

**Riveria Garden**  
@ WAWARI

# KSL GROUP – 1,026 -Acre Large-Scale Integrated Township Development

Riveria Garden @ Wawari is meticulously developed by the renowned developer **KSL Group**, covering approximately **1,026 acres** and located in the **core development zone of Iskandar Puteri, Johor Bahru**. With a prime location and exceptional growth potential, the project aims to create a modern integrated township combining **residential, commercial, and lifestyle elements**.

## Excellent Connectivity

The project is adjacent to the **Iskandar Coastal Highway**, with direct access to the **Second Link Expressway**, enabling smooth travel to Johor Bahru city center (**JBCC**) and efficient commuting to Singapore.

## Comprehensive Amenities & Lifestyle

Located near **EduCity**, the area offers access to multiple local primary schools, private colleges, and universities, providing an excellent learning environment for children. Nearby large-scale shopping and leisure destinations include **AEON Bukit Indah, Horizon Mall, Sunway Big Box, Legoland Malaysia, and Medini Mall**, fulfilling the shopping, dining, leisure, and social needs of modern families.



The project emphasizes a **family-friendly living environment**, with **gated & guarded management** and comprehensive safety planning, providing residents with a **secure, private, and comfortable high-quality lifestyle**.

**ALUNA Double-Storey Terrace House (Phase 1 – Residential)** offers 530 freehold gated-and-guarded units with 4 bedrooms and 4 bathrooms, 2,219 sqft built-up on 20' x 70' land, north-south orientation, ideal for young families and daily Singapore commuters, now at 100% take-up rate.

**ALUNA** marked the township's inaugural launch (the first residential development launched within **Riveria Garden @ Bandar Wawari**) and it immediately generated strong market interest. The project achieved an remarkable 100% take-up rate, clearly demonstrating high market recognition of the product positioning and community planning.

Driven by positive customer response and strong market demand, **Phase 2 Double Storey Terrace House** will be launched soon, continuing the strong sales momentum and presenting new homeownership and investment opportunities for buyers.



**RiverPoint Commercial Hub (Phase 1 – Prime Retail & Business Opportunity)** comprises 52 units of 2.5-storey freehold strata commercial shop lots with 24' x 76' lot size, now fully sold out with 100% take-up rate.

Strategically located within the Johor Singapore Special Economic Zone (JS-SEZ), these commercial units offer excellent visibility and high footfall potential from both local residents and the cross-border Singapore market.

Situated next to prestigious **The Wawari Club**, Riverpoint Commercial Hub is thoughtfully designed to accommodate a wide range of business needs — from SMEs and retail boutiques to F&B outlets. The development is ideally positioned to serve the future catchment of households within the 1,026-acres Riviera Garden @ Wawari township, while also tapping into the existing 650,000-strong population and the projected growth in the surrounding areas.

This commercial precinct is set to become a vibrant hub for business activity and daily convenience, making it an ideal destination for entrepreneurs and investors alike.

Following the overwhelming response to Phase 1, **RiverPoint Commercial Hub - Phase 2** will be introduced soon to meet strong and continuous market demand.



Surrounding mature communities include **Bukit Indah** and **Horizon Hills**, offering complete lifestyle conveniences. Medical facilities are abundant, with **Gleneagles Medini Hospital, Columbia Asia Iskandar Puteri, and Kensington Hospital** nearby, ensuring comprehensive healthcare for residents.

## Freehold Land & Strong Investment Potential

In a competitive property market, **Riveria Garden**, as a **freehold development**, offers strong potential for both capital appreciation and value retention, making it an ideal choice for **homeownership or investment**.

## Recreational & Nature-Focused Living

Nestled along scenic riverbanks and surrounded by greenery, Riviera Garden seamlessly integrates **natural ecology with urban living amenities**. A riverside jogging and cycling path promotes a **healthy and leisurely lifestyle**, allowing residents to enjoy a balanced, comfortable, and high-quality living environment.



## Riverhaus Serviced Apartments (Phase 1 – Tower A)

Tower A comprises **511 residential units**, offering a variety of well-designed apartments that combine quality and functionality. Residents can enjoy **lush greenery** and **river views**, complemented by up to **50 lifestyle and resort-style facilities**, including a **large 5-in-1 swimming pool**.

The ground floor will feature **30 retail shop units**, creating a convenient one-stop living environment where daily necessities are easily accessible, significantly enhancing lifestyle convenience and residential comfort.

The project is positioned with a balanced focus on affordability and practicality, primarily catering to first-time homebuyers, young families, and buyers seeking stable investment returns. The overall planning achieves a good balance between living comfort, accessibility, and value-for-money housing quality, aligning with current market expectations for high-quality residential products.

**Phase 1 Tower A** received an exceptional market response, with units nearly fully registered within just **2 months** of registration opening in **December 2025**. The strong market performance clearly demonstrates the project's attractiveness, strategic advantages, and strong competitive positioning.

In response to enthusiastic market feedback and sustained customer demand, the developer opened registration for **Phase 2 – Tower B Riverhaus Serviced Apartment**, also offering **511 residential units**, during the early **Lunar Year 2026** period. The new phase continues to attract strong market interest, further reinforcing buyer confidence in the township masterplan, product quality, and long-term investment potential.



The township also features **The Wawari Club**, a premium community club offering recreational, sports, and social facilities, including **swimming pools, gym, badminton courts, pickleball courts, rock climbing facilities, and dining areas**, fostering a healthy, active, and stylish lifestyle.



**Elora Double-Storey Cluster & Semi-Detached Homes** is a luxury gated residential precinct featuring 230 freehold units (cluster and semi-D homes with up to 2,592 sqft built-up), north-south orientation and multi-generational layouts, officially with a limited number of early registration units, complemented by attractive homeownership incentives and financing packages.

Homebuyers can enjoy an Easy Home Ownership Package, complimentary RM30,000 Membership to The Wawari Club, and end-financing support from multiple reputable banks.



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