



2rio residence

@ Bandar Puteri Puchong

Live CONNECTED

"Experience the Ultimate Connected Lifestyle at 2Rio Residence"

An Urban Oasis & Much More

2Rio Residence offers you a unique blend of contemporary luxury and serenity in the heart of the urban landscape. Thoughtfully designed to create an oasis of calm, you're still seamlessly connected to all the established amenities and conveniences that the city has to offer.

Welcome to a life that embraces the city's energy while providing a sanctuary of relaxation. This is the essence of 2Rio Residence.





A City Within The City - Bandar Puteri Puchong

Located in the thriving Bandar Puteri Puchong, 2Rio Residence is part of IOI Rio, a smart and sustainable city that is rejuvenating this matured part of Puchong. Here, you're never too far from the conveniences that make living here such a joy. More importantly, connecting to various hotspots around town is nothing but a breeze with two LRT stations in the vicinity.



Connect With Vibrant Conveniences

When it comes to conveniences to meet your daily needs and more, you can find them all inside IOI Rio or in surrounding areas. These include a vibrant selection of cafes, F&B outlets, pharmacies, grocers, fitness centres, child enrichment centres and the list goes on. And with everything you need close by, you can easily connect with them.





2rio residence - Elevate Your Life & Style

Amplify your lifestyle with a home that is truly designed to offer a modern and sleek outlook, enveloped in a lush oasis environment. Quietude and a relaxed state of mind come so easily in 2Rio Residence. This is the perfect balance that will entice any urbanite.



Connecting Prestige With Peace Of Mind

While you enjoy the life you've dreamed of, 2Rio Residence will take care of your privacy. A 4-tier security system with controlled access not only makes sure of that, but 24-hour security guard presence ensures unobtrusive peace of mind in this prestigious address.

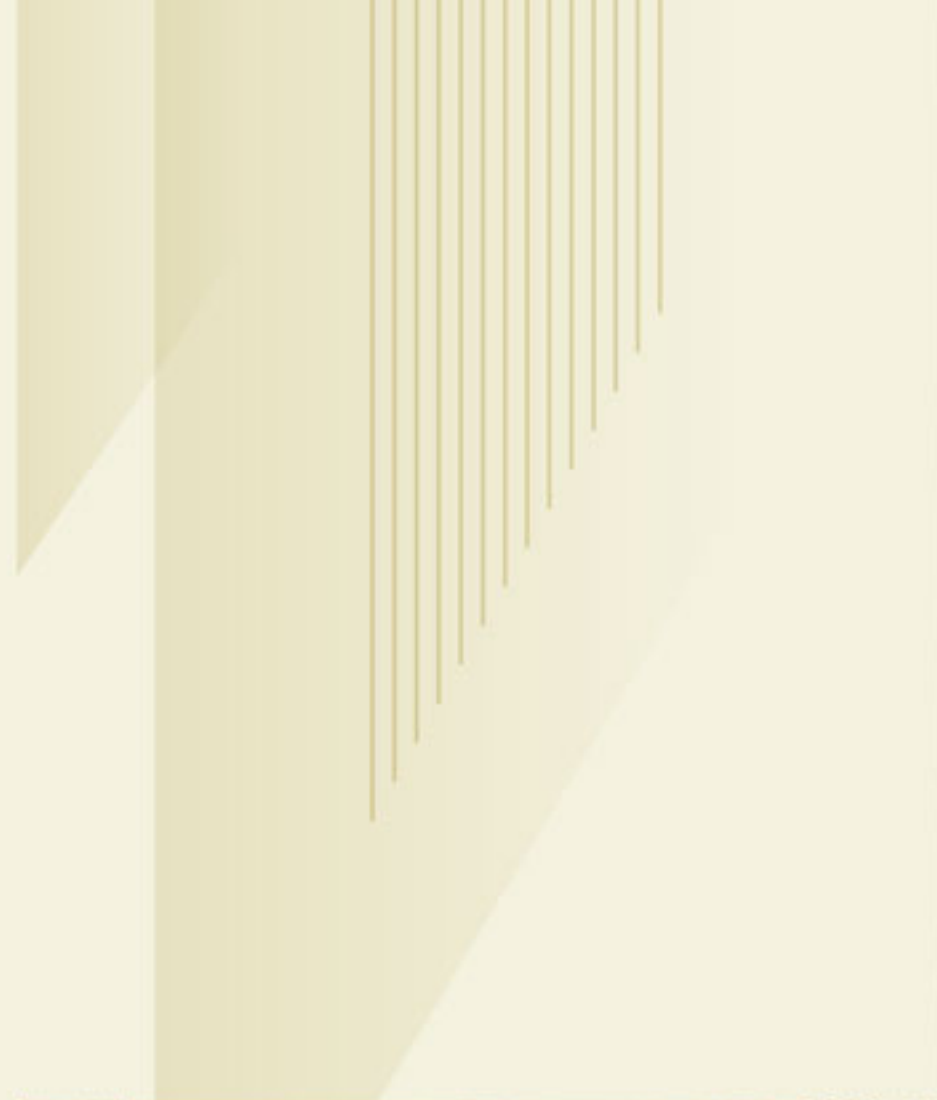


Facilities

LEGEND:

- 1 Multi-purpose Hall
- 2 Sauna Room (Female)
- 3 Sauna Room (Male)
- 4 Multi-purpose Court
- 5 Yoga
- 6 Gym
- 7 Swimming Pool
- 8 Pool Deck
- 9 Jacuzzi
- 10 Kid's Play Zone
- 11 Meditation Deck
- 12 Kid's Pool
- 13 BBQ Lounge
- 14 Reading Pod





Water Therapy

Take a stroll in the facilities area and you will find alluring pools amidst a tropical setting. You can relax by the pool and be serenaded by the quiet sounds of water or jump right in for a splashing time with the family. It'll be the perfect highlight of the day.



Reading Pod



Everyday Excitement Or Calm - It's Your Choice

You can spend your days outdoors with the various facilities curated to complement the joys of a modern lifestyle. Whether you want to spend a quiet day at the Reading Pod or have a gathering of family and friends over a poolside BBQ, the choice is yours to make.



Pavilion

Artist's Impression



Kid's Play Zone

Artist's Impression



BBQ Lounge

Artist's Impression



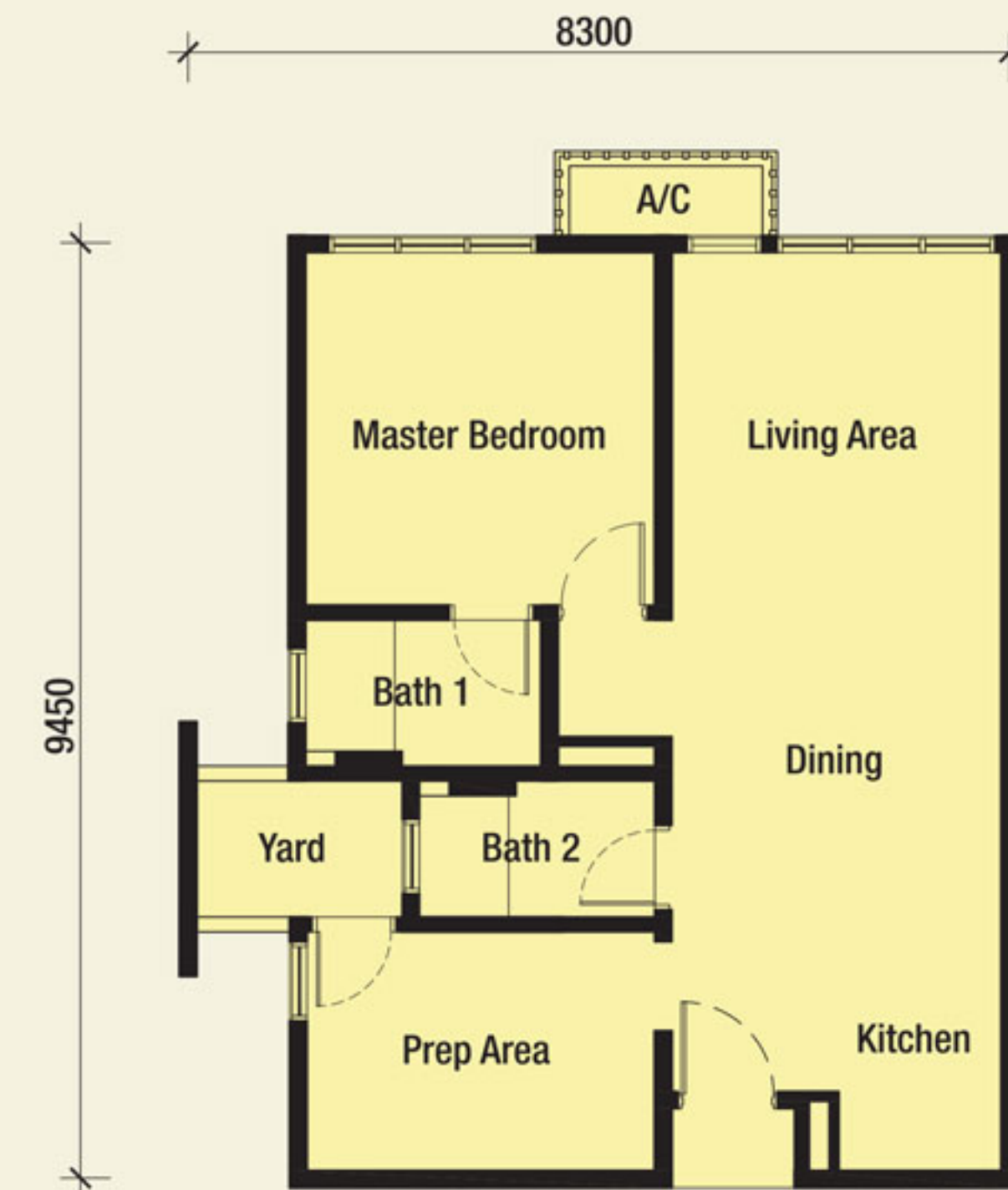
The Harmony Of Comfort & Trendiness

Your home in 2Rio Residence is designed to offer a sense of space and comfort amplified with a practical layout. This is more than ideal as a starter home or as an upgrade. Whatever the reason, it will connect you to the best of urban living.

Site Plan

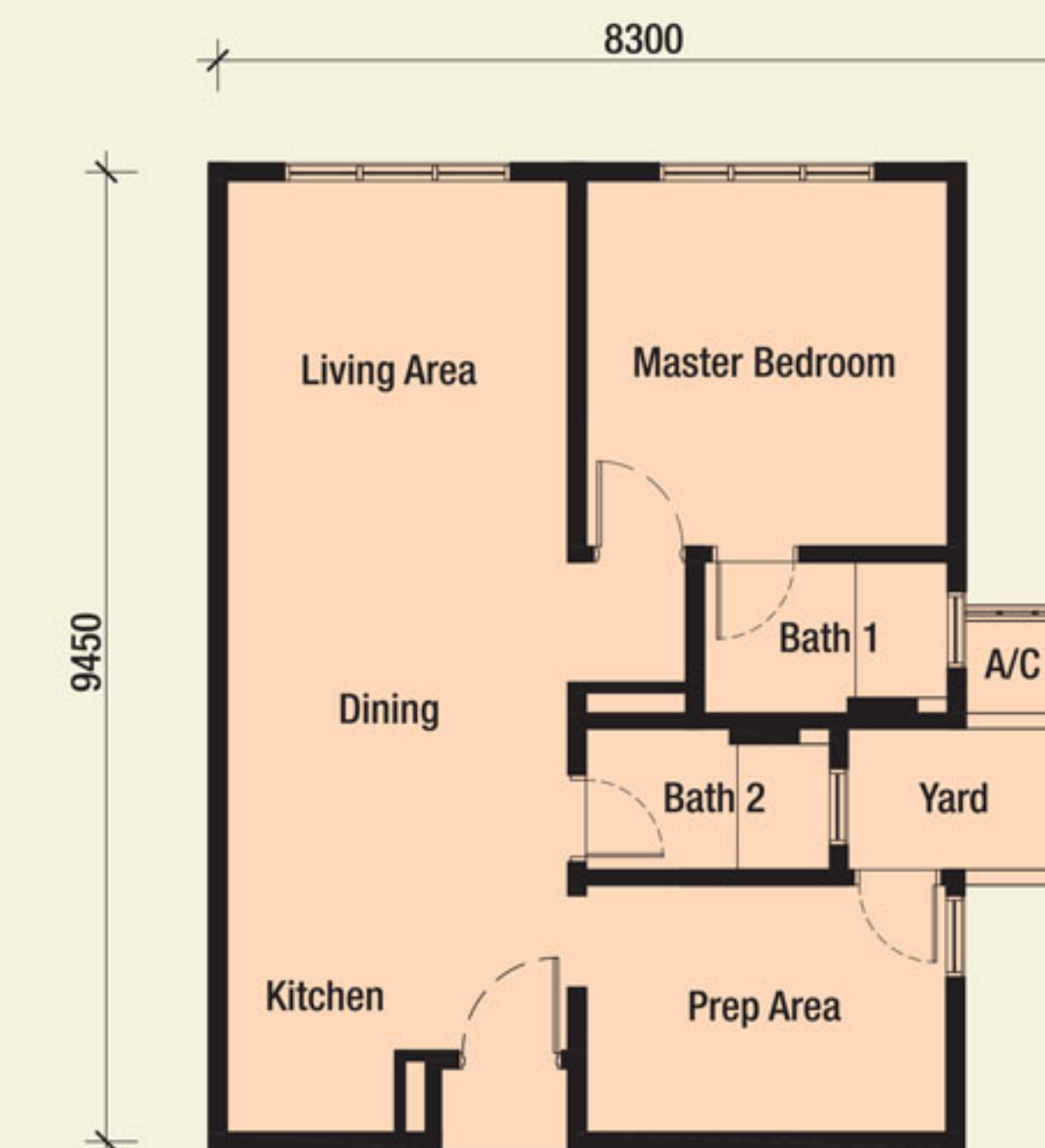


Floor Plan



TYPE A
775 SQ FT

1+1 bedrooms,
2 bathrooms

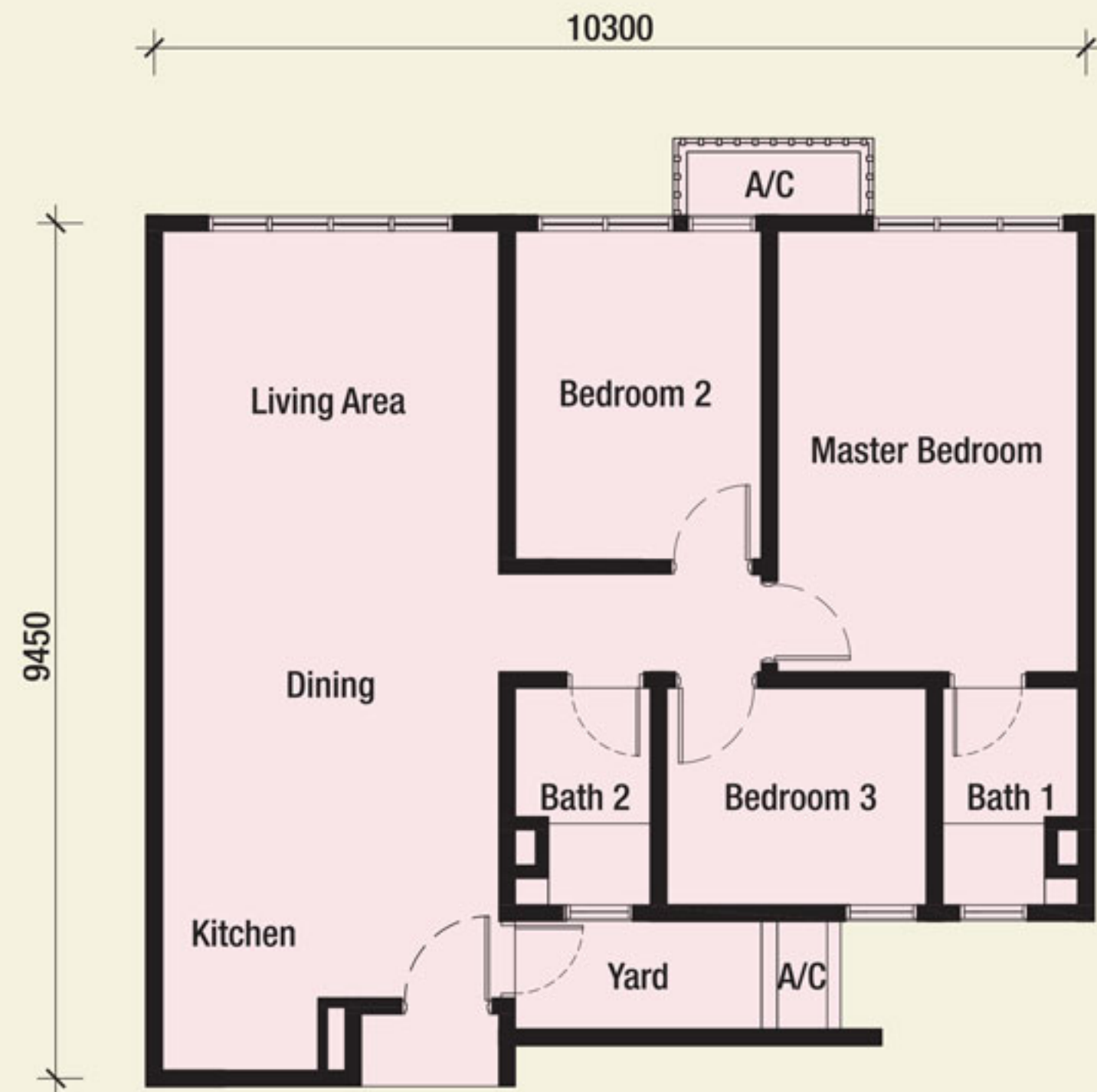


TYPE A1
764 SQ FT

1+1 bedrooms,
2 bathrooms

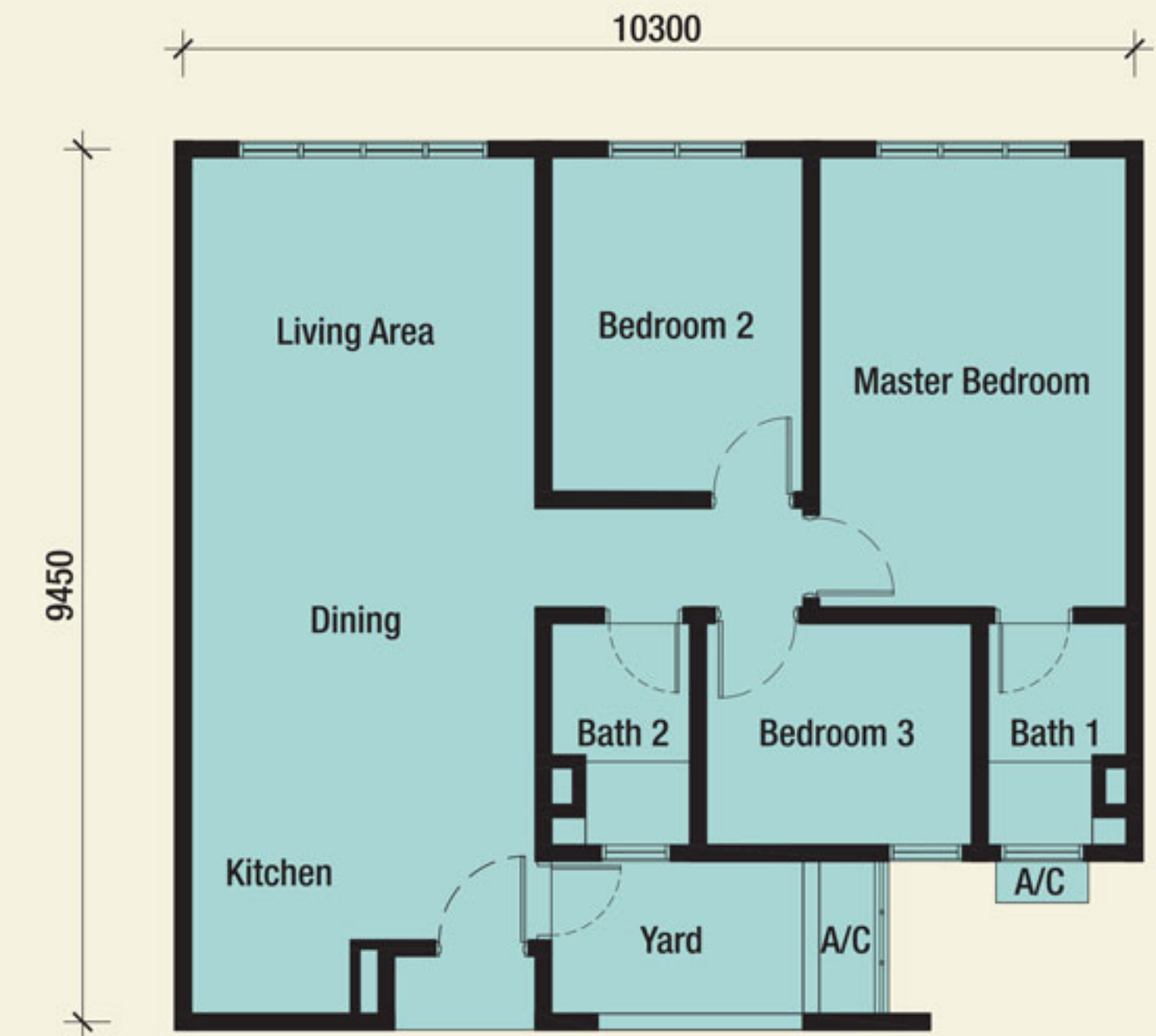
TYPE C
1,001 SQ FT

3 bedrooms,
2 bathrooms



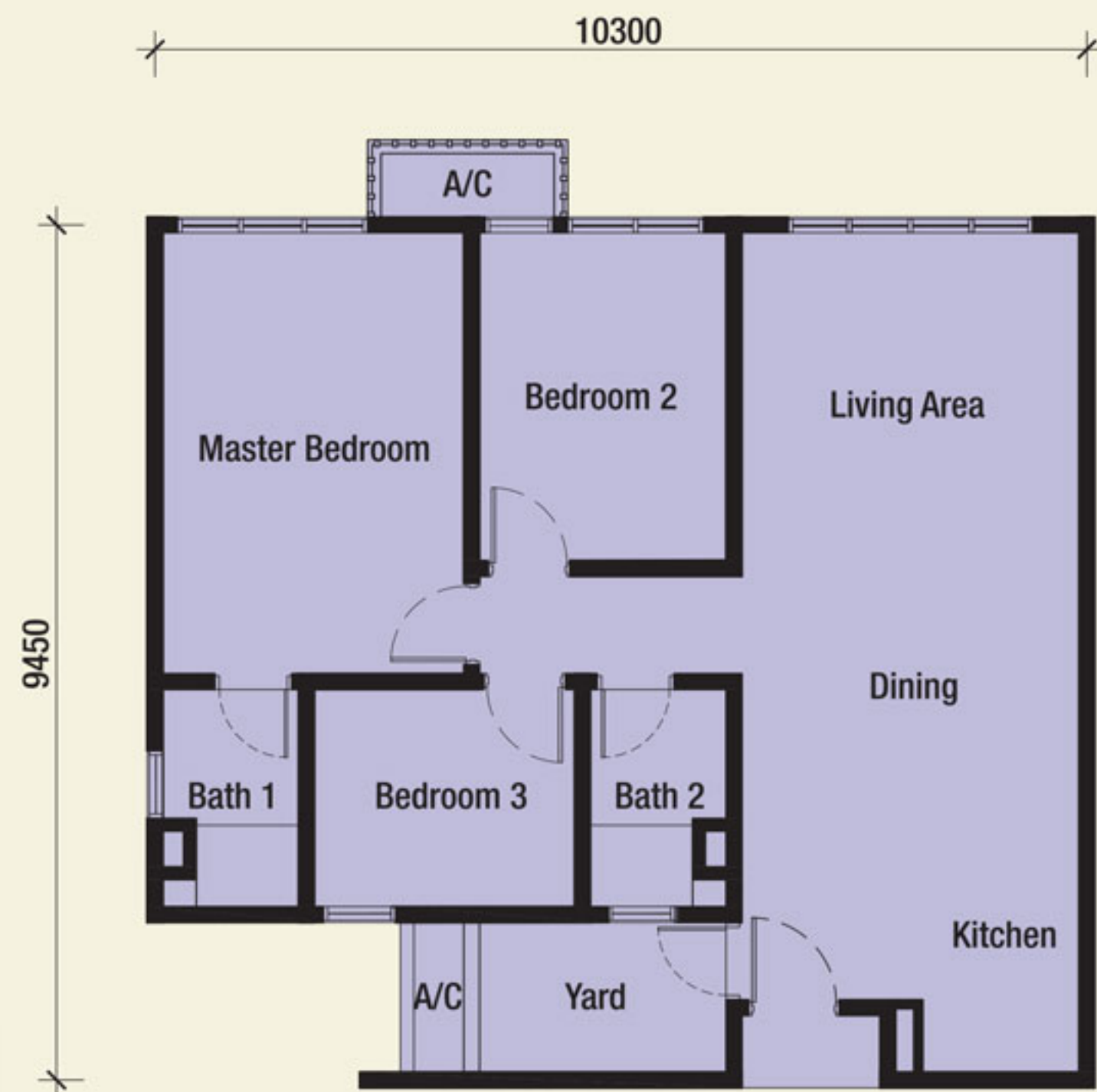
TYPE C2
1,001 SQ FT

3 bedrooms,
2 bathrooms



TYPE C1
1,012 SQ FT

3 bedrooms,
2 bathrooms



Specifications

Structure	: Reinforced Concrete Frame
Wall	: Brickwork / Reinforced Concrete
Roofing	: Concrete Slab
Ceiling	: Skim Coat / Plaster Ceiling and Paint
Windows	: All types : Aluminium Frame Glass Window : Private Garden (Type C3 & C4) : Security Grill To Selected Window
Doors	: Main Entrance : Solid Core Door : All Bedrooms : Timber Flush Door : All Bathrooms : Timber Flush Door : Private Garden (Type C3 & C4) : Aluminium Frame Sliding Glass Door : Security Grill Door : Yard : Aluminium Composite Door
Ironmongery	: Quality Locksets
Wall Finishes	: All Bathrooms : Selected Tiles : Others : Skim Coat / Plaster and Paint
Floor Finishes	: All Bedrooms / Prep. Area : Selected Laminated Timber Flooring : AC Ledge : Cement Render : Others : Selected Tiles : Private Garden (Type C3 & C4) : Selected Tiles
Sanitary & Plumbing Fittings	: Water Closet / Wash Basin / Hand Bidet / Kitchen Sink / Water Tap / Instant Water Heater c/w Hand Shower Set
Electrical Installation	: Light point / Fan point / Power point / TV point / Aircond point / Water Heater point / Door Bell point / Fiber Wall socket



IOI PROPERTIES
Trusted.

DEVELOPER
Flora Development Sdn Bhd (304863-A)
(A Subsidiary Company of IOI Properties Group Berhad)

MARKETING & SALES OFFICE
IOI Galleria @ Puchong
Lot 5465, Persiaran Lebu Puteri,
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bandar
Puteri
Puchong

Developer: Flora Development Sdn Bhd (304863-A) • Marketing & Sales Office: IOI Galleria @ Puchong, Lot 5465, Persiaran Lebu Puteri, Bandar Puteri Puchong, 47100 Puchong, Selangor.
Tel: 03-8060 8833 Fax: 03-8060 8822 • Developer Licence No.: 7794/10-2027/1122(R) • Validity: 05/10/2022 - 04/10/2027 • Advertising & Sales Permit No.: 7794-44/01-2027/0006(N)-(S) • Validity:
03/01/2024 - 02/01/2027 • Land Encumbrances: Nil • Land Tenure: Freehold • Expected Date Of Completion: February 2027 • Total Units: 632 • Price: RM665,500 (min), RM936,100 (max). All information
contained herein are subject to amendments without notification as may be required by the authorities or the developer's consultants and are not intended to form and cannot form part of an offer or contract.

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE MINISTRY OF HOUSING MALAYSIA.