

Product Name	D'Lagoon Luxury Development by the Lake
Property Type / Kind of development	Condominium & Landed Strata
Acres of Development	6.56 acres
Location, Good selling points about the location	<ul style="list-style-type: none"> <li>• Located at Taman Seri Austin, a multi-award winning township development in Johor Bahru.</li> <li>• Easy accessibility to major highways and roads such as the Eastern Dispersal Link (EDL), North-South Highway, Pasir Gudang Highway, the Dato' Onn interchange and Tebrau-Kota Tinggi Highway.</li> <li>• Woodland Checkpoint approx. 15 mins and Second Link approx. 30 mins away</li> </ul>
Unique Selling Points	<ul style="list-style-type: none"> <li>• Low density development with only 6 units per floor</li> <li>• Freehold residential title – guaranteed low maintenance &amp; utilities charges</li> <li>• 5-tiers security – 24hr patrol, smart card, CCTV, etc.</li> <li>• Luxurious condominium</li> <li>• Abundance panoramic view – from living room and bedrooms</li> <li>• Multi-award winning developer and development</li> </ul>

Established Amenities & Facilities	<p>Facilities:</p> <ul style="list-style-type: none"> <li>- Fully equipped glass gymnasium</li> <li>- Games room</li> <li>- Function hall</li> <li>- Management Office</li> <li>- Jogging track</li> <li>- BBQ terrace</li> <li>- Multipurpose court</li> <li>- Swimming pool</li> <li>- Gazebos</li> <li>- Children's playground &amp; Kindergarten</li> <li>- Reading Room</li> </ul> <p>Amenities:</p> <ul style="list-style-type: none"> <li>- Nearby malls include AEON Dato' Onn, AEON Tebrau City, The Store, Tesco and up-coming IKEA.</li> <li>- Education: Fairview International School, KFCH College, Sunway College, etc.</li> <li>- Healthcare: Hospital Sultan Ismail</li> <li>- Nearby convenience stores, supermarkets, banking services, restaurants, business centres, etc.</li> </ul>
Special Features	<ul style="list-style-type: none"> <li>• High ceiling and wide balcony</li> <li>• High speed broadband and Astro ready</li> </ul>
Tenure	Freehold
How many Designs	<p>Type A – 2 bedrooms &amp; 2 bathrooms  Type B – 1 master + 1 bedroom &amp; 2 bathrooms  Type C – 3 bedrooms &amp; 2 bathrooms  3 storey villa</p>
Built-up size	<p>Type A (807 sqf.)  Type B (861 sqf.)  Type C (1,033 sqf.)  3 storey villa (2,796 sqf.)</p>
No. Of Units	<p>Condominium - 204  3 storey villa - 58</p>
Expected target market	Professionals, business community, young families, investors and expatriates
Expected Launch Date	May 2017
Expected Completion Date	Yr 2020

Bumi Discount	15%
Developer and its background	Dynasty View Sdn. Bhd. (a wholly owned subsidiary of UMLand) and developer of the award-winning Taman Seri Austin township. The 500-acres freehold residential neighbourhood planned with a healthy and conducive community living environment amidst homes of quality design and affordable pricing. Over the years, DVSB has fostered a close knit community of gated and guarded neighbourhoods that emphasize a healthy outdoor lifestyle with focal points such as parks, recreational areas, jogging tracks and bicycle lanes.
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