



PARADISO
-NUOVA-

MEDINI

THE NEW STANDARD FOR LUXURY LIVING



CIMB – Research Report

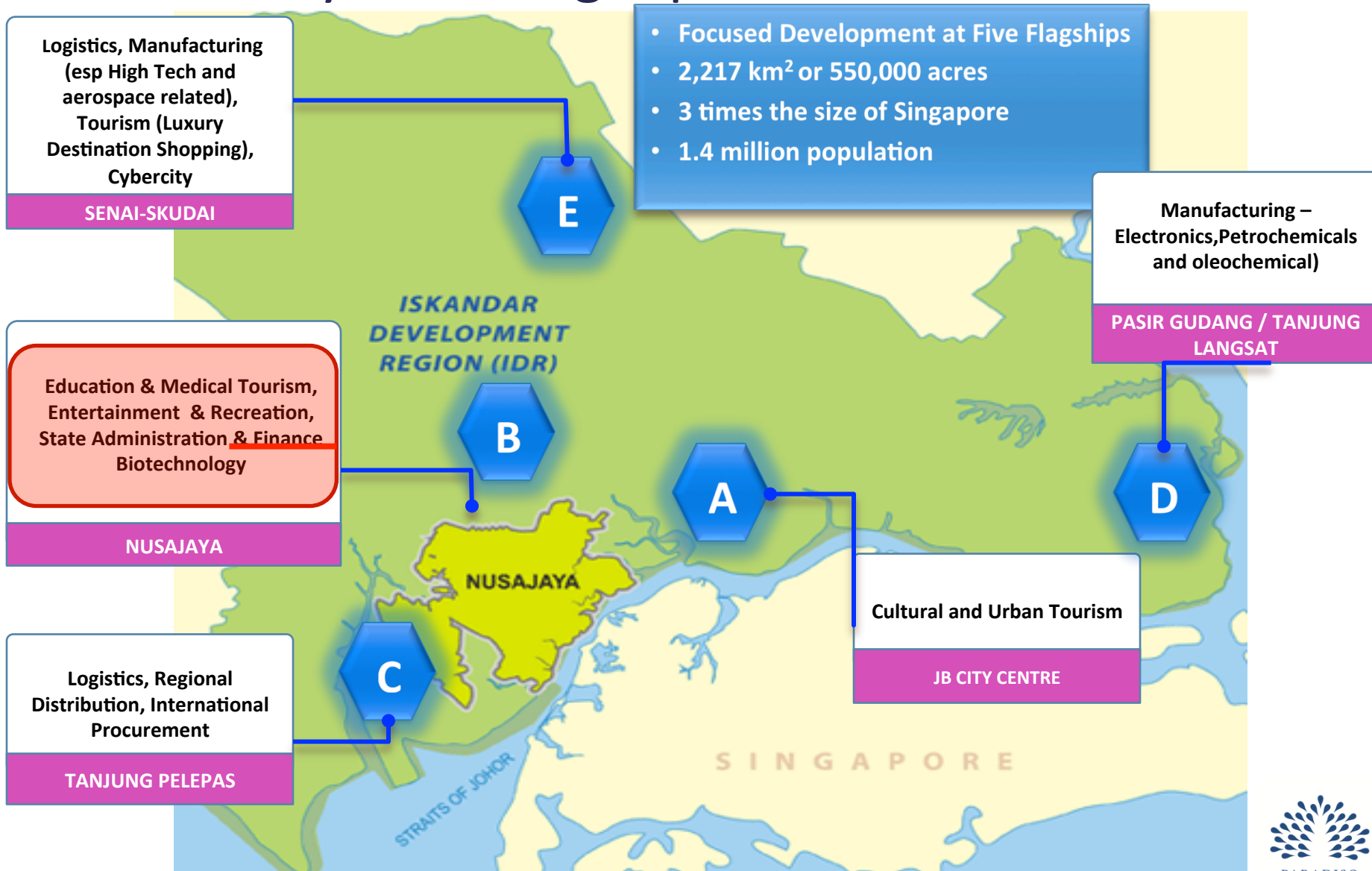
18 MARCH 2013

Iskandar - Malaysia's Shenzhen

Excitement about Iskandar is reaching levels never seen before in Malaysia. This is understandable given that the "Shenzhen of Malaysia" reached tipping point last year. We remain bullish on the growth corridor and advise investors to position for the longer term.



Iskandar Malaysia – 5 Flagship Zones



CIMB – Research Report

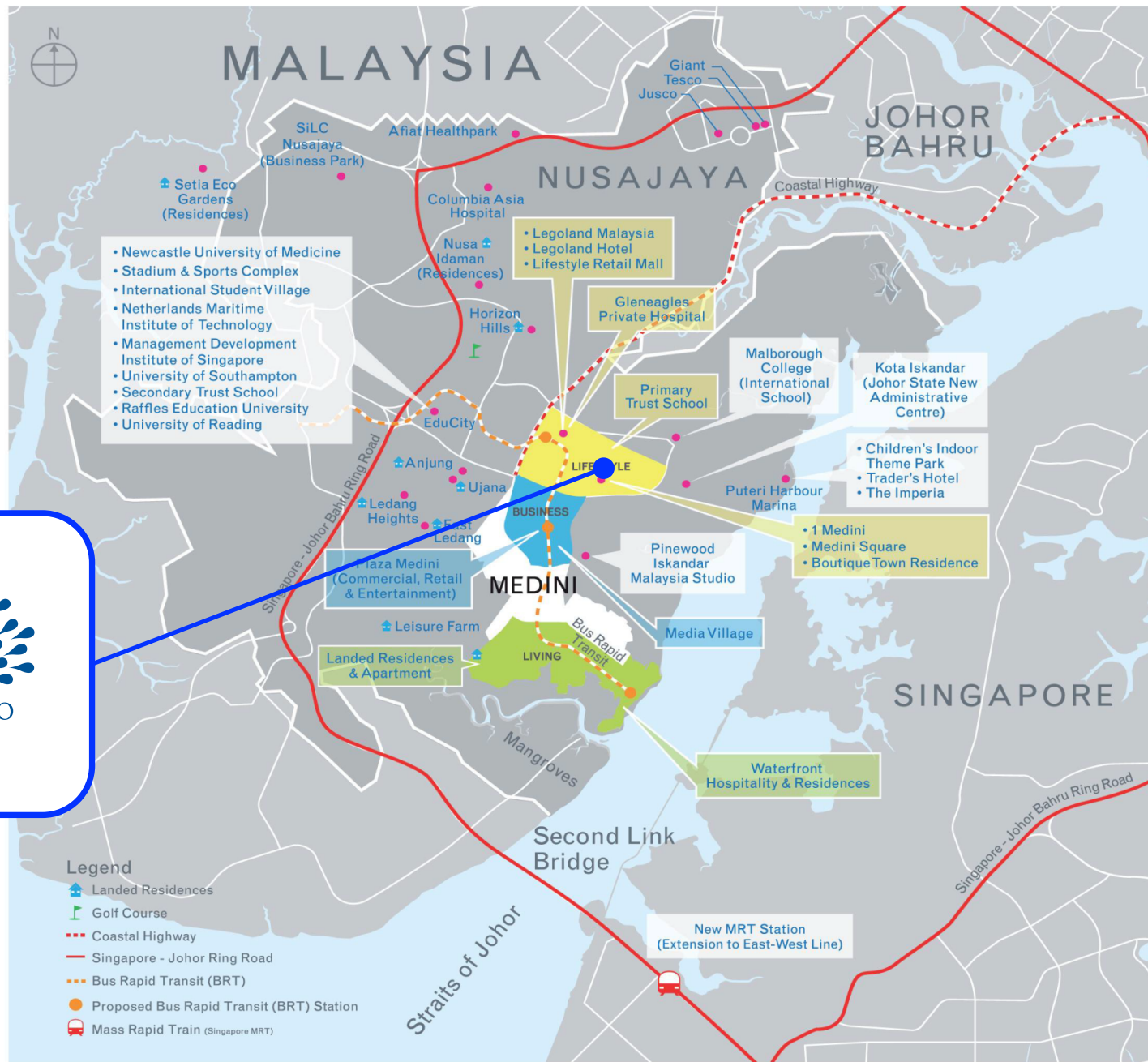
18 MARCH 2013

Nusajaya the heart of Iskandar ➤

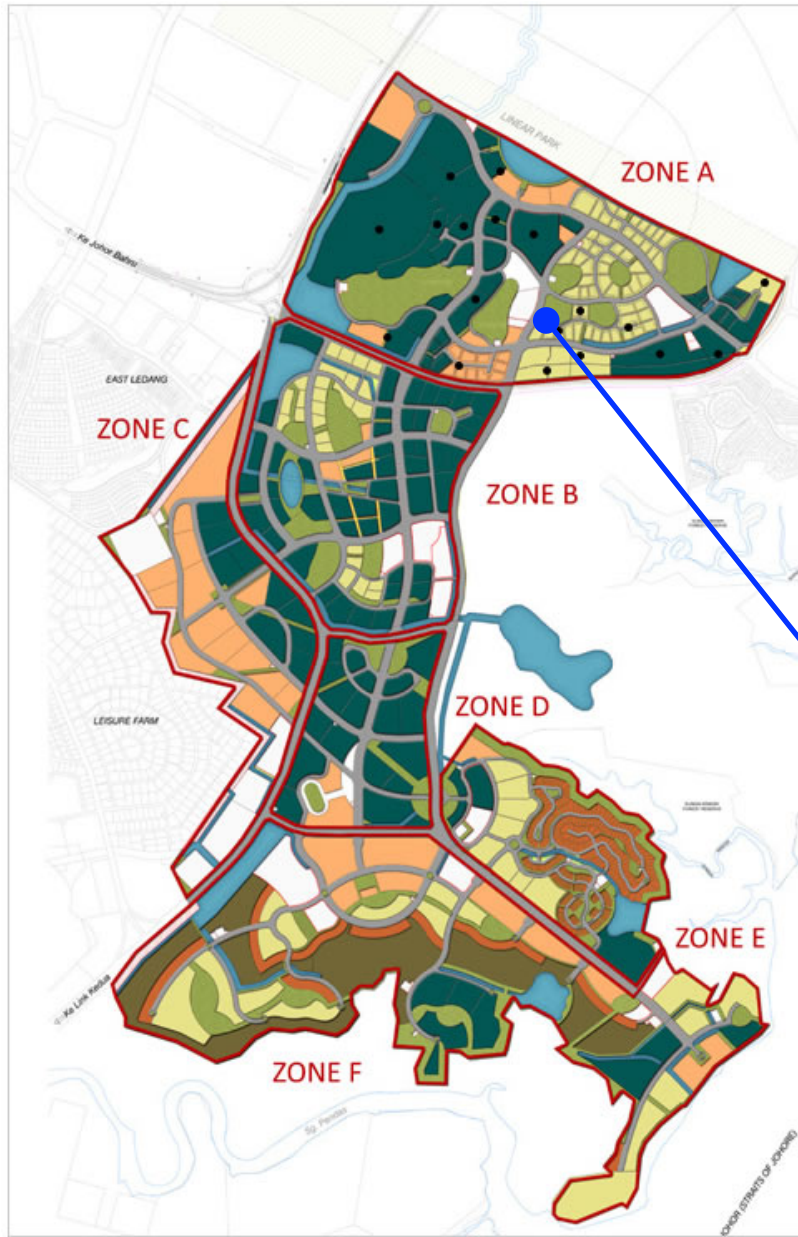
We believe Nusajaya is the heart of Iskandar. Many of the catalysts projects in Iskandar – including Kota Iskandar, Puteri Harbour, Medini, EduCity, Pinewood Studios, LegoLand, Puteri Harbour Theme Park, Afiat Healthpark, etc – are all located in Nusajaya. UEM Land is the largest land owner in Nusajaya with over 7,000 acres that remain undeveloped.



Medini



Medini



LEGEND

- Committed
- Green Spaces
- Commercial
- Mixed Use
- Residential
- Water Body
- Golf Course
- Villas

- Medini North : Zone A
- Medini Business : Zone B
- Medini Central : Zones C, D and E
- Medini South : Zone F



PARADISO
-NUOVA-
MEDINI

Medini Model

THE NEW
METROPOLIS

MEDINI

PILLARS

**STATE
ADMIN**

BUSINESS

EDUCATION

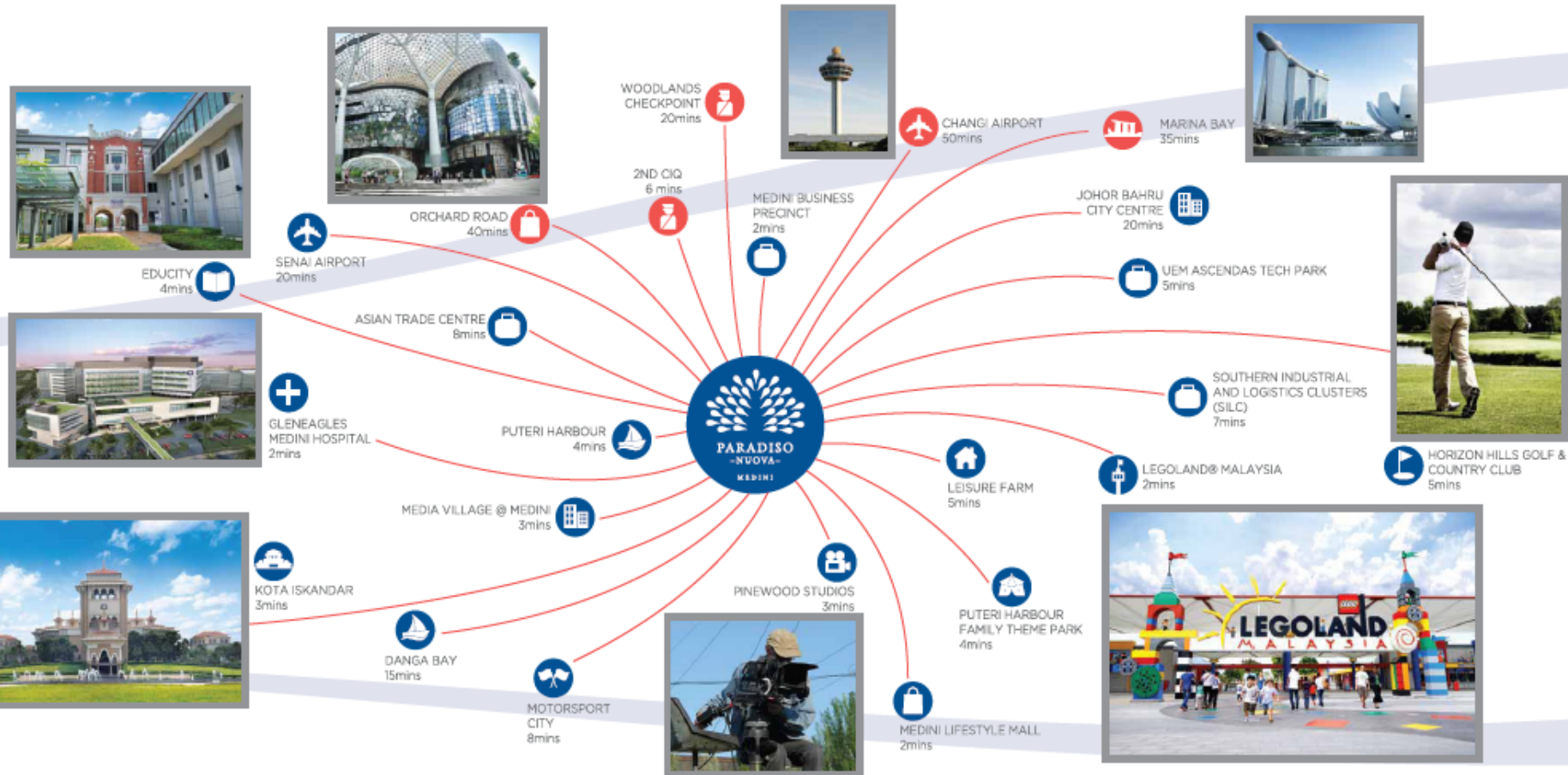
HEALTH

LEISURE

FOUNDATION

MALAYSIA & SINGAPORE GOVERNMENT

Surrounding Amenities



Johor State New Administration Centre (JSNAC) – Kota Iskandar

Figure 4: Kota Iskandar, present day

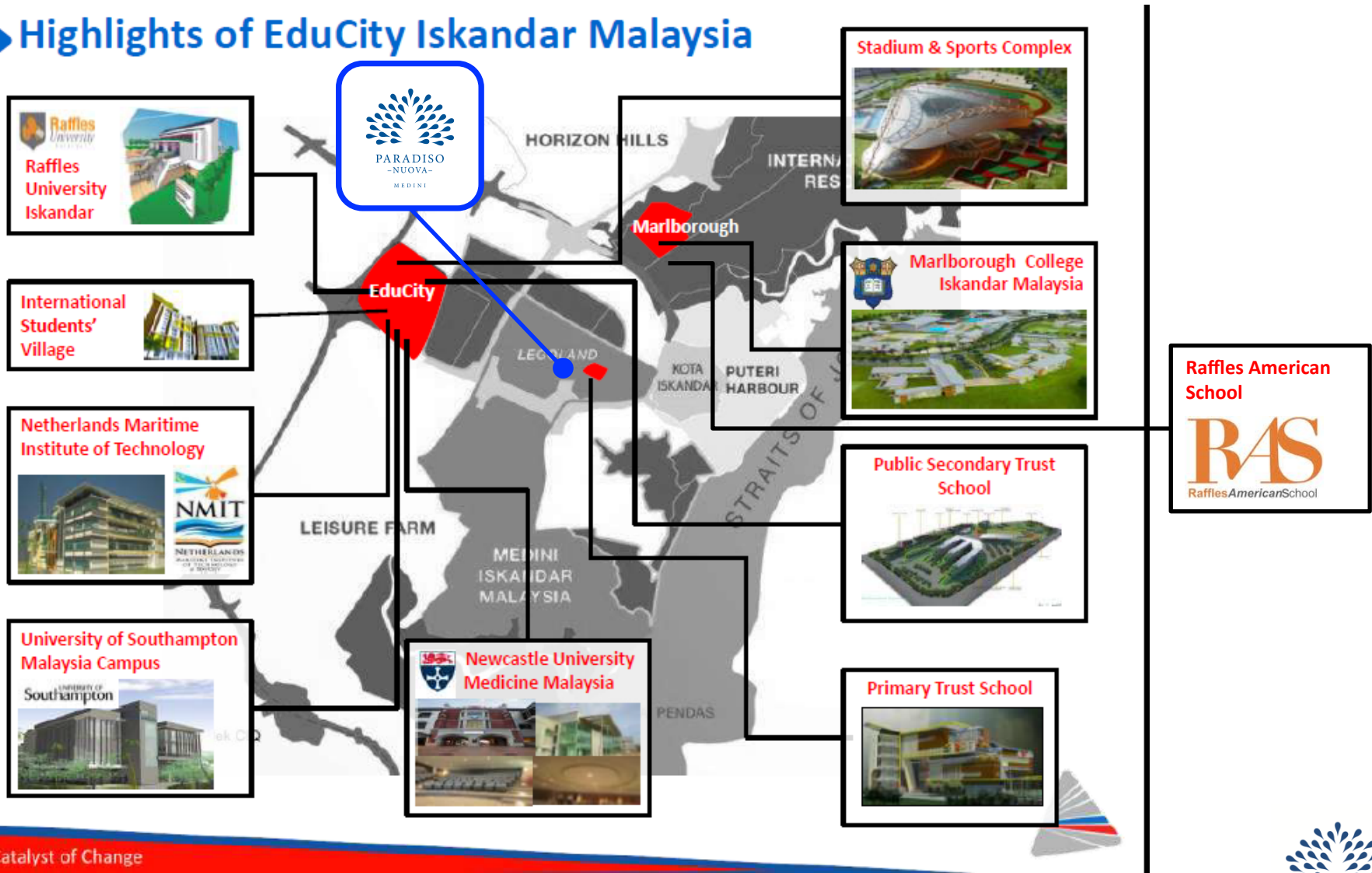


SOURCES: UEM LAND

Source: CIMB Research Report 18 MARCH 2013

Education – Educity

► Highlights of EduCity Iskandar Malaysia



Education - Educity Partners



**Primary and
Secondary Trust
Schools**

Medini North – Zone A





PARADISO
–NUOVA–

M E D I N I

THE NEW STANDARD FOR LUXURY LIVING

Prestigious Project By:



Backed By:





卓达集团
ZHUODA GROUP





卓达集团
ZHUODA GROUP

Established in July 1993

Total assets of RMB50 billion (RM25 billion)

Net assets of RMB42 billion (RM21 billion).

Presence in:

Hebei, Beijing, Tianjin, Shandong, Inner Mongolia, Hainan and Malaysia.





卓达集团
ZHUODA GROUP

Operations Span Across:

Township
Development

Industrial Park
Development

Port
Development

Hotel

Modern
Commerce

Food & Beverage

Exhibitions and
Conventions

Building Material
Manufacturing

Education

Property
Management

Awarded:

China's Top 10 township developer

China's Top 30 Developer Enterprise Brands

More than 50 awards within China.



Backed by:



KHAZANAH
NASIONAL



EMPLOYEE PROVIDENT
FUND OF MALAYSIA



Incorporated in late 2006, as the commercial investment holding company created to oversee and encourage regional development within a 8,900 acre (36 sq. km.) landbank at the South Johor Economic Region (SJER). When the name SJER was changed to Iskandar Malaysia, the company's name was also changed to Iskandar Investment Berhad, or IIB.



IIB has been successfully transforming itself as a major catalytic developer in Nusajaya.

Through the state government agency IRDA (Iskandar Regional Development Authority), incentives were created to encourage developers and tenants into the area, including the companies that worked with IIB on catalytic projects such as EduCity, LEGOLAND® Malaysia and Pinewood Iskandar Malaysia Studios.



Project Details

Location:	Medini Zone A, Nusajaya, Iskandar Malaysia
Site Area:	8,990 sqm / 2.22 acres
No of units:	382 units
Type:	High Rise Condominium
Building Height:	35 Storeys
Tenure:	99 year lease
Est. Completion:	2017
Est. Maintenance Fee:	\$0.40 psf

Designed By:



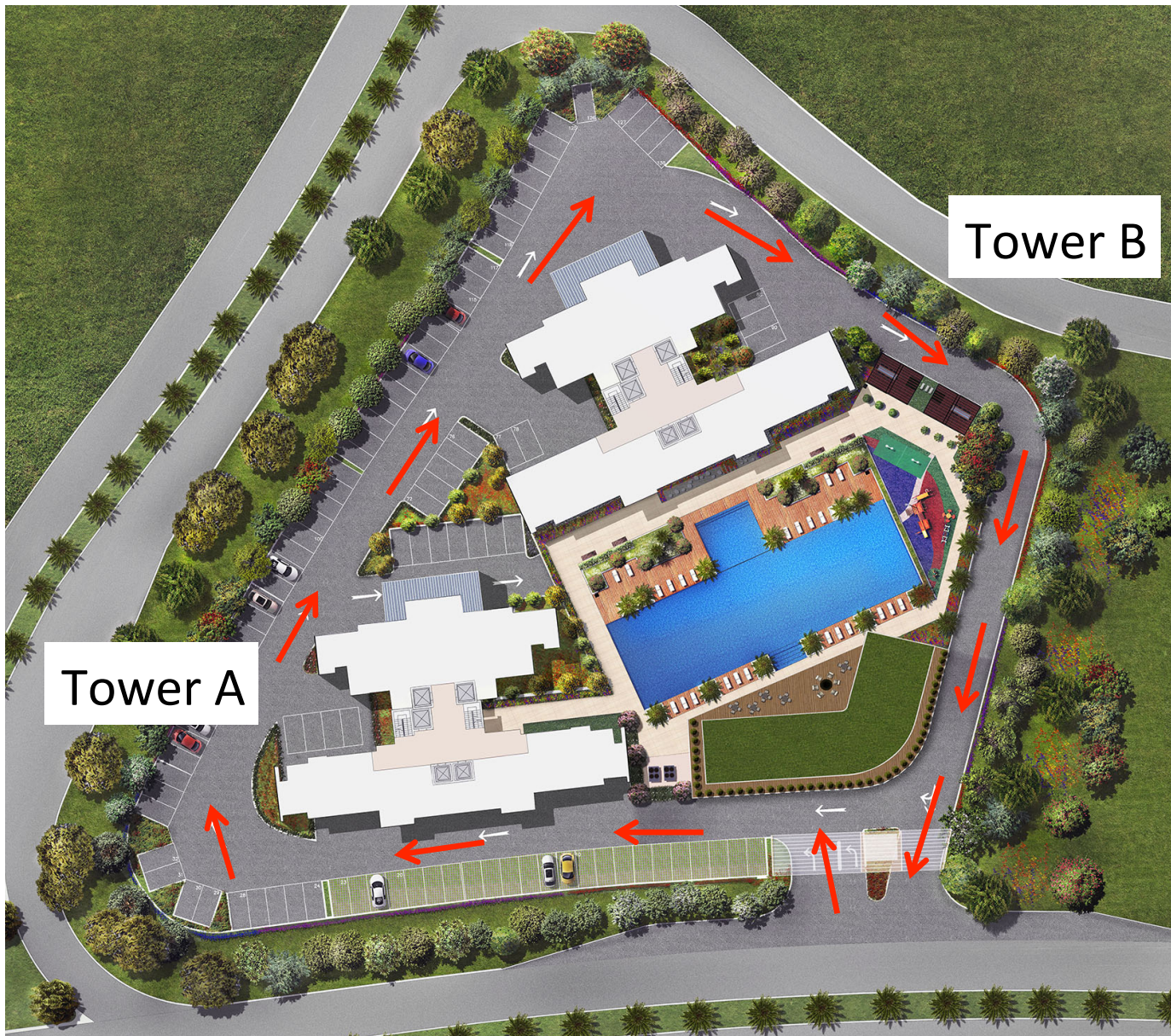
5-Tiered Security

100% Residential Development

- Guard House at Grand Entrance
- CCTV on estate perimeter
 - From Level B2 to Level 3a Facilities Deck
 - Duty Security Guard on Patrol
- Access Card to Lobby
- Access Card Control to Unit Level
- Access Card to Unit
 - Video Intercom System



Single Vehicular Entry & Exit



Facilities

Ground Level

- Grand Entrance
- Security Guard House
- Exit
- Grand Lobby
- Concierge Desk
- Private Lift Lobby
- Pedestrian Entrance
- Nature Walk
- Clubhouse Lobby



Grand Entrance

Facilities

Sunrise Concourse

- Clubhouse
- Lap Pool
- Children's Pool
- Children's Playground
- Palm Deck
- BBQ Pavilion
- Alfresco BBQ Corner

Clubhouse

- Multi Purpose Hall
 - Poolside Café
 - Minimart
 - Alfresco Deck
 - Changing Rooms
 - Sauna
 - Steam Room
 - Launderette
 - Gymnasium
 - Aerobics / Yoga Studio
- Pool Room
 - Games Room
 - Kindergarten
 - Viewing Deck

Sunrise Concourse





Gymnasium & Lap Pool



Children's Playground

Sky Lounges

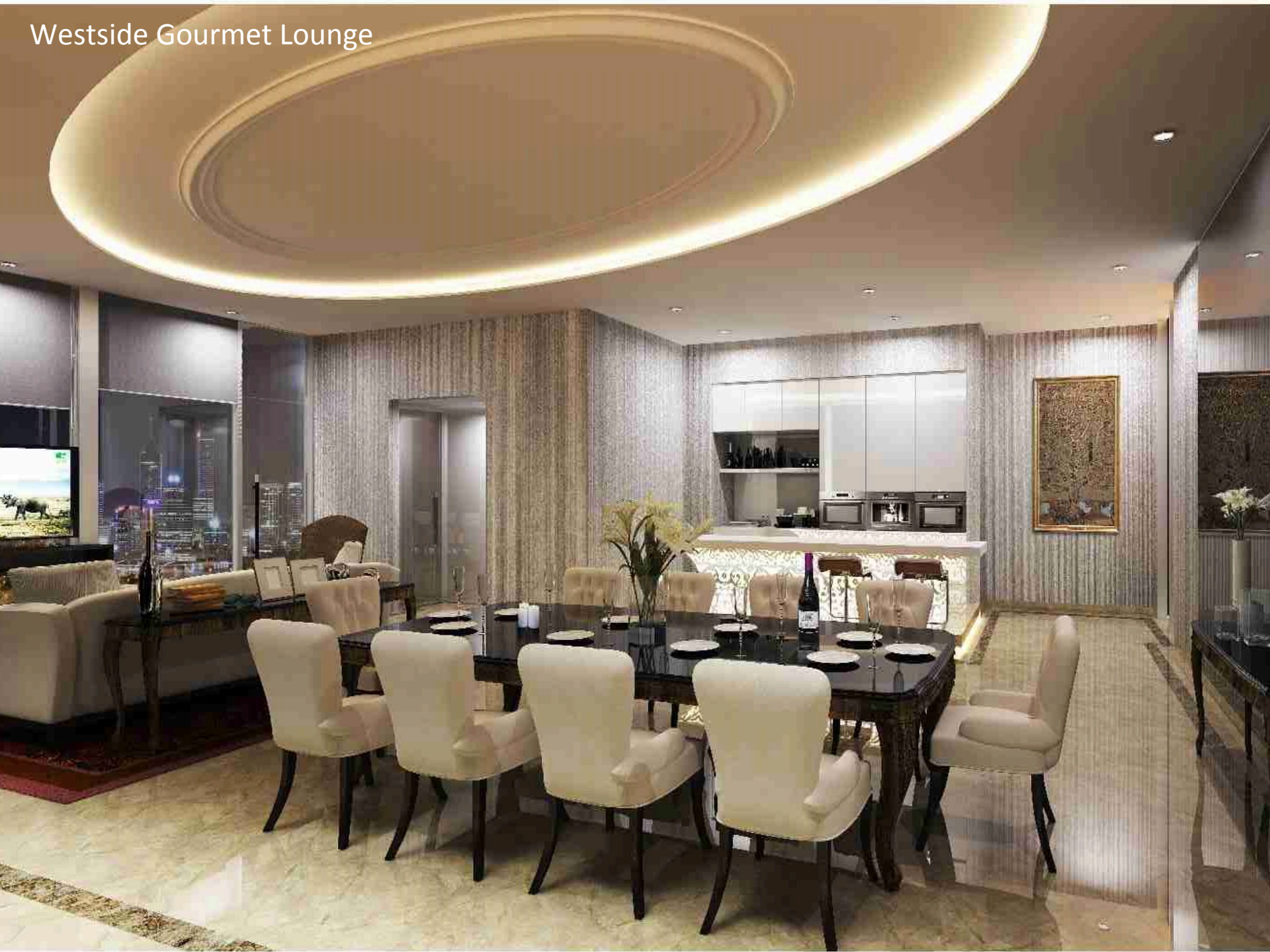
Sky Lounges

- Eastside Gourmet Lounge
- Westside Gourmet Lounge
- Sky Lounge North
- Sky Lounge South



Eastside
Gourmet Lounge

Westside Gourmet Lounge



Site Plan



1+1 Bedroom

2 Bedroom

2+1 Bedroom

3 Bedroom

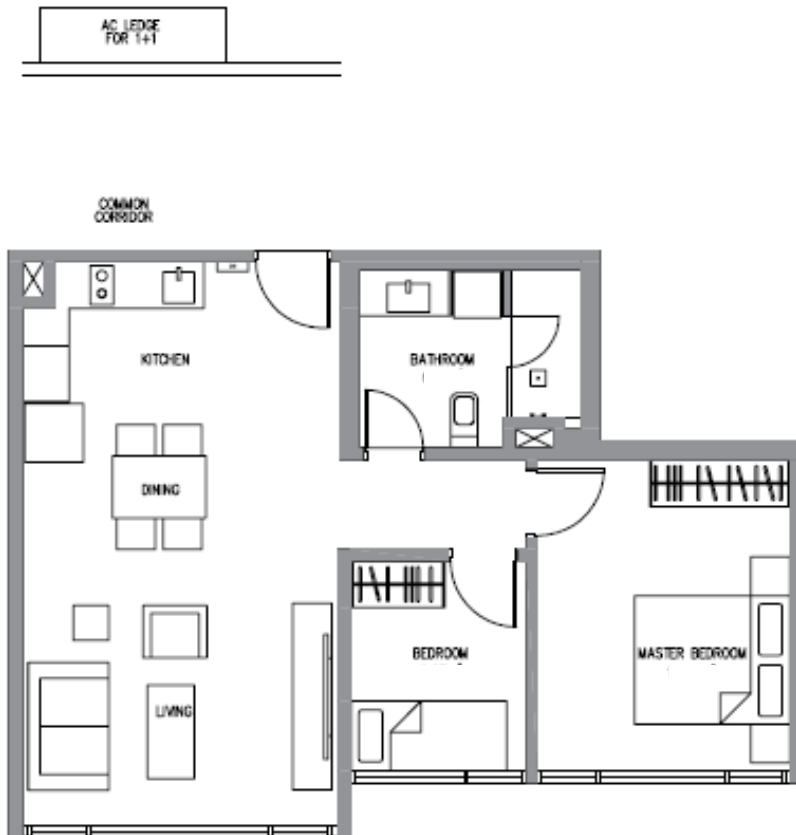


Design Mix

• 1+1 Bedroom	696sf	125 units
• 2 Bedroom	967sf	66 units
• 2+1 Bedroom	1,078 & 1,123sf	62 units
• 3 Bedroom	1,428 & 1,475sf	128 units
• Penthouse	6080sf	1 unit

Floor Plans – Type A

1+1 BEDROOM



UNIT TYPE A

64.64 sqm / 696 sqft

Tower A

#02-03a to #33a-03a (mirror)

#02-05 to #16-05

#18-05 to #33a-05

Tower B

#03a-10 to #33a-10 (mirror)

#05-11 to #16-11

#18-11 to #33a-11



Floor Plans – Type B1

2 BEDROOM

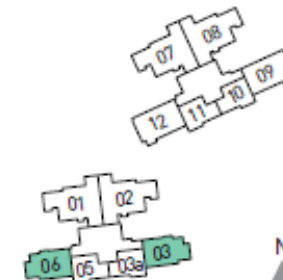
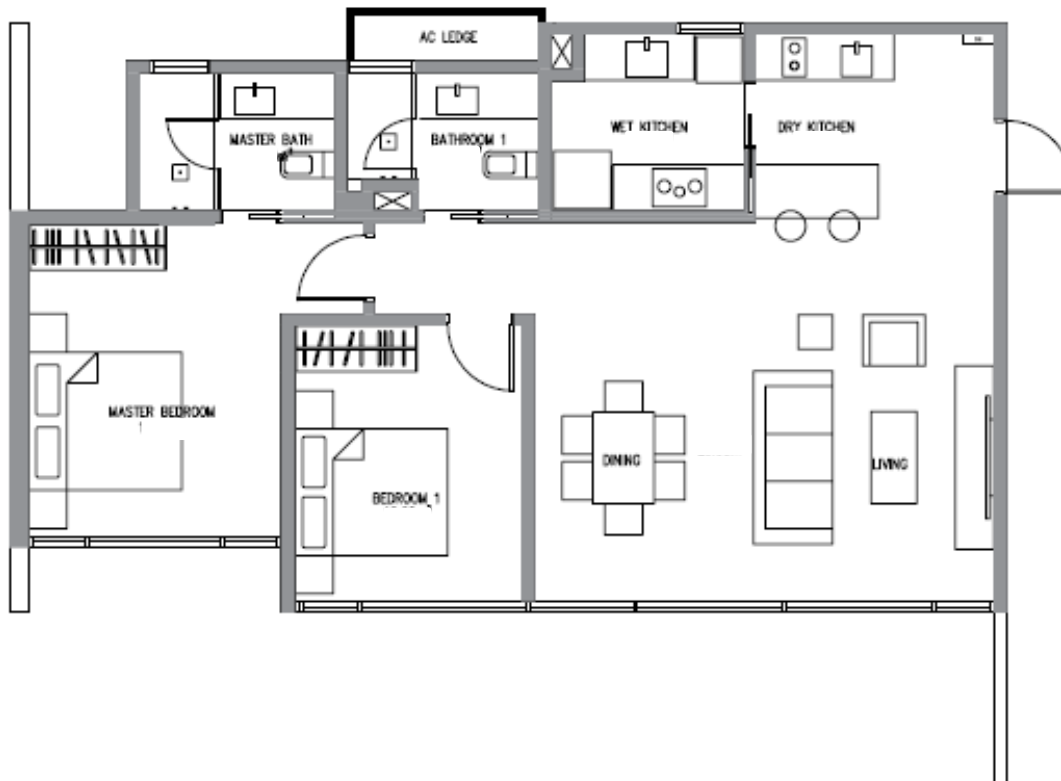
UNIT TYPE B1

89.82 sqm / 967 sqft

Tower A

#02-03 to #33a-03 (mirror)

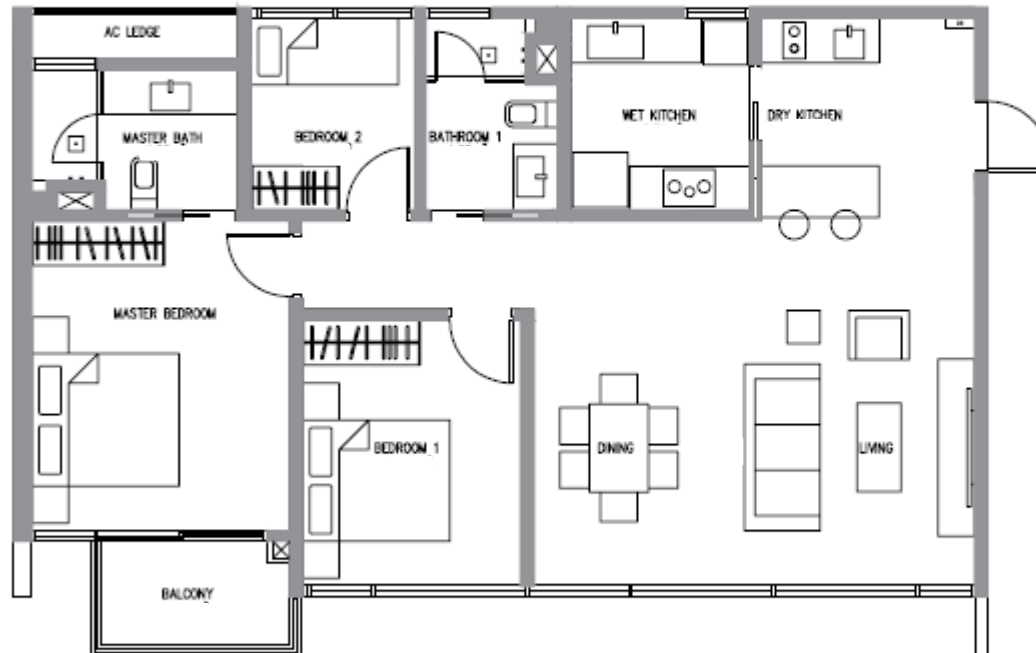
#02-06 to #33a-06



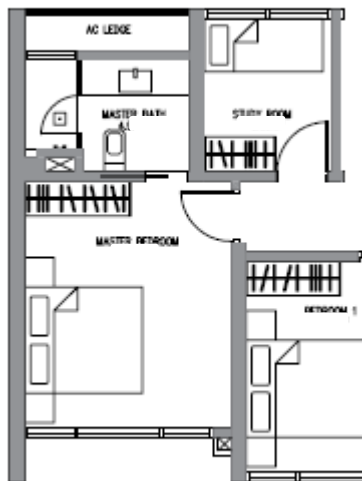
Floor Plans – Type C1

2+1 BEDROOM

TYPE C1



TYPE C1a



UNIT TYPE C1

104.28 sqm / 1,123 sqft

Tower B

#05-09 to #33a-09 (mirror)

#05-12 to #33a-12

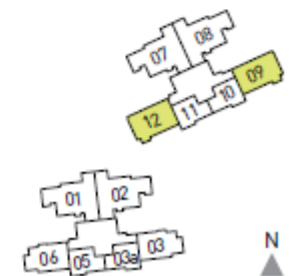
UNIT TYPE C1a

100.07 sqm / 1,078 sqft

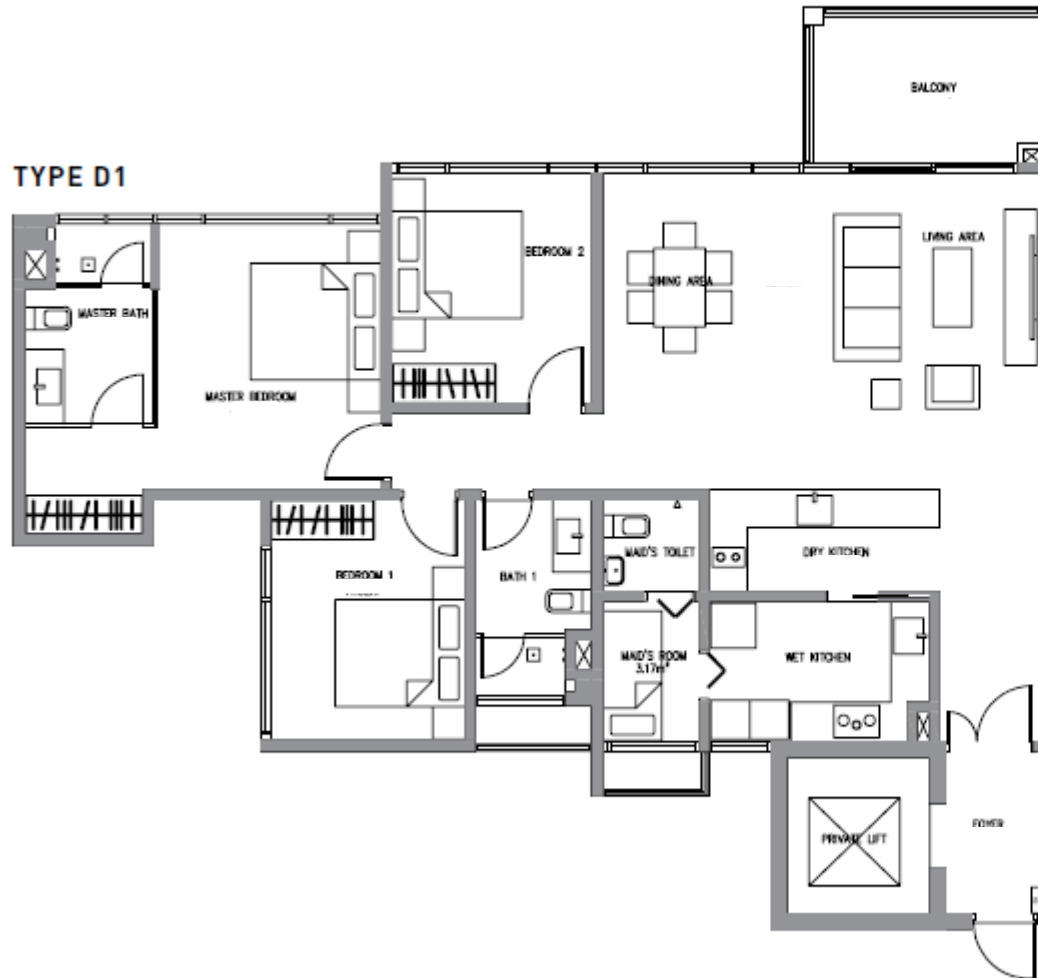
Tower B

#03a-09 (mirror)

#03a-12



Floor Plans – Type D1



3 BEDROOM

UNIT TYPE D1

137.02 sqm / 1,475 sqft

Tower A

#05-01 to #35-01

#05-02 to #35-02

Tower B

#05-07 to #33-07

#05-08 to #33-08 (mirror)

UNIT TYPE D1a

132.65 sqm / 1,428 sqft

Tower A

#03-01 & #03a-01

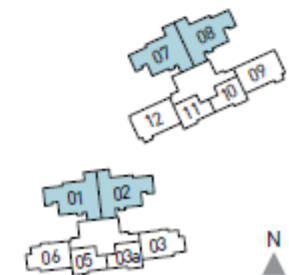
#03-02 & #03a-02

Tower B

#03-07 & #03a-07

#03-08 & #03a-08 (mirror)

TYPE D1a



Finishes / Specifications

No.	Finish	Description	Provision
1	Flooring	Living / Foyer / Dining / Dry Kitchen	Imported Marble
		Wet Kitchen	Porcelain Tiles
		Bedroom	Solid Timber
	Flooring / Walls	Master Bathroom	Feature Wall / Porcelain Tiles
		Other Bath	Feature Wall / Porcelain Tiles
	Flooring	Balcony	Porcelain Tiles
2	Kitchen	Counter Top	Solid Surface Counter Top
		Cabinetry	Fully Fitted Kitchen Cabinets
3	Main Door		Fire-rated Solid Core Timber Door
4	Internal Door		Timber Door
5	Air Conditioning	Living / Dining / Bedrooms	Spilt Units
6	Water Heater	Supply to all Baths	Cylinder Unit

Branded Provisions / Finishes

Items	Selected Brands
Kitchen Appliance	BOSCH
Kitchen Fittings	 
Kitchen Cabinet	   
Sanitary Ware	TOTO®
Sanitary Fittings	

BOSCH

Bosch Kitchen Appliances

Kitchen Appliances	1+1 Bedroom	2 Bedroom	2+1 Bedroom	3 Bedroom
Gas Hob & Hood	✓	✓	✓	✓
Induction Hob & Hood	X	✓	✓	✓
Convection Oven	X	✓	✓	✓
Microwave Oven	✓	✓	✓	✓
Washer cum Dryer	✓	✓	✓	X
Washing Machine	X	X	X	✓
Dryer	X	X	X	✓
Fridge	X	X	X	✓

3 Bedroom



1+1 Bedroom



Design Architect – Ong & Ong

Chief Architect for Paradiso Nuova:

Mr Tai Lee Siang, Group Managing Director, Architecture

- Graduated with honours from National University of Singapore (NUS) in 1987 and has practiced as architect and urban planner since 1990.
- President of Singapore Institute of Architects from 2007 to 2009
- In 2010, Mr Tai chaired the formation of DesignS – an alliance comprising of 9 Design-centric Associations to promote Singapore Design Brands.
- Appointed as Chairman of REACH, Environmental Sustainability Committee in 2008 - a committee to provide feedback to the Inter-Ministry Committee on Sustainability Development.
- Formed the SIA Green Committee, leading to the first collaboration on Green product exhibition with BEX Asia 2009 and International Green Building Convention with BCA.
- Immediate Past President of Singapore Green Building Council, a key body for the promotion and advocacy of Green Buildings in Singapore. .
- Chairman of the Campus Planning Committee for Singapore University of Technology and Design (SUTD), Ministry of Education.
- President of Design Business Chamber Singapore (DBCS), a multidisciplinary design organisation which promotes design excellence and good business practices.
- Appointed as a co-chair on the Singapore50 Steering Committee. A committee formed to guide and coordinate the plans for the 50th anniversary celebrations of Singapore.



Projects Done By Ong & Ong :



Elevation Chart

TOWER A						TOWER B							
	01	02	03	3a	05	06	07	08	09	10	11	12	
			SKY LOUNGE SOUTH			WESTSIDE GOURMET LOUNGE	PH		EASTSIDE GOURMET LOUNGE			SKY LOUNGE NORTH	
Level 35	D1	D1											
level 33a	D1	D1	B1	A	A	B1			C1	A	A	C1	
Level 33	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 32	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 31	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 30	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 29	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 28	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 27	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 26	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 25	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 23a	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 23	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 22	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 21	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 20	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 19	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 18	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 17	D1	D1	B1	A		B1	D1	D1	C1	A		C1	
Level 16	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 15	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 13a	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 13	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 12	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 11	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 10	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 9	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 8	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 7	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 6	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 5	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1	
Level 3a	D1a	D1a	B1	A	A	B1	D1a	D1a	C1a	A		C1a	SUNRISE CONCOURSE
Level 3	D1a	D1a	B1	A	A	B1	D1a	D1a					
Level 2	LOBBY		B1	A	A	B1	LOBBY						
Level 1													
B1	CARPARK						CARPARK						
B2							CARPARK						

Thank You