



PROPERTY

Sunway Iskandar: Primed For Success

Sunway's largest integrated city, Sunway Iskandar, is poised to be a thriving township under the hands of the master community developer. *By Ariel Chew*



Spawning over 1,800 acres of land across Medini and Nusajaya and just minutes away from the Tuas Second Link to Singapore, Legoland and Pinewood Studios, Sunway Iskandar has been making waves since its successful launch of its first phase Citrine At The Lakeview in July last year. The first phase of its Citrine Designer Offices experienced a 100% take-up rate with 90% of the buyers being local and half of those buyers comprising owner-occupiers.

Combined with the upcoming Sunway International School (SIS) Sunway Iskandar, there will be a receptive pool of residential tenants consisting of office workers, families, students and teachers for its Citrine Residences which is targeted to complete by May 2017.

Comprising 328 serviced apartments

ranging from 626 sq ft to 1,528 sq ft with prices from RM588pp, Citrine Residences offers a 129-year lease and offers 1, 2, 3 bedrooms and a dual key concept.

Sunway Iskandar has an estimated GDV of RM30.0 billion and will dedicate 40% of its land area to nature and water resulting in enchanting green spaces amidst city living. The remaining land space will consist of 60% residential and 40% dedicated commercial components. Inspired by the booming triumph of Sunway Resort City, Sunway Iskandar will have six distinct precincts, namely, The Capital, The Parkview, The Lakeview, The Riverside, The Seafont, and The Marketplace.

These precincts will be filled with modern comforts and conveniences including a high-speed broadband

connection surrounded by verdant green expanse. Premium lots will front the Straits of Johor and gorgeous lake views. Best of all, the nature-inspired low density development will have a plot ratio 1 and be securely guarded by 800 security personnel, 350 of whom are auxiliary police.

World Class Education
Sunway, having just celebrated its 40th anniversary, has remained true to its tried and tested strategy of building integrated developments surrounding one or two key attractions.

Sunway Iskandar is thoughtfully planned with synergistic key components in mind, such as education, hospitality, theme park, retail shops, residential, commercial and healthcare to cater for the township's target population of 120,000 within 20 years.

It provides exciting possibilities to owner-occupiers and investors alike. One of the pull-factors is second SIS Sunway Iskandar, the only international school in Malaysia running a Canadian (Ontario) syllabus fully taught in English by Canadian and International Baccalaureate-certified educators.

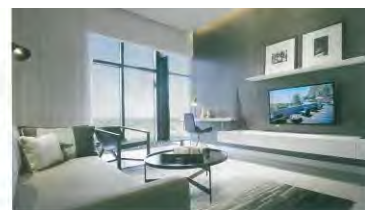
The first intake for the school has the capacity for 600 students spread across pre-school, primary and secondary classes (Grade 10). Grades 11 and 12 students can continue with The International Baccalaureate Diploma Programme (IBDP) that is available at SIS Bandar Sunway.

The Canadian curricula are globally recognised for university admissions and produces critical and independent thinkers through practical and hands-on learning. According to Tan Wei Bee, Sunway's Executive Director for Property & Construction, Southern Region and Singapore, SIS is strategic in shaping the holistic lifestyle of the community by offering access to world class education.

A special bursary of RM10,000 is offered to all qualified children of Sunway Iskandar buyers who enrol and is valid for 24 months from the date of the school's opening. Projected to cost RM40 million and expected to open in 2017, SIS Sunway Iskandar will be adjacent to Citrine at The Lakeview and consists of 5 school blocks including a hostel unit for students.

Close by is the renowned Marlborough College Malaysia and EduCity@Iskandar which houses 10 top global institutes of higher education such as Newcastle University Medicine Malaysia, University of Southampton and University of Reading.

Buyers As Co-investors
In line with Sunway's 'Build, Own and Manage' business model, the developer's involvement does not stop after vacant possession is handed over to the buyers. Buyers are co-investors and partners as they stand to gain together with Sunway who will maintain and retain various components of each development, making everything work and appreciate in value. For instance,



Sunway's retail management team will maintain and lease out the retail component of Citrine.

One of the key highlights is the development of the "missing link" which will connect the existing Coastal Highway to the Second Link expressway. The Coastal Highway Southern Link will shave off 10km of travelling distance from Medini to the Second Link and effectively position Sunway Iskandar as the closest township to Singapore at a mere 5

minutes away. The 5.2km highway stretch is scheduled to complete in 2017 at the cost of RM169.3 million.

Announcements of future enticing attractions including an international theme park in the vicinity is expected sometime this year. Having recently won the Best Township of the Year Award 2014 by iProperty.com People's Choice Award, Sunway Iskandar is well on its way to being an attractive place for people to live, study, work and play.

