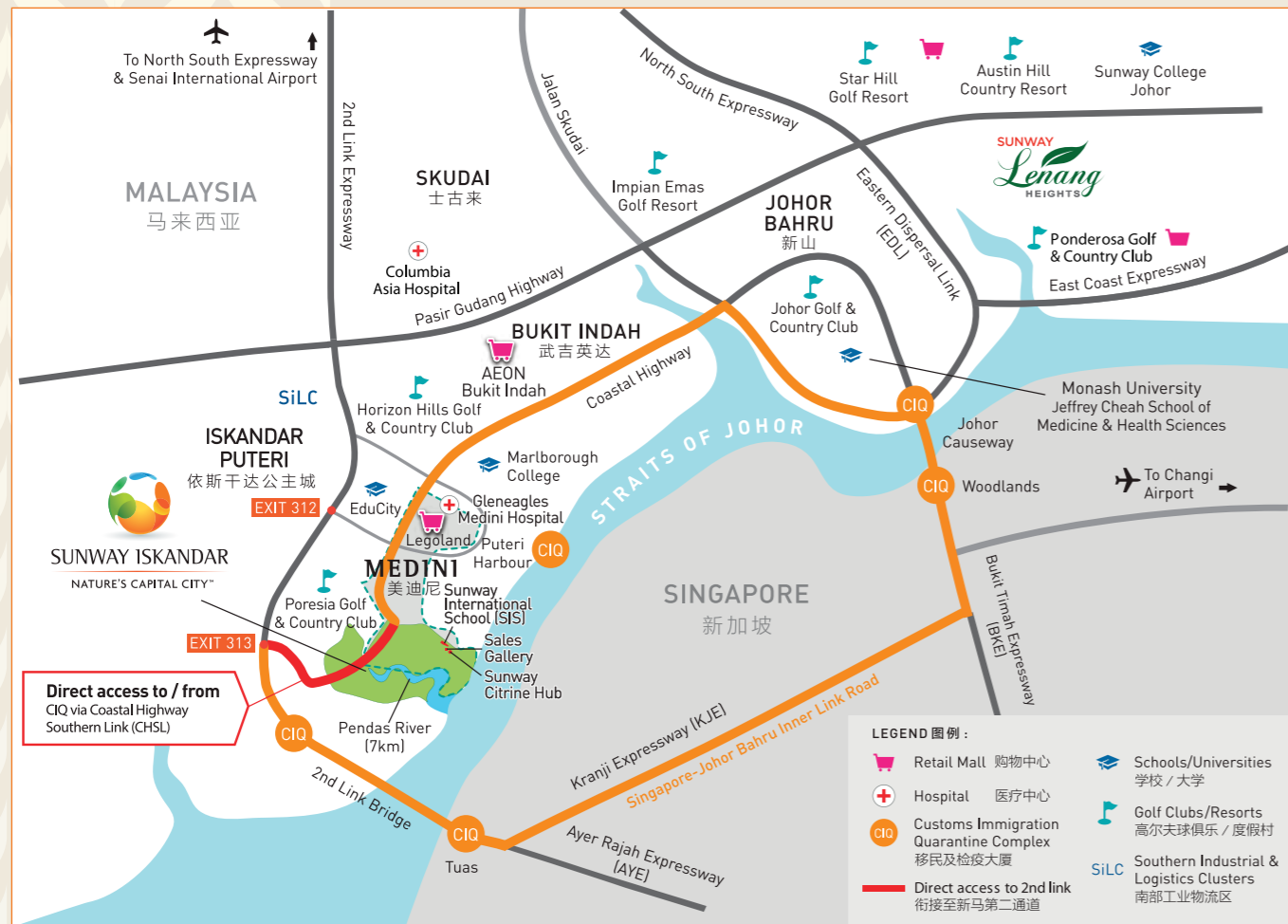


Strategically located

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 松木影城
- 5 km** Malaysia-Singapore Second Link 新马第二通道
- 5 km** Gleneagles Medini Hospital 鹰阁医院
- 6 km** Legoland Theme Park 乐高主题乐园
- 6 km** Kota Iskandar 政府新行政与商贸中心
- 6 km** Puteri Harbour 公主港
- 8 km** EduCity 国际教育城
- 15 km** Columbia Asia Hospital 哥伦比亚医院
- 16 km** Poresia Golf & Country Club 和乡村俱乐部
- 24 km** Johor Bahru 新山市
- 30 km** Johor Premium Outlets 国际名牌城
- 35 km** Senai International Airport 士乃国际机场
- 46 km** Singapore CBD 新加坡中央商业区
- 66 km** Changi International Airport 新加坡樟宜机场

SUNWAY[®]
PROPERTY
Master Community Developer

Sunway Iskandar Property Gallery:

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

Follow us on @sunwayiskandar

+607-509 6575

www.sunwayiskandar.com

Citrine
AT THE LAKEVIEW
OFFICES • RESIDENCES • RETAIL



SUNWAY ISKANDAR

NATURE'S CAPITAL CITY™
盛绿之都™

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.

SUNWAY[®]
双威



Welcome to
Nature's 盛绿之都
Capital City

Here, six different precincts come together in a beautiful balance, truly making it, Nature's Capital City.

致力打造绿色综合城镇

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.

40% *Natural Greenery*
为高密度植物/景观园林/绿林/海岸/河畔

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.



SUNWAY ISKANDAR

NATURE'S CAPITAL CITY™
盛绿之都™

6 Beautifully-crafted

PRECINCTS

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 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 PARKVIEW 景园区

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

公园绿意相互映衬，品质生活精髓所在



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



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 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



*Actual Photo



* 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
全方位高端商住住宅发展



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





SUNWAY ISKANDAR
NATURE'S CAPITAL CITY™

Award-winning integrated township with self-sustaining components

**Sunway
International School**
双威国际学校
OPENED ON JAN 2017

CIQ
FERRY TERMINAL PUTERI HARBOUR
公主港渡轮
Daily Ferry to :
Tanjung Balai Karimun, Indonesia
Harbour Bay, Batam, Indonesia

SINGAPORE
新加坡

Straits of Johor
柔佛海峡

DESIGNER OFFICE SUITES
办公楼

Citrine Hub
RETAIL & DESIGNER OFFICES
黄水晶商业中心
零售商业街&办公楼
SOFT OPENING ON JAN 2018

Citrine Residences
黄水晶高级服务式公寓
COMPLETED ON NOV 2017

Rooftop Garden
顶楼空中花园
LEVEL 37

Facilities Deck
休闲娱乐设施
LEVEL 3

Awards

- ✓ Best Township Development
- ✓ iProperty.com People's Choice Awards 2014-2016
- ✓ The Edge Top Property Developers 2014-2015 No.1
- ✓ BCI Asia Top 10 Developers 2011-2016
- ✓ Frost & Sullivan Malaysia Property Development Company of the Year 2018
- ✓ Putra Brand Awards

RETAILS 零售商业街 :

- Jaya Grocer
- Starbucks
- Morganfield's
- Awesome Brew
- Mr D.I.Y
- Sunway Pharmacy and more

**20 Acres of
Emerald Lake**
with sustainable landscape
and recreational facilities
20英亩的翡翠湖

Citrine

AT THE LAKEVIEW

OFFICES • RESIDENCES • RETAIL

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-thought 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础设施、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光，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	5 MAJOR VIEWS SEA, HARBOUR, CITY, LAKE & S'PORE 5大景观：海景、公主港、美迪尼市、翡翠湖、新加坡	5.22 ACRES LAND AREA 占地5.22英亩	37th FLOOR ROOFTOP GARDEN 顶楼空中花园	328 SERVICED RESIDENCES 328套服务式公寓
2 RETAIL LEVELS GROUND FLOOR & 1st FLOOR 零售商业街	42 RETAIL UNITS + 1 ANCHOR SHOP 42个零售单位 + 1个主要大型商场	70K SF. NET LETTABLE AREA 7万平方尺可租用面积	168 UNITS DESIGNER OFFICES 168间优质办公室单位	493 BAYS CAR PARK BAYS 493个停车位



One-stop *lifestyle destination*

一站式的生活新地标



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。



*Actual Photo

FACILITIES DECK

- | | | | |
|--------------------------|--------|-------------------|-------|
| • Infinity Swimming Pool | 无边际游泳池 | • Gymnasium | 健身房 |
| • Children's Pool | 儿童游泳池 | • Tai-chi Deck | 太极练习场 |
| • Barbeque Deck | 烧烤区 | • Yoga Park | 瑜伽公园 |
| • Playground | 游乐场 | • Games Room | 游戏房 |
| • Chill-out Lounge | 放松休闲区 | • Day Care Centre | 日间托儿所 |

ROOFTOP GARDEN

- | | | | |
|-----------------|-------|------------------|--------|
| • Function Hall | 多功能礼堂 | • Rooftop Garden | 顶楼空中花园 |
|-----------------|-------|------------------|--------|

SECURITY FEATURES

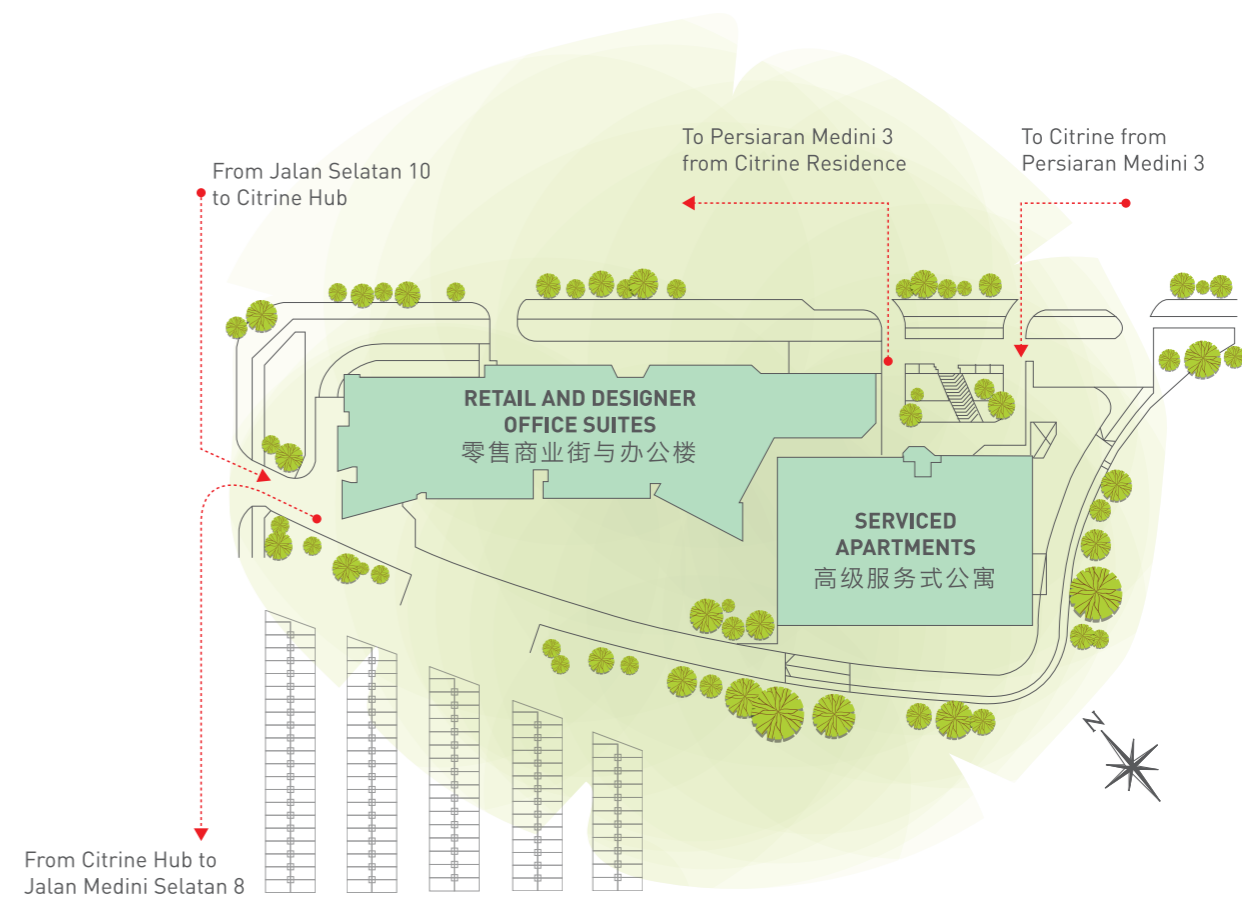
- | | |
|--------------------------------------|--------------|
| • 3-tier security system | 3重严密保卫系统 |
| • 24-hour CCTV surveillance system | 24小时闭路电视监控系统 |
| • Security button at car park area | 停车场紧急呼叫按钮 |
| • Audio interface system | 音频界面保卫系统 |
| • Emergency button of master bedroom | 主卧室紧急呼叫按钮 |

公共设施楼层

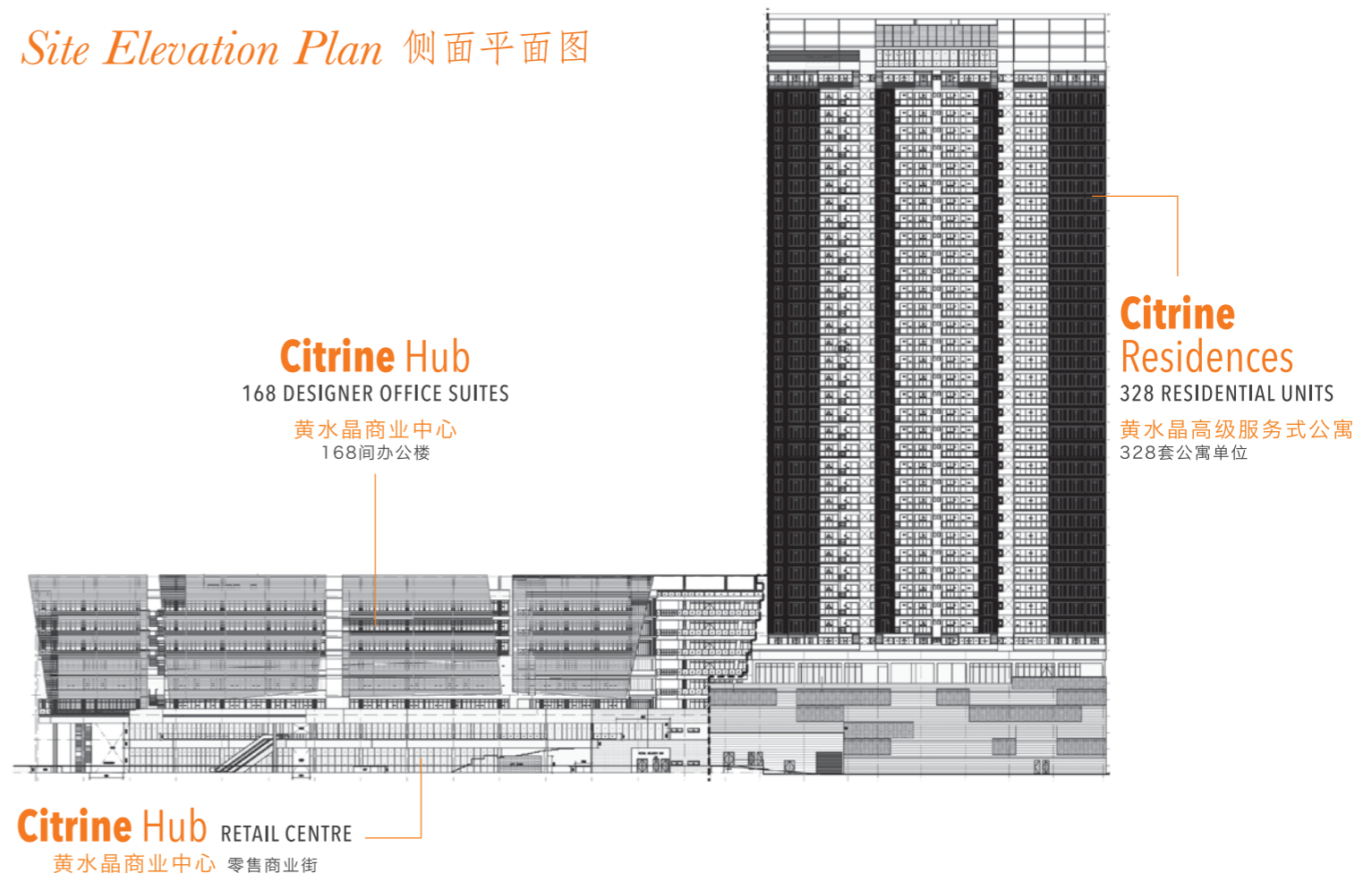
顶楼空中花园

保安措施

Site Plan 总平面图

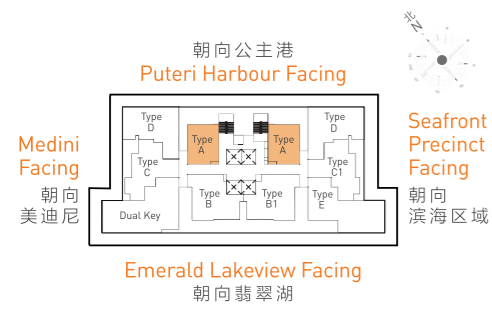


Site Elevation Plan 侧面平面图



TYPE A 户型 A

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

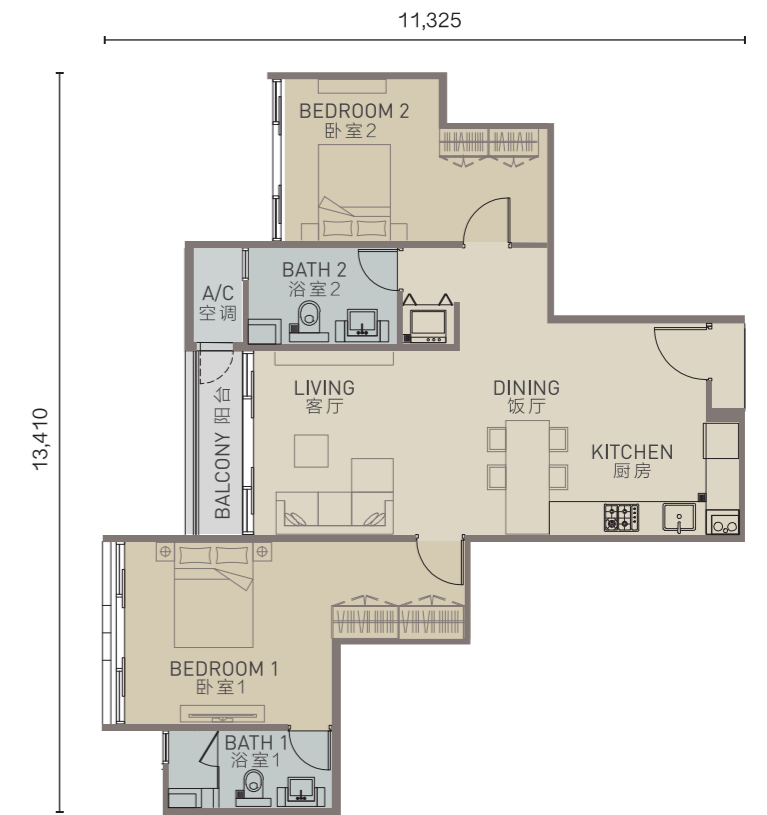
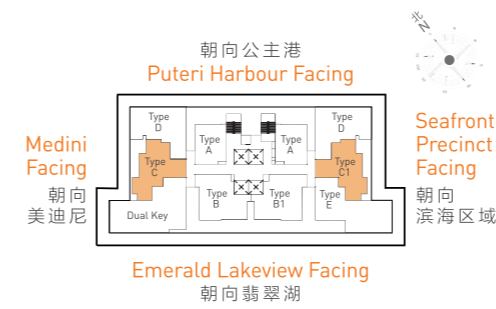


TYPE C 户型 C

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

TYPE C1 户型 C1

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

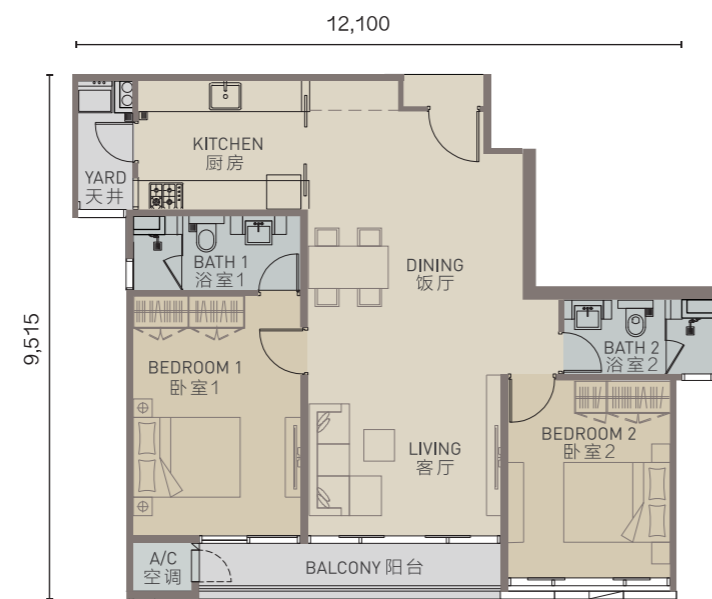
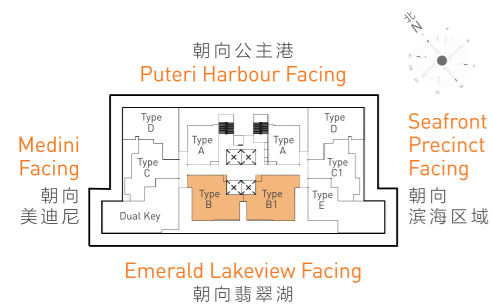


TYPE B 户型 B

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

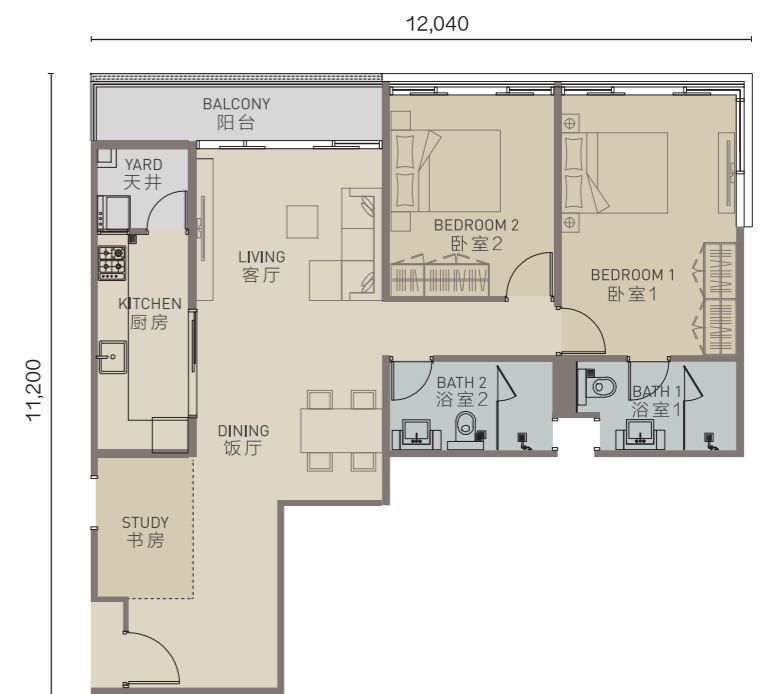
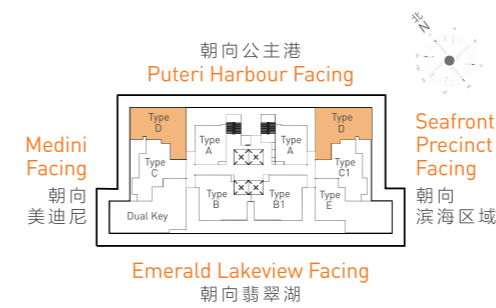
TYPE B1 户型 B1

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



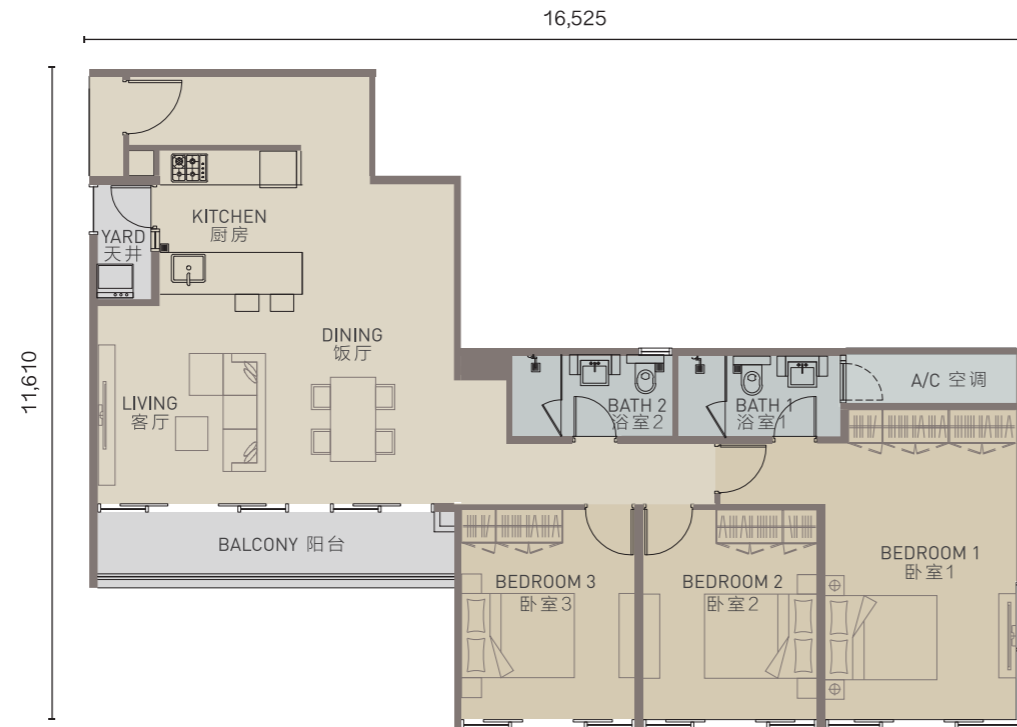
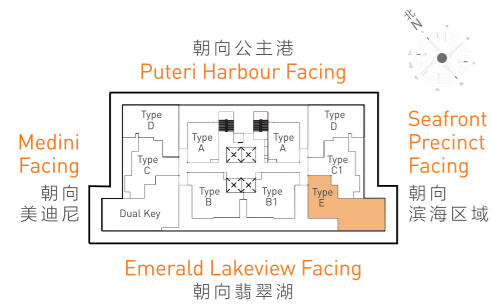
TYPE D 户型 D

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



TYPE E 户型 E

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

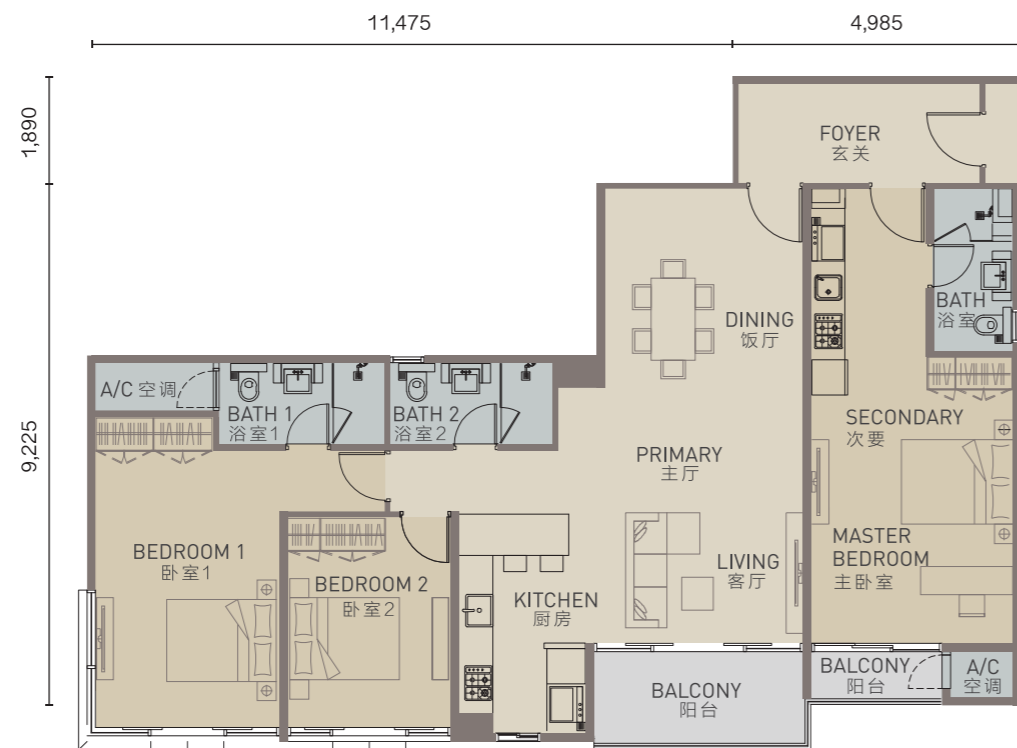
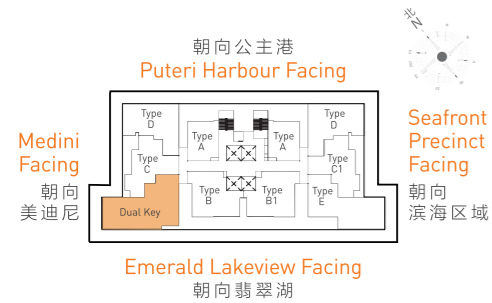


Specifications

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)

DUAL KEY 双钥匙

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



建筑规格

结构	:	钢筋混凝土骨架 / 金属 (适用时)
墙	:	砖墙 / 钢筋混凝土 (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
门	:	
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	:	
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)