

MERIDIN@MEDINI

Iskandar Puteri, Johor

EXQUISITE URBAN

CONDOMINIUMS

尊享高端奢华生活



ICONIC LANDMARK

地标性城市综合体

Meridin @ Medini is a prestigious integrated development comprising condominiums, retail and hotel suites.

美丽苑美迪尼是个散发着无与伦比魅力的著名地标性建筑物。汇集豪华高级公寓、多功能小型办公室、生活化零售精品馆及国际品牌酒店的世界一流中央优势发展项目。



Spacious Living Areas

All Units Partially Furnished

2 Parking Lots



CONTEMPORARY COMFORTS

打造完美奢靡的居家生活

Experience comfort within cosy living areas and be secured by a stringent multi-tier security system. For convenience, the retail lots below ensure all needs are met easily.

敬请尊享可满足您一切所需的宽敞舒适豪华公寓倍。感安心的严密保安系统，让您每日都能精神饱满的迎来崭新一天。近在咫尺的生活化零售精品馆，让您可以享受零售为您带来舒适便捷的温馨体验。

MULTI-TIER SECURITY SYSTEM 多层安全保安系统



24 Hours Security
CCTV Monitoring
闭路电视监控



24 Hours Security
Personnel Patrolling
24小时全天保全



Security Lift
Access Card
磁卡控管电梯



Digital Lock for Main
Entrance Door
高智能数码门锁



Designated Residence
Car Park with Access Card
磁卡控管停车场



Intercom
System
视讯对讲机

WORLD-CLASS AMENITIES

世界级周边设施仅一步之遥

Be surrounded by Legoland, Puteri Harbour, Mall of Medini, EduCity, Gleneagles Medical Centre and the upcoming High Speed Rail (HSR) interchange.

周边环境着多个世界级设施，如乐高乐园、公主港口、哥打依斯干达、美迪尼鹰阁医院以及林立的世界知名教育机构。随着即将来临且咫尺之遥的高速铁路，美迪尼带动着依斯干达的主要经济脉线和中央商务，这一个绝佳的地理位置潜伏着无尽的商机。

- 5 min

 - Legoland Malaysia 马来西亚乐高主题乐园
 - EduCity 国际教育中心
 - Mall of Medini 美迪尼商场

- 15 min

 - Poresia Golf & Country Club 博雷西亚高尔夫俱乐部与度假村
 - Tuas Checkpoint 第二通道关卡
 - Motorsports City 赛车城

- 20 min

 - JB City Centre 新山市中心
 - Senai International Airport 士乃国际机场
 - Woodlands Checkpoint 兀兰关卡

- 25 min

 - Johor Premium Outlets (JPO) 柔佛名牌商城
 - Berjaya Waterfront Hotel 成功滨水酒店



GREAT CONNECTIVITY

战略性地理位置无缝结合

Offering convenient access, Meridin Medini is strategically positioned at the main road of Pantai JB-Iskandar Puteri and is situated at the heart of Medini, Iskandar Malaysia.

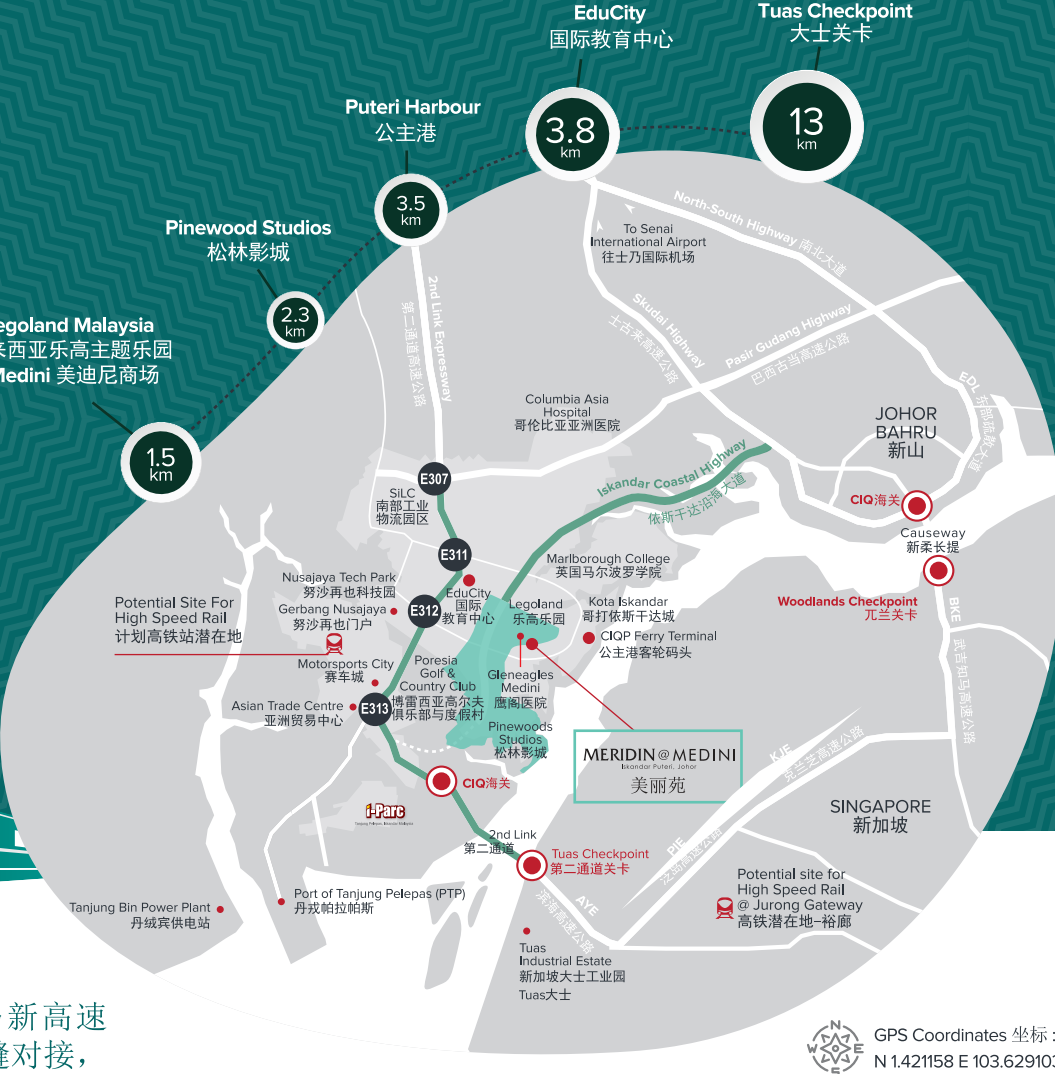
美丽苑美迪尼便捷的交通连接新山海滩 – 依斯干达公主城的主要道路，是依斯干达美迪尼的心脏地带，为您提供优越便利的通道。

HIGH SPEED RAIL(HSR) 高速铁路



The High Speed Rail (HSR) which has an interchange just minutes away, seamlessly connects you to Singapore while Kuala Lumpur is just 90 minutes away.

扼守马新往来咽喉要道；毗邻马新高速铁路站点，马新“双城生活”无缝对接，乘搭高铁从新加坡到吉隆坡仅需90分钟。





RETAIL CONVENIENCE

近在咫尺的零售精品商店

Integrated with retail shops, this is the perfect address that pays tribute to the finest aspects of Live, Work, Relax and Rejuvenate.

与时尚丰富的零售商店相互结合，造就一个集生活、工作、放松及富有活力为一体的高尚住址。

MEDINI SPECIAL TAX INCENTIVES

美迪尼特别税收优惠

NO RM1 million cap for foreigners to purchase property 外国人无最低买卖价格限制	NO RPGT (Real Property Gains Tax) 无需房地产业盈利税
100% foreigner ownership 知识性员工100%的外资拥有权	15% income tax rate for knowledge workers 知识性员工15%所得税利率

FREE car import duties 给予知识性员工免费汽车入口税



PREMIUM FACILITIES

会所级的生活设施



- | | | | | | |
|------------------------------------|--------------------------------------|--|--|------------------------------------|-------------------------------------|
| A YOGA DECK
瑜伽区 | E WADING POOL
浅水池 | I KICKABOUT
足球区 | M CHILD CARE CENTRE (SPACE ONLY)
保育区 | P PAVILION AND GAZEBO
亭子 | S LAUNDRETTE
洗衣区 |
| B REFLEXOLOGY STREAM
療癒区 | F JACUZZI
按摩浴缸 | J SLOPED SAND BEACH
人造沙滩 | N CHILDRENS' PLAYGROUND
儿童游乐场 | Q GYMNASIUM
健身区 | T READING ROOM
阅读区 |
| C REFLEXOLOGY PATH
療癒区 | G GOLF PUTTING GREEN
高尔夫球区 | K MULTIPURPOSE HALL (SPACE ONLY)
多用途大厅 | O BUSINESS CENTRE (SPACE ONLY)
商业中心 | R GAMES ROOM
游戏区 | U FITNESS PAR COURSE
健身公园 |
| D SWIMMING POOL
游泳池 | H BBQ AREA
烧烤区 | L MANAGEMENT OFFICE
管理层办公室 | | | |



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Meridin@Medini



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Developer's License No.: 13078-1/08-2017/02418(L) • Validity Period: 10/08/2016 – 09/08/2017 • Advertising & Sales Permit No.: 13078-1/08-2017/02418(P) • Validity Period: 10/08/2016 – 09/08/2017 • Approving Authority: Majlis Perbandaran Johor Bahru Tengah (MPJBT) • Building Plan Approval No.: MPJBT (JB) RP 9A/4/2013 • Land Tenure: Freehold with registered lease for 99 years to developer expiring on 14/04/2142 • Encumbrances: RHB Bank Berhad • Expected Completion: August 2017 • Type: Condominium • Block A – Total Units: 400, Selling Price (Main Parcel): RM414,000 (Min), RM1,833,000 (Max) • Block B – Total Units: 161, Selling Price (Main Parcel): RM917,000 (Min), RM1,563,000 (Max) • Block C – Total Units: 195, Selling Price (Main Parcel): RM465,000 (Min), RM1,132,000 (Max) • All art renderings and photographs contained in this circular/ advertisement are artist's impression only. The developer reserves the right to modify any parts of the building prior to completion as directed or approved by relevant authorities. All plans, layouts, information and specifications are subject to change and cannot form part of an offer or contract presentation.