





BETTER SPACES,
BETTER LIVING





Daiwa House®
Group

/

FORTUNE
GLOBAL 500
RANKED #342,
2018 YEAR

/

FORBES
GLOBAL 2000
RANKED #343,
2018 YEAR

/

BRAND FINANCE
GLOBAL 500
RANKED #299,
2018 YEAR

/





CREATING DREAMS, BUILDING HEARTS

In the Daiwa House Group, we believe in engaging with our customers to create new value. Our approach to growth is based on being responsive to social needs. We think of what we do as “Creating Dreams, Building Hearts”. This goal is our guide as we pioneer the promise of the future. In all this, we take as our inspiration the traditional local cultural practices that are still alive and well in today’s Japan. We learn from the wisdom of the people who make each individual place their home. Join us in visiting the unique scenes of a living yesteryear, where we can all rediscover a richer way to live.



JAPAN'S PREMIER HOME DEVELOPER

With over 60 years of history and prestige, Daiwa House is a pioneer in prefabricated home technology. Founded by Mr. Nobuo Ishibashi, Daiwa House has built over 1.6million homes in Japan since 1959 and has developed its business expansion to other ASEAN countries as well as USA.

The company's vast portfolio and operations being involved in the development of smart towns and eco-friendly buildings in Japan. With its sterling reputation as a premier builder in Asia, Daiwa House has been recognized as a Fortune Global 500 company.



SINGLE-FAMILY HOUSES



COMMERCIAL FACILITIES



GENERAL BUSINESS-USE BUILDINGS



RENTAL HOUSING



CONDOMINIUMS



JAPAN'S FOREMOST
DEVELOPER OF
LUXURY PREFABRICATED
HOMES



SHORT CONSTRUCTION PERIOD

- Standard construction period : 66 days (in Japan, average built-up area is 140m2).
- Modules are produced off site while foundation is being laid on site.
- Completed modules are transported to site and assembled (easy erection).
- Minimization of manpower on site.



HIGH QUALITY

- Quality controlled under factory conditions (Uniform and Precision).
- Using steel for the beam, column and wall frame.



ENERGY-SAVING AND ECO-FRIENDLY

- Insulation cut off the outside temperature.
- Less wastage - lower risk of damage to raw materials and reduced theft of materials on site.
- Sustainable material (steel).

A close-up photograph of a pair of hands gently cupping a large, dense cluster of pink cherry blossoms. The hands are positioned in the center of the frame, with the fingers slightly curled to support the weight of the flowers. The blossoms are in various stages of bloom, with some showing multiple layers of delicate, light pink petals. The background is a soft, out-of-focus green, suggesting a garden or park setting. The lighting is natural and bright, highlighting the texture of the petals and the skin of the hands. The overall mood is peaceful and celebratory, capturing a moment of beauty in nature.

LIFE IN
FULL BLOOM

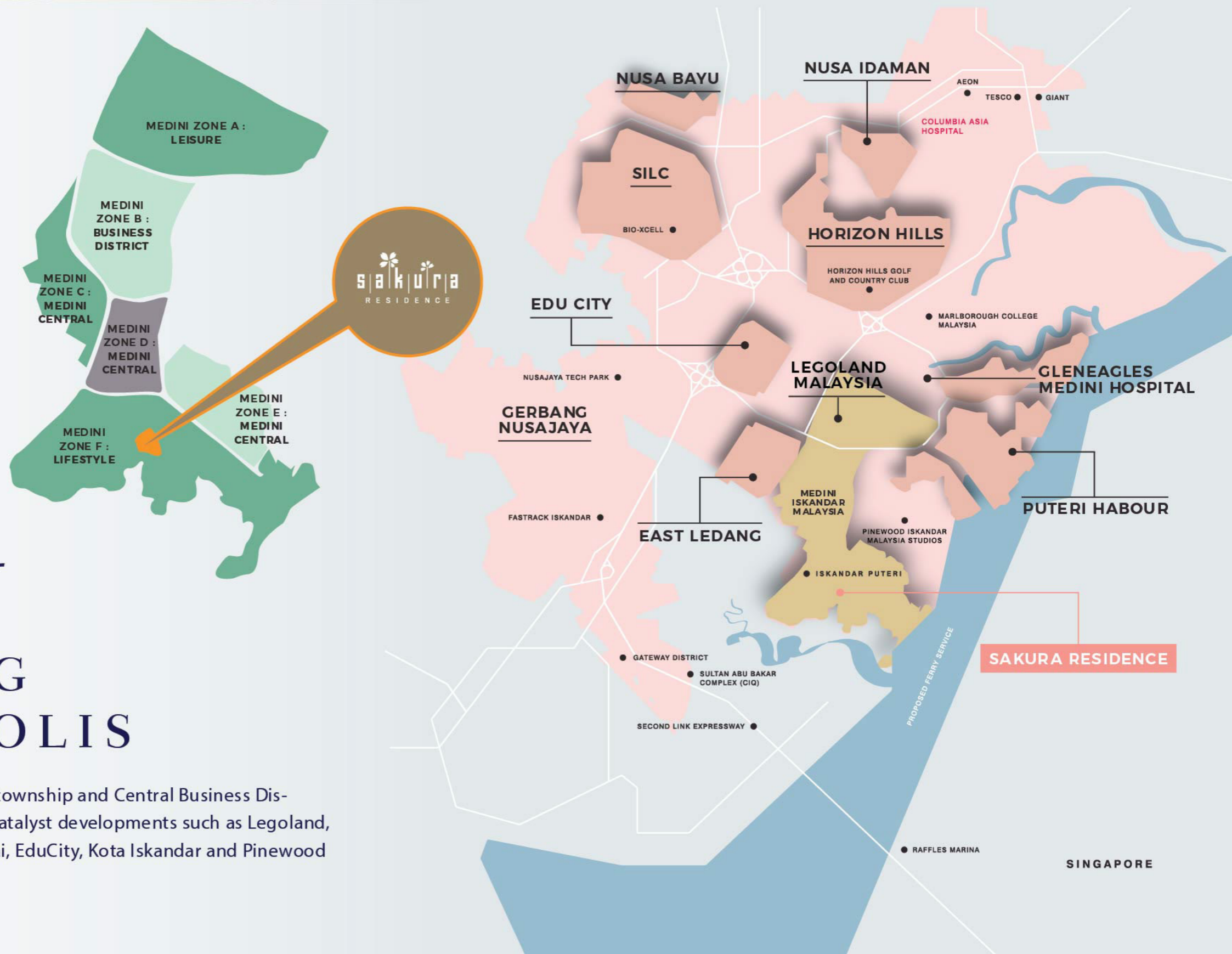
A photograph of a family in a park. A woman with long brown hair and sunglasses on her head, wearing a dark blue dress, and a man in a light-colored patterned shirt and jeans are both leaning forward, pushing a yellow toy car. A young girl with a white headband and a pink shirt is sitting in the car, looking happy with her mouth open. The car is on a paved path, and the background is filled with green trees and grass.

THE RICHNESS
OF LIFE



MEDINI - THE BOOMING METROPOLIS

Medini is Iskandar Puteri's urban township and Central Business District (CBD) that is surrounded by catalyst developments such as Legoland, Puteri Harbour, Gleneagles Medini, EduCity, Kota Iskandar and Pinewood Studios.





Legoland® Malaysia



Sanrio Hello Kitty Town



Pinewood Iskandar Studios



Jaya Grocer



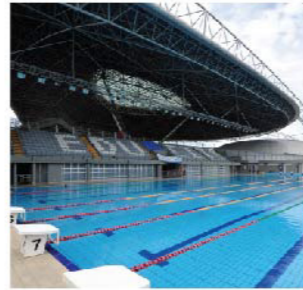
Caltex Petrol Station



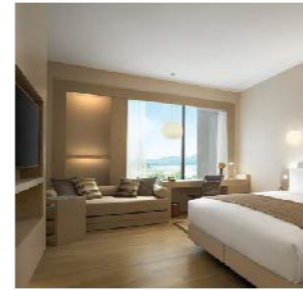
Gleneagles Medini



Marlborough College Malaysia



EduCity Sports Complex



Hotel Jen Puteri Harbour



Citrine Hub

FACILITIES WITHIN MEDINI

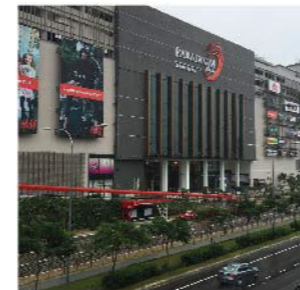
Medini is set to become the smart and connected Central Business District of Iskandar Puteri and it features signature developments that include theme parks such as LEGOLAND and Sanrio Hello Kitty Town as well as Pinewood Iskandar Malaysia Studios and Mall of Medini.

FACILITIES WITHIN JOHOR BAHRU

Johor Bahru is a thriving modern city that features world-class shopping malls including City Square, Komtar JBCC, Plaza Pelangi, KSL City and recreation destinations such as Danga Bay as well as popular restaurants and hotels.



AEON Tebrau City



Paradigm Mall



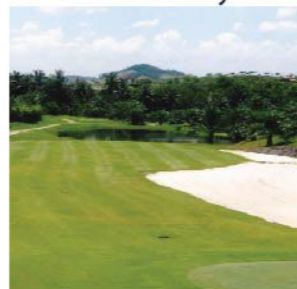
JB City Square



Johor Immigration Office



Malaysia Immigration Checkpoint



Poresia Golf & Country Club



Austin Heights Water & Adventure Park



Mydin Hypermarket @ Mutiara Rini



Columbia Asia Hospital



SiLC Nusajaya (Industrial Park)



EDUCATION

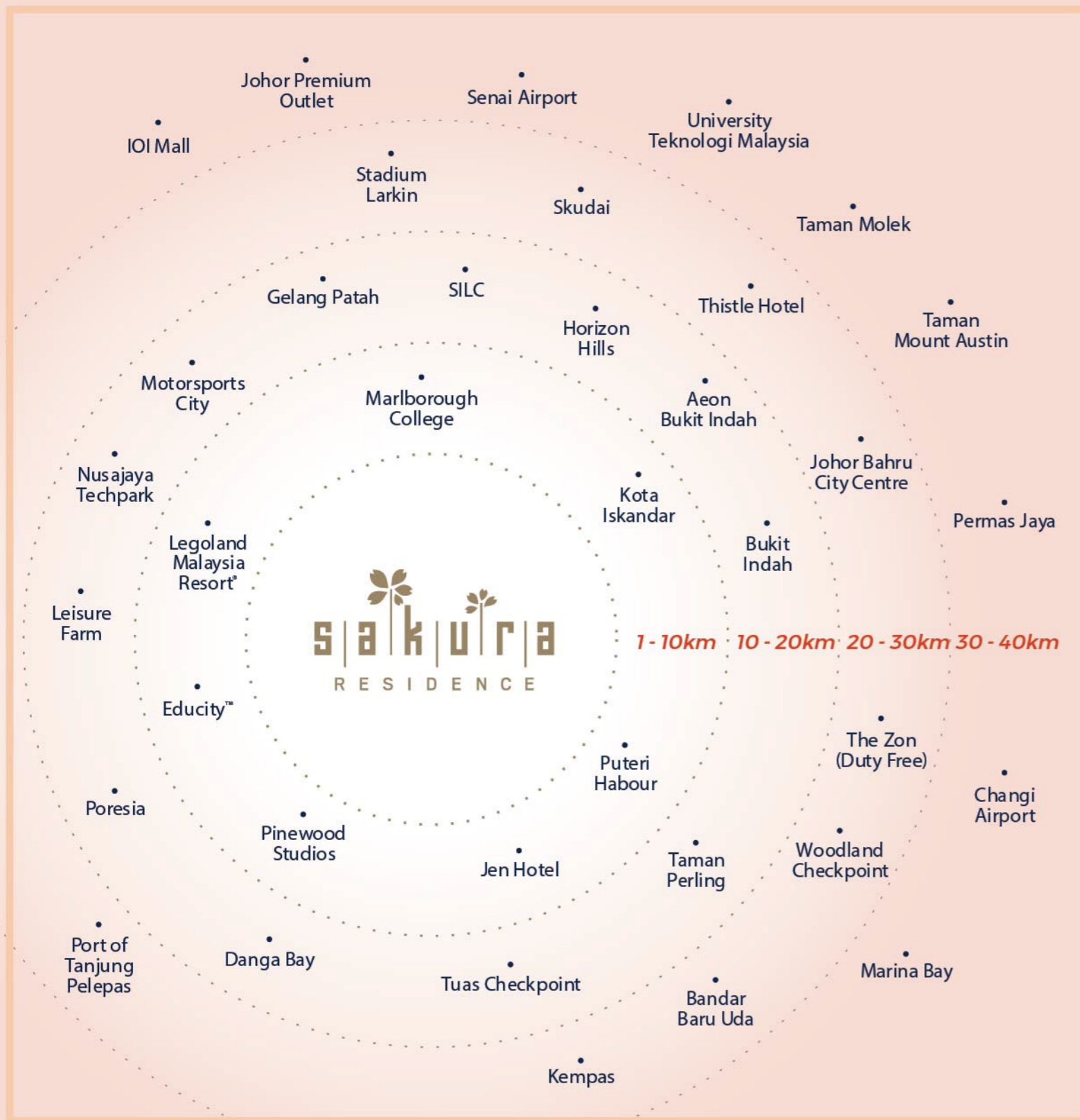
EduCity is a fully integrated, best-in-class education hub that comprises universities and institutes of higher education, academia-industry action and R&D centres, student accommodations, as well as recreational and sports facilities.



MARLBOROUGH COLLEGE MALAYSIA

Sakura Residence is a harmonious coalescence of efficiency and serenity entirely at peace with its surroundings. Revel in the refreshing fragrance of greens and take in the awe-inspiring sights and sounds of nature. With its collection of uniquely designed and innovatively crafted bungalow, double storey semi-d and cluster homes, Sakura Residence is an ideal environment enriched by nature's glory while being mere minutes away from the city's conveniences.





REDEFINING THE REGION

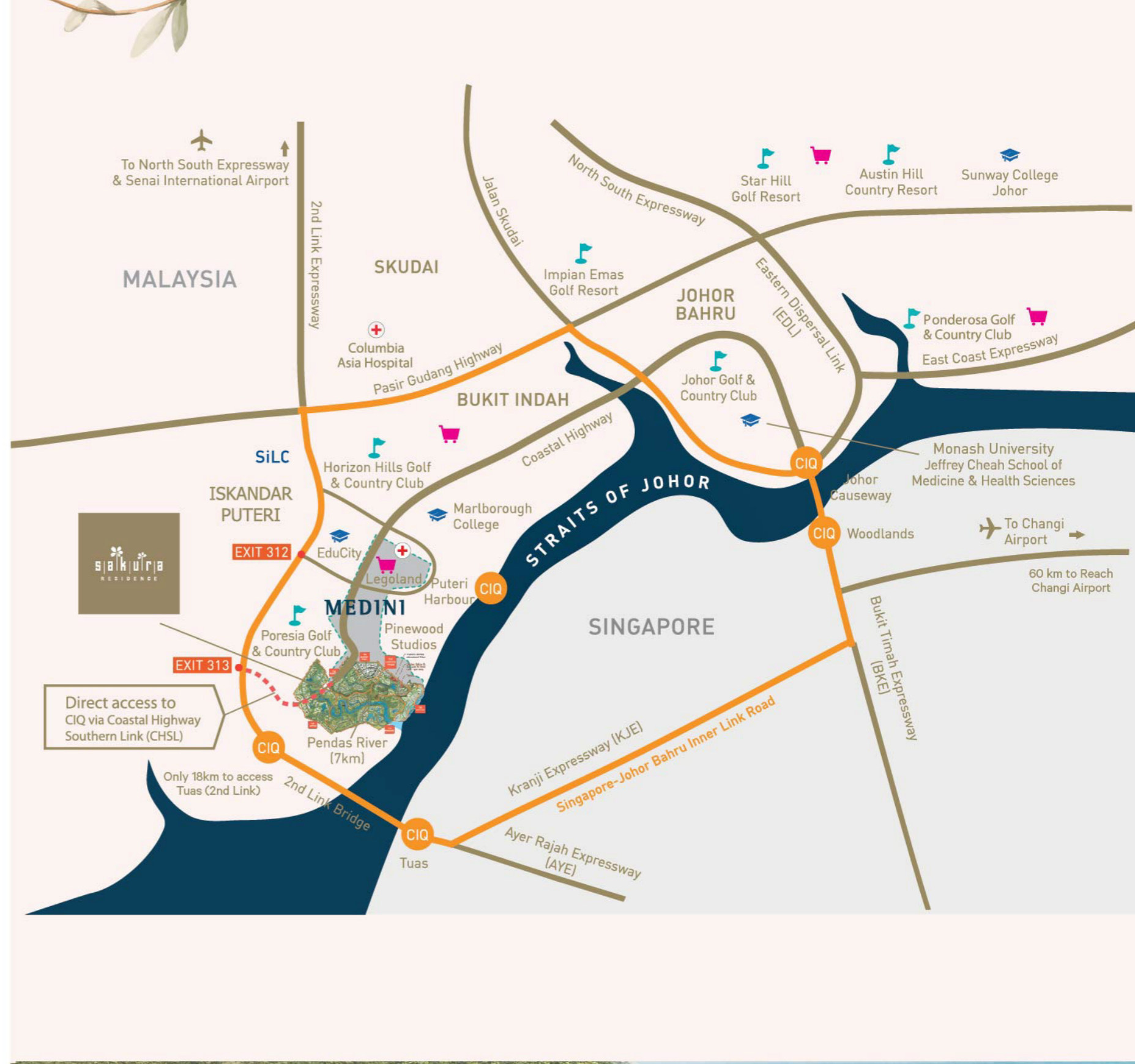
Only 18km to 2nd Link CIQ connecting to

Singapore, Medini offers a world-class infrastructure with great connectivity and accessibility. As the only special economic zone in Malaysia, Medini features numerous enticing incentives and is set for capital appreciation and solid rental yields.



COASTAL HIGHWAY SOUTHERN LINK (EXIT 313)

The new Coastal Highway Southern Link (CHSL) is a game changer that significantly aids in reducing the traveling time from Sunway Iskandar to Tuas Checkpoint.



SUNWAY ISKANDAR TOWNSHIP PLAN

STRAITS
OF JOHOR



5KM to
SECOND LINK
via Coastal Highway
Southern Link (CHSL)
is OPENED!

Dubbed Nature's Capital City, Sunway Iskandar is an 1,800-acre township complemented by fabulous amenities, water bodies, eco-parks and green corridors. There's also conveniences such as Citrine Hub and the upcoming Sunway Big Box Village.

Furthermore, the upcoming 32-acre XPark will offer an adventure-based park with ATV, driving range, badminton, go-kart, glamping spots, archery and kids' pump track.



UNRIVALLED QUALITY OF LIVING

At Sakura Residence, a host of lifestyle facilities caters to the needs of you and your family. From thematic four seasons children's playground to swimming pool, gym room, BBQ pit, jogging track and multi-purpose halls, experience the ultimate in relaxation and respite.



SAFE AND SECURED

With security of utmost importance, this gated, guarded and low density enclave also offers 24-hour security surveillance and CCTV monitoring.



JAPANESE-INSPIRED TRANQUILLITY

These sophisticated living spaces convey the style and premium craftsmanship of Japanese homes while embodying key characteristics and tranquillity of the Japanese lifestyle.



SAKURA LOUNGE

Inspired by innovative Japanese technology, immerse in life's finer moments at the lavish Sakura Lounge which features a swimming pool and gymnasium.



BEAUTY,
PLEASURE,
RELAXATION

A warm, intimate photograph of a woman with dark, wavy hair feeding a young child with orange slices. The child, wearing a plaid shirt and corduroy pants, sits on a white kitchen counter. The woman, in a white sweater, is smiling and holding a slice of orange to the child's mouth. A plate of orange slices sits on the counter. In the background, a large window with multiple panes allows bright, natural light to fill the room. A modern, curved faucet is visible on the left side of the counter.

ACHIEVE
BOUNDLESS
COMFORT



FUNDAMENTALLY PERFECT



THERMAL INSULATION

- Designed to suit our local climate to keep the home cool even when it is hot outside.
- Promotes good ventilation with airtight thermal insulation and open house structure.
- Reduces electricity usage.



FINGER-SAFE DOORS

- Safety is an integral part of our design.
- Doors are designed with no gap on the hinge side to prevent fingers from getting caught in them.



GENTLE SLOPES

- Gentle slopes with inclines of less than 5%.
- Eases mobility for the young and elderly.



INSECT SCREEN

- Functional insect screens are installed on sliding doors and windows.
- This keeps mosquitoes and other pests out of your home.



WATERPROOF SEALING

- Daiwa's original external wall system prevents water from leaking into the walls.
- This prevents the growth of mould which can cause health problems.



SOUND INSULATION

- Minimises the transmission of noise into your home.

A CHARMING FUTURISTIC HOME

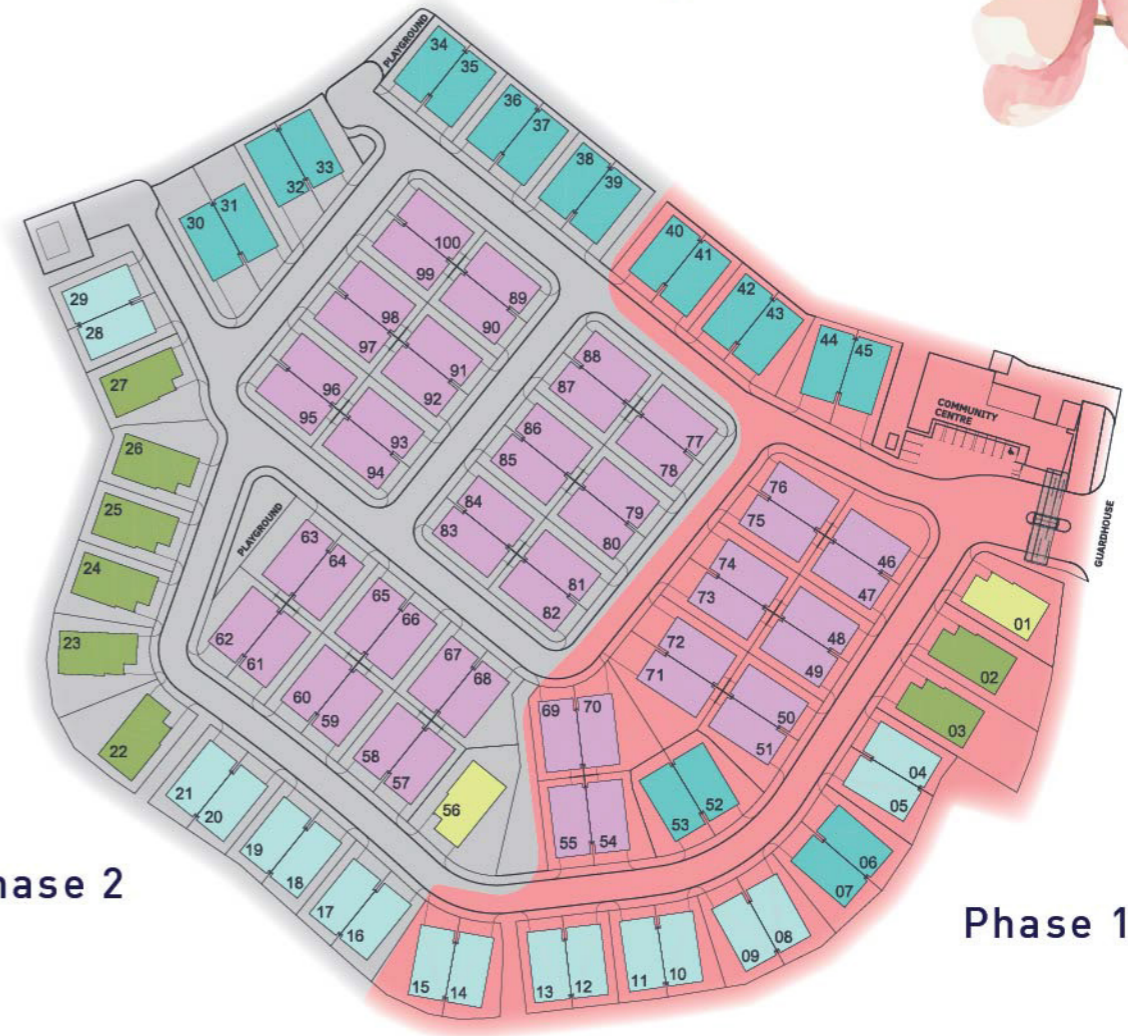
Radiating with contemporary charm perfected by the rustic ambience of tranquil settings, Sakura Residence homes feature well-defined living spaces and cosy private areas. These homes offer unprecedented living with thermal insulation - the ideal solution for Malaysia's humid climate.





UNIQUELY
INSPIRED

JAPAN'S FINEST ICONIC HOMES



A1-A

A1-B

B1-A

C1-A

C1-B

Sakura Residence is the first landed luxury prefabricated development in Malaysia where cutting-edge Japanese technology and architectural ingenuity are built into the design. Marvel at our 3 precincts - bungalow, double storey semi-d and cluster homes – each with its own distinctively unique design.



INNOVATIVE LIVING SPACES



BUNGALOW



Type C1-A

Land Area: 53' x 81' • Built-up Area: 3,862 sq. ft.



Ground Floor



First Floor

Type C1-B

Land Area: 53' x 81' • Built-up Area: 3,903 sq. ft.



Ground Floor



First Floor

DOUBLE STOREY SEMI-D +



Type B1-A

Land Area: 39' x 75' • Built-up Area: 3,284 sq. ft.



Ground Floor



First Floor



DOUBLE STOREY SEMI-D



Type A1-A

Land Area: 39' x 75' • Built-up Area: 3,190 sq. ft.



Ground Floor

First Floor

Type A1-B

Land Area: 39' x 75' • Built-up Area: 3,274 sq. ft.



Ground Floor

First Floor



SPECIFICATIONS

| | | | | | | | | |
|----------------|---|--|------------------------|------|------|------|------|------|
| STRUCTURE | : Reinforced Concrete, Steel Structure | | SANITARY FITTINGS | C1-A | C1-B | A1-A | A1-B | B1-B |
| WALLS | : Drywall / Masonry Wall | | WASH BASIN | : 7 | : 7 | : 6 | : 6 | : 6 |
| ROOF | : Reinforced Concrete / Metal Roof | | WASH BASIN TAP | : 7 | : 7 | : 6 | : 6 | : 6 |
| CEILING | : Skim Coat and Paint to the Soffit of Slab / Plaster Ceiling with Paint | | WATER CLOSET | : 6 | : 6 | : 5 | : 5 | : 5 |
| WINDOWS | : Aluminium Framed Glass Window | | BIB TAP | : 3 | : 3 | : 3 | : 3 | : 3 |
| DOORS | : Main Entrance | : Aluminium Door | HAND-HELD SHOWER | : 5 | : 5 | : 4 | : 4 | : 4 |
| | : Bedrooms / Bathrooms | : Safety Door | SHOWER HEAD | : 3 | : 3 | : 3 | : 3 | : 3 |
| | : Store / Storage / Drying Space | : Timber Door | LONG BATH | : 1 | : 1 | : 1 | : 1 | : 1 |
| | : Kitchen | : Timber Door | KITCHEN SINK | : 1 | : 1 | : 1 | : 1 | : 1 |
| IRONMONGERY | : Selected Lock / Ironmangeries | | M/E PROVISION | | | | | |
| FLOOR FINISHES | : Living & Dining | : Floor Tiles | LIGHT POINT | : 63 | : 63 | : 52 | : 52 | : 53 |
| | : Wet & Dry Kitchen / Drying Space | : Floor Tiles | CEILING FAN POINT | : 8 | : 8 | : 7 | : 7 | : 7 |
| | : Bathrooms | : Floor Tiles | AIR-CONDITIONING POINT | : 10 | : 10 | : 9 | : 9 | : 9 |
| | : Bedrooms / Family Hall | : Timber Flooring | SWITCH SOCKET POINT | : 62 | : 62 | : 57 | : 57 | : 59 |
| | : Car Porch | : Floor Tiles | TV POINT | : 7 | : 7 | : 6 | : 6 | : 6 |
| | : Deck / Yard | : Floor Tiles | DATA / TEL POINT | : 7 | : 7 | : 6 | : 6 | : 6 |
| | : Storage / Store / Utility | : Floor Tiles | WATER HEATER POINT | : 10 | : 10 | : 9 | : 9 | : 9 |
| | : Balcony / Lanai | : Floor Tiles | AUDIO INTERCOM | : 1 | : 1 | : 1 | : 1 | : 1 |
| WALL FINISHES | : Wet & Dry Kitchen / Drying Space | : Wall Tiles / Plaster with Paint | ASTRO POINT | : 7 | : 7 | : 6 | : 6 | : 6 |
| | : Bathrooms | : Wall Tiles | SOLAR WATER HEATER | : 1 | : 1 | : 1 | : 1 | : 1 |
| | : Other General Areas | : Skim Coat with Paint / Plaster with Paint | AIR CON UNIT | : 8 | : 8 | : 7 | : 7 | : 7 |



DAIWA SUNWAY DEVELOPMENT SDN BHD

02-19 & 02-20 Citrine Hub, Sunway Citrine,
Sunway Iskandar, Persiaran Medini 3,
Bandar Medini Iskandar, 79250
Iskandar Puteri, Johor Darul Takzim

+607 509 9424 | www.sakuraresidence.com.my

Developer Name: Daiwa Sunway Development Sdn Bhd (1144406-W) • Address: Sunway Southern Region Office, Plot F43, Lot PTD 183276, Medini Zone F, Mukim Pulau, 79250 Iskandar Puteri, Johor • Development Type: Landed Residence • Developer License No.: 14633-1/02-2019/91(L) • Advertising & Sales Permit No.: 14633-1/02-2019/91(P) • Validity Period: 08/02/2017 – 07/02/2019 • Authority Reference No.: MPJBT(JB)RP/9/12/2015 • Authority Approve: Municipal Council of Johor Bahru Tengah • Land Tenure: Lease for 129 years (Exp. 2141) • Expected Completion Date: 36 months from the Sales & Purchase Agreement (Apr 2020) • Land Encumbrances: N/A • Total Units: 100 • Price: (2-storey Semi-Detached Homes) RM3,188,750 (min) – RM4,612,500 (max), (2-storey Cluster Homes) RM3,102,500 (min) – RM3,713,750 (max), (2-storey Bungalow) RM4,227,500 (min) – RM6,523,750 (max)