

AETHERA^{*}
RESIDENCES 艾雅軒

*The Gateway to Two Cities.
The Pinnacle of Johor Bahru.*



*The height of luxury within the Ibrahim International Business District (IBD)
Where Johor and Singapore are just minutes apart*

SINGAPORE

CIQ
COMPLEX

JOHOR BAHRU,
MALAYSIA

BUKIT CHAGAR
RTS STATION

AETHERA⁺
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RTS LINK

Your Bridge Between Two Cities

Aethera Residences places you at the absolute centre of cross-border life. Enjoy unmatched ease between two vibrant cities.



PREMIUM CONNECTIVITY
Walkway to RTS station



FREEHOLD TENURE
Own for Generations



PRIME LOCATION
Where everything meets

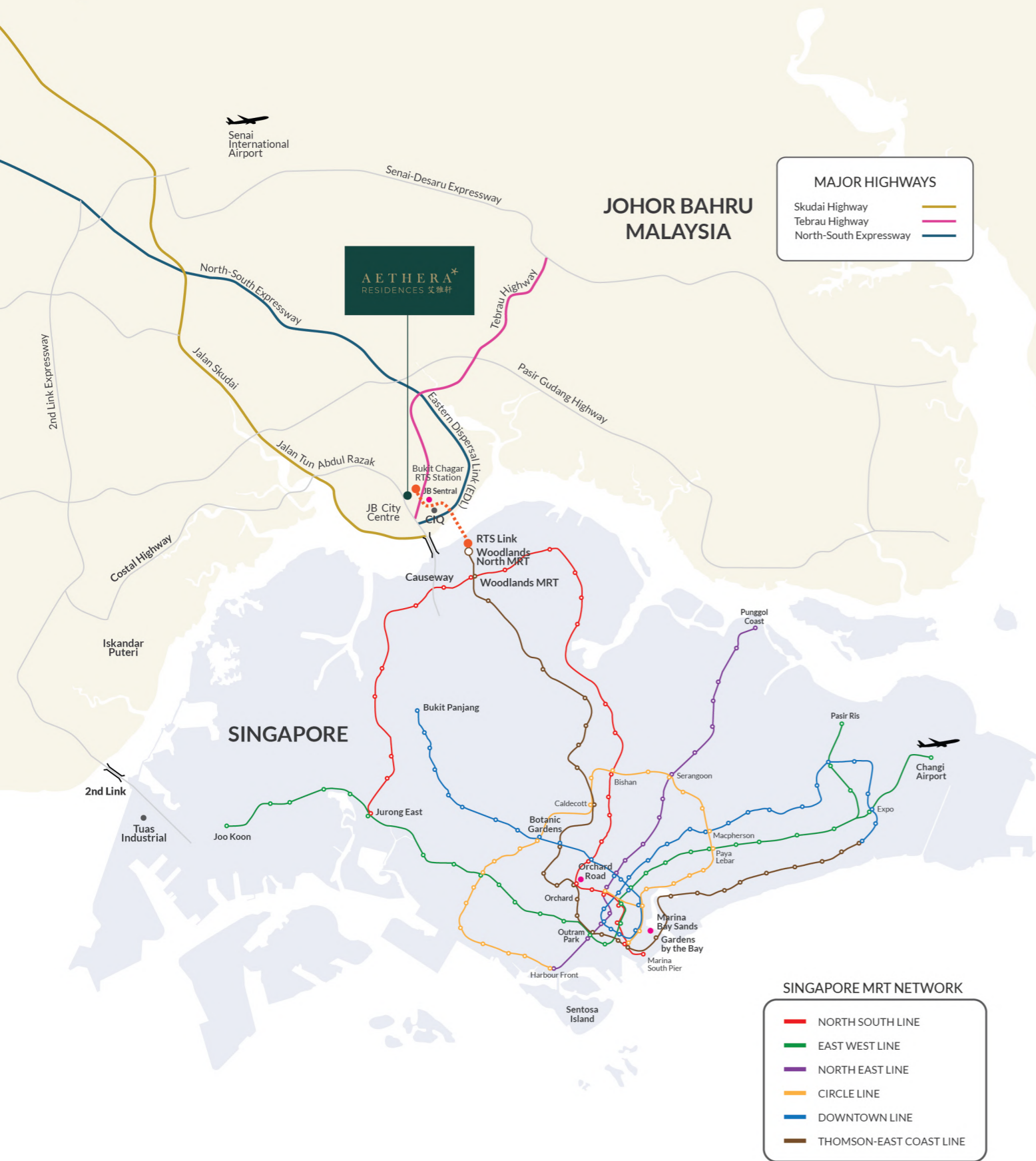


INVESTMENT & RENTAL APPEAL
High demand location



URBAN CONVENIENCES
Surrounded by daily essentials, retail, dining and lifestyle offering

CONNECTIVITY



EDUCATIONAL CENTERS

Sultan Ibrahim Secondary School	1.9km
Hilltop Private School	2.0km
Foon Yew High School	4.3km
Fairview International School	14.1km
Repton International School	19.8km
University of Southampton Malaysia Campus	20.8km
Raffles University	22.0km
Newcastle University Medicine Malaysia	22.2km
Raffles American School	22.4km
Marlborough College Malaysia	22.9km
Stellar International School	23.1km
Tenby Schools Setia Eco Gardens	26.1km
Sunway International School	24.4km

ENTERTAINMENT/LEISURE

Johor Golf & Country Club	5.3km
Permas Jaya Golf Club	11.2km
Ponderosa Golf & Country Club	11.6km
Daiman 18 Golf Club	14.2km
Legoland Malaysia	19.2km

MEDICAL FACILITIES/HOSPITALS

Maria Hospital	350m
TMC Fertility and Women's Specialist Centre	350m
Landmark Medical Centre & Medical Suites	350m
KPJ Johor Specialist Hospital	3.0km
KPJ Puteri Specialist Hospital	3.5km
Hospital Sultanah Aminah	5.0km
Columbia Asia Hospital	5.3km
Kempas Medical Centre	9.2km
Regency Specialist Hospital	18.9km
Gleneagles Medini Hospital	19.8km

RETAILS/SHOPPING MALLS

Komtar JBCC	900m
Johor Bahru City Square	900m
KSL City Mall	3.5km
R&F Mall	4.0km
Beletime Danga Bay	5.2km
The Mall, Mid Valley Southkey	5.8km
Paradigm Mall	11.3km
IKEA & Toppen JB	13.0km
Sunway Big Box Village	24.3km
Johor Premium Outlets (JPO)	29.4km

CONNECTIVITY



6 MIN
TO SINGAPORE / JB
Seamless cross-border travel via RTS.

ORCHARD ROAD

40 MIN
TO ORCHARD ROAD
Fast, direct access to Singapore's premier shopping district.



10 MIN
TRAIN FREQUENCY
High-frequency rides for unmatched convenience.



WALKABLE RTS ACCESS
Just an estimated 400m walk to the RTS station.



The New Icon of Elevated Living

Rising above Johor Bahru's skyline, Aethera Residences blends contemporary design with everyday convenience.

From your home, enjoy an estimated 400m stroll to the Bukit Chagar RTS Station, seamlessly connecting you to Singapore's business and leisure hubs. This is the future of seamless travel, right at your doorstep.

Live elevated, live connected, live Aethera.

FACILITIES

A Grand Arrival

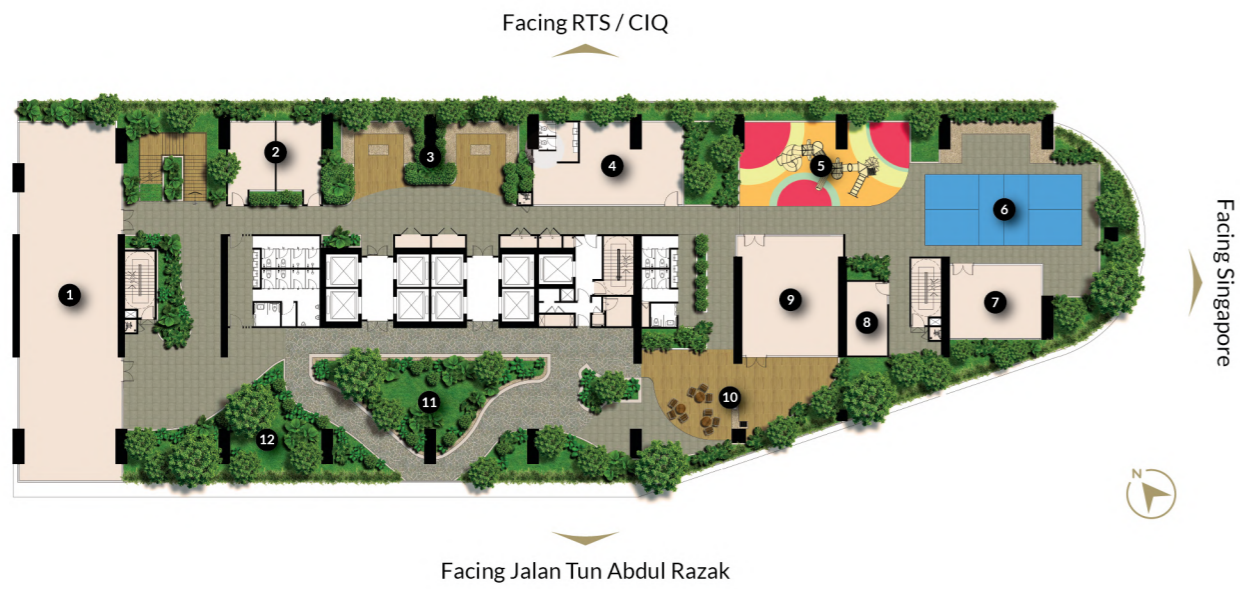
Where every return is an experience.



FACILITIES

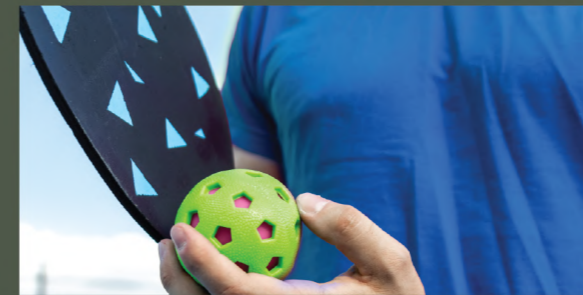
LEVEL 12

- | | | |
|---------------------|------------------------|--------------------|
| 1 Energy Lab | 5 Play Garden | 9 Social Chamber |
| 2 Karaoke Suites | 6 Racket Court | 10 Grill Terrace |
| 3 Urban Oasis | 7 Entertainment Lounge | 11 Serenity Garden |
| 4 Child Care Center | 8 Laundry Room | 12 Meditation Deck |



LEVEL 13

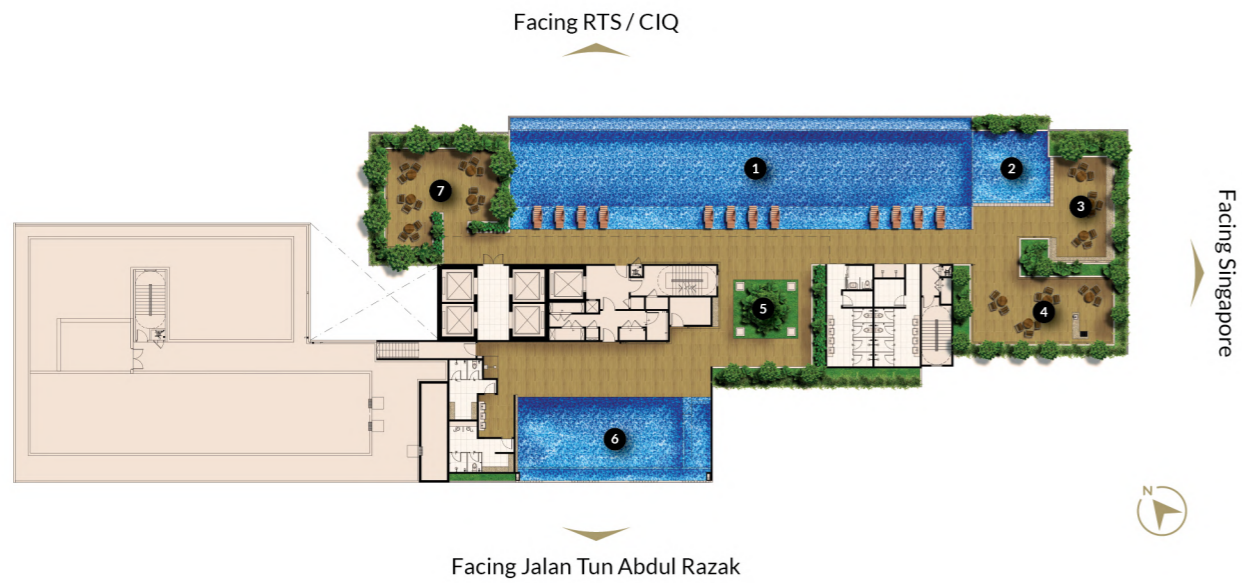
- | | |
|---------------------|-----------------|
| 1 Multipurpose Hall | 4 Co-working |
| 2 Horizon Lounge | 5 Breeze Deck |
| 3 Garden Pavilion | 6 Altitude Deck |



FACILITIES

LEVEL 52

- 1 Sky Infinity Pool
- 2 Wading Cove
- 3 Sky Deck
- 4 BBQ Sky Deck
- 5 Tree Promenade
- 6 Sky Heated Pool
- 7 Sun Deck

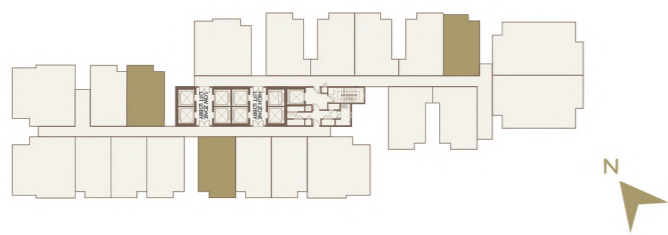
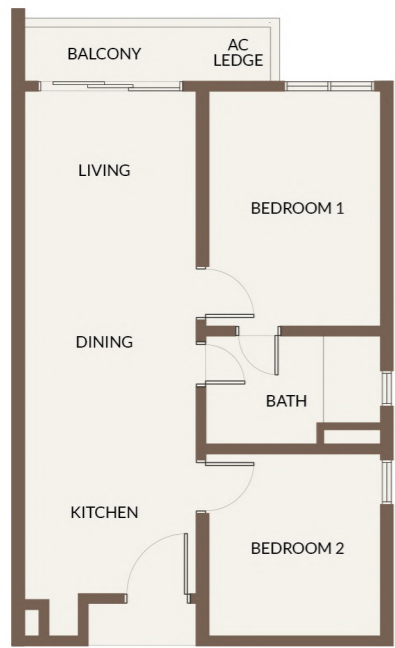


1 BALCONY

2 Bedrooms 1 Bathroom

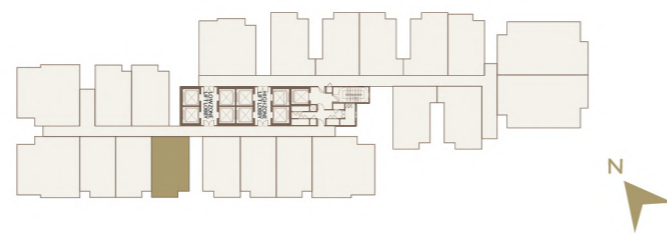
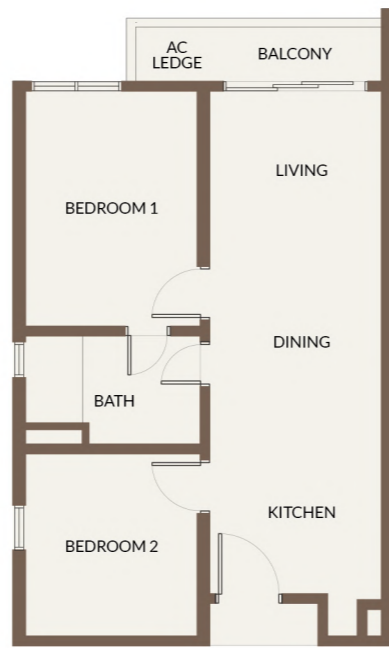
TYPE A

60.43 sqm
650 sqft



TYPE A2

60.43 sqm
650 sqft

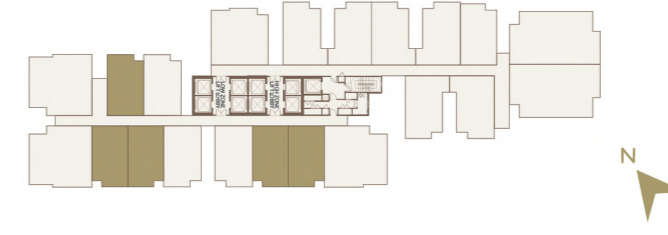
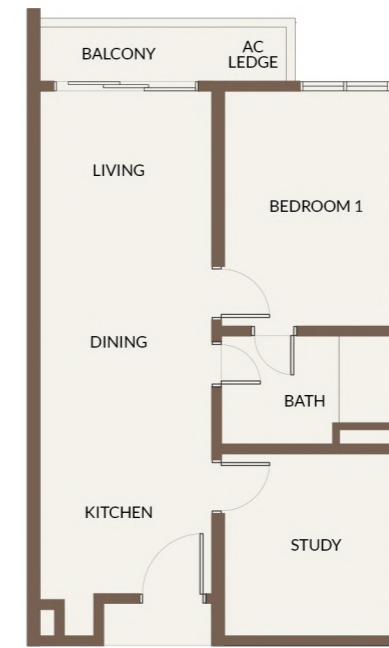


1 BALCONY

1+1 Bedroom 1 Bathroom

TYPE A1

60.43 sqm
650 sqft



1 BALCONY
2 Bedrooms 2 Bathrooms

TYPE B
64.38 sqm
693 sqft



1 BALCONY
3 Bedrooms 2 Bathrooms

TYPE C
84.00 sqm
904 sqft

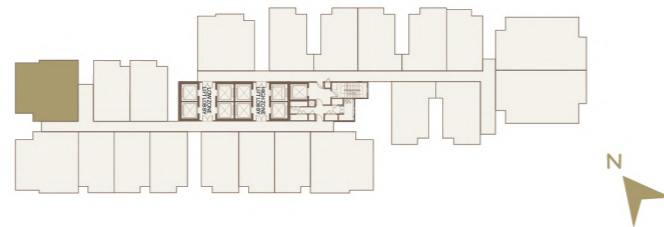


2 BALCONIES

3 Bedrooms 2 Bathrooms (Dual Key)

TYPE D

95.93 sqm
1033 sqft

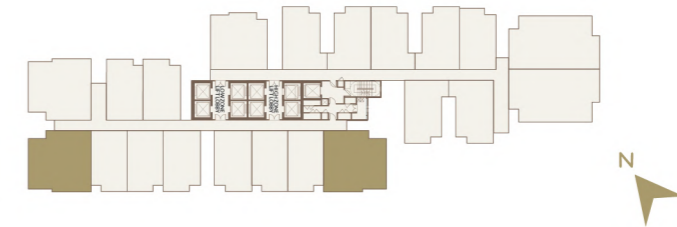


2 BALCONIES

3 Bedrooms 2 Bathrooms (Dual Key)

TYPE D1

95.93 sqm
1033 sqft



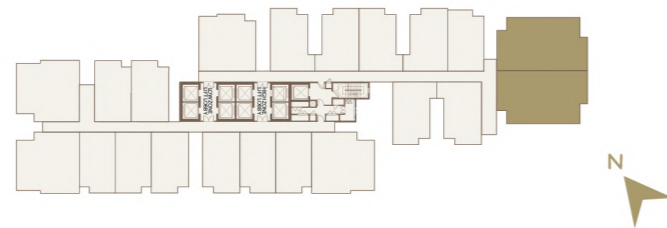
1 BALCONY

3 Bedrooms 2 Bathrooms

TYPE E

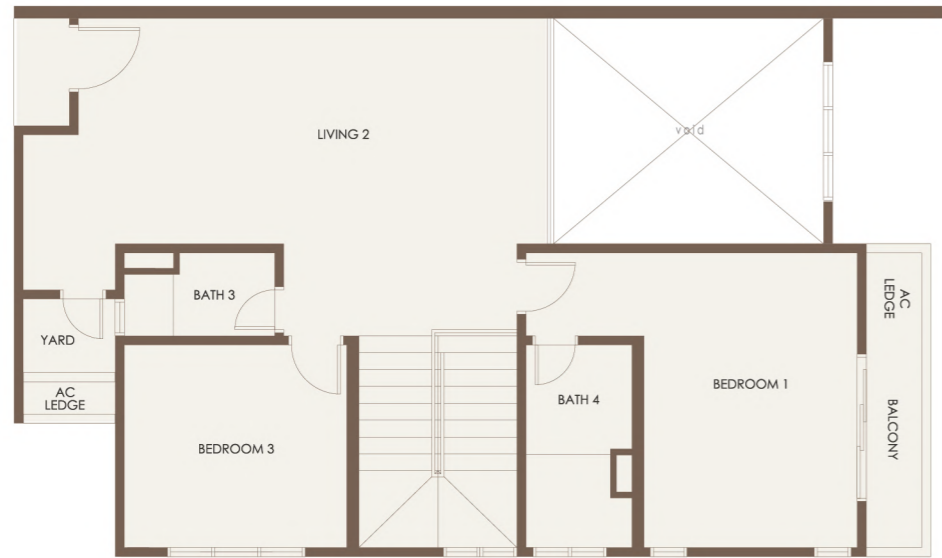
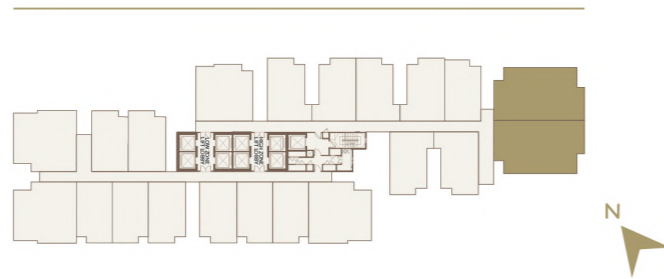
122.18 sqm

1315 sqft



TYPE F (DUPLEX)

224.00 sqm
2411 sqft



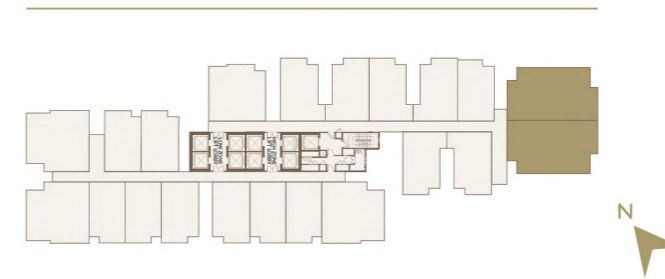
(UPPER FLOOR)
102.00 sqm
1098 sqft



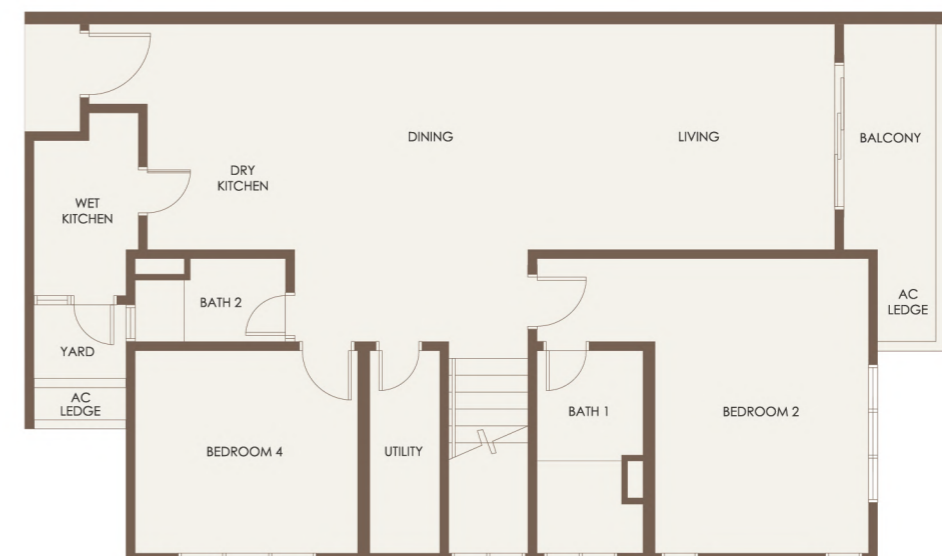
(LOWER FLOOR)
122.00 sqm
1313 sqft

TYPE G (DUPLEX)

241.00 sqm
2594 sqft



(UPPER FLOOR)
119.00 sqm
1281 sqft



(LOWER FLOOR)
122.00 sqm
1313 sqft

BUILDING SPECIFICATIONS

OVER 30 YEARS OF OUTSTANDING ACHIEVEMENTS

TOP 5 PROPERTY DEVELOPERS IN THE EDGE MALAYSIA PROPERTY EXCELLENCE AWARDS FOR 8 CONSECUTIVE YEARS SINCE 2018

UOA Group is one of the leading property development groups with vast experience in property development, investment, construction, hospitality and asset management.

With nearly four decades of proven expertise, UOA Group is renowned for delivering vibrant, community-centric urban spaces. BANGSAR SOUTH, our flagship 60-acre integrated development redefines city living - blending lifestyle, wellness and nature - making it one of Klang Valley's most sought-after addresses.

Awards & Accolades



Leadership Recognition



MASTER DEVELOPER OF ONE OF THE MOST POPULAR INTEGRATED CITY DEVELOPMENTS BANGSAR SOUTH



Bangsar South

No.	Description	Specifications (SPA)
1.	STRUCTURE	Reinforced Concrete
2.	WALL	Reinforced Concrete Wall / Masonry
3.	ROOF	Reinforced Concrete Slab
4.	FLOOR FINISHES	
	a. Entrance	Tiles
	b. Living, Dining & Kitchen	Tiles
	c. Bedrooms	Laminate Flooring
	d. Bathrooms	Tiles
	e. Balcony	Tiles
	f. Study (Unit Type A1)	Laminate Flooring
	g. Yard	Tiles
	h. A/C Ledge	Cement Render
5.	WALL FINISHES	
	a. Exterior	Paint
	b. Interior	Skim Coat and Paint
	c. Bathrooms	Tiles
	d. Kitchen	Skim Coat and Paint
6.	CEILING	
	a. Bathrooms	Fibrous Plaster Ceiling Board and Paint
	b. Others	Skim Coat and Paint
7.	DOORS	
	a. Main Entrance	Fire Door to Authority/Bomba's Requirement
	b. Balcony	Aluminium Frame Sliding Door
	c. Others	Flushed Door
8.	IRONMONGERY	Selected Locksets
9.	WINDOWS	Aluminium Frame Window
10.	SANITARY FITTINGS	
	a. Pedestal Water Closet c/w Bib Tap	1 no. 1 no. 2 nos. 2 nos. 2 nos. 2 nos. 4 nos. 4 nos.
	b. Wash Basin c/w Tap	1 no. 1 no. 2 nos. 2 nos. 2 nos. 2 nos. 4 nos. 4 nos.
	c. Rainshower Fittings with Mixer	1 no. 1 no. 1 no. 1 no. 1 no. 1 no. 2 nos. 2 nos.
	d. Handheld Shower Fittings with Mixer	1 no. 1 no. 2 nos. 2 nos. 2 nos. 2 nos. 4 nos. 4 nos.
	e. Bathtub	- - - - - 1 no. 2 nos. 2 nos.
	f. Kitchen Bowl Sink w/o Drainer c/w Tap	1 no. 1 no. 1 no. 1 no. 2 nos. 1 no. 1 no. 1 no.
	g. Washing Machine Tap	1 no. 1 no. 1 no. 1 no. 1 no. 1 no. 1 no. 1 no.
11.	ELECTRICAL INSTALLATION	
	a. Lighting Point	8 nos. 8 nos. 9 nos. 11 nos. 15 nos. 16 nos. 31 nos. 32 nos.
	b. 13 Amp Switch Socket Outlet	14 nos. 14 nos. 14 nos. 16 nos. 22 nos. 23 nos. 30 nos. 32 nos.
	c. 15Amp Switch Socket Outlet	1 no. 1 no. 1 no. - 1 no. - -
	d. 25Amp Cable Connector	- - - 1 no. 1 no. 1 no. 1 no. 1 no.
	e. Ceiling Fan Point c/w Fan Hook	1 no. 1 no. 1 no. 1 no. 1 no. 1 no. 1 no. 2 nos.
	f. Air-Conditioning Point c/w Wiring & Piping System	3 nos. 3 nos. 3 nos. 4 nos. 4 nos. 5 nos. 7 nos. 8 nos.
	g. Door Bell (Switch & Point only)	1 no. 1 no. 1 no. 1 no. 1 no. 1 no. 1 no. 1 no.
	h. Water Heater Point	1 no. 1 no. 2 nos. 2 nos. 2 nos. 2 nos. 4 nos. 4 nos.
	i. Electrical Distribution Board	1 no. 1 no. 1 no. 1 no. 2 nos. 1 no. 1 no. 1 no.
12.	INTERNAL TELECOMMUNICATION TRUNKING AND CABLING	
	a. SMATV Socket Outlet	1 no. 1 no. 1 no. 1 no. 2 nos. 1 no. 2 nos. 2 nos.
	b. Fiber Wall Socket (Internet/Telephone)	1 no. 1 no. 1 no. 1 no. 2 nos. 1 no. 1 no. 1 no.
	c. Data Point	- - - - - 2 nos. 2 nos.

All information, specifications and plans contained herein are subject to amendments as may be required by the Authorities.

Experience the Exclusivity

+603 2282 9993

www.aetheraresidences.com

Sales gallery and show unit
open from 10:00am to 6:00pm daily

Another Prestigious Development by:



DEVELOPER : MIDTOWN SANCTUARY SDN BHD

UOA PROPERTY GALLERY
Suite G-1, Vertical Corporate Tower B Avenue 10, The Vertical,
Bangsar South City, No. 8 Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia

Tel: +603 2245 9188

Fax: +603 2245 9128

SINGAPORE PROPERTY GALLERY

UOA (SINGAPORE) PTE LTD
7, Temasek Boulevard, #18-02, Suntec Tower 1 Singapore 038987

Tel: +65 6333 9383

Fax: +65 6333 9332

AETHERA⁺
RESIDENCES 艾雅軒

Alamat Pemaju: UOA Corporate Tower, Lobby A, Avenue 10, The Vertical, Bangsar South City, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia | No. Lesen Pemaju: 31157/09-2030/0213(A) | Tempoh Sah Laku: 19/09/2025 - 18/09/2030 | No. Permit Iklan & Jualan: 31157-1/12-2028/1033(N)-(S) | Tempoh Sah Laku: 24/12/2025 - 23/12/2028 | Jenis Pembangunan: Pangsapuri Perkhidmatan | Pihak Berkuasa (PBT) yang meluluskan Pelan Bangunan: Majlis Bandaraya Johor Bahru | No. Kelulusan Pelan Bangunan: MBB/U/2025/14/BGN/101/KOM(0) | Jumlah Unit: 786 | Bilangan Tingkat: 52 | Jenis Pegangan Tanah: Pegangan Kekal | Bebanan Tanah: Tiada | Sekatan Kepentingan: i. Tuan punya tanah tidak dibenarkan menawar atau menjual unit-unit (parcels) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan yang berkenaan. ii. 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 dengan apa cara sekalipun kepada orang Bukan Bumiputera/Syarikat Bukan Bumiputera tanpa persetujuan Pihak Berkuasa Negeri. iii. Petak-petak bangunan yang didirikan di atas tanah ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri | Tarikh Dijangka Siap: Jun 2030 | Harga Min: RM996,200 | Harga Mak: RM4,288,000 | 15% Diskaun Bumiputera

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