

GEMS
RESIDENCES

Wellness Living



Artist's impression

Lifelong Wellness Is By Design

Flexible layout options: 2 - 4 bedrooms & 2 - 5 bathrooms

Partially furnished with kitchen cabinets & wardrobes
in all bedrooms

Private lifts for all units



Wellness Ecosystem

When the art of wellbeing is paramount, what's needed is no less than a holistic ecosystem to orchestrate lifelong health and vitality.



Wellness Concierge

Nurse station for preventive & remedial wellness services.



Social Connections

Avenues for social interaction that keep the mind active & fertile.



Medical Care Cluster

Surrounded by numerous health centres, clinics & institutes.



Nature & Parks

Bring nature closer into your life every day.



Lifestyle Conveniences

It's easier with everything for life & leisure within reach.



Smart Assistance

Empowering independent living with technology.



Swimming Pool & Jacuzzi

Artist's impression



Entrance & Guardhouse



Clubhouse

Artist's impression

3 Acres of Fun & Leisure

Be it inside the stylish and exclusive residents' clubhouse or out in the many open air facilities areas strewn across Gems Residences, there's recreational space to suit every mood.

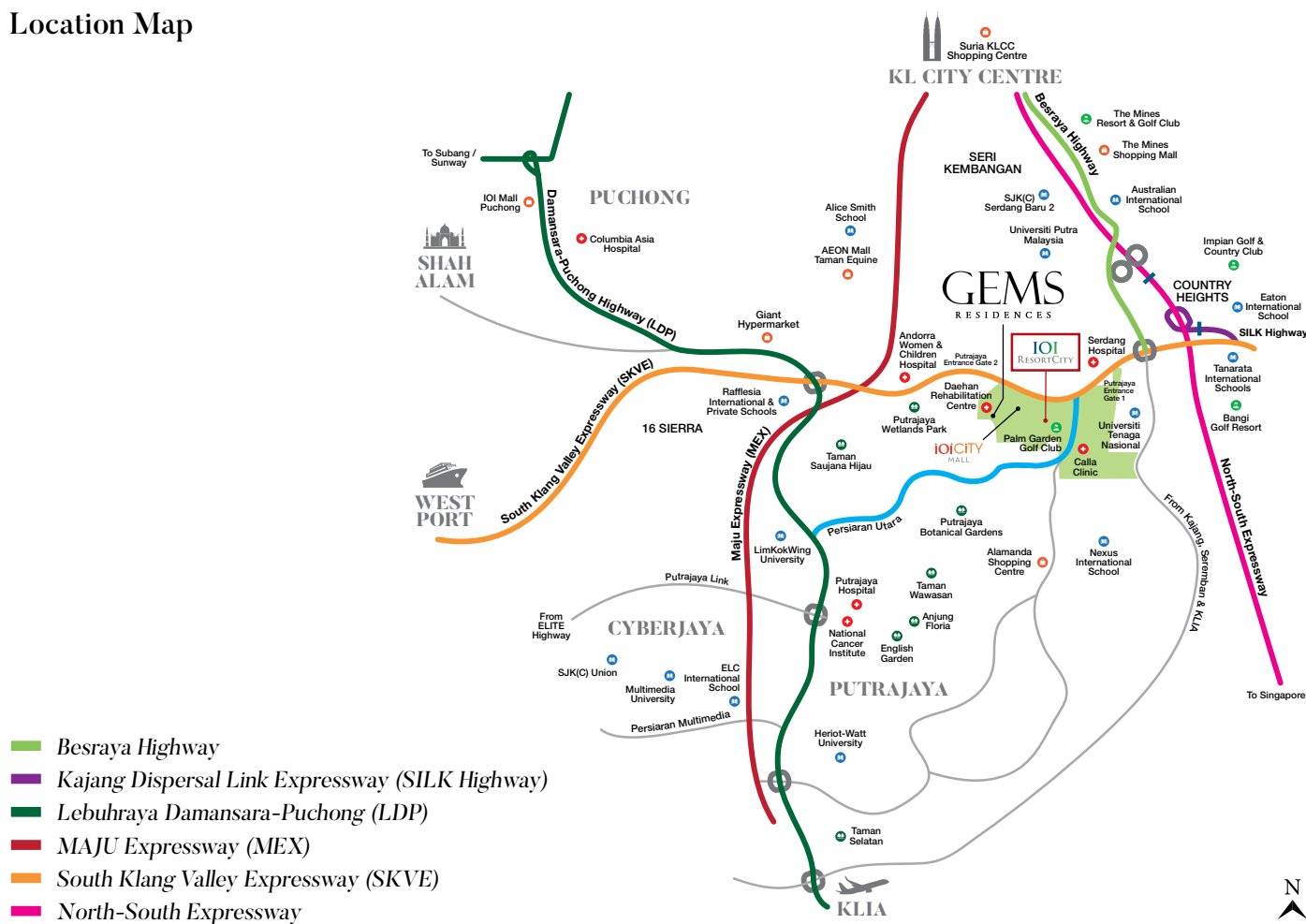
Phase 1 Facilities

- BBQ Area
- 50m Lap Pool
- Jacuzzi
- Tree House
- Art / Reading Lab
- Observation Deck
- Yoga Deck
- Playground
- Lawn

Clubhouse

- Gym
- Function Hall
- Chill Lounge
- Reading Lounge
- Dining Lounge
- Mahjong & Table Games Corner
- Tea Lounge
- Exploratory Lab
- Nurse Station

Location Map



A TOWNSHIP DEVELOPED BY
IOI Properties Group Berhad

DEVELOPER
Pine MJR Development Sdn. Bhd. (1211557-V)

MARKETING & SALES OFFICE
IOI Galleria @ IOI Resort City
Lebuhr IRC, IOI Resort City, 62502 Putrajaya, Malaysia

03 8947 8899
ioiproperties.com.my/gems

Sales Gallery Open Daily 10 am - 5 pm

Joint Venture by:



GEMS • Type Of Property: Condominium • Developer's License No.: 19848-1/12-2021/01308(L) • Validity Period: 1/1/2020 - 31/12/2021 • Advertising and Sales Permit No.: 19848-1/12-2021/01308(P) • Validity Period: 1/1/2020 - 31/12/2021 • Authority Approving Building Plan: Majlis Perbandaran Sepang • Building Plan No.: MPSEPANG 600-34/3/286 • Expected Date of Completion: October 2022 • Land Tenure: Freehold • Land Encumbrances: Nil • Total Units: 334 units • Price: RM800,000 (Min.) - RM1,583,000 (Max.) • All information contained herein including the illustrations are subject to amendments without notifications 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 impressions only.



Actual show unit

Homes To Last A Lifetime

More than just a stylish home with tasteful classic design, these residences are conceived for greater convenience and practicality, catering to families at various stages of life. Among the variety of layout options are special geriatric-friendly units designed for enhanced accessibility, with gentle slopes, grab bars, sliding doors and more.

Wide variety of layout designs
to suit various living situations

Built-up: 1,249 to 1,690 sf.

Up to 4 + 1 bedrooms &
5 bathrooms

Luxurious detached and
semi-detached layouts for the
utmost in privacy & comfort

Low density with
only 4 units per floor

Selected units with direct
access to car park
on Levels 1 to 3

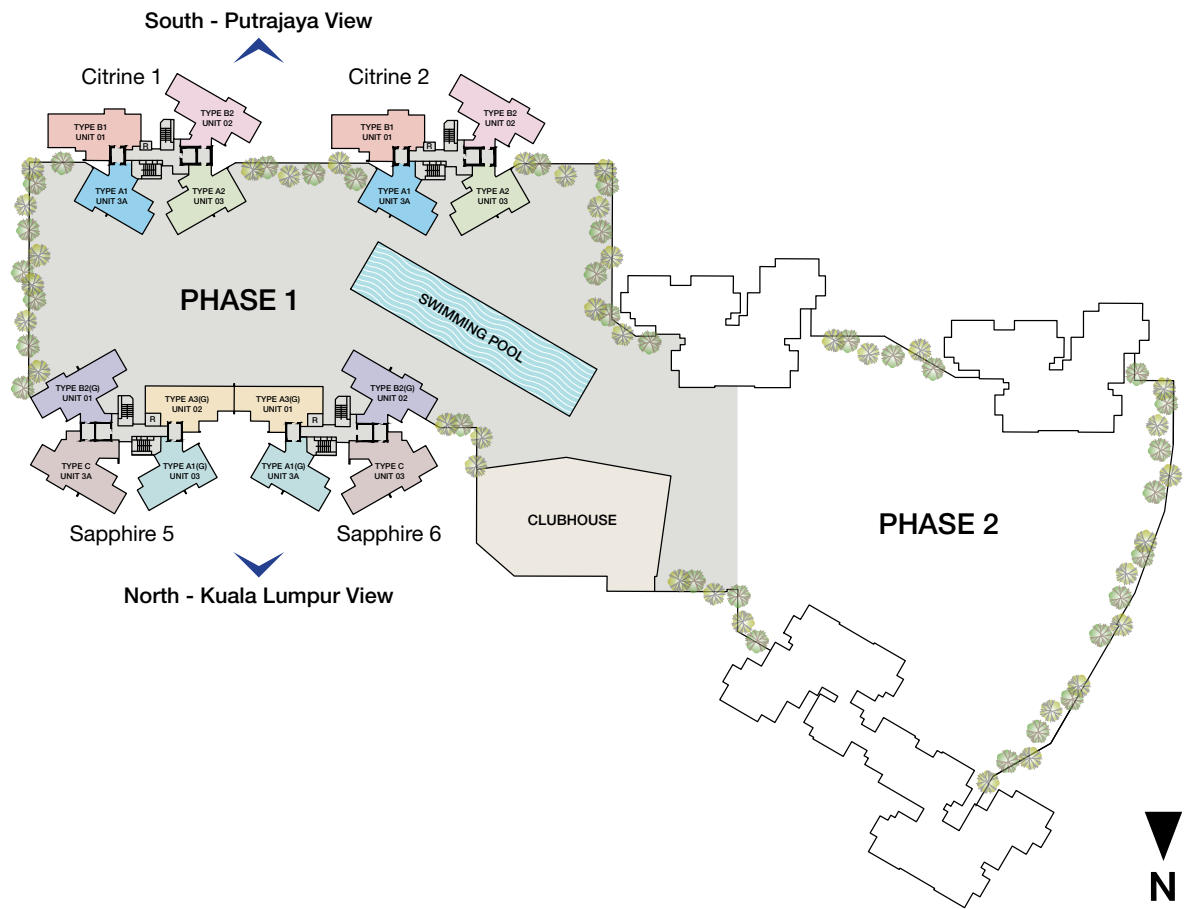


Actual show unit



Actual show unit

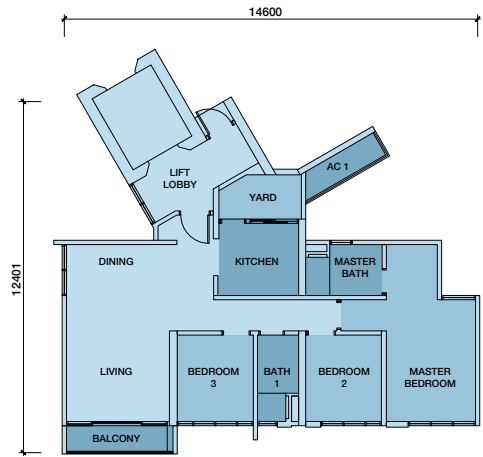
SITE PLAN



FLOOR PLANS

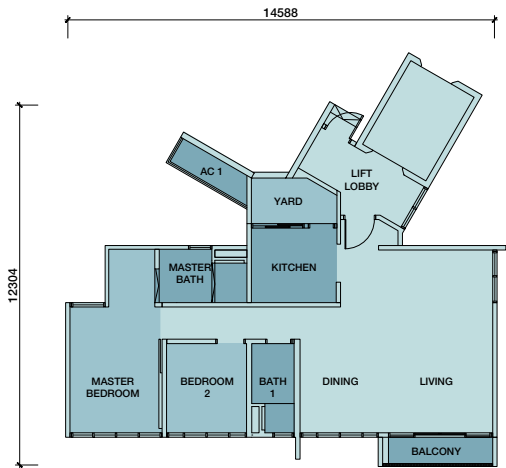
TYPE A1

1,259 sf. • 3 bedrooms & 2 bathrooms



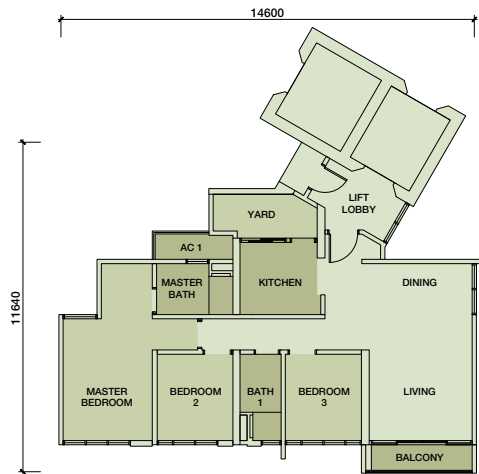
TYPE A1 (G)

1,249 sf. • 2 bedrooms & 2 bathrooms



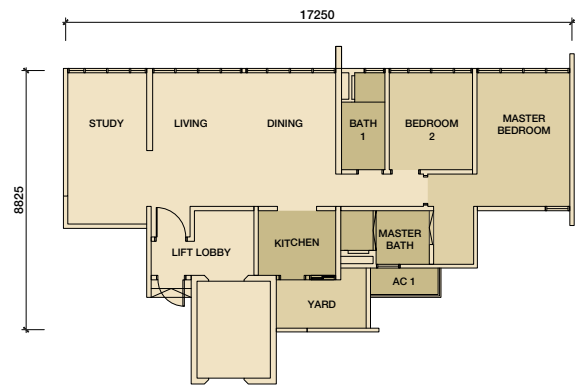
TYPE A2

1,259 sf. • 3 bedrooms & 2 bathrooms



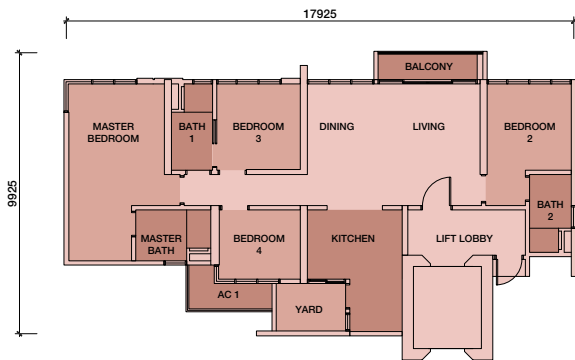
TYPE A3 (G)

1,249 sf. • 2 bedrooms, 1 study & 2 bathrooms



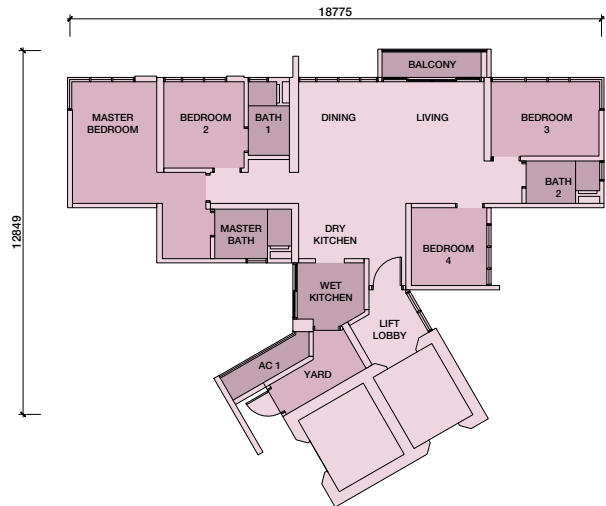
TYPE B1

1,453 sf. • 4 bedrooms & 3 bathrooms



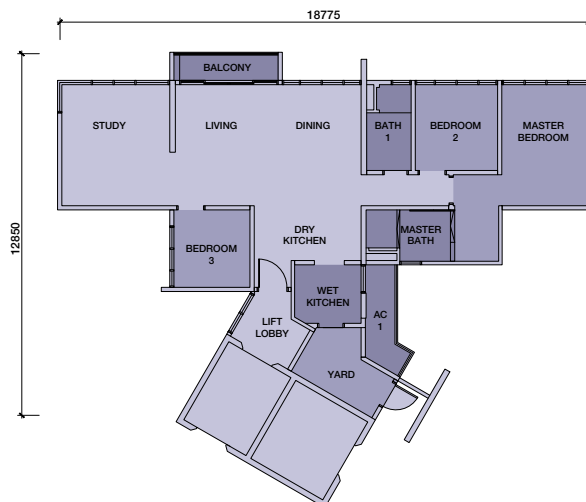
TYPE B2

1,453 sf. • 4 bedrooms & 3 bathrooms



TYPE B2 (G)

1,475 sf. • 3 bedrooms, 1 study room & 2 bathrooms



TYPE C

1,690 sf. • 4 bedrooms, 1 utility & 5 bathrooms

