



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:



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.



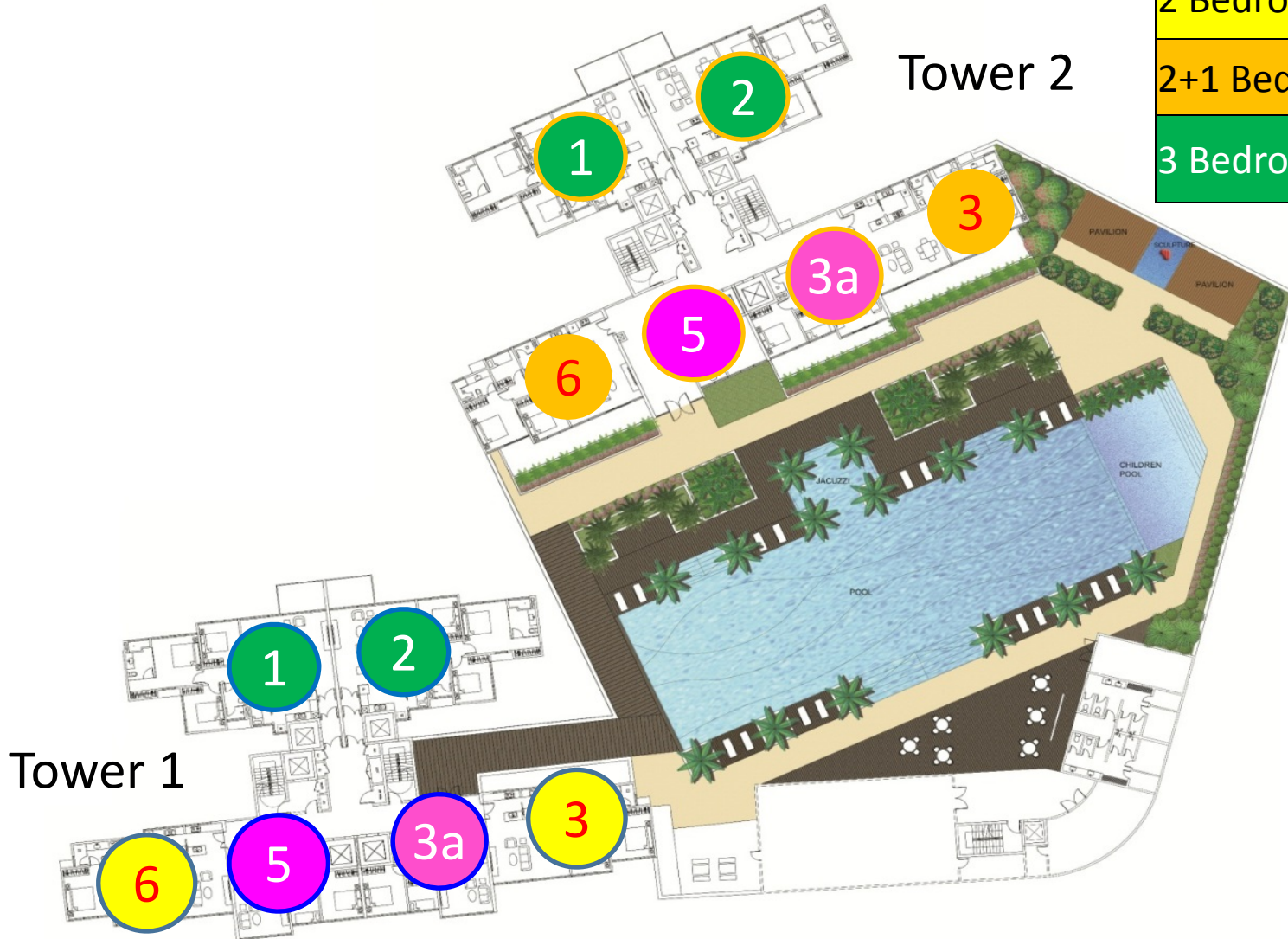
Project Details

Location:	Medini Iskandar, Nusajaya, Johor Bahru, Malaysia
Site Area:	2.22 acres / 8,990 sqm
Est. GFA:	51,000 sqm
No of units:	382 units
Type:	Condominium
Building Height:	2 blocks of 35 Storeys
Tenure:	99 year lease
Est. Completion:	End 2016

Designed By:



Site Plan



1+1 Bedroom
2 Bedroom
2+1 Bedroom
3 Bedroom



Facilities

Ground Level

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

Sunrise Concourse

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

- Lap Pool
- Children Pool
- Palm Deck
- Teppanyaki/BBQ Pavillion
- Alfresco BBQ Corner
- Garden of Senses
 - Scent Garden
 - Sound Garden
 - Taste Garden
 - Touch Garden
 - Colours Garden
- Foot Reflexology Path

Sky Lounges

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

5-Tiered Security

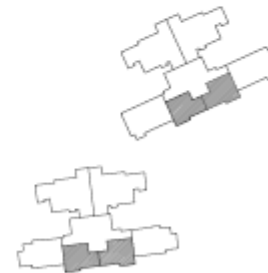
- Guard House
- CCTV
- Access Card to Lobby
- Access Card Control to Unit Level
- Access Card &/or Biometric Access to Unit

Design Mix

• 1+1 Bedroom	714sf	125 units
• 2 Bedroom	991sf	66 units
• 2+1 Bedroom	1,104 & 1,149sf	62 units
• 3 Bedroom	1,469 & 1,589sf	128 units
• Penthouse	6080sf	1 unit

Floor Plans – Type A

1+1 Bedroom 66.3sqm / 714sqf



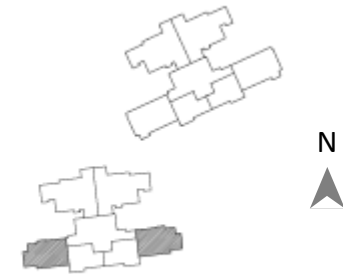
Tower 1
#02-03a to #33a-03a
#02-05 to #13a-05
#16-05 to #33a-05

Tower 2
#03a-03a to #33a-03a
#05-05 to #13a-05
#16-05 to #33a-05

Floor Plans – Type B1

2 Bedroom 92.0sqm / 991sqf

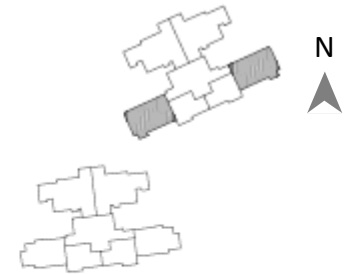
Tower 1
#02-03 to #33a-03
#02-06 to #33a-06



Floor Plans – Type C1

2+1 Bedroom 106.7sqm / 1,149sqf

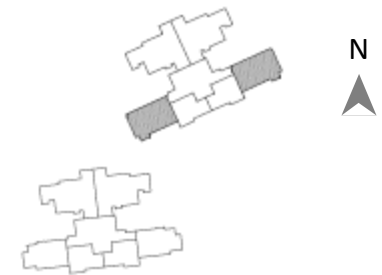
Tower 2
#05-03 to #33a-03
#05-06 to #33a-06



Tower 2
#03a-03 & #03a-06

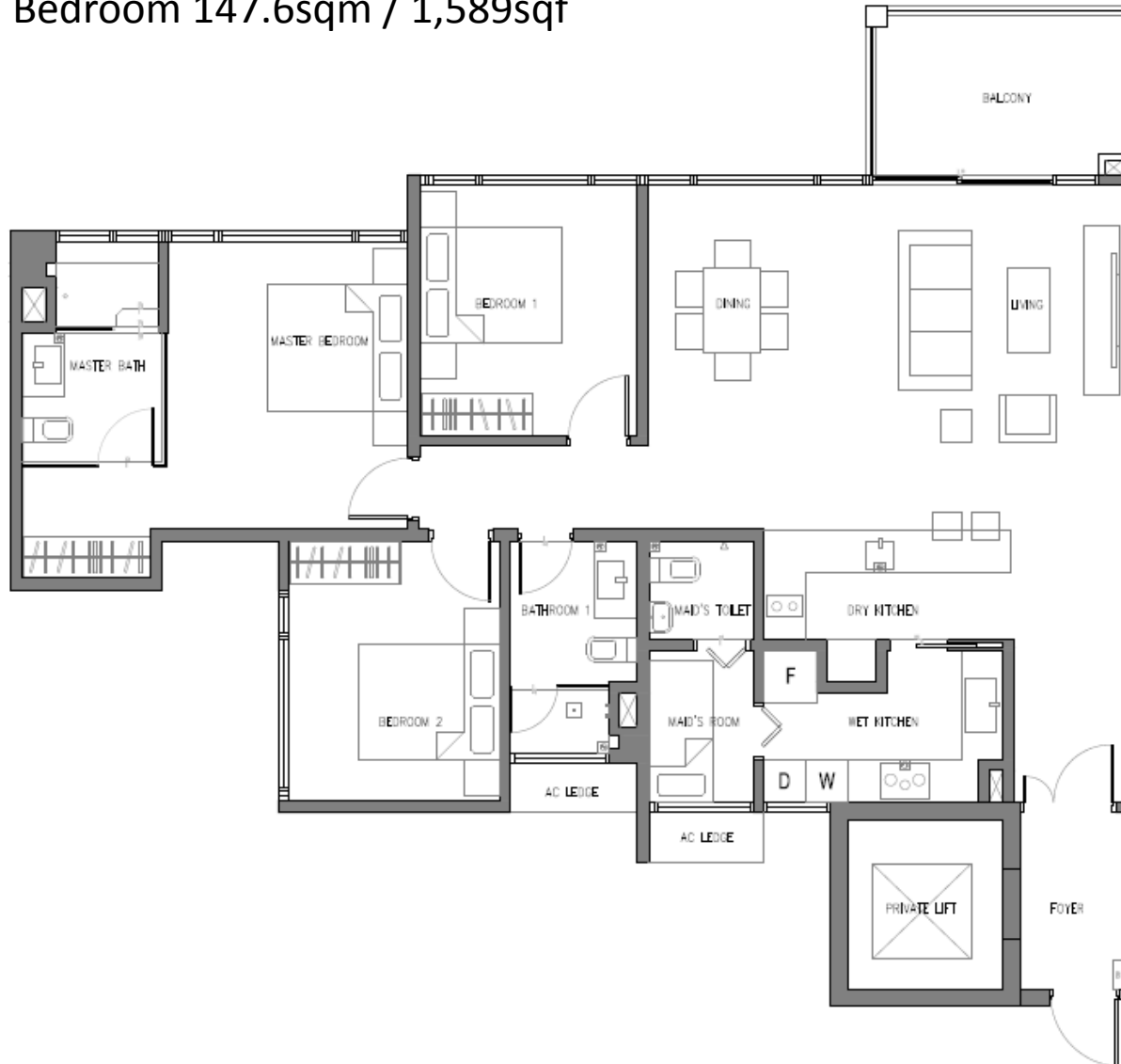
Floor Plans – Type C1a

2+1 Bedroom 102.5sqm / 1,104sqf



Floor Plans – Type D1

3 Bedroom 147.6sqm / 1,589sqf



Tower 1
#05-01 to #35-01
#05-02 to #35-02

Tower 2
#05-01 to #33-01
#05-02 to #33-02



Floor Plans – Type D1a

3 Bedroom 136.4sqm / 1,469sqf

Tower 1
#03-01 & #03a-01
#03-02 & #03a-02

Tower 2
#03-01 & #03a-01
#03-02 & #03a-02



Branded Provisions / Finishes

Items	Selected Brands
Kitchen Appliance	
Kitchen Fittings	
Kitchen Cabinet	   
Sanitary Ware	
Sanitary Fittings	



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	✓

Finishes / Specifications

No.	Finish	Description	Provision
1	Flooring	Living / Foyer / Dining / Dry Kitchen	Imported Marble
		Wet Kitchen	Homogenous Tiles
	Bedroom	Solid Timber	
	Flooring / Walls	Master Bathroom	Feature Wall / Homogeneous Tiles
		Other Bath	Feature Wall / Homogeneous Tiles
Flooring	Balcony	Homogenous 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

Sales Package

- Rebate 5% (@ 2nd 10% payment) + 3% (@ Vacant Possession)
- DIBS (Developer Interest Bearing Scheme)
- Free SPA Legal Fees
- Free Loan Legal Fees
- Free 1 Year Maintenance Fees

Elevation Chart

	TOWER 1						TOWER 2					
	01	02	03	3a	05	06	01	02	03	3a	05	06
Level 35	D1	D1	SKY LOUNGE SOUTH			WESTSIDE GOURMET LOUNGE	PH		EASTSIDE GOURMET LOUNGE			SKY LOUNGE NORTH
level 33a	D1	D1	B1	A	A	B1	D1	D1	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	A	B1	D1	D1	C1	A	A	C1
Level 16	D1	D1	B1	A	A	B1	D1	D1	C1	A	A	C1
Level 15	D1	D1	B1	A		B1	D1	D1	C1	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
Level 3	D1a	D1a	B1	A	A	B1	D1a	D1a				C1a
Level 2	LOBBY						LOBBY					CARPARK
Level 1	LOBBY						LOBBY					CARPARK
B1	CARPARK						CARPARK			CARPARK		
B2	CARPARK						CARPARK			CARPARK		

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