



PANTAI SENTRAL PARK

people | planet | priority



www.pantaisentralpark.com



INWOOD RESIDENCES

PANTAI SENTRAL PARK



Ground Floor, Wisma IJM, Jalan Yong Shook Lin, 46050 Petaling Jaya, Selangor Darul Ehsan, Malaysia
Toll-Free: **1-800-880-456** | Email: pspranger@ijm.com

*Developer's License No: 13619-1/07-2016/0750(L) - Validity Period: 25 July 2014 - 24 July 2016 - Advertisement & Sales Permit No: 13619-1/07-2016/0750(P) - Validity Period: 25 July 2014 - 24 July 2016 - Approving Authority: Dewan Bandaraya Kuala Lumpur - Approved Building Plan No: BP S1 OSC 2014 0258 - Tenure of Land: 99 years (expiring 7 June 21 09) - Restriction in Interest: This land cannot be transferred, conveyed or disposed, charged or leased without the consent of the Working Committee of KL Federal Territory - Land Encumbrances: NIL - Expected Completion Date: December 2017 - No of Units: 211 with minimum 2 carpark bays - 5% Bumiputera Discount - Selling Price: RM 950,800 (Min) - RM 2,007,800 (Max)

Disclaimer: The information contained herein is subject to change without prior notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, the developer and managers cannot be held responsible for any variations. For avoidance of doubt on the specifications, please refer to the Sale and Purchase Agreement.

An aerial photograph of a city development. On the left, a dense, lush green forest covers a hillside. On the right, several modern, multi-story buildings with unique architectural designs, including curved facades and balconies, are visible. The buildings are interspersed with green spaces and walkways. The overall scene is bathed in a soft, golden light, suggesting a sunrise or sunset.

Bringing life to
ordinary spaces
through the integration of
**PEOPLE,
PLANET &
PRIORITY.**

Natural Beauty on ONE Side,
Urban Splendour on the Other

“This is our dream;
to build a city amidst the forest.”

- Dato Soam Heng Choon, CEO & Managing Director of IJM Land -



PANTAI SENTRAL PARK

people | planet | priority

Kuala Lumpur's ONE & ONLY Urban Forest City

Pantai Sentral Park is Kuala Lumpur's One and Only Urban Forest City, envisioned with PEOPLE, PLANET & PRIORITY as the core of its integrated development. Located next to a 200-acre forest of Bukit Kerinchi, Pantai Sentral Park has been designed to seamlessly blend into the forest to afford its residential and working community a privileged and balanced lifestyle of being at one with nature.



— People —

The community of Pantai Sentral Park will enjoy the standards of a first class society; surrounded by conveniences, amenities and a safe city environment.



— Priority —

The integrated city development will be achieved through elements of sustainability such as green features, commercial conveniences and business opportunities.



— Planet —

The site's green parcels and location next to a 200-acre forest will encapsulate a green lifestyle matched by no other in the city.

Immerse Yourself in a Natural Wonderland

The splendour of nature intertwines with humanity's ingenuity in a breathtaking tapestry of lush greenery and immaculate landscaping at Pantai Sentral Park.



1. Linear Forest Walk

Fringing the side of Pantai Sentral Park is a 1.5km linear forest walk, which directly connects the development with the 200-acre forest.

2. A Pedestrian Centered Township

Featuring immense landscapes, linear parks and all round streetscapes to foster pedestrian access and movement. The idea is to grant access to conveniences, amenities and work within a safe walking distance.

3. The Lake Arena

Man made body of water to serve as an aesthetic feature as well as to function as a retention pond. Populated by various species of fish and adorned with art pieces.



4. Green Connector

Between the residential and commercial parcels of Pantai Sentral Park are strategically placed green connectors which enable pedestrian usage and to promote an overall safe outdoor lifestyle.

5. A Safe City Environment

The overall landscape masterplan of Pantai Sentral Park adopts the Crime Prevention Through Environmental Design (CPTED) approach.

6. A Waterfront Lifestyle

As part of Pantai Sentral Park's alluring nature-centric environment, a waterfront site where numerous activities like lakeside jogging, cycling and alfresco dining will be made available.

7. Central Park

A beautiful, tree-lined avenue that acts as the main connection between the development and the lush 200-acre forest reserve nearby.



A New GENERATION City in the Making



INWOOD RESIDENCES
PANTAI SENTRAL PARK

The Best of Both Worlds... And Beyond

Situated right next to a 200-acre forest yet conveniently connected to all the lifestyle amenities the city has to offer, Inwood Residences at Pantai Sentral Park truly lets you enjoy the best of both worlds. Built over 3.02 acres of prime real estate, Inwood Residences encompasses 211 lavish units spread over 38 resplendent levels. Residences are available in five versatile layouts measuring from 1,125 sq.ft. each, ensuring you have more than enough room for everything that matters to you in life. Speaking of space, every residence also comes with two to three parking bays for your convenience.

Natural Living, About It All

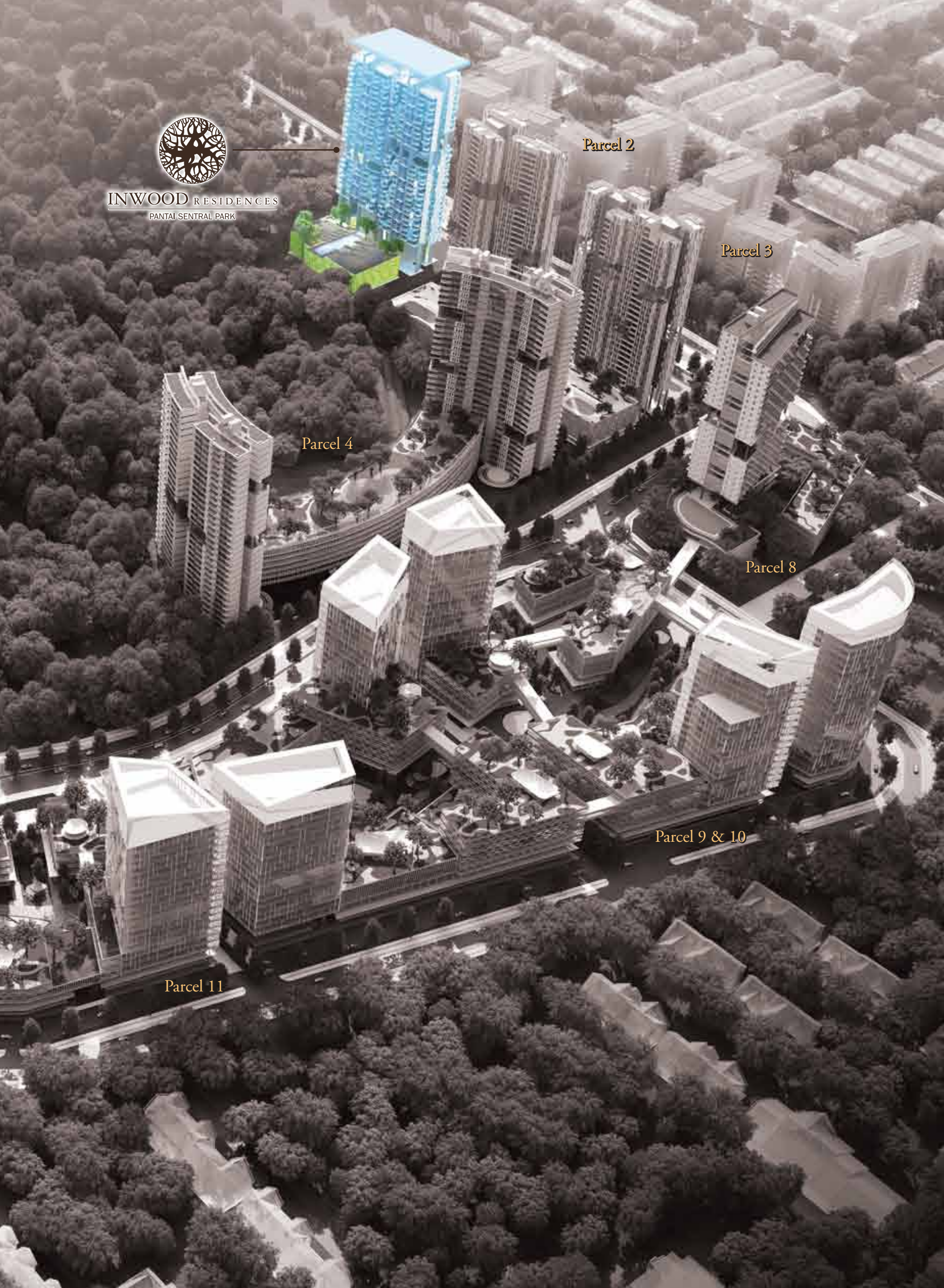


For an even more scenic experience, wile away the hours at the Sky Gardens on Level 16 and 25, as you soak in the panoramic view of the forest on one side, and the captivating cityscape on the other. Plus, explore our unique Enchanted Garden and discover your favourite spots amongst the beautiful themed landscape areas.

This is the perfect balance of nature and humanity, evolved.

This is **Inwood Residences**.





Be Enchanted by the Wonders of Nature

Inwood Residences comes with its very own Enchanted Garden, a delightfully landscaped park that's an amazing blend of man-made artistry and exuberant natural life. Reconnect with the essence of living in this spectacular environment that's naturally, and uncompromisingly, enchanting.



Enchanted Garden Features and Facilities

1. Pathwalk with Trellis
2. Open Lawn with Maze Path
3. Reflexology
4. Totem Plaza
5. Children's Playground
6. Canopy Treehouse
7. Giant Tree with Cocoon Tree House
8. Rock Water Fountain
9. Topiary Garden
10. Structural Super Tree
11. Drop Off Area
12. Guard House



ENCHANTED GARDEN

Canopy Tree House



Climb up into the lush natural canopy and into your secret hiding place.

Children's Playground



Let your children play and grow in this wonderful active space.

Open Lawn with Maze Path



Where you can, almost literally, get lost in nature.



Sky Garden: Level 25

A Towering Lifestyle That's Down To Earth

Beyond our resplendent residential tower, Inwood Residences also brings together many thoughtful features that take contemporary living to greater heights. Our multi-tier, round-the-clock security features give you complete peace of mind, while our intelligently designed drop-off area ensures your passengers can come and go safely, in rain or shine. Our wonderfully landscaped parks and iconic Enchanted Garden, meanwhile, will renew your appreciation for nature, a relationship that is as refreshing as it is health-giving.

Sky Garden: Level 16

Podium Facilities: Level 3A



A Spectacular View From The Clouds

At Inwood Residences, when we talk about a natural high, we mean it literally. Step out into scenic splendour on the 16th and 25th floor, complete with lush greenery and exquisite niches surrounded by nature. Our Sky Gardens provide you with a panoramic view that's truly the best of both worlds; on one side, the glittering lights of the skyscraping cityscape, and on the other, a refreshing perspective of a 200-acre forest.

It's the perfect place to relax with your family and friends, rekindle the spark of romance under the moonlight or simply take in the wondrous magnificence of nature, letting your spirit soar to greater heights.



Facilitating an Ideal Lifestyle

Whatever your interests, you're bound to find something to your liking on the facilities deck of Inwood Residences, which is equipped with a host of lifestyle facilities to fulfill every desire.

1. Infinity Pool
2. Sunken Sundeck
3. Jacuzzi
4. Wading Pool
5. Sitting Terrace
6. Half Basketball Court
7. Pool Deck
8. Gym
9. Games Room
10. Changing Room
11. Reading Room
12. Multipurpose/ Function Rooms
13. BBQ Area
14. Children's Playground



Infinity Pool

Live life on the edge in this radiant pool that stretches out over the panoramic landscape.



Wading Pool

Chill out with your little ones in this shallow crystal-clear pool.



Gymnasium

Pull your weight and tone your body at this fully-equipped fitness centre.



Barbeque Area

Throw a party, organise a celebration or just assemble the family for an outdoor roast, night or day.



Half Basketball Court

Sweat it out in this basketball court with your families.



Sunken Sundeck

Relax and soak in the sun in this exquisitely crafted sundeck.



Children's Playground

This one's for the children; let them have their fun while you have yours.

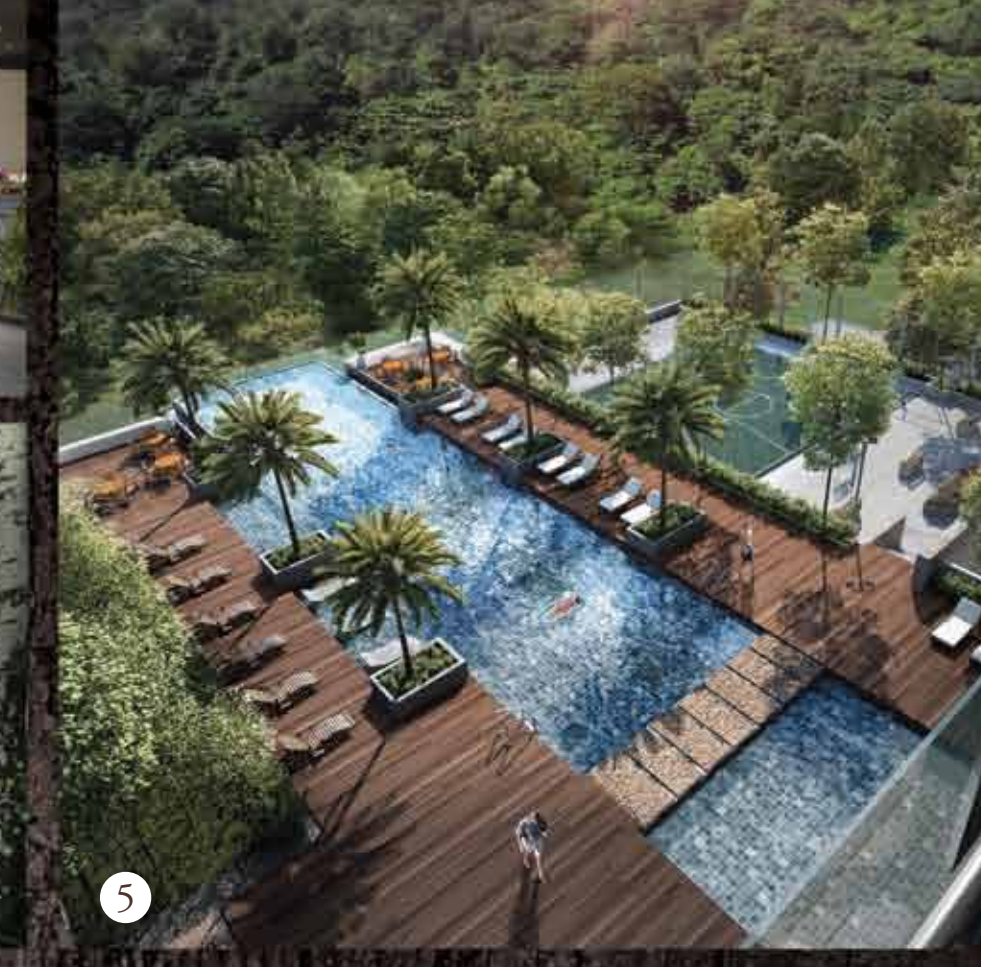




1



3



5



4



2



6

1. Immerse yourself in the best of both worlds, with all the conveniences of the modern city and all the beauty of nature at your disposal in one complete lifestyle.

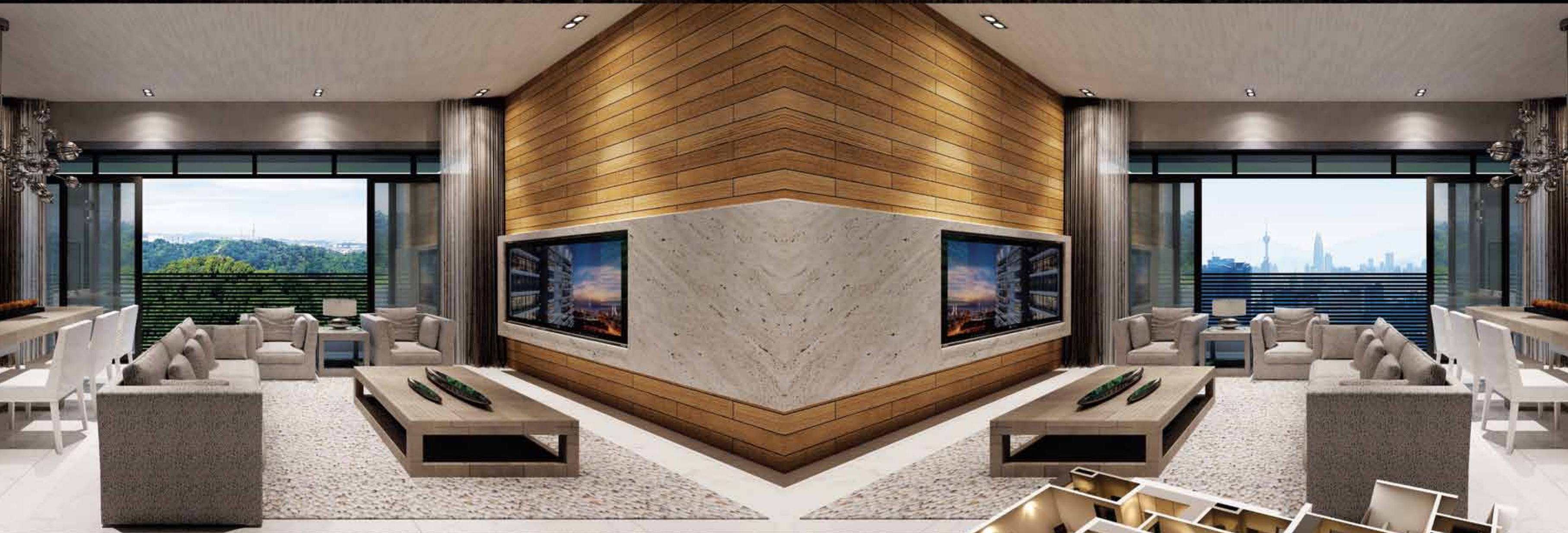
2. As you soothe your body and wash away your daily stresses at our infinity pool, the spectacular panorama of the forest will help harmonise your emotions and give your spirits a lift.

3. Our exquisitely designed Sky Garden is the perfect place to soak in the warmth of the rising sun and the breathtaking panoramas, in all its naturally illuminated glory.

4. Nothing brings peace of mind like a quiet stroll in one of our verdant gardens, a living tapestry interweaving abundant natural life with extraordinary landscaping artistry.

5. Look out over your balcony and breathe in the crisp, fresh air while gazing across the uninterrupted landscape, a wonderful masterpiece of man-made beauty and natural allure.

6. At Inwood Residences, when we say breathe easy, we really mean it. Each unit is specially designed for efficient natural ventilation and circulation of air, so you can be sure that what you breathe in, is life itself.



Inspired by Nature, Designed for You

Being located next to a pristine 200-acre forest has its merits; the inviting greenery, the crisp, fresh air, and of course, the stunning panorama all epitomise natural living at its best. Take in the glorious scenery from all primary spaces within your Inwood Residence unit; that's what the wide frontage is for. Additionally, every unit is orientated in either north or south, providing you a view of the cityscape or forest scenery, creating a harmonious tapestry of man-made and natural artistry.



Every unit orientated in either North or South direction



Natural lighting and ventilation promotes energy savings and sustainability living.

Enhanced Sustainable Living Design

Let there be light! Each Inwood Residences unit is designed with a shallow floor plate to maximise the penetration of natural lighting into its living spaces, which goes a long way in promoting energy efficiency and maximising energy savings. The large windows also aid in ensuring effective ventilation and circulation within the residences, thus enhancing health and paving the way for sustainable living that's close to Mother Nature.

Unit 3A | Type A

FOREST VIEW

Built Up Size: 1,215 sq. ft

1. Entrance
2. Yard
3. A/C Ledge
4. Kitchen
5. Dining
6. Living
7. Balcony
8. Bath 2
9. Bedroom 3
10. Bedroom 2
11. Master Bedroom
12. Master Bath



Unit 3 | Type A1

CITY VIEW

Built Up Size: 1,125 sq. ft.

1. Entrance
2. Yard
3. A/C Ledge
4. Kitchen
5. Dining
6. Living
7. Bath 2
8. Study
9. Bedroom 2
10. Study
11. Master Bedroom
12. Master Bath

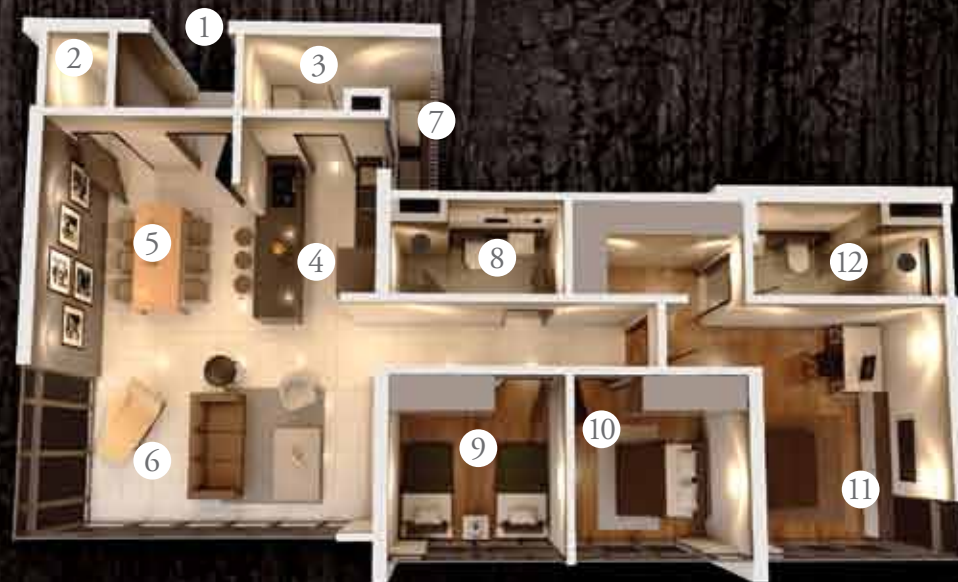
Unit 2, 1, 5, 7 | Type B, B1, B2, B3

FOREST VIEW

CITY VIEW

Built Up Size: 1,235 sq. ft.

1. Entrance
2. Utility
3. Yard
4. Kitchen
5. Dining
6. Living
7. A/C Ledge
8. Bath 2
9. Bedroom 3
10. Bedroom 2
11. Master Bedroom
12. Master Bath



Unit 6 | Type C

FOREST VIEW

Built Up Size: 1,660 sq. ft.



- | | | | | |
|--------------|----------------|-------------|--------------------|-----------------|
| 1. Entrance | 5. Maid's room | 9. Utility | 13. Bath 2 | 17. Master Bath |
| 2. A/C Ledge | 6. Kitchen | 10. Bath 3 | 14. Bedroom 3 | |
| 3. Bath | 7. Study | 11. Living | 15. Bedroom 2 | |
| 4. Yard | 8. Dining | 12. Balcony | 16. Master Bedroom | |

Unit 6 | Type D

FOREST VIEW

Built Up Size: 1,965 sq. ft.



- | | | | | |
|------------------|---------------------|----------------|---------------|--------------------|
| 1. Entrance | 5. Bath 3 | 9. Maid's room | 13. Family | 17. Bedroom 2 |
| 2. A/C Ledge | 6. Wet Kitchen/Yard | 10. Utility | 14. Balcony | 18. Master Bedroom |
| 3. Guest Bath | 7. Dry Kitchen | 11. Bath 3 | 15. Bath 2 | 19. Master Bath |
| 4. Guest Bedroom | 8. Dining | 12. Living | 16. Bedroom 3 | |

Note : Type B, B1, B2 and B3 has the same built up size and internal layout. There are some differences in term of the windows opening.

TYPICAL FLOOR PLAN LAYOUT



Level 6-15, 18-23A

CITY VIEW



FOREST VIEW

Level 28-37

CITY VIEW



FOREST VIEW

Specifications

Structure	Reinforced Concrete
Wall	Brick Wall / Reinforced Concrete Wall
Roofing Covering	Reinforced Concrete Flat Roof / Metal Deck Roof
Roof Framing	Reinforced Concrete
Ceiling	Plasterboard & Paint / Skim Coat & Paint
Windows	Powder Coated Aluminium Framed Glass Window
Doors	Timber Door Powder Coated Aluminium Framed Glass Door
Ironmongery	Quality Locksets
Wall Finishes	Ceramic Tiles Homogenous Tiles Cement Render & Paint / Skim Coat & Paint Cement Render & Weather Shield Paint / Skim Coat & Weather Shield Paint
Floor Finishes	Laminated Flooring Ceramic Tiles Homogenous Tiles

Sanitary & Plumbing Fittings

Type	Type A	Type A1	Type B, B1, B2, B3	Type C	Type D
Water Closet	2	2	2	4	5
Wash Basin With Tap	2	2	2	4	5
Kitchen Sink With Tap	1	1	1	1	2
Hand Bidet	2	2	2	4	5
Shower Head	2	2	2	3	4
Tap	1	1	1	1	1

Electrical Installation

Electrical Installation	Type A	Type A1	Type B, B1, B2, B3	Type C	Type D
Lighting Point	23	22	22	29	36
Power Point	22	23	22	26	28
Ceiling Fan Point	5	4	5	5	6
Air-conditioner Point	5	5	5	6	6
Water Heater Point	Nil	Nil	Nil	1	1
Hot Water System	2	2	2	2	3
SMATV Point	2	2	2	2	2
Door Bell Point	1	1	1	1	1
Data Point	2	2	2	2	2
Telephone Point	2	2	2	2	2



Amenities & Facilities



Education

- Garden International School
- Mont' Kiara International School
- University of Malaya
- Alice Smith School



Healthcare

- Life Care Diagnostic Medical Centre
- International Specialist Eye Centre Malaysia
- University Malaya Medical Centre
- Pantai Medical Centre (Bangsar)
- Taman Desa Medical Centre



Hotel

- Cititel Mid Valley
- The Boulevard, St. Giles Premier Hotel
- Eastin Hotel
- Hilton Petaling Jaya
- Hilton Kuala Lumpur
- Le Meridien Kuala Lumpur



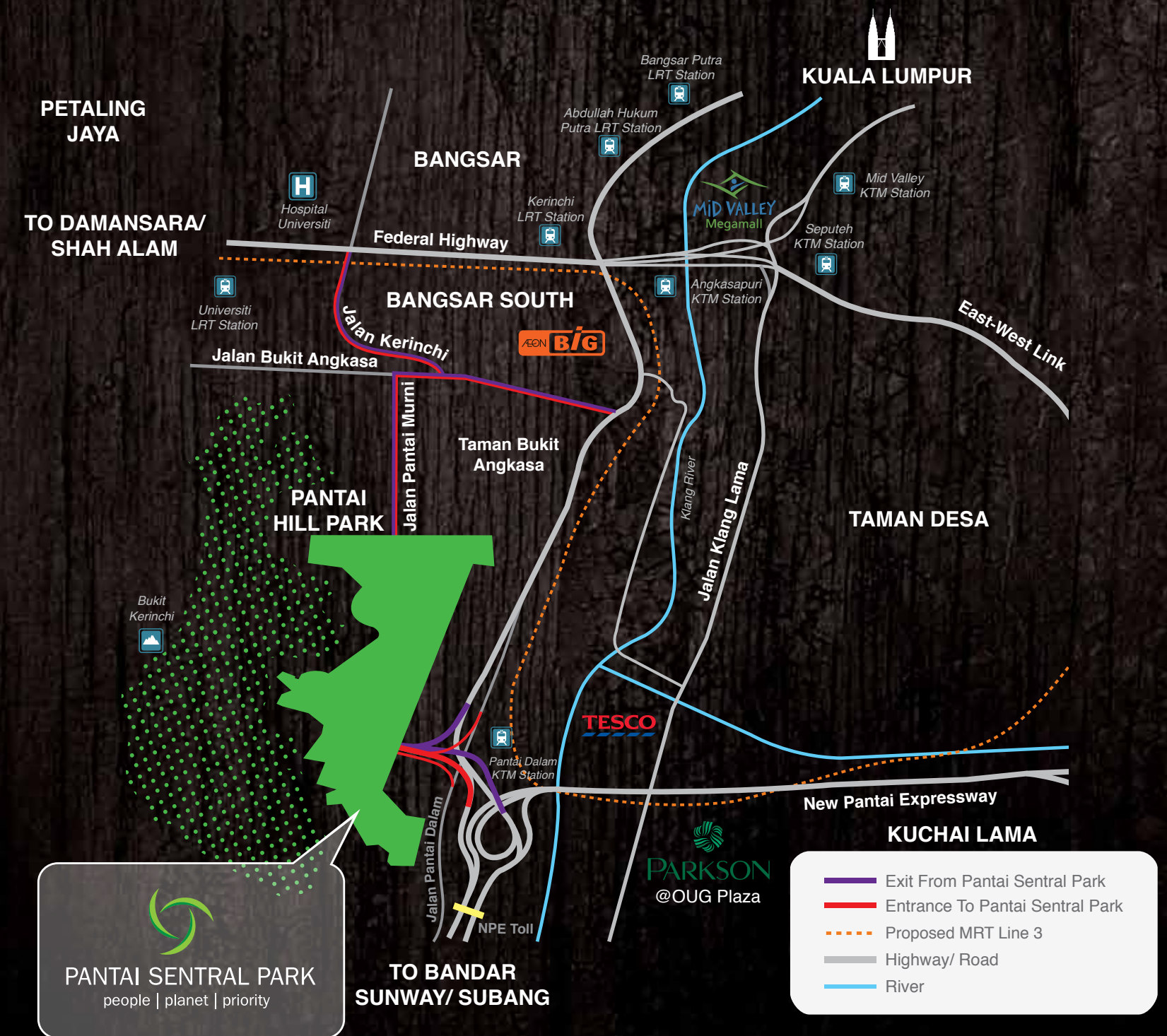
Retail/
Conveniences

- Mid Valley Megamall & The Gardens
- Tesco
- Aeon Big
- Petrol Stations
- Wet Market
- Banking Facilities



Golf Clubs/
Green Parks

- Bukit Kiara Equestrian & Country Resort
- Kuala Lumpur Golf & Country Club (KLGCC)
- Taman Rimba Bukit Kerinchi
- Hutan Pendidikan Bukit Gasing



Accessible Living That's In Tune with Nature

While its forest setting is a far cry from the hustle and bustle of the city, Pantai Sentral Park is nonetheless thoughtfully located in the centre of Klang Valley's Golden Triangle, between the city centre, Bangsar and Petaling Jaya. It will be connected via future direct flyover from the New Pantai Expressway (NPE), and is linked to other major highways including the Federal Highway, LDP, KL-Putrajaya Expressway, MRR2 and trunks roads such as Jalan Kerinchi and Jalan Templer. Its accessibility is also likely to be boosted in the future with close proximity to the upcoming Circle Line MRT and other existing stations nearby.