

# Paradiso Nuova Factsheet

13 Jun 2013

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## Introduction

### Corporate Profile / Company Background



#### Zhuoyuan Iskandar Sdn Bhd

Zhuoyuan Iskandar Sdn Bhd is a joint venture company backed by China's Zhuoda Real Estate Group and Malaysia's Iskandar Investment Berhad. The joint venture company will be undertaking high end residential development in Medini, Nusajaya, Iskandar Malaysia, with estimated Gross Development Value of RM2.6 billion.

The project will be developed in 3 phases, with the joint venture company taking on the 16 acre Phase 1 & 2 estimated to be completed in seven years. Phase 3 with an estimated gross development value of RM1.5 billion will be developed solely by Zhuoyuan.



#### Zhuoda Real Estate Group

Zhuoda Real Estate Group was established in July 1993, with total assets of RMB50 billion (RM25 billion) and net assets of RMB42 billion (RM21 billion). The Group's core business is in Real Estate Development with presence in Hebei, Beijing, Tianjin, Shandong, Inner Mongolia, Hainan and Malaysia.

With a staff strength of about 4,000, the Group's operations span across Building Material Manufacturing, Port Development, Township Development, Industrial Park Development, Modern Commerce, Exhibitions and Conventions, Education, Hotel, Food & Beverage and Property Management.

Zhuoda Real Estate Group has been awarded China's Top 10 township developer, China's Top 30 Developer Enterprise Brands and more than 50 awards within China.



#### Iskandar Investment Berhad

Backed by the Federal and Johor state government, Iskandar Investment Berhad, then named the South Johor Investment Corporation, was 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.

Iskandar Investment's first major task was to oversee infrastructure planning and master planning of EduCity, which at 600 acres (2.4 sq.km.) was Malaysia's first multi-campus education cluster, and Medini, a 2,230 acre (9 sq. km.) landbank intended to be the CBD of Nusajaya, the city at the heart of Iskandar Malaysia.

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.

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## Medini

### Location



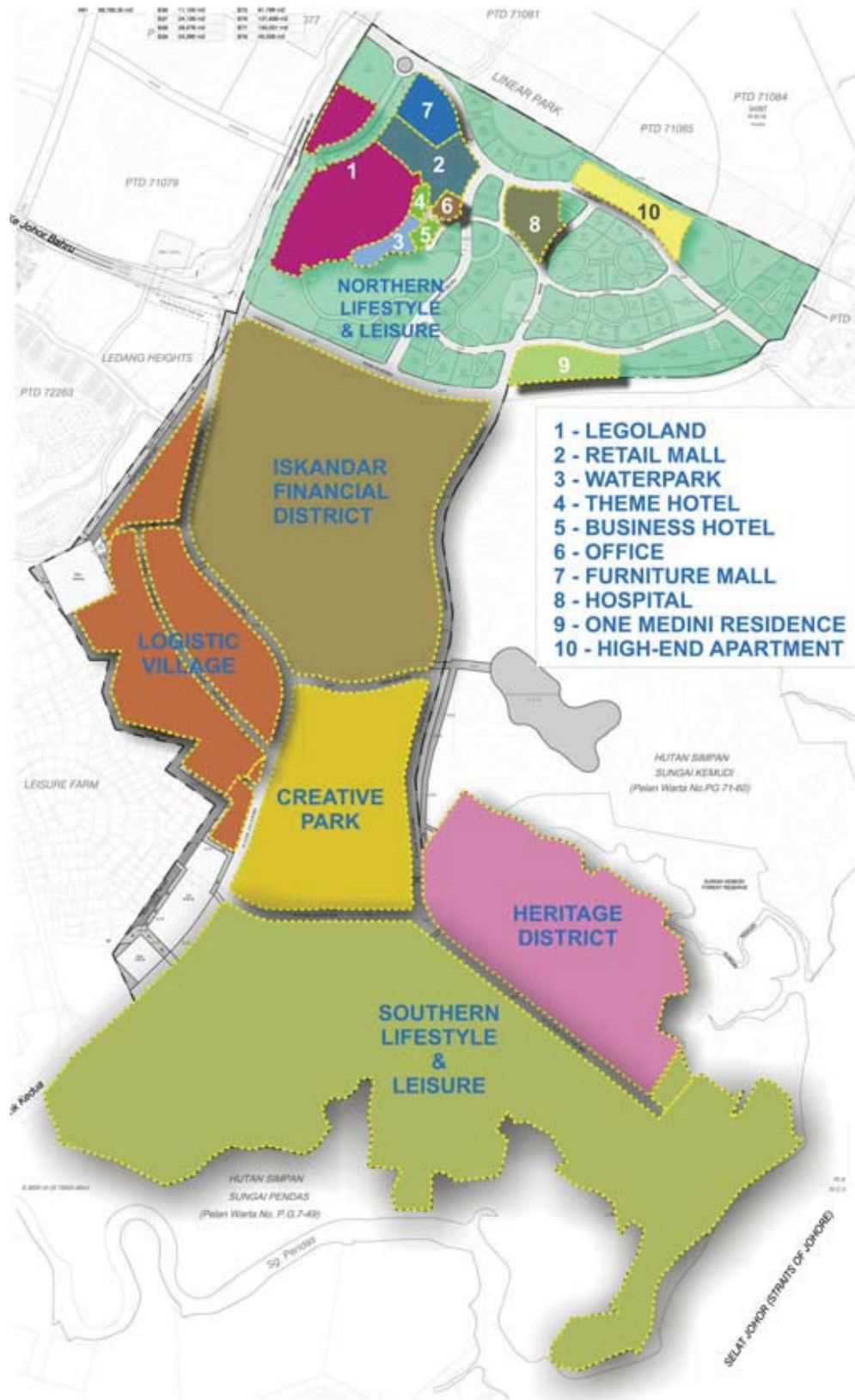
All information contained herein including specifications, plan measurements and illustration are subject to amendments, variations and modifications without notification as may be required by the relevant authorities or Zhuoyuan Iskandar Sdn Bhd's consultants and is not intended to form and cannot form part of an offer and contract. Whilst every reasonable care has been taken in preparing this information, Zhuoyuan Iskandar Sdn Bhd cannot be held liable for any variation or inaccuracy.

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Map of Medini

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Phase 1 & 2 Location



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Developer:	Zhuoyuan Iskandar Sdn Bhd (1001337-H)		
Location:	Medini Iskandar, Nusajaya, Johor Bahru, Malaysia		
Legal Description:	Plot A56 (H.S.(D) 478949 PTD 170703) at Mukim Pulai, Daerah Johor Bahru, State of Johor		
Site Area:	2.22 acres / 8,990 sqm		
Plot Ratio:	5.7		
Est. GFA:	51,000 sqm		
No of units:	382 units		
Type:	Proposed Condominium Housing Development comprising 2 blocks of 35 Storeys		
Tenure:	99 year lease		
Est. Completion:	End 2016		
Carpark Provision:	688 lots + 14 Handicap lots 138 motorcycle lots		
Design Mix:	1+1 Bedroom	713sf	125 units
	2 Bedroom	989sf	66 units
	2+1 Bedroom	1,103 & 1,149sf	62 units
	3 Bedroom	1,468 & 1,588sf	128 units
	Penthouse	6,080sf	1 unit

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### Consultants

Design Architect:	Ong & Ong Pte Ltd (Singapore)
Architect:	KAZ Akitek Sdn Bhd
Structural Engineer:	Jurutera JRK Sdn Bhd
M&E Engineer:	Perunding Wepco Sdn Bhd
Quantity Surveyor:	ARH
Interior Designer:	Ong & Ong Pte Ltd (Singapore)
Landscape Architect:	Ong & Ong Pte Ltd (Singapore)

### Major Existing & Pipeline Developments near Subject Site

- Kota Iskandar –
- Johor State & Federal Government Offices
- LEGOLAND Malaysia
- MEDINI Lifestyle Mall
- Gleneagles Medini Hospital
- Urban Wellness Centre
- Medini Business Park
- Educity
- Pinewood Iskandar Malaysia Studios
- Medini Media Village
- Puteri Harbour Indoor Theme Park)
- High Speed Rail
- SiLC (Southern Industrial Logistic Cluster)
- Afiat Healthpark – Columbia Asia Private Hospital
- Gerbang Nusajaya – Asian Trade Centre / Eco Industrial Park
- Motor Sports City

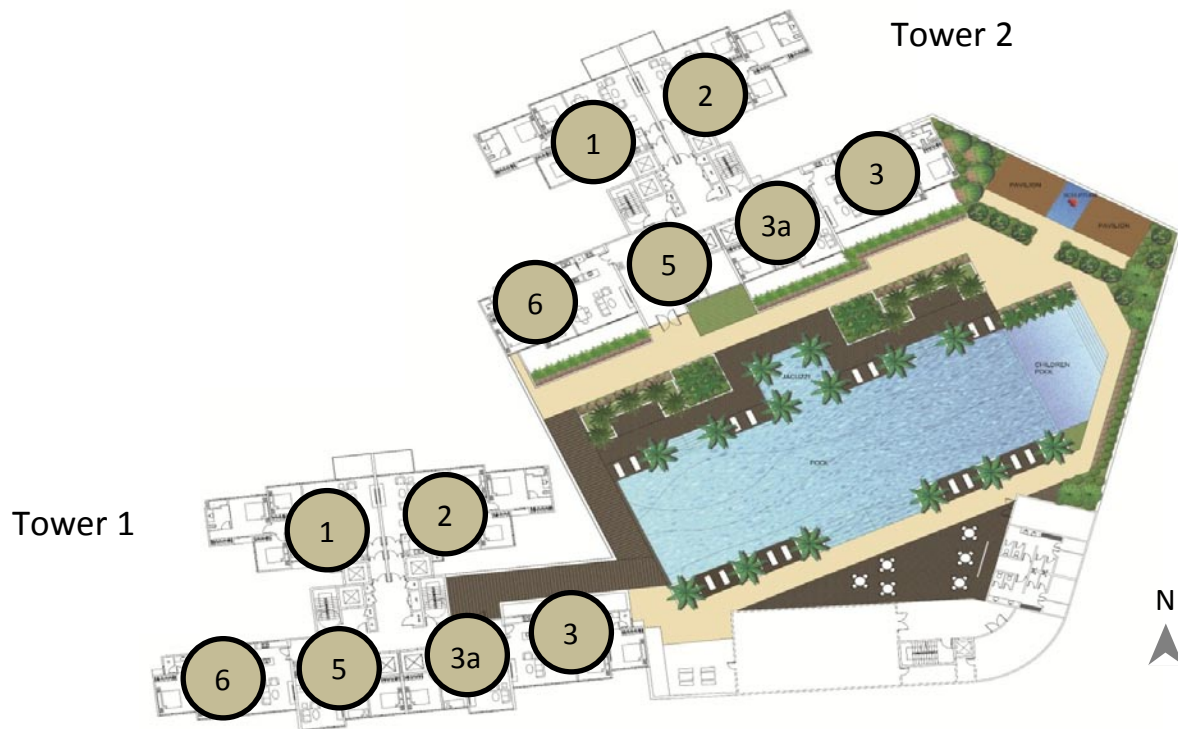
### Unique Features

- Modern Balinese Themed
- Comprehensive Facilities
- Private Lift Lobbies
- 4 Units to 2 Lifts
- German Kitchen Appliances
- Branded Kitchen Cabinets
- Branded Sanitary Wares & Fittings
- Provision of Air-conditioner
- 5 Tiered Security
  - o Guard House
  - o CCTV
  - o Access Card to Lobby
  - o Access Card Control to Unit Level
  - o Access Card &/or Biometric Access to Unit)

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### 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

For more information contact, please contact:

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