



## LOCATION

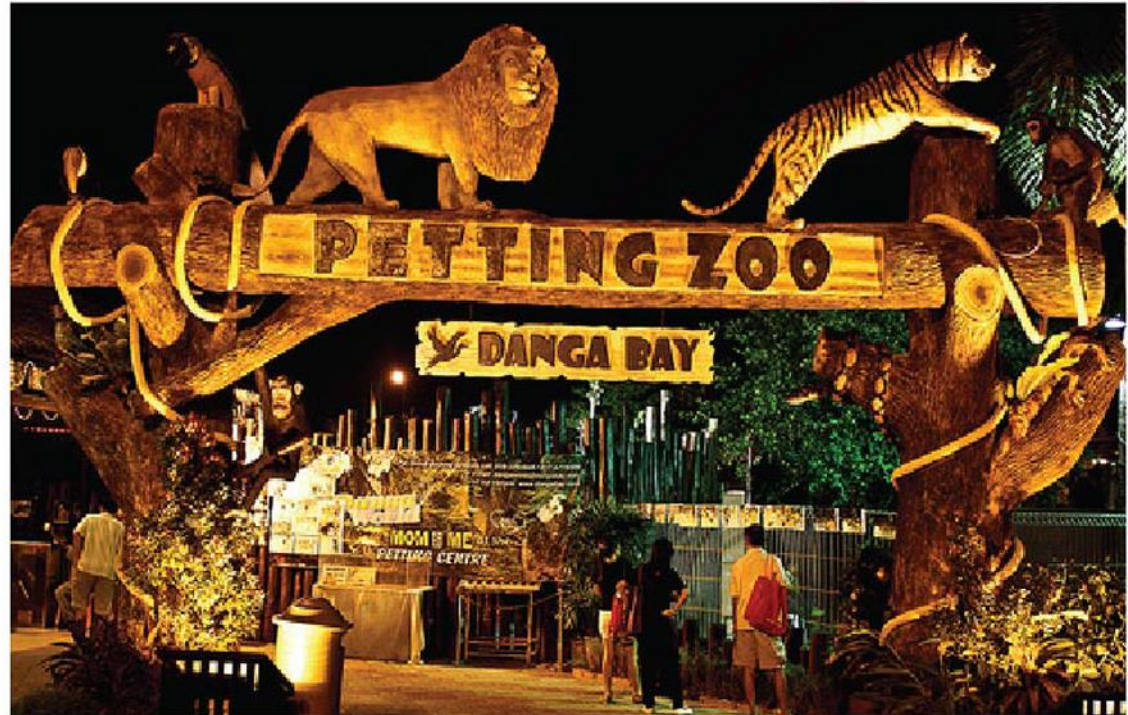
## FLAGSHIP A

Capital City is situated within the growing Iskandar Project's Flagship A development. Aiming to be a metropolis by 2025, there is plenty of room for growth, property prices will skyrocket to a higher level. The peak has yet to arrive....

## FLAGSHIP A

(JOHOR BAHRU CITY CENTRE)

- Central Business District
- Danga Bay Integrated Waterfront City
- Upgrading of Central Business District
- Tebrau-Plentong Mixed Development
- Customs, Immigration & Quarantine Complex (CIQ)
- Johor-Singapore Causeway
- Lido Boulevard
- Conservation and Heritage







## FEEL THE PULSE OF URBAN VIBRANCY DISCOVER GREAT PLACES JUST MINUTES AWAY

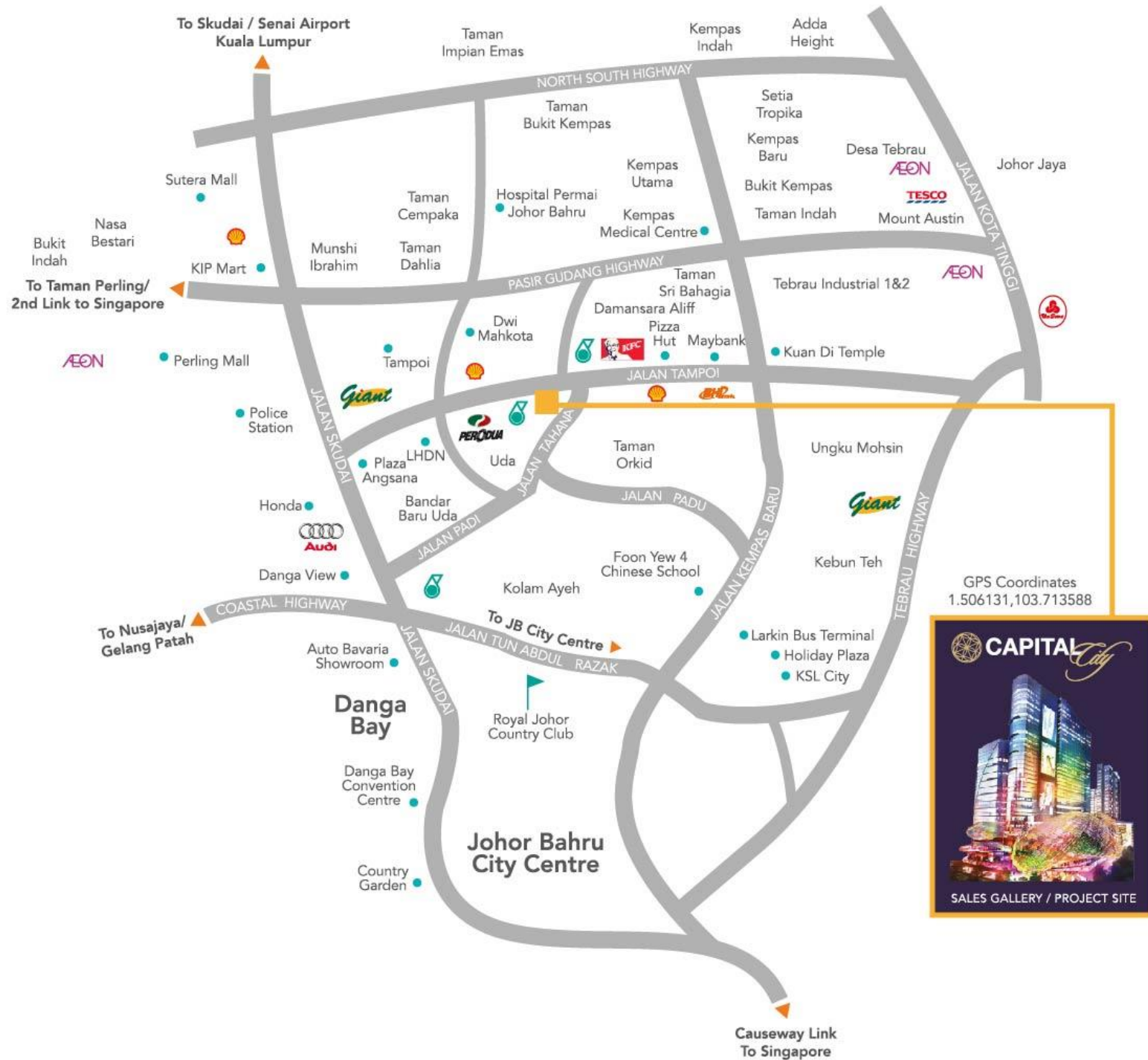
Idyllically situated within Flagship A of Iskandar Johor, Capital City is just a breeze away from urban conveniences and tourist hotspots. More than just comfort, this is an ultimate experience of hassle free accessibility. With Capital City connected to all major highways, everything is within easy reach.



## LOCATION

### CITY'S INTERCHANGE

Capital City is strategically located along the new improved route of Jalan Tampoi, which links the city centre & the other residential areas from Nusajaya to the Senai airport. It has easy access to other government initiated growth areas eg Legoland, JPOs, Danga Bay Convention centre, and Tebrau Plentong areas....



## MATURED AREA

Capital City is the first integrated project leading the progress of Tampoi region of Johor... surrounding by ample business, manufacturing & industrial opportunities, very soon many exciting developments will sprout out...

## LOCATION





**CAPITAL** *City*

*Hello  
World*



## PROJECT DETAILS

Developer : Capital City Property Sdn Bhd  
Location : 1132, Jalan Tampoi, Kawasan Perindustrian Tampoi,  
81200 Johor Bahru, Johor  
Site Area : 14 acres

### Components

Podium : Capital 21 Retail Mall (approximately 1500 units)  
NSA : Approximately 1mil sqft  
GFA : Approximately 4.25mil sqft  
Tower A : International Hote (250 rooms, 28 levels)  
Tower B : Hatten Hotel (630 rooms, 29 levels)  
Tower C : Capital Geo (252 units, 26 levels)  
Tower D : Capital Neo (252 units, 26 levels)  
Tower E : Capital Reo (324 units, 26 levels)  
Architects : RDC Arkitek Sdn Bhd  
M&E Civil Engineer : Greatians Consulting Sdn Bhd  
C&S Engineer : TP Tay Engineering Sdn Bhd



A nighttime architectural rendering of the Capital City Iskandar Johor development. The image features a tall, modern skyscraper with a curved facade and a grid of windows, illuminated with blue and white lights. Below the tower are two large, rounded, metallic-looking structures with a textured, scale-like surface, one of which is brightly lit with a rainbow gradient. The scene is set against a dark sky with a few clouds and a cityscape in the background.

UNLOCK

# *A New World*

THAT OPENS UP ASPIRATION

Enrich your lifestyle experiences by discovering a new fusion of global cultures here. With Capital City bringing about attractive elements from all around the world to one iconic landmark measuring 14 acres in Iskandar Johor, you can claim your everyday life, as an adventure.

5 iconic buildings: 2 hotel blocks, 3 SOHO lofts and a vast platform offering vibrant retail experiences around the globe.



UNLOCK

*A New World*

THAT OPENS UP ASPIRATION





UNLOCK

*A New World*

THAT OPENS UP ASPIRATION

CAPITAL  
**GEO**

CAPITAL  
**NEO**

CAPITAL  
**REO**



UNLOCK

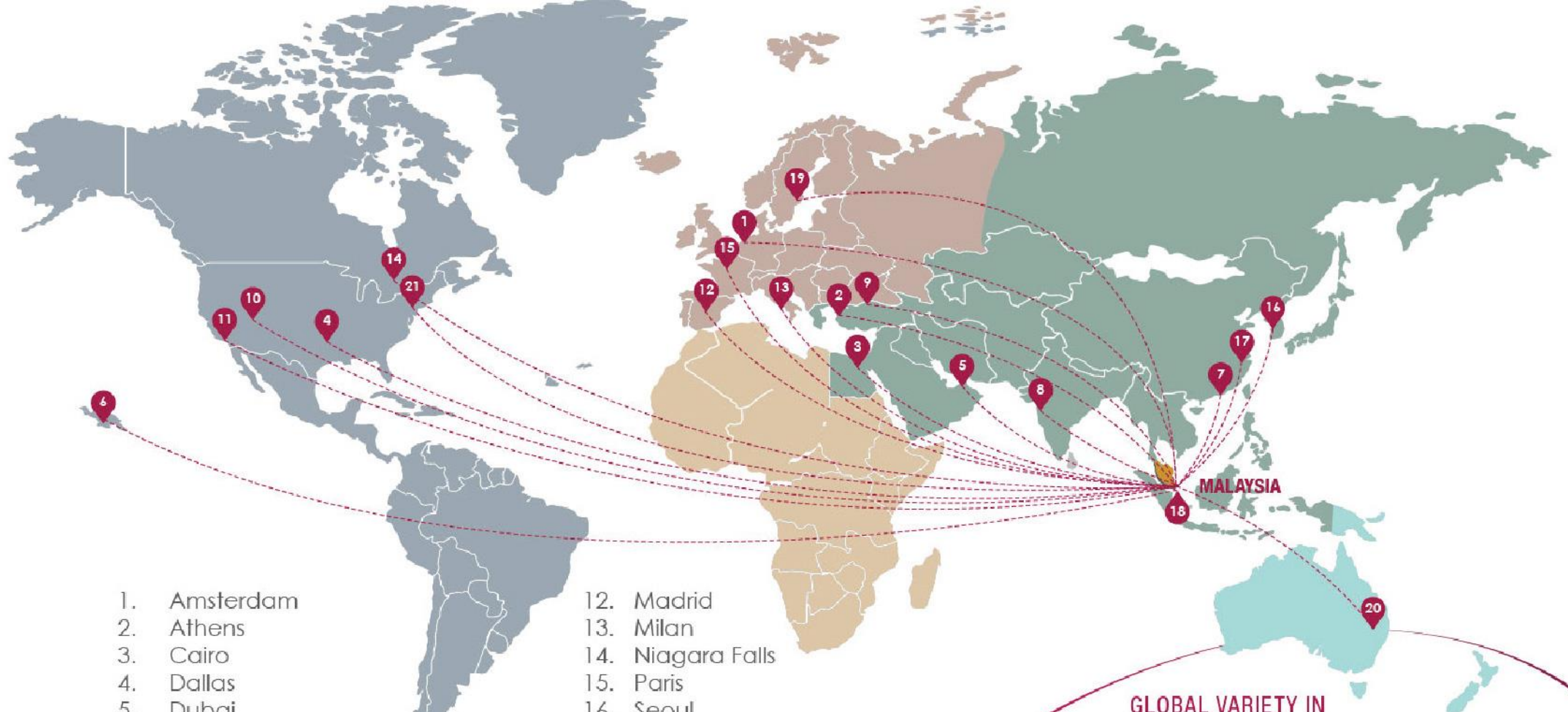
*A New World*

THAT OPENS UP ASPIRATION



**INTERNATIONAL  
HOTEL**





1. Amsterdam
2. Athens
3. Cairo
4. Dallas
5. Dubai
6. Hawaii
7. Hong Kong
8. New Delhi
9. Istanbul
10. Las Vegas
11. Los Angeles

12. Madrid
13. Milan
14. Niagara Falls
15. Paris
16. Seoul
17. Shanghai
18. Singapore
19. Stockholm
20. Sydney
21. Washington DC

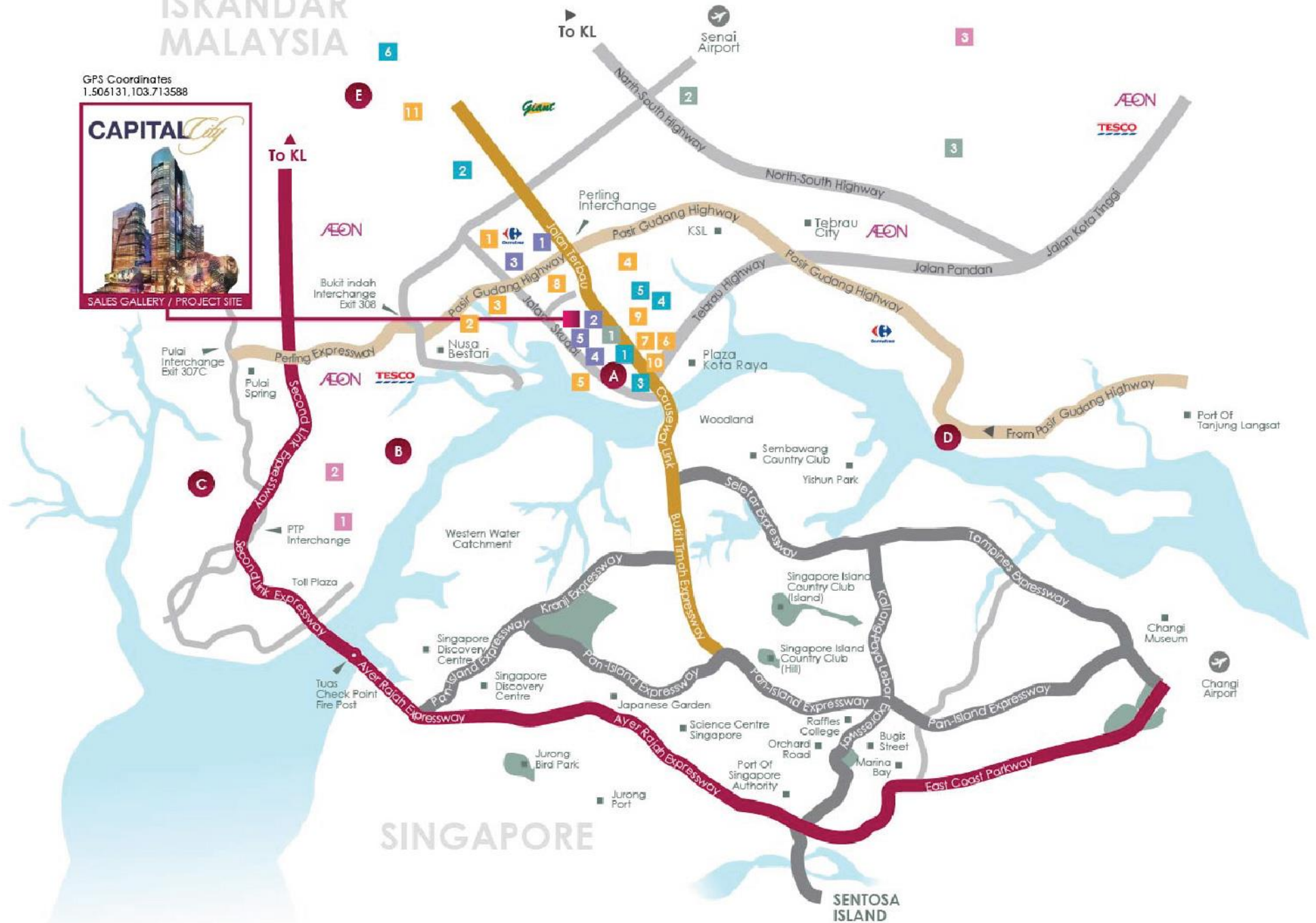
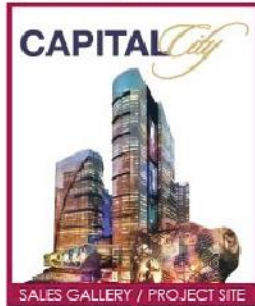
GLOBAL VARIETY IN

*One Spot*

Featuring hotel suites, retail mall, and SOHO, Capital 21 is a mixed - development that redefines urban lifestyle with the finest selection of sumptuous features from each continent. From oriental charm to western allure, there is a whole new world waiting for you here.

# ISKANDAR MALAYSIA

GPS Coordinates  
1.506131, 103.713588





## EVERYTHING IS ONLY LESS THAN 45MIN AWAY !

### SHOPPING & LEISURE

1	KIP Mart	- 5 mins
2	Perling Mall	- 7 mins
3	Plaza Angsana	- 8 mins
4	GIANT Johor	- 9 mins
5	Danga Bay	- 11 mins
6	City Square	- 12 mins
7	EXPO Danga City Mall	- 13 mins
8	Plaza Larkin	- 15 mins
9	City Plaza	- 16 mins
10	CIQ Complex	- 17 mins
11	Johor Premium Outlets (JPO)	- 19 mins

### AIRPORT

✈	Senai Airport	- 27 mins
✈	Changi Airport	- 42 mins

### EDUCATION INSTITUTES

1	Tun Dr Ismail International School of Johor	- 11 mins
2	Southern College	- 12 mins
3	Institut Teknologi Maklumat (NIIT)	- 14 mins
4	Olympia College Johor Bahru	- 15 mins
5	AUG (Aused-Unied) Johor Bahru	- 16 mins
6	University Teknologi Malaysia (UTM)	- 16 mins

### THEME PARK

1	Hello Kitty Theme Park	- 12 mins
2	Legoland	- 17 mins
3	The Little Big Club	- 20 mins
4	Hershey's Chocolate Factory	- coming soon
5	Angry Birds Theme Park	- coming soon

### GOLF CLUB

1	Royal Johor Country Club	- 10 mins
2	Starhill Golf & Country Club	- 14 mins
3	Austin Hill Country Club	- 18 mins

### MEDICAL CENTRE

1	Kempas Medical Centre	- 10 mins
2	Hospital Pakar Puteri	- 11 mins
3	Hospital Permai	- 13 mins
4	Johor Specialist Hospital	- 14 mins
5	KPJ Healthcare Berhad	- 14 mins

### ISKANDAR MALAYSIA

A	Johor Bahru City Centre	- 13 mins
B	Nusajaya	- 17 mins
C	Western Gate Development	- 19 mins
D	Eastern Gate Development	- 24 mins
E	Senai-Skudai	- 25 mins



SHARING THE GLOBAL  
HEARTBEAT, ALIGNED TO THE

# World Tempo

Be attracted by the sleek architecture from afar; be welcomed by the elegant grand entrance. Then be ready as a magnificent world of excitement opens up.

- AN INTEGRATED MIXED - DEVELOPMENT
- PRIME LOCATION - 13MINS TO JOHOR BAHRU CITY CENTRE
- AMPLE PARKING SPACE - MORE THAN 5,000 PARKING BAYS
- OVER 1,100,000 SQ. FT. SHOPPING PARADISE
- 14 ACRES LAND AREA













# Mall



- FOOD & BEVERAGE
- RETAIL
- BAZAAR LANE
- CINEPLEX

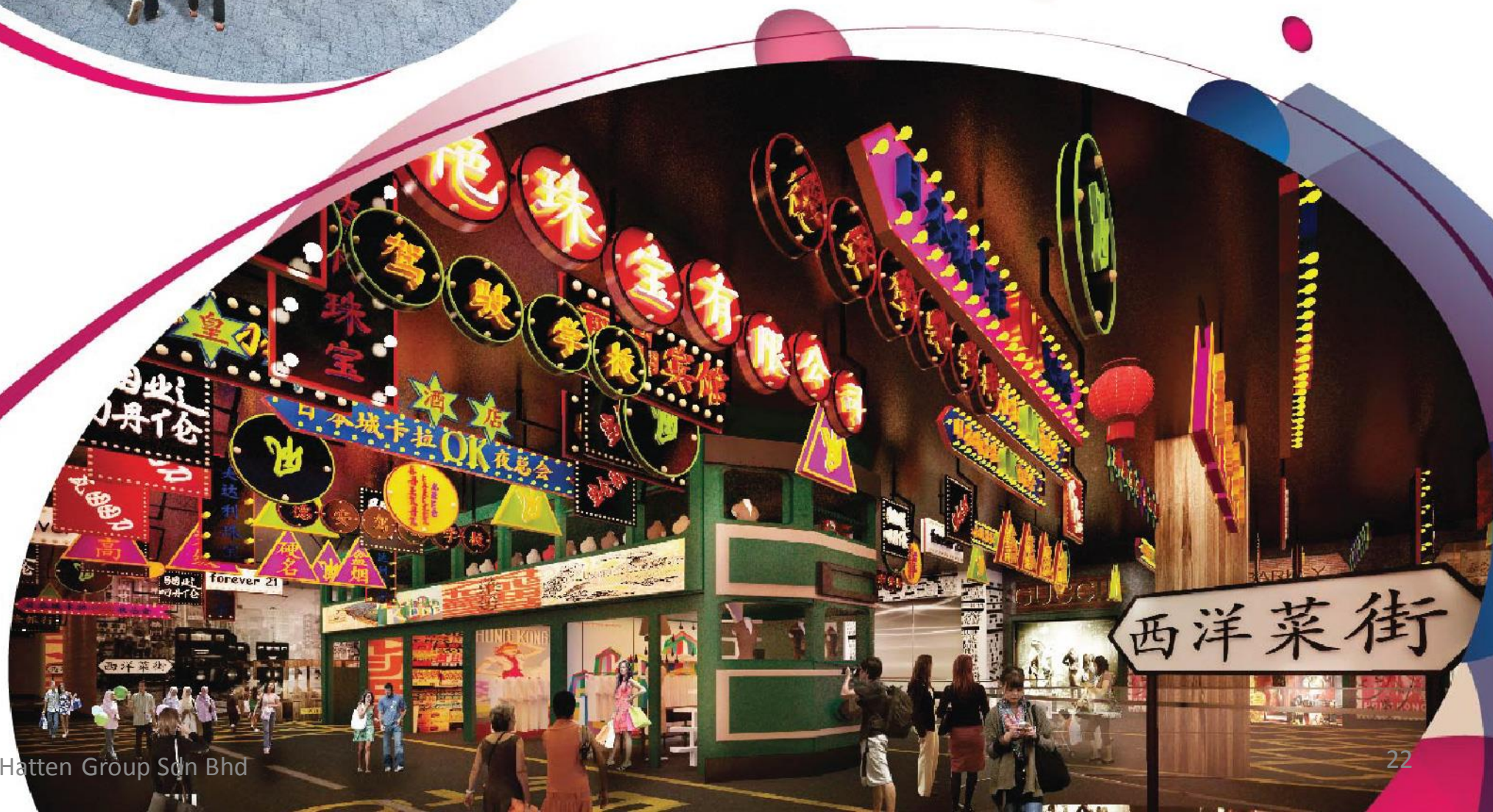
## ENHANCING CONVENIENCE, EXPLORING INDULGENCE

Spoilt for choice, get ready to embark on a retail therapy where heart and soul are pampered with shopping spree and gourmet delicacies. Life is full of surprises here.











# *Eduainment*

MINIMISING STRESS, MAXIMISING SENSATIONS

Travel around the world in vivid reality. You are offered multiple adventures to explore a world back in time, travel to various places in the blink of an eye, and even to outer space. Capital 21 is where you learn nothing is impossible, breakthrough is always just around the corner, strive harder and keep exploring!



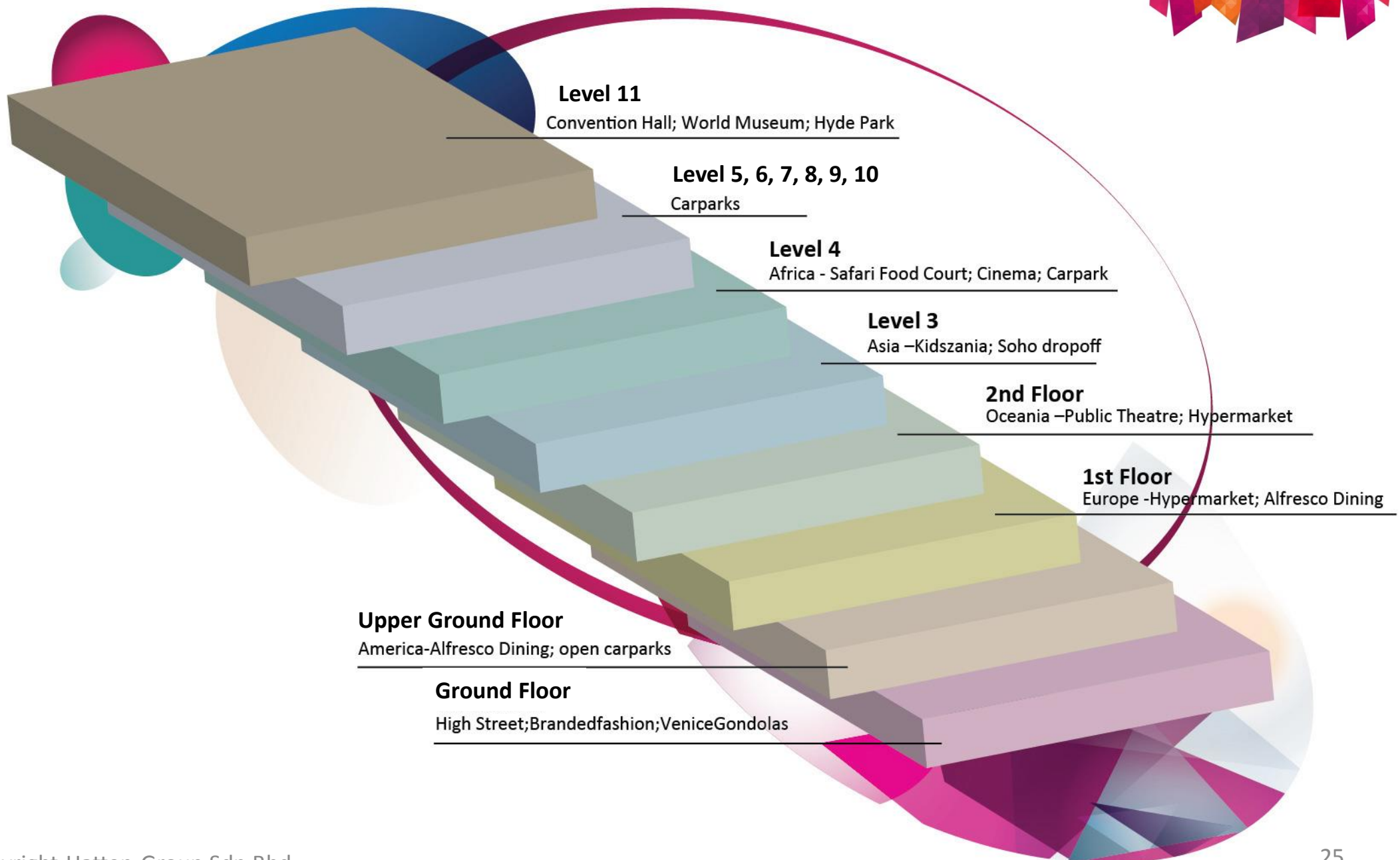




**At top deck of Capital 21 lies an international arena celebrating the sounds, energy, fun & creativity of the 21 different Capitals & their culture....  
Say 'Hello' to the World & delight in experiencing their ambience while you savor the exquisite international cuisines alongside ...**







# Average Ground Floor Rental Rates

Project	Rental per sqft RM
Giant Tampoi	24.00
U Mall	8.00
Taman Universiti	10.00
Angsana Tampoi	60.00
KIP Mart Tampoi	65.00
Sutera Mall	20.00
KSL	40.00
Aeon Bukit Indah	45.00

\*Average Rental Yield for Retail lots @6-7%

\*Average Rental Yield for Shop lots @3.5%



# GUARANTEED RETURNS

- 15% GRR : 7% for 1st Year; 8% for 2nd Year (“Agreed Period”), no maintenance fee payable
- 2yrs+2yrs terms, subsequent 2yrs subject to developers offer
- The Agreed Period shall commence six (6) months after the issuance of the Certificate of Completion and compliance (“ccc”) (“commencement Date”) or full operation of hotel, whichever is earlier. Provided Always that the Purchaser has fully paid for all outstanding sums due and owing under the SPA and performed all terms and conditions in the SPA.
- The Rental is payable every 3 months commencing from the commencement date and shall be paid within 7 days after the expiry of every 3 months.
- Purchaser to bear quit rent, assessment, insurance premium, sewerage charges, approximately RM 15.00 per square foot per year.



**CAPITAL**  
**GEO**

**CAPITAL**  
**NEO**

**CAPITAL**  
**REO**



**INSPIRING  
OFFICE, ICONIC  
SUITE**

*Soho*

With lifestyle amenities and facilities close by, the SOHO units welcome citizens who desire an exceptional lifestyle. Not forgetting the top of the line fittings that compliment an inspiring work station as well as a chic living cabin.



- **3 BLOCKS:**
  - Block GEO 210 UNIT
  - Block NEO 210 UNIT
  - Block REO 270 UNIT
- **704 UNITS**
- **MODERN & CONTEMPORARY DESIGN**
- **2 DIRECT ACCESS LIFTS FROM BASEMENT CAR PARK**
- **3-TIERS SECURITY SYSTEM**
- **HIGH SPEED BROADBAND INFRA READY CONVENIENCE**



# *Loho* TYPE B







# *Sky Park*

ALTITUDE OF RELAXATION,  
MULTITUDE OF FACILITIES

Up in the sky, gaze beyond horizons. Sky Park at Capital City grants you magnificent unobstructed views on the topmost podium. Relax and Unwind, be ready for sheer indulgence on top of the world.





# *Sky Park*

- F&B LOUNGE
- CLUBHOUSE
- MULTIPURPOSE HALL
- BALLROOM
- SWIMMING POOL
- VIEWING DECK
- TENNIS COURT
- BASKETBALL COURT
- SKY ATRIUM
- GYMNASIUM

A SKY PARK (facility podium)  
OF DISTINCTIVE PLEASURES

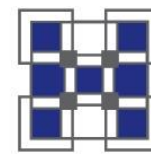






# INTERNATIONAL HOTEL





**HATTEN**  
**HOTEL**  
JOHOR BAHRU



*Hotel*



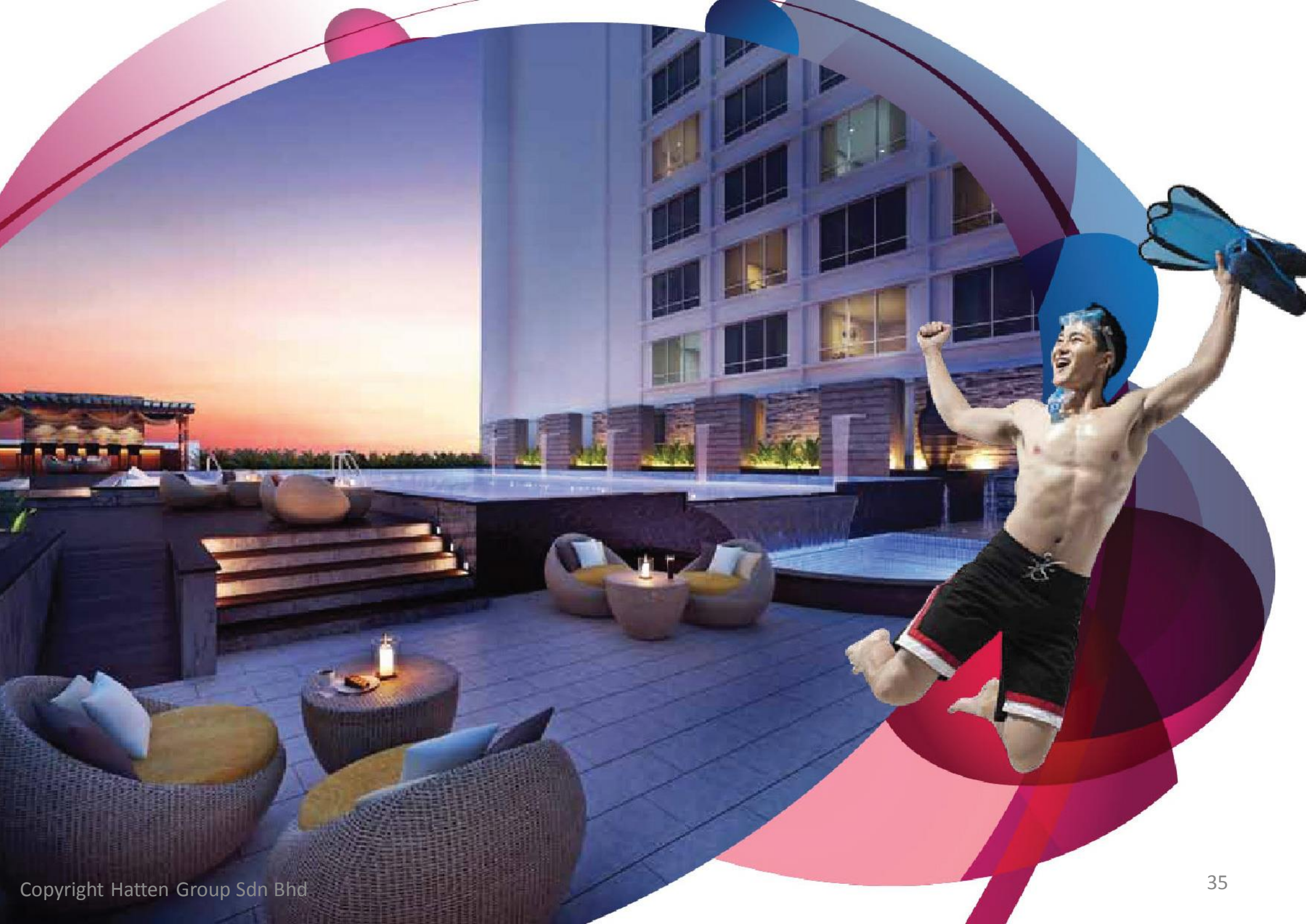
### BLISSFUL COMFORT, DELIGHTFUL RETREAT

Spend your vacation in such a cosseted urban retreat to enjoy peaceful getaway including attentive services, nothing is as soothing and relaxing as experiencing your own space and comfort in our gracefully arranged living spaces here.

- 2 HOTEL TOWERS WITH
- 24 HOURS RECEPTION
- CONCEIRGE SERVICE
- LAUNDRY & HOUSE KEEPING















**THANK YOU**