



www.eastledang.com

RESIDENSI
LEDANG
URBAN SANCTUARY
— @ EAST LEDANG —

WORLD CLASS GETAWAY HOMES

117

EXCLUSIVE LOW RISE CONDOMINIUMS





All the Perks of Living in a Resort

Discover a new realm of urban living in a prestigious address of the Southern Region. Residensi Ledang in East Ledang is nestled on 6.6 acres of prime land with a total of 117 units, making it an exclusive low density living for the elites.

**LOW RISE
CONDOMINIUM**



Getaway

Sam

Picture the Perfect View

UNWIND AS AND WHEN YOU WISH

As a prestigious low rise, low density development that pampers you with plenty of recreational facilities, Residensi Ledang offers resort style living amidst lush greenery. Enjoy the awesome panoramic view of the straits from your balcony, or take a leisurely stroll in the vast garden amidst the verdant foliage.

SIGNATURE
CLUBHOUSE
FACILITIES

4pm

Resort Facilities At Home

Residensi Ledang offers residents a world of convenience aside living the dreams of a stylish and luxurious resort lifestyle. Residensi Ledang appeases with the best of facilities such as a swimming pool, wading pool, gymnasium, children's playground, BBQ area, rooftop garden, a sauna and even a jacuzzi.


All in One

6pm

Planned for Your Convenience

Each block in Residensi Ledang is set at a comfortable distance from the other and is divided in the middle by the shared facility podium.



A modern residential building with a swimming pool and playground at dusk. The building features a mix of grey, white, and stone textures, with large windows and balconies. The pool is illuminated with blue lights, and the sky is a soft gradient of blue and orange. The overall scene is peaceful and inviting.

7pm *Embrace A
Healthy Lifestyle*
WORK OUT AND CHILL OUT FREELY

2,475

SQ. FT
SPACIOUS
BUILT-UP



Home



Spacious Living Quarters

The vast living space offers your family adequate room for all occasions. Whether it is to host a group of guests, or to enjoy some time alone, it is heartening to know that you will never run out of space and privacy. Such is the beauty of living in Residensi Ledang.

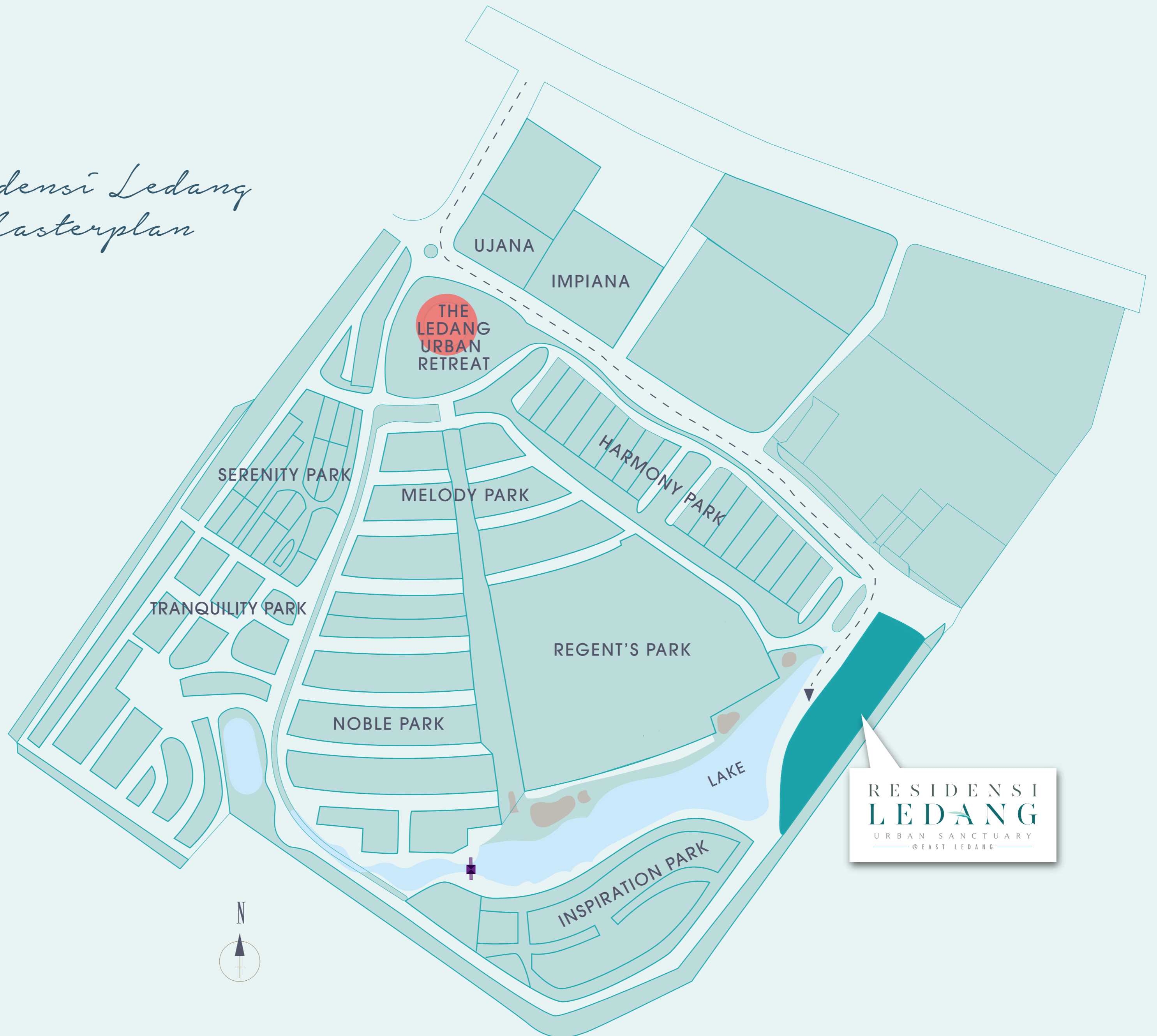


Quality & Style

REFINED TO ENRICH YOUR LIFE



*Residensi Ledang
Masterplan*



RESIDENSI
LEDANG
URBAN SANCTUARY
@ EAST LEDANG

Concept Site Plan

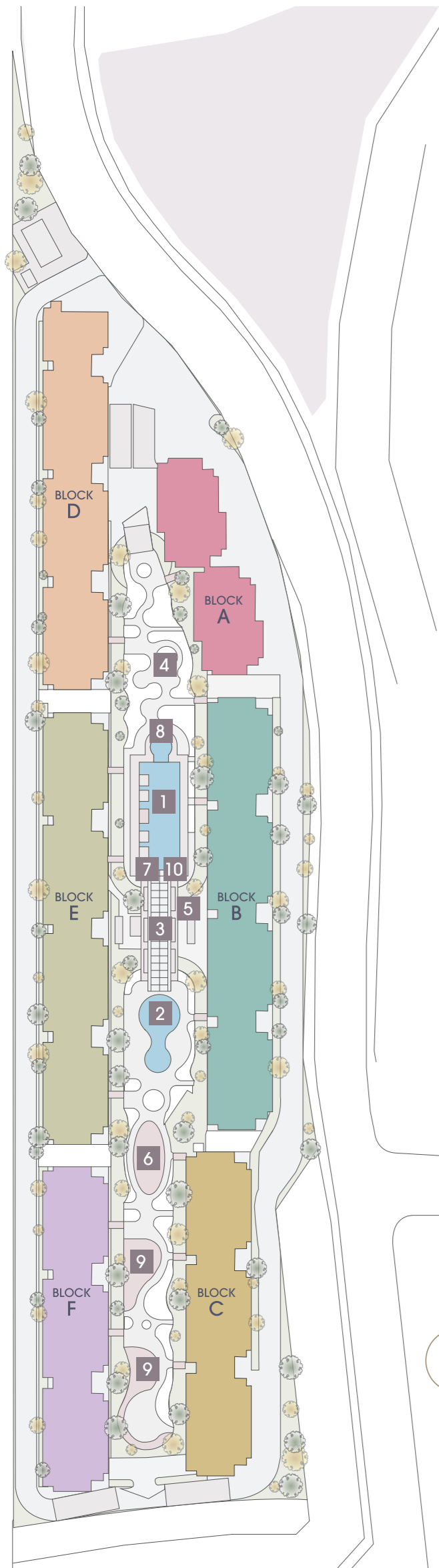
Low Rise Condominium

UNIT DETAILS

- BLOCK A (12 UNITS)
- BLOCK B (24 UNITS)
- BLOCK C (18 UNITS)
- BLOCK D (21 UNITS)
- BLOCK E (24 UNITS)
- BLOCK F (18 UNITS)

FACILITIES

- | | |
|--|--|
| 1 Swimming Pool | 6 General Kickabout |
| 2 Wading Pool | 7 Gymnasium |
| 3 Roof Garden | 8 Jacuzzi |
| 4 Reflexology | 9 Children's Playground |
| 5 BBQ Area | 10 Sauna |



24/7
GATED
GUARDED
COMMUNITY

Securing Your Peace of Mind



Residensi Ledang assures the highest level of security, safeguarding your dream home through various measures including smart card access, 24 hour CCTV surveillance and round the clock patrolling by our dedicated team of professional guards.

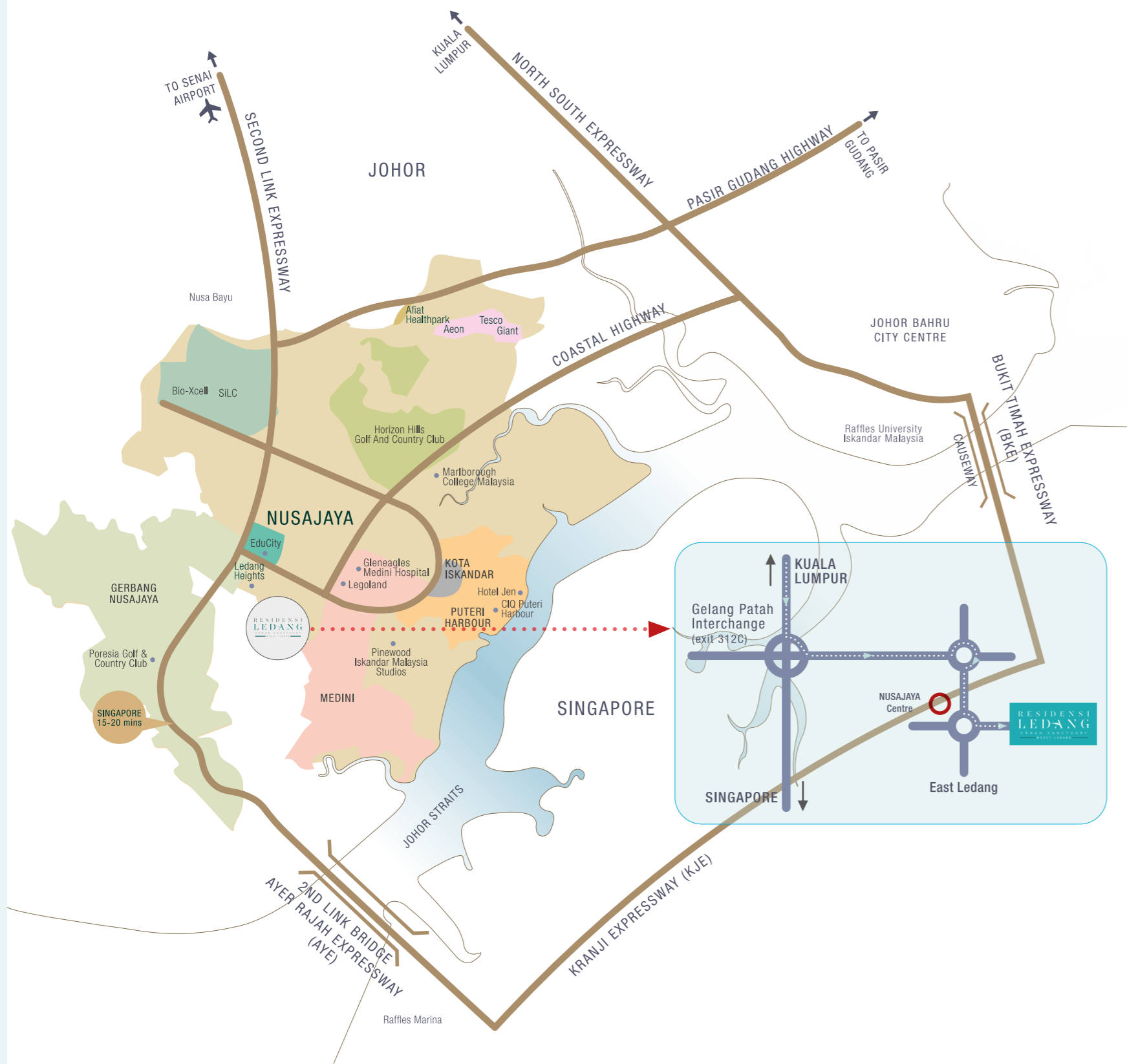
Specifications

STRUCTURE		Reinforced Concrete Framework
WALL		Engineered Block Wall / Reinforced Concrete Walls
ROOFING		Reinforced Concrete Slabs / Metal Roof
ROOF FRAMING		Metal Truss
CEILING		Skim Coat / Plaster Ceiling
FLOOR FINISHES	Living & Dining	Porcelain Tiles
	Bedrooms	Engineered Solid Hardwood
	Bathrooms	Porcelain Tiles
	Balcony	Porcelain Tiles
	Dry Kitchen	Porcelain Tiles
	Wet Kitchen	Porcelain Tiles
	Yard	Porcelain Tiles
	Utility	Porcelain Tiles
	Store	Cement Screed
WALL FINISHES	Living & Dining	Plaster & Paint
	Bedrooms	Plaster & Paint
	Bathrooms	Porcelain Tiles
	Balcony	Plaster & Paint
	Dry Kitchen	Porcelain Tiles
	Wet Kitchen	Porcelain Tiles
	Yard	Plaster & Paint
	Store / Utility	Plaster & Paint
DOORS	Main Entrance	Solid Timber Door
	Others Doors	Flush Timber Door
WINDOWS	All Windows	Aluminum Frame Glass Windows
IRONMONGERY		Quality Locksets w / Accessories

SANITARY WARES & FITTINGS		TYPE A/A1/A2	DUPLEX B/B1/B2	DUPLEX C/C1/C2
BATHROOMS	Water Closet	3 Nos.	3 Nos.	3 Nos.
	Hand Bidet	3 Nos.	3 Nos.	3 Nos.
	Wash Basins w / Tap	3 Nos.	3 Nos.	3 Nos.
	Shower Set	3 Nos.	3 Nos.	3 Nos.
DRY & WET KITCHENS	Kitchen Sink w / Tap	2 Nos.	2 Nos.	2 Nos.
YARD	Bib Tap	1 Nos.	1 Nos.	1 Nos.
ELECTRICAL FITTINGS	Lighting Point	27 Nos.	28 Nos.	27 Nos.
	Fan Point	5 Nos.	5 Nos.	5 Nos.
	Wall Lighting Point	1 Nos.	1 Nos.	1 Nos.
	13amp Socket Point	26 Nos.	24 Nos.	25 Nos.
	Air Condition Point	5 Nos.	5 Nos.	5 Nos.
	TV Point	2 Nos.	2 Nos.	2 Nos.
	Telephone Point	2 Nos.	2 Nos.	2 Nos.
	Data Point	2 Nos.	2 Nos.	2 Nos.
	Electrical Distribution Board	1 Nos.	2 Nos.	2 Nos.
	Water Heater System	1 Nos.	1 Nos.	1 Nos.
	Intercom	1 Nos.	1 Nos.	1 Nos.
	Door Bell	1 Nos.	1 Nos.	1 Nos.

* All information is subject to changes as may be required by the Authorities or the Architect.

Location Map



Closer To Everything

8
MINS
LEGOLAND

15
MINS
SINGAPORE

Situated strategically in the heart of a booming township, Residensi Ledang is easily accessible via various highways and expressways. Residensi Ledang is just a stone's throw away from major business centres, academic institutions and transportation networks, yet sufficiently secluded for residents to enjoy the exclusive tranquility that surrounds the vicinity.

5 mins

EduCity

- Newcastle University Medicine Malaysia (NUMed)
- Netherlands Maritime Institute of Technology (NMIT)
- Raffles University Iskandar (RUI)
- University Of Southampton Malaysia Campus (USMC)
- University Of Reading Malaysia (UoRM)
- Multimedia University (MMU)
- Khazanah Trust Schools
- Marlborough College
- Raffles American School (RAS)
- Management Development Institute Of Singapore (MDIS)
- Johan Cruyff Institute Malaysia (JCIM)

7 mins

Medini

- I Medini
- Mall of Medini
- Medini Square
- Gleneagles Medini Hospital
- LEGOLAND Malaysia

10 mins

Kota Iskandar

- Bangunan Sultan Ismail (Johor State Assembly)
- Dataran Mahkota
- Bangunan Dato' Jaafar Muhammad (Chief Minister's & State Secretariat's Office)
- Bangunan Dato' Abdul Rahman Andak (State Department Office)
- Bangunan Dato' Muhammad Salleh Perang
- Bangunan Dato' Muhamad Ibrahim Munsyi
- Masjid Kota Iskandar

11 mins

SiLC Nusajaya

- Bio-XCell

12 mins

Gerbang Nusajaya

- NUSAJAYA TECH PARK
- FASTrack
- Asian Trade Centre

12 mins

Puteri Harbour

- Hotel Jen
- International Ferry Terminal & CIQ Puteri Harbour
- Family Indoor theme park

15 mins

Hypermarket Cluster

- Giant
- Tesco
- Aeon

16 mins

Afiat Health Park

- Columbia Medini Hospital
- Db Medical Wellness

The Facts Of Johor

FLAGSHIP A

- Central Business District
- Danga Bay Integrated Waterfront City
- Upgrading of Central Business District
- Tebrau-Plentong Mixed Development
- Customs, Immigration and Quarantine Complex (CIQ)
- Johor - Singapore Causeway
- Lido Boulevard
- Conservation and Heritage

FLAGSHIP B

- Kota Iskandar
- Puteri Harbour
- Medini
- Legoland
- Puteri Harbour Indoor Theme Park
- EduCity
- Southern Industrial & Logistics Clusters (SiLC)
- Afiat Health Park
- International Destination Resort (IDR)
- Housing and Residential Projects
- Marlborough College

FLAGSHIP C

- Port of Tanjung Pelepas (PTP)
- Tanjung Bin Power Plant
- Malaysia - Singapore Second Link
- RAMSAR World Heritage
- Tanjung Piai – Southernmost Tip of Mainland Asia
- Free Trade Zone

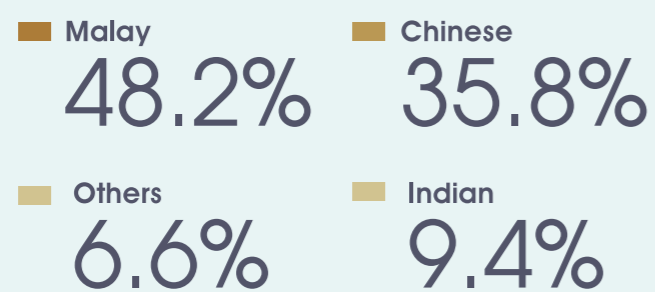
FLAGSHIP D

- Tanjung Langsat Industrial Complex
- Tanjung Langsat Port
- Johor Port
- Pasir Gudang Industrial Park
- City of Knowledge - Seri Alam
- Senibong Cove
- Palm Oil Industrial Cluster (POIC)

FLAGSHIP E

- Senai Airport City
- Senai Cargo Hub
- Senai High-Tech Park
- Sedenak Industrial Park
- MSC Cyberport City
- Johor Technology Park
- Johor Premium Outlets

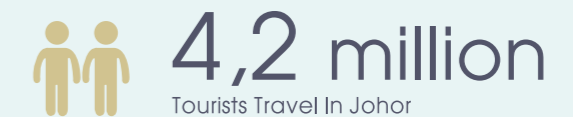
Source: www.iskandarwaterfront.com



Source: www.iskandarmalaysia.com.my/what-is-iskandar-malaysia-fact-figures



TOURISTS
To Johor In 2012



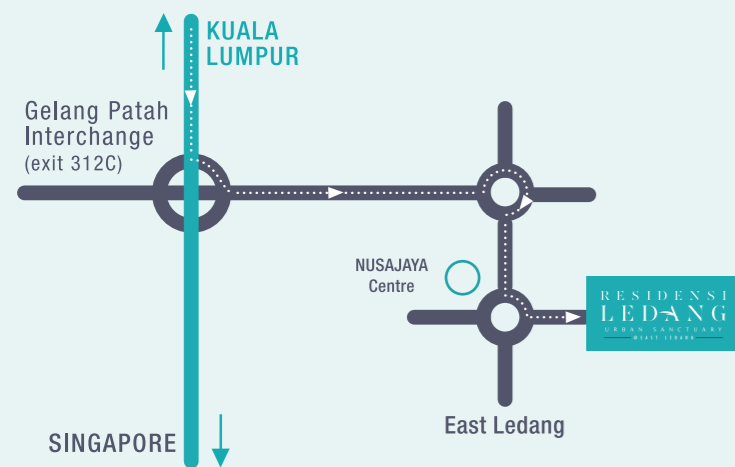
WHY STUDY
IN JOHOR
Education In Johor



Source: www.thesundaily.my/news/877169 (2013)
www.mqa.gov.my/mqr/english/eakrbyiptskolej.cfm?CodeID=24&OrderBy=NegeriBM (2015)

Your Dreams *we've realized*

Location Map



Sales Office

Nusajaya Centre, No 8,
Persiaran Ledang Heights,
79250 Nusajaya, Johor

Operating Hours

Monday to Friday From 9.30am - 5.30pm
Sat, Sun & Public Holidays From 10am - 5pm

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Developer's License No: 10555-10/03-2016/01570(L) Valid from:11/03/2015-10/03/2016 Advertising & Sales Permit No: 10555-10/03-2016/01570(P) Valid from: 11/03/2015-10/03/2016 Date of Completion: Apr 2015 Building Plan Approving Authority: MPJBT Building Plan No.: MPJBT(RP)9/9/2012 Tenure of Land: Freehold Encumbrances: Nil Total Unit: 60 Price: Type A RM 1,411,043(min), RM 1,581,843 (max), Type B RM 1,560,843(min), RM 1,741,443(max), Type C RM 1,605,643(min), RM 1,782,043 (max). All pictures, drawings, artist's renditions and descriptions of facilities in this advertisement are not intended to be a contract nor should they be construed as representations.