

# LUMINA

COMMERCIAL PARK

ISKANDAR PUTERI JOHOR



Individual | Freehold

Pioneering Tomorrow, Beyond The Ordinary

# LUMINA

COMMERCIAL PARK

## PIONEERING TOMORROW, BEYOND THE ORDINARY

This slogan emphasizes the project's forward-thinking approach ("Pioneering Tomorrow") and its distinctiveness from typical developments ("Beyond the Ordinary").

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## NAMING ORIGIN

**LUMINA** inspired by the Latin term 'lumen' for light, is a luminous expression echoing the melodic charm of "Cebisan Cahaya" by Tunku Laksamana.

Immerse yourself in Lumina's luminous glow, where each note, much like "Cebisan Cahaya," paints fragments of light. Envision Lumina, harmonious sanctuary commercial development, a haven where the energy flows with the delicate Cebisan Cahaya, creating a symphony of brilliance for all.



Artist's Impression

# LUMINA

COMMERCIAL PARK

Developer:



ISKANDAR  
SEAFRONT  
ASSETS

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Managed By:



Building Communities & Beyond

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Building Communities & Beyond

35

YEARS AND BEYOND

BCB Berhad is a leading property developer in Malaysia, recognized as one of the largest in Johor, with a focus on developing high-quality residential, commercial, and industrial properties. The company was founded in 1989 and is headquartered in Johor. In 1996, the company was listed on the Main Board of the KLSE as BCB Berhad. BCB Berhad has a strong track record of success, having completed over 34 projects to date. The company's portfolio includes a wide range of properties, from affordable housing to luxury condominiums, as well as shopping malls and industrial parks. Successful property developments include Klang Valley, Kluang, Batu Pahat, and Johor Bahru.

In 2010, BCB Berhad ventured into the Klang Valley, where it has since established a strong presence. The company is the proud owner and developer of the high-end condominium project Concerto North Kiara in Kuala Lumpur, as well as 151-acres integrated township known as Hometree Kota Kemuning in Shah Alam. Following that, BCB Berhad is also the developer of The Elysia Park Residence, a flagship high-end condominium project in Iskandar Puteri, Johor.

BCB Berhad is committed to developing sustainable and innovative properties that meet the needs of its customers. The company is also a strong advocate for corporate social responsibility, and is actively involved in various initiatives to support the community.

**KLANG VALLEY • KLUANG • BATU PAHAT • JOHOR BAHRU**



Best Transcendent  
Developer



Outstanding Developer  
Southern Region

# Flagship Projects

**CONCERTO**  
NORTH KIARA



Concerto North Kiara,  
Kuala Lumpur  
  
Luxury  
Condominium



Kota Kemuning,  
Shah Alam

Mixed  
Development



Medini Iskandar Puteri,  
Johor

Luxury  
Condominium



**VERSIS** | 龙城新天地



Batu Pahat,  
Johor

3 & 5 Storey  
Shop Offices

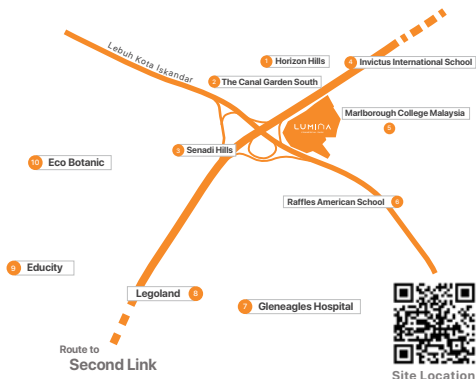
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Roads leading to LUMINA - the gateway connecting community, convenience and commercial success.

Access via Coastal Highway

Route to  
**First Link**



Site Location

Bukit Indah

Johor Bahru

Horizon Hills

Iskandar Puteri

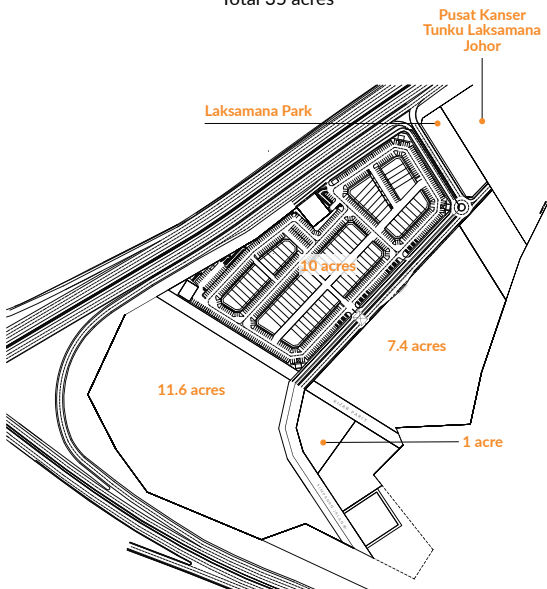
Puteri Harbour

Singapore

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Approved KM  
Total 35 acres

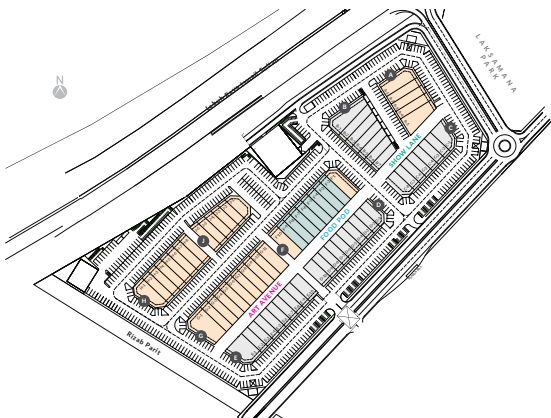




# 75

## LIFESTYLE SHOPS

Take your business to the next level



**LUMINA**  
COMMERCIAL PARK

LAND SIZE  
9.8 acres

2 STOREY  
22 x 90

3 STOREY  
22 x 90

22 x 70

# LUMINA

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## 3 Storey Shoplot



22 x 70' | 22 x 90'

3,850 - 11,515 ft<sup>2</sup>

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## 2 & 3 Storey Shoplot



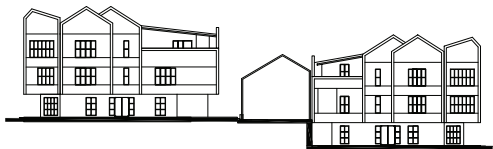
**22 x 90'**

2,690 - 6,750 ft<sup>2</sup>

# LUMINA

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Dual » «  
Frontage



Covered  
Back Lane



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## Jewel Walk

curates Tunku Jalil's legacy, scattered facts across the walk  
commemorate Tunku's life, achievements, and cultural impact,  
offering insights and honoring his contributions.



Artist's Impression



Artist's Impression

## Show Lane



Show Lane serves as a vibrant hub for community events and street performances, where local interests and support, combined with the talents street artists, create a spark of unity through shared experiences



## Food Pod



Artist's Impression

Food Pod gives you a taste of the culinary haven within the Strip, dedicated to savoring and celebrating local delights.

This section comes alive during our many festive occasions, including Eid, Deepavali and Chinese New Year, offering an opportunity to showcase our uniqueness through the shared love of food.



Artist's Impression

## Art Avenue



Art Avenue Spaces will be dedicated to the visual arts, portraying Johor unity through wall murals. We share unity, harmony and cultural expects through creative painted images by local artists reflecting cultural elements to gain public engagement

Bangsa Johor fostering unity through diverse cultures and traditions. Johor's unity thrives in its rich heritage, creating a harmonious community that embraces diversity.

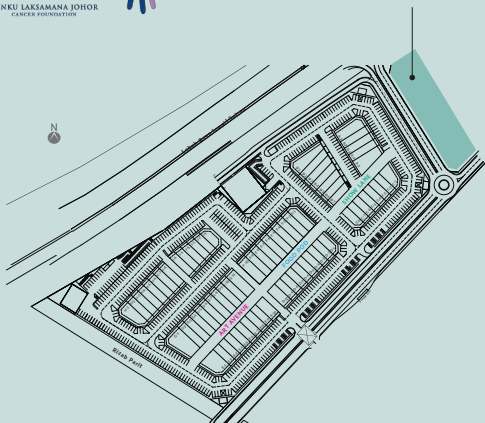
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**TUNKU<sup>®</sup>  
LAKSAMANA  
JOHOR** CANCER  
FOUNDATION

## Laksamana Park



This Jewel or Jauhar concept is used for Tunku Laksamana Johor, the gem of Johor who has helped open Establishing the Tunku Laksamana Cancer Foundation aims to help cancer patients in this country.

# LUMINA

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## Laksamana Park



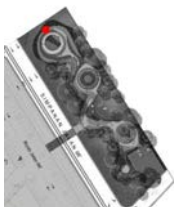
**RIBBON PARK** brings together the idea of the looping form of the cancer awareness ribbon with the memory of Tunku Laksamana as a memorial park. Fashioned after the ribbon itself, the landscape layout is composed of four major spaces divided into the entrance signage JL, memoir space of Tunku Jalil, seating area and sculptures, and outdoor exercise equipments, all engulfed by lush greenery. Designed to be an amble park, the hardscapes and softscapes elements blends together harmoniously to create a serene atmosphere.

Artist's Impression



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Subtracted after his name, Jalil, the JL letters were fused with the design of the Tunku Laksamana Johor Cancer Foundation ribbon logo with the regal colour of purple representing the meaning of honour courage, and compassion.

It's is a statement piece to the park, located beside the main road visible to the passersby as a visual landmark.

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Artist's Impression



Artist's Impression

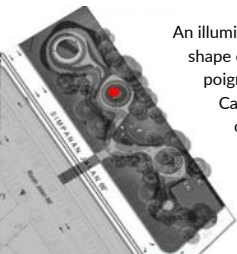
A view of the night time atmosphere, lightened up by the designated lamp posts, it creates a tranquil and serene realm for visitors to have a quiet night stroll with cool air and gentle breeze.

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Artist's Impression



An illuminating sculpture, fashioned in the shape of a cylindrical lantern, bears the poignant lyrics of the song 'Cebisan Cahaya' that was a heartfelt composition by Tunku Jali, as another tribute for his passion and love for music. This song was specially dedicated to cancer patients all over the world.

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# AWARDS



## BCB Berhad

PropertyInsight Outstanding Developer Southern Region 2016  
PropertyInsight Best Transcendent Developer 2019

## Versis Medini Iskandar Puteri

Starproperty.my The Best Commercial Development 2017

## The Elysia Park Residence

Best Southern Development 2016  
Best Hi-Rise Development Southern Region 2016

## Hometree Kota Kemuning

iProperty Best Luxury Landed Development 2014 & 2015  
iProperty Best Residential Landed Development 2016  
PropertyInsight Best Family Living Development 2016  
Doty Designer of the Year - Best Interior Design (Showhouse) 2019  
Metropolitan Trusted Brand Awards - Best of Multi-Generation Homes 2019  
Malaysia Outstanding ESG Impact Corporate Excellence Award 2021

## Concerto North Kiara

Best Luxury High Rise Development 2014

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Pioneering Tomorrow, Beyond The Ordinary

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