



Profitable Group

Strategic Global Products
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*Profitable Properties Division
East Ledang Phase II*



The Residences in East Ledang, Nusajaya

This is how living spaces should be



STRATEGIC LOCATION - ISKANDAR MALAYSIA (IDR)

Location, accessibility and unmatched lifestyle experiences embraces a sure formula for real-estate success.

South Johor's Iskandar Malaysia (IDR) is the single most comprehensive real estate development in Southeast Asia.

The 24,000-acre urban development, Nusajaya City, has observed steadily up trending property prices.

The region offers significant business and investment opportunities for local, regional and international entrepreneurs and investors.

Surrounding developments in the IDR:

Johor State New Administrative Center (JSNAC), Puteri Harbour Waterfront Precinct, Medical City, Educity, Southern Industrial Logistics Clusters (SiLC) and an international brand-name theme park and resort.

SPACE THAT CONNECTS

- *Just 15 minutes away from Singapore via the Second Link and 8 minutes from Malaysian Customs*
- *3 minutes away from JSNAC, the new administrative centre for Johor*
- *Linked by newly developed highways to all parts of Johor*
- *Easy access to Senai Airport and the North-South Highway to Kuala Lumpur*



The Gardens of East Ledang, Nusajaya



A place where space means much more than mere dimensions.

A haven in which nestles luxury resort homes like no other.



SPACE TO STRETCH

East Ledang prides itself of having a spacious and tranquil environment with parks and lakes to enhance one's lifestyle.

With exquisite lush natural tropical landscaping, featuring a collection of 31 garden spaces, things take on a very different perspective when neighbours are not next door but a few trees away.

SPACE THAT REASSURES

Secured • Guarded • Monitored • Patrolled

An already safe environment made just a bit safer.

- Card entry system at the main gate.
- Commissioned by Chubb, each home has an internal security system with strategically located "panic buttons".
- 24hr security, anti-climbing perimeter fence, trained and experienced security guards at the guard house and patrolling the perimeter.

SPACE TO APPRECIATE



Clean, intelligently simple yet luxurious and refined.

- Large volume interiors
- Spacious lanais and interior courtyards
- Luxury finishes, fixtures and fittings

Twin Villas

FREEHOLD • PRICE FROM RM1.15 MILLION (approx S\$483,000)



Twin Villas Type A



Twin Villas Type B



Twin Villas Type C

- Double storey
- Spacious living and dining area with internal courtyard
- Family/guest entertainment area
- Master bedroom, guest bedroom and 2 others. All with attached bathrooms
- Wet and dry kitchens with separate maid facilities
- Patio and garden
- Built in areas from 3,800sq.ft.

Resort Bungalows

FREEHOLD • PRICE FROM RM1.9 MILLION (approx S\$810,000)



Resort Bungalow Type A



Resort Bungalow Type C

- Double storey
- Living and dining area with powder room and internal courtyard
- Master bedroom, guest bedroom and 2 others. All with attached bathrooms
- Wet and dry kitchens with separate maid facilities
- Patio and garden
- Built in areas from 4,250sq.ft.

For enquiries, please call: **+65 6550 5052**



Marketing Agent:



Profitable Properties

Strategic Property Products

Profitable Properties, a division of the Profitable Group

Total Land Area: 275acres • Total Units: 861 • Tenure: Freehold • Land Owner: Nusajaya Rise Sdn Bhd (34290-W) • Developer: UEM Land Sdn Bhd (90894-P)
Encumbrances: None • Approving authority: Majlis Perbandaran Johor Bahru Tengah

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