

CAUSEWAYZ

SQUARE @ JBCC

- FREEHOLD -

EXSIM Intro

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.



2-TIME WINNER
FIABCI WORLD PRIX
D'EXCELLENCE
AWARDS



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

*be the first to
unveil with us*





Artist's Impression

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)

Artist's Impression



Artist's Impression



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

A SEAMLESS LIFESTYLE FOR ALL



APPROVED LINK BRIDGE

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

INTEGRATED RETAIL EXPERIENCE

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



STRONG RENTAL DEMAND

Attracts steady demand from Singapore commuters, expatriates, professionals and short-stay visitors. Ideal for both long-term rental and short-term rental investment.



DISCOVER A LIFESTYLE FILLED WITH
EXCLUSIVE BENEFITS



FREEHOLD OWNERSHIP

A home you can call
yours forever.



HIGH-YIELD INVESTMENT POTENTIAL

Capital appreciation potential driven
by JS-SEZ.



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.



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.



EXTENSIVE LIFESTYLE FACILITIES

Approximately 123,000 sq.ft of facilities.
Over 35 indoor & outdoor amenities
Designed for wellness, leisure & social living.



VERSATILE RESIDENTIAL LIVING

Versatile residential layouts for high-quality city living experience.

APPROVED LINK BRIDGE
9MINS/600M TO CIQ



APPROXIMATELY 90,000 SQ.FT
RETAIL AREA





[B]rixton TOWER

Spaces Designed for
Modern Living

[C]oven TOWER

Elevated Comfort &
Lifestyle (*Future Phase*)

[D]over TOWER

Functional Elegance for
Every Lifestyle

CAUSEWAYZ



SPACES DESIGNED FOR MODERN LIVING

At Brixton, every square foot has been thoughtfully crafted to suit the diverse needs of modern urban dwellers. Whether you're a young professional seeking a cozy 1-bedroom retreat or a growing family looking for spacious 3-room comfort, Brixton has the perfect fit.

With unit sizes ranging from 474 sq.ft to 850 sq.ft, and options including dual-key layouts for added versatility, residents enjoy homes that are smart, functional, and future-ready. Each layout balances privacy, practicality, and style – ensuring that your space truly feels like your own.





Artist's Impression

Brixton Tower Drop-off



[D]over TOWER

FUNCTIONAL ELEGANCE FOR EVERY LIFESTYLE

Dover at Causewayz Square offers thoughtfully curated layouts tailored to meet the needs of diverse urban lifestyles. Dover presents a wide range of configurations – from compact, efficient studios to spacious multi-bedroom units.

Residents can choose from various unit types ideal for multigenerational living. Designed for both style and practicality, every unit at Dover blends smart spatial planning with modern finishes, ensuring a living space that is as functional as it is welcoming





Artist's Impression

Dover Tower Lobby

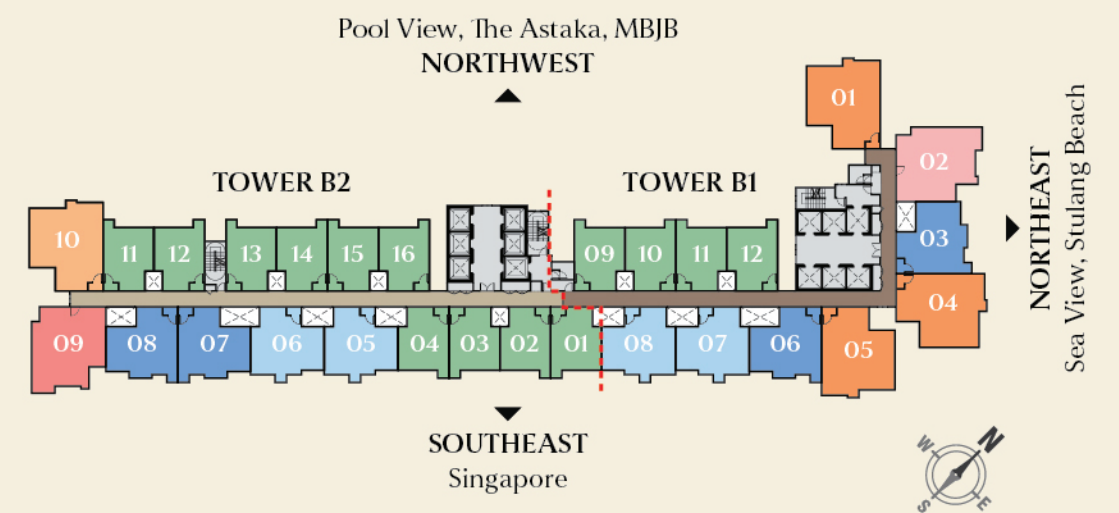




BRIXTON TOWER

FLOOR PLAN

[B]rixton TOWER



TYPE C
474 sq.ft | 44 sq.m

TYPE D1
667 sq.ft | 62 sq.m

TYPE D2
667 sq.ft | 62 sq.m

TYPE E1
850 sq.ft | 79 sq.m

TYPE E2
850 sq.ft | 79 sq.m

TYPE F1
850 sq.ft | 79 sq.m

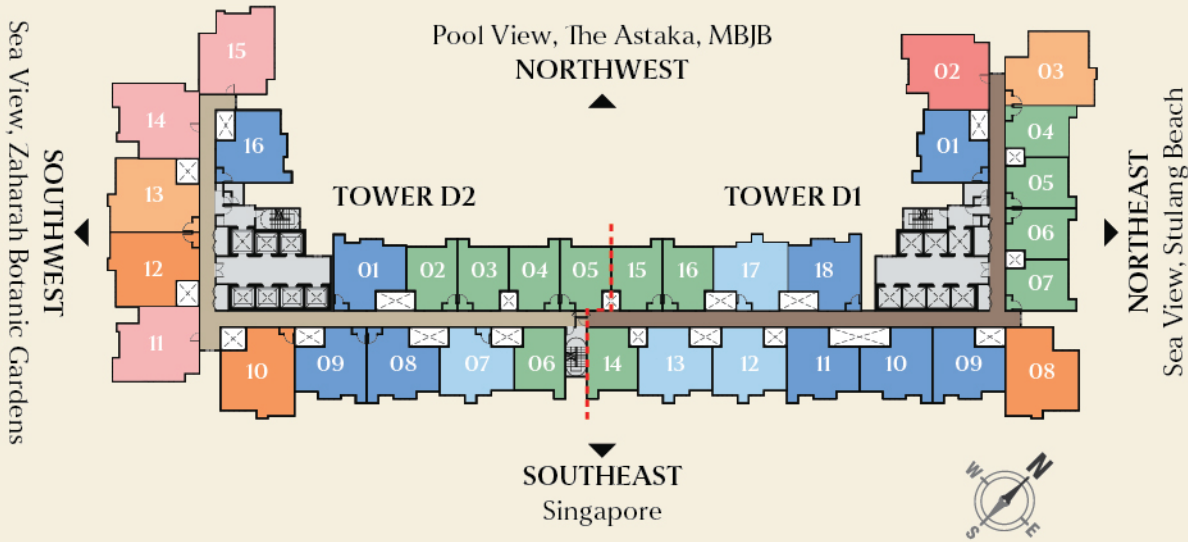
TYPE F2
850 sq.ft | 79 sq.m



DOVER TOWER

FLOOR PLAN

[D]over
TOWER



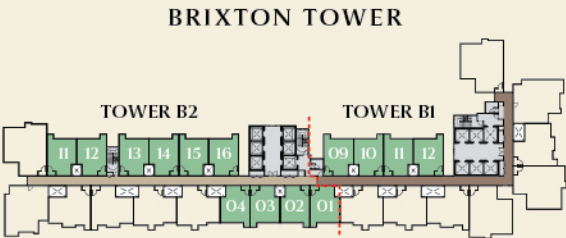
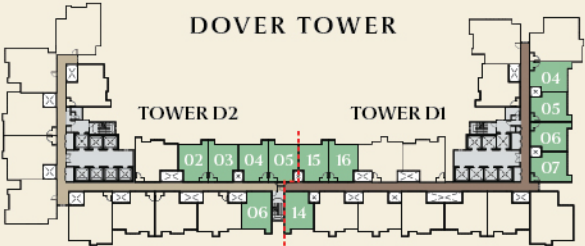
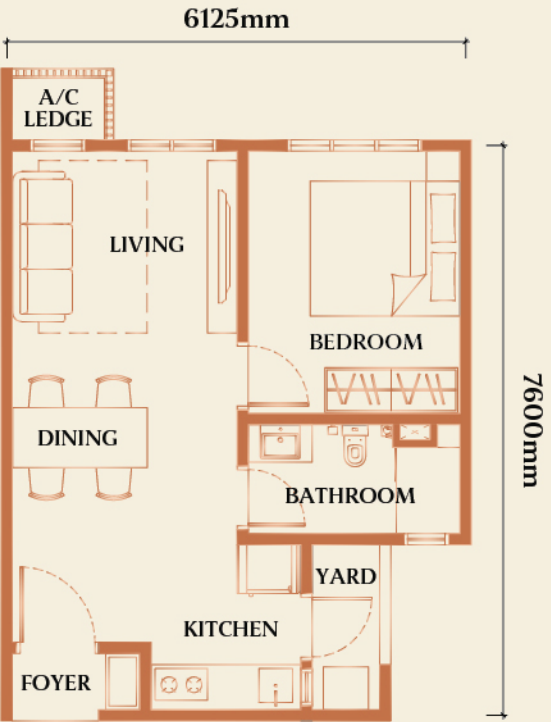
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|--------------------------------|--------------------------------|--------------------------------|
| TYPE C
474 sq.ft 44 sq.m | TYPE D1
667 sq.ft 62 sq.m | TYPE D2
667 sq.ft 62 sq.m |
| TYPE E1
850 sq.ft 79 sq.m | TYPE E2
850 sq.ft 79 sq.m | TYPE F1
850 sq.ft 79 sq.m |
| TYPE F2
850 sq.ft 79 sq.m | | |

- UNIT PLANS -

UNIT PLANS

BRIXTON & DOVER TOWER

TYPE C 1R 1B	SIZE 474 sq.ft 44 sq.m
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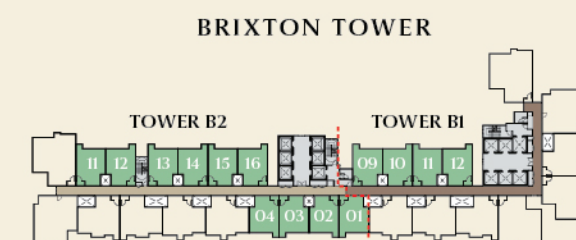
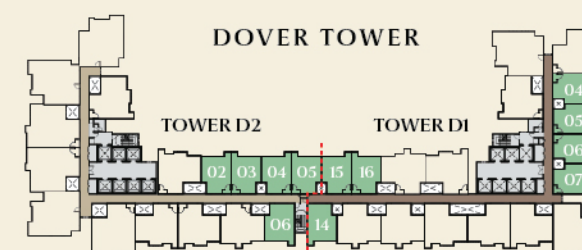
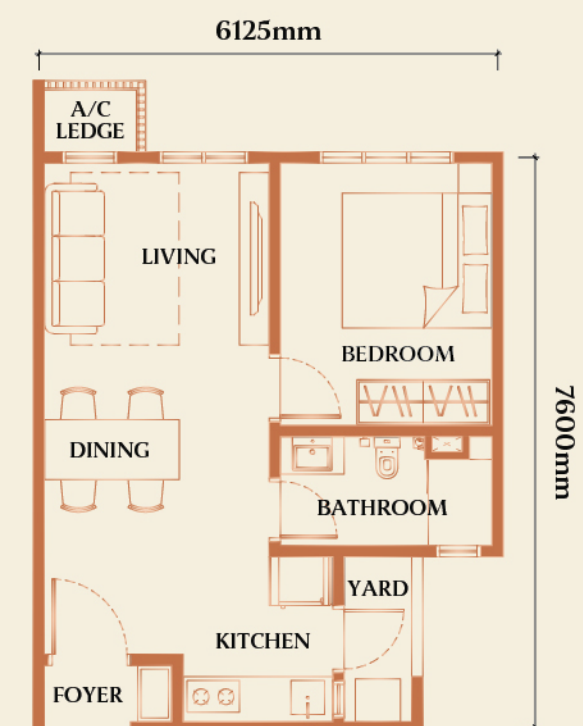


- UNIT PLANS -

UNIT PLANS

BRIXTON & DOVER TOWER

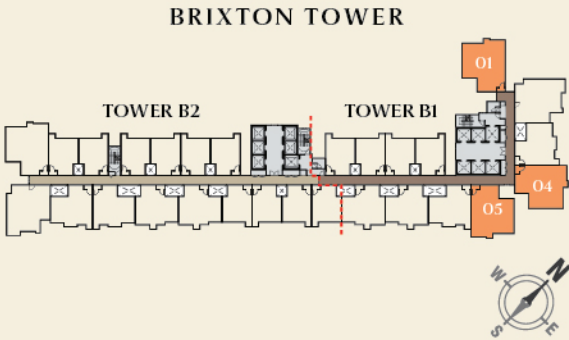
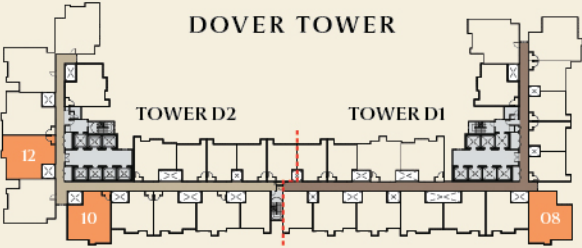
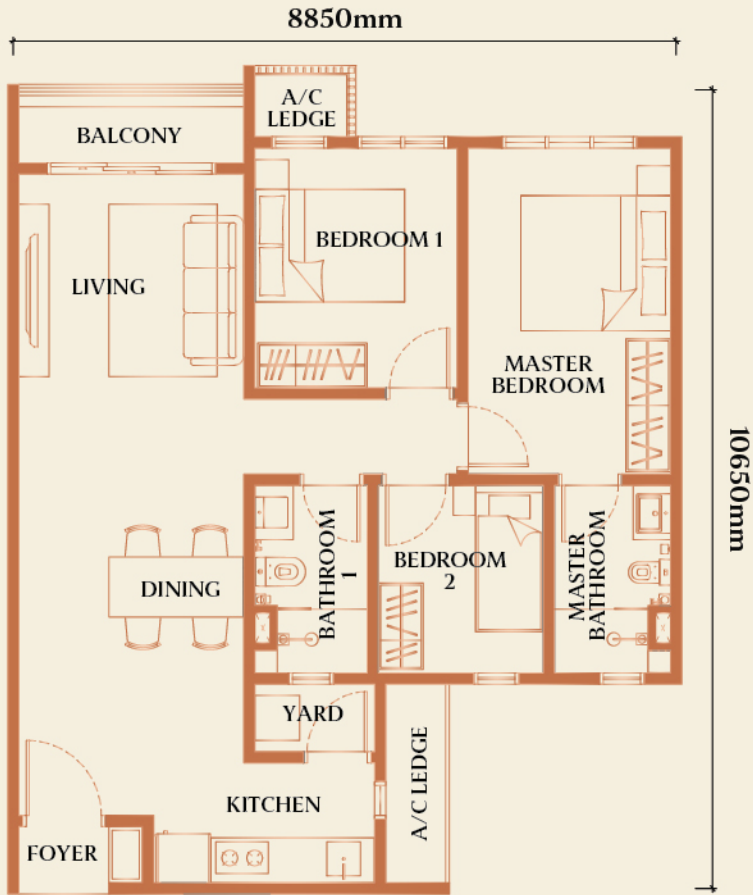
TYPE C 1R 1B	SIZE 474 sq.ft 44 sq.m
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UNIT PLANS

BRIXTON & DOVER TOWER

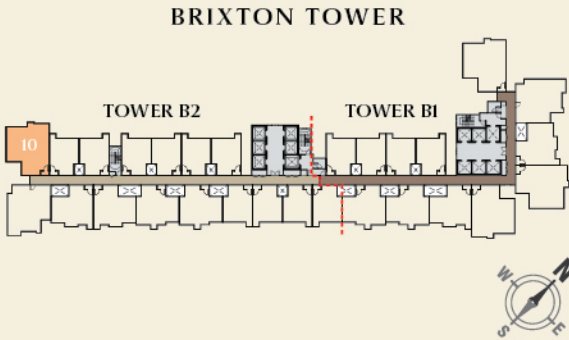
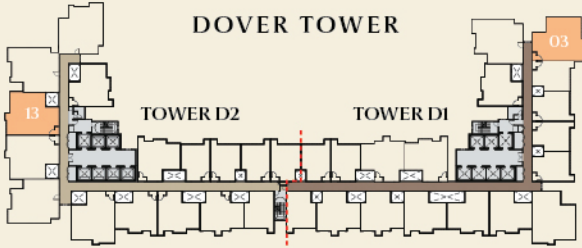
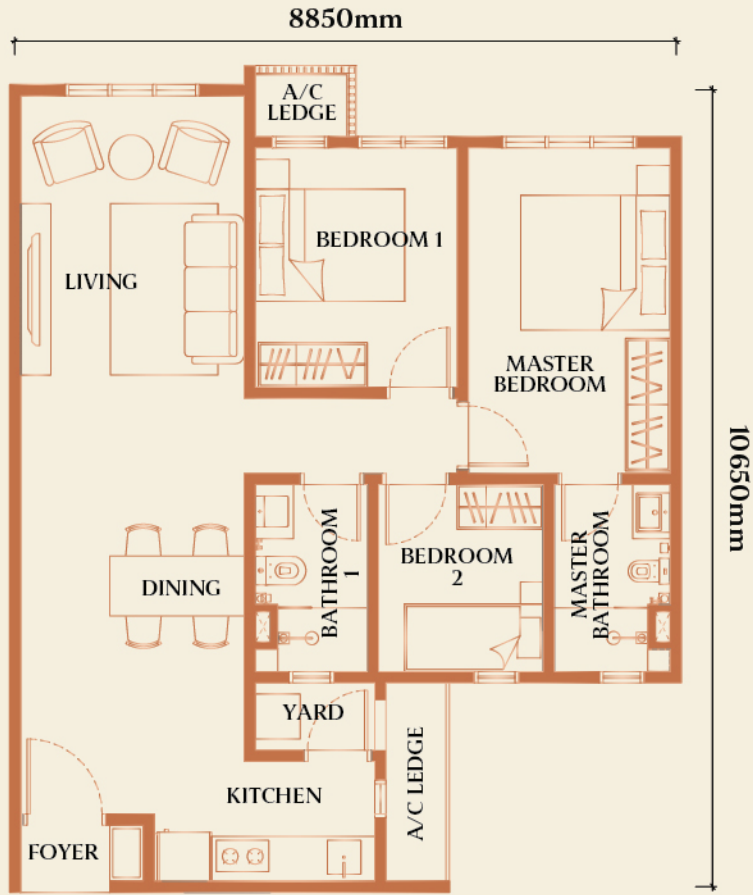
TYPE	E1 3R 2B Balcony	SIZE 850 sq.ft 79 sq.m
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UNIT PLANS

BRIXTON & DOVER TOWER

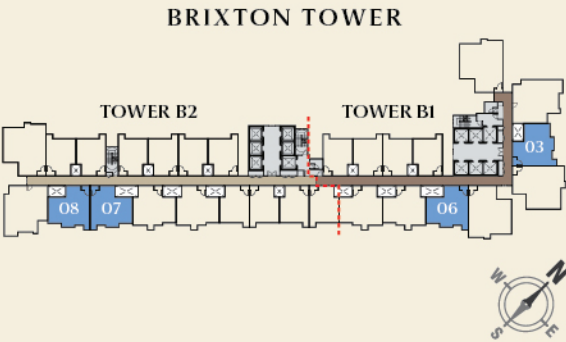
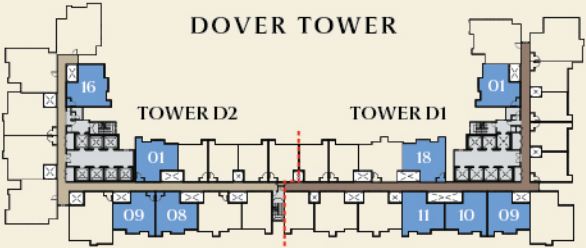
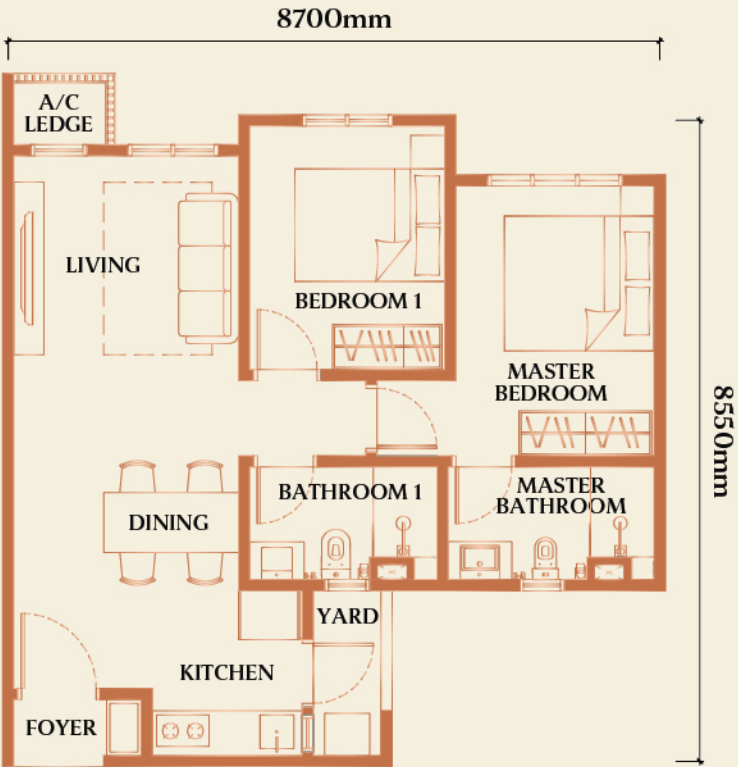
TYPE	E2 3R 2B Non Balcony	SIZE 850 sq.ft 79 sq.m
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UNIT PLANS

BRIXTON & DOVER TOWER

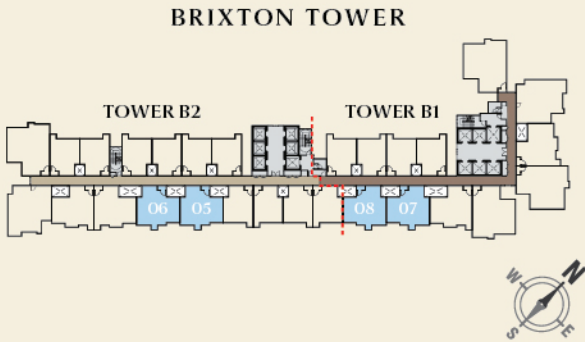
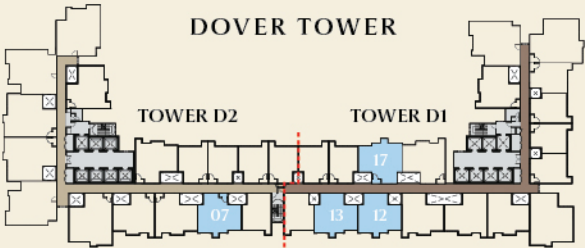
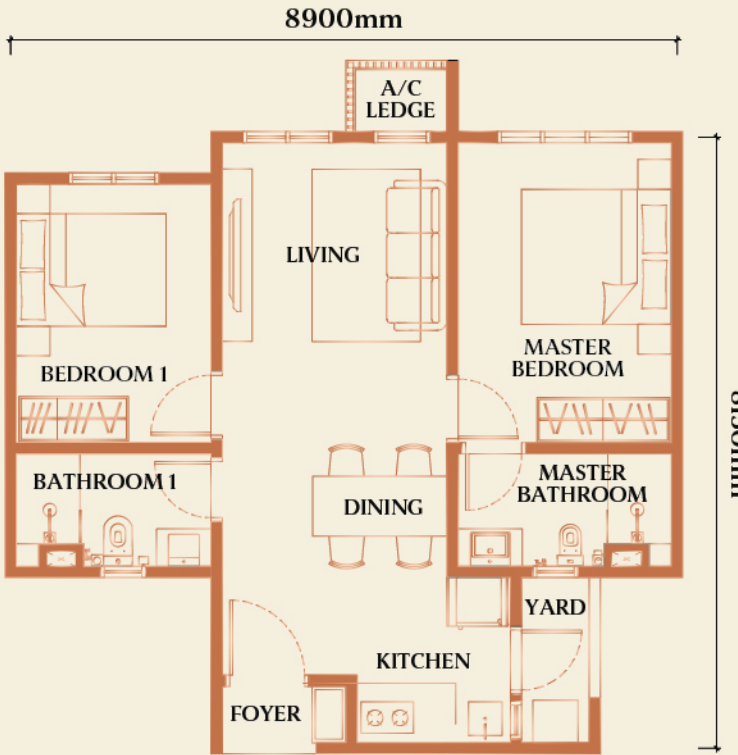
TYPE D1 2R 2B	SIZE 667 sq.ft 62 sq.m
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UNIT PLANS

BRIXTON & DOVER TOWER

TYPE D2 2R 2B	SIZE 667 sq.ft 62 sq.m
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FACILITIES PLAN



Ground

1. Grand Entrance
2. Arrival Piazza
3. Brixton Tower 1 Lobby
(LG2 Floor)
4. Brixton Tower 2 Lobby
(LG1 Floor)
5. Dover Tower 1 Lobby
(LG1 Floor)
6. Dover Tower 2 Lobby
(LG1 Floor)

TOWER B & D LEVEL 12

- | | |
|---|----------------------|
| 1. Pulse Garden | 17. Ocean Playground |
| 2. Garden Dining | 18. Forest Walk |
| 3. Gourmet Kitchen | 19. Kid's Water Play |
| 4. Karaoke Lounge | 20. Garden Walk |
| 5. Kid's Playroom | 21. Games Room |
| 6. Reading Lounge | 22. Infinity Pool |
| 7. Fitness Studio | 23. Floating Walk |
| 8. Cardio Garden | 24. Moon Bridge |
| 9. Hoops Court | 25. Pearl Pavilion |
| 10. Multipurpose Hall
(Pickleball & Badminton Court) | 26. Ocean Pool |
| 11. Outdoor Gym | 27. Shallow Pool |
| 12. Chill Lawn | 28. Jogging Loop |
| 13. Ripple Swing | 29. Yoga Deck |
| 14. Open Lawn | 30. Sprint Track |
| 15. Green Mount | 31. SPA in Nature |
| 16. Star Trampoline | 32. Swing Rest |

TOWER B LEVEL 57

1. Herbs Garden
2. Glowing Sky BBQ
3. Hammock Garden

TOWER D LEVEL 57

1. Glowing Sky BBQ
2. Herbs Garden
3. Hammock Garden



Artist's Impression

Ripple Swing

YOUR PRIVATE URBAN RESORT

Life at Causewayz Square is designed to feel like a daily escape. Imagine starting your day with a sunrise yoga session in the lush forest-inspired garden, cooling off with a dip in the infinity pool that stretches toward the skyline, or winding down at the jacuzzi nestled in nature.

Families will love the playful water zones, kids' pools, and garden walkways, while fitness enthusiasts can take advantage of the sky parcourse, multi-purpose hall, and outdoor gym. From welcoming lobbies and convenient co-working lounges to the Glowing Sky BBQ, Rooftop Herb Garden, and Hammock Garden, Causewayz Square redefines integrated urban living.

PODIUM FACILITIES - LEVEL 12 -



Artist's Impression

Forest Walk



Artist's Impression

Ocean Pool



Artist's Impression

SPA in Nature



Artist's Impression

Yoga Deck



Artist's Impression

Moon Bridge



Artist's Impression

Fitness Studio



Artist's Impression

Pearl Pavilion



Artist's Impression

Outdoor Gym



Artist's Impression

Hoops Court



Artist's Impression

Swing Rest



Artist's Impression

Fitness Studio



Artist's Impression

Kid's Play Room



Artist's Impression

Kid's Play Room



Artist's Impression

Ocean Playground



Artist's Impression



Artist's Impression

Horizon Pool



Artist's Impression

Multipurpose Hall (Pickleball & Badminton Court)



Artist's Impression

Kid's Water Play

LOCATION MAP



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

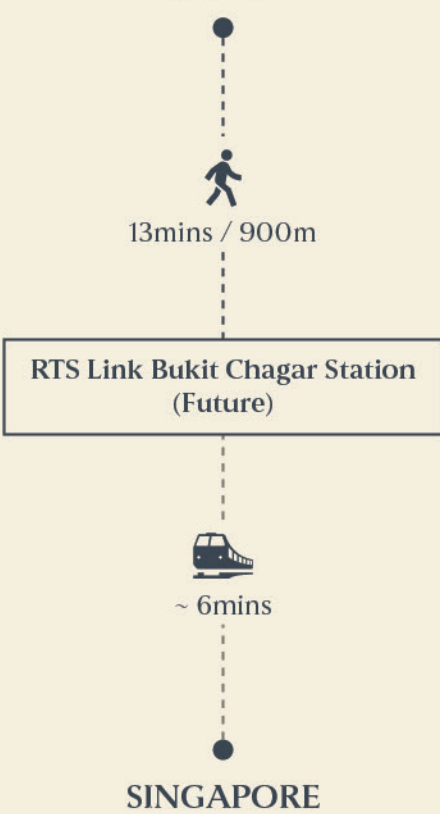
Transportation

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

CAUSEWAYZ SQUARE @ JBCC



LEGENDS

RTS Link

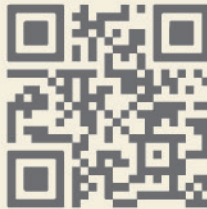
Link Bridge
to CIQ

Approved
Link Bridge

KTM Railway

Brixton
• 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: 31100-2/11-2028/0929(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/175/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: 1257 Unit Pangsapuri Perkhidmatan 46 Tingkat • Harga Jualan: RM691,000.00 (Minima) – RM1,274,110.00 (Maksima) • 15% Bumiputera Diskaun • Jenis Pembangunan: PANGSAPURI PERKHIDMATAN

Dover
• 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: 31100-1/11-2028/0930(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/177/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: 1527 Unit Pangsapuri Perkhidmatan 46 Tingkat • Harga Jualan: RM701,000.00 (Minima) – RM1,291,363.00 (Maksima) • 15% Bumiputera Diskaun • Jenis Pembangunan: PANGSAPURI PERKHIDMATAN



Official Website

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