



Impiana

EAST LEDANG

DREAM RESORT PENTHOUSES
@EAST LEDANG NUSAJAYA



IMPIANA PENTHOUSES LIVE THE DREAM

*Nestled in East Ledang Nusajaya is Impiana,
a celebration of luxurious tropical living in the region's
fastest growing new city.*

THE DREAM PENTHOUSES

The Dream Penthouses of Impiana in East Ledang are especially designed for bespoke living. It is a fusion of all the very best features of luxurious high-rise living and its natural settings.



MELT THE DAY AWAY

From the moment you arrive, the lush landscaping greets you with warmth and calmness. It caresses your emotions and melts the day away. Stepping into your private penthouse, the floor-to-ceiling windows greet you with panoramic views of the Straits of Johor and the gardens of East Ledang.





Penthouse Type 1

*A glorious expanse of space...
and full-length windows to showcase
views that are simply priceless.*



Penthouse Type 1

LET YOUR SPIRITS SOAR

The natural lighting gives the open plan living, dining and dry kitchen area a lightness and breeziness to it, lifting your spirits with a sense of joy you deserve. This column-free expanse of space is as impressive as it is flexible for you to let your taste and style shine through.

Wide balconies open up to stellar views, which take on different mood as the sun goes down with twinkling lights complementing the star filled skies.



The changing mood extends and flows to the upper floor where a glass walled family room opens up into an amazing roof terrace for your private sky garden. This perfect personal oasis of calm and serenity is excitingly set against the backdrop of priceless vistas.



Penthouse Type 1

An architectural rendering of a modern high-rise building at dusk. The building features a prominent white facade with large glass windows and balconies. The interior of the balconies is visible, showing people in formal attire and decorative elements. The background shows a city skyline with lights and a cloudy sky.

SKY LOUNGES

As you dreamed it, the Impiana Sky Lounges are located atop the high-rise towers with two lounges on each wing. Sky Lounge East: A complete kitchen and dining space for hosting classy dinners—bring your own gourmet cook or surprise your guests by being the night’s chef as you impress them with your silky culinary skills. Sky Lounge West: Have friends and family over for movie nights up among the stars, in a comfortable private lounge with top-notch audiovisual equipment.



Sky Lounge

THE TROPICAL PODIUM

A lavish expanse of indoor and outdoor recreational space of Impiana is dedicated especially to you. Merging the clean and modern lines of a glass cube gymnasium and other facilities with verdant greenery, this is the living heart of Impiana. Set below the glass cube is an Olympic-size swimming pool with room enough for clocking those laps or to soak the stresses away.



1 Playground

2 Wading Pool

3 Underwater Sea Bed

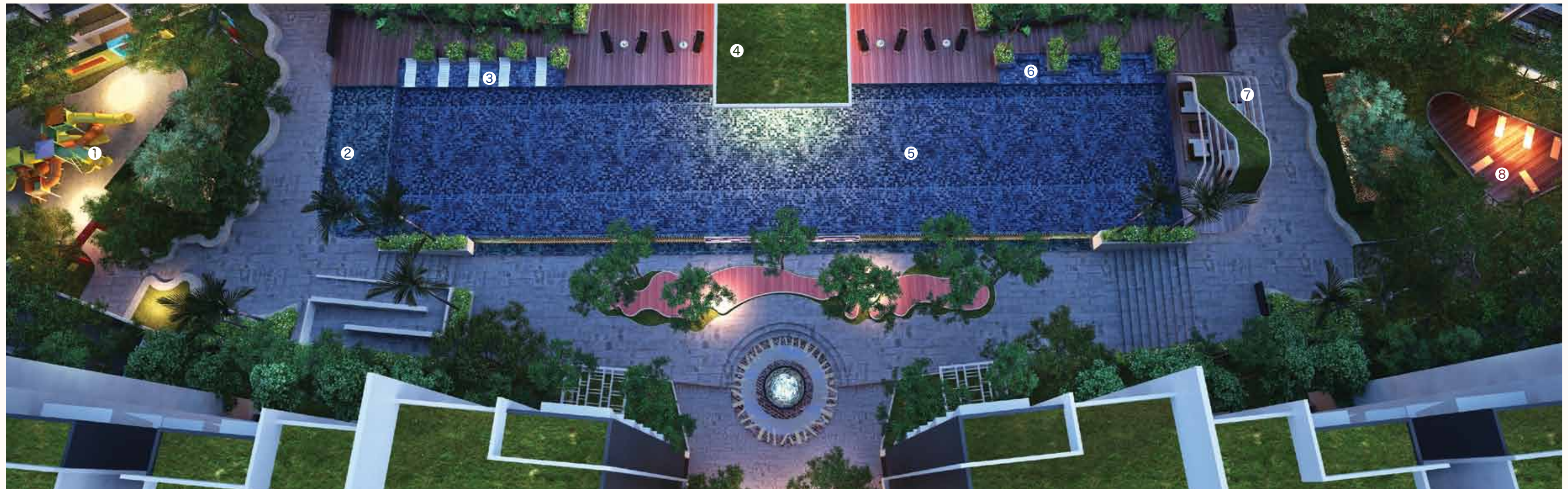
4 Poolview Glass Gymnasium

5 Olympic-size Pool

6 Jacuzzi

7 Pavilion Lounge

8 Yoga and Fitness Deck



Other facilities include

Indoor
Playground

Multipurpose
Halls

Game
Room

Male &
Female
Changing
Rooms

Tennis
Courts

Barbeque
Pits



Swim like a professional athlete in your Olympic-size swimming pool. Power through those reps in a dramatic glass-encased gym that overhangs the pool waters. Bask and be water-pummeled in the Jacuzzi pod. All at the Tropical Podium.



ALL YOU HAVE TO DO IS MOVE IN

All Penthouses at Impiana come complete with built-ins, lightings and fixtures making it 'ready-to-live in' right from the very start.

Your home comes ready-to-use with

- Full kitchen and appliances
- Split aircond units
- Plaster ceiling with downlights installed
- Built-in wardrobes in the master bedroom
- Quality bathroom fittings
- Mirrors in the master bathroom
- Jacques Security IP Video Intercom



Built-in IP Video Intercom system allows you to see and communicate with visitors downstairs.

LEFT

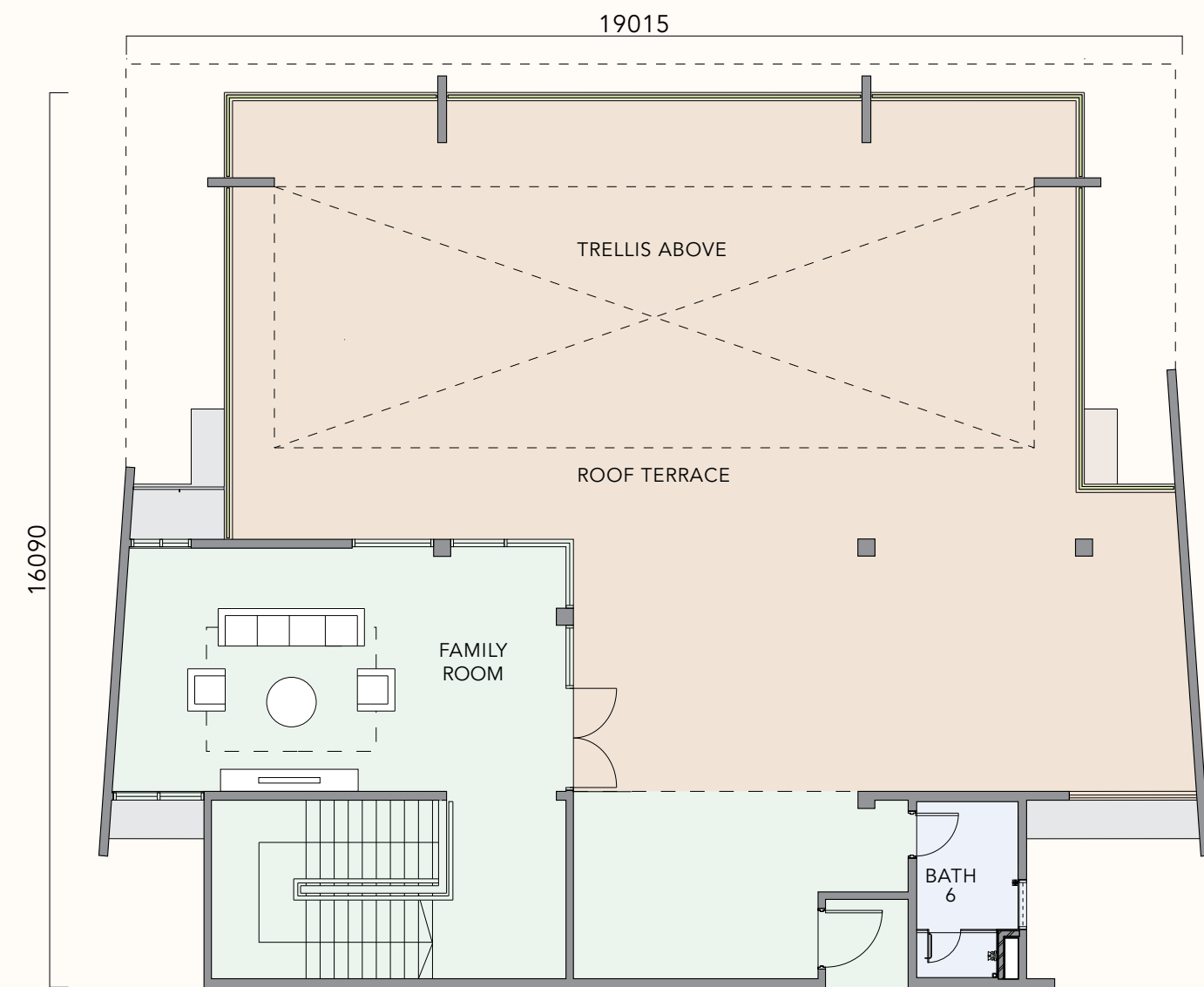
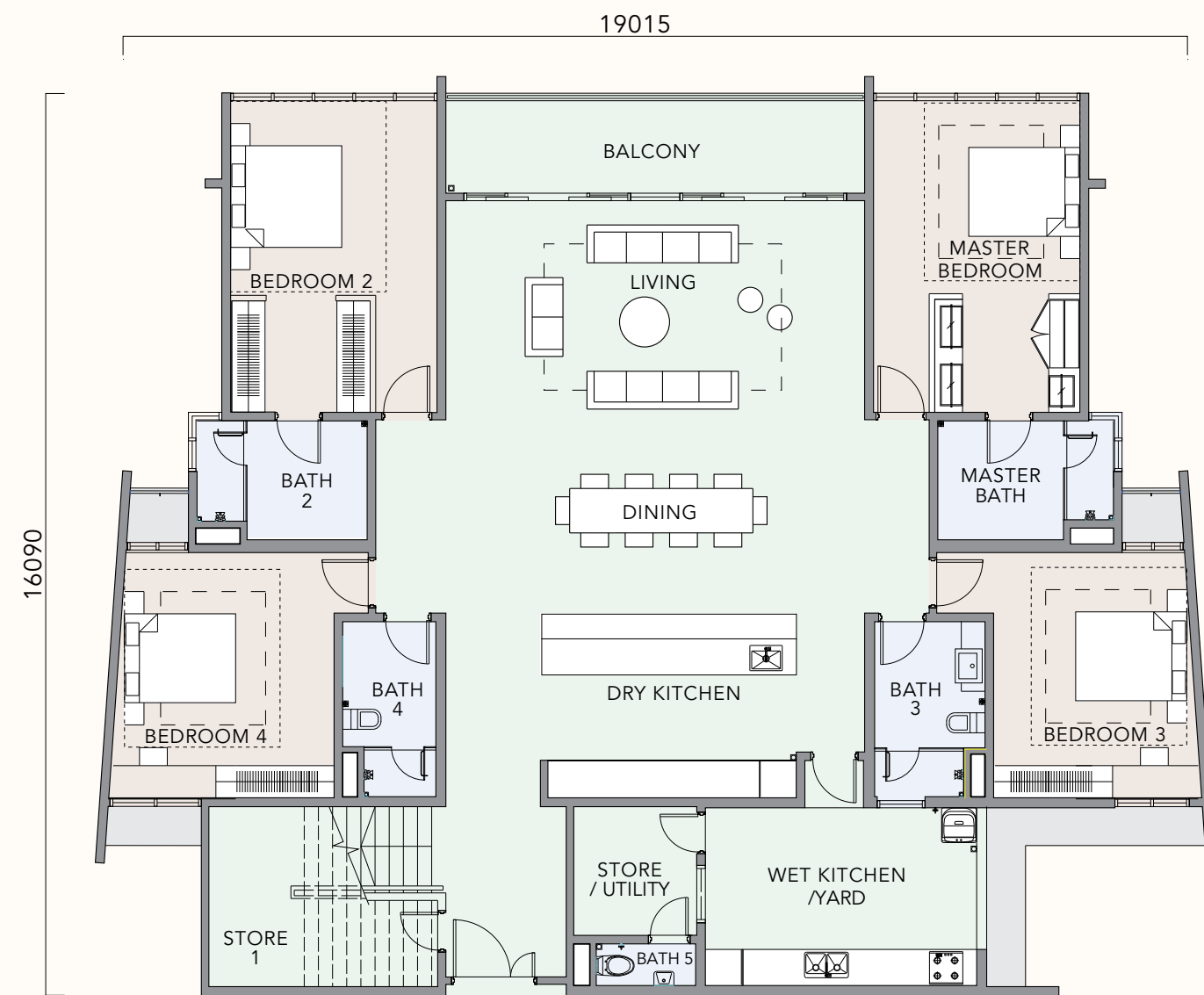
The Penthouses of Impiana East Ledang are a dream come true

PENTHOUSE 1

Build-up
5,780 sqft | 536 sqm

A palatial two-level home, this design has it all. The lower level has a large and open living/dining/kitchen space, with wide glass-railing balcony at one end. The bedrooms are spread out on either side in a well balanced scheme.

The upper level is all about recreation and leisure—the good life. The stairs ascend into a glass walled family room, leading out to an open roof terrace and landscaped fringe.



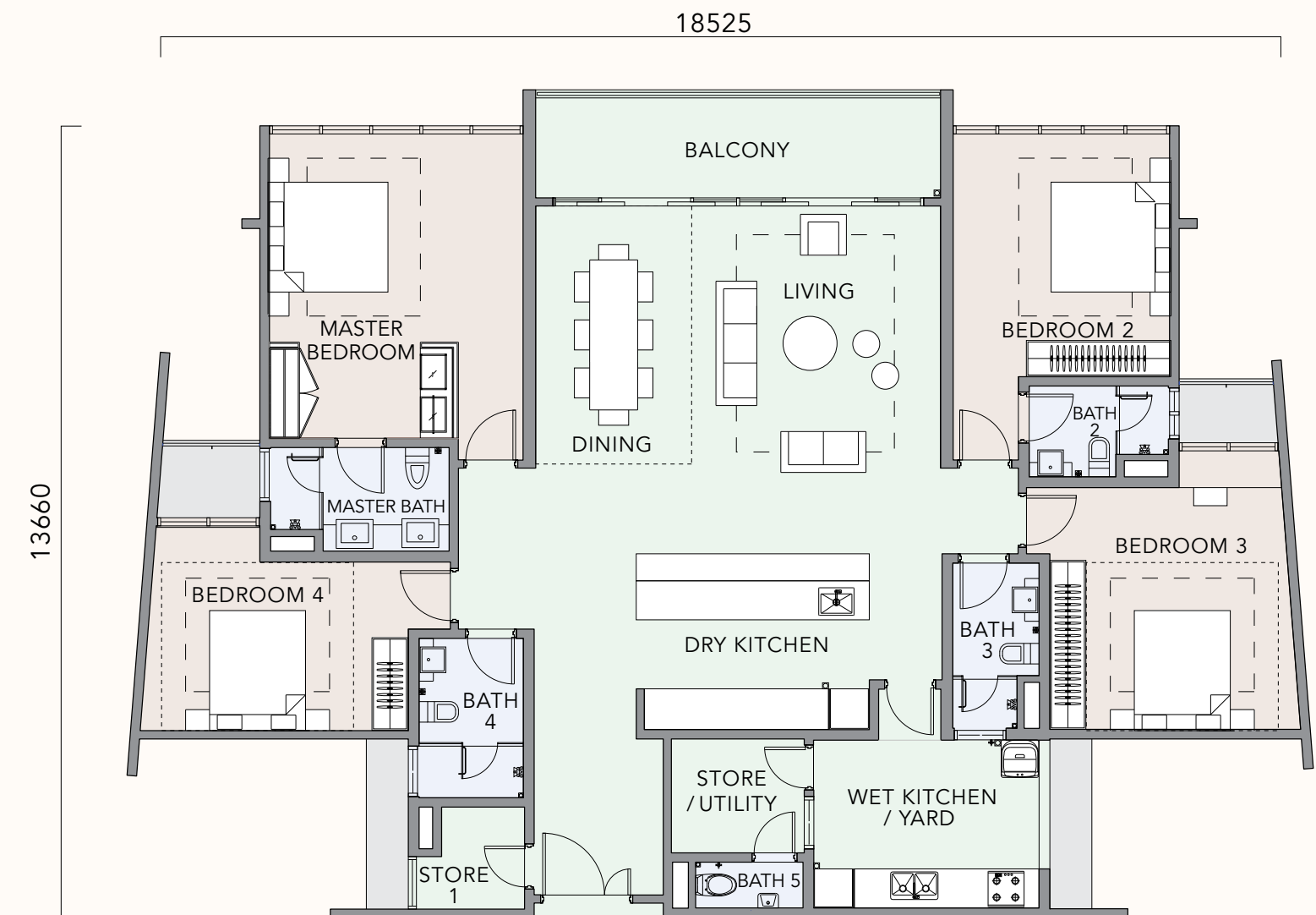


PENTHOUSE 2

Build-up
 2,217 sqft | 205 sqm

Restraint and elegance define this penthouse. The main living /dining/kitchen area is large yet comfortably assembled. The wide glass-railing balcony provides a place to breathe in fresh air and visually partake of the stunning high view of the Straits of Johor.

Both Master Bedroom and Bedroom 2 have full glaze windows, all the better to enjoy the elevated views.

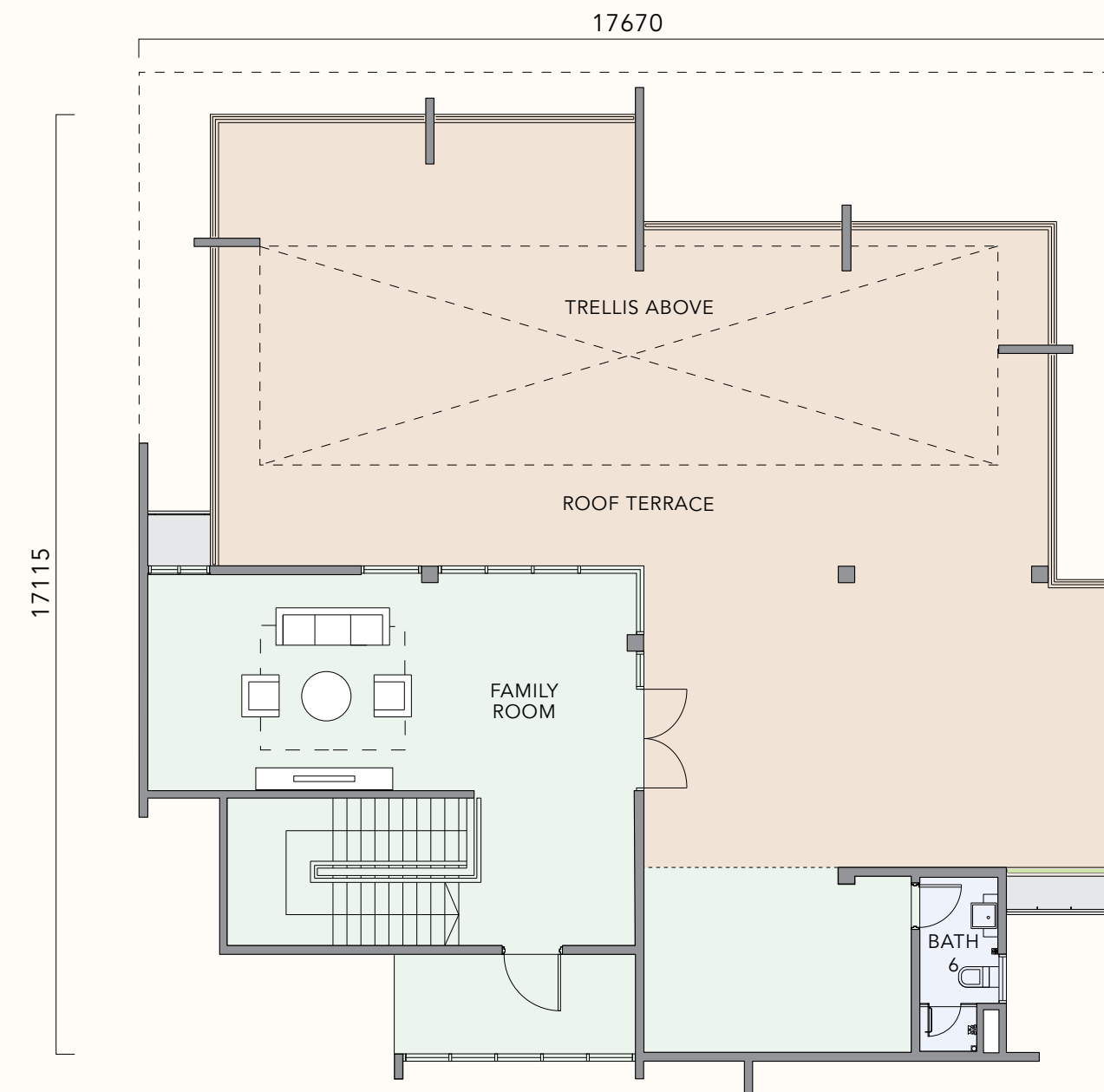
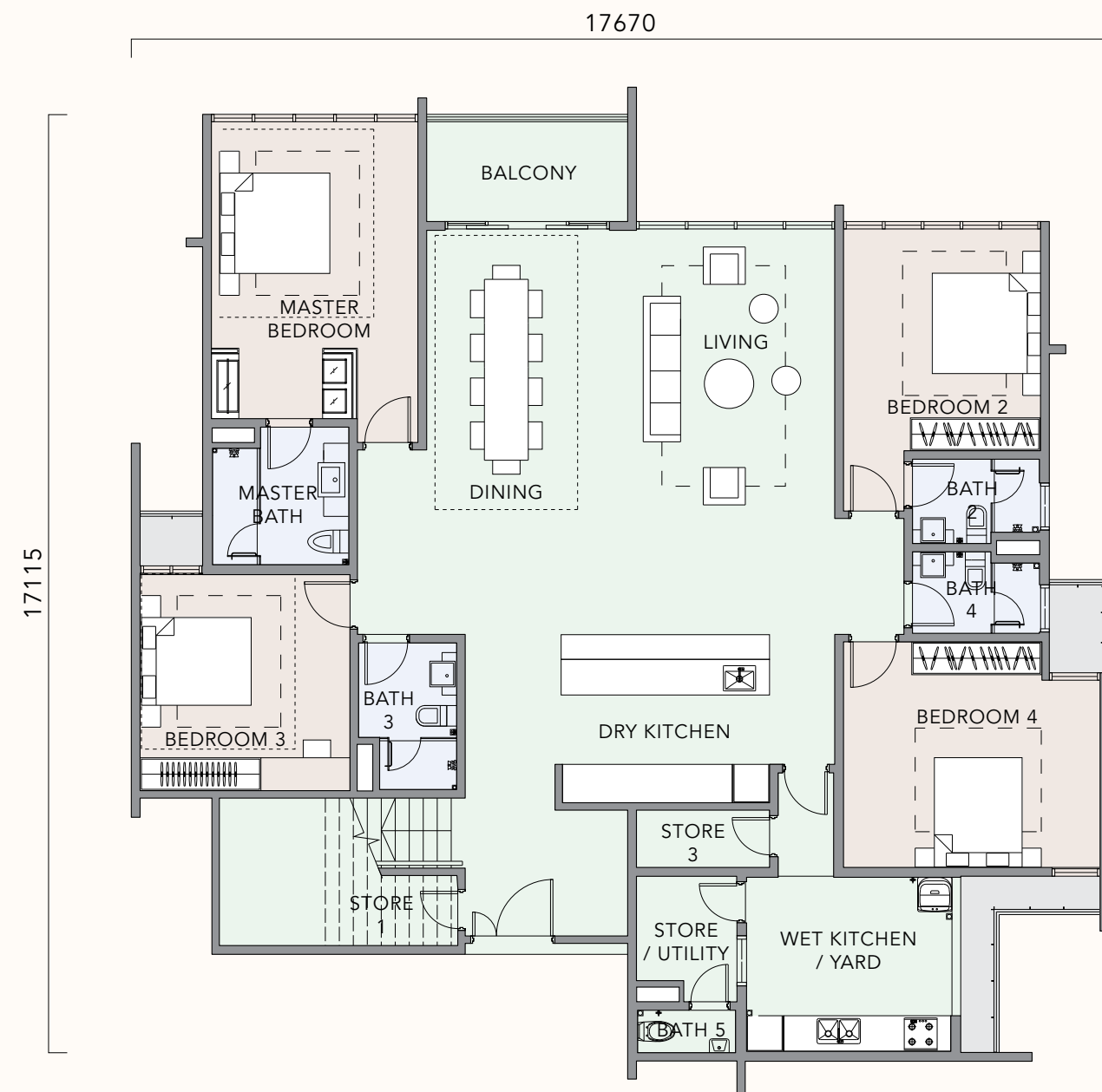


PENTHOUSE 3

Build-up
5,199 sqft | 483 sqm

A lavish duplex penthouse with four bedrooms, plunge pool, large open roof deck and glass walled family room. Downstairs, living, dining and kitchen areas are one vast open space, with two bath/powder rooms adjoining—ideal for entertaining small parties.

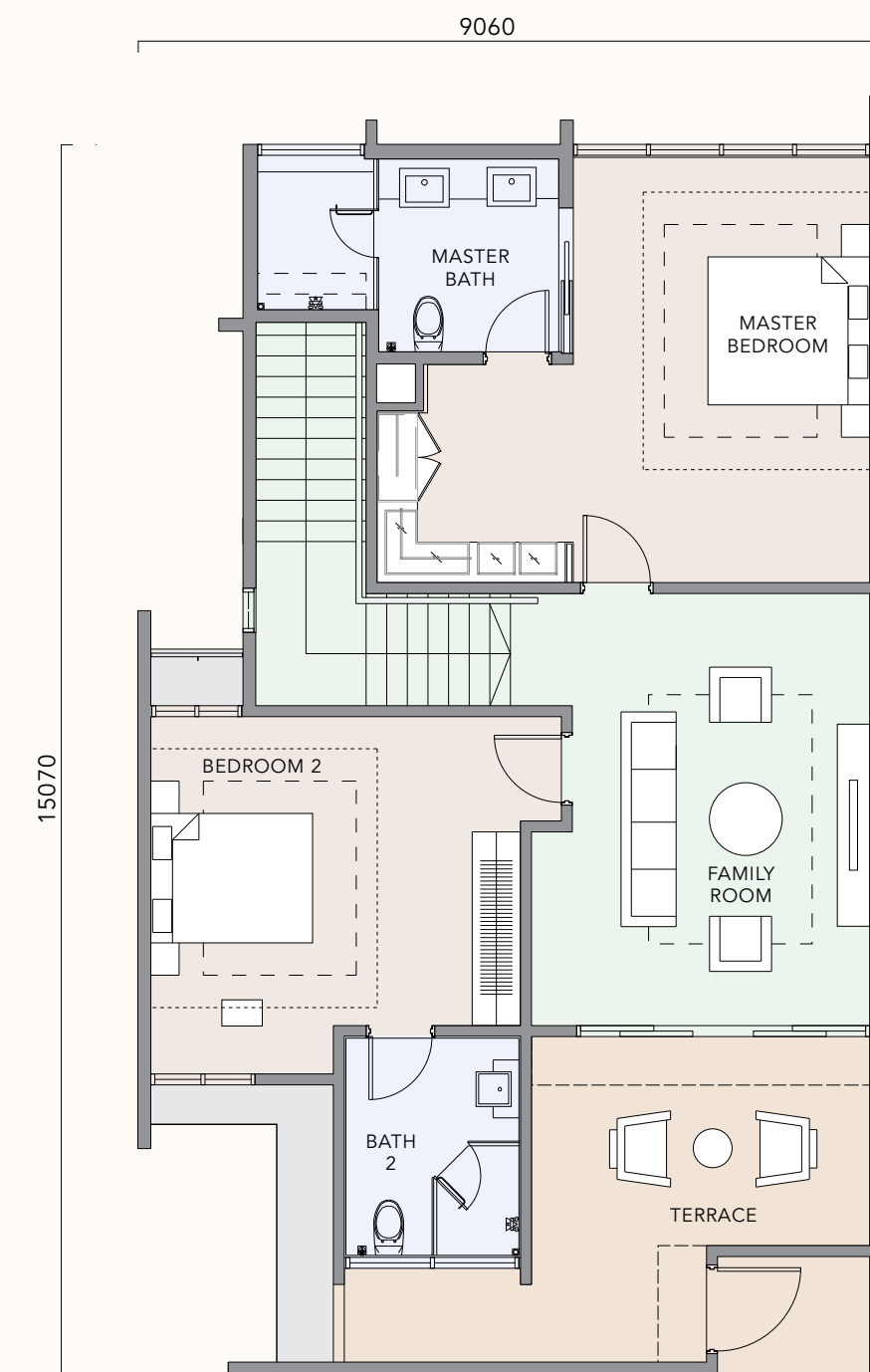
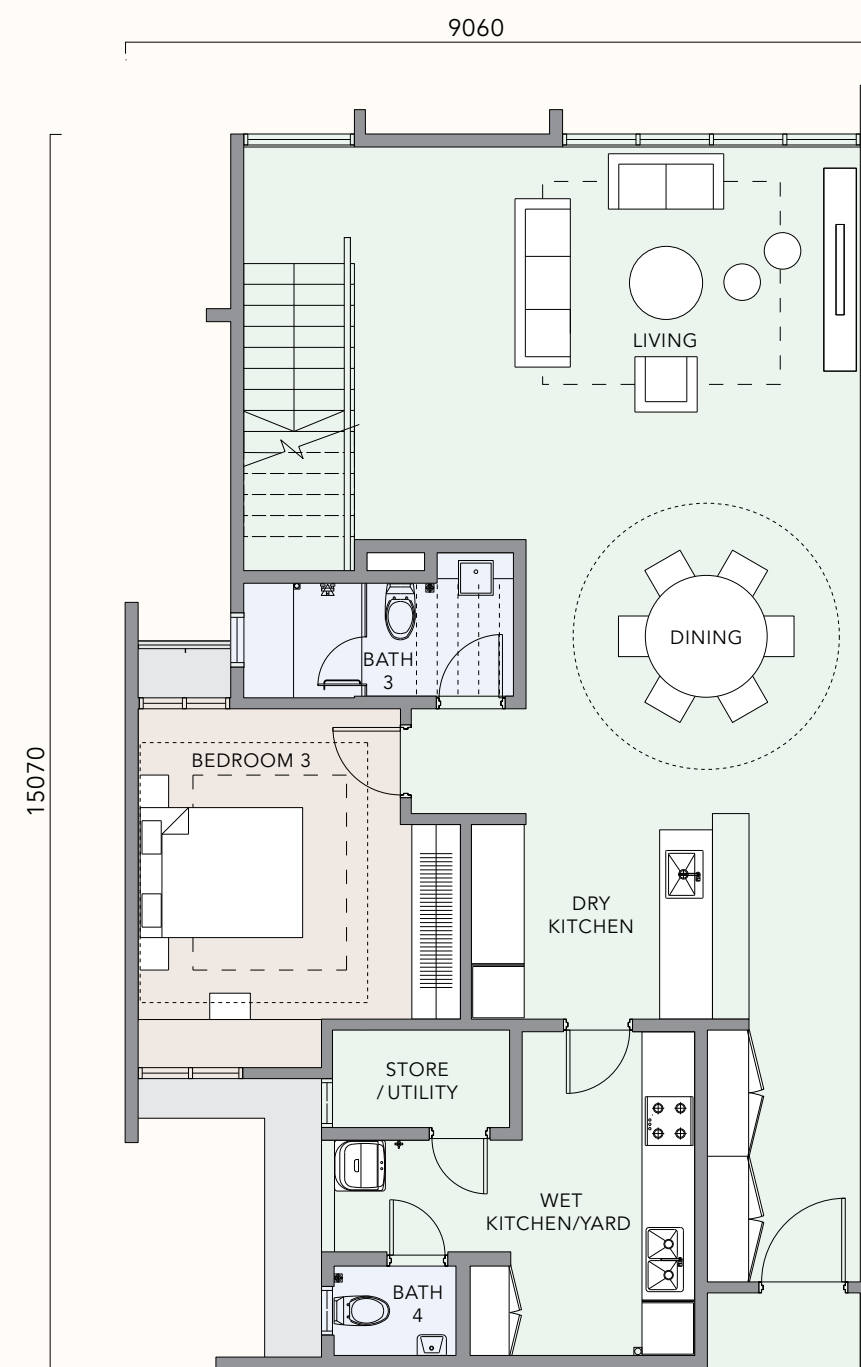
This design is has a practical side—two storerooms provide generous space for storage.



PENTHOUSE 4

Build-up
2,562 sqft | 238 sqm

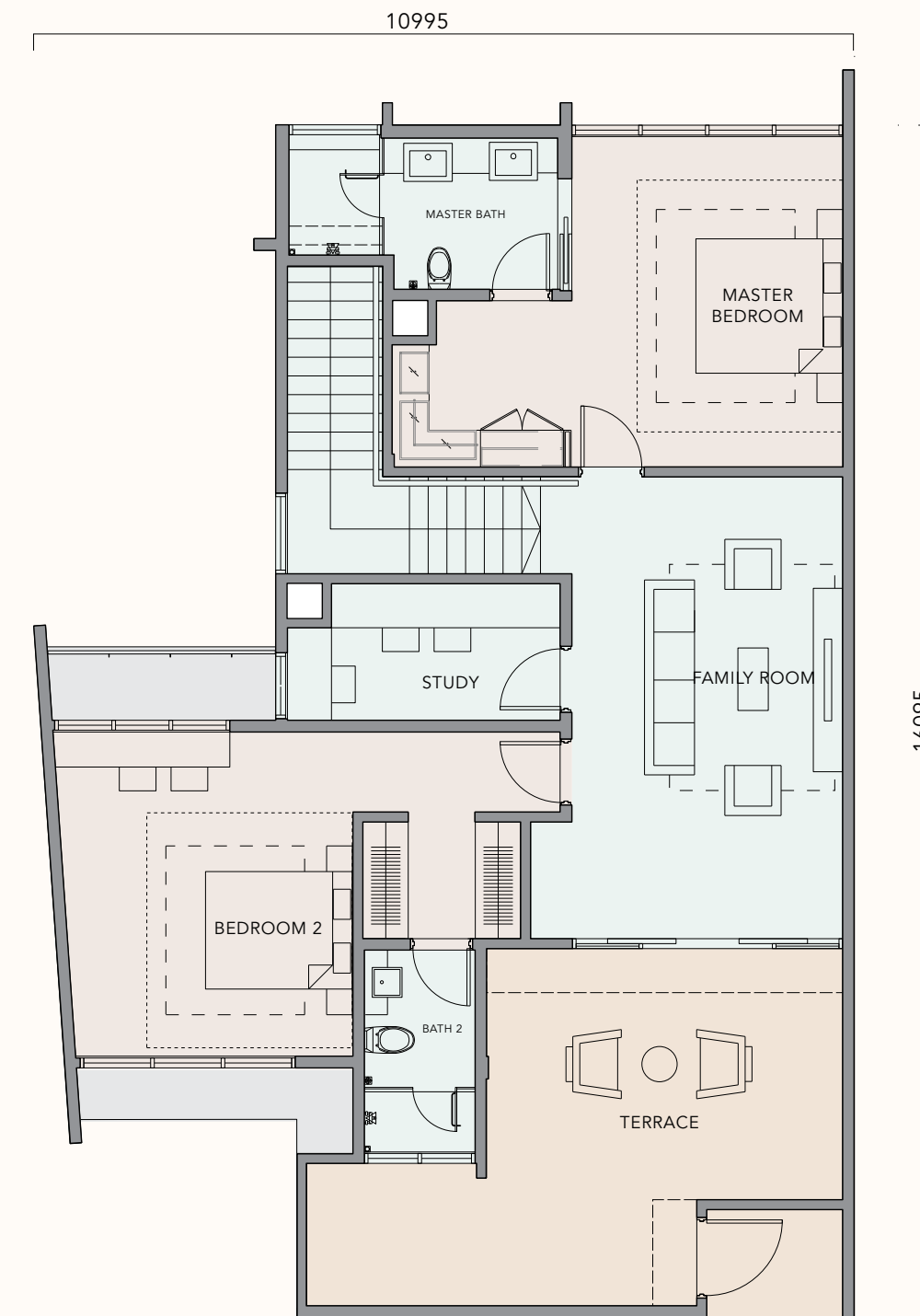
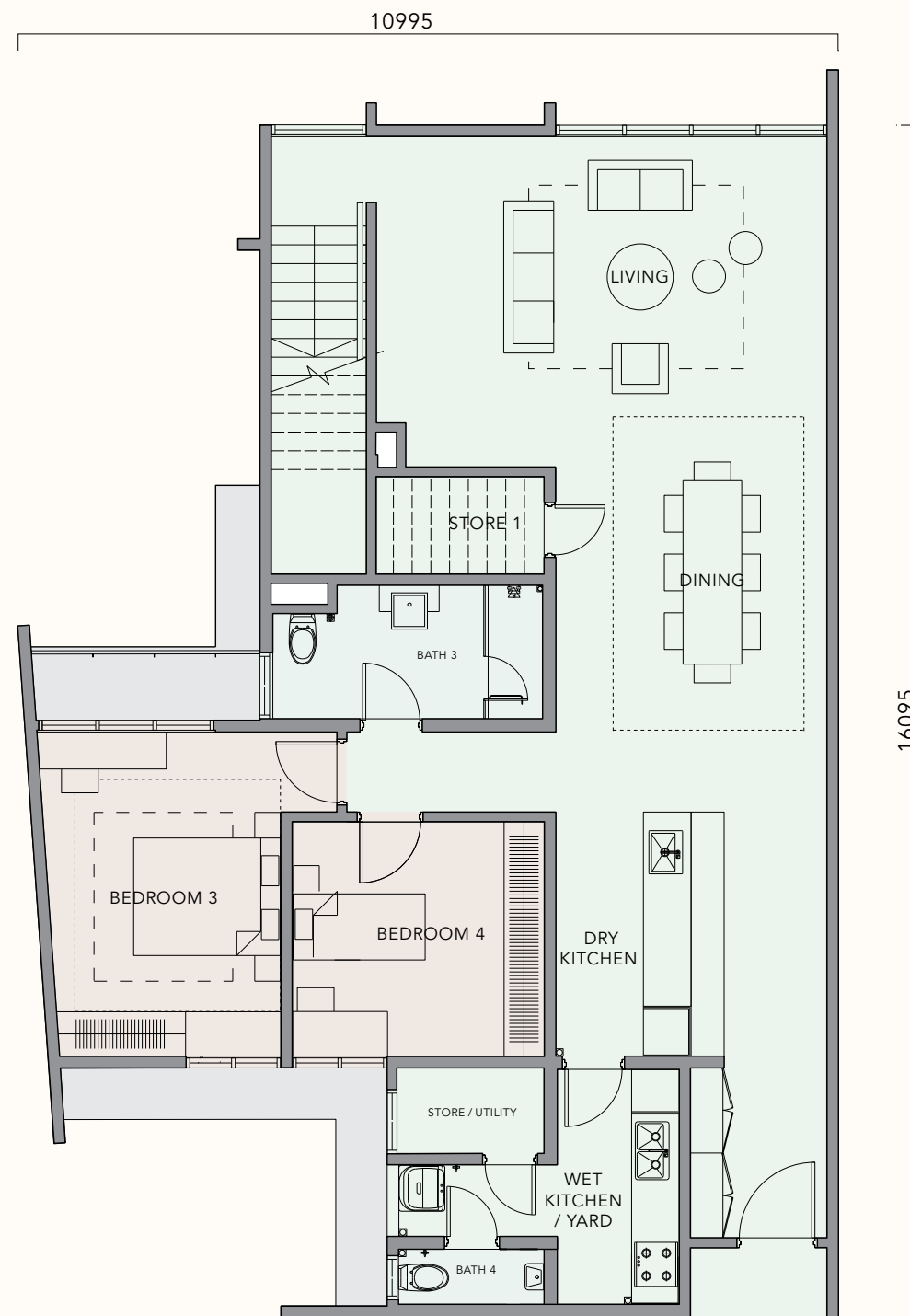
Ideal for a family with one or two children, this penthouse is both intimate and luxurious. Full glaze windows in the living area and master bedroom let in maximum light and views. The family room upstairs looks into a walled courtyard that opens up to the sky.



PENTHOUSE 5

Build-up
2,895 sqft | 268 sqm

Designed to encourage a closer more interactive family, the spaces are private yet connected with spacious open areas that are not only luxurious but intuitively functional.

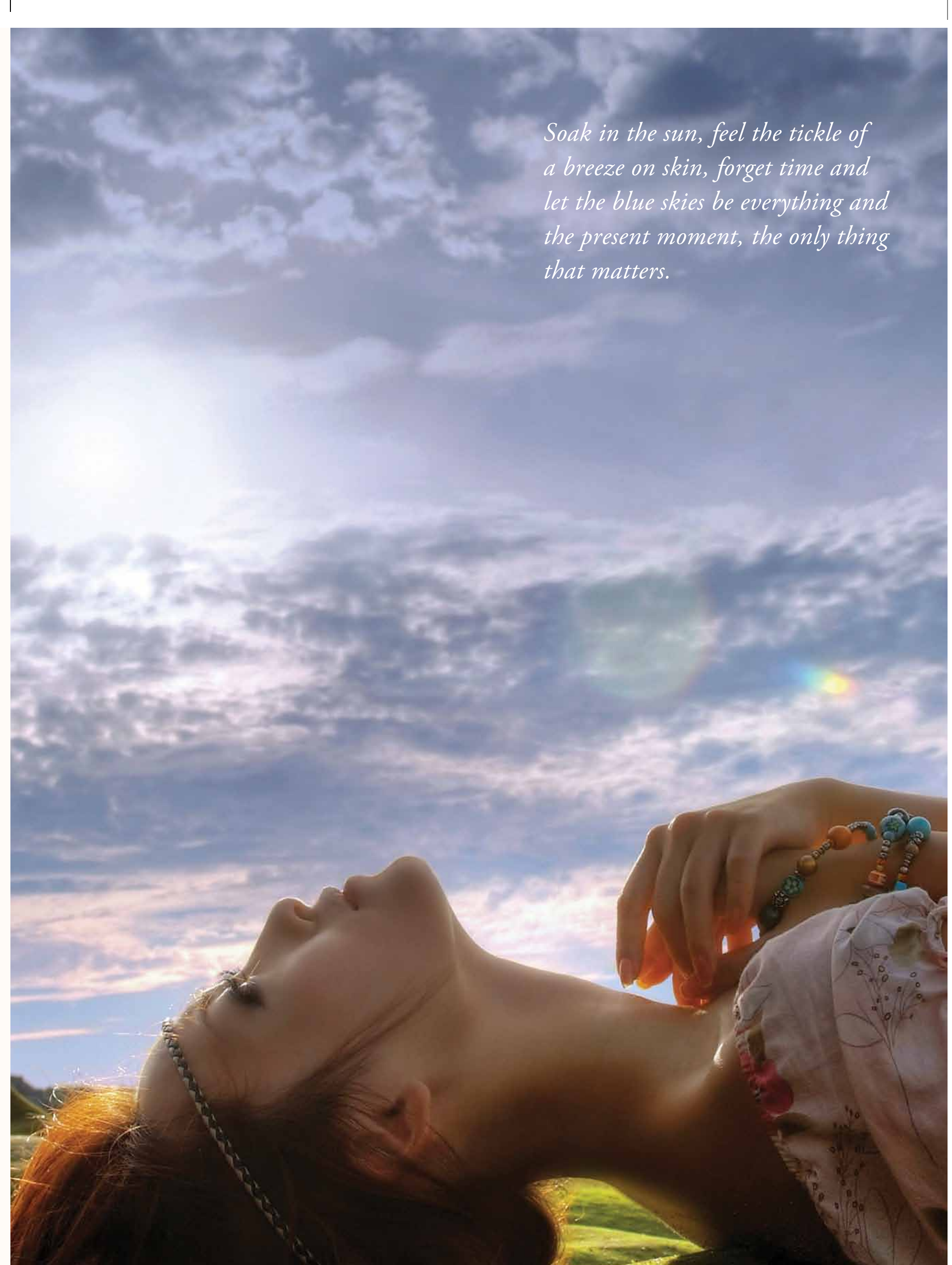


TECH SPEC		PENTHOUSE TYPE				
		1 5,780 sq ft	2 2,217 sq ft	3 5,199 sq ft	4 2,562 sq ft	5 2,895 sq ft
STRUCTURE		Reinforced Concrete Framework				
WALL		Masonry Walls / Reinforced Concrete Walls				
ROOF		Reinforced Concrete Slabs				
CEILING		Skim Coat, Plaster Ceiling				
FLOOR FINISHES	Living & Dining	Marble Tiles				
	Family	Marble Tiles		Marble Tiles		
	Bedrooms	Solid Timber Wood Flooring				
	Bathrooms	Marble Tiles		Porcelain Tiles	Marble Tiles	
	Staircase	Solid Timber Wood Flooring		Solid Timber Wood Flooring		
	Dry Kitchen	Marble Tiles				
	Wet Kitchen	Homogeneous Tiles				
	Yard	Homogeneous Tiles				
	Store/Utility	Homogeneous Tiles				
	Roof Terrace	Homogeneous Tiles		Homogeneous Tiles		
WALL FINISHES	Living & Dining	Plaster & Paint				
	Family	Plaster & Paint		Plaster & Paint		
	Bedrooms	Plaster & Paint				
	Bathrooms	Porcelain Tiles				
	Staircase	Plaster & Paint		Plaster & Paint		
	Dry Kitchen	Porcelain Tiles				
	Wet Kitchen	Porcelain Tiles				
	Yard	Plaster & Paint				
	Store/Utility	Plaster & Paint				
	Study					Plaster & Paint
DOORS	Main Entrance	Solid Timber Door				
	Other Doors	Flush Timber Door				
WINDOWS		Aluminum Frame Glass Windows				
IRONMONGERY		Quality Locksets w/ Accessories				

TECH SPEC			PENTHOUSE TYPE				
			1 5,780 sq ft	2 2,217 sq ft	3 5,199 sq ft	4 2,562 sq ft	5 2,895 sq ft
SANITARY WARES & FITTINGS	Bathrooms	Water Closet	6 Nos.	5 Nos.	6 Nos.	6 Nos.	4 Nos.
		Hand Bidet	5 Nos.	5 Nos.	6 Nos.	5 Nos.	4 Nos.
		Wash Basins w/Tap	6 Nos.	5 Nos.	6 Nos.	6 Nos.	4 Nos.
		Shower Set	6 Nos.	5 Nos.	6 Nos.	6 Nos.	4 Nos.
	Dry & Wet Kitchens Yard	Kitchen Sink w/Tap	2 Nos.	2 Nos.	2 Nos.	2 Nos.	2 Nos.
		Bid Tap	1 Nos.	1 Nos.	1 Nos.	1 Nos.	1 Nos.
ELECTRICAL FITTINGS	Lighting Point		59 Nos.	50 Nos.	55 Nos.	24 Nos.	30 Nos.
	Fan Point		6 Nos.	5 Nos.	6 Nos.	5 Nos.	6 Nos.
	Power Point		22 Nos.	17 Nos.	22 Nos.	23 Nos.	20 Nos.
	Water Heater Point		5 Nos.	4 Nos.	5 Nos.	3 Nos.	3 Nos.
	Air Condition Point		7 Nos.	6 Nos.	7 Nos.	6 Nos.	7 Nos.
	TV Point		3 Nos.	2 Nos.	3 Nos.	3 Nos.	3 Nos.
	Telephone Point		1 Nos.	1 Nos.	1 Nos.	1 Nos.	1 Nos.
	Intercom		1 Nos.	1 Nos.	1 Nos.	1 Nos.	1 Nos.
	Door Bell		1 Nos.	1 Nos.	1 Nos.	1 Nos.	1 Nos.

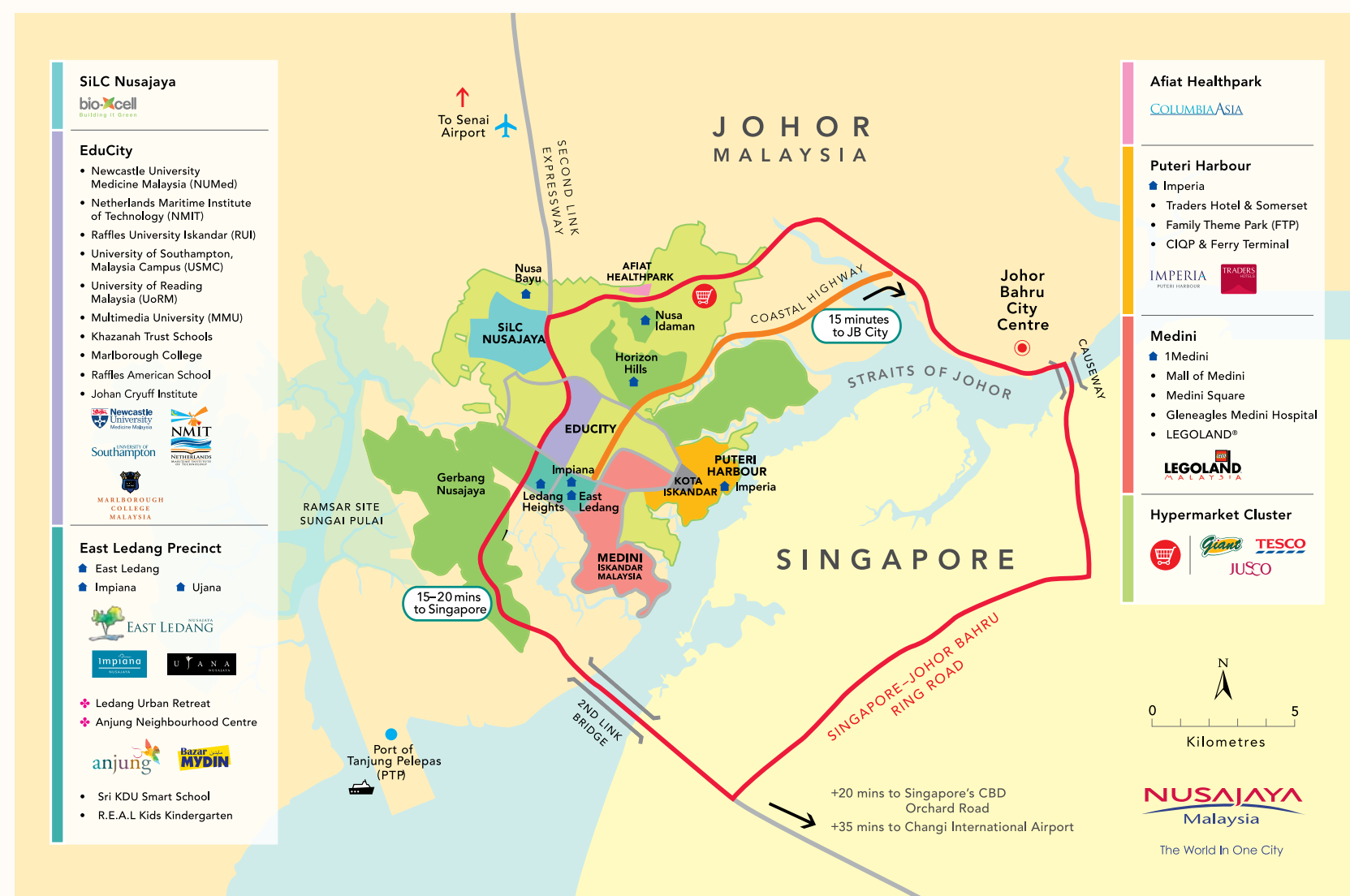
*If you're looking for something
different you're in the right place
The penthouses at Impiana are
a distinctive lot, where the best
views and most lavish homes are
to be discovered and owned
by a very select few...*

*Soak in the sun, feel the tickle of
a breeze on skin, forget time and
let the blue skies be everything and
the present moment, the only thing
that matters.*

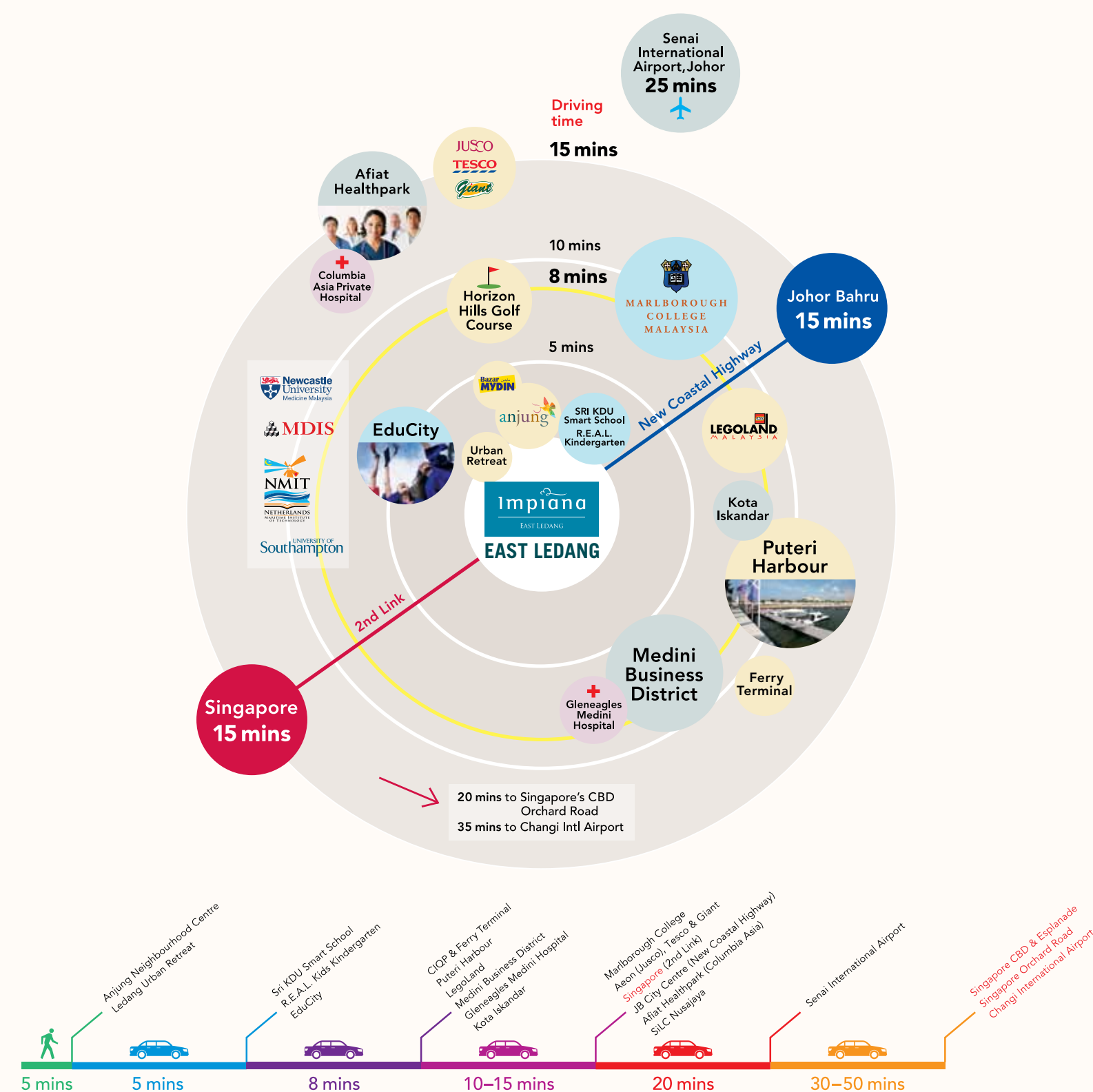


EAST LEDANG—THE PROMINENT ADDRESS IN NUSAJAYA

A short stroll from Impiana takes you to the Anjung neighbourhood mall or the Ledang Urban Retreat. Sri KDU and R.E.A.L Kids Kindergarten are within walking distance too. Major malls and convenience stores, universities and theme parks are mere minutes away by car while Singapore and Johor Bahru City Centre are only a 15-minute drive from Impiana.



AT THE VERY HEART OF NUSAJAYA'S EXCITING DEVELOPMENTS



ABOUT UEM SUNRISE BERHAD

UEM Sunrise Berhad (“UEM Sunrise”) is the new company name of UEM Land Holdings Berhad. It is listed on the Main Market of Bursa Malaysia Securities Berhad and is the largest property development company by market capitalisation. UEM Sunrise is the flagship company for the real estate investment and property development businesses of UEM Group Berhad (“UEM Group”) and Khazanah Nasional Berhad (“Khazanah”). UEM Group is wholly-owned by Khazanah, the investment holding company of the Government of Malaysia.

The Company, the master developer of Nusajaya is currently undertaking the development of Nusajaya, one of the five flagship zones of Iskandar Malaysia, Johor into Southeast Asia’s newest regional city. Upon completion, it will be the largest fully integrated urban development in Southeast Asia that will provide significant investment, financial and business opportunities to economic growth and development in the Johor region.

In the Central Region, it is largely responsible for numerous residential and commercial high-rise and integrated developments within the iconic Mont’Kiara enclave in Kuala Lumpur, such as Arcoris Mont’Kiara, 28 Mont’Kiara and 11 Mont’Kiara. UEM Sunrise is also the owner and developer of an urban development in Cyberjaya, Malaysia’s ICT hotbed located just south of Kuala Lumpur. The development, Symphony Hills, is an exclusive residential development and the country’s first Connected Intelligent Community (“CIC”) offering smart-home features and community connectivity through high-speed broadband.

UEM Sunrise’s presence extends into Singapore via Marina One and Duo mixed-use developments. Outside of Asia Pacific, it has expanded into Vancouver, Canada through Quintet mixed-use development, and retains a land bank in Durban, South Africa.

For more information, please visit www.uemsunrise.com

Call **+607 277 3748 / 3746** or email **elpriority@uemsunrise.uemnet.com**
Sales Office Nusajaya Centre, 8 Ledang Heights, 79250 Nusajaya, Johor, Malaysia
Open every day from 10am to 6pm **www.eastledang.com**



A member of **UEM Group**



Developer's Licence No.10555-3105-2014/449 Valid from 07.03.2011-05.03.2016 • Advertising & Sales Permit No.10555-7/07-2014/0686(P) • Valid from 26.07.2013-25.07.2014 • Date of completion: December 2014 • Building Plan Approving Authority: MPJBT • Building Plan Approval No. MPJBT(RP)9/10/2007(9) • Tenure of Land: Freehold • Encumbrances: Nil • Total Units: 15 • Selling Price: RM2,523,888.00 (min)-RM3,923,888.00 (max). All pictures, drawings, artists' renditions and descriptions of facilities in this leaflet are not intended to be a contract nor should they be construed as representations. Terms and conditions will apply in the use of the Ledang Urban Retreat.