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[www.ioiproperties.com.my/Conezion](http://www.ioiproperties.com.my/Conezion)

# CONEZIÓN

RETAIL • OFFICE • RESIDENCE

@ IOI RESORT CITY

FREEHOLD

A Project Managed By



IOI PROPERTIES

Developer  
MAYANG DEVELOPMENT SDN BHD  
(Co.No.: 86092-W)  
ML, Two IOI Square, IOI Resort,  
62502 Putrajaya, Malaysia.

Marketing & Sales Office  
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Lebuhr IRC, IOI Resort, 62502 Putrajaya.  
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IOI  
RESORTCITY



CONEZIÓN • Type Of Property: Service Apartment • Developer License No.: 14011-1/05-2018/01445(L) • Validity Period: 30/05/2017 - 29/05/2018 • Advertising & Sales Permit No.: 14011-1/05-2018/01445(P) • Validity Period: 30/05/2017 - 29/05/2018 • Authority Approving Building Plan: Majlis Perbandaran Sepang • Building Plan No.: MPSPG(13)600-34/3/22(11) • Expected Date of Completion: August 2018 • Land Tenure: Freehold • Land Encumbrances: Nil • Total Units: 1,326 units • Price: RM 598,800.00 (Min) - RM 1,503,800.00 (Max) • All information contained herein including the illustrations are subject to amendments without notification as may be required by the authorities or the developer's consultants and are not intended to form and cannot form part of an offer or contract. All illustrations are the artist's impression only.



# "BALANCE IS THE KEY OF LIFE CONEZIÓN IS THE SECRET TO UNLOCK"

Life is perfected here. Peace-of-mind flourishes as lifestyle balance opens up a new vision between city buzz and nature's bliss, far beyond your expectation.

- 4 residential towers with full facilities lead to a holistic lifestyle
- Grand lobby to usher your elegant guests
- Arrive at ease at the pick-up and drop-off area
- Safe & sound within a guarded enclave



Artist's impression only.



Artist's impression only.

Contoured waterscape and wide paved walkway at common areas.

## ENVIABLE ADDRESS TO LIVE ON AN ENCHANTING PRESTIGE

Vibrancy and variety. At Conezión, life blossoms in idyllic harmony between residential comfort and retail indulgence. All within a short stroll, connecting all walks of life is the cleverly designed retail boulevard, complemented by gourmet delicacies and relaxing hangouts that fulfill diverse desires.





Artist's impression only.



## UNLEASHING SENSES TO USHER PEACE-OF-MIND

All is well, revel in the epitome of privacy and serenity. Conezi3n safeguards your beloved family in uninterrupted blissful living. Enjoy life at ease, knowing that safety is always prioritised round the clock.

- Separately guarded ingress and egress points with intercom and card access system
- Card access verification at lift lobby
- CCTV in the lift/lift lobby

## STUNNING THE OUTSIDE WORLD, RELAXING THIS SIDE OF THE WORLD

Contemplate the view before you and expect only the finest. Luxuriate in the picturesque view that adorns the backdrop of your spacious balcony. To fit living aesthetics, choose your ideal residence from 3 distinct layouts with built-ups ranging from 780 sq.ft. to 1,278 sq.ft. Lay back with tranquility and blend in your sanity thereafter.



Artist's impression only.



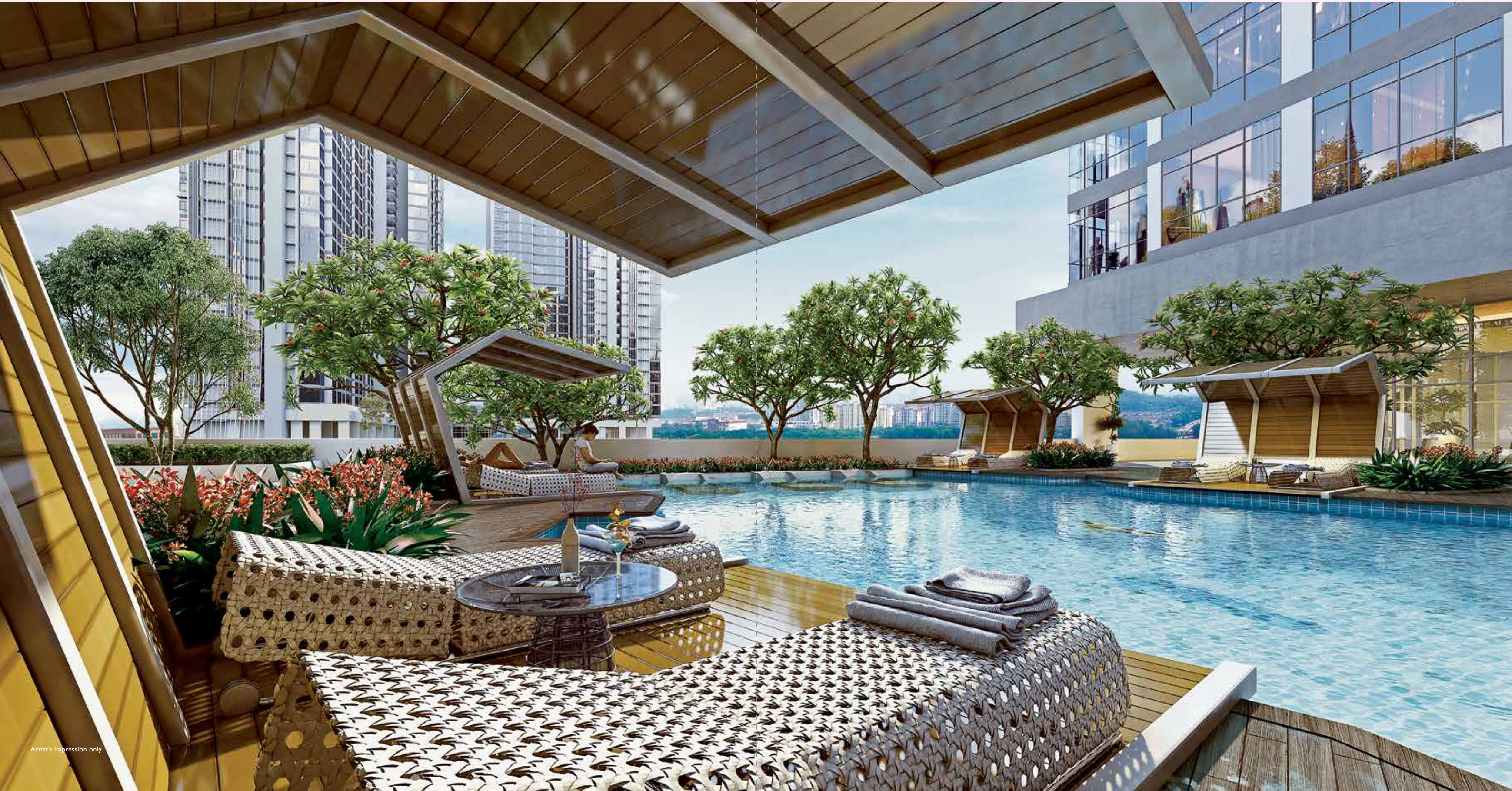


# A HOMEY RETREAT, RESORT IN A RESORT

Soak in the warm embrace of the sapphire blue lagoon and feel stresses disappear into sublime harmony. Have a friendly match at the multipurpose court or get into shape in the fully facilitated gymnasium. You deserve this side of the world with nothing short of utter relaxation.

A host of facilities that powers up your wellbeing includes:

- Mini theatre
- Chill-out deck
- Games room
- Wading pool
- Aqua bed
- Party room
- Pool
- Multipurpose hall
- Children's art studio
- Learning lab
- Gymnasium
- Multipurpose court





# PARTAKE IN A WORLD-CLASS EPICENTRE

Amidst the highly liveable IOI Resort City, Conezi3n bestows a delightful experience upon residents' daily life. Sprawling a vast 320 acres of prime land in southern Klang Valley, the evergreen modern city brings together inspiring residential enclaves with world-class shopping, entertainment, business, commerce, recreation and accommodation.



The Palm Garden Golf Club hosts an 18-hole course and world-acclaimed clubhouse facilities.



Putrajaya Marriott Hotel offers outstanding hospitality and reputable accommodation with over 400 rooms, convention facilities, and fine dining restaurants.

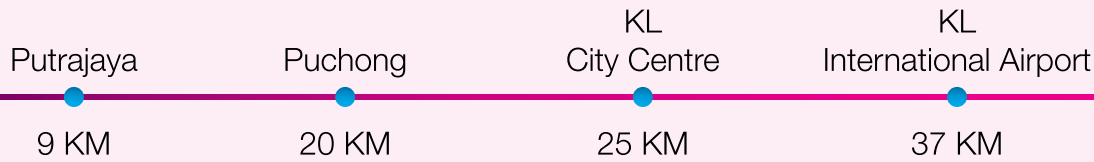
# LIFE AT ITS BEST SURROUNDED BY REMARKABLE URBANITIES

Rejuvenate your body, mind, and soul. Just a mere 700m away, IOI City Mall is home to 350 specialty stores, 100 F&B outlets, lcescape Ice Skating Rink, and District 21 – the first-of-its-kind action themed park in Malaysia.



conezi3n

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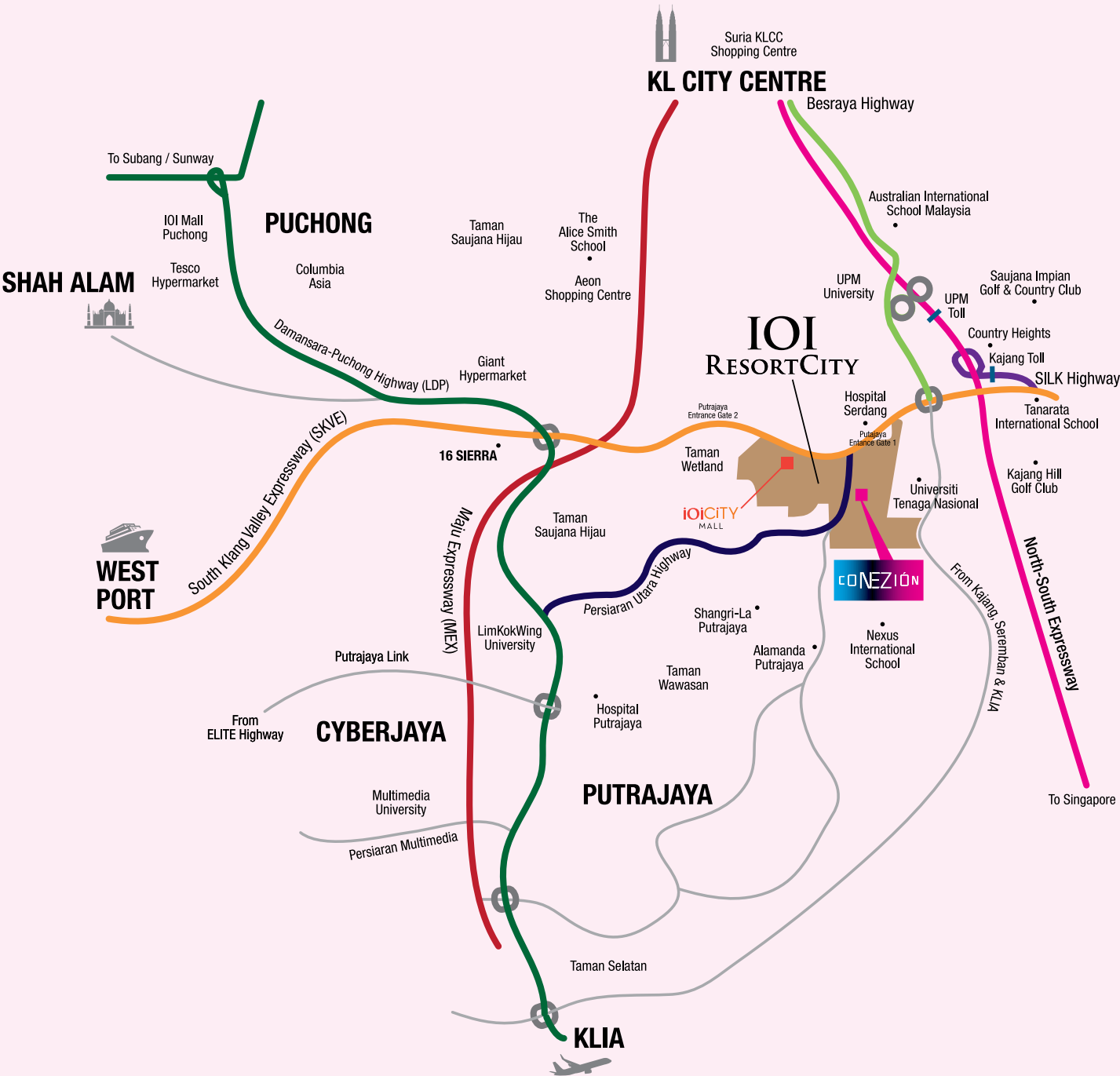


# HASSLE-FREE JOURNEY WITH ARTERIAL CONNECTIVITY

Experience a neighbourhood with a brilliant twist. This is an enviable address placed at just the right distance to cross between modern conveniences and Mother Nature. Explore lifestyle enthusiasm within minutes of blissful drive in Putrajaya, Cyberjaya, Kuala Lumpur and Puchong, to and fro.

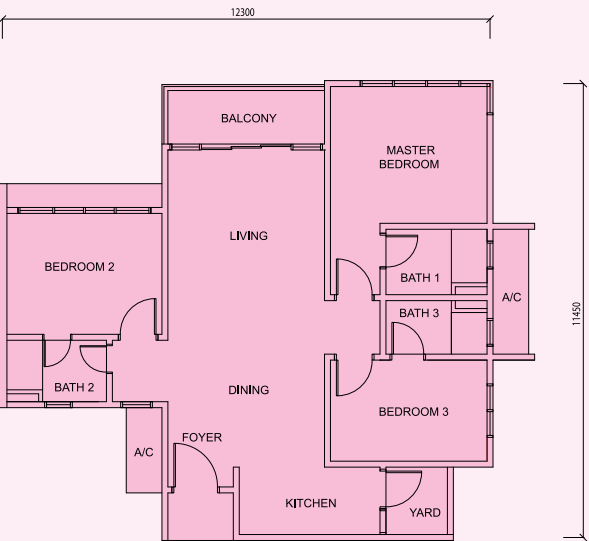
An established highway network interlinked by:

- Persiaran Utara Highway
- South Klang Valley Expressway (SKVE)
- North-South Expressway
- Lebuhraya Damansara-Puchong (LDP)
- Besraya Highway
- SILK Highway
- Maju Expressway (MEX)

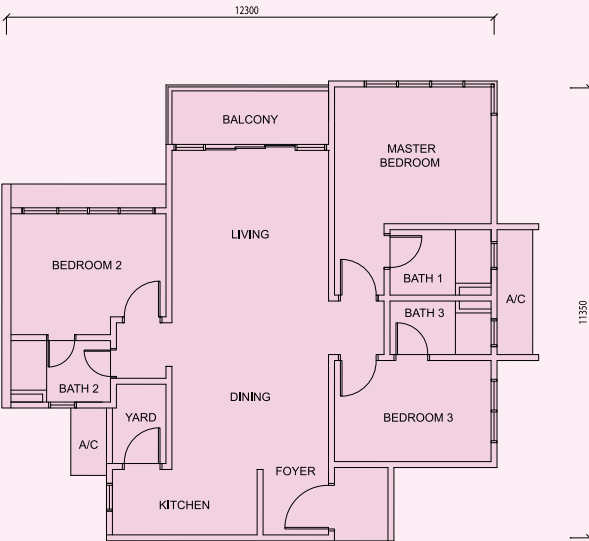




# Type A Floor Plans

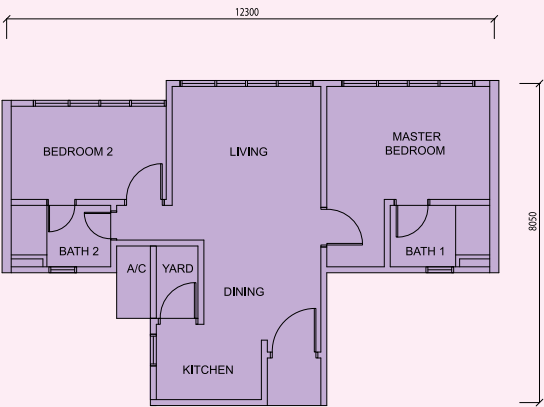


**Type A1**  
Built-up: approx. 1,251 sq. ft.  
3 rooms & 3 baths

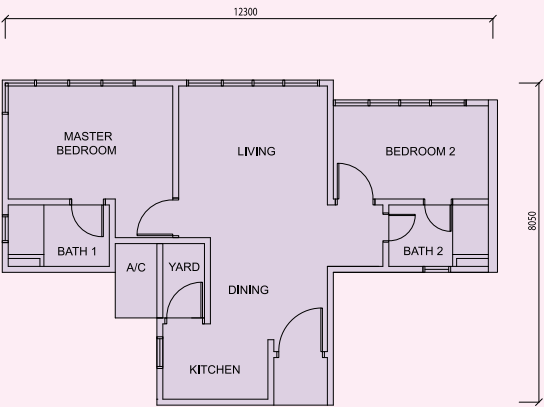


**Type A2**  
Built-up: approx. 1,278 sq. ft.  
3 rooms & 3 baths

# Type C Floor Plans

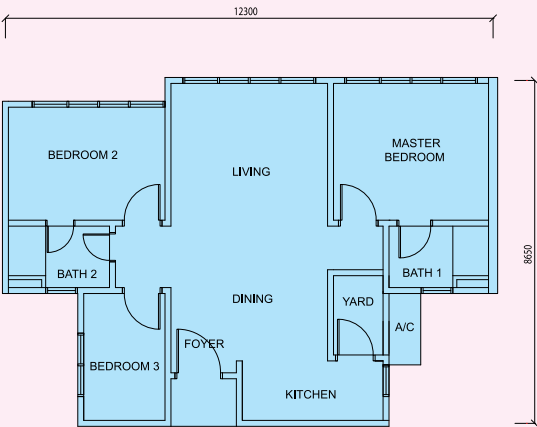


**Type C1**  
Built-up: approx. 780 sq. ft.  
2 rooms & 2 baths

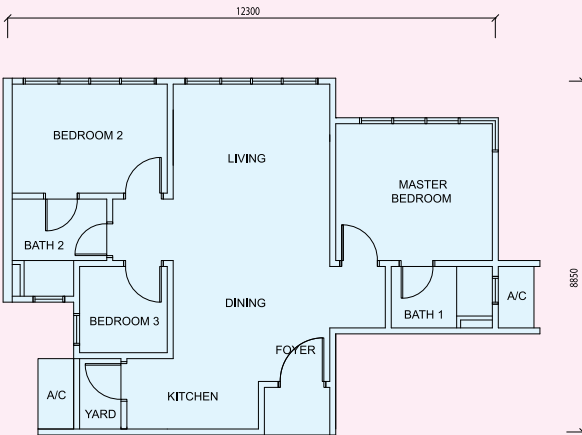


**Type C2**  
Built-up: approx. 783 sq. ft.  
2 rooms & 2 baths

# Type B Floor Plans

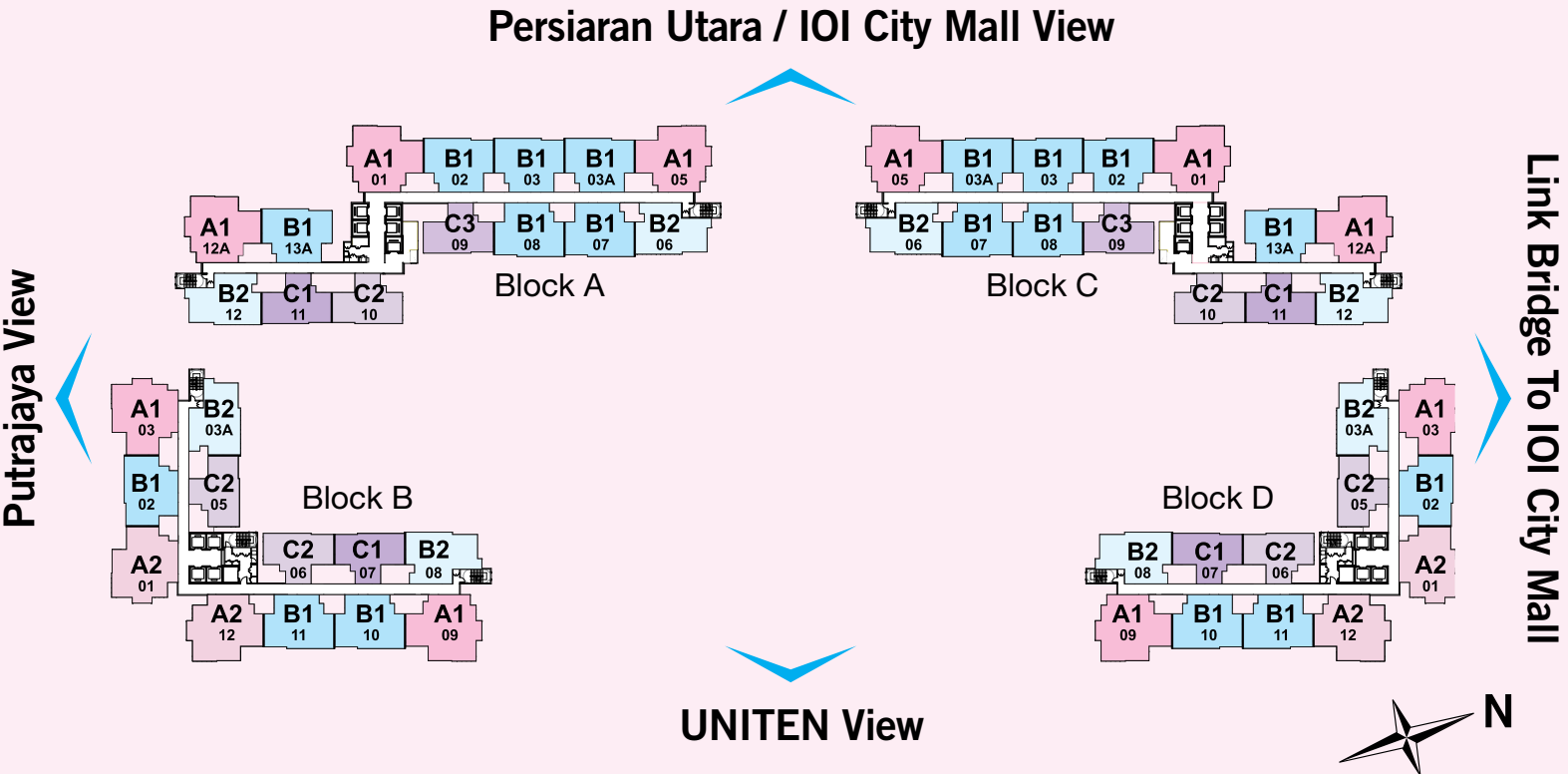


**Type B1**  
Built-up: approx. 986 sq. ft.  
3 rooms & 2 baths



**Type B2**  
Built-up: approx. 994 sq. ft.  
3 rooms & 2 baths

# Typical Storey Plan



# Specifications

Structure	: Reinforced Concrete Frame
Wall	: Brick Wall / Reinforced Concrete
Roofing Covering	: Concrete / Metal Deck
Roof Framing	: Concrete / Aluminium Truss
Ceiling	: Concrete Slab / Gypsum Plaster Board
Windows	: Aluminium Frame Window
Doors	: Timber Door / Aluminium Sliding Door / Flush Door

Ironmongery	: Quality Lockset
Wall Finishes	: Porcelain Tiles / Ceramic Tiles / Plaster & Paint
Floor Finishes	: Porcelain Tiles / Ceramic Tiles / Cement Render
Sanitary & Plumbing Finishes	: Wash Basin / Tap / WC / Shower Rose / Kitchen Sink
Electrical Installation	: Light Point / Switch Socket Outlet / A/C Point / Ceiling Fan Point / Data / Telephone / Doorbell Point / Water Heater Point / SMATV / Intercom Point
Internal Telephone Trunking & Cabling	: Provided