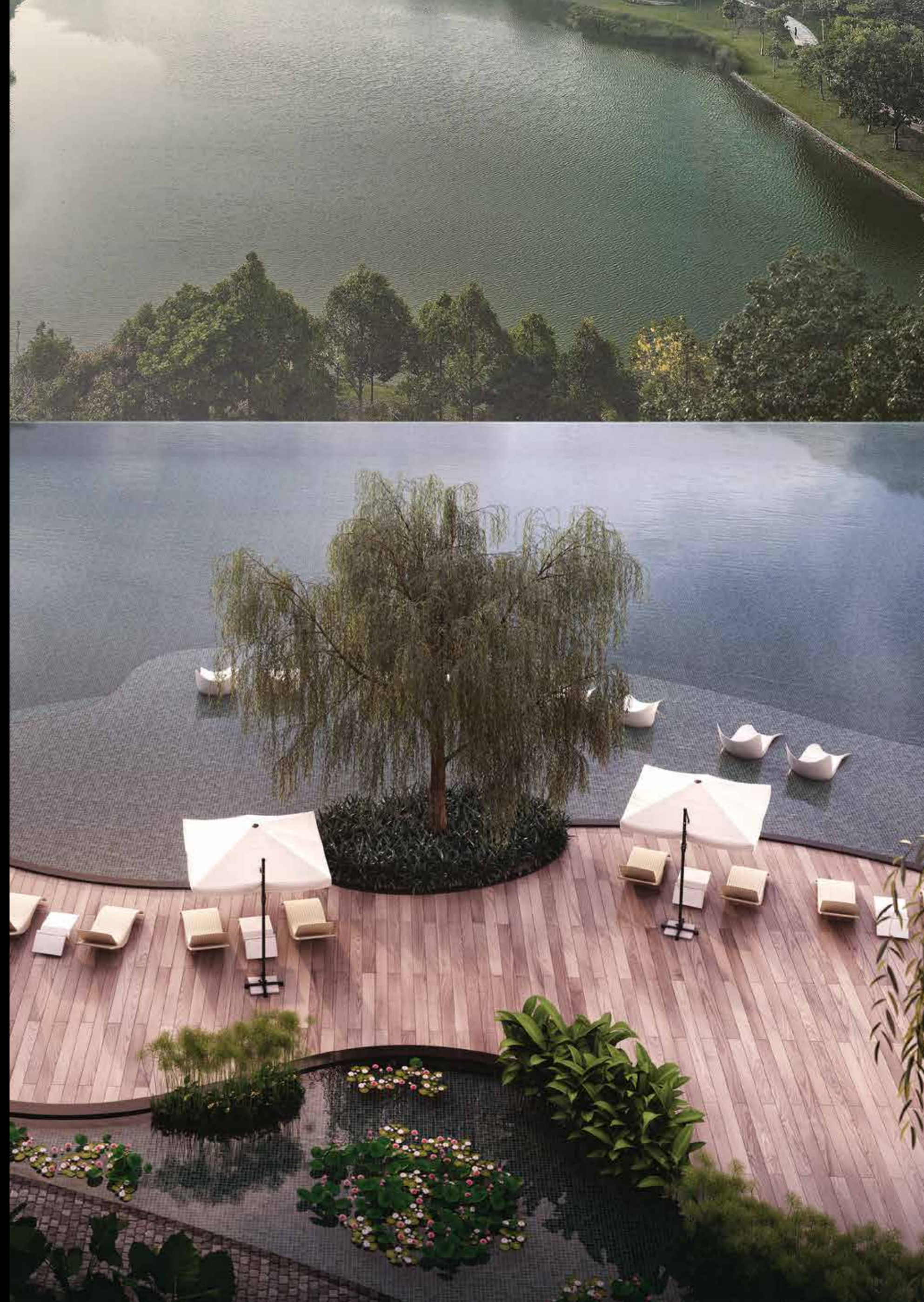


FLOOR PLANS,
SPECIFICATIONS
& FINISHES

PARK REGENT
by the water



FROM THE FAMILIAR SURROUNDINGS
OF DESA PARKCITY
A NEW LEVEL OF LUXURY EMERGES

PARK REGENT
by the water





DESA PARKCITY

Wholesome Community_

A CELEBRATION OF THE VARIED,
VIBRANT AND INVIGORATING.
A SENSE OF PLACE.



DESA PARKCITY TOWNSHIP
2019 WORLD GOLD
WINNER FIABCI PRIX
D'EXCELLENCE AWARD
MASTER PLAN CATEGORY



DESA PARKCITY TOWNSHIP
2018 AWARD WINNER
FIABCI MALAYSIA
PROPERTY AWARD
MASTER PLAN CATEGORY



DESA PARKCITY TOWNSHIP
2019 & 2015 AWARD WINNER
THE EDGE MALAYSIA
PROPERTY DEVELOPMENT
EXCELLENCE AWARD

DERIVED FROM THE PRACTICES AND PHILOSOPHIES OF VISIONARIES SUCH AS THE DEVELOPER J.C. NICHOLS, DESA PARKCITY UPHOLDS SEVERAL VALUES IN REGARD TO GOOD LIVING THAT ARE DISTINCT AND INTER-CONNECTED.

KL'S MOST LIVEABLE COMMUNITY

THE ACCLAIM OF DESA PARKCITY HAS BEEN FREQUENTLY RECOGNISED. DESA PARKCITY WON THE FIABCI MALAYSIA PROPERTY AWARD IN 2018 AND WORLD GOLD WINNER FIABCI PRIX D'EXCELLENCE AWARD IN 2019 FOR BEST MASTER PLAN. ITS DEVELOPER, PERDANA PARKCITY HAS ALSO BEEN AWARDED THE EDGEPROP MALAYSIA'S RESPONSIBLE DEVELOPER: BUILDING SUSTAINABLE DEVELOPMENT AWARDS 2019.



Desa ParkCity is the true embodiment of a perfect environment ideally built to answer the needs of Family, Neighbourhood, Community, Connectivity and Convenience.

Striving to create spaces for life since over 2 decades ago, Desa ParkCity has been delivering outstanding homes in what is popularly known as the most liveable community in Malaysia.

It now includes a comprehensive selection of amenities and facilities, which include a medical centre, an international school, a sportscentre, a clubhouse, neighbourhood mall, dining and entertainment spots, all connected by pedestrian walkways and bicycle paths amidst a lush and verdant landscape of carefully crafted parks and bracing lakes.

PARK REGENT COMPRISES
TWO RESIDENTIAL TOWERS
OFFERING 505 APARTMENTS
WITH SIZES RANGING FROM
872 SF TO 4,887 SF, ON A
PRIME 5.61-ACRE LAND THAT
NEIGHBOURS THE CENTRAL
PARK AND ITS SIGNATURE
CENTRAL LAKE. A RECREATION
DECK FORMS A VIRTUAL AND
CONTIGUOUS GREENSPACE
TO THE CENTRAL PARK.

**BY THE WATER
IN THE PARK**



THE GRAND ENTRANCE
WELCOMES YOU HOME.

**HOME
AT LAST**

PARK REGENT
by the water

It's the little things
that make all the
differences. Come
home to a curated
lifestyle.





ARCHITECTURE & ENVIRONMENT

Cascading Waters_

TWO STUNNING CASCADING TOWERS. THE ALLURE OF WATER. BESPOKE ALL ROUND.



ARCHITECTURE

Park Regent's understated yet elegant entrance is fronted by a seductive lobby crafted in the form of a lanterned atrium with intricate latticed metalwork and atmospheric lighting that enchants from day to night.

Outstanding amenities are created with attention to detail, forming inspiring yet functional spaces both indoors and outdoors that elevate the living experience.

ENVIRONMENT

A simple and spacious lawn for an evening picnic or that casual kick-about, with cascading waters as a background—it is true green living at your doorstep.

Park Regent's nature features include flower gardens, private sanctuaries, a meditation deck and a multi-game court, ideal to foster a close-to-nature, holistic lifestyle.

On the highest floors are rooftop terraces cum sky gardens, curated for the enjoyment of private moments with family and friends, embraced by breathtaking views of the township and the city's skyline.

AMENITIES

The Perfect Expression_

DISTINCTIVE SPACES
TO CONNECT, RELATE
AND REJUVENATE

Park Regent's varied amenities both indoors and outdoors are designed to connect, relate and rejuvenate.

GYMNASIUM
for wellbeing.

SKY GARDENS
on the highest floors,
exclusively for residents.

RESIDENT'S CLUB
is an extension of your home. A private space for communal gatherings, a family event or just time for yourself.

MINI THEATRE
is an intimate screening room to watch a favourite film.

PRIVATE DINING
is the perfect venue for hosting a large gathering of friends.

INFINITY POOL
overlooks Central Lake, in the midst of landscaped gardens and open lawns. Amenities to treat the heart and soul. Includes jacuzzis and a children's pool.

MULTIPURPOSE HALL
for that extra grand wedding reception, birthday party, and room for that ping pong table.



The perfect setting for a private celebratory dinner.

RESIDENT'S CLUB
AN EXTENDED HOME
AWAY FROM HOME.
A GATHERING PLACE TO
MEET YOUR FRIEND OR
BUSINESS ASSOCIATES,
OR A PRIVATE SPACE
FOR YOURSELF.





The multipurpose hall opens up to an expansive outdoor leisure deck with flexible spaces.

| | |
|--|--|
| STRUCTURE | Reinforced concrete frame |
| WALL | Reinforced concrete wall or brickwork or lightweight blocks or dry wall (where applicable) |
| ROOF | Reinforced concrete slab |
| WINDOWS | Generally powder coated aluminium frame windows with clear glass or frosted glass (where applicable) Fixed or slide or side hung or top hung or louvered glass windows (where applicable) Low-Emission (Low-E) glass for external windows. |
| DOOR | |
| Main Entrance | Selected quality fire rated timber door |
| Bedroom | Selected quality timber hinged door |
| Bathroom | Selected quality timber hinged door or timber sliding door |
| Balcony | Selected quality powder coated aluminum frame sliding glass door |
| Others | Selected quality timber hinged door or timber louvered door or aluminum frame glass door or aluminum frame folding door |
| WALL FINISHES | |
| Bathroom | Selected quality porcelain tiles or ceramic tiles or laminate (where applicable) |
| Kitchen | Selected quality porcelain tiles or ceramic tiles or plaster and paint or skim coat and paint or back painted glass (where applicable) |
| Private Lobby | Plaster and paint or porcelain tiles or skim coat and paint (where applicable) |
| Others | Plaster and paint or skim coat and paint (where applicable) |
| FLOOR FINISHES | |
| Living/Dining/ Kitchen/Private Lobby | Selected quality porcelain tiles (where applicable) |
| Bathroom | Selected quality porcelain tiles or ceramic tiles (where applicable) |
| Bedroom | Selected quality timber flooring* |
| Balcony | Selected quality porcelain tiles or ceramic tiles (where applicable) |
| Others | Selected quality porcelain tiles or ceramic tiles or cement render (where applicable) |

| | |
|---------------------------------|--|
| CEILING FINISHES | Skim coat and paint or plaster board and paint (where applicable) |
| SANITARY INSTALLATIONS | Selected quality sanitary wares and fittings to all bathrooms (except maid's bathrooms) Long bath in master bathroom for Types D3, D4, E & F Double basins to master bathroom (except Types A & B) Overhead shower and shower screen with door to all master bathrooms Counter top finished with selected natural stone with vanity cabinet to all bathrooms except maid's bathrooms (where applicable)** Shower screen to all common bathrooms (except powder rooms and maid's bathrooms) |
| ADDITIONAL FEATURES | Private lift lobby for Types C3, C4, C5, D, E & F Selected quality kitchen cabinets with oven, fridge, cooker hood and hob (except wet kitchen for Types E & F) Selected quality wardrobes for all bedrooms (except maid's rooms) Ceiling ducted air-conditioning to all living/ dining / family rooms Inverter air-conditioning wall mounted units to all bedrooms and study rooms (except maid's rooms) Ceiling ducted air-conditioning to private lobby for Type F only Hot water supply to bathroom basin and shower (except powder room and maid's bathroom) Hot water supply to all kitchen sinks (except dry kitchen for Types E & F) Video intercom system from residential units to guardhouse SMATV system compatible for High-Definition (HD) resolution transmission Fiber-to-the-home (FTTH) infrastructure ready |
| IRONMONGERY | Selected quality lockset |
| ELECTRICAL INSTALLATIONS | 3-phase power supply to all units (except Types A, B & C) |

SPECIFICATIONS & FINISHES

CRIME PREVENTION & SECURITY FEATURES

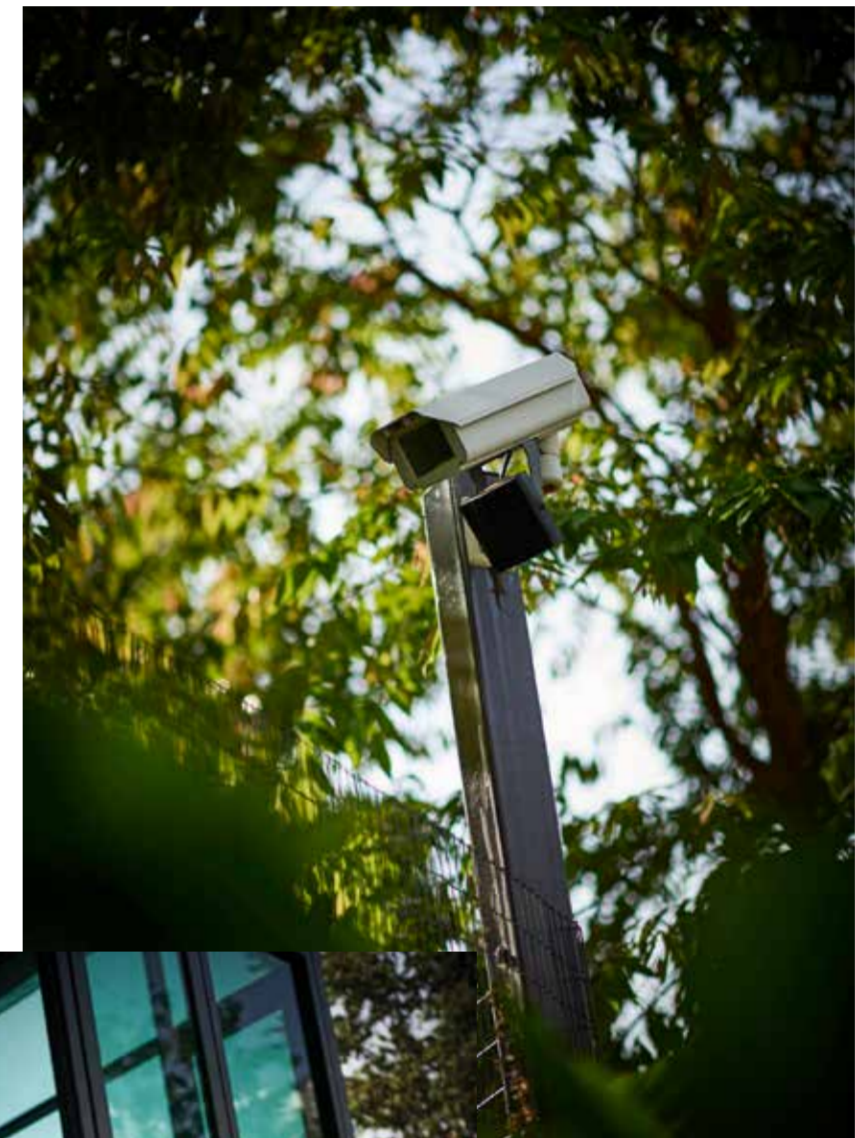
| UNIT | A1 | A2 | B1 | B2 | C1 | C2 | C3 | C4 | C5 | D1 | D2 | D3 | D4 | E1 | E2 | F1 | F2 |
|------------------------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| Light Points | 18 | 18 | 20 | 20 | 30 | 30 | 30 | 30 | 38 | 38 | 38 | 38 | 38 | 42 | 42 | 50 | 62 |
| SMATV Points | 2 | 2 | 2 | 2 | 3 | 3 | 3 | 4 | 3 | 4 | 4 | 4 | 4 | 5 | 5 | 6 | 6 |
| 13 A Power Points | 18 | 18 | 22 | 22 | 24 | 24 | 24 | 24 | 25 | 30 | 32 | 32 | 32 | 40 | 40 | 40 | 45 |
| Data Points | 2 | 2 | 3 | 3 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 5 | 5 | 6 | 6 |
| Fan Points | 3 | 3 | 4 | 4 | 5 | 5 | 5 | 5 | 5 | 6 | 6 | 6 | 6 | 7 | 7 | 8 | 8 |
| Door Bell Point | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Telephone Point (SOHO) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Water Heater Points | 2 | 2 | 2 | 2 | 3 | 3 | 3 | 3 | 3 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| Oven Point(s) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 |
| Kitchen Hood Point(s) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 |
| Air Cond Units | 2 | 2 | 3 | 3 | 4 | 4 | 4 | 4 | 4 | 5 | 5 | 5 | 5 | 6 | 6 | 7 | 7 |

DISCLAIMER

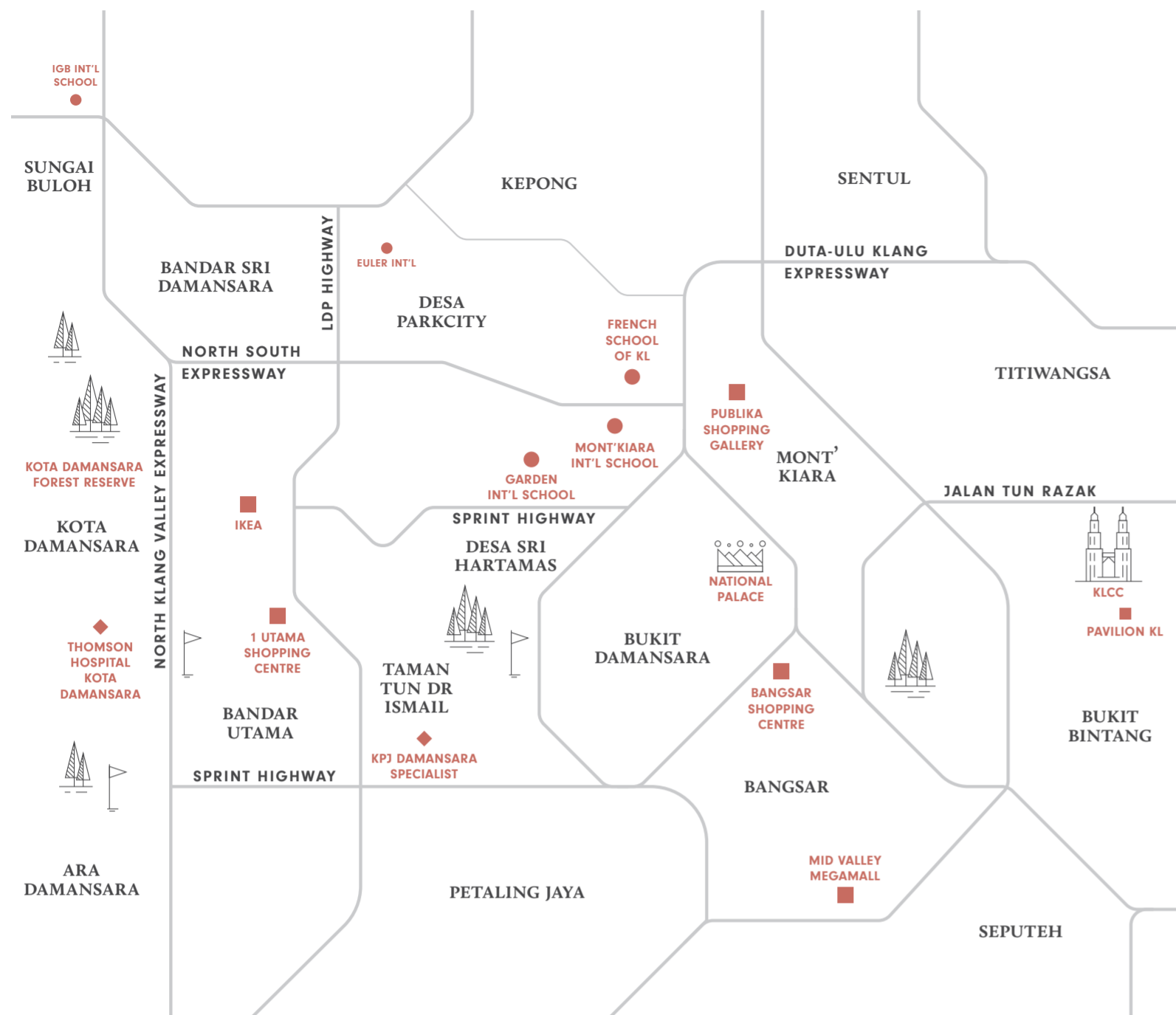
* As timber is a natural material, total consistency of colour and grain in its selection and installation may not be achieved.

** No finishes will be provided at the back of the fixtures such as mirrors, kitchen cabinets and etc (where applicable),

*** Natural stone contains veins with tonality differences and there will be colours and markings caused by their complex mineral composition and incorporated impurities.



- 1** Vehicle entrance with guardhouse. Separate in / out lanes for residents and visitors. Boom Gates monitored by CCTV cameras.
- 2** Round-the-clock manned guardhouse, security control room and patrolling.
- 3** Residents' vehicle access control system.
- 4** Visitor access / exit control management system at guardhouse.
- 5** Perimeter security with selected quality welded mesh fencing monitored by CCTV camera, video motion detection and perimeter intruder detection systems linked to a computerised alarm handling system.
- 6** Uninterrupted / gen-set power supply to security system and vehicle control management system.
- 7** Multi-storey car park levels monitored by CCTV cameras.
- 8** Condominium access lift lobbies (Levels SB, G, 1, 2, 3 & 3A) are card-access-controlled to all levels.
- 9** Video intercom system from residential units to guardhouse.
- 10** CCTV cameras are strategically located at selected areas.



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DESA PARKCITY: CENTRAL PARK
 & PRIMARY STREETSCAPE
**2016 AWARD WINNER
 INTERNATIONAL PROPERTY AWARDS**
 BEST INTERNATIONAL COMMERCIAL
 LANDSCAPE ARCHITECTURE



PARKCITY TOWNCENTER
2013 PCBC AWARD OF MERIT
 PACIFIC COAST
 BUILDERS CONFERENCE

+603 6280 8080
 PARKREGENT.COM.MY

THE SHOW GALLERY
 OPENS DAILY 10AM-5PM
 INCLUDING SAT & SUN

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 52200 Kuala Lumpur, Malaysia
 e. sales@ppcity.com.my



A Joint Development by
PARKCITY **CapitaLand**

Developer: Cloudbest Sdn Bhd (1246563-M) • Property Type: Condominium • Developer's License No.: 197021/072021/056(1) • Validity Period: 03 July 2019 - 02 July 2021 • Advertising & Sales Permit No.: 197021/072021/056(9) • Validity Period: 03 July 2019 - 02 July 2021 • Approving Authority: DBKL • Building Plan Approval No.: BP 11 OSC 2019 0062 • Expected Date of Completion: July 2023
 • Areas of Land: Freehold/Leasehold • Land Encumbrances: Charged to Hong Leong Bank Berhad • Total No. of Units: 100 units (Tower A: 140 units, Tower B: 60 units) • No. of Units by Type: Type A: 44 units, Type B: 40 units, Type C: 48 units, Type D: 12 units, Type E: 12 units, Type F: 4 units • Selling Price by Type: Type A: RM461,000(mys) - RM1,245,000(mys), Type B: RM1,470,000(mys) - RM1,754,000(mys), Type C: RM1,880,000(mys) - RM3,401,000(mys), Type D: RM3,044,000(mys) - RM5,701,000(mys), Type E: RM3,325,000(mys) - RM4,024,000(mys), Type F: RM3,093,000(mys) - RM4,720,000(mys) • 5% Bumpers Discount THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT
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