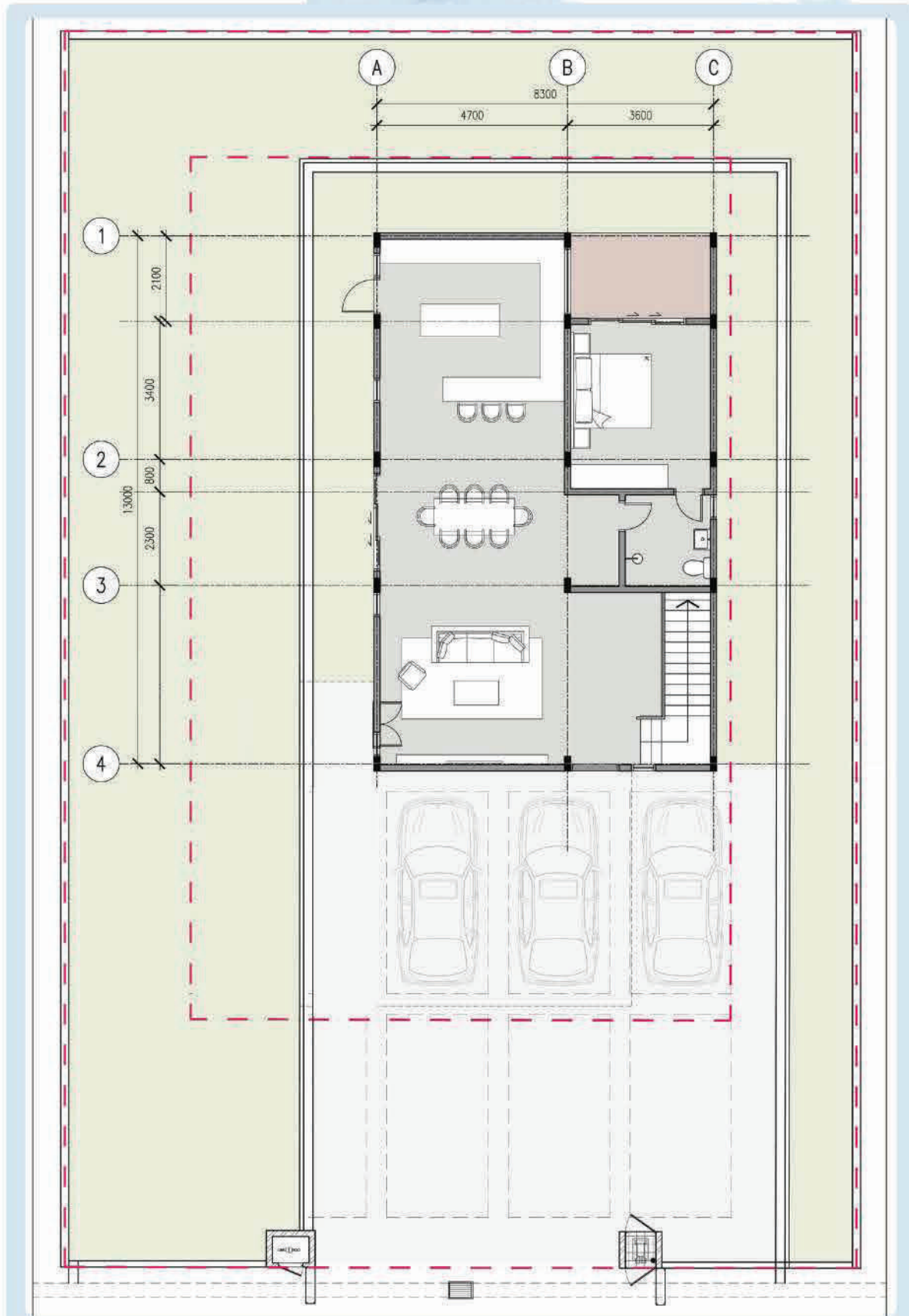




**Master Plan of**  
*Seraya Villa*



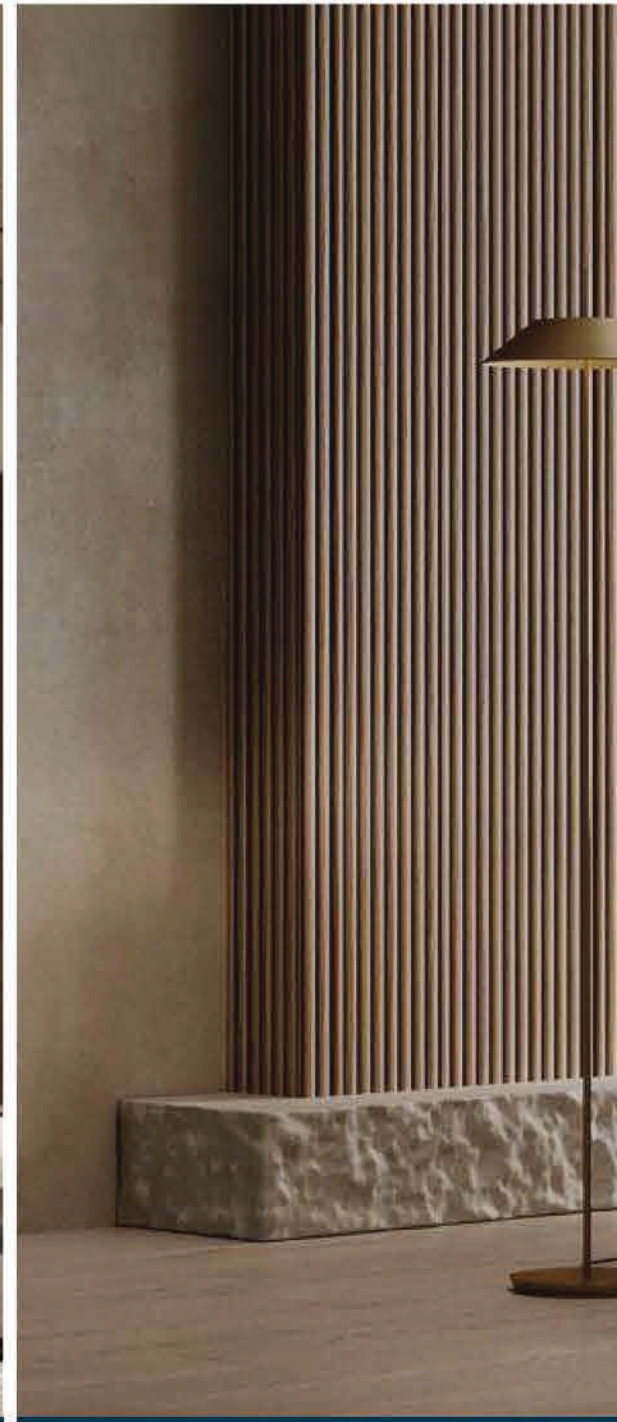
# Floor Plans





# Bring the western to the lifestyle

Living





# A place to retreat

## Bedrooms





# Luxurious every angle

Dining





# Cosy Kitchen

Kitchen





# Designs Ideas Swimming Pool





Designs Ideas  
**Space for Urban Farming**







Designs Ideas  
**Hydroponics**





Hydroponics is the technique of growing plants using a water-based nutrient solution rather than soil, and can include an aggregate substrate, or coconut coir, or perlite. Hydroponic production systems are used by small farmers, hobbyists and commercial enterprises.

**Following are some of the advantages of using hydroponics:**

- Higher yield.
- Controlled level of nutrition.
- Plants are healthier and they mature faster.
- Weeds can be easily eliminated.
- Susceptibility to pests and diseases is negligible.
- Automation is possible.
- Water present in the system can be reused, which facilitates water conservation.
- Ease of harvesting.
- Crops produced are fitter for consumption.
- Small production space can be optimised effectively.





# Designs Ideas Back Terrace



Privacy . Cosiness . Exclusiveness





The next evolution in security.  
Everything else is history.

**A.I. Technology**  
For security system





# A.I. Technology

For security system



The central image shows a person in a black balaclava and jacket covering their face with their hands. Surrounding this central figure are seven circular icons: a crossed-out alarm clock, a document with a dollar sign and checkmarks, a shield with a checkmark, a person at a computer, a '98%' gauge, a crossed-out clock, and a group of three people.

Increase safety	Reduce 98% false alarm	Save 30% on Insurance Premium
No guards required	Reduces human error	Double backup recording upon break-in

Increase safety

Reduce 98% false alarm

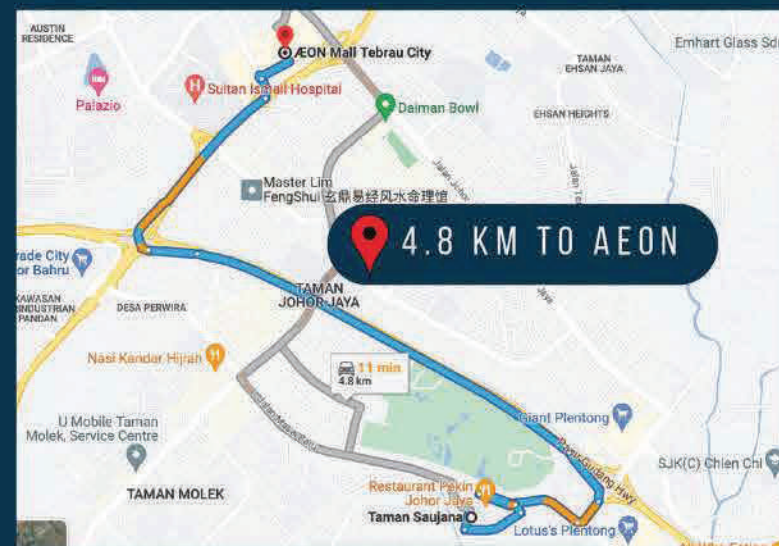
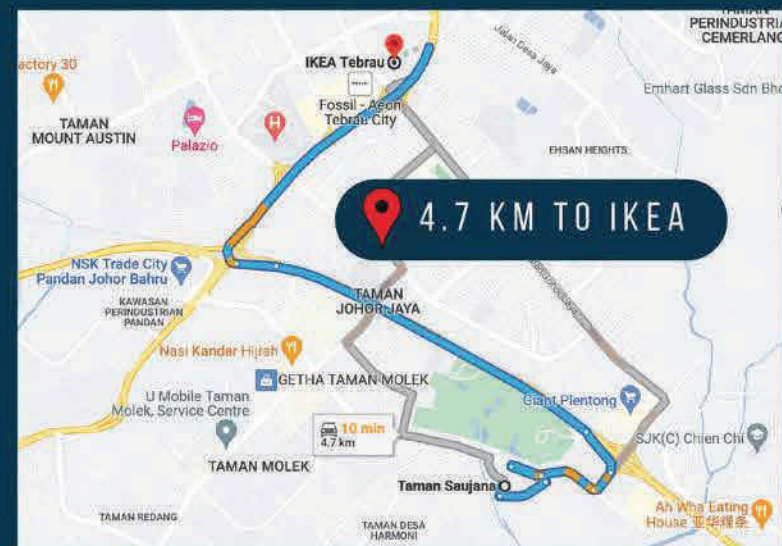
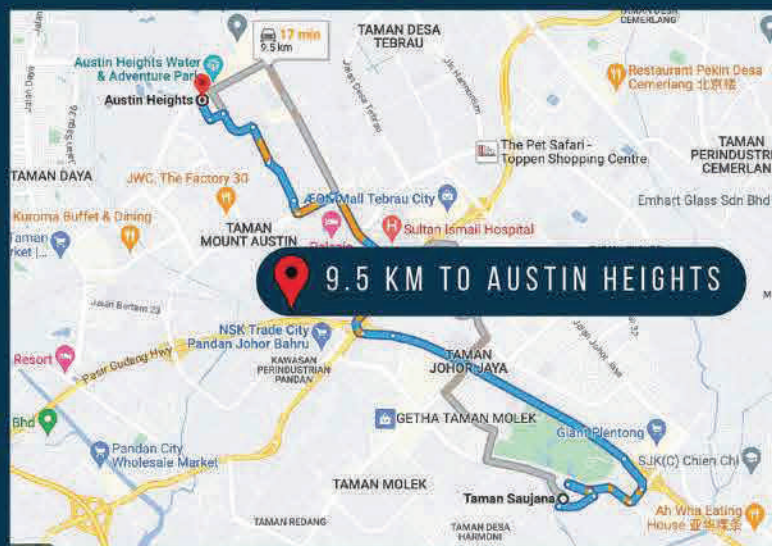
Save 30% on  
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Strategic Locations



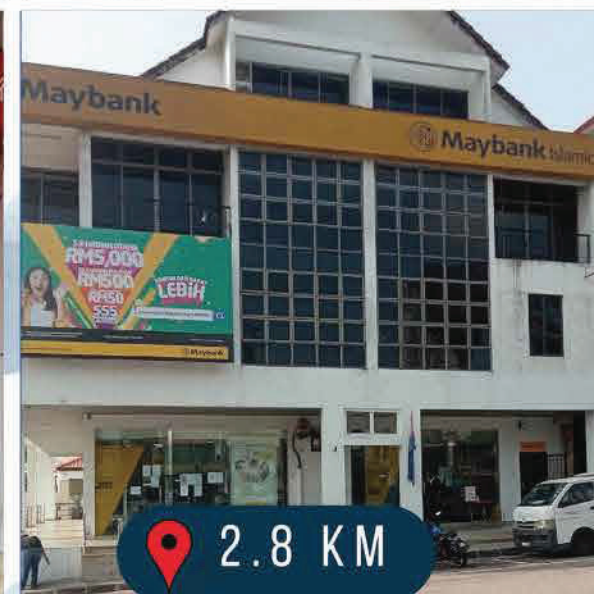
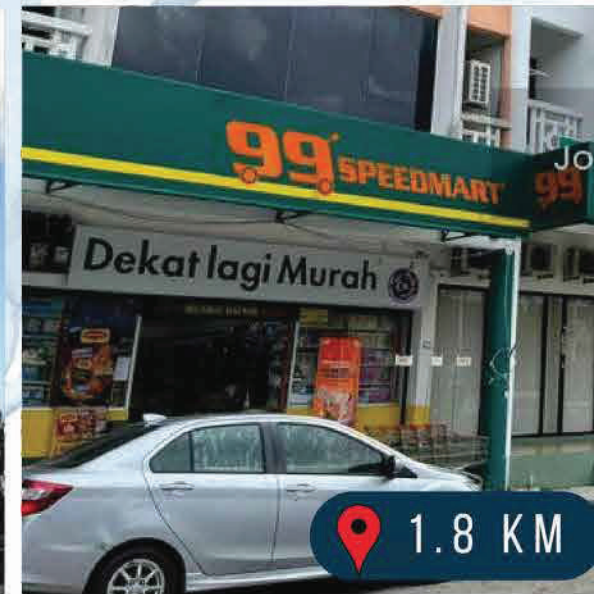
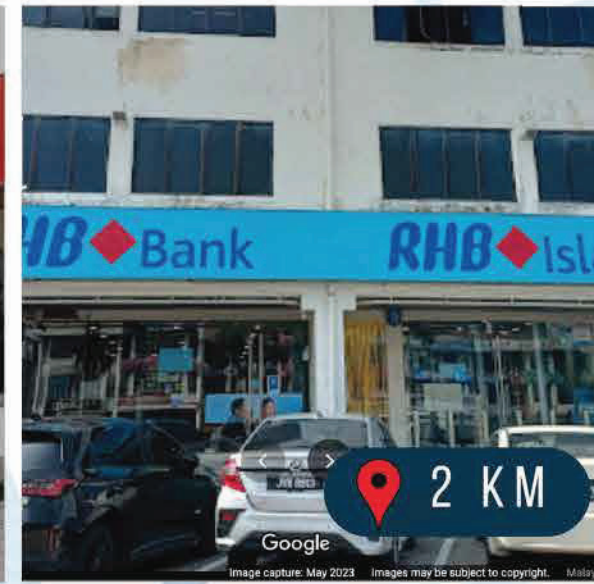


**Strategic  
Locations**



# Taman Molek Comercial Lots

Maybank  
RHB Bank  
HSBC Bank  
OCBC Bank  
Public Bank  
Hong Leong Bank  
Starbucks  
99 Speedmart

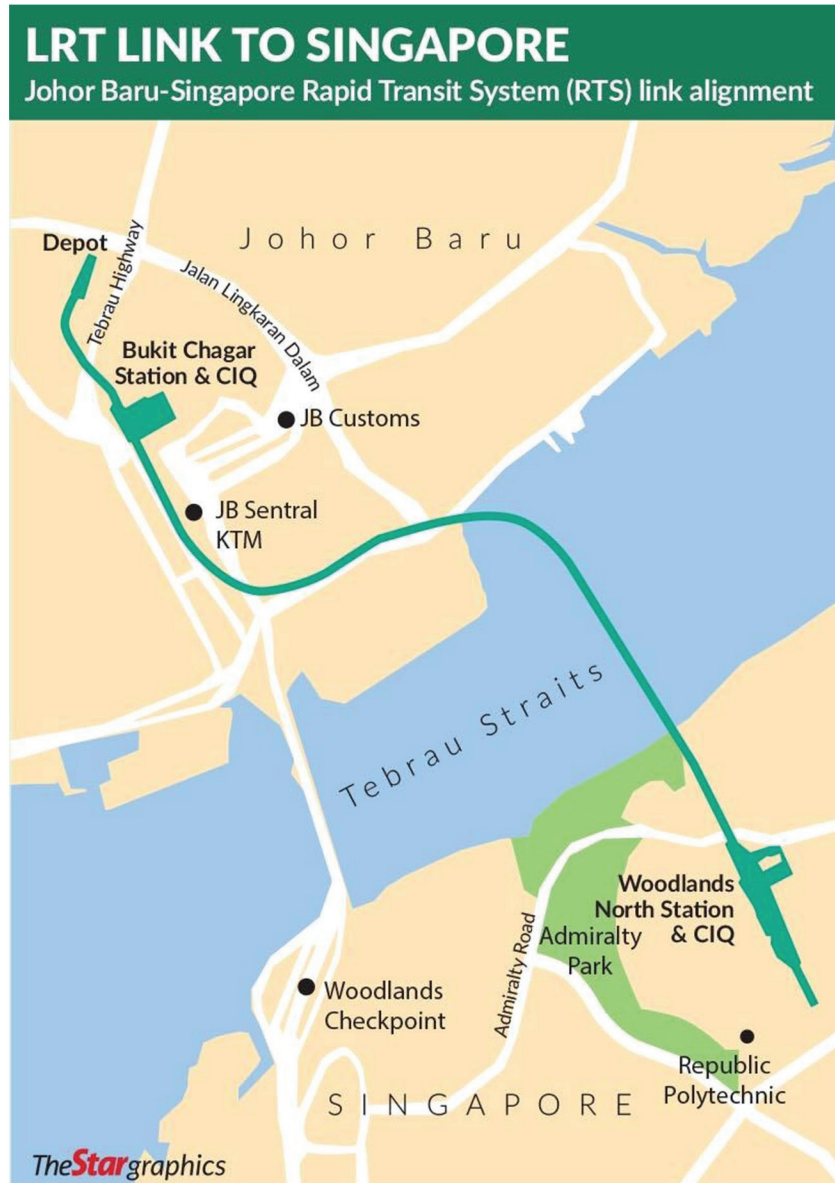






# Eateries





# Singapore–Johor Bahru Rapid Transit System (RTS Link)



# Developer



## **Nexusbase Properties Sdn. Bhd.**

Director - Dato' Lee Seng Khoon

Dato' Lee Seng Khoon is a Chartered Accountant by profession and holds an Accounting Degree from University of Malaya. He started his career in consulting with Accenture and subsequently Arthur Andersen/ Ernst & Young. Dato' Lee Seng Khoon is major shareholder and director of several companies which are involved in the property development and hospitality sector. Besides property development, Dato' Lee is also involved in agriculture (ie mushroom cultivation) and hospitality businesses such hotel and travel agency.



# Nexusbase Properties Sdn. Bhd.



**Bangsar Trade Centre**

Phase 1 (Bangsar Office - 2018)



**591 Damansara Sa**

(Shah Alam Soho - 2015)



**Quattro Regency**

(Penang, Semi Detached - 2022)



**Quattro Primera** (Penang Island, Semi Detached - 2016)

Project Completed



# Nexusbase Properties Sdn. Bhd.

## Future Projects



**Nexus Residences, USJ West**

153 units



**Manhattan Loft, Malacca**

613 Soho units and Retail Mall



**Sloane Apartments, Australia**

41 units of apartments



**Residensi Iskandar, Perak (650 acres)**



**Seraya Villa, Johor Bahru - 330 units of bungalow lots**

Future Projects.



# Landowner

## Q Development Sdn. Bhd.

## Shareholders

### Dato' Dr Jennifer Low

Co-founder and Group Managing Director of Quill Group of Companies, a multi-disciplinary design led, integrated property development, construction, interior design and architectural services company. Quill is a leading full integrated multi-disciplinary property group in Malaysia since 1987.



### Mr. Phoa Boon Ting

Mr. Phoa is the founder and director of APEC with 30 years of experience. APEC is the nation's No.1 Civil Engineering Consultancy. They have a team of engineering consultants in Malaysia are trained and qualified professional civil engineers who are ready to provide with the best engineering solutions to complete your project with speed and efficiency.



Bukit Bintang City Centre (BBCC) Phase 4a & 4b Service Apartment & Office Block



Damansara City, Kuala Lumpur

Hotel



Park Royal Hotel - Kuala Lumpur

### Mr. Chan Jui Hin

Mr. Chan is the founder and Director of Kumpulan Sepakat Konsult Sdn. Bhd. which was established since 1997. A Consultant Quantity Surveying and Project Management Company with 25 years of experience in all types of property development. The team have the expertise in myriad projects from affordable to high-end luxury, from low rise to skyscrapers, from residential to commercial, from interiors to buildings, from hotels to resorts.

