

# PAR3

Condo & Condo Villa

IOI SIGNATURE

Ready To Move In





Low-dense Condo Villas & High-rise Condominiums

# AMIDST URBAN CHARM & NATURE BLISS

Encapsulating a relaxing ambience, Par3 offers not just a blissful residence, but a truly enviable lifestyle. 31-storey high-rise condominiums and 3-storey condo villas in a secluded sanctuary out of earshot, yet within reach. It's a world of your own.

**LAND AREA 2.89 ACRES**

**207 CONDOMINIUMS**  
(1,324 - 1,668 sq.ft.)

**18 CONDO VILLAS**  
(1,647 - 2,250 sq.ft.)

**1 RESORT-STYLED NEIGHBOURHOOD**





artist's impression



## Crystal Clear Relaxation TO DISCOVER MORE IN YOU

Take a dip in the tranquil pool or aqua gym. Boost stamina in a workout. Harvest the inner delight of your body and soul in the residents-only facility podium that boasts various facilities.

At Par3, everything accommodates your delightful enjoyment. Feel total relief at home as you get rid of urban hustle.

## Welcome Home PEACE-OF-MIND AWAITS

Serenity greets you inside out as you roll into Par3. Featuring state-of-the-art security system, you can keep your mind and soul at ease, and enjoy absolute comfort within this private haven, where safety and peace-of-mind is always the top priorities.



artist's impression



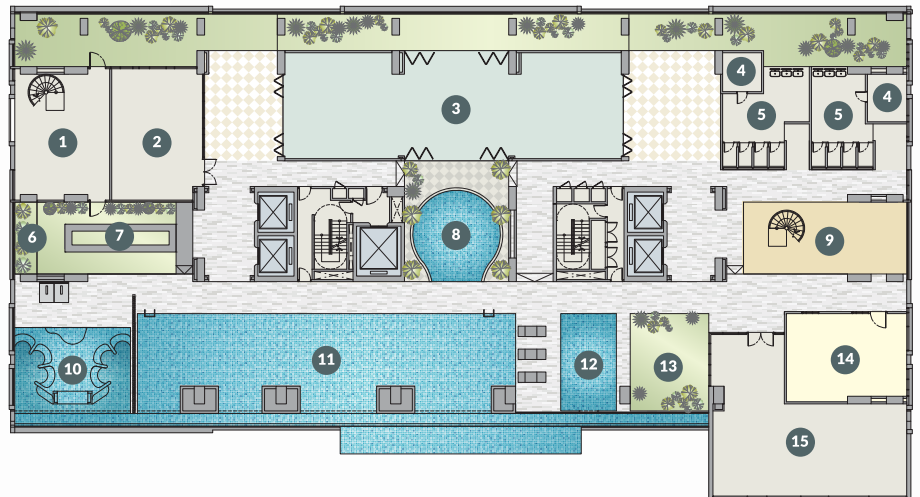


## FACILITIES PLAN

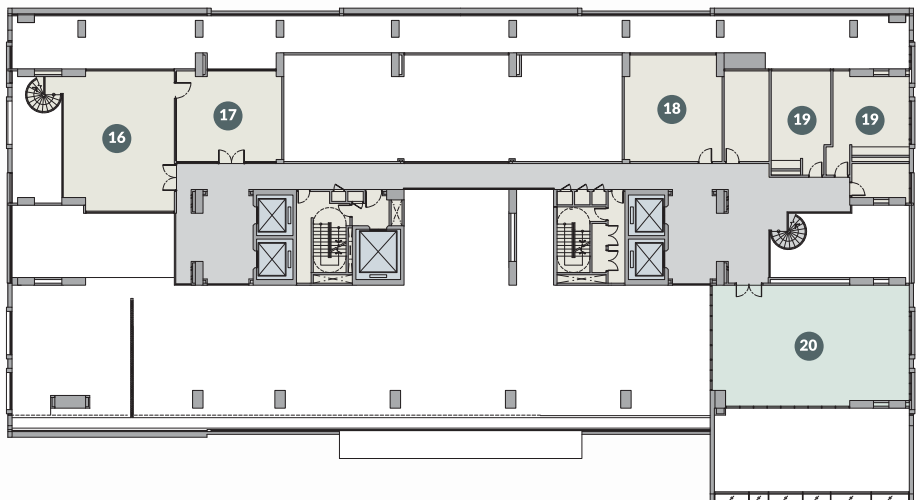
### LOWER & UPPER LEVEL 5

- 1 Function Room
- 2 Mini Theatre
- 3 Banquet Hall
- 4 Steam Room
- 5 Restroom / Changing Room
- 6 Herbs Garden
- 7 Garden
- 8 Aqua Gym
- 9 Playground
- 10 Spa Pool
- 11 Lap Pool
- 12 Wading Pool
- 13 Landscape
- 14 Kindergarten
- 15 Gym Room
- 16 Games & Rehearsal Room
- 17 Reading Lab
- 18 Mahjong & Board Game Room
- 19 Surau
- 20 Lounge & Tea Room

LOWER LEVEL 5



UPPER LEVEL 5



# SPECIFICATIONS /

## Structure

Reinforced Concrete

## Wall

Brickwork / Reinforced Concrete

## Roofing Material

Concrete Slab

## Ceiling

Concrete Slab / Plaster Ceiling

## Window

Aluminium Framed Window

## Door

Aluminium Framed Door / Timber Door

## Ironmongery

Digital Lock (for main entrance) &  
Quality Lockset (for other areas)

## Wall Finishing

Selected Porcelain Tile / Ceramic Tile /  
Plaster & Paint

## Floor Finishing

Selected Porcelain Tile / Laminated Timber /  
Cement Render

## Sanitary and Plumbing

Wash Basin / Sitting WC /  
Shower Rose / Kitchen Sink

## Electrical Installation

Lighting Point / Switch Socket Outlet /  
A/C Point / Ceiling Fan Point /  
Data/Telephone / Doorbell Point /  
Water Heater Point / SMATV /  
Intercom Point

## Internal Telecommunication

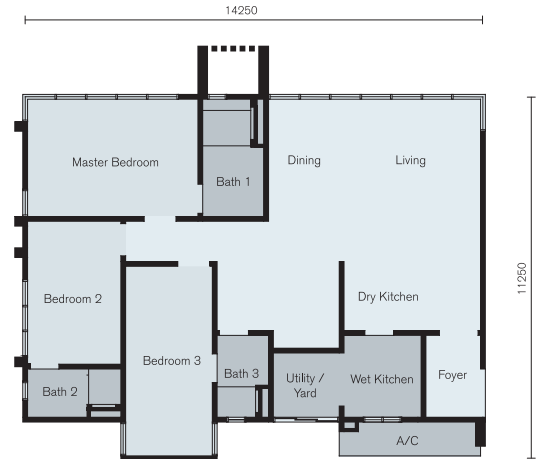
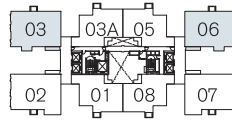
Trunking and Cabling  
Provided

# CONDOMINIUMS TYPICAL FLOOR PLAN

## TYPE A

Built-up 1,636 sf

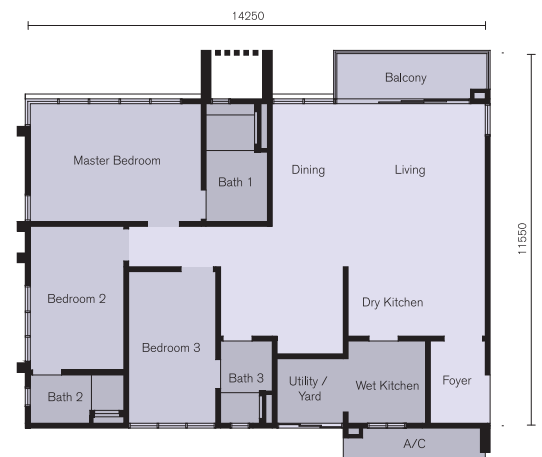
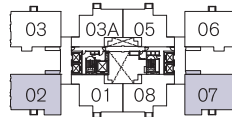
3 Bedrooms  
3 Bathrooms



## TYPE A1

Built-up 1,668 sf

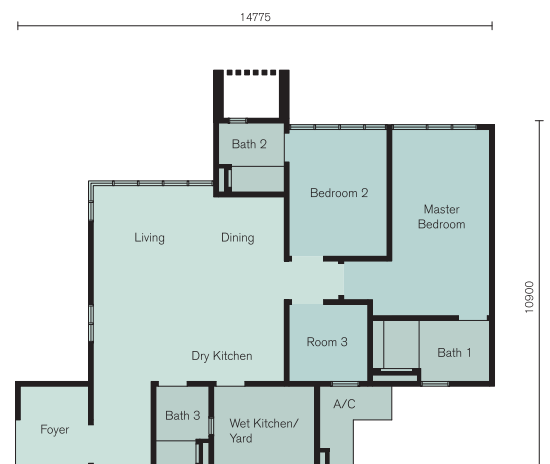
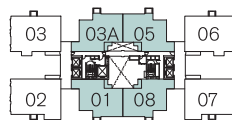
3 Bedrooms  
3 Bathrooms



## TYPE B

Built-up 1,324 sf

3 Bedrooms  
3 Bathrooms



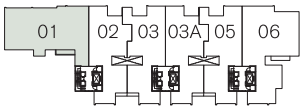
# 3-STOREY CONDO VILLAS

## TYPICAL FLOOR PLAN



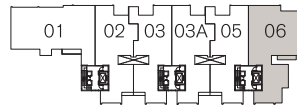
**TYPE C1**  
Built-up 2,217 sf

3 Bedrooms  
4 Bathrooms  
1 Maid's Room



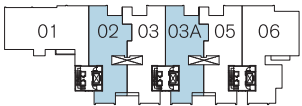
**TYPE C2**  
Built-up 2,250 sf

3 Bedrooms  
4 Bathrooms  
1 Maid's Room



**TYPE D1**  
Built-up 1,647 sf

3 Bedrooms  
3 Bathrooms



**TYPE D2**  
Built-up 1,647 sf

3 Bedrooms  
3 Bathrooms





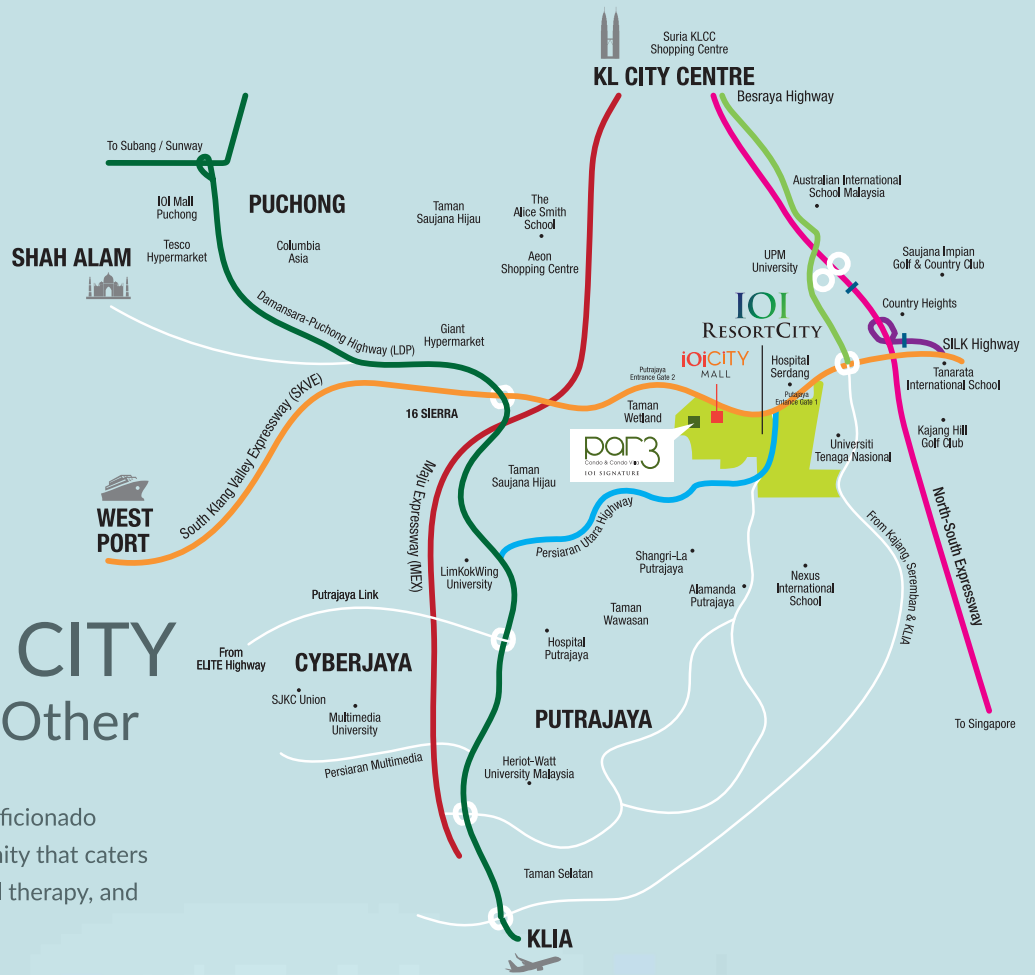




# IOI RESORT CITY

## Enviably Like No Other

IOI Resort City boasts everything an aficionado desires within a well-planned community that caters for calm relaxation, leisure vibes, retail therapy, and dining pleasure to name a few.



A TOWNSHIP DEVELOPED BY  
IOI Properties Group Berhad

DEVELOPER  
Pine Properties Sdn Bhd (303438-P)  
(A Subsidiary Company of IOI Properties Group Berhad)

MARKETING & SALES OFFICE  
IOI Galleria @ IOI Resort City  
Lebuh IRC, IOI Resort City, 62502 Putrajaya, Malaysia  
03 8947 8899  
ioiproperties.com.my/par3  
Sales Gallery Open Daily 10 am - 5 pm



**IOI PROPERTIES**  
Trusted.