

百乐苑

PARKLAND RESIDENCE

@ SUNGAI MELAKA

Luxury Serviced Apartment

FREEHOLD 永久地契



3
BLOCKS

23
FLOOR

3 ROOMS
1,088 sq.ft.

OPEN FOR SALE

Parkland Residence, Exclusive Riverfront Lifestyle. 傍河而居 临川而裕

Malacca River has been the most important river of the Malay Peninsula in the last 600 years. It carries the glorious history of Malacca Dynasty, and is abundant with a diversity of people. Through a century of changing seasons, the river is still flowing slowly and energetically. Today it continues to be the significant landmark and heartbeat of the city.

Parkland Residence is strategically located on the most beautiful area of the Malacca River. With lush shades of green and the flowing river stream as the main landscape design concepts, the Residence offers both luxury and comfort for a tasteful lifestyle. Together with its comprehensive facilities and impeccable convenience, Parkland Residence is the new paradise for you.

马六甲河自600年前便是马来半岛的重要河道。它承载了马六甲皇朝辉煌的历史，孕育过无数优秀的子民，经历百年风雨，至今依旧缓缓潺潺地流淌着，生气勃勃。Parkland Residence 就建在马六甲古河道最美的一段。弯曲蜿蜒的河道，喧闹有时、静谧有时，不管是热爱闹市抑或热爱安静的朋友，都一定能在这里找到属于您与家人的天地。

简约优雅的整体建筑风格，以绿荫与流水为主的景观设计概念，Parkland Residence 为您营造兼具时尚外观与人文气息的高档居所，打造一个最适合放松休息的高级公寓社区。

10

在必得 REASONS

this property should be yours

01

Freehold

02

Two Parking Lots

03

Centennial
Malacca River

04

Perfect Facilities

05

Complete Community

06

3 Tier Security

07

Prime Location

08

More Choices for
Education

09

Semi-Detached
Structure

10

The Concept
of a Resort

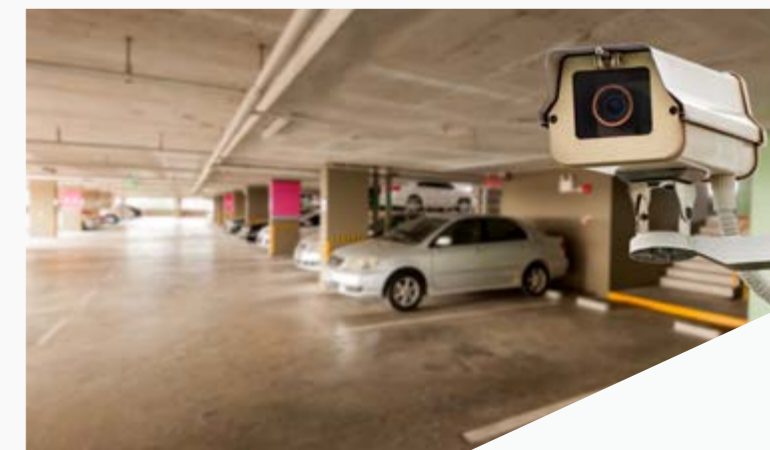


02

Two parking lots. A basic need.
双停车位 基本所需

Nowadays, it's necessary to use a car as transportation. For making life more convenient, a couple owning more than one car is very common. Parkland Residence provides each unit household with two free parking spaces, so you don't need to worry about parking anymore.

现代生活车子为代步之必须。为了工作与生活之便利，小家庭夫妻一人一车已是常情。Parkland Residence 贴心地为每个单位住户提供两个免费停车位，让您不再需要为停车位烦恼。



01

Freehold, your unrivalled choice!
永久地契 精明之选

Parkland Residence is a freehold property situated right at the city center. The freehold ownership indisputably guarantees stable market value and high security of tenure. Whether it's for your own residency or for investment, Parkland Residence is definitely your unrivalled choice.

城区市内永久地契之新居难得，Parkland Residence 为您提供马六甲市区内少数具备永久地契条件的房产，让您与家人从此拥有一处安心立命之地。另，永久地契之房产，保值之余更利于投资转卖，绝对是您的精明之选。

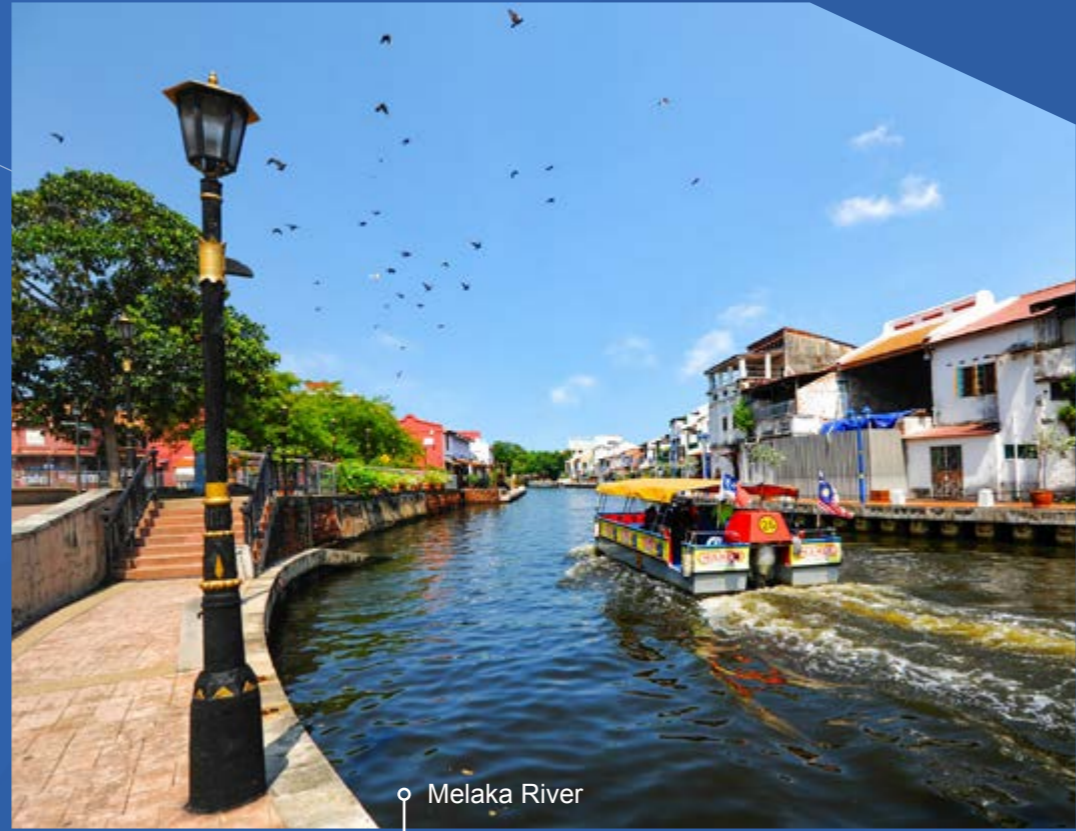


03

Centennial Malacca River.
An endless beauty.
百年河道 无尽美景

Situated next to the Malacca River, you can expect nothing short of a picturesque view of the waterfront. With a balance of hustle and tranquility, the river is the heartbeat of the city.

公寓坐落在马六甲河河畔，从高空俯视，百年河道之景一览无遗。或繁忙或幽静的河道，百年前伊始繁荣至今，铮铮流水声是不曾间断的民间小调，传颂着一个百年不朽的故事。



Melaka River



04

Perfect facilities.
Everything you need is here.
完善设施 应有尽有

The 650,000 square feet of communal area is the perfect place to spend quality time with your family. Besides thoughtfully equipped with child-friendly pool area and playground, the Residence is complete with important facilities such as gymnasium, swimming pool and jogging track. You can easily start an exercise routine for a healthy lifestyle.

占地6万5千平方尺的社区公共范围，是您与家人休息放松的好去处。这里有特别为孩子而设的游乐场与戏水池，让精力充沛的孩子可以尽情戏耍玩闹，与邻家孩子真实互动，不再沉迷于虚拟世界里。除此之外，其余设施例如健身房、游泳池、与跑道等，让您可以轻松地把运动排入日程当中，挥洒汗水卸下全身疲惫之余，也能够锻炼出强壮体魄。



05

Complete community. Perfect for living.
社区完善 自住良居



Government offices, business centers, restaurants, Malacca Sentral Bus Terminal and shopping malls are in close proximity. Residents can easily access to Malacca River via the side entrance or head to the Aeon Malacca shopping center with the new pedestrian bridge.

凡举政府部门、商店、餐厅、甚至巴士总站和大型商场，都在咫尺之遥，足以满足您生活所需。公寓居民亦可使用公寓后方所开设的侧门，轻松来到马六甲河河畔，通过新建的行人天桥走到对岸的Aeon综合商场消遣或进行采购，便利无比。



06

3 Tier security. Sit back and relax.
三重保安 高枕无忧

In addition to a 24-hour CCTV surveillance system, gated residence and security personnel onsite, Parkland Residence is fully-equipped with triple layers of electronic security.

除了全天候闭路电视监控、社区围篱、随时待命的保安人员之外，Parkland Residence 也为社区增加了三重电子锁辨识系统，进一步确保住户安全，让您与家人每分每秒都能够安心地享受生活。



07

Prime location. Convenient to go anywhere.

优越位置 川行无阻

Malacca is located 148km from Kuala Lumpur and 220km from Singapore. Thanks to its privileged location, Malacca gains its popularity as one of the best tourism destinations.

The Residence is merely a few minutes' drive away from the UNESCO world heritage site and conveniently located near to the major AMJ expressway.

To avoid the painstaking traffic jam on weekends, simply walk through the side gate of the Residence, along the Malacca River to the heritage sites. Alternatively, residents can take a pleasant boat ride from the quay at the back of the Residence to arrive at the heritage sites.

The Kuala Lumpur-Singapore High Speed Rail project is also expected to bring tremendous convenience to the residents as Malacca is confirmed as one of the terminus stations.

马六甲距离吉隆坡约148公里，距离邻国新加坡约220公里，短短几个小时车程即可轻松抵达，此地理优势让古城摇身一变成为旅游重点城市。此外，公寓距离马六甲世界文化遗产区仅3公里车程，并且毗邻马六甲交通要道AMJ高速公路，交通便利至极，优越地理位置不在话下。

除了开车方便，假日期间若想避开车龙前往旅游景区，您可通过公寓侧门，沿着马六甲河散步至世遗区，又或者从公寓后方的观光船停靠站搭乘游船前往，避开车龙之余更添情趣。



08

More choices for education
教育理念 百花齐放



Within a radius of 3km in the neighbourhood, there are government primary and secondary school, private school, Chinese independent secondary school, private college and language institute, offering a vast variety of education systems. You can enjoy the freedom of selecting the best education for your child and pave their way to success.

方圆3公里以内政府中小学、国际学校、华文独立中学、私立学院、语言学院等林立，各家教育学府本着不同的教育理念百花齐放。您可以为孩子挑选最合适的学校，让孩子可以自在学习，迈向人生的康庄大道。

09

Semi-detached structure. Protects your private personal life.
半独立式 顾全隐私

Each unit adopts the concept of a semi-detached house. With dedicated distance between every unit, you are protected from noisy surroundings and restore peace in your life. In addition, this concept brightens the corridors and improves air circulation in the building.

公寓单位采半独立式格局，单位与单位之间保持一定的距离，让邻家孩子的玩闹声隔于墙外，确保您的私生活不受干扰。同时，此设计亦让走廊空间更透亮通风，单位之间的间隔，使阳光和风能够进入公寓内部，保持空气流通，空间明亮。



10

The concept of a resort.
Enjoy a holiday ambience at your very own home.
度假村概念 慢活度日



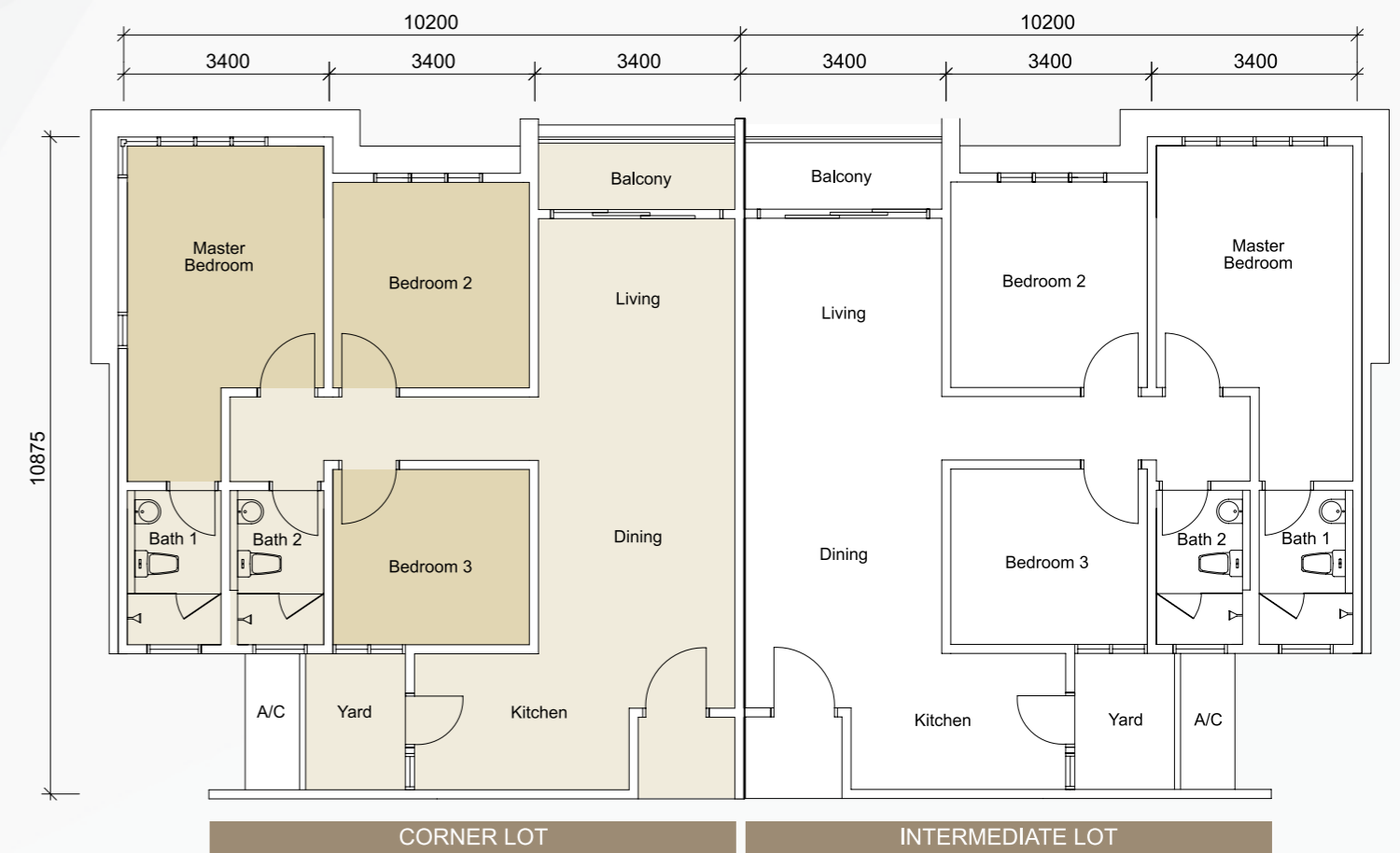
To provide you a quality lifestyle at its best, a natural greenery landscape is thoughtfully integrated into the Residence. Lush tropical plants and streaming canals are strategically-scattered around the communal area. In close proximity to the river with a spectacular view, you can now enjoy a holiday ambience at your very own home.

庞大的工作压力使现代人的生活品质降低，Parkland Residence 以亲近大自然的景观设计贯彻庭院疗法，社区里处处可见绿荫流水，帮助您卸下沉重的工作负担，重拾优质生活体验。傍河而建的公寓大楼、设备完善的社区公共空间、一级保安措施，让您每天都可以拥有度假一般的心情，享受慢活乐活的度日方式。

SPECIFICATION

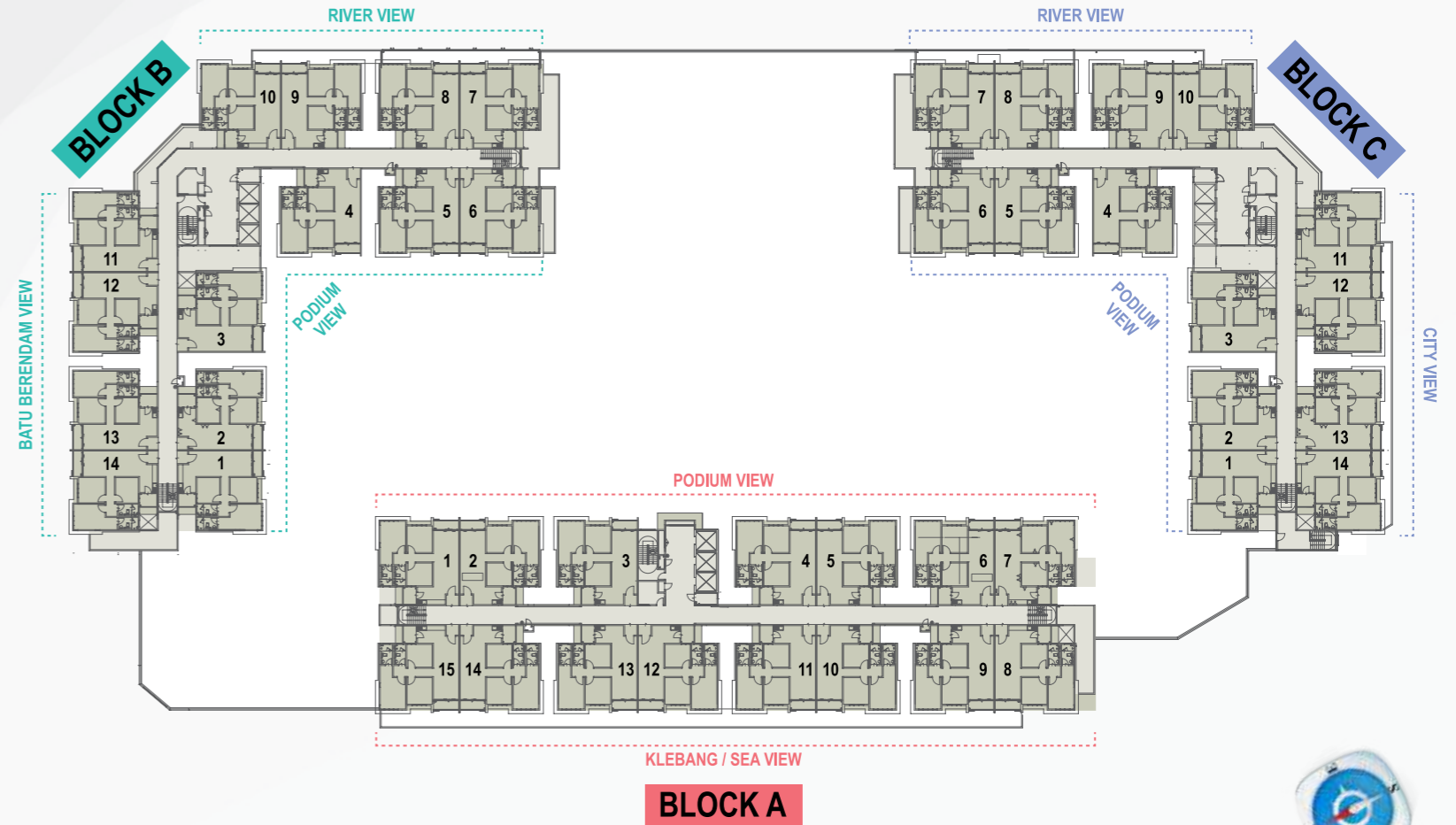
STRUCTURE	Reinforced Concrete	
WALLS	Reinforced Concrete / Bricks	
ROOF	Reinforced Concrete Flat Roof / Metal Roofing Sheets	
CEILING	Skim Coat / Plaster Ceiling	
WINDOWS	Aluminium Framed Windows	
DOORS	Entrance	- Timber Fire Rated Door
	Balcony	- Aluminium Sliding Door
	Others	- Plywood Flush Door
FLOOR FINISHES	Living & Dining	- Porcelain Tiles
	Bedrooms	- Porcelain Tiles
	Bathrooms	- Ceramic Tiles
	Kitchen	- Ceramic Tiles
	Balcony	- Ceramic Tiles
	Yard	- Ceramic Tiles
WALL FINISHES	Bathrooms	- Ceramic Tiles to 2600mm High
	Kitchen	- Ceramic Tiles to 1500mm High
	Others	- Plaster and Paint
SANITARY INSTALLATION	Sitting WC	- 2 Nos
	Wash Basin	- 2 Nos
	Shower Rose	- 2 Nos
	Aluminium Sink	- 1 No
	Washing Machine Tap	- 1 No
	Hand Bidet	- 2 Nos
ELECTRICAL INSTALLATION	Light Point	- 11 Nos
	13A Power Point	- 10 Nos
	Fan Point	- 5 Nos
	Air Cond. Point	- 4 Nos
	Water Heater Point	- 1 No
	Telephone Point	- 1 No
	T.V. Point	- 1 No













FLOOR PLAN



LEVEL 5 Plan

LEVEL 6 - 23 Plan



-  Infinity Pool
-  Kid's Play Pool
-  Wading Pool
-  Jacuzzi
-  BBQ Area
-  Exercise Court
-  Gymnasium
-  Study Room
-  Games Room
-  Sauna
-  Play Area
-  Children Playground



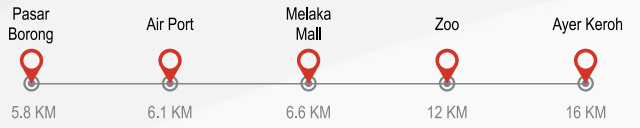
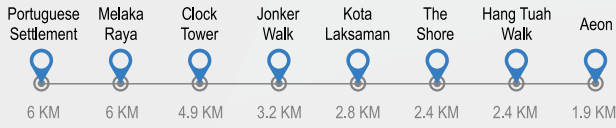
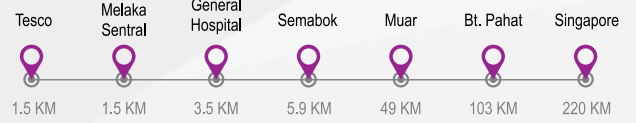
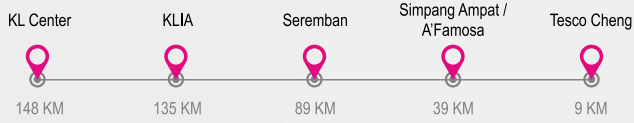
Malacca - Venice of the East
马六甲“东方威尼斯”



Malacca was declared as the "Historic Cities of the Straits of Malacca" by UNESCO in 2008. The status has brought a surge in Malacca tourism and further revitalized the local economy. Also known as the "Venice of the East", Malacca will continue to be the center of attraction culturally and economically.

马六甲曾有“东方威尼斯 (Venice of the East)”之美誉，小小一方天地，在历史上却有举足轻重的地位，其丰富多元的文化面貌，更是吸引许多游人、学者前来瞻仰朝圣的原因所在。2008年，马六甲市与槟城乔治市一起被世界教科文组织 (UNESCO) 评选为“马六甲海峡历史城 (Historical Cities of Straits of Malacca)”，致使马六甲旅游业大幅崛起，经济再创高峰。





LOCATION MAP

Near to Proposed KL - Singapore High Speed Rail Stop Station at Ayer Keroh.
 新马高铁-当局已确定将在马六甲爱极乐拟建中途站。



Show Unit Available for Viewing Daily at:
 Jalan Tun Perak Sales Gallery (8.30am - 5.30pm)

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