

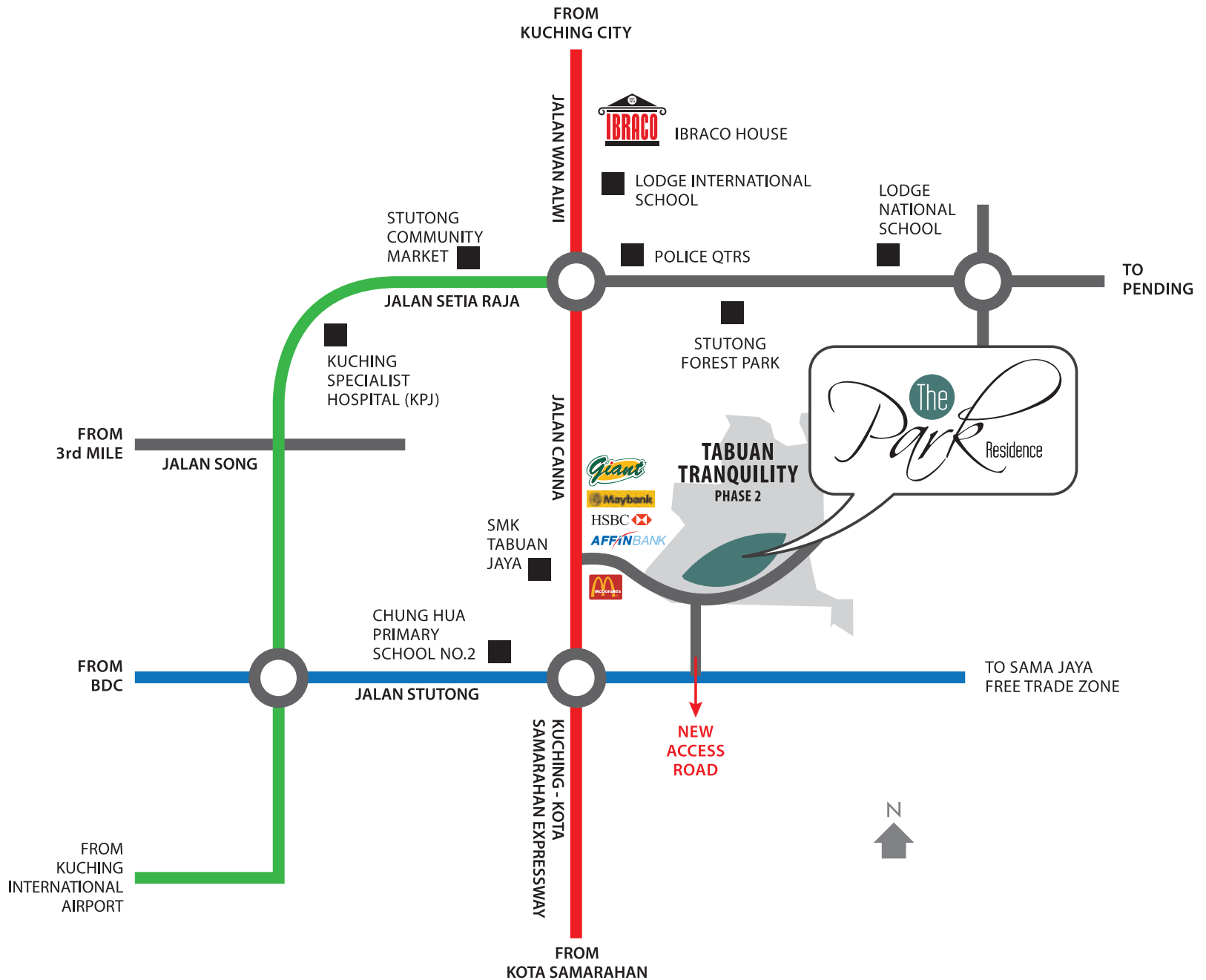


The  
Park Residence

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*The Penthouse*  
Tabuan Tranquility

# Locality Plan





# *The Penthouse*

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The Penthouse is a condominium of magnitude and grandeur, with truly inspirational designs, and set in a location with pleasurable convenience. The Penthouse is exclusive living at the highest standard.



The landscape display a soothing integration of grounds inspired from nature itself, which is shrouded in appealing hues of green terrain and blue calming water features.

The Park Residence winner of the Asia Pacific Awards 2016-2017, Residential Landscape Architecture.



# *Elegant* Living Spaces

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The Penthouse living space exudes exceptional elegance and modernity, with the luxurious beauty of space and comfort. A truly Home Sweet Home.





# *Comfort* Dining Area

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Feel the warmth and coziness whilst dining amidst a perfect setting suitable for formal dining and entertainment.









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Simple living is the way to happy living.  
~ Jonathan Lockwood Huie



A modern master bedroom featuring a large bed with a dark, tufted headboard. The bed is dressed in dark grey bedding and white pillows. To the left, a black slatted room divider stands against a wall of light-colored wood paneling. Two gold pendant lamps hang over the bed, and a dark wood nightstand with books is visible on the right. The floor is covered with a grey and white patterned rug.

# *Ultimate* Relaxation

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The master bedroom suite... where sanctuary awaits, and relaxation is a gift after a hard day's work.

A rooftop terrace with a view of a city and ocean. The terrace is furnished with a wicker sofa, a coffee table, and several potted plants. A large tree is on the left side of the terrace. The sky is overcast.

*Breathtaking  
Views*

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The sky garden, a truly uplifting space built for an iconic, breathtaking view of its surroundings.



# *Safety, Security,* Accessibility & Wellbeing

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**24 hours security** is provided in the form of a gated and guarded development comprising of **4-tier state-of-the-art security system**. There is a perimeter fencing security check at the main entrance, CCTV, card access technology and direct intercom access from the guardhouse to each unit.



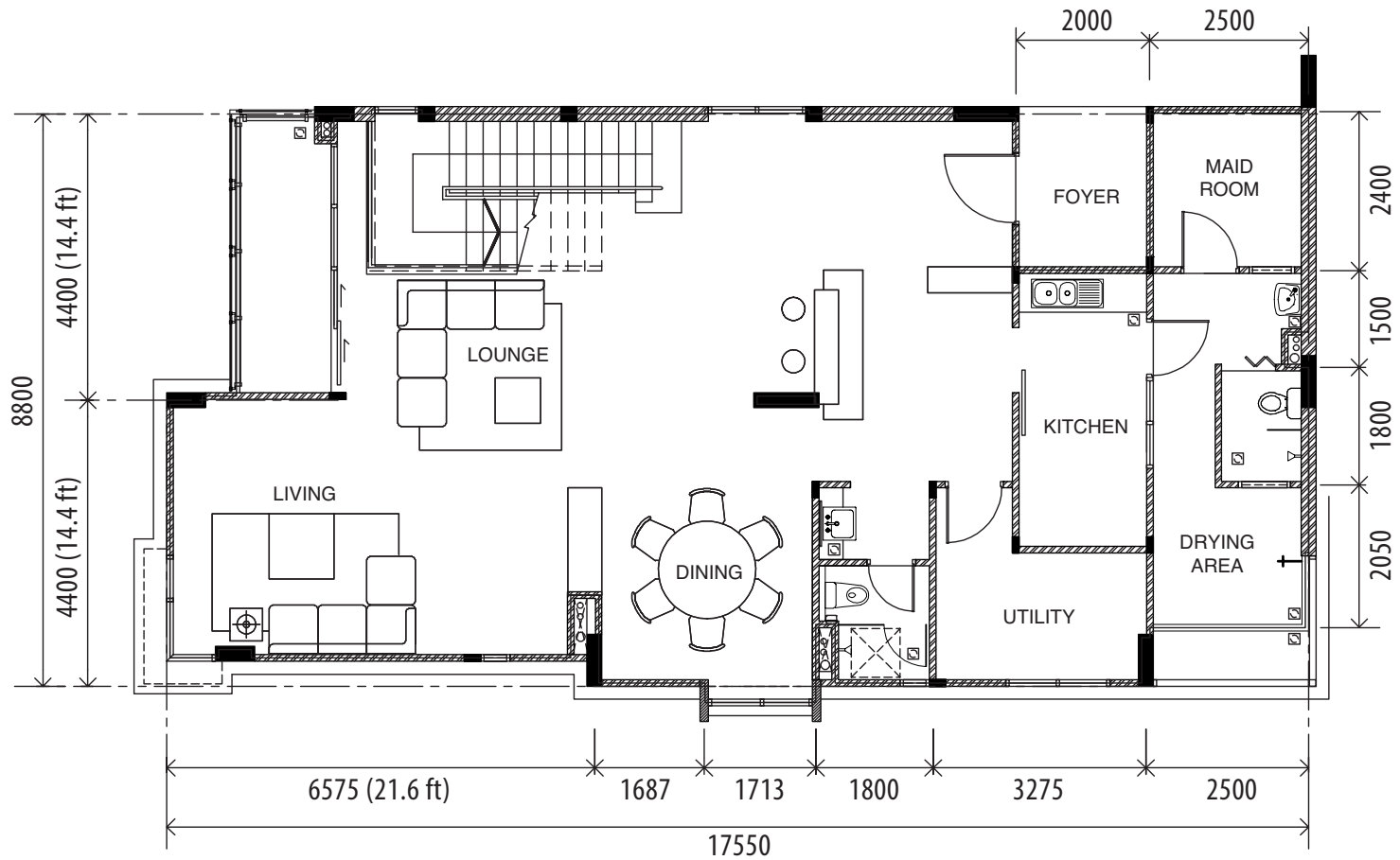
**LEVEL 8 LOWER FLOOR PLAN**  
**DUPLEX PENTHOUSE**

Approx. Built-up Area 1,485 sq ft

Approx. Total Area 2,862 sq ft

(+3 CP 403.5 sq ft + Foyer 51.6 sq ft + Store 30 sq ft)

Total Designated Area = Approx. **3,347** sq ft

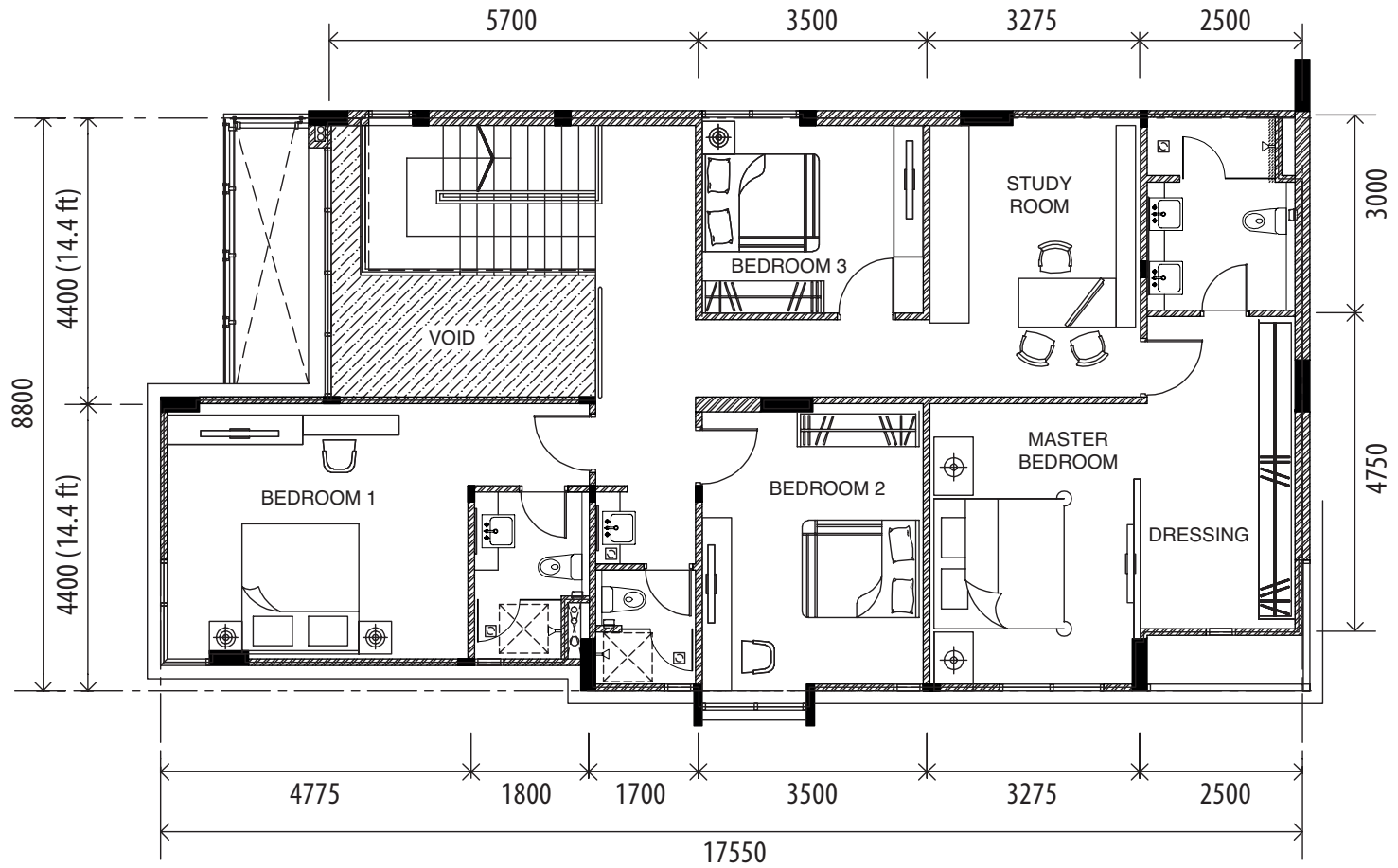


**LEVEL 9 UPPER FLOOR PLAN**  
**DUPLEX PENTHOUSE**

Approx. Built-up Area 1,377 sq ft

Approx. Total Area 2,862 sq ft

Total Designated Area = Approx. **3,347** sq ft



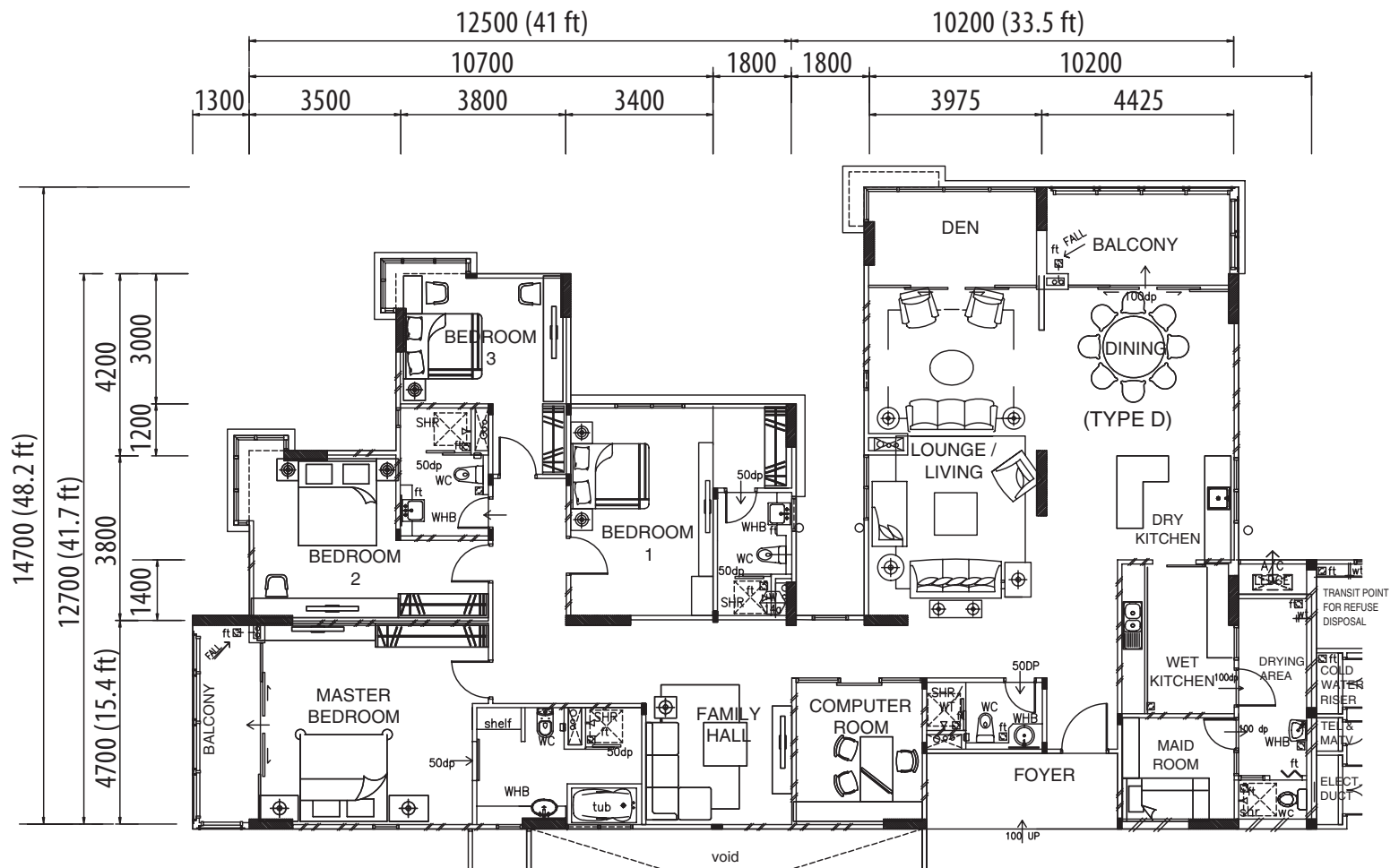


**LEVEL 9 FLOOR PLAN**  
**PENTHOUSE (TYPE D)**

Approx. Built-up Area 2,988 sq ft

(+3 CP 403.5 sq ft + Foyer 82.8 sq ft + Store 30 sq ft)

Total Designated Area = Approx. **3,504 sq ft**



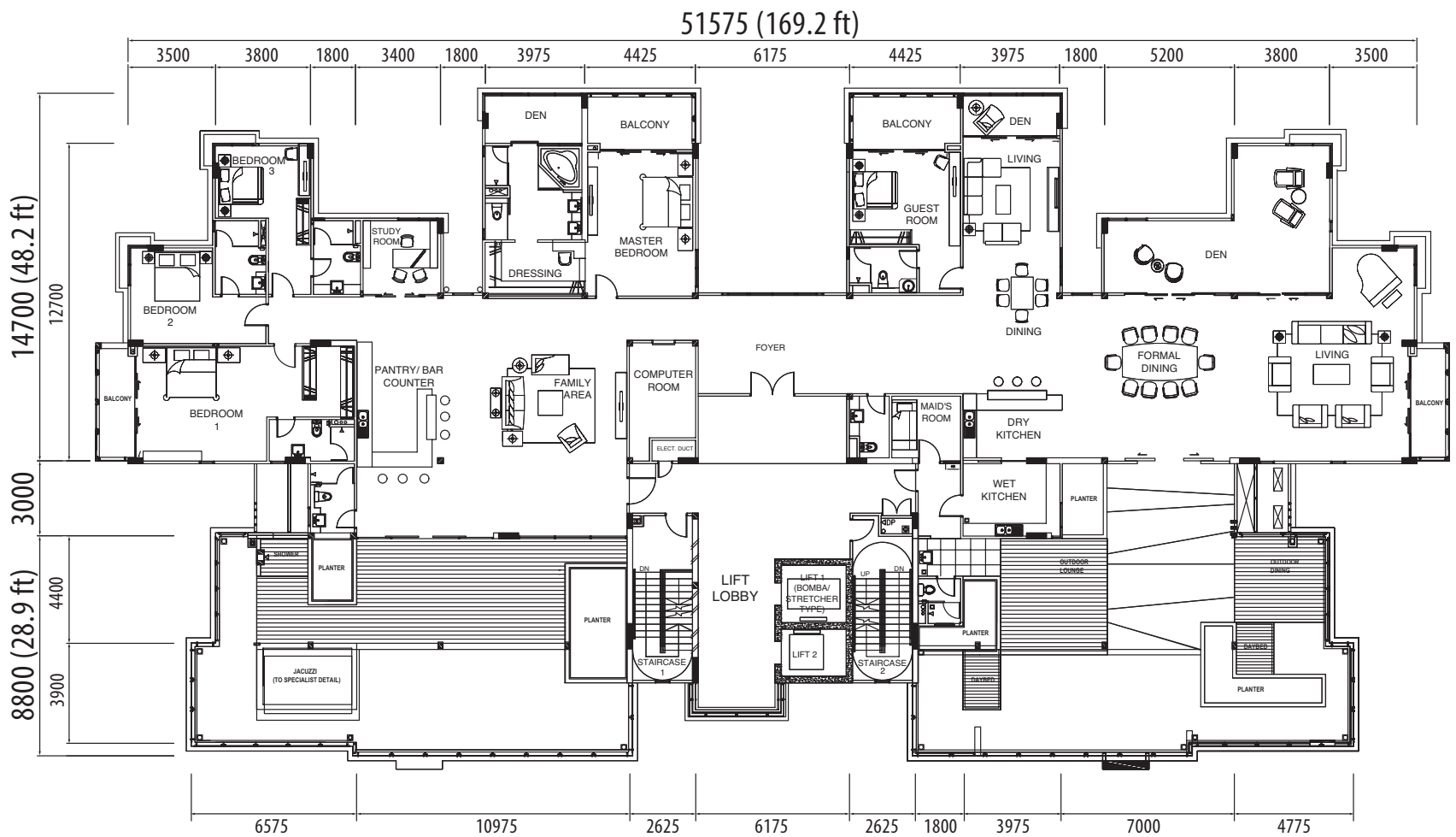
**LEVEL 10 FLOOR PLAN**  
**PENTHOUSE (BLOCK A)**

Approx. Built-up Area 6,796 sq ft

(+ 4 CP 538 sq ft + Foyer 172.2 sq ft + Store 30 sq ft

+ Landscape Deck Area 1,401.5 sq ft + Drying Area 1,565.1 sq ft)

Total Designated Area = Approx. **10,503 sq ft**



# Specification

## for typical penthouse unit

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### STRUCTURE

- Reinforced concrete framework / RC Wall / Clay brick wall.

### ROOF FINISHES

- Selected metal roofing sheet (main roof).

### CEILING FINISHES

- Fibrous plaster ceiling to all general area - foyer, living, dining, kitchen & bedrooms.
- Skim coating & emulsion paint to exposed structural slab.

### FLOOR FINISHES

- Quality marble/granite to foyer and pantry/bar counter.
- Quality floor tiles to wet kitchen, toilets, maid's room, store, utility, yard and balcony.
- Quality engineered timber flooring to living, formal dining, family area, dry kitchen and all bedrooms.

### WALL FINISHES

- Spray textured paint or equivalent to selected external wall.
- Quality weather resistant or equivalent paint to external walls.
- Quality emulsion paint to internal walls.
- Ceramic wall tiles to toilets area and wet kitchen.

### DOORS

- 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

- Powder coated aluminium framed glass windows.

### RAILING

- Stainless steel balustrade with glass panel to balcony.

### ELECTRICAL

- Concealed conduit wiring, socket points & switches.

### PLUMBING

- Concealed plumbing and quality sanitary wares.
- Stainless steel sinks to kitchen.

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**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.

SPA Approval No.: P/1D/496-2012

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