

ASPIRA

Lake Homes



INSPIRED LIFE
ASPIRED LIVING



ASPIRA PRECINCT

Aspira Precinct is located at the heart of Gerbang Nusajaya. With Aspira LakeHomes as the founding residential development of the precinct, other establishments that will soon rise in its vicinity include Aspira Gardens, Aspira ParkHomes along with Aspira Square which will become the commercial development in the precinct.

Aspira Precinct is poised to usher in a new way of living in Gerbang Nusajaya, unfolding a future with limitless potential.



LIFE AT ASPIRA LAKEHOMES





DEVELOPMENT LAYOUT PLAN

Phase 1 (Completed)

1. Main Entrance
2. Guard House (24-hours Access Control)
3. Clubhouse with Multipurpose Hall, Gym, Nursery Space, Management Office, Tennis Court & Surau
4. Children's Playground
5. Lakeside Cycle & Jogging Track at Pond 1
6. Lakeside Pavilion
7. Lakeside Cabana
8. Outdoor Plaza

Phase 2 (Future Development)

9. Children's Playground
10. Refuse Centre (Phase 3)
11. Children's Playground
12. Lakeside Cycling & Jogging Track at Pond 2
13. Lakeside Pergola
14. Lakeside Gazebo
15. Terraced Wetland

INSPIRED
LIFE
ASPIRED
LIVING



Aspira LakeHomes is the first development of Aspira Precinct & is the most exclusive development in Gerbang Nusajaya. Here eco-living coincides with biodiversity, creating a unique atmosphere that enchants & inspires daily life.

Aspira LakeHomes aspires to nurture the wellbeing of its residents & be a place of enrichment for future generations in the serenity of mother nature.









- LEGEND**
1. TUAS CHECKPOINT
 2. SULTAN ABU BAKAR CIQ COMPLEX
 3. COASTAL HIGHWAY SOUTHERN LINK
 4. NEW GERBANG NUSAJAYA INTERCHANGE (Ready by 2020)
 5. SECOND LINK EXPRESSWAY
 6. ASPIRE GARDEN
 - 2 Storey Cluster Homes
 - Land Area 35' x 70'
 - 2,605 | 2,596'
 7. ASPIRA SQUARE
 - 2 & 3 Storey Shop Offices
 - Land Area 22' x 70'
 - 3, 018 | 4,581'
 8. ASPIRA LAKEHOMES
 - 2 Storey Terrace House
 - Land Area 22' x 75' | 24' x 75'
 - 2,238 | 2,041'
 9. ASPIRA PARKHOMES
 - 2 Storey Terrace House
 - Land Area 20'x70'
 - 1,931 | 2,154'
 10. FASTRACKCITY
 11. PROPOSED ISKANDAR PUTERI HIGH-SPEED RAIL STATION
 12. PORT OF TANJUNG PELEPAS

THE CITY OF OPPORTUNITIES

Gerbang Nusajaya is a thriving township that envisions to be an integrated development which exemplifies sustainable living. It is a gateway to economic opportunities, environmental sustenance & a high-quality way of life. It is poised to become the region's catalytic hub to live, work & play.

Designed based on sustainable elements:

- 
 Renewable Energy
- 
 Zero-waste Lifestyle
- 
 Healthy Living
- 
 Wellbeing of the Community
- 
 Secured Community
- 
 Low Carbon City

CONNECTIVITY BEYOND BORDERS

Gerbang Nusajaya is located in close proximity to the Malaysia-Singapore Second Link Expressway. It is also within an estimated 800m from the proposed High-Speed Rail Terminal which connects to the rest of Malaysia.

- Highways within proximity:
- Malaysia-Singapore Second Link Highway (PLUS)
 - North-South Expressway (PLUS)
 - Coastal Highway Southern Link (CHSL)



TRANSPORTATION HUB

Gerbang Nusajaya is strategically situated near the region's major modes of transportation:





Type A

Land size : 22' x 75'

Built up : 2,041'

4 Bedrooms + 1 Utility

3 Bathrooms

**EXCLUSIVE
ASPIRA
LAKEHOMES**

Aspira LakeHomes are exquisitely designed in every aspect. Built to provide luxury & comfort for you & your family. These modern designed homes invite you to embellish them with your personal style.



Typical Floor Plan





Type B

Land size : 24' x 75'

Built up : 2,238'

4 Bedrooms + 1 Utility

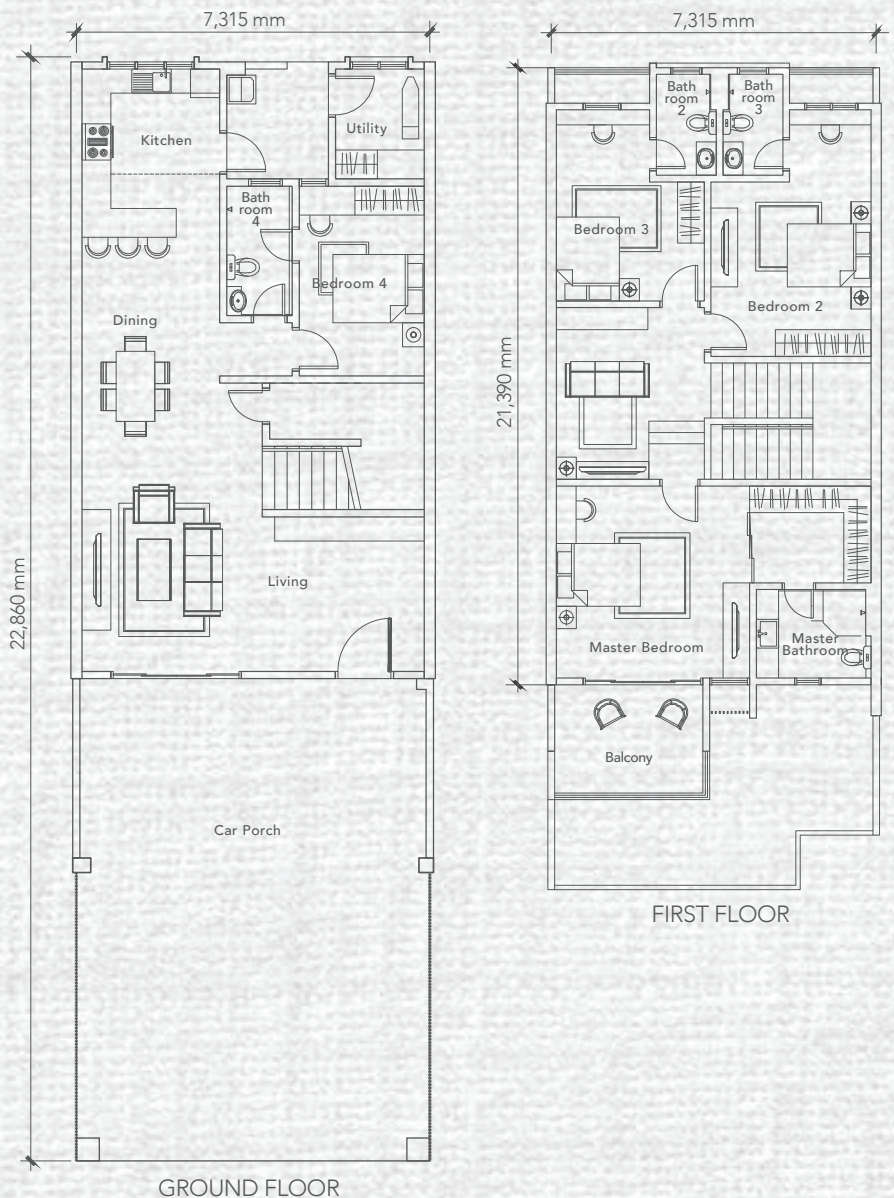
4 Bathrooms

ATTRIBUTES

- Gated & Guarded Community
- Freehold
- Low-Density
- Modern Design
- Spacious Interior



Typical Floor Plan



ASPIRA LakeHomes

FOR ENQUIRIES CALL

+607-277 9007 | +6019-758 3700



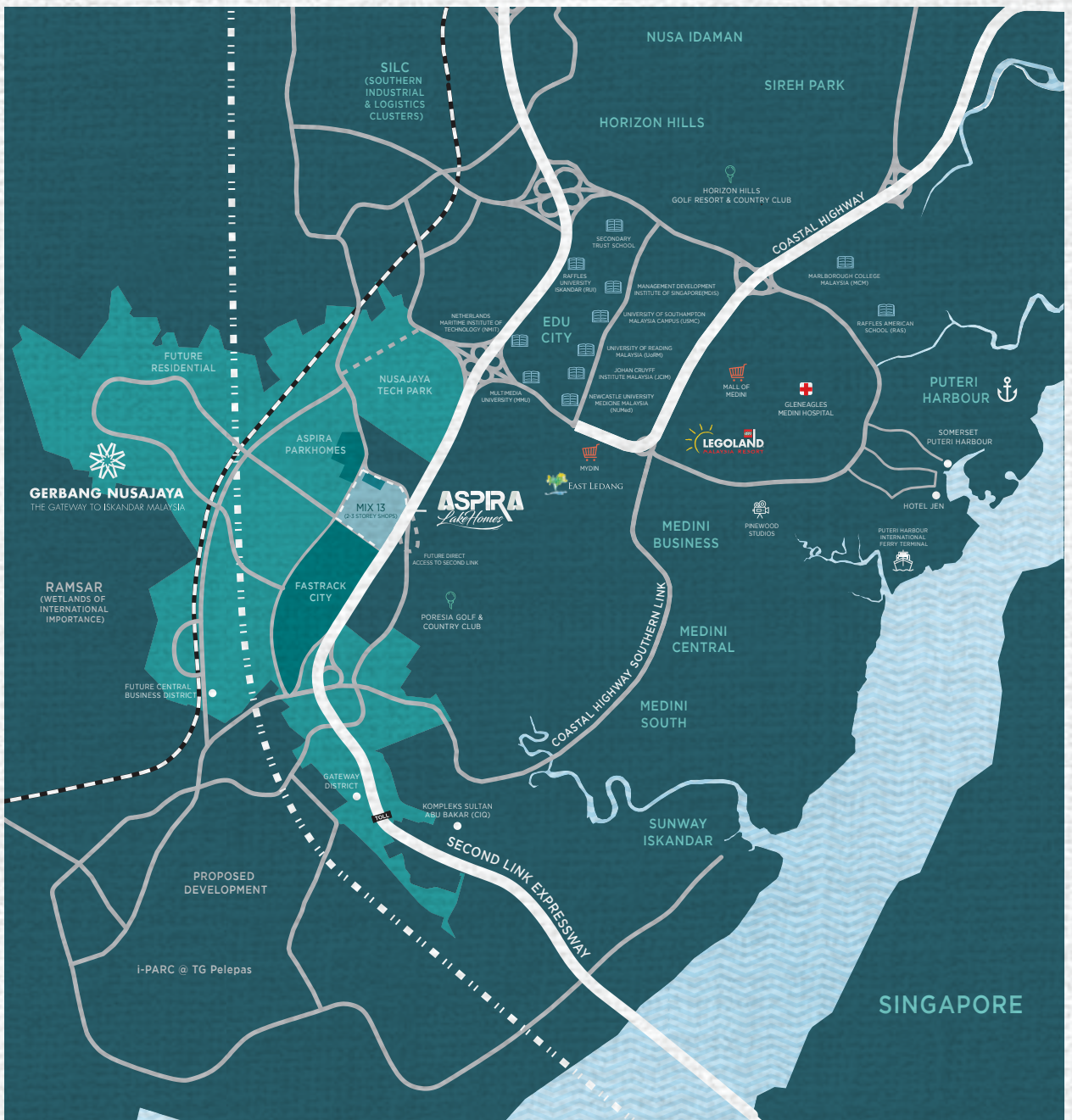
Find your
Happy

NUSAJAYA RISE SDN. BHD.

A Subsidiary of UEM Sunrise Berhad.

Lot 1 Imperia, No 1, Jalan Laksamana 1, Puteri Harbour, 79250 Iskandar Puteri, Johor Darul Ta'zim, Malaysia

uemsunrise.com



Developer Name: Nusajaya Rise Sdn Bhd * Address: Level 4, Imperia Office Tower, Jalan Laksamana 1, Puteri Harbour, 79000 Iskandar Puteri, Johor Darul Ta'zim * Telephone No: 07-277 3700 * Developer License No.: 14228-1/03-2021/37(L) * Validity Period: 22/03/2018 - 21/03/2021 * Advertising & Sales Permit: 14228-1/03-2021/37(P) * Validity Period: 22/03/2018 - 21/03/2021 * Approving Authority: Majlis Bandaraya Iskandar Puteri (MBIP) * Building Plan No: MBIP (PB)2/15/136 Jilid 1 * Land Tenure: Freehold * Land Encumbrances: None * Total Units: 366 units * Type A: 198 units * Type B: 152 units * Type C: 21 units * Type D: 1 * Unit Selling Price from RM656,888 (min) - RM2,423,888 (max) * 15% discount for Bumiputera Lot * Expected Completion Date: March 2021 * IKLAN INI DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.