



MEDINI, ISKANDAR PUTERI

Bodaiju

Residences

Designed for
Restful Living

A Life that Grows in Harmony

Inspired by the Bodaiju tree, this is a home shaped around wellness, natural comfort, and a gentler way of living. Every element, from its soothing landscapes to its bright, open spaces, is crafted to support a balanced lifestyle that feels calm and restorative.

Surrounded by greenery and thoughtfully designed environments, you can slow down, breathe deeper, and reconnect with a sense of harmony every day, creating a living experience that is truly designed for restful living.



Enriching Daily Living

Here, comfort and practicality come together to create a living experience that feels effortless. A calm environment with well-considered features supports daily routines in a natural way. With thoughtful planning, sustainable design principles, and flexible unit options, Bodaiju Residences suits a range of lifestyles for both personal living and long-term investment.



Close Proximity to Public Transport



No Restrictions to Foreigners



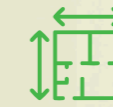
3-Tier Security



Premium Facilities



GreenRE



Multiple Unit Layouts for Own Stay or Investment



Surrounded by Commercial Amenities



EV Charging Ready



Designed to Support Your Way of Life

Each home features generous layouts, bright interiors, and a calm, open flow that encourages comfort and clarity in daily living. Natural light, practical room arrangements, and thoughtful design details create spaces that feel open, soothing, and welcoming.

Throughout the development, landscaped gardens, peaceful corners, and family-friendly facilities offer places to unwind, move, and connect. From quiet green pockets to shared lifestyle areas, every space is shaped to support a balanced routine and a more mindful way of living.

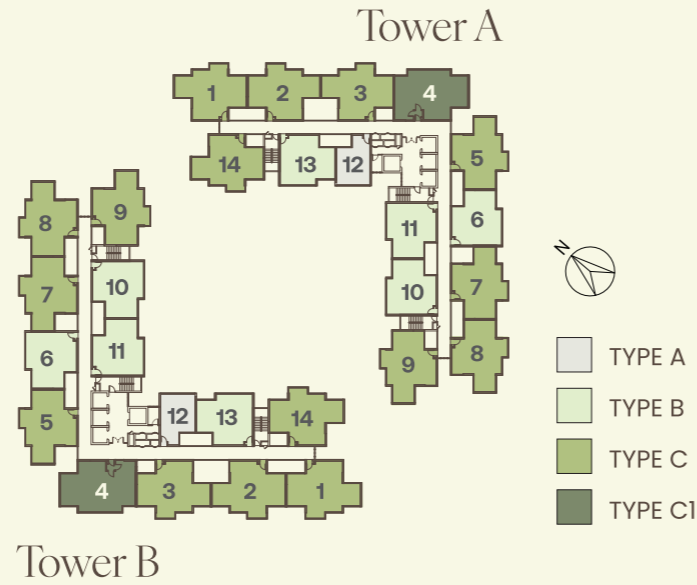


Facilities Plan

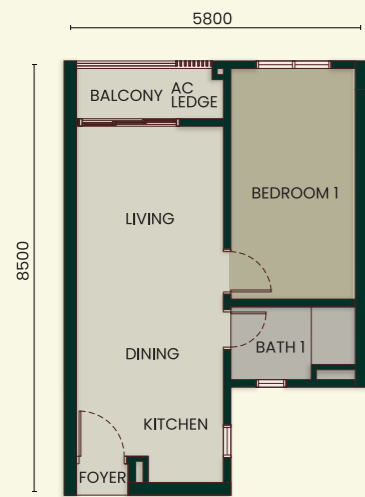


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|-----------------|----------------------------------|------------------------------------|-----------------------|
| 1 Swimming Pool | 6 Multipurpose Hall | 11 Changing Area / Toilet (Female) | 16 Surau (Male) |
| 2 Kids Pool | 7 BBQ Pavillion | 12 Disabled Toilet | 17 Kids Room |
| 3 Play Ground | 8 Sunken Seating | 13 Gym | 18 Function Room |
| 4 Garden | 9 Viewing / Yoga Deck | 14 Game Room | 19 Equipment Room |
| 5 Gazebo | 10 Changing Area / Toilet (Male) | 15 Surau (Female) | 20 Multipurpose Court |

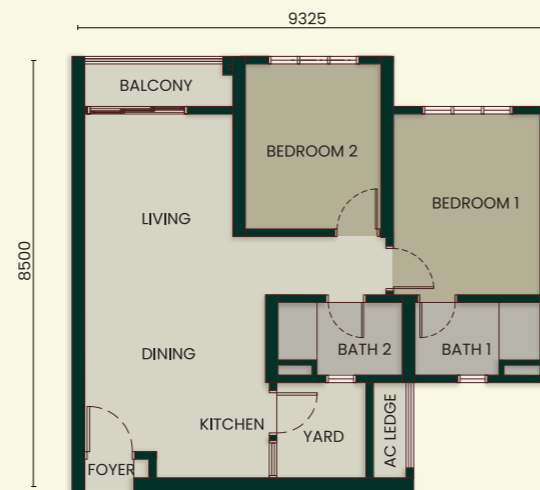
Unit Plan



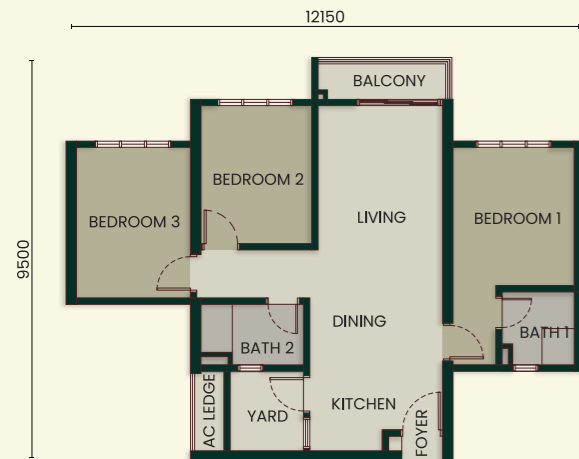
Type A | 463 Sq Ft | 1 Bathroom
1 Bedroom | 1 Balcony



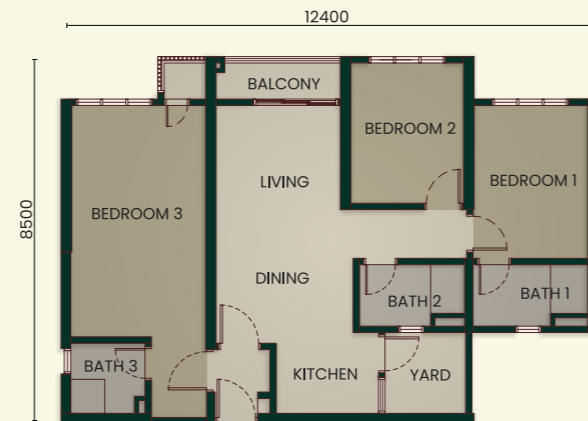
Type B | 753 Sq Ft | 2 Bathrooms
2 Bedrooms | 1 Balcony



Type C | 893 Sq Ft | 2 Bathrooms
3 Bedrooms | 1 Balcony



Type C1 | 1,012 Sq Ft | 3 Bathrooms
Dual-Key | 3 Bedrooms | 1 Balcony

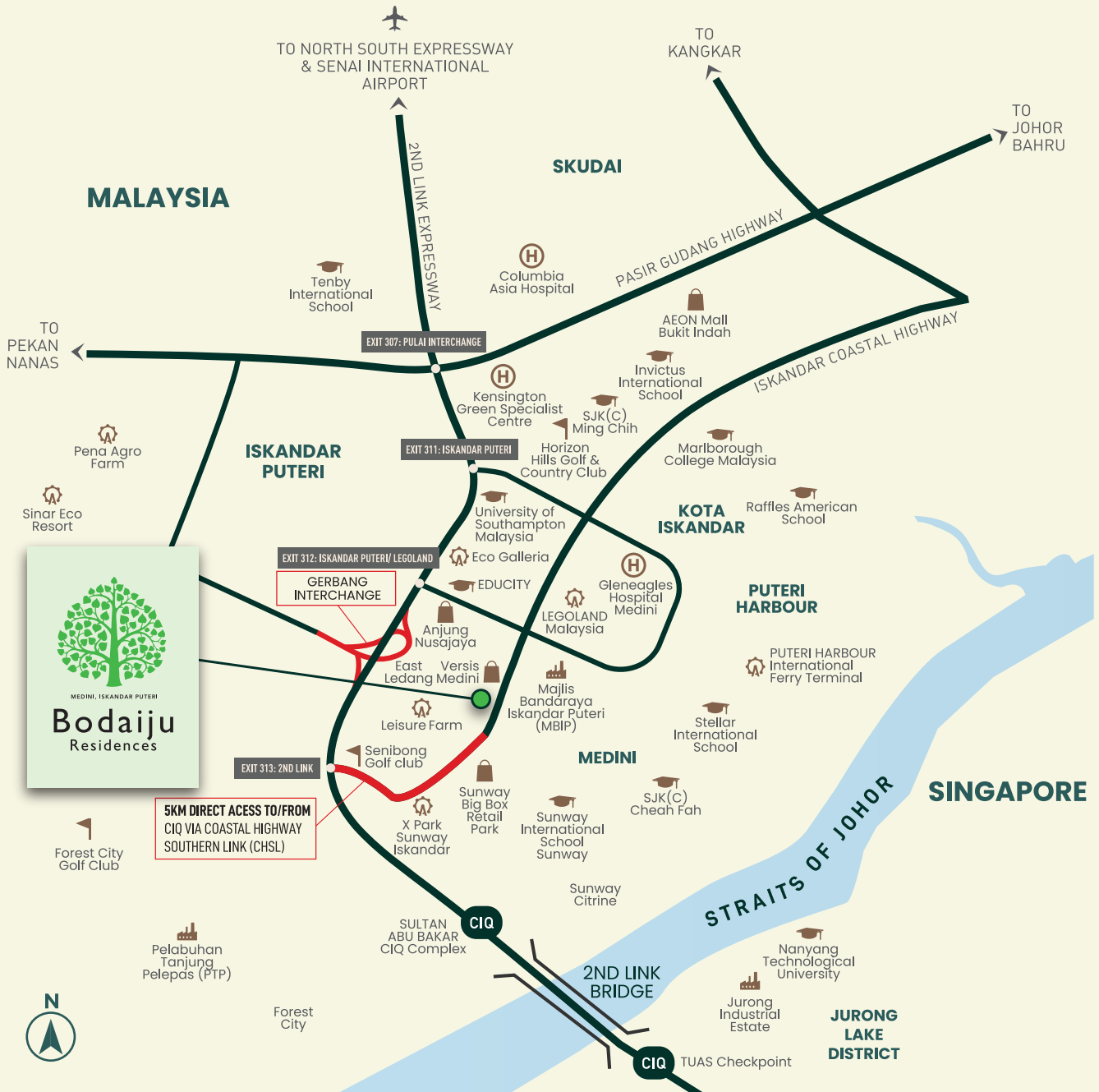


Specifications

STRUCTURE	Reinforced concrete structure/Steel Structure				
WALL	Reinforced concrete wall / Bricks				
ROOFING COVERING	Reinforced concrete roof / Metal Roofing				
ROOF FRAMING	Reinforced concrete framework / Lightweight truss				
CEILING	Skim coating / Plaster ceiling				
WINDOWS	Aluminium frame glass windows				
DOORS	Fire-rated timber door / Flush door / Aluminium glass door				
IRONMONGERY	Selected lockset				
WALL FINISHES	Internal wall (Common wall)	Plastered wall finishes and paint			
	External wall (Common wall)	Plastered wall finishes and paint			
	Bedroom	Plastered wall finishes and paint			
	Bathroom	Tiles up to ceiling 2400mm high			
FLOOR FINISHES	Foyer / Living / Dining / Kitchen	Tiles			
	Bedroom	Tiles			
	Bathroom	Tiles			
	Balcony	Tiles			
	Other areas	Cement render			
SANITARY AND PLUMBING FITTINGS		Type A	Type B	Type C	Type C1
	Kitchen sink	1	1	1	1
	Wash basin	1	2	2	3
	Toilet roll holder	1	2	2	3
	Shower rose	1	2	2	3
	Water closet	1	2	2	3
	Bib tap	2	3	3	4
ELECTRICAL INSTALLATION		Type A	Type B	Type C	Type C1
	Lighting point	8	13	16	18
	Power point	10	11	12	17
	Ceiling fan point	2	3	4	4
	Water heater point	1	2	2	3
	Aircon point	2	3	4	4
	Door bell point	1	1	1	1
	Distribution Board	1	1	1	1
	TV point	2	2	2	3
INTERNAL TELECOMMUNICATION TRUNKING AND CABLING		1	1	1	2

Quiet by Nature, Connected by Design

Set within a calm yet highly connected neighbourhood in the heart of Medini, Bodaiju Residences places you close to everyday conveniences and major destinations. Close to schools, lifestyle hubs, healthcare, and leisure destinations, plus seamless access to the Iskandar Coastal Highway and Second Link, residents can enjoy easy mobility while returning to the tranquillity of a nature-inspired home.



Creed Property Malaysia Sdn. Bhd.
(200901023760 (866859-P)
(Formerly known as CI Medini Sdn. Bhd.)

C-01-05, Pusat Perdagangan Ion
Akses, Persiaran Medini Sentral 6,
Bandar Medini Iskandar, 79250
Iskandar Puteri, Johor

BODAIJU RESIDENCES SALES GALLERY

Sales Office Operating Hours
Monday - Friday: 9:00 AM - 6:00 PM
Saturday / Sunday & Public Holidays: 10:00 AM - 6:00 PM

+607-267 7300

www.creed-group.com
sales@cimedini.com



No. Lesen Pemaaju: 30949/01-2030/0005 (N) - Tempoh Sah: 06/01/2025 - 05/01/2030 - Permit Iklan: 30949-1/11-2028/0935(N)-(S) - Tempoh Sah: 06/11/2025 - 05/11/2028 - Pihak Berkuasa Yang Meluluskan: Majlis Bandaraya Iskandar Puteri - No. Kelulusan Pelan: MBIP (JB) RP/9/2/2024(40) - Hak Milik Kekal Tanah: Pegangan Pajakkan 99 Tahun Sehingga 27/12/2114 - Bebanan Tanah: Tiada - Jumlah Unit: 405 unit - Tarikh Dijangka Siap: Ogos 2028 - Harga jualan: Blok A: Harga: RM299,000.00 (Minima) - RM659,000.00 (Maxima) -