



MEDORA — ONE —

BANDAR DATO' ONN

Kesuma @ Bandar Dato' Onn

Serviced Apartment

FREEHOLD

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 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 within designated areas
- Public Wi-Fi streamlined with a Community Mobile Application and CCTV-supported security



Easy connectivity via

- the North-South Expressway (PLUS)
- the Eastern Dispersal Link Expressway (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 turquoise 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



MEDORA ONE

BANDAR DATO' ONN

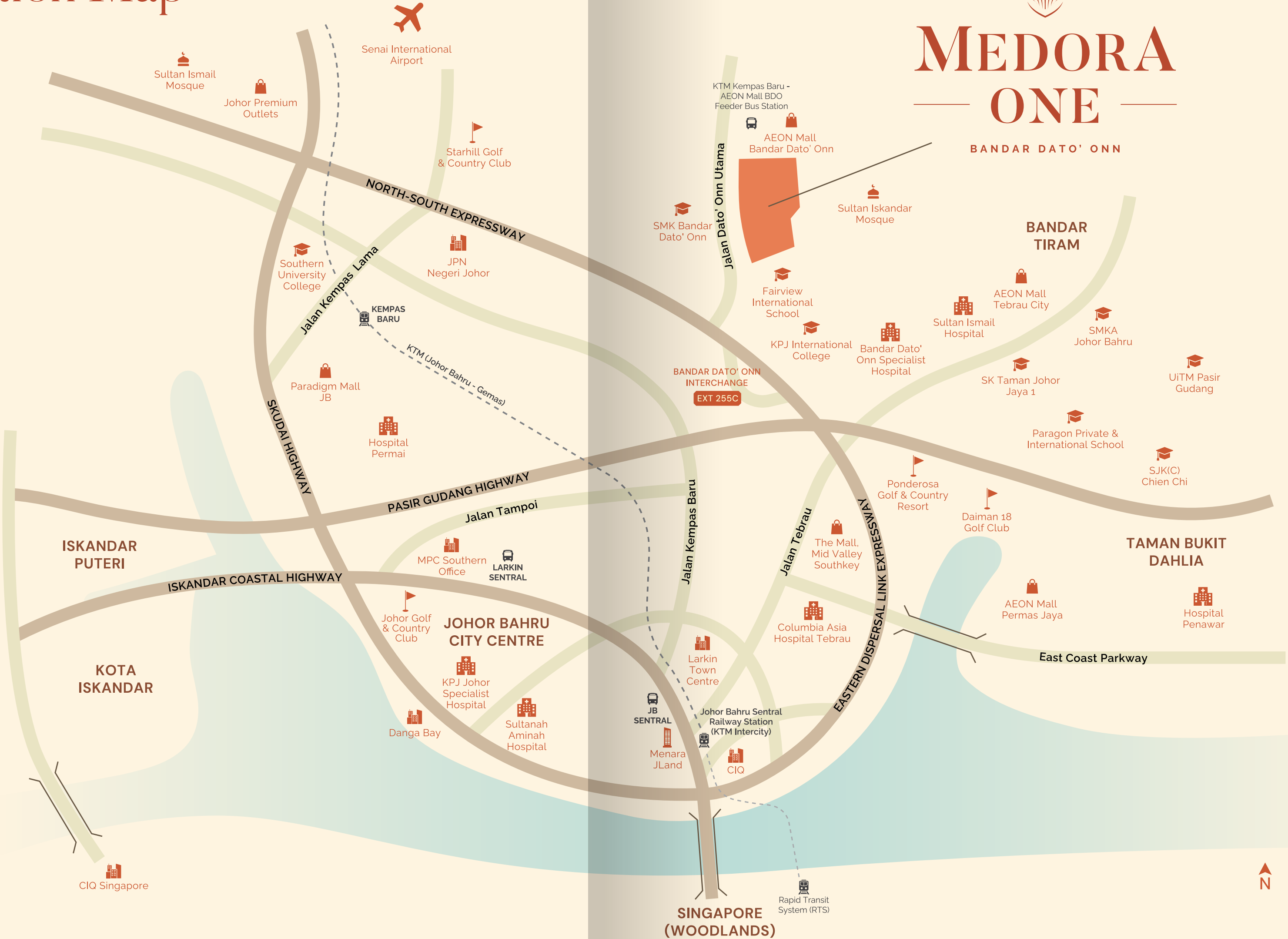
BANDAR TIRAM

TAMAN BUKIT DAHLIA

ISKANDAR PUTERI

KOTA ISKANDAR

SINGAPORE (WOODLANDS)



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.



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 DISTINCT

Welcome Home

The drop-off and lobby serve 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.



SECURE AND

Serene

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. Lift Lobby
4. Toilet
5. Surau
6. Laundry Room/Area (Space Only)
7. Refuse Centre
8. Loading and Unloading Area
9. Mail Room
10. Nursery Room
11. Management Office
12. EV Parking (Space Only)
13. Co-Working Space (Space Only)
14. Facility Room
15. M&E Room
16. Security Room



8th Floor - Tower A & B

PHASE 2

LEGEND

1. Tower A Lobby
2. Tower B Lobby
3. M&E Room
4. Swimming Pool
5. Kids' Pool
6. Jacuzzi
7. Viewing Deck
8. Yoga Deck
9. Herb Garden
10. BBQ Terrace (BBQ Area)
11. Outdoor Gym
12. Playground
13. Green Lawn
14. Residents' Lounge
15. Multi-Purpose Hall
16. Gym
17. Changing Room



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.



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

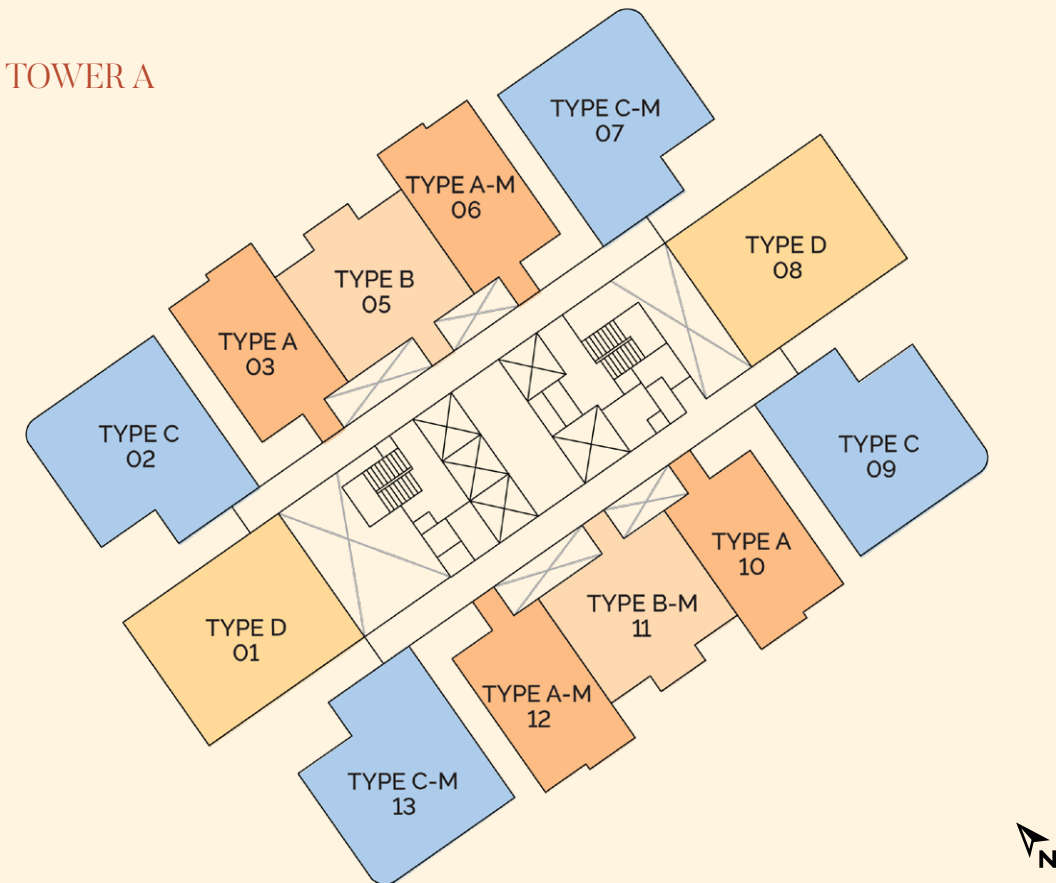


Green walkways filled with activities
Lush, shaded pathways enriched with fitness zones, play pockets, and social spaces to inspire movement and connection.

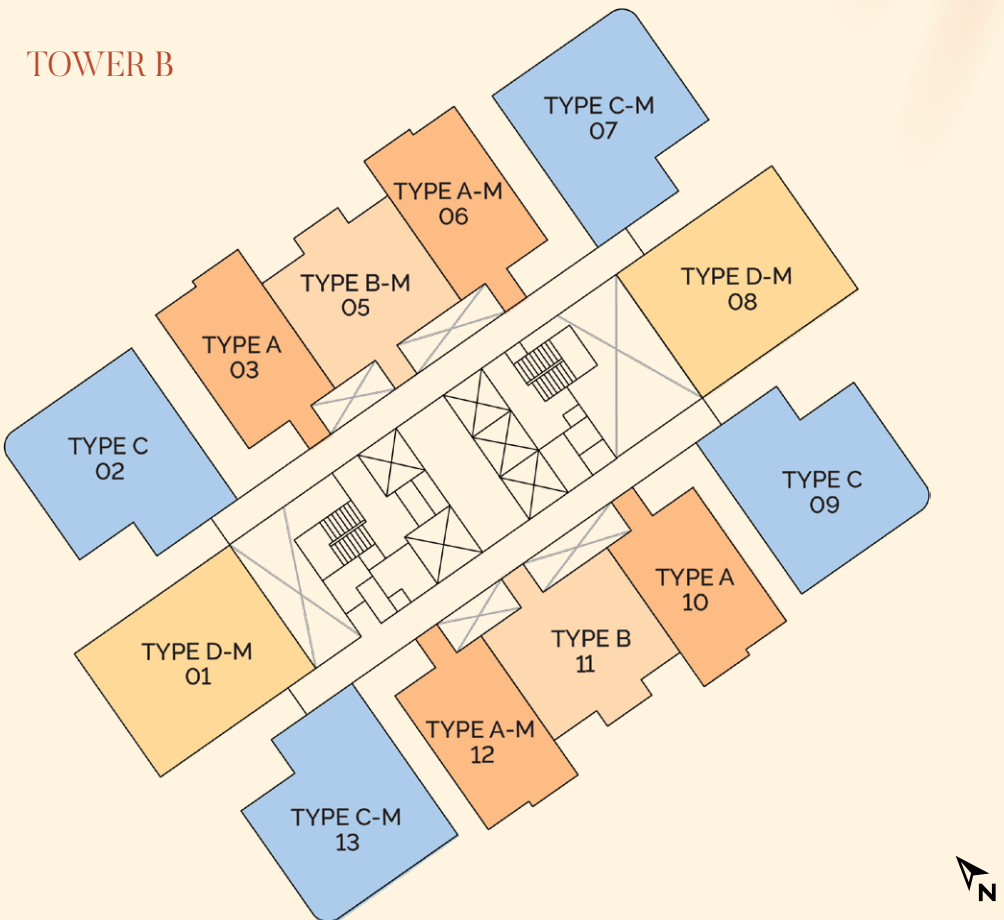




Layout Plan



- TYPE A**
60 sqm | 645 sq. ft.
- TYPE B**
70 sqm | 753 sq. ft.
- TYPE C**
90 sqm | 968 sq. ft.
- TYPE D**
93 sqm | 1001 sq. ft.



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60 sqm | 645 sq. ft.
- TYPE B**
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- TYPE D**
93 sqm | 1001 sq. ft.

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

Enjoy a soothing environment within the comfort of your own home.



Stress-reducing views

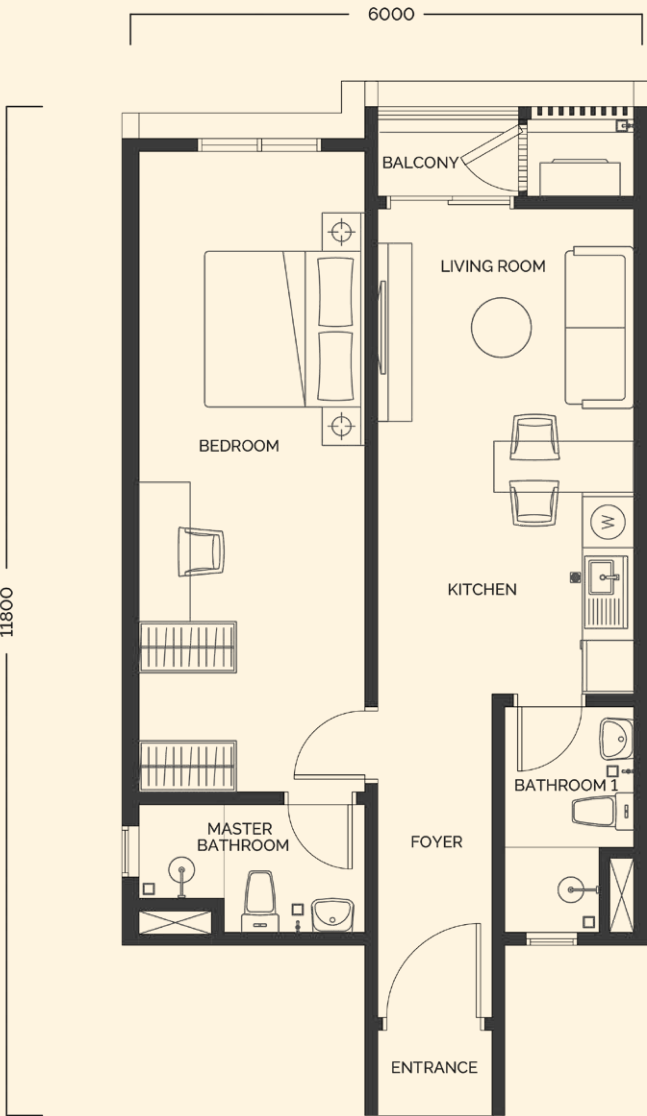
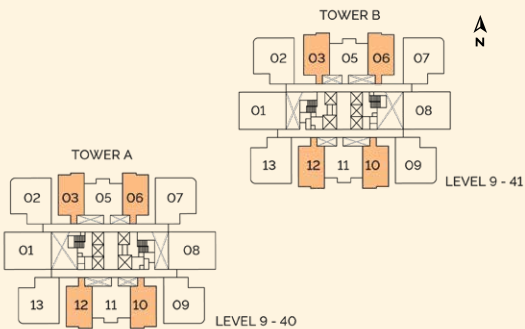
Generous window openings and direct access to green outdoor spaces promote a connection to nature.



Unit Plans

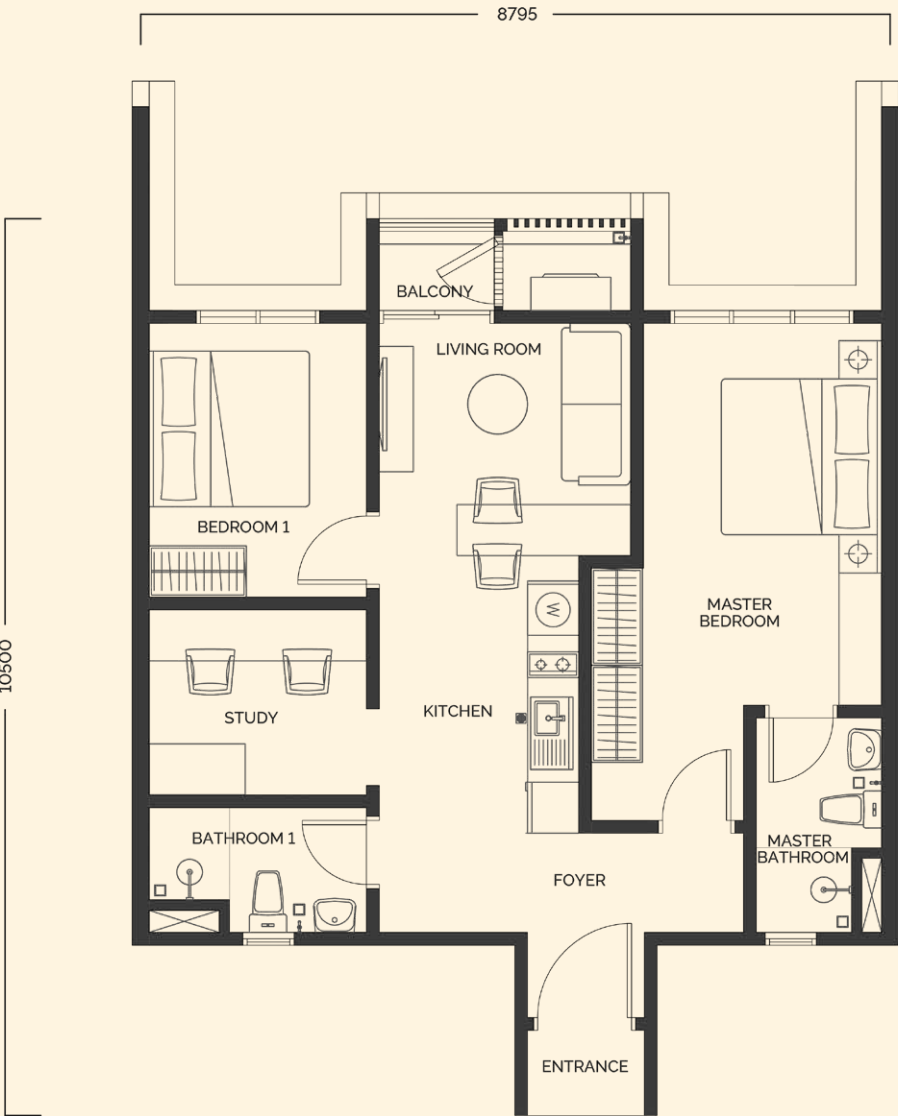
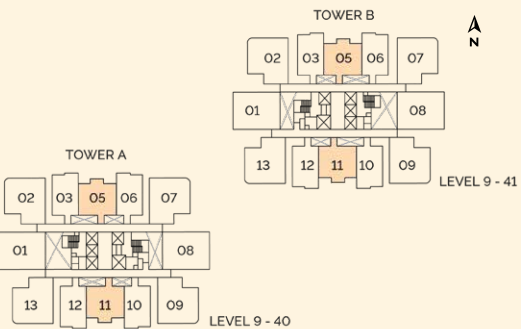
TYPE
A

1 Bedroom + 2 Bathrooms
60 sqm | 645 sq. ft.



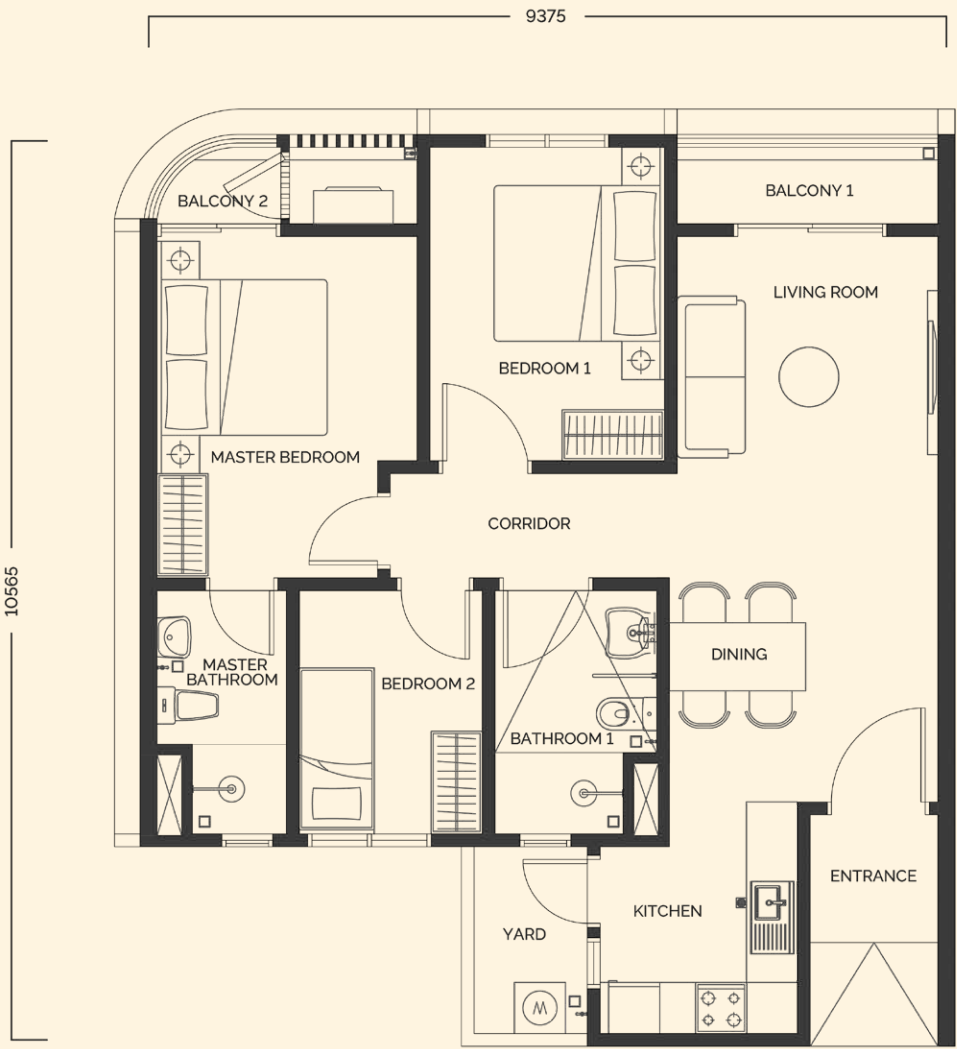
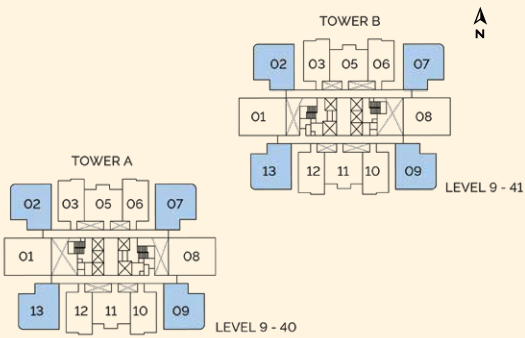
TYPE
B

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



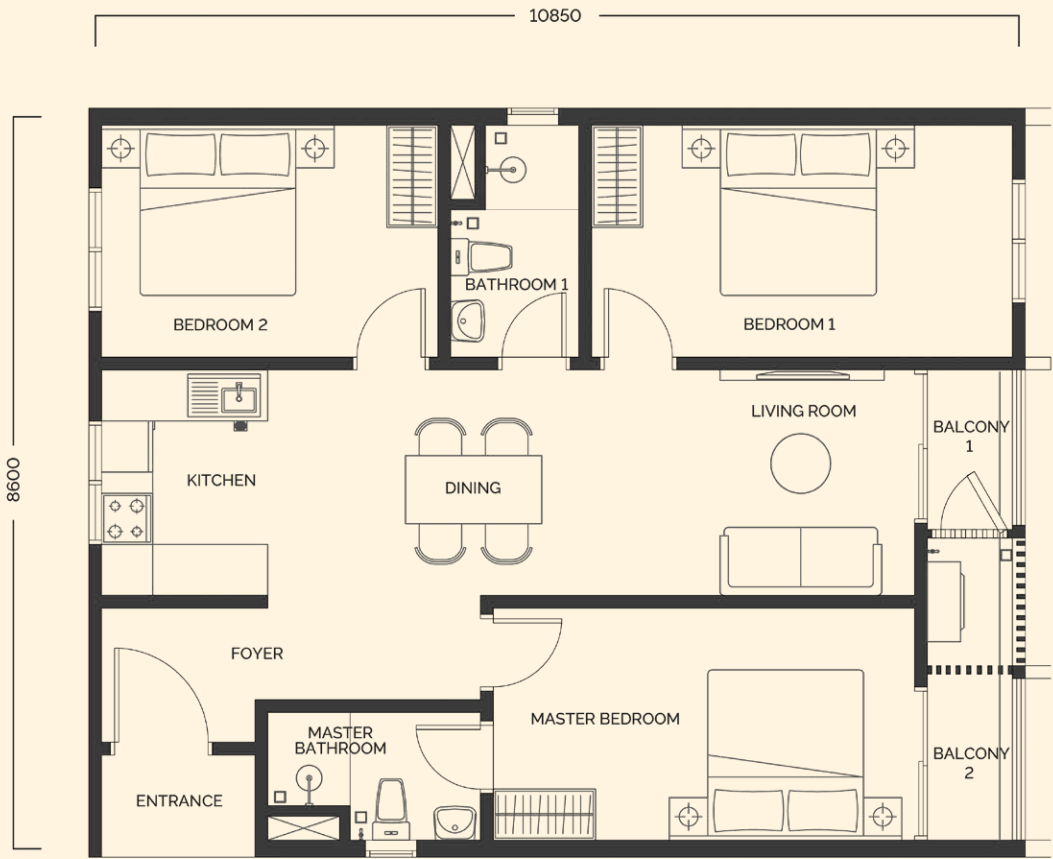
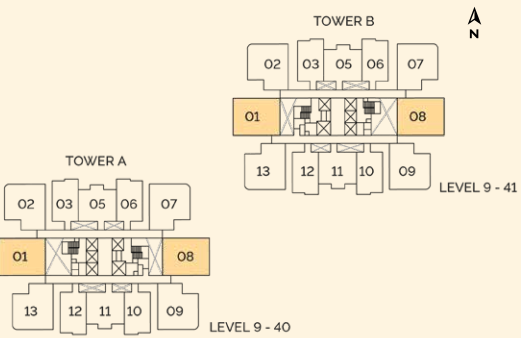
TYPE
C

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							
Roof Framing	Reinforced Concrete							
Ceiling	Skim Coat and Paint / Plaster Board Ceiling and Paint							
Windows	Aluminium-Framed Glass Window							
Doors	Approved Fire-Rated Timber Door / Timber Flush Door / Aluminium-Framed Glass Sliding 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	1	1	1	1	1	1	1	1
Kitchen Water Point without Tap	1	1	1	1	0	0	0	0
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	11	11	15	15	16	16	16	16
Ceiling Fan Point	2	2	4	4	4	4	4	4
Distribution Panel	1	1	1	1	1	1	1	1
Switch Socket Outlet	14	14	16	16	18	18	19	19
Air Conditioning Point	2	2	4	4	4	4	4	4
Fridge Point with Switch Socket Outlet	2	2	2	2	1	1	1	1
Kitchen Hob Point with Switch Socket Outlet	1	1	1	1	1	1	1	1
Kitchen Hob Point without Switch Socket Outlet	1	1	1	1	0	0	0	0
Kitchen Hood Point with Switch Socket Outlet	1	1	1	1	1	1	1	1
Kitchen Hood Point without Switch Socket Outlet	1	1	1	1	0	0	0	0
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
Fiber Wall Socket	2	2	2	2	1	1	1	1
Doorbell Point	1	1	1	1	1	1	1	1
Internal Telecommunication Trunking & Cabling	N/A							

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



JLG SALES GALLERY BANDAR DATO' ONN

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▶ : jlandofficial 📱 : JLG Land Berhad

Disclaimer:

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IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

(THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT)

No. Lesen Pemaju : 8918/10-2028/1240(A), Tempoh Sah : 17/10/2023 sehingga 16/10/2028, No Permit Iklan & Jualan : 8918-73/08-2029/0580(N) IMPORT BANK OF MALAYSIA BERHAD (No. Syarikat : 199501027992 (357198-K), Pihak Berkuasa Yang Meluluskan : Majlis Bandaraya Johor Bahru; No. Pelan Bangunan : MBJB/U/2025/14/BGN/158/KOM(12), Jenis Rumah : Pangsapuri Perkhidmatan (Fasa 2), Jumlah Unit : 780 unit; Menara A : 384 unit, Menara B : 396 unit; Harga : RM401,225 - RM689,236 (Menara A), RM418,963 - RM 706,865 (Menara B); Diskaun 15% untuk Bumiputera ; Tarikh dijangka siap: Julai 2029. Sekatan Kepentingan: 1. TUANPUNYA TANAH TIDAK DIBENARKAN MENAWAR ATAU MENJUALKAN UNIT-UNIT (PARCEL) BANGUNAN YANG AKAN DIBINA DI ATAS TANAH INI MELAINKAN BANGUNAN TELAH MULA DIBINA MENGIKUT PELAN YANG DILULUSKAN OLEH PIHAK BERKUASA NEGERI. 2. PETAK-PETAK BANGUNAN YANG DIDIRIKAN DI ATAS TANAH INI APABILA SAHAJA BERTUKAR MILIKNYA KEPADA SEORANG BUMIPUTERA/ SYARIKAT BUMIPUTERA MAKA TIDAK BOLEH TERKEMUDIAN DARIPADA ITU DIJUAL, DIPAJAK ATAU DIPINDAHMILIK DARIPADA APA CARA SEKALIPUN KEPADA ORANG BUKAN BUMIPUTERA/ SYARIKAT BUKAN BUMIPUTERA TANPA PERSETUJUAN PIHAK BERKUASA NEGERI. 3. PETAK-PETAK BANGUNAN YANG DIDIRIKAN DI ATAS TANAH INI TIDAK BOLEH DIJUAL ATAU DIPINDAHMILIK DENGAN APA CARA SEKALIPUN KEPADA BUKAN WARGANEGERA/SYARIKAT ASING TANPA PERSETUJUAN PIHAK BERKUASA NEGERI. Pemaju : JLG LAND BERHAD, Alamat Pemaju : Kompleks Mutiara Johor Lana, Jalan Bukit Mutiara, Bandar Dato' Onn, 81100, Johor Bahru. ; No Tel : 07-287 3152. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH. KPRT.GOV.MY