

GRID

SUNWAY ISKANDAR
RESIDENCE

DOWN IT

CUSTOMISE IT

LOVE IT

THE
MALAYSIA
BOOK
of RECORDS[®]



FIRST ONLINE CUSTOMISATION PROPERTY



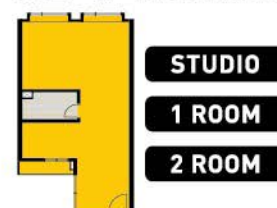
STEP 1 - LOG ON

www.sunwaygrid.com

STEP 2 - UNIT TYPE SELECTION



STEP 3 - ROOM SELECTION



STEP 4 - FURNISHING OPTIONS



STEP 5 - RESERVE



GRID is Malaysia's 1st property development that is fully customisable based on individual preference, and is certified by the Malaysia Book of Records! Hop on the GRID website, to customise and own a home that is uniquely yours in just 5 easy steps. It's really that easy!

THE PERFECT 1ST HOME OR INVESTMENT

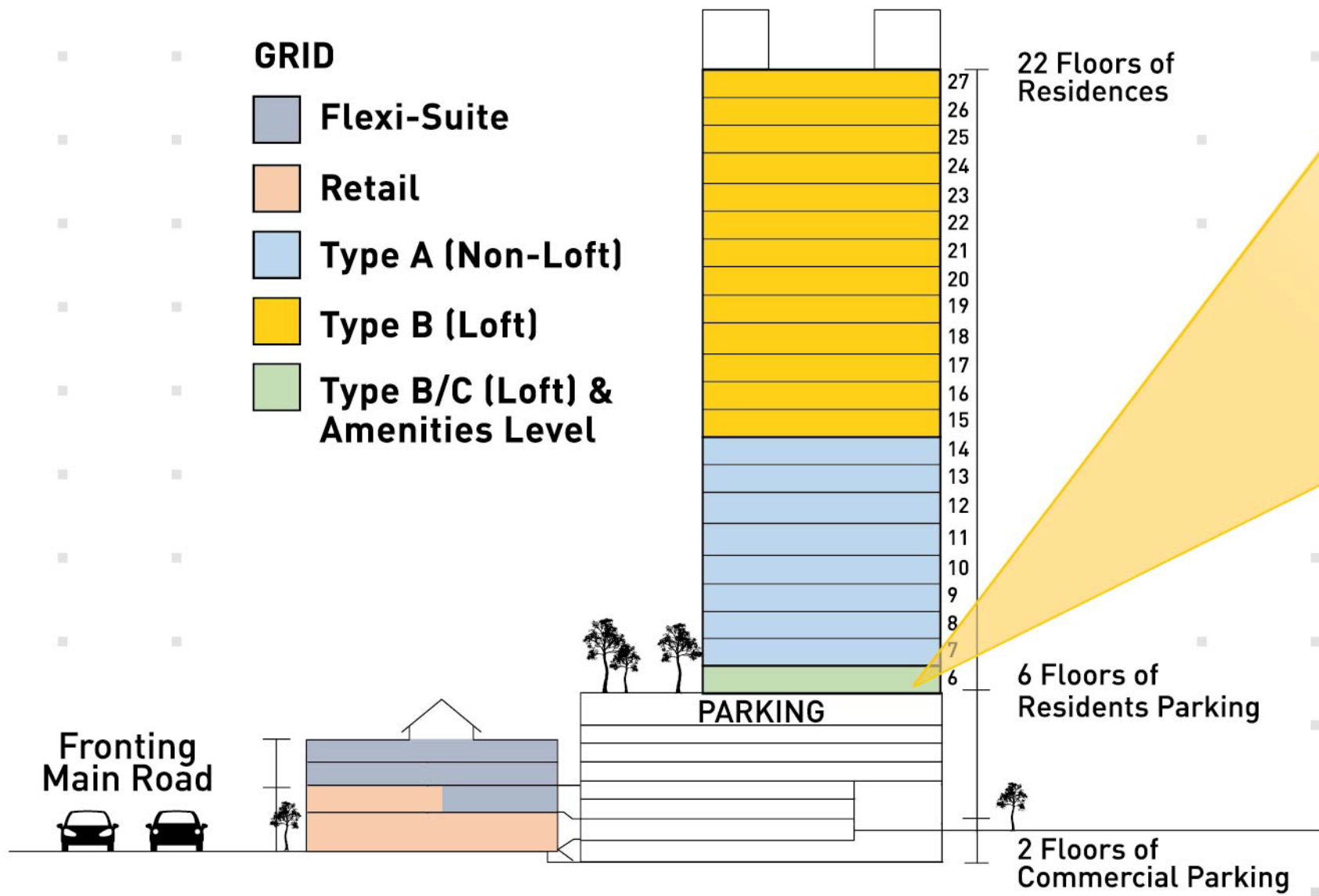
WHY CHOOSE GRID?



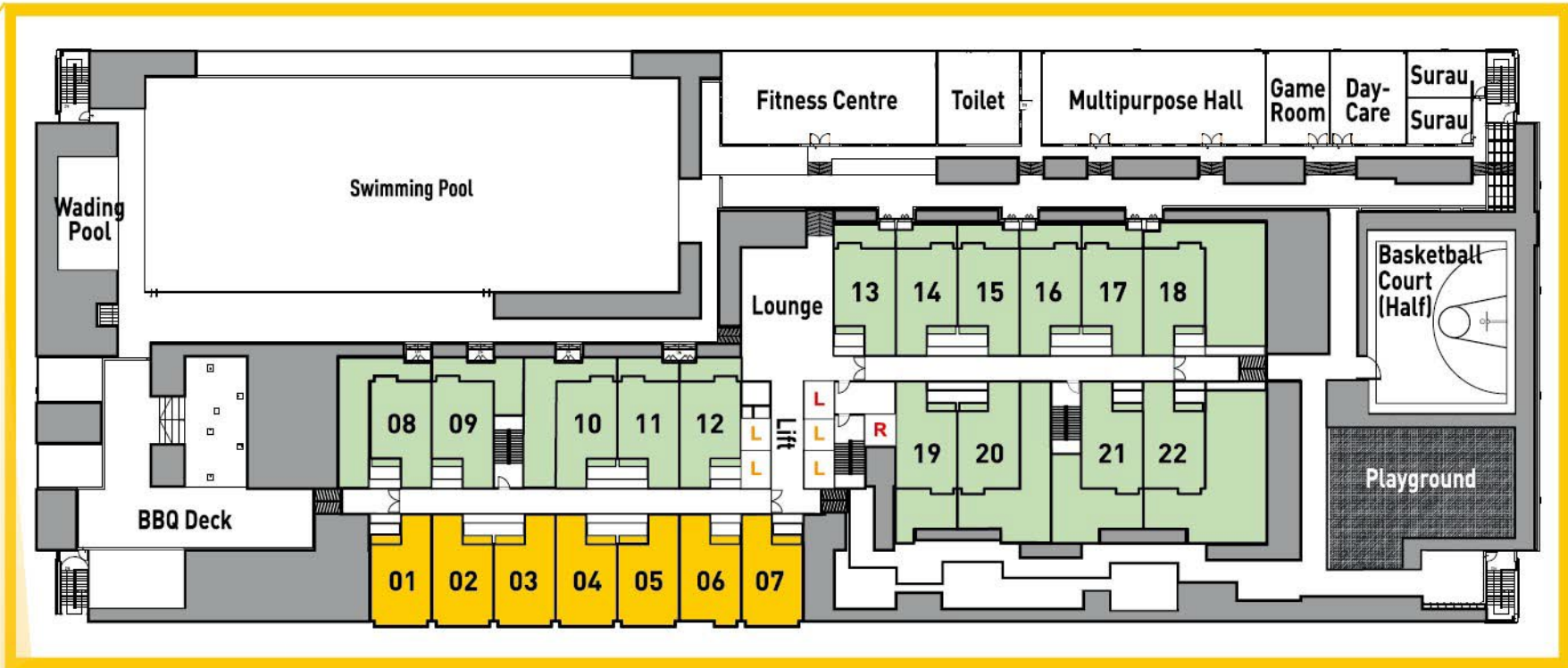
UNIQUE FEATURES



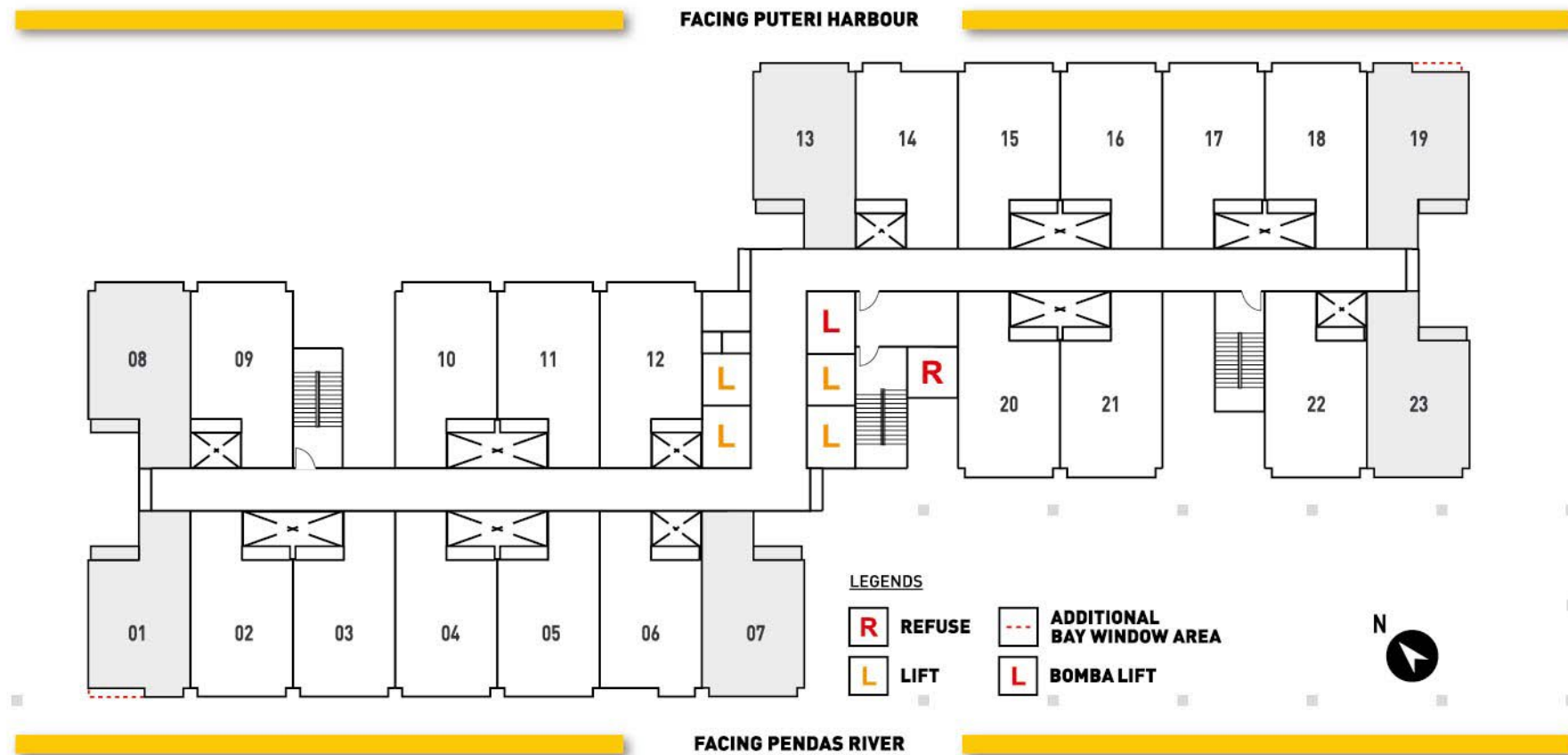
GRID ELEVATION PLAN



LEVEL 6 FLOOR PLAN



LEVEL 7 TO LEVEL 27 FLOOR PLAN



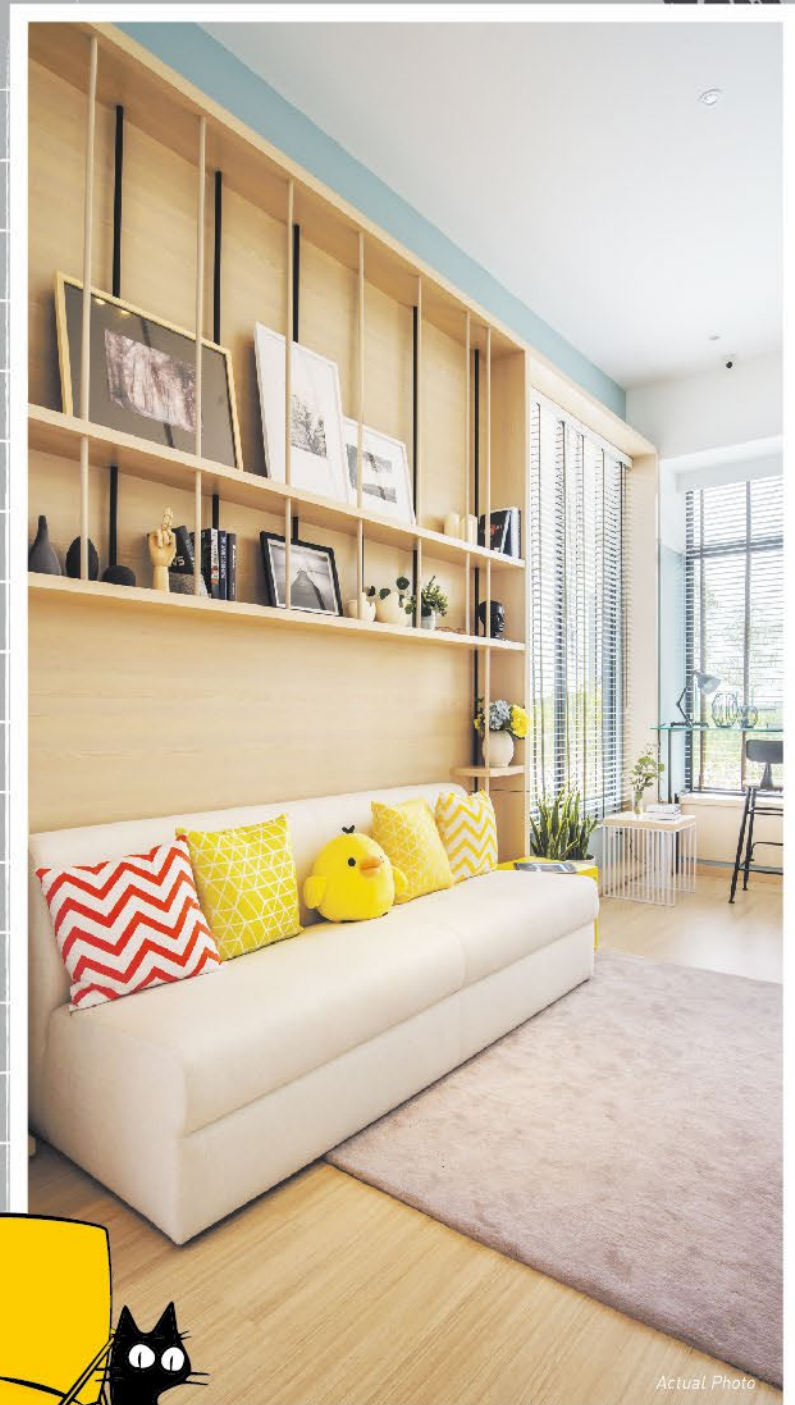
Accessories Parcel might be varied on different unit.
*Images for illustration purpose only



SO MANY GREAT LAYOUTS...
TAKE YOUR PICK!
THE FIRST DECISION: LOFT OR NON-LOFT?



LOFT FLOOR PLAN
4.5M CEILING HEIGHT

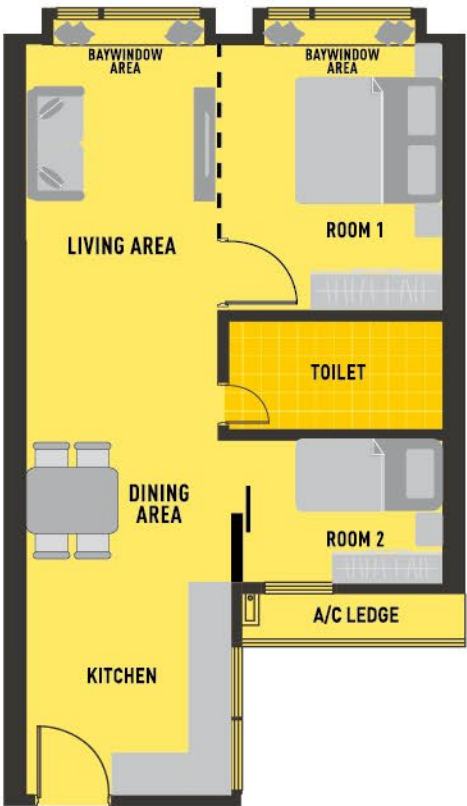


NON-LOFT FLOOR PLAN
3.5M CEILING HEIGHT



NON-LOFT

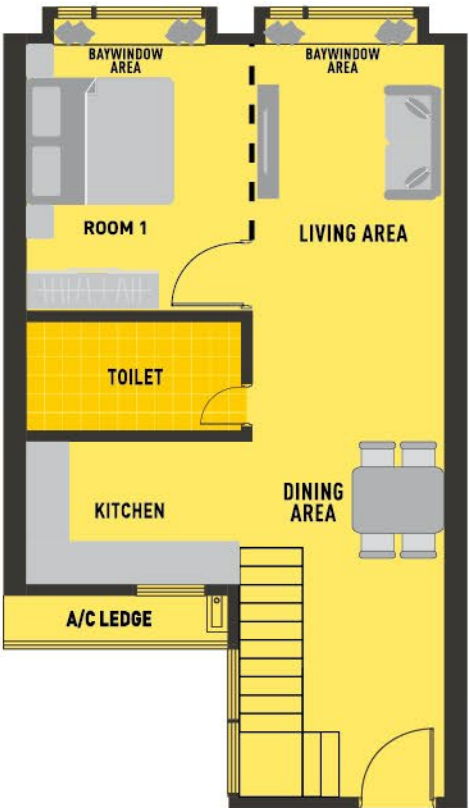
Main Parcel: 541 sq.ft.
*Accessory Parcel: 46 sq.ft.



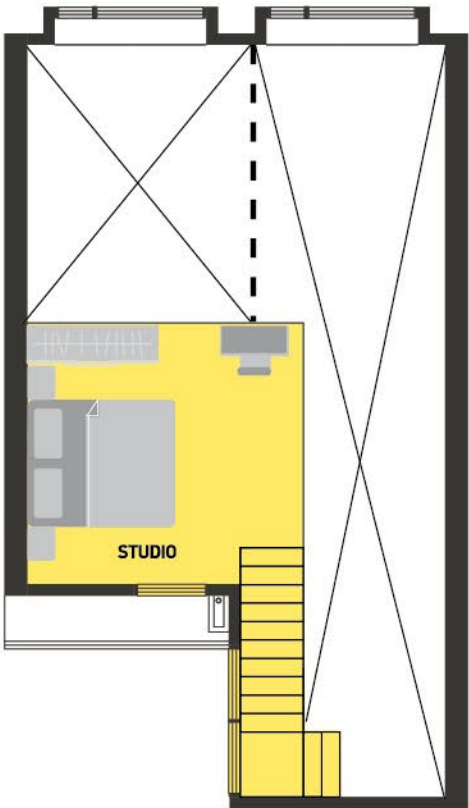
*Accessory parcel area might be varied on different unit
*Images for illustration purpose only

LOFT

Main Parcel: 735 sq.ft.
*Accessory Parcel: 46 sq.ft.



Ground Floor



Mezzanine Floor

*Accessory parcel area might be varied on different unit
*Images for illustration purpose only

SPACE FOR YOUR IMAGINATION TO RUN WILD

DELUXE LOFT



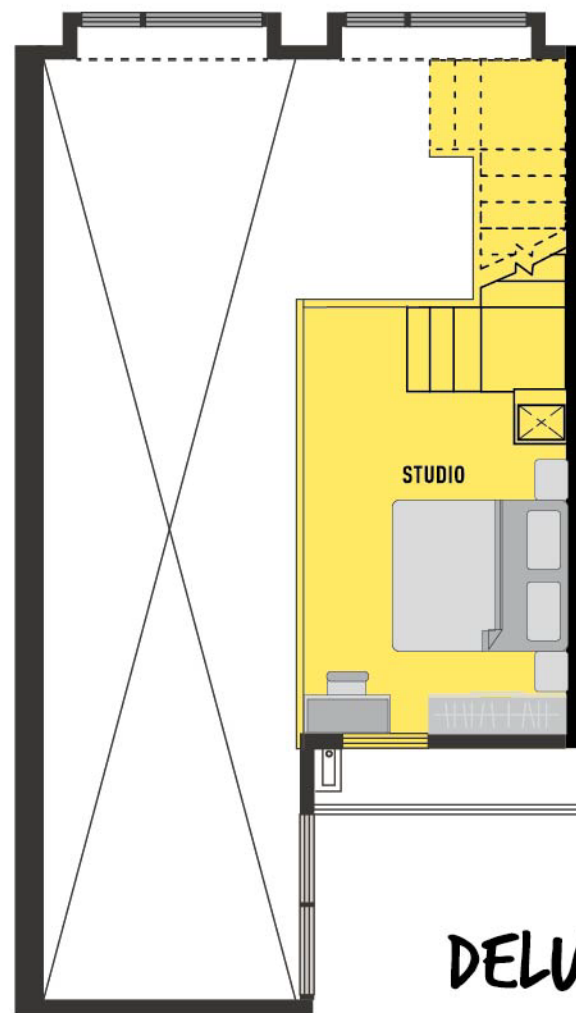
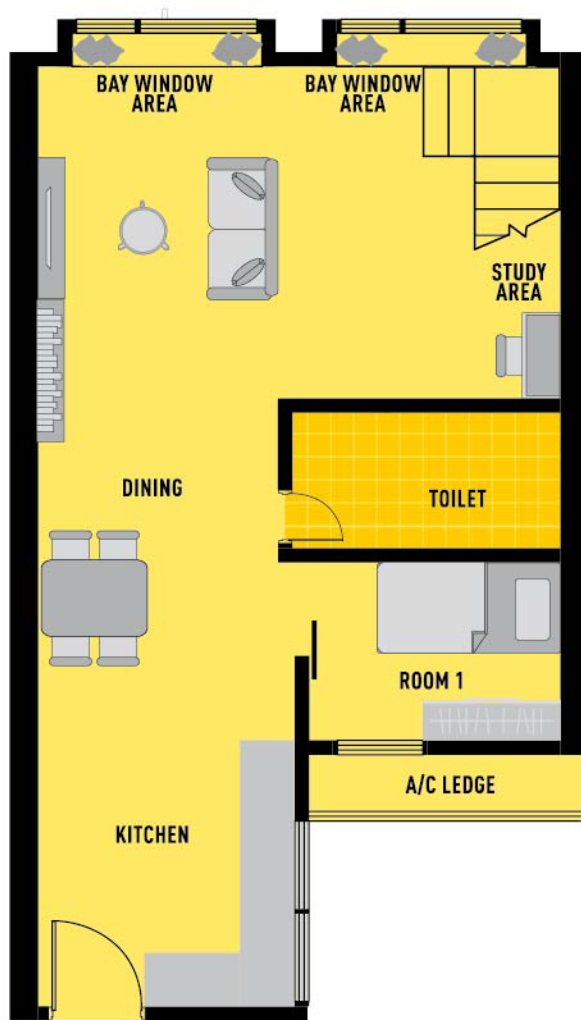
Actual Photo

DESIGNED LAYOUT FOR LOFT TYPE

GRID Residence's range of super flexible layouts opens the door to a whole slew of options. Super high ceilings pave the way for cosy lofts, and can also serve as additional storage space for your personal effects. An open plan layout allows creative interior design options while allowing you to move around and communicate easily.

SPECIFICATIONS

Structure	: Reinforced concrete / metal where applicable
Wall	: Brick wall / reinforced concrete / drywall where applicable
Roofing	: Reinforced concrete roof / metal roof where applicable
Ceiling	: Skim coat with paint finish / suspended ceiling where applicable
Windows	: Aluminium frame glass window
Doors	: Main Entrance: Fire rated door Bedrooms / Baths: Plywood flush door
Ironmongery	: Selected lock / ironmongeries



DELUXE LOFT

*Accessory parcel area might be varied on different unit
*Images for illustration purpose only

Sanitary Fittings for Residential Unit:

[illegible]

ADVANTAGEOUS LOCATION WITH DOORSTEP AMENITIES



Singapore

is easily accessible via the CHSL just 5km away, as well as a Causeway Link bus service that takes you all the way to Jurong East, Singapore.



You say 'location, location, location,
we say 'yes, yes, yes!'

GRID Residence is designed to be the next hot spot in Iskandar, situated next to the upcoming Sunway Retail Mall and surrounded by major attractions such as Legoland and EduCity.



DOORSTEP
CONVENIENCE
TO GRID HUB



NEXT TO
SUNWAY BIG BOX
RETAIL PARK



NEXT TO
SUNWAY INTERNATIONAL
SCHOOL



NEXT TO
SJK(C) CHEAH FAH
(UPCOMING)



NEXT TO
X PARK
(OUTDOOR EXTREME PARK)



5KM TO
SINGAPORE 2ND LINK
CIQ VIA CHSL



APPROX. TRAVELLING DISTANCE

3 km	5 km	6 km	6 km	6 km	8 km	24 km	35 km	46 km	66 km
Iskandar Malaysia Studios	Malaysia -Singapore Second Link	Legoland Theme Park	Puteri Harbour	Gleneagles Medini Hospital	EduCity	Johor Bahru	Senai International Airport	Singapore's CBD	Changi International Airport

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 @sunwayiskandar

+607-509 6575
www.sunwayiskandar.com

This 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.

Developer Name: Sunway Iskandar Sdn Bhd (964451-A) - Address: Lobby Level, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 46150 Petaling Jaya, Selangor - Development Type: Apartment - No. Developer License: 13596-3/11-2020/03353(L) - Validity Period: 22/11/2019 - 21/11/2020 - Advertising & Sales Permit No.: 13596-3/11-2020/03353(P) - Validity Period: 22/11/2019 - 21/11/2020 - Authority Reference No.: MPJBTJ(B)RP/9/16/2016 - Authority Approve: Municipal Council Of Johor Bahru Tengah - Land Tenure: Lease for 129 years (Exp: 31/08/2140) - Expected Completion Date: 48 months from the Sales & Purchase Agreement (November 2021) - Land Encumbrances: N/A - Total Units: 501 - Selling Price: RM 495,000 (Min) - RM895,000(Max).

Restrictions Importance: i. 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 building 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 company without the consent of 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.

SUNWAY[®]