



RESIDENCE I



**XPERIENCE
XTRAORDINARY
MOMENTS**



N
NORTHBANK
BUSINESS EXCHANGE

1

4

3

2

5

Blue Line

1

2

Nearby
Highlight

THE NORTHBANK

DISCOVER THE ESSENCE OF BALANCE



SM07 The NorthBank Ibraco
(ART Station)



Tunku Putra-HELP
School



Regency Specialist
Hospital Kuching



The NorthBank
Club



X NORTHBANK RESIDENCE I

The **Business Exchange**, located within The NorthBank, is a mixed-use development centred on holistic living. Here, offices, residences, retail, wellness, and shared spaces come together to support a complete lifestyle. NorthBank Business Exchange allows you to move effortlessly from sunrise routines to evening rest, all within one connected address.

The Business Exchange is a carefully masterplanned destination that brings together living, business, and leisure in one seamless setting. Designed with intention, it harmonises nature and architecture, privacy and connection, creating a community that feels both vibrant and grounded.

Xperience Xtraordinary Moments

N

NORTHBANK

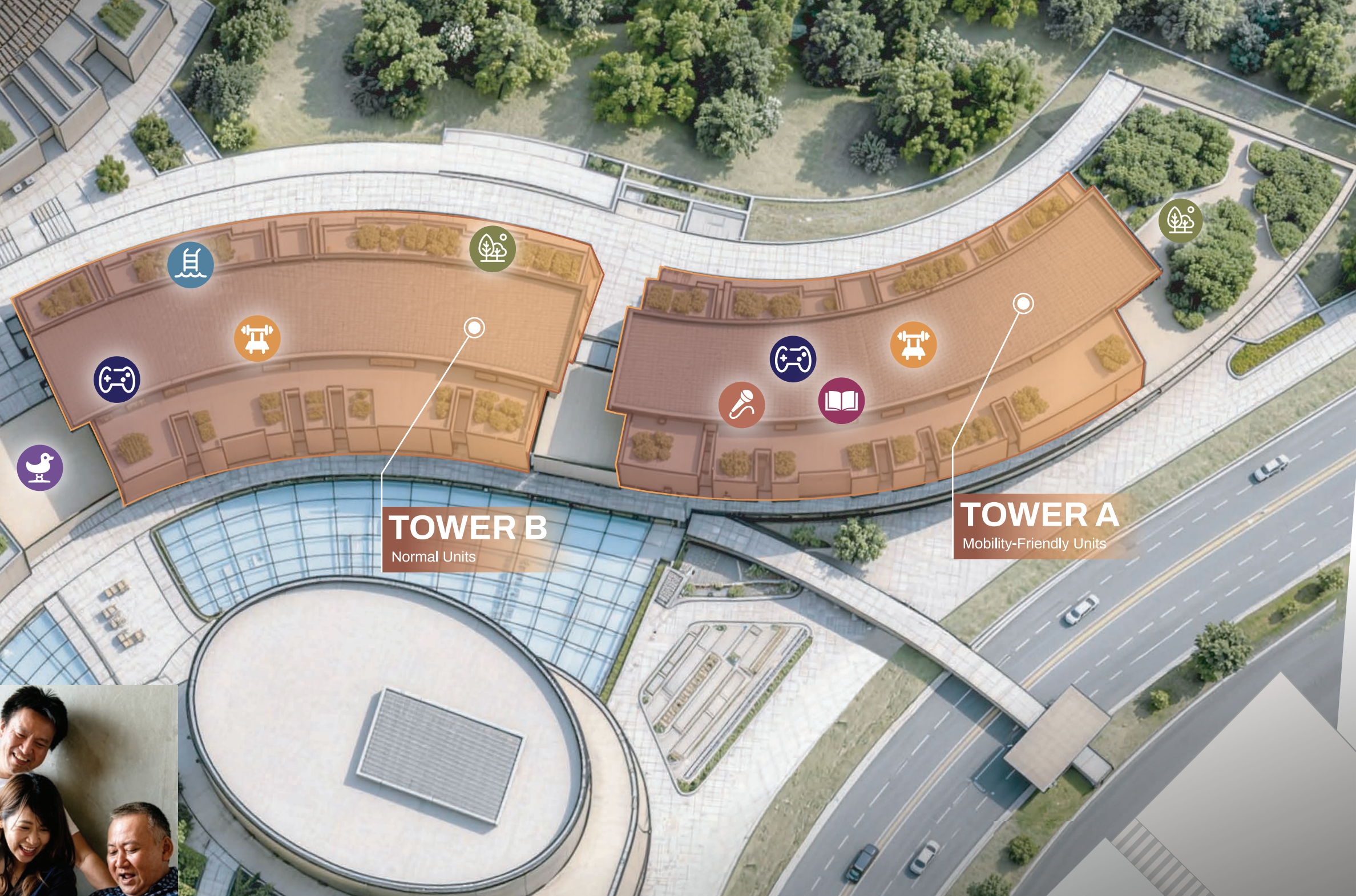
RESIDENCE I



Thoughtfully Placed, Designed for Holistic Life.

Ibraco takes pride in developing thoughtfully planned communities that combine innovation and long-term vision. With extensive experience in shaping integrated townships, Ibraco continues to create environments where people can live, work, and grow in balance.

A key element of the proposition is independent and elderly or mobility-friendly living – where ageing or mobility difficulties do not mean giving up freedom or peace of mind. With healthcare, essential amenities and leisure offerings within easy reach, residents can enjoy greater independence while remaining connected to the services and community around them.



TOWER B
Normal Units

TOWER A
Mobility-Friendly Units



Gym Room



Swimming Pool



Landscape



Games Room



Reading Area



KTV Room



Playground

Facilities at Residence I are exclusively designed to support everyday living with spaces for focus, movement, rest, and connection. Each amenity is thoughtfully placed to create a balanced residential experience within NorthBank Business Exchange.

Disclaimer: The final specifications, facilities, and other particulars shall be subject to the sales and purchase agreement and the deed of covenants.

Tower A Floor Plans



Type A

1 Bedroom + 1 Bathroom

Unit Types without Terrace
Unit Location Level 5 - 11

Type A1 :537 sq.ft
Type A2 :532 sq.ft
Type A3 :519 sq.ft

Unit Types with Terrace
Unit Location Level 3A

Type A4 :519 sq.ft
Type A5 :537 sq.ft
Type A6 :537 sq.ft
Type A7 :532 sq.ft



Type B

2 Bedrooms + 2 Bathrooms

Unit Types without Terrace
Unit Location Level 5 - 11

Type B1 :792 sq.ft
Type B2 :792 sq.ft

Unit Types with Terrace
Unit Location Level 3A

Type B3 :792 sq.ft

Tower A Floor Plans



Type C

3 Bedrooms + 2 Bathrooms

Unit Types without Terrace
Unit Location Level 5 - 11

Type C1 :925 sq.ft

Unit Types with Terrace
Unit Location Level 3A

Type C2 :925 sq.ft



Type D

Studio + 2 Bedrooms
(Dual Key) + 3 Bathrooms

Unit Types without Terrace
Unit Location Level 5 - 11

Type D1 :1,130 sq.ft
Type D2 :1,165 sq.ft

Unit Types with Terrace
Unit Location Level 3A

Type D3 :1,130 sq.ft
Type D4 :1,165 sq.ft

Spaces That Flow Naturally Each floor plan is thoughtfully arranged to maximise comfort and functionality. Clean layouts create a sense of openness, allowing residents to adapt the space to their lifestyle.

* Floor plans are for illustration purposes only. All furnitures, electronics and fittings are not included.
* All sizes stated are only for main parcel, excluding the size of accessory parcels.

Tower B Floor Plans



Type A

1 Bedroom + 1 Bathroom

Unit Types without Terrace
Unit Location Level 5 - 7

Type A8 :537 sq.ft

Unit Types without Terrace
Unit Location Level 5 - 12

Type A9 :532 sq.ft

Type A10 :522 sq.ft

Unit Types with Terrace
Unit Location Level 3A

Type A11 :537 sq.ft

Type A12 :532 sq.ft

Type A13 :532 sq.ft

Type A14 :522 sq.ft



Type B

2 Bedrooms + 2 Bathrooms

Unit Types without Terrace
Unit Location Level 5 - 12

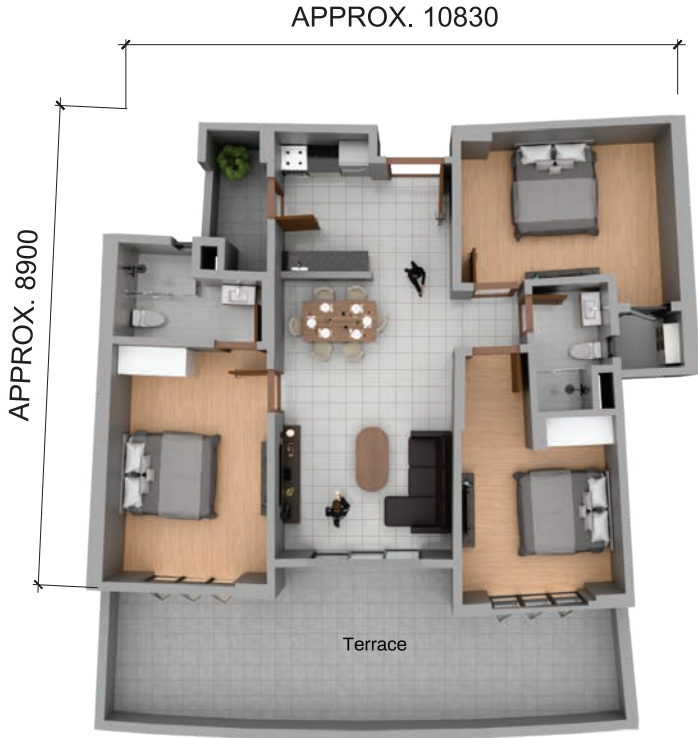
Type B4 :773 sq.ft

Type B5 :772 sq.ft

Unit Types with Terrace
Unit Location Level 3A

Type B6 :772 sq.ft

Tower B Floor Plans



Type C

3 Bedrooms + 2 Bathrooms

Unit Types without Terrace
Unit Location Level 5 - 12

Type C3 :944 sq.ft

Unit Types with Terrace
Unit Location Level 3A

Type C4 :944 sq.ft

Type C5 :944 sq.ft



Type D

Studio + 2 Bedrooms
(Dual Key) + 3 Bathrooms

Unit Types without Terrace
Unit Location Level 5 - 12

Type D5 :1,128 sq.ft

Type D6 :1,159 sq.ft

Unit Types with Terrace
Unit Location Level 3A

Type D7 :1,159 sq.ft

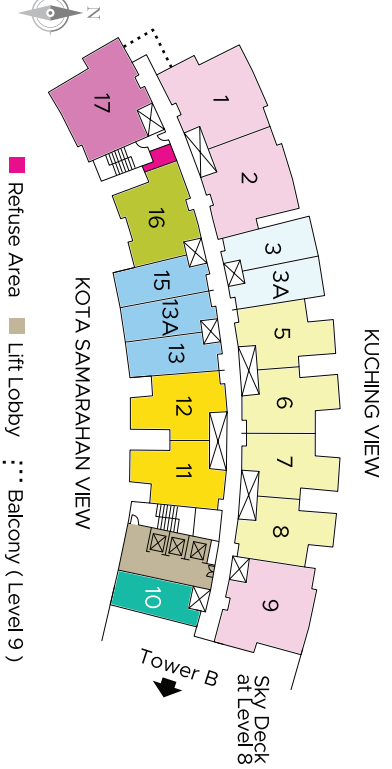
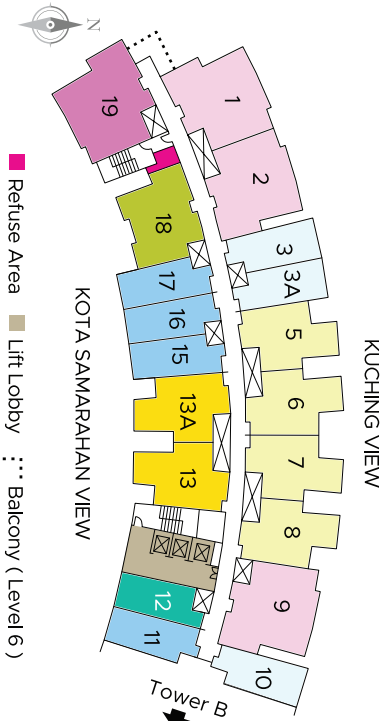
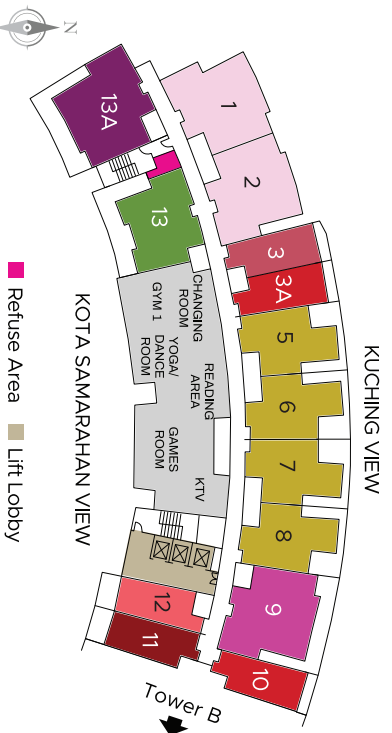
Spaces That Flow Naturally Each floor plan is thoughtfully arranged to maximise comfort and functionality. Clean layouts create a sense of openness, allowing residents to adapt the space to their lifestyle.

* Floor plans are for illustration purposes only. All furnitures, electronics and fittings are not included.
* All sizes stated are only for main parcel, excluding the size of accessory parcels.

Storey Plan

Tower A - For Mobility-Friendly Units

KUCHING VIEW												KOTA SAMARAHAN VIEW																		
L11	A-11-01 D1 1130 SQ.FT	A-11-02 D1 1130 SQ.FT	A-11-03 A1 537 SQ.FT	A-11-3A A1 537 SQ.FT	A-11-05 B1 792 SQ.FT	A-11-06 B1 792 SQ.FT	A-11-07 B1 792 SQ.FT	A-11-08 B1 792 SQ.FT	A-11-09 D1 1130 SQ.FT			A-11-10 A3 519 SQ.FT	A-11-11 B2 792 SQ.FT	A-11-12 B2 792 SQ.FT	A-11-13 A2 532 SQ.FT	A-11-13A A2 532 SQ.FT	A-11-15 A2 532 SQ.FT	A-11-16 C1 925 SQ.FT	A-11-17 D2 1165 SQ.FT											
L10	A-10-01 D1 1130 SQ.FT	A-10-02 D1 1130 SQ.FT	A-10-03 A1 537 SQ.FT	A-10-3A A1 537 SQ.FT	A-10-05 B1 792 SQ.FT	A-10-06 B1 792 SQ.FT	A-10-07 B1 792 SQ.FT	A-10-08 B1 792 SQ.FT	A-10-09 D1 1130 SQ.FT			A-10-10 A3 519 SQ.FT	A-10-11 B2 792 SQ.FT	A-10-12 B2 792 SQ.FT	A-10-13 A2 532 SQ.FT	A-10-13A A2 532 SQ.FT	A-10-15 A2 532 SQ.FT	A-10-16 C1 925 SQ.FT	A-10-17 D2 1165 SQ.FT											
L9	A-9-01 D1 1130 SQ.FT	A-9-02 D1 1130 SQ.FT	A-9-03 A1 537 SQ.FT	A-9-3A A1 537 SQ.FT	A-9-05 B1 792 SQ.FT	A-9-06 B1 792 SQ.FT	A-9-07 B1 792 SQ.FT	A-9-08 B1 792 SQ.FT	A-9-09 D1 1130 SQ.FT			A-9-10 A3 519 SQ.FT	A-9-11 B2 792 SQ.FT	A-9-12 B2 792 SQ.FT	A-9-13 A2 532 SQ.FT	A-9-13A A2 532 SQ.FT	A-9-15 A2 532 SQ.FT	A-9-16 C1 925 SQ.FT	A-9-17 D2 1165 SQ.FT											
L8	A-8-01 D1 1130 SQ.FT	A-8-02 D1 1130 SQ.FT	A-8-03 A1 537 SQ.FT	A-8-3A A1 537 SQ.FT	A-8-05 B1 792 SQ.FT	A-8-06 B1 792 SQ.FT	A-8-07 B1 792 SQ.FT	A-8-08 B1 792 SQ.FT	A-8-09 D1 1130 SQ.FT			A-8-10 A3 519 SQ.FT	A-8-11 B2 792 SQ.FT	A-8-12 B2 792 SQ.FT	A-8-13 A2 532 SQ.FT	A-8-13A A2 532 SQ.FT	A-8-15 A2 532 SQ.FT	A-8-16 C1 925 SQ.FT	A-8-17 D2 1165 SQ.FT											
L7	A-7-01 D1 1130 SQ.FT	A-7-02 D1 1130 SQ.FT	A-7-03 A1 537 SQ.FT	A-7-3A A1 537 SQ.FT	A-7-05 B1 792 SQ.FT	A-7-06 B1 792 SQ.FT	A-7-07 B1 792 SQ.FT	A-7-08 B1 792 SQ.FT	A-7-09 D1 1130 SQ.FT	A-7-10 A1 537 SQ.FT	A-7-11 A2 532 SQ.FT	A-7-12 A3 519 SQ.FT	A-7-13 B2 792 SQ.FT	A-7-13A B2 792 SQ.FT	A-7-15 A2 532 SQ.FT	A-7-16 A2 532 SQ.FT	A-7-17 A2 532 SQ.FT	A-7-18 C1 925 SQ.FT	A-7-19 D2 1165 SQ.FT											
L6	A-6-01 D1 1130 SQ.FT	A-6-02 D1 1130 SQ.FT	A-6-03 A1 537 SQ.FT	A-6-3A A1 537 SQ.FT	A-6-05 B1 792 SQ.FT	A-6-06 B1 792 SQ.FT	A-6-07 B1 792 SQ.FT	A-6-08 B1 792 SQ.FT	A-6-09 D1 1130 SQ.FT	A-6-10 A1 537 SQ.FT	A-6-11 A2 532 SQ.FT	A-6-12 A3 519 SQ.FT	A-6-13 B2 792 SQ.FT	A-6-13A B2 792 SQ.FT	A-6-15 A2 532 SQ.FT	A-6-16 A2 532 SQ.FT	A-6-17 A2 532 SQ.FT	A-6-18 C1 925 SQ.FT	A-6-19 D2 1165 SQ.FT											
L5	A-5-01 D1 1130 SQ.FT	A-5-02 D1 1130 SQ.FT	A-5-03 A1 537 SQ.FT	A-5-3A A1 537 SQ.FT	A-5-05 B1 792 SQ.FT	A-5-06 B1 792 SQ.FT	A-5-07 B1 792 SQ.FT	A-5-08 B1 792 SQ.FT	A-5-09 D1 1130 SQ.FT	A-5-10 A1 537 SQ.FT	A-5-11 A2 532 SQ.FT	A-5-12 A3 519 SQ.FT	A-5-13 B2 792 SQ.FT	A-5-13A B2 792 SQ.FT	A-5-15 A2 532 SQ.FT	A-5-16 A2 532 SQ.FT	A-5-17 A2 532 SQ.FT	A-5-18 C1 925 SQ.FT	A-5-19 D2 1165 SQ.FT											
L3A	A-3A-01 D1 1130 SQ.FT	A-3A-02 D1 1130 SQ.FT	A-3A-03 A5 537 SQ.FT	A-3A-3A A6 537 SQ.FT	A-3A-05 B3 792 SQ.FT	A-3A-06 B3 792 SQ.FT	A-3A-07 B3 792 SQ.FT	A-3A-08 B3 792 SQ.FT	A-3A-09 D3 1130 SQ.FT	A-3A-10 A6 537 SQ.FT	A-3A-11 A7 532 SQ.FT	A-3A-12 A4 519 SQ.FT							A-3A-13 C2 925 SQ.FT	A-3A-13A D4 1165 SQ.FT										
L3	CARPARK											CARPARK																		
L2	CARPARK											CARPARK																		
L1	CARPARK											CARPARK																		
L6	CARPARK (FOR MALL)											CARPARK (FOR MALL)																		



- A4 STUDIO
- B3 2 BEDROOMS
- D4 STUDIO + 2 BEDROOMS
- A5 STUDIO
- C2 3 BEDROOMS
- D1 STUDIO + 2 BEDROOMS
- A6 STUDIO
- D1 STUDIO + 2 BEDROOMS
- A7 STUDIO
- D3 STUDIO + 2 BEDROOMS

- A1 STUDIO
- B2 2 BEDROOMS
- C1 3 BEDROOMS
- A2 STUDIO
- D1 STUDIO + 2 BEDROOMS
- A3 STUDIO
- B1 2 BEDROOMS
- D2 STUDIO + 2 BEDROOMS

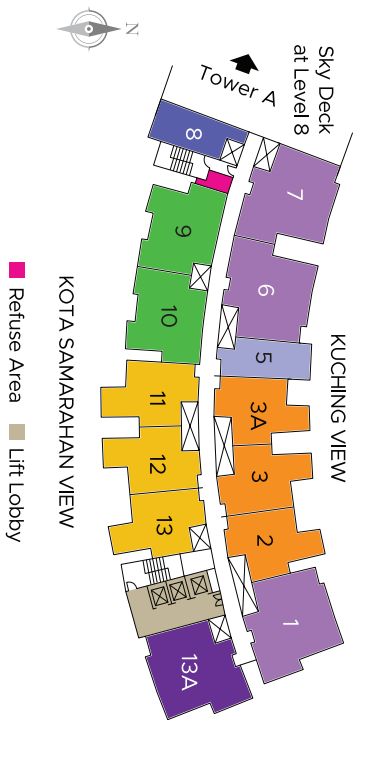
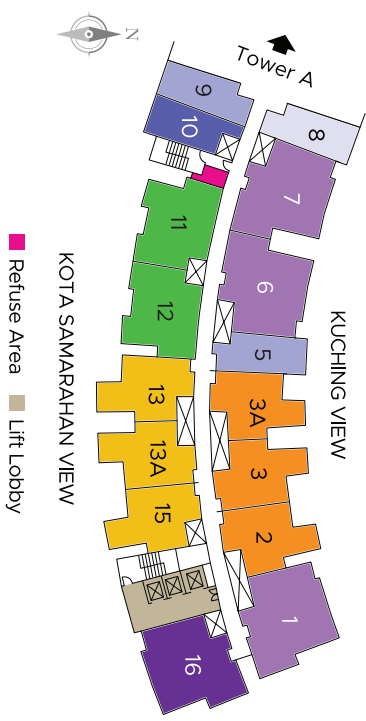
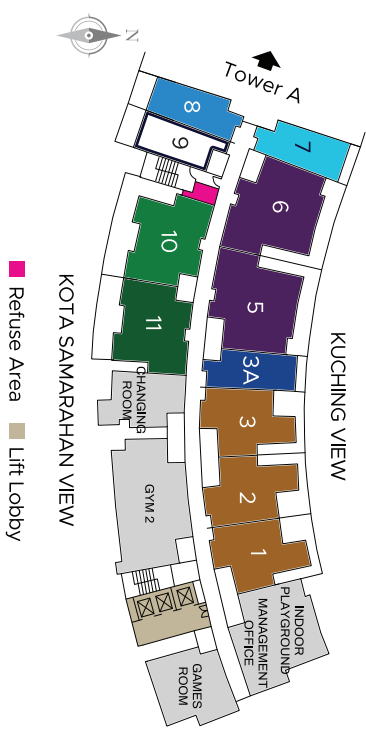
- A1 STUDIO
- B2 2 BEDROOMS
- C1 3 BEDROOMS
- A2 STUDIO
- D1 STUDIO + 2 BEDROOMS
- A3 STUDIO
- B1 2 BEDROOMS
- D2 STUDIO + 2 BEDROOMS

Disclaimer: All unit sizes stated above are only for main parcel and do not include the size of their respective accessory parcel(s)

Storey Plan

Tower B - For Normal Units

L12	B-12-01 D6 1159 SQ.FT	B-12-02 B5 772 SQ.FT	B-12-03 B5 772 SQ.FT	B-12-3A B5 532 SQ.FT	B-12-05 A9 1159 SQ.FT	B-12-06 D6 1159 SQ.FT	B-12-07 D6 1159 SQ.FT		B-12-08 A10 944 SQ.FT	B-12-09 C3 944 SQ.FT	B-12-10 C3 773 SQ.FT	B-12-11 B4 773 SQ.FT	B-12-12 B4 773 SQ.FT	B-12-13 B4 773 SQ.FT	B-12-13A D5 1128 SQ.FT
L11	B-11-01 D6 1159 SQ.FT	B-11-02 B5 772 SQ.FT	B-11-03 B5 772 SQ.FT	B-11-3A B5 532 SQ.FT	B-11-05 A9 1159 SQ.FT	B-11-06 D6 1159 SQ.FT	B-11-07 D6 1159 SQ.FT		B-11-08 A10 944 SQ.FT	B-11-09 C3 944 SQ.FT	B-11-10 C3 773 SQ.FT	B-11-11 B4 773 SQ.FT	B-11-12 B4 773 SQ.FT	B-11-13 B4 773 SQ.FT	B-11-13A D5 1128 SQ.FT
L10	B-10-01 D6 1159 SQ.FT	B-10-02 B5 772 SQ.FT	B-10-03 B5 772 SQ.FT	B-10-3A B5 532 SQ.FT	B-10-05 A9 1159 SQ.FT	B-10-06 D6 1159 SQ.FT	B-10-07 D6 1159 SQ.FT		B-10-08 A10 944 SQ.FT	B-10-09 C3 944 SQ.FT	B-10-10 C3 773 SQ.FT	B-10-11 B4 773 SQ.FT	B-10-12 B4 773 SQ.FT	B-10-13 B4 773 SQ.FT	B-10-13A D5 1128 SQ.FT
L9	B-9-01 D6 1159 SQ.FT	B-9-02 B5 772 SQ.FT	B-9-03 B5 772 SQ.FT	B-9-3A B5 532 SQ.FT	B-9-05 A9 1159 SQ.FT	B-9-06 D6 1159 SQ.FT	B-9-07 D6 1159 SQ.FT		B-9-08 A10 944 SQ.FT	B-9-09 C3 944 SQ.FT	B-9-10 C3 773 SQ.FT	B-9-11 B4 773 SQ.FT	B-9-12 B4 773 SQ.FT	B-9-13 B4 773 SQ.FT	B-9-13A D5 1128 SQ.FT
L8	B-8-01 D6 1159 SQ.FT	B-8-02 B5 772 SQ.FT	B-8-03 B5 772 SQ.FT	B-8-3A B5 532 SQ.FT	B-8-05 A9 1159 SQ.FT	B-8-06 D6 1159 SQ.FT	B-8-07 D6 1159 SQ.FT		B-8-08 A10 944 SQ.FT	B-8-09 C3 944 SQ.FT	B-8-10 C3 773 SQ.FT	B-8-11 B4 773 SQ.FT	B-8-12 B4 773 SQ.FT	B-8-13 B4 773 SQ.FT	B-8-13A D5 1128 SQ.FT
L7	B-7-01 D6 1159 SQ.FT	B-7-02 B5 772 SQ.FT	B-7-03 B5 772 SQ.FT	B-7-3A B5 532 SQ.FT	B-7-05 A9 1159 SQ.FT	B-7-06 D6 1159 SQ.FT	B-7-07 D6 1159 SQ.FT	B-7-08 A8 537 SQ.FT	B-7-09 A9 532 SQ.FT	B-7-10 A10 522 SQ.FT	B-7-11 C3 944 SQ.FT	B-7-12 C3 944 SQ.FT	B-7-13 B4 773 SQ.FT	B-7-15 B4 773 SQ.FT	B-7-16 D5 1128 SQ.FT
L6	B-6-01 D6 1159 SQ.FT	B-6-02 B5 772 SQ.FT	B-6-03 B5 772 SQ.FT	B-6-3A B5 532 SQ.FT	B-6-05 A9 1159 SQ.FT	B-6-06 D6 1159 SQ.FT	B-6-07 D6 1159 SQ.FT	B-6-08 A8 537 SQ.FT	B-6-09 A9 532 SQ.FT	B-6-10 A10 522 SQ.FT	B-6-11 C3 944 SQ.FT	B-6-12 C3 944 SQ.FT	B-6-13 B4 773 SQ.FT	B-6-15 B4 773 SQ.FT	B-6-16 D5 1128 SQ.FT
L5	B-5-01 D6 1159 SQ.FT	B-5-02 B5 772 SQ.FT	B-5-03 B5 772 SQ.FT	B-5-3A B5 532 SQ.FT	B-5-05 A9 1159 SQ.FT	B-5-06 D6 1159 SQ.FT	B-5-07 D6 1159 SQ.FT	B-5-08 A8 537 SQ.FT	B-5-09 A9 532 SQ.FT	B-5-10 A10 522 SQ.FT	B-5-11 C3 944 SQ.FT	B-5-12 C3 944 SQ.FT	B-5-13 B4 773 SQ.FT	B-5-15 B4 773 SQ.FT	B-5-16 D5 1128 SQ.FT
L3A	B-3A-01 B6 772 SQ.FT	B-3A-02 B6 772 SQ.FT	B-3A-03 B6 772 SQ.FT	B-3A-3A A12 532 SQ.FT	B-3A-05 D7 1159 SQ.FT	B-3A-06 D7 1159 SQ.FT			B-3A-07 A11 537 SQ.FT	B-3A-08 A13 532 SQ.FT	B-3A-09 A14 522 SQ.FT	B-3A-10 C4 944 SQ.FT	B-3A-11 C5 944 SQ.FT		
L3	CARPARK														
L2	CARPARK														
L1	CARPARK														
L6	CARPARK (FOR MALL)														



- A11 STUDIO
- B6 2 BEDROOMS
- C4 3 BEDROOMS
- C5 3 BEDROOMS
- A12 STUDIO
- A13 STUDIO
- A14 STUDIO
- D7 STUDIO + 2 BEDROOMS

- A8 STUDIO
- B5 2 BEDROOMS
- C3 3 BEDROOMS
- D5 STUDIO + 2 BEDROOMS
- A9 STUDIO
- A10 STUDIO
- B4 2 BEDROOMS
- D6 STUDIO + 2 BEDROOMS

- A9 STUDIO
- C3 3 BEDROOMS
- A10 STUDIO
- D5 STUDIO + 2 BEDROOMS
- D6 STUDIO + 2 BEDROOMS
- B5 2 BEDROOMS

Disclaimer: All unit sizes stated above are only for main parcel and do not include the size of their respective accessory parcel(s)



Material Specifications

Structure	Reinforced concrete framework
Roof	Selected Metal Roofing, RC Roof
Wall	Brickwall
Doors	
Main entrance	Timber door with lockset
Others	Timber flush door with lockset
Windows	
All	Aluminium-framed glass windows
Floor finishes	
Living / Dining	Floor tiles
Studio	Floor tiles, SPC Flooring
Bedrooms	SPC flooring
Toilet / Drying yard	Floor tiles
Wall finishes	
Kitchen / Bathroom	Tiles up to ceiling height
Internal wall	Plaster and paint
External	Plaster and paint
Ceiling finishes	
Living / Dining	
/ Kitchen/ Bedroom	Plaster ceiling
Bathrooms	Moisture-resistant ceiling



At the Centre of The Northbank

Located within The Business Exchange in the NorthBank Township, NorthBank Residence 1 benefits from direct access to key business, lifestyle, and transport nodes.





**XPLORE EVERY MOMENT.
LIVE CONNECTED,
LIVE COMPLETELY.**



Disclaimer: While every reasonable care has been taken in preparing this brochure, the Developer shall not be held responsible for any inaccuracy in its contents. All statements are believed to be correct but are not relied on as a representation of fact. Renderings, digital images, and illustrations are artist's impression only and cannot be regarded as representations of facts. All plans, internal layouts, information, and specifications are subject to change and shall not form a part of an offer or contract. The Developer reserves the right to modify any part or parts of the building, housing project, development and/or any unit prior to completion as directed by the building authorities. All plans are subject to amendments as required by the Developer's architects, engineers and/or appropriate building authorities.

Property Name: New Survey Lot 3747 and Part of Survey Lot 3740 (Part of Parent Lot 2975) Block 12, Muara Tebas Land District, Phase 2 • Approval Authority for Building Plan: Majlis Bandaraya Kuching Selatan • SPA Approval No.: P/1D/106-21 • Project Address: New Survey Lot 3747 and Part of Survey Lot 3740 (Part of Parent Lot 2975) Block 12, Muara Tebas Land District, Phase 2 • Land Tenure: 60 years • Type A1: 17 units • Type A2: 24 units • Type A3: 7 units • Type A4: 1 units • Type A5: 1 units • Type A6: 2 units • Type A7: 1 units • Type A8: 3 units • Type A9: 11 units • Type A10: 8 units Type A11: 1 units • Type A12: 1 units • Type A13: 1 units • Type A14: 1 units • Type B1: 28 units • Type B2: 14 units • Type B3: 4 units • Type B4: 24 units • Type B5: 24 units • Type B6: 3 units • Type C1: 7 units • Type C2: 1 units • Type C3: 16 units • Type C4: 1 units • Type C5: 1 units • Type D1: 23 units • Type D2: 7 units • Type D3: 1 units • Type D4: 1 units • Type D5: 8 units • Type D6: 24 units • Type D7: 2 units • Total Units: 268 units • Housing Developer's License No.: L0048/KP/HD/01/2026/0018 • Validity Period: 07.07.2026 – 31.03.2030 • Advertisement & Sale Permit No.: P0073/KP/HD/01/2026/0024 • Validity Period: 07.09.2026 – 31.03.2030 • Approved Building Plan No.: B.P.12/2023 • Min Price: RM522,600 • Max Price: RM1,274,400



Ibraco Berhad
No.6 The NorthBank,
Off Kuching-Samarahan Expressway,
93350 Kuching, Sarawak

T +60 82 361 111
F +60 82 362 233
E sales@ibraco.com

