

AXIS TOWER

CAUSEWAYZ
SQUARE @ JBCC

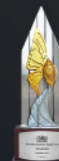
- FREEHOLD -

NEW AGE INGENUITY

Established in 2008, EXSIM is a Malaysia-based property developer that has remained true to its founding philosophy of “New Age Ingenuity”, redefining local property development through spaces that seamlessly integrate modern architecture with nature. This unwavering commitment has shaped an expanding portfolio of distinguished developments and earned recognition through numerous local and international accolades. Driven by innovation and guided by Environmental, Social and Governance principles, EXSIM continues to inspire ingenuity and build lifestyles that balance sustainability, quality and purpose, creating lasting value and meaningful impact for generations to come.



4-TIME WINNER
FIABCI WORLD PRIX
D'EXCELLENCE
AWARDS



8-TIME WINNER
Malaysia Property
Award™ by
FIABCI-Malaysia

CONNECTING WORLDS, BRIDGING CULTURES

Causewayz Square isn't just a name - it's a vision. Inspired by the iconic Johor-Singapore Causeway, this integrated development represents more than a physical connection; it symbolizes unity, cultural fusion, and progress. As the gateway between Johor Bahru and Singapore, Causewayz Square creates a seamless lifestyle experience for cross-border travelers, residents, and global citizens alike.



Singapore

RTS Link
Woodlands North Station
(Future)

Approximately 6 mins to
Singapore via Future RTS Link

Johor-Singapore
Causeway

Link Bridge

Customs, Immigration
and Quarantine (CIQ)

Approximately 600m to
CIQ Complex

JB Sentral

Electric Train Service (ETS)
JB ↔ KL 4.5 Hours

Johor Bahru
City Centre

Approximately 900m to
RTS Link
Bukit Chagar Station
(Future)





ECO-RESPONSIBLE
DEVELOPER

A Connected Urban Ecosystem

Causewayz Square isn't just a home - it's a lifestyle hub and a strategic investment. With its integrated mix of residences, retail, transport connectivity, and proximity to key institutions and malls, it supports the growing wave of cross-border professionals and investors.

The RTS Link to Singapore and ETS service to Kuala Lumpur make this a central node in the region's expanding transportation grid. As Johor Bahru transforms into a global city, Tower Axis, Brixton, Coven, and Dover at Causewayz Square stand at the forefront - ready to connect, inspire, and grow.



4-Tower
Masterpiece



Flexible Layout
Live, Rent or Invest



Dedicated
Parking



Built-Up from
366 sq.ft to 850 sq.ft



Retail
Conveniences

Discover A Lifestyle Filled With Exclusive Benefits



Freehold Ownership

A home you can call yours forever.



Flexible Usage

A premier high-yield hospitality asset, professionally managed by Mana Mana Hospitality, wholly owned by EXSIM Hospitality Berhad - a trusted operator with over 6,000 units under management nationwide as of 2026.



Prime City Location

A prestigious city address surrounded by renowned shopping malls, healthcare and educational destinations, with seamless connectivity to Singapore and major transportation hubs.



Extensive Lifestyle Facilities

A thoughtfully curated range of lifestyle facilities designed for wellness, leisure, and social living.



High-Yield Investment Potential

Capital appreciation potential driven by JS-SEZ.



Hospitality-Focused Living

Thoughtfully designed spaces that deliver comfort, convenience, and memorable guest experiences.

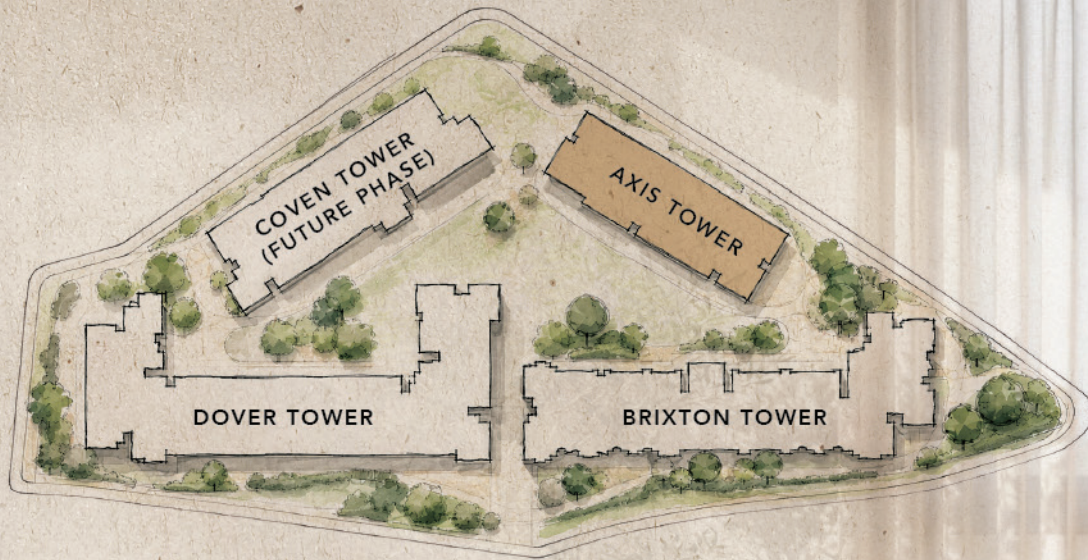
An architectural rendering of a modern building with a link bridge. The building has a blue and white facade with vertical panels. A link bridge with a white frame and glass railings connects the building to a walkway. People are walking on the bridge and stairs. A road with cars is in the foreground. The scene is set at dusk or dawn, with warm lighting.

Approved Link Bridge 9mins/600m to CIQ

Positioned approximately 600m from the CIQ Complex serving as a direct artery to the upcoming RTS Bukit Chagar Station.

Approximately
90,000 sq.ft
Retail Area

90,000 sq.ft integrated retail hub offering a diverse mix of F&B outlets and essential services.



Modern City Suites

The Type A unit, at 366 sq.ft, is designed as an efficient studio that blends practicality with style - ideal for young professionals or first-time investors seeking a modern city home. Meanwhile, the larger Type B unit, measuring 592 sq.ft, features a dual-key configuration with two bedrooms and two bathrooms, catering perfectly to families or multigenerational living. With layouts that emphasize flexibility, functionality, and future-ready design, Axis presents an intelligent choice for residents who value both lifestyle and investment potential.

Managed By:



a trusted operator with over 6,000 units
under management nationwide as of 2026.



Award-Winning Hospitality Management



EXSIM
HOSPITALITY

Invest. Relax. Enjoy Returns.

Mana Mana Hospitality, a subsidiary of EXSIM Hospitality Berhad, supports property owners and investors by maximising asset value through efficient operations, strategic planning, and market-relevant hospitality concepts.

Across Malaysia, we transform properties into guest-ready stays designed to drive visibility, performance, and long-term returns.

Hospitality Excellence

End-to-end solutions that create outstanding guest experiences and stronger returns.

Our Hospitality Chain



Short Stay
Chain



Boutique
Hotel Chain



Resort
Hotel Chain



Co-Living
Hotel Chain



Urban
Hotel Chain

Award-Winning Hospitality Management



LARGEST SHORT-STAY MANAGEMENT
COMPANY CHAIN 2025



Optimised Returns Fully Managed



EXSIM
HOSPITALITY



Asset Setup & Maintenance



Complimentary
Defect Check



Renovation &
Setup Services



Ongoing
Maintenance &
Inspection



Housekeeping
Services



Revenue Growth & Optimisation



Sales &
Marketing



Market Analysis &
Dynamic Pricing



Rental Collection
Management



Operations & Owner Support



Guest
Management



Owner Support &
Relationship



Billing & Payment
Management



Technology &
Compliance



Grand Arrival

Artist's Impression

AXIS

MANA
MANA EXSIM

Grand Lobby

Artist's Impression



Floor Plan

TOTAL UNIT

908 Units

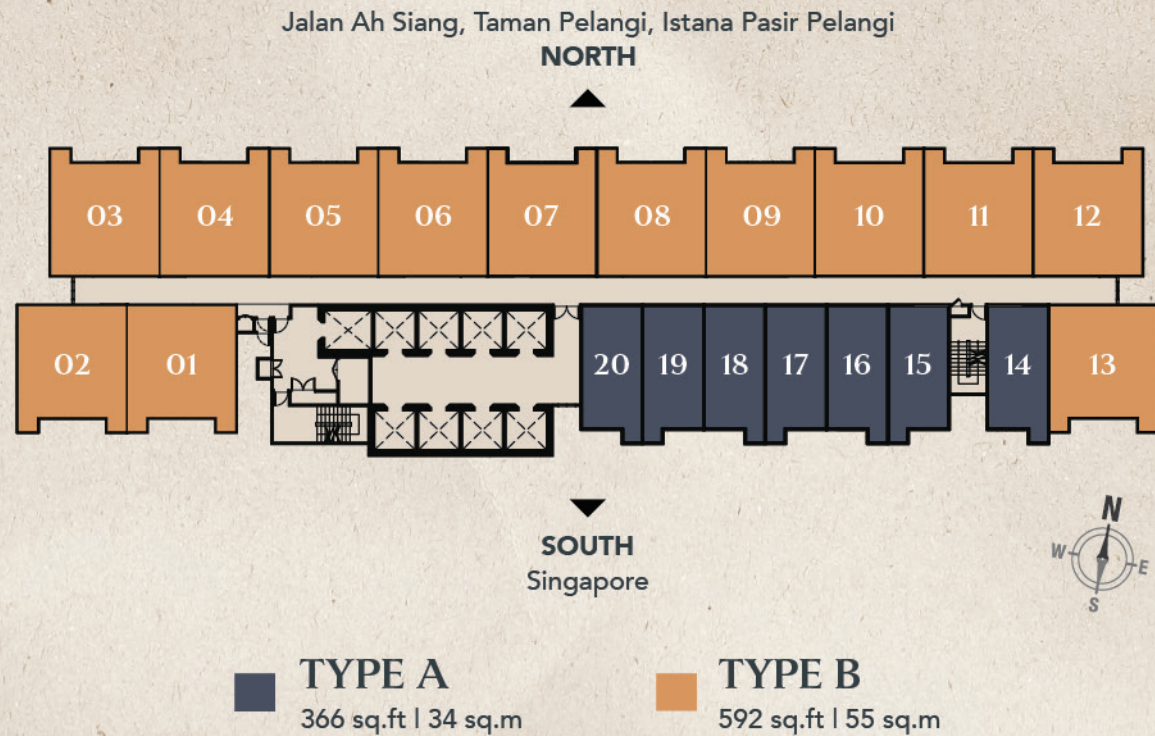
BUILDING HEIGHT

62 Levels

UNIT TYPE

2 Types

Short Term Rental
Friendly

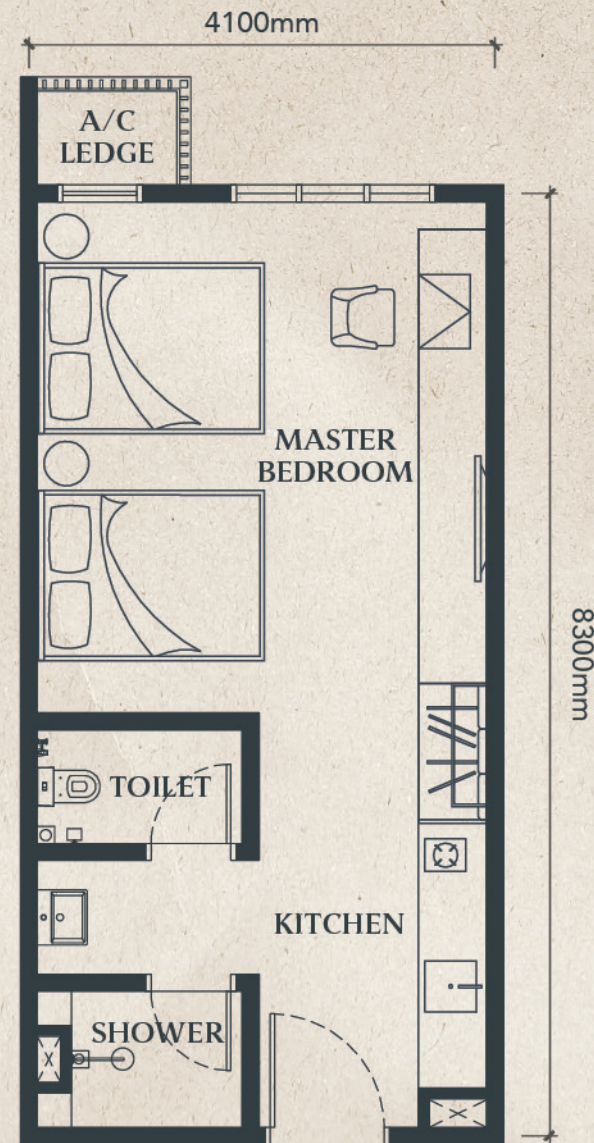
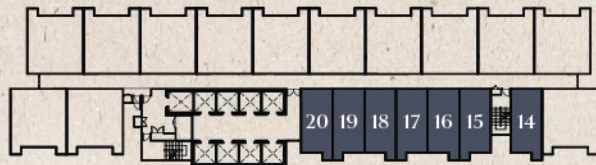


Unit Plans

TYPE A

1R 1B | Studio

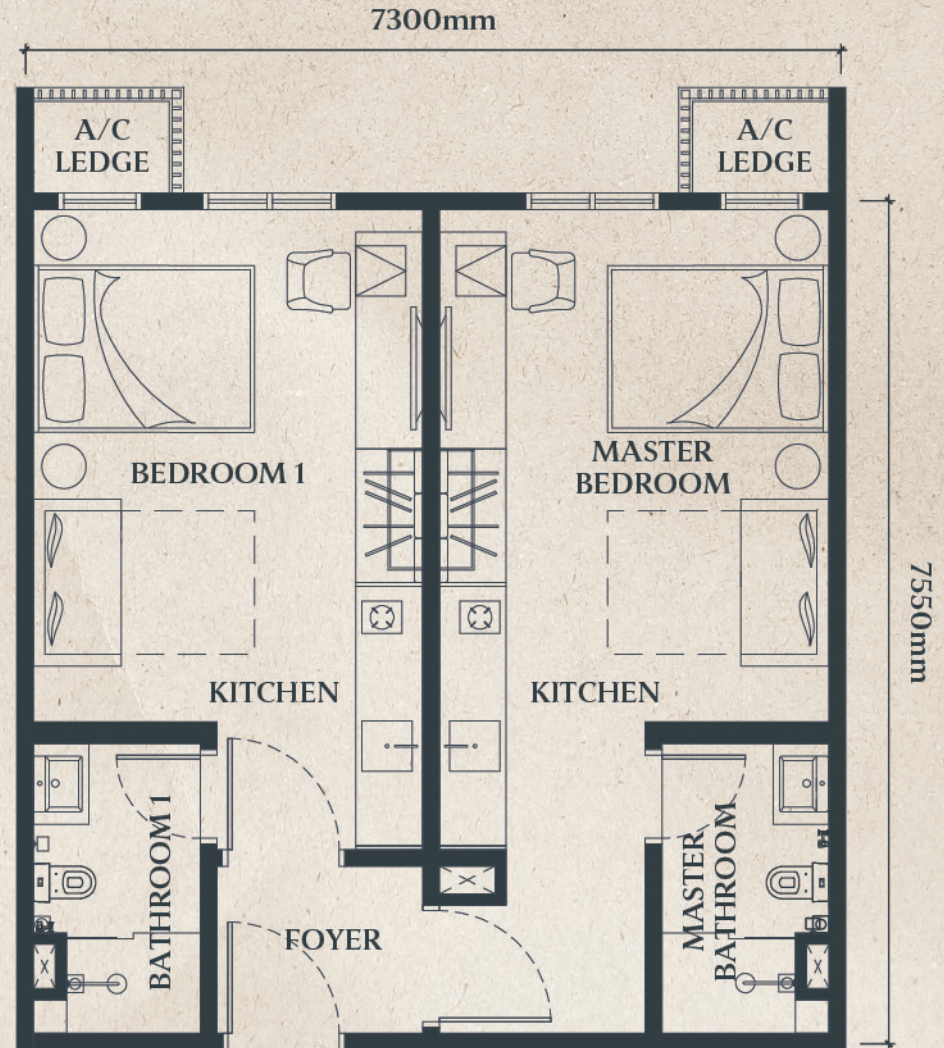
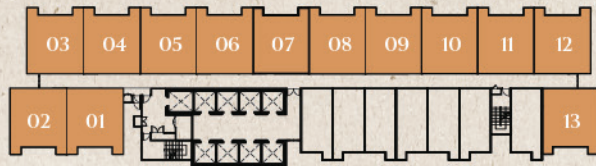
366 sq.ft | 34 sq.m



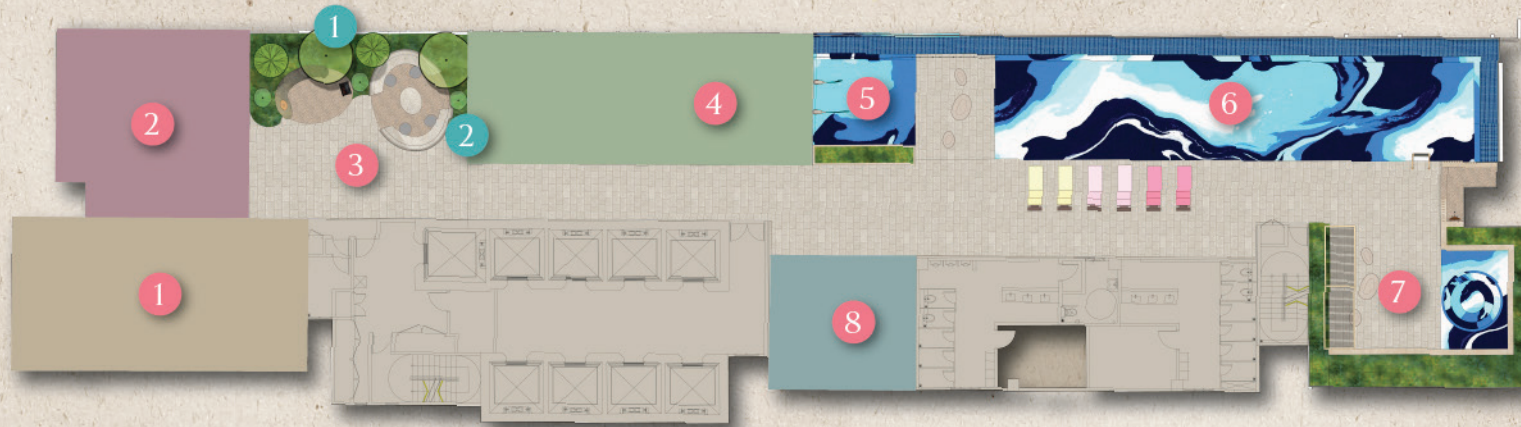
Unit Plans

TYPE B

2R 2B | Dual Key
592 sq.ft | 55 sq.m



Facilities Plan



LEVEL G

1. Grand Arrival
2. Grand Lobby

LEVEL 60

1. Social Lounge
2. Entertainment Lounge
3. Sky BBQ Deck
4. Power Studio
5. Seascape Wading Pool
6. Wavescape Infinity Pool
7. Jacuzzi Lounge
8. Coworking Lounge



FEEL
THE
BURN

Power Studio

Artist's Impression



Jacuzzi Lounge

Artist's Impression





Artist's Impression

Wavescape Infinity Pool

Coworking Lounge



Artist's Impression



Artist's Impression



Artist's Impression

Entertainment Lounge

Seamless Cross-Border Living

Shopping Mall

- | | | |
|---|-------------------------------|--------|
| 1 | R&F Mall | 750 m |
| 2 | Komtar JBCC | 2.5 km |
| 3 | SKS City Mall | 2.8 km |
| 4 | Plaza Pelangi | 3.3 km |
| 5 | Johor Bahru City Square | 3.7 km |
| 6 | KSL City Mall | 4.4 km |
| 7 | The Mall, Mid Valley Southkey | 6.5 km |

Education

- | | | |
|---|---|--------|
| 1 | Open University Malaysia
Johor Bahru Learning Centre | 1.1 km |
| 2 | Foon Yew High School Johor Bahru | 1.8 km |
| 3 | Cornerstone International School | 2.8 km |
| 4 | Stellar Preschool | 4.3 km |
| 5 | Sekolah Jenis Kebangsaan (C) St Joseph | 4.6 km |

Transportation

- | | | |
|---|---|--------|
| 1 | JB Sentral Bus Terminal & Railway Station | 1.3 km |
| 2 | Sultan Iskandar Building (CIQ Complex) | 1.3 km |
| 3 | Berjaya Waterfront Ferry Terminal | 2.2 km |
| 4 | Woodlands Train Checkpoint | 4.6 km |

Medical

- | | | |
|---|---------------------------------------|--------|
| 1 | Thomson Fertility Johor Bahru | 2.9 km |
| 2 | KPJ Johor Specialist Hospital | 5.6 km |
| 3 | Sultanah Aminah Hospital, Johor Bahru | 5.8 km |
| 4 | Columbia Asia Hospital Tebrau | 6.9 km |
| 5 | Puteri Specialist Hospital | 7.8 km |

Future Possibilities: A Connected Urban Ecosystem

Causewayz Square is more than a destination - it is a lifestyle hub and strategic investment at the heart of a growing cross-border economy. With seamless access via the RTS Link to Singapore and the ETS service to Kuala Lumpur, Axis Tower is strategically positioned to benefit from enhanced connectivity and Johor Bahru's continued growth.





OFFICIAL WEBSITE



EXSIM LUMBA KUDA SDN BHD (202401010179)

D-35-01, Level 35, EXSIM Tower,
Millerz Square @ Old Klang Road, Megan Legasi,
No. 357, Jalan Kelang Lama, 58000 Kuala Lumpur.

T: 03 - 7963 1999

E: info@exsim.com.my

W: exsim.com.my

  EXSIM JOHOR SALES GALLERY

Suite No. 1.1 & 1.3, Level 1,
Menara Pelangi, No. 2, Jalan Kuning,
Taman Pelangi, 80400 Johor Bahru, Johor

T: 07 - 2133 483

M: 012 - 239 5442

W: causewayz.com.my

• Pemaju: EXSIM LUMBA KUDA SDN BHD [202401010179 (1556029-T)] • No Lesen Pemaju.: 31100/07-2030/0156(A) • Tempoh Sah: 10/07/2025-09/07/2030 • No. Permit Iklan & Jualan: 31100-3/11-2028/0931(N)-(S) • Tempoh Sah: 05/11/2025 - 04/11/2028 • Pihak berkuasa yang meluluskan: MAJLIS BANDARAYA JOHOR BAHRU • No Pelan Rujukan.: MBBJ/U/2024/14/BGN/174/KOM • Pegangan Tanah: Pegangan tanah selama-lamanya • Sekatan Kepentingan : Tanah yang terkandung di dalam hakmilik ini tidak boleh dijual atau dipindahmlik dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri. • Beban Tanah: AMBANK (M) BERHAD • Tarikh Jangka Siap: DEC 2030 • Bilangan Unit: 908 Unit Pangsapuri Perkhidmatan 49 Tingkat • Harga Jualan: RM593,600.00 (Minima) – RM1,003,941.00 (Maksima) • 15% Bumiputera Diskaun • Jenis Pembangunan: PANGSAPURI PERKHIDMATAN

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