

PHASE 2



R&F PRINCESS COVE
富力公主湾



R&F SEINE REGION

塞纳天地
@ R&F PRINCESS COVE 富力公1湾

塞纳天地 无敌海景房 火热销售

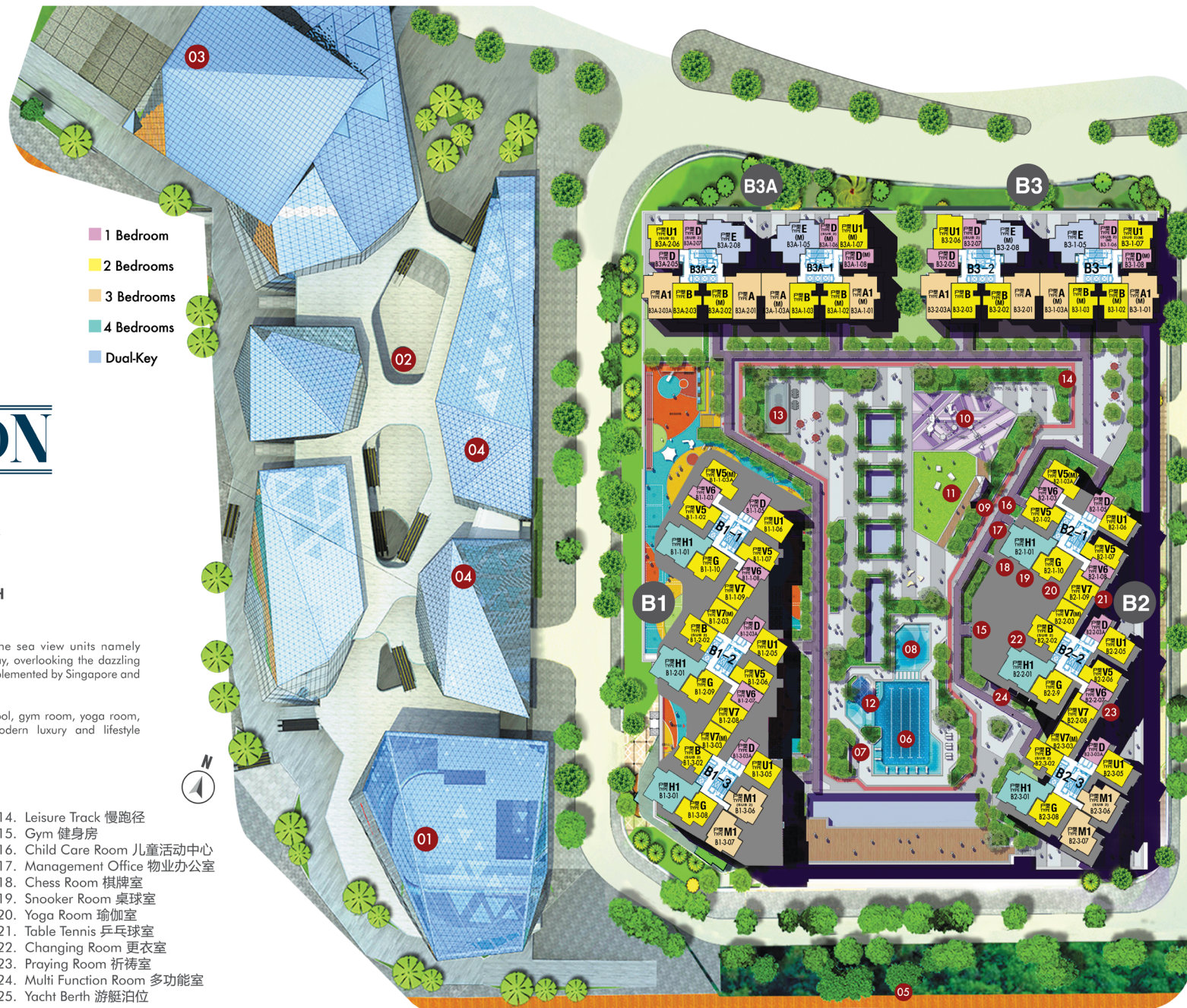
MARINA-INSPIRED LUXURY SPACES WITH A PANORAMIC BACKDROP

Princess Cove proudly presents our latest addition – the sea view units namely 'Seine Region', located adjacent to JB-Singapore Causeway, overlooking the dazzling Singapore cityscape. Here, your affluent way of living is complemented by Singapore and Johor Bahru City.

Seine Region's sky lounge features an infinity swimming pool, gym room, yoga room, jogging track and indoor function hall, cater for modern luxury and lifestyle conveniences.

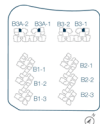
LEGENDS

01. Opera House 歌剧院
02. R&F Marina Place 富力新天地
03. 5 Star Hotel under Hyatt 凯悦旗下酒店
04. Cineplex 影院
05. Marina Garden Walk 滨海木栈道
06. Adult Swimming Pool 成人泳池
07. Outdoor Shower Deck 户外淋浴区
08. Wading Pool 儿童池
09. Landscape Arch 景观廊架
10. Playground 游乐园
11. Sunshine Lawn 阳光草坪
12. Leisure Lounge 泳池吧
13. Outdoor BBQ 户外烧烤吧
14. Leisure Track 慢跑径
15. Gym 健身房
16. Child Care Room 儿童活动中心
17. Management Office 物业办公室
18. Chess Room 棋牌室
19. Snooker Room 桌球室
20. Yoga Room 瑜伽室
21. Table Tennis 乒乓球室
22. Changing Room 更衣室
23. Praying Room 祈祷室
24. Multi Function Room 多功能室
25. Yacht Berth 游艇泊位



1

BEDROOM

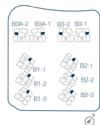
TYPE-D_(SUB2)*R & F Princess Cove unit appreciation*Studio / Size: Approx. 43.46m² | 468 sq.ft.

- L-shaped contemporary kitchen, saving space yet ensuring convenience
- Wet and dry kitchen separation for hygienic lifestyle

1

BEDROOM

TYPE-D

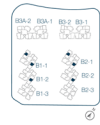
R & F Princess Cove unit appreciationStudio / Size: Approx. 43.79m² | 471 sq.ft.

- Functional layout designed for comfortable living
- Modern square design with a walk-in wardrobe

1

BEDROOM

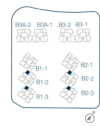
TYPE-V6

R & F Princess Cove unit appreciation1 Room 1 Bathroom / Size: Approx. 50.58m² | 544 sq.ft.

- Functional square layout to create generous space
- Living room connected to balcony, extended to the magnificent outdoor
- Open concept with kitchen, dining hall and living hall all connected for extra convenience
- Reasonable layout for both active and quiet modes of living

2

BEDROOMS

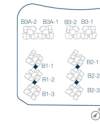
TYPE-V7_M*R & F Princess Cove unit appreciation*2 Rooms 2 Bathrooms / Size: Approx. 71.29m² | 767 sq.ft.

- Well-fit square layout designed for flexibility and comfortable living
- Open concept with kitchen, dining hall and living hall all connected for extra convenience
- Bay window design for both bedrooms for natural lighting
- Living hall connected with balcony for extended living space

2

BEDROOMS

TYPE-V7

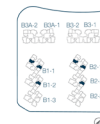
R & F Princess Cove unit appreciation2 Rooms 2 Bathrooms / Size: Approx. 74.17m² | 798 sq.ft.

- Flexible design with smart layout and optimum functionality
- Living hall open to spacious balcony for you to behold breathtaking sceneries
- Bay window design in master bedroom for extra space
- L-shaped kitchen with open concept for convenience

2

BEDROOMS

TYPE-V5

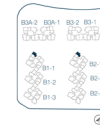
R & F Princess Cove unit appreciation2 Rooms 1 Bathroom / Size: Approx. 76.92m² | 828 sq.ft.

- Kitchen connected to dining hall for convenient living
- Serene study room to explore the sea of knowledge

2

BEDROOMS

TYPE-V5M

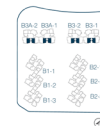
R & F Princess Cove unit appreciation2 Rooms 1 Bathroom / Size: Approx. 77.57m² | 835 sq.ft.

- Dining hall connected with kitchen for convenient cooking experience
- Yard is connected with kitchen and dining hall

2

BEDROOMS

TYPE-B

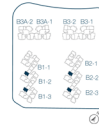
R & F Princess Cove unit appreciation2 Rooms 1 Bathroom / Size: Approx. 77.52m² | 834 sq.ft.

- Well-fit square design for optimum ventilation and natural lighting
- Open concept with dining hall and living hall both connected for flexible living

2

BEDROOMS

TYPE-B (SUB2)

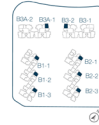
R & F Princess Cove unit appreciation2 Rooms 1 Bathroom / Size: Approx. 77.55m² | 835 sq.ft.

- Balcony is attached to living room with flexible use of space
- Planned for both active and modest living to ensure uninterrupted harmony

2

BEDROOMS

TYPE-U1

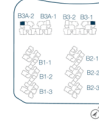
R & F Princess Cove unit appreciation2 Rooms 2 Bathrooms / Size: Approx. 77.86m² | 838 sq.ft.

- Well-lit layout with superb functionality
- Living halls connected to spacious balcony accompanied by breathtaking outdoor view

2

BEDROOMS

TYPE-U1 (SUB2)

R & F Princess Cove unit appreciation2 Rooms 2 Bathrooms / Size: Approx. 77.96m² | 839 sq.ft.

- Open concept with living hall extended to dining hall, sense of space well established
- Kitchen connected to dining hall for convenient living

2

BEDROOMS

TYPE-G

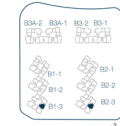
R & F Princess Cove unit appreciation2 Rooms 2 Bathrooms / Size: Approx. 86.66m² | 933 sq.ft.

- Luxury well-lit layout for premium lifestyle
- Expansive balcony for ventilation and sunlight
- Extra spaciousness for optimum flexibility
- Bay window design in master bedroom for natural lighting

3

BEDROOMS

TYPE-M1 (SUB2)

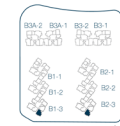
R & F Princess Cove unit appreciation3 Rooms 2 Bathrooms / Size: Approx. 102.67m² | 1105 sq.ft.

- Well-lit layout designed with optimum natural lighting and magnificent view
- Living hall is attached with a spacious balcony for unobstructed view
- Bay window design in master bedroom for ideal natural lighting and superb view
- Yard is connected with kitchen, enjoy cooking in natural sunlight

3

BEDROOMS

TYPE-M1

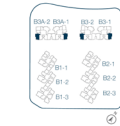
R & F Princess Cove unit appreciation3 Rooms 2 Bathrooms / Size: Approx. 105.49m² | 1135 sq.ft.

- Luxury layout for premium lifestyle
- Expansive balcony for ventilation and sunlight
- Extra spaciousness for optimum flexibility
- Bay window design in master bedroom for natural lighting

3

BEDROOMS

TYPE-A1

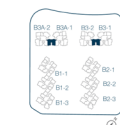
R & F Princess Cove unit appreciation3 Rooms 2 Bathrooms / Size: Approx. 109.25m² | 1176 sq.ft.

- Yard is connected with kitchen, enjoy cooking in natural sunlight
- Living hall is attached with a balcony for an up-close with outdoor nature

3

BEDROOMS

TYPE-A

R & F Princess Cove unit appreciation3 Rooms 2 Bathrooms / Size: Approx. 109.70m² | 1181 sq.ft.

- Well-lit design for optimum sunlight
- Comes with an indoor garden for personal leisure

4

BEDROOMS

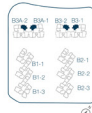
TYPE-H1

R&F Princess Cove unit appreciation4 Rooms 3 Bathrooms / Size: Approx. 136.68m² | 1471 sq.ft.

- Generous space to optimise your vacation experience
- Comes with an indoor garden for personal leisure
- Luxury 4-room design with 2 suites layout
- Spacious living hall to exude a sense of superior minimalist

DUAL
KEY

TYPE-E

R&F Princess Cove unit appreciationDual Key (2+1) / Size: Approx. 122.37m² | 1317 sq.ft.

- A key for each suite to ensure uninterrupted privacy
- Equivalent to owning 2 units under 1 title
- Ideal for extended family or rental yield, flexible use
- Real luxury with a spectacular 2-hall design



Residential communities offer entertainment facilities like swimming pools, fitness centers, and game rooms, providing residents with leisure and health benefits for modern luxury and lifestyle conveniences.



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• Developer: R&F Development Sdn Bhd • Address: L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1, R&F Tanjung Puteri 80300 Johor Bahru, Malaysia • Developer's License No.: 13578/05-2027/0392(R) • Validity Period: 26/04/2022 - 05/05/2027 • Advertising & Sales Permit No.: 13578-5/05-2024/0879(R) • (S) • Validity Period: 06/05/2023 - 05/05/2024 • Approving Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference Number: MBJB/BU2017/146GN/110 • Expected Completion Date: Jun 2024 • Land Tenure: Freehold • Land Encumbrance: Nil • Total No. of Units: 3,724 • Selling Price: RM 750,767 (Min) • RM 2,450,045 (Max) • Built Up Area: 468 sqft (Min) - 1,471sqft (Max) • 15% Discount Bumpers • Restriction in Interest: Nil • Every reasonable care has been taken in preparing this artwork. All measurements are approximate and illustrations are artist impressions only. All statements are believed to be correct at this point of printing but not to be regarded as elements or representations of fact.

