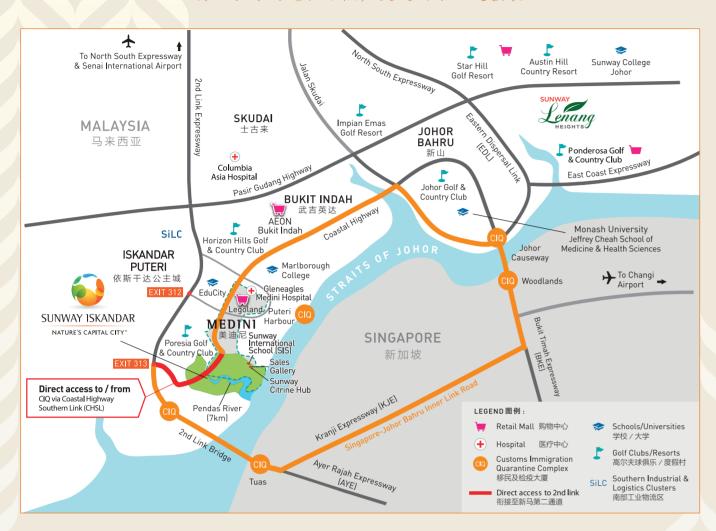
# Strategically located

SEAMLESSLY CONNECTED

得天独厚的绝佳聚点, 交通网络无缝接轨



#### APPROX. TRAVELLING DISTANCE:

#### 衔接众多周边设施, 新马两地往返快捷便利

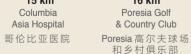


3 km Pinewood Iskandar Malaysia Studios



15 km Asia Hospital







Second Link

新马第二通道

5 km Gleneagles 鹰阁医院



Bahru 新山市



Legoland Theme Park





Premium Outlets 国际名牌城



Kota Iskandar 政府新行政 与商贸中心



士乃国际机场

35 km Senai International Airport



公主港



46 km Singapore CBD

新加坡中央商业区



8 km EduCity 国际教育城



66 km Changi International 新加坡樟宜机场



SUNWAY ISKANDAR SDN. BHD. (964451-A) G-01 & G-02 Hab Citrine, Sunway Citrine, Sunway Iskandar, Persiaran Medini 3, Bandar Medini Iskandar, 79250, Iskandar Puteri, Johor. Open Daily: 10.00am - 9.00pm



ollow us on **@sunwayiskandar** 

+607-509 6575

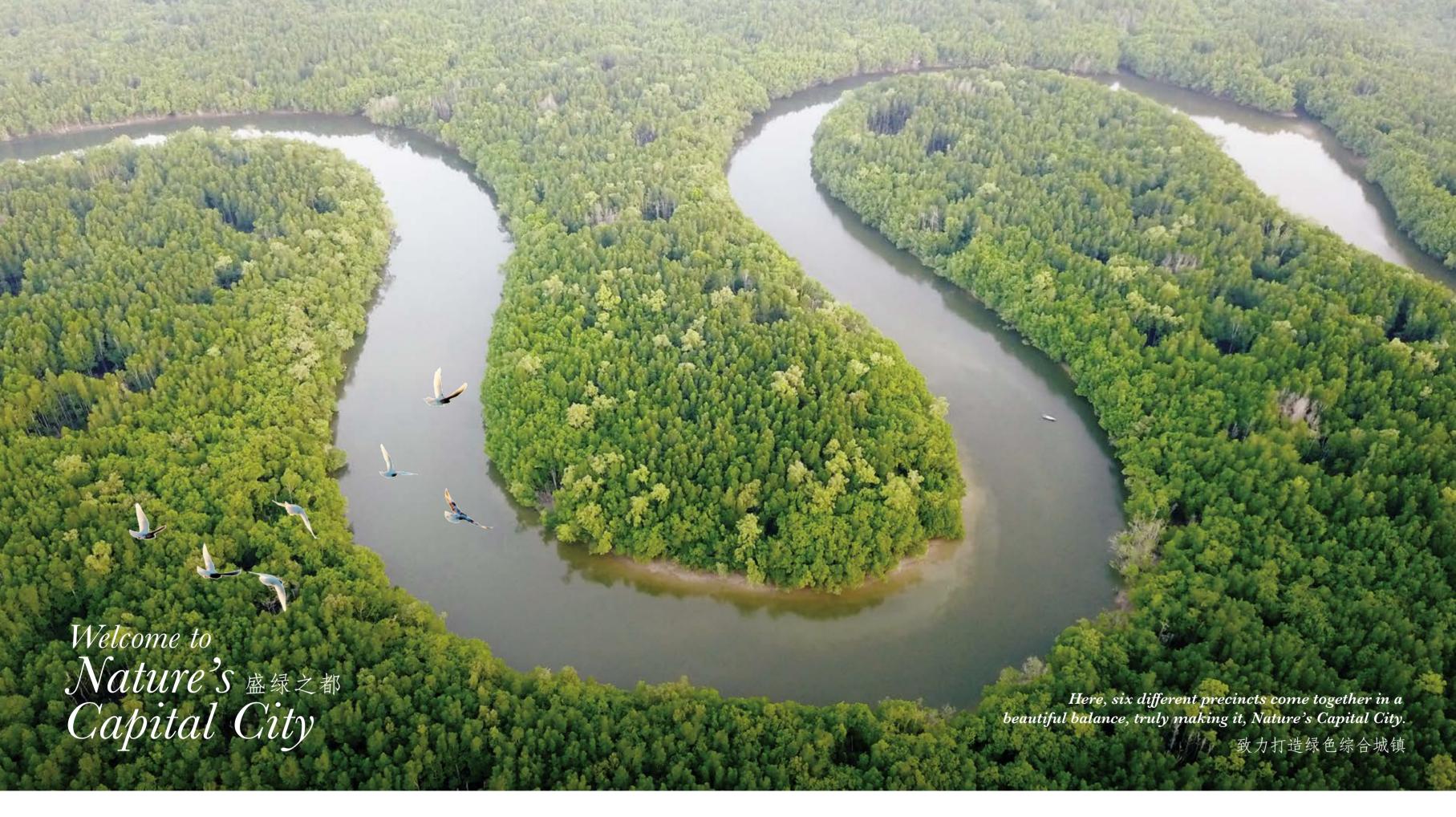
www.sunwayiskandar.com

Note: The information contained in this material is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only. All the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer.









OUR NEXT LEGACY

Sunway Iskandar - Nature's Capital City

双威依斯干达 - 盛绿之都

Sunway has created communities in Greater KL, Ipoh and Penang and we are set to replicate the success in Iskandar Johor. Our latest (and largest) township, Sunway Iskandar is a 1,800-acre world-class city designed to have everything one would ever want or need. Built within earth's natural beauty, Sunway Iskandar is set to offer you both the luxury of a contemporary city and the pleasure of nature.



Imagine waking up to the cheerful chirps of songbirds and going to bed to the hypnotic lapping waves, contemporary living could not have been more splendid. Whether you're living it up in the modern piazza or sitting back by a tranquil lake, you'll always have the sophistication of a city in harmony with the simple pleasure of nature.



# 6 Beautifully-crafted

6大核心区域



#### THE LAKEVIEW 湖景区

The first precinct to be launched, The Lakeview, will introduce nature-inspired city living by the lake as well as being close to the sea.

以自然与悠然舒适湖畔生活居住为一体



#### THE CAPITAL 都市区

This is the heart of Sunway Iskandar, a truly vibrant city to live it up with lush parks to wind down.

缔造摩登都市概念,活力自然生活理念

滨海大道南环线现已通车 约5公里可抵达新马第二通道



#### THE SEAFRONT 海滨区

The Seafront precinct boasts a 2.5km beachfront with the gorgeous views of Singapore and the Second Link at the horizon.

畅想精致滨海生活,俯瞰都市繁华



#### THE MARKETPLACE 市集区

Bringing together the best of food, art and culture among beautifully landscaped gardens, this is the true joy of living.

汇集城市集市体系, 引领商住品牌优势



#### THE PARKVIEW 景园区

Bask in the warmth of the sun and the vivid colours of your garden. This is the charm of botanical

公园绿意相互映衬, 品质生活精髓所在



#### THE RIVERSIDE 河畔区

Come home to the beauty of a tropical rainforest at your doorstep along the majestic 7km Pendas River.

远离城市喧嚣, 近水而居, 享不完的诗意生活

\* Artist's Impression of Master Plan







### Special Medini Incentive Scheme 美迪尼经济特区



No Minimum Threshold for Foreigners 无外国人置业门槛



No RPGT 免产业盈利税



100% Foreign Ownership 外籍人士可享有产业权



No Low Cost Component 全方位高端商体住宅发展



15% Income Tax Rate for Knowledge Workers 知识型人才仅收取最高15%的 个人所得税



Free Car Import Duties for Knowledge Workers 知识型人才可购置免税车



**Corporate Tax Exemptions** for Selected & Approved Business Operators. 指定及获批准的企业经营者将 豁免公司所得税







# Modern living in refreshing serene environment

在清新宁静的环境中享受生活

Being the first of six precincts within Sunway Iskandar, Citrine at The Lakeview is crafted to become a sustainable and eco-friendly landmark within a well-throught infrastructure and it also offers an ultimate lakeside living in a nature-driven environment. Sprawling over 5.22 acres, Citrine at The Lakeview features Retail, Designer Offices and Serviced Residences. Located next to 20-acre emerald lake, Citrine at The Lakeview is designed to capture the timeless beauty of nature with scenic view of Straits of Johor, Puteri Harbour, Medini City, Emerald Lake Garden and Singapore.

双威依斯干达-盛绿之都其综合城镇的六大核心区域内首个开发的商体住宅项目-湖畔黄水晶。双威地标性的环境绿化与永续 综合发展的主要规划概念,在此完美的结合了零售商业,办公室和高级服务式公寓显著的体现在优良基建设施、湖畔自然绿 意与都市生活便利于一体。居住价值隐藏于其与城市之间的关系,既能享受于湖畔与海峡边的自然风景,又能拥有城市繁华 的区域性优势。

2 LINK TO HUB GROUND FLOOR & 1st FLOOR 链接商业中心

GROUND FLOOR & 1st FLOOR

零售商业街

2 RETAIL LEVELS

42 RETAIL UNITS + 1 ANCHOR SHOP 42个零售单位+ 1个主要大型商场

5 MAJOR VIEWS SEA, HARBOUR, CITY, LAKE & S'PORE 5大景观:海景,公主港,

LAND AREA 占地5.22英亩

**5.22** ACRES

NET LETTABLE AREA 7万平方尺可租用面积  $37^{\text{th}}_{\text{FLOOR}}$ ROOFTOP GARDEN 顶楼空中花园

DESIGNER OFFICES 168间优质办公室单位

SERVICED RESIDENCES 328套服务式公寓

> CAR PARK BAYS 493个停车位



### One-stop

# lifestyle destination -站式的生活新地标









#### Explore a new dimension of living with a host of ready amenities

Citrine at The Lakeview perfectly integrates work, learn, live and play in an atmosphere of serenity and becoming as one of the most desirable neighbourhood.

A truly great neighbourhood which is in sync with your current lifestyle.

#### 在完善的现有设施中探索新的生活方式

湖畔黄水晶发展项目在宁静的氛围中完美地融合了工作, 学习, 生活和娱乐, 并成为最令人向往的社区之一。

整体规划与配置提供了安全和谐的社会基本生活平台, 步行可达范围内实现所 需服务的生活概念,超市、餐饮、商业区一应俱全。











#### Sunway International School & S.J.K (C) Cheah Fah

Prestigious education institutions are located in the immediate vicinity to provide a quality education and secure a rewarding future for your children.

#### 双威国际学校和谢华小学

名校环伺 - 好学校就在家门口 优质教育资源与体系, 为您孩子创造美好未来。

# Living experience — beyond your expectation —

超乎想象的生活体验



Enjoy the resort-style facilities from your home and indulge in a lifestyle of ultimate pleasure.

俯瞰奢阔海景、公主港、美迪尼市中心、湖景以及绿林景观 皆尽收眼底。



#### FACILITIES DECK

- Infinity Swimming Pool
- Children's Pool
- Barbeque Deck Playground
- Chill-out Lounge

#### 公共设施楼层

- 无边际游泳池
  - 儿童游泳池
  - 烧烤区
  - 游乐场

多功能礼堂

- 放松休闲区
- Tai-chi Deck
- Gymnasium Yoga Park
- Games Room
- 游戏房 Day Care Centre 日间托儿所

#### ROOFTOP GARDEN

#### 顶楼空中花园

• Function Hall

Rooftop Garden

保安措施

顶楼空中花园

健身房

太极练习场

瑜伽公园

#### SECURITY FEATURES

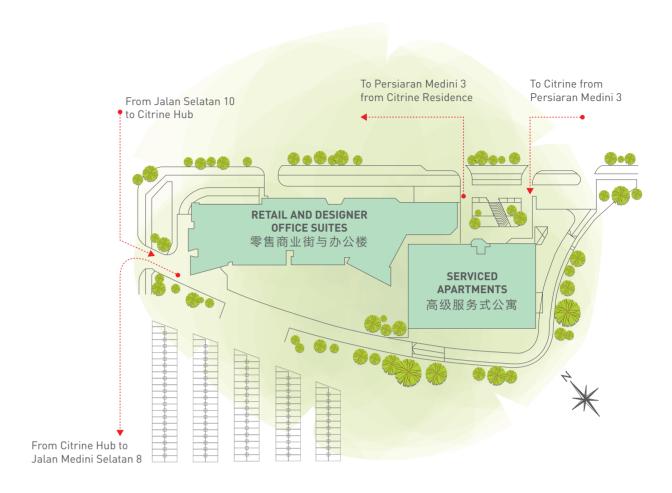
- 3-tier security system • 24-hour CCTV surveillance system
- Security button at car park area
- Audio interface system
- Emergency button of master bedroom

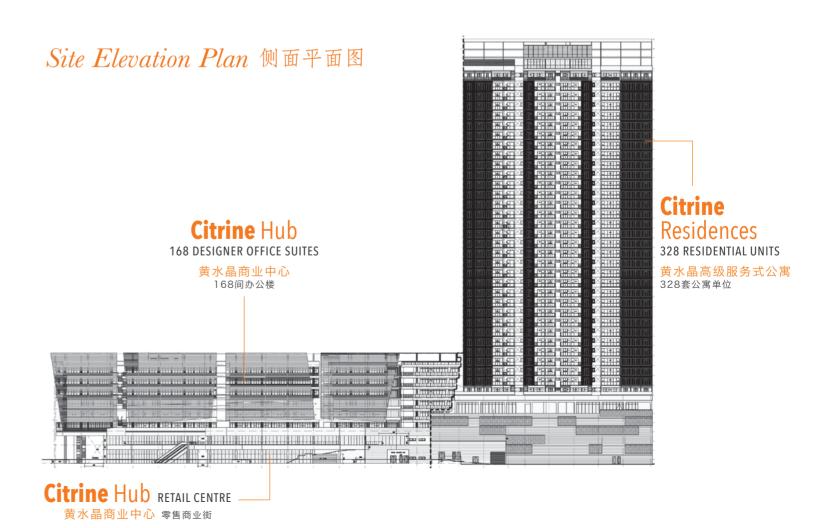
#### 3重严密保卫系统 24小时闭路电视监控系统

停车场紧急呼叫按钮 音频界面保卫系统

主卧室紧急呼叫按钮

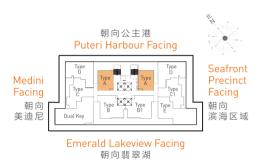
#### Site Plan 总平面图





# TYPE A

• 626 sq.ft. | 1 bedroom 58.2 平方米 | 1室2厅1卫



BALCONY A/C 开井

LMNG 客厅

BEDROOM

Na

KITCHEN

BRATH

A

KITCHEN

BRATH

A

A

A

A

BRATH

A

BATH

BATH

A

BATH

BAT

# TYPE P 型 B

• 984 sq.ft. | 2 bedrooms 91.4 平方米 | 2室2厅2卫

# TYPE B1

• 1,020 sq.ft. | 2 bedrooms 94.8 平方米 | 2室2厅2卫



12,100

KITCHEN

BATH 1

BATH 1

AC

Page 1

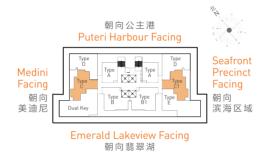
BALCONY 阳台

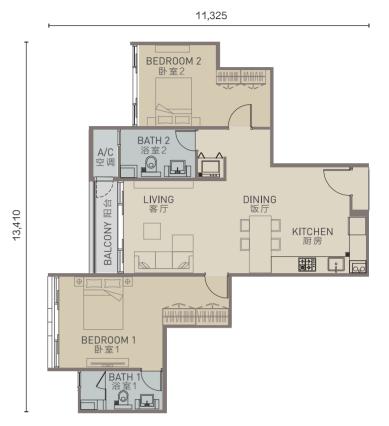
# TYPE C

• 933 sq.ft. | 2 bedrooms 86.7 平方米 | 2室2厅2卫

# TYPE C 1

• 931 sq.ft. | 2 bedrooms 86.5 平方米 | 2室2厅2卫





## TYPE D

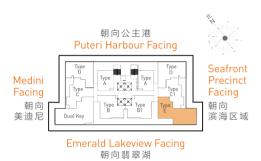
• 1,087 sq.ft. | 2+1 bedrooms 101 平方米 | 2+1室2厅2卫

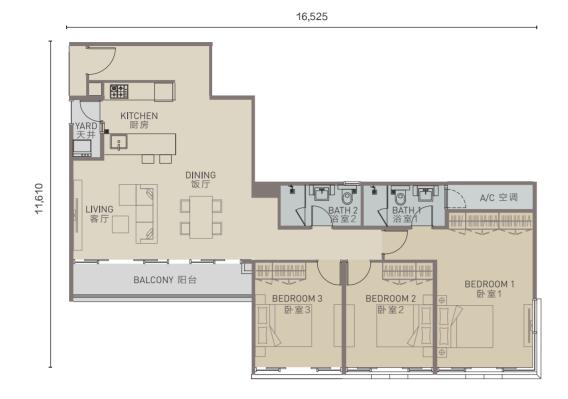




# TYPE P 型 E

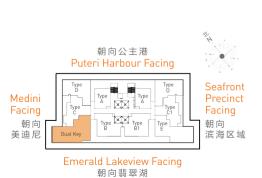
• 1,348 sq.ft. | 3 bedrooms 125.2 平方米 | 3室2厅2卫

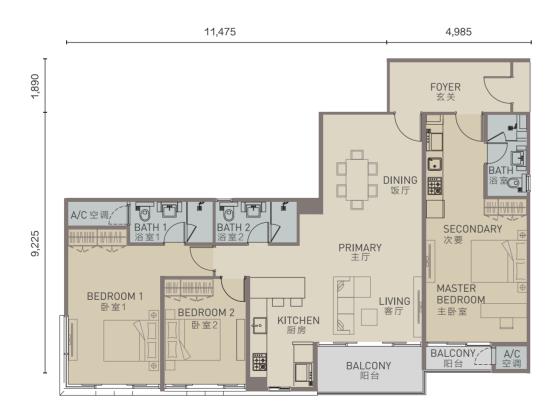




#### DUAL KEY 双钥匙

• 1,528 sq.ft. | 3 bedrooms 142 平方米 | 3室2厅3卫





#### **Specifications**

STRUCTURE : Reinforced Concrete / Metal Where Applicable

WALL : Brick Wall / Reinforced Concrete Where Applicable

ROOFING : Reinforced Concrete Roof

**CEILING** : Skim Coat With Paint Finish / Suspended Ceiling For Bathroom /

Plaster& Paint For Balcony, A/C

**WINDOW** : Aluminum Frame Glass Window

DOORS

Main Entrance : Fire Rated Timber Door
Bedrooms / Baths : Plywood Flush Door

Balcony : Aluminum Frame Sliding Door IRONMONGERY : Quality Lock / Ironmongeries

WALL FINISHES

Foyer : Plaster & Paint (Where Applicable)
Living / Dining / Kitchen : Plaster & Paint / Partially Tiles
Master Bedroom : Plaster & Paint / Partially Tiles

Bedrooms : Plaster & Paint

Baths : Tiles

FLOOR FINISHES

Foyer : Porcelain Tiles (Where Applicable)

Living / Dining / Kitchen : Porcelain Tiles

Master Bedroom : Porcelain Tiles

Bedrooms : Laminated Floor Board

Baths : Tiles

Balcony : Tiles (Where Applicable)
Private Enclosed Terrace : Tiles (Where Applicable)

A/C Ledge : Cement Render (Where Applicable)

#### 建筑规格

结构 : 钢骨混凝土骨架/金属 (适用时)

墙 : 砖墙/钢骨混凝土 (适用时)

屋顶 : 混凝土屋顶

天花板 : 涂层抹灰/浴室: 悬吊天花板/阳台和空调: 石膏天花板

窗: 铝框玻璃窗

主要入口: 防火木门卧房/浴室: 三夹板门阳台: 铝框滑动门铁制品: 优质锁/铁制品

墙壁饰材

ľΊ

 玄关
 : 油漆 (适用时)

 客厅 / 饭厅 / 厨房
 : 油漆 / 局部瓷砖

 主卧室
 : 油漆 / 局部瓷砖

 卧室
 : 油漆

 浴室
 : 瓷砖

木板饰材

玄关 : 瓷砖 (适用时)

 客厅/饭厅/厨房
 : 瓷砖

 主卧室
 : 瓷砖

 卧室
 : 复合木

卧室: 复合木地板浴室: 瓷砖

阳台: 瓷砖 (适用时)私人阳台: 瓷砖 (适用时)空调室外机: 洋灰地面 (适用时)