

# Citrine

L A K E H O M E S

TOWNHOUSE • LINK • LINK CLUSTER

PHASE 3B







# FEELS LIKE HOME

**No matter what your needs are, it all starts here.**

Bask in the peace of mind of this secured modern community. With an easily accessible location and a plethora of amenities at your doorstep, Citrine Lakehomes offers the perfect balance of modernity and serenity in a lush environment.







Artist's impression only.

# ELEGANT LAKESIDE LIVING

Discover a truly inspirational lakeside lifestyle at Citrine Lakehomes, with our collection of Link & Cluster homes that infuse picturesque homes and serene landscapes in the world-class integrated township of Sunway City Iskandar Puteri.

## UNIQUE FEATURES



### GATED & GUARDED COMMUNITY

Security Patrols, CCTV Surveillance



### COMMUNITY CENTRE

Multi-Purpose Hall, Indoor Badminton Court



### OUTDOOR FACILITIES

Outdoor Gym, Playground, Jogging Track



### DIRECT PUBLIC BUS TO SINGAPORE

To Jurong East & Boon Lay



Actual photo



Actual photo



# TYPE B1

Lot Size  
22' x 80'

Built-up  
2,219 sq.ft



GROUND FLOOR



FIRST FLOOR

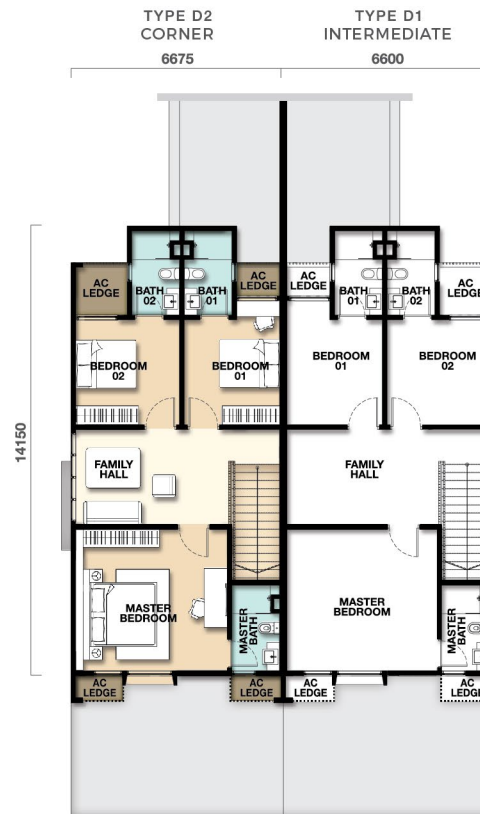
# TYPE D1/D2

Lot Size  
22' x 83'

Built-up  
2,285 sq.ft



GROUND FLOOR



FIRST FLOOR

# SITE PLAN - PHASE 3B



## SPECIFICATIONS

<b>STRUCTURE</b>	Reinforced concrete / Steel
<b>WALLS</b>	Reinforced concrete / Brickwall / Composite wall
<b>ROOF</b>	Reinforced concrete / Metal deck roof
<b>CEILING</b>	Skim coat and paint to the soffit of slab / Plaster ceiling with paint
<b>WINDOWS</b>	Aluminium framed glass window
<b>DOORS</b>	Main entrance Bedrooms / Bathrooms Kitchen
	Timber door Timber door Aluminium framed glass door
<b>IRONMONGERY</b>	Selected lock / Ironmongeries
<b>FLOOR FINISHES</b>	Foyer, living and dining Wet and dry kitchen Bathrooms Bedrooms Guest room Car porch Yard
	Floor tiles Floor tiles Floor tiles Laminate flooring Floor tiles Floor tiles Cement render
<b>WALL FINISHES</b>	Wet and dry kitchen Bathrooms Other general areas
	Wall tiles / Plaster with paint Wall tiles Skim coat with paint / Plaster with paint

	TYPE B1	TYPE D1/D2		TYPE B1	TYPE D1/D2
<b>SANITARY FITTINGS</b>			<b>M/E PROVISION</b>		
WASH BASIN	4	4	LIGHT POINT	30	26
WASH BASIN TAP	4	4	DISTRIBUTION BOARD	2	2
WATER CLOSET	4	4	CEILING FAN POINT	7	7
BIB TAP	4	4	AIR-CONDITIONING POINT	6	6
TOILET ROLL HOLDER	4	4	SWITCH SOCKET POINT	25	29
HAND-HELD SHOWER ROSE	4	4	TV POINT	3	3
			DATA / TEL POINT	1	1
			HELP ASSIST BUTTON	1	1
			AUDIO INTERCOM	1	1
			DOOR BELL POINT	1	1
			WATER HEATER POINT	4	4

Note: All drawings are subject to variations, modifications and substitutions as required by the relevant authorities or recommended by the architect, engineer or the developer.

The information contained in this material is subject to change and cannot form part of an offer or contract. All renderings are artist's impression only. All above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer.

Developer Name: Sunway Iskandar Sdn Bhd (964451-A) • Address: Lobby Level, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 46150 Petaling Jaya, Selangor. • Development Type: Landed Residences • Developer License No.: 13596-6/05-2021/0455(L) • Validity period: 11/05/2019 - 10/05/2021 • Advertising & Sales Permit No.: 13596-6/05-2021/0455(P) • Validity Period: 11/05/2019 - 10/05/2021 • Authority Reference No.: MBJBT(JB) RP/9/19/2016 • Authority Approve: Municipal Council of Johor Bahru Tengah • Land Tenure: Lease for 129 years (Exp. 31/08/2141) • Expected Completion Date: 36 months from the Sales & Purchase Agreement (June 2022) • Land Encumbrances: N/A • Total units: 128 • Type B: 29 units, Type B1: 35 units, Type D: 15 units, Type D1: 36 units, Type D2: 11 units, Type D3: 1 unit & Type D4: 1 unit • Selling Price: Type B & B1 (2-Storey Terrace Homes): RM 1,329,900 (min) - RM2,724,800 (max), Type D, D1, D2, D3 & D4 (2-Storey Cluster): RM1,374,100 (min) - RM2,446,600 (max) • Restrictions Importance: Landlords are not allowed to offer or sell the units (parcels), which are being built on this land unless the building is built according to plans approved by the local Authority concerned. ii. Parcel buildings founded on this land when it simply assumed possession of a Bumiputera / Companies, cannot be sold, leased or transferred in any way to a non-Bumiputera / non-Bumiputera company without the consent of the Authority State. iii. Parcel buildings erected on the land cannot be sold or transferred by any means to a Non-Citizen / Foreign Company without the consent of the State Authority. Disclaimer: All renderings and illustrations are artist's impressions, used in good faith as opinion and should not be regarded as representation of fact. The developer reserves the right to modify any parts of the development designs and recommended by the Architect and/or relevant authorities. Information and specifications are subjected to change and cannot part of an offer or contract.



# HAVE EVERYTHING WITHIN REACH



SUNWAY ISKANDAR

NATURE'S CAPITAL CITY™



## WHAT'S NEARBY?

<b>5KM</b> to Singapore Second Link & Gleneagles Medini Hospital	<b>6KM</b> to Puteri Harbour, Legoland Theme Park & Kota Iskandar
<b>8KM</b> to EduCity	<b>15KM</b> to Poresia Golf & Country Club, Columbia Asia Hospital
<b>24KM</b> to Johor Bahru City	<b>30KM</b> to Senai International Airport & Johor Premium Outlets
<b>46KM</b> to Singapore's Central Business District (CBD)	<b>66KM</b> to Changi International Airport

**SUNWAY**<sup>®</sup>  
**PROPERTY**  
Master Community Developer

Sunway Iskandar Property Sales 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](http://www.sunwayiskandar.com)

**SUNWAY**<sup>®</sup>