



LIVE GLOBAL

Iskandar Malaysia

DESIGNED WITH INVESTORS IN MIND

Centrally located in South East Asia that is strategically accessible to rapid growing global market, Iskandar Malaysia is set to become Southern Peninsular Malaysia's most developed region – where living, education, entertainment, environment and business seamlessly converge within a bustling and vibrant metropolis with 5 flagship developments. Definitely making it a lucrative hub for investment!



MEDINI ISKANDAR

A WORLD CLASS CITY

IN THE MAKING

GRAND MEDINI is advantageously poised in the booming Medini Iskandar, spanning across 2,230 acres that prides itself as the CBD of Flagship B (Nusajaya). Medini Iskandar is the only 'special economic zone' in Malaysia with excellent investment advantages and benefits.

- NO RPGT
- NO RM 1 million cap for foreign investors
- 15% income tax rate for knowledge workers

And more!

**GRAND
MEDINI** 豪苑
Lifestyle Residence • Medini Iskandar Malaysia

SINGAPORE

STRAITS OF JOHOR

MALAYSIA-SINGAPORE
SECOND LINK

KOTA ISKANDAR

PUTERI HARBOUR

PINEWOOD ISKANDAR
MALAYSIA STUDIOS

LINEAR PARK

GLENEAGLES
MEDINI

AFINITY URBAN WELLNESS CENTRE
BY TEMASEK / KHAZANAH

MALL OF MEDINI

LEGOLAND
HOTEL

LEGOLAND



Second Link Bridge



Mall Of Medini

Actual Photo



Legoland Hotel

Actual Photo



Legoland

Actual Photo



Gleneagles Medini



EduCity

Actual Photo



Puteri Harbour

Actual Photo



Traders Hotel

Actual Photo



Hello Kitty Town

Actual Photo

SURROUNDING DEVELOPMENTS

RECREATION

- III Legoland
- III Poresia Country Club
- III Family Indoor Theme Park
- III Puteri Harbour

EDUCITY

- III Newcastle University Medicine Malaysia (NUMed)
- III Marlborough College Malaysia (MCM)
- III University of Southampton Malaysia Campus (USMC)
- III Netherlands Maritime Institute of Technology (NMIT)
- III University of Reading Malaysia (UoRM)
- III Raffles University Iskandar (RUI)
- III Multimedia University (MMU)
- III Management Development Institute of Singapore (MDIS)
- III Raffles American School (RAS)
- III Johan Cruyff Institute Malaysia (JCIM)

MEDICAL

- III Columbia Asia Hospital
- III Gleneagles Medini
- III Afiniti Urban Wellness Centre

OTHERS

- III Pinewood Iskandar Malaysia Studios
- III Johor State New Administrative Centre (JSNAC)
- III Southern Industrial and Logistics Clusters (SiLC)
- III Bio-XCell (Biotechnology Park and Ecosystem)



PRIMED TO REAP HIGH APPRECIATION RETURNS

Where discerning investors look forward to benefit from exciting appreciation growth, GRAND MEDINI enjoys its central location that is well-attracted to international signature developments – Legoland, Gleneagles Medini, EduCity, Afiniti Urban Wellness Centre, Pinewood Iskandar Malaysia Studios, Kota Iskandar, Puteri Harbour and plenty more.

As Medini has a projected population of 3 million and 1.46 million workforce by 2025, GRAND MEDINI is primed for high returns, solid rental yields and spillover benefits from the huge catchment of:

- III Legoland: **1 million visitors per year**
- III EduCity: **16,000 students by 2018**
- III Afiniti Urban Wellness Centre: **Estimated 10,000 visitors per year**
- III Pinewood Studios: **More than 8,000 job opportunities**
- III Kota Iskandar: **5,000 government servants**

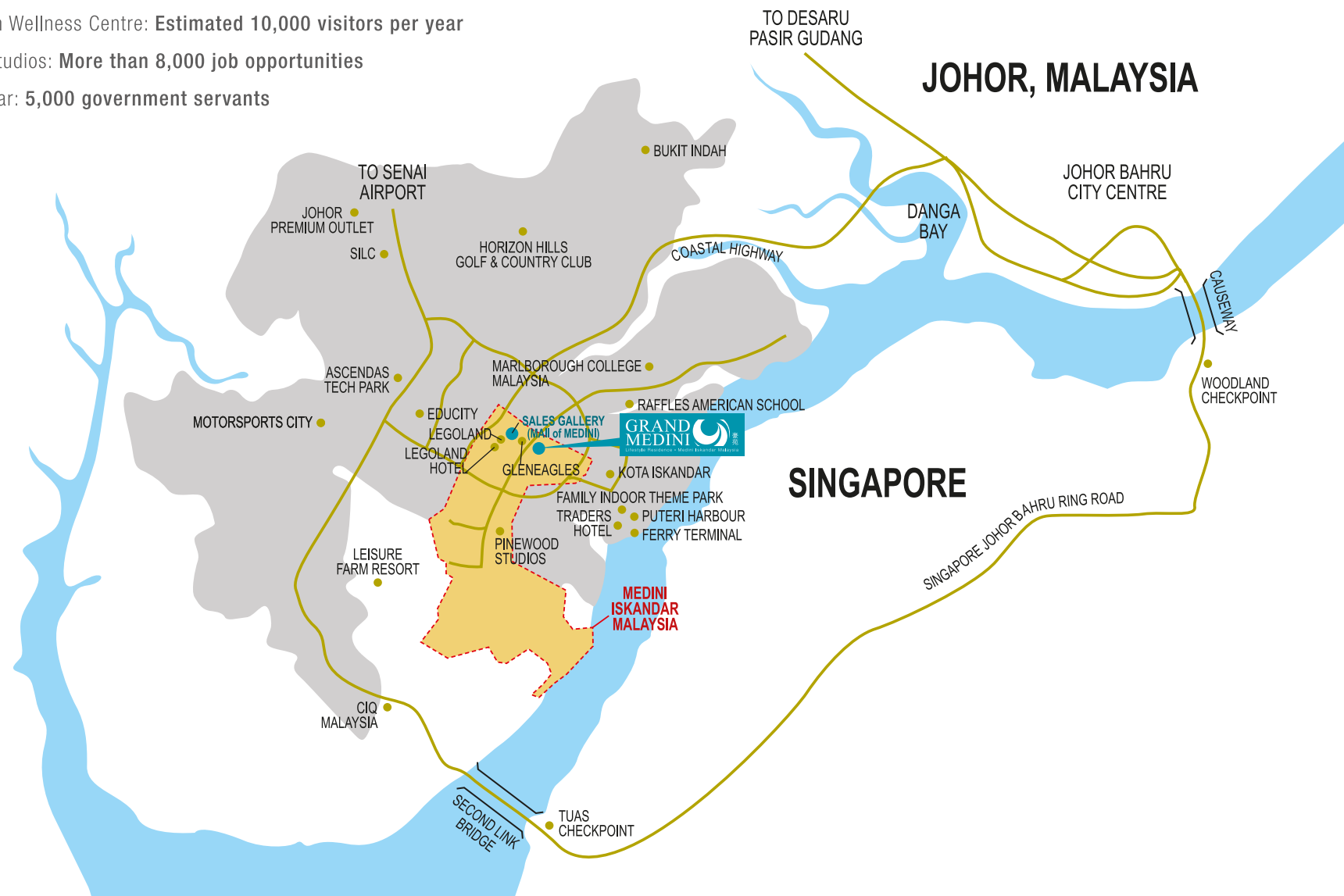
GRAND MEDINI is also easily within reach via:

EXISTING HIGHWAYS

- III 2nd link bridge from Singapore (only 10 mins away)
- III Coastal Highway
- III Eastern Dispersal Link (EDL)
- III JB East Coast Highway
- III Senai-Desaru Highway
- III Pasir Gudang Highway

UPCOMING TRANSPORT

- III KL-Singapore High Speed Rail (HSR)
- III Bus Rapid Transit (BRT)
- III Rapid Transit Systems (RTS)





LIVE GRAND



AWARD-WINNING IN THE INTERNATIONAL ENCLAVE

GRAND MEDINI offers only the grandest living experience in its vicinity. Designed by award-winning architects and designers, the first-of-its-kind residential development welcomes you to a synergy of urban dwelling, lush greenscapes, exclusive lifestyle facilities and excellent security.

- III 3.23 acres residential development
- III 672 exclusive units
- III 4-tier security (secured lift lobby & floor access by access card only)
- III Gated & guarded perimeter with CCTV



LIVE EXCLUSIVE



RECREATIONAL FACILITIES



- | | |
|-------------------------|-------------------------|
| III 50m Infinity Pool | III Linear Koi Pond |
| III Wading Pool | III Maze Garden |
| III Floating Spa Lounge | III Tree Boulevard |
| III Jacuzzi | III Roof Terrace |
| III BBQ Terrace | III Movie Wall |
| III Playground | III Party Lawn |
| III Gym | III Outdoor BBQ Counter |
| III Multipurpose Hall | III Viewing Deck |
| III Outdoor Terrace | III Seating Steps |
| III Pool Deck | III Casual Tea Terrace |
| III Sauna | III Chill Out Deck |



LIFESTYLE INDULGENCES

TAILORED FOR ALL

Luxury sophistication is the essence of GRAND MEDINI, well-echoed in the exclusive range of lifestyle facilities that appeal to all ages. Pick your perfect view – Singapore or Legoland – while you free your mind at the rooftop. If you prefer, Level 9 facilities podium is where you can further indulge, reenergize or host gatherings with your family and friends.



Artist's Impression

LIVE LUXURIOUS



Artist's Impression

WELL THOUGHT OUT DETAILS IN EVERY SPACE

The interior cleverly balances practical size and functional layout, offering only the most comfortable living spaces. Every home is well-designed with branded fittings and furnishings to complement your grandest living experience in GRAND MEDINI.



LIVE HEALTHY



Artist's Impression

PRIDING ITSELF AS A GREEN BUILDING DEVELOPMENT

GRAND MEDINI puts in great effort to certify as a green building development. Not only residents here will enjoy the award-winning interior design and architecture, but also the lush greenscapes and sustainable features that promote a healthy living experience.

- III Energy-efficient building
- III Water-efficient fittings
- III Material & resource efficient
- III Indoor environmental friendly



Laguna Redang Island Resort,
Pulau Redang, Terengganu

Actual Photo



Madge Residences,
Jalan Madge, Kuala Lumpur

Actual Photo



Koonawarra Apartments,
Clayton, Melbourne, Australia

Artist's Impression



Grand Medini,
Medini, Iskandar Malaysia

Artist's Impression



Grand SOHO,
Damansara, Petaling Jaya

Artist's Impression

GRAND GLOBAL

With years of property development experience since 1996, the group has been consistently building properties in prominent locations with a clear vision to transform the way people perceive exceptional quality. We are a niche boutique developer made of vibrant and well-experienced people with innovative and eccentric ideas in mind.

In Kuala Lumpur, Petaling Jaya, Terengganu and Melbourne, Australia, we have completed properties from residential to commercial such as townhouses, apartments, luxury condominiums, island resort and shop offices. Our upcoming developments in the near future will encompass SOHO units, retail lots, office suites, condominium, city hotel and boutique spa resort.

With a proven continuous track record of success, delivering quality lifestyle properties on time with incomparable added values will continue to stand strong as our commitment to customer satisfaction.



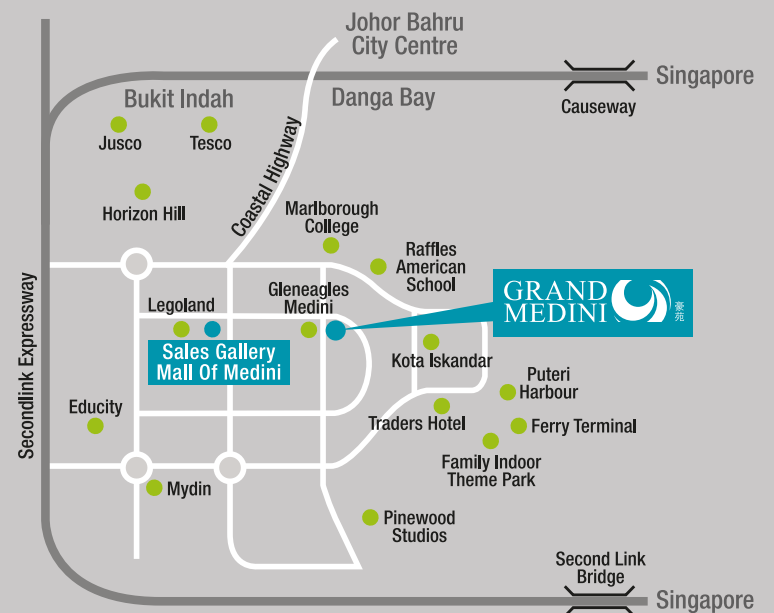
GRAND GLOBAL MEDINI SDN BHD (1058282-H)

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• Developer's license No: 13614-1/07-2016/0735(L) • Validity period: 24/07/2014 - 23/07/2016 • Advertisement & sales permit No : 13614-1/07-2016/0735(P) • Validity period: 24/07/2014 - 23/07/2016 • Approving authority: Majlis Perbandaran Johor Baharu Tengah (MPJBT) • Building plan approval No: (15) dlm. MPJBT (JB) RP9A/4/2014 • Land tenure: Freehold with registered lease for 129 years to developer • Encumbrances: Public Bank • Expected completion: 48 months from SPA date • Type of Property: Apartment • Total units: 672 Units • Car park bay: 1233 bays • Built-up: 474 sf – 1,119 sf • Selling price: Tower A - Price: RM 572,400 (Min) RM 1,354,800 (Max) - Total 226; Tower B - Price: RM558,000 (Min) RM1,357,200 (Max) - Total Unit 208; Tower C - Price: RM606,000 (Min) 1,230,000 (Max) - Total Unit 238.



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