





BETTER SPACES,  
BETTER LIVING





**Daiwa House®**  
Group

/

FORTUNE  
**GLOBAL 500**  
RANKED #327,  
2019 YEAR

/

FORBES  
**GLOBAL 2000**  
RANKED #368,  
2019 YEAR

/

BRAND FINANCE  
**GLOBAL 500**  
RANKED #357,  
2019 YEAR

/







# CREATING DREAMS, BUILDING HEARTS

In the Daiwa House Group, we believe in engaging with our customers to create new value. Our approach to growth is based on being responsive to social needs. We think of what we do as “Creating Dreams, Building Hearts”. This goal is our guide as we pioneer the promise of the future. In all this, we take as our inspiration the traditional local cultural practices that are still alive and well in today’s Japan. We learn from the wisdom of the people who make each individual place their home. Join us in visiting the unique scenes of a living yesteryear, where we can all rediscover a richer way to live.





# JAPAN'S PREMIER HOME DEVELOPER

With over 60 years of history and prestige, Daiwa House is a pioneer in prefabricated home technology. Founded by Mr. Nobuo Ishibashi, Daiwa House has built over 1.6million homes in Japan since 1959 and has developed its business expansion to other ASEAN countries as well as USA.

The company's vast portfolio and operations being involved in the development of smart towns and eco-friendly buildings in Japan. With its sterling reputation as a premier builder in Asia, Daiwa House has been recognized as a Fortune Global 500 company.



SINGLE-FAMILY HOUSES



COMMERCIAL FACILITIES



GENERAL BUSINESS-USE BUILDINGS



RENTAL HOUSING



CONDOMINIUMS





JAPAN'S FOREMOST  
DEVELOPER OF  
LUXURY PREFABRICATED  
HOMES





## CONSTRUCTION METHOD

- Modules are produced off site while foundation is being laid on site.
- Completed modules are delivered to site for assemblage.
- Minimization of manpower on site.



## HIGH QUALITY

- Quality controlled under factory conditions (Uniform and Precision).
- Using steel for the beam, column and wall frame.



## ENERGY-SAVING AND ECO-FRIENDLY

- Insulation cut off the outside temperature.
- Less wastage - lower risk of damage to raw materials and reduced theft of materials on site.
- Sustainable material (steel).



Legoland® Malaysia



Sunway Big Box



Iskandar Malaysia Studios



Jaya Grocer



Caltex Petrol Station



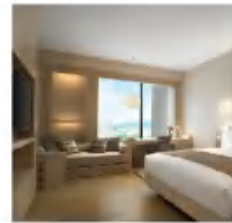
Gleneagles Medini



Marlborough College Malaysia



EduCity Sports Complex



Hotel Jen Puteri Harbour



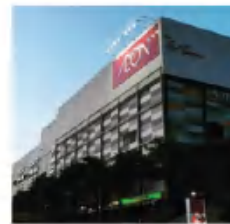
Citrine Hub

## FACILITIES WITHIN MEDINI

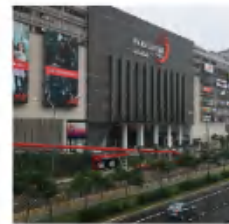
Medini is set to become the smart and connected Central Business District of Iskandar Puteri and it features signature developments that include theme parks such as LEGOLAND and Sanrio Hello Kitty Town as well as Pinewood Iskandar Malaysia Studios and Mall of Medini.

## FACILITIES WITHIN JOHOR BAHRU

Johor Bahru is a thriving modern city that features world-class shopping malls including City Square, Komtar JBCC, Plaza Pelangi, KSL City and recreation destinations such as Danga Bay as well as popular restaurants and hotels.



AEON Tebrau City



Paradigm Mall



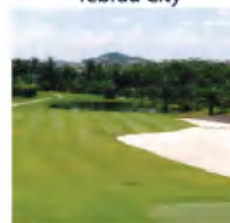
JB City Square



IKEA Tebrau



Malaysia Immigration Checkpoint



Poresia Golf & Country Club



Austin Heights Water & Adventure Park



Mydin Hypermarket @ Mutiara Rini



Columbia Asia Hospital



SiLC Nusajaya (Industrial Park)



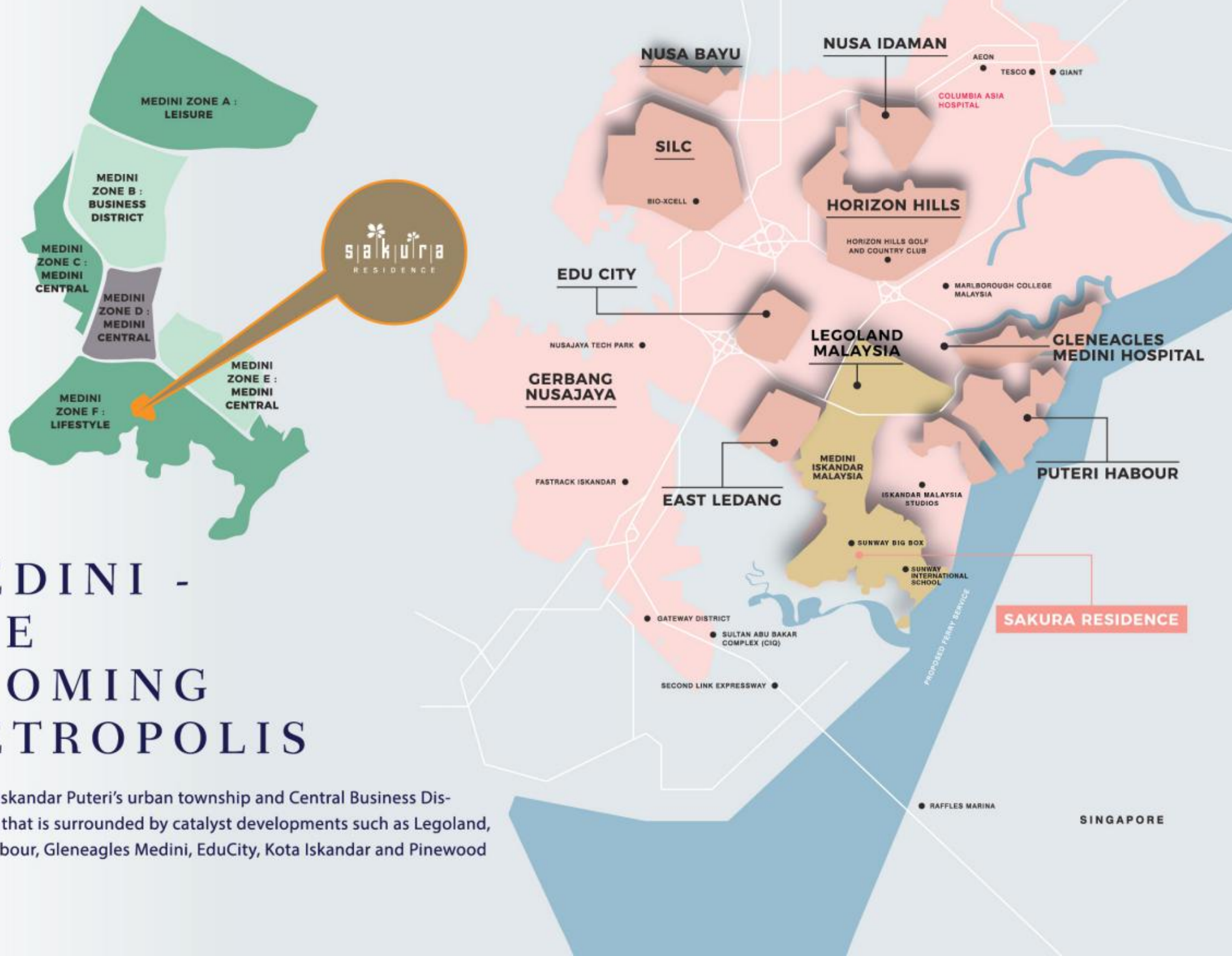
# EDUCATION

EduCity is a fully integrated, best-in-class education hub that comprises universities and institutes of higher education, academia-industry action and R&D centres, student accommodations, as well as recreational and sports facilities.



# MEDINI - THE BOOMING METROPOLIS

Medini is Iskandar Puteri's urban township and Central Business District (CBD) that is surrounded by catalyst developments such as Legoland, Puteri Harbour, Gleneagles Medini, EduCity, Kota Iskandar and Pinewood Studios.







# LOCATION MAP





# SUNWAY ISKANDAR TOWNSHIP PLAN

STRAITS  
OF JOHOR







## SAFE AND SECURED

With security of utmost importance, this gated, guarded and low density enclave also offers 24-hour security surveillance and CCTV monitoring.



## JAPANESE-INSPIRED TRANQUILLITY

These sophisticated living spaces convey the style and premium craftsmanship of Japanese homes while embodying key characteristics and tranquillity of the Japanese lifestyle.



## SAKURA LOUNGE

Inspired by innovative Japanese technology, immerse in life's finer moments at the lavish Sakura Lounge which features a swimming pool and gymnasium.





# FUNDAMENTALLY PERFECT



## THERMAL INSULATION

- Designed to suit our local climate to keep the home cool even when it is hot outside.
- Promotes good ventilation with airtight thermal insulation and open house structure.
- Reduces electricity usage.



## FINGER-SAFE DOORS

- Safety is an integral part of our design.
- Doors are designed with no gap on the hinge side to prevent fingers from getting caught in them.



## GENTLE SLOPES

- Gentle slopes with inclines of less than 5%.
- Eases mobility for the young and elderly.



## INSECT SCREEN

- Functional insect screens are installed on sliding doors and windows.
- This keeps mosquitoes and other pests out of your home.



## WATERPROOF SEALING

- Daiwa's original external wall system prevents water from leaking into the walls.
- This prevents the growth of mould which can cause health problems.



## SOUND INSULATION

- Minimises the transmission of noise into your home.

# JAPAN'S FINEST ICONIC HOMES



Phase 2



Phase 1

A1-A

A1-B

B1-A

C1-A

C1-B

Sakura Residence is the first landed luxury prefabricated development in Malaysia where cutting-edge Japanese technology and architectural ingenuity are built into the design. Marvel at our 3 precincts - bungalow, double storey semi-d and cluster homes – each with its own distinctively unique design.



# DOUBLE STOREY SEMI-D +



## Type B1-A

Land Area: 39' x 75' • Built-up Area: 3,284 sq. ft.



Ground Floor



First Floor



# DOUBLE STOREY SEMI-D



## Type A1-A

Land Area: 39' x 75' • Built-up Area: 3,190 sq. ft.



Ground Floor



First Floor

## Type A1-B

Land Area: 39' x 75' • Built-up Area: 3,274 sq. ft.



Ground Floor



First Floor



# SPECIFICATIONS

STRUCTURE	: Reinforced Concrete, Steel Structure		SANITARY FITTINGS	C1-A	C1-B	A1-A	A1-B	B1-B
WALLS	: Drywall / Masonry Wall		WASH BASIN	:7	:7	:6	:6	:6
ROOF	: Reinforced Concrete / Metal Roof		WASH BASIN TAP	:7	:7	:6	:6	:6
CEILING	: Skim Coat and Paint to the Soffit of Slab / Plaster Ceiling with Paint		WATER CLOSET	:6	:6	:5	:5	:5
WINDOWS	: Aluminium Framed Glass Window		BIB TAP	:3	:3	:3	:3	:3
DOORS	: Main Entrance	: Aluminium Door	HAND-HELD SHOWER	:5	:5	:4	:4	:4
	: Bedrooms / Bathrooms	: Safety Door	SHOWER HEAD	:3	:3	:3	:3	:3
	: Store / Storage / Drying Space	: Timber Door	LONG BATH	:1	:1	:1	:1	:1
	: Kitchen	: Timber Door	KITCHEN SINK	:1	:1	:1	:1	:1
IRONMONGERY	: Selected Lock / Ironmangeries		M/E PROVISION					
FLOOR FINISHES	: Living & Dining	: Floor Tiles	LIGHT POINT	:63	:63	:52	:52	:53
	: Wet & Dry Kitchen / Drying Space	: Floor Tiles	CEILING FAN POINT	:8	:8	:7	:7	:7
	: Bathrooms	: Floor Tiles	AIR-CONDITIONING POINT	:10	:10	:9	:9	:9
	: Bedrooms / Family Hall	: Timber Flooring	SWITCH SOCKET POINT	:62	:62	:57	:57	:59
	: Car Porch	: Floor Tiles	TV POINT	:7	:7	:6	:6	:6
	: Deck / Yard	: Floor Tiles	DATA / TEL POINT	:7	:7	:6	:6	:6
	: Storage / Store / Utility	: Floor Tiles	WATER HEATER POINT	:10	:10	:9	:9	:9
	: Balcony / Lanai	: Floor Tiles	AUDIO INTERCOM	:1	:1	:1	:1	:1
WALL FINISHES	: Wet & Dry Kitchen / Drying Space	: Wall Tiles / Plaster with Paint	ASTRO POINT	:7	:7	:6	:6	:6
	: Bathrooms	: Wall Tiles	SOLAR WATER HEATER	:1	:1	:1	:1	:1
	: Other General Areas	: Skim Coat with Paint / Plaster with Paint	AIR CON UNIT	:8	:8	:7	:7	:7

Developer Name: Daiwa Sunway Development Sdn. Bhd. (1144406-W) • Address: #02-19 & 02-20, Citrine Hub, Sunway Iskandar, Persiaran Medini 3, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor. • Development Type: Landed Residence • Developer's License No.: 14633-1/02-2020/01380(L) • Advertising & Sales Permit No.: 14633-1/02-2020/01380(P) • Validity Period: 11/02/2019 – 10/02/2020 • Authority Reference No.: MPJBT(JB)RP/9/12/2015 • Authority Approve: Municipal Council of Johor Bahru Tengah • Land Tenure: Lease for 129 years (Exp. 2141) • Expected Completion Date: 36 months from the Sales & Purchase Agreement • Land Encumbrances: N/A • Phase 1 Total Unit: 39 • Price: (2-storey Semi-Detached Homes) RM2,980,000 (min) – RM4,352,500 (max), (2-storey Cluster Homes) RM2,916,250 (min) – RM3,472,500 (max), (2-storey Bungalow) RM4,051,250 (min) – RM6,105,000 (max).