

GEMS

RESIDENCES

**The Premier Residence With
A Wellness Concept**





A Unique Home That Cares For Your Well-Being

The facilities found at GEMS Residences are proactively designed and provided to offer residents one main objective - to support wellness, both physically and mentally. Having a home at GEMS Residences assures you peace of mind whether your priority is to live healthily or you have dependents like the elderly to look after.

How Residents Can Benefit

GEMS Residences is a truly unique home that offers residents a wide range of services and facilities to ensure the well-being of everyone in your family.

Kids



An all too familiar scene? Spending extended time indoors leads to a sedentary lifestyle.



Now, your kids can have better growing-up years – out and about.



With minimal supervision, they can have fun with over 48 residents-only facilities.



Coupled with general health advice by the certified nurse at the Wellness Concierge, you can ensure the health of your kids.

Working Adults



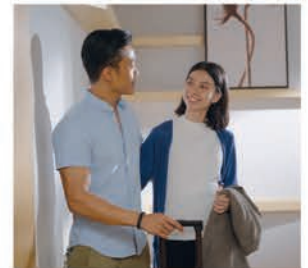
Worried about leaving your kids in the care of an untrained maid?



Get peace of mind with our communal caregiver service – at no extra charge.



But it's not just about your kids. You too, can get care with quarterly physio assessments and treatments at the Wellness Concierge.



Now you can leave home knowing the right care is on hand for your family.

Seniors



Retired life shouldn't have to be like this.



The golden years should still be active years.



At GEMS, there are activities for the seniors to look forward to, like organised weekly grocery trips and bi-monthly social outings.



With certified nurse on standby for emergencies, care is available even if you aren't. This is peace of mind.



Home Designed For Independent Living

GEMS Residences comes with dedicated units designed with assisted living features. This is important if your family consists of the elderly who are less mobile.

Assisted Living Unit Features:

- Grab bars in the toilet & shower areas
- Panic buttons strategically placed at master bathroom
- Gentle ramp at the home main entrance & bathroom – beneficial for those who are less mobile or wheelchair bound
- Entrance of master bathroom comes with sliding doors for added convenience

Common Area Features:

- Floor surface with appropriate slip-resistance at facilities floor & bomba lift lobby
- Handrail at desirable height
- Large & clear signage
- Smoke detectors provided in all units
- Call & control (up/down) buttons in lifts at a wheelchair-friendly height
- Seating & sufficient space for wheelchair manoeuvring inside the lift
- Intercom system & panic button connects residential unit to guard house
- Automatic door with access button at a wheelchair-friendly height
- Accessible car parking

Unique In Concept



A Smarter Way of Living*

Daily lives can be improved with IOISmartHome for more convenience using smart automated features.

IOISmartHome

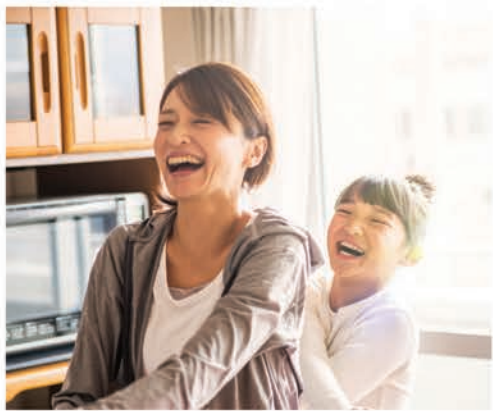
GEMS Residences is designed to offer a modern home suitable for multi-generational living. For total peace of mind and convenience for everyone in the family, the IOISmartHome* system can be in place to make it a truly unique home.

- Smart temperature detection in the kitchen
- Smart control of fans, air-conditioners & lights
- Smart automatic curtain control
- Smart sensing of doors & windows in real-time
 - if a window/door is left opened or there is an intrusion, a notification will be sent via voice alert or sms
- Smart robot floor cleaner
- Smart hub & indoor security camera to detect falls
- Smart doorbell – visitors at the door can be seen with a tablet
- Facial recognition entry
- Perform tasks or set reminders via voice control
- Perform tasks with touch screen/tablet

**The IOISmartHome system is an optional feature which can make your home a truly unique one.*

Wellness Living Guidelines

The key to enriched living is to adopt a holistic approach towards health where attention is given to all 5 essential aspects of wellness - Physical, Emotional, Mental, Financial, Social.



- Physical**
Proper care of physical body for optimal health & functioning
- Mental**
Healthy brain functioning with intact cognitive & mental ability to continue learning
- Financial**
Sense of security about current & future financial situations. Being able to choose the life you want
- Emotional**
Awareness, understanding, acceptance & management of own emotions with ability to cope with challenges & changes
- Social**
Ability to form & maintain positive relationships with others, staying connected within the community

GEMS Residences is committed in curating wellness living features and services for all GEMS residents. A dedicated team of healthcare practitioners, led by Managedcare Sdn. Bhd. will be stationed at the Wellness Concierge. There is no one size that fits all when it comes to healthcare, which is why every GEMS resident can visit the Wellness Concierge for free consultations.

Proposed Activities	Purpose
Regular health check-up	For early detection & prevention
150 – 300 minutes of moderate intensity exercises (brisk walking, aqua aerobic) or 75 – 150 minutes of vigorous-intensity exercises (running/HIIT)	Exercise delivers oxygen & nutrients to your tissues & helps your cardiovascular system work more efficiently
Yogalates, Tai Chi, weightlifting & home-based workouts with equipment such as kettlebell & resistant band	Muscle-strengthening, enhances balance & flexibility
Physiotherapy assessments & treatments	Get tips & management for ergonomics issues & other physical conditions, pain & injury prevention
Creative activities such as art, dance, music & drama	Outlet for creative expression
Games such as Candy Crush, Tetris, Sudoku & Scrabble	Mind stimulating
Group outdoor brisk walking/jogging	Motivate each other to live healthier together
Lifestyle group classes such as karaoke competitions, cooking demo classes, line dance/Zumba	Expanding your circle of friends & knowing new people with the same interests
Community gardening	Cultivate greens within your community
Talks on issues of interest such as financial planning for retirement, healthy diet, etc	Enable enjoyment of your retirement life with peace of mind

The information provided above is not intended and should not be considered, or used as a substitute for professional legal, financial or medical advice, diagnosis or treatment. Always consult your healthcare provider before starting any nutrition, diet, exercise, fitness, medical, or wellness program.



Service For GEMS Residents*

Physiotherapy Service

Physiotherapy involves a holistic approach to health and well-being which includes rehabilitation, general lifestyle, prevention of injury as well as promotion of health and fitness.

How Does It Work?



Stretching & strengthening exercises



Specialized skills - soft tissue massage & joint manipulation



Hot/cold pack, TENS, ultrasound therapy



Personalised education & advice

How Does It Benefit?



Ergonomics & injury-prevention solutions



Improves balance & prevents falls



Restores movement & strength



Improves cardio function & breathing pattern



Improves cognitive function

Pay Per Use/On-Demand Services

Service	Suitable For	Description
Ergonomic Rehabilitation	Working adults	To assist in creating a safe working environment, reducing the risk of injury, & to provide a return-to-work program for any injuries at workplaces
Geriatric Rehabilitation	Seniors	Comprehensive health & physical examination, fall risk assessment & prevention, with personalised rehabilitation program for seniors
Stroke Rehabilitation	Patient with stroke condition	Neurological assessment with stroke rehabilitation program to overcome any physical limitations & optimise patient's daily lifestyle activities
Musculoskeletal Rehabilitation	Patient with musculoskeletal condition	To strengthen the individual by designing programs specific in strength, power & endurance, which will bring the injured person to the optimal function
Sports Rehabilitation	Injured athlete	For the athlete to return to the same activity/sports & environment in which the injury occurred
Parkinson's Rehabilitation	Patients with Parkinson's disease condition	Neurological assessment with Parkinson's rehabilitation program to overcome any physical limitations & optimise patient's daily lifestyle activities

*Complimentary quarterly physiotherapy sessions for one (1) pax per household

Wellness Concierge

- Basic vital signs check
- Initial health screening with personal Health Passport
- Maintenance of health records
- General health advisory & consultation
- Emergency assistance & first aid

Social Connection

- Weekly chauffeured grocery trips
- Monthly community activities
- Bi-monthly social trips
- University for The Third Age - lifelong learning program for the elderly to pick up a new skill



Artist's impression

3 Acres Of Fun & Leisure

Outdoor leisure activities are important for wellness and generally to stay active. With the various facilities available at GEMS Residences, there are adequate avenues for residents to enjoy fun activities in a lush, resort environment.



Artist's impression

GEMS RESIDENCES



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



*Artist's impression only. Actual facility area may differ.



Residents Clubhouse

For leisurely pursuits, GEMS Residences comes complete with a private clubhouse with facilities such as:

Wellness & Health

- Wellness Concierge
- Gym Room
- Sauna

Function Rooms

- Function Hall
- Dining Lounge
- Tea Lounge

Entertainment & Leisure

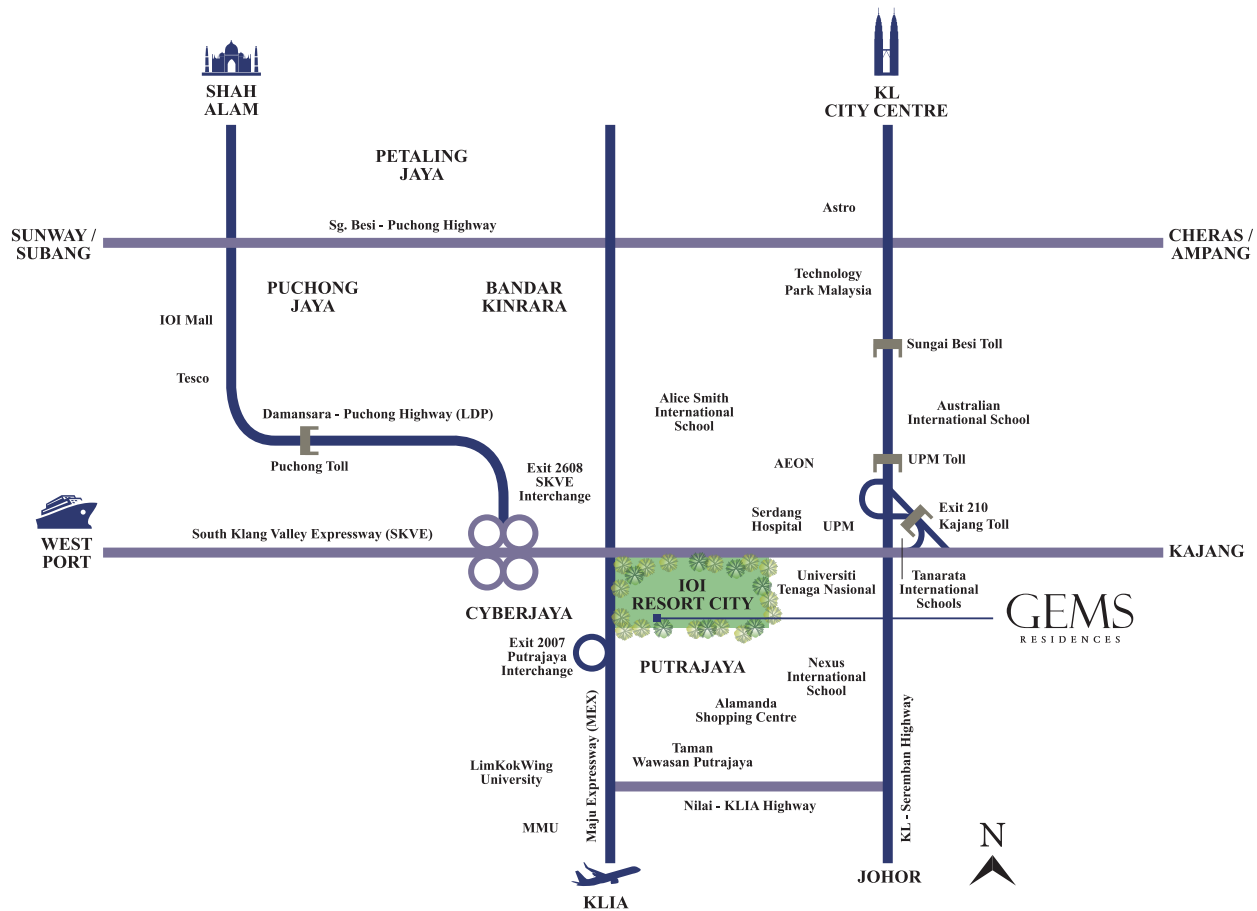
- Mahjong & Games Corner
- Mini Theatre & Karaoke
- Reading Lounge
- Exploratory Lab

Kids

- Hopscotch

Others

- Management Office
- Bilik Jenazah



Stay, Work & Play In One Address

GEMS Residences is part of the IOI Resort City in Putrajaya - a world-class integrated resort with a host of amenities within the city and its surroundings. There is a perfect balance of shopping avenues, medical centres, corporate towers, leisure and entertainment, and a magnificent golf course and parkland. Truly an address for stay, work and play.

Medical Care Cluster

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

Leisure & Entertainment

- Putrajaya Marriott Hotel
- Palm Garden Hotel
- Le Méridien Putrajaya
- Palm Garden Golf Club
- District 21 Indoor Amusement & Theme Park
- Icescape Ice Skating Rink

Nature & Parks

- Putrajaya Wetlands
- Taman Saujana Hijau
- Taman Wawasan Putrajaya

Educational Institutions

- Tanarata International Schools
- Nexus International School
- Universiti Tenaga Nasional
- University Putra Malaysia

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:



GEMS • Type Of Property: Condominium • Phase 1) Developer's License No.: 19848/04-2028/0547(R) • Validity Period: 15/4/2023-14/4/2028 • Advertising Permit No.: 19848-1/12-2023/0236(R)-(S) • Validity Period: 01/01/2023-31/12/2023 • Authority Approving Building Plan: Majlis Perbandaran Sepang • Building Plan No.: MRSEPANG 600-34/3/286 • Expected Date of Completion: December 2023 • Land Tenure: Freehold • Land Encumbrances: Nil • Total Units: 334 units • Price: RM 800,000 (Min) – RM 1,583,000.00 (Max) • (Phase 2) Developer's License No.: 19848/04-2028/0547(R) • Validity Period: 15/4/2023-14/4/2028 • Advertising Permit No.: 19848-2/04-2023/0332(P) • Validity Period: 15/4/2021-14/4/2023 • Authority Approving Building Plan: Majlis Perbandaran Sepang • Building Plan No.: MRSEPANG 600-34/3/286 • Expected Date of Completion: September 2024 • Land Tenure: Freehold • Land Encumbrances: Nil • Total Units: 342 units • Price: RM 708,000 (Min) – RM 1,624,000.00 (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)