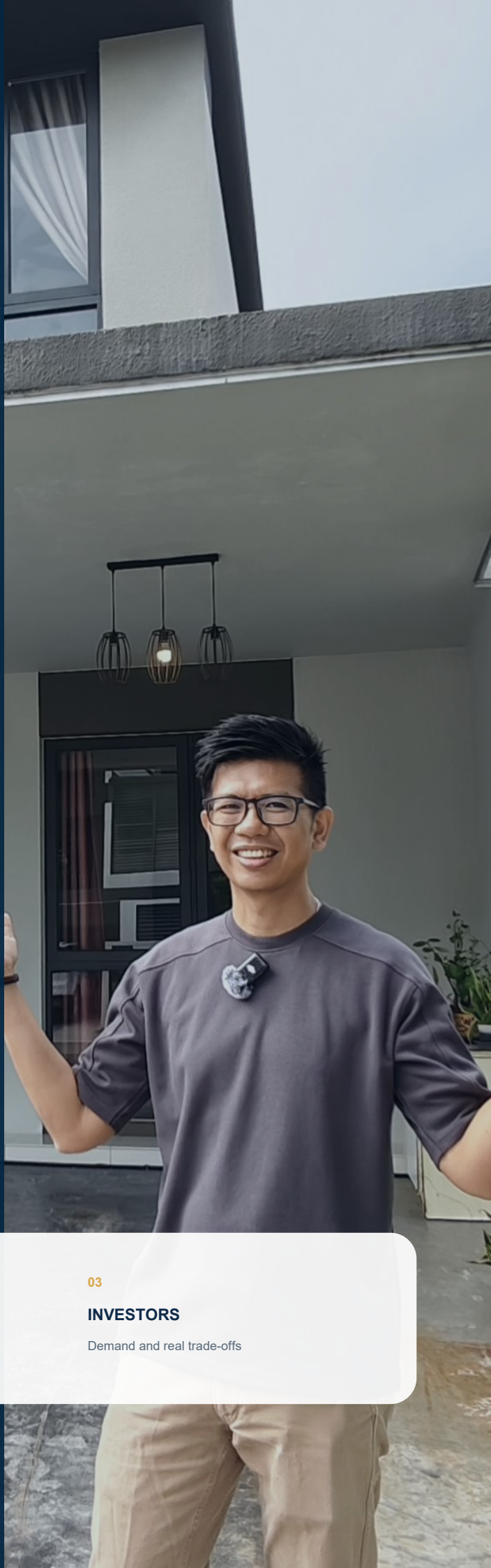
**SAM TEE**
JOHOR PROPERTY ADVISOR | REN 80322

FREE BUYER GUIDE

A BUYER-FIRST GUIDE FOR JOHOR

# Find the Right Property in Johor

Start with your purpose, budget and daily life - then choose the area and property that genuinely fit.



01
**FAMILIES**
Relocation and own stay

02
**RETIREMENT**
Comfort and daily life

03
**INVESTORS**
Demand and real trade-offs

# Which buyer journey are you on?

I help families, retirement buyers and investors find a Johor property that fits their real purpose - not simply the project being promoted today.



## Families

RELOCATION OR OWN STAY

Space, schools, family support, commute and the way you want to live every day.



## Retirement

EASE AND CALM

A manageable home, a comfortable environment and practical access to daily needs.



## Investors

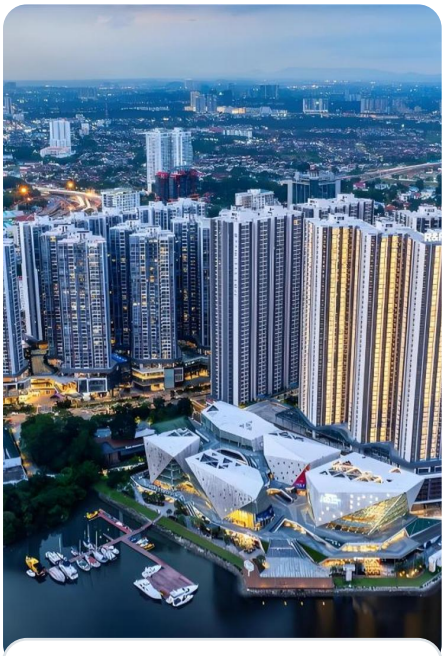
DEMAND FIT

Who may rent here, why they choose the area, and what competition the property faces.

**Different buyers need different homes. There is no one best project for everyone.**

# Where should daily life happen?

Different routines lead to different areas. Compare the environment first; shortlist projects later.



URBAN DENSITY

## JB Town / CIQ

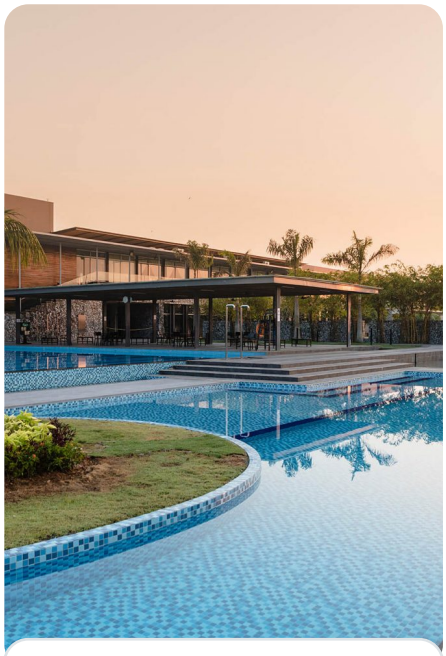
Cross-border routines, city services and higher-density living.



TOWNSHIP LIVING

## Iskandar Puteri

Planned neighbourhoods, family facilities and a more spread-out routine.



LANDED ENVIRONMENT

## Horizon Hills

More space and greenery, with daily travel patterns to consider.

**Ask yourself before choosing an area:**

- Where do I work or travel most?
- Who needs schools, healthcare or family support?
- Do I prefer convenience, space or quiet?

# New project or subsale?

Neither route is automatically better. The right one depends on timing, certainty, cash planning and how much choice you need.



SUBSALE




NEW PROJECT

## See the completed home and neighbourhood

- Inspect the actual condition
- Compare visible surroundings
- Plan renovation and move-in needs

## Consider the plan, timing and delivery risk

- Study the approved documents
- Understand what is not complete yet
- Compare future promise with present reality

**Compare the route - not just the brochure price.**

# Now compare the actual home

Only after purpose, area and buying route are clear should you compare property type, layout and condition.



## Landed home



## Condo living

01

### Space and layout

Does the floor plan support how you actually live?

02

### Condition and maintenance

What will need repair, renovation or ongoing fees?

03

### Trade-offs

What are you willing to accept for this location and budget?

# Understand first. Shortlist before you view.

I work backwards from your purpose, budget and daily routine. A viewing should confirm a fit - not replace the thinking that should happen first.

1 **PURPOSE** Why buy?

2 **AREA** Daily life

3 **ROUTE** New / subsale

4 **SHORTLIST** Best-fit options

5 **VIEW** Verify in person

## What a useful shortlist should do

It should make the decision easier - not simply give you more listings to scroll through.

FILTER

### Remove poor-fit options

Budget, purpose, location and daily routine come first.

COMPARE

### Show the real trade-offs

Space, convenience, condition, timing and compromises.

PREPARE

### Make each viewing useful

Know what to inspect, ask and verify before deciding.

**FEWER VIEWINGS | BETTER QUESTIONS | CLEARER DECISIONS**

**SAM TEE**
JOHOR PROPERTY ADVISOR | REN 80322

START WITH A CHAT

# Not sure where to start?

Send me your situation. I will first understand what you need, then point you toward the right district before we discuss projects.

**WhatsApp Sam - Start Here**

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thejbresidence.com/sam-tee

A SHORT MESSAGE IS ENOUGH

**1. Your purpose**

Family move, retirement, own stay or investment

**2. Budget range and timeline**

Enough for me to suggest a useful starting direction

HONEST COMPARISONS | SUITABILITY FIRST | NO PRESSURE

Availability, eligibility, fees and financing can change. Verify current details before deciding.

