



<b>Location :</b>	SUNWAY ISKANDAR MEDINI				
<b>Type :</b>	Mixed Development Landed ( 3 Storey Semi Detached House )				
<b>Name :</b>	Emerald Residence @ Iskandar Medini				
<b>Developer :</b>	Sunway Iskandar Sdn Bhd				
<b>Complete Years :</b>	Completion on 2017 ( C.C.C )				
<b>Site Area :</b>	5.22 Acres				
<b>Tenure :</b>	Private Leasehold ( 99yrs + 30yrs ) until Year 2112 ( converting to Freehold )				
<b>Total Units</b>	222 Units				
<b>Unit Details :</b>	<b>NO</b>	<b>Type</b>	<b>Composition</b>	<b>Build-Up</b>	<b>AVAILABILITY</b>
	1)	TYPE D1-A/A2	42 x 77-85 / 42 x 95 ( 5+1 Room 6 Bath )	3,927 sqft	
	2)	TYPE D1-B	42 x 97-102 ( 5+1 Room 6 Bath )	4,006 sqft	
	3)	TYPE D1-B2	42 x 85 ( 5+1 Room 6 Bath )	4,192 sqft	
	3)	TYPE C1-A	31 x 75 - 80 ( 4+1 Room 5 Bath )	2,681 sqft	
	4)	TYPE B2-A	20 x 70 - 80 ( 4+1 Room 5 Bath )	2,366 sqft	FULLY SOLD
	5)	TYPE B2-B	20 x 70 - 80 ( 4+1 Room 5 Bath )	2,366 sqft	FULLY SOLD
	6)	TYPE B2-C	22 x 80 ( 4+1 Room 5 Bath )	2,439 sqft	FULLY SOLD
<b>Orientation :</b>	NE/SW				
<b>Ceiling Heights :</b>	3.1 Meter				
<b>Remarks :</b>	<b>FOREIGNER are Eligible to Purchase / No Foreigner Min Cap</b>				
<b>Main. Fee :</b>	RM 0.25/sqft calculated by <b>LAND AREA sqft</b>				
<b>Booking Fee :</b>	RM 5,000 (Fully Refund)				
<b>Packages :</b>	<b>SPA REBATE - REABTE - 10% ( ALL UNITS EXCEPT LOT 33 &amp; 46 ), - REBATE -14% ( LOT 33 &amp; 46 )</b>				
	<b>Free Legal Fees &amp; Disbursement on SPA</b>				
	<b>Free Legal Fees &amp; Disbursement on LOAN</b>				
	<b>Subsidy for StampDuty on MOT ( ad valorem StampDuty or up to 3% of SPA Price, whichever lower )</b>				