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.



2-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.



Artist's Impression



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

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.



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.

Artist's Impression



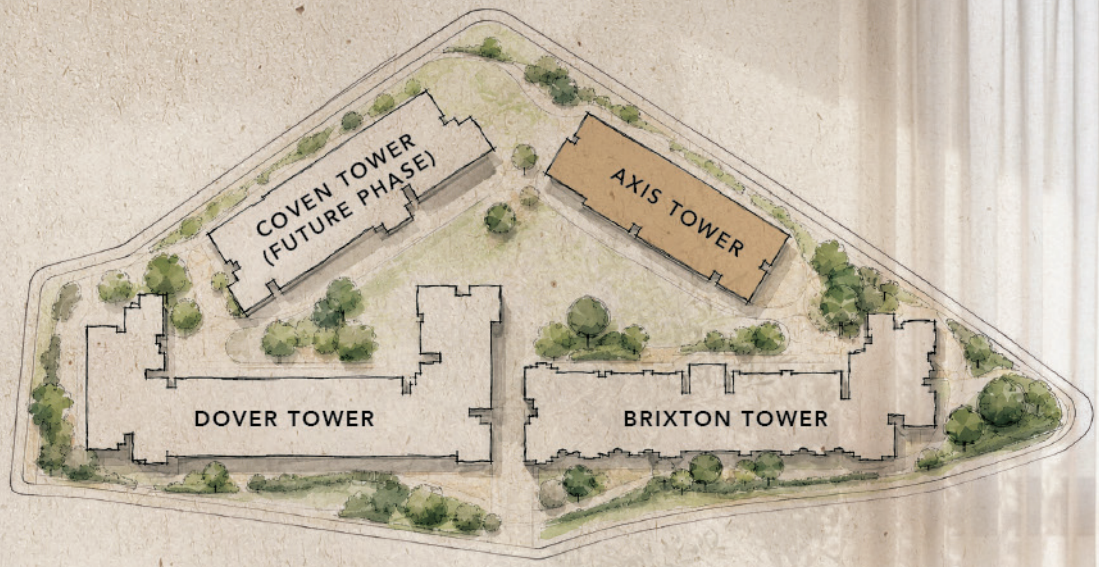
Approximately

90,000 sq.ft

Retail Area

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

Artist's Impression



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:

MANA MANA Hospitality

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

Award-Winning Hospitality Management

MANA MANA Hospitality

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

THE MALAYSIA BOOK of RECORDS
LARGEST SHORT-STAY MANAGEMENT COMPANY CHAIN 2025

GOLDEN BULL AWARD 金牛奖 The Outstanding Business Award

THE WORLD BRANDS FOUNDATION THE WORLD'S SME'S BEST BRANDS (Non PLC) 2025 THE BRANDLAUREATE

SME 100 AWARDS FAST MOVING COMPANIES®

Optimised Returns
Fully Managed

MANA MANA Hospitality

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 Lobby

Artist's Impression

Floor Plan

TOTAL UNIT

908 Units

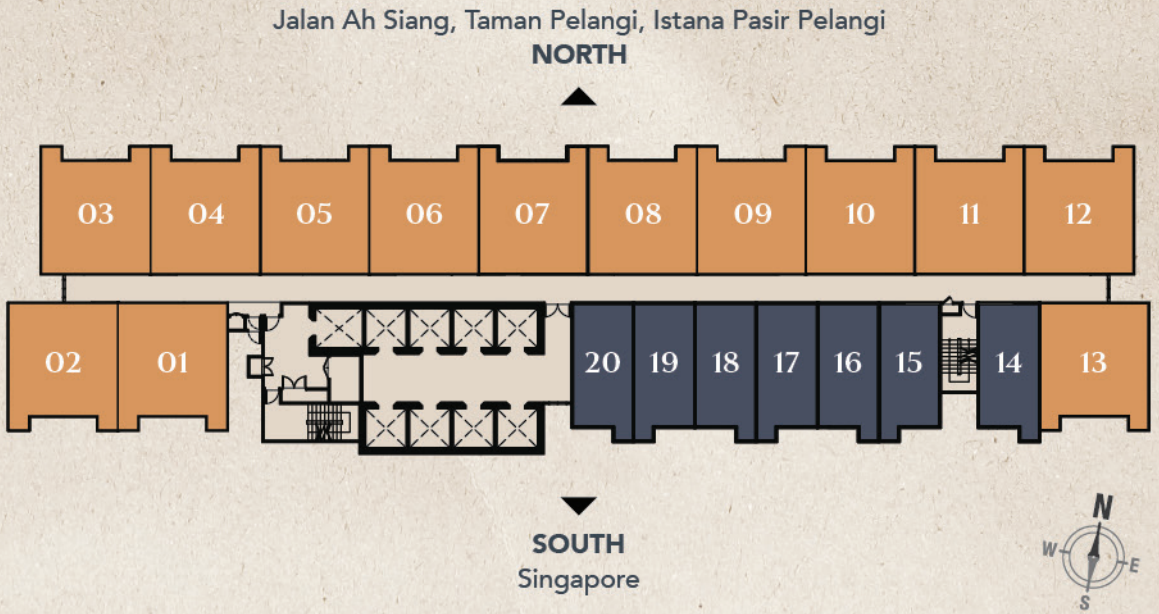
BUILDING HEIGHT

62 Levels

UNIT TYPE

2 Types

Short Term Rental Friendly



TYPE A
366 sq.ft | 34 sq.m

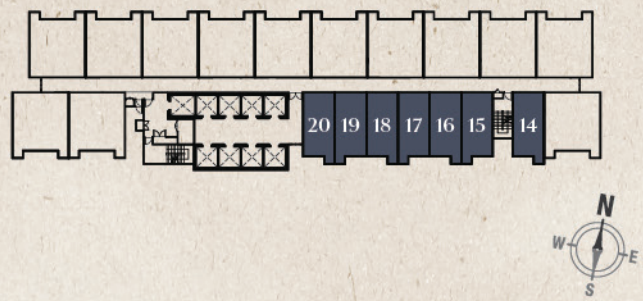
TYPE B
592 sq.ft | 55 sq.m

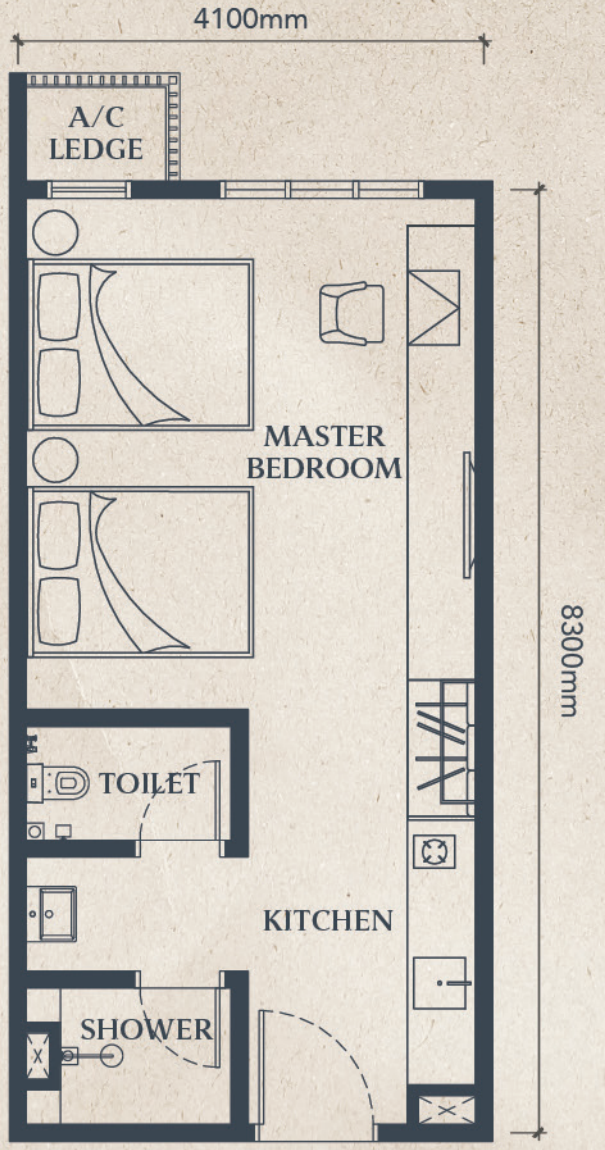
Unit Plans

TYPE A

1R 1B | Studio

366 sq.ft | 34 sq.m



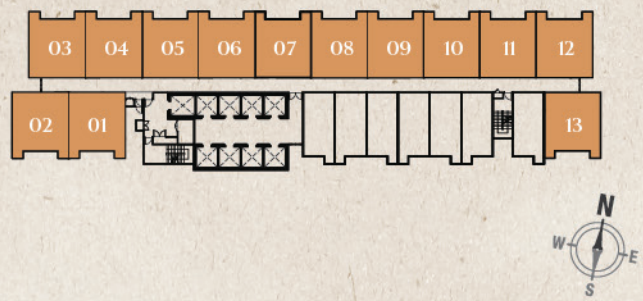


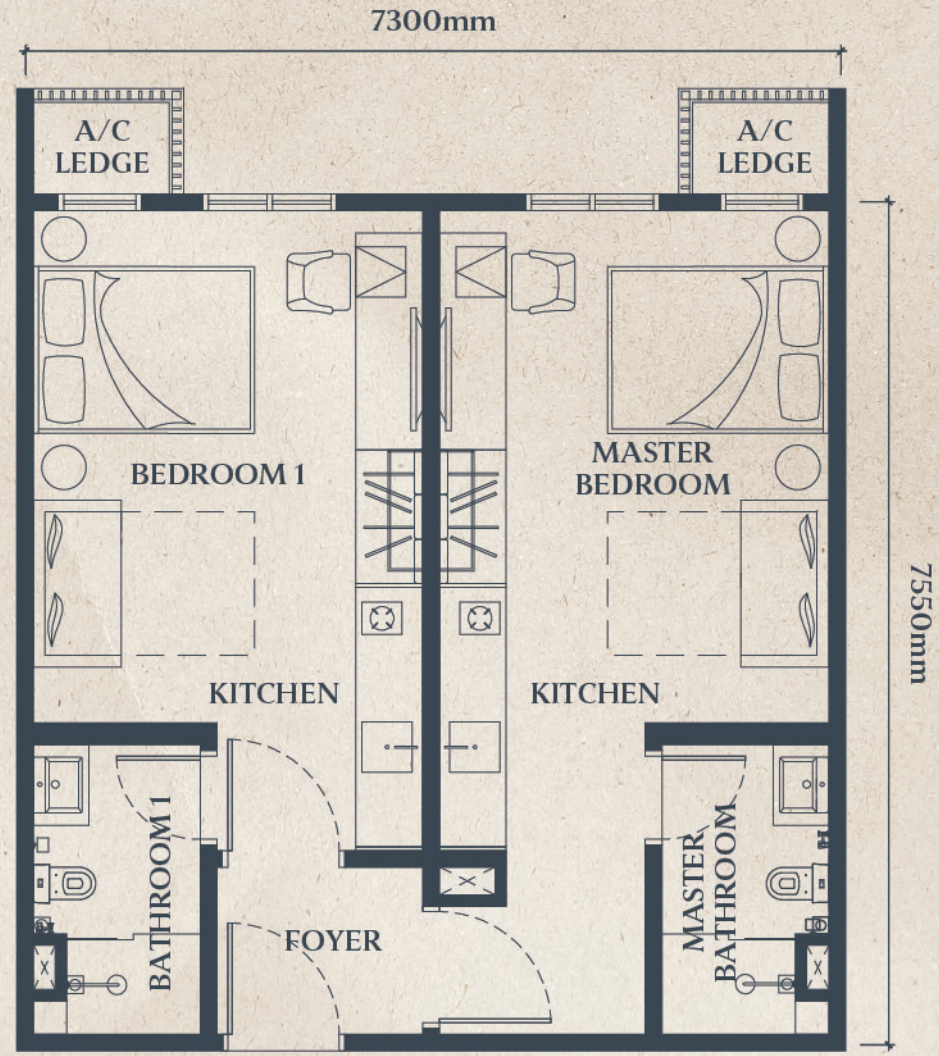
Unit Plans

TYPE B

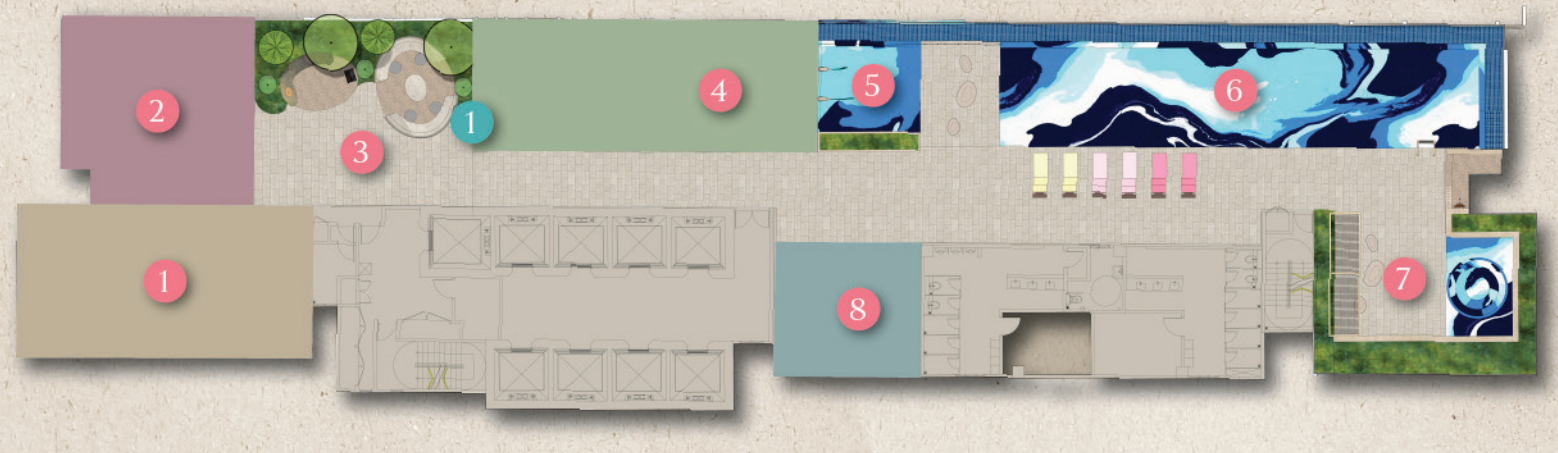
2R 2B | Dual Key

592 sq.ft | 55 sq.m





Facilities Plan





LEVEL G

1. Grand 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



Power Studio

Artist's Impression



Jacuzzi Lounge

Artist's Impression



Artist's Impression

Social Lounge



Artist's Impression

Artist's Impression

Wavescape Infinity Pool

Coworking Lounge

Artist's Impression



Artist's Impression

Entertainment Lounge



Artist's Impression

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

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

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

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

Location Map



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

OFFICIAL WEBSITE

EXSIM

EXSIM LUMBA KUDA SDN BHD (202401010179)

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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.: MBJB/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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