



UMCITY

M E D I N I L A K E S I D E

CORPORATE OFFICE TOWER

RETAIL | HOTEL | RESIDENCES





Strategic Location

- 1 EduCity
- 2 Legoland
- 3 Gleneagles Hospital
- 4 Puteri Harbour
- 5 Kota Iskandar
- 6 Pinewood Studios
- 7 Marlborough College
- 8 Horizon Hills Golf & Country Club
- 9 Anjung / Seri Medini
- 10 CIQ / JBCC
- 11 SILC
- 12 Gerbang Nusajaya

ACCESSIBILITY

- 1 KM away from Legoland
away from Anjung
- 2 KM away from Educity
away from Pinewood Studio
- 5 KM away from Puteri Harbour
away from Kota Iskandar
away from Columbia Asia Hospital
- 30 KM away from Johor Bahru
away from Senai Airport
- 40 KM away from Singapore Central
Business District
- 60 KM away from Singapore Changi
International Airport

Another Prestigious Project by



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UMLand Medini Lakeside Development Sdn. Bhd. (1059981-K)
Lot G-14D, Little Red Cube, Persiaran Puteri Selatan Puteri Harbour, 79000 Nusajaya, Johor.



Redefining Metropolitan Living

Located at the gateway of Medini, UMCITY Medini Lakeside's first phase encompassing 5.03 acres fronting a sprawling lake designed to be a showcase of business, hospitality, and retail components.

Be part of the future and avail yourself to a new lifestyle at UMCITY, a flagship mix development project from UMLAND that promises to change your perception on Metropolitan Living and how you can do business in one of the most exciting regions in Asia. Located within the Medini Iskandar Development Zone, UMCITY offers an unique advantage for businesses who qualify for special incentive in areas such as corporate tax exemptions and unrestricted recruitment of foreign knowledge workers to grow their business.



● UMCITY Corporate Office Tower

Establish Your Professional Space

The new UMCITY Corporate Office Tower is an ideal place for business which comprises of a grand lobby and cafe, with 18 floors of high-tech offices rising above. Large corporate offices are on eight floors, with 96 business suites on the remaining ten. The tower is linked with a hotel and retail podium for conveniences. Other features include ultra high-speed broadband, an efficient building management system, and unit flexibility.

Another development highlight is a 12.8 acres lake park and gardens with sustainable green concepts. Located at the gateway into Medini, UMCITY Corporate Office Tower offers premium office space in a world class environment with retail & hospitality fronting a lakeside park.



Why Invest in UMCITY Corporate Office Tower

- Established developer with track record project in Klang Valley and Johor Bahru.
- Contemporary development located at the Gateway of Medini Iskandar, Johor and part of the CBD of Medini Zone B - Business Zone.
- Excellent connectivity within Iskandar Malaysia and Singapore.
- Located 10 minutes from Tuas Second link Checkpoint to Singapore.
- Design to suit multiple needs, UMCITY allows businesses the flexibility to tailor the units into efficient work space.
- Special Medini Incentives schemes.
- Modern premium office design.
- Corporate tower with a beautiful landscaped garden and sky terraces.
- Grand arrival lobby and drop - off.
- Low density business suite.
- Easy access to the site and building.
- Managed by a professional property management.
- Use of high-quality building materials.
- Flexibility of internal design.
- Modern security system and access control.

Enjoy Special Medini Incentives Scheme.

- No sales restriction on foreign ownership
- No RM 1,000,000 minimum price threshold for non - Malaysians
- No RPGT (Real Property Gains Tax)
- Corporate Tax exemption for 10 years for approved Companies registered in Medini
- Reduced income tax for qualified knowledge workers

