



# 房地产

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ISKANDAR MALAYSIA - JOHOR BAHRU

大马依斯干达 - 新山

# 朝国际大都会 大步挺进

INTERNATIONAL METROPOLIS IN THE MAKING

8年耕耘成果正发酵，诸多利好因素加持，可化解供应过剩风险



d'Pristine @ MEDINI

封面焦点 缔金城  
感受大都会的跃动脉搏

RM9.00 (WM) RM11.00 (EM)



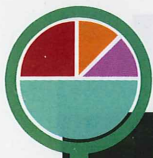
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封面焦点



d'Pristine  
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ISKANDAR MALAYSIA

缔金城

■文·陈丽惠、孙静莹

# 感受大都会的跃动脉搏



随着国家经济发展日渐蓬勃，人们对于生活环境的要求也比以往更高，促使民生设施与基建的发展也越来越重要。马来西亚正处于经济转型的重要时刻，政府规划了多个重大的经济特区发展计划，而大马依斯干达更是众多经济特区中表现最受瞩目的一个。

大马依斯干达近年来吸引了国内外的大批发展商和投资者入驻，加快了将这个地区打造成为国际大都会的脚步。作为一家具有前瞻性远见的发展商，D Pristine Medini Sdn Bhd早在2012年底就在大马依斯干达的美迪尼策略性地点购置了土地，并于今年推出了集合生活、工作、娱乐、休闲与便利优势于一体的综合性商业发展项目——缔金城（d'Pristine）。



## 精致户型 设施齐全

锦金城整体项目占地面积8.42英亩，地点就位于世界闻名的乐高主题乐园对面，可说是一个非常卓越的策略性地点。

该发展项目包含两座SOFO大楼、购物商场、4星级酒店及A级办公大楼，一切生活机能近在咫尺，实现了人们所渴望的便利都市生活。



其中，SOFO大楼分别高36及37层，共有1265间单位，面积介于644至1416平方呎之间。单位共有5种不同的格局，包括1房、2房和3房式设计。高雅精致的格局，无论是单身贵族、SOHO族或小家庭都非常适合。

SOFO大楼内的休闲设施也非常齐全，备有无线网络、游泳池、酒吧、宴会厅、空中花园、空中健身会所等等。

完善的设施让每天忙碌工作的上班族，在经过一天的辛劳回到家后，可以尽情地享受下班后的休闲生活，以维持高品质的生活。无论是到泳池游泳放松，或到健身中心做运动，皆可以让身心在运动中获得最大的舒展。到了周末时，住户也可以邀请亲朋好友一起到公寓的宴会厅或酒吧共度美好的相聚时光。

## 工作娱乐 应有尽有

除了SOFO单位，锦金城项目中也包括了一家共300间客房的4星级酒店、时尚广场与一座32层楼高的A级办公室。底部的5层楼连接了整个项目，将SOFO大楼、办公楼与酒店串连在一起，其中3层为商场店铺，而另2层则为停车场。

时尚广场为SOFO单位住户与办公室中的上班族们，提供了理想的购物设施，让他们可以在步行距离，轻松消费。

锦金城的概念同时实现了自供自给的社区概念，办公大楼、住宅大楼及商业广场等发展环环相扣，让居民可以在这里筑构起理想的家庭、工作、交际、甚至生活网络，轻松解决一切生活所需。



## 地产资讯

地点 : 美迪尼大马依斯干达  
房地产种类 : 综合商业发展项目  
拥有权 : 租赁地契  
单位总数 : A座— 690间 (SOFO单位)  
          : B座— 575间 (SOFO单位)  
面积 : 644平方呎至1416平方呎  
竣工日期 : 预计2018年  
特点 : 位于发展特区中心·综合性计划·策略性地点·交通便利·自然湖泊景色  
      : 设施: 游泳池·酒吧·宴会厅·空中花园·空中健身会所·休闲观景台·停车场

## 发展商资讯

D' Pristine Medini Sdn Bhd (984932-H)  
地址: C-07-01 to 08, Block C, Level 7, Sky Park  
      : One City, Jalan USJ 25/1A, 47650 Subang  
      : Jaya, Selangor Darul Ehsan  
电话: +603-5115 1118  
传真: +603-5115 1122  
网站: www.dpristinemedini.com

## 黄金地段 交通便利

锦金城位于柔佛努沙再也发展区内美迪尼的黄金地段，是大马依斯干达特区5大旗舰区之一。这里连接马新第二通道、滨海大道、南北大道等主要交通干线，让住户出行非常方便。

锦金城的交通十分便利，只需5分钟既可抵达教育城，10分钟便可抵达公主港 (Puteri Harbour)、松木影城 (Pinewood Studio)、林荣福汽车体育城等。从这里前往新加坡或柔佛新山市中心也仅需15至20分钟。

此外，锦金城附近的民生需求设施非常完善，毗邻多间著名大学学府，当中包括马来西亚南安普敦大学、马来西亚纽卡斯尔医药大学、多媒体大学、国库控股信托学校、马尔堡学院等，将吸引许多国内外的学生前来。除此之外，医疗中心与大型购物商场也近在咫尺，民生需求完善。

随着美迪尼地区的发展日渐成熟，当通往新加坡的捷运路线完工后，两国之间的来回交通会更便利，而位于美迪尼的锦金城也拥有了与国际贸易接轨的优势。

同时，锦金城就位于乐高乐园对面，乐园的庞大游客数量为锦金城中的酒店带来了稳定的客源。而随着大马依斯干达发展起来，未来将会有更多的年轻人涌入这里工作，SOFO单位的精致小巧格局设计，与便利的生活环境，使锦金城拥有了吸引年轻上班族的资本。



## PRISTINE LANDMARK IN MEDINI

Malaysia's burgeoning national economy has significantly increased the need for greater infrastructure development, and the government has answered the needs with various economic restructuring programs and planned special economic zones (SEZ). These SEZs typically have many advantages to spur their growth such as proximity to key infrastructure, public and private sector support, etc.

Iskandar in Johor Baru is one of the brightest and the biggest stars amongst the numerous SEZs in the region. Located in Malaysia's southern gateway and a short drive away from Singapore, Iskandar has the right recipe to develop into an international metropolis. Well aware of the potential of Iskandar, forward looking developer D Pristine Medini Sdn Bhd acquired a piece of land in the strategic Medini region in 2012 and recently launched its large scale integrated project d'Pristine.

Sitting on 8.42 acres of prime land directly opposite the renowned Legoland, d'Pristine comprises of two SOFO towers, a shopping mall, 4-Star

hotel, Grade A office tower.

The two SOFO units are 36-storey and 37-storey respectively and offer units of between 644 to 1416 square feet. Buyers can choose from five different layout of between one to three rooms to suit their varied needs. Whether it is leisure evening time with the family or simply to sweat the day's stress away, the complete range of facilities including swimming pool, gym, sky garden, observation decks provide the relaxation for the body and mind.

The three level shopping mall spans the entire width of the development and connects the two SOFO towers, the 300-room 4-Star hotel, and the 32-storey Grade A office tower, providing seamless access throughout the entire development. A total of six levels is designated as carpark to ensure sufficient parking spaces.

With everything under the same roof, d'Pristine provides the opportunity to work, shop and stay in the right place without having to leave the community.

Nusajaya is one of the five flagship districts of Iskandar and being one

of the key zones, Medini has huge potential for growth as it is well supported by numerous existing and planned infrastructures. d'Pristine is well connected to the Second Link, Iskandar Coastal Highway and North-South Expressway which provide outstanding road connectivity to the other key areas.

In addition, it is only 5 minute drive from EduCity, 20 minute drive to Senai International Airport, Puteri Harbour, Pinewood Studios, Motorsports City hub. And 15 to 20 minute drive to get to Johor Bahru City Centre or Singapore.

Many renowned education institutions have already set up base in EduCity, including the University of Southampton Malaysia, Newcastle University Medicine Malaysia, Multimedia University, schools by Khazanah Nasional, Marlborough College, etc. Other amenities include medical centres, shopping malls, and tourist attractions that will no doubt lead to huge tenancy demand.

As Medini gradually matures the region is gathering steam, the link to Singapore MRT will further improve connectivity and provide the added spark for growth.

