



EMERALD  
RESIDENCE

AT THE LAKEVIEW

翡翠苑

# AN AWARD-WINNING SELF-SUSTAINING CITY

## 屡获殊荣的盛绿之都

Our communities are the heart and soul of Sunway Property. That is why every Sunway township is carefully planned to allow its residents to live, learn, work and play in a safe, healthy and connected environment. It's a place where children run free and neighbours bond.

**StarProperty**  
**AWARDS 2020** REAL ESTATE DEVELOPER  
**EXCELLENCE**  
THE SOUTHERN STAR AWARD

**StarProperty**  
**AWARDS 2020** REAL ESTATE DEVELOPER  
**HONOURS**  
THE LUXURY SERIES AWARD

Sunway City Iskandar Puteri has garnered acclaim by clinching prestigious awards including the StarProperty Awards 2020 for Best Southern Development, as well as Best Luxury Landed (Sunway Emerald Residence). This is a testament of our unwavering dedication in creating carefully planned communities in a sustainable, world-class city.



\*Artist's Impression Only





DIVERSE LAKESIDE HOMES  
优美湖畔家居

Choose from a variety of options - Link, Link-Cluster, Garden Villa, Link Semi-D and Semi-D.



A LASTING IMPRESSION  
OF SERENITY  
尽享恬静惬意生活

Inspired by nature's beauty, Emerald Residence offers a diverse collection of modern homes where your heart, mind and soul find joy and comfort in serene surroundings. Situated next to the 20-acre Emerald Lake Garden, you will be embraced by lush greens and gorgeous lakeviews.



Breezy nature-inspired  
ambience

WALKING DISTANCE...



UNIQUE FEATURES  
优质特点

- Exclusive Hilltop Landed Development  
独特高地住宅
- Gated & Guarded with 24/7 Security  
24小时严谨保安
- Clubhouse Facilities  
俱乐部设施
- 5km to Singapore  
5公里直达马新第二关卡
- Low Density  
低密度
- Lake Garden with 2km Jogging Path  
毗邻湖畔公园享2公里长林荫跑道
- Doorstep Conveniences  
近在咫尺的便利设施

# EXQUISITE CLUBHOUSE LIFESTYLE FACILITIES

精致完善俱乐部设施

Live life to the fullest with your loved ones at Emerald Residence. Enriching your urban sanctuary are our thoughtful facilities at the clubhouse, as well as open spaces that foster a healthy and active lifestyle.



Actual Photo

Swimming Pool  
游泳池

Wading Pool  
戏水池

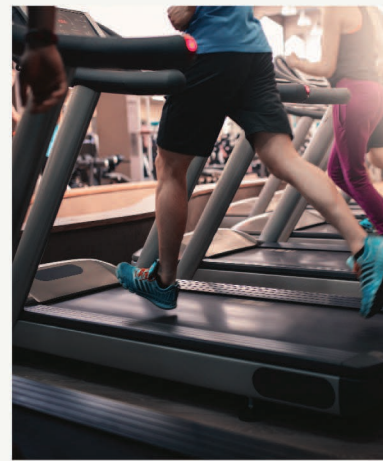
Viewing Deck  
露天观景台

Community Hall  
多功能会厅

Gymnasium  
健身房

Playground  
游乐场

BBQ Area  
烧烤区



# SECURED COMMUNITY GATED & GUARDED 保安严谨社区

At Emerald Residence, your peace of mind and well-being is of utmost importance to us. This gated and guarded sanctuary offers multi-tier security features to ensure the safety of you and your loved ones.



- CCTV at Perimeter Fencing & road throughout the development  
完善闭路电视系统

- Intercom System & Panic Button at every unit and bedrooms  
对讲系统直连保安中心

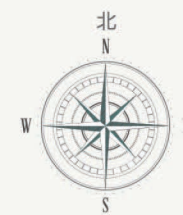
- Patrol by Community & Township Security  
全天候巡逻

- LEAF System for Visitor Registration  
专属访客登记系统

# WELL-PLANNED URBAN COMMUNITY

社区总体规划图

Brilliantly executed master planning is key to the sustainability of this lakeside development where you can choose from a variety of options - Link, Link-Cluster, Garden Villa, Link Semi-D and Semi-D.



## TYPE

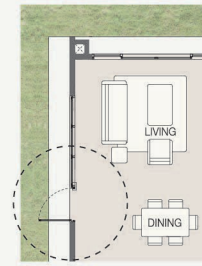
	A1-A 2 STOREY LINK HOMES		B2-C 2 STOREY LINK CLUSTER		D1-B / D1-B3 3 STOREY SEMI-D
	A1-B 2 STOREY LINK HOMES		C1-A / C1-D 2 STOREY LINK SEMI-D		D1-A 3 STOREY SEMI-D
	B2-A / B2-E 2 STOREY LINK HOMES		C1-B 2 STOREY LINK GARDEN VILLA		D1-B2 3 STOREY SEMI-D
	B2-B 2 STOREY LINK HOMES				D1-A2 / D1-A3 3 STOREY SEMI-D



# LINK HOMES

## 2 STOREY

### 双层排楼



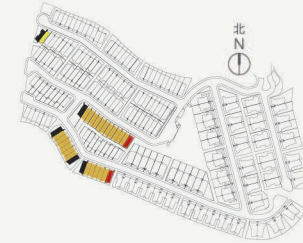
Corner 1 边户 1

### 户型 TYPE B2-A/B2-E

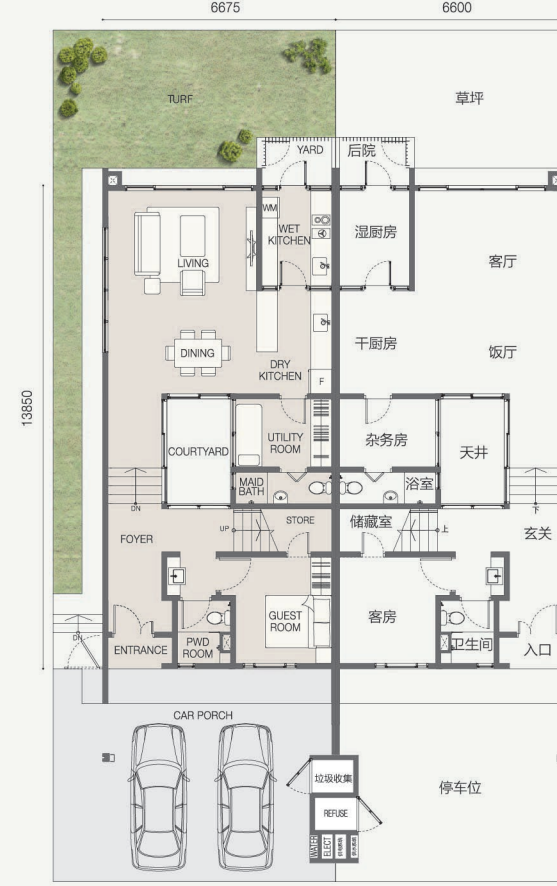
Land Area 土地面积:  
22' x 70' - 80'

Built-up Area 建筑面积:  
2,366 sq.ft. / 220 sq.m.

\*Lot size may vary 每户土地面积均有不同

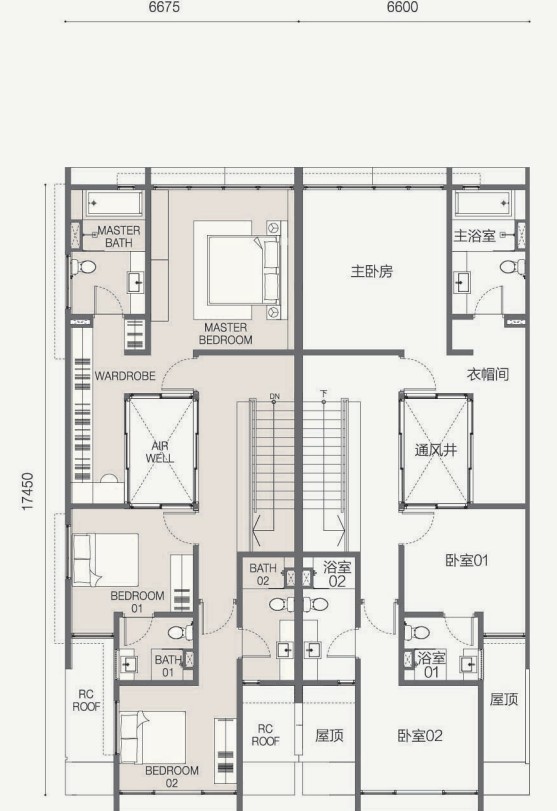


GROUND FLOOR PLAN 一层平面图



Corner 边户 Intermediate 中间户

FIRST FLOOR PLAN 二层平面图



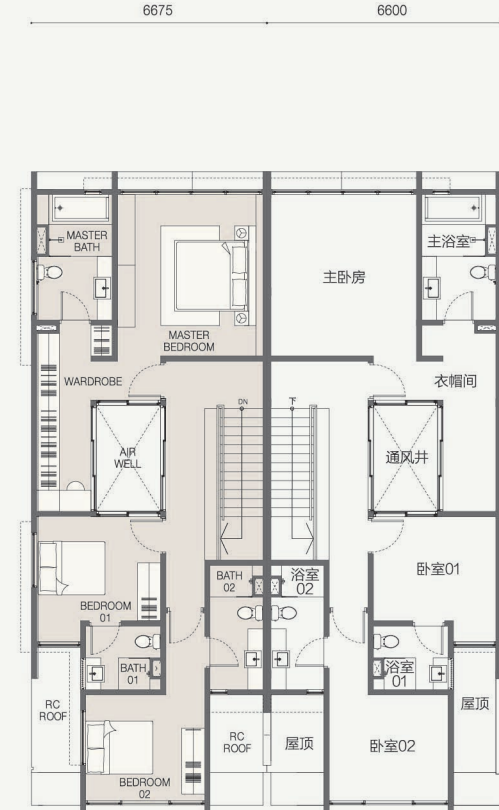
Corner 边户 Intermediate 中间户

GROUND FLOOR PLAN 一层平面图



Corner 边户 Intermediate 中间户

FIRST FLOOR PLAN 二层平面图



Corner 边户 Intermediate 中间户

### 户型 TYPE B2-B

Land Area 土地面积:  
22' x 70' - 80'

Built-up Area 建筑面积:  
2,366 sq.ft. / 220 sq.m.

\*Lot size may vary 每户土地面积均有不同



# LINK CLUSTER

2 STOREY

双层毗连式排楼



TYPE B2-C

· 4+1 BEDROOMS 卧室  
· 5 BATHROOMS 浴室



Interior Design Photos

# LINK GARDEN VILLA

2 STOREY

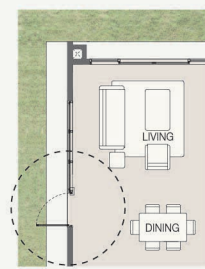
双层毗连式别墅

TYPE C1-B

· 4+1 BEDROOMS 卧室  
· 5 BATHROOMS 浴室



Actual Photo



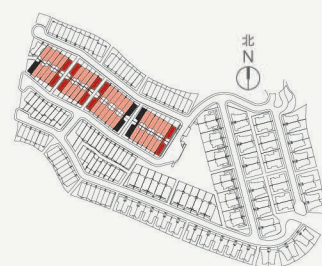
## 户型 B2-C

TYPE B2-C

Land Area 土地面积:  
22' x 80'

Built-up Area 建筑面积:  
2,439 sq.ft. / 227 sq.m.

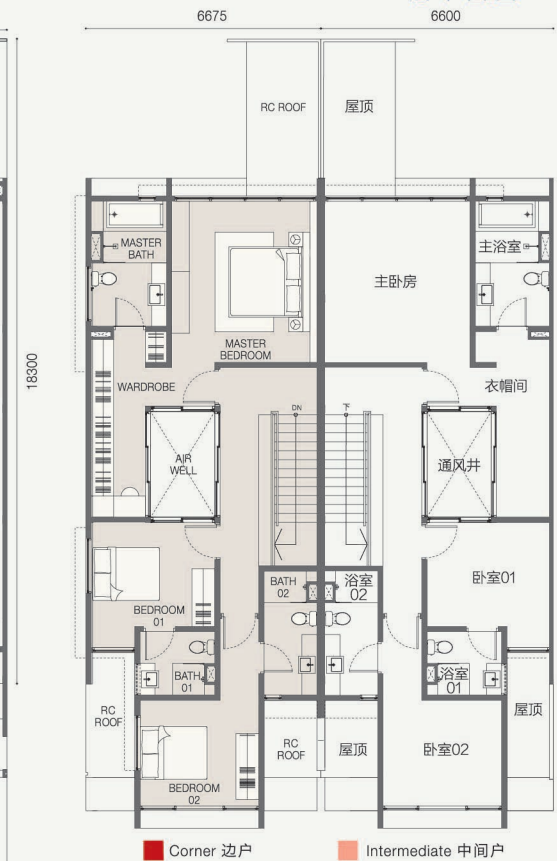
\*Lot size may vary 每户土地面积均有不同



### GROUND FLOOR PLAN 一层平面图



### FIRST FLOOR PLAN 二层平面图

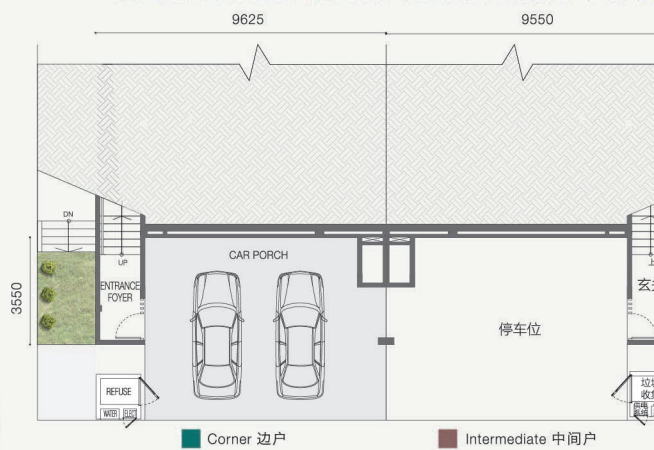


■ Corner 边户 ■ Intermediate 中间户

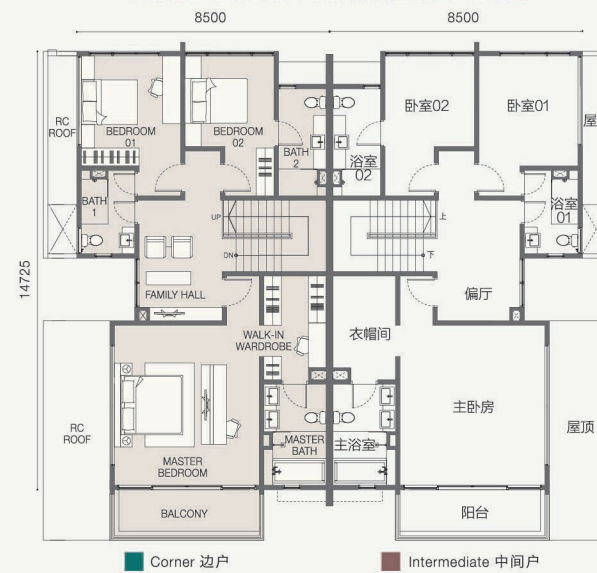
### GROUND FLOOR PLAN 一层平面图



### LOWER GROUND FLOOR PLAN 底层平面图



### FIRST FLOOR PLAN 二层平面图



■ Corner 边户 ■ Intermediate 中间户

■ Corner 边户 ■ Intermediate 中间户

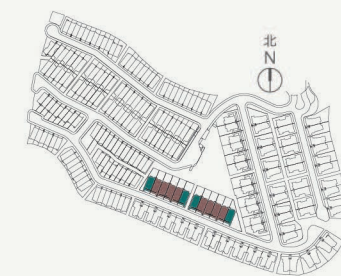
## 户型 C1-B

TYPE C1-B

Land Area 土地面积:  
31' x 108'

Built-up Area 建筑面积:  
3,166 sq.ft. / 294 sq.m.

\*Lot size may vary 每户土地面积均有不同



# SEMI-DETACHED

3 STOREY

三层楼半独立式洋房



Actual Photo



Interior Design Photo

TYPE D1-A | TYPE D1-A2/A3

- 5+1 BEDROOMS 卧室
- 6 BATHROOMS 浴室

TYPE D1-B/B3 | TYPE D1-B2

- 5+1 BEDROOMS 卧室
- 6 BATHROOMS 浴室



## 户型 D1-A

TYPE D1-A

Land Area 土地面积:  
42' x 77' - 85'

Built-up Area 建筑面积:  
3,927 sq.ft. / 365 sq.m.

\*Lot size may vary 每户土地面积均有不同

## 户型 D1-A2/A3

Land Area 土地面积:  
42' x 95'

Built-up Area 建筑面积:  
3,927 sq.ft. / 365 sq.m.

\*Lot size may vary 每户土地面积均有不同



### GROUND FLOOR PLAN 一层平面图



### GROUND FLOOR PLAN 一层平面图



### LOWER GROUND FLOOR PLAN 底层平面图



### FIRST FLOOR PLAN 二层平面图



### FIRST FLOOR PLAN 二层平面图



### ROOF DECK PLAN 顶层平面图



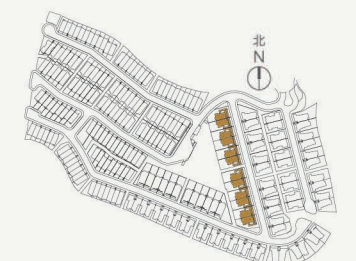
## 户型 D1-B/B3

TYPE D1-B/B3

Land Area 土地面积:  
42' x 97' - 102'

Built-up Area 建筑面积:  
4,006 sq.ft. / 372 sq.m.

\*Lot size may vary 每户土地面积均有不同

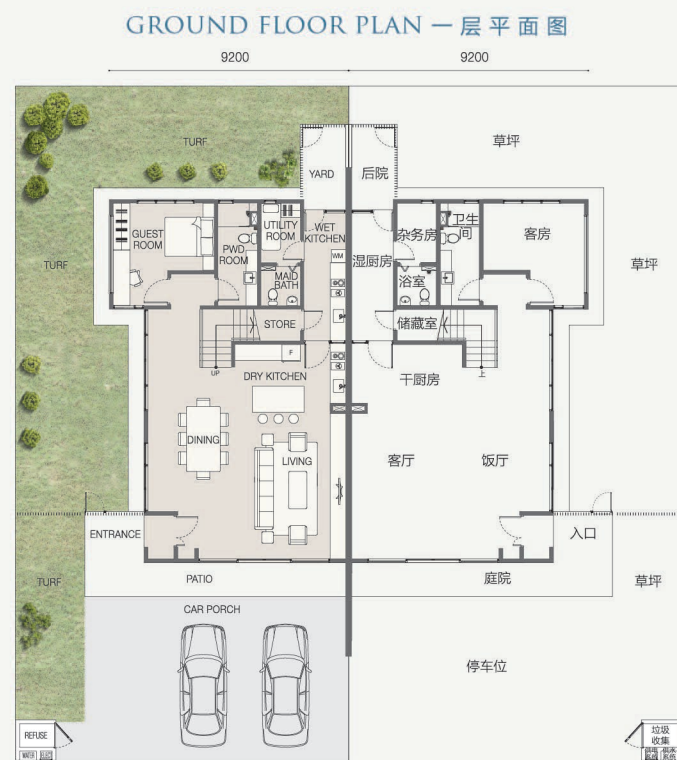
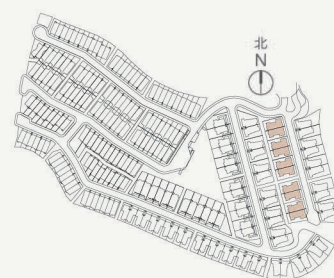


户型 TYPE D1-B2

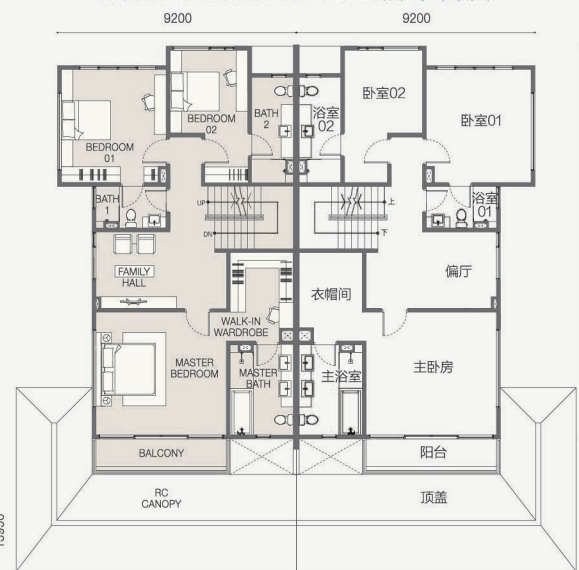
Land Area 土地面积:  
42' x 85'

Built-up Area 建筑面积:  
4,192 sq.ft. / 389 sq.m.

\*Lot size may vary 每户土地面积均有不同



FIRST FLOOR PLAN 二层平面图



ROOF DECK PLAN 顶层平面图



LINK HOMES/LINK CLUSTER TYPE A & B

<b>Structure</b>	: Reinforced Concrete		
<b>Walls</b>	: Reinforced Concrete / Brickwall		
<b>Roof</b>	: Reinforced Concrete / Metal Deck Roof		
<b>Ceiling</b>	: Skim Coat and Paint / Plaster Ceiling		
<b>Windows</b>	: Aluminium Framed Glass Window		
<b>Doors</b>	: Main Entrance	: Timber Door	
	: Bedrooms / Bathrooms / Utility	: Timber Door	
	: Kitchen	: Aluminium Framed Glass Door	
<b>Ironmongery</b>	: Selected Lock / Ironmongeries		
<b>Floor Finishes</b>	: Foyer, Living & Dining	: Porcelain Tiles	
	: Wet & Dry Kitchen	: Porcelain Tiles	
	: Bathrooms	: Porcelain Tiles	
	: Bedrooms	: Laminated Floor Board	
	: Guest Room	: Porcelain Tiles	
	: Car Porch	: Concrete Imprint	
	: Utility	: Porcelain Tiles	
<b>Wall Finishes</b>	: Wet & Dry Kitchen	: Wall Tiles / Plaster	
	: Bathrooms	: Wall Tiles	
	: Other General Areas	: Skim Coat With Paint / Plaster	

<b>Sanitary Fitting</b>		<b>A1-A/A1-B</b>	<b>B2-A/B2-B/B2-C/B2-E</b>
Wash Basin	:	5	6
Wash Basin Tap	:	5	6
Water Closet	:	4	5
Bip Tap	:	4	5
Toilet Roll Holder	:	4	5
Hand-held Shower Rose	:	4	5
Shower Head	:	1	1
Long Bath	:	1	1
<b>M&amp;E Provision</b>			
Light Point	:	37	48
Distribution Board	:	2	2
Ceiling Fan Point	:	5	5
Air-Conditioner Point	:	6	6
Switch Socket Point	:	38	41
TV Point	:	5	6
Data / Telephone Point	:	5/2	6/3
Water Heater Point	:	3	4
Help Assist Button	:	2	2
Audio Intercom	:	2	2
Door Bell Point	:	1	1

SUPER LINK (GARDEN VILLA) TYPE C

<b>Structure</b>	: Reinforced Concrete		
<b>Walls</b>	: Reinforced Concrete / Brickwall		
<b>Roof</b>	: Reinforced Concrete / Metal Deck Roof		
<b>Ceiling</b>	: Skim Coat and Paint / Plaster Ceiling		
<b>Windows</b>	: Aluminium Framed Glass Window		
<b>Doors</b>	: Main Entrance	: Timber Door	
	: Bedrooms / Bathrooms / Utility	: Timber Door	
	: Kitchen	: Aluminium Framed Glass Door	
<b>Ironmongery</b>	: Selected Lock / Ironmongeries		
<b>Floor Finishes</b>	: Foyer, Living & Dining	: Porcelain Tiles	
	: Wet & Dry Kitchen	: Porcelain Tiles	
	: Bathrooms	: Porcelain Tiles	
	: Bedrooms	: Laminated Floor Board	
	: Guest Room	: Porcelain Tiles	
	: Car Porch	: Concrete Imprint	
	: Utility	: Porcelain Tiles	
<b>Wall Finishes</b>	: Wet & Dry Kitchen	: Wall Tiles / Plaster	
	: Bathrooms	: Wall Tiles	
	: Other General Areas	: Skim Coat With Paint / Plaster	

<b>Sanitary Fitting</b>		<b>C1-A/C1-D</b>	<b>C1-B</b>
Wash Basin	:	6	6
Wash Basin Tap	:	6	6
Water Closet	:	5	5
Bip Tap	:	5	5
Toilet Roll Holder	:	5	5
Hand-held Shower Rose	:	5	5
Shower Head	:	1	1
Long Bath	:	1	1
<b>M&amp;E Provision</b>			
Light Point	:	45	47
Distribution Board	:	2	2
Ceiling Fan Point	:	6	6
Air-Conditioner Point	:	8	8
Switch Socket Point	:	47	45
TV Point	:	6	6
Data / Telephone Point	:	6/3	6/3
Water Heater Point	:	4	4
Help Assist Button	:	2	2
Audio Intercom	:	2	2
Door Bell Point	:	1	1

SEMI-DETACHED TYPE D

<b>Structure</b>	: Reinforced Concrete		
<b>Walls</b>	: Reinforced Concrete / Brickwall		
<b>Roof</b>	: Reinforced Concrete / Metal Deck Roof		
<b>Ceiling</b>	: Skim Coat and Paint / Plaster Ceiling		
<b>Windows</b>	: Aluminium Framed Glass Window		
<b>Doors</b>	: Main Entrance	: Timber Door	
	: Bedrooms / Bathrooms / Utility	: Timber Door	
	: Kitchen	: Aluminium Framed Glass Door	
<b>Ironmongery</b>	: Selected Lock / Ironmongeries		
<b>Floor Finishes</b>	: Foyer, Living & Dining	: Porcelain Tiles	
	: Wet & Dry Kitchen	: Porcelain Tiles	
	: Bathrooms	: Porcelain Tiles	
	: Bedrooms	: Porcelain Tiles	
	: Guest Room / Entertainment Room	: Porcelain Tiles	
	: Car Porch	: Concrete Imprint	
	: Utility, Store, Ent, Foyer & Yard	: Porcelain Tiles	
<b>Wall Finishes</b>	: Wet & Dry Kitchen	: Wall Tiles / Plaster	
	: Bathrooms	: Wall Tiles	
	: Other General Areas	: Skim Coat With Paint / Plaster	

<b>Sanitary Fitting</b>		<b>D1-A/D1-A2/D1-A3</b>	<b>D1-B/D1-B3</b>	<b>D1-B2</b>
Wash Basin	:	7	7	7
Wash Basin Tap	:	7	7	7
Water Closet	:	6	6	6
Bip Tap	:	6	6	6
Toilet Roll Holder	:	6	6	6
Hand-held Shower Rose	:	6	6	6
Shower Head	:	1	1	1
Long Bath	:	1	1	1
<b>M&amp;E Provision</b>				
Light Point	:	54	58	60
Distribution Board	:	2	2	2
Ceiling Fan Point	:	7	7	7
Air-Conditioner Point	:	9	9	9
Switch Socket Point	:	52	53	46
TV Point	:	7	7	7
Data / Telephone Point	:	7/3	8/4	8/4
Water Heater Point	:	4	5	5
Help Assist Button	:	2	3	3
Audio Intercom	:	2	2	2
Door Bell Point	:	1	1	1



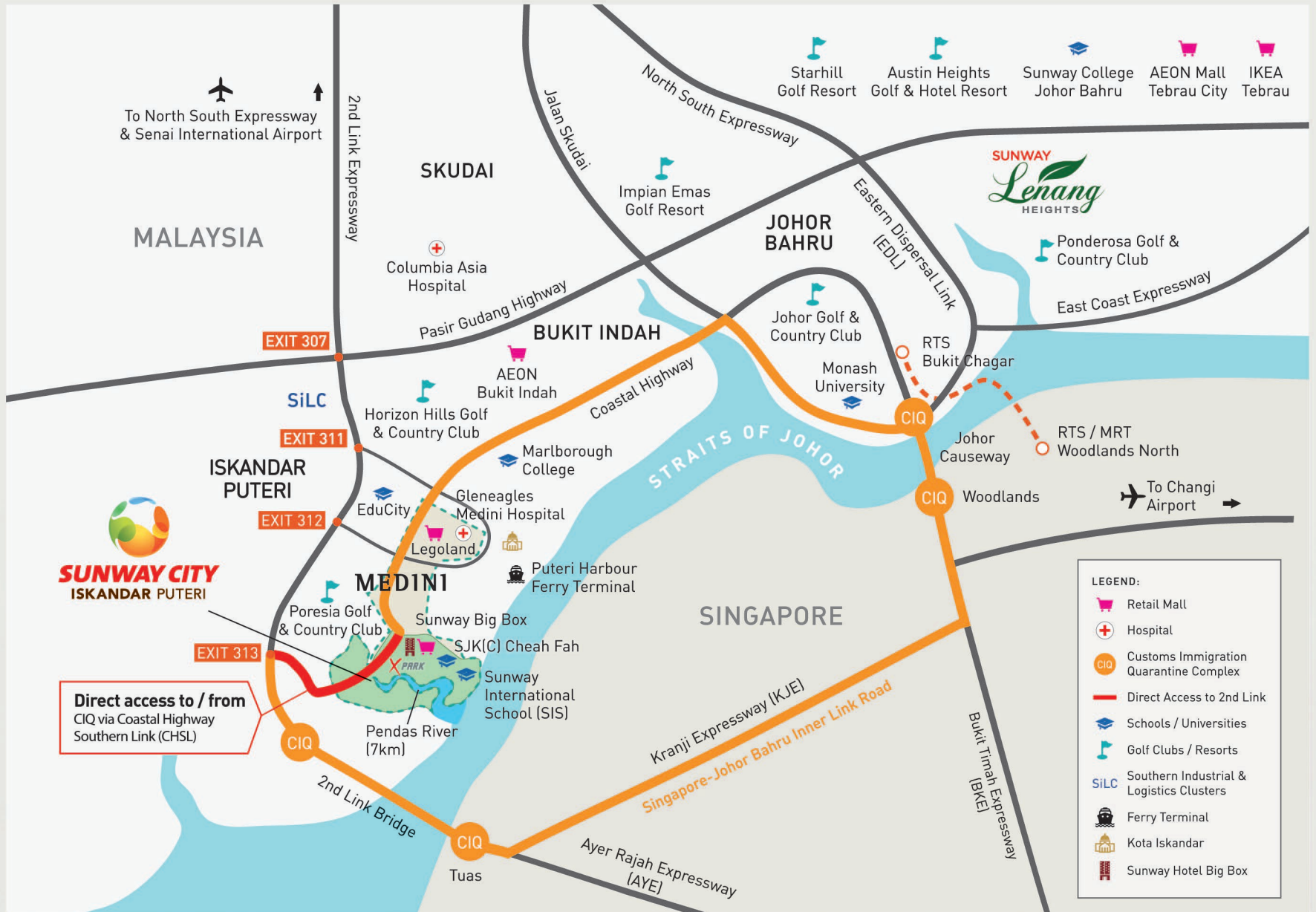
Actual Photo



# EVERYTHING WITHIN EASY REACH

## 占尽地理优势

Enjoy easy access to most major highways, while the Second Link to Singapore is just 5km away via the CHSL. Emerald Residence is also next to Sunway Big Box Retail Park and surrounded by major attractions such as Legoland and EduCity.



### SEAMLESS CONNECTIVITY



**SUNWAY 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 @sunwaycityiskandarputeri

**+607-509 6575**  
[www.sunwaycityiskandarputeri.com](http://www.sunwaycityiskandarputeri.com)

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 Residence • Developer License No.: 13596-2/10-2021/03306(L) • Validity Period: 07/10/2020 - 06/10/2021 • Authority Reference No.: MBJBT(JB) RP/9A/8/2014 • Authority Approve: Municipal Council of Johor Baharu Tengah • Land Tenure: Lease for 129 years (Exp. 31/08/2141) • Land Encumbrances: N/A • Total units: 222 •

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 above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer.

**SUNWAY**