



TRANSFORMING PUCHONG SOUTH INTO KLANG VALLEY'S NEW HOTSPOT

THE NEW LANDMARK | 64-ACRE BUSINESS & RESIDENTIAL HUB | GREEN INTEGRATED CITY



An integrated green hub that includes

- O2 Residence
- Thematic Lifestyle Mall
- International Travellers' Hotel
- Signature Corporate Office Tower
- Stratified Office Suites
- Convention Centre & Auditorium
- Private Education Hub



Direct Link to MRT Station



Lush Greenery



Wholesome Environment



Business Opportunities



Warm and Welcoming



Exciting Retail

Transforming Puchong South Into Klang Valley's New Hotspot

Lebuhraya Damansara-Puchong (LDP)



O2 City - 64.33 acres

Parcel 1

O2 Residence - 13.54 acres

Total Unit - 508

Unit Size - From 1,100 sq ft – 2,600 sq ft

Parcel 2

- Thematic Lifestyle Mall
- International Travellers' Hotel
- Signature Corporate Office Tower
- Stratified Office Suites
- Convention Centre & Auditorium
- Private Education Hub

The logo features a large, blue, three-dimensional 'O' with a metallic finish, followed by a smaller '2' in the same style. Below this, the word 'RESIDENCE' is written in a bold, dark grey, sans-serif font.

O₂ RESIDENCE

The epitome of sustainable and healthy community living through green design.

A low density residential community with 508 units on 13.54 acres of land. The expansive open spaces and greenery covers 11.6 acres



Front view of O2 Residence grand wide entrance,
green visitors car park and drop-off area



View around the development
& expansive open areas





LEVERAGING ON A LOCATION THAT IS FULL OF POTENTIAL

STRATEGIC LOCATION | EXCELLENT CONNECTIVITY | MRT2 STATION

At Your Doorstep

O2 Residence will benefit from the spectrum of opportunities and amenities offered by O2 City. All of life's essentials as well as the best in shopping, dining and entertainment will be just a short walk away.

Within a 10-minute Drive

- Alice Smith School
- Taylor's International School
- Aeon Equine Park
- Tesco Equine Park

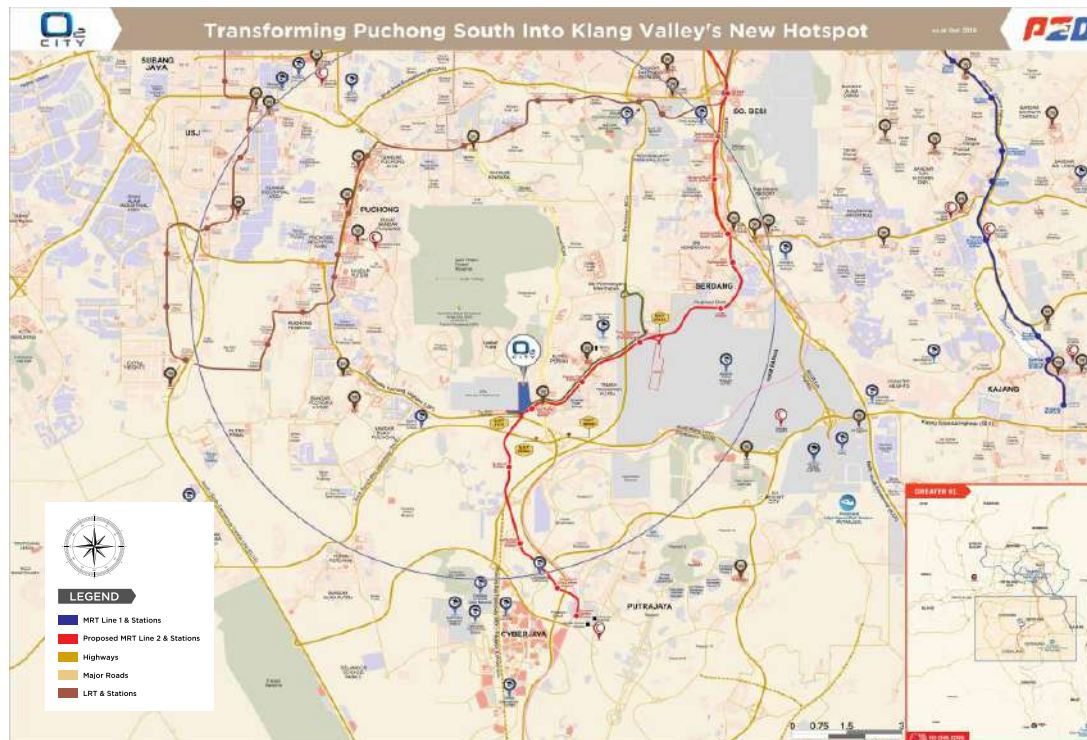
Within a 15-minute Drive

- IOI City Mall
- Aeon Big Bandar Puchong Utama
- Tesco Bandar Puchong Utama
- Cyberjaya & Putrajaya

Roads & Expressways

The development also enjoys excellent connectivity. O2 City and O2 Residence are well-connected via major roads and expressways with the Serdang 3215 Exit off the Maju Expressway (MEX) being the nearest exit to the development. Other roads that lead to O2 City and O2 Residence are:

- South Klang Valley Expressway (SKVE)
- Lebuhraya Damansara-Puchong (LDP)
- Maju Expressway (MEX)
- North-South Expressway Central Link (ELITE)
- Besraya Highway
- Lebuhraya Shah Alam (KESAS)
- Kajang SILK Highway



With the recent confirmation of the MRT2 (Sungai Buloh-Putrajaya) in October 2015, areas such as Puchong South will see an increased demand for property.

This factor coupled with the opening of the Serdang Interchange on the Maju Expressway in December 2015, will benefit O2 City tremendously.

With the growth of Greater KL pushing southwards to Cyberjaya and Putrajaya, Puchong South will be considered as a location that is close to KL city.

Ishmael Ho
CEO Ho Chin Soon Research

Shopping Mall directly linked
to MRT 2 Station





ENSURING SERENITY & PEACE OF MIND

SPACIOUS & WELL-DESIGNED | 3 SECURITY ZONES



The entrance gateway to O2 Residence is well guarded

Every care has been taken to ensure your comfort and security in O2 Residence.



The grand drop-off area is spacious and welcoming



The eye-catching and artistic entrance statement



A Sanctuary with 3 Zones of Security

Zone 1

- Single entry/exit guarded entrance
- Perimeter fencing

Zone 2

- Touch card controlled access to lift lobby and stairwells

Zone 3

- Alarm system and panic button

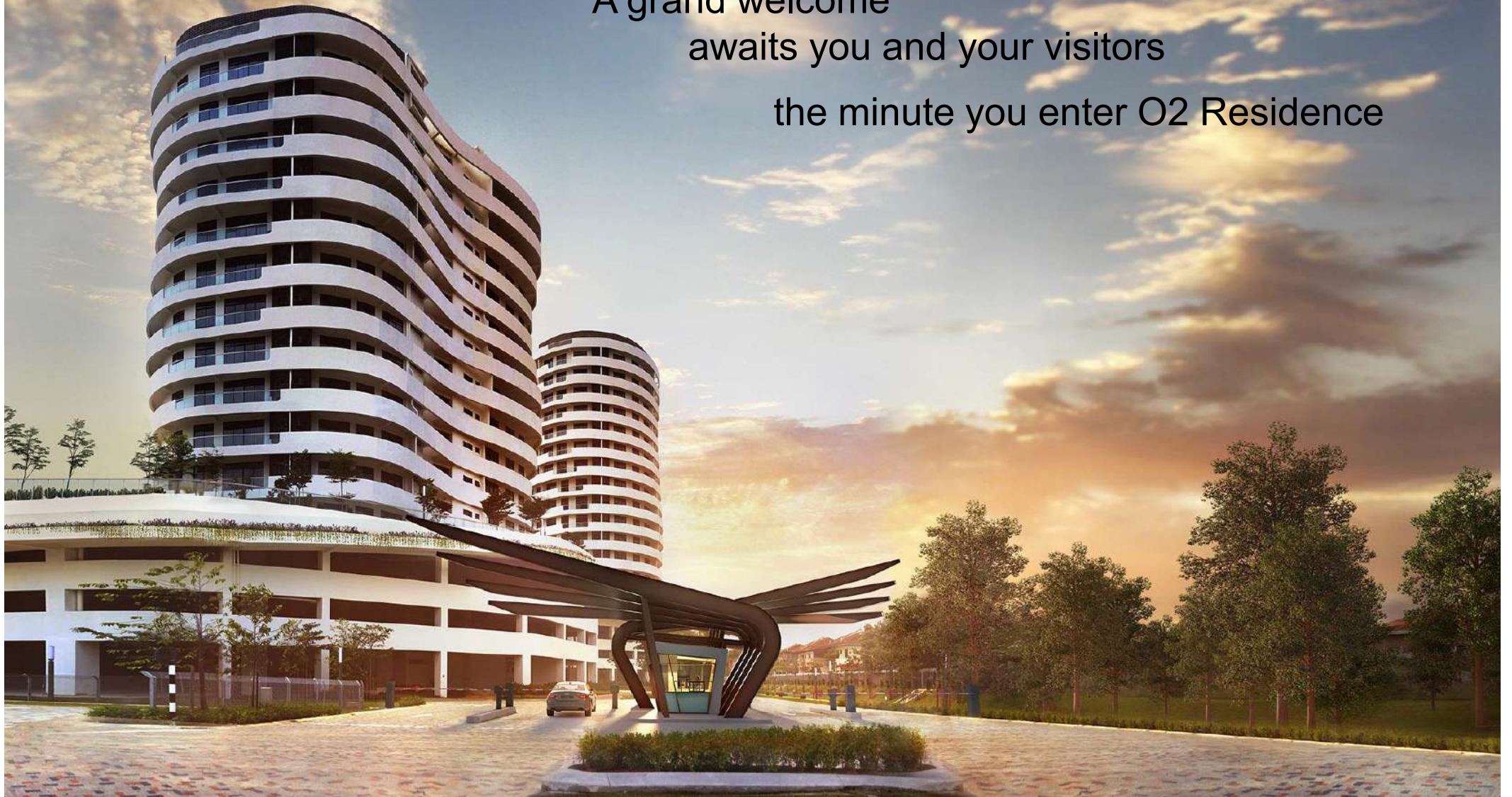
More than 270 CCTV cameras around the site



Eye catching artistic entrance statement



A grand welcome
awaits you and your visitors
the minute you enter O2 Residence



The grand drop-off
area is both spacious
and welcoming



A Sanctuary with 3 Zones of Security





**O2 Residence offers a breathtaking array
of facilities, parks and open
spaces
so that young and old can enjoy
themselves safely and in comfort**



CONSERVING ENERGY & WATER FOR THE FUTURE

GBI & GREEN MARK RATED | GREEN ARCHITECTURE | WATER CONSERVATION

Optimised Air Circulation

O2 Residence is a breath of fresh air for residents and visitors alike.

- Extensive plantings including 1,000 trees around the development help reduce heat island effect and keep the environment cool
- Organic buildings improve air flow to enhance natural ventilation and regulate temperatures



Save Water

Rainwater Harvesting
Meets 38% of each household's flushing needs.

Eco Pool
It can store up to 600,000 litres of water, which is sufficient for year-round irrigation.

Low-flow Sanitary Fixtures
WELS-rated plumbing fixtures help reduce water consumption by approximately 16%.



Eco Pool



Water Efficiency
- Rainwater Harvesting



Improved Air Quality
- Natural Ventilation Strategies



Energy Efficiency
- Solar Photovoltaic System



Natural ventilation keeps interiors naturally cool thus reducing energy usage, while improving indoor air quality

Save Electricity

Organic Shape
Helps air circulation and ventilation around the building.

Inner Void
Facilitates air circulation and ventilation while enhancing natural daylight.

LED Bulbs in Common Areas
Brings down energy usage.

Solar Photovoltaic System
Generates electricity to save on common area.

More Green Strategies

Spacious Balconies
Ample natural lighting and ventilation

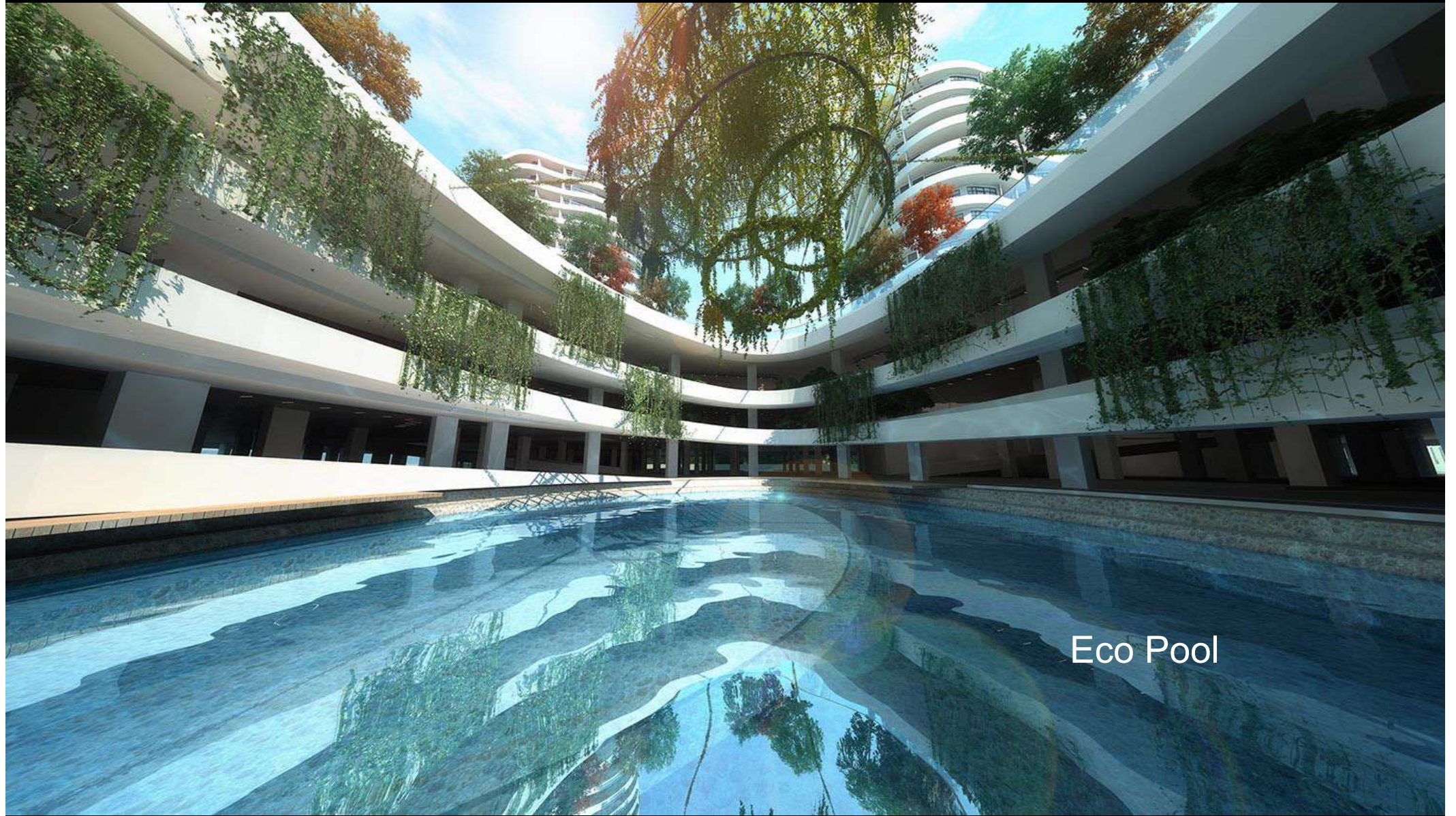
Low VOC Materials and Paints
Ensure residents are not exposed to harmful chemicals.




All rooms come with a sliding glass door to bring in more natural light and ventilation







Eco Pool



An inner void promotes
good air circulation
and ventilation



Enjoy stunning views,
fresh air and refreshing breezes



ENSURING A LIFESTYLE FILLED WITH FRESHNESS AND PURITY

LOW DENSITY | ORGANIC ARCHITECTURE | EXTENSIVE GREEN LUNG



A mini-forest of over 1,000 trees helps to reduce the heat island effect

Every unit is a good unit

Organic building design to optimise air flow and enhance daylight penetration into all units.

A Low-density Development
O2 Residence comprises six towers that occupy less than 30% of the 13.5 acres. This incredibly small building footprint ensures maximum open spaces and minimal pollution.

Extensive Green Lung
The natural landscape plan prioritises the planting of over 1,000 trees in the development. Trees not only provide natural shade to keep the environment cool, they act as a green lung to purify the air and produce oxygen.



The Eco Pool stores harvested rainwater for irrigation



Organic building shapes contribute to elegant, eco-friendly layouts

Organic Architecture
The unique organic building profile of O2 Residence was designed to ensure unobstructed air circulation around the building and enhanced natural ventilation for every unit.

A 13.54-acre, nature-inspired, low-density residential enclave



Wraparound, pillar-free balconies in 200 different layouts and sizes for the enjoyment of fresh air all day long



70% of the 13.54-acre site is covered in abundant greenery which keeps the air pure and cool

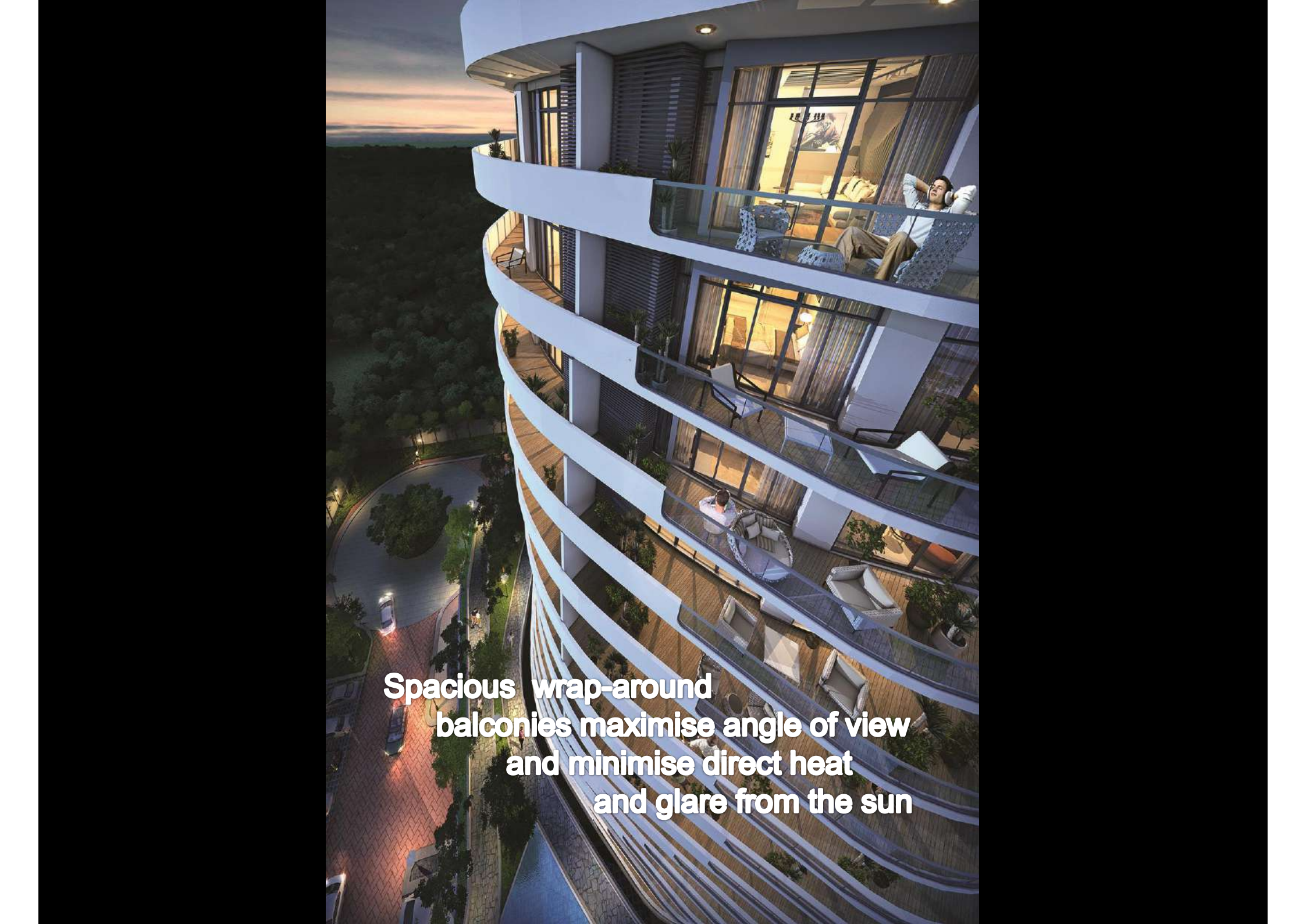


Organic Architecture



A photograph of a young man and woman smiling and looking at each other in a lush garden. The man is on the left, wearing a light blue button-down shirt, and the woman is on the right, wearing a pink top. They are surrounded by green foliage and purple flowers. The background is a soft-focus forest scene with sunlight filtering through the trees.

Extensive plantings including
over 1,000 trees ensure plentiful
and pure oxygen

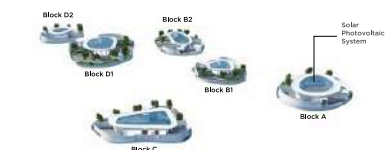
A high-angle, vertical photograph of a modern building's exterior at dusk. The building features multiple levels of balconies that curve around the structure. The balconies are enclosed with glass railings and have white balustrades. The interior lights of the building are on, and the balconies are furnished with outdoor seating. A person is visible on one of the balconies. The building is set against a backdrop of a dark, forested area and a curved road with a car. The sky is a mix of orange and blue, indicating sunset or sunrise.

**Spacious wrap-around
balconies maximise angle of view
and minimise direct heat
and glare from the sun**



3 LAYERS OF ECO FACILITIES FOR MIND, BODY AND SOUL

38 FACILITIES | 11.6 ACRES | FAMILY-CENTRIC



Expansive softscape, hardscape
and water feature areas that add
up to 11.6 acres

Layer 3 0.24-acre Roof Garden

Escape to the beauty of nature is just an elevator ride away.



Layer 2 3.78-acre Vehicle-Free Podium

- | | |
|--------------------------|---------------------------|
| 1. Garden Walkway | 13. Function/Party Zone |
| 2. Tree House | 14. Building Pool |
| 3. Yoga Deck | 15. Water Recreation Area |
| 4. Children's Playground | 16. Scented Garden |
| 5. Sand Pit | 17. Outdoor Gym |
| 6. Garden Pavilion | 18. Floating Island |
| 7. Herb & Spice Garden | 19. Audile & Vinyl Room |
| 8. Eco Pool | 20. Gymnasium |
| 9. Wading Pool & Jacuzzi | 21. Jogging Track |
| 10. Swimming Pool | 22. Reflexology Path |
| 11. BBQ Area | |
| 12. Sauna | 23. Aquatic Planting Area |



Layer 1 7.57-acre Park & Outdoor Recreational Zone

- | | |
|-----------------------------|---------------------------|
| 23. Organic Composting Area | 26. Outdoor Activity Area |
| 24. Bicycle Trail | 27. Water Recreation Area |
| 25. Basketball Court | 28. Tai Chi Zone |

Other Amenities:

- | | | |
|-----------------|-----------------------|--------------------------|
| 29. Cafeteria | 33. Recycling Centre | 36. Convenience Store |
| 30. Launderette | 34. Community Library | 37. Multipurpose Hall |
| 31. Games Room | 35. Childcare Centre | 38. Bicycle Parking Area |
| 32. Music Room | | |

The green eco facilities are nestled amidst
more than 1,000 trees

A 5,000 sq. ft purpose-built library helps to nurture a reading community



O2 Park, a 3-acre public park,
offers more opportunities
to enjoy the outdoors



3,000 sq. ft. Gymnasium



Bicycle trail



2 km jogging track

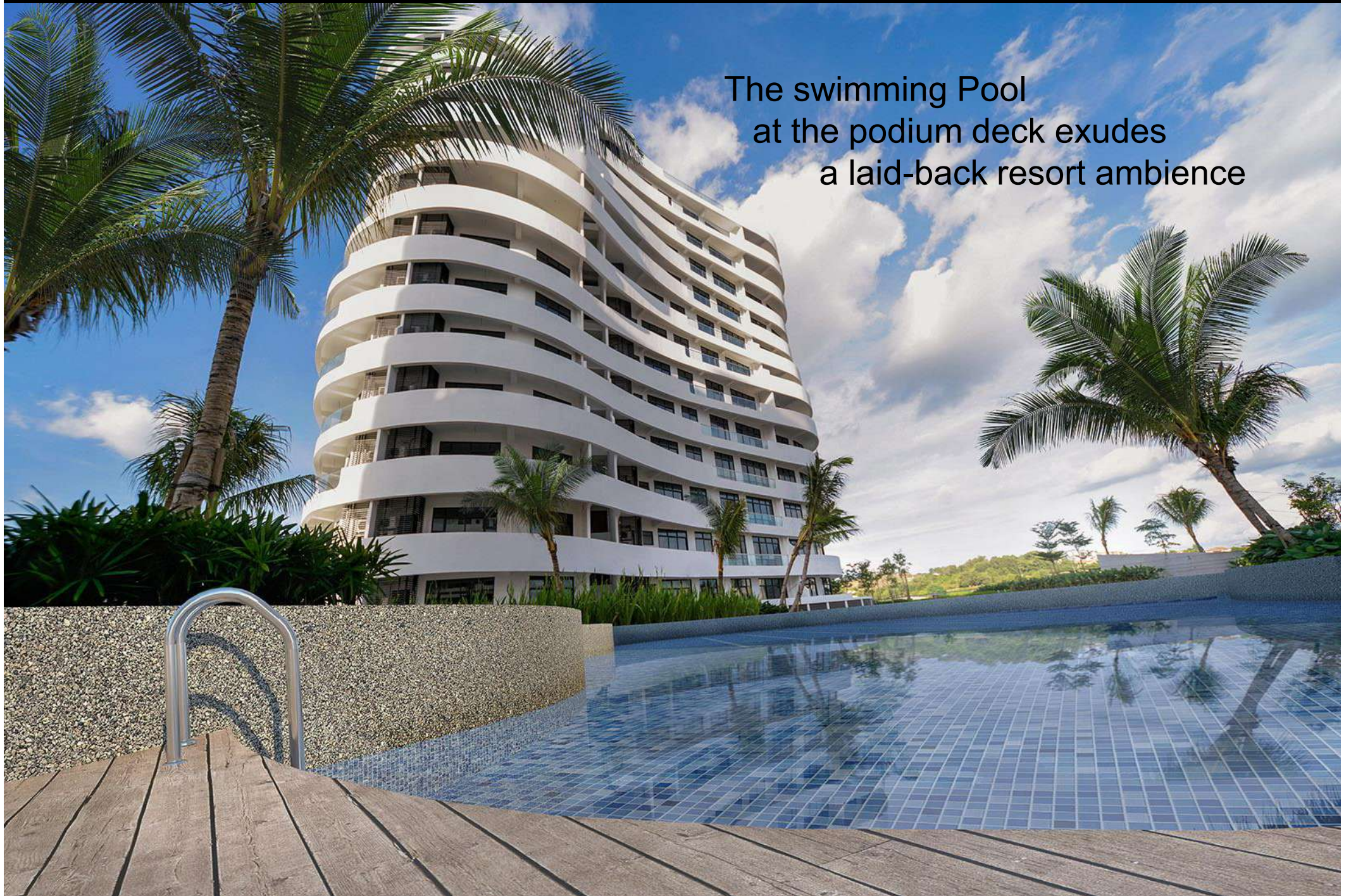


Tree House

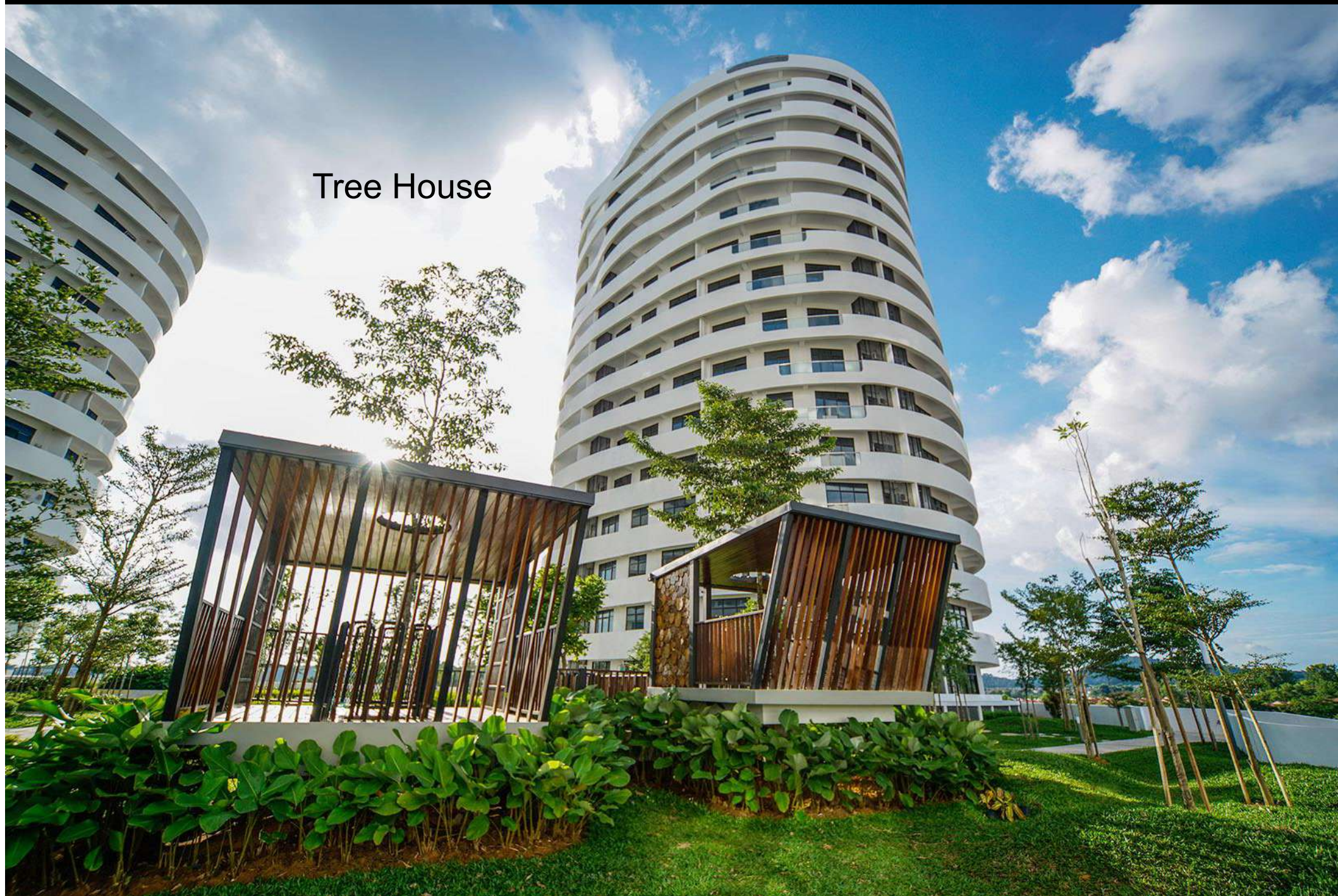
Garden Pavilion



The swimming Pool
at the podium deck exudes
a laid-back resort ambience



Tree House





Children's Playground



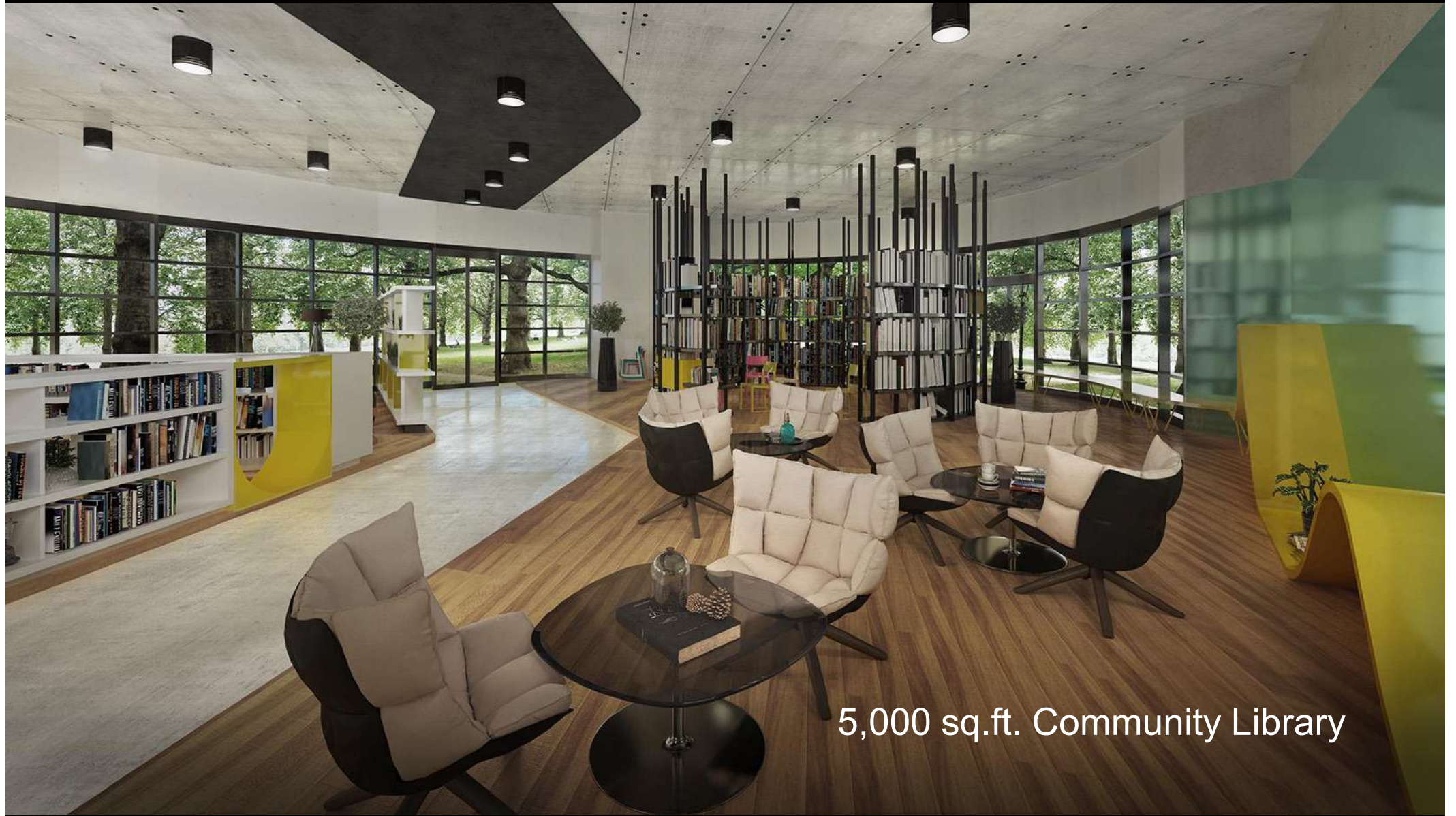
Water Recreation Area



2km Jogging Track

Bicycle Trail





5,000 sq.ft. Community Library

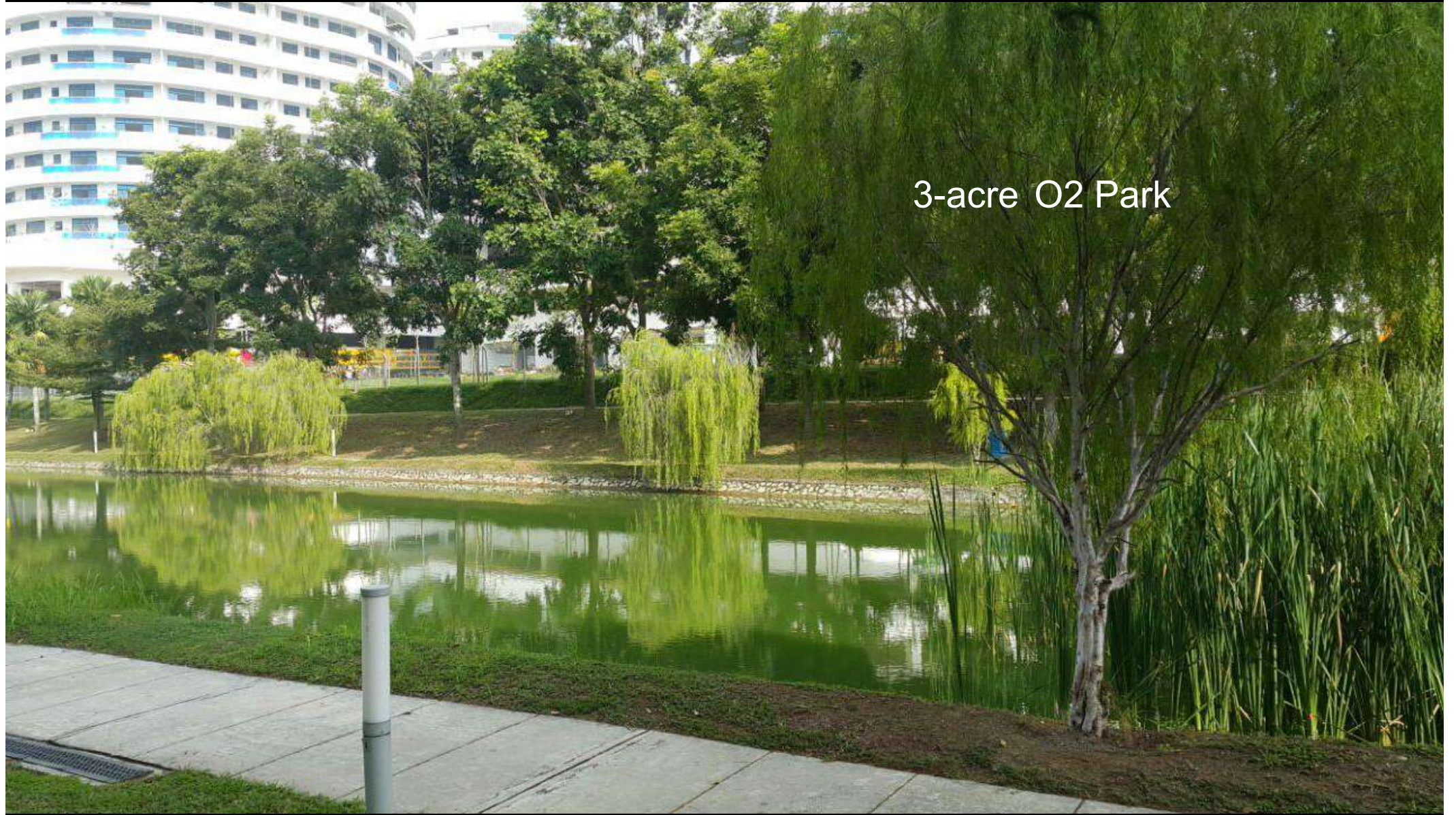






3,000 sq.ft. Gymnasium





3-acre O2 Park





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