

# MALAYSIA'S 1<sup>st</sup> DEDICATED CARE AND WELLNESS SERVICE IN A RESIDENTIAL DEVELOPMENT



## ECOWORLD

CREATING TOMORROW & BEYOND

Eco Sanctuary Sdn Bhd (1076483-V)  
EcoWorld Gallery @ Eco Sanctuary  
Lot 41296, Persiaran Eco Sanctuary,  
42500 Telok Panglima Garang, Selangor Darul Ehsan.  
GPS / Waze Coordinates : 2.946407,101.541855  
Email: ecosanctuary@ecoworld.my

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Developer: ECO SANCTUARY SDN. BHD. (1076483-V) | Sales Gallery: Lot 41296, Persiaran Eco Sanctuary, 42500 Telok Panglima Garang, Selangor DE | Developer License No: 14050-3/10-2017/0892(L) | Validity Period: 23/10/2015 - 22/10/2017 | Advertising & Sales Permit No: 14050-3/10-2017/0892(P) | Validity Period: 23/10/2015 - 22/10/2017 | Land Tenure: Leasehold (99 Years - Expiry 09/11/2110) | Land Encumbrances: HSBC Bank Malaysia Berhad (127776-V) | Approving Authority: Majlis Daerah Kuala Langat (MDKL) | Building Plan Reference No: MDKL/UKB/2/4/1112 (13) | Expected Completion Date: October 2018 | Total Unit: 1088 (Block A, B, C, D, E & F), Block A - Total Unit: 82 (Type A), 15 (Type B), 20 (Type C), 7 (Type D), 21 (Type E), 21 (Type F), 21 (Type G), Block C - Total Unit: 98 (Type A), 18 (Type B), 24 (Type C), 8 (Type D), 24 (Type E), 24 (Type F), 24 (Type G) | Built Up Minimum: 516 sq ft, Maximum: 1,388 sq ft | Minimum Price: RM397,000, Maximum Price: RM1,097,800 | Type of Property: Condominium | Restriction of Interest: The land can be transferred, leased or charged with prior approval by the State Authority | 7% Discount for Sumiputra  
Disclaimer: All art renderings and photographs contained in this leaflet are artist's impression only. The developer reserves the right to modify any part or parts of the building prior to completion as directed or approved by the architects and/or the relevant authorities. All plans, layout, information and specification are subject to change and cannot form part of an offer or contract presentation. The developer reserves the right to alter, change or vary any information contained herein without prior notification. Whilst every care is taken in providing this information, the developer shall not be held responsible for any variations. For avoidance of doubt on all plans, layout, information and specifications, please always refer to the Sale and Purchase Agreement.

Conceptualised, produced and published for EcoWorld by:

TheEdgeProperty.com







# THE PARQUE

R E S I D E N C E S



When Less is More...

# THE EPITOME OF UPGRADE

# WHEN LESS IS MORE

When the \*Kohs' youngest child had left for a three-year tertiary course in UK, suddenly their 8,500 sq ft bungalow felt empty. The huge landed house had been a symbol of their business achievements. However, now that their three children are all overseas, the Kohs are considering another upgrade, albeit an unconventional kind – one that focuses on quality instead of quantity.

While the extra elbowroom in a big dwelling may be necessary for multi-generational families living under one roof and the enormity can garner a degree of admiration, for the likes of the Kohs, it is as essential as driving a Lamborghini in a city whose speed limit is 110kph.

The rapid emergence of facility-rich condominiums in the country have added a new perspective to the concept of upgrading. It is no longer just about space enlargement, but is expanded to include a better life quality, even if it means a scale-down in size, or in fact, because of it.

First on the list of the pros is reduced housekeeping. This is certainly true for \*Zoe Lim's family, when they shifted from a semi-D to a 1,279 sq ft condominium.

“In the larger house, I did hire part-time cleaners, paying RM500 monthly for it, but there were still areas the cleaners couldn't cover within four hours. Now, in this smaller dwelling, we can manage the chores among my family of five. This helps train my children to take up some responsibilities, and we get to spend the weekends doing something fun instead of housework or waiting for the part-time cleaners,” Lim recounts.



*Deep Balconies (Actual photograph).*





*According to some Eastern physicians, the best time and place to walk or jog is between 5 a.m. and 7 a.m., in a tree-rich environment. This is when the air is highest in oxygen and lowest in pollution, providing you the required dose of oxygen for a full day's optimal performance.*

The Kohs agree, and in their case, with less cleaning, they look forward to the prospect of doing without a live-in maid, which translates to reduced complications and increased privacy.

The other obvious reason is a smaller house is usually less expensive to purchase and maintain. Lim reveals, "My electricity bills have come down to half of what I used to pay. For the curtains, they are only RM2,000, compared to RM8,000 in the old house."

The proceeds from the sale of the former house also allowed Lim to purchase two of the condo units. "I now pay a similar amount of monthly instalment [as the previous house], but gain back half of it through rental income," chuckles Lim. "So with a mortgage cut in half, we have been taking the vacations we couldn't before."

Cutting down space may mean paring down your possessions, but this may not necessarily be unfavourable, as Lim found out. "When I was packing to move, I discovered two deep fryers, a coffee maker and a snow ice blender – all unused, besides dozens of toys, shoes and clothes my children have outgrown, plus piles of documents no longer relevant, and the list goes on."

She sold off the electrical items online, donated the children stuff and recycled the paper. "I felt immensely lighter psychologically," she reflected. Indeed, for those who do not have a knack for de-cluttering, a smaller home may be a good idea.

Similarly, with less liberty for storing stuff, there is less temptation to accumulate. Knowing that you don't have any room in your house for that new treadmill (which may likely end up underutilised), you'll be less tempted to buy it in the first place. Lim adds, "The indirect savings have freed me to contribute more to charity, helping me to live simply so that others may simply live."

Although some may beg to differ, Lim has also discovered that living in cosier units encourages family bonding. "The smaller home has compelled my family of five to be physically closer, which has led to greater interaction."

So, while "the bigger the better" will remain an age-old upgrading tradition, the change of lifestyle needs, like for the Kohs and Lims, may require less to gain more. Big or small, ultimately, what matters is a comfortable home that meets the needs of its owners.

# THE EPITOME OF UPGRADE

When The Parque Residences at Eco Sanctuary was launched in mid-2016, it drew many purchasers who were “upgraders” from landed dwellings. Some of them have shared what prompted their decision.

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*\*Goh May May, 42, married with two children, presently stays in a 3,000 sq ft double-storey corner landed terraced house with extra land. The Eco Sanctuary Care Hub is just what she needs:*

“Six months ago, my mum needed to go through a high-risk operation because of third-stage cancer. After the operation, I hired full-time home nurses to help her through the recovery process. It was costly but it provided the necessary help to cope with the stress of juggling between caring for my mum, my hectic work schedule and other family commitments.

“One predicament was finding reliable nurses. Some of my friends share the same problem. So The Eco Sanctuary Care Hub services will meet the needs of a lot of people.

“Now my mum-in-law is beginning to show signs of aging. She needs regular medical attention. It is reassuring to know that professional treatment is just a call away. The care and wellness services will allow my family to stay there as our life-time home with peace of mind.

“The huge green spaces within a secured compound will facilitate a healthy lifestyle for my family, and give me the feel of landed living sans the maintenance problems. And it is developed by a reputable developer that I can trust.

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*\*Ong Chee Keong, 54, married with three children, currently lives in a 2,500 sq ft semi-D with a land area of 40ft x 80ft. He is attracted to The Parque Residences because of its Circles of 5 Wellness Programme:*

“When we grow older, we begin to realise our health is not to be taken for granted. If we don’t take care of it, it will break down sooner than later. It also begins to dawn on us that we and our loved ones are not going to live forever. So while we can, we should spend time with our loved ones doing what we enjoy, to build up a storage of beautiful memories to treasure after we have passed on.”

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*\*Jackie Tan, 55, single, currently resides in a gated double-storey link house of 22ft x 75ft. She plans to stay in The Parque Residences with another sibling:*

“The Parque Residences is a safely-guarded eco-themed haven which offers a rejuvenating surrounding and extensive unique resort-style facilities. The low density and beautiful green setting will also make living at The Parque a blissfully rewarding experience. It caters to our pleasure and enjoyment, especially for the retirees. I appreciate its easily-accessible location, clean environment and good maintenance under a strong brand and established developer.”

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*\*Names have been changed*







*Exterior view of THE REVEL entertainment room.*

*“Sunset-watching stimulates the pineal gland to boost the secretion of melatonin and serotonin, our “feel-good” hormones.”*

*– Dr. Edward Group DC, NP, DACBN, DCBCN, DABFM via Global Healing Center, USA*



*A view from Eco Sanctuary during sunset.*



*THE SPLASH waterpark and children's swimming pool.*



# THE PARQUE

R E S I D E N C E S

## MAXIMUM INDULGENCES AT MINIMUM FUSS

Like an exquisite diamond in a diminutive box, The Parque Residences in Eco Sanctuary are cosy little homes packed with luxurious elements.

Besides full-fledged lifestyle facilities within a resort setting, it offers a dedicated care-and-wellness service centre. The Eco Sanctuary Care Hub operated by Managedcare Sdn Bhd marks a first in Malaysia, where a dedicated facility with nurses on standby 24/7 is incorporated into a residential development.

### ECO SANCTUARY CARE HUB

According to Ho Kwee Hong, Divisional General Manager of Eco Sanctuary, the Eco Sanctuary Care Hub aims to provide residents easy access to professional care, giving total peace of mind.

With the 24-hour nurse service, its nurses can be called upon even at midnight for emergencies. "They are just a call away. This is useful in emergencies because the nurse can arrive at your doorstep within minutes. They will be able to administer first-aid while they call for additional support," Ho highlights. Residents in each unit are entitled to a doctor's consultation once a month.

The Care Hub is also equipped to give mid-level care services with additional charges. These include post-surgery care, dressing change, insulin injections, caregiving assistance for stroke patients, or even physiotherapy. The development itself offers rehabilitation equipment in its gym and swimming pool. "Instead of staying in a hospital, everyone can enjoy the comfort of home while having all these services at hand," she adds.

Medical escort service can also be requested for immobile patients who need to make hospital visits. "As trained personnel, they are capable of taking note of the doctor's prescription and updating all necessary information to the family members," Ho explains. Run by a group of professionals experienced in providing care and medication management service, Ho says, its services can be expanded to meet future needs.

### CIRCLES OF 5 WELLNESS PROGRAMME

The Care Hub offers an innovative range of in-house services to enhance overall well-being. Called the Circles of 5 Wellness Programme, it encompasses physical, social, mental, emotional and financial aspects.

Residents can look forward to activities such as zumba sessions, cooking classes, day trips, festive get-togethers,





*“When the brain is passive, it has a tendency to atrophy. Sedentary and relatively passive activities, like sitting in front of a TV for hours can be detrimental to brain health over time.”*

*– Robert Bender, MD, medical director of the Johnny Orr Memory Center and Healthy Aging Institute in Des Moines, Iowa*

as well as financial-planning workshops. “To help alleviate mental stress, we will arrange for talks on stress-related topics or one-to-one consultations,” says Ho.

#### COMMUNITY BUILDING

The Parque Residences is envisioned to cultivate a close-knit community like in the good old days when neighbours are like an extended family. To encourage this, the development is designed to host various interactive communal activities, such as gazebos, par courses, jogging tracks, sports courts and an engaging playground, plus a private garden.

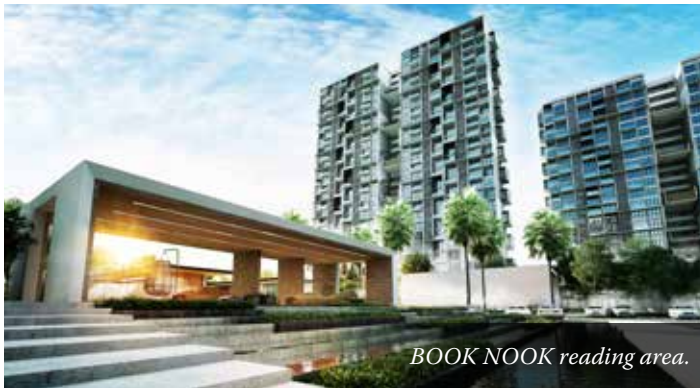
“The garden for instance, does not just supply vegetables and herbs for its residents, but is another avenue for them to come together and participate in urban farming, with guidance from our experts,” Ho says.

She believes friendships and a strong community bond can keep depression away, especially during the golden years. “Our older folks at home can feel lonely, even if you have two maids taking care of them. Most of the time, they have no one to talk with. This could also be true of the full-time housewives. Here, we advocate an active social life for all ages,” she asserts.

Besides festive celebrations and regular get-togethers, in the pipeline are day trips to local attractions and outings for both the young and old. A shuttle service provides free transportation to designated places such as shopping malls once a week.

The engagement beyond the four walls of the house, along with social connections, promotes emotional health. “We want to take the lead in getting the community to bond. After three to five years, when the management committee takes over, the culture would have been set to continue,” Ho envisions.





*BOOK NOOK reading area.*



*ZENERGY gym.*

### QUALITY SPACE

Spanning an area of 27 acres, or roughly the size of 15 football fields, The Parque Residences is one of the lowest-density resort-like condominiums in the Klang Valley. With only 40 units per acre, the density is less than half the development, a real luxury compared to typical developments in the Klang Valley.

The built-ups ranging from 516 sq ft to 1,388 sq ft are a boon in today's busy world. Whether you are a young professional or a matured single, the maintenance-friendly layouts reduce the hassle and cost of housekeeping, freeing you to focus on what really matters. Likewise for growing families, they can concentrate on spending quality time together.

For the retirees, the fuss-free abodes allow them to leave for vacations without having to worry about security or watering their plants.

"When your kids have grown up, you want a different lifestyle. You don't want a big house that takes considerable effort to maintain. You can outsource the house-cleaning so you have more time for health and wellness-related activities," Ho propounds.

Though the dimensions seem modest, each unit is cleverly designed to create spaciousness. Some larger units have double-volume ceiling heights in the living area. Ample windows facilitate natural lighting and ventilation. The deep balconies can fit a six-seater dining table, where guests can dine while drinking in the verdant view.

### RESORT LIVING

Ho reveals that some buyers intend to use their units as holiday homes. This is because the enclave is an inviting retreat, from the entrance's concierge service, full-fledged

resort-like facilities to the external modern tropical architecture.

Complemented by 25 facilities within a 20,000 sq ft clubhouse, residents can enjoy resort living and indulge in activity-driven sports or pampering pleasures. The concept is augmented by an 88-acre common park within Eco Sanctuary, just next to The Parque Residences' boundary.

The Parque Residences itself boasts 12 acres of greens and lakes, which is 44% of the development, a proportion way above normal developments. A dedicated forest park with transplanted matured trees, together with an orchard, make up close to an acre of verdant foliage for the residents to enjoy, besides the tree-lined podiums. "The greens here are more bounteous than even landed houses," says Ho.

The generous recreational spaces are also part of its efforts to cultivate a protected milieu for children to explore and engage with Mother Nature which will help them develop greater resilience and resourcefulness.

Another thoughtful detail is the gravel beach, which not only enhances the aesthetics but promotes reflexology benefits. What's more, residents can also catch the sunset as the pool deck is strategically-oriented to do so.

### POSITIVE FUTURE

Eco Sanctuary launched its first commercial shops in mid-2016. By end-2018, when The Parque Residences is ready for residents to take over vacant possession, a community mall located just a stone's throw away will be open to supply daily needs and F&B.

In line with EcoWorld's vision of building not just for the present but the future, The Parque Residences is a testament of the developer foreseeing what tomorrow needs.



*Interior view of THE REVEL entertainment room.*



*Double-volume living spaces (Actual photograph).*

## GOING THE EXTRA MILE

EcoWorld recognises that at the heart of all its developments is the people living in them. As such, it takes extra care to ensure that relationships are built between the developer and its customers. “We provide not just the hardware but the sustainable environment and the software too,” says Ho.

### CUSTOMER SERVICE

Strong team spirit and execution power – these are the tenets by which the company has forged a formidable reputation within four short years. From its top management right down to its frontliners, customers can expect its dedicated Customer-experience Teams to maintain a high level of service in sales, post-sales, pre-handover, handover and post-handover.

### ECO WORLD RESIDENCE CLUB (EWRC)

The EWRC at various project sites serves as a one-stop centre that provides property care and common area support services to its purchasers. It is an all encompassing platform with assistance ranging from telecommunication applications, mover service, renovation guidelines, to any other issues, that may arise, to smoothen the experience of moving in.

### ECOWORLD COMMUNITY APP

Designed to make living in an EcoWorld community a rewarding experience, this free app allows residents to access a wide range of features at their fingertips. The customised EcoWorld Community App allows residents to book appointments for handover, book facilities and services, pre-register visitors, have a quick chat with EWRC, as well as connect with neighbours.



# THE PARQUE

RESIDENCES

## LOCATION

Eco Sanctuary, South of Kota Kemuning, Shah Alam, Selangor

## PRODUCT TYPE

Low-density (40 units per acre) luxury resort condominium

## LAND SIZE

27 acres

## TARGET COMPLETION DATE

End-2018

## TENURE

Leasehold

## TOTAL UNITS

Phase 1 – 594 units

## TOTAL CAR PARK BAYS

Phase 1 – 1,517 bays

## MAINTENANCE FEE

Less than RM0.30 psf

## UNIQUE FEATURES

- 20,000 sq ft clubhouse
- 12 acres of reserved green space
- North-south orientation
- Pool deck to view setting sun
- Three-tier security with access card to individual level
- Concierge service
- Shuttle service

## FACILITIES

- **Eco Sanctuary Care Hub**
- *The Multitude* badminton & table tennis courts
- *The Nets* basketball court
- Futsal court
- *The Pool* swimming pool
- *The Splash* water park & playground
- *Born 2 Swim* children's swimming pool
- Outdoor gym
- *Zenergy* yoga deck & gym
- 360° Garden
- *3-licious Park* orchard
- *Seven-flavour Garden* edible-herb garden
- Season's Boulevard
- Forest Park
- *The Stones* gravel beach
- Serenity Spa
- Jacuzzi
- Steam room & changing room
- *Book Nook* reading area
- *The Revel* entertainment room
- *Grillmasters Station* BBQ deck
- *Café Space*
- Multi-purpose hall
- Convenience centre (laundry, minimart, child-care centre)
- Gazebo

## UNIT INFORMATION – BLOCK A, B & C

BUILT-UP (SQ FT)	NO. OF BEDROOM	PARKING BAY
516	Studio	1
721 & 731	1 or 1+1	2
925 & 979	1+1 or 2	2
1302, 1356 & 1388	2+1 or 3	2

SELLING PRICE: From RM397,000 to RM1,097,800

# ECO SANCTUARY

CARE HUB

A team of qualified professionals ensure residents have access to the best care services in-house.

## 24/7 NURSE SERVICE & MONTHLY DOCTOR VISIT

### CARE SERVICES

#### CARE MANAGEMENT & PLANNING

Records, reports & periodic review  
Feedback to care providers

#### MEDICATION MANAGEMENT

Assistance and reminders

#### CARE CONCIERGE

Medical escort  
Home care/nursing  
Home rehabilitation  
Physiotherapy  
Dietician

### CIRCLES OF 5 WELLNESS PROGRAMME

An innovative range of care and wellness services designed to enhance the quality of life for its residents

#### PHYSICAL

*Exercise programmes*  
*Nutrition advice*  
*Regular health check-ups*  
*Rehabilitation services*

#### SOCIAL

*Networking events*  
*Festive celebrations and parties*  
*Recreational outings and tours*  
*Community integration programmes*

#### MENTAL

*Skills training*  
*Brain and memory exercises*  
*Enrichment classes*

#### EMOTIONAL

*Therapy*  
*Support groups*  
*Psycho-educational talks*

#### FINANCIAL

*Financial planning advisory*  
*Wealth management*

Operated by:

**managedcare**  
*care to ease*

A subsidiary of Aged Care Group Sdn Bhd

CONVENIENTLY LOCATED AT THE SOUTH OF KOTA KEMUNING, SHAH ALAM



TRAVEL WITH EASE VIA THESE CONNECTIONS:

- KESAS Highway*
- LKSA Highway*
- ELITE Highway (North South Expressway)*
- SKVE (South Klang Valley Expressway)*
- WCE (West Coast Expressway – target to complete in 2019)*

- 15km to Klang
- 18km to One City Subang
- 24km to Bandar Puteri Puchong
- 35km to Banting
- 35km to KLIA
- 45km to Kuala Lumpur

ENJOY THESE AMENITIES NEARBY:

SCHOOLS

- S.K. Bukit Kemuning*
- S.K. Bukit Kemuning 2*
- S.K. Bukit Rimau*
- S.J.K.C. Chung Hwa Kota Kemuning*
- Chinese Taipei School*

SUPERMARKETS

- AEON BiG*
- HERO Market*

NEARBY MEDICAL FACILITIES

