



d'Pristine
@MEDINI

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 *Pristine* 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



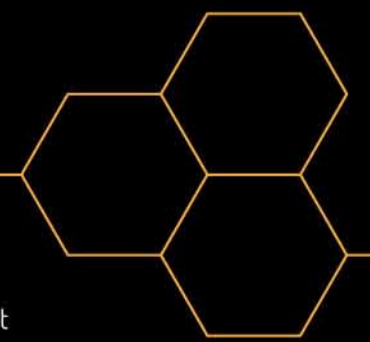


Investors' Rarest Treasure Is Now Discovered

🕌 *Pristine* 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.

Singapore : 15-min drive via Second Link Expressway
 Bangkok : 2-hour flight
 Jakarta : 2-hour flight
 Hong Kong : 3½-hour flight

Beijing : 5-hour flight
 New Delhi : 5½-hour flight
 Seoul : 6½-hour flight
 Tokyo : 7-hour flight



Medini

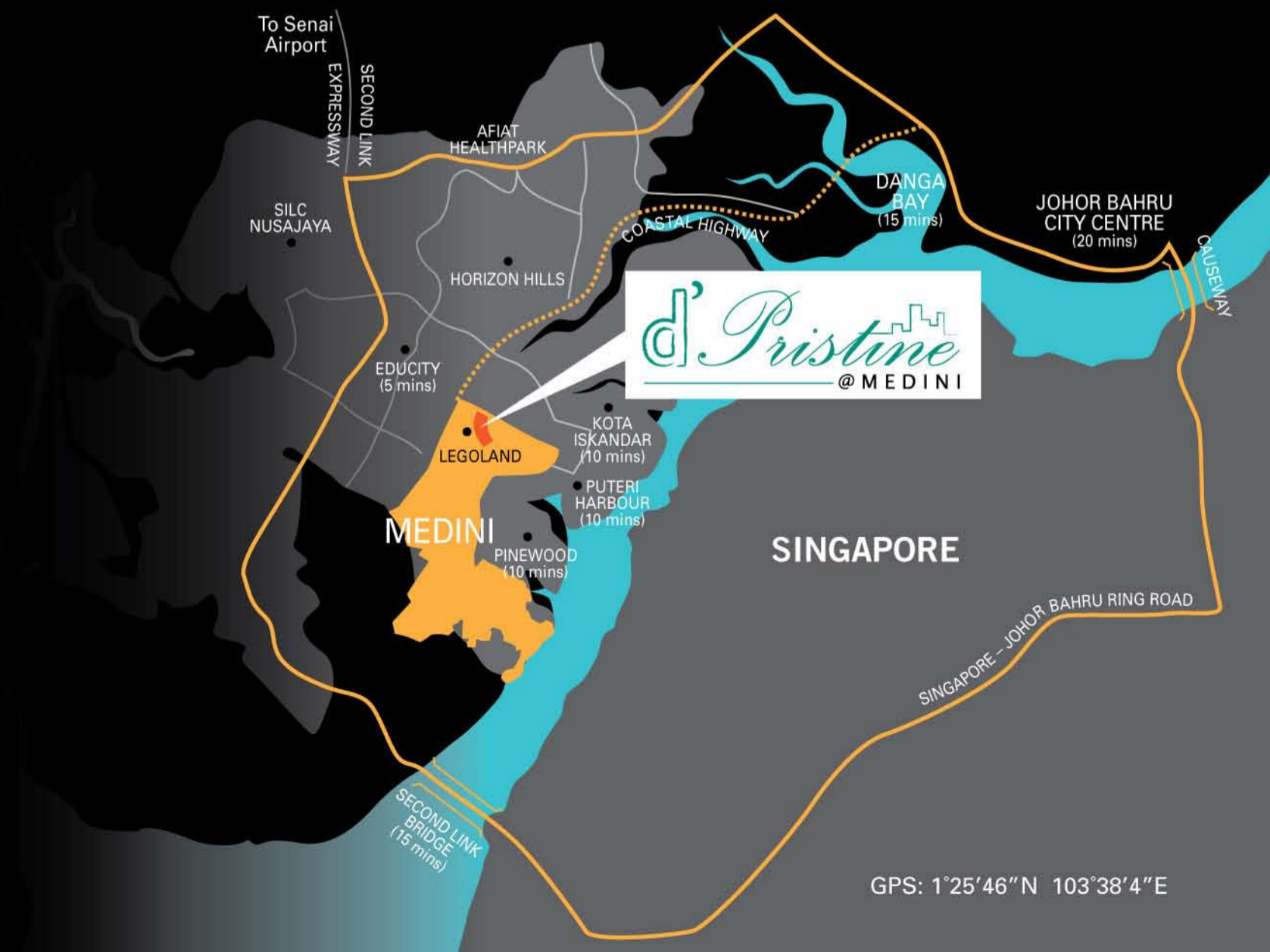
The Foreign Investors' Darling



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, Gleneagles Hospital, Kota Iskandar, Motorsports City, and many more prominent developments within its vicinity.

In Malaysia, Medini is the only 'special economic zone' that offers great incentives tailored for investors – no RPGT, 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.



GPS: 1°25'46" N 103°38'4" E



Marlborough College

Raffles American School

Singapore

Straits of Johor

d'Pristine
@MEDINI

Gleneagles Hospital

Urban Wellness Centre by Temasek / Khazanah

Legoland



Actual aerial view with superimposed facade of d'Pristine

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





GRADE-A
OFFICE TOWER

SOFO
TOWER B

DESIGNER
HOTEL

LIFESTYLE
MALL

SOFO
TOWER A

Welcome To 8.42 Acres Of Integrated Spaces

Pristine 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. *Pristine* is the place that fulfils everyone's desires.

Artist's Impression



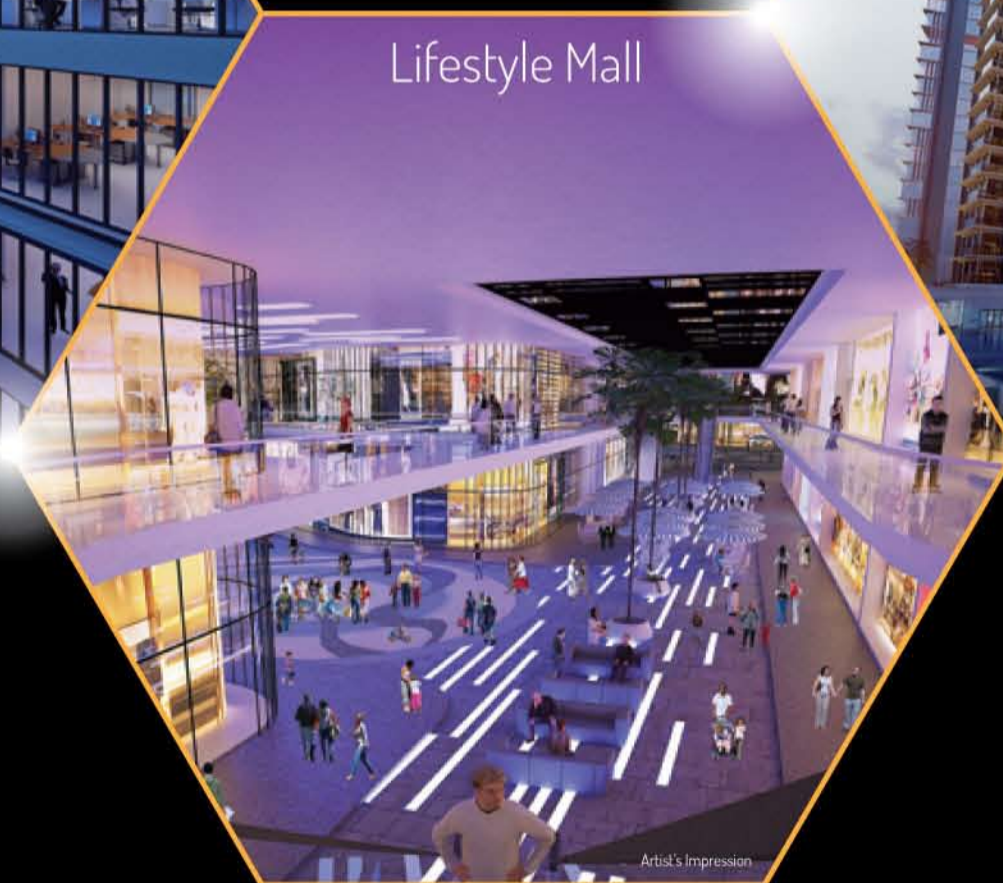
The All-Inclusive Destination Catered For All



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



Grade-A Office Tower
at Medini
Work
Your Business & Capital Here



Delight
Yourself in *Al Pristine*
Unique Retail Selection



SOFO
Invest
Your Capital Here
• Built-up from 644sf - 1,416sf
• 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)
- SILC (estimated 16,000 employees)
- Huawei (estimated 600 employees)
- Ascendas Business Park (estimated 34,000 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

EduCity (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

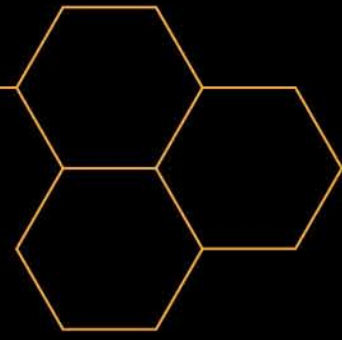
The high profile location of *Edi Pristone* in Nusajaya, Iskandar Malaysia is expected to enjoy a huge catchment of 500,000 by the year 2025. This is the dream place for retirees, leisure travellers, medical tourists, expatriates and professionals. Set in the most strategic location, *Edi Pristone* is outstandingly primed to reap lucrative returns.



3 TIME TO TAKE ADVANTAGE

The investment you wouldn't think twice





Artist's Impression of One City



Artist's Impression of Lake Front Residence



Artist's Impression of Lake Front Residence



Artist's Impression of Skypark @ Cyberjaya

MCT

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.

Always At
Your Service

d'Pristine
— Privilege —

d'Pristine is built to the CONQUAS standard, providing you with top-notch quality and peace of mind.



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.





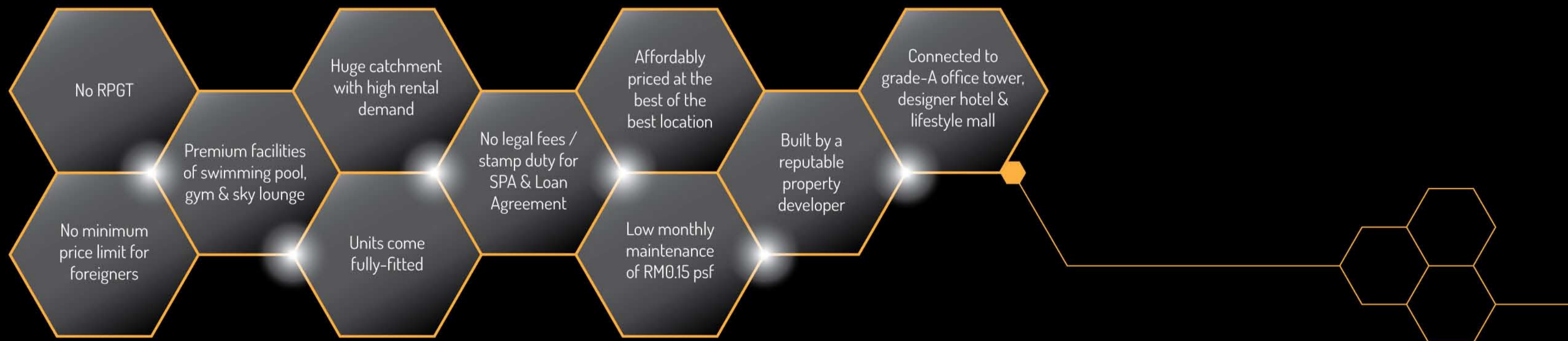
SOFO

Spaces With High Potential For Growth

d'Pristine 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.

Artist's Impression of stunning lake & gorgeous linear park view

Great Incentives of growing with *d'Pristine*

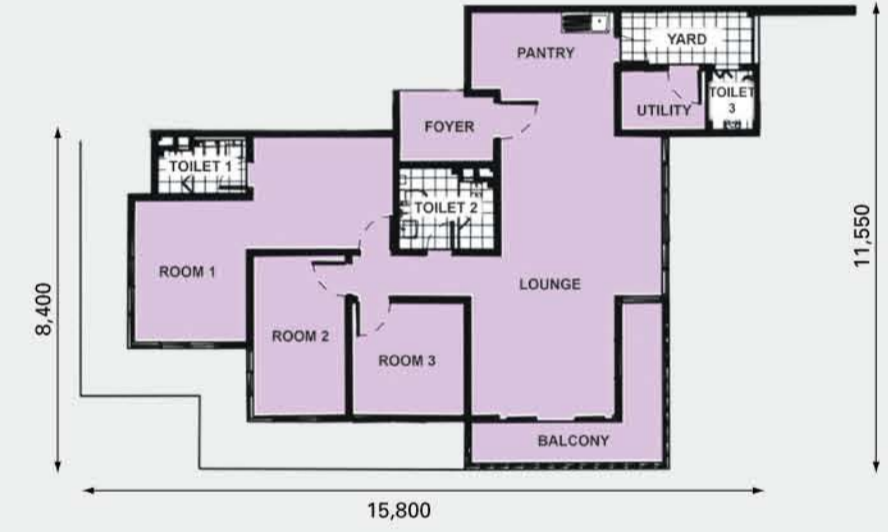
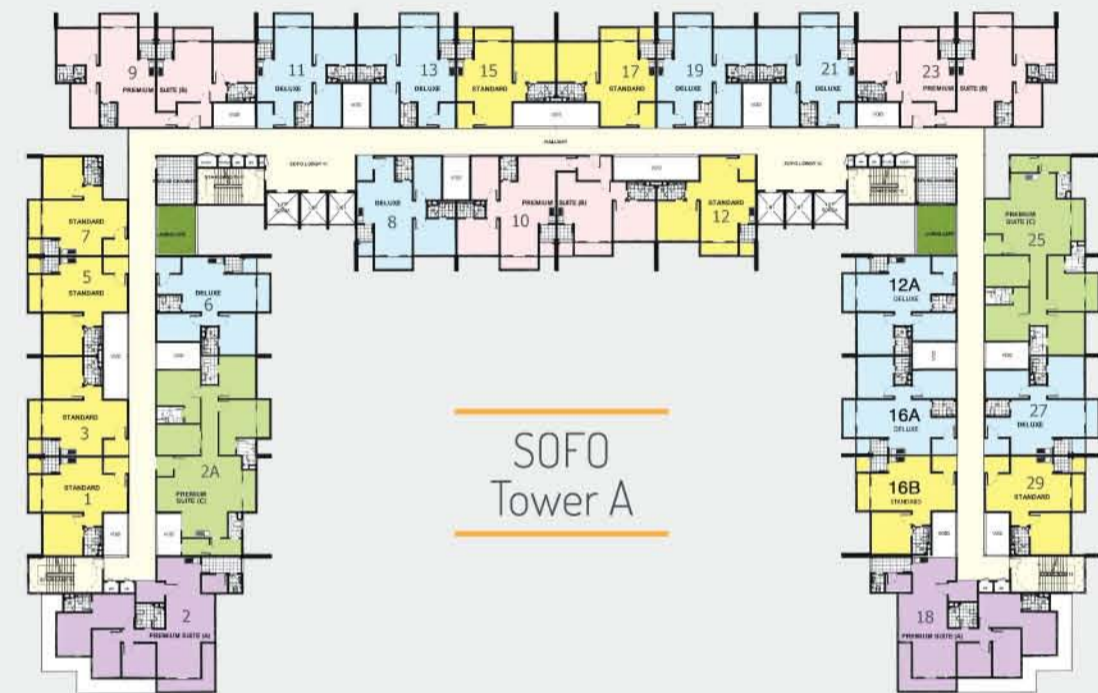
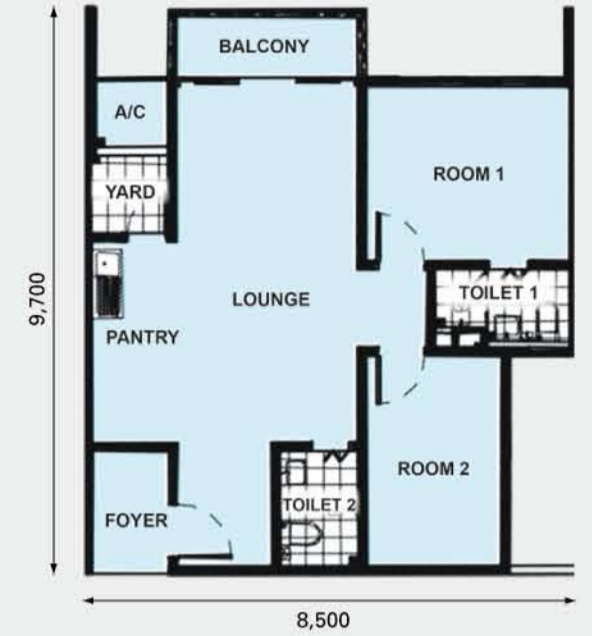


Functional Layouts

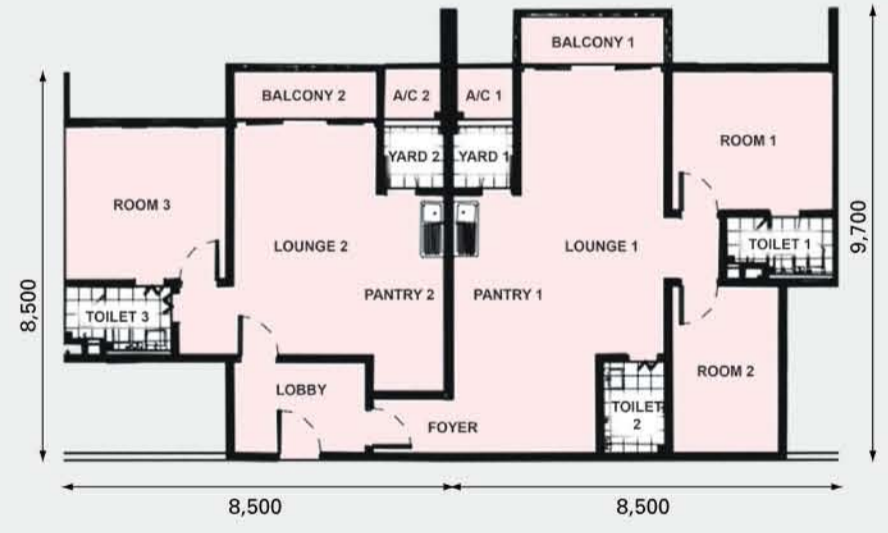
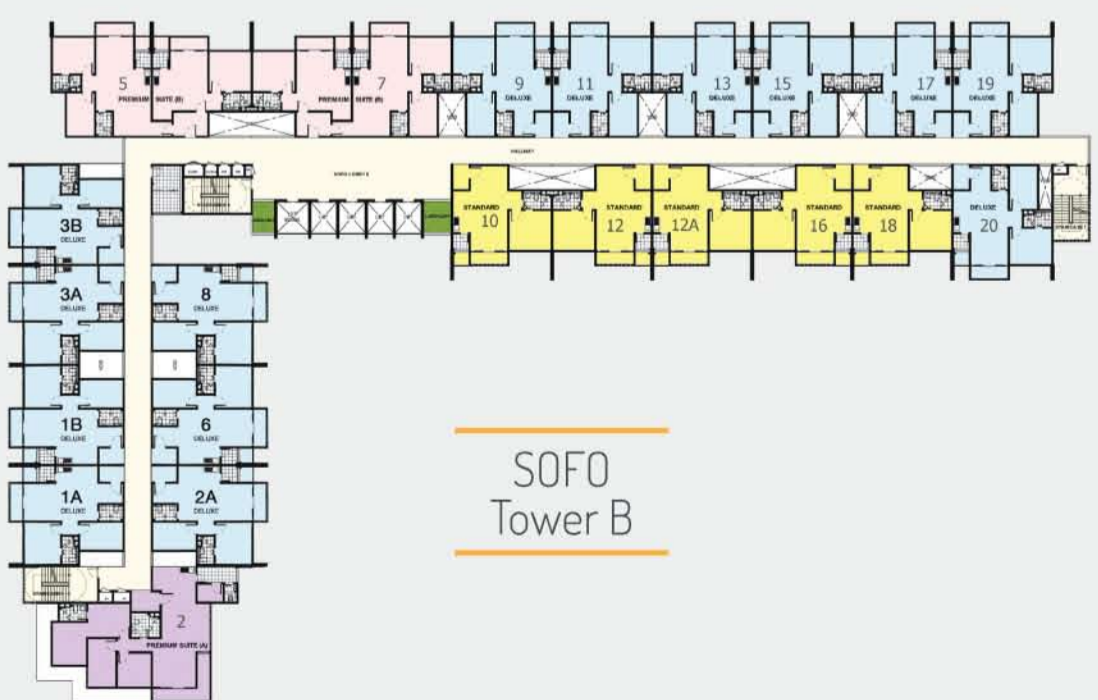
To Suit Every Need

SOF0 Standard
644 sf

SOF0 Deluxe
771 sf



SOF0 Premium Suite Type A
1,308 sf



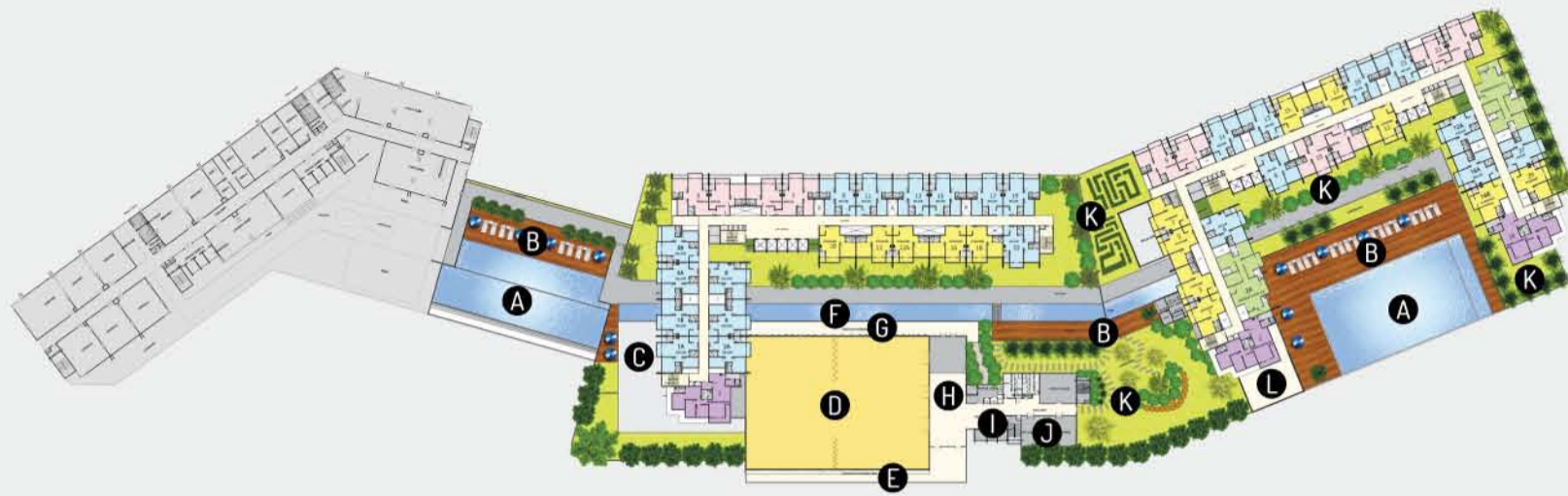
SOF0 Premium Suite Type B
1,416 sf



SOF0 Premium Suite Type C
1,416 sf

Specifications

SOF0 Tower A & B



Legend

- | | |
|---------------------------------|---------------------------|
| A Swimming Pool | G Service Corridor |
| B Deck | H Group Lounge |
| C Bistro | I Hotel Lobby |
| D Ballroom | J V.I.P Lounge |
| E Open Sky / Lounge Area | K Landscape |
| F Water Feature | L Sky Gym |

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	* 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				

		Type Standard	Deluxe	Premium Suite A	Premium Suite B	Premium Suite C
Sanitary Fitting	Water Closet	* 1 no.	* 2 nos.	* 3 nos.	* 3 nos.	* 4 nos.
	Wash Basin	* 1 no.	* 2 nos.	* 3 nos.	* 3 nos.	* 4 nos.
	Shower Rose	* 1 no.	* 2 nos.	* 3 nos.	* 3 nos.	* 4 nos.
	Bidet Tap	* 2 nos.	* 3 nos.	* 4 nos.	* 5 nos.	* 5 nos.
	Shower Screen	* 1 no.	* 1 no.	* 2 nos.	* 2 nos.	* 3 nos.
	Pantry Sink & Tap	* 1 no.	* 1 no.	* 1 no.	* 2 nos.	* 1 no.
Electrical	Lighting Point	* 9 nos.	* 11 nos.	* 15 nos.	* 18 nos.	* 18 nos.
	Ceiling Fan Point	* 3 nos.	* 4 nos.	* 5 nos.	* 7 nos.	* 6 nos.
	Switch Socket Outlet	* 10 nos.	* 12 nos.	* 17 nos.	* 21 nos.	* 18 nos.
	Air-Condition Point	* 2 nos.	* 3 nos.	* 5 nos.	* 5 nos.	* 6 nos.
	Water Heater Point	* 1 no.	* 2 nos.	* 2 nos.	* 3 nos.	* 3 nos.
	SMATV Point	* 2 nos.	* 2 nos.	* 2 nos.	* 4 nos.	* 3 nos.
	Telephone Point	* 1 no.	* 1 no.	* 1 no.	* 2 nos.	* 1 no.
	Door Bell Point	* 1 no.	* 1 no.	* 1 no.	* 2 nos.	* 1 no.
	Distribution Board	* 1 no.	* 1 no.	* 1 no.	* 1 no.	* 1 no.

Facilities Plan



BEST OF THE BEST LOCATION



For enquiries, please call

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www.dpristinemedini.com
 or visit our sales gallery today!

Another Prestigious Development By:



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Project Manager:



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