

**BANDAR
PUTERI**
PUCHONG

03-8060 8833
www.lepavillion.com.my

le PAVILLION

SERVICE APARTMENT

FREEHOLD



IOI PROPERTIES

Developer : FLORA DEVELOPMENT SDN BHD (304863-A)
(Wholly-owned subsidiary of IOI Properties Group Bhd)

Marketing & Sales Office :

IOI GALLERIA @ PUCHONG

Lebuh Puteri, Bandar Puteri, 47100 Puchong, Selangor.

Tel : 03-8060 8833 Fax : 03-8060 8822 E-mail : property.marketing@ioigroup.com



LE PAVILLION • Type Of Property : Service Apartment • Developer Licence No.: 7794-03/08-2017/0758(L) • Validity : 29/08/2015 - 28/08/2017 • Advertising & Sales Permit No.: 7794-03/08-2017/0758(L) • Validity : 29/08/2015 - 28/08/2017 • Land Tenure : Freehold • Building Plan Reference No.: MPSJ/BGN/600-1/10/4IBP 5/41 (27)
• Authority Approval Building Plan : Majlis Perbandaran Subang Jaya • Land Encumbrances : NIL • Total Units : 60 • Price : RM703,000 (mini) - RM1,142,000 (max) • Expected Date Of Completion : Oct 2017 • 7% Discount for Bumiputera • All information contained herein are subject to amendments without notification as may be required by the authorities or the developer's consultants and are not intended to form and cannot form part of an offer or contract. All illustrations are artist's impression only.

You're **INDEPENDENT**, you strive for balance.
Work-life balance.
You work hard. And play just as hard.

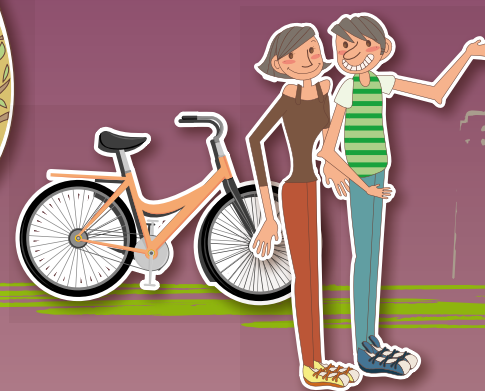
You're an ambitious go-getter, a modern **ADVENTURER**.
That's why you choose Le Pavillion.
It has the style that fits your lifestyle -
always on the move, **MOBILE**. It has the excitement.

Excitement that engages you, the new breed of **URBANITE**!

LIVE
ABOVE
ALL

WELCOME TO *le* PAVILLION

Le Pavillion is an iconic lifestyle development that is home to a host of conceptually unique pavillions, hence its name. Influenced by the thinking that "life is not measured by the number of breaths we take, but by the moments that take our breath away", these awe-inspiring pavillions embrace moments and movements that are sensuously stimulating as they are physically intriguing.



LIVE AWESOME IN A VIBRANT COMMUNITY

Bandar Puteri Puchong is one of the most vibrant townships in Puchong, with 6 highways and 3 LRT stations providing excellent connectivity. Your immediate neighbour will be the new 70-acre IOI RIO City that is set to transform the neighbourhood into an awesome lifestyle and commercial hub.



Light Rail Transit - LRT



Lebuhraya Damansara Puchong - LDP

MAJOR DESTINATIONS

le PAVILLION

GPS Coordinates :
3.017756, 101.624381

IOI Galleria @ Puchong



HIGHWAY NETWORK

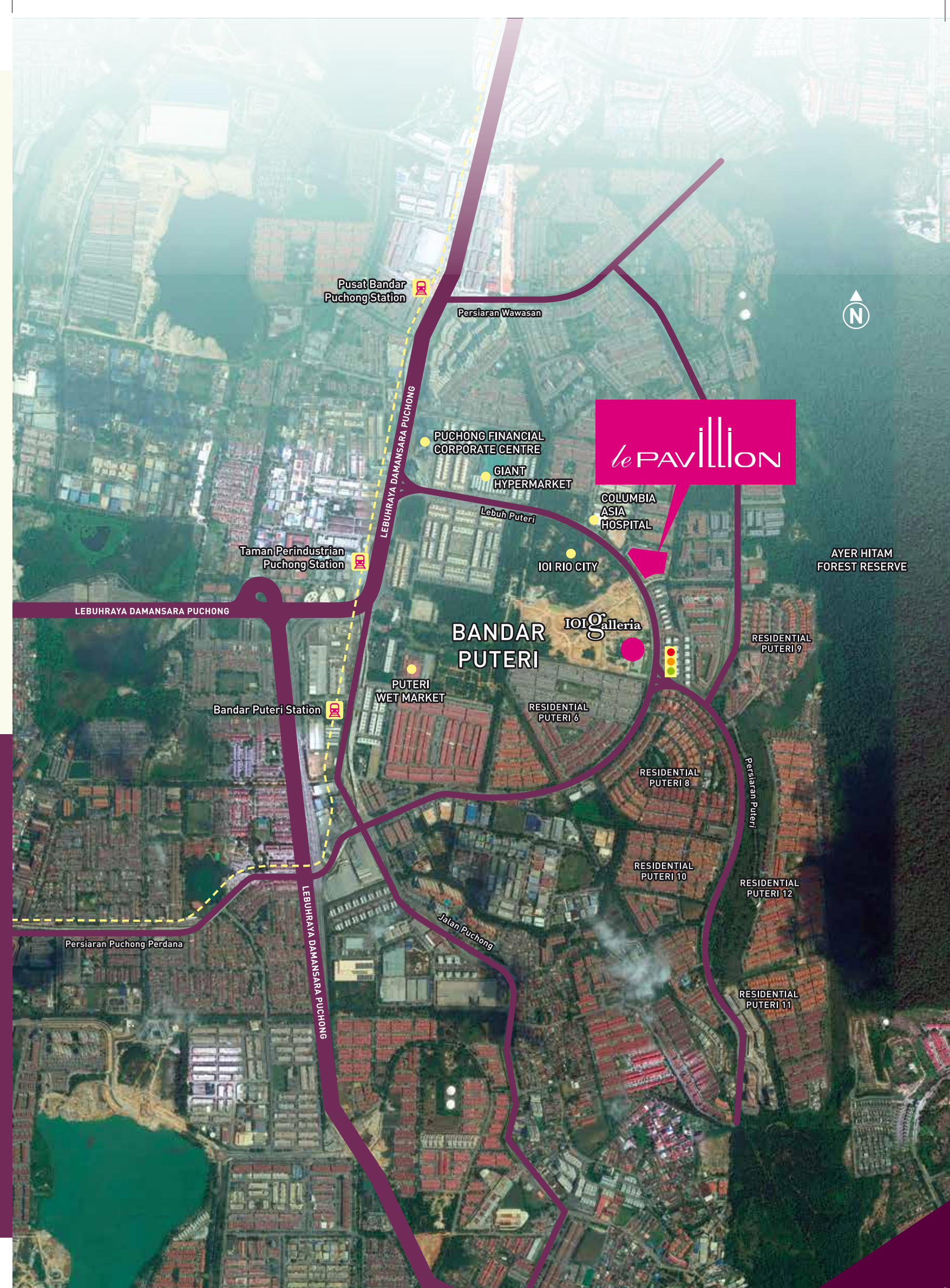
- LDP Highway
- Bukit Jalil Highway
- KESAS Highway
- MEX Highway
- ELITE Highway via LDP
- SKVE Expressway via LDP

LRT STATIONS

- Taman Perindustrian Puchong Station 1.1 km
- Bandar Puteri Station 1.6 km
- Pusat Bandar Puchong Saation 1.8 km

SURROUNDING AMENITIES

- Primary & International Schools
- Healthcare Institutions
- Financial Institutions
- Shopping Malls
- Lifestyle Hotspots
- Commercial Hubs





THE BEST OF 3 WORLDS IN 1

Le Pavillion offers two blocks of fully facilitated service apartments with the convenience of office suites and retail shops at your doorstep. Which means you can achieve a good work-life balance without even leaving home. The end-result? A more meaningful life with more quality time for your loved ones.

SERVICE APARTMENT

Live it up at two towers with a trendy lifestyle that comes with titillating facilities.

RETAIL OFFICE

Placed above the retail shops, these modern office spaces are designed to enhance productivity within a creativity-inspired ambience.

RETAIL SHOP

Supply entrepreneurs with endless opportunities from the surrounding areas.

LAGOON PAVILLION

Immerse into the surreal calm of the emerald waters at the pool. Indulge in a relaxing experience at the Jacuzzi. Reconnect with your inner self while meditating on a giant lily pad.

KIDZ EXPLORER PAVILLION

Let your kids acquire a taste for outdoor adventure within a safe environment at the Playhouse Pavillion* or camping site. Better still, join your kids under the clouds or stars.

*Design subject to change.

TEA & BBQ TERRACE

Make it a daily habit to drop in for some small talk with the neighbours over a cuppa and snacks, alfresco style. On weekends, reserve the space to hold a potluck party where everyone is invited.

MULTIPURPOSE & HALF-BASKETBALL COURT

Swap your shirt and tie with sports vest and shoes! Whether you're into serve & volley or dribble & dunk, get ready to pump up your adrenaline and sweat a ton.



Lily Pad



Tea & BBQ Terrace

AWESOME ADVENTURES BELOW

A jewel in the crown of Le Pavillion is the facilities podium that comes with pleasures-centric pavillions that feature never-ending thrills, spills and experiences.

LOOKOUT PAVILLION

Stun your senses with the sight of swirling morning mist or scintillating sunrises unveiled by the picturesque 1,248-hectare Ayer Hitam Forest Reserve, just a mere 700 metres away.



Pool Cabana



Lookout Pavillion

SOCIALITE PAVILLION

Designed for hosting community functions, festivals or forums, this semi-floating pavillion provides the perfect rendezvous for residents to interact and celebrate together as one big family.

Socialite Pavillion



Kidz Explorer Pavillion





Another iconic feature of Le Pavillion are four fascinating Sky Pavillions, each promising even more exhilarating experiences for both little people and big people, and which others can imitate but can never emulate.

ENTHRALLING EXCITEMENT ABOVE

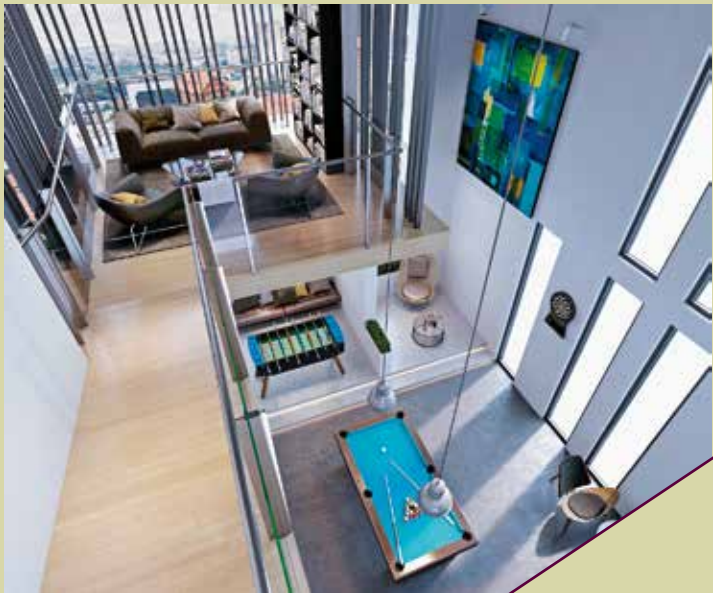
SKY LOUNGE PAVILLION

Lean back, let loose and unwind after a long day at the office. Escape into another dimension as you take in the breathtaking vistas city skyline in the horizon.

CHILL OUT PAVILLION

Experience a new high in relaxation and interactive entertainment as you chill out over a game of billiard and table foosball.

Sky Lounge & Chill Out Pavillion

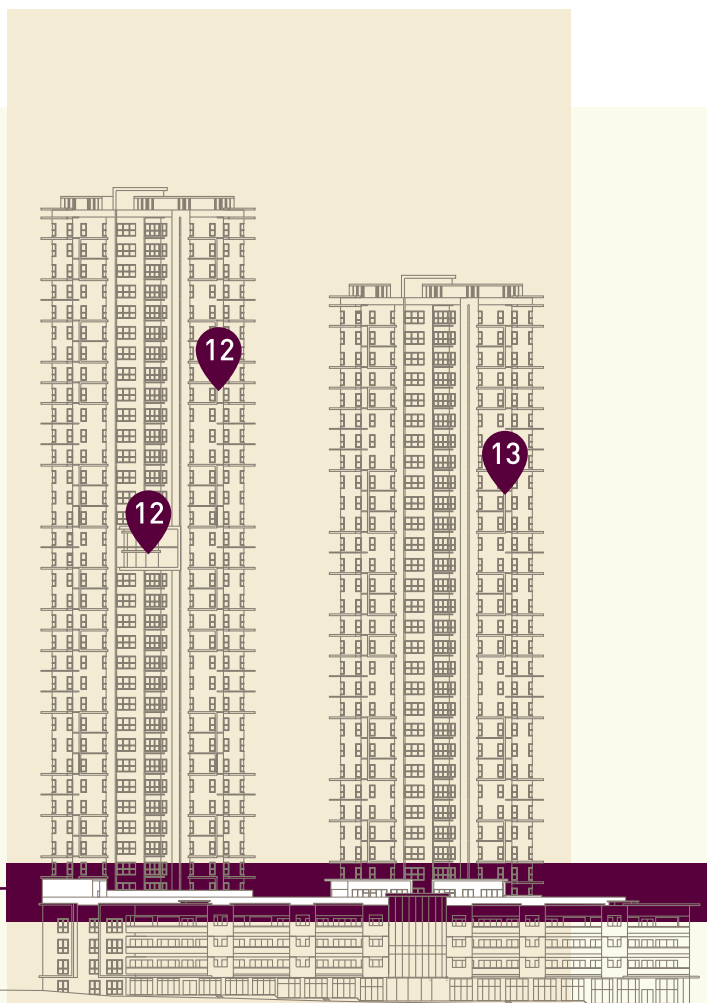


KIDZ LAB PAVILLION

This “breeding ground” for budding young talents is where your kids get to express acting skills at setting of cafe, market place and classroom through role playing different characters at PLAY LAB.

Spur your child’s mental development and satisfy his natural curiosity in the well-stocked library. Equipped him with a good headstart in his life journey at READING LAB.

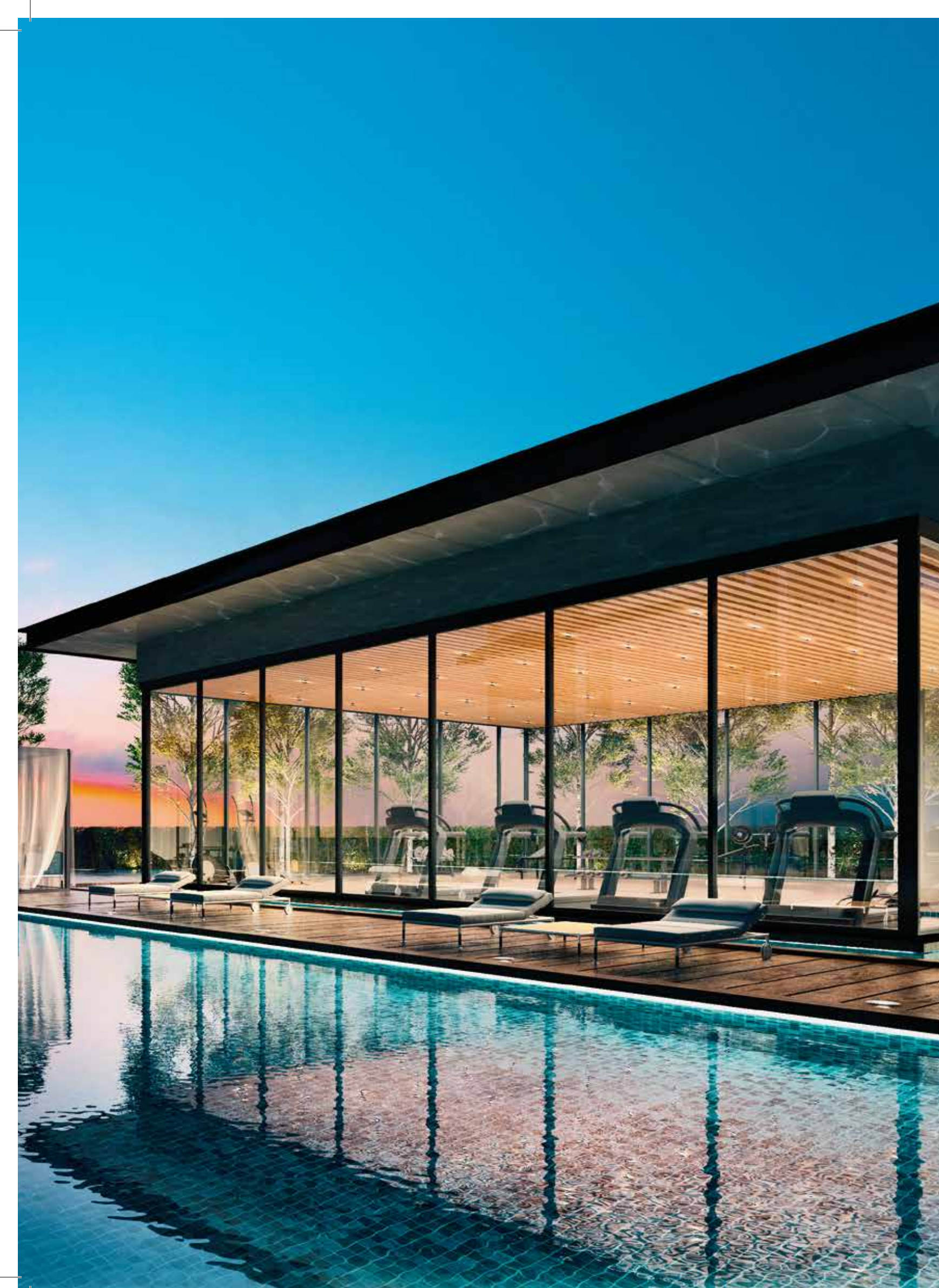




FACILITIES PLAN

- 1 Lagoon Pavillion:
Lily Pad / Jacuzzi / Pool Cabana / Wading Pool / Lap Pool
- 2 Socialite Pavillion
- 3 Lookout Pavillion
- 4 Kidz Explorer Pavillion
- 5 Multipurpose Court & Half-Basketball Court
- 6 Tea & BBQ Terrace
- 7 Mini Theatre & Changing Room
- 8 Gymnasium
- 9 Yoga Deck
- 10 Kindergarten
- 11 Surau
- 12 Chill Out Lab / Sky Lounge / Kids' Lab /Reading Lab
- 13 Play Lab / Reading Lab / Chill Out Lab / Sky Lounge





PRIVATE COCOON, FAMILY SANCTUARY

What wraps up a day at the office better than coming back to a bright and breezy home? Discover the secret to de-stressing in your luxuriously appointed sanctum, with beautifully proportioned spaces for enhanced comfort.

- BUILT-UP FROM 983 - 1,256 SQ. FT.
- 3 BEDROOMS + 2 BATHROOMS
- 3 PRACTICAL LAYOUTS



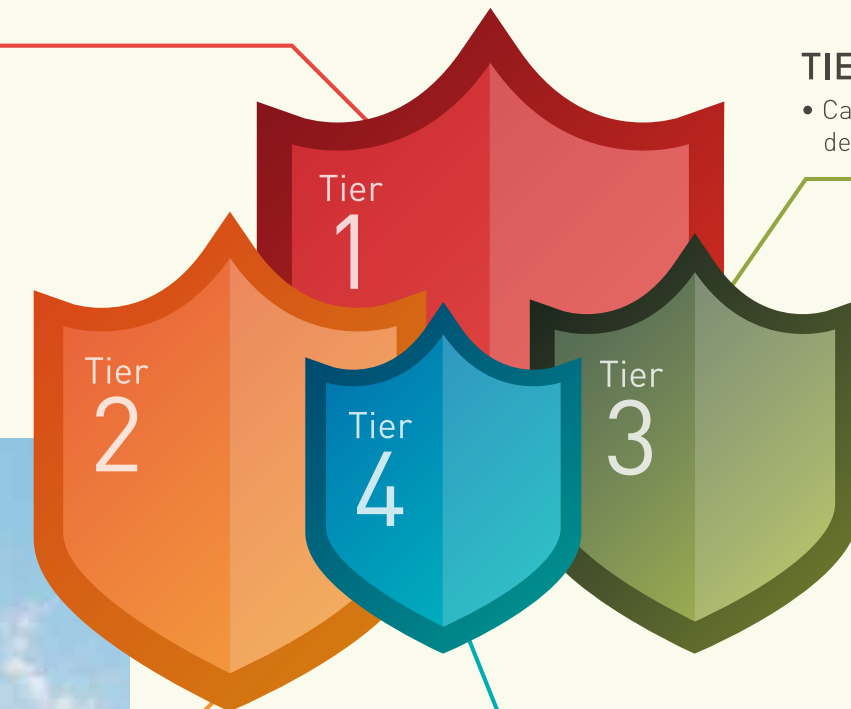


TIER 1

- Round-the-clock manned guardhouse, security control room and patrolling
- 24-Hour security guards
- Vehicle entrance with separate in /out lanes for residents & visitor and boom gates monitored by CCTV

TIER 3

- Card access to designated floor



TIER 2

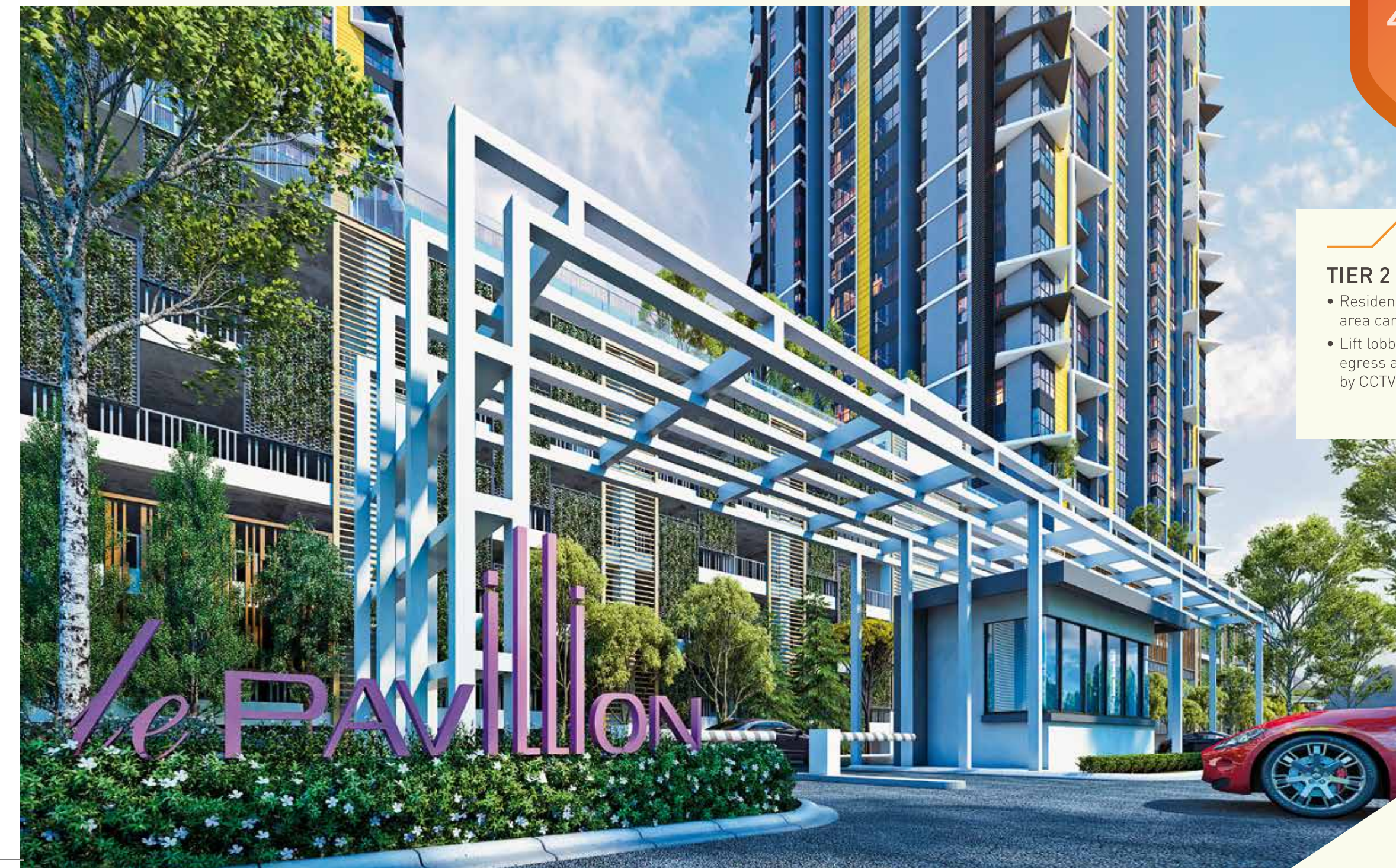
- Residential access levels lifts lobbies area card-access controlled
- Lift lobby / drop-off area & ingress / egress at podium car park monitored by CCTV (In & out)

TIER 4

- Digital keyless door system at unit main entrance
- Intercom system linking units to guardhouse
- Distress button linked to guardhouse

PEACE & BLISS ROUND THE CLOCK

Expect total peace of mind and bliss of heart in a guarded enclave equipped with a comprehensive 4-tier security system.



The diagram shows a 3-story building layout. A central core contains three elevators, each labeled 'LIFT'. The core is surrounded by nine rooms arranged in a 3x3 grid. The rooms are labeled as follows:

- Top row: TYPE A/C 02, TYPE B 01, TYPE B 10, TYPE A/C 09
- Middle row: TYPE B 03, TYPE B 08
- Bottom row: TYPE A/C 04, TYPE B 05, TYPE B 06, TYPE A/C 07

The rooms are color-coded: blue for TYPE B and green for TYPE A/C. The central core is white.

	IOI MALL PUCHONG JAYA / PETALING JAYA (NORTH)		BANDAR PUTERI / USJ (WEST)	IOI RIO CITY / BANDAR PUTERI (SOUTH)				FOREST RESERVED (EAST)	IOI MALL PUCHONG JAYA / PETALING JAYA (NORTH)	
	TYPE B 950 sqft 3 bed 2 bath	TYPE A 1,228 sq ft 3 bed 2 bath	TYPE B 950 sqft 3 bed 2 bath	TYPE A 1,228 sq ft 3 bed 2 bath	TYPE B 950 sqft 3 bed 2 bath	TYPE B 1,228 sqft 3 bed 2 bath	TYPE A 1,228 sq ft 3 bed 2 bath	TYPE B 950 sqft 3 bed 2 bath	TYPE A 1,228 sq ft 3 bed 2 bath	TYPE B 950 sqft 3 bed 2 bath
33	A-33-01	A-33-02	A-33-03	A-33-04	A-33-05	A-33-06	A-33-07	A-33-08	A-33-09	A-33-10
32	A-32-01	A-32-02	A-32-03	A-32-04	A-32-05	A-32-06	A-32-07	A-32-08	A-32-09	A-32-10
31	A-31-01	A-31-02	A-31-03	A-31-04	A-31-05	A-31-06	A-31-07	A-31-08	A-31-09	A-31-10
30	A-30-01	A-30-02	A-30-03	A-30-04	A-30-05	A-30-06	A-30-07	A-30-08	A-30-09	A-30-10
29	A-29-01	A-29-02	A-29-03	A-29-04	A-29-05	A-29-06	A-29-07	A-29-08	A-29-09	A-29-10
28	A-28-01	A-28-02	A-28-03	A-28-04		A-28-06	A-28-07	A-28-08	A-28-09	A-28-10
27	A-27-01	A-27-02	A-27-03	A-27-04	SKY LOUNGE	A-27-06	A-27-07	A-27-08	A-27-09	A-27-10
26	A-26-01	A-26-02	A-26-03	A-26-04	CHILL OUT LAB	READING LAB	A-26-07	A-26-08	A-26-09	A-26-10
25	A-25-01	A-25-02	A-25-03	A-25-04	A-25-05	PLAY LAB	A-25-07	A-25-08	A-25-09	A-25-10
23A	A-23A-01	A-23A-02	A-23A-03	A-23A-04	A-23A-05	A-23A-06	A-23A-07	A-23A-08	A-23A-09	A-23A-10
23	A-23-01	A-23-02	A-23-03	A-23-04	A-23-05	A-23-06	A-23-07	A-23-08	A-23-09	A-23-10
22	A-22-01	A-22-02	A-22-03	A-22-04	A-22-05	A-22-06	A-22-07	A-22-08	A-22-09	A-22-10
21	A-21-01	A-21-02	A-21-03	A-21-04	A-21-05	A-21-06	A-21-07	A-21-08	A-21-09	A-21-10
20	A-20-01	A-20-02	A-20-03	A-20-04	A-20-05	A-20-06	A-20-07	A-20-08	A-20-09	A-20-10
19	A-19-01	A-19-02	A-19-03	A-19-04	A-19-05	A-19-06	A-19-07	A-19-08	A-19-09	A-19-10
18	A-18-01	A-18-02	A-18-03	A-18-04	A-18-05	A-18-06	A-18-07	A-18-08	A-18-09	A-18-10
17	A-17-01	A-17-02	A-17-03	A-17-04	A-17-05	A-17-06	A-17-07	A-17-08	A-17-09	A-17-10
16	A-16-01	A-16-02	A-16-03	A-16-04	A-16-05	A-16-06	A-16-07	A-16-08	A-16-09	M & E
15	A-15-01	A-15-02	A-15-03	A-15-04	A-15-05	A-15-06	A-15-07	A-15-08	A-15-09	A-15-10
13A	A-13A-01	A-13A-02	A-13A-03	A-13A-04	A-13A-05	A-13A-06	A-13A-07	A-13A-08	A-13A-09	A-13A-10
13	A-13-01	A-13-02	A-13-03	A-13-04	A-13-05	A-13-06	A-13-07	A-13-08	A-13-09	A-13-10
12	A-12-01	A-12-02	A-12-03	A-12-04	A-12-05	A-12-06	A-12-07	A-12-08	A-12-09	A-12-10
11	A-11-01	A-11-02	A-11-03	A-11-04	A-11-05	A-11-06	A-11-07	A-11-08	A-11-09	A-11-10
10	A-10-01	A-10-02	A-10-03	A-10-04	A-10-05	A-10-06	A-10-07	A-10-08	A-10-09	A-10-10
9	A-09-01	A-09-02	A-09-03	A-09-04	A-09-05	A-09-06	A-09-07	A-09-08	A-09-09	A-09-10
8	A-08-01	A-08-02	A-08-03	A-08-04	A-08-05	A-08-06	A-08-07	A-08-08	A-08-09	A-08-10
7	A-07-01	A-07-02	A-07-03	A-07-04	A-07-05	A-07-06	A-07-07	A-07-08	A-07-09	A-07-10
6	A-06-01	A-06-02	A-06-03	A-06-04	A-06-05	A-06-06	A-06-07	A-06-08	A-06-09	A-06-10
5	A-05-01	A-05-02	A-05-03	A-05-04	A-05-05	A-05-06	A-05-07	A-05-08	A-05-09	A-05-10
4	LEVEL LG - P4 (CARPARK)									
3	LEVEL LG - P3 (CARPARK)									
2	LEVEL LG - P2 (CARPARK)									
1	LEVEL LG - P1(CARPARK)									
LG	LEVEL LG (CARPARK)									
G	LEVEL LGB (CARPARK / SERVICE ROOM)									

	IOI MALL PUCHONG JAYA / PETALING JAYA (NORTH)		BANDAR PUTERI / USJ (WEST)	IOI RIO CITY / BANDAR PUTERI (SOUTH)				FOREST RESERVED (EAST)	IOI MALL PUCHONG JAYA / PETALING JAYA (NORTH)	
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37	B-37-01	B-37-02	B-37-03	B-37-04	B-37-05	B-37-06	B-37-07	B-37-08	B-37-09	B-37-10
36	B-36-01	B-36-02	B-36-03	B-36-04	B-36-05	B-36-06	B-36-07	B-36-08	B-36-09	B-36-10
35	B-35-01	B-35-02	B-35-03	B-35-04	B-35-05	B-35-06	B-35-07	B-35-08	B-35-09	B-35-10
33A	B-33A-01	B-33A-02	B-33A-03	B-33A-04	B-33A-05	B-33A-06	B-33A-07	B-33A-08	B-33A-09	B-33A-10
33	B-33-01	B-33-02	B-33-03	B-33-04	B-33-05	B-33-06	B-33-07	B-33-08	B-33-09	B-33-10
32	B-32-01	B-32-02	B-32-03	B-32-04	B-32-05	B-32-06	B-32-07	B-32-08	B-32-09	B-32-10
31	B-31-01	B-31-02	B-31-03	B-31-04		B-31-06	B-31-07	B-31-08	B-31-09	B-31-10
30	B-30-01	B-30-02	B-30-03	B-30-04	SKY LOUNGE	B-30-06	B-30-07	B-30-08	B-30-09	B-30-10
29	B-29-01	B-29-02	B-29-03	B-29-04	CHILL OUT LAB	READING LAB	B-29-07	B-29-08	B-29-09	B-29-10
28	B-28-01	B-28-02	B-28-03	B-28-04	B-28-05	KID LAB	B-28-07	B-28-08	B-28-09	B-28-10
27	B-27-01	B-27-02	B-27-03	B-27-04	B-27-05	B-27-06	B-27-07	B-27-08	B-27-09	B-27-10
26	B-26-01	B-26-02	B-26-03	B-26-04	B-26-05	B-26-06	B-26-07	B-26-08	B-26-09	B-26-10
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23A	B-23A-01	B-23A-02	B-23A-03	B-23A-04	B-23A-05	B-23A-06	B-23A-07	B-23A-08	B-23A-09	B-23A-10
23	B-23-01	B-23-02	B-23-03	B-23-04	B-23-05	B-23-06	B-23-07	B-23-08	B-23-09	B-23-10
22	B-22-01	B-22-02	SKY LOUNGE	B-22-04	B-22-05	B-22-06	B-22-07	B-22-08	B-22-09	B-22-10
21	B-21-01	B-21-02	CHILL OUT LAB	B-21-04	B-21-05	B-21-06	B-21-07	B-21-08	B-21-09	B-21-10
20	B-20-01	B-20-02	B-20-03	B-20-04	B-20-05	B-20-06	B-20-07	B-20-08	B-20-09	B-20-10
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13A	B-13A-01	B-13A-02	B-13A-03	B-13A-04	B-13A-05	B-13A-06	B-13A-07	B-13A-08	B-13A-09	B-13A-10
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12	B-12-01	B-12-02	B-12-03	B-12-04	B-12-05	B-12-06	B-12-07	B-12-08	B-12-09	B-12-10
11	B-11-01	B-11-02	B-11-03	B-11-04	B-11-05	B-11-06	B-11-07	B-11-08	B-11-09	B-11-10
10	B-10-01	B-10-02	B-10-03	B-10-04	B-10-05	B-10-06	B-10-07	B-10-08	B-10-09	B-10-10
9	B-09-01	B-09-02	B-09-03	B-09-04	B-09-05	B-09-06	B-09-07	B-09-08	B-09-09	B-09-10
8	B-08-01	B-08-02	B-08-03	B-08-04	B-08-05	B-08-06	B-08-07	B-08-08	B-08-09	B-08-10
7	B-07-01	B-07-02	B-07-03	B-07-04	B-07-05	B-07-06	B-07-07	B-07-08	B-07-09	B-07-10
6	B-06-01	B-06-02	B-06-03	B-06-04	B-06-05	B-06-06	B-06-07	B-06-08	B-06-09	B-06-10
5	B-05-01	B-05-02	B-05-03	B-05-04	B-05-05	B-05-06	B-05-07	B-05-08	B-05-09	B-05-10
4	LEVEL LG - 4B (CARPARK)									
3	LEVEL LG - 3B (CARPARK)									
2	LEVEL LG - 2B (CARPARK)									
1	LEVEL LG - 1B (CARPARK)									
G	LEVEL LG - GB (CARPARK)									
LG	LEVEL LGB (CARPARK / SERVICE ROOM)									



TYPE A | BUILT-UP 1,256 SF



TYPE C | BUILT-UP 1,256 SF



TYPE B | BUILT-UP 983 SF

STRUCTURE	Reinforced concrete framework	FLOOR FINISHES	
WALL	Cement sand Bricks / Reinforced concrete	Living, all bedrooms, dining & kitchen	Selected porcelain / Homogeneous tiles
CEILING	Skim coat	Bathrooms, balcony & yard	Selected porcelain / Homogeneous tiles
WINDOWS	Aluminium frame glass window	Others	Cement render
DOORS	Timber door / Flush door / Aluminum frame sliding glass door (to applicable unit only)	SANITARY & PLUMBING FITTINGS	
IRONMONGERY	Digital lock system (Main door) / Quality ironmongery	Water closet / Wash basin / Shower rose / Kitchen sink	
WALL FINISHES	Selected tiles / Plaster & paint	ELECTRICAL INSTALLATION	
FLOOR FINISHES	Selected tiles / Cement render	Fan point / Light point / 13 amp power point / Air-conditioning point / Water heater point / Television point / Door bell point	
SINITARY FITTINGS	Kitchen sink / Wash basin / Water closet / Shower rose / Taps		
ELECTRICAL INSTALLATION	Electrical power point / Lighting point / Air-Conditioning point / Ceiling fan point / SMATV point / Heater point / Intercom / Telephone point		