

Home in Malaysia

FREE AREA GUIDE · NOVEMBER 2026

Johor
new launch guide 2026

Malaysia's southern gateway, across the causeway from Singapore. Johor Bahru city centre is being reshaped by the RTS Link, the rail connection to Woodlands, which is drawing buyers who work in Singapore.

PROJECTS	STARTING FROM	FREEHOLD	COMPLETION
3	RM580,300	3 of 3	–

AT A GLANCE

All 3 projects side by side

PROJECT	FROM	SIZE	BEDROOMS	TENURE	COMPLETION	EST. MONTHLY*
Axis Causeway Square Johor Bahru	RM580,300	366 – 592 sqft	Studio – 2 Bedrooms	Freehold	60 months after APDL	RM1,986
Brixton Causeway Square Johor Bahru	RM691,000	474 – 850 sqft	1 – 3 Bedrooms	Freehold	60 months after APDL	RM2,365
Dover Causeway Square Johor Bahru	RM727,500	474 – 850 sqft	1 – 3 Bedrooms	Freehold	60 months after APDL	RM2,490

* Estimated monthly instalment on the starting price with a 70% loan at 4.2% over 30 years. Banks decide the actual loan amount and rate. Prices are developer starting prices and can change; check the latest price list with us.

FOREIGN BUYERS

Buying in Johor as a foreigner

Foreigners can buy strata homes from RM1,000,000 and landed homes from RM2,000,000. Johor also charges a state levy on foreign purchases, and stamp duty on the transfer is a flat 8%.

Minimum price

Each state sets a minimum price for foreign buyers. Every unit in this guide is checked against the Johor minimum on our website.

State consent

Every foreign purchase needs approval from the state authority. Your lawyer applies for it after you sign the sale and purchase agreement.

Stamp duty

Foreign buyers pay a flat 8% stamp duty on the transfer, plus stamp duty on the loan agreement if you borrow.

Legal fees

Set by a fixed scale on the price. Some developers pay part of the legal fees on new launches; ask us which ones.

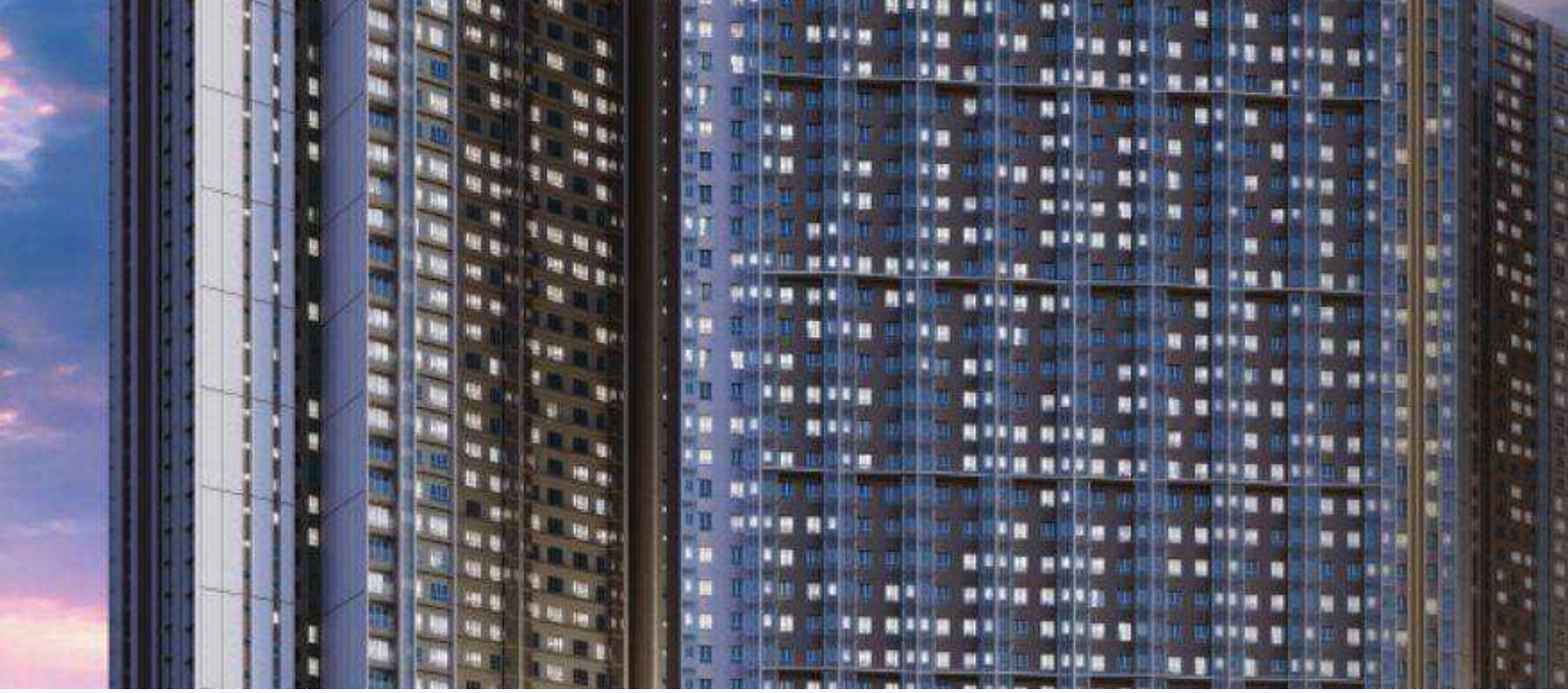
Financing

Malaysian banks lend to non-residents, usually up to 60% to 70% of the price, depending on your income and country.

MM2H

If you plan to live here, the MM2H pass needs a home above the tier minimum as well as the state minimum.

This is general information, not legal advice. Rules can change; we confirm the latest position for your case.



JOHOR BAHRU · COMING SOON

Axis Causeway Square

Causeway Square, Johor Bahru · Exsim Lumba Kuda Sdn Bhd

FROM	EST. MONTHLY	SIZE
RM580,300	**RM1,986**	**366 – 592 sqft**

BEDROOMS	TENURE	COMPLETION
Studio – 2 Bedrooms	**Freehold**	**60 months after APDL**

Axis is a freehold serviced-apartment tower of 908 units rising 62 levels, with 20 units per floor, within the 7.75-acre Causewayz Square masterplan in Johor Bahru. Two layouts are offered, a 366 sqft studio and a 592 sqft dual-key 2-bedroom, priced from RM580,300 (gross). Level 60 sky facilities include a Wavescape infinity pool, Seascape wading pool, Sky BBQ deck, jacuzzi lounge and coworking lounge. Completion is 60 months after APDL.

- Freehold serviced apartments in Johor Bahru from RM580,300 (gross)
- Two layouts: 366 sqft studio and 592 sqft dual-key 2-bedroom
- 62 levels with 20 units per floor and 8 passenger lifts, 1 service lift and 2 car park lifts
- Every unit comes with 1 car park; 999 car parks across podium Levels 2 to 11
- Level 60 sky facilities: Wavescape infinity pool, Sky BBQ deck, power studio and coworking lounge

Floor plans, photos and the full details: **homeinmalaysia.com/projects/axis-causeway-square.html**



JOHOR BAHRU · COMING SOON

Brixton Causeway Square

Causeway Square, Johor Bahru

FROM	EST. MONTHLY	SIZE
RM691,000	**RM2,365**	**474 – 850 sqft**

BEDROOMS	TENURE	COMPLETION
1 – 3 Bedrooms	**Freehold**	**60 months after APDL**

Brixton is a freehold serviced-apartment development of 1,257 units in two 60-storey towers (Tower B1 with 537 units and Tower B2 with 720 units) within the 7.75-acre Causewayz Square masterplan in Johor Bahru. Layouts run from 474 sqft one-bedroom homes to 850 sqft three-bedroom and dual-key residences, priced from RM691,000 (gross). Level 12 podium facilities include the Ocean Pool, infinity pool, hoops court, multipurpose hall and a Sprint Track, with sky gardens and BBQ on Level 57. Completion is 60 months after APDL.

- Freehold serviced apartments in Johor Bahru from RM691,000 (gross)
- Unit sizes from 474 to 850 sqft, including dual-key layouts
- Two 60-storey towers: B1 with 537 units and B2 with 720 units, each with 5 passenger lifts and 1 service lift
- Level 12 podium with Ocean Pool, infinity pool, hoops court, multipurpose hall (pickleball and badminton), fitness studio and kids play areas
- Type C and D come with 1 car park; Type E and F with 2 car parks

Floor plans, photos and the full details: **homeinmalaysia.com/projects/brixton-causeway-square.html**



JOHOR BAHRU · COMING SOON

Dover Causeway Square

Causeway Square, Johor Bahru · Exsim Lumba Kuda Sdn Bhd

FROM	EST. MONTHLY	SIZE
RM727,500	**RM2,490**	**474 – 850 sqft**

BEDROOMS	TENURE	COMPLETION
1 – 3 Bedrooms	**Freehold**	**60 months after APDL**

Dover is a freehold serviced-apartment development of 1,527 units in two 60-storey towers (Tower D1 with 810 units and Tower D2 with 717 units) within the 7.75-acre Causewayz Square masterplan in Johor Bahru. Layouts run from 474 sqft one-bedroom homes to 850 sqft three-bedroom and dual-key residences, priced from RM727,500 (gross). Layouts suit multigenerational living, and Level 12 podium facilities include the Ocean Pool, infinity pool, hoops court, multipurpose hall and a Sprint Track, with sky BBQ and gardens on Level 57. Completion is 60 months after APDL.

- Freehold serviced apartments in Johor Bahru from RM727,500 (gross)
- Unit sizes from 474 to 850 sqft, including dual-key layouts
- Two 60-storey towers: D1 with 810 units and D2 with 717 units, each with 6 passenger lifts and 1 service lift
- Level 12 podium with Ocean Pool, infinity pool, hoops court, multipurpose hall (pickleball and badminton), fitness studio and kids play areas
- Type C and D come with 1 car park; Type E and F with 2 car parks

Floor plans, photos and the full details: **homeinmalaysia.com/projects/dover-causeway-square.html**

Home in Malaysia

FREE ONE-TO-ONE ADVICE

Want a shortlist for your budget?

Tell us your budget, the area you like and why you're buying. We'll reply with the units you can buy, the full cost sheet and video viewings. Free, with no obligation.

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WEBSITE
homeinmalaysia.com

Information in this guide is from developers and public sources as of November 2026 and is for reference only. Prices, availability and rules can change without notice. Home in Malaysia is an independent guide for foreign buyers.