

Medini's Outstanding Address

At Grand Medini Lifestyle Residence, basking in the lush greenery and natural surroundings of a grand residential hub is the only way to live.



Over the last decade, the socioeconomic hub of Iskandar Malaysia has had a significant impact on Johor's property sector. The southern development corridor has presented a vast array of residential and commercial developments which have propelled the state into the limelight in the local and international property scenes as both Malaysians and foreigners vie for a piece of the action in light of the vast potential and capital appreciation expected to manifest in the future.

A rising star in the country's southern corridor, Iskandar Malaysia is set to welcome yet another sterling development called Grand Medini Lifestyle Residence. Bearing a gross development value of RM400 million, the project is stretched across 3.23 acres of prime land located adjacent to the Medini Mall and Legoland Malaysia.

STYLISH URBAN LIVING SPACES

Grand Medini Lifestyle Residence promises spacious yet stylish residential units with 15 design options ranging from Type A which is the most compact to Type F, the

largest in the development. The homes measure from 474 sq ft to 1,119 sq ft. Type F also features a dual-key concept, making it ideal for housing one's extended family or for leasing purposes. The development is set to deliver 672 units spread across 3 tower blocks which are Blocks A, B and C.

Each residence comes with an exquisite selection of branded modern appliances and fittings such as kitchen cabinets, digital door locks, vanity cabinets, a hood and hob, microwave oven, air-conditioners, wardrobes, water heaters and sanitary ware.

Cleverly designed to offer well-defined family spaces and comfortable layouts, the homes' interiors offer a pleasant and bright ambience with the help of wide glass-paneled windows and sliding doors which allow ample natural sunlight to stream in.

In addition to offering green building features, lush greenery, elegant landscaping and an excellent array of

facilities, the resort-styled development is an energy-efficient building which uses water-efficient fittings, environmentally-friendly elements and sustainable management practices.

Priced from RM368,888 to RM1,256,200, Grand Medini Lifestyle Residence presents attractive perks to discerning buyers such as free maintenance for 12 months, free Sales and Purchase Agreement (SPA) and loan documentation fees as well as free car parking bays. Other incentives being offered include exemption from the Real Property Gains Tax (RPGT) as well as the removal of the RM1-million threshold for foreigners and the Bumiputera quota. Launched in September 2014, the development is expected to be completed within a span of 4 years.

LUXURIOUS INDULGENCES

Inspired by the fast-paced lifestyle of the modern generation, Grand Medini Lifestyle Residence offers an impressive range of recreational facilities and conveniences. Residents will be able to enjoy the view of their surroundings while working out at the raised gymnasium or spend quality time with their family at the 50-metre adult and children's pool.

Alternatively, those looking to unwind with the aid of fresh air can take a pleasant stroll down the paved paths

PROJECT NAME:
Grand Medini Lifestyle Residence
CITY:
Johor Bahru, Johor
PROPERTY TYPE:
Apartment
LAND TITLE:
Residential
TENURE:
Leasehold
BUILT UP:
474 - 1,119 sq ft
LAND AREA:
3.23 acres
LISTING PRICE:
From RM368,888
TOTAL UNITS/LOTS:
672
EXPECTED DATE OF COMPLETION:
3rd Quarter of 2018
DEVELOPER:
Grand Global Medini Sdn. Bhd
WEBSITE LINK:
irop.my/iPM_1410a



1 Front facade



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at the sky terrace or roof garden, enjoy a panoramic view of the surroundings from the viewing deck or just lounge at the pool deck. The barbecue pit is a great place to catch up with family and friends, whilst the sauna is a gentle relief after a hectic day in the city. Last but not least, there is also a multipurpose hall and surau for the convenience of residents.

Grand Medini Lifestyle Residence has a comprehensive 4-tiered security system in place comprising CCTV surveillance, access card control at the lift lobbies and individual floors, trained security personnel at entry and exit points as well as a guarded and gated perimeter. Types A and B are allotted 1 car park per unit, Types C has 2 car parks per unit whilst Types D, E and F are given 3 car parks per unit.

A WORLD-CLASS CITY

Set amidst the bustling economic hub of Iskandar Malaysia, Grand Medini Lifestyle Residence is surrounded by an established network of amenities and conveniences. These include EduCity which is an international education hub comprising world-class educational institutions, Pinewood Iskandar Malaysia Studios, the new Johor state administrative capital that is Kota Iskandar, the premium waterfront development Puteri Harbour, Horizon Hills which is home to one of Malaysia's best golf clubs and Legoland Malaysia, the first Lego-inspired theme park in Asia among others.

The development is served by major highways and access roads, making it highly accessible and well-connected. These access routes include Lebuhraya Persisiran Pantai JB-Nusajaya, the Pontian highway, the Jalan Sungai Danga-Kota Iskandar road, the second Malaysia-Singapore Causeway and the Tanjung Pelepas Highway.



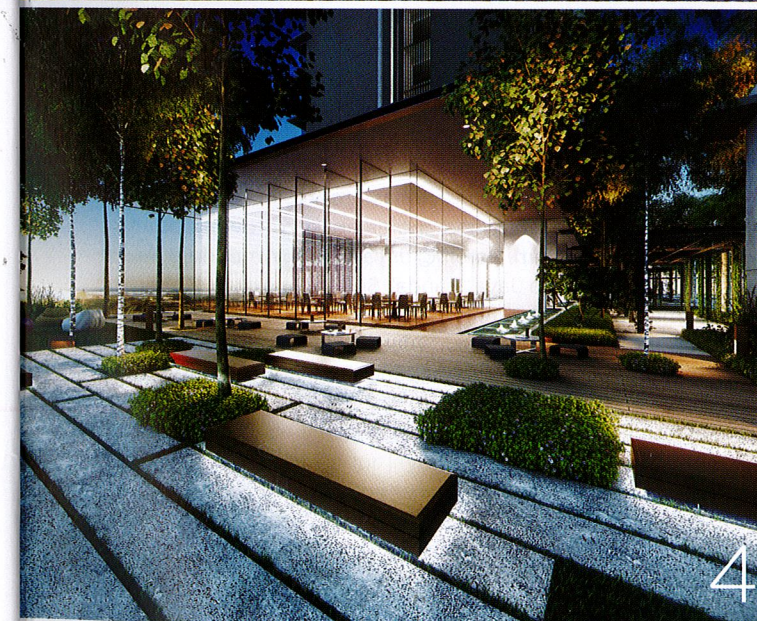
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The development is a 30-minute drive away from the Senai International Airport and an hour's drive away from the Sultan Iskandar Checkpoint Immigration and Quarantine Complex (CIQ) in Johor Bahru.

ABOUT THE DEVELOPER

Grand Medini Lifestyle Residence is a signature development by the Grand Global Group, an experienced property developer with an excellent track record of boutique residential and commercial developments in Malaysia and overseas. The Group's sterling projects include the 222-room Laguna Redang Island Resort, the exclusive 21 luxury apartments of The Madge Residences and Wisma Tenang in Kuala Terengganu. Ongoing overseas projects by the company include the Koonawarra Apartments in Clayton, Australia, near Monash University in Melbourne while local projects in the pipeline include the Grand SOHO @ Damansara, the Laguna City Hotel and the Lang Tengah Island Spa & Resorts in Terengganu.

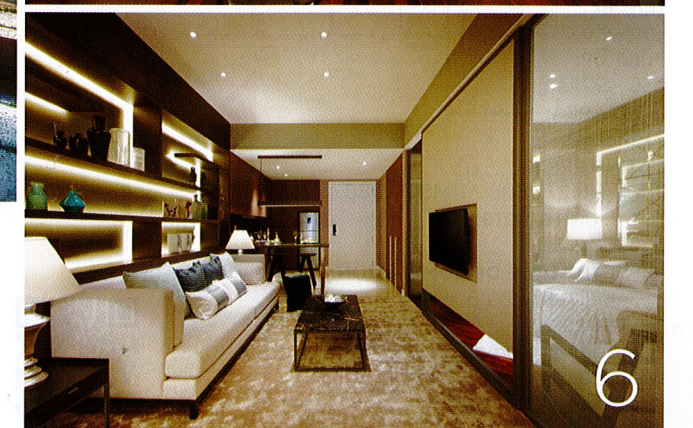
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- 2 Pool view
- 3 Drop off.
- 4 BBQ garden
- 5 Grand Medini - Show unit (bedroom)
- 6 Grand Medini - Show unit (living room)