



**GEMS**  
RESIDENCES

**GEMS is peace of mind**



## The 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.

### We Keep Your Family Safe

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

# *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

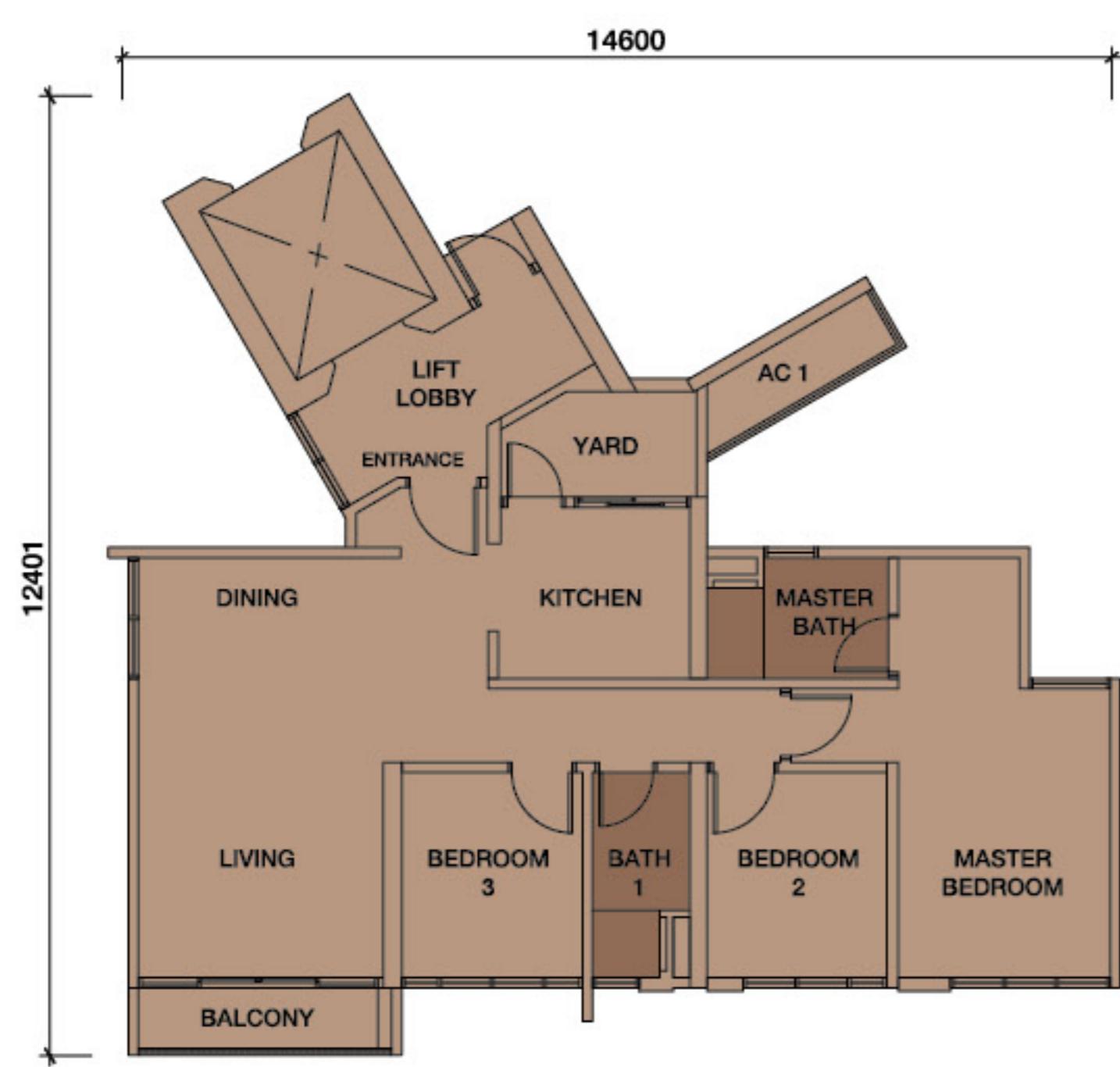
### CLUBHOUSE

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

FLOOR PLANS

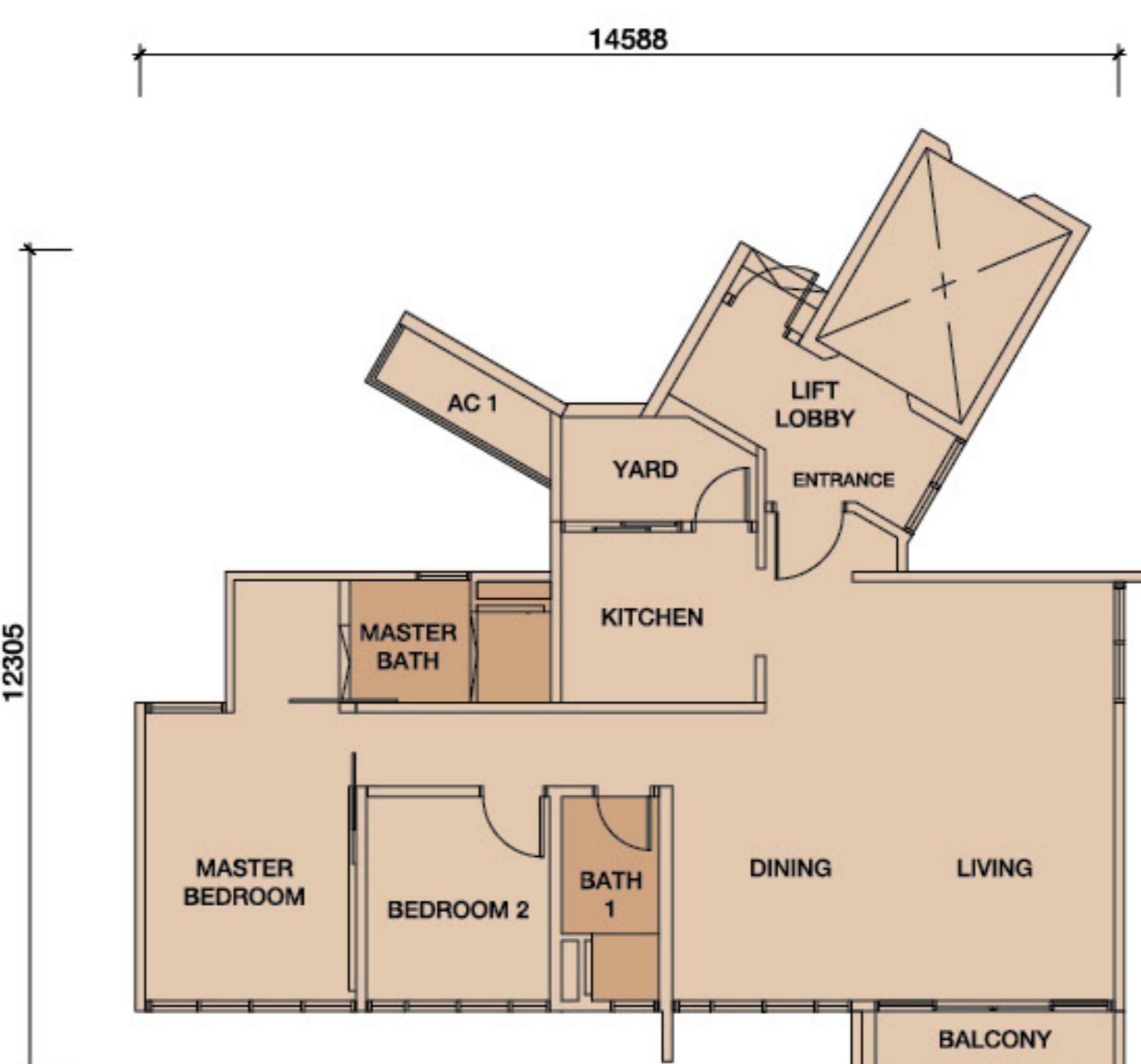
**TYPE A1**

1,259 sf. • 3 bedrooms & 2 bathrooms



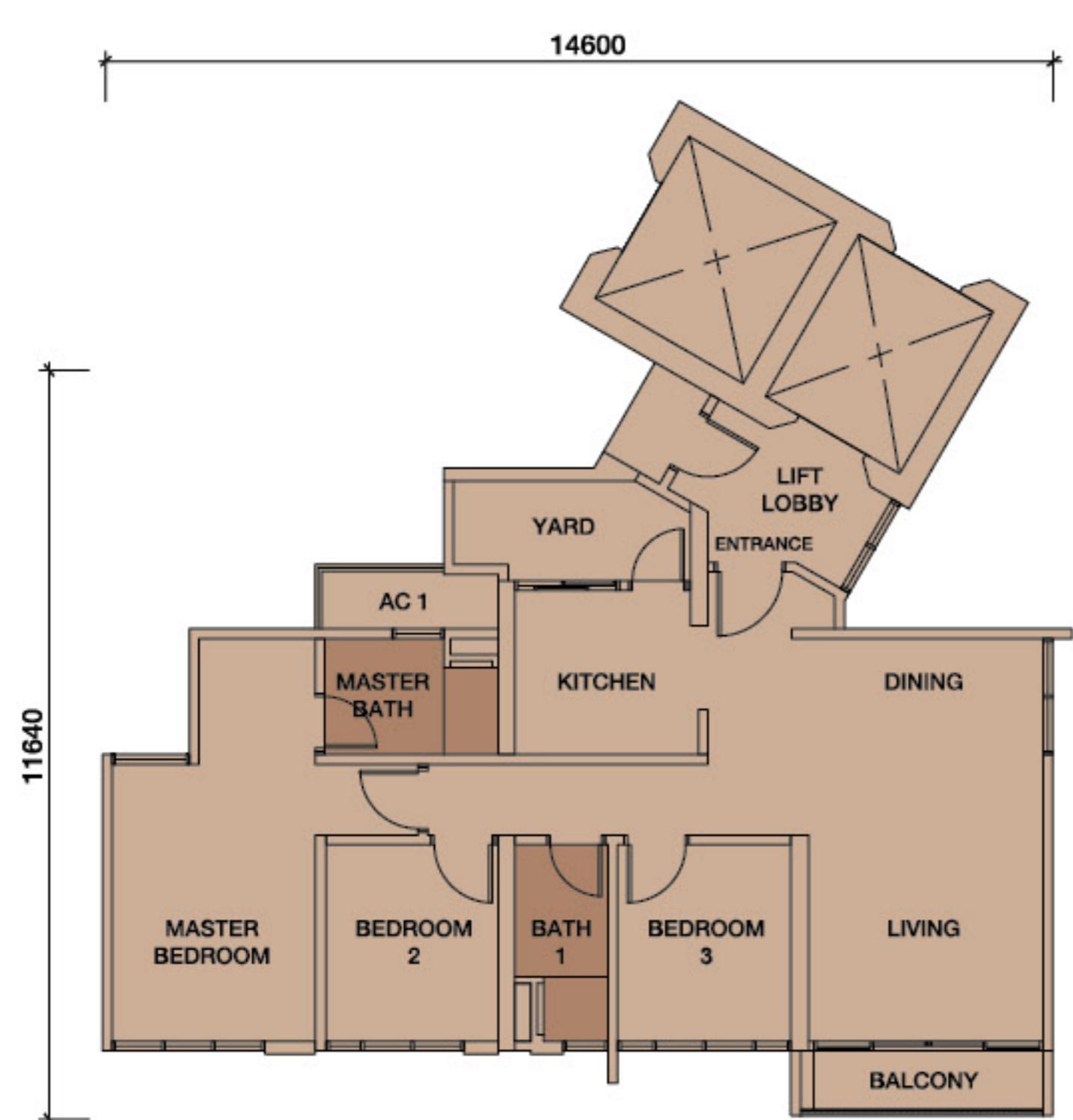
**TYPE A1 (G)**

1,249 sf. • 2 bedrooms & 2 bathrooms



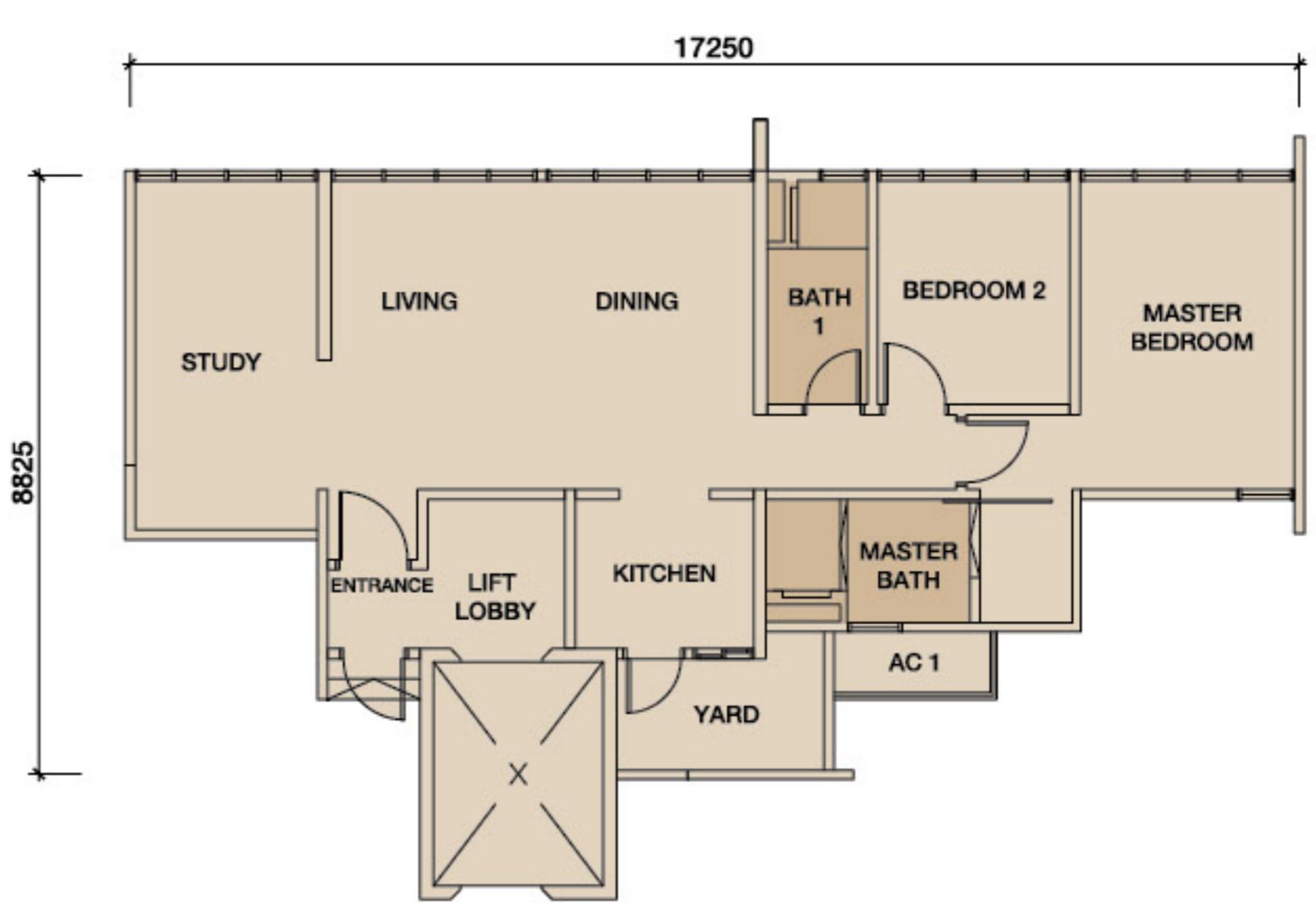
**TYPE A2**

1,259 sf. • 3 bedrooms & 2 bathrooms



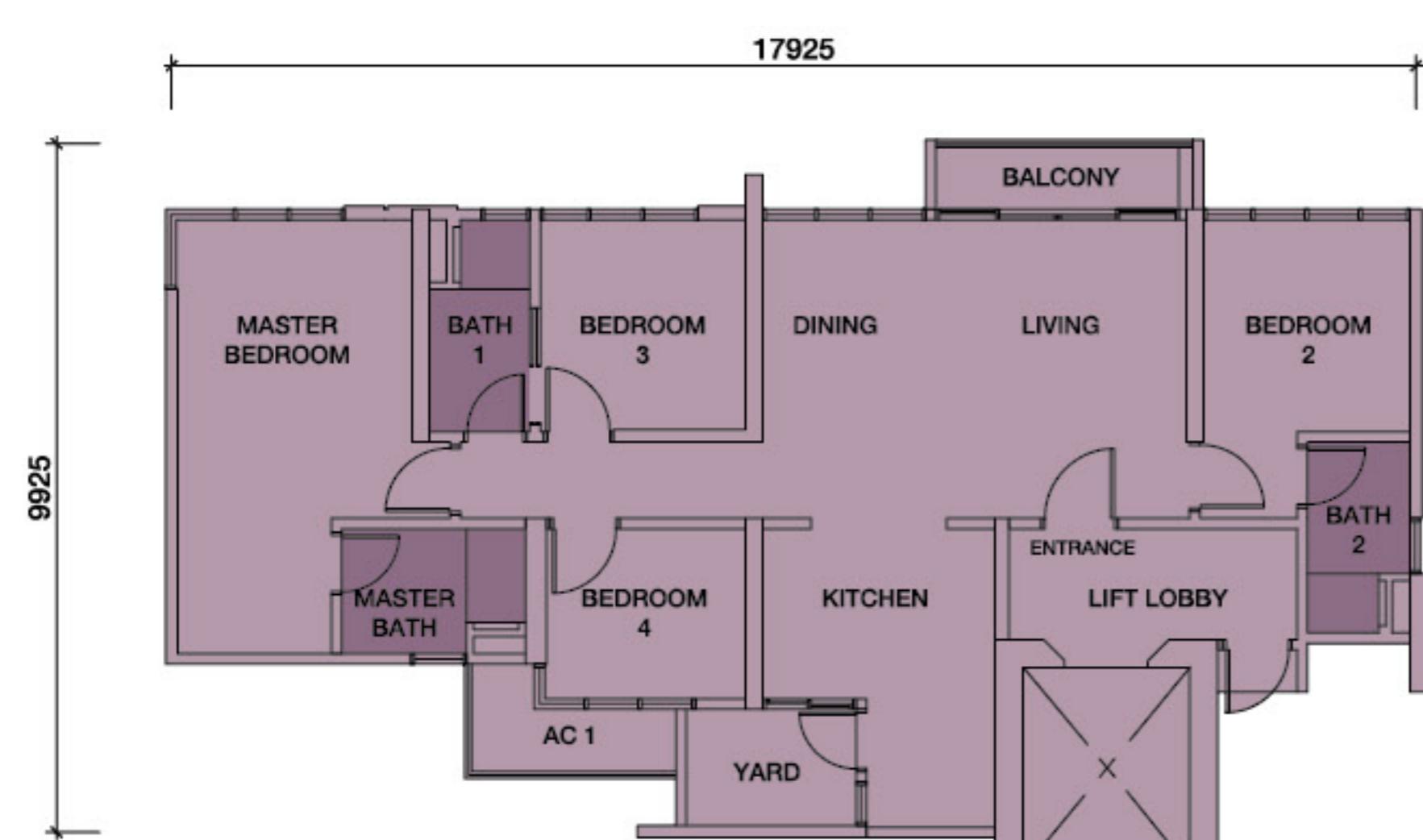
**TYPE A3 (G)**

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



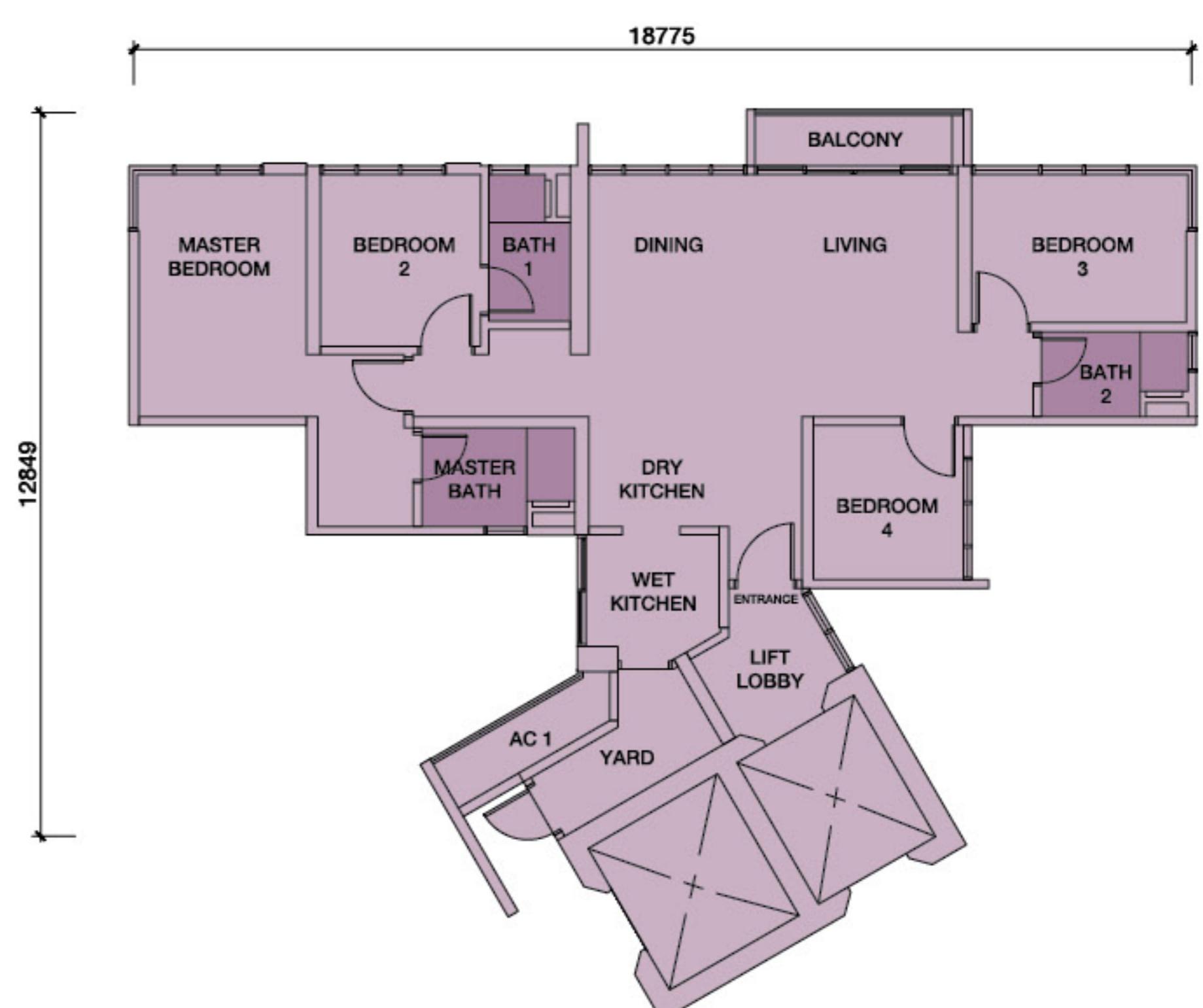
**TYPE B1**

1,453 sf. • 4 bedrooms & 3 bathrooms



**TYPE B2**

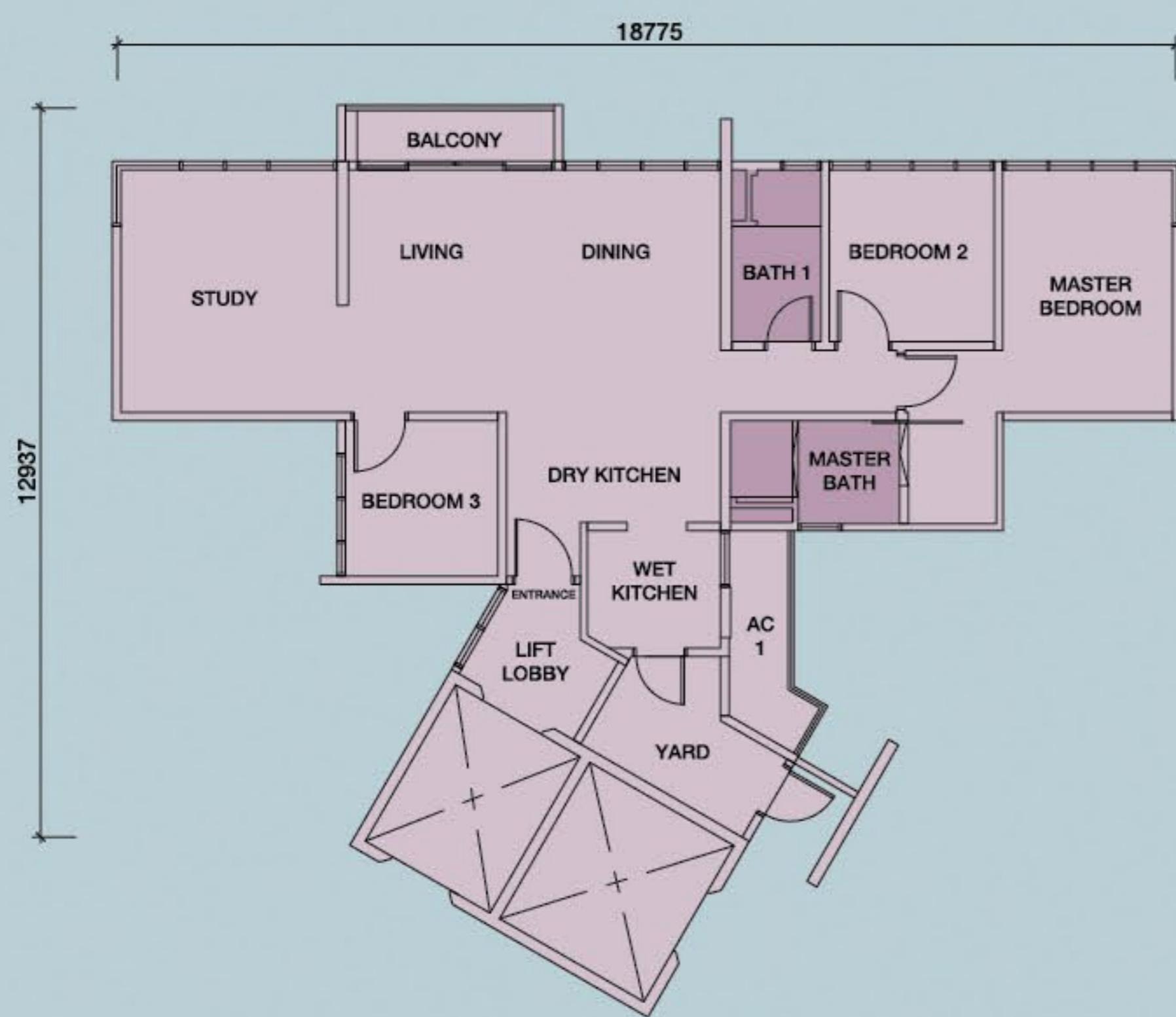
1,453 sf. • 4 bedrooms & 3 bathrooms





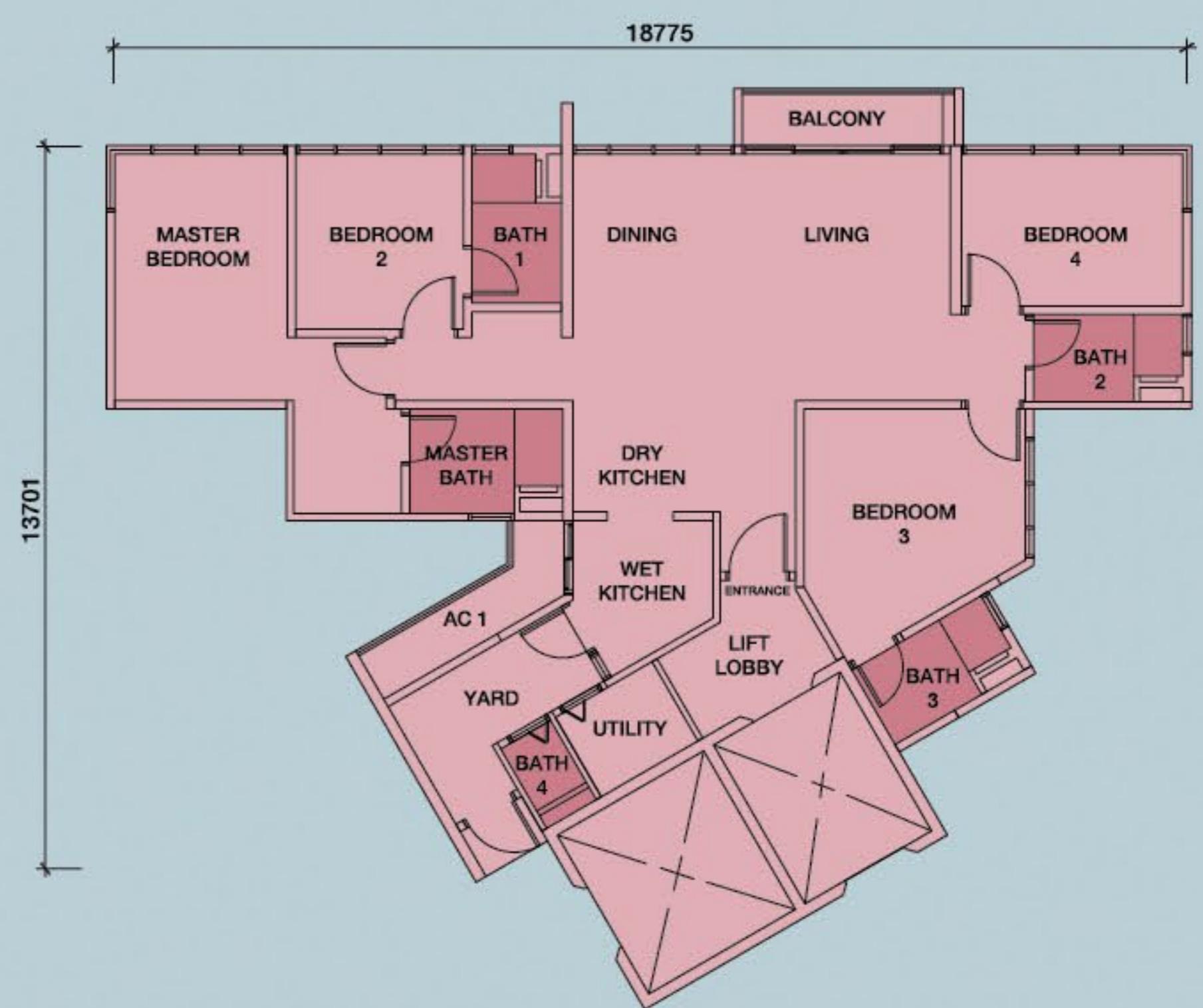
## TYPE B2 (G)

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



## TYPE C

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



## SPECIFICATIONS

### Structure

Reinforced concrete

### Wall

Brickwork / Reinforced concrete

### Roof

Concrete slab

### Ceiling

Skim coat & paint / Plasterboard ceiling & paint

### Windows

Aluminium frame window

### Doors

Solid timber door\* / Timber flush door / Aluminium frame glass panel sliding door

### Ironmongery

Selected quality lockset

### Wall Finishes

Selected tiles / Plaster, skim coat & paint

### Floor Finishes

Selected tiles / Selected laminated flooring / Cement render

### Sanitary & Plumbing Fittings

Wash basin / Wash closet / Kitchen sink

### Electrical Installations

Lighting point / Switch socket point / A/C point / Ceiling fan point / SMATV point / Data point / Telephone point / Water heater point / Doorbell point

Provided

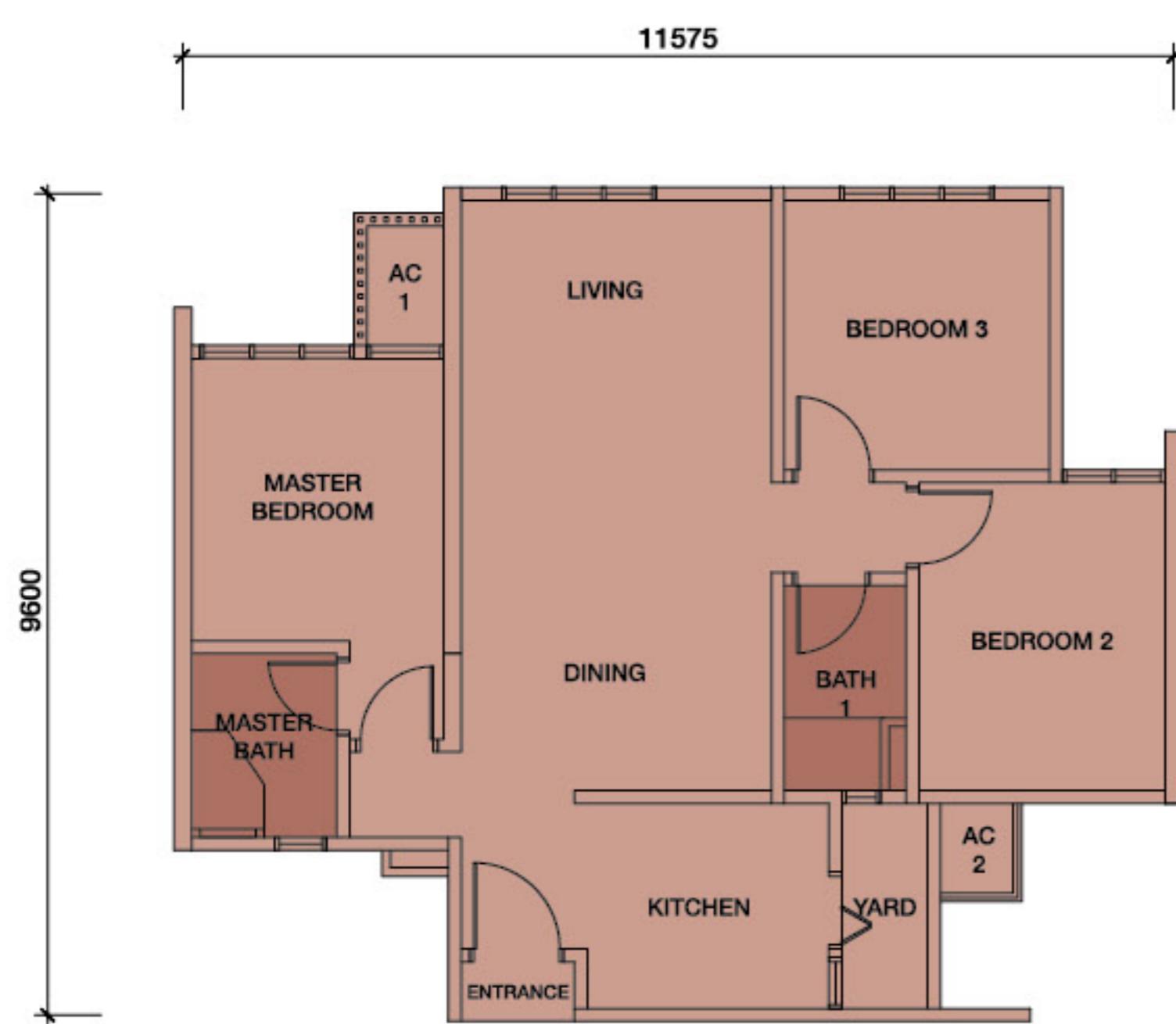
### Internal Telecommunication Trunking & Cabling

\*Not available for Assisted Living units

FLOOR PLANS

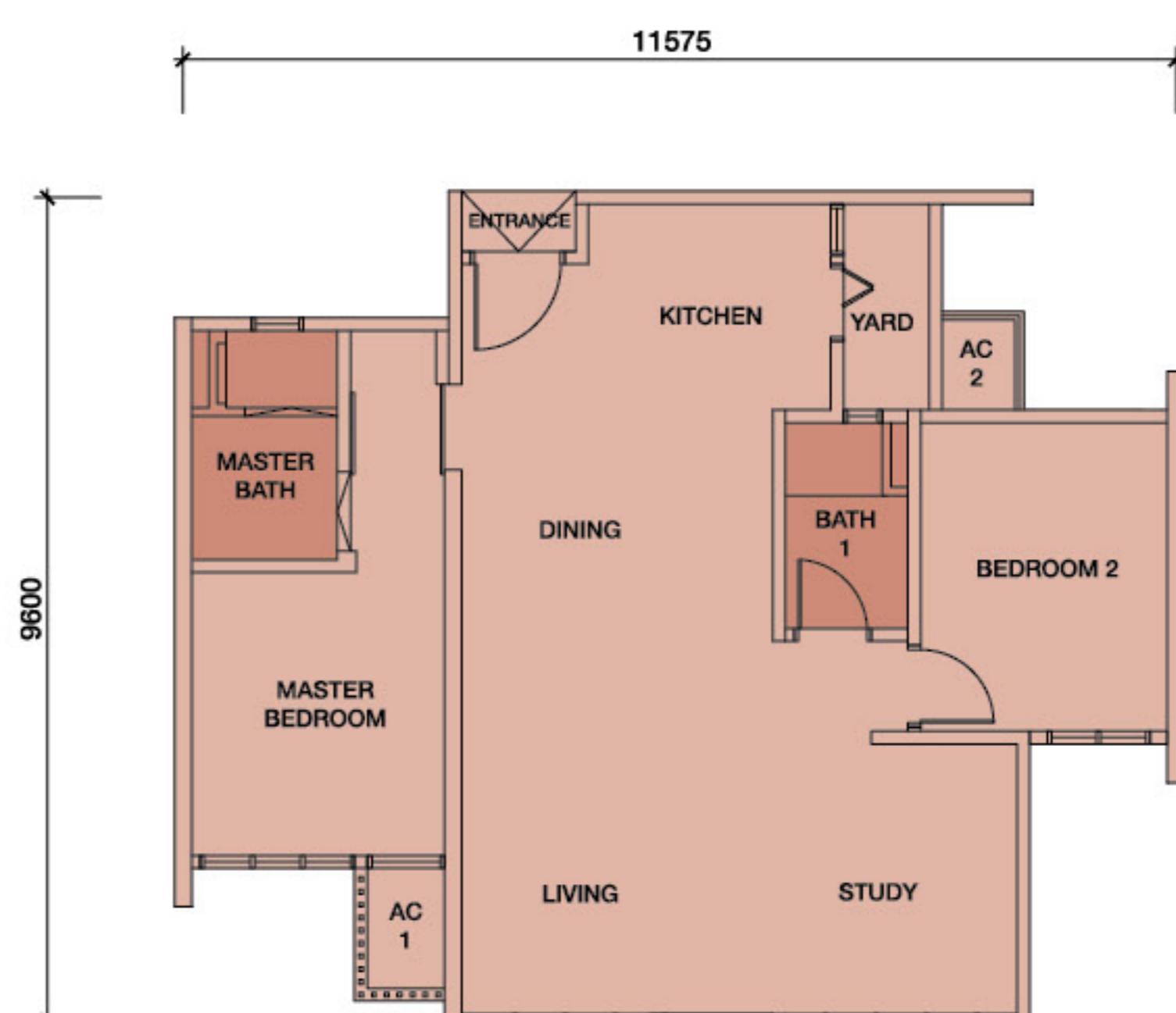
**TYPE A**

977 sf. • 3 bedrooms & 2 bathrooms



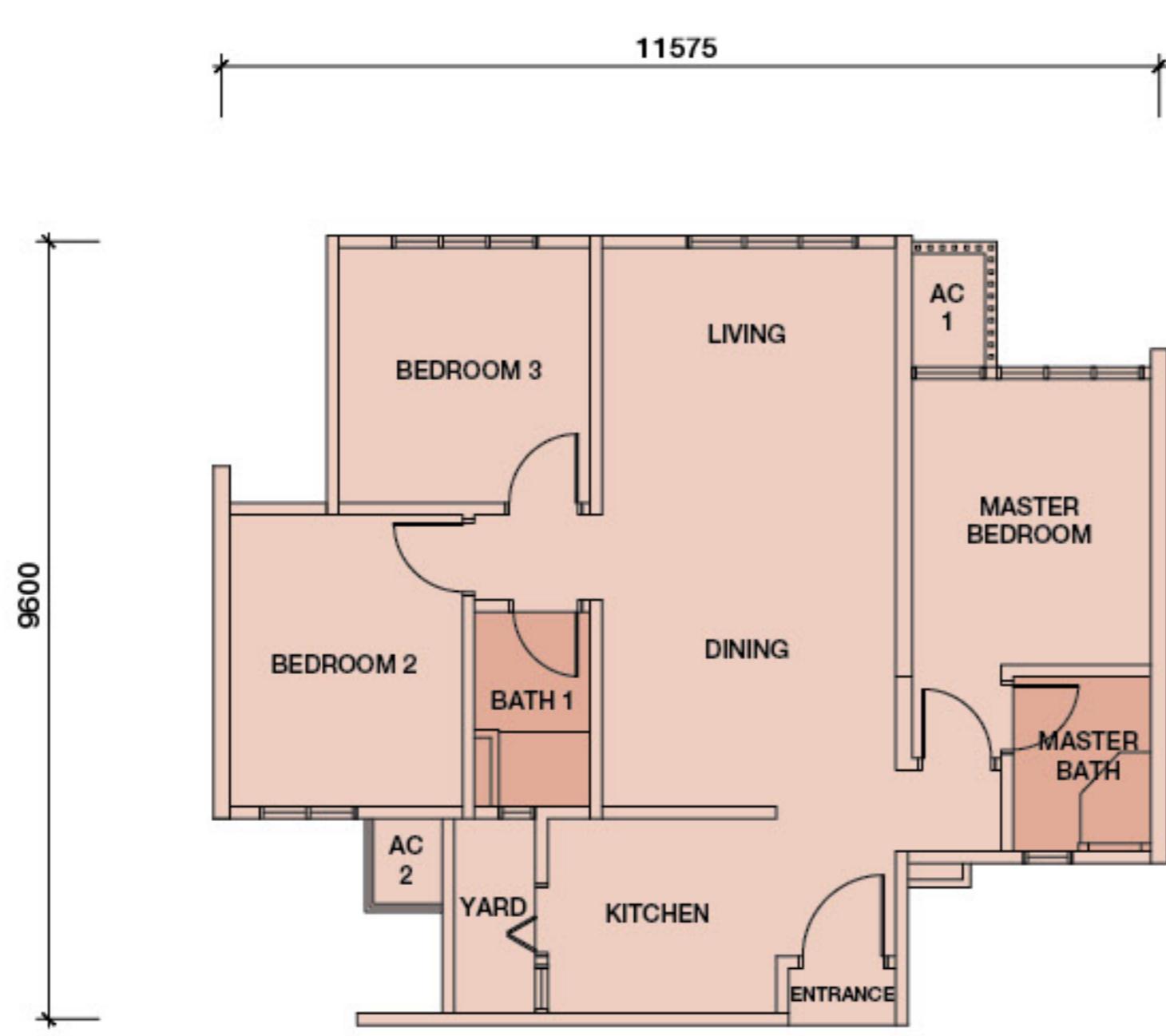
**TYPE A (G)**

980 sf. • 2 bedrooms & 2 bathrooms



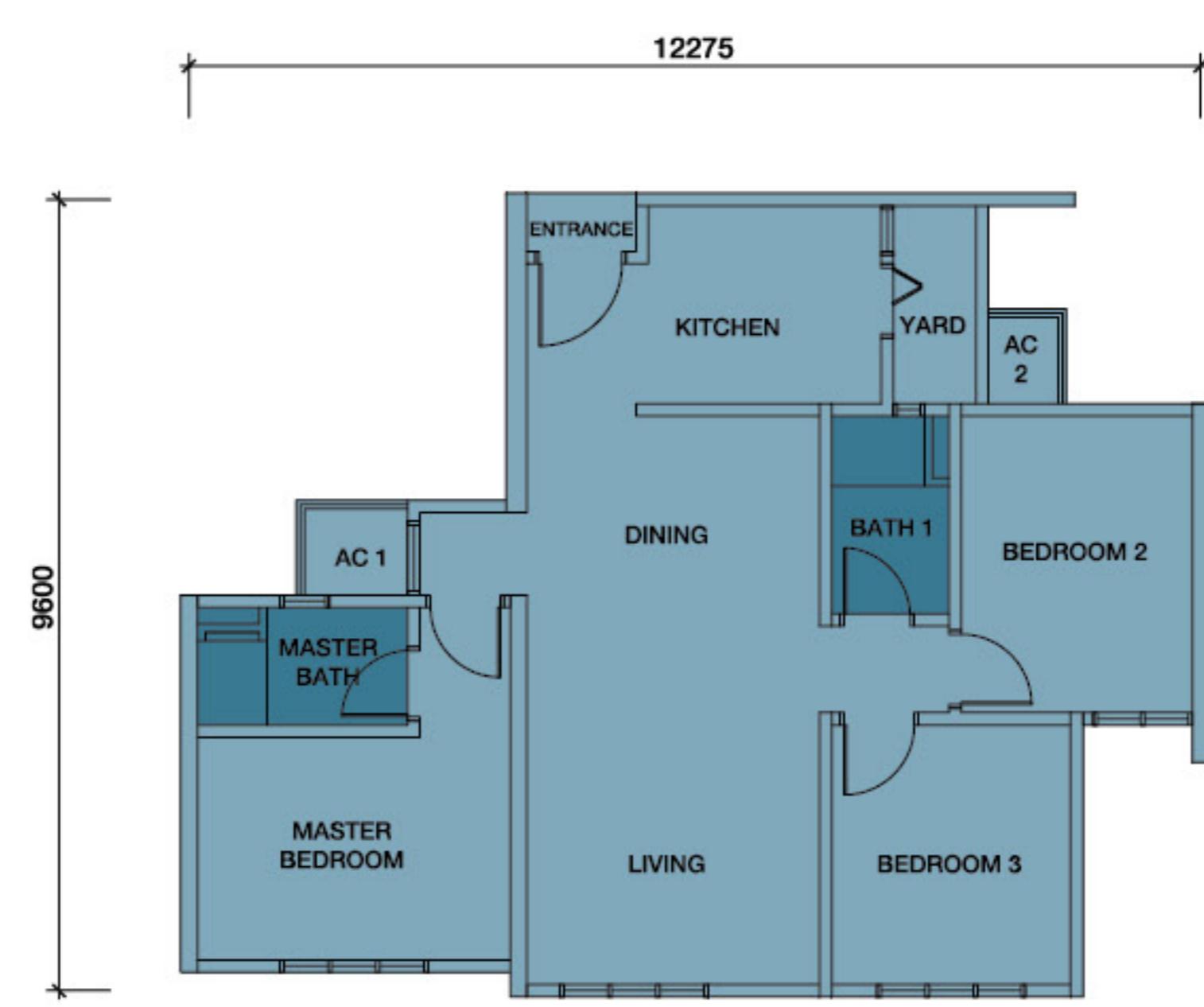
**TYPE A1**

977 sf. • 3 bedrooms & 2 bathrooms



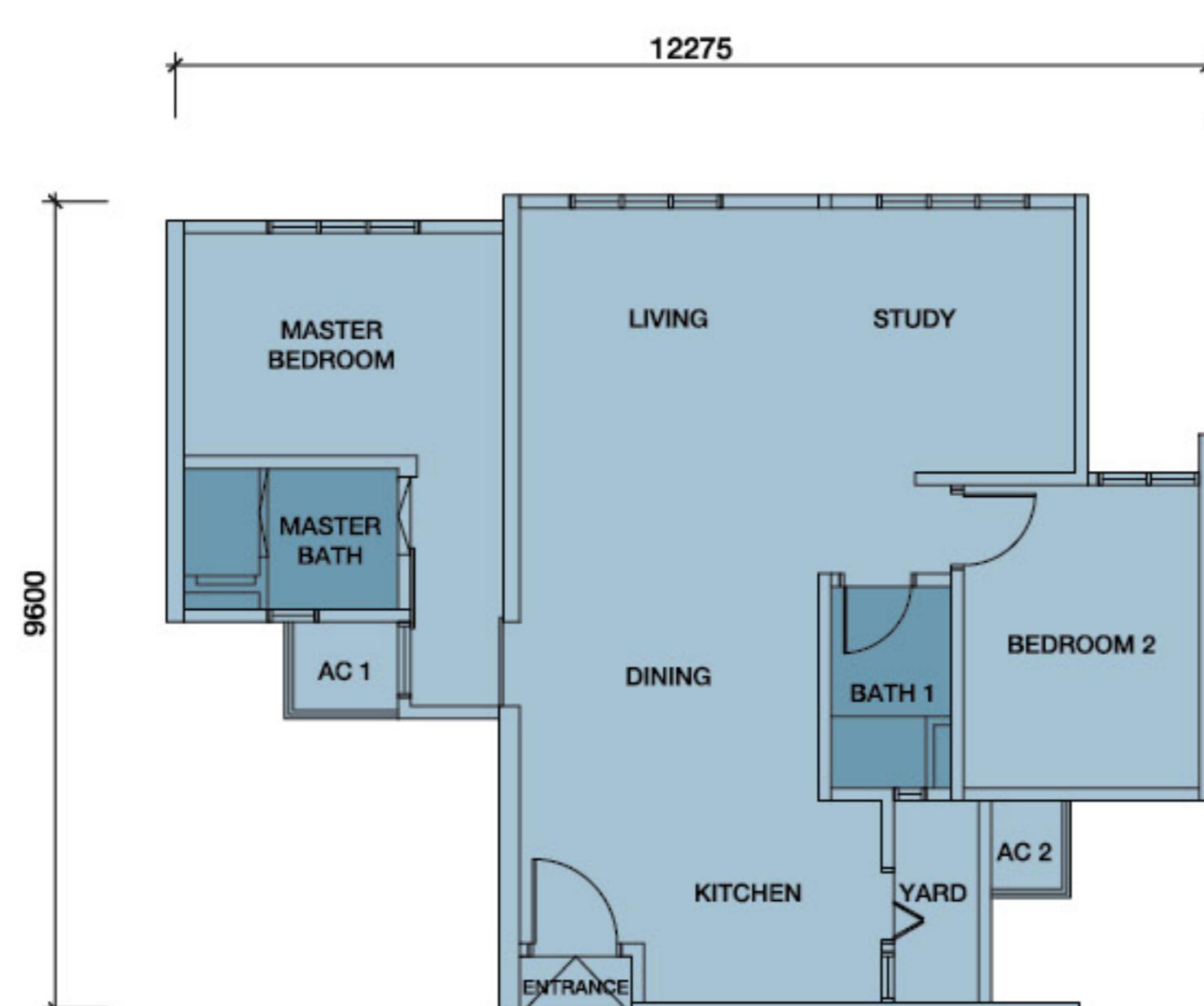
**TYPE B**

969 sf. • 3 bedrooms & 2 bathrooms



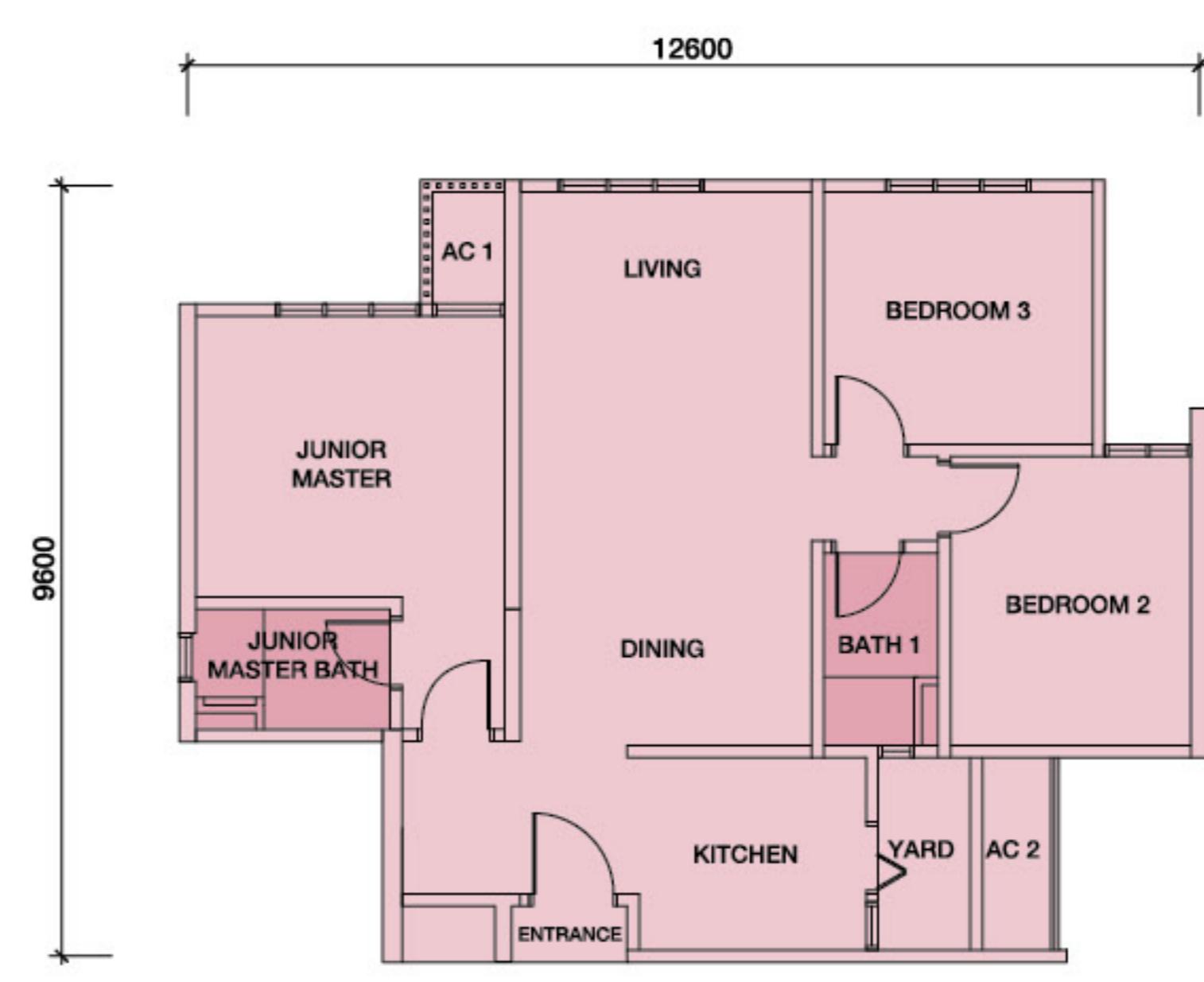
**TYPE B (G)**

980 sf. • 2 bedrooms & 2 bathrooms



**TYPE C**

1,076 sf. • 3 bedrooms & 2 bathrooms



# Conducive & Connected



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

- Calla Clinic
- Serdang Hospital

## Educational Institutions

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

## Leisure & Entertainment

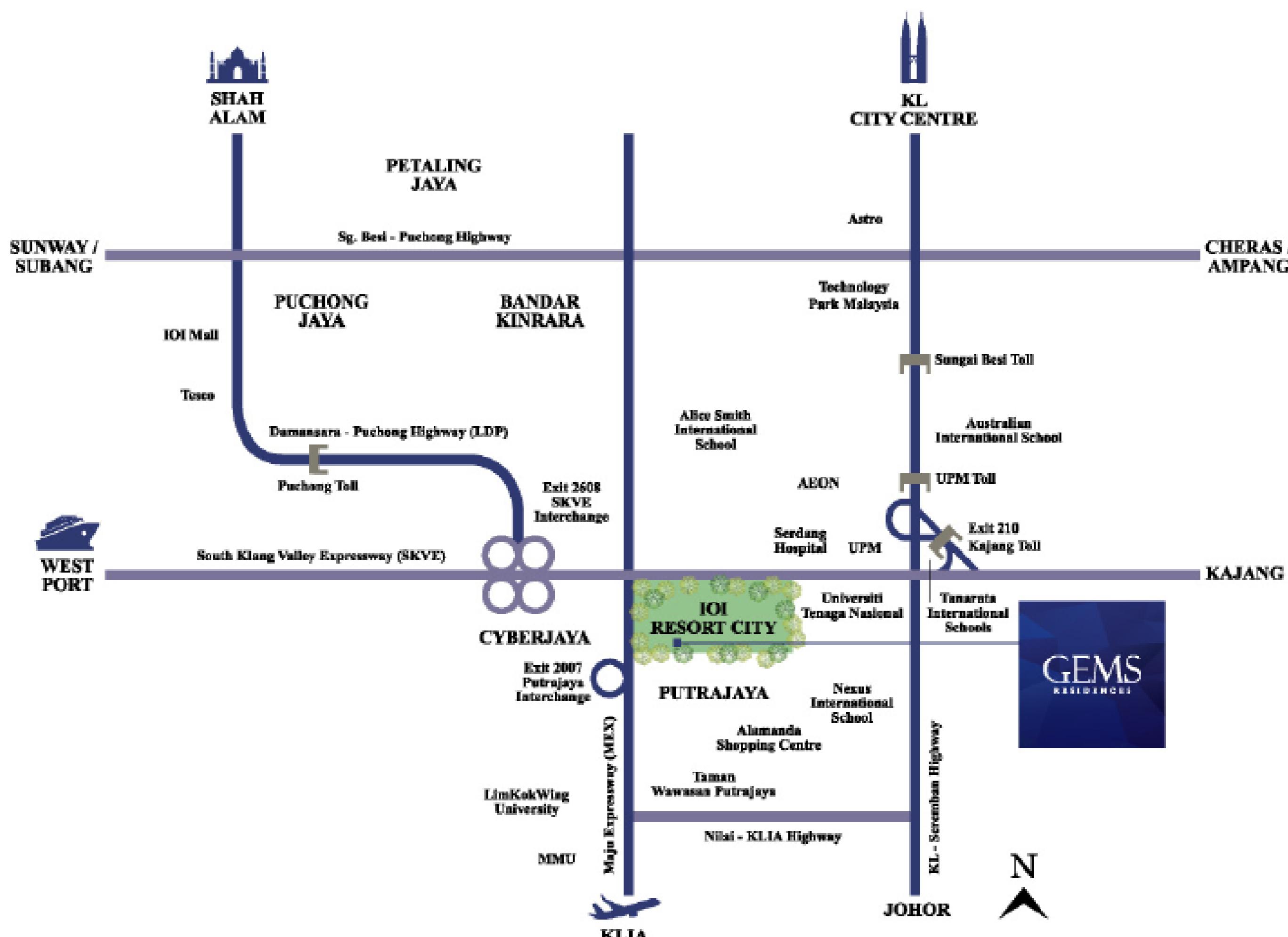
- Putrajaya Marriott Hotel
- Palm Garden Hotel
- Le Méridien Putrajaya
- Palm Garden Golf Club

## 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

Lebuh IRC, IOI Resort City, 62502 Putrajaya, Malaysia

+603 8328 2129

[ioiproperties.com.my/gems](http://ioiproperties.com.my/gems)

Sales Gallery Open Daily 10 am - 5 pm

Joint Venture by:



MITSUBISHI ESTATE RESIDENCE