

SUNWAY®

EMERALD
RESIDENCE

AT THE LAKEVIEW

翡翠苑

AN AWARD-WINNING SELF-SUSTAINING CITY

屡获殊荣的盛绿之都

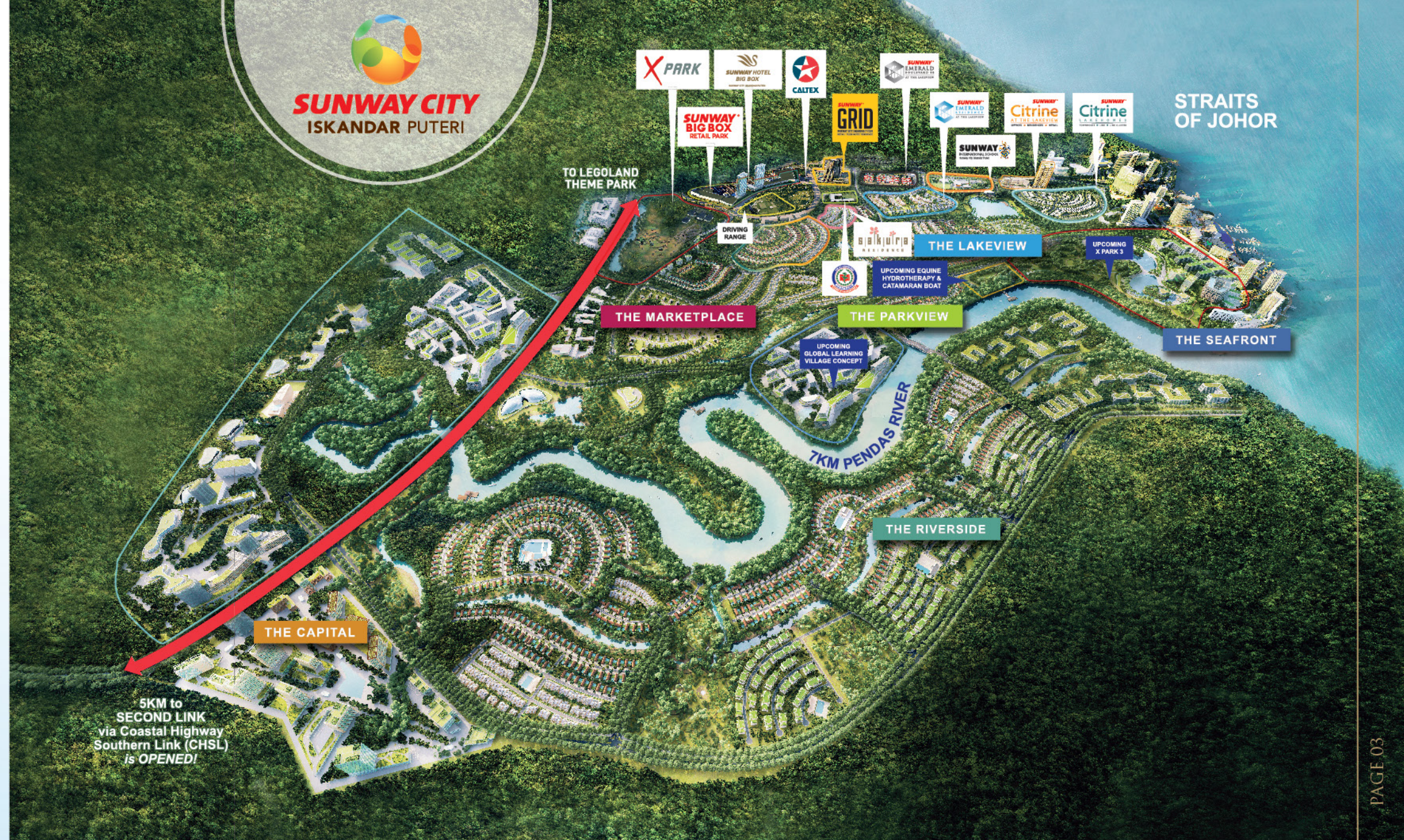
Our communities are the heart and soul of Sunway Property. That is why every Sunway township is carefully planned to allow its residents to live, learn, work and play in a safe, healthy and connected environment. It's a place where children run free and neighbours bond.



StarProperty AWARDS 2022
REAL ESTATE DEVELOPER
EXCELLENCE
THE SOUTHERN STAR AWARD

StarProperty AWARDS 2020
REAL ESTATE DEVELOPER
EXCELLENCE
THE SOUTHERN STAR AWARD

StarProperty AWARDS 2020
REAL ESTATE DEVELOPER
HONOURS
THE LUXURY SERIES AWARD



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





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 Second Link 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

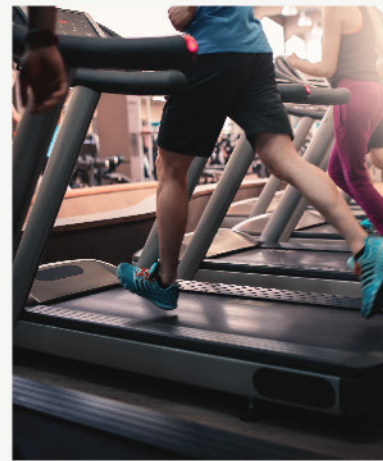
Viewing Deck
露天观景台

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
- SPFM Apps for Visitor Registration & more
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 |

3 STOREY SEMI-DETACHED

三层楼半独立式洋房



Actual Photo



Actual Photo

3 STOREY SEMI-DETACHED

三层楼半独立式洋房

户型 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 TYPE 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



D1-B/B3 户型 TYPE

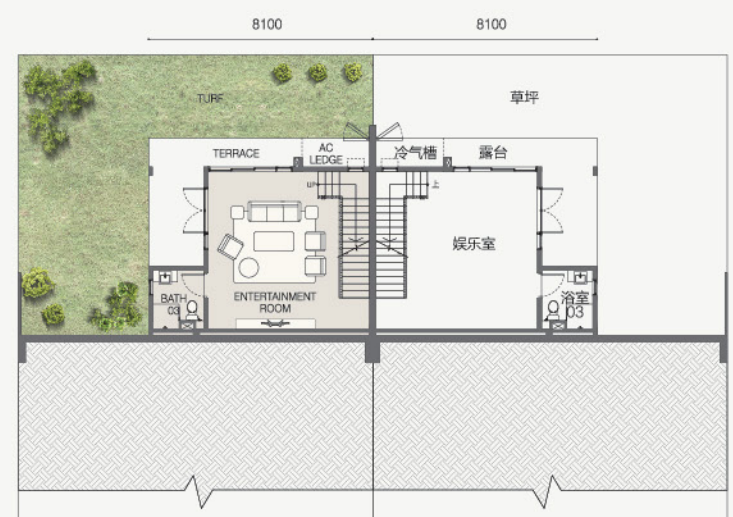
Built-up Area 建筑面积: 4,006 sq.ft. / 372 sq.m. | Land Area 土地面积: 42' x 97' - 102'

*Lot size may vary 每户土地面积均有不同

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



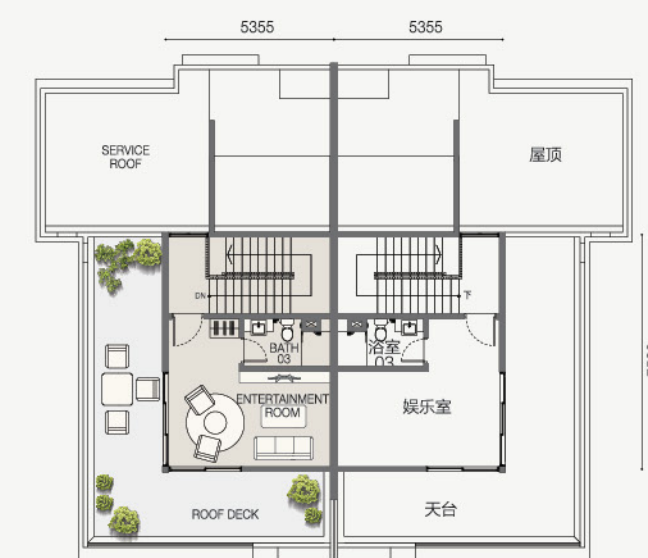
GROUND FLOOR PLAN 一层平面图



FIRST FLOOR PLAN 二层平面图



ROOF DECK PLAN 顶层平面图



3 STOREY SEMI-DETACHED

三层楼半独立式洋房



Interior Design Photo

TYPE D1-A | TYPE D1-A2/A3

· 5+1 BEDROOMS 卧房
· 6 BATHROOMS 浴室



TYPE D1-B/B3 | TYPE D1-B2

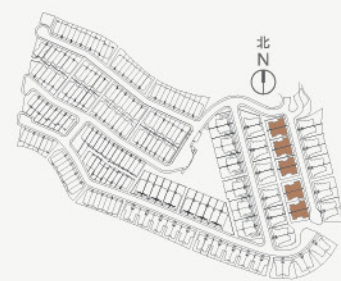
· 5+1 BEDROOMS 卧房
· 6 BATHROOMS 浴室



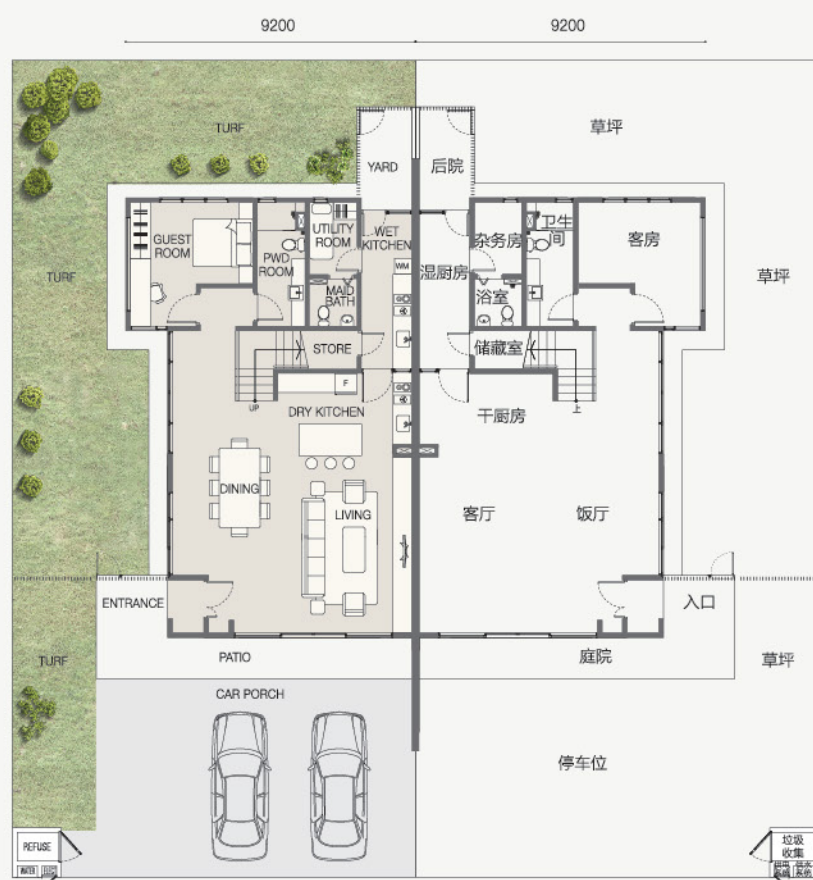
户型 TYPE D1-B2

Land Area 土地面积: 42' x 85' | Built-up Area 建筑面积: 4,192 sq.ft. / 389 sq.m.

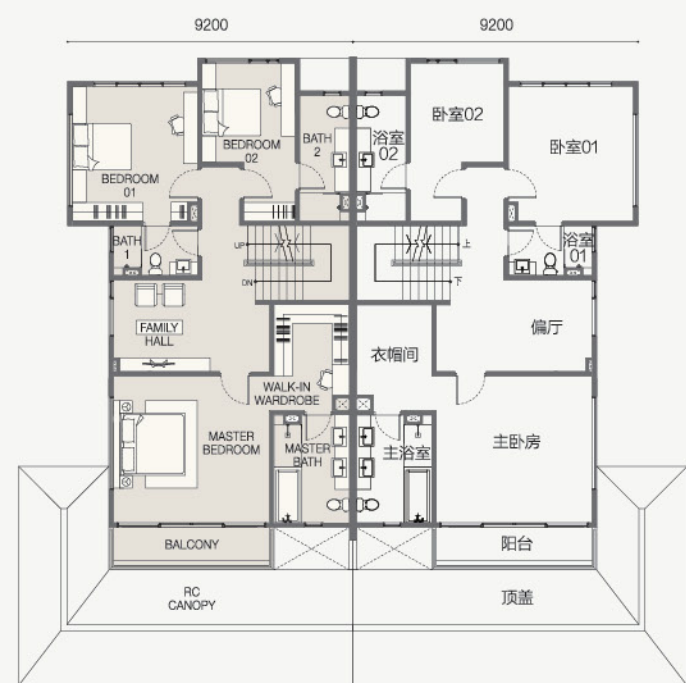
*Lot size may vary 每户土地面积均有不同



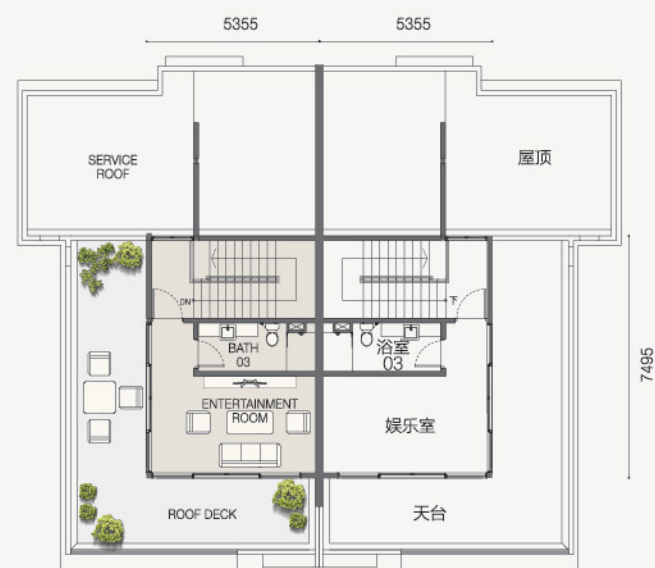
GROUND FLOOR PLAN 一层平面图



FIRST FLOOR PLAN 二层平面图



ROOF DECK PLAN 顶层平面图



Actual Photo

SEMI-DETACHED TYPE D

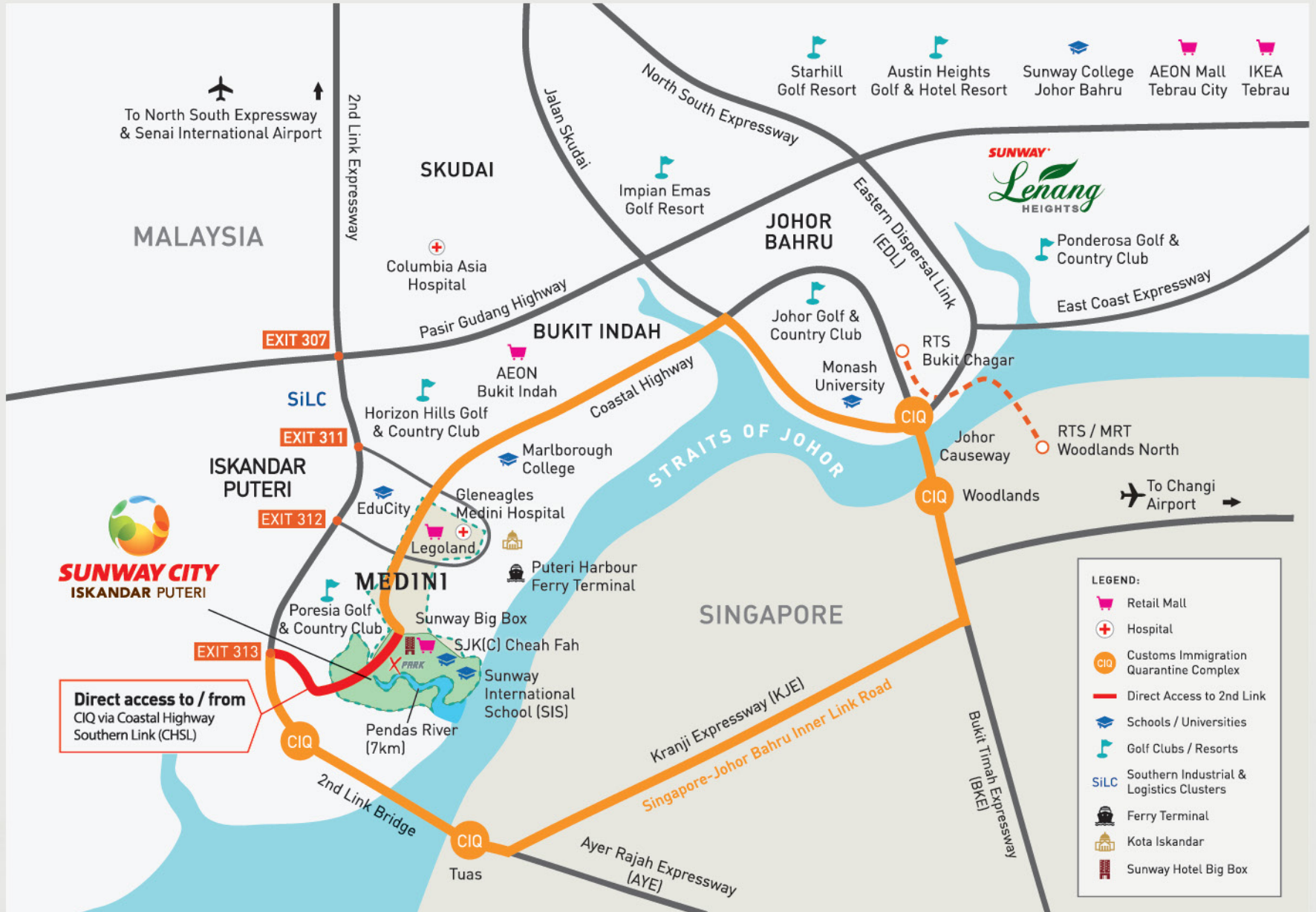
| | | | |
|-----------------------|--|--|--|
| Structure | : Reinforced Concrete | | |
| Walls | : Reinforced Concrete / Brickwall | | |
| Roof | : Reinforced Concrete / Metal Deck Roof | | |
| Ceiling | : Skim Coat and Paint / Plaster Ceiling | | |
| Windows | : Aluminium Framed Glass Window | | |
|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

| Sanitary Fitting | D1-A/D1-A2/D1-A3 | D1-B/D1-B3 | D1-B2 |
|--------------------------|------------------|------------|-------|
| 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 |
| M&E Provision | | | |
| 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 |

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

| | | | | | | | |
|--|--|---|---|--|---|---|---|
| <p>5km Singapore 2nd Link Via Coastal Highway Southern Link (CHSL) 马新第二通道</p> | <p>6km Legoland Theme Park & Gleneagles Medini Hospital 乐高乐园和鹰阁医院</p> | <p>8km EduCity & Marlborough College 国际教育城和马来 西亚马尔波罗学院</p> | <p>15km Columbia Asia Hospital Poresia Golf & Country Club 哥伦比亚亚洲医院和 Poresia 高尔夫球场</p> | <p>23km Johor Bahru 新山市</p> | <p>35km Senai International Airport 士乃国际机场</p> | <p>46km Singapore's CBD 新加坡市中心</p> | <p>64km Changi International Airport 新加坡樟宜国际机场</p> |
|--|--|---|---|--|---|---|---|

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

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: 13596/01-2028/0424(R) • Validity Period: 24/01/2023 - 23/01/2028 • Authority Reference No.: MJB/T(JB) RP/9A/8/2014 • Authority Approve: Municipal Council of Johor Baharu Tengah • Land Tenure: Lease for 129 years (Exp. 31/08/214) • 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.

