A Global Lifestyle Hub
In The Making

The emergence of Iskandar Malaysia as a world class city takes centre stage within the southern state of Johor. Where the city is primed at — catching the attention of local and international homebuyers and investors — this integrated mixed development certainly prides itself as a ‘worthy investment’ with THREE factors.
1

BEST OF THE BEST LOCATION

Advantageously in Medini, Nusajaya, Iskandar Malaysia
Investors’ Rarest Treasure Is Now Discovered

*Parkview* is strategically situated in Medini, within Nusajaya, Flagship B of the major Iskandar Malaysia development. The 2,300-acre Medini is Asia’s foremost integrated city and poised to be Nusajaya’s CBD, an emerging economic zone, and above all, a booming international metropolis. The desirability of this location is that it sits centrally in Southeast Asia, where it is only within an 8-hour radius to major Asian cities. This is definitely an up-and-coming world class city.

<table>
<thead>
<tr>
<th>City</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Singapore</td>
<td>15-min drive via Second Link Expressway</td>
</tr>
<tr>
<td>Bangkok</td>
<td>2-hour flight</td>
</tr>
<tr>
<td>Jakarta</td>
<td>2-hour flight</td>
</tr>
<tr>
<td>Hong Kong</td>
<td>3½-hour flight</td>
</tr>
<tr>
<td>Beijing</td>
<td>5-hour flight</td>
</tr>
<tr>
<td>New Delhi</td>
<td>6½-hour flight</td>
</tr>
<tr>
<td>Seoul</td>
<td>6½-hour flight</td>
</tr>
<tr>
<td>Tokyo</td>
<td>7-hour flight</td>
</tr>
</tbody>
</table>
Medini
The Foreign Investors’ Darling

In Malaysia, Medini is the only ‘special economic zone’ that offers great incentives tailored for investors – no PRST, no minimum price limit for foreigners to purchase properties, tax exemption for promoted industries, and more.

Such advantageous factors contribute to the success of Medini in receiving billion-dollar investments from Singapore, Hong Kong, Japan, China, Germany, UK and many more. Thus, it comes as no surprise that Medini has earned the moniker of being a Foreign Investors’ Darling.

Medini is an international metropolis centralising abundant world class catalyst developments such as EduCity, Pinewood Studios, Legoland, Puteri Harbour, Urban Wellness Centre by Temasek & Khazanah, Elneagles Hospital, Kota Iskandar, Motorsports City, and many more prominent developments within its vicinity.
Best of the Best Location in an International Neighbourhood

Highly accessible and well-connected with great infrastructure, it only takes 15 minutes to Singapore via the Second Link Expressway. d’Pristine is sited adjacent to the upcoming transportation hub with excellent MRT access and bus conveniences. To its profitable advantage, d’Pristine enjoys being the only development directly opposite Legoland, Urban Wellness Centre, Gleneagles Hospital and abundant world class catalyst developments.
2
A GLOBAL CITY WITHIN A CITY
Where every investor’s dream comes true
Welcome To 8.42 Acres Of Integrated Spaces

Parkview is a mixed development that is made up of 2 SOFO towers, a 4-star designer hotel, grade-A office tower and a 3-storey lifestyle mall. Meticulously planned with careful attention to detail, occupants and visitors will be treated to a stunning view of the lake and a gorgeous linear park as well as exclusive lifestyle facilities meant for all ages. Parkview is the place that fulfills everyone’s desires.
The All-Inclusive Destination Catered For All

Reside
At A 4-Star Luxury Hotel
- Total 300 rooms

Grade-A Office Tower at Medini

Work
Your Business & Capital Here

Lifestyle Mall

Delight
Yourself in the Resto
Unique Retail Selection

SOFQ
Invest
Your Capital Here
- Built-up from 644sf - 1,815sf
- Units come fully-fitted
**Working Population**
- Kota Iskandar (estimated 6,000 government servants)
- Pinewood Studios (estimated 2,000-8,000 employees)
- Motorsports City (estimated 5,000 employees)
- SLC (estimated 10,000 employees)
- Huawei (estimated 600 employees)
- Ascendas Business Park (estimated 34,500 employees)
- Frost & Sullivan (estimated 830 employees)

**Medical Tourists**
- Urban Wellness Centre (estimated 10,000 visitors per year)
- Gleneagles Hospital

**Leisure Travellers**
- Legoland (estimated 1 million visitors in 2013)
- Puteri Harbour (hit 500,000 visitors as of January 2014)
- Sanrio Hello Kitty Town

**Students**
EdCity (estimated 16,000 students by 2018) Consists of:
- Newcastle University of Medicine Malaysia
- University of Southampton Malaysia
- University of Reading Malaysia
- Marlborough College Malaysia
- Netherlands Maritime Institute of Technology
- Raffles University Iskandar
- Raffles American School
- Multimedia University

**Primed For You To Reap Great Spillover Benefits**

The high profile location of EdCity in Nusajaya, Iskandar Malaysia is expected to enjoy a huge catchment of 500,000 by the year 2025. This is the dream place for retirees, leisure travellers, medical tourists, entrepreneurs and professionals. Set in the most strategic location, EdCity is outstandingly primed to reap lucrative returns.
3
TIME TO TAKE ADVANTAGE
The investment you wouldn’t think twice
Consistently Pursuing The Vision Of Success

Since 2005, MCT has been realising the dreams of those who dare to dream. The potent blend of our expertise in the property development industry and the continual passion in creating long-lasting structures with dynamic outlook enables us to be at the forefront of the thriving scene.
Fret not on how to sell your property or who to rent it to. Our dedicated team is here to assist you in every way.

We don't just build. We are committed to manage and maintain d’Pristine, thus offering you a hassle-free experience.

d’Pristine is built to the CONQUAS standard, providing you with top-notch quality and peace of mind.
SOFO
Spaces With High Potential For Growth

Great Incentives of growing with d’Pristune

- No RPBT
- No minimum price limit for foreigners
- Premium facilities of swimming pool, gym & sky lounge
- Huge catchment with high rental demand
- Units come fully-fitted
- Low monthly maintenance of RM0.15 psf
- Built by a reputable property developer
- Connected to grade-A office tower, designer hotel & lifestyle mall
- Affordably priced at the best of the best location
- No legal fees / stamp duty for SPA & Loan Agreement

d’Pristune now unveils its SOFO units in the prime and prestigious location of Medini, Iskandar Malaysia. This is the golden investment opportunity that is second to none in its vicinity.
Functional Layouts
To Suit Every Need

SOFO Standard
644 sf

SOFO Deluxe
771 sf

SOFO Premium Suite Type A
1,308 sf

SOFO Premium Suite Type B
1,416 sf

SOFO Premium Suite Type C
1,416 sf

SOFO Tower A

SOFO Tower B
Specifications
SOFO Tower A & B

Structure
Reinforced Concrete Frame | Steel Frame

Roof
Reinforced Concrete Slab | Metal Deck Roofing Sheet

Wall
Bricks With Cement Plaster | Reinforced Concrete Wall

Ceiling
Skim Coat | Plaster Ceiling

Floor Finishes
- Lounge: Porcelain Tiles
- All Rooms: Porcelain Tiles
- Pantry: Porcelain Tiles
- All Toilet: Ceramic Tiles
- Yard: Ceramic Tiles
- Balcony: Ceramic Tiles

Wall Finishes
- External Walls: Plaster With Weather Shield Paint
- Internal Walls: Plaster With Emulsion Paint
- Pantry Wall Tiles: Ceramic Wall Tiles
- Toilet: Ceramic Wall Tiles

Door
- Main Entrance: Timber Door
- Lounge Area: Aluminium Frame Sliding Door
- All Suite Rooms & Pantry: Timber Flush Door
- Bath: Timber Flush Door / Folding Door

Windows
Aluminium Frame Glass Windows

Ironmongery
Locksets With Accessories

Sanitary Fitting
- Water Closet
- Wash Basin
- Shower Rose
- Bidet Tap
- Shower Screen
- Pantry Sink & Tap

Electrical
- Lighting Point
- Ceiling Fan Point
- Switch/Socket Outlet
- Air-Condition Point
- Water Heater Point
- SMATV Point
- Telephone Point
- Door Bell Point
- Distribution Board
BEST OF THE BEST LOCATION

For enquiries, please call
+607-5090 967
+603-5115 1118
www.dpristineomedini.com
or visit our sales gallery today!