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

causewayz.com.my



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.



Artist's Impression



Artist's Impression

GreenRE
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

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 123,000sq.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



Artist's Impression

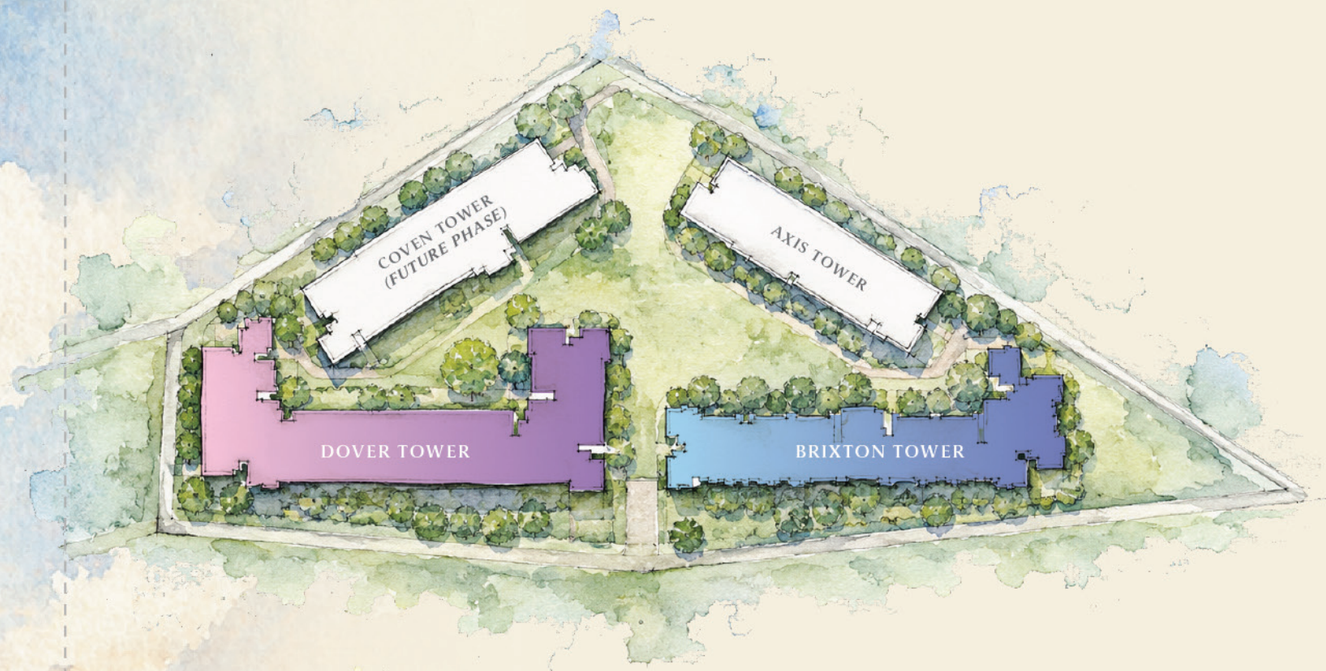
APPROXIMATELY 90,000 SQ.FT
RETAIL AREA



Artist's Impression



Artist's Impression



[B]rixton TOWER

Spaces Designed for
Modern Living

[C]oven TOWER

Elevated Comfort &
Lifestyle ***(Future Phase)***

[D]over TOWER

Functional Elegance for
Every Lifestyle



Brixton
TOWER

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

BRIXTON TOWER



Artist's Impression

Brixton Tower Lobby



[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



Artist's Impression

Dover Tower Lobby

DOVER TOWER



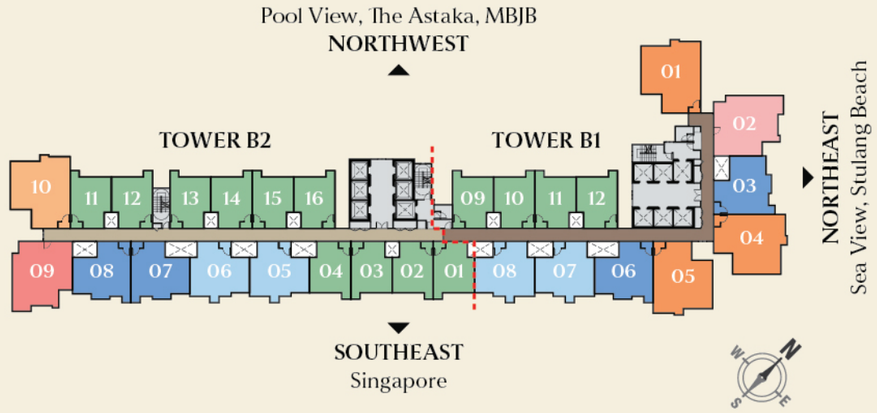
Artist's Impression

Glowing Sky BBQ



FLOOR PLAN

Brixton
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

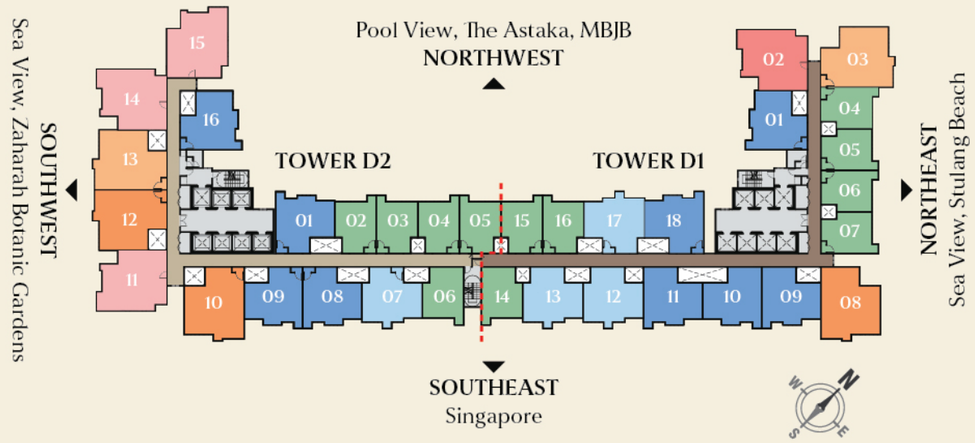
TYPE **E2**
850 sq.ft | 79 sq.m

TYPE **F1**
850 sq.ft | 79 sq.m

TYPE **F2**
850 sq.ft | 79 sq.m

FLOOR PLAN

Dover
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

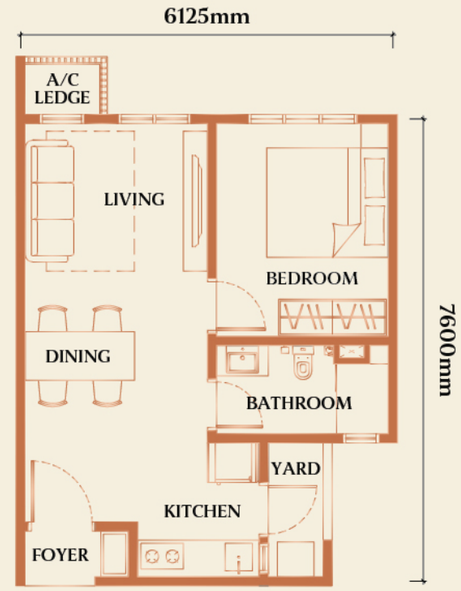
TYPE F1
850 sq.ft | 79 sq.m

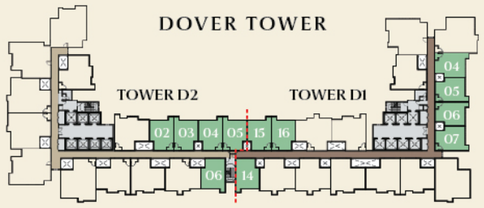
TYPE F2
850 sq.ft | 79 sq.m

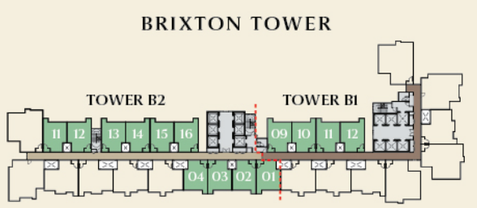
- UNIT PLANS -

BRIXTON & DOVER TOWER

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



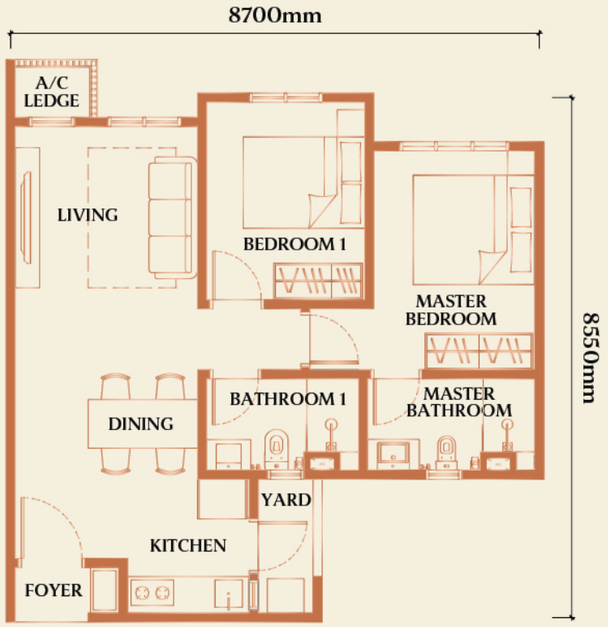


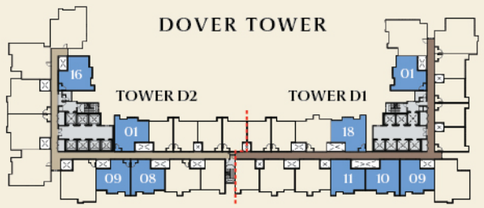


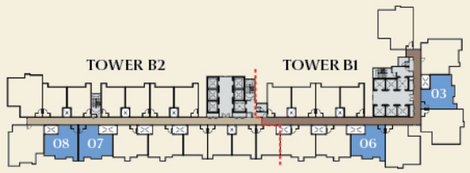


BRIXTON & DOVER TOWER

TYPE **D1** 2R 2B	SIZE 667 sq.ft | 62 sq.m



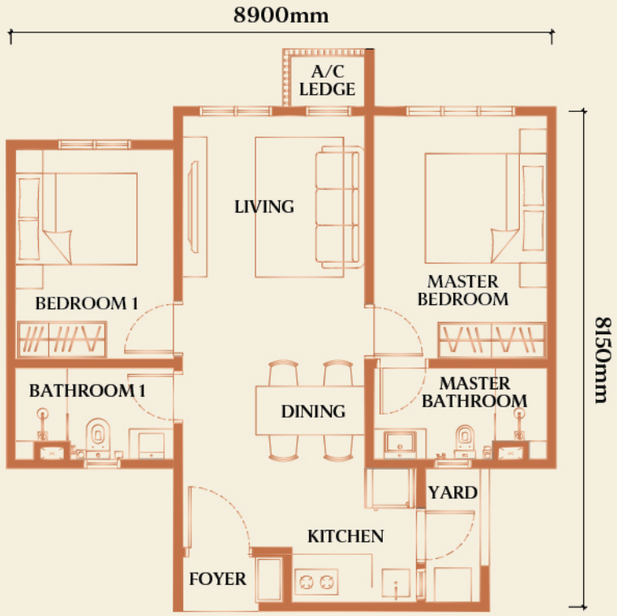


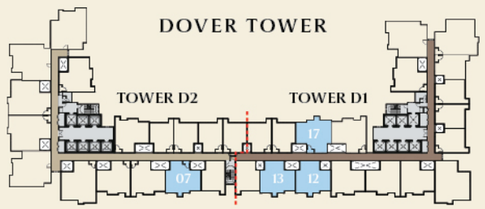


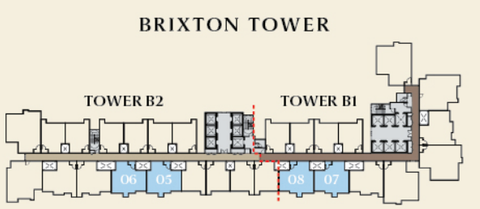
UNIT PLANS

BRIXTON & DOVER TOWER

TYPE **D2** 2R 2B	SIZE 667 sq.ft | 62 sq.m

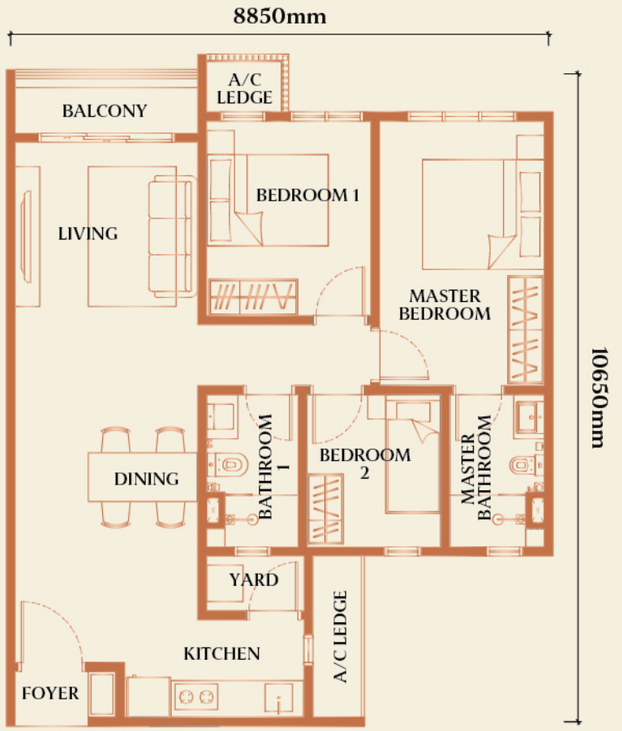


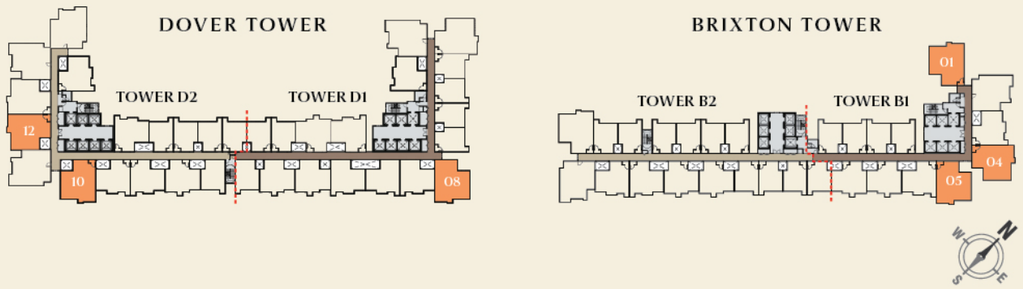




BRIXTON & DOVER TOWER

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

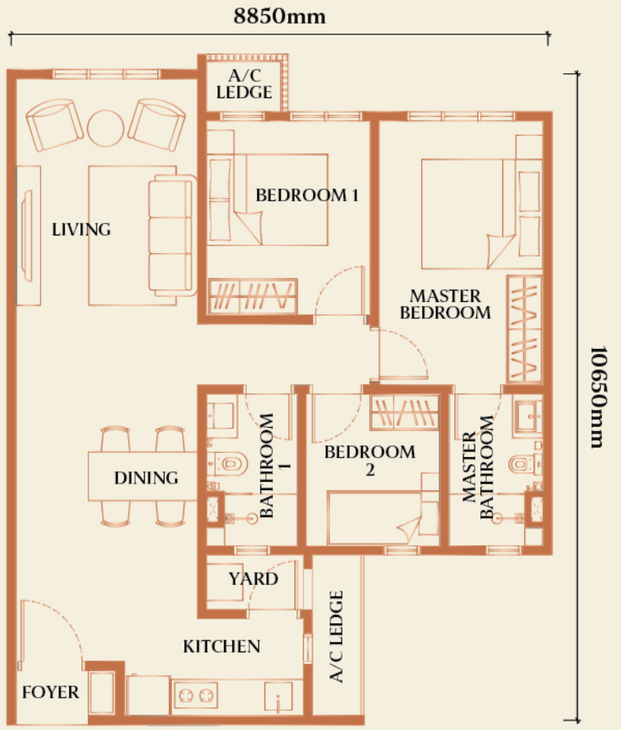


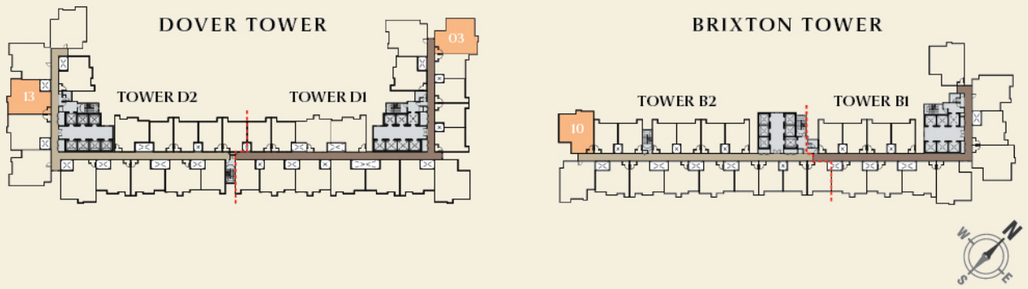


UNIT PLANS

BRIXTON & DOVER TOWER

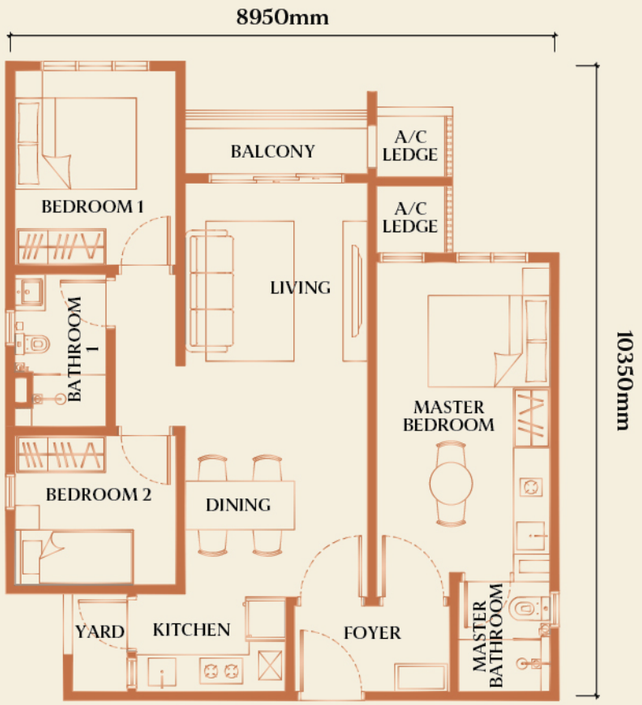
TYPE E2 3R 2B Non Balcony	SIZE 850 sq.ft | 79 sq.m

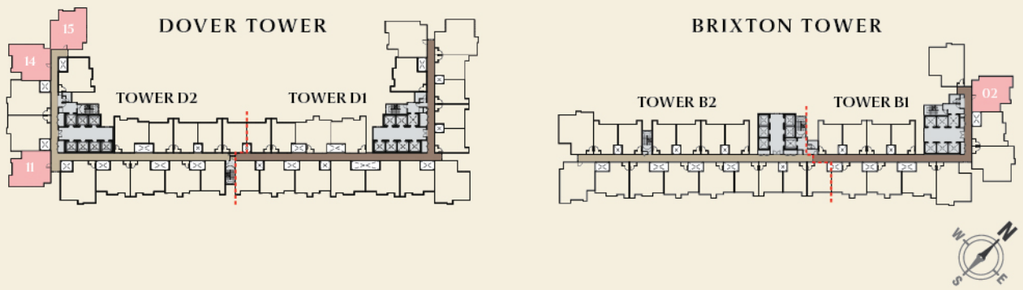




BRIXTON & DOVER TOWER

TYPE F1 3R 2B | Dual Key Balcony	SIZE 850 sq.ft | 79 sq.m

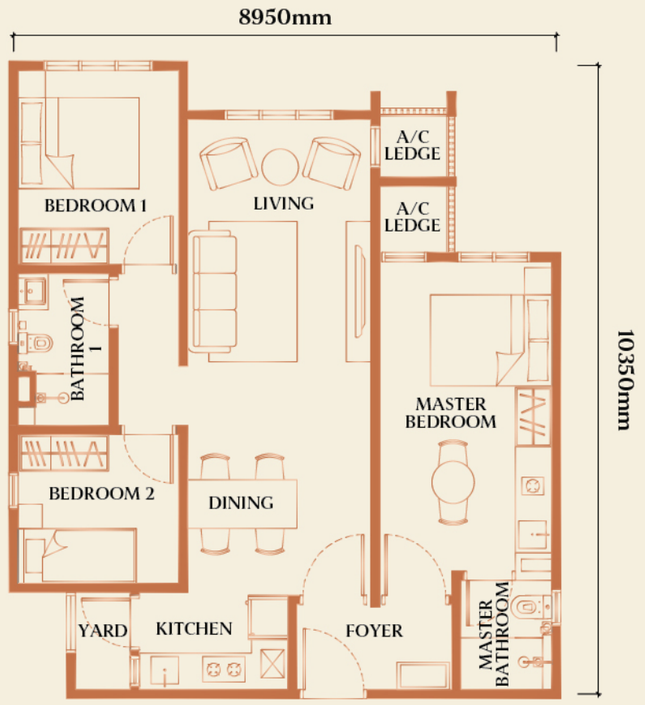


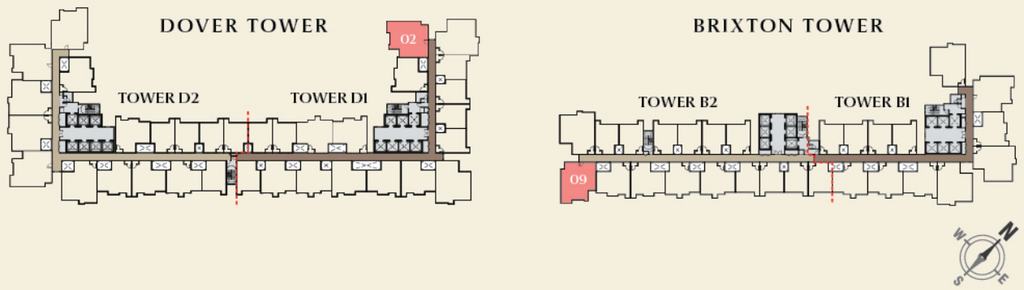


UNIT PLANS

BRIXTON & DOVER TOWER

TYPE F2 3R 2B | Dual Key Non Balcony	SIZE 850 sq.ft | 79 sq.m





FACILITIES PLAN



Ground

1. Grand Entrance
2. Arrival Piazza
3. Tower B1 Lobby (LG2 Floor)
4. Tower B2 Lobby (LG1 Floor)
5. Tower D1 Lobby (LG1 Floor)
6. Tower D2 Lobby (LG1 Floor)

TOWER B & D

LEVEL 12

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



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 -



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



Swing Rest



Fitness Studio



Kid's Play Room



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

13mins / 900m

RTS Link Bukit Chagar Station (Future)

~ 6mins

SINGAPORE

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.: MBJB/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.: MBJB/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

EXSIM

Official Website

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