

Location :	PTD 200181 H.S.(D) 545618 LOT 172583 ZON A, JALAN PERSIARAN MEDINI UTARA 3, 79100 ISKANDAR PUTERI, MUKIM PULAI, JOHOR BAHRU, JOHOR				
Type :	Service Apartment				
Name :	Verte Residence @ Iskandar Medini				
Developer :	CJ INVESCO SDN BHD				
Complete Years :	48 Months (2028 Q4)				
Site Area :	4.32 Acres				
Tenure :	Private Leasehold (99yrs + 30yrs) until Year 2112 (convert to Freehold after CCC)				
Total Units	1,036 Units				
Tower	TOWER A / TOWER B / TOWER C / TOWER D				
Components :	Tower A	24th floor (313 units)			
	Tower B	24th floor (313 units)			
	Tower C	23th floor (240 units)			
	Tower D	23th floor (240 units)			
Carpark Level :	Ground Floor to level 7				
Facilities Level :	Level 8th				
Units per Level :	Tower A	Ground Floor (Lobby & Parking)			7 units
		2nd - 7th Floor (Residential Parking)			7 units
		8th Floor (Facilities Floor)			11 units
		9th Floor - 29th Floor (All Residential Units)			Even Floor 13 Units Odd Floor 11 Units
	Tower B	Ground Floor (Lobby & Parking)			7 units
		2nd - 7th Floor (Residential Parking)			7 units
		8th Floor (Facilities Floor)			11 units
		9th Floor - 29th Floor (All Residential Units)			Even Floor 13 Units Odd Floor 11 Units
	Tower C	Ground Floor - 7th Floor (Residential Parking)			
		8th Floor (Facilities Floor)			11 units
		9th Floor - 29th Floor (All Residential Units)			Even Floor 13 Units Odd Floor 11 Units
	Tower D	Ground Floor - 7th Floor (Residential Parking)			
		8th Floor (Facilities Floor)			11 units
		9th Floor - 29th Floor (All Residential Units)			Even Floor 13 Units Odd Floor 11 Units
Unit Details :	NO	Type	Composition	Build-Up	No.of Unit
	1)	TYPE A	3 Bedroom + 2 Bathroom (Dual-Key)	935 sqft	95
	2)	TYPE B	2 Bedroom + 2 Bathroom (Dual-Key)	614 sqft	306
	3)	TYPE C	2 Bedroom + 2 Bathroom	643 sqft	190
	3)	TYPE D	3 Bedroom + 2 Bathroom	819 sqft	384
	3)	TYPE E	3 Bedroom + 2 Bathroom (Duplex)	861 sqft	88
Orientation :	Tower A / B / C	NE/SW			
Total Lifts :	3 Lifts				
Carpark:	TYPE A	1 Carpark (Below Level 8) 1 Carpark (Level 8 & Above)			
	TYPE B	1 Carpark			
	TYPE C	1 Regular Carpark (Below Level 8) 1 Tandem Carpark (Level 8 & Above)			
	TYPE D	2 Carparks			
Ceilling Heights :	3 Meter				
Remarks :	FOREIGNER are Eligible to Purchase / No Foreigner Min Cap				
Main. Fee :	RM 0.35 ~ RM0.40 / sqft (include sinking fund) ESTIMATE				
Booking Fee :	RM 500 (Fully Refund)				
Packages :	SPA REBATE - Early Bird -10% (LEVEL 7 UNIT & BELOW) , Standard -8% (LEVEL 8 UNIT & ABOVE)				
	Free Legal Fees on SPA and LA				
	Free Stamp Duty on Loan Agreement				
	MOT shall paid by buyer (when CCC after 2 years)				
	Free Unit Aircons on All Room & Livnig Quater (1 HP)				
	Free Kitchen Cabinet / Cooker Hood & Hob				
	Free Dryer				
	MOVE IN BONUS (BASED ON FLOOR) - FOLLOW PRE-CALULATED PRICE LIST				
	FULL ON SHOT PAYMENT				
Cash Buyer Rebate :	EXTRA 2% REBATES				

