



MEDORA — ONE —

BANDAR DATO' ONN

Connection, Comfort, and Growth

WITHIN NATURE'S EMBRACE



A DAZZLING TOWNSHIP

Crafted for Community within Iskandar Malaysia



Bandar Dato' Onn is an integrated township carefully planned to bring out the most exemplary aspects of community living. Located close to the Johor Bahru City Centre and the Customs, Immigration and Quarantine (CIQ) Complex. It is also well-connected to the new state administrative centre of Iskandar Puteri, Senai International Airport, and Johor Port.

As a self-sustaining township, Bandar Dato' Onn comes complete with amenities such as a mosque, parks, schools, hospitals, and a police station. All designed for you, your family, and the greater community in mind.

A Complete Neighbourhood



A 1,474-acre
self-sustaining township



12km from Johor Bahru City Centre & CIQ Complex
(approximately)



19 integrated neighbourhoods
built for every lifestyle need in mind



A smart city with complete infrastructure

- Smart waste management
- Solar powered street lighting
- Public Wi-Fi streamlined with a Community Mobile Application and CCTV-supported security



Easy connectivity via

- the North-South Highway (PLUS)
- the Eastern Dispersal Link (EDL)
- a dedicated Bandar Dato' Onn Interchange



Sultan Iskandar Mosque

A mosque known for its distinct Ottoman architectural style, featuring futuristic-looking minarets and a striking navy-blue exterior.



AEON Mall Bandar Dato' Onn

A family mall complete with established retail brands, casual restaurants, a supermarket, and a cinema.



The Linear Park

This public park features winding paths and landscaped spaces that encourage exploration, healthy living, and community interaction.



Fairview International School

A world-class international school for students aged 3 to 16.



Tebing @ Bandar Dato' Onn

A lively gathering place where people come to dine, unwind and connect.



Bandar Dato' Onn Specialist Hospital

A hospital that offers expert medical care through advanced treatments and a team of specialists.



Location Map



BALANCED LIVING,

Inspired by Nature

Guided by a commitment to nature, wellness, and community connections, Medora One is a masterplan that reimagines multigenerational living. As a sustainable community with residential and retail offerings where every generation can flourish, it provides comfort and convenience for young families while encouraging independence for elderly residents. This is a masterplan defined by wellness and connection for stronger bonds and inspired, balanced living.



Artist's Impression Only

Multigenerational Living, Elevated



The intersection of nature and community
Inspired by a complete ecosystem, Medora One brings together urban design and nature for better community living



A community that grows with you
Spaces that bridge the generational gap, surrounded by facilities that encourage connections between generations including childcare facilities, elderly care facilities, and lifestyle retail options



Inclusive living built for all
Self-sustaining, adaptable housing suitable for all ages and family types

A LASTING

First Impression

The drop-off and lobby serves as a gathering point for families and visitors alike. Thoughtfully designed to reflect Medora One's commitment to sustainable, multigenerational living, this is a space that welcomes and connects.



Artist's Impression Only

SERENE AND

Secure

Thoughtful design, discreet security, and resident-only access create a protected environment where every generation feels supported and at ease. Here, peace of mind is part of everyday living, allowing families to thrive in balanced harmony.

Facilities Plan

Ground Floor



LEGEND

1. Tower A Lobby
2. Tower B Lobby
3. Car Park
4. Toilet
5. Prayer Room
6. Laundry Room
7. Convenience Store
8. Refuse Centre
9. Loading and Unloading Area
10. Mail Room
11. Nursery Room
12. Management Room
13. Drop-off Area
14. Waiting Area
15. EV Parking
16. Security Room
17. Recovery Garden
18. The Gathering Circle
19. Co-working Space



Artist's Impression Only

8th Floor - Tower A & B

PHASE 2

LEGEND

1. Tower A Lobby
2. Tower B Lobby
3. Infinity Pool
4. Jacuzzi
5. Kids' Pool
6. Wet Play
7. Social Pool
8. Outdoor Shower
9. Viewing Deck
10. Yoga Deck
11. Social And Working Space
12. Herb Garden
13. Outdoor Dining
14. Non-Halal BBQ Area
15. Halal BBQ Area
16. Outdoor Gym
17. Playground
18. Open Lawn
19. Sensory Garden
20. Reflexology Path
21. Residents Lounge
22. Multi-purpose Hall
23. Dance Studio And Gym
24. Changing Room And Toilet



DESIGNED FOR

Closer Connections

Designed to support a healthy balance and closer living between individuals, families, and neighbours, these facilities are complemented by curated commercial offerings and nurture connection through everyday togetherness.



Dedicated multigenerational spaces
Thoughtfully designed areas support the unique needs of every age group.



Natural bio-pool for chemical-free swimming
An eco-pool purified through natural filtration, offering a healthier swimming experience.



Multi-storey urban farm
A vertically layered farm that brings fresh produce and sustainable living directly into the heart of the community.



On-site health services
Convenient care facilities provide everyday wellness support for residents of all ages.



Green walkways filled with activities
Lush, shaded pathways enriched with fitness zones, play pockets, and social spaces to inspire movement and connection.



Effortless commercial convenience
8 commercial spaces offer the convenience of daily essentials and casual dining right at your doorstep, and are GreenRE Bronze Certified for sustainable living.





Layout Plan



BALANCED WELLNESS

at Home



Every space within the home supports the rhythms of daily life: encouraging movement, nurturing rest, and strengthening the harmony between nature, home, and the family.



Calming sensory design
Natural tones and materials cultivate a soothing environment.



Stress-reducing views
Generous window openings and direct access to green outdoor spaces promote a connection to nature.

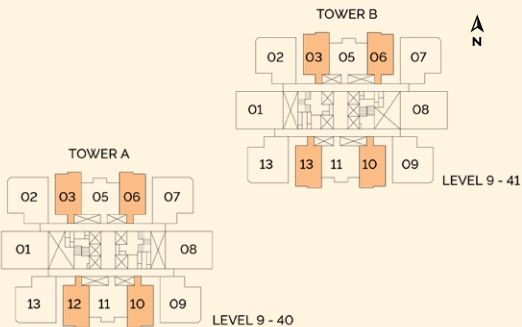


Acoustic comfort
Sound-treated interiors minimise echo and control noise.

Unit Plans

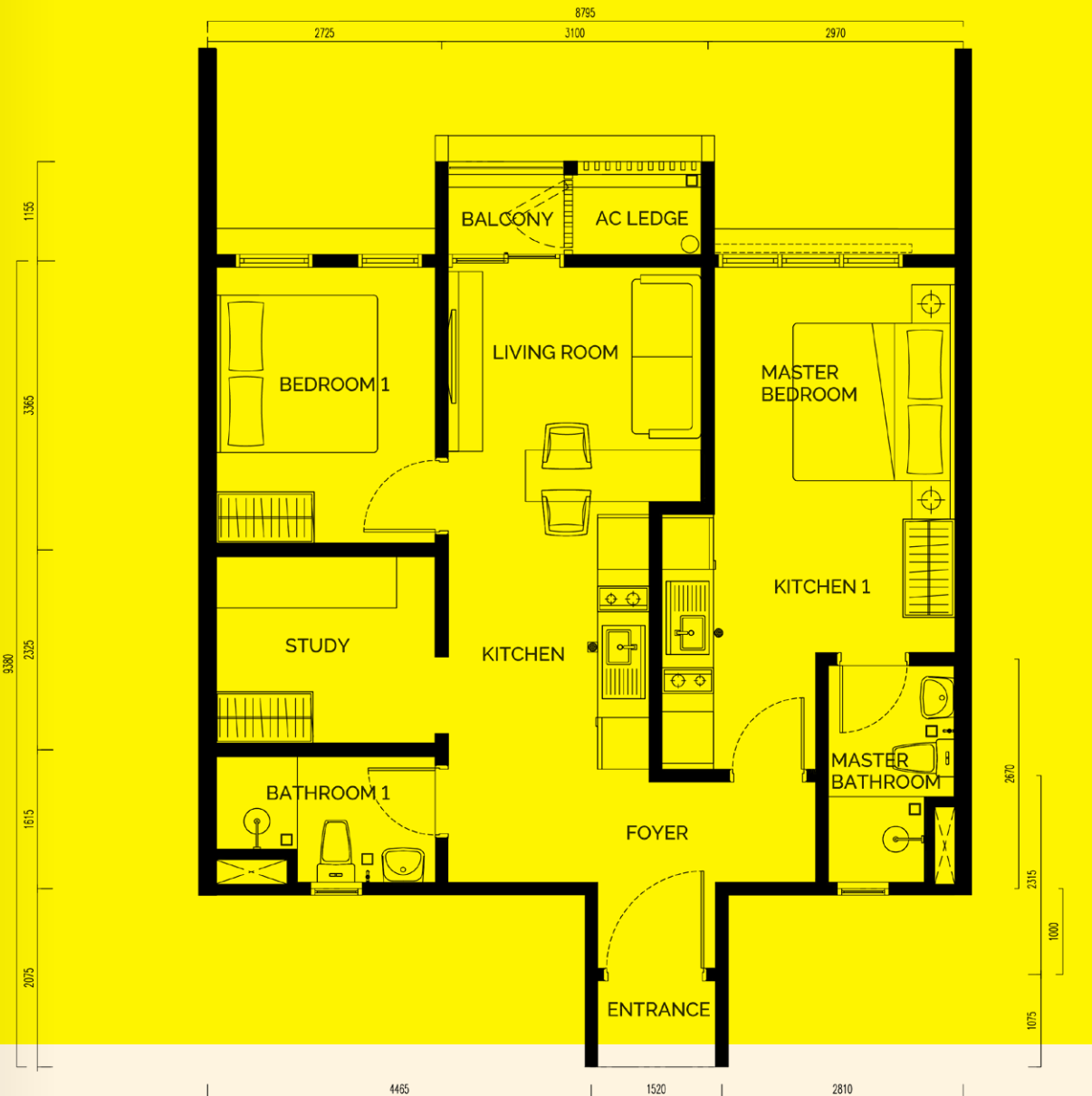
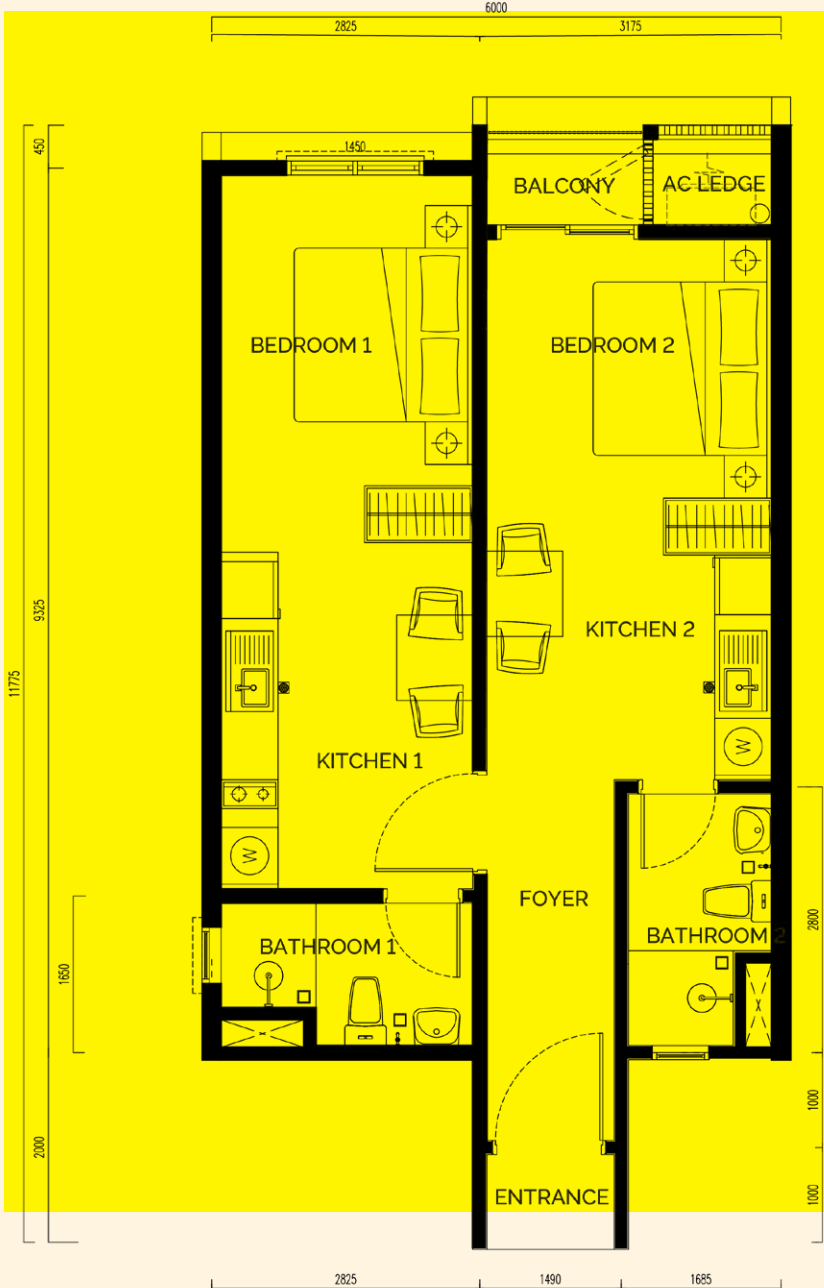
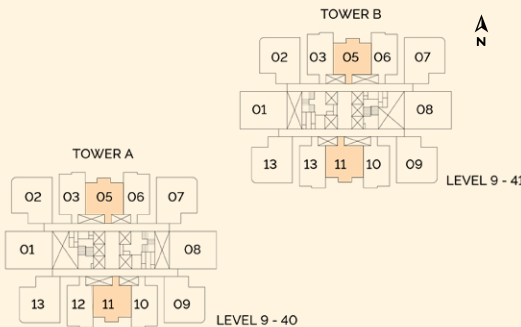
TYPE
A

2 Bedrooms + 2 Bathrooms
60 sqm | 645 sq. ft



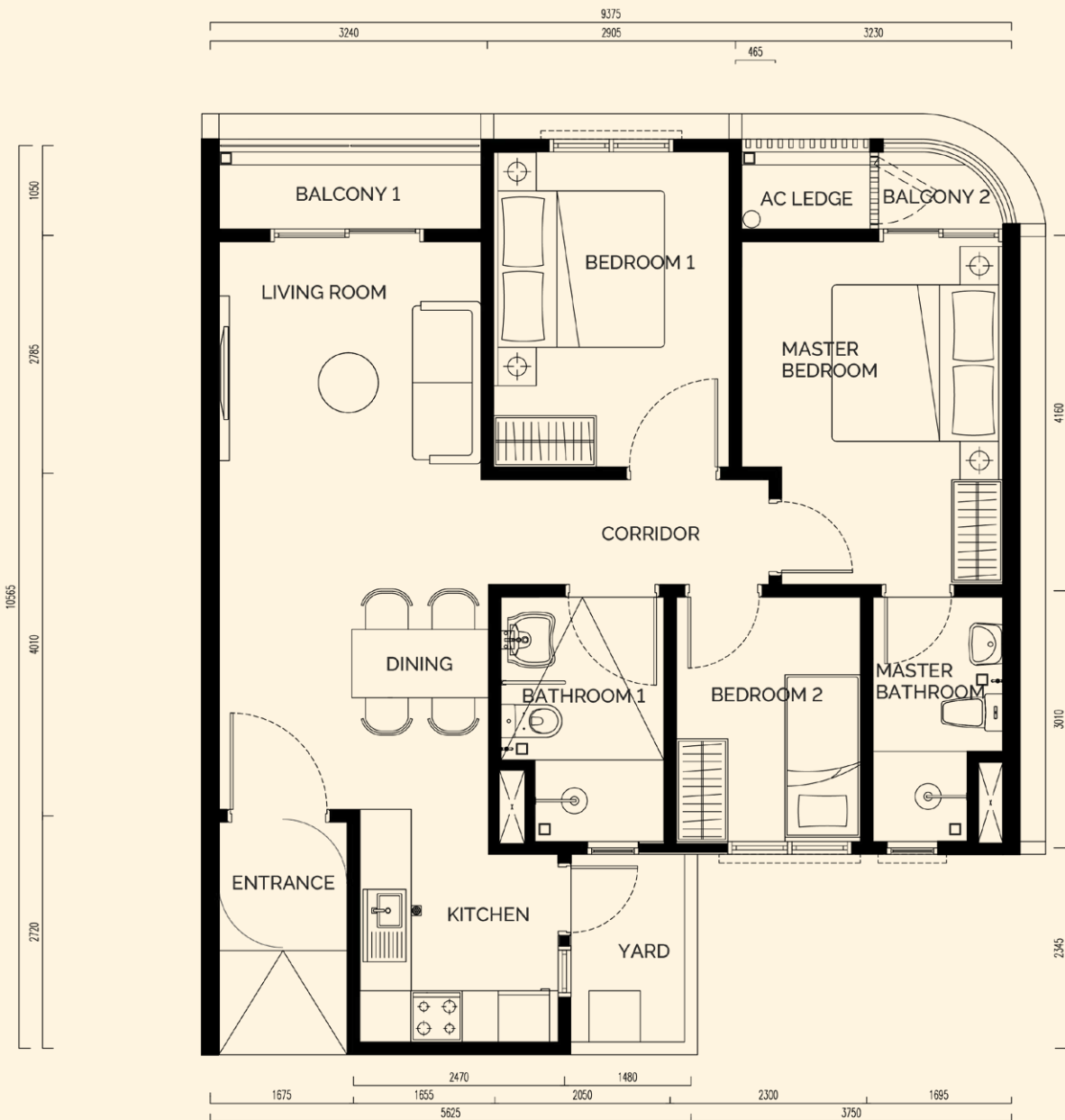
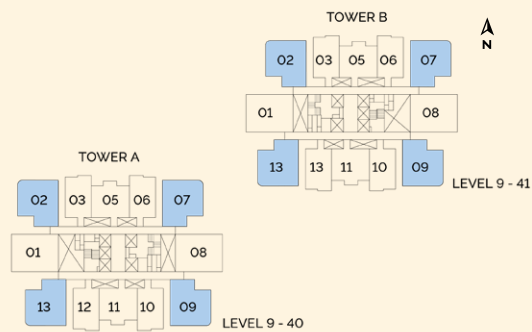
TYPE
B

2 Bedrooms + 2 Bathrooms
70 sqm | 753 sq. ft.



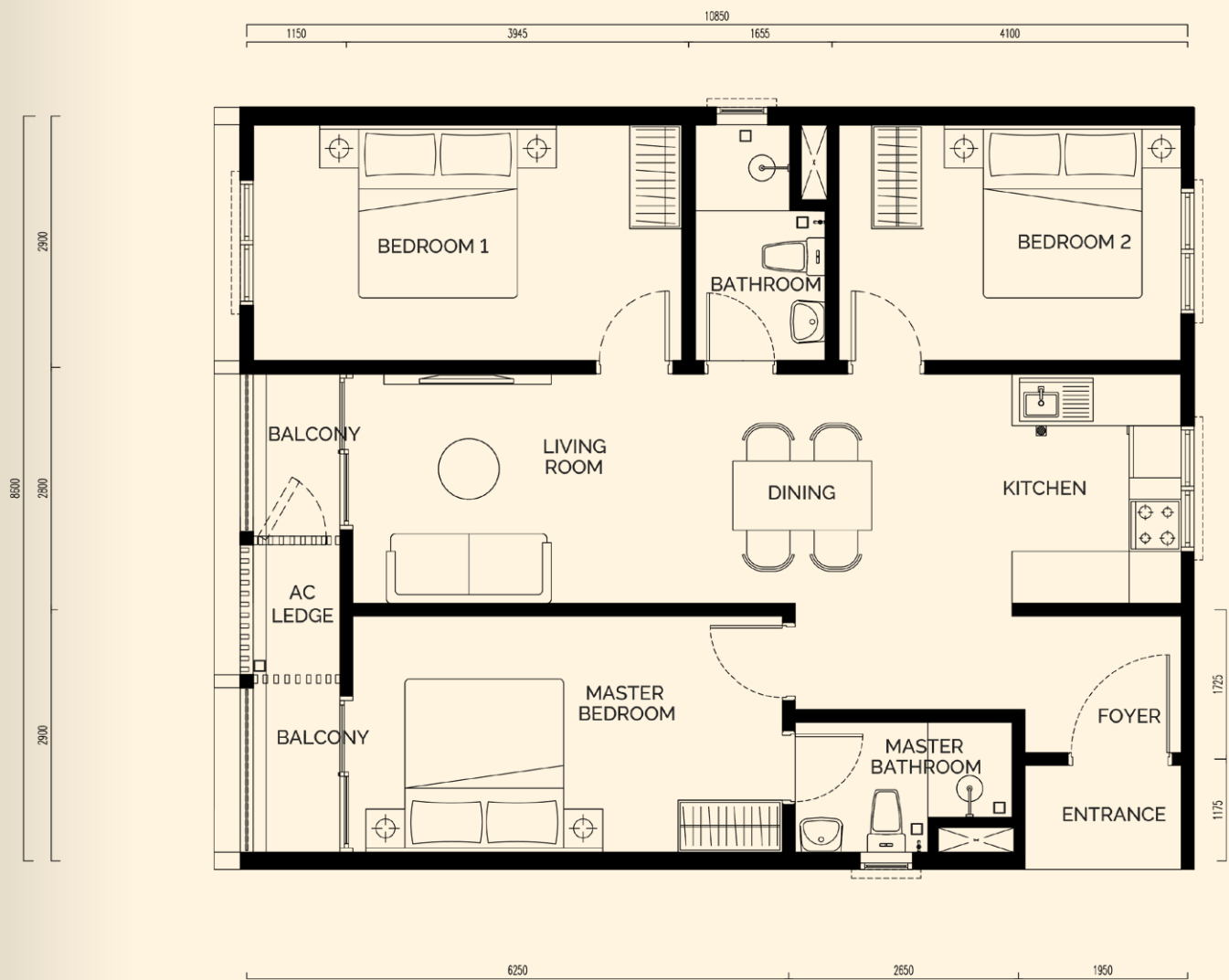
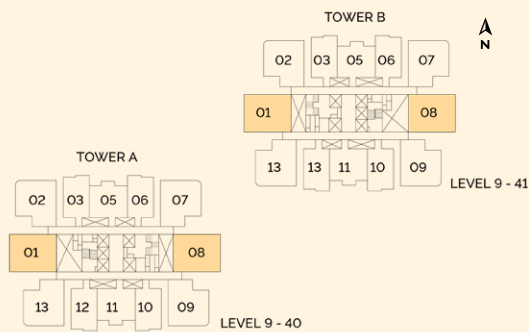
TYPE
C

3 Bedrooms + 2 Bathrooms
90 sqm | 968 sq. ft.



TYPE
D

3 Bedrooms + 2 Bathrooms
93 sqm | 1001 sq. ft.



Specifications

COMPONENTS	GENERAL DESCRIPTION OF THE BUILDING MATERIALS
Structure	Reinforced Concrete Structure
Wall	Masonry Wall / Reinforced Concrete Wall
Roofing	Reinforced Concrete Roof Slab
Ceiling	Skim Coat and Paint / Plaster Board Ceiling and Paint
Windows	Aluminum Framed Glass Window
Doors	Approved Fire-rated Timber Door / Timber Flush Door
Ironmongery	Locksets
Wall Finishes	Skim Coat / Plaster and Emulsion Paint / Tile
Floor Finishes	Tile / Cement Screed

Sanitary and Plumbing Fittings	Sanitary Wares and Fittings							
UNIT TYPE	A	A-M	B	B-M	C	C-M	D	D-M
Wash Basin with Tap	2	2	2	2	2	2	2	2
Shower Set	2	2	2	2	2	2	2	2
Water Closet	2	2	2	2	2	2	2	2
Kitchen Sink with Tap	2	2	2	2	1	1	1	1
Hand Bidet	2	2	2	2	2	2	2	2

Electrical and
Extra-low Voltage Installation

UNIT TYPE	A	A-M	B	B-M	C	C-M	D	D-M
Lighting Point	12	12	15	15	17	17	18	18
Ceiling Fan Point	2	2	4	4	4	4	4	4
Distribution Panel	1	1	1	1	1	1	1	1
Switch Socket Outlet	16	16	15	15	13	13	14	14
Air Conditioning Electrical Point	2	2	4	4	4	4	4	4
Kitchen Hob Point	1	1	2	2	1	1	1	1
Kitchen Hood Point	1	1	2	2	1	1	1	1
Dishwasher Point	1	1	2	2	1	1	1	1
Washer / Dryer Point	2	2	2	2	1	1	1	1
Water Heater Point	2	2	2	2	2	2	2	2
SMATV Point	2	2	2	2	1	1	1	1
Fibre Wall Socket	2	2	2	2	1	1	1	1
Doorbell Point	1	1	1	1	1	1	1	1

DISCLAIMER
Tiles : Selected tiles sizes, dimensions and tile surface flatness cannot be perfect and are subject to an acceptable range of variance described by the relevant quality standards
Brand and Model: The choice of brand and model of the fittings, equipment, and appliances supplied shall be subject to availability

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IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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Approving Authority: [Majlis Bandaraya Johor Bahru], Building Plan Approval No.: [xxxxxxxxxxxxx], Land Tenure: [Freehold], Expected Date of Completion: [xxxxxxx],
Selling Price: RM [Harga Min] – RM [Harga Maks], Total Units: [Jumlah Unit]