

AVIRA

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 enhance your wellbeing.



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

Minutes from the Puteri Harbour 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)





- Garden Terraces 1
- Serviced Apartments 2
- Semi-Ds & Bungalows 3
- Future Developments 4

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.





Actual photo - Garden Terraces Type B exterior



Actual photo - Garden Terraces, Type B living room



Actual photo - Garden Terraces, Type A

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

FLOOR PLANS



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

PHASE 1	STANDARD BUILT-UP AREA	TYPE
	2,235sqft	A
	2,210sqft	B



1 B1	2 B	3 B	4 A	5 A	6 B	7 B	8 A	9 A	10 A1	11 A1	12 B	13 A	14 A	15 B	16 B	17 A	18 A	19 B	20 B1	
21 B1	22 A	23 B	24 B	25 A	26 A	27 B	28 B	29 A	30 A1	31 A1	32 B	33 A	34 A	35 A	36 B	37 B	38 A	39 A	40 B1	
41 B1	42 A	43 A	44 B	45 B	46 A	47 A	48 B	49 B	50 A	51 A1	52 A1	53 B	54 B	55 A	56 A	57 B	58 B	59 A	60 A	61 B1
62 B1	63 A	64 B	65 B	66 A	67 A	68 B	69 B	70 A	71 A	72 A1	73 A1	74 B	75 A	76 A	77 B	78 B	79 A	80 A	81 B	82 B1
83 B1	84 B	85 B	86 A	87 A	88 B	89 B	90 A	91 A	92 A1	93 A1	94 B	95 A	96 A	97 B	98 B	99 A	100 A	101 B	102 B1	



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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 until 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





AVIRA

MEDINI ISKANDAR MALAYSIA



CONTACT US



ERA REAL ESTATE (JOHOR) SDN BHD