

**SUNWAY®**  
**Citrine**  
AT THE LAKEVIEW  
OFFICES • RESIDENCES • RETAIL



**SUNWAY CITY ISKANDAR PUTERI**  
**双威依斯干达公主城**





*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

*Sunway City Iskandar Puteri*

双威依斯干达公主城

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 City Iskandar Puteri 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 City Iskandar Puteri 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.



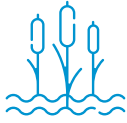
**SUNWAY CITY ISKANDAR PUTERI**  
双威依斯干达公主城



# 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



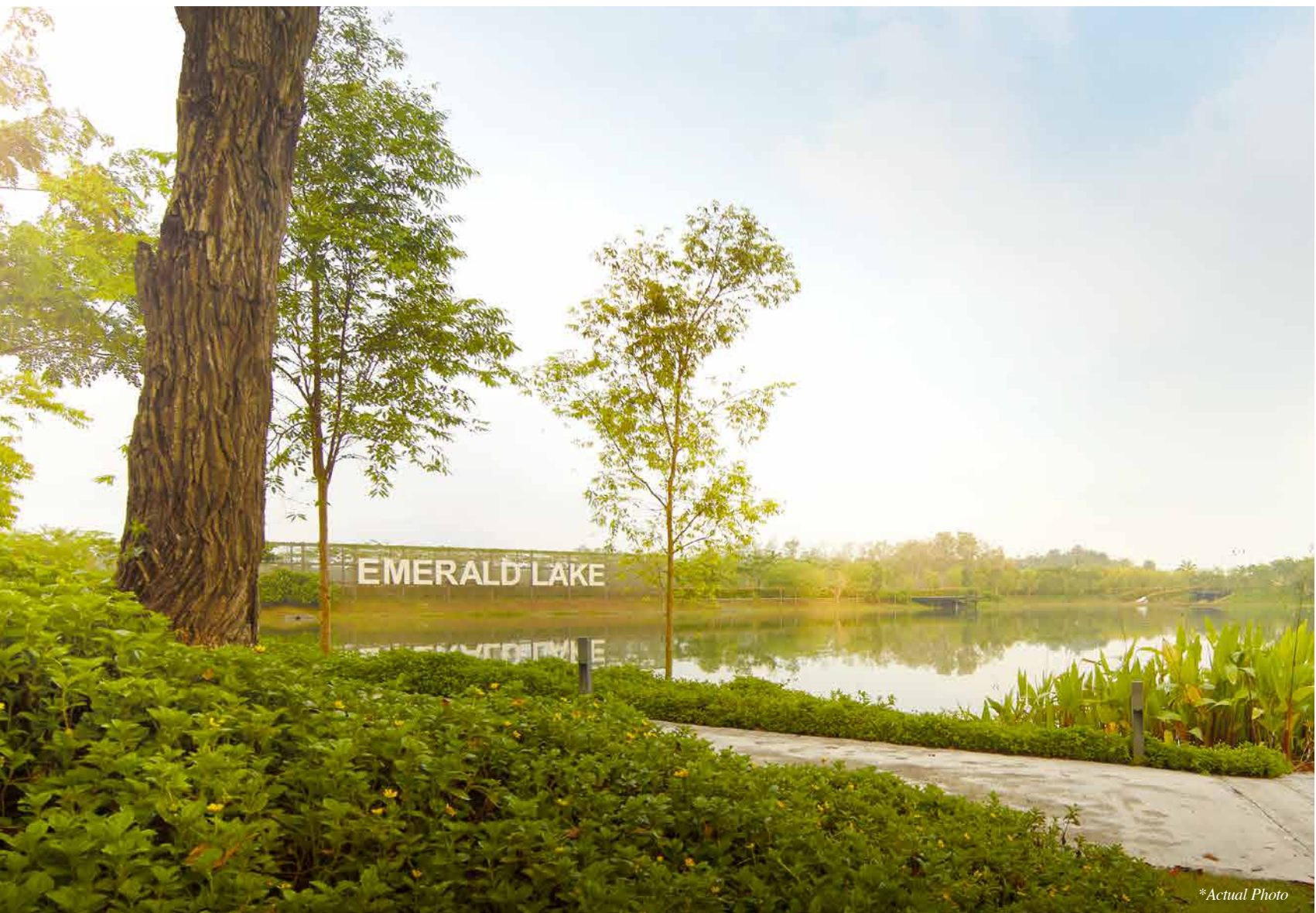
#### THE RIVERSIDE 河畔区

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



## *Special Medini Incentive Scheme* 美迪尼经济特区



**No Minimum Threshold  
for Foreigners**  
无外国人置业门槛



**100% Foreign Ownership**  
外籍人士可享有产业权



**No Low Cost Component**  
全方位高端商体住宅发展

\*Subject to change 或随时有所更动







# 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

**Straits of Johor**  
柔佛海峡

**SINGAPORE**  
新加坡

**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

**RETAILS 零售商业街：**

- Jaya Grocer
- Sushi House
- 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

**StarProperty**  
**AWARDS**  
2020 REAL ESTATE DEVELOPER  
**EXCELLENCE**  
THE PROXIMITY AWARD  
(BEST INTEGRATED DEVELOPMENT)

**StarProperty**  
**AWARDS**  
2021 REAL ESTATE DEVELOPER  
**STARPROPERTY**  
**ALL-STARS AWARD**



**FIABCI**  
INTERNATIONAL REAL ESTATE FEDERATION  
MALAYSIA  
MALAYSIA PROPERTY AWARD 2023  
SUNWAY CITY ISKANDAR PUTERI  
MASTER PLAN CATEGORY  
WINNER



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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 City, 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.

双威依斯干达公主城其综合城镇的六大核心区域内首个开发的商住住宅项目 - 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景，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

**37<sup>th</sup>  
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<sup>SE.</sup>**

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

**SINGAPORE**

新加坡

**Tuas Checkpoint**

大士关卡

**2nd Link**

新马第二通道

**Straits of Johor**

柔佛海峡

\*Actual Aerial View



# 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。



## FACILITIES DECK

## 公共设施楼层

- Infinity Swimming Pool 无边际游泳池
- Children's Pool 儿童游泳池
- Barbeque Deck 烧烤区
- Playground 游乐场

- Gymnasium 健身房
- Yoga / Tai-chi Deck 瑜伽/太极露天平台
- Games Room 游戏房
- Chill-out Lounge 放松休闲区

## ROOFTOP GARDEN

## 顶楼空中花园

- Function Hall 多功能礼堂

- Rooftop Garden 顶楼空中花园

## SECURITY FEATURES

## 保安措施

- 3-tier security system
- Private Car Park
- Private Lobby
- Lift to Unit Floor

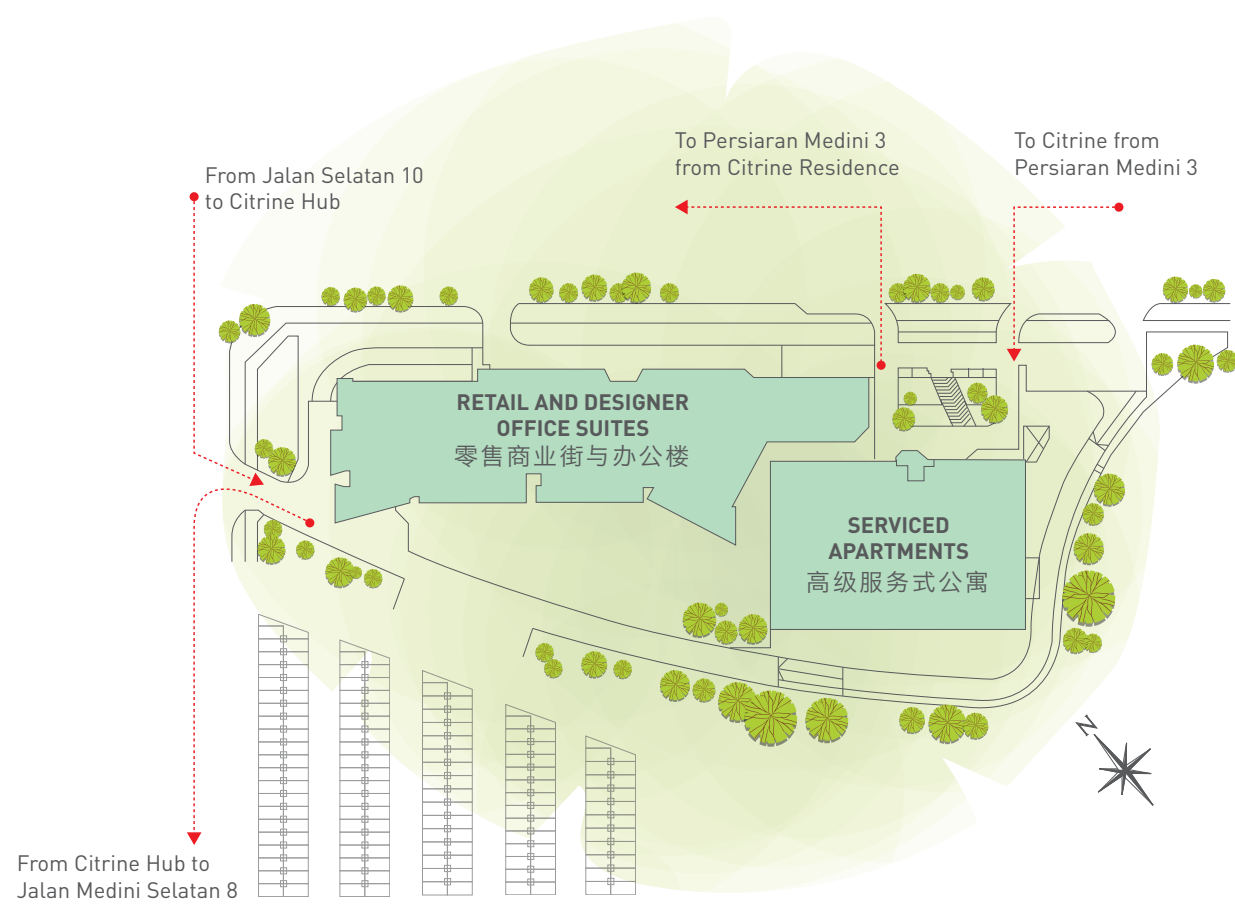
- 3重严密保卫系统
- 私人停车场道闸
- 私人住户电梯间
- 电梯直达单位楼层

- 24-hour CCTV surveillance system
- PopBox Parcel Collection
- Sunway Auxiliary Police

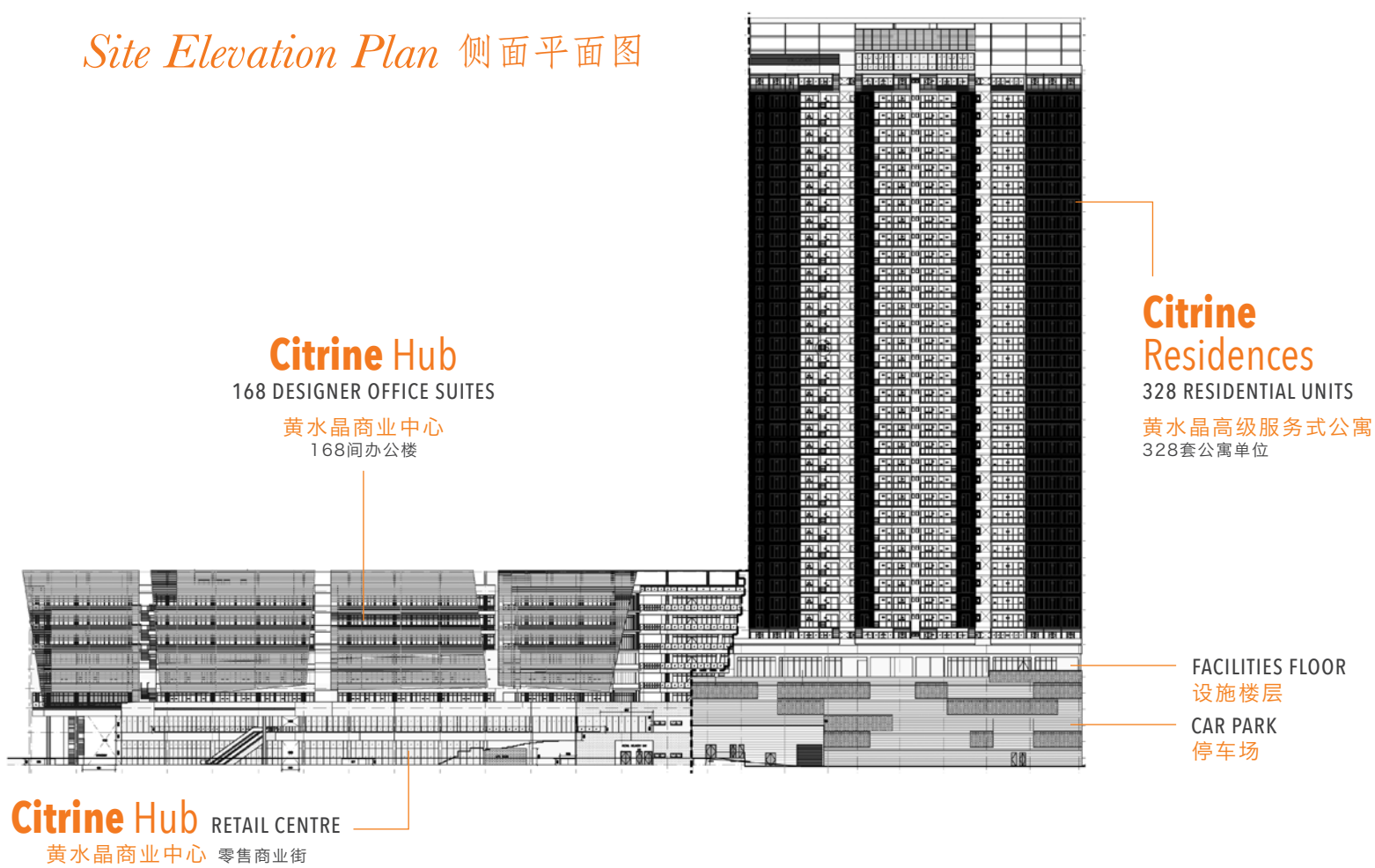
- 24小时闭路电视监控系统
- PopBox包裹收集柜
- 双威辅助警察



Site Plan 总平面图



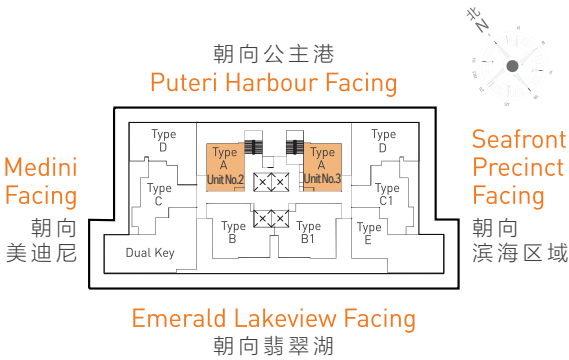
Site Elevation Plan 侧面平面图





TYPE  
户型 A

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

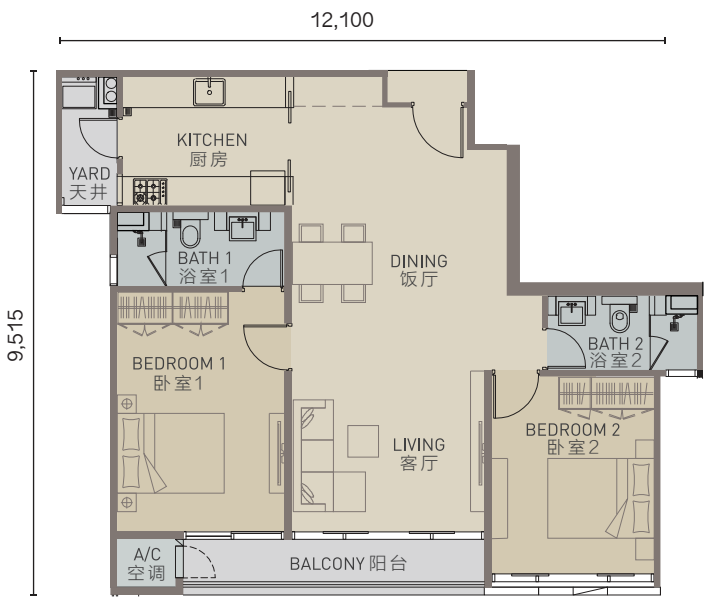
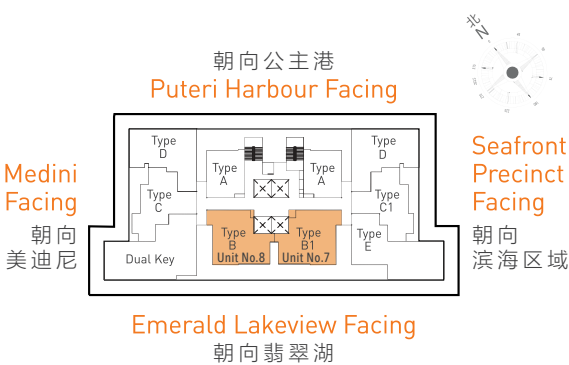


TYPE  
户型 B

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

TYPE  
户型 B1

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





## TYPE C

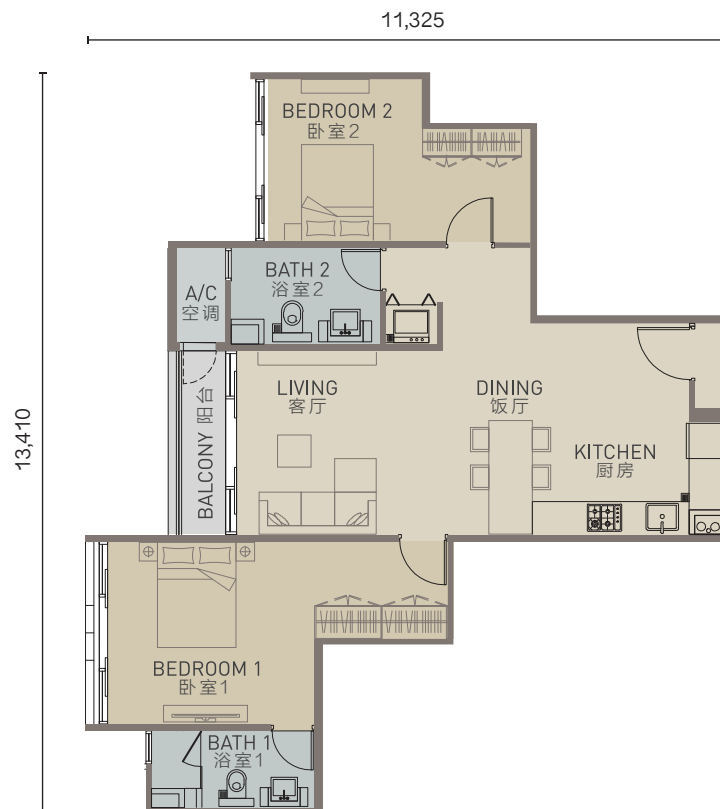
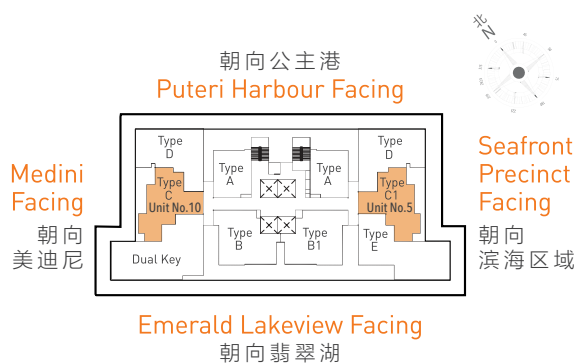
- 933 sq.ft. | 2 bedrooms  
2 bathrooms

86.7 平方米 | 2室2厅2卫

## TYPE C1

- 931 sq.ft. | 2 bedrooms  
2 bathrooms

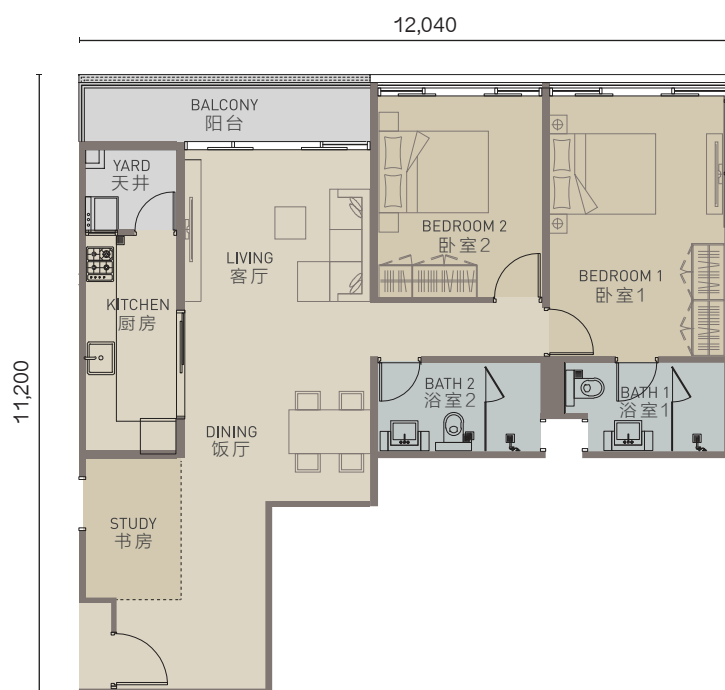
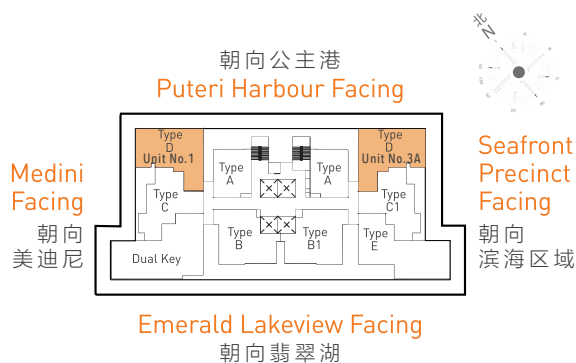
86.5 平方米 | 2室2厅2卫



## TYPE D

- 1,087 sq.ft. | 2+1 bedrooms  
2 bathrooms

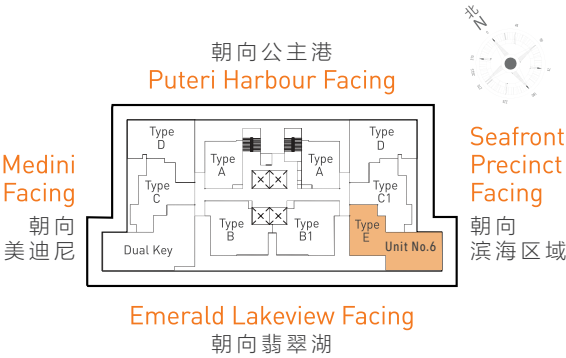
101 平方米 | 2+1室2厅2卫





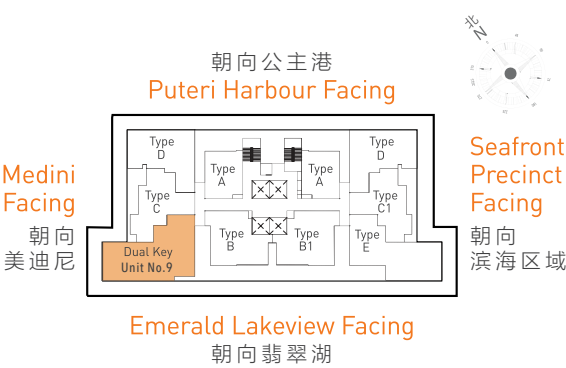
TYPE E  
户型 E

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



DUAL KEY 双钥匙

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

建筑规格

结构	:	钢骨混凝土骨架 / 金属 （适用时）
墙	:	砖墙 / 钢骨混凝土 （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）



# 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



4 km

Majlis Bandaraya  
Iskandar Puteri (MBIP)  
依斯干达公主城市政厅



5 km

Malaysia-Singapore  
Second Link  
新马第二通道



6 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



15 km

Senibong  
Golf Club  
碧雅湾高尔夫球俱乐部



23 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



64 km

Changi International  
Airport  
新加坡樟宜机场

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

Sunway City Iskandar Puteri Property Gallery  
**SUNWAY ISKANDAR SDN. BHD.** (964451-A)  
G-23, Sunway Big Box, Persiaran Medini 5,  
Sunway City Iskandar Puteri, 79250 Iskandar Puteri, Johor.  
Open Daily : 10.00am - 9.00pm

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**+607-509 6575**

[www.sunwaycityiskandarputeri.com](http://www.sunwaycityiskandarputeri.com)

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<sup>®</sup>**  
**双威**