



The Park Residence

Alluring Luxury in a Luscious Green Setting



The Park Residence

Right in the heart of Kuching, accentuating a new model of urban living is The Park Residence. Strategically located at the prime housing development of Tabuan Tranquility, this luxurious development offers residents easy access to major banks, shopping enclaves, health care centres, scrumptious dining, and much more.

This affordable yet exclusive 4 blocks condominium is surrounded by the beauty of tropical landscape and equipped with state-of-the-art technology security system to ensure its residents comfort and peace of mind.

Residents and guest will be greeted with an awesome architectural design of the lobby, a stylish and spacious contemporary-design lounge, a cascading water on pristine panes and open pavilion designed for creativity - inviting you to drift into a journey of rejuvenation.

Lifestyle facilities offered includes private storage room, children's playground, barbeque pits, swimming pool, club house among others.

The Park Residence offers living in total wholesomeness, convenience and affordable. A new place full of memories from the past that orients its view towards future creativity and displays of artwork - Simplistic yet holistic. Another milestone development brought to you by IBRACO.

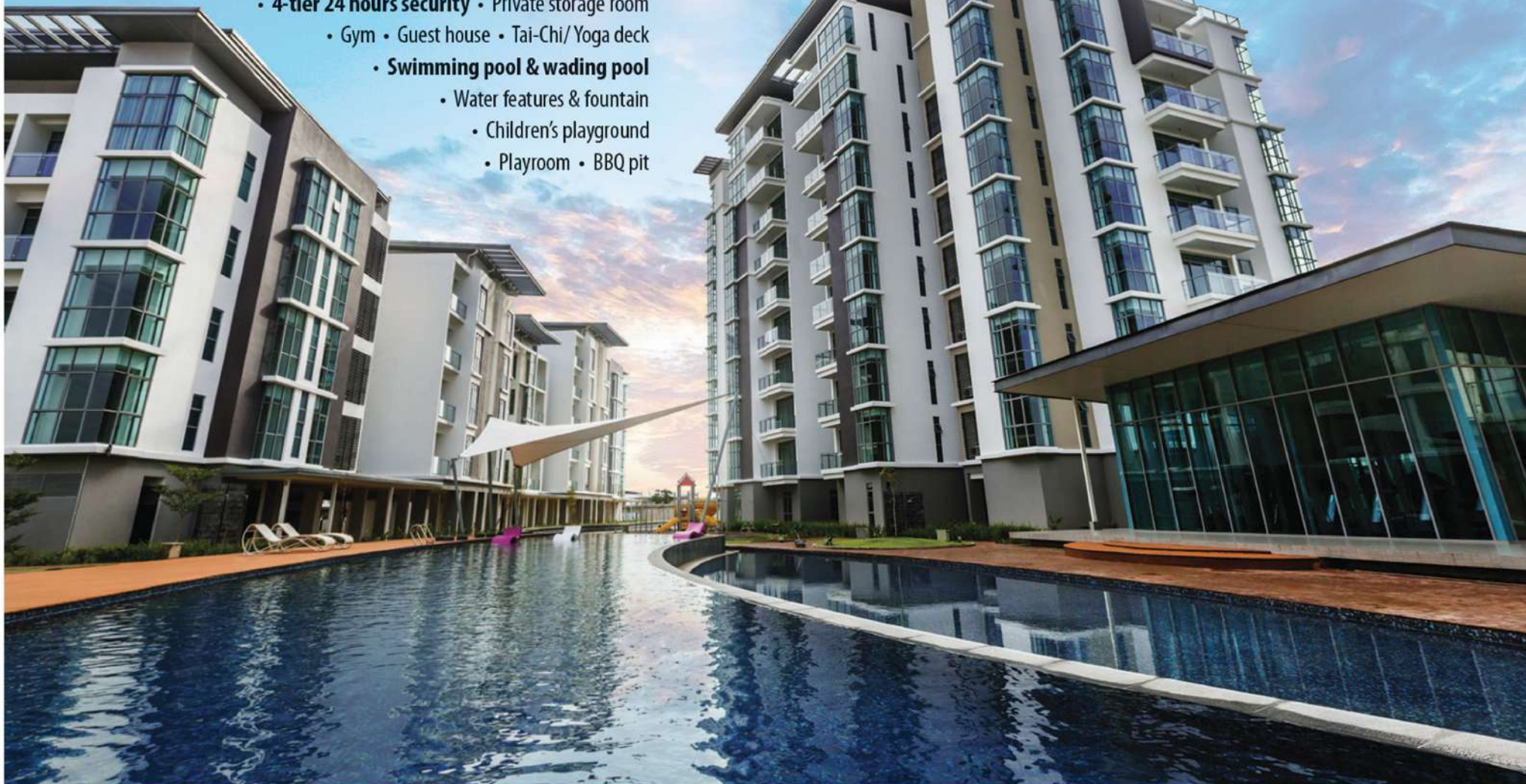


Private Storage Room

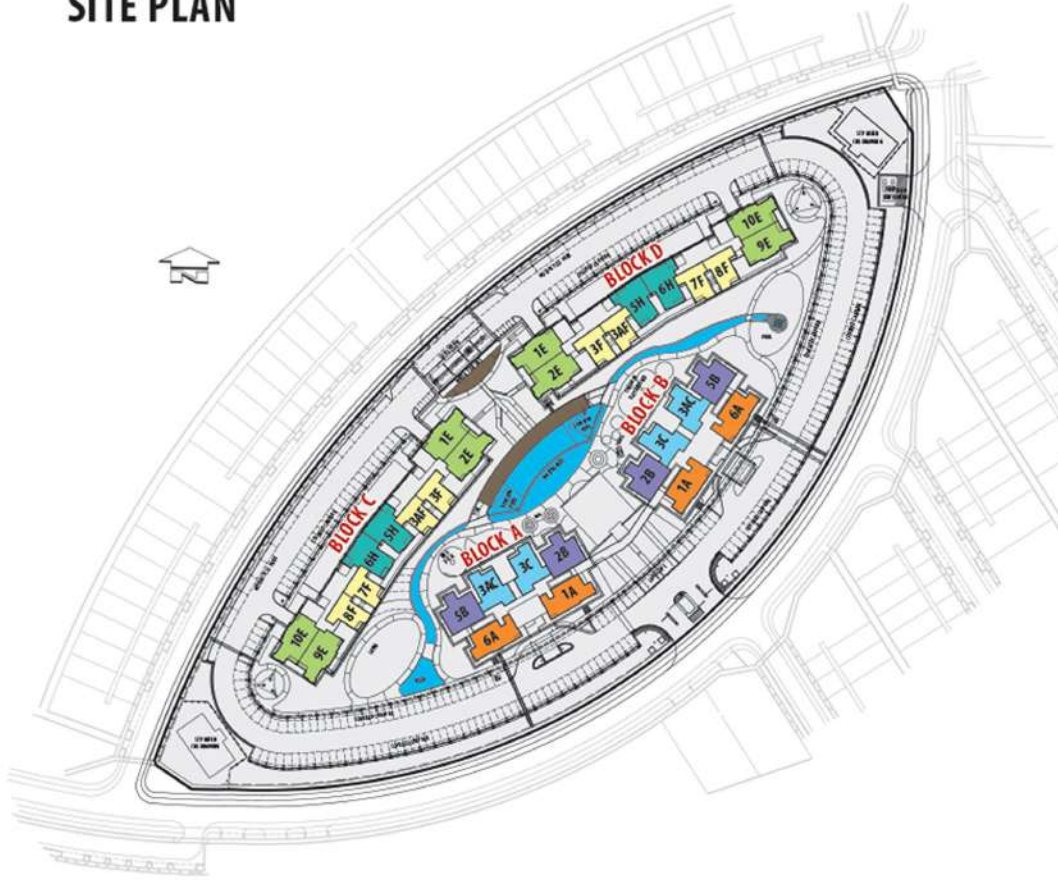
Gym Room

Children's Playground

- **4-tier 24 hours security** • Private storage room
- Gym • Guest house • Tai-Chi/ Yoga deck
- **Swimming pool & wading pool**
- Water features & fountain
- Children's playground
- Playroom • BBQ pit



SITE PLAN



BUILDING SPECIFICATION

STRUCTURE	<ul style="list-style-type: none"> Reinforced concrete framework / clay & cement brick wall.
ROOF FINISHES	<ul style="list-style-type: none"> Generally selected metal roofing sheet.
CEILING FINISHES	<ul style="list-style-type: none"> Fibrous plaster ceiling to all general area - living, dining, kitchen & bedrooms. Emulsion paint to exposed structural slab.
FLOOR FINISHES	<ul style="list-style-type: none"> Quality floor tiles to corridor, multipurpose area, open function lounge, wet kitchen, yard, toilets, maid's room, store, utility & balcony. Quality laminated flooring to living, dining, dry kitchen, all bedrooms to typical units and penthouse.
WALL FINISHES	<ul style="list-style-type: none"> Spray paint or equivalent to selected feature wall. Quality weather shield or equivalent paint to external walls. Quality emulsion paint to internal walls. Ceramic wall tiles to toilets area, wet kitchen, laundry & utility.

DOORS	<ul style="list-style-type: none"> Timber doors to main door & all rooms. Aluminium frame glass panel sliding door to designated area. Approved fire doors to designated area. Quality ironmongery.
WINDOWS	<ul style="list-style-type: none"> Powder coated aluminium framed glass windows.
ELECTRICAL	<ul style="list-style-type: none"> Concealed conduit wiring, socket points & switches.
PLUMBING	<ul style="list-style-type: none"> Concealed plumbing, vitreous china w.c. and wash basin. Stainless steel sinks to kitchen.
GATE & FENCING	<ul style="list-style-type: none"> Boom gate. Brickwall / G. I. mesh fencing for perimeter fencing.
COMMON AREA	<ul style="list-style-type: none"> Concrete slab to footpath area. Stainless steel balustrade with glass panel to balcony. Lift for common access with stainless steel panel & quality tile finishes.

LEGEND
additional 20sq ft private storage room at level 1

- TYPE A**
Approx. Built-up Area 1547 sq ft
- TYPE B**
Approx. Built-up Area 1490 sq ft
- TYPE C**
Approx. Built-up Area 1400 sq ft
- TYPE D**
Approx. Built-up Area 2988 sq ft
- TYPE DP**
DUPLIX PENTHOUSE
Approx. Built-up Area 2862 sq ft
- TYPE P**
PENTHOUSE
Approx. Built-up Area 6796 sq ft
excluding Outdoor Deck & Outdoor Dining area 2966.6 sq ft

LEGEND
additional 25sq ft private storage room at level 1

- TYPE E**
Approx. Built-up Area 1485 sq ft
- TYPE F**
Approx. Built-up Area 1015 sq ft
- TYPE G**
Approx. Built-up Area 1141 sq ft
- TYPE H**
Approx. Built-up Area 1466 sq ft

BLOCK A

Level 10	A-10-1P					
Level 9	A-9-2D	A-9-1D		A-8-1DP		
Level 8	A-8-5B	A-8-3AC	A-8-3C	A-8-2B		
Level 7	A-7-6A	A-7-5B	A-7-3AC	A-7-3C	A-7-2B	A-7-1A
Level 6	A-6-6A	A-6-5B	A-6-3AC	A-6-3C	A-6-2B	A-6-1A
Level 5	A-5-6A	A-5-5B	A-5-3AC	A-5-3C	A-5-2B	A-5-1A
Level 3A	A-3A-6A	A-3A-5B	A-3A-3AC	A-3A-3C	A-3A-2B	A-3A-1A
Level 3	A-3-6A	A-3-5B	A-3-3AC	A-3-3C	A-3-2B	A-3-1A
Level 2	A-2-6A	A-2-5B	A-2-3AC	A-2-3C	A-2-2B	A-2-1A
Level 1	COMMON FACILITIES & UTILITIES					

BLOCK B

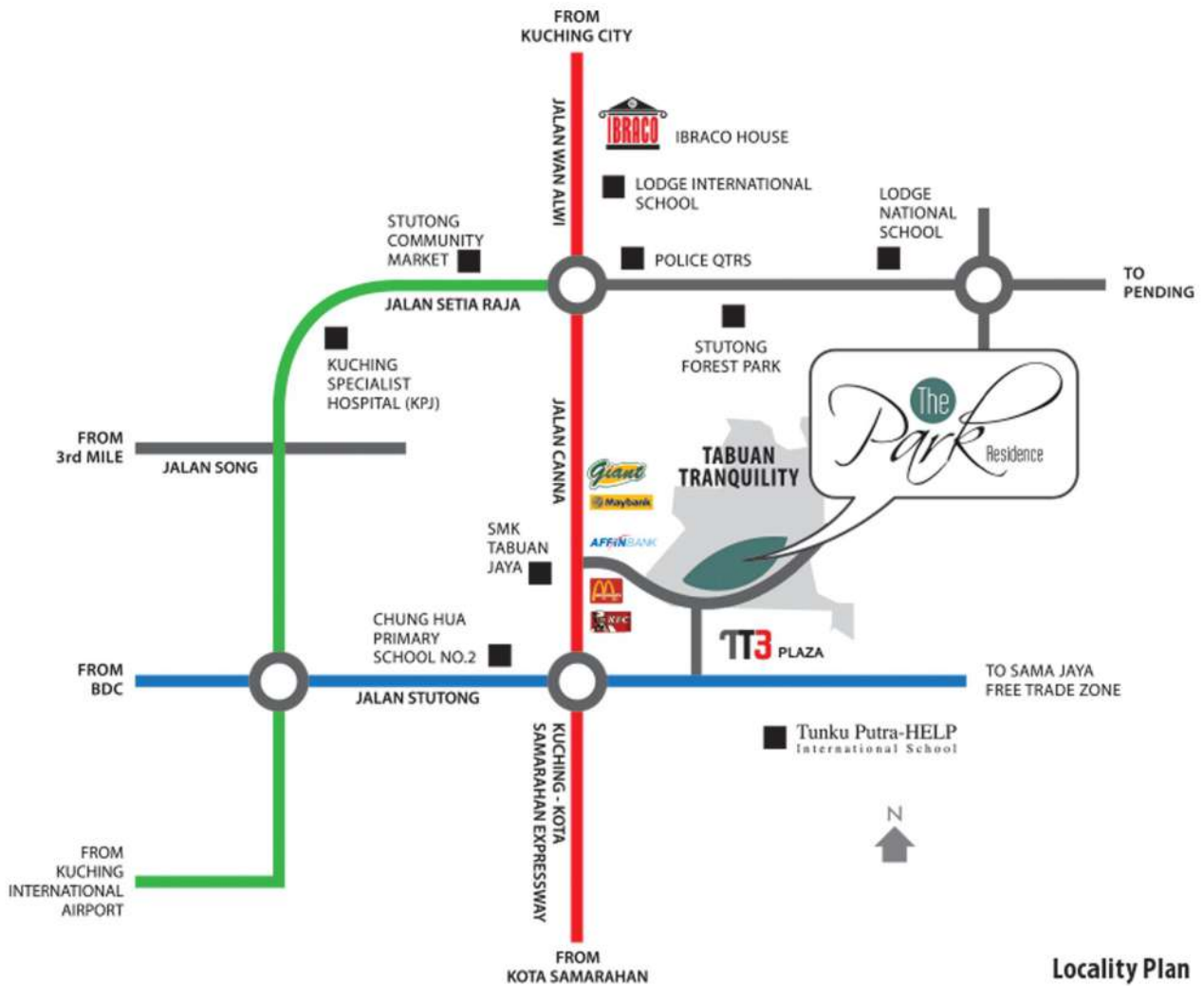
Level 10	B-10-1P					
Level 9	B-9-1D	B-9-2D		B-8-6DP		
Level 8	B-8-2B	B-8-3C	B-8-3AC	B-8-5B		
Level 7	B-7-1A	B-7-2B	B-7-3C	B-7-3AC	B-7-5B	B-7-6A
Level 6	B-6-1A	B-6-2B	B-6-3C	B-6-3AC	B-6-5B	B-6-6A
Level 5	B-5-1A	B-5-2B	B-5-3C	B-5-3AC	B-5-5B	B-5-6A
Level 3A	B-3A-1A	B-3A-2B	B-3A-3C	B-3A-3AC	B-3A-5B	B-3A-6A
Level 3	B-3-1A	B-3-2B	B-3-3C	B-3-3AC	B-3-5B	B-3-6A
Level 2	B-2-1A	B-2-2B	B-2-3C	B-2-3AC	B-2-5B	B-2-6A
Level 1	COMMON FACILITIES & UTILITIES					

BLOCK C

Level 6	C-6-10E	C-6-9E	C-6-8F	C-6-7G						
Level 5	C-5-10E	C-5-9E	C-5-8F	C-5-7F	C-5-6H	C-5-5H	C-5-3AF	C-5-3F	C-5-2E	C-5-1E
Level 3A	C-3A-10E	C-3A-9E	C-3A-8F	C-3A-7F	C-3A-6H	C-3A-5H	C-3A-3AF	C-3A-3F	C-3A-2E	C-3A-1E
Level 3	C-3-10E	C-3-9E	C-3-8F	C-3-7F	C-3-6H	C-3-5H	C-3-3AF	C-3-3F	C-3-2E	C-3-1E
Level 2	C-2-10E	C-2-9E	C-2-8F	C-2-7F	C-2-6H	C-2-5H	C-2-3AF	C-2-3F	C-2-2E	C-2-1E
Level 1	PARKING & UTILITIES									

BLOCK D

Level 6					D-6-7G	D-6-8F	D-6-9E	D-6-10E			
Level 5	D-5-1E	D-5-2E	D-5-3F	D-5-3AF	D-5-5H	D-5-6H	D-5-7F	D-5-8F	D-5-9E	D-5-10E	
Level 3A	D-3A-1E	D-3A-2E	D-3A-3F	D-3A-3AF	D-3A-5H	D-3A-6H	D-3A-7F	D-3A-8F	D-3A-9E	D-3A-10E	
Level 3	D-3-1E	D-3-2E	D-3-3F	D-3-3AF	D-3-5H	D-3-6H	D-3-7F	D-3-8F	D-3-9E	D-3-10E	
Level 2	D-2-1E	D-2-2E	D-2-3F	D-2-3AF	D-2-5H	D-2-6H	D-2-7F	D-2-8F	D-2-9E	D-2-10E	
Level 1	PARKING & UTILITIES										



Locality Plan



IBRACO BERHAD
(011286-P)

FOR ENQUIRIES, PLEASE CALL

082 361 111

OR VISIT OUR SALES GALLERY

IBRACO HOUSE No. 898, Jalan Wan Alwi,
Tabuan Jaya, 93350 Kuching, Sarawak, Malaysia.



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Housing Developer's License No.: L1729/KP/HD/01/665-R6 Validity from 09 December 2017 to 08 December 2019 • Advertisement & Sale Permit No.: P1632/KP/HD/01/665-R6 Validity from 09 December 2017 to 08 December 2019 • Approval Authority for Building Plan: MBKS • SPA Approval No: P/ID/496-2012 • Price from RM723,200 • Approved building plan No: B.P. 7/2013, M.O. 7/2013 • Expected Date of Completion: 36 months from the date of SPA • Land Tenure: Perpetuity Master Title.