

An artist's impression of d'Pristine @ Medini in Iskandar Malaysia.



AN integrated mixed development in Medini North, Nusajaya, d'Pristine @ Medini is set to be the pulse of Iskandar Malaysia.

This prime location within one of Iskandar Malaysia's five flagship zones was carefully chosen for its convenience and accessibility.

The 2,300-acre (930.8ha) Medini is already one of Asia's foremost integrated cities. Nusajaya is an emerging economic zone and Medini is poised to be its central business district.

d'Pristine @ Medini comprises two small office flexible occupancy (SOFO) towers, a four-star designer hotel, a Grade A office tower and a three-storey lifestyle mall.

The development is accessible via the North-South Highway from Kuala Lumpur, the Coastal Highway from Johor Baru and the Second Link Highway from Singapore, among other entry points from Malaysia and Singapore. It is also near a future High Speed Rail station in Gerbang Nusajaya.

Incomparable location

Meticulous planning and attention to detail mean that d'Pristine @ Medini is able to afford occupants a centralised

Prime location and great investment

location coupled with a serene atmosphere.

The development is directly opposite Legoland and within walking distance of several conveniences, including the Gleneagles Medini Hospital, Temasek and Khazanah's Urban Wellness Centre and the Mall of Medini.

Besides that, occupants and visitors will be able to enjoy stunning views of Medini's lake and Linear Park or the neighbouring Legoland theme park.

This gives d'Pristine @ Medini a wide appeal. Developer D Pristine Medini Sdn Bhd (a fully owned subsidiary of B&G Capital Resources Berhad) aims to attract a range of investors and buyers, including local residents, tourists (leisure and medical), expatriates and business travellers.

Individuals associated with business and education in EduCity Iskandar, Pinewood Studios and the burgeoning healthcare industry in Iskandar Malaysia also make up a large part of the potential market.

To attract this cohort, the developer is leveraging on the development's prestigious, branded address and the fact that its neighbours consist of world-class venues.

The presence of catalyst developments such as EduCity (which contains prestigious international education institutions), world-class healthcare institutions, urban and wellness resorts, and recreational and theme parks and business hubs contributes largely to d'Pristine @ Medini's potential.

In fact, most buyers and investors have purchased mainly

because of the development's highly desirable location.

Proximity to amenities, businesses and transportation is a big draw, so is its proximity to Singapore – the neighbouring country is only a 20-minute drive away via the Second Link Highway.

Long-term benefits

Foreign investment into the project is slowly building as d'Pristine @ Medini's tremendous potential is hard to pass up.

According to the developer, the development's prime location and the obvious viability of Nusajaya contribute greatly to d'Pristine @ Medini's attraction.

The developer has also provided assurances to investors that its management team will provide assistance in managing their property once the project is

completed. It is not selling its lifestyle mall either, but will be managing it.

These efforts are aimed at ensuring that the project is continually sustainable so that stakeholders and investors will gain good returns.

d'Pristine @ Medini is targeted for completion in early 2018.

■ For more information, visit www.dpristinemedini.com

Specifications

SOFO towers

- Built-up area: 644sq ft/ 59.8sq m (1 room), 771sq ft/71.6sq m (2 rooms), 1,308sq ft/ 121.5 sq m (3 rooms), 1,416sq ft/131.5sq m (3+1 rooms dual key unit)

3-storey interconnected lifestyle mall

- Gross floor area: Approximately 460,000sq ft (42,735.4sq m)

Grade A 32-storey office tower

- Net leasable area: Approximately 550,000sq ft (51,096.7sq m)

4-storey designer hotel

- No. of rooms: Approximately 300



Occupants of d'Pristine @ Medini can enjoy stunning views of Medini's lake, Linear Park and Legoland.



Each unit is meticulously planned to offer optimum comfort and luxury to occupants.