

Real poetry, is to lead a beautiful life.
To live poetry is better than to write it.

Matsuo Bashō



We are delighted to introduce you to our newest collection of luxury, curated 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.

**Your home.
Your pride and joy.**

We believe city apartment living should never encroach upon the pleasures of engaging with nature.

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.

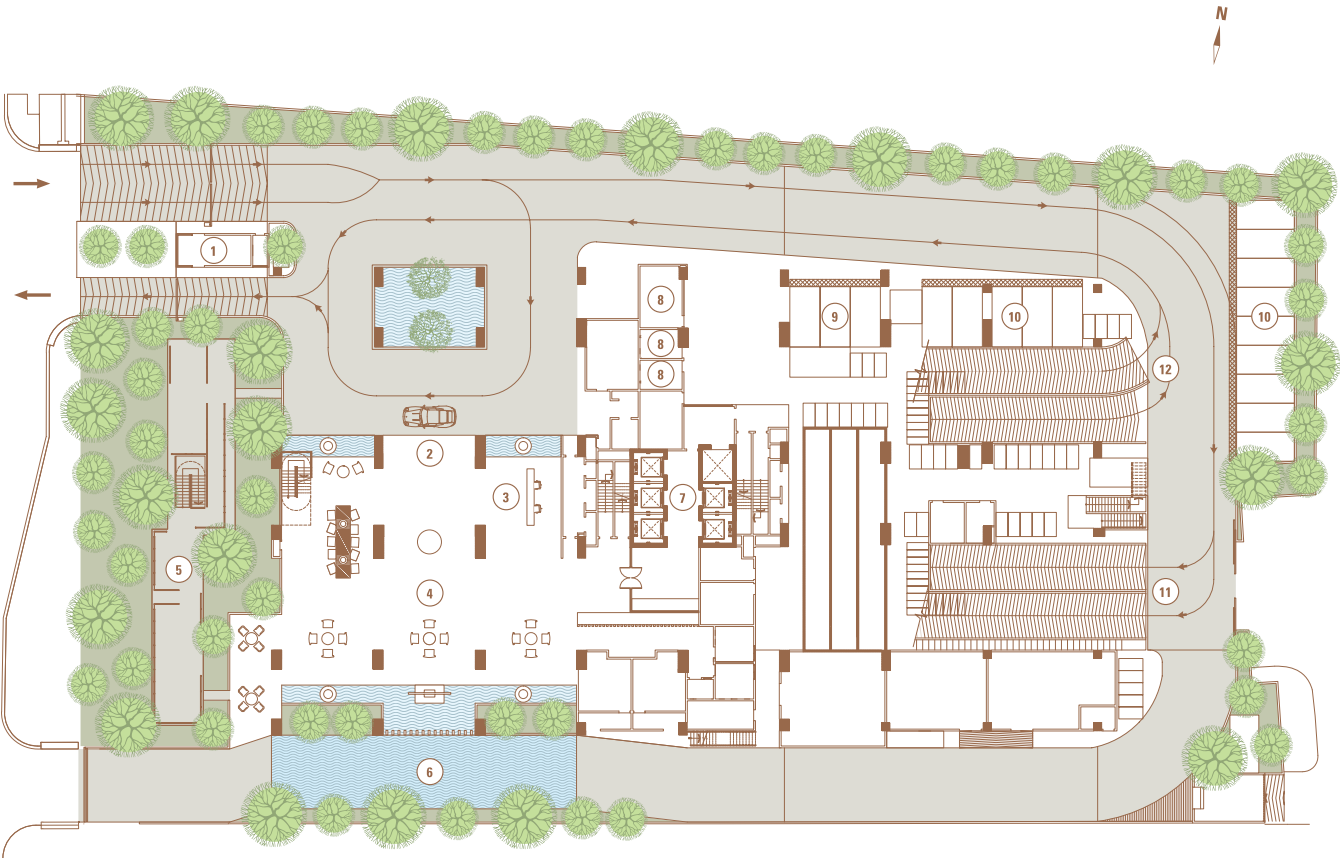
At the Ground Floor, a luxurious double volume-height Residents’ Lounge makes a striking welcome statement.

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.

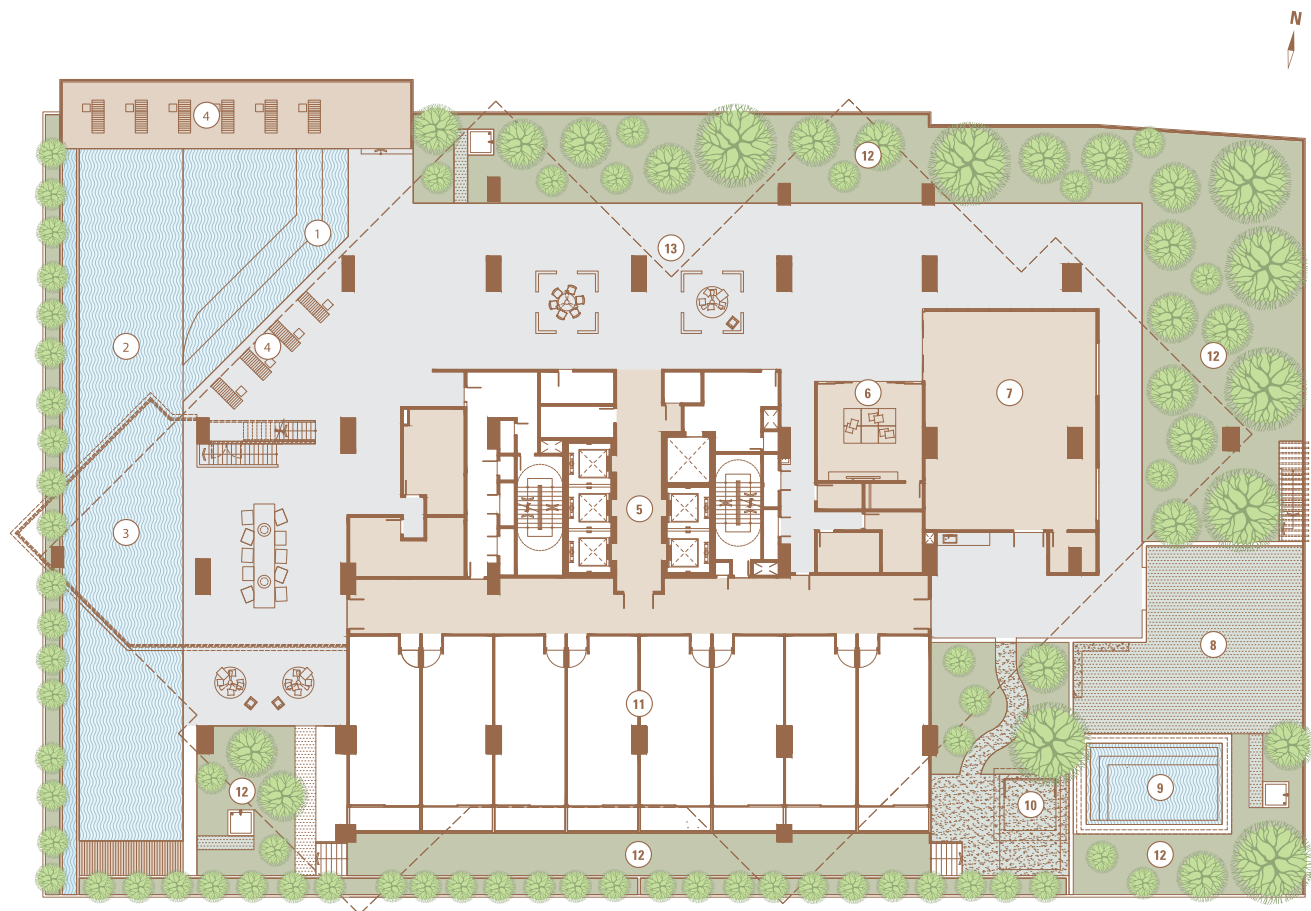
On the Rooftop Deck there are glamorous city views, under an intriguing sculpted roof. There are 2 dedicated meeting rooms with adjoining private lawns, a charming courtyard garden with reading nooks and yoga spaces, as well as a barbeque deck and herb garden.

Ground Floor



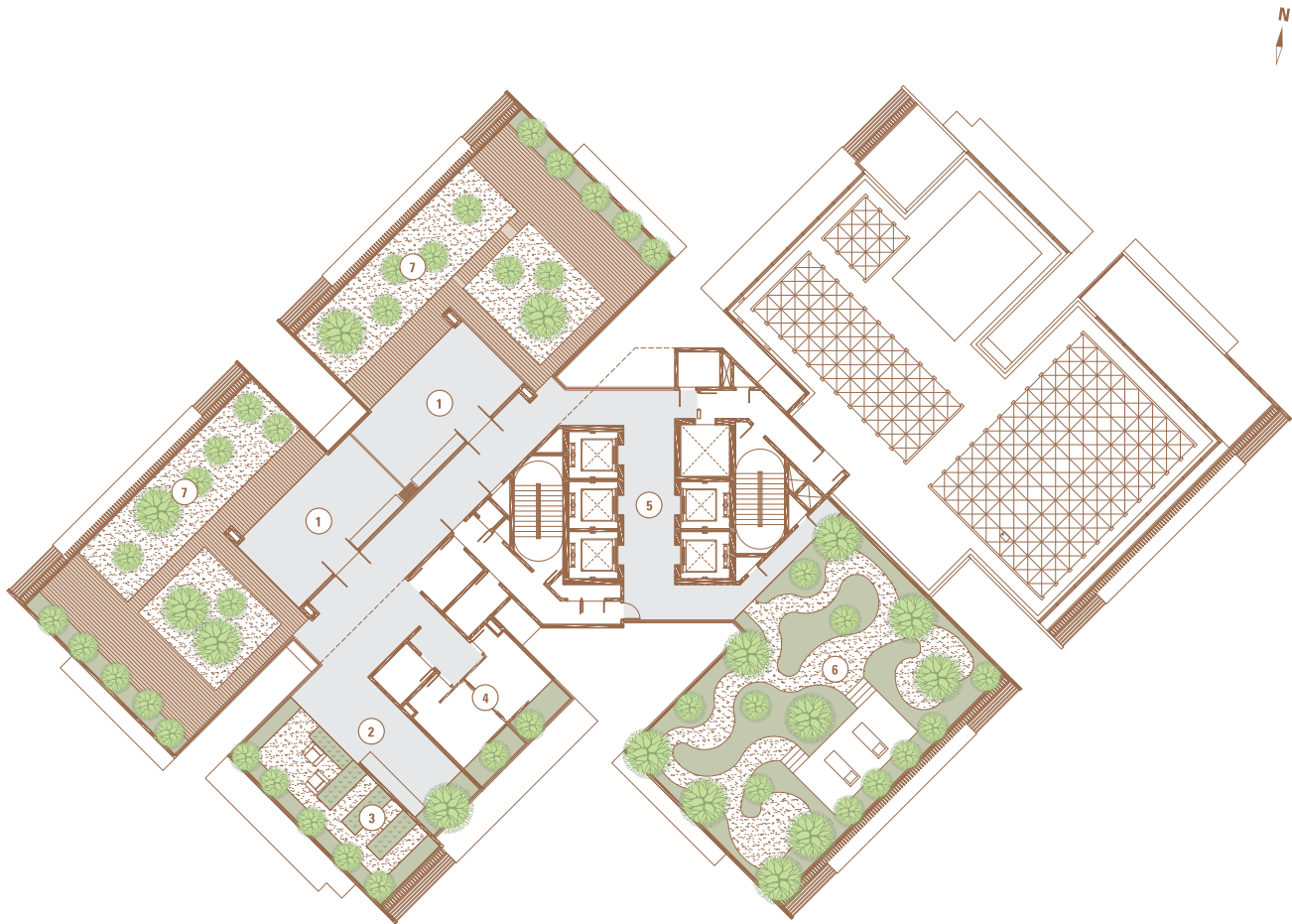
- | | |
|---------------------------------|-----------------------|
| ① Guardhouse & Security Station | ⑦ Lift Lobby |
| ② Porte-cochere | ⑧ Restrooms & Toilets |
| ③ Concierge | ⑨ Disabled Carpark |
| ④ Residents’ Lounge | ⑩ Visitors’ Carpark |
| ⑤ Glass Pavilion | ⑪ Carpark Entrance |
| ⑥ Water Feature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

7th Floor Sky Deck



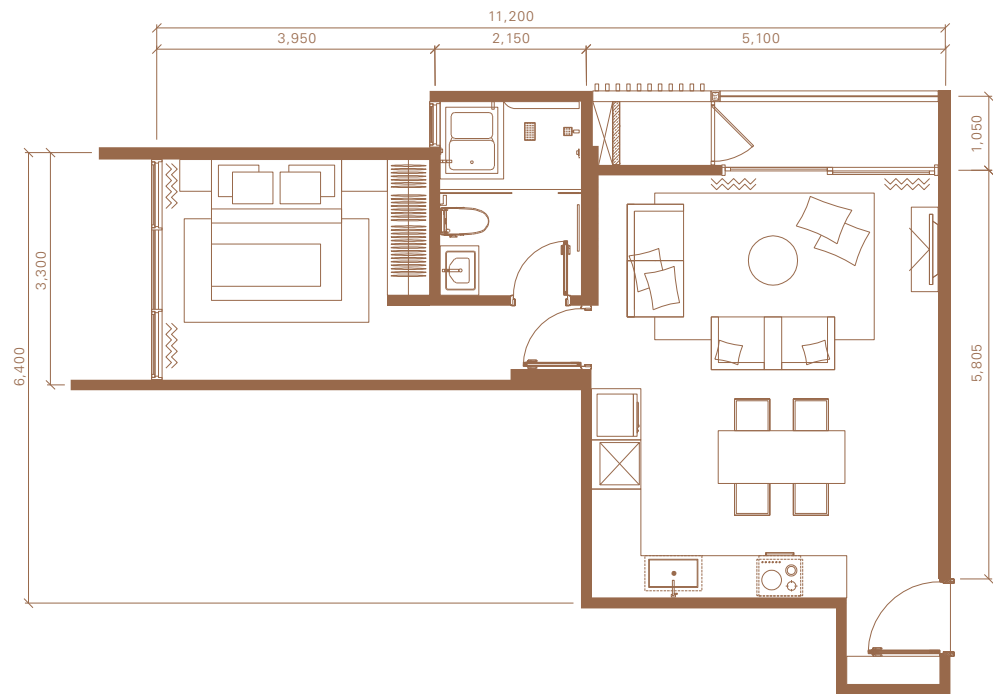
- | | |
|--|-------------------------|
| ① Dipping Pool | ⑦ Multi-function Hall |
| ② 40m Infinity Edge Lap Pool | ⑧ Children's Playground |
| ③ Floating Gym
Above Infinity Edge Lap Pool | ⑨ Children's Pool |
| ④ Sun Decks | ⑩ Pavilion |
| ⑤ Lift Lobby | ⑪ Studio Terraces |
| ⑥ Mini Cineplex | ⑫ Landscaped Verandas |
| | ⑬ Recreation Deck |

Rooftop Garden



- | |
|------------------------------------|
| ① Private Function / Meeting Rooms |
| ② BBQ Deck |
| ③ Herb Patio |
| ④ Toilets |
| ⑤ Lift Lobby |
| ⑥ Courtyard Garden |
| ⑦ Roof Terrace |

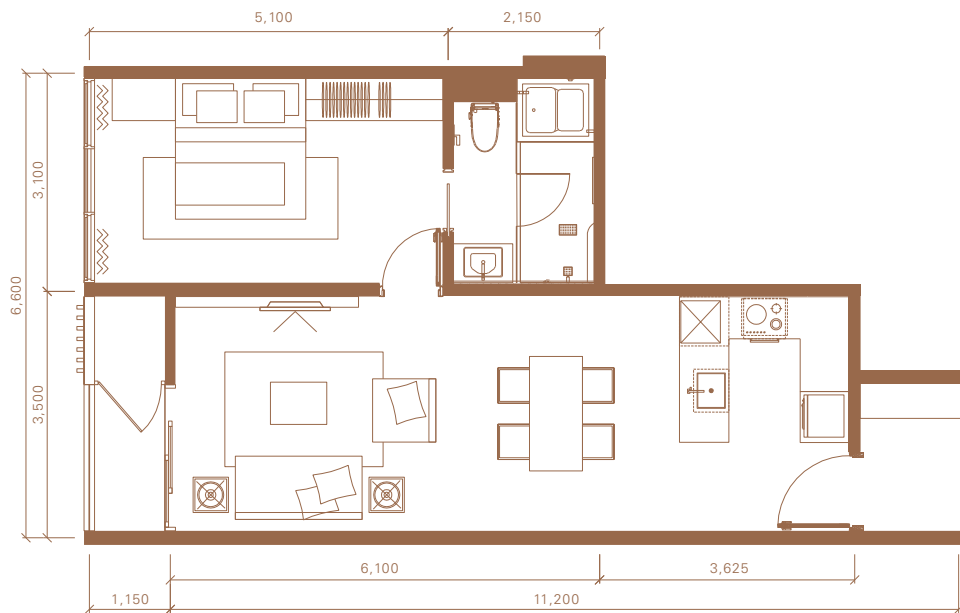
TYPE A



1 Bedroom • Total Size: 649 Sq.ft (60.34 Sq.m)



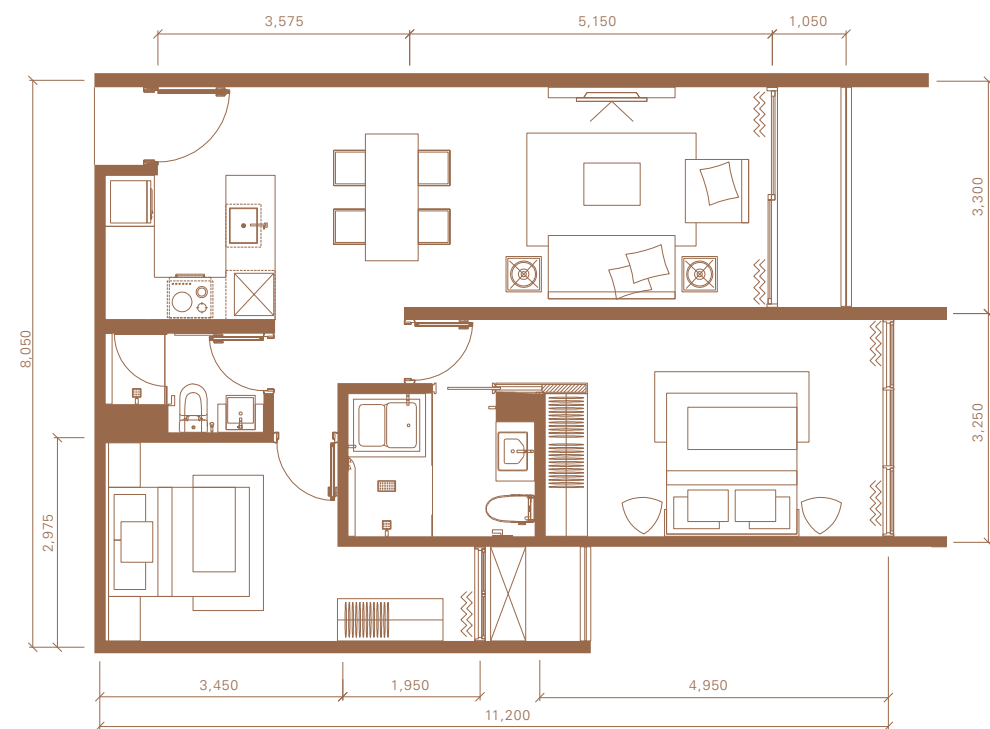
TYPE B



1 Bedroom • Total Size: 689 Sq.ft (64.01 Sq.m)



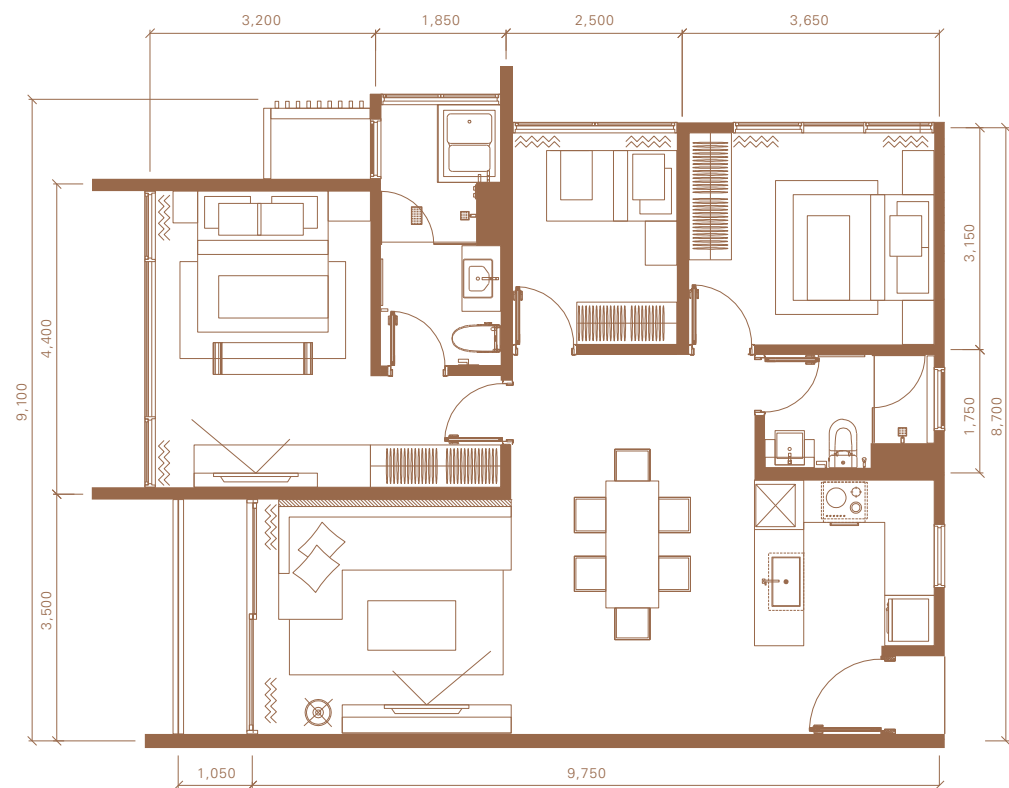
TYPE C



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



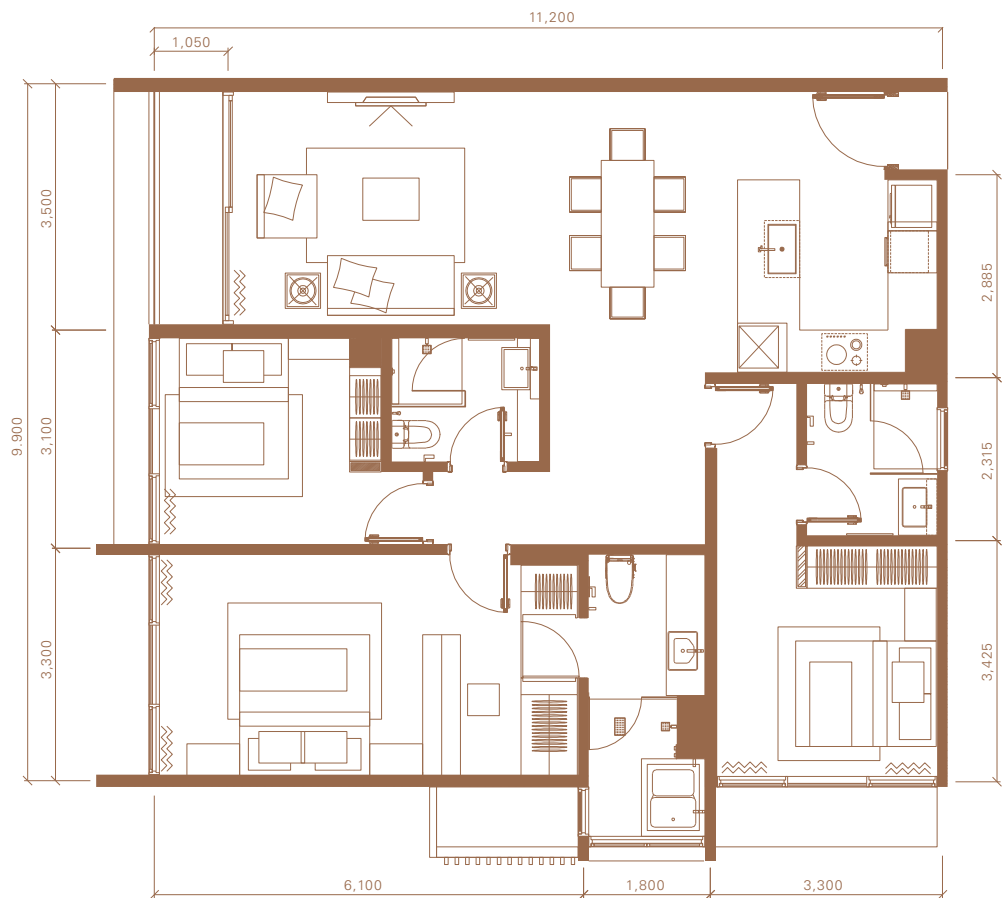
TYPE D



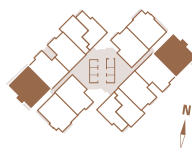
3 Bedrooms • Total Size: 1,031 Sq.ft (95.76 Sq.m)



TYPE E



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



LEVEL 9—12



LEVEL 13—19 & 21—36



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 Air-conditioner unit
& Bedrooms

* 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

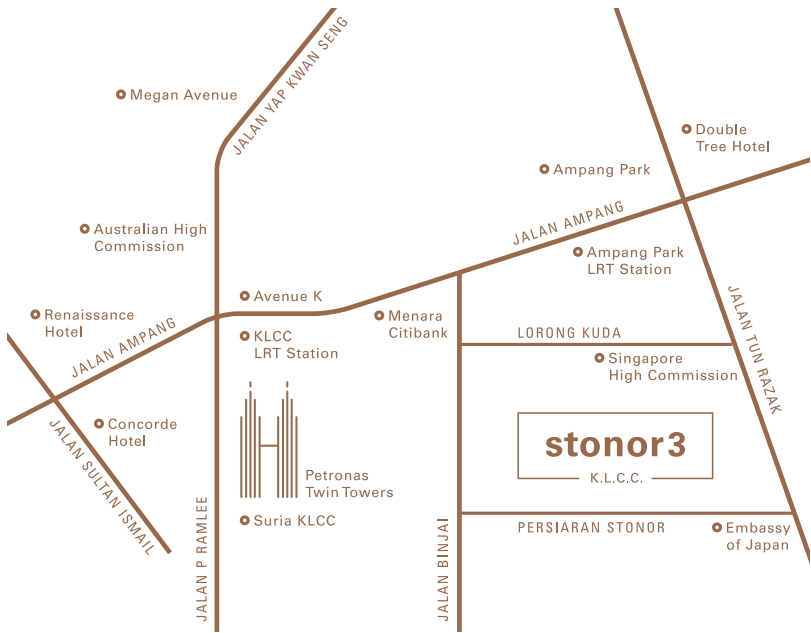
Type	STUDIO	A	B	C	D	E
Distributing board	1	1	1	1	1	1
Lighting point	16	15	16	24	24	28
Power outlet	12	20	20	26	26	30
Ceiling fan point	2	2	2	3	4	4
TV outlet	2	2	2	2	2	2
Telephone outlet	1	1	1	1	1	1
Data outlet	2	2	2	2	2	2
Water heater point	2	1	1	2	2	3
Intercom unit	1	1	1	1	1	1
Door chime point	1	1	1	1	1	1
Balcony light fitting	1	1	1	1	1	1

SANITARY INSTALLATION

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

Notes:

- i 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.
- ii 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.
- iii Please note that there are no finishes behind mirrors, built-in cabinets, wardrobes and area enclosing any bath.



MARKETING SUITE
Level 8
Annexe Block
Menara IGB
The Boulevard
Mid Valley City
Lingkaran Syed Putra
59200 Kuala Lumpur
Malaysia

It would be our pleasure to guide you
through the Stonor 3 experience.

Please contact us at:
+603 2283 2266
stonor3.com
marketingsales@igbcorp.com

A Joint Venture Between



TAN & TAN DEVELOPMENTS

 MITSUBISHI JISHO RESIDENCE

Tan & Tan Developments Berhad (13042-H) is a wholly-owned subsidiary of IGB Corporation Berhad (5745-A)
listed on the Main Board of Bursa Malaysia.

SERVICED APARTMENTS

DEVELOPER

Cipta Klasik (M) Sdn Bhd (259618-P)
Suite 5.02 Level 5, The Gardens South
Tower, Mid Valley City, Lingkaran Syed
Putra,
59200 Kuala Lumpur. TEL: 603 2283 2266

DEVELOPER'S LICENSE NO

13837-1/01-2017/10 (L)
(08/01/2015 - 07/01/2017)

ADVERTISING PERMIT NO

13837-1/01-2017/10 (P)
(08/01/2015 - 07/01/2017)

EXPECTED DATE OF COMPLETION

December 2019

TOTAL UNIT:

400 units;
Studio Type – 8 units
Min. Price: RM1,482,000
Max. Price: RM1,485,000
Type A – 10 units
Min. Price: RM1,328,000
Max. Price: RM1,355,000
Type B – 10 units
Min. Price: RM1,315,000
Max. Price: RM1,425,000
Type C – 191 units
Min. Price: RM1,619,000
Max. Price: RM1,733,000
Type D – 63 units
Min. Price: RM1,930,000
Max. Price: RM2,042,000
Type E – 118 units
Min. Price: RM2,140,000
Max. Price: RM2,284,000

APPROVAL PLAN NO

Dewan Bandaraya Kuala Lumpur No.
BP T3 OSC 2015 2428

LAND ENCUMBRANCES

HSBC

TENURE

Freehold

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