

We are delighted to introduce you to our newest collection of luxury homes in the heart of Malaysia's most coveted real estate.

Stonor 3 occupies 1.5 acres of prime land just off Jalan Stonor, in the heart of KLCC.

This vibrant, modern 41-storey residential tower offers a selection of elegant city apartments. Each designed to maximise space and light, and features full height glazing for breathtaking city vistas.

Within the homes, every material has been hand-selected to create a sleek and luxurious city residence. Our interiors feature high quality fittings and finishes from around the world, such as European kitchen appliances, German fittings and Japanese bath ware.

Drawing on Tan & Tan's experience in developing landmark neighbourhoods that endure, and leveraging the Japanese eye for detail and efficient use of space, Stonor 3 offers a highly rewarding and unique living experience.

FREEHOLD



Your Home. Your Pride and Joy.

Stonor 3 has provisional GreenRE GOLD rating certification and offers many elegant open air spaces. We've expanded your living environment to include generous sport and leisure facilities across 3 dedicated levels of lush landscaped gardens.

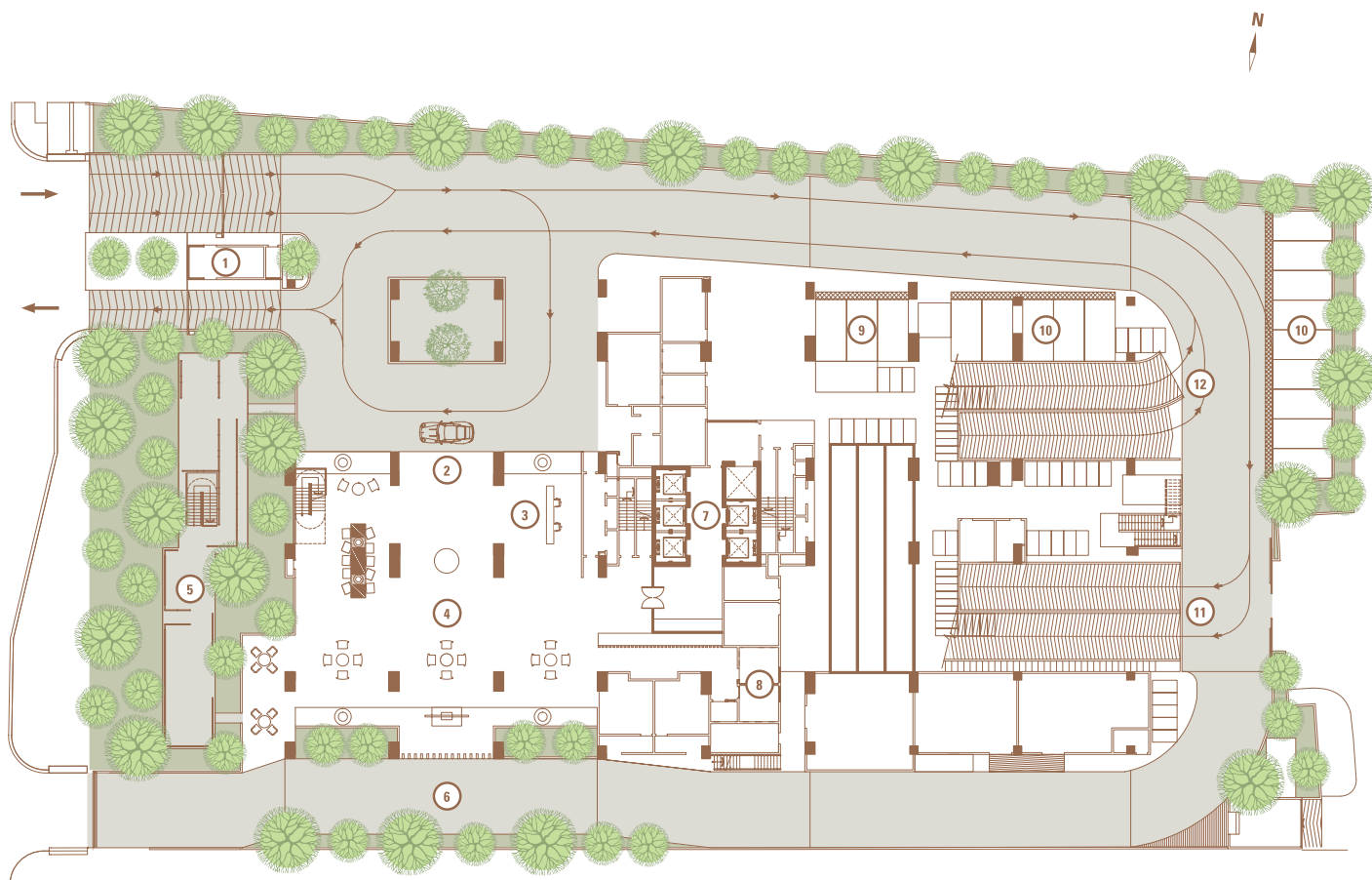
At the Ground Floor, a luxurious double volume-height Residents' Lounge makes a striking welcome statement.

This 696 square meter space offers a large hotel-style guest reception and lobby, elegant lounge seating, long tables and an airy glass pavilion overlooking a wooden sanctuary and tranquil water features.

The 7th floor offers wonderful sport, leisure and family activities. There is a 40 meter long infinity-edge lap pool flanked by a sun deck, a 200 square meter floating gym, open-air patio garden spaces with mature trees, a children's pool and playground, and a covered recreation space complete with high speed wireless internet.

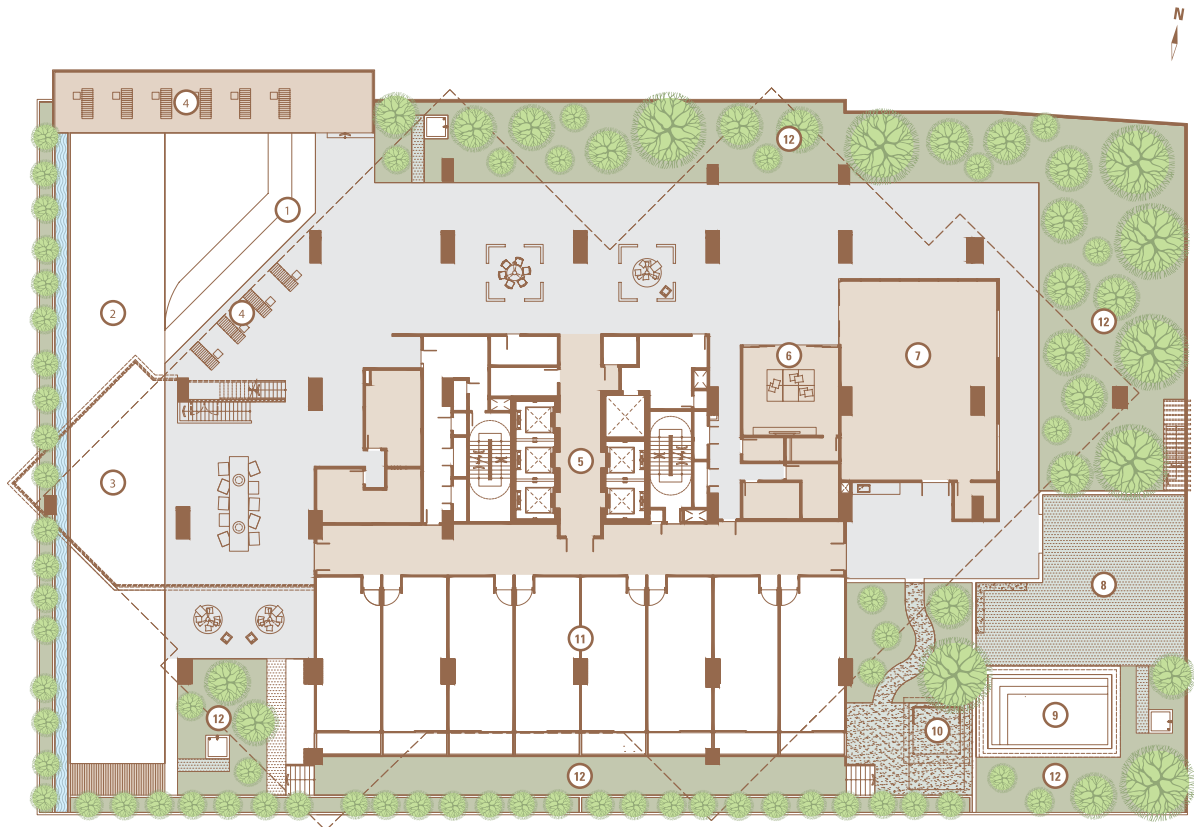
On the Rooftop Deck there are glamorous city views, under an intriguing sculpted roof. There are 2 dedicated meeting rooms with adjoining private lawns, a charming courtyard garden with reading nooks and yoga spaces, as well as a barbeque deck and herb garden.

Ground Floor



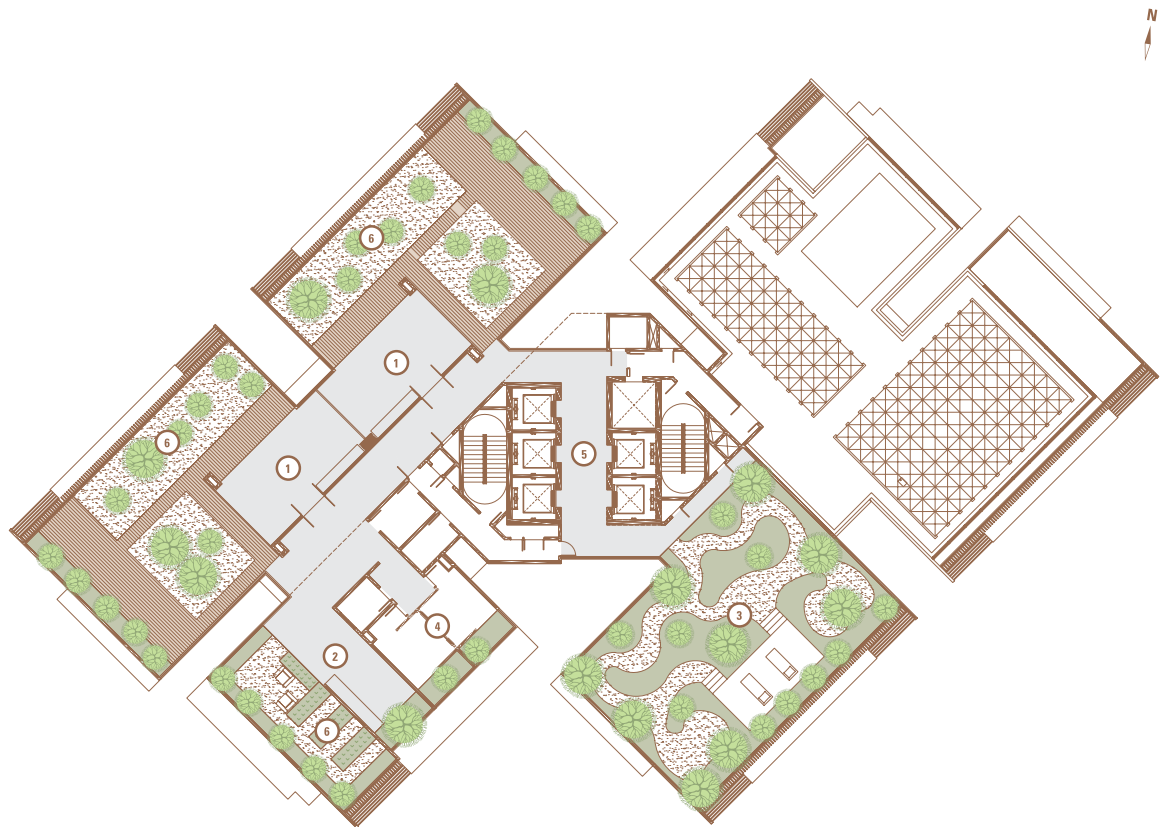
- | | |
|---------------------------------|-----------------------|
| ① Guardhouse & Security Station | ⑦ Lift Lobby |
| ② Porte-cochere | ⑧ Toilets |
| ③ Concierge | ⑨ Disabled Carpark |
| ④ Residents' Lounge | ⑩ EV Charging Station |
| ⑤ Glass Pavilion | ⑪ Carpark Entrance |
| ⑥ Water Feature | ⑫ Carpark Exit |

7th Floor Sky Deck



- | | |
|--|-------------------------|
| ① Jacuzzi Pool | ⑦ Multi-Function Hall |
| ② 40m Infinity Edge Lap Pool | ⑧ Children's Playground |
| ③ Floating Gym
above infinity edge lap pool | ⑨ Children's Pool |
| ④ Sun Decks | ⑩ Pavilion |
| ⑤ Lift Lobby | ⑪ Studio Terraces |
| ⑥ Mini Cineplex | ⑫ Landscaped Verandas |

Rooftop Garden



① Private Function /
Meeting Rooms

② BBQ Deck

③ Herb Gardens

④ Toilets

⑤ Lift Lobby

⑥ Roof Terrace

Luxury Finishings

Stonor 3 showcases the very best in luxury finishings and appliances. We have carefully selected finishes and top of the range appliances that others can only envy.

Brandt

De Dietrich
OBJETS DE VALEUR DEPUIS 1694

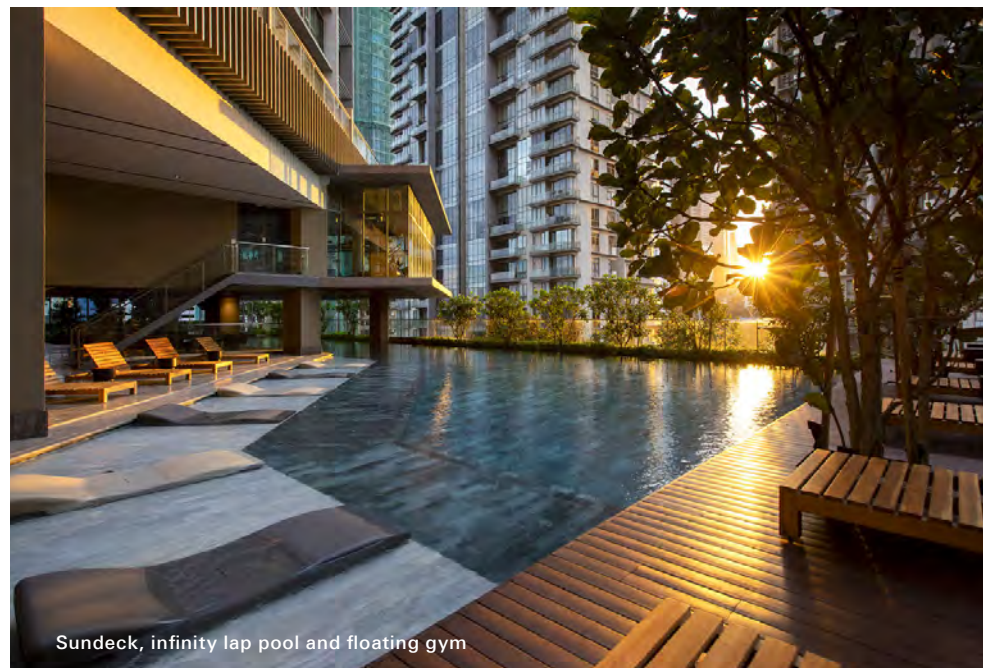
Bofi
The Art of Style

COMPAC
THE SURFACES COMPANY

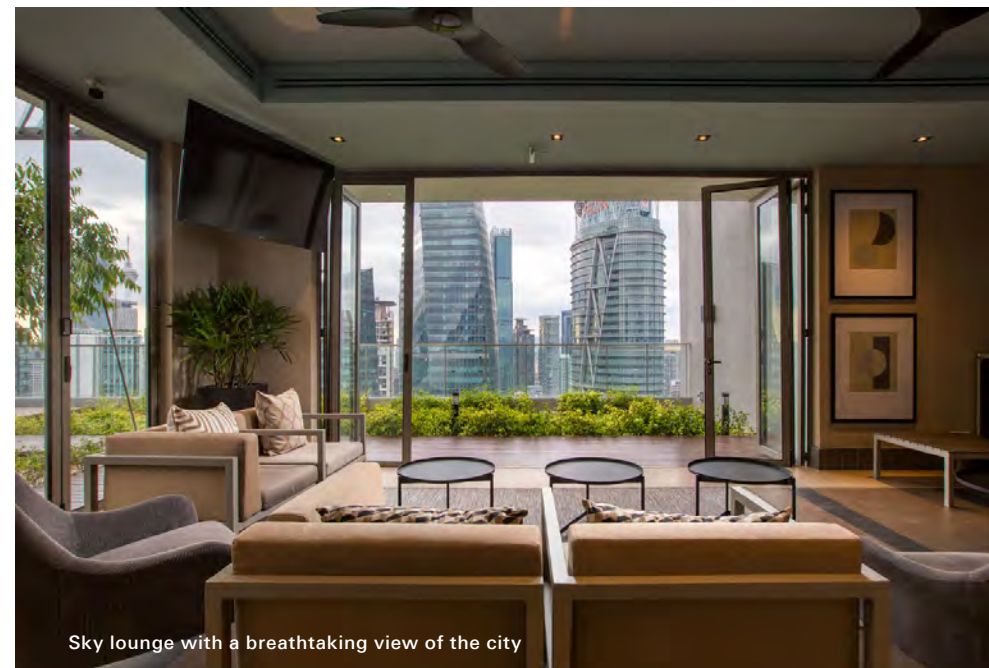
TOTO
Perfection by Design

NEOREST

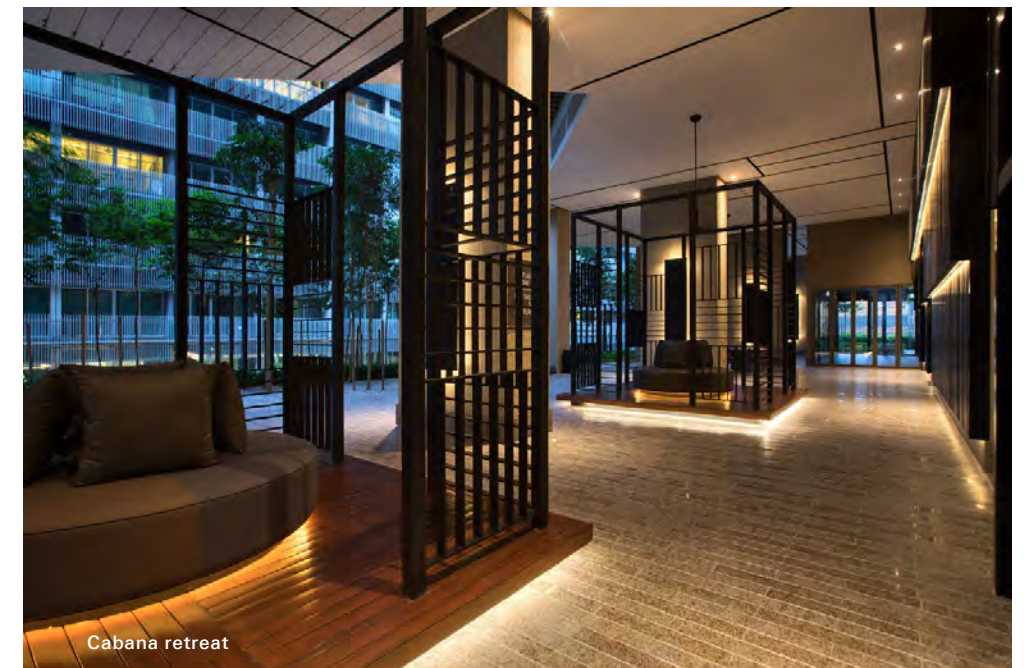
hansgrohe



Sundeck, infinity lap pool and floating gym



Sky lounge with a breathtaking view of the city



Cabana retreat



Living and dining

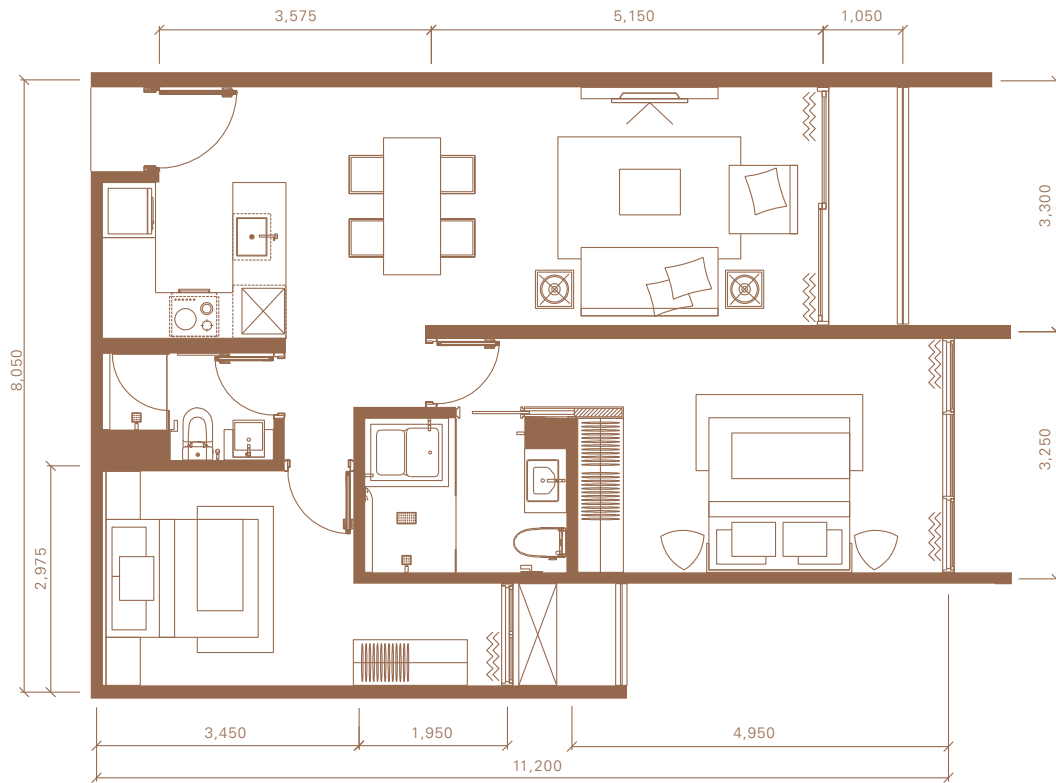


Kitchen

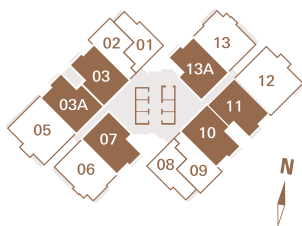


Master bathroom

TYPE C



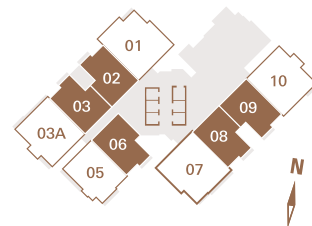
2 Bedrooms • Total Size: 871 Sq.ft (80.96 Sq.m)



LEVEL 9 – 12

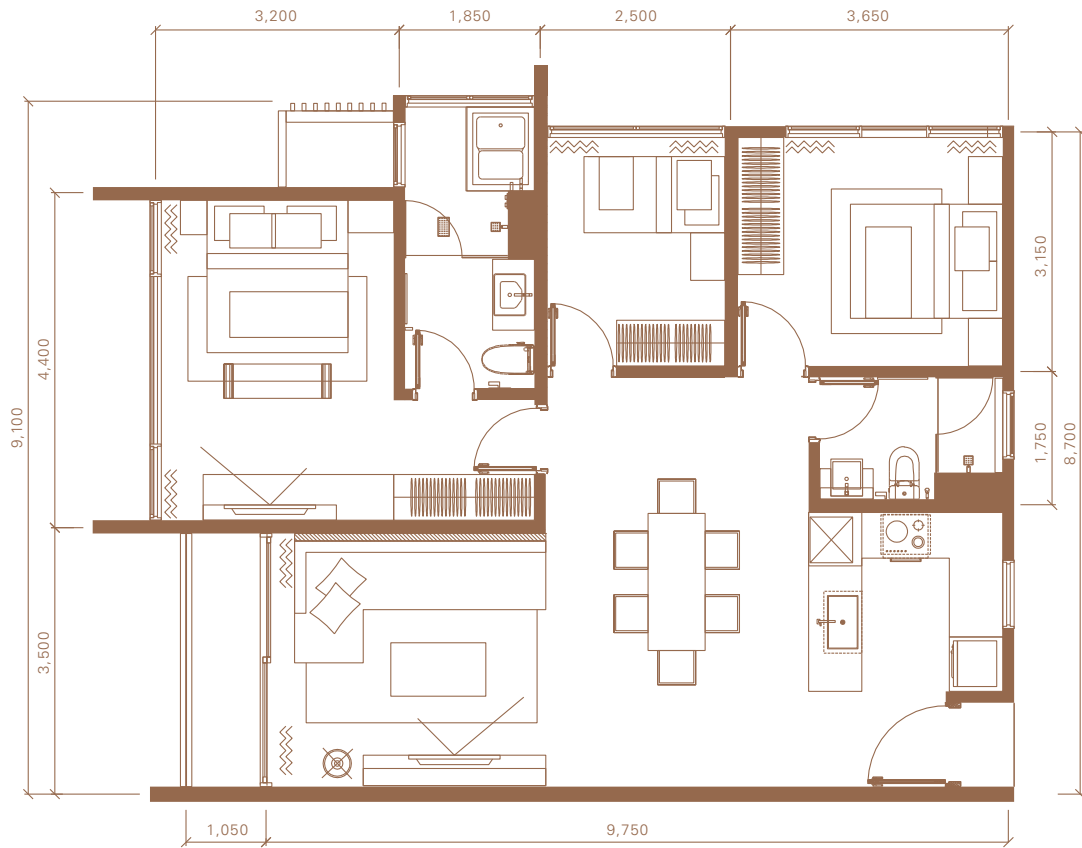


LEVEL 13 – 19 & LEVEL 21 – 39

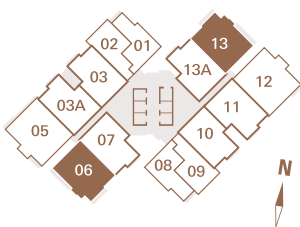


LEVEL 20

TYPE D



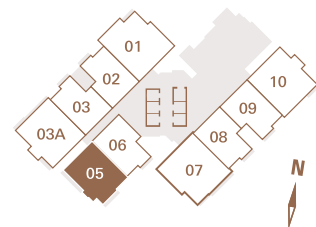
3 Bedrooms • Total Size: 1,031 Sq.ft (95.76 Sq.m)



LEVEL 9 – 12

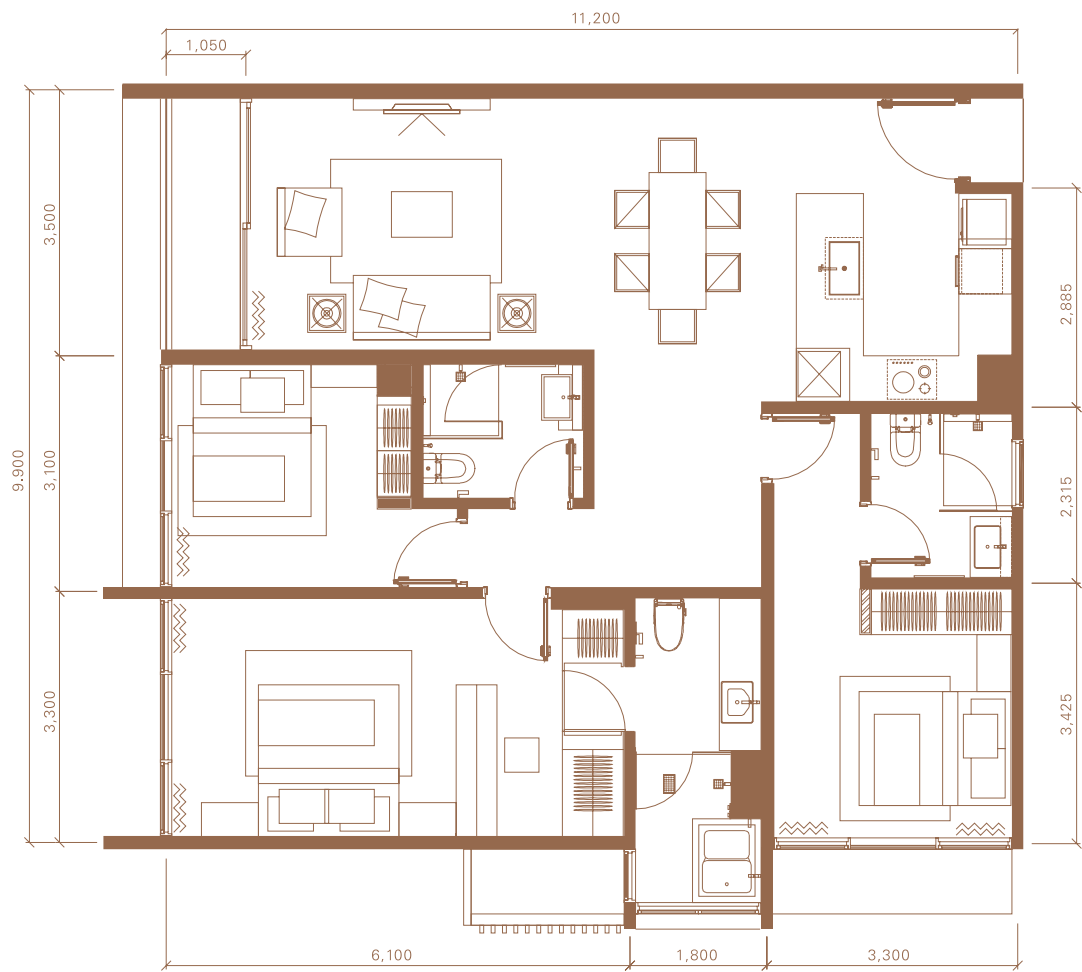


LEVEL 13 – 19 & LEVEL 21 – 39

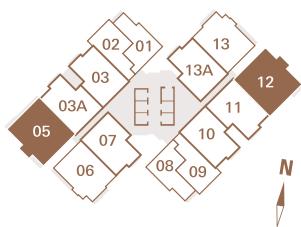


LEVEL 20

TYPE E



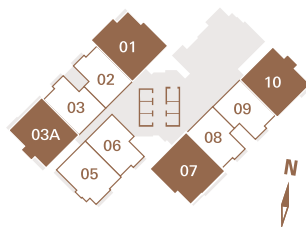
3 Bedrooms • Total Size: 1,232 Sq.ft (114.49 Sq.m)



LEVEL 9 – 12



LEVEL 13 – 19 & LEVEL 21 – 39



LEVEL 20

Specifications

STRUCTURE

Reinforced concrete frame

WALL

Masonry / Light weight concrete block / Reinforced concrete / Clay brick

ROOFING COVERING

Reinforced concrete roof / Metal deck

ROOFING FRAMING

Reinforced concrete roof / Steel truss / Aluminium fin

CEILING

Bathrooms, Kitchen	Plaster board ceiling & paint
Others	Skim coating & paint

WINDOW

All areas	Aluminium framed glass
-----------	------------------------

DOOR

Main entrance	Solid timber door
Others	Timber flush door
Balcony / Terrace*	Aluminium frame glass door

IRONMONGERIES

Quality locksets

WALL FINISHES

Internal walls	Skim coating & paint / Plaster & paint
Kitchen	Tiles / Colour glass / Skim coat & paint
Bathrooms	Tiles / Stone
A/C ledge	Plaster & paint

FLOOR FINISHES

Entry, Balcony	Marble / Tiles
Living, Dining, Bedrooms	Timber flooring
Kitchen	Marble
Bathrooms	Marble / Tiles
A/C ledge	Cement Screed
Terrace*	Tiles

AIR-CONDITIONING SYSTEM

Living, Dining, Kitchen & Bedrooms	Air-conditioner unit
------------------------------------	----------------------

* Where applicable

FITTING-OUTS

Kitchen	Kitchen cabinet, hood, induction hob, steam oven combi, fridge, washer & dryer combi, waste disposal
Bedrooms	Built-in wardrobe
Bathrooms	Storage water heater

M & E POINTS & INSTALLATION

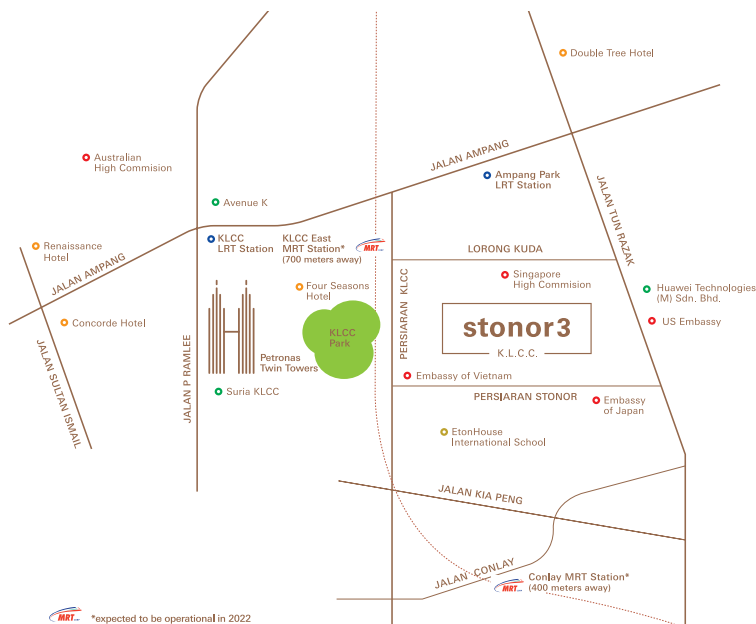
Type	C	D	E
Distributing board	1	1	1
Lighting point	24	24	28
Power outlet	26	26	30
Ceiling fan point	3	4	4
TV outlet	2	2	2
Telephone outlet	1	1	1
Data outlet	2	2	2
Water heater point	2	2	3
Intercom unit	1	1	1
Door chime point	1	1	1
Balcony light fitting	1	1	1

SANITARY INSTALLATION

Type	C	D	E
Fixed & flexi shower with mixer	1	1	1
Flexi shower with mixer	1	1	2
Water closet	2	2	3
Wash basin with mixer	2	2	3
Kitchen sink with tap	1	1	1
Water heater	2	2	3

Notes:

- All stone (including marble) are natural materials containing veins and tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the stone cannot be totally avoided. Thus, it is not possible to achieve total consistency of veins, tonality, colour and pattern of the stone in their selection and installation.
- Timber Strips are natural materials containing grain and tonality differences. Hence, it is not possible to achieve total consistency of grain and colour in their selection and installation.
- Please note that there are no finishes behind mirrors, built-in cabinets, wardrobes and area enclosing any bath.



A Joint Venture Between



Tan & Tan embodies 5 Decades of Distinction as one of the Malaysia's premier property developers. We pride ourselves in being a Step Ahead Always with innovations such as the First Condominium project in Malaysia (Desa Kudalari), the First All-Suites hotel (MiCasa Hotel), the First Gated and Guarded community (Sierramas), the First high end hospital project (Gleneagles).

We are proud that our commitment to deliver high-end properties with quality construction and long-term value has won us the following recognitions: 'The Edge Malaysia Top Property Developers Award' for fifteen consecutive years and the prestigious 'FIABCI Award of Distinction for Residential Development' in the year 2002 and 2012. Tan & Tan Developments Berhad is a wholly owned subsidiary of IGB Berhad.

It would be our pleasure to guide you through the Stonor 3 experience. Please contact us at:

+603 2283 3993

stonor3.com Ask@TanTan.com