

Developer	VIRIDEA LAKESIDE SDN BHD, a subsidiary of UMLAND (formerly known as UMLand Medini Properties Sdn Bhd)	
Location	Medini Iskandar, Nusajaya, Johor Bahru, Malaysia	
Land Tenure	99 + 30 years	
Lease Expiry Date	14 February 2107	
Land Area	The entire development approximately land acreage of 8.2, with 6 parcels of land title; B38, B41, B42, B39, B40 and B67	
Phase	1A (Plot B42)	1B (Plot B38 & B41)
Type	VIRIDEA SIGNATURE SOHO	VIRIDEA SERVICED RESIDENCE
Plot / Parcel Area	1.01-acre	2.03-acre
No. of Block	1 tower	1 tower
No. of Storey	24-storey	27-storey
No. of Unit	120 units	205 units
Built-Up Area	736 – 870 sq ft	702 – 1,389 sq ft
Type of Sizes	A1, A2, B1, B2, C1, C2, D1, D2 (1 bedroom)	A1, A1a, A2, A3, A3a, A4, B1, B1a, B2, B2a, B3, B3a, C1, C1a (1, 2 and 3 bedroom)
Type / Built-Up / Selling Price (Min – Max) <i>*subject to changes</i>	Type A = 843 sf – 870 sf, * RM744,800 – RM816,800; Type B = 736 sf – 763 sf, * RM637,800 – RM709,800; Type C = 762 sf – 859 sf, * RM667,800 – RM795,800; Type D = 771 sf – 796 sf, * RM686,800 – RM756,800.	Type A = 702 sf – 801 sf, * RM647,800 – RM807,800 Type B = 893 sf – 1,205 sf, * RM798,800 – RM1,148,800 Type C = 1,342 sf – 1,389 sf, * RM1,172,800 – RM1,284,800
Gross GDV	RM87 Million	RM178 Million
Price Range (Per Sq. Ft.)	RM 867 – 953 psf	RM 874 – 1,011 psf
No. of Unit per Floor	8 units per floor	10 units per floor
No. of Lift per Floor	2 passenger lifts & 1 Bomba lift	2 passenger lifts & 1 Bomba lift
Unique Facilities	<ul style="list-style-type: none"> • Reception Lounge • Gymnasium • Children's Playground • Surau • Swimming Pool • Pool Deck • Sauna • Toilet • Changing Room • Barbecue Area / Outdoor Lounge • Yoga Zone • Pocket Garden • Reflexology Path • Sky Garden • Sky Terrace • Sky Lounge • Management Office • 24 Hour Controlled Security • Card Access System • CCTV Surveillance 	<ul style="list-style-type: none"> • Reception Lounge • Gymnasium • Childcare Centre • Children's Playground • Surau • Laundrette • Swimming Pool • Wading Pool • Pool Deck • Sauna • Changing Room • Toilet • Multipurpose Pavilion Hall & Lounge • Barbecue Area • Yoga Area • Reflexology Path • Garden of Scent • Garden of Color • Viewing Promenade • Sky Garden • Sky Terrace / Sky Lounge • Management Office • 24 Hour Controlled Security • Card Access System • CCTV Surveillance
Car Park Facilities	2 Car Parks / unit	1 Car Park / unit

Complementary Items	Fully Furnished with :- <ul style="list-style-type: none"> • Air-Conditioner to Living & Master Bedroom; • Kitchen Cabinet with Hood & Hob; • Wardrobe to Master Bedroom; • Hot Water System to Bathroom. 	Partly Furnished with :- <ul style="list-style-type: none"> • Air-Conditioner to Living & Master Bedroom; • Kitchen Cabinet with Hood & Hob; • Wardrobe to Master Bedroom; • Hot Water System to Bathroom.
Legal Fees / Stamp Duty	Free SPA legal fees	Free SPA legal fees
Maintenance Fees	RM0.38 psf	RM0.38 psf
Completion Date	36 months	36 months
Bridging Financier	OCBC Bank (Malaysia) Berhad (295400-W) Head Office Menara OCBC 18, Jalan Tun Perak 50050 Kuala Lumpur Ref. : UMLM_LO_Revised_28112013 Contact: (i) Sean Lim Fund Keat (603-2034 5084); email = SeanLimFK@ocbc.com (ii) Christine Lee Lai Mun (603-2034 5075); email = LeeLMun2@ocbc.com	
SPA Panel Solicitors (1A – SOHO)	<ol style="list-style-type: none"> 1. ARMY RAIS No. 15, Jalan Puteri 1/7, Dataran Puteri 3, Bandar Puteri Puchong 47100 Puchong, Selangor Tel No. : 03-8052 0970 / 0971 2. TJ GOH & CO. Suite 1307, 13th Floor, Block A, Entrance 2, Damansara Intan 1 Jalan SS20/27, 47400 Petaling Jaya, Selangor Tel No. : 03-7726 4225 3. CHIA, OOI, SUN & CO. No. 5A, Second Floor, Jalan Besar 43300 Seri Kembangan, Selangor Darul Ehsan Tel No. : 03-8948 1626 	
SPA Panel Solicitors (1B – Serviced Residence)	<ol style="list-style-type: none"> 1. ARMY RAIS No. 15, Jalan Puteri 1/7, Dataran Puteri 3, Bandar Puteri Puchong 47100 Puchong, Selangor Tel No. : 03-8052 0970 / 0971 2. TJ GOH & CO. Suite 1307, 13th Floor, Block A, Entrance 2, Damansara Intan 1 Jalan SS20/27, 47400 Petaling Jaya, Selangor Tel No. : 03-7726 4225 3. CHIA, OOI, SUN & CO. No. 5A, Second Floor, Jalan Besar 43300 Seri Kembangan, Selangor Darul Ehsan Tel No. : 03-8948 1626 	