



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

FREEHOLD



Your Home. Your Pride And Joy.

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.

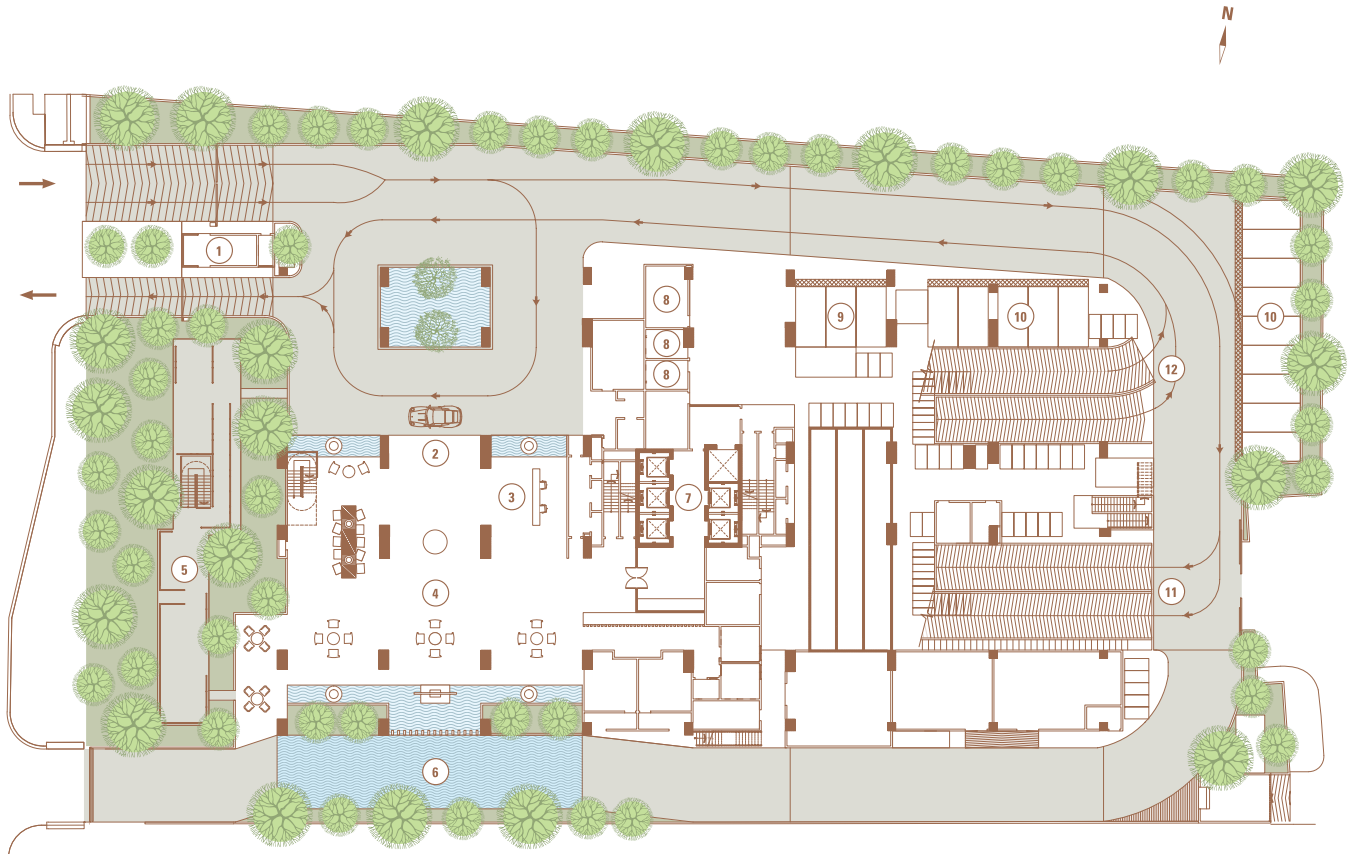
At the Ground Floor, a luxurious double volume-height Residents' Lounge makes a striking welcome statement.

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

② Porte-cochere

③ Concierge

④ Residents' Lounge

⑤ Glass Pavilion

⑥ Water Feature

⑦ Lift Lobby

⑧ Restrooms & Toilets

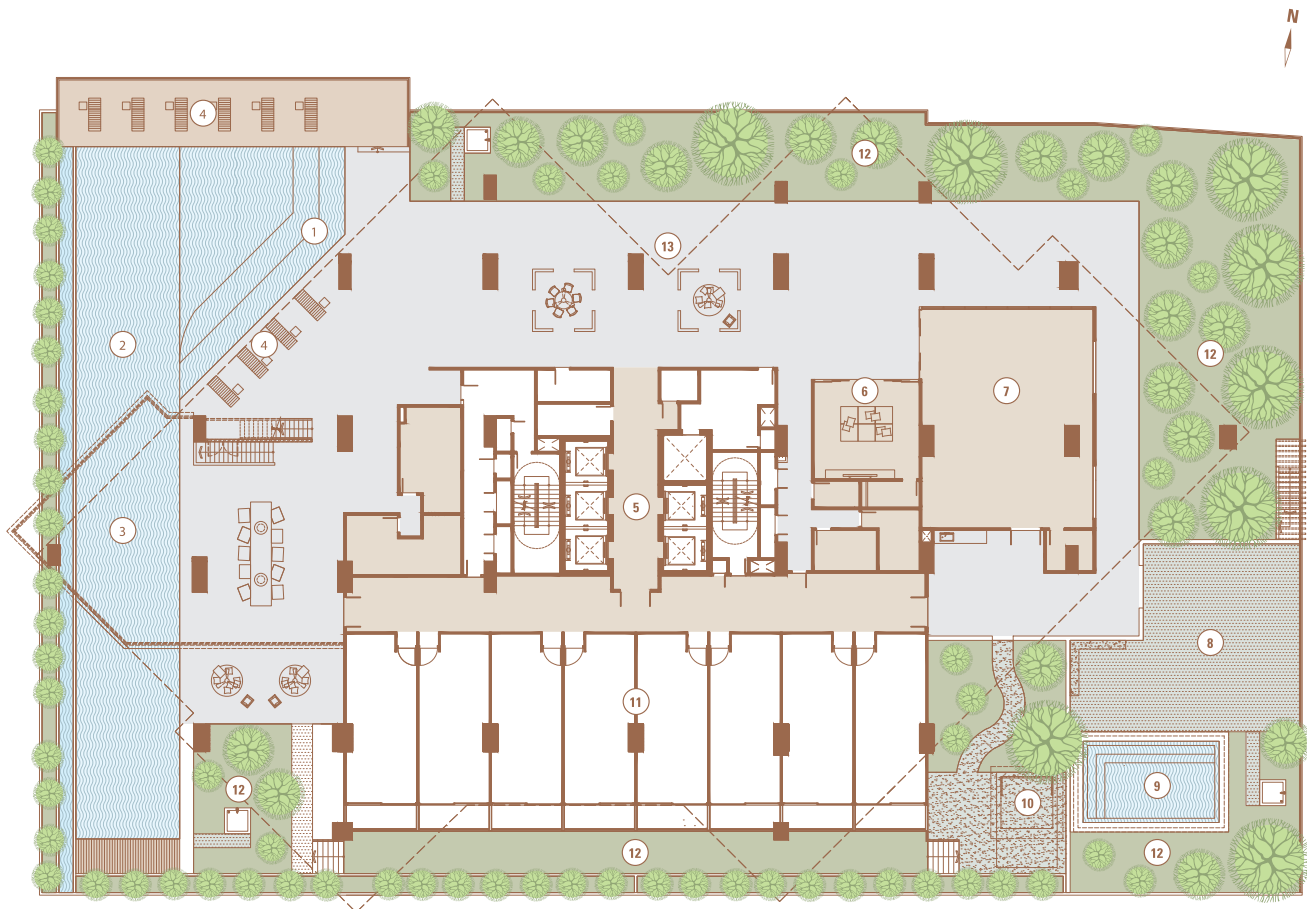
⑨ Disabled Carpark

⑩ Visitors' Carpark

⑪ Carpark Entrance

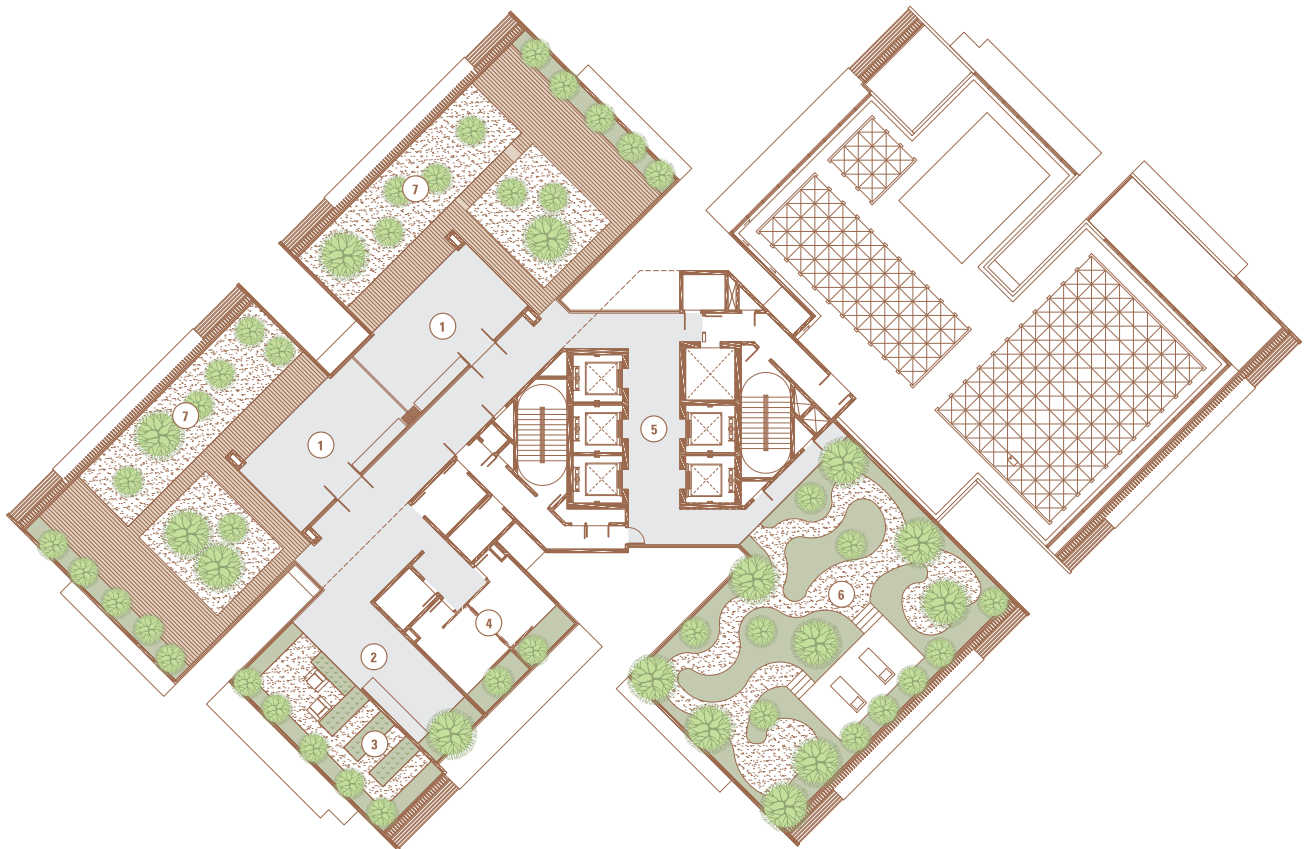
⑫ Carpark Exit

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

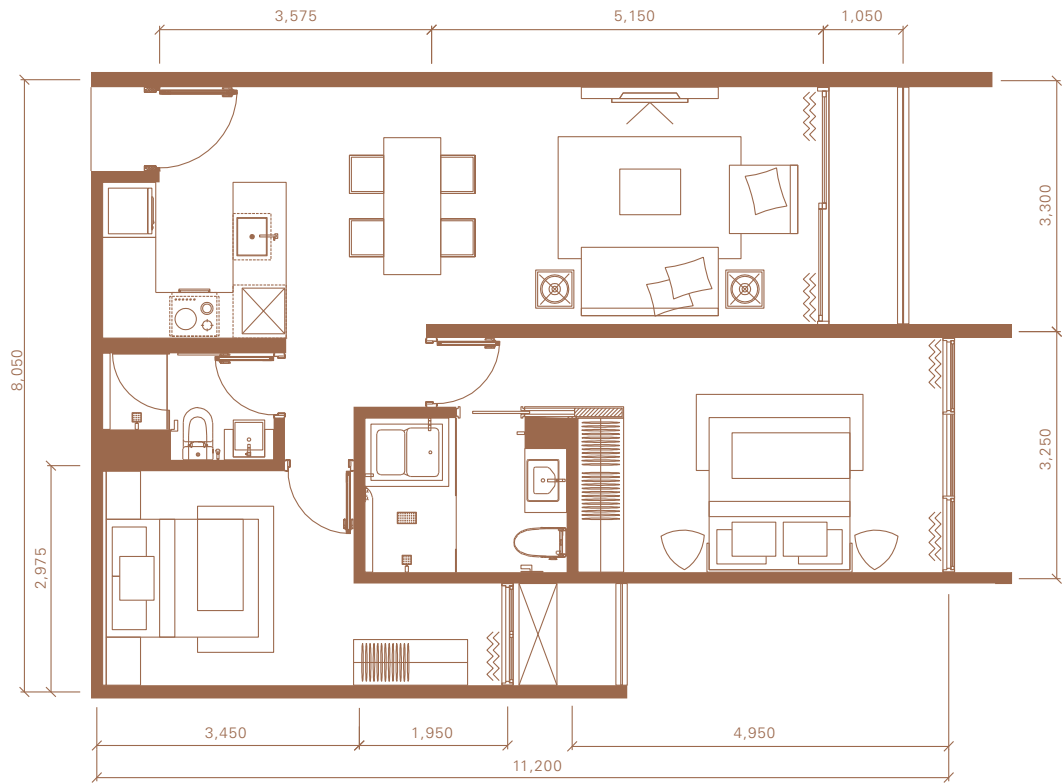


Luxury Finishings

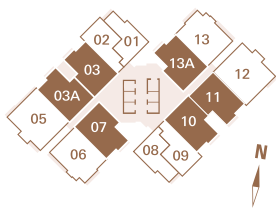
Stonor 3 showcases the very best in luxury finishings and appliances. We have carefully selected finishes and top of the range appliances that others can only envy.



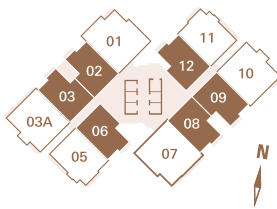
TYPE C



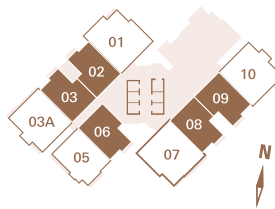
2 Bedrooms • Total Size: 871 Sq.ft (80.96 Sq.m)



LEVEL 9 - 12

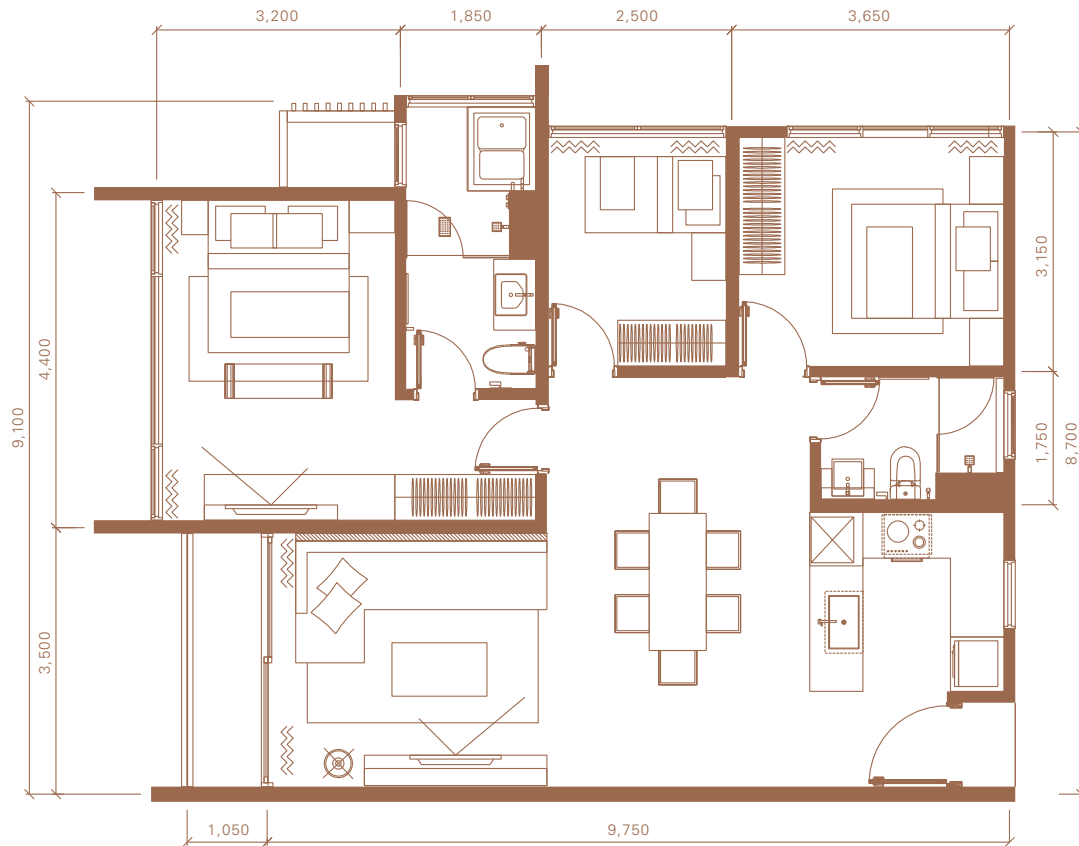


LEVEL 13 - 19 & LEVEL 21 - 39

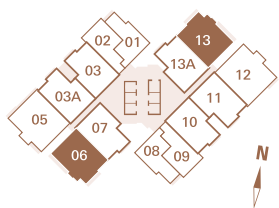


LEVEL 20

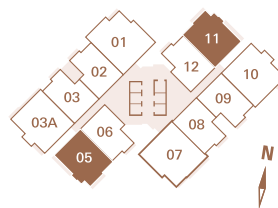
TYPE D



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



LEVEL 9-12

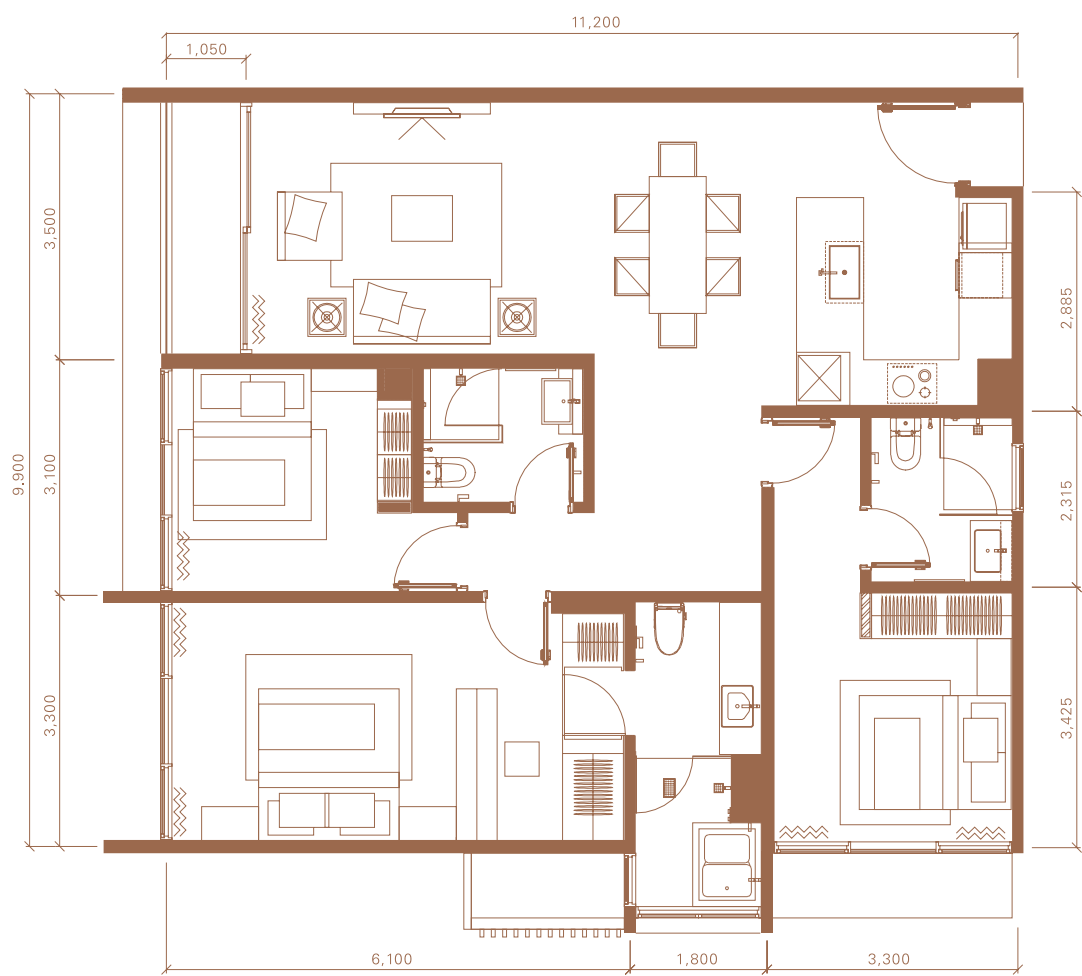


LEVEL 13-19 & LEVEL 21-39

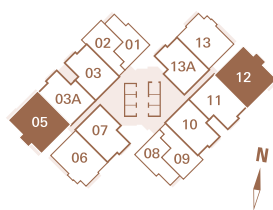


LEVEL 20

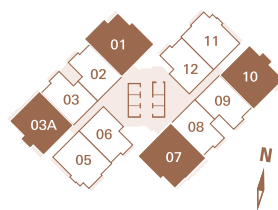
TYPE E



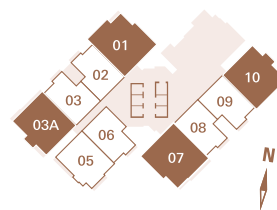
3 Bedrooms • Total Size: 1,232 Sq.ft (114.49 Sq.m)



LEVEL 9 – 12



LEVEL 13 – 19 & LEVEL 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
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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 & Bedrooms

Air-conditioner unit

* 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

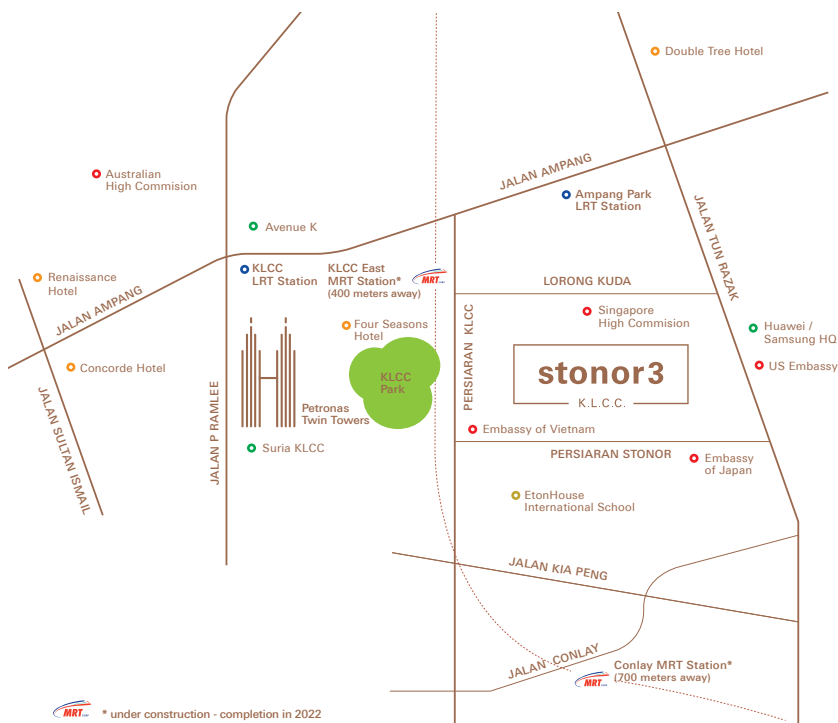
Type	C	D	E
Distributing board	1	1	1
Lighting point	24	24	28
Power outlet	26	26	30
Ceiling fan point	3	4	4
TV outlet	2	2	2
Telephone outlet	1	1	1
Data outlet	2	2	2
Water heater point	2	2	3
Intercom unit	1	1	1
Door chime point	1	1	1
Balcony light fitting	1	1	1

SANITARY INSTALLATION

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

Notes:

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



Tan & Tan embodies 5 Decades of Distinction as one of the Malaysia's premier property developers. We pride ourselves in being a Step Ahead Always with innovations such as the First Condominium project in Malaysia (Desa Kudalari), the First All-Suites hotel (Mi Casa Hotel), the First Gated and Guarded community (Sierramas), the First high end hospital project (Gleneagles).

We are proud that our commitment to deliver high-end properties with quality construction and long-term value has won us the following recognitions: 'The Edge Malaysia Top Property Developers Award' for fifteen consecutive years and the prestigious 'FIABCI Award of Distinction for Residential Development' in the year 2002 and 2012. Tan & Tan Developments Berhad is a wholly owned subsidiary of IGB Berhad.

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.

It would be our pleasure to guide you through the Stonor 3 experience. Please contact us at:

+603 2283 3993 stonor3.com Ask@TanTan.com

Show units at Mid Valley City. Visit us today!

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

SERVICED APARTMENTS. DEVELOPER: Cipta Klasik (M) Sdn Bhd (259618-P) Level 32, The Gardens South Tower, Mid Valley City, Lingkaran Syed Putra, 59200 Kuala Lumpur. TEL: 603 2289 8989 • DEVELOPER'S LICENSE NO: 13837-1/01-2019/01124 (L) (08/01/2018 - 07/01/2019) • ADVERTISING PERMIT NO: 13837-1/01-2019/01124 (P) (08/01/2018 - 07/01/2019) • EXPECTED DATE OF COMPLETION: December 2019 • TOTAL UNIT: 400 PANGSAPURI SERVIS; 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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IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA