

**GEMS**  
RESIDENCES

**GEMS is peace of mind**



Artist's impression

# The 6 Pillars Of Wellness

From the lush and soothing environment, thoughtful wellness-focussed enhancements and dedicated team that is always on hand to assist you at Gems Residences. Everything is here to nurture the family's wellbeing, from the young to the young at heart.

## Wellness Living

Comprehensive wellness-centric facilities that put your family's health & wellbeing first.

## Next Door Conveniences

All of life's essentials within easy reach, so you never need to travel far.

## All-day Care

A dedicated team is always ready to attend to your loved ones, even while you're away.

## We Keep Your Family Safe

Thoughtful touches that create an ideal sanctuary to nurture your family's growth.

## A Great Community

An environment that promotes social interaction, for a warm and active community.

## Service On Call

Preventive and remedial wellness services that put your mind at ease.

# Homes To Last A Lifetime

More than just a stylish home with tasteful design, these residences are conceived for greater convenience and practicality, catering to families at various stages of life.

## Mobility-friendly

Special units for enhanced accessibility

## Partially-furnished

With wardrobe, kitchen cabinets & digital lockset

## Comfort & Privacy

Spacious detached & semi-detached layouts

## Total Security

24-hour security & CCTV surveillance

## Low Density

Only 4 to 5 units per floor

## Direct Car Park Access

For selected units on Levels 1 to 3





### LEVEL 5 ENVIRONMENTAL DECK

#### (Phase 1)

1. BBQ
2. Olympic Length 50m Lap Pool
3. Jacuzzi
4. Tree House
5. Playground
6. Observation Deck
7. Yoga Deck
8. Lawn
9. Walkway/Jogging Path
10. Reflexology Path
11. Camp Ground
12. Pavilion

#### (Phase 2)

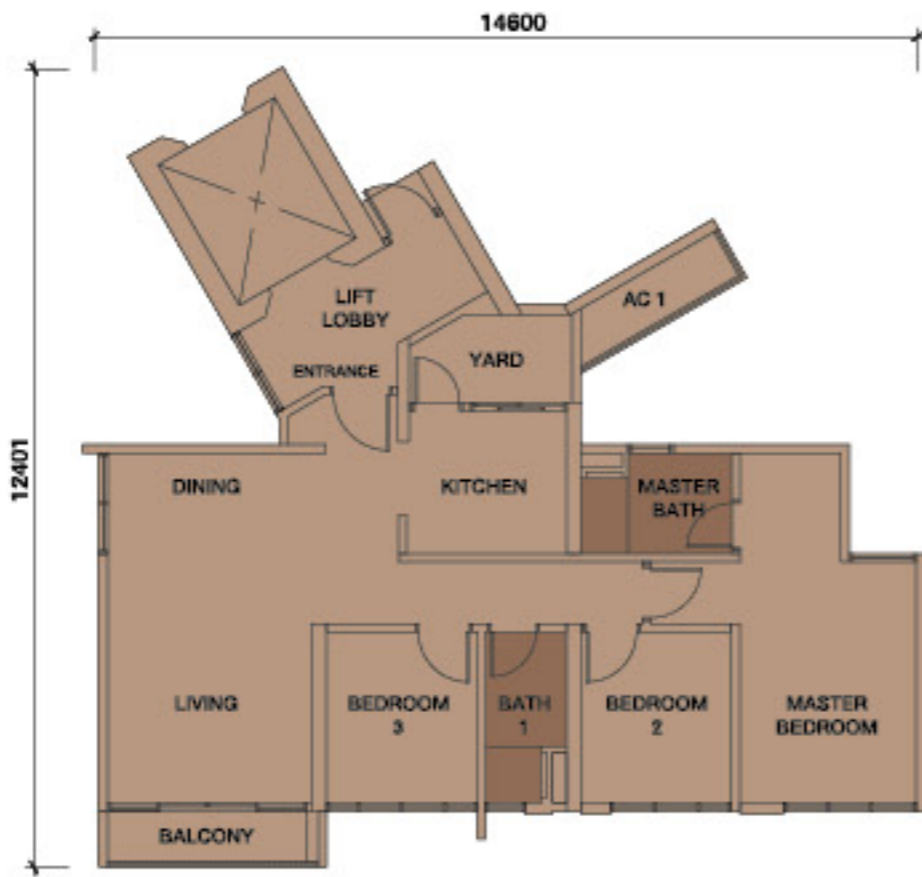
1. Pool Deck
2. Swimming Pool
3. Kids Pool
4. Hammock Garden
5. Herb Garden
6. Viewing Deck
7. Children Playground
8. Reflexology Path
9. Scents Garden
10. Tennis Court
11. Walkway/Terrace
12. Jogging Path
13. Rehearsal Stage

### CLUBHOUSE

1. Wellness Concierge
2. Gym
3. Function Hall
4. Reading Lounge
5. Dining Lounge
6. Mahjong & Games Corner
7. Tea Lounge
8. Exploratory Lab
9. Mini Theatre & Karaoke Room
10. Sauna
11. Hopscotch

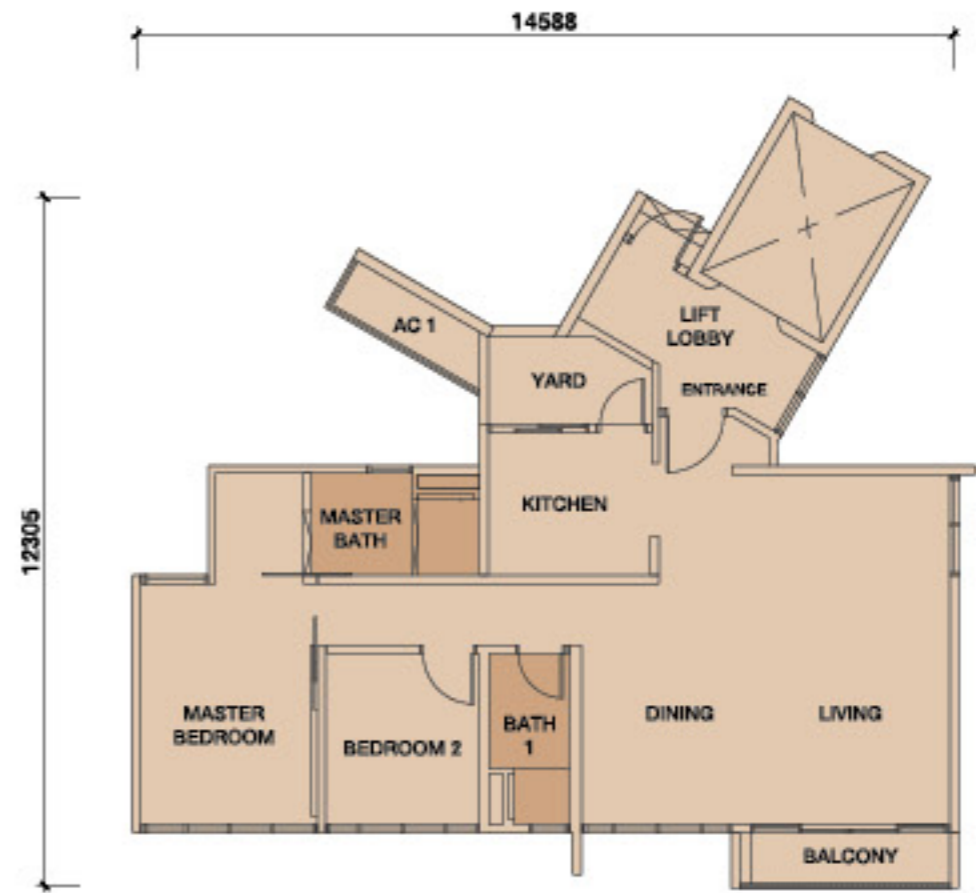
**TYPE A1**

1,259 sf. • 3 bedrooms & 2 bathrooms



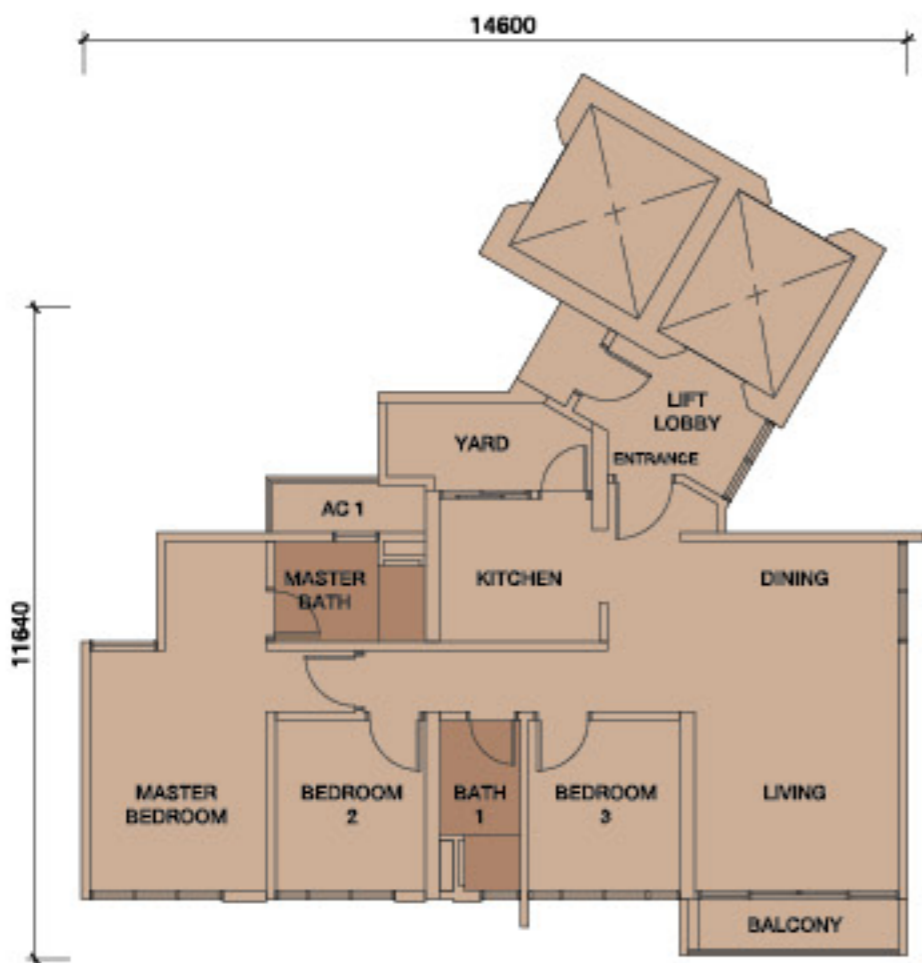
**TYPE A1 (G)**

1,249 sf. • 2 bedrooms & 2 bathrooms



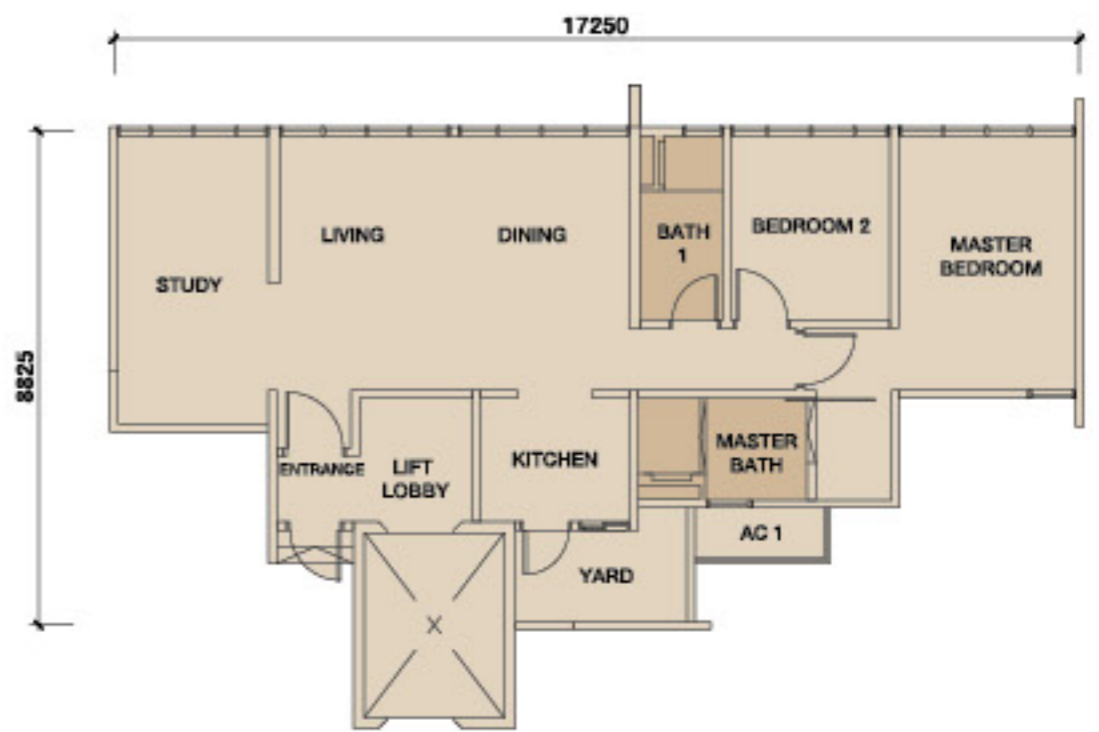
**TYPE A2**

1,259 sf. • 3 bedrooms & 2 bathrooms



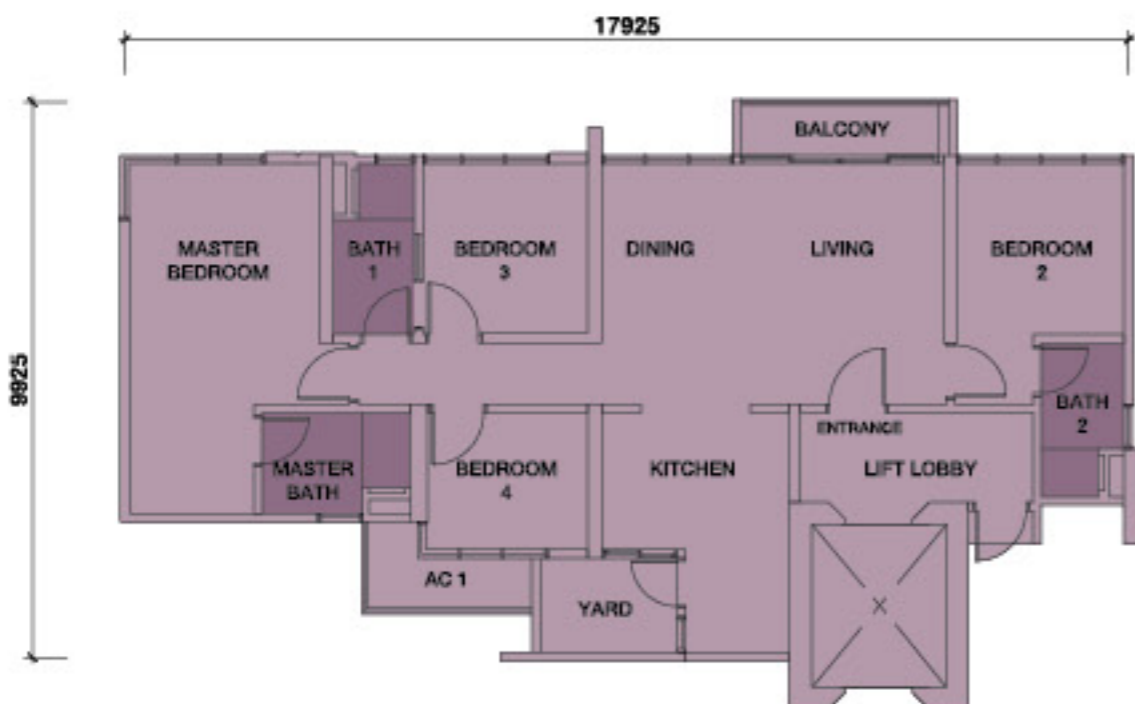
**TYPE A3 (G)**

1,249 sf. • 2 bedrooms, 1 study room & 2 bathrooms



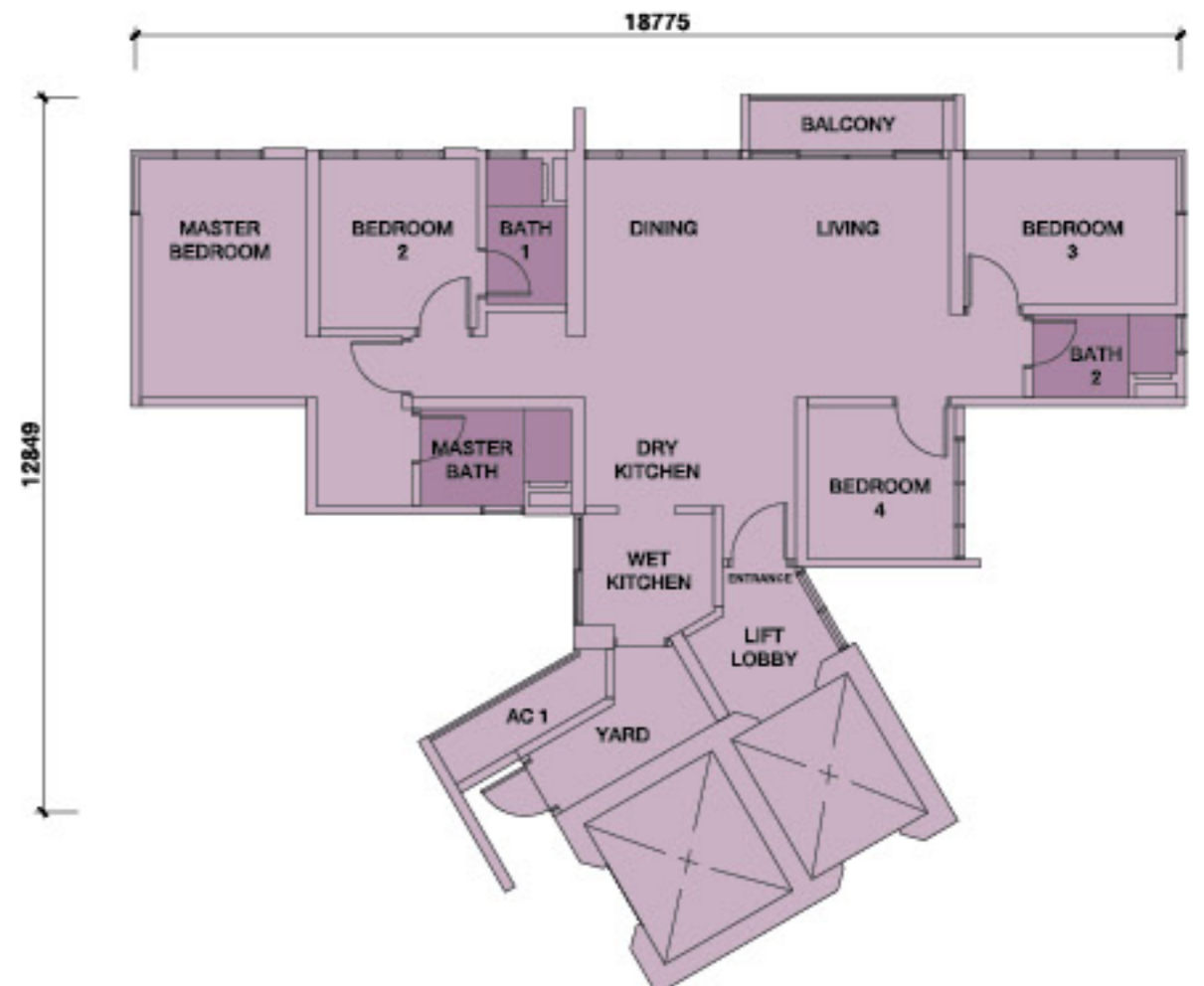
**TYPE B1**

1,453 sf. • 4 bedrooms & 3 bathrooms



**TYPE B2**

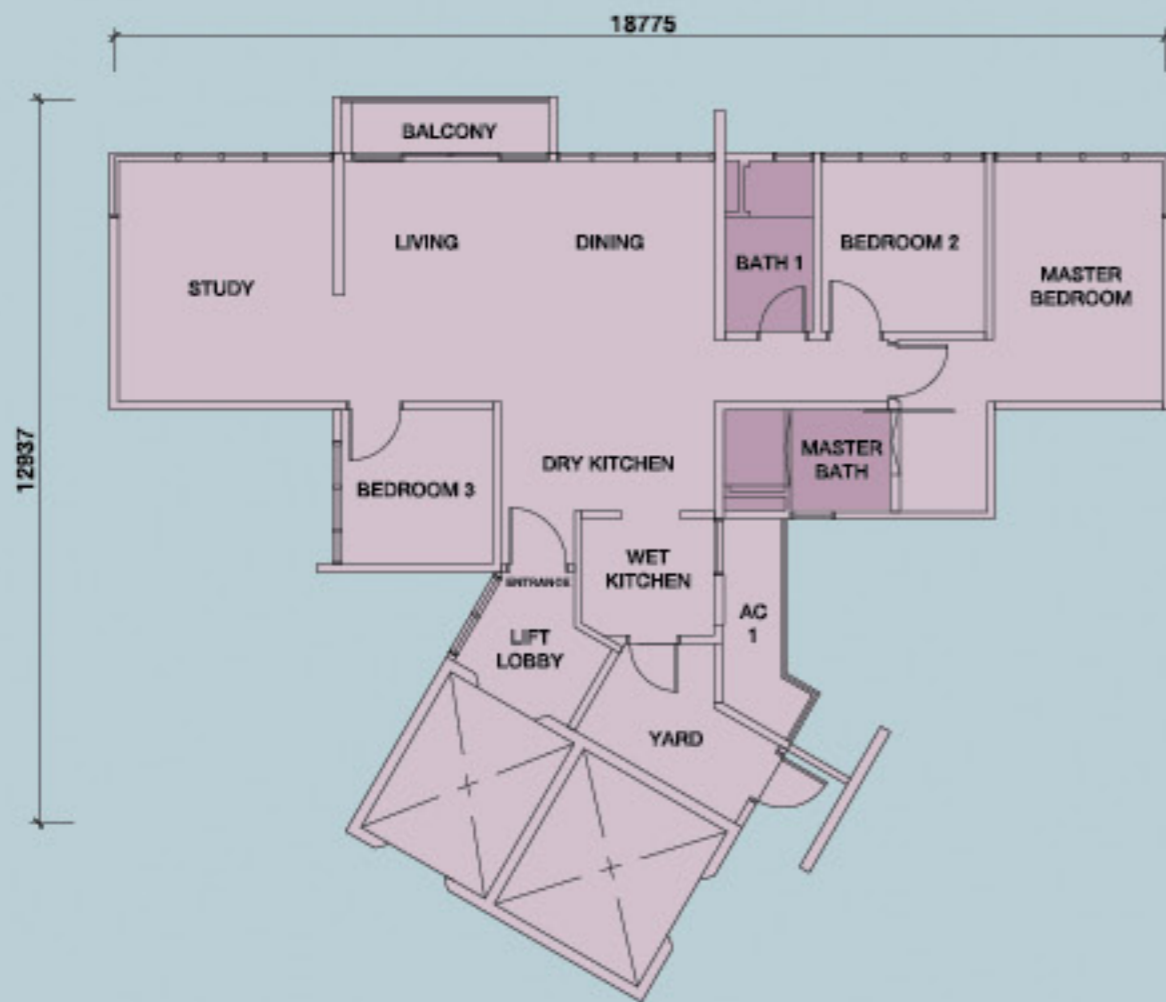
1,453 sf. • 4 bedrooms & 3 bathrooms





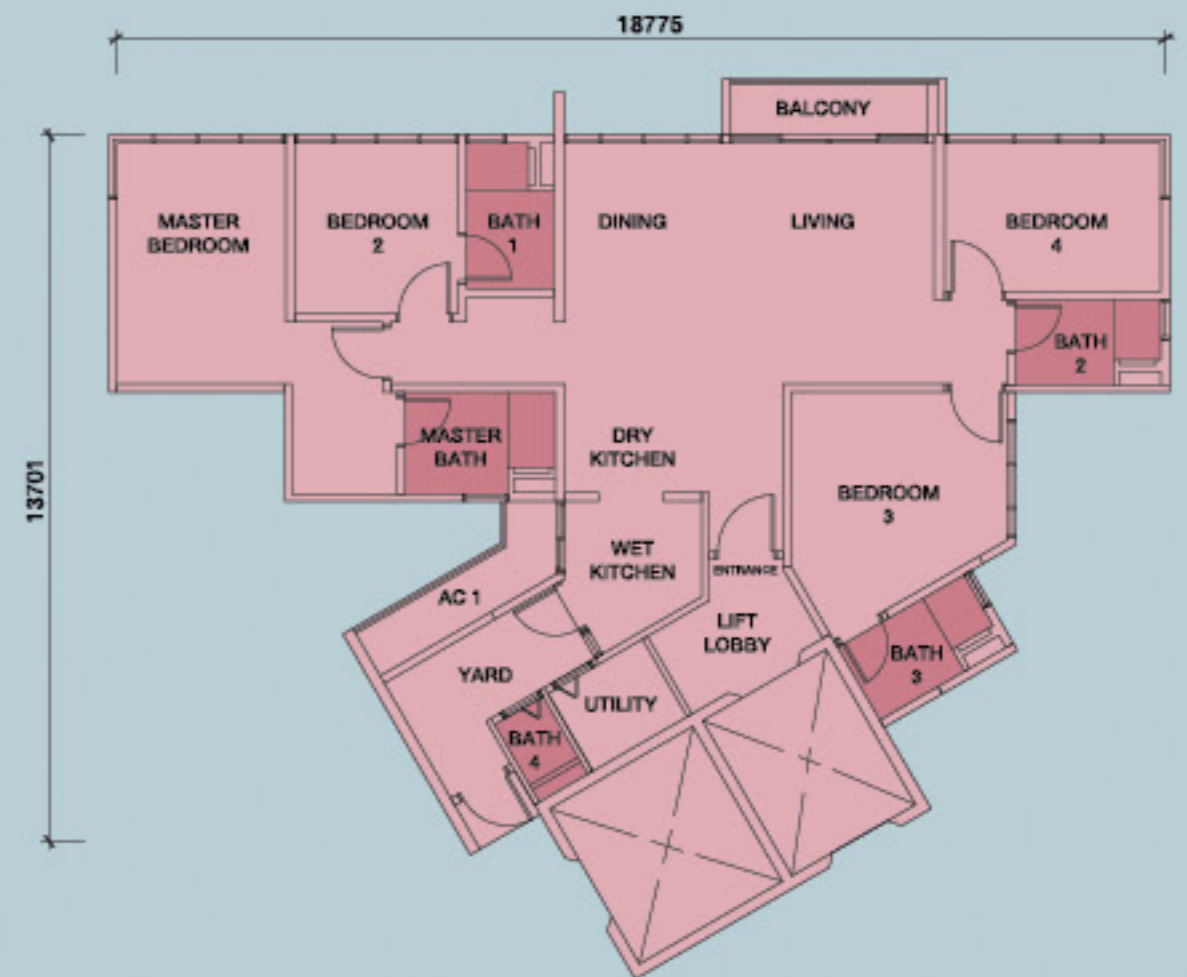
## TYPE B2 (G)

1,475 sf. • 3 bedrooms, 1 study room & 2 bathrooms



## TYPE C

1,690 sf. • 4 bedrooms, 1 utility & 5 bathrooms

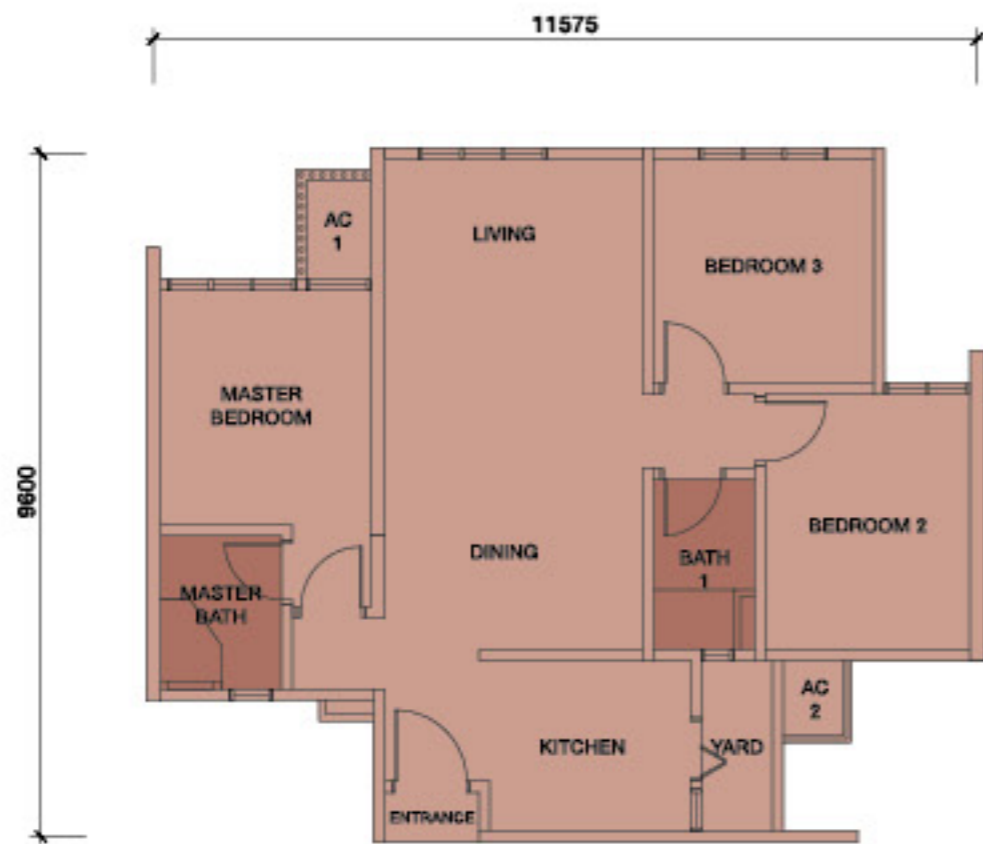


### SPECIFICATIONS

<b>Structure</b>	Reinforced concrete
<b>Wall</b>	Brickwork / Reinforced concrete
<b>Roof</b>	Concrete slab
<b>Ceiling</b>	Skim coat & paint / Plasterboard ceiling & paint
<b>Windows</b>	Aluminium frame window
<b>Doors</b>	Solid timber door* / Timber flush door / Aluminium frame glass panel sliding door
<b>Ironmongery</b>	Selected quality lockset
<b>Wall Finishes</b>	Selected tiles / Plaster, skim coat & paint
<b>Floor Finishes</b>	Selected tiles / Selected laminated flooring / Cement render
<b>Sanitary &amp; Plumbing Fittings</b>	Wash basin / Wash closet / Kitchen sink
<b>Electrical Installations</b>	Lighting point / Switch socket point / A/C point / Ceiling fan point / SMATV point / Data point / Telephone point / Water heater point / Doorbell point
<b>Internal Telecommunication Trunking &amp; Cabling</b>	Provided
*Not available for Assisted Living units	

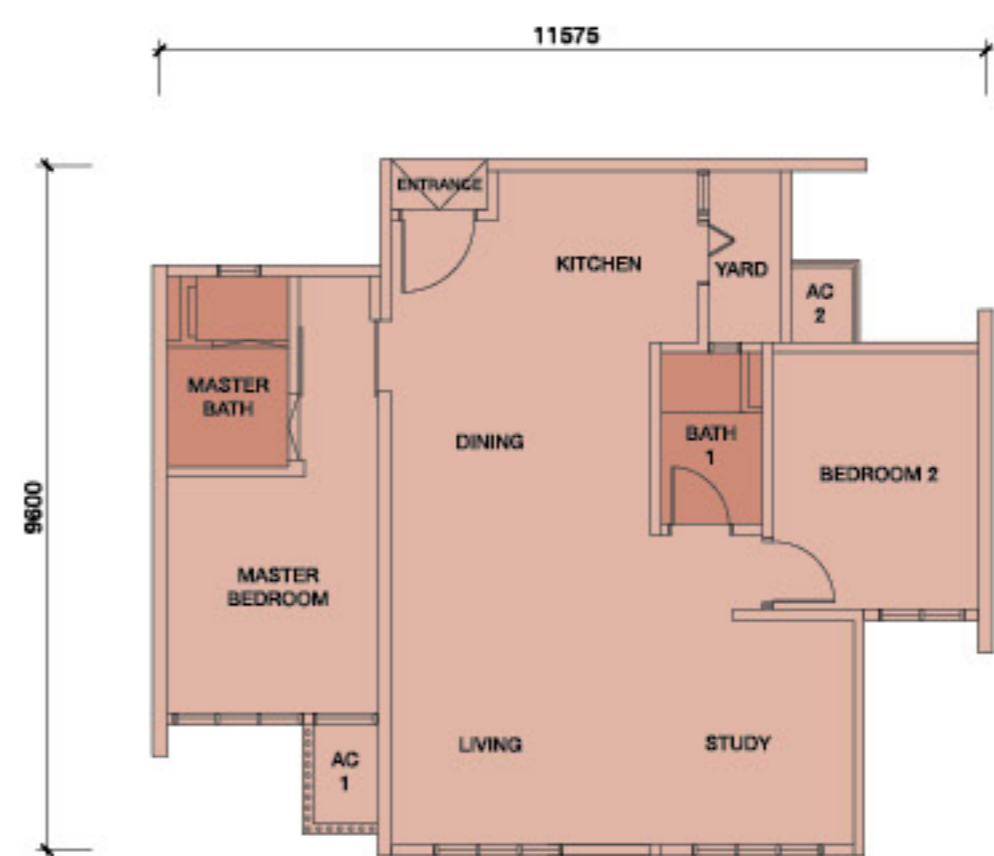
**TYPE A**

977 sf. • 3 bedrooms & 2 bathrooms



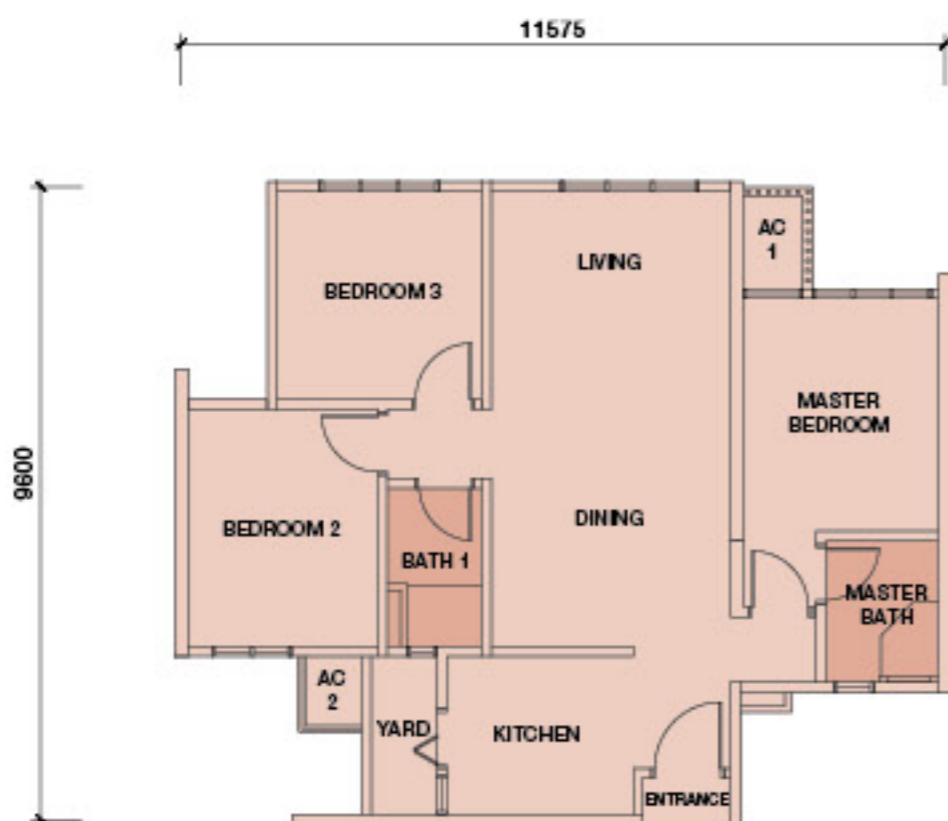
**TYPE A (G)**

980 sf. • 2 bedrooms & 2 bathrooms



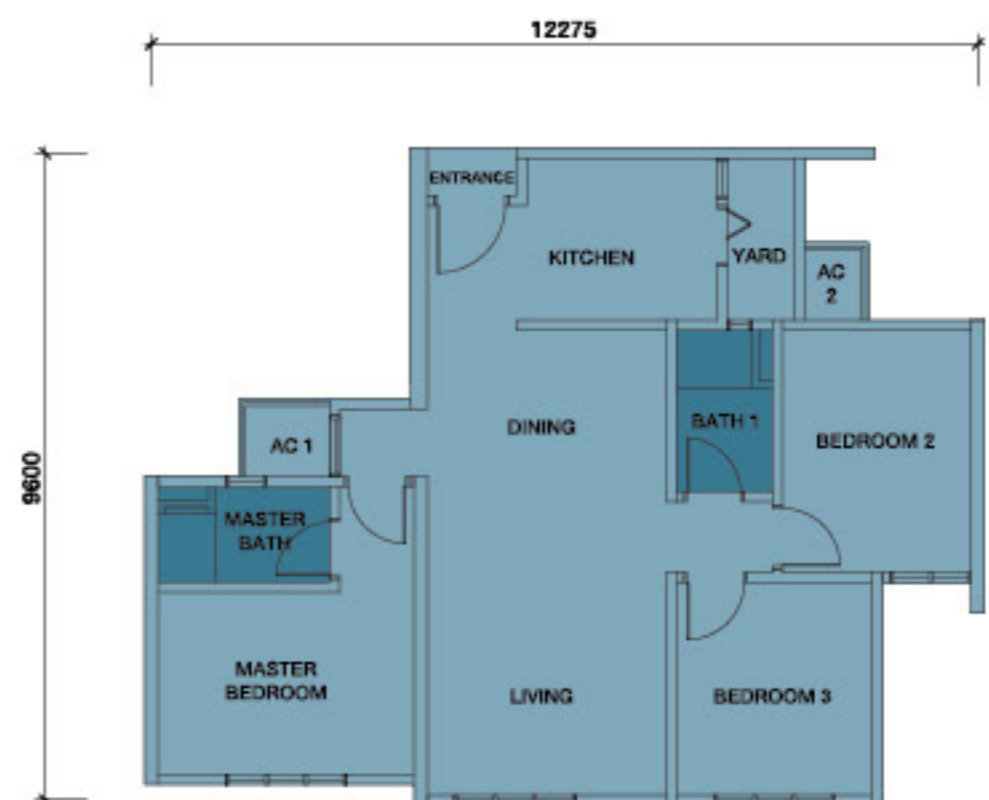
**TYPE A1**

977 sf. • 3 bedrooms & 2 bathrooms



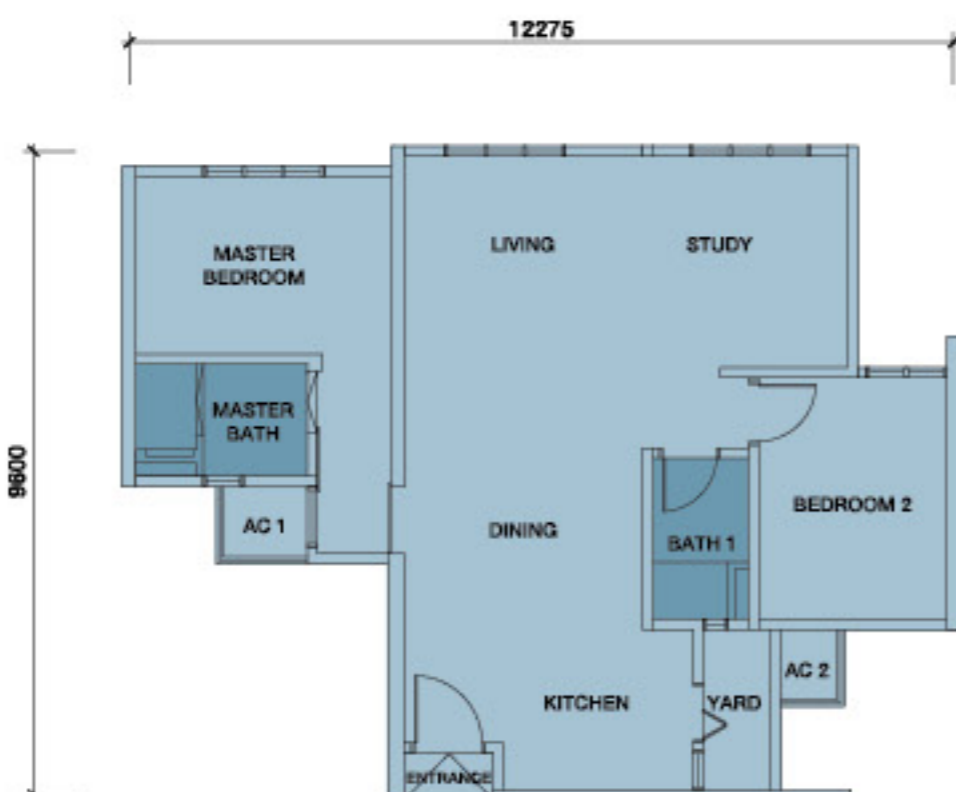
**TYPE B**

969 sf. • 3 bedrooms & 2 bathrooms



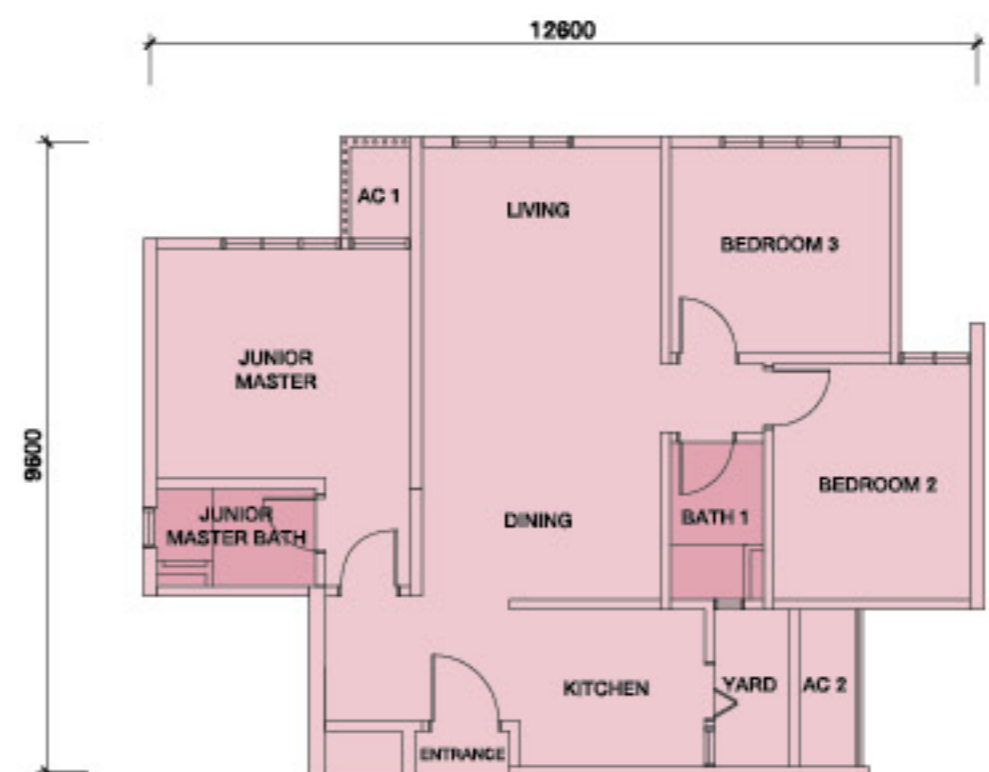
**TYPE B (G)**

980 sf. • 2 bedrooms & 2 bathrooms



**TYPE C**

1,076 sf. • 3 bedrooms & 2 bathrooms



# Conducive & Connected



Palm Garden Golf Club



IOI City Mall



Putrajaya Marriott Hotel

Gems Residences is nestled in the picturesque IOI Resort City, where life is made more conducive with a perfect blend of shopping centres, medical facilities, corporate offices, parklands and Palm Garden Golf Club. It's truly the one address for stay, work & play.

#### Medical Care Cluster

- Daehan Rehabilitation Centre @ IOI Resort City
- Calla Clinic
- Serdang Hospital

#### Educational Institutions

- Tanarata International Schools
- Nexus International School
- Universiti Tenaga Nasional

#### Leisure & Entertainment

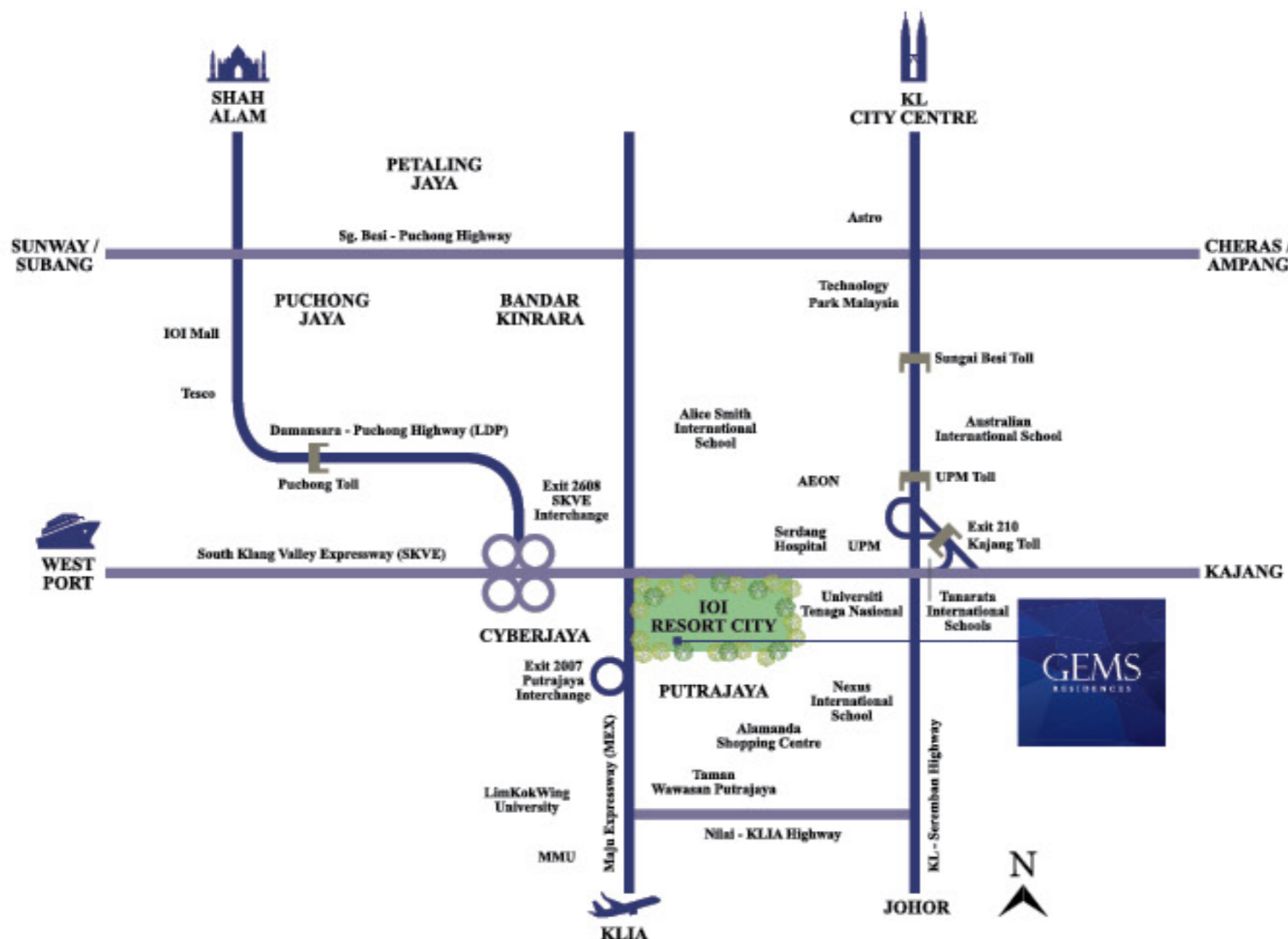
- Putrajaya Marriott Hotel
- Palm Garden Hotel
- Le Méridien Putrajaya
- Palm Garden Golf Club

#### Nature & Parks

- Taman Saujana Hijau
- Taman Wawasan Putrajaya

#### Shopping Attractions

- IOI City Mall @ IOI Resort City
- Alamanda Shopping Centre



A TOWNSHIP DEVELOPED BY  
IOI Properties Group Berhad

DEVELOPER  
Pine MJR Development Sdn. Bhd. (1211557-V)

MARKETING & SALES OFFICE  
IOI Galleria @ IOI Resort City  
Lebuhr IRC, IOI Resort City, 62502 Putrajaya, Malaysia

+603 8947 8899  
ioiproperties.com.my/gems

Sales Gallery Open Daily 10 am - 5 pm

Joint Venture by:



MITSUBISHI ESTATE RESIDENCE

GEMS • Type Of Property: Condominium • (Phase 1) Developer's License No.: 19848-1/12-2022/03603(L) • Validity Period: 1/1/2022-31/12/2022 • Advertising Permit No.: 19848-1/12-2022/03603(P) • Validity Period: 1/1/2022-31/12/2022 • Authority Approving Building Plan: Majlis Perbandaran Sepang • Building Plan No.: MPSEFANG 600-34/3/286 • Expected Date of Completion: October 2023 • Land Tenure: Freehold • Land Encumbrance: Nil • Total Units: 334 units • Price: RM 600,000 (Min) - RM 1,583,000.00 (Max) • (Phase 2) Developer's License No.: 19848-2/04-2023/0332(L) • Validity Period: 15/4/2023-14/4/2023 • Advertising Permit No.: 19848-2/04-2023/0332(P) • Validity Period: 15/4/2023-14/4/2023 • Authority Approving Building Plan: Majlis Perbandaran Sepang • Building Plan No.: MPSEFANG 600-34/3/286 • Expected Date of Completion: September 2024 • Land Tenure: Freehold • Land Encumbrance: Nil • Total Units: 342 units • Price: RM 708,000 (Min) - RM 1,024,000.00 (Max) • The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. All illustrations are artist's impressions only. Whilst every care is taken in providing this information, the owner, developer and managers cannot be held responsible for any variations. For avoidance of doubt, please refer to the sale and purchase agreement. Copyright IOI Properties Group Bhd. All rights reserved. All materials, content and forms contained herein are the intellectual property of IOI Properties Group Bhd and may not be copied, reproduced, distributed or displayed without IOI Properties Group Bhd's express written permission. THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT (JPN)