

THE ONLY INTEGRATED TOWNSHIP WITH THREE PREMIER LIFESTYLES IN ONE ADDRESS

Resort-themed integrated township Sevana Cove with total land of 1,200 acres is destined to become the only epitome of luxury living with its private marina and 18-hole championship golf course set amidst enormous riverine forest reserve. As a self-contained development, many facets of living will be planned and featured by commercial hub, shopping malls, international school, water sport centre, medical centre, retail village, neighborhood parks, to name a few. All these facilities and amenities are planned to allow the residents enjoy luxurious lifestyles in the nature with style, all in ONE destination!

Type of Development Properties:

Link Houses | Cluster Homes | Semi-Detached Homes / Zero Lot Bungalow
Bungalow / Villa Homes | Townhouses | Apartments | Shop Offices
Commercial / Retail Lot



Another Prestigious Project by

IJM LAND

An **IJM** Company

For further enquiries

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www.sebanacoveresort.com

Developer

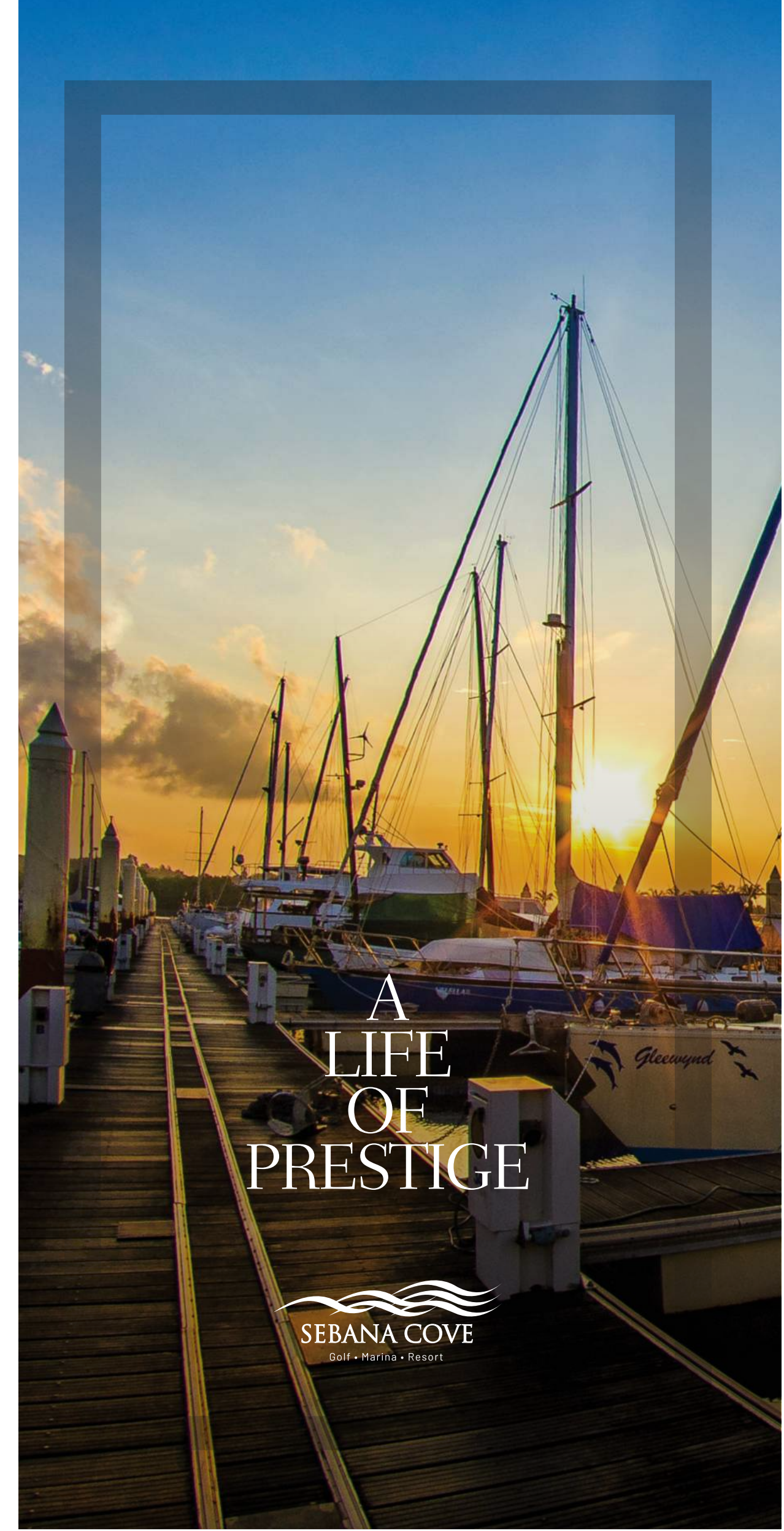
Cypress Potential Sdn Bhd (794825-T)

No. 1, Persiaran Sevana Utama, Sevana Cove, 81600 Pengerang, Johor.

Email : propertysales@sebanacoveresort.com | www.facebook.com/sebanacoveresort/

GPS : 104.178915 °E 1.408209 °N

All contents contained herein is subject to change without notice.



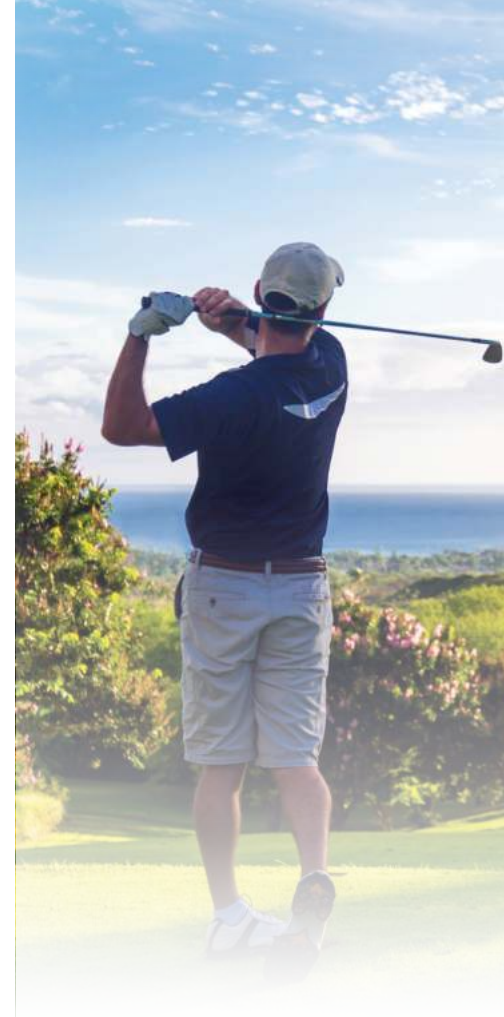
A LIFE OF PRESTIGE

SEBANA COVE
Golf • Marina • Resort



Live your passion
 Indulge in your dream lifestyle blissfully and conveniently

Designed by world-renowned golf course architect, Ted Parslow, the 220-acre Sevana Cove Golf leveraged on natural undulations of terrain to give golfers the challenge and indulgence. Residents, club members and their guests can enjoy the rolling fairways and manicured greens of the designer golf course with its own clubhouse for leisure and relaxation.



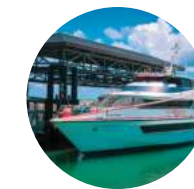
A BOOMING ADDRESS

Located at fast-growing Pengerang region of Johor where influx of investment and population are gaining momentum due to construction of Petronas's RAPID and Dialog's Deepwater Petroleum Terminal projects , Sevana Cove is destined to reap the benefits of a large affluent catchment market, and translating to a huge potential for avid investment and dazzling growth.

TRAVEL DISTANCE /TIME

🚗 JB CIQ - EDL- Tebrau - Senai/Desaru Highway	90km
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🚗 Second Link (Tuas) - Senai/Desaru Highway	115km
🚢 Tanah Merah Ferry Terminal - Desaru Coast Ferry Terminal	90mins
🚢 Tanah Merah Ferry Terminal - Tanjung Pengelih Ferry Terminal	45mins

*A travelling time may vary depending according to weather conditions.



Desaru Coast Ferry Terminal



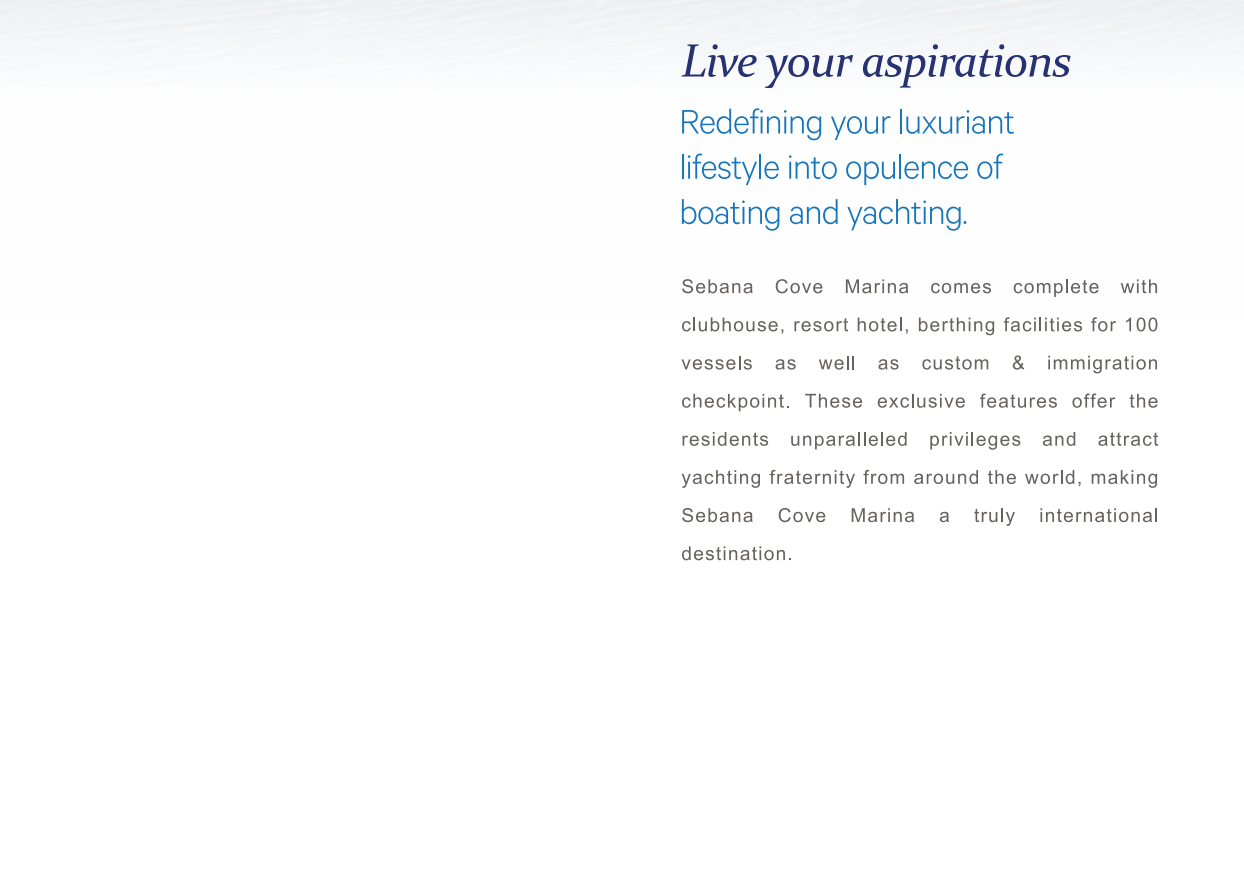
Senai-Desaru Highway



Water Sports Activities



Pengerang Integrated Petroleum Complex(PIPC)

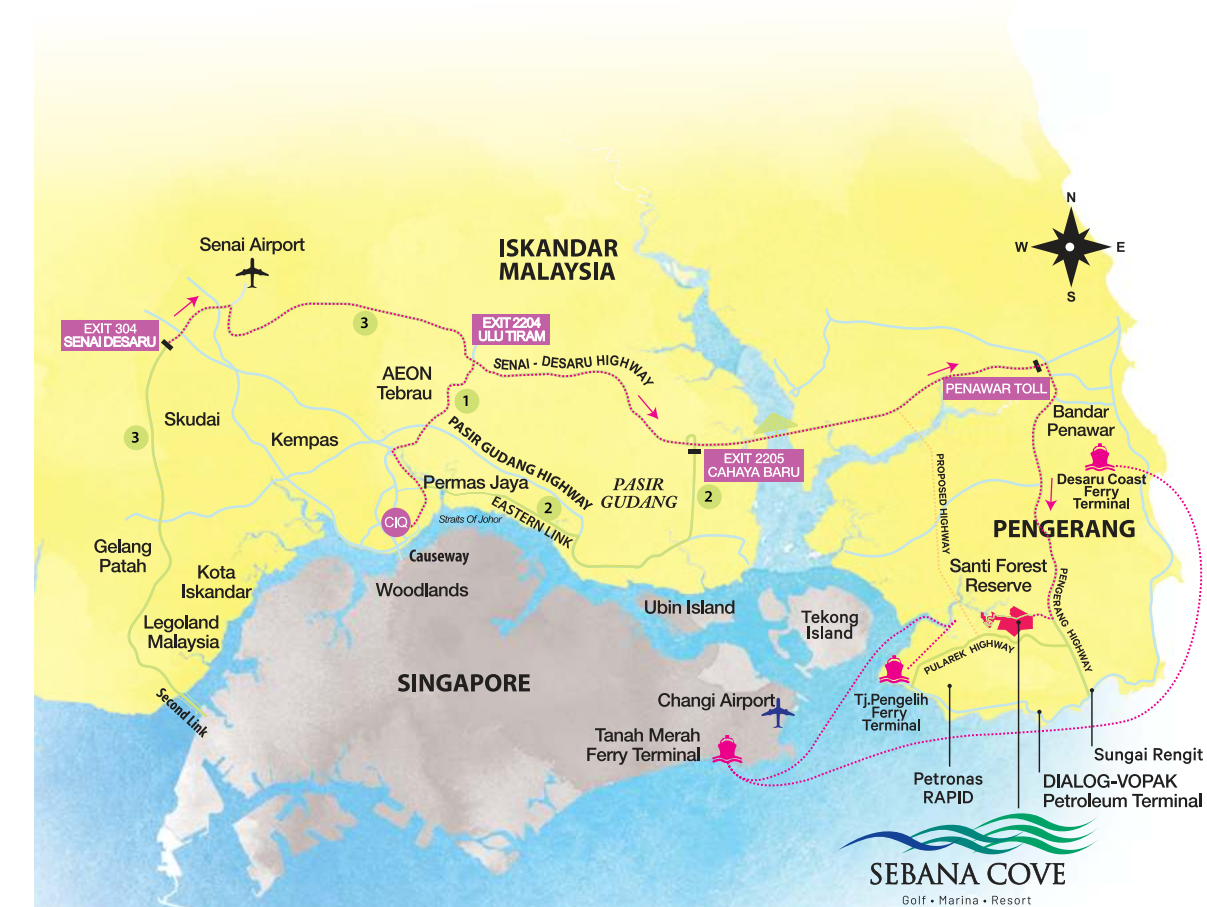


Live your aspirations
 Redefining your luxuriant lifestyle into opulence of boating and yachting.

Sevana Cove Marina comes complete with clubhouse, resort hotel, berthing facilities for 100 vessels as well as custom & immigration checkpoint. These exclusive features offer the residents unparalleled privileges and attract yachting fraternity from around the world, making Sevana Cove Marina a truly international destination.

Live your sanctuary
 Boundless world of nature and fun for you and your family right at your doorstep

Set against the Santi Forest Reserve with extensive pristine mangrove forest, Sevana Cove offers spectacular ambience and ample recreational opportunities found nowhere else. Landscaped boulevard complements the lush mangrove forest reserve in an eco-network that connects the entire township. Live the comfort of urban living within the serenity of true nature.



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