

ELYSIA PARK RESIDENCE
PROJECT INFO

Tower 2 & Tower 3



The background of the entire image is a dark, muted green with a subtle, repeating pattern of tropical leaves, including large monstera leaves and various types of ferns. The pattern is dense and covers the entire frame.

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PROJECT LOCATION

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Location & Surrounding Amenities

Tourism Spot/Shopping Mall/Golf Course	Distance (KM)
Legoland Malaysia	1.0
Mall of Medini	1.0
Puteri Harbour	4.0
Sunway Bigbox & X Park	5.0
Eco Botanic	5.0
Horizon Hills Golf And Country Club	5.9
Forest City Golf Club	17.0

Remarks:

Target Market- Family with kids, Couple, Golfer

Location & Surrounding Amenities

CBD and so on	Distance (KM)
Kota Iskandar (State Government)	2.0
Majlis Bandaraya Iskandar Puteri (MBIP)	3.0
Medini (New CBD of Iskandar Malaysia) • Medini 6- DHL, IPG Photonics (Asia) Limited, MIM • Medini 7- Aegis, Frost & Sullivan, Geodis, OK Blockchain • Medini 9- Ernst & Young, Deluxe Game inc, Iskandar Investment Berhad Okakichi, iCYCLE, Edotco, Suruhhanjaya Perkhidmatan Air Negara • Others- KPMG	3.0

Remarks:

Target Market- Business Travellers & Government servants

Medini is home to multinational corporations - - Working Population



Location & Surrounding Amenities

International School	Distance (KM)
Marlborough College Malaysia (MCM)	10.0
Raffles American School (RAS)	9.0
Sunway International School (SIS)	4.5
Mount Kelly International Malaysia	3.0
Stellar International School	2.9
Invictus International School (Horizon Hills)	5.9
Tenby International School	15.0
University	Distance (KM)
University of Reading Malaysia (UoRM)	4.5
Newcastle University Medicine Malaysia (NUMed)	4.5
University of Southampton Malaysia Campus (USMC)	4.5
Netherlands Maritime Institute of Technology (NMIT)	4.5
Kolej MDIS Malaysia	4.5
Multimedia University (MMU)	4.5

Remarks:

Target Market- Family with kids, Students & Parents

SURROUNDING STUDENTS & FACULTY





依斯干达投资公司 合作推动特区发展

2025年01月08日



依兹罕哈欣

（吉隆坡8日讯）依斯干达投资有限公司（IIB）重申其承诺，将与政府机构和国际伙伴合作，确保柔新经济特区成功。

在周三的一份声明中，IIB总裁兼总执行长拿督依兹罕哈欣表示，战略投资、基建提升和永续发展是该计划的核心。

这些努力旨在将柔佛打造成东盟首选投资目的地，同时，将依斯干达公主城设立为区域创新和增长的标杆。

IIB由国库控股（Khazanah）持股60%，是一家致力于推动依斯干达大马战略发展的投资控股公司，主要关注领域是依斯干达公主城（前称努沙再也或旗舰区B）。

提供一流基建

依兹罕指出，为了营造有利于商业的环境并支持经济增长，美迪尼国际会展城（MICC）将提供世界一流的基建，以支持全球商业交流。

他说，Tech Medini被设想为一个创业和技能发展的中心，旨在赋能该地区的青年和劳动力，同时巩固依斯干达公主城作为投资和创新首选目的地的声誉。

目标契合

“作为柔佛经济发展的重要利益相关方，IIB对柔新特区将为企业和社区创造的广阔机会充满承诺。”

他说，随着我国在2025年开始担任东盟轮值主席国，以“包容性和永续”为主题，大马将继续加强其在推动区域合作与经济韧性方面的作用。

“这些优先事项与柔新特区的共同目标高度契合，促进东盟范围内的永续发展、创新和一体化。”

“依斯干达公主城处于这些努力的最前沿，凭借其独特优势吸引投资并建立合作伙伴关系，为东盟的韧性与繁荣做出贡献。”

Economic Focus

Iskandar Investment reaffirms commitment to collaborate with stakeholders for Johor-Singapore Special Economic Zone

By Syafiqah Salim / theedgemalaysia.com

08 Jan 2025, 06:20 pm



Iskandar Investment Bhd CEO Datuk Idzham Mohd Hashim says Iskandar Investment Bhd look forward to the Johor-Singapore Special Economic Zone fulfilling its collective vision for a dynamic and inclusive future, one that promises to transform Iskandar Puteri and Johor into thriving centres of opportunity and innovation.

KUALA LUMPUR (Jan 8): Iskandar Investment Bhd (IIB) reaffirmed its commitment to collaborating with stakeholders, including government agencies and international partners, to ensure the success of the Johor-Singapore Special Economic Zone (JS-SEZ).

In a statement on Wednesday, IIB president and chief executive officer Datuk Idzham Mohd Hashim said strategic investments, infrastructure enhancement, and sustainability are at the core of this initiative. These efforts aim to position Johor as a premier investment destination in Southeast Asia while establishing Iskandar Puteri as a benchmark for regional innovation and growth.

"We look forward to the JS-SEZ fulfilling its collective vision for a dynamic and inclusive future, one that promises to transform Iskandar Puteri and Johor into thriving centres of opportunity and innovation," said Idzham.

IIB, 60%-owned by Khazanah Nasional Bhd, is an investment holding company tasked with driving the strategic development of Iskandar Malaysia. Its primary focus is on Iskandar Puteri, formerly known as Nusajaya or Flagship Zone B.

According to Idzham, to foster a business-friendly environment and support economic growth, **Medini** International Convention City (MICC) will provide world-class infrastructure for global business engagements.

Tech **Medini** is envisioned as a hub for entrepreneurship and skill development, empowering the region's youth and workforce while cementing Iskandar Puteri's reputation as a prime destination for investment and innovation, he said.

"As a key stakeholder in Johor's economic development, IIB is deeply committed to the vast opportunities that the JS-SEZ will create for businesses and communities," said Idzham.

"As Malaysia begins its Asean chairmanship in 2025, themed Inclusivity and Sustainability, the nation continues to strengthen its role in advancing regional collaboration and economic resilience. These priorities align seamlessly with the shared goals of the JS-SEZ, fostering sustainability, innovation, and integration



Net-Zero Carbon CBD

Medini International
Convention City

Tech-Medini



Intergenerational
Living Hub



财经新闻

柔南Medini土地可转永久地契

2025年01月20日

（吉隆坡20日讯）伊斯干达投资公司（IIB）允许让柔南美迪尼（Medini）区域的产业买家或开发商，将租赁地契改为永久地契

丰隆投行分析员指出，IIB向美迪尼区域的产业买家和发展商提供选项，可以一定的金钱代价，来将租赁地契转化为永久地契

Edge Weekly

The end of private lease scheme in Medini?

By Rosalynn Poh / The Edge Malaysia

28 Jan 2025, 04:00 pm



(Photo by Low Yen Yeing/The Edge)

This article first appeared in The Edge Malaysia Weekly on January 20, 2025 - January 26, 2025

ISKANDAR Investment Bhd (IIB), landowner of the 2,230-acre Medini Iskandar Malaysia in Johor, is said to be issuing offer letters to buyers in Medini with an

option to convert their properties, which are currently under a private lease scheme (PLS), to freehold at a premium, according to several sources.

A letter from IIB to one of the buyers sighted by The Edge, stated: "As part of our continued commitment in enhancing Medini's appeal and fostering growth within the Johor-Singapore Special Economic Zone (JS-SEZ), we are pleased to inform you that freehold development is now possible in Medini."

It is understood that existing registered developers in Medini, for example, have the option to acquire from IIB a freehold interest in their land bank, specifically undeveloped land. Those offered are said to be required to sign a non-disclosure agreement before any further details are released.

The Edge understands that the option to convert to freehold comes with a premium of about RM8 per gross floor area for undeveloped land and RM10,000 per unit for completed units, which some say is a reasonable sum.

When asked why buyers of the properties under the PLS are being offered this option to convert to freehold now, IIB says it is unable to comment due to the ongoing court proceedings (see side story).

"However, we would like to emphasise that the PLS is legitimate and has received support and approval from relevant authorities. As litigations concerning the PLS are currently pending before the courts, we wish to respect the legal process and would like to seek cooperation from members of the public to avoid making comments that may prejudice judicial proceedings and impede the fair trial of the matters.

"IIB is committed to addressing this matter and is actively working with the relevant developers to find a resolution. We assure all stakeholders that efforts are being made to resolve the situation promptly and effectively, ensuring the best possible outcome for all parties," IIB says in an email reply to The Edge.

IIB, owned by the federal and Johor governments, was incorporated in 2006 to oversee investments into Iskandar Malaysia, specifically the Iskandar Puteri region.

Unit Size (sqft)	Transfer Ownership Fees (RM)
For Service Apartment/ Apartment (Strata Title)	
Unit size equal to or below 1000 sqft	5,000.00
Unit size of more than 1001 sqft	8,000.00
For Landed Property (Individual/ Strata Title)	
Double Storey	12,000.00
Three Storey	15,000.00
Semi-D	25,000.00
Bungalow	30,000.00
For Commercial: Shop and Retail Lots	
Below 1000 sqft	7,000.00
Above 1001 to 2000 sqft	10,000.00
Above 2001 to 3000 sqft	15,000.00
More than 3001 sqft	20,000.00
2 Storey Shop	25,000.00
3 Storey Shop	30,000.00

The background of the entire image is a dark, muted green with a pattern of tropical leaves, including large monstera leaves and smaller fern-like leaves. A solid black rectangle is centered on the page, serving as a backdrop for the text.

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PROJECT INFORMATION

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Developer

BCB Heights Sdn.Bhd

Project Name

Elysia Park Residence

Development Brief	
Title Type	Strata (Residential)
Project Status	Completed
Land Area/Size	7.82 acres
Total Blocks	3
Total Storey	Tower 1: 38 storey (Total: 292 units) Tower 2: 42 storey (Total: 334 units) Tower 3: 44 storey (Total: 355 units)
Total Units	981

Unit Composition (Tower 2 Fully Furnished)								
Type	A	B	B2	C	D	E	F	G
Built-up (sf)	523	515	524	817	770	1,010	1,258	1,236
Rooms	1	Studio	Studio	2	2	3	3	3
Bathrooms	1	1	1	2	2	2	3	3
Carpark Allocated	1	1	1	2	2	2	2	2
	Park View	Park View City View	Park View	City View	Park View	City View	Park View City View	Park View
Monthly Maintenance Charges & Sinking Fund *per share unit RM3.50	Around RM 255	Around RM 240	Around RM 250	Around RM 350	Around RM 330	Around RM 412	Around RM 500	Around RM 493

Unique Selling Proposition
1. 4.8 acres Mahkota Park (Coronation Park) which features the iconic Sultan crown-fountain perched at the top of the hill park.
2. Guarantee Rental Return 5% per annum x 5 years.
3. 30 days free stay per annum
4. Operate as a condo hotel, managed by an experienced team.
5. Fully furnished with high quality fixtures & fittings. (Daikin air-cond, Electrolux stove & hobs , Electrolux Washer dryer, TOTO sanitary fittings, GROHE bathroom faucets, Digital lock)
6. Great accessibility via major highways ie. Coastal Highways, EDL, JB East Coast Highway, Senai-Desaru Highway
7. 7 minutes to 2nd Link CIQ (Malaysia)
8. Surrounded by tourism attraction and amenities

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TOWER 2 LAYOUT PLAN

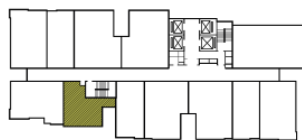
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TYPE A1 型

1 BED & 1 BATH (1房)
built-up: 523 sf

套内面积: 48.59平方米
建筑面积: 65平方米

赠送车位: 1



Note: All dimensions are expressed in millimeters unless specified otherwise.
注: 所有尺寸以毫米作为单位, 除非另加注明



TYPE B 型

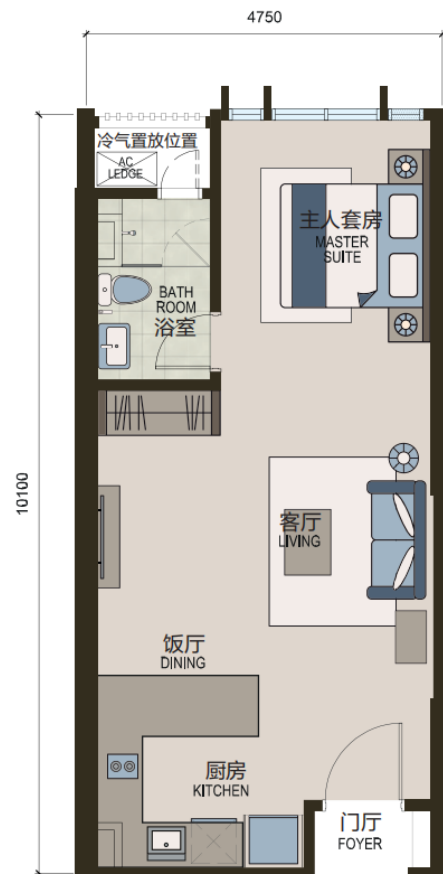
STUDIO (套房)
built-up: 515 sf

套内面积: 47.84平方米
建筑面积: 64平方米

赠送车位: 1



Note: All dimensions are expressed in millimeters unless specified otherwise.
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TYPE B2 型

STUDIO (套房)
built-up: 524 sf

套内面积: 48.68平方米
建筑面积: 65平方米

赠送车位: 1



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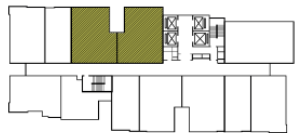
TYPE C1 型

2 BED & 2 BATH (2卧房)
built-up: 817 sf

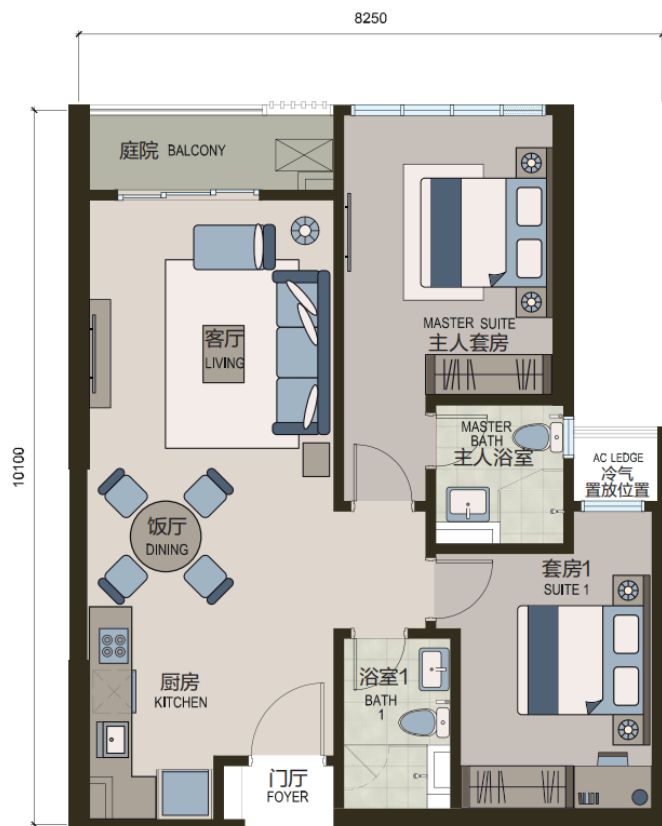
套内面积: 75.90平方米

建筑面积: 101平方米

赠送车位: 2



Note: All dimensions are expressed in millimeters unless specified otherwise.
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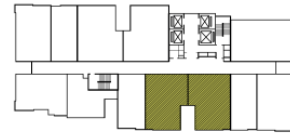
TYPE D1 型

2 BED & 2 BATH (2卧房)
built-up: 770 sf

套内面积: 71.53平方米

建筑面积: 95平方米

赠送车位: 2



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TYPE E1 型

3 BED & 2 BATH (3卧房)

built-up: 1,010 sf

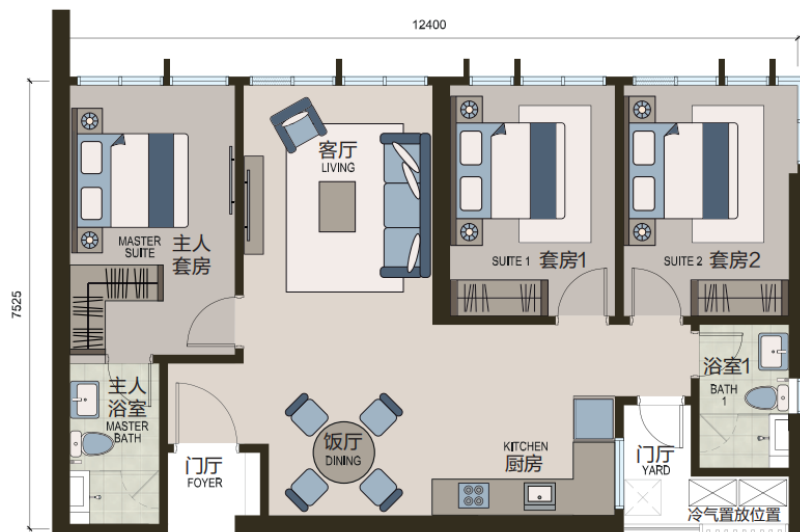
套内面积: 93.83平方米

建筑面积: 125平方米

赠送车位: 2



Note: All dimensions are expressed in millimeters unless specified otherwise.
注: 所有尺寸以毫米作为单位, 除非另加注明



TYPE F1 型

3 BED & 3 BATH (Duplex)

3卧房 (复式)

built-up: 1,258 sf

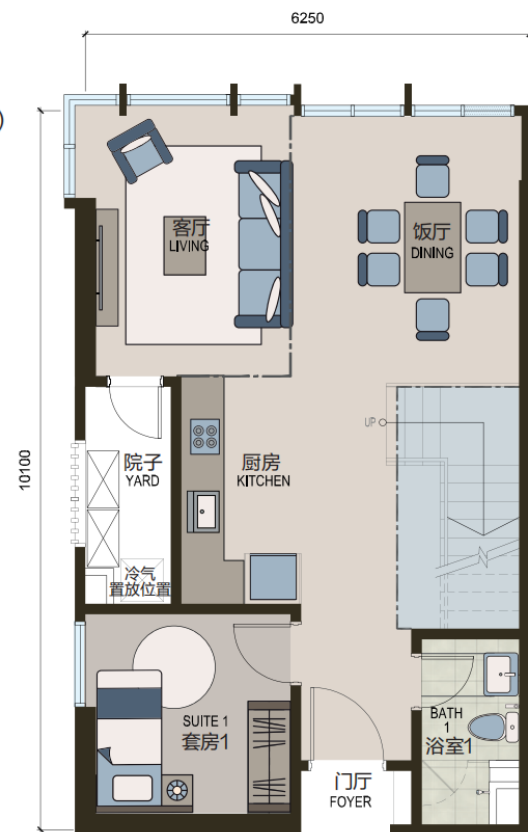
套内面积: 116.87平方米

建筑面积: 156平方米

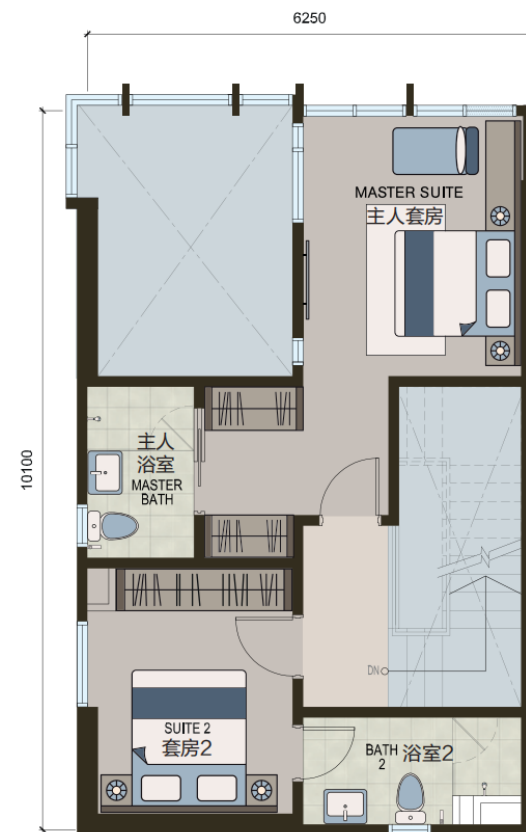
赠送车位: 2



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LOWER FLOOR 下层

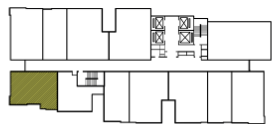


UPPER FLOOR 上层

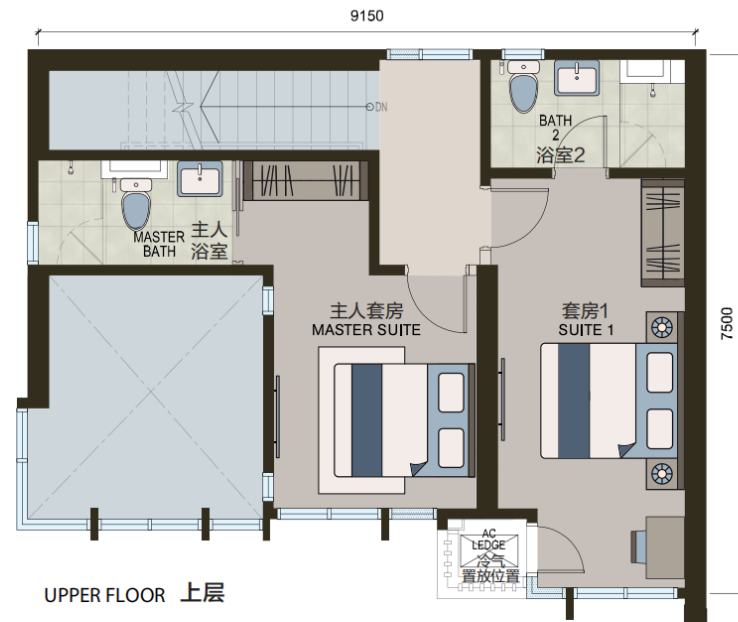
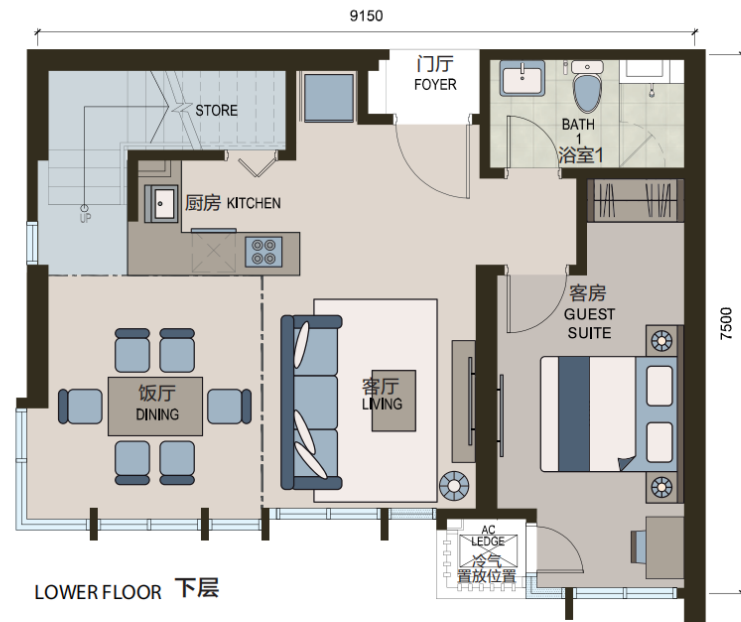
TYPE G1型

3 BED & 3 BATH (Duplex)
3卧房 (复式)
built-up: 1,236 sf

套内面积: 114.83平方米
建筑面积: 153平方米
赠送车位: 2



Note: All dimensions are expressed
in millimeters unless specified otherwise.
注: 所有尺寸以毫米作为单位, 除非另加注明



THE
Elysia
SUITES

MEDINI, ISKANDAR PUTERI
艾尔莎酒店公寓



HIGH QUALITY FIXTURES & FITTINGS

高品质配置-拎包入住

ITEM	FULLY FURNISHED
Daikin air-cond 大金空调	✓
Electrolux stove & hobs 伊莱克斯电磁炉&抽油烟机	✓
Electrolux Washer cum dryer 伊莱克斯洗衣+烘干机	✓
TOTO sanitary fittings 洁具	✓
GROHE bathroom faucets 高仪龙头	✓
Sharp LED TV 夏普电视	✓
Sharp Refrigerator 夏普冰箱	✓
Bed Frames & Mattresses 床架&床垫	✓
Wardrobes 定制衣柜	✓
Dining Table & Chairs 餐桌餐椅	✓
Sofa 沙发	✓





















Unit Composition (Tower 3 Partially Furnished)								
Type	A	B	B1	C	D	E	F	G
Built-up (sf)	520	516	529	817	770	1,010	1,251	1,239
Rooms	1	Studio	Studio	2	2	3	3	3
Bathrooms	1	1	1	2	2	2	3	3
Carpark Allocated	1	1	1	2	2	2	2	2
	City View	Park View City View	City View	Park View	City View	Park View	Park View City View	City View
Monthly Maintenance Charges & Sinking Fund *per share unit RM3.50	Around RM 255	Around RM 240	Around RM 250	Around RM 350	Around RM 330	Around RM 412	Around RM 500	Around RM 493

Unique Selling Proposition
1. 4.8 acres Mahkota Park (Coronation Park) which features the iconic Sultan crown-fountain perched at the top of the hill park.
2. Partially furnished with high quality fixtures & fittings. (Daikin air-cond, Electrolux stove & hobs , Electrolux Washer dryer, TOTO sanitary fittings, GROHE bathroom faucets, Digital lock)
3. Great accessibility via major highways ie. Coastal Highways, EDL, JB East Coast Highway, Senai-Desaru Highway
4. 7 minutes to 2nd Link CIQ (Malaysia)
5. Surrounded by tourism attraction and amenities
6. Future CBD for Iskandar Malaysia with many exciting development

The background of the entire image is a dark, muted green with a pattern of tropical leaves, including large monstera leaves and smaller fern-like leaves. The leaves are layered, creating a sense of depth. In the center, there is a solid black rectangular box containing the title text and decorative elements.

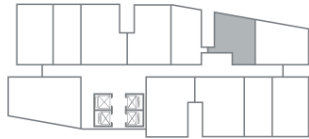
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TOWER 3 LAYOUT PLAN

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TYPE A

1 BED & 1 BATH
Built-up: 520 sf

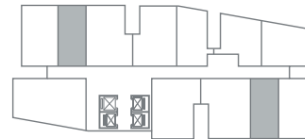


Note: All dimensions are expressed
in millimeters unless specified otherwise.

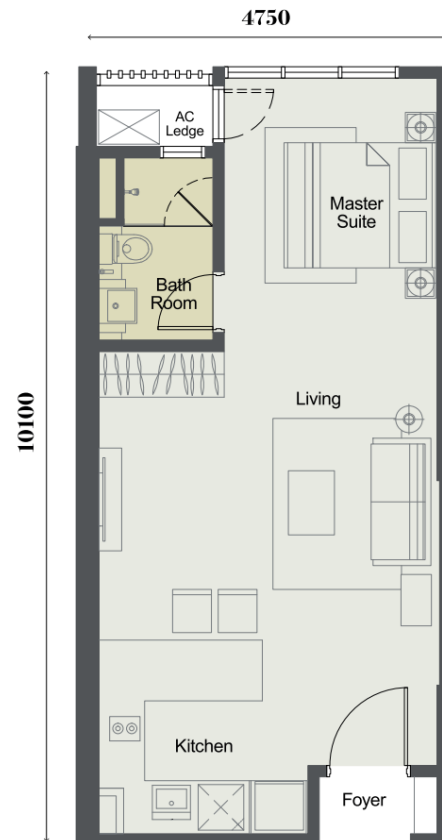


TYPE B

STUDIO
Built-up: 516 sf

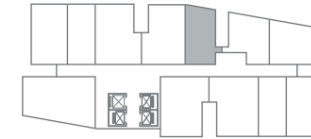


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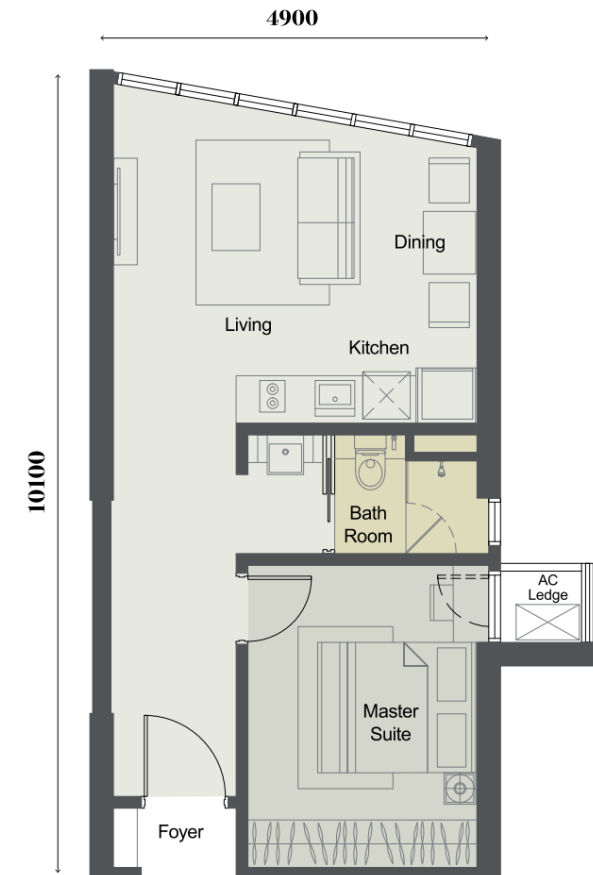


TYPE B1

1 BED & 1 BATH
Built-up: 529 sf

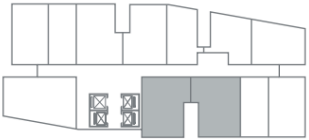


Note: All dimensions are expressed
in millimeters unless specified otherwise.



TYPE C

2 BED & 2 BATH
Built-up: 817 sf

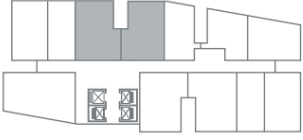


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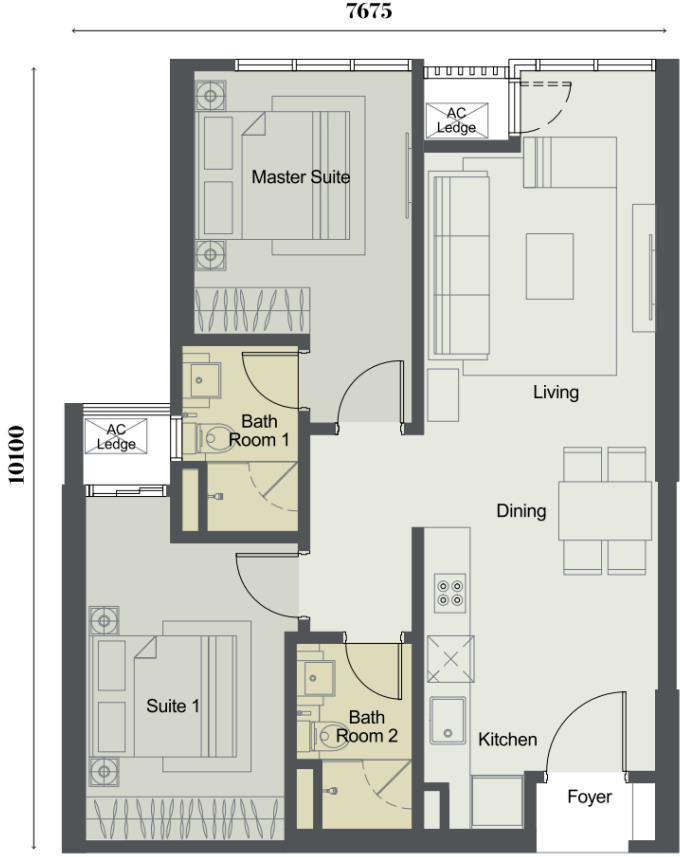


TYPE D

2 BED & 2 BATH
Built-up: 770 sf

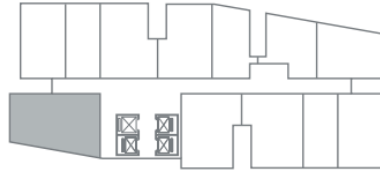


Note: All dimensions are expressed in millimeters unless specified otherwise.

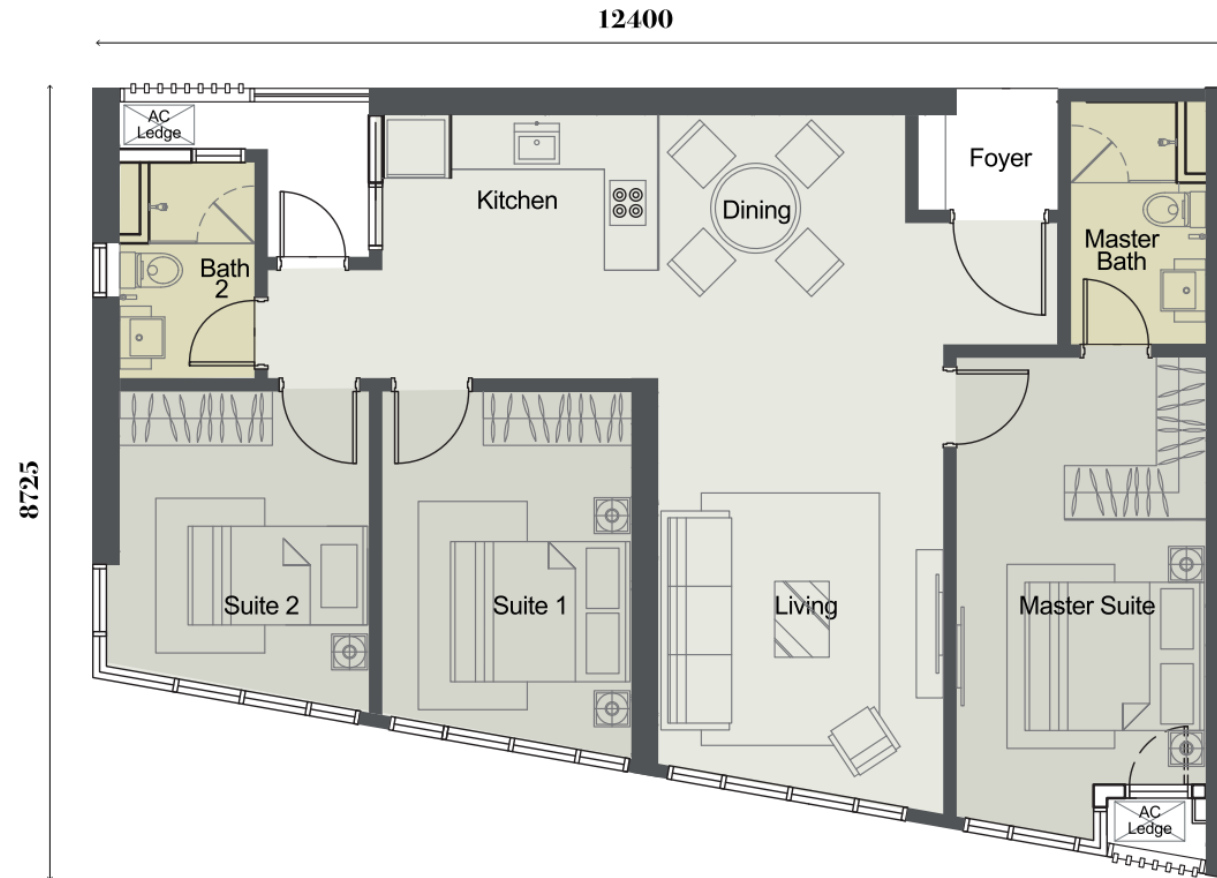


TYPE E

3 BED & 2 BATH
Built-up: 1,010 sf

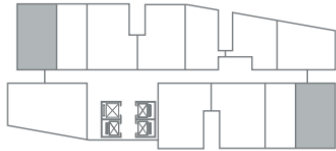


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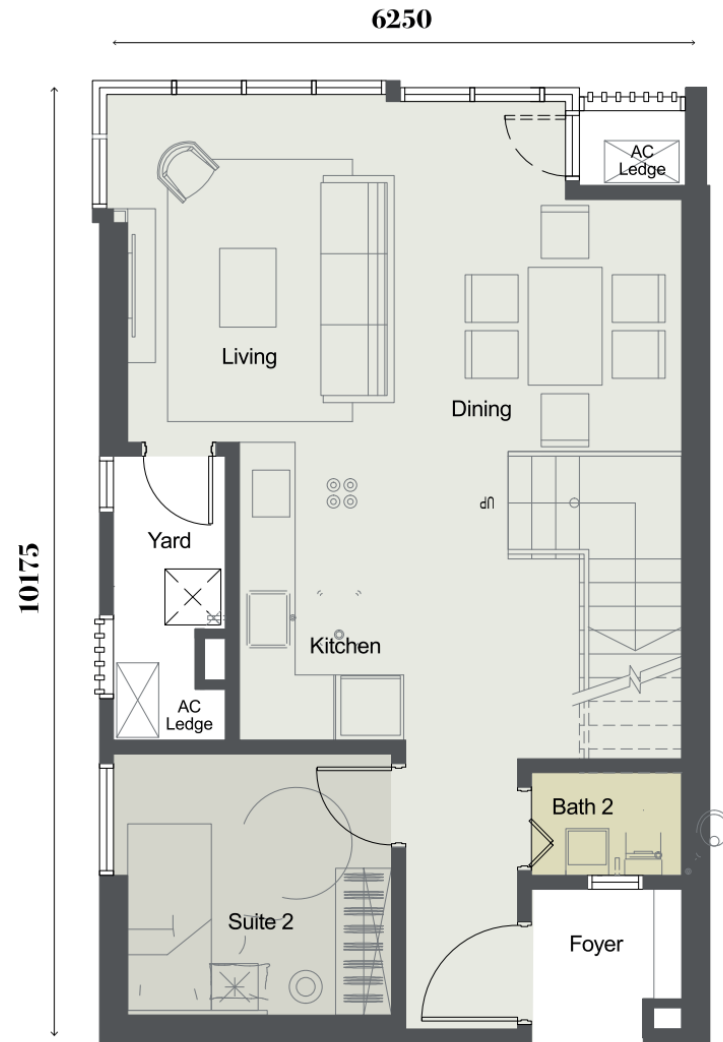


TYPE F (Duplex)

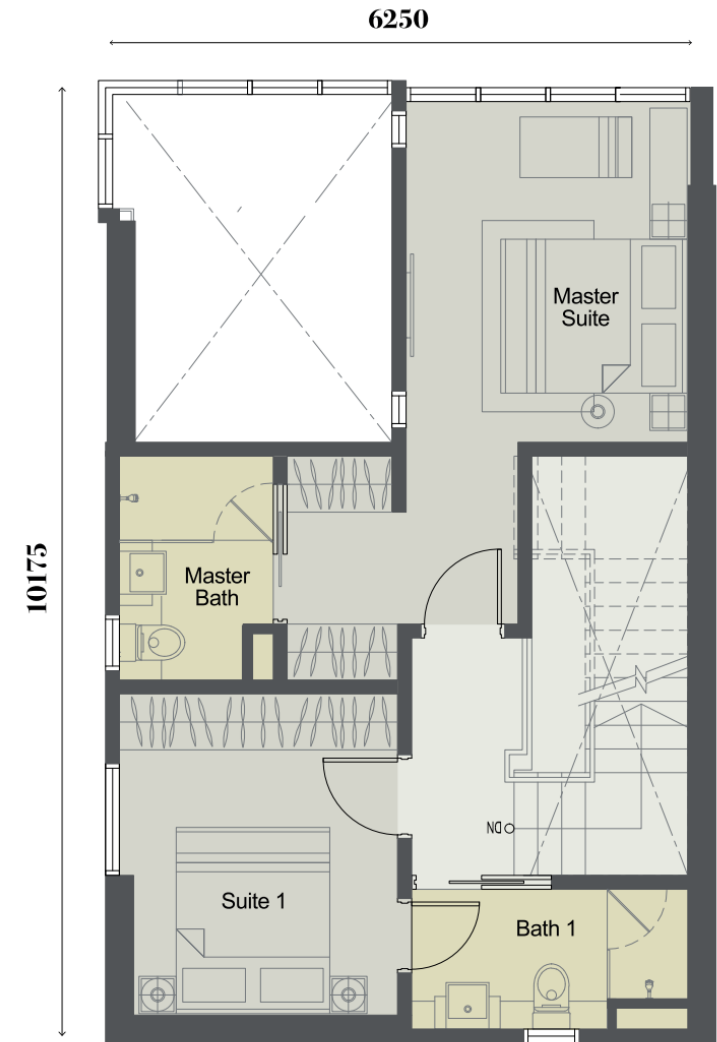
3 BED & 3 BATH
DUPLEX
Built-up: 1,252 sf



Note: All dimensions are expressed
in millimeters unless specified otherwise.



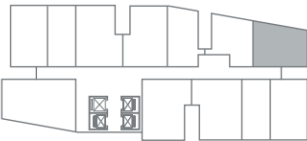
LOWER FLOOR



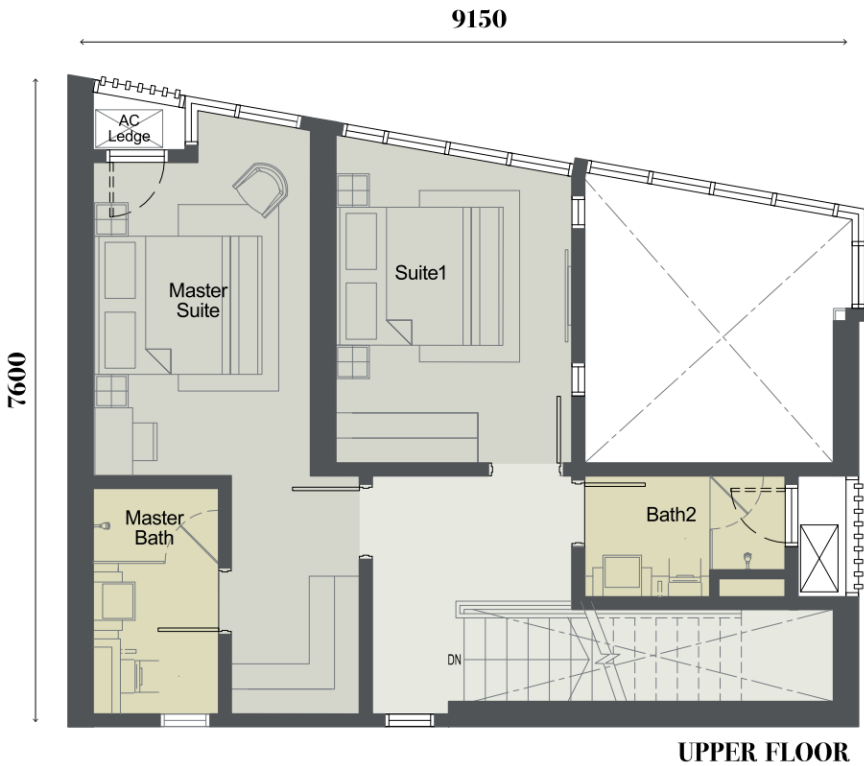
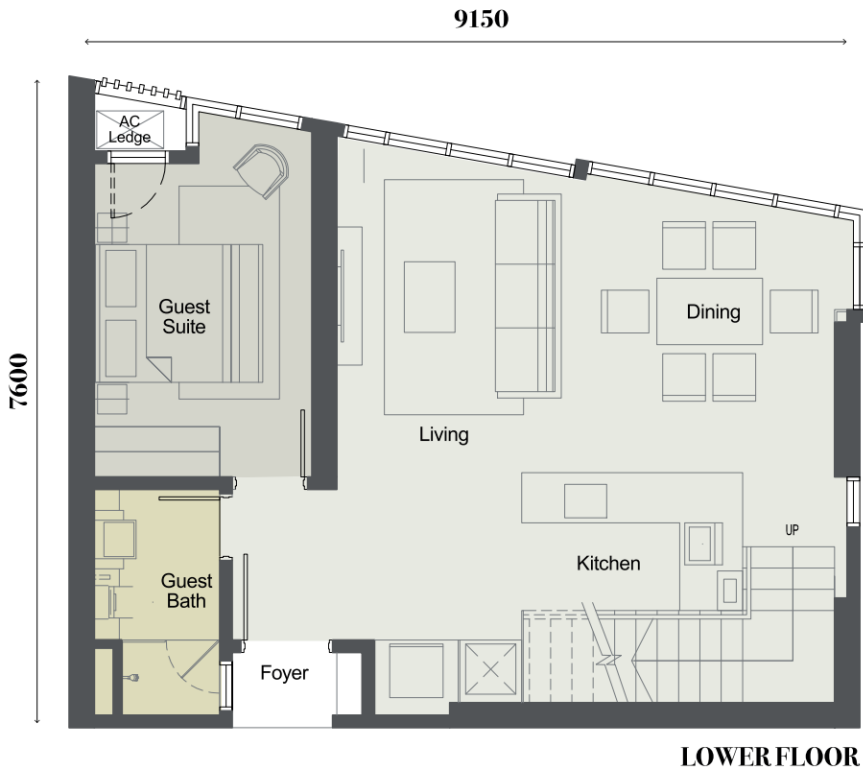
UPPER FLOOR

TYPE G (Duplex)

3 BED & 3 BATH
DUPLEX
Built-up: 1,239 sf



Note: All dimensions are expressed in millimeters unless specified otherwise.



HIGH QUALITY FIXTURES & FITTINGS



ITEM	PARTIALLY FURNISHED
Daikin air-cond	✓
Electrolux stove & hobs	✓
Electrolux Washer cum dryer	✓
TOTO sanitary fittings	✓
GROHE bathroom faucets	✓
Master Bedroom Wardrobes	✓
Samsung Digital Lock	✓

Duplex Type F



Duplex Living Room



Duplex Staircase



Duplex Master Bedroom



3 Bedroom Living Room



Bedroom



3 Bedroom Kitchen



Master Bedroom Wardrobe



2 Bedroom Kitchen



Type A 1 Bedroom



Type B Studio

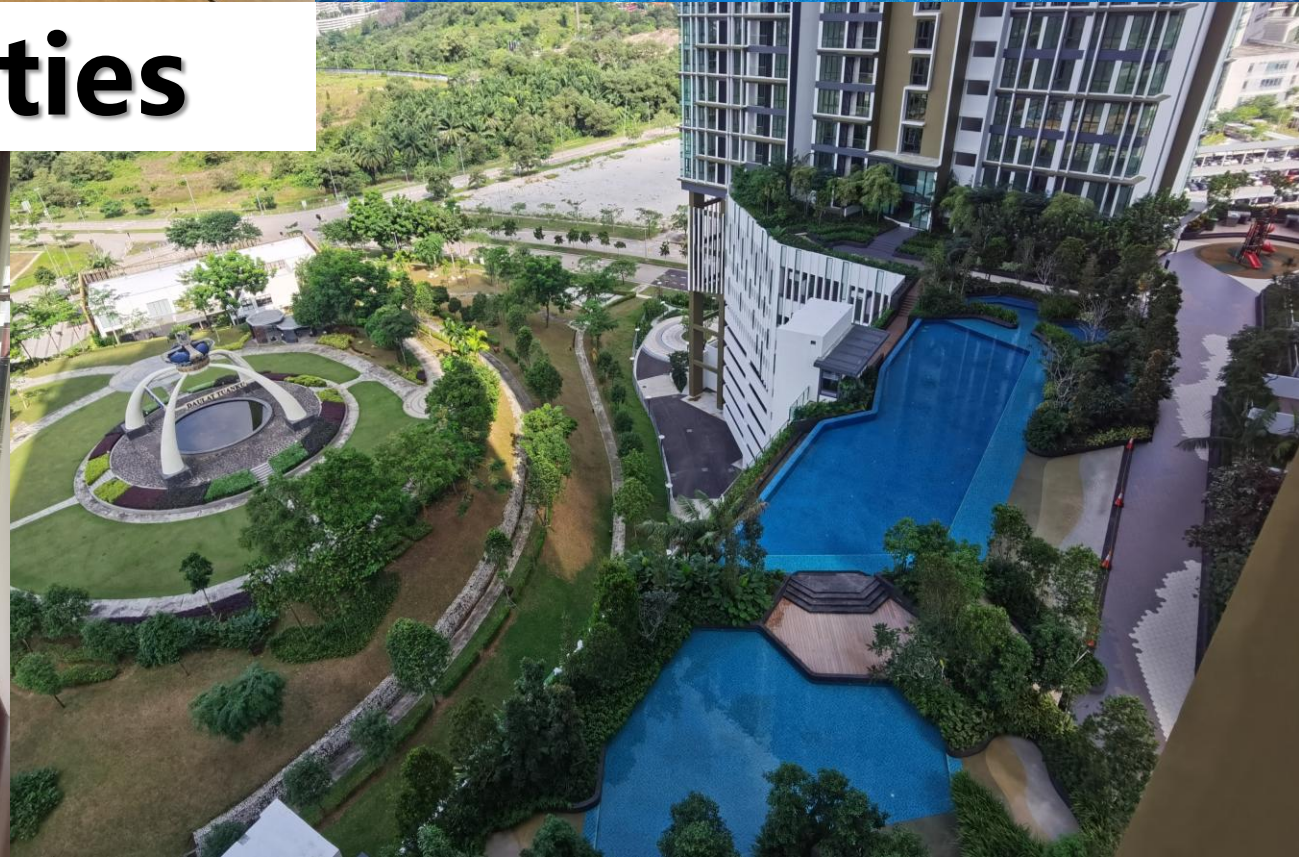


Bathroom





Facilities



1. Sales Package

Feature	Tower 2 (Fully Furnished with GRR)	Tower 3 (Partially Furnished)
Booking Fee	RM 1,000	RM 1,000
Legal Fees & Disbursement Fees	Absorb by Developer	Absorb by Developer
Stamp Duty (Loan Agreement/ Transfer/MOT)	Borne by Purchaser	Borne by Purchaser
Registration Fees & Valuation Fees	Borne by Purchaser	Borne by Purchaser
State Consent (Foreigner Buyer)	Borne by Purchaser	Borne by Purchaser
Guarantee Rental Return (GRR)	5% per annum for 5 years (on net selling price)	Not Applicable
Free Stay	30 days per annum	Not Applicable

2. Bank in details

Name of bank : MAYBANK
Name of account : BCB HEIGHTS SDN BHD
Bank account no. : 5016 1906 9806
Switch Code : MBBEMYKL
**Address : 15, Jalan Bestari 1/5, Taman Nusa Bestari,
81200 Skudai, Johor**

3. Booking Validity and Cancellation Terms

3.1 Validity of Booking

- Bookings are valid for **45 days** from the date the booking fee is paid.
- Failure to execute the **SPA** within this period will result in **automatic cancellation and forfeiture of the booking fee**.
- Booking is **non-transferable**.

3.2 Cancellation Policy

- ☐ **Personal cancellations:** Booking fee is **forfeited**.
- ☐ **Loan rejection:** Buyers receive a **full refund**, provided they submit a **valid bank rejection letter within 7 days**
- ☐ To ensures fair access to available units for all agencies and buyers, all canceled units will be immediately released for sale to the public
— **NO REALLOCATION PERIOD**

4. Documentation Submission

To validate bookings, a complete set of documents must be emailed to the following:

Ms. Purple Lim (Area Sales Manager) - bcb.purple@gmail.com

Mr. Goh (Assistant Sales & Marketing Manager) - yqgoh@bcbbhd.com.my

Ms. Alice Tan (Assistant Sales Admin Manager) - alicetan@bcbbhd.com.my

Required Documents:

- Booking Form
- Price Calculation Form
- Booking Fee Payment Proof
- Purchaser's NRIC/Passport Copy
- Special Request Form (if any)

Incomplete submissions will render the booking invalid.

All bookings are on a first-come, first-served basis. Sales agents must submit the full set of documents promptly to avoid invalid bookings.

The background of the entire image is a dark, muted green color, overlaid with a pattern of tropical leaves. The leaves are in various shades of green, from dark to light, and include large monstera leaves with characteristic splits and smaller, feathery fern-like leaves. The pattern is dense and covers the entire frame.

— ◆ —

**THANK
YOU**

— ◆ —