



ofiniti

**RESIDENCES**

MEDINI, ISKANDAR MALAYSIA

A close-up photograph of green grass with water droplets, serving as a background for the text. The grass blades are sharp and detailed, with several clear water droplets clinging to them. The background is a soft, out-of-focus green, creating a bokeh effect with light spots.

Discover life's  
fulfilling possibilities...





# Afiniti Medini – An integrated wellness landmark



At the centre of Malaysia's premier southern economic hub lies Afiniti Medini - a gem of opportunity in the form of an integrated wellness destination. Sitting within the healthcare and wellness district of Iskandar development - a multibillion dollar burgeoning metropolis - Afiniti Medini offers prime investment opportunity for the discerning.

### UNMATCHED ACCESSIBILITY AND UNRIVALLED CONNECTIVITY

First-class infrastructure providing easy access to Afiniti Medini, to be complemented with regional rail, rapid transit and light rail systems in the near future.

#### UNMATCHED ACCESSIBILITY

- Major highways and interchanges
- Second - Link Expressway
  - Coastal Highway
  - Senai - Skudai Highway
  - PLUS Highway
  - Ulu Tiram Interchange
  - Jalan Abu Bakar Interchange

#### UNRIVALLED CONNECTIVITY

- Links to significant points
- Sultan Abu Bakar Customs, Immigration and Quarantine (CIQ) Complex 07 mins.
  - Senai International Airport 23 mins.
  - Changi International Airport 47 mins.
  - Central Business District - Johor Bahru 25 mins.
  - Central Business District - Singapore 32 mins.
  - Tanjung Pelepas Port 10 mins.
  - Pasir Gudang Port 45 mins.
  - Jurong Port 15 mins.
  - Port of Singapore Authority 35 mins.



# The Advantageous Edge

Afiniti Medini is the integrated wellness experience amidst world-class conveniences:

**Mall of Medini**  
 Colonnade-styled shopping mall with vast options of F&B outlets and retail boutiques.

**LEGOLAND MALAYSIA**  
 First Legoland in Asia, a 76-acre integrated theme-park featuring over 40 interactive rides, shows and attractions.

**Gleneagles™ MEDINI**  
 A 15-acre comprehensive and fully integrated healthcare service platform supported by a 150-suite medical office block.

**PINEWOOD ISKANDAR MALAYSIA**  
 Largest integrated studio facility in South-east Asia offering state-of-the-art film stages, TV studios and post production suites. Placing Johor at the forefront of local creative industries, it is set to be Malaysia's movie capital.

**EduCity Iskandar Malaysia**  
 Home to renowned institutions including Newcastle University Medicine Malaysia, Raffles University Iskandar and University of Reading. Situated in close proximity to this education district is the prestigious Marlborough College, Johan Cruyff Institute of Sports Studies as well as Malaysia Primary & Secondary Trust Schools.

**KOTA ISKANDAR**  
 JOHOR STATE ADMINISTRATIVE CENTRE MALAYSIA  
 Johor State Administrative Centre bringing together government functions in a single area, facilitating effective government administration and accessibility to the public.

**puteri HARBOUR**  
 Premier waterfront and marina development with residential and commercial components, complemented with a promenade overlooking Straits of Johor, accessible via land and water transport.

**Little Red Cube**  
 Fronting the marina at Puteri Harbour, this shopping and family entertainment destination is home to Hello Kitty Town, Lat's Place, Little Big Club and Traders Hotel.

**GERBANG NUSAJAYA**  
 The Gateway To Iskandar Malaysia  
 Comprising Ascendas UEM Tech Park, FASTrack Iskandar (Motorsports City) and Asian Trade Centre, it offers new avenues of employment and businesses through opportunities for innovation and growth.







# Be Well at Afiniti Medini

Savour the urban wellness lifestyle and live life to its fullest potential

Comprising residential units, serviced apartments, corporate training centre, wellness centre and wellness-themed retail, it is set to be a thriving wellness hub with reputable brands as its distinguished affiliates.



liveWell



## AFINITI RESIDENCES

23 storeys modern residence comprising 7 unit types, offering functional and elegant living spaces within verdant landscapes and view.



learnWell



## CIMB LEADERSHIP ACADEMY

This corporate training hub will be utilised as CIMB Leadership Academy centre.



enjoyWell



## AFINITI RETAIL

Wellness-themed outlets catering to daily retail needs of residents and guests.



sustainWell



## Parkway Pantai

Part of IHH Healthcare Berhad group, providing first-of-its-kind Integrated Wellness Centre in the region that offers a seamless and holistic approach to health and wellness.



relaxWell



Operated by The Ascott Limited, an international award-winning organisation and the largest international serviced residence owner-operator. With three distinctive brands - Ascott, Somerset and Citadines - its portfolio spans over 70 cities across more than 20 countries.







## Oasis of Life

Designed by Grant Associates, the architect that brought to life the renowned Gardens by the Bay, Singapore, Afiniti Medini's Oasis has been artfully crafted to create spaces that are welcoming, supportive, healing, and nurturing.

*Artist Impression*



# Designed for Healing

The fluid design of the Oasis landscape serves as a breathtaking backdrop for each element of Afiniti Medini's wellness ecosystem.



Fragrant Flowers

Scented flowers and lush foliage bestow a pleasant background to the spaces.



Tranquil Walks

Interplay of light and shadow complemented with blissful sounds of trickling water and nature's harmony.



Rushing Waters

Sound of water cascading down in a refreshing tumble across steps and elevated ledges.



Reflective Space

Calm sheltered spaces overlooking a reflective body of water.



Welcome Hug

A complete ecosystem that welcomes visitors to a healing world.



Nature

Architectural features and verdant surroundings ensure visitors' continuous sense of wellbeing and health.

*"Here, strong therapeutic qualities will be derived from encounters with nature whether its the morning symphony from our fine feathered friends, the enchanting scent of a blossoming plant and colourful flowers within the species-rich water bodies, or simply the joy of observing the acrobatic antics of a butterfly."* – Grant Associates



# Therapeutic Landscape



1 Cascading Water



2 Encouraging Biodiversity



3 Textural Roof Garden



4 Dining In Lush Gardens



10 Fruiting Species



9 Collonade



8 Reflexology Path



7 Reflective Pools



6 Yoga Deck



5 Shaded Peaceful Seating



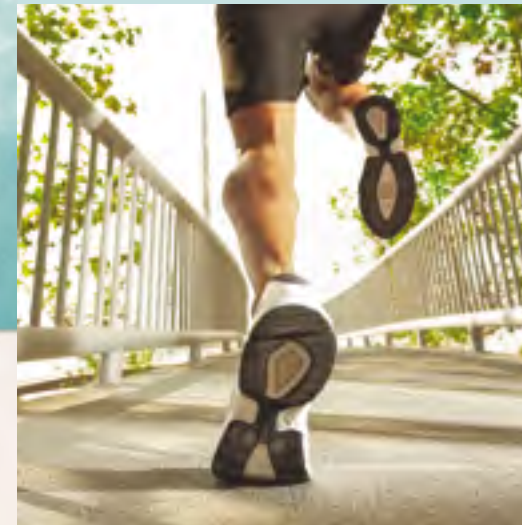
# Sanctuary for peace of mind

Afiniti Medini's five components are woven together within the Oasis;  
a haven for the soul and an exquisite sensory experience.



## Restorative escape

Converging to complement one another, Afiniti Medini's elements offer healing powers and create a peaceful sensory remedy, making it the perfect getaway for one and all.







## Inspired Living, Intuitive Design



Wake-up to an ever serene symphony of nature here at Afiniti Residences. With facilities perched on its rooftop, you will find joy in nature, sunlight and uninterrupted view of the calm surroundings while in the company of your loved ones

### PEACE OF MIND

It's three-tier security system includes access control at lobby areas, owner-designated floor access cards for its lifts and safety features for each unit that is fitted with security lock, voice intercom system, and is ready for an individual alarm panel.

### THE COVETED ADDRESS

Tucked away in Afiniti Medini's wellness community surrounded by its complementing components, Afiniti Residences is a brilliant investment opportunity for the astute.





# Welcome Home

A lofty lobby greets you in style with its modern interior statement – a welcome that will captivate you and your guests every time.







## Elevated delights



Take a calming dip in the pool perched upon the rooftop. Get together with friends and family for some laughs over a barbecue while taking in the picturesque views that lay right before you.





## Effortless Charm



A free-flowing layout promises you luxurious space. In a home styled after your desire for practical yet stylish living.

Revel in naturally lit spaces and serene views accentuated by modern trappings. Each detail designed with comfort and elegance in mind.





Artist Impression

## Simply Divine



Artist Impression

Complementing the interior elements are private spaces that offer functionality and comfort that transcend into class and style.



# Sales Chart

Level / Unit No.	1	2	3	5	6	7	8
Level 22	Amenities Deck						
Level 21	Type 1A	Type 2A	Studio	Type 2	Type 1	Type 2B	Type 2C
Level 20	Type 1A	Type 2A	Studio	Type 2	Type 1	Type 2B	Type 2C
Level 19	Type 1A	Type 2A	Studio	Type 2	Type 1	Type 2B	Type 2C
Level 18	Type 1A	Type 2A	Studio	Type 2	Type 1	Type 2B	Type 2C
Level 17	Type 1A	Type 2A	Studio	Type 2	Type 1	Type 2B	Type 2C
Level 16	Type 1A	Type 2A	Studio	Type 2	Type 1	Type 2B	Type 2C
Level 15	Type 1A	Type 2A	Studio	Type 2	Type 1	Type 2B	Type 2C
Level 14	Type 1A	Type 2A	Studio	Type 2	Type 1	Type 2B	Type 2C
Level 13	Type 1A	Type 2A	Studio	Type 2	Type 1	Type 2B	Type 2C
Level 12	Type 1A	Type 2A	Studio	Type 2	Type 1	Type 2B	Type 2C
Level 11	Type 1A	Type 2A	Studio	Type 2	Type 1	Type 2B	Type 2C
Level 10	Type 1A	Type 2A	Studio	Type 2	Type 1	Type 2B	Type 2C
Level 9	Type 1A	Type 2A	Studio	Type 2	Type 1	Type 2B	Type 2C
Level 8	Type 1A	Type 2A	Studio	Type 2	Type 1	Type 2B	Type 2C
Level 7	Type 1A	Type 2A	Studio	Type 2	Type 1	Type 2B	Type 2C
Level 6	Type 1A	Type 2A	Studio	Type 2	Type 1	Type 2B	Type 2C
Level 5	Type 1A	Type 2A	Studio	Type 2	Type 1	Type 2B	Type 2C
Level 4	Type 1A	Type 2A	Studio	Type 2	Type 1	Type 2B	Type 2C
Level 3	Type 1A	Type 2A	Studio	Type 2	Type 1	Type 2B	Type 2C
Level 2	Type 1A	Type 2A	Studio	Type 2	Type 1	Type 2B	Type 2C
Level 1	Type 1A	Type 2A	Studio	Type 2	Type 1	Type 2B	Type 2C
Ground Floor - Lobby / Oasis							
Lower Floor - Car Park / Retail / Podium							
Basement P1B - Car Park							
Basement P2B - Car Park							

- Type 1A 1 bedroom 790 sf
- Type 2A 2 bedroom 1,064 sf
- Studio Studio 484 sf
- Type 2 2 bedroom 993 sf
- Type 1 1 bedroom 715 sf
- Type 2B 2 bedroom 991 sf
- Type 2C 2 bedroom 983 sf

# Key Plan



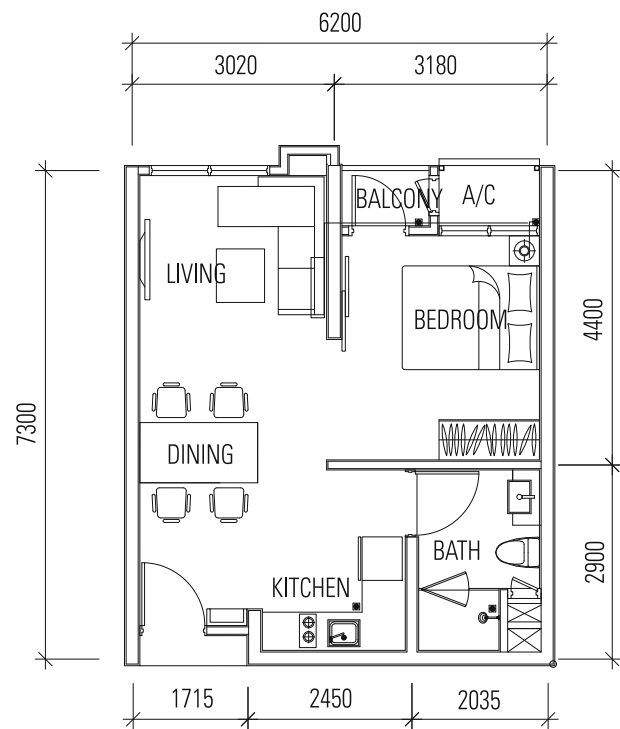
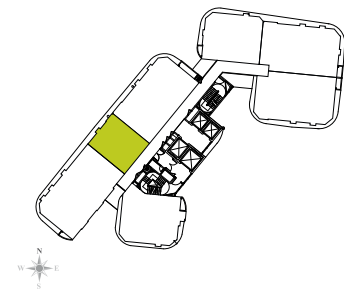
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# STUDIO

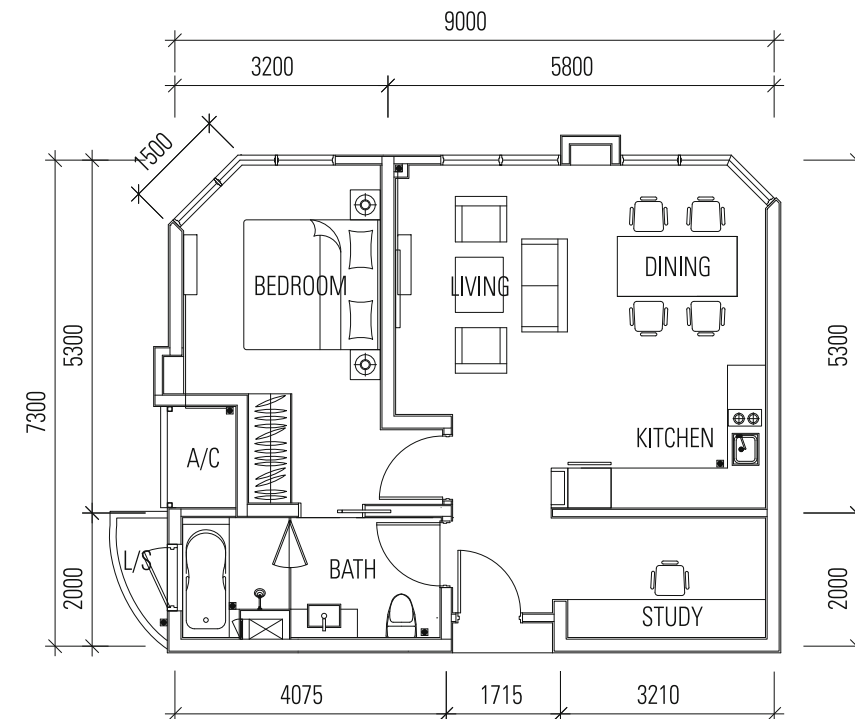
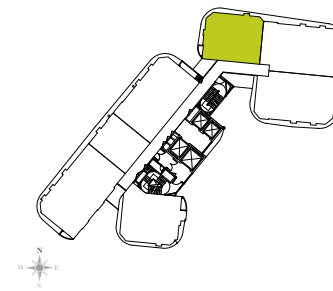
484 sq.ft.  
(45.00 sq.m.)



1 BEDROOM

# TYPE 1

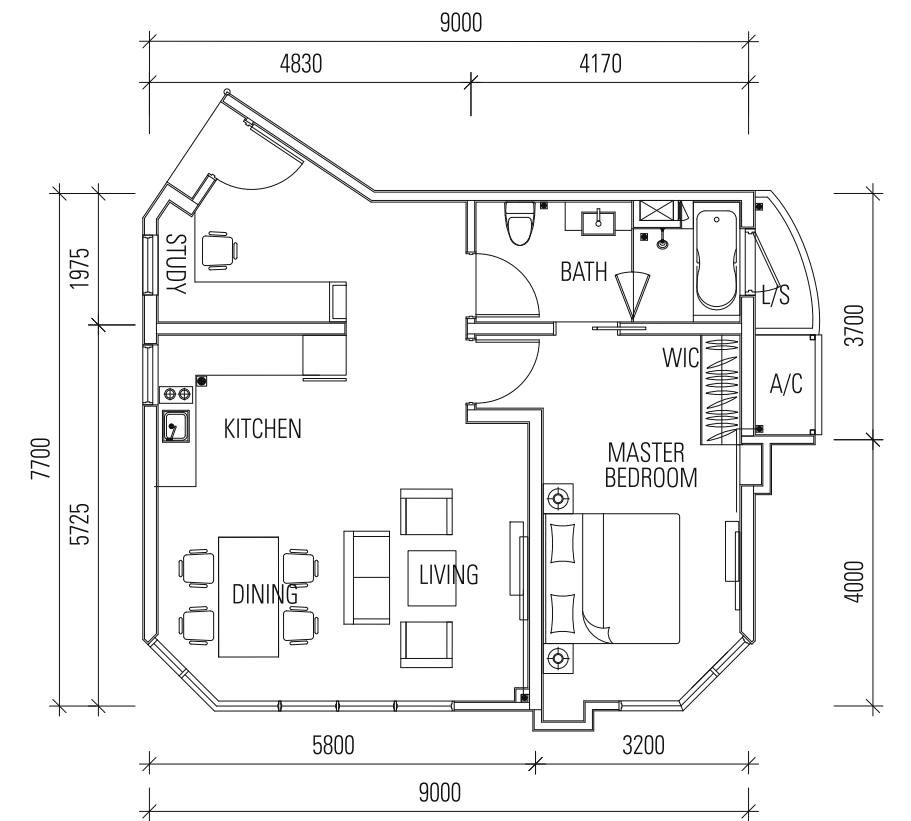
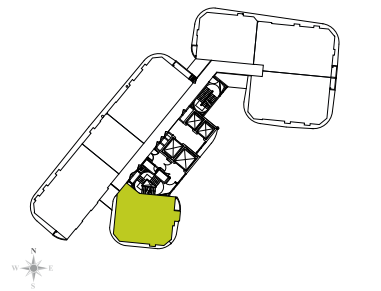
715 sq.ft.  
(66.46 sq.m.)



1 BEDROOM

# TYPE 1A

790 sq.ft.  
(73.39 sq.m.)

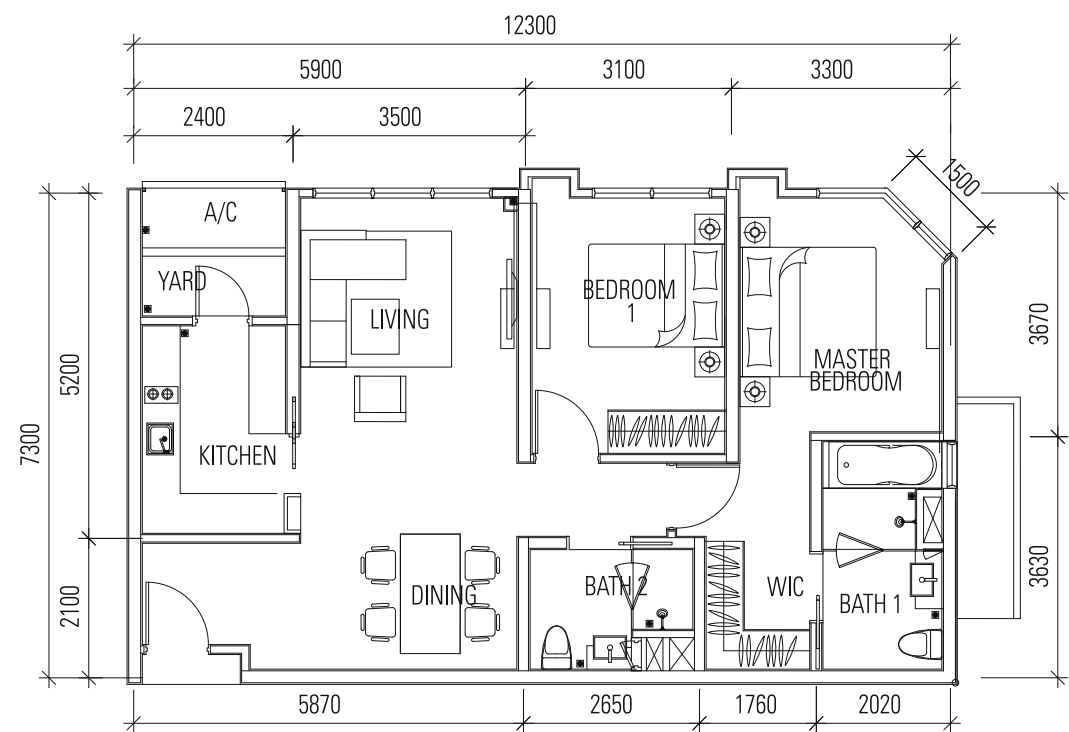
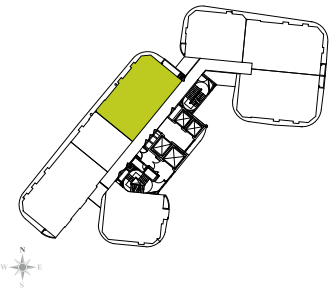




2 BEDROOM

# TYPE 2

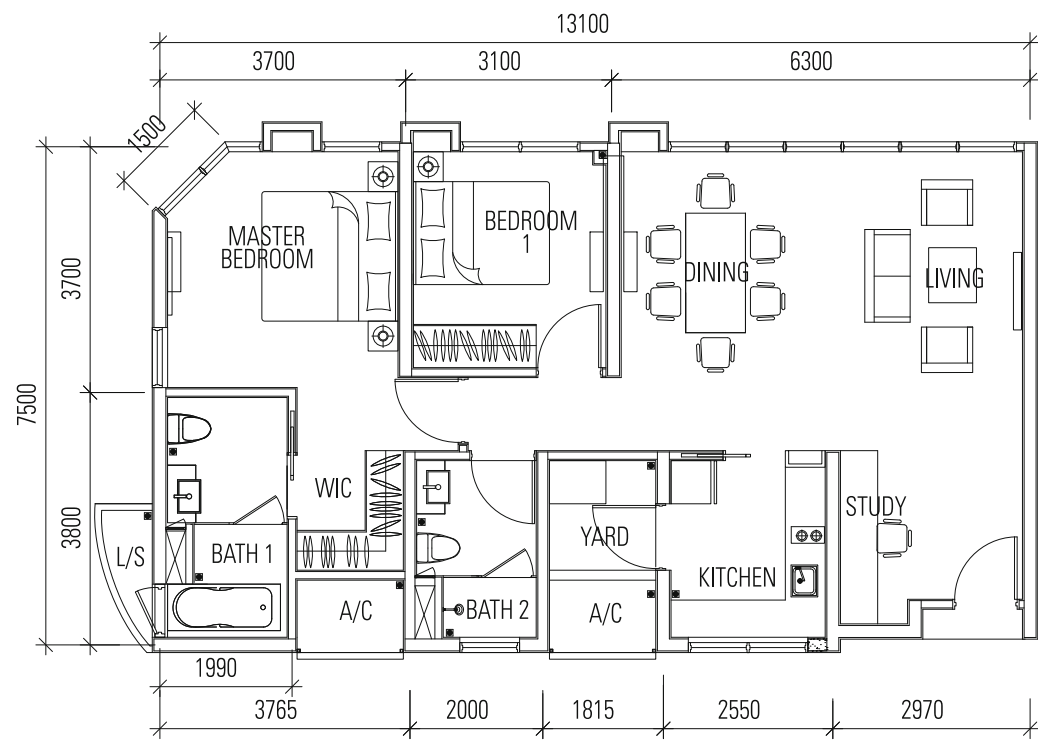
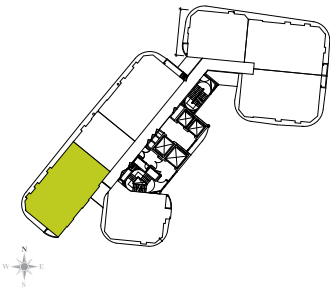
993 sq.ft.  
(92.27 sq.m.)



2 BEDROOM

# TYPE 2A

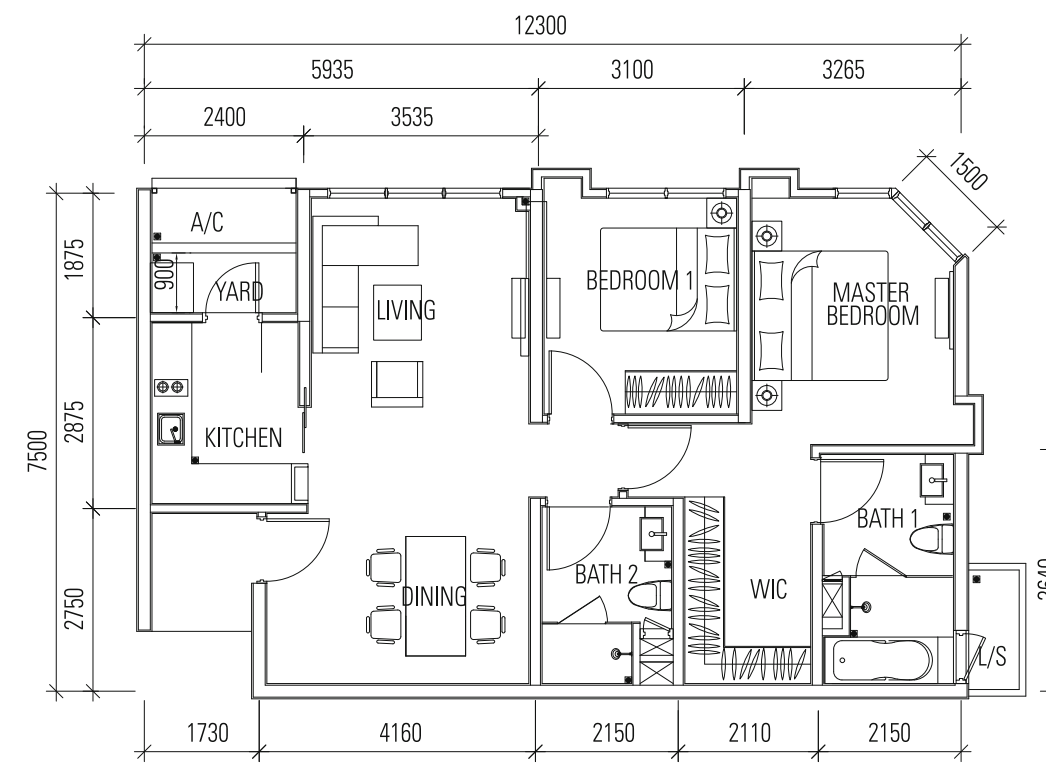
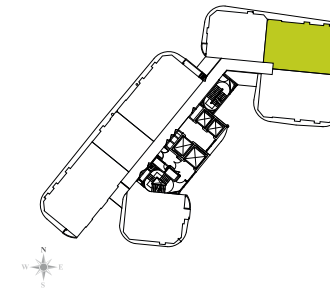
1,064 sq.ft.  
(98.84 sq.m.)



2 BEDROOM

# TYPE 2B

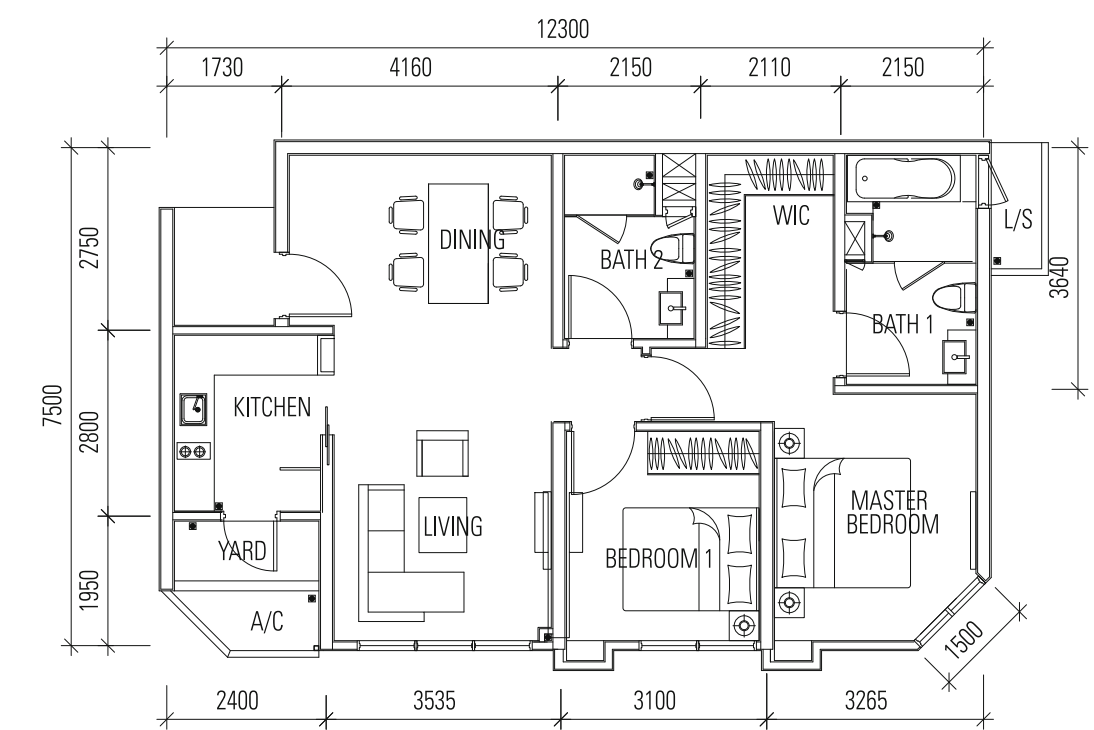
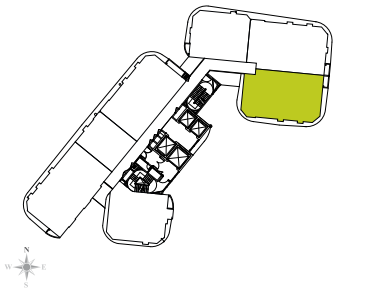
991 sq.ft.  
(92.02 sq.m.)



2 BEDROOM

# TYPE 2C

983 sq.ft.  
(91.33 sq.m.)





## AFINITI RESIDENCES

# SPECIFICATIONS

STRUCTURE	Reinforced Concrete Structure							
WALL	Reinforced Concrete Wall / Brick Wall / Dry Wall							
ROOFING COVERING	Reinforced Concrete Roof							
ROOF FRAMING	Reinforced Concrete							
CEILING	Skim Coat / Ceiling Board							
WINDOWS	Aluminium Frame Window							
DOORS	Main Entrance	Fire Rated Doors						
	All Bedrooms / Toilets / Utilities	Flush Doors						
	Balcony Unit Only	Aluminium Window / Doors						
IRONMONGERY	Quality Locksets							
WALL FINISHES	Kitchen	Quality Tiles, Plaster And Paint						
	Living / Dining / Bedrooms	Plaster And Paint						
	Bathroom / Toilets	Full Height Quality Wall Tiles						
FLOOR FINISHES	Living / Dining / Kitchen	Quality Tiles						
	Bedroom	Laminated Timber Flooring						
	All Toilets	Quality Tiles						
	Balcony	Quality Tiles						
	Yard	Quality Tiles						
SANITARY AND PLUMBING FITTINGS	Unit Type	Studio	Type 1	Type 1A	Type 2	Type 2A	Type 2B	Type 2C
	Kitchen Sink	1	1	1	1	1	1	1
	Wash Basin	1	1	1	2	2	2	2
	Toilet Roll Holder	1	1	1	2	2	2	2
	Soap Holder	1	1	1	2	2	2	2
	Shower Installation	1	1	1	2	2	2	2
	W.C	1	1	1	2	2	2	2
ELECTRICAL INSTALLATION	Unit Type	Studio	Type 1	Type 1A	Type 2	Type 2A	Type 2B	Type 2C
	Lighting Points	11	12	12	17	17	17	17
	13 Amp Switched Socket Outlets	8	13	13	14	14	14	14
	Kitchen Hob	1	1	1	1	1	1	1
	Kitchen Hood	1	1	1	1	1	1	1
	Water Heater	1	1	1	2	2	2	2
	TV Points	1	2	2	2	2	2	2
	Telephone Point	1	1	1	2	2	2	2
	Air-Cond	2	2	2	3	3	3	3
	Ceiling Fan Points	2	2	2	3	3	3	3
	Bell Points	1	1	1	1	1	1	1
	60 Amp DB - 1 Ph.	1	1	1	1	1	1	1



+607 5090 388

[www.afiniti.com.my](http://www.afiniti.com.my)

Developer:



Afiniti Residences Sdn. Bhd. (1036371-U)  
(a wholly owned subsidiary of Pulau Indah Ventures Sdn. Bhd. 947419-V)

Project Manager:



Afiniti Residences Sdn Bhd. Anchor 6, Mall of Medini, 4 Lebuhraya Medini Utara, Medini Iskandar Malaysia, 79200 Nusajaya Johor |  
Developer's License No.: xxxxxx-xx-xxxx/xxx | Validity Period: xx/xx/xxxx - xx/xx/xxxx | Advertising & Sales Permit: xxxxxx-xx-xxxx/xxx  
| Validity Period: xx/xx/xxxx - xx/xx/xxxx | Land Tenure: Freehold with registered lease for 99 years to developer expiring in 31/5/2111  
with 30 years extension option expiring 31/5/2141 | Approving Authority: Majlis Perbandaran Johor Bahru Tengah | Building Plan  
Approval No.: MPJBT (JB) RP 9A/13/2012 | Expected date of Completion: December 2015 | Type: Serviced Apartments | Total No. Of Units:  
147 | Total No. Of Carparks: 265 | Selling Price: RM 501,888 (Min) - RM 1,153,888 (Max)

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