



the  
pano

Jalan Ipoh • Kuala Lumpur

FREEHOLD  
[ service residence ]

RISE UP TO LIFE FROM A  
DIFFERENT VIEW, WHERE  
**THE PANO @ JALAN IPOH**  
OFFERS YOU A **REFRESHING**  
**WAY OF LIVING.**

## Arise to CITY SIGHTS

TOWERING MAJESTICALLY  
ACROSS THE KL CITY  
SKYLINE, **THE PANO**  
ALLOWS CITY DWELLERS TO  
EXPERIENCE THE SIGHTS  
AND SOUNDS OF BUSTLING  
KL CITY LIFE FROM AN  
ELEVATED PERSPECTIVE.

363

Units



Retail



Low-Density



Facility



Dual-Key



KTM



Cosmopolitan



LRT



Connectivity



MRT





EXPERIENCE  
A DIFFERENT  
VIEW OF  
SPECTACULAR  
LIVING

Situated along one of the burgeoning arterials of Kuala Lumpur, The Pano @ Jalan Ipoh offers urban dwellers a unique living experience that offers majestic city sights from the comfort and privacy of their cosy abode.

363  
Units

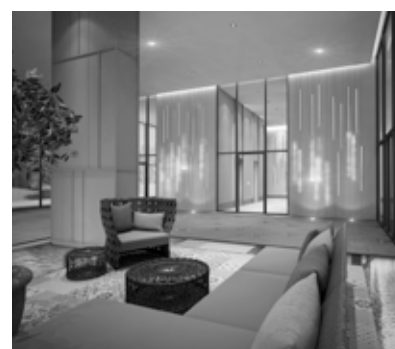
  
Low-Density







Towering across the city skyline,  
The Pano @ Jalan Ipoh pledges to  
pamper residents in a calm oasis of  
green; offering a rare and welcome  
respite from the bustling streets below.







\*Source from MRT CORP.

IN THE HEART OF  
CONNECTIVITY,  
ANYWHERE'S  
WITHIN YOUR  
REACH

Only 300m away from the proposed  
MRT Line 2 Station S11, connectivity  
to Klang Valley and beyond is merely  
footsteps away; offering residents a  
comfortable and convenient alternative  
to driving.



SURROUNDED BY THE  
BEST AND BRIGHTEST



KTM  
MRT  
LRT

MRT Sungai Buloh - Serdang - Putrajaya Line  
(future proposed MRT line 2) - S11, JALAN IPOH (MRT)

GPS Coordinate (Project Site)  
3.185812, 101.681442

Waze (Sales Gallery)  
Riverwalk Village



IMMERSE  
YOURSELF  
IN AN  
IMPRESSIONING  
VIEW

The life you've always yearned for awaits at The Pano @ Jalan Ipoh, where you can embrace the best of vibrant city living at your own leisurely pace and desire. Boasting functional layouts and a flexible dual-key unit ideal as a sound investment or for multi-generational living, The Pano @ Jalan Ipoh accommodates for varying tastes and lifestyles.



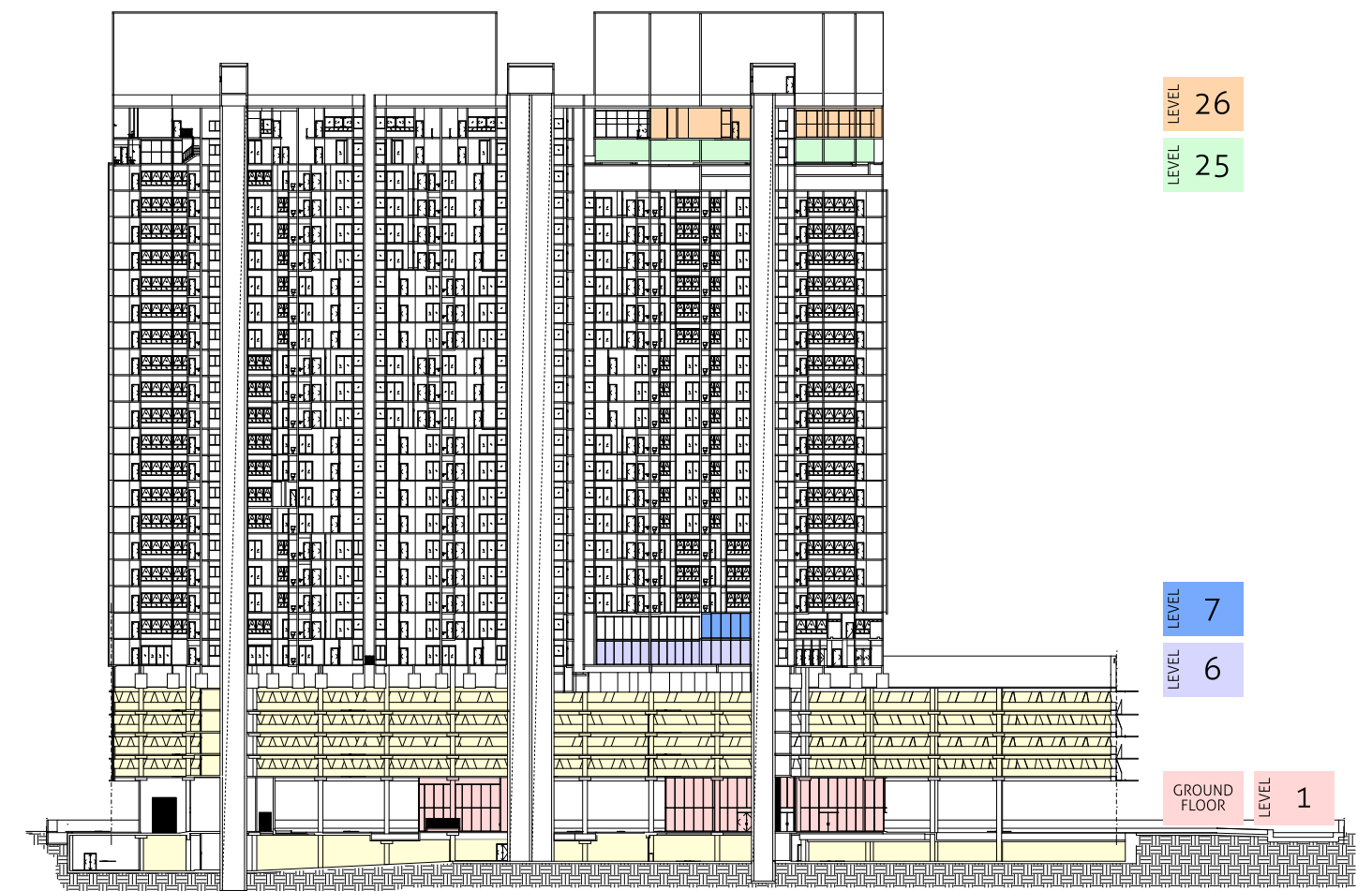


## EMBARK ON A UPLIFTING JOURNEY TO THE PEAK

Witness as cars and passersby gradually grow tinier as you ascend in the glass elevator, and marvel at the full glory of the city skyline that comes into view as you reach the facilities podiums on the intermediate levels and apex of The Pano @ Jalan Ipoh.



## FACILITIES AND AMENITIES



**LEVEL 26**  
SKY DANCE STUDIO  
SKY GYM



**LEVEL 25**  
SKY BAR  
SKY BBQ  
SKY DINING

SKY GAME AREA  
SUN LOUNGE  
25 METER SKY LAP POOL

SKY THEATER  
SKY DECK / OBSERVATION DECK



**LEVEL 7**  
READING ROOM



**LEVEL 6**  
REFLECTIVE POND  
OUTDOOR FUNCTION DECK  
FUNCTION ROOM  
MULTI-PURPOSE PLAZA

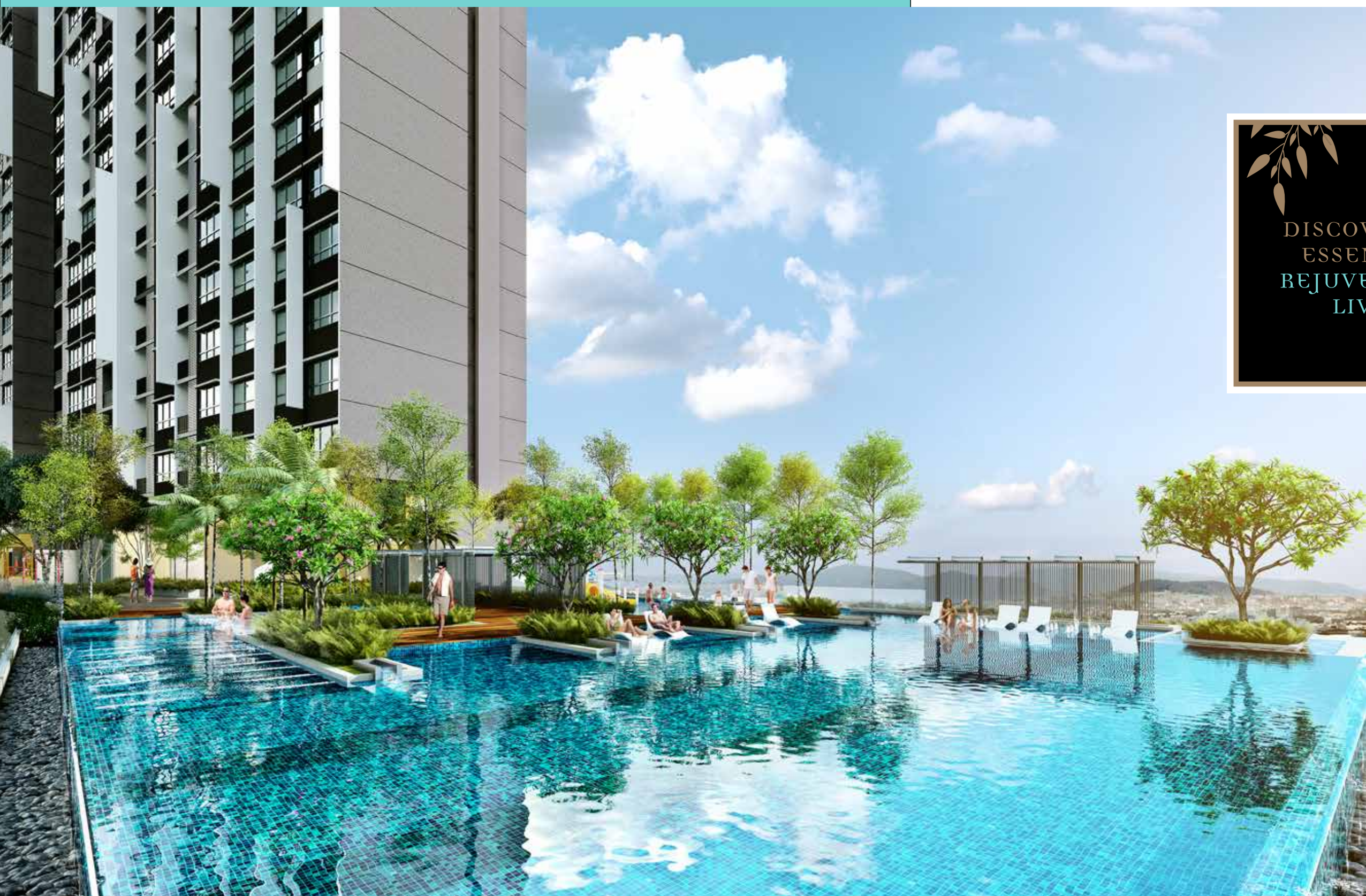
CHILDREN'S PLAYGROUND  
HERB GARDEN  
JACUZZI POOL  
TRELLIS

CHILDREN'S WATER PLAY  
POOL DECK  
FLOATING SUN LOUNGE  
20 METER INFINITY POOL



**GROUND FLOOR  
& LEVEL 1**  
RETAILS  
GRAND LOBBY





DISCOVER THE  
ESSENCE OF  
REJUVENATING  
LIVING

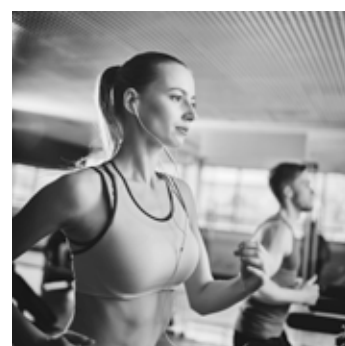
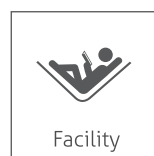
Drift away into a world of unparalleled relaxation as you recline into a cosy beach chair fronting the infinity pool at the Facilities podium, where a lushly landscaped verdant oasis offers weary city dwellers a welcome opportunity to reenergise their senses.





REACH  
FOR THE  
PINNACLE OF  
RELAXATION

The bustle of the city below appears to be suspended in time from the peak of the Rooftop Podium, as you indulge in a myriad of recreational and invigorating activities, from casual city-gazing to sweating it out in the Sky Gym or Infinity Lap Pool.

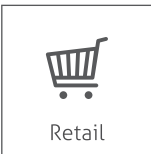






COVERING  
ALL YOUR  
HEART'S  
DESIRES

One never has to wander too far from the sanctuary of their abode to satiate their needs and desires, with an ideal tenancy mix comprising vibrant F&B outlets and trendy retail stores on the street levels of The Pano @ Jalan Ipoh.

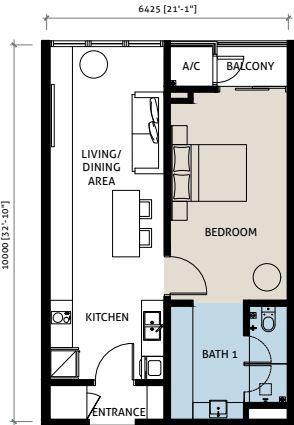




FLOOR PLAN

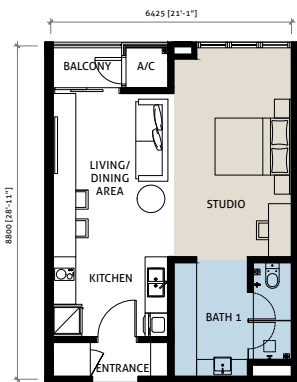
TYPE  
A

692 sq.ft.  
1 Bedroom



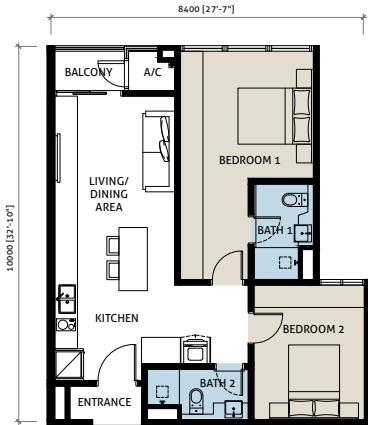
TYPE  
A1

609 sq.ft.  
Studio



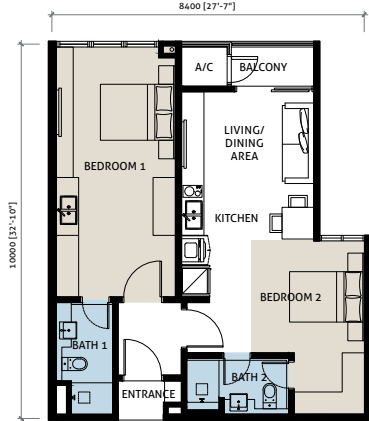
TYPE  
B

812 sq.ft.  
2 Bedrooms



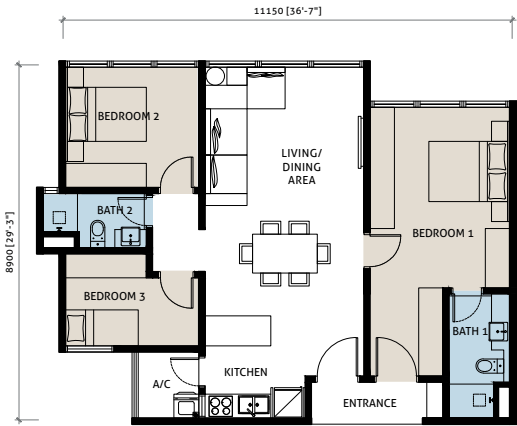
TYPE  
B1

826 sq.ft.  
2 Bedrooms  
DUAL KEYS



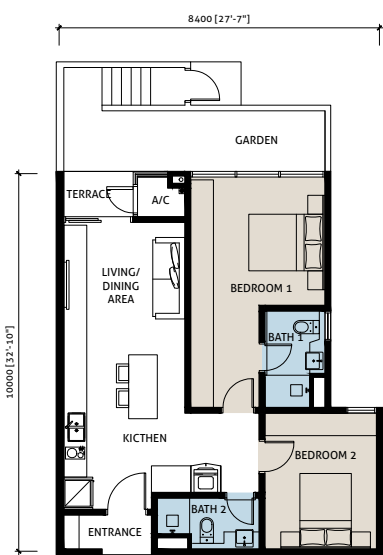
TYPE  
C1

1,003 sq.ft.  
3 Bedrooms  
DUAL KEYS



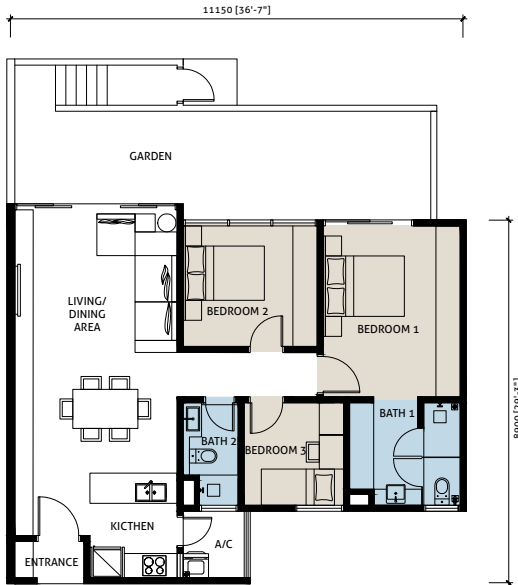
TYPE  
H1

1,002 sq.ft.  
2 Bedrooms  
GARDEN UNIT



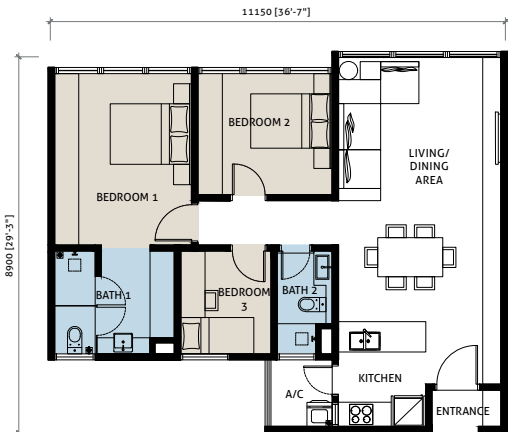
TYPE  
J1

1,353 sq.ft.  
2+1 Bedrooms  
GARDEN UNIT



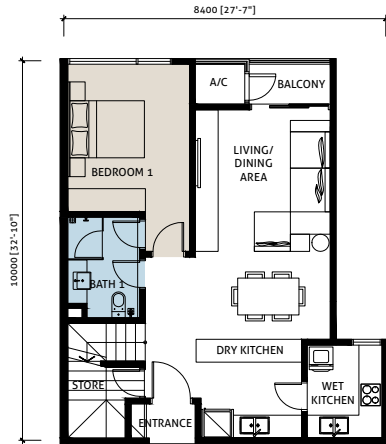
TYPE  
C

983 sq.ft.  
2+1 Bedrooms

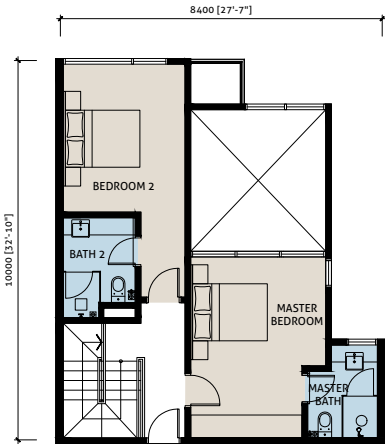


TYPE  
E

1,388 sq.ft.  
3 Bedrooms  
DUPLEX



LOWER



UPPER



SPECIFICATION

STRUCTURE	Reinforced Concrete
WALL	Reinforced Concrete Wall/Masonry
ROOF	Reinforced Concrete Flat Roof/Selected Metal Roof
CEILING FINISHES	Skim Coat/Fibrous Plaster Ceiling
WINDOWS	Aluminium Framed Glass Window
IRONMONGERY	Selected Locksets
DOOR	Fire Rated Door/Flush Door/Aluminium Framed Glass Door

WALL FINISHES	
External Wall	Plaster and Paint
Internal Wall	Plaster/Skim Coat and Paint
Bathroom	Selected Tiles
Kitchen	Plaster and Paint/Selected Tiles (where applicable)

FLOOR FINISHES	
Living, Dining, Kitchen	Selected Tiles
Foyer, Bathroom	Selected Tiles
Family, Bedroom	Selected Laminated Flooring
Utility (where applicable)	Selected Tiles
Balcony (where applicable)	Selected Tiles
Yard (where applicable)	Selected Tiles
Stair (where applicable)	Selected Laminated Flooring
A/C Ledge	Cement Render

SANITARY AND PLUMBING FITTNIGS	UNIT TYPE					
	A/Aa/A1/A1a/ G/G1	B/Ba/H/Ha/C/Ca/ C1/C1a/J/J1/H1/H1a	B1/B1a	D/Da	E/Ea	F/F1
Kitchen Sink and Tap	1	1	2	1	1	1
Water Closet	1	2	2	3	3	4
Wash Basin and Tap	1	2	2	3	3	4
Paper Holder	1	2	2	3	3	4
Shower Rose	1	2	2	3	3	4

ELECTRICAL INSTALLATION	UNIT TYPE															
	A/Aa	A1/ A1a	B/Ba	B1/ B1a	C/Ca	C1/ C1a	D/Da	E/Ea	F	F1	G	G1	H/Ha	H1/ H1a	J	J1
Light Point	9	9	11	11	14	13	19	21	30	24	10	10	11	11	14	16
Ceiling Fan Point	2	2	3	3	4	4	4	4	6	6	2	2	3	3	4	4
Power Point (13A)	11	10	13	15	15	17	16	18	19	20	12	13	13	13	15	15
Air Cond Wiring Point	2	2	3	3	4	4	4	4	6	6	2	2	3	3	4	4
Water Heater Point	1	1	2	2	2	2	3	3	4	4	1	1	2	2	2	2
Door Bell Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Telephone Point (RJ11)	1	1	1	0	1	1	2	2	2	2	1	1	1	1	1	1
SMATV Point	2	1	2	2	2	3	3	4	3	3	2	2	2	2	2	2
Audio Intercom Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Fiber Wall Socket (FWS)	1	1	1	2	1	2	1	1	1	1	1	1	1	1	1	1
Refrigerant for Piping & Control Wiring Point for Air Cond	2	2	3	3	4	4	4	4	6	6	2	2	3	3	4	4

TOGETHER WITH YOU,SINCE 1985

A TIMELESS  
COLLECTION

FLEXUS  
Jalan Kuching [signature suites]

THE RESIDENT  
Ampang South [condominium]

CANARY RESIDENCE  
Cheras Hartamas [town villa]

PALM RESERVE  
Damansara Jaya [semi-d & bungalow]

BOULEVARD RESIDENCE  
Damansara [condominium]

RESIDENCE 8  
Old Klang Road [condominium]

PJ5 SOHO  
Kelana Jaya [soho suites]

D’RESIDENCY  
Damansara [town villa]



CLOVERTON  
Damansara Jaya [bungalow]

CHESTWOOD TERRACE  
Damansara [duplex townhouse]

WESTWOOD TERRACE  
Damansara [duplex townhouse]

EASTWOOD TERRACE  
Damansara [duplex townhouse]

DAHLIA VILLA  
Damansara [townhouse]

CASA UTAMA  
Damansara [townhouse]

BEVERLY RESIDENCE  
Damansara [town villa]

Another Prestigious Project by:



03 7710 1000 e enquiry@ocrproperty.com

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Developer's License : 14581-1/12-2018/0976(L) • Advertising Permit No. : 14581-1/12-2018/0976(P) • Validity : 22/12/2016 - 21/12/2018 • Tenure of Land : Freehold • Land Encumbrances : Hong Leong Bank Berhad • Approving Authority : Dewan Bandaraya Kuala Lumpur • Approval Building Plan No.: (23) dlm. BPU1 OSC 2015 3366 • Expected Date of Completion : January 2020 • Total Unit: 363 unit • Type : Serviced Apartment • Selling Price: RM538,900.00 (min) – RM1,858,900.00(max) Sekatan-sekatan kepentingan : Tanah ini tidak boleh dipindah milik, dipijak atau digadaikan dengan kebenaran Pihak Berkuasa Negeri.



Another Prestigious Project by:

