LEISURE FARM
丽舍庄园

百 优 佳 园

RESIDENSI BAYOU

SEMI-D • GARDEN-LINK • SUPER-LINK

双拼别墅 • 庭院联排别墅 • 联排别墅

MODERN LIFESTYLE AMIDST NATURE

FREEHOLD
永 久 地 契

A PLACE TO CALL YOUR OWN

Residents in Residensi Bayou can enjoy peace of mind in this low-density precinct with the security features, which includes individual perimeter fencing as well as 24 hours security services by professionally trained guards.

These homes feature Leisure Farm's award winning themed gardens and stunning landscaping that promote harmonious living between nature and community.

RESIDENSI BAYOU
SEMI-D • GARDEN-LINK • SUPER-LINK

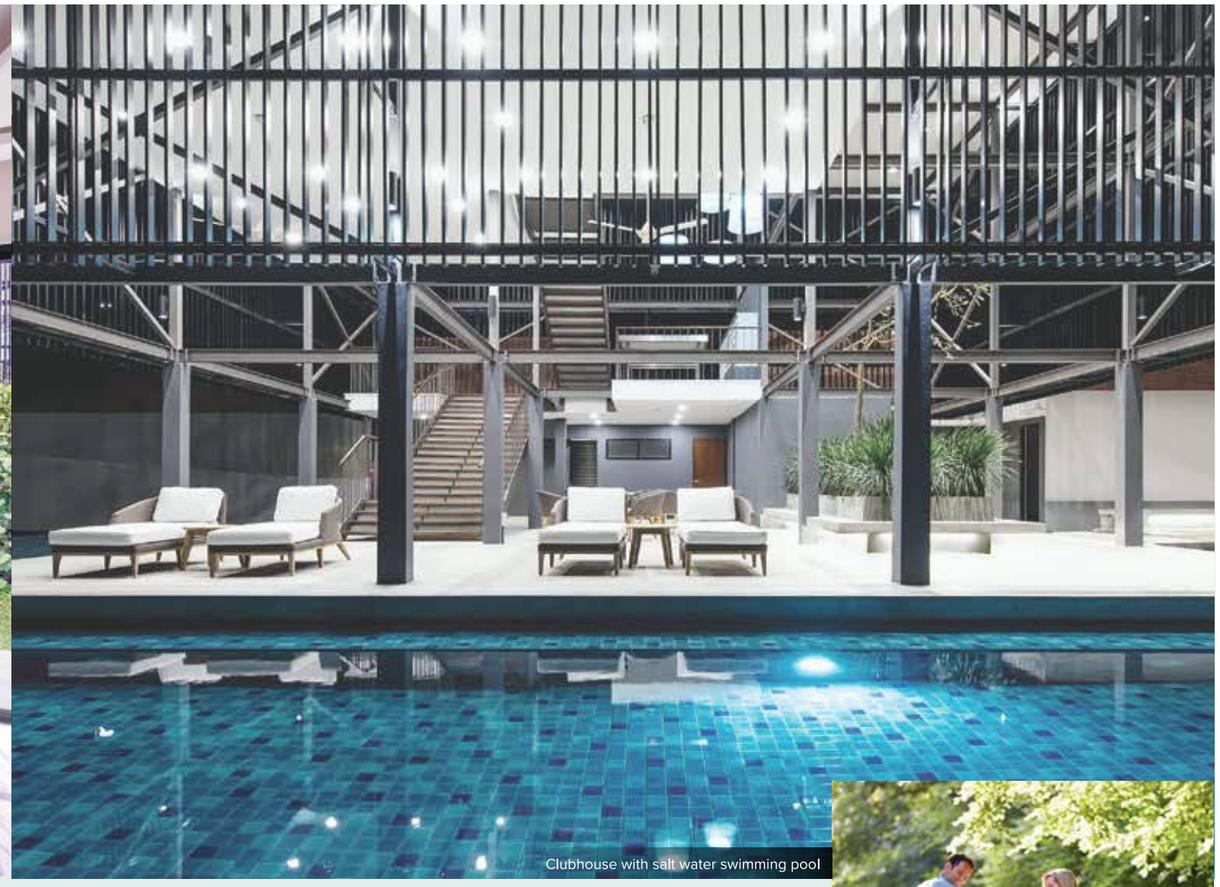
LET NATURE NURTURE YOUR FAMILY AT RESIDENSI BAYOU

The latest edition to Leisure Farm's series of Lifestyle Homes, these three-storey stratafied Garden Link and Waterfront residences take eco-living concepts to new heights with cutting edge quality & design.

Residensi Bayou is 8.7 acres of natural living amidst contemporary waterfront Semi-Ds and Super Links as well as Garden Link homes.

RESIDENSI BAYOU
SEMI-D • GARDEN-LINK • SUPER-LINK

Semi-D Actual Unit



Clubhouse with salt water swimming pool

Stylishly designed from start to finish, the homes have been carefully planned for comfortable year-round tropical living, with air-conditioning and airy open living spaces, plus wide open windows and doors to ensure the easy flow of cool tropical breezes off the water.

Leisure Farm boasts a vast array of amenities to cater to every aspect of holistic living. For those wanting something more tranquil activities such as bird watching, bike riding and gentle walks through the Canal Park all await you at Leisure Farm.

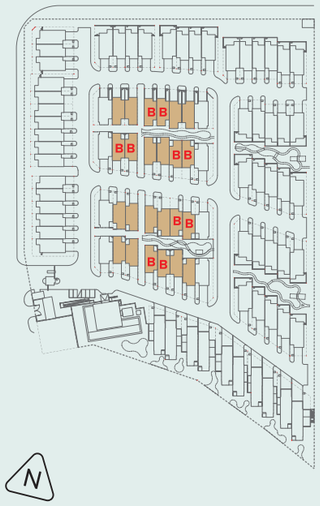
Garden Link Actual Unit

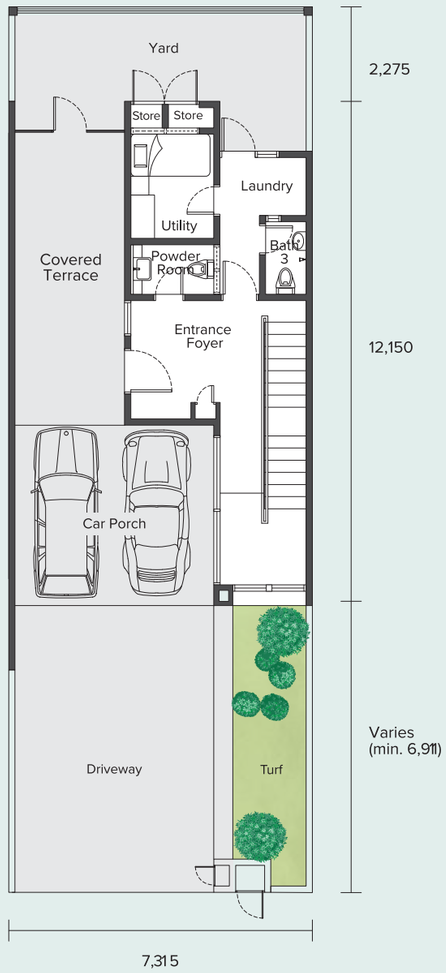
Other luxury appointments include a fully fitted designer kitchen with branded electrical appliances and professional wardrobe systems in the bedrooms.

OTHER FACILITIES IN LEISURE FARM

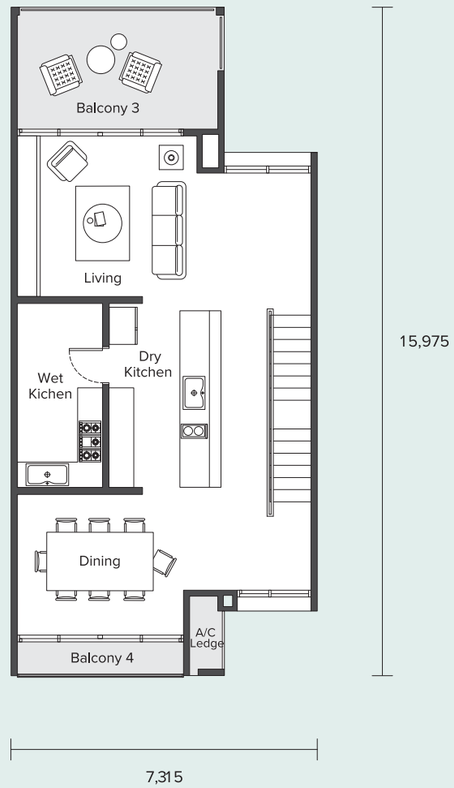
- Gymnasium • Functional Training Room • Orchard Farm
- Balé Social Restaurant & Bar • 33-meter Infinity Pool • Multi Purpose Hall
- Tennis Court • Basketball Court • Pickleball Court • Football Field
- Rugby Field • Canal Park • Beach Lagoon Family Pool
- Children's Playground • Balé Dog Park • BBQ / Pavilion

RESIDENSI BAYOU
SEMI-D • GARDEN-LINK • SUPER-LINK

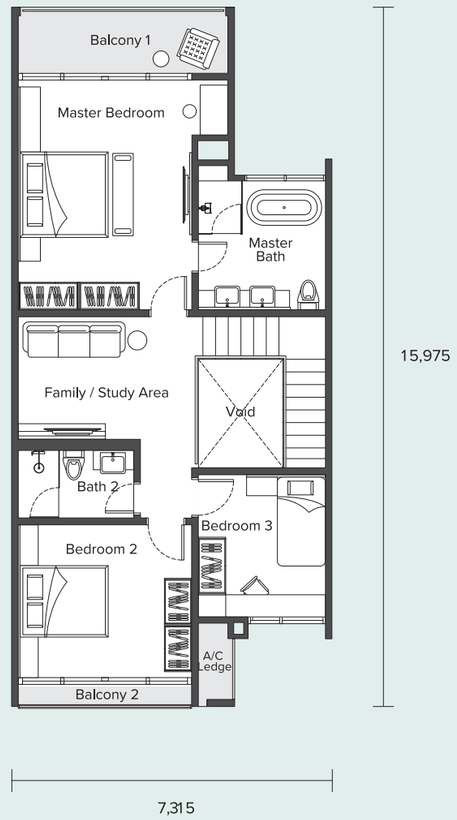




Ground Floor
底层平面图



1st Floor
一层平面图



2nd Floor
二层平面图

Super Link
联排别墅

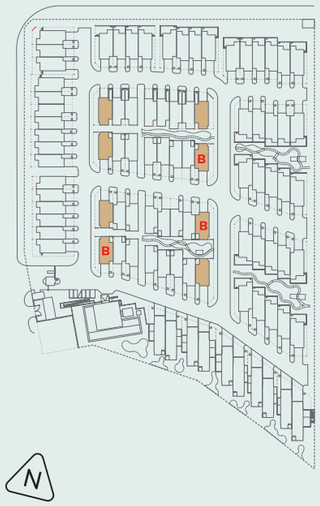
Land Area 占地面积

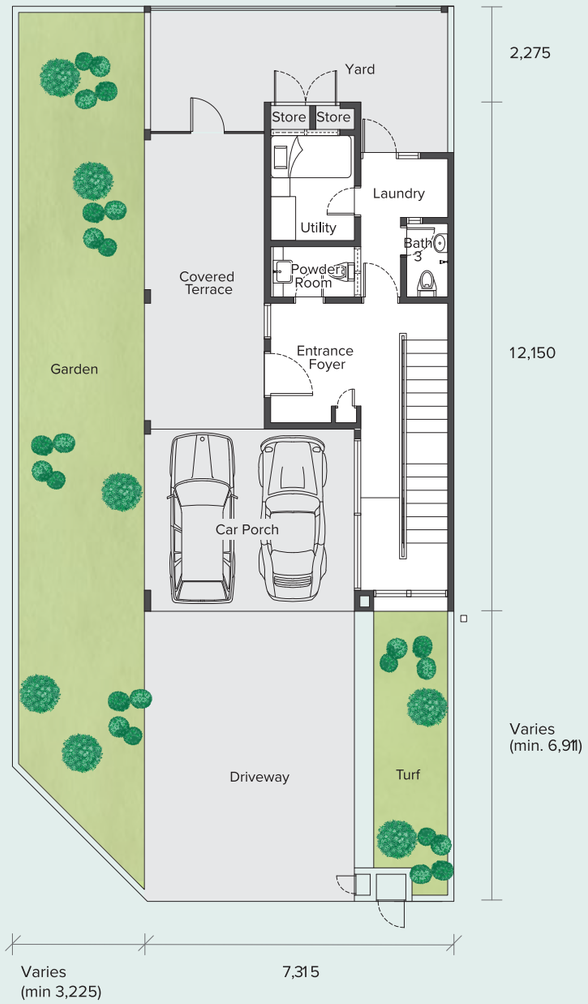
24’ X 70’
1,680 square feet 平方尺
156 square meters 平方米

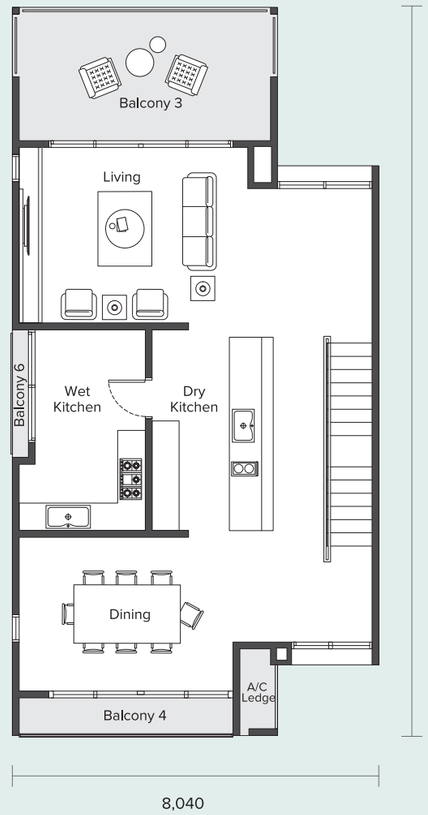
Built-up Area 建筑面积
3,344 square feet 平方尺
311 square meters 平方米

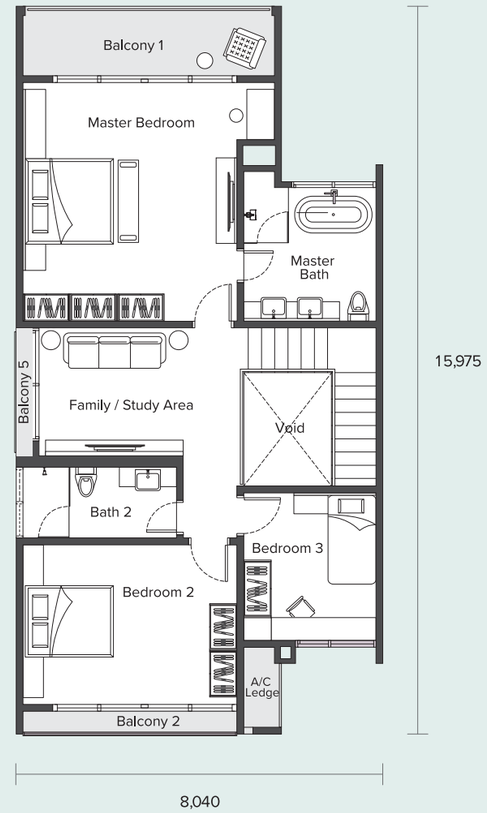
24 units 单位

RESIDENSI BAYOU
SEMI-D • GARDEN-LINK • SUPER-LINK









Super Link Corner Unit
联排别墅 角头单位

Land Area 占地面积

35’ X 70’

2,450 square feet 平方尺

228 square meters 平方米

Built-up Area 建筑面积

3,589 square feet 平方尺

333 square meters 平方米

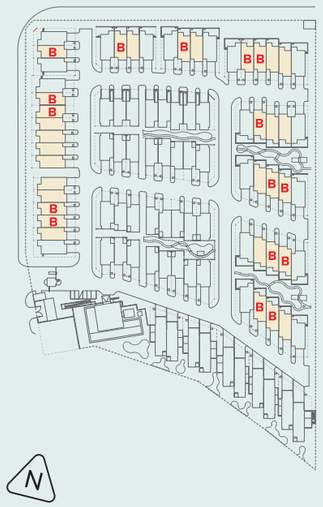
8 units 单位

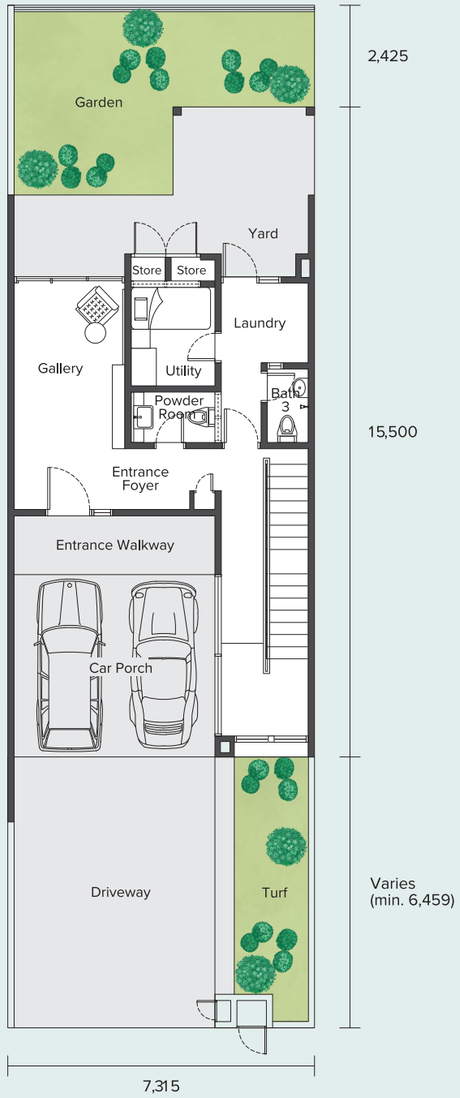
Ground Floor
底层平面图

1st Floor
一层平面图

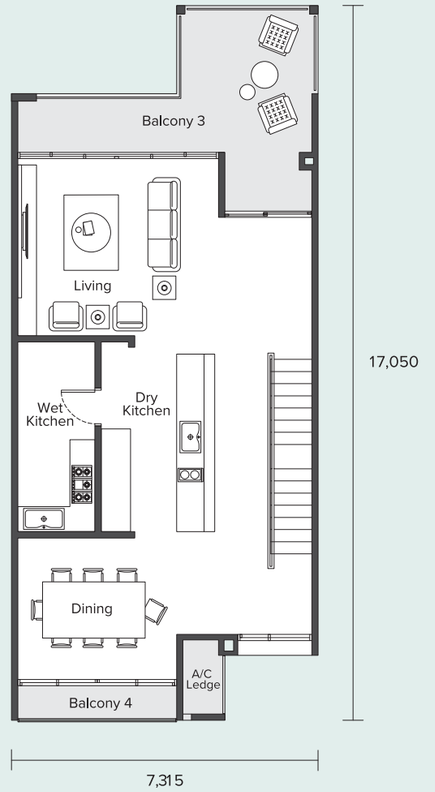
2nd Floor
二层平面图

RESIDENSI BAYOU
SEMI-D • GARDEN-LINK • SUPER-LINK

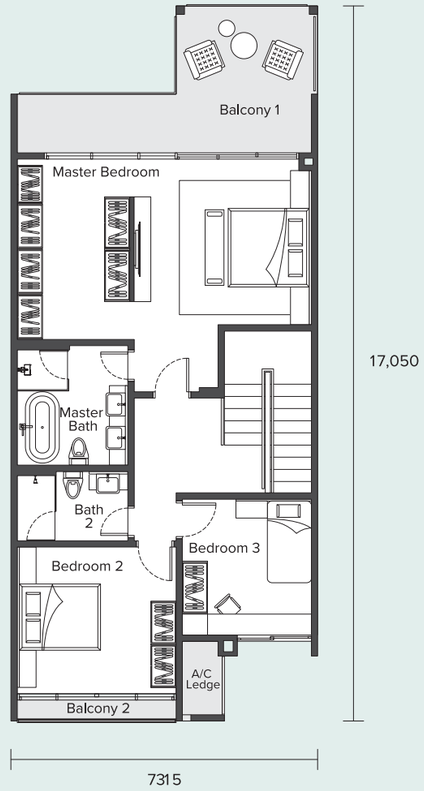




Ground Floor
底层平面图



1st Floor
一层平面图



2nd Floor
二层平面图

Garden Link
庭院联排别墅

Land Area 占地面积

24’ X 80’

1,920 square feet 平方尺

178 square meters 平方米

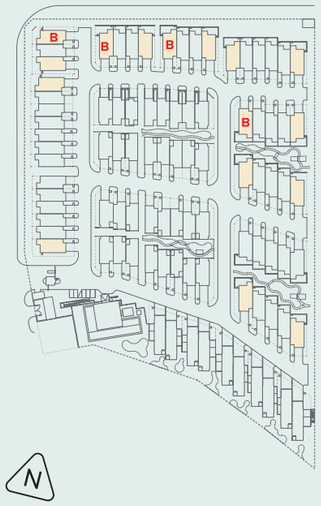
Built-up Area 建筑面积

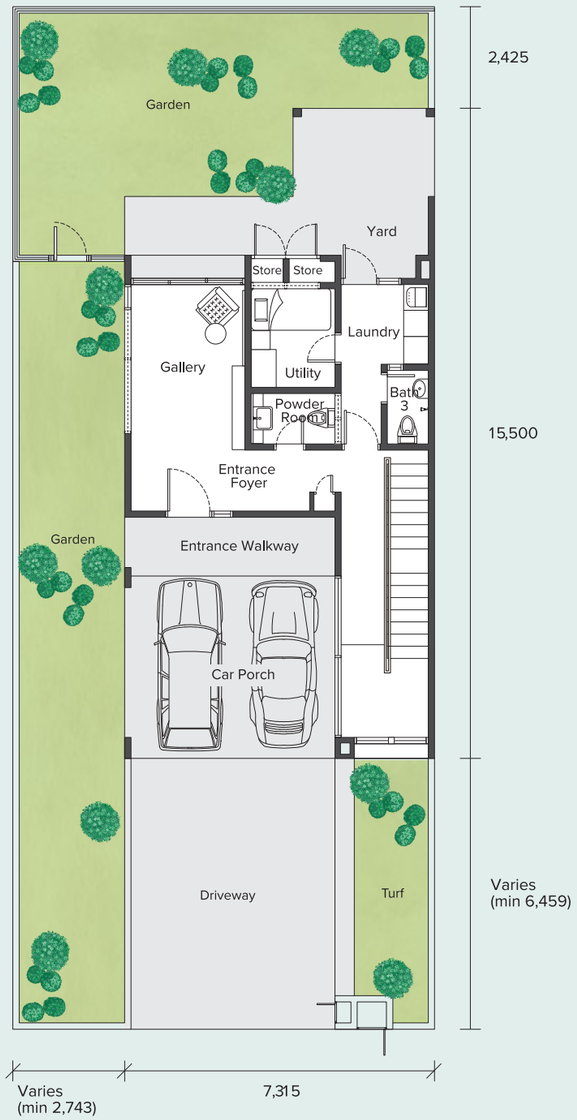
3,560 square feet 平方尺

331 square meters 平方米

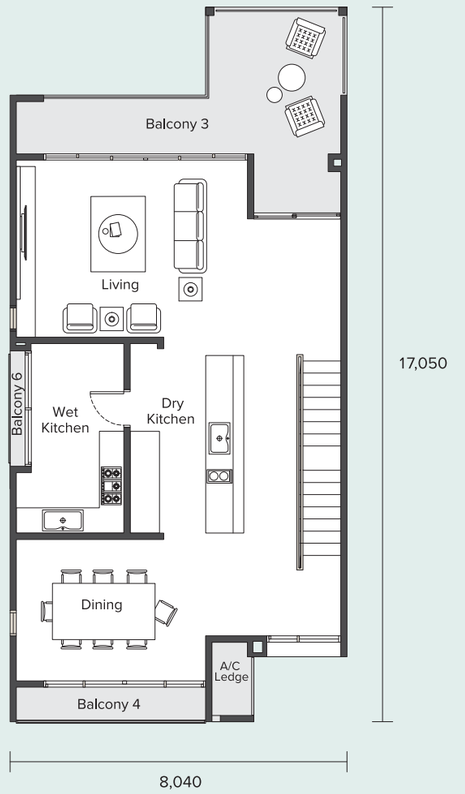
32 units 单位

RESIDENSI BAYOU
SEMI-D • GARDEN-LINK • SUPER-LINK

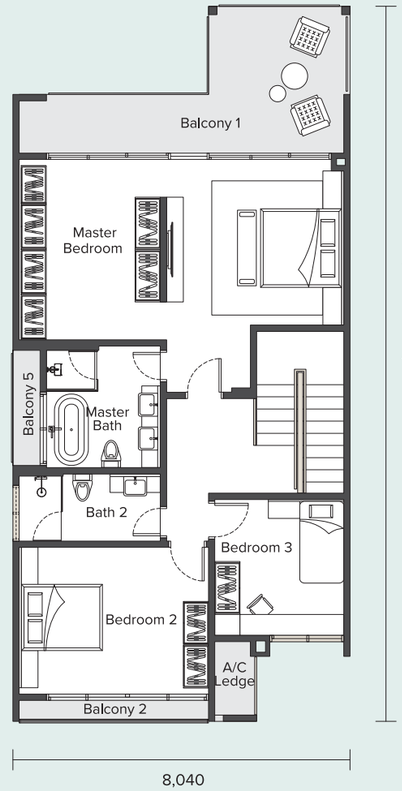




Ground Floor
底层平面图



1st Floor
一层平面图



2nd Floor
二层平面图

Garden Link Corner Unit

庭院联排别墅
角头单位

Land Area 占地面积

33’ X 80’

2,640 square feet 平方尺

245 square meters 平方米

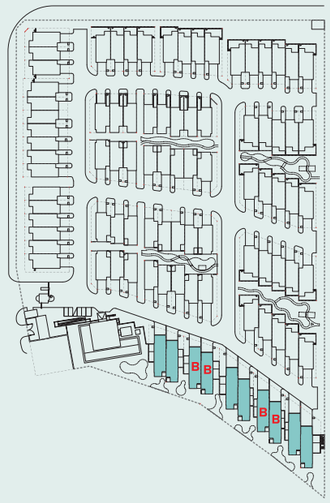
Built-up Area 建筑面积

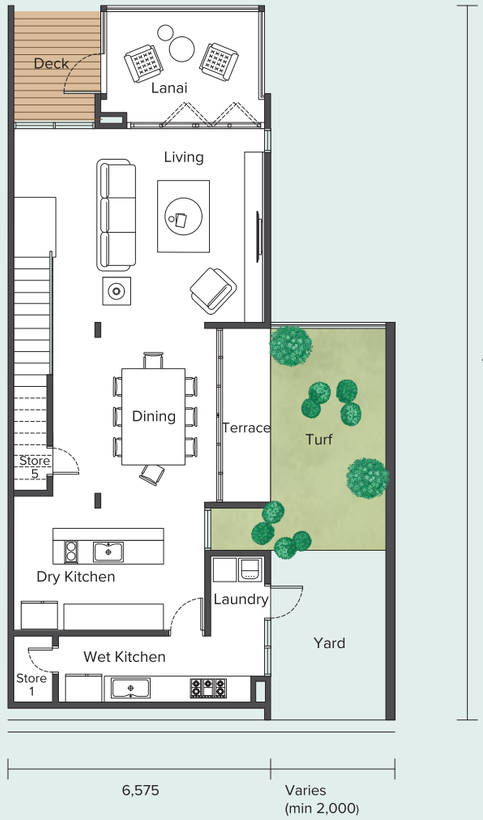
3,783 square feet 平方尺

351 square meters 平方米

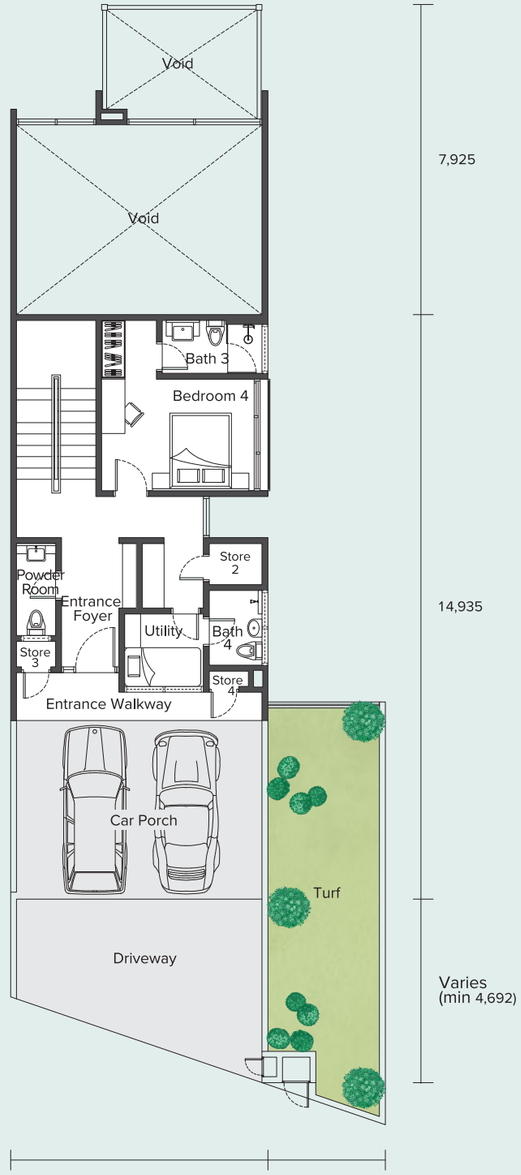
16 units 单位

RESIDENSI BAYOU
SEMI-D • GARDEN-LINK • SUPER-LINK

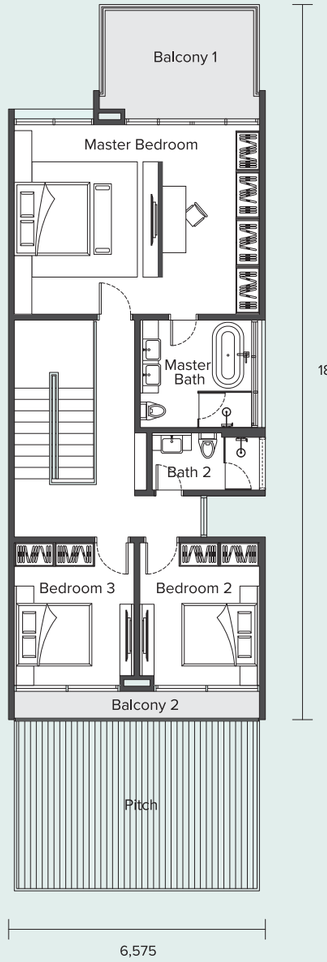




Lower Ground Floor
地下一层平面图



Ground Floor
底层平面图



1st Floor
一层平面图

Semi-D
双拼别墅

Land Area 占地面积

28’ x 90’

2,520 square feet 平方尺

234 square meters 平方米

Built-up Area 建筑面积

3,457 square feet 平方尺

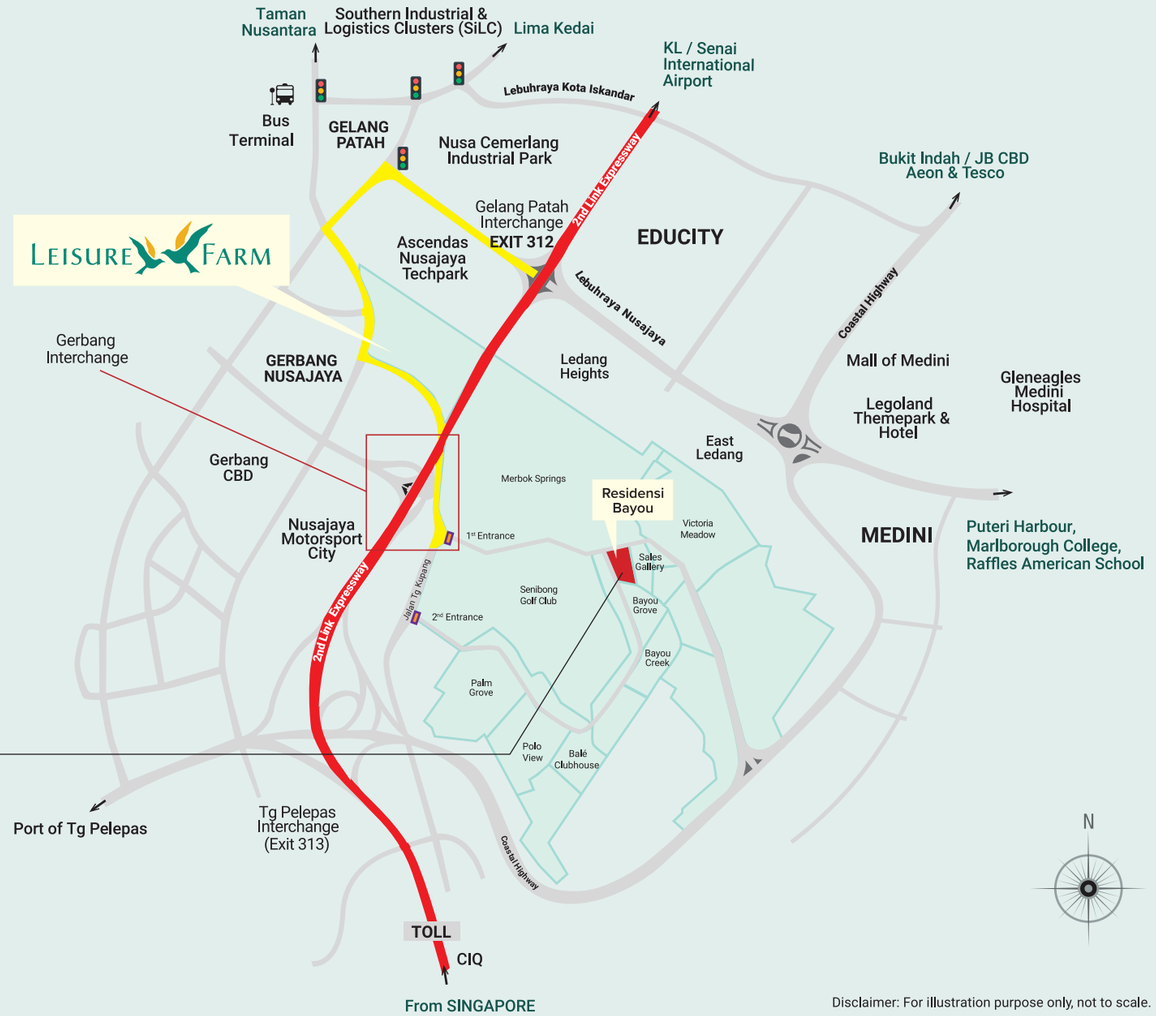
321 square meters 平方米

10 units 单位

RESIDENSI BAYOU
SEMI-D • GARDEN-LINK • SUPER-LINK

Site plan

LOCATION MAP



Disclaimer: For illustration purpose only, not to scale.

LEGEND

- Semi-Detached 双拼别墅
- Super Link 联排别墅
- Garden Link 庭院联排别墅
- Show Unit 样板间
- Bumi Unit 土著单位
- Resi Clubhouse 俱乐部

EDUCITY

- Johan Cruyff Institute
- Netherland Maritime Institute of Technology
- Newcastle University Medicine
- Management Development Institute of Singapore
- Marlborough College Malaysia
- Multimedia University
- Raffles American School
- Raffles University
- Reliance Aviation Academy
- University of Reading
- University of Southampton

BUILDING SPECIFICATIONS

	Semi-D	Super Link	Garden Link
Structure	Reinforced Concrete	Reinforced Concrete	Reinforced Concrete
Wall	Brickwork	Brickwork	Brickwork
Roof Covering	Metal Deck Roof Reinforced Concrete Flat Roof to Selected Area	Metal Deck Roof Reinforced Concrete Flat Roof to Selected Area	Metal Deck Roof Reinforced Concrete Flat Roof to Selected Area
Roof Framing	Light Weight Metal Frame	Light Weight Metal Frame	Light Weight Metal Frame
Ceiling	Fibrous Plaster Ceiling Skim Coat and Paint	Fibrous Plaster Ceiling Skim Coat and Paint	Fibrous Plaster Ceiling Skim Coat and Paint
Window	Aluminium Glass Window	Aluminium Glass Window	Aluminium Glass Window
Door	Timber Door / Timber Glass Door / Timber Louvered Door / Aluminium Glass Door	Timber Door / Timber Glass Door Timber Louvered Door / Aluminium Glass Door	Timber Door / Timber Glass Door Timber Louvered Door / Aluminium Glass Door
Ironmongery	Quality Locksets and ironmongery	Quality Locksets and ironmongery	Quality Locksets and ironmongery
Wall Finishes			
All Bathrooms / Powder Room	Porcelain Tiles	Bath 1	Porcelain Tiles, Plaster, Skim Coat and Paint	Bath 1	Porcelain Tiles, Plaster, Skim Coat and Paint
Dry Kitchen / Wet Kitchen / Laundry	Porcelain Tiles, Plaster, Skim Coat and Paint	Other Bathrooms / Powder room	Porcelain Tiles	Other Bathrooms Powder room	Porcelain Tiles
Other Internal Area	Plaster, Skim Coat and Paint	Pantry/ Kitchen	Porcelain Tiles, Plaster, Skim Coat and Paint	Pantry/ Kitchen	Porcelain Tiles, Plaster, Skim Coat and Paint
All External Area	Plaster and Paint	Other Internal Area	Plaster, Skim Coat and Paint	Other Internal Area	Plaster, Skim Coat and Paint
		All External Area	Plaster and Paint	All External Area	Plaster and Paint
Flooring Finishes					
Driveway / Car Porch	Concrete Imprint	Driveway	Cement Render	Driveway	Cement Render
Entrance Foyer	Porcelain Tiles	Car Porch	Concrete Imprint	Car Porch	Concrete Imprint
Living / Dining / Dry Kitchen / Wet Kitchen	Porcelain Tiles	Covered Walkway	Cement Render	Entrance Walkway	Porcelain Tiles
		Entrance Foyer	Porcelain Tiles	Gallery/ Corridor	Porcelain Tiles
All Bedrooms	Timber Strip	Living/Dining/ Kitchen/ Pantry	Porcelain Tiles	Living/Dining/ Kitchen/ Pantry	Porcelain Tiles
Staircase / Landing	Timber Strip	All Bedrooms	Timber Strip	All Bedrooms	Timber Strip
All Bathrooms / Powder Room	Porcelain Tiles	Staircase/ Walkway/ Landing	Timber Strip	Staircase/ Walkway/ Landing	Timber Strip
Utility / Laundry	Porcelain Tiles				
Stores	Porcelain Tiles / Cement Render	All Bathrooms / Powder Room	Porcelain Tiles	All Bathrooms Powder Room	Porcelain Tiles
Yard	Shanghai Plaster	Utility/ Laundry	Porcelain Tiles	Utility/ Laundry	Porcelain Tiles
Lanai	Composite Wood	Yard/ Stores/ AC Ledge	Cement Render	Yard/ Stores/ AC Ledge	Cement Render
Deck (applicable to unit SD2, SD6, SD10, SD14 & SD18 only)	Composite Wood	All Balconies	Porcelain Tiles	All Balconies	Porcelain Tiles
All Balconies	Porcelain Tiles				
Sanitary and Plumbing	Water Closet	5	4	4
	Paper roll holder	5	4	4
	Wash Basin	6	5	5
	Kitchen Sink	2	2	2
	Shower	4	3	3
	Long Bath	1	1	1
Electrical Installations	Light Point	55	50	50
	Socket Outlet Point	50	50	50
	Ceiling Fan Point	7	6	7
	Wall Fan Point	1	1	1
	TV Point	2	3	3
	Data / Telephone Point	5	5	5
	Door Bell	1	1	1
	Air-conditioning Point	7	6	7
	Shaver Point	1	1	1
	Solar Hot Water System (Hot water supply to all Bathrooms, Powder Room, Dry Kitchen & Wet Kitchen)			
Turfing	Grass	Grass	Grass
Security	Alarm system complete with magnetic contact point and vibration sensor	Alarm system complete with magnetic contact point and vibration sensor	Alarm system complete with magnetic contact point and vibration sensor
	Intercom system	Intercom system	Intercom system

To North South Expressway
& Senai International Airport

MALAYSIA

Second Link Expressway

SKUDAI

Jalan Skudai

North South Expressway

JOHOR BAHRU

Eastern Dispersal Link [EDL]

Columbia Asia Hospital

Pasir Gudang Highway

EXIT 307

BUKIT INDAH

AEON Bukit Indah

Coastal Highway

RTS Bukit Chagar

Monash University

CIQ

Johor Causeway

RTS / MRT Woodlands North

WC

SiLC

ISKANDAR PUTERI

JAYA GROCER

Marlborough College

Raffles American School

STRAITS OF JOHOR

EXIT 312

EduCity

Gleneagles Medini Hospital

LEGOLAND MALAYSIA RESORT

Kota Iskandar

GERBANG INTERCHANGE (EXIT 313A)

LEISURE FARM

JAYA GROCER

SINGAPORE

SJK(C) Cheah Fah

Sunway International School (SIS)

Sunway Citrine Hub

N

CIQ

Kranji Expressway [KJE]

Singapore-Johor Bahru Inner Link Road

Bukit Timah Expressway [BKE]

TG. Pelepas Port

Second Link Bridge

TC

Ayer Rajah Expressway [AYE]

JURONG EAST MRT

LEGEND:

- CIQ Customs Immigration Quarantine Complex
- TC Tuas Checkpoint
- WC Woodlands Checkpoint

Disclaimer: For illustration purpose only, not to scale.

Estimate Distance

• Second Link / Tuas CIQ	: 11 km	• Jurong East MRT	: 31 km
• EduCity	: 11 km	• Senai Airport	: 33 km
• Marlborough College	: 13 km	• National University Singapore	: 34 km
• Gleneagles Medini Hospital	: 14 km	• Singapore CBD / Orchard Road	: 44 km
• Johor Bahru CBD	: 30 km	• Changi Airport	: 61 km

Developed by:

LEISURE FARM CORPORATION SDN. BHD. (109759-U)
No. 8, Jalan Peranginan, Leisure Farm, 81560 Gelang Patah,
Johor Darul Takzim, Malaysia.
GPS Coordinates: Latitude: 1.407696 Longitude: 103.610902
www.leisurefarm.com.my

Sales Office Open Daily

Mon - Fri	8.30am - 5.30pm
Weekends & PH	10.00am - 5.00pm

Leisure Farm Malaysia

+6018 233 3315
marketing@leisurefarm.com.my
Leisure Farm Malaysia