

SUNWAY®

GRID

SUNWAY CITY ISKANDAR PUTERI

RETAIL | FLEXI-SUITE | RESIDENCE

StarProperty
AWARDS
2021
EXCELLENCE

THE
MALAYSIA
BOOK
of
RECORDS

TRENDY & CHIC LIVING SPACE

As the winner of StarProperty 2021's The Creative Space award, Sunway GRID Residence features trendy loft style apartments in an integrated city where all conveniences are effortlessly within reach, including education, shopping, leisure and recreation, amidst a lush nature-inspired environment.

THE PERFECT 1ST HOME OR INVESTMENT

WHY CHOOSE GRID?



INFINITY SWIMMING POOL



BASKETBALL COURT (HALF-SIZED)



FITNESS CENTRE

UNIQUE FEATURES



Walking Distance
to Sunway Schools,
Malls & Hotel



Super High
Ceiling-
3.5m to 4.5m



Loft Living
Lifestyle



Free 2 Car Parks**
**Terms & Conditions Apply



Olympic (length size)
Pool & Fitness
Centre



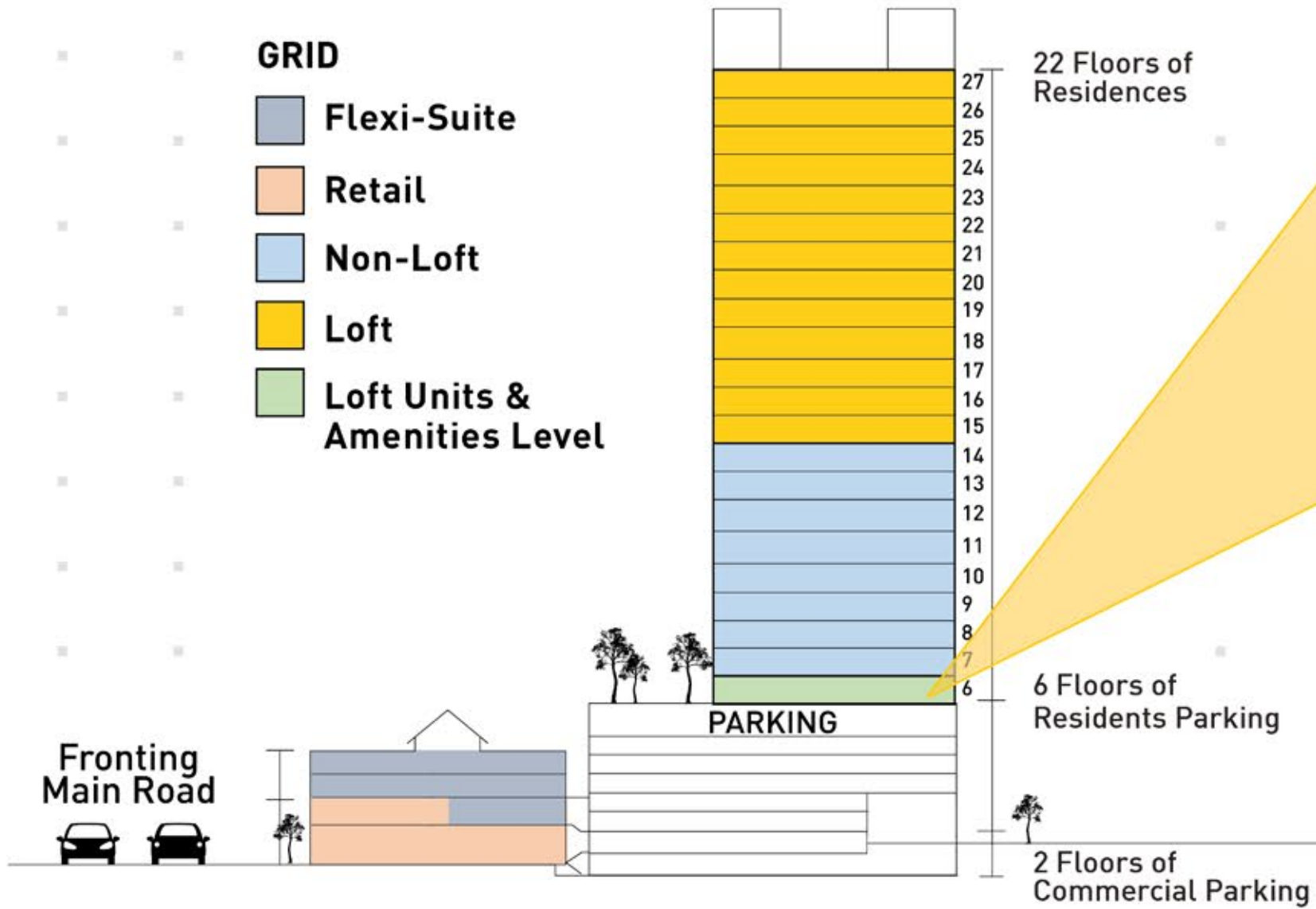
Basketball Court
(Half-Sized) &
Playground

Actual Photo

GRID ELEVATION PLAN

GRID

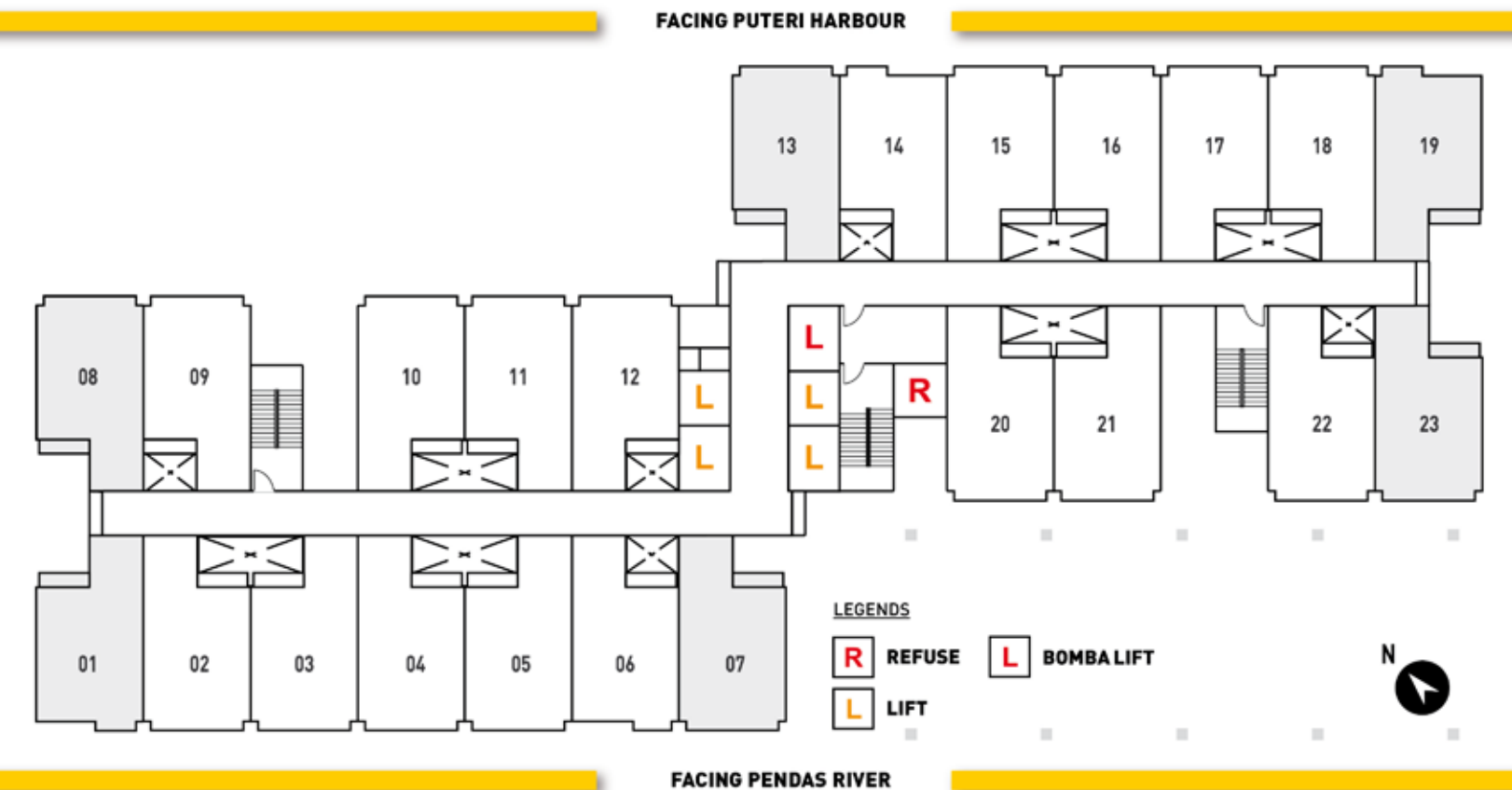
- Flexi-Suite
- Retail
- Non-Loft
- Loft
- Loft Units & Amenities Level



LEVEL 6 FLOOR PLAN

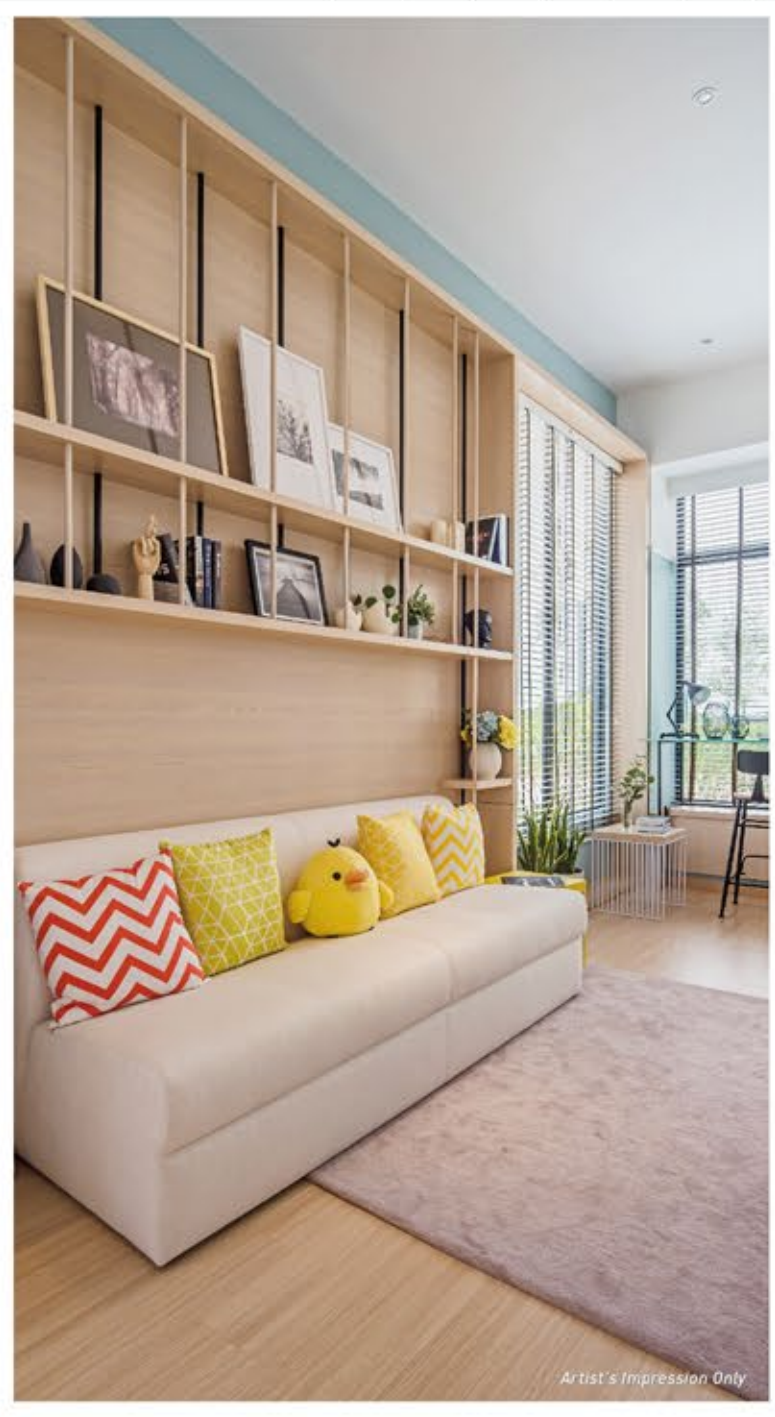


LEVEL 7 TO LEVEL 27 FLOOR PLAN

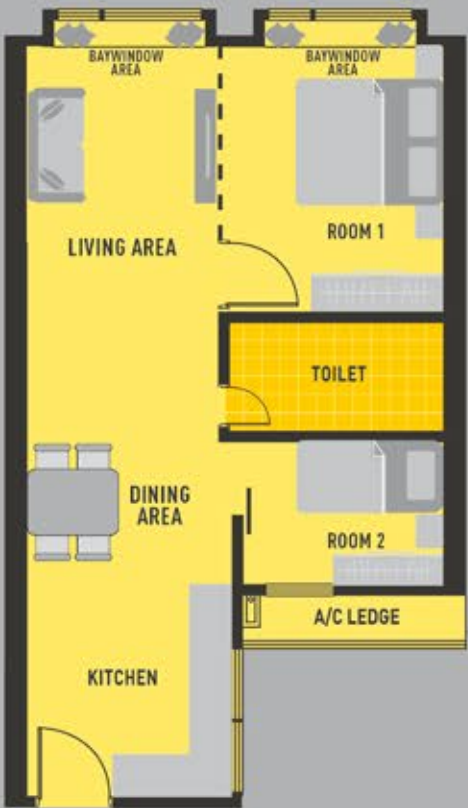


Non-Loft

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



STUDIO LAYOUT

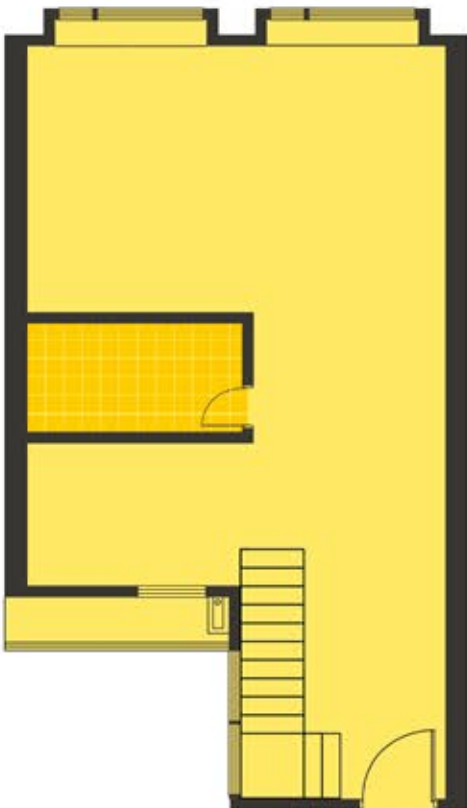


1 BEDROOM LAYOUT

*Accessory parcel area might be varied on different units
*Images for illustration purposes only
*2 car parks provided (Tandem car park)

Loft

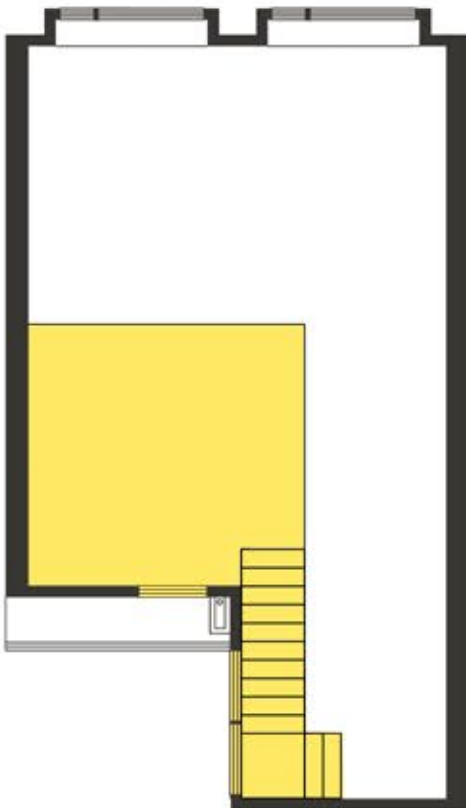
Main Parcel: 735 sq.ft.
*Accessory Parcel: 46 sq.ft.



STUDIO LAYOUT



Ground Floor



Mezzanine Floor

LOFT FLOOR PLAN
4.5M CEILING HEIGHT

1 BEDROOM LAYOUT

*Accessory parcel area might be varied on different units
*Images for illustration purposes only
*2 car parks provided (Side by side car park)

NON-LOFT FLOOR PLAN
3.5M CEILING HEIGHT

A modern living room interior featuring a large window with dark horizontal blinds. A built-in sofa with a light-colored cushion and a patterned throw pillow is positioned against the wall. A low wooden coffee table with a glass top holds a chess set. The wall is decorated with a large wooden panel and a built-in shelf displaying books and decorative items. A small table with a lamp and a vase is visible in the foreground. The text "TO RUN WILD" is overlaid on the top left of the image. The text "Artist's Impression Only" is visible in the bottom right corner.

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.

| | |
|-------------|--|
| Structure | : Reinforced concrete / metal where applicable |
| Wall | : Brick wall / reinforced concrete / drywall where applicable |
| Roofing | : Reinforced concrete roof |
| 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 |



Known for its iconic 4.5m ceiling height, the dynamic interiors at GRID Residence are inviting and inspiring in equal measure, with contemporary fittings crafted to derive pleasure by adding accents of your own unique tastes.

[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 hotspot in Iskandar Puteri, Johor situated next to the Sunway Big Box Retail Park 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
CIC VIA CHSL



APPROX. TRAVELLING DISTANCE



2 km

Iskandar
Malaysia
Studios



4 km

Gleneagles
Medini Hospital



5 km

Malaysia
-Singapore
Second Link



5 km

Legoland
Theme Park



6 km

EduCity



8 km

Puteri
Harbour



23 km

Johor Bahru



34 km

Senai
International
Airport



46 km

Singapore's
CBD



61 km

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 @sunwaycityiskandarputeri

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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: 13596-3/11-2020/0335303 - Authority Reference No.: MPJRTJ/0309/W/16/2016 - Approving Authority: Municipal Council Of Johor Bahru Tengah - Land Tenure: Lease for 129 years (Exp. 31/08/2145) - Land Encumbrances: N/A - Total Units: 901

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.

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