



GERBANG NUSAJAYA
THE GATEWAY TO ISKANDAR MALAYSIA

Melia

RESIDENCES

GERBANG NUSAJAYA

Where your life blossoms naturally.

**Melia Residences beckons you to a better way of life.
Discover a closer relationship with nature, with lakeside
walks under spreading trees and open skies.**

**Expand your thoughts in a spacious contemporary home.
And share in our vision for a whole new community at
Gerbang Nusajaya – a place where the future is unfolding
with limitless potential.**

Gerbang Nusajaya is far more than plans on a page, or machines shaping the earth. It's the embodiment of a vision for a new way of living, a vision with three guiding fundamentals –

People. The power of the heart.

We experience the world, not just through our eyes, but also through our hearts and the warmth of our touch. Where love, kinship and friendship persist we find true wisdom, and through this wisdom all greatness is achieved.

Planet. Nurturing the soul.

The earth is our home, where nature offers sustenance and solace to all mankind. A sustainable and healthy habitat will foster the growth of all nations and is the hope of our future generations' well-being.

Priorities. Who dares wins.

A place can exceed all expectations if nurtured carefully, with thinking that is pushed beyond conventional boundaries. By upholding innovative practices and standards of product excellence in building, Gerbang Nusajaya will become the premier place to be in Iskandar Malaysia.

Our inspiration.



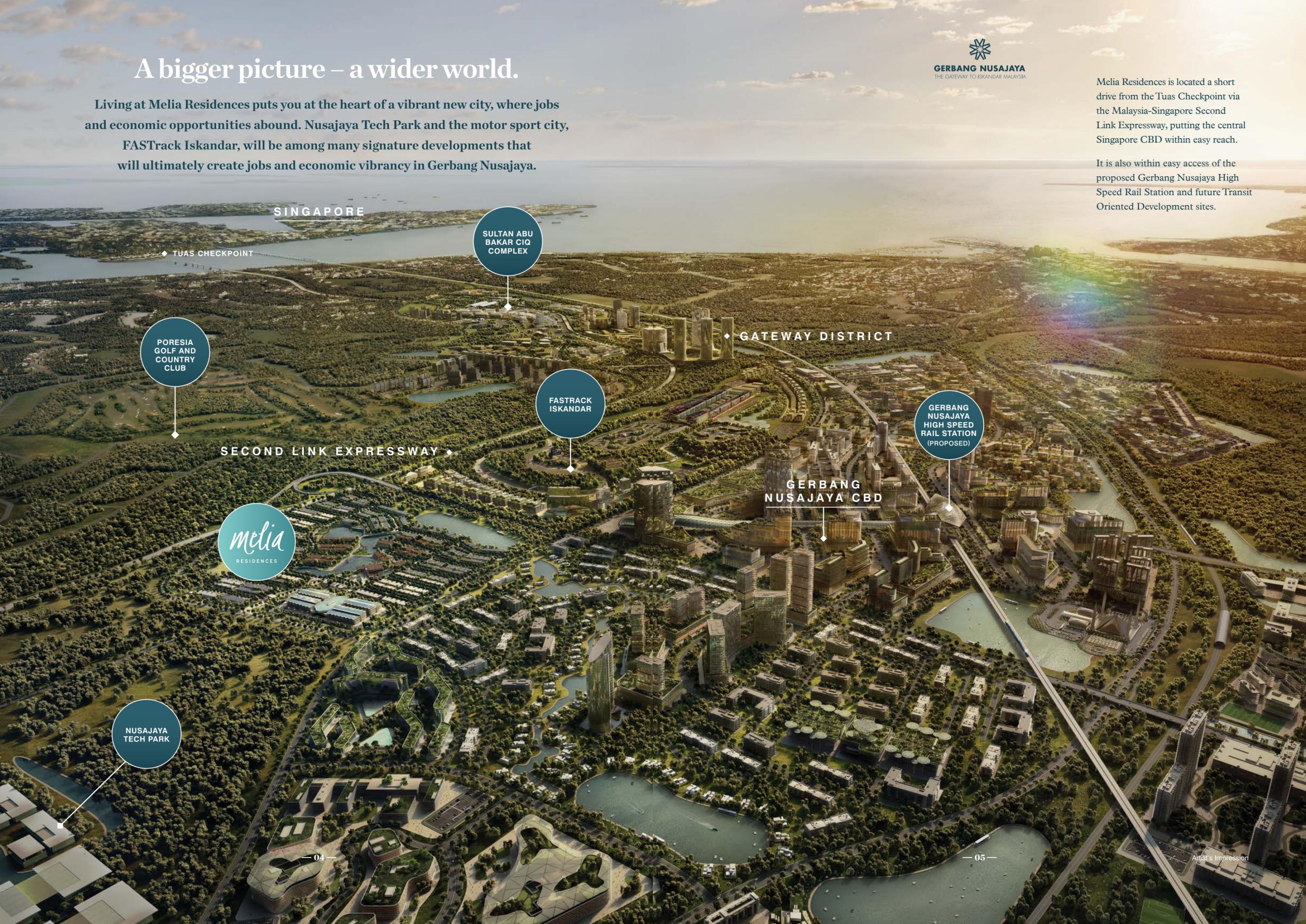
A bigger picture – a wider world.

Living at Melia Residences puts you at the heart of a vibrant new city, where jobs and economic opportunities abound. Nusajaya Tech Park and the motor sport city, FAstrack Iskandar, will be among many signature developments that will ultimately create jobs and economic vibrancy in Gerbang Nusajaya.



Melia Residences is located a short drive from the Tuas Checkpoint via the Malaysia-Singapore Second Link Expressway, putting the central Singapore CBD within easy reach.

It is also within easy access of the proposed Gerbang Nusajaya High Speed Rail Station and future Transit Oriented Development sites.



SINGAPORE

◆ TUAS CHECKPOINT

SULTAN ABU BAKAR CIQ COMPLEX

PORESIA GOLF AND COUNTRY CLUB

◆ GATEWAY DISTRICT

FASTRACK ISKANDAR

GERBANG NUSAJAYA HIGH SPEED RAIL STATION (PROPOSED)

SECOND LINK EXPRESSWAY ◆



GERBANG NUSAJAYA CBD

NUSAJAYA TECH PARK

Melia Residences is a freehold guarded and gated community – one of the closest of its kind to Singapore – consisting of contemporary strata houses in a beautifully landscaped, lakeside setting.

But, we're not just building homes, we're building a community. You'll find a host of facilities such as a multi-purpose hall, gym, tennis court, space for nursery and surau.

There are also several children's playgrounds as well as outdoor spaces with lakeside proximity, perfect for picnics and family celebrations.



At Melia Residences, nature and community go hand-in-hand. Its impressive lakes at the centre provide a focus for activities from cycling and jogging to simply enjoying nature.

Forest groves and water bridges encourage strolling and children can explore both natural and structured playgrounds.





Artist's Impression

NATURAL LAKESIDE
LANDSCAPE

At Melia Residences, eco-living coincides with biodiversity. Pedestrian and cycle-friendly spaces encourage a healthy lifestyle, while water sensitive urban design safeguards sensitive habitats for local flora and fauna to flourish.

At Melia Residences, water is an essential element of the landscape. Our award-winning landscape architect, Ramboll Studio Dreiseitl, has made this the focus of their design, resulting in a masterful balance of nature and water.



**A secured community,
for your peace of mind.**



Artist's Impression

**Your home is your sanctuary at Melia Residences.
In this gated and guarded community the peace
and tranquility of the neighbourhood is preserved.**

MAIN ENTRANCE

MELIA RESIDENCES
TYPE A









Artist's Impression. Interior design treatment for illustration purposes only.

Light and airy, these homes are designed for contemporary living, inviting you to embellish them with your personal style.

The sense of space is enhanced by generous ceiling heights, and neutral tones provide the perfect canvas to show off your treasured possessions.

ABOVE
LIVING AND DINING

RIGHT
**LIVING AND DINING
 UPGRADED INTERIOR
 DESIGN PACKAGE**



Artist's Impression. Interior design treatment for illustration purposes only.

Every morning is a fresh delight when you wake up to an attractive abode set amidst beautiful lakes and lush greenery.



Artist's Impression.
Interior design treatment for illustration purposes only.

ABOVE
MASTER BEDROOM

RIGHT
MASTER BEDROOM
UPGRADED INTERIOR
DESIGN PACKAGE



Artist's Impression.
Interior design treatment for illustration purposes only.

*Lakeside living
at its best*

There are open lawns, terraced gardens and boardwalks, all designed to enhance your sense of wellbeing and restore energy to your soul.



A masterfully planned and integrated lakeside community.



- | | | | |
|---|---|---|----------------------------------|
| 1 | Main Entrance | 5 | Children's Playground |
| 2 | 24 Hour Security with access card system and Visitor's Car park | 6 | Lakeside Cycle and Jogging Track |
| 3 | Centralized Visitor's Car park | 7 | Lakeside Pavilion |
| 4 | Lakeside Clubhouse with Gym, space for Nursery, Management Office, Tennis Court and Surau | 8 | Outdoor Plaza |
| | | 9 | Terraced Wetland |



A world-class lifestyle. A global benchmark.

Winner of The Best Masterplan Award at the FIABCI Prix d'Excellence Awards in 2012, Iskandar Puteri consists of signature catalytic developments aligned with the identified sectors and industries in the 10th Malaysia Plan.

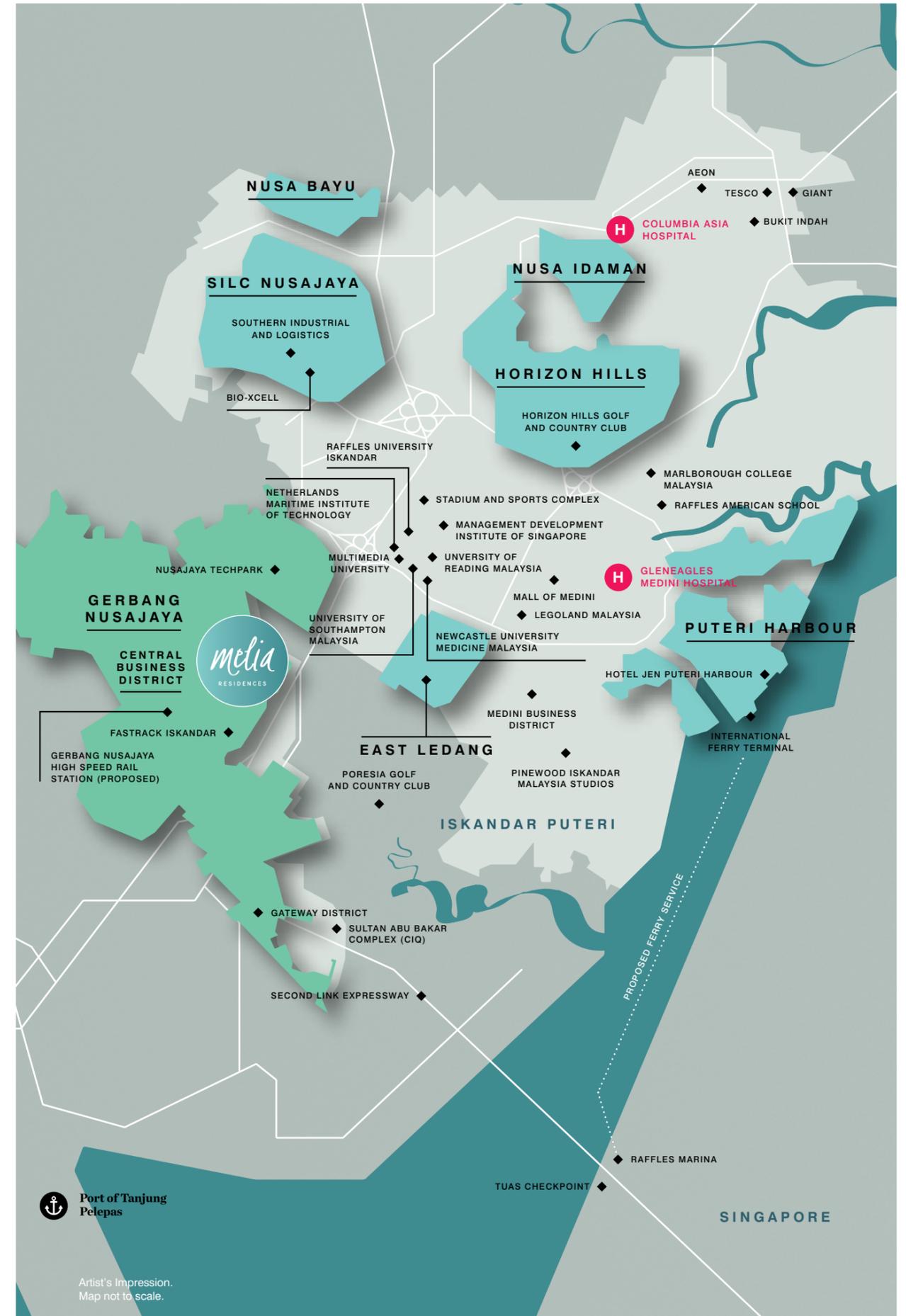
It was a tribute to the thinking that integrates the signature commercial, industrial, recreational and residential developments into a harmonious, world-class community.

Iskandar Puteri is not only the largest urban integrated development in South East Asia. It also offers a different way of living that makes it the flagship zone for Iskandar Malaysia – an exceptional place to work, live and play.



FIABCI PRIX d'EXCELLENCE AWARDS 2012
MASTER PLAN CATEGORY

Artist's Impression.
Map not to scale.



Artist's Impression.
Map not to scale.

The next wave of potential signature developments spanning approximately 4,551 acres in Iskandar Puteri – one of the five flagship zones within Iskandar Malaysia – is proposed to take place in Gerbang Nusajaya.

1 MELIA RESIDENCES

2 GERBANG NUSAJAYA CBD

The Central Business District, with vibrant mixed-use developments, is master-planned for connectivity. It is strategically located adjacent to Singapore and is also ready to capitalise on the potential High Speed Rail link between Singapore and Kuala Lumpur.

3 GERBANG NUSAJAYA HIGH SPEED RAIL STATION (PROPOSED)

4 NUSAJAYA TECHPARK

A 40:60 joint venture by UEM Sunrise and Ascendas to develop an integrated industrial park with eco-friendly infrastructure, designs and facilities targeted mainly for sustainable light to medium industries on 519 acres of freehold land.

5 FASTRACK ISKANDAR

A 30:70 joint venture by UEM Sunrise and FASTrack Autosports (Iskandar) Pte. Ltd. to create a premier lifestyle hub on 300 acres of freehold land. Its unique concept integrates motorsports interests and automotive businesses that spans from a local perspective to an international scale.

6 UEM SUNRISE – KLK LAND JOINT VENTURE

A 40:60 joint venture between UEM Sunrise and KLK Land to jointly develop sustainable mixed-use developments across 500 acres of land.

7 GERBANG NUSANTARA

7,735 units of affordable homes to be built in phases by UEM Sunrise with integrated transport, community, retail and convenience facilities.

8 SULTAN ABU BAKAR CIQ COMPLEX

Customs, immigration and quarantine checkpoint for incoming and outgoing traffic between Malaysia and Singapore.

9 GERBANG NUSAJAYA – LEISURE FARM INTERCHANGE (FUTURE)

A 59:41 joint venture with Mulpha International Berhad for three road projects valued at RM107 million to create and upgrade roads to jointly serve the needs of the population of Gerbang Nusajaya and Leisure Farm Resort.

10 SIGNATURE RESIDENTIAL PRECINCT

A proposed signature development with gated and guarded communities, made up of terraced and semi-detached homes and condominiums and a range of carefully selected retail and leisure conveniences.

11 UEM SUNRISE – MULPHA JOINT VENTURE

A 50:50 joint venture between UEM Sunrise and Mulpha International Berhad, to develop approximately 200 acres of land, over three parcels, into mixed-use developments with both residential and commercial components fronting the Malaysia-Singapore Second Link Expressway.

12 SUNGAI PULAI MANGROVE RESERVE

Gerbang Nusajaya integrates nature into everyday living with the adjacent Sungai Pulai Mangrove Reserve, the largest riverine mangrove system in Johor and is listed under the RAMSAR Convention. The masterplan establishes an ecological balance with nature via sustainable environment management systems and bioswales.





Artist's Impression

A 40:60 development between UEM Sunrise Berhad and Ascendas from Singapore, the Nusajaya Tech Park is built on 519 acres of freehold land just and is a short drive from the Sultan Abu Bakar CIQ Complex, making it one of the closest sites to the Malaysia-Singapore Second Link.

Ascendas is Asia's leading provider of business space solutions with a total space managed exceeding 58.9 million sq.ft, and a value exceeding SGD \$16.8 billion. The Singaporean company is known for such flagship projects as Singapore Science Park, and the acclaimed Ascendas-Xinsu within Suzhou Industrial Park in China.

NUSAJAYA TECH PARK

The fully landscaped Park is the first tech park in Malaysia to be awarded Singapore's Building and Construction Authority Green Mark for Districts – Gold (Provisional) Award. It is also the winner of a Merit Award in the Master Planning Category by the Singapore Landscape Architect Awards in 2013 for its landscape design.

To be developed at an estimated value of RM3.7 billion, Nusajaya Tech Park aims to create employment opportunities for more than 20,000 people in industries including Electronics, Pharmaceutical and Medical Devices, Food Processing, Precision Engineering, Fast Moving Consumer Goods, Logistics and Warehousing, General Engineering Services as well as a Data Centre, Telecommunications and BPO operations.



ABOVE
COMPLETED
FACTORIES WITHIN
THE TECH PARK



FASTTRACK ISKANDAR

This state-of-the-art development will also feature a dynamic driving center suitable for vehicle handling courses and instructional driver training for all ages. It will also comprise of a CIK Grade A go-kart circuit and an off-road track that will be challenging for both beginners and recreational enthusiasts.

Complementing the facilities are workshops, retail businesses and after-market services by leading automotive brands, along with high-security areas for racing, high-performance and collectible vehicles.

A 30:70 joint venture by UEM Sunrise and FASTTrack Autosports (Iskandar) Pte. Ltd, FASTTrack Iskandar will be the first in Southeast Asia that incorporates a motorsports destination with automotive-related commercial, retail and hospitality options.

The long term vision is to establish a premier integrated hub that also allows for automotive testing, research and development, along with lifestyle attractions, which will create highly-skilled jobs.

FASTTrack Iskandar's crown jewel is its 4.5km FIA Grade 1 Race Circuit, dubbed the 'Nürburgring of Asia', which is designed by Hermann Tilke, renowned for the Yas Marina Circuit in Abu Dhabi and the Circuit of the Americas in Texas, USA.



UEM SUNRISE

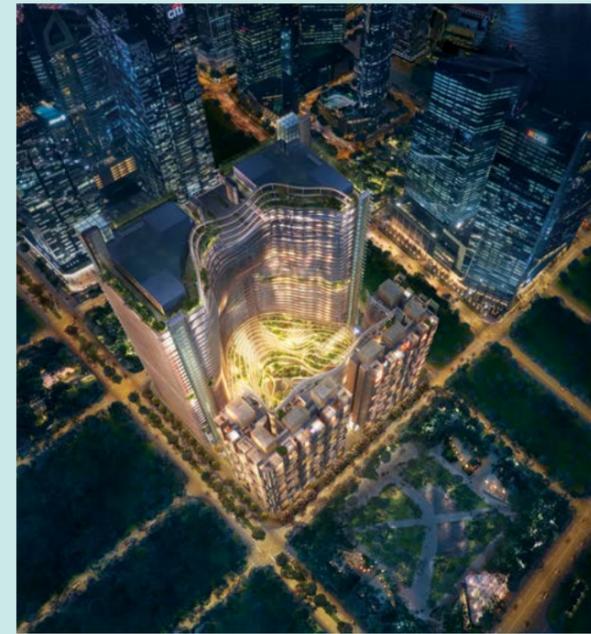
UEM Sunrise Berhad is one of Malaysia's top property developers with core competencies in macro township development, high rise residential, commercial, retail and integrated developments as well as project management and project and construction services.

It is the Master Developer of Iskandar Puteri (formerly known as Nusajaya), one of the five flagship zones and key driver of Iskandar Malaysia and has other award-winning projects in Malaysia's Central Region including Kuala Lumpur's Mont'Kiara enclave, Kuala Lumpur City Centre, Cyberjaya, Shah Alam, Bangi and Seremban. Internationally, UEM Sunrise's presence extends into Singapore, Australia, Canada and South Africa.



ABOVE
Conservatory
Melbourne

RIGHT
Aurora
Melbourne Central,
Melbourne



RIGHT
Serene Heights
Bangi, Selangor

FAR RIGHT
Estuari Gardens
Puteri Harbour,
Iskandar Puteri,
Johor



ABOVE
Puteri Harbour
Iskandar Puteri,
Johor

LEFT
Marina One
Singapore



ABOVE
Quintet, Canada

LEFT
Arcoris, Mont'Kiara,
Kuala Lumpur

LANDSCAPE ARCHITECT

Ramboll Studio Dreiseitl is an award-winning, sustainable landscape architecture practice. They are a multidisciplinary team specialised in the synthesis of landscape architecture, art and urban design, environmental technology and urban hydrology.

RAMBOLL STUDIODREISEITL

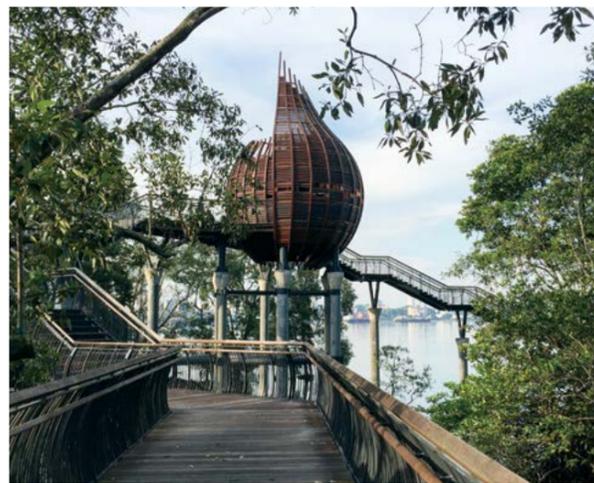
With a total of four studios located in Germany (Überlingen and Hamburg), Singapore and China (Beijing), their 90 multicultural experts are landscape architects, urban planners, engineers, architects, and artists working on the daily reality of transforming our cities into resilient homes. 30 years of experience has created a portfolio of outstanding projects with high aesthetic and cultural value. The scope of the practice's work includes water sensitive urban design, streetscapes, masterplans, parks and plazas. Even down to the applied scale of swales, biotopes and building-integrated rainwater recycling systems.



TOP
Bishan - Ang Mo Kio Park,
Singapore

ABOVE
Potsdamer Platz
Berlin, Germany

BELOW
Sungei Buloh
Wetland, Singapore



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Lesen Pemaju: 14228-1/01-2018/47(L) • Tempoh Sah: 19/1/2016 – 18/1/2018 • Permit Iklan & Jualan: 14228-1/01-2018/47(P) • Tempoh Sah : 19/1/2016 – 18/1/2018 • **Tarikh Dijangka Siap: March 2019** • Pihak Berkuasa Meluluskan Pelan: MPJBT • No. Rujukan Kelulusan Pelan Bangunan: MPJBT(JB)RP9/16/2015 • Hakmilik Tanah: Bebas • Bebanan Tanah: Tiada • Jumlah Unit: 625 unit • Unit: Jenis 22 – 198 Unit, Jenis 24 – 295 Unit, Jenis 26 – 107 Unit, Jenis 28 – 25 Unit • Keluasan Binaan: Jenis 22 – 22' x 75', Jenis 24 – 24' x 75', Jenis 26 – 26' x 75', Jenis 28 – 28' x 75' • Harga: Jenis 22: RM552,888 – RM1,536,888, Jenis 24: RM700,888 – RM2,055,888, Jenis 26 – RM1,555,888 – RM2,146,888, Jenis 28 – RM1,702,888 – RM2,423,888



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A member of UEM Group



GERBANG NUSAJAYA
THE GATEWAY TO ISKANDAR MALAYSIA

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