

# Iskandar Malaysia

## DESIGNED WITH INVESTORS IN MIND

Centrally located in South East Asia that is strategically accessible to rapid growing global market, Iskandar Malaysia is set to become Southern Peninsular Malaysia's most developed region – where living, education, entertainment, environment and business seamlessly converge within a bustling and vibrant metropolis with 5 flagship developments. Definitely making it a lucrative hub for investment!





# MEDINI ISKANDAR

# A WORLD CLASS CITY

IN THE MAKING

GRAND MEDINI is advantageously poised in the booming Medini Iskandar, spanning across 2,230 acres that prides itself as the CBD of Flagship B (Nusajaya). Medini Iskandar is the only 'special economic zone' in Malaysia with excellent investment advantages and benefits.

- NO RPGT
  - NO RM 1 million cap for foreign investors
  - 15% income tax rate for knowledgeable workers
- And more!



Artist impression of Grand Medini on actual aerial view





Second Link Bridge



Legoland



Gleneagles Medini



Mall Of Medini

Actual Photo



Legoland Hotel

Actual Photo



Educity

Actual Photo



Puteri Harbour

Actual Photo



Traders Hotel

Actual Photo



Hello Kitty Town

Actual Photo

## SURROUNDING DEVELOPMENTS

### RECREATION

- III Legoland
- III Poresia Country Club
- III Family Indoor Theme Park
- III Puteri Harbour

### EDUCITY

- III Newcastle University Medicine Malaysia (NUMed)
- III Marlborough College Malaysia (MCM)
- III University of Southampton Malaysia Campus (USMC)
- III Netherlands Maritime Institute of Technology (NMIT)
- III University of Reading Malaysia (UoRM)
- III Raffles University Iskandar (RUI)
- III Multimedia University (MMU)
- III Management Development Institute of Singapore (MDIS)
- III Raffles American School (RAS)
- III Johan Cruyff Institute Malaysia (JCIM)

### MEDICAL

- III Columbia Asia Hospital
- III Gleneagles Medini
- III Afiniti Urban Wellness Centre

### OTHERS

- III Pinewood Iskandar Malaysia Studios
- III Johor State New Administrative Centre (JSNAC)
- III Southern Industrial and Logistics Clusters (SiLC)
- III Bio-XCell (Biotechnology Park and Ecosystem)



## PRIMED TO REAP HIGH APPRECIATION RETURNS

Where discerning investors look forward to benefit from exciting appreciation growth, GRAND MEDINI enjoys its central location that is well-attended to international signature developments – Legoland, Gleneagles Medini, EduCity, Afiniti Urban Wellness Centre, Pinewood Iskandar Malaysia Studios, Kota Iskandar, Puteri Harbour and plenty more.

As Medini has a projected population of 3 million and 1.46 million workforce by 2025, GRAND MEDINI is primed for high returns, solid rental yields and spillover benefits from the huge catchment of:

- III Legoland: **1 million visitors per year**
- III Educity: **16,000 students by 2018**
- III Afiniti Urban Wellness Centre: **Estimated 10,000 visitors per year**
- III Pinewood Studios: **More than 8,000 job opportunities**
- III Kota Iskandar: **5,000 government servants**

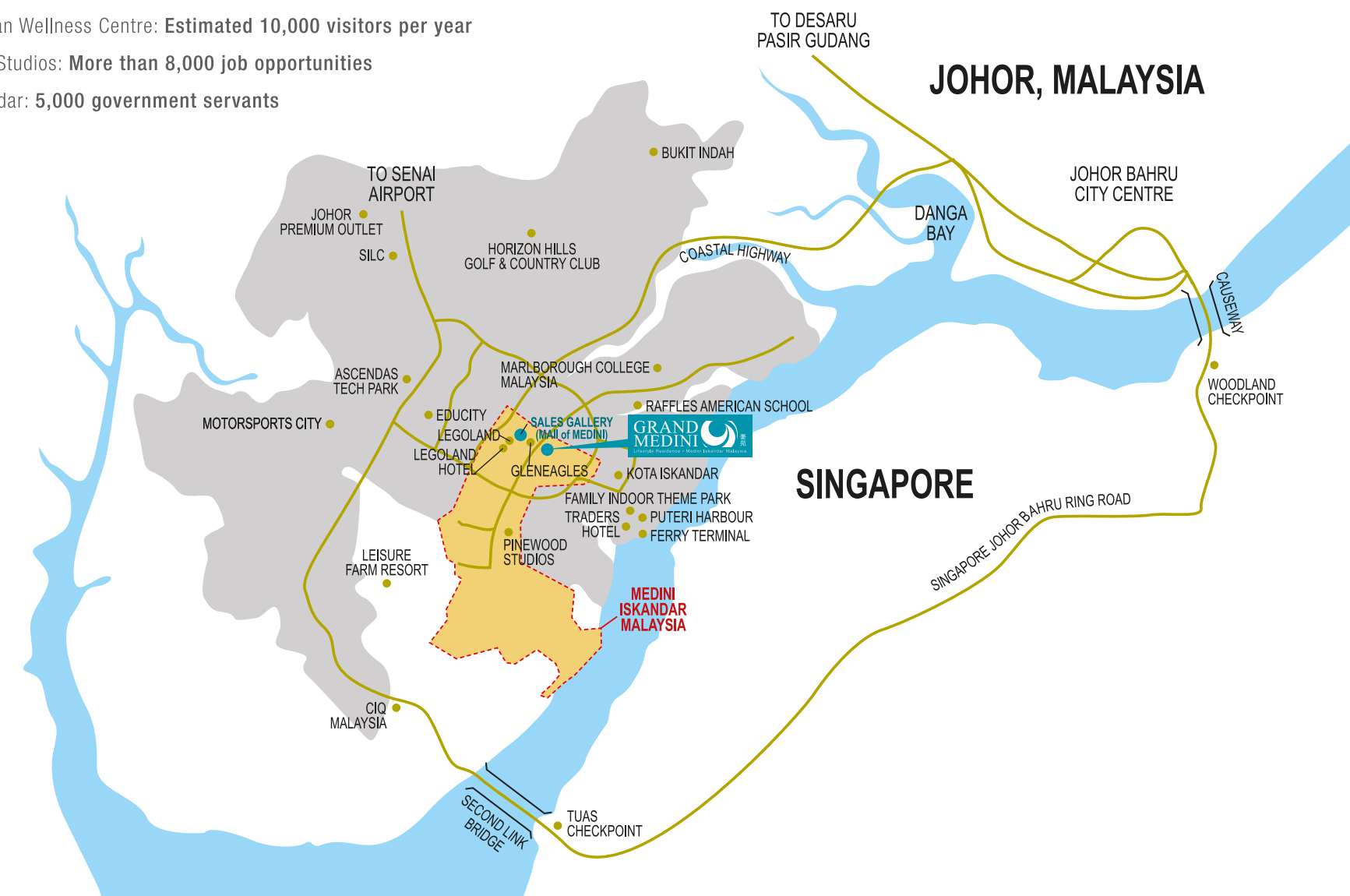
GRAND MEDINI is also easily within reach via:

### EXISTING HIGHWAYS

- III 2nd link bridge from Singapore (only 10 mins away)
- III Coastal Highway
- III Eastern Dispersal Link (EDL)
- III JB East Coast Highway
- III Senai-Desaru Highway
- III Pasir Gudang Highway

### UPCOMING TRANSPORT

- III KL-Singapore High Speed Rail (HSR)
- III Bus Rapid Transit (BRT)
- III Rapid Transit Systems (RTS)







LIVE GRAND





Artist's Impression



Artist's Impression

## AWARD-WINNING IN THE INTERNATIONAL ENCLAVE

GRAND MEDINI offers only the grandest living experience in its vicinity. Designed by award-winning architects and designers, the first-of-its-kind residential development welcomes you to a synergy of urban dwelling, lush greenescapes, exclusive lifestyle facilities and excellent security.

- III 3.23 acres residential development
- III 672 exclusive units
- III 4-tier security (secured lift lobby & floor access by access card only)
- III Gated & guarded perimeter with CCTV





# RECREATIONAL FACILITIES



- III 50m Infinity Pool
- III Wading Pool
- III Floating Spa Lounge
- III Jacuzzi
- III BBQ Terrace
- III Playground
- III Gym
- III Multipurpose Hall
- III Outdoor Terrace
- III Pool Deck
- III Sauna
- III Linear Koi Pond
- III Maze Garden
- III Tree Boulevard
- III Roof Terrace
- III Movie Wall
- III Party Lawn
- III Outdoor BBQ Counter
- III Viewing Deck
- III Seating Steps
- III Casual Tea Terrace
- III Chill Out Deck





Artist's Impression

## WELL THOUGHT OUT DETAILS IN EVERY SPACE

The interior cleverly balances practical size and functional layout, offering only the most comfortable living spaces. Every home is well-designed with branded fittings and furnishings to complement your grandest living experience in GRAND MEDINI.