

THE HEART OF WELLNESS

Welcome to a unique residential offering created to sustain your physical, mental and spiritual well-being





Let Your Life Find Balance Here

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Discover a hidden sanctuary, a unique residential offering where you can elevate your spirit.
Find your balance and enchance your wellbeing.







AVIRA is strategically located in Medini, Iskandar's most valued address.

Minutes from the Puteri Habour Ferry Terminal and Second Link into Singapore, it also enjoy access to all parts of Johor. It is surrounded by catalyst developments like Educity, a best in class education hub; Gleneagles Hospital, an international healthcare provider, LEGOLAND Malaysia theme park; Kota Iskandar, the new Johor State Administrative Capital and a host of lifestyle and entertainment amenities.









Everything you need within reach.

Avira is designed to holistically support a community of residents in living well. Amenities are merely a stone's throw away for your family's absolute convenience.

- Education (i.e. Newcastle University Medicine Malaysia, Raffles University Iskandar, University of Southampton Malaysia Campus, University of Reading Malaysia, Management Development Institute of Singapore)

 Healthcare (i.e. Gleneagles Hospital)

- Entertainment (i.e. LEGOLAND)
 Transportation (i.e. nearby bus stop providing shuttles to Senai Airport & Singapore)
- All-Inclusive Lifestyle Hub (amenities include: private school, shopping malls, grocers, petrol stations and other developments by Sunway Iskandar)









AVIRA MEDINI ISKANDAR

A 207-acre development, AVIRA Medini Iskandar is a masterplanned community made up of landed residences, serviced apartments, condominiums and commercial units; a series of urban hubs amidst green spaces that come together in perfect harmony to ensure your physical, mental and spiritual well-being.

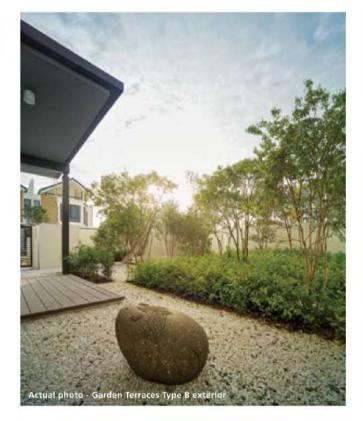
AVIRA is brought to life by Eastern & Oriental Berhad and the wholly-owned subsidiaries of Temasek Holdings (Private) Limited and Khazanah Nasional Berhad.



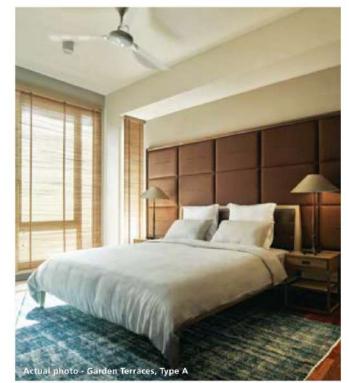












GARDEN TERRACES

One of the few landed properties in Medini, AVIRA GARDEN TERRACES is built with wide frontages that invite the outdoors in, whilst private courtyards and back gardens flow seamlessly into linear parks.

Indoors, a north-south orientation promotes a welcoming coolness and high ceilings add an airy feel. A spacious courtyard brightens with natural light and picturesque views beckon from every window. Staircases lead to wide landing areas, offering the comfort of space.

Design Type	Туре	Size
Type A	3+1 Bedroom	2,235 sqft
Type B	3+1 Bedroom	2,210 sqft





FLOOR PLANS

DRY VARD DRY VA







type a

3+1 Bedrooms
Build up area 2,235sqft / 208sqm
Standard land area 27'x 65' /
1,756sqft / 163sqm

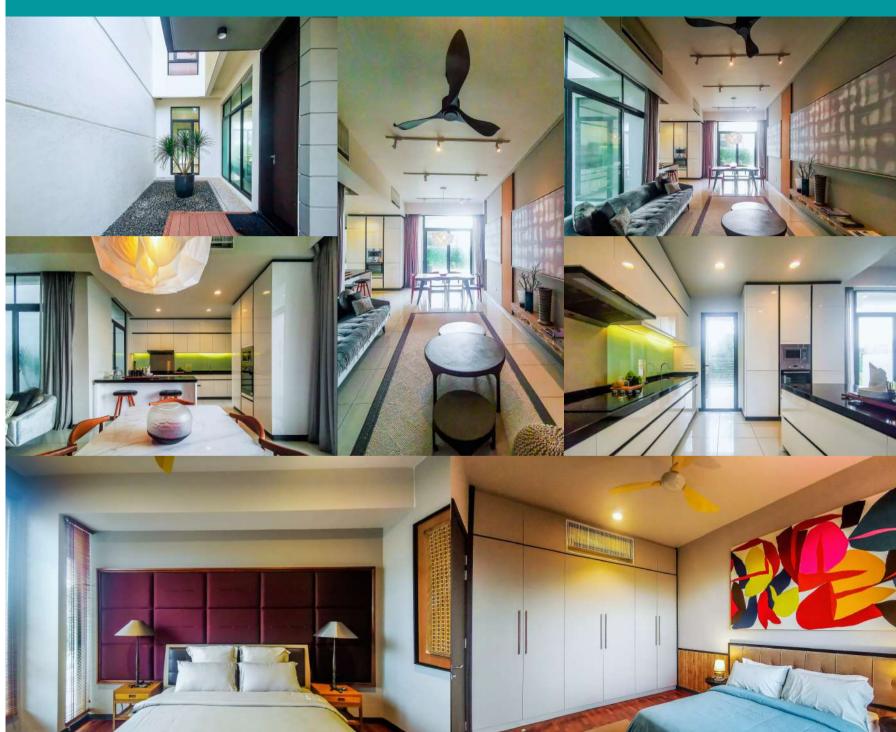


type b

3+1 Bedrooms Build up area 2,210sqft / 205sqm Standard land area 27'x 65' / 1,756sqft / 163sqm



THE UNITS





THE CLUB





site plan

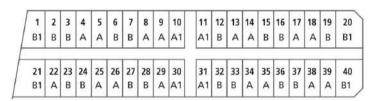
DUACE 1

STANDARD BUILT-UP AREA TYPE

2,235sqft 2,210sqft

A

В



41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61
В1	Α	Α	В	В	А	А	В	В	Α	A1	A1	В	В	Α	Α	В	В	Α	Α	В1
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62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82

83	84	85	86	87	88	89	90	91	92	93									
B1	В	В	Α	Α	В	В	A	A	A1	A1	В	A	A	В	В	A	A	В	B1



All information contained herein is subject to changes, variation, modifications or substitutions without notification as may be required by the relevant authorities and cannot be used to form part of an offer or contract. All pictures, sketches and illustrations here are artists' impressions only and are not intended to be representations of fact. Whilst every reasonable care have been taken in providing this information, the developer (including its joint venture partners and any related companies) shall not be held responsible for any inaccuracies and changes with regards to the common facilities/services and the design layout plans as may be required by the authorities.

specifications

WALL

R.C Wall / Common Brick / Concrete Wall

WINDOWS

Glass with Powder Coated Aluminium Frame

ROOF COVERING

Roof Tiles / R.C Flat Roof / Metal Deck Roof

DOORS

Main Door

Others

FLOOR FINISHES

Living, Dining, Kitchen

Master Bedroom, Bedrooms 2 & 3, Staircase

Master Bathroom, Bathroom 2 & 3,

Powder Room, Yard / Dry Yard, Utility 1 & 2

Car Porch

Others

WALL FINISHES

Master Bathroom, Bathroom 2 & 3, Powder Room, Yard

Others

SANITARY INSTALLATIONS & FITTINGS

Master Bathroom & Bathroom 2

Powder Room

Bathroom 3

M&E INSTALLATIONS & FITTINGS

Electrical supply

Light & power points

Fan points

Telephone points

SMATV points

FENCING

Brick wall and metal grille (where applicable)

STRUCTURE

Reinforced Concrete

CEILING

Fibrous Plaster / Skim Coat

IRONMONGERY

Quality Locksets

Solid Core Timber door

Powder Coated Aluminium Frame

Glass Door

Semi Core Timber Door

Tiles

Timber

Tiles

Textured Concrete

Cement Render

Tiles / Plaster & Paint

Plaster & Paint

Water Closet, Shower, Wash Basin with fittings & accessories

Water Closet, Wash Basin with fittings & accessories

Water Closet, Shower

with fittings & accessories

3 phase power supply

Adequate

Living, Dining, Master Bedroom,

Bedroom 2 & 3

Living & Master Bedroom

Living & Master Bedroom





PHASE 3 SALES PACKAGE

Exclusive Sales Package valid untill 30-11-2021

- Only 1% Down Payment (RM10,000)
- Discount 10% from List Price
- Rebate 15% from SPA price

- Free Sales & Purchase Agreement Legal Fee
 Free Loan Agreement Legal Fee
 Free One Year Clubhouse Membership Fee
 Free Air conditioner for Living Room, Dining Room and all three Bedrooms
- Free HOC Processing Fee

Maintenance Fee RM302.50 per month (Will be reduce to RM250 per month in 2022) Clubhouse membership RM100 per month









MEDINI ISKANDAR MALAYSIA



CONTACT US



ERA REAL ESTATE (JOHOR) SDN BHD