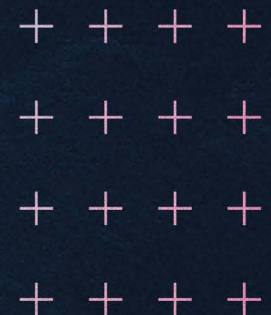
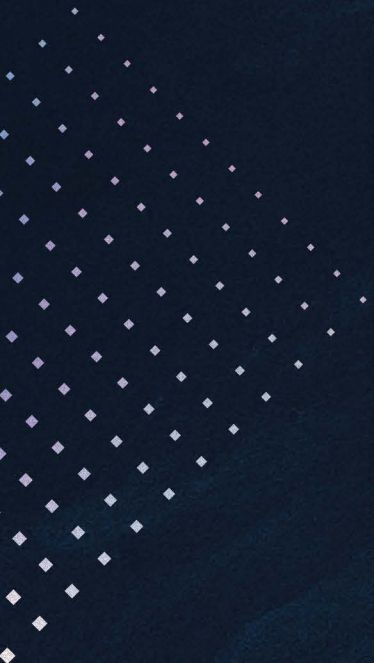




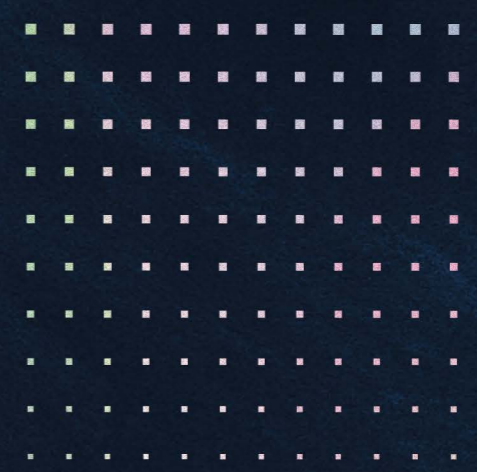
# CAUSEWAYZ

SQUARE @ JBCC





Artist's Impression



### ECO-RESPONSIBLE DEVELOPER

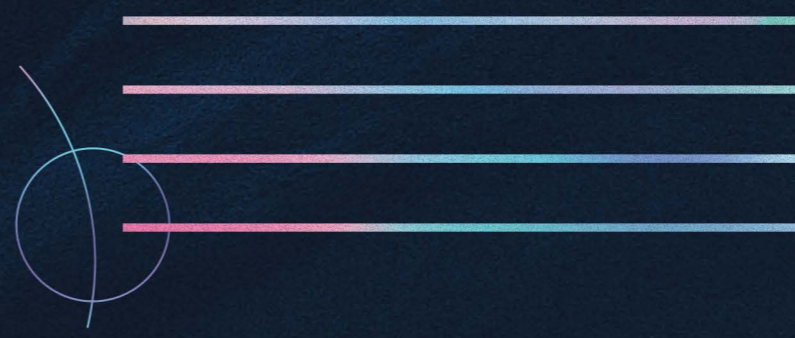
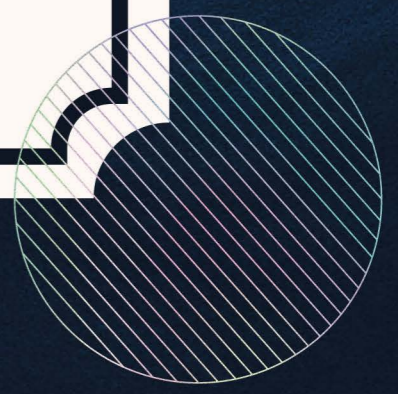
The GreenRE logo has been the hallmark symbol for buildings and townships nationwide that encourages sustainable living for residents and developer.

At EXSIM, every venture we take utilised technology in an intelligent and organic manner for the advancement of mankind.

We are also equally intensifying our efforts to create buildings with a specific character which exemplify innovative green features.

## 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.



# Seamless Cross-Border Living

Strategically nestled in the heart of Johor Bahru City Centre (JBCC), Causewayz Square places you mere minutes from Singapore. Just approximately 600 meters from the CIQ (Customs, Immigration & Quarantine) complex and approximately 400 meters from the JB Sentral Mall, residents enjoy unrivalled convenience with a direct link bridge to the upcoming RTS Bukit Chagar Station.

This connection means a future commute to Singapore in as little time as possible, redefining daily cross-border travel for work, education, and leisure. Looking further ahead, the upcoming Electric Train Service (ETS) will connect Johor Bahru to Kuala Lumpur with a travel time of only 3 hours and 30 minutes, revolutionizing long-distance mobility.

Whether you're commuting, exploring, or investing, Causewayz Square is positioned at the very crossroads of Malaysia and Singapore's dynamic future.





TOWER A

# AXIS TOWER



## Modern City Suites

Axis comprises 908 serviced apartment units across 62 storeys, offering a contemporary mix of compact studios and versatile dual-key residences. 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.



AXIS TOWER

# UNIT PLANS

## TYPE A (Studio)

1R 1B | 366sq.ft. | 34sm

A stylized information card for Tower A, featuring a dark blue border, a pink and green striped header with three 'x' marks, and a white background with a grid pattern. The card contains the following information:

TOWER A		
TYPE	LAND TENURE	TOTAL UNIT
ABNB	Freehold	908 Units
UNIT TYPE	BUILDING HEIGHT	UNIT PER FLOOR
2 Types	62 Levels (Lg1 - Level 60)	Level 13 - 39 : 20 units Level 40 : 16 units Level 41 - 57 : 20 units Level 58 - 59 : 6 units

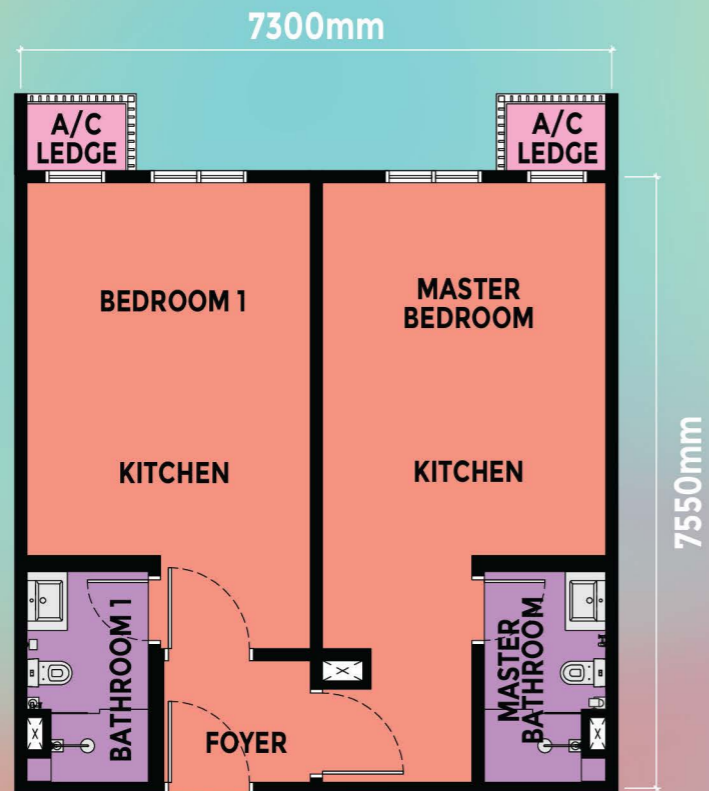


AXIS TOWER

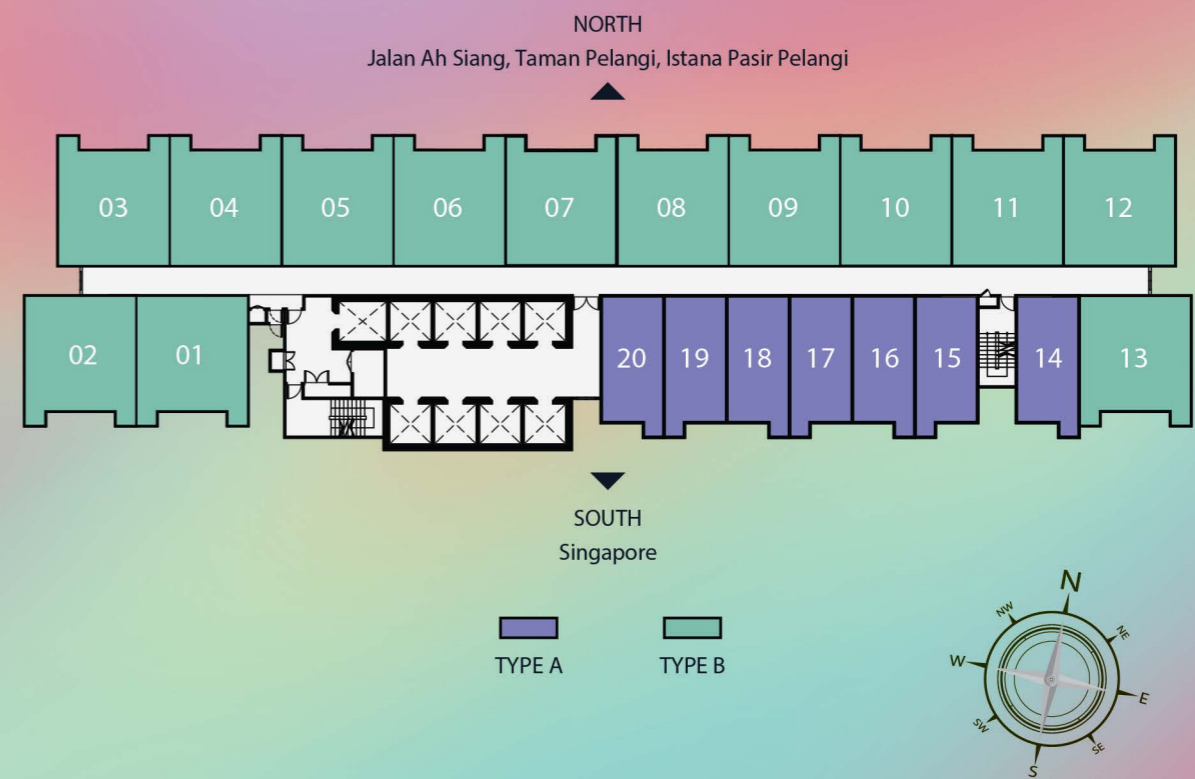
# UNIT PLANS

TYPE **B** (Dual Key)

2R 2B | 592sq.ft. | 55sm



# FLOOR PLAN



TOWER B

# BRIXTON TOWER



Artist's Impression

## 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.



# UNIT PLANS

## TYPE C

1R 1B | 474sq.ft. | 44sm



## TOWER B1

<b>TYPE</b> Serviced Apartment	<b>LAND TENURE</b> Freehold	<b>TOTAL UNIT</b> 537 Units
<b>UNIT TYPE</b> 5 Types	<b>BUILDING HEIGHT</b> 60 Levels	<b>UNITS PER FLOOR</b> Level 12-39: 12 units Level 40: 9 units Level 41-56: 12 units

## TOWER B2

<b>TYPE</b> Serviced Apartment	<b>LAND TENURE</b> Freehold	<b>TOTAL UNIT</b> 720 Units
<b>UNIT TYPE</b> 5 Types	<b>BUILDING HEIGHT</b> 60 Levels	<b>UNIT PER FLOOR</b> Level 12-56: 16 Units

# UNIT PLANS

## TYPE D1

2R 2B | 667sq.ft. | 62sm



## TYPE D2

2R 2B | 667sq.ft. | 62sm



# UNIT PLANS

## TYPE E1

3R 2B | 850sq.ft. | 79sm  
(With Balcony)



## TYPE E2

3R 2B | 850sq.ft. | 79sm  
(Without Balcony)



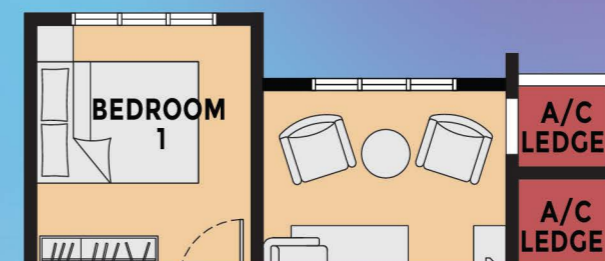
## TYPE F1 (Dual Key)

3R 2B | 850sq.ft. | 79sm  
(With Balcony)



## TYPE F2 (Dual Key)

3R 2B | 850sq.ft. | 79sm  
(Without Balcony)







TOWER D

# DOVER TOWER



## Functional Elegance for Every Lifestyle

Dover at Causewayz Square offers thoughtfully curated layouts tailored to meet the needs of diverse urban lifestyles. With 833 serviced apartment units spread across 60 storeys, Dover presents a wide range of configurations—from compact, efficient studios to spacious multi-bedroom units.

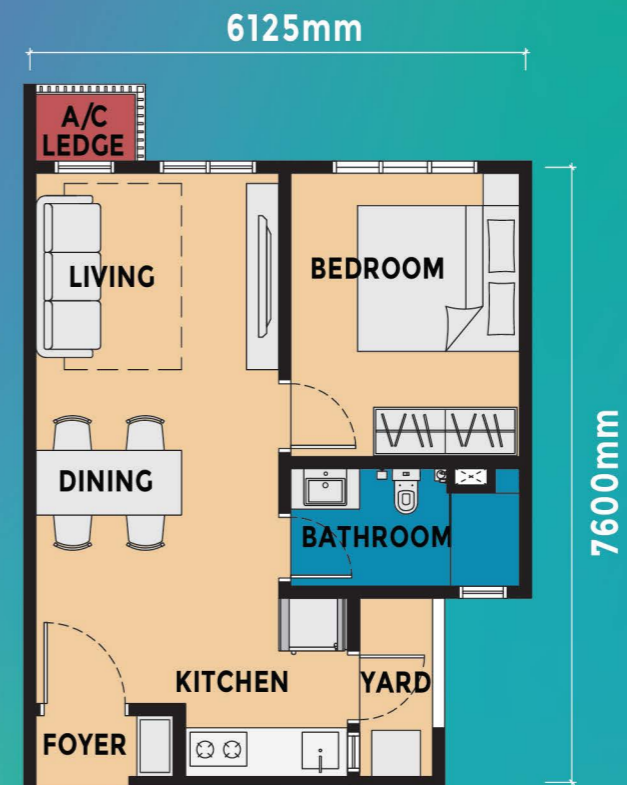
Residents can choose from various unit types (C, D1, D2, E1, E2, F1), with Type F featuring a dual-key layout—ideal for multigenerational living. Designed for both style and practicality, every unit at Dover blends smart spatial planning with modern finishes, ensuring a living space that is as functional as it is welcoming.



# UNIT PLANS

## TYPE C

1R 1B | 474sq.ft. | 44sm



### TOWER D1

TYPE	LAND TENURE	TOTAL UNIT
Serviced Apartment	Freehold	810 Units
UNIT TYPE	BUILDING HEIGHT	UNITS PER FLOOR
5 Types	60 Levels	Level 13-56: 18 units

### TOWER D2

TYPE	LAND TENURE	TOTAL UNIT
Serviced Apartment	Freehold	717 Units
UNIT TYPE	BUILDING HEIGHT	UNIT PER FLOOR
5 Types	60 Levels	Level 13 - 39: 16 units Level 40 : 13 units Level 41 - 56: 16 units

# UNIT PLANS

## TYPE D1

2R 2B | 667sq.ft. | 62sm



## TYPE D2

2R 2B | 667sq.ft. | 62sm



# UNIT PLANS

## TYPE E1

3R 2B | 850sq.ft. | 79sm  
(With Balcony)



## TYPE E2

3R 2B | 850sq.ft. | 79sm  
(Without Balcony)



## TYPE F1 (Dual Key)

3R 2B | 850sq.ft. | 79sm  
(With Balcony)

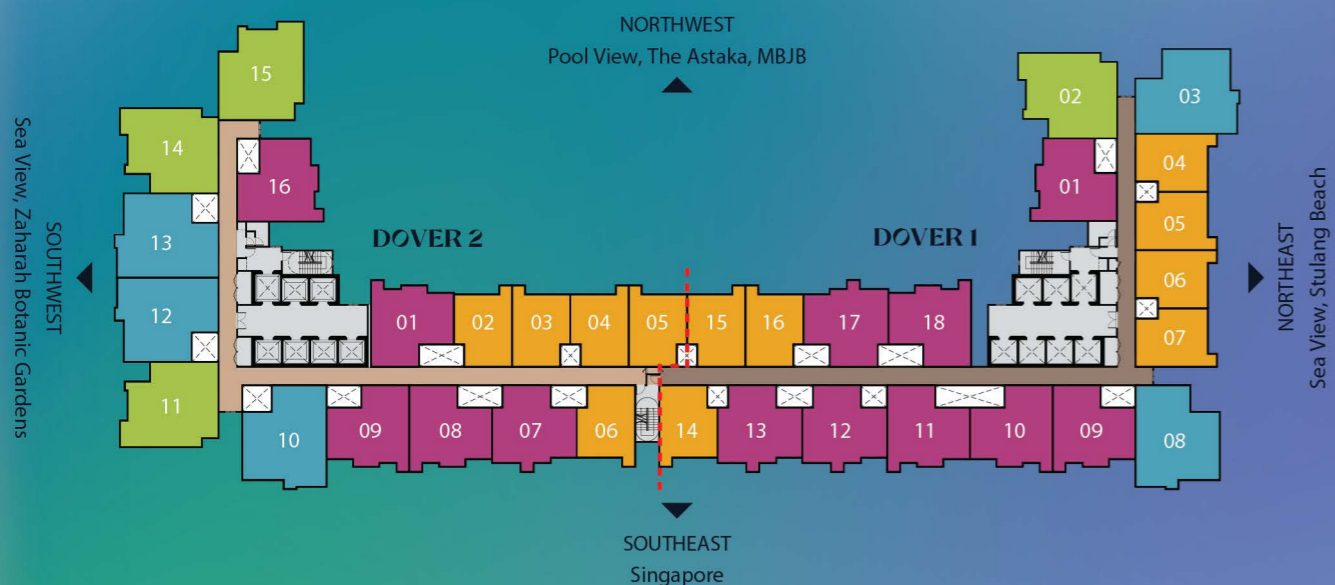


## TYPE F2 (Dual Key)

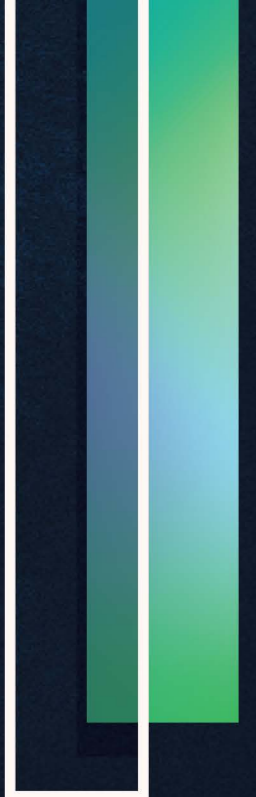
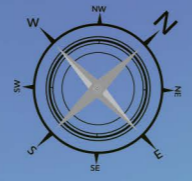
3R 2B | 850sq.ft. | 79sm  
(Without Balcony)



# FLOOR PLAN



- TYPE C
- TYPE D1 / D2
- TYPE E
- TYPE F



# 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 upcoming 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, and Dover at Causewayz Square** stand at the forefront—ready to connect, inspire, and grow.

Approximately 90,000 sqft retail area





Artist's Impression





EXSIM



  **EXSIM Causewayz Sales Gallery**

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