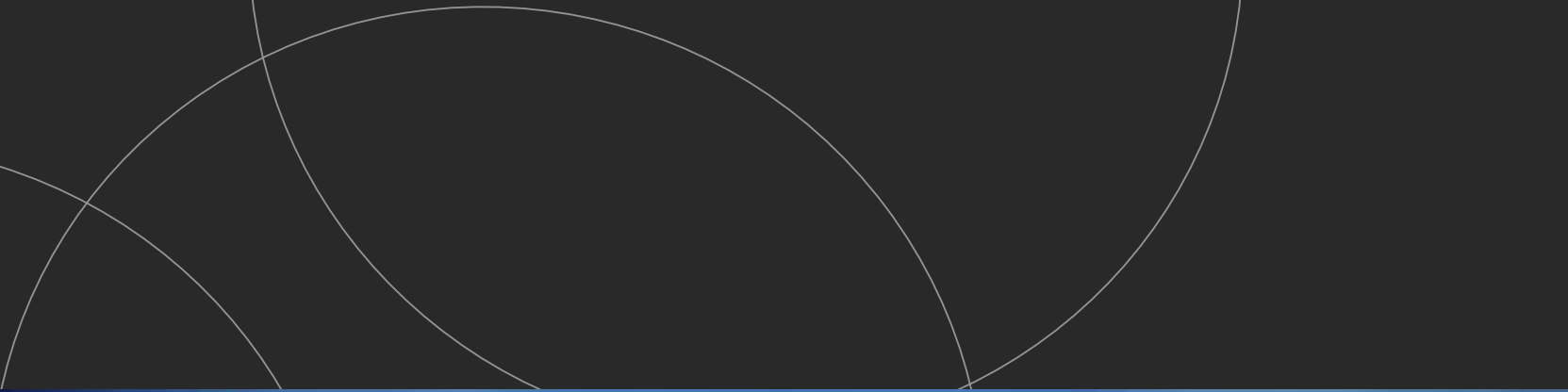




ROYAL MINT GARDENS

LONDON



Computer generated image is indicative only

Outstanding residences in an exceptional location offering an unparalleled lifestyle. Designed by multi-international award winning architects Farrells. The vision for Royal Mint Gardens combines unique architecture with outstanding amenities and exemplary support in expertly planned, beautifully landscaped surroundings.

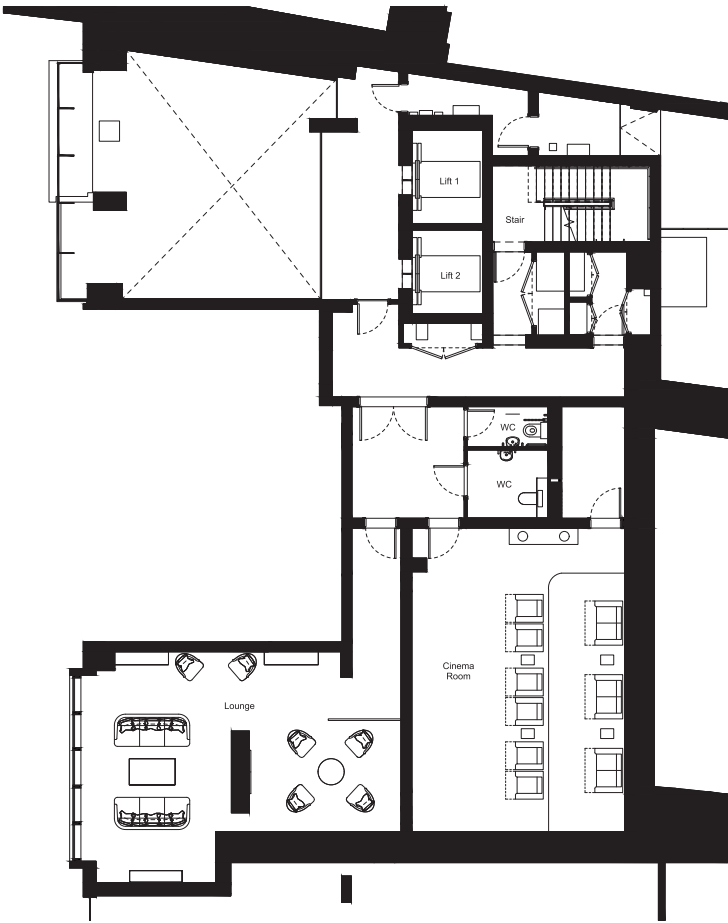


FLOOR PLANS

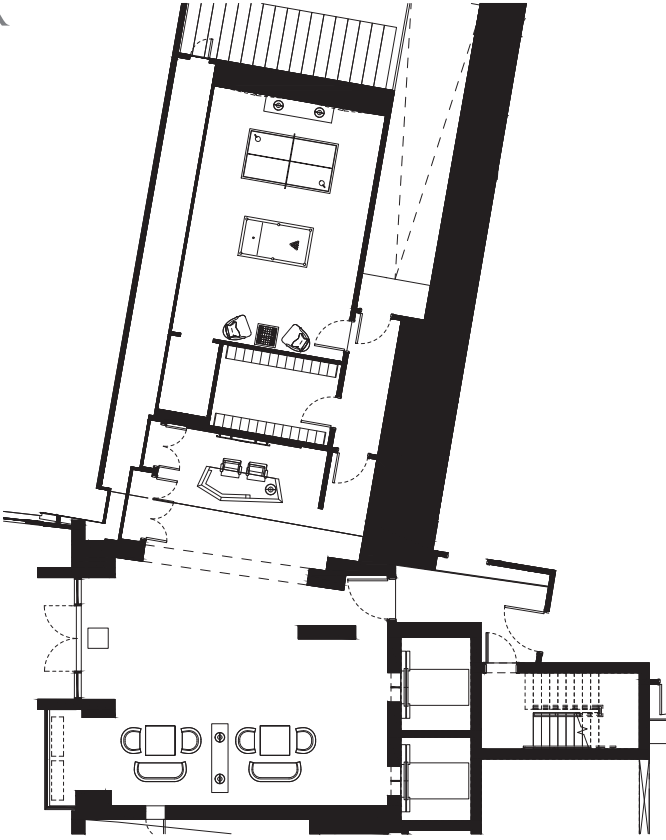
BEAUTIFULLY
DESIGNED
LIVING SPACES

LIMITED UNITS AVAILABLE

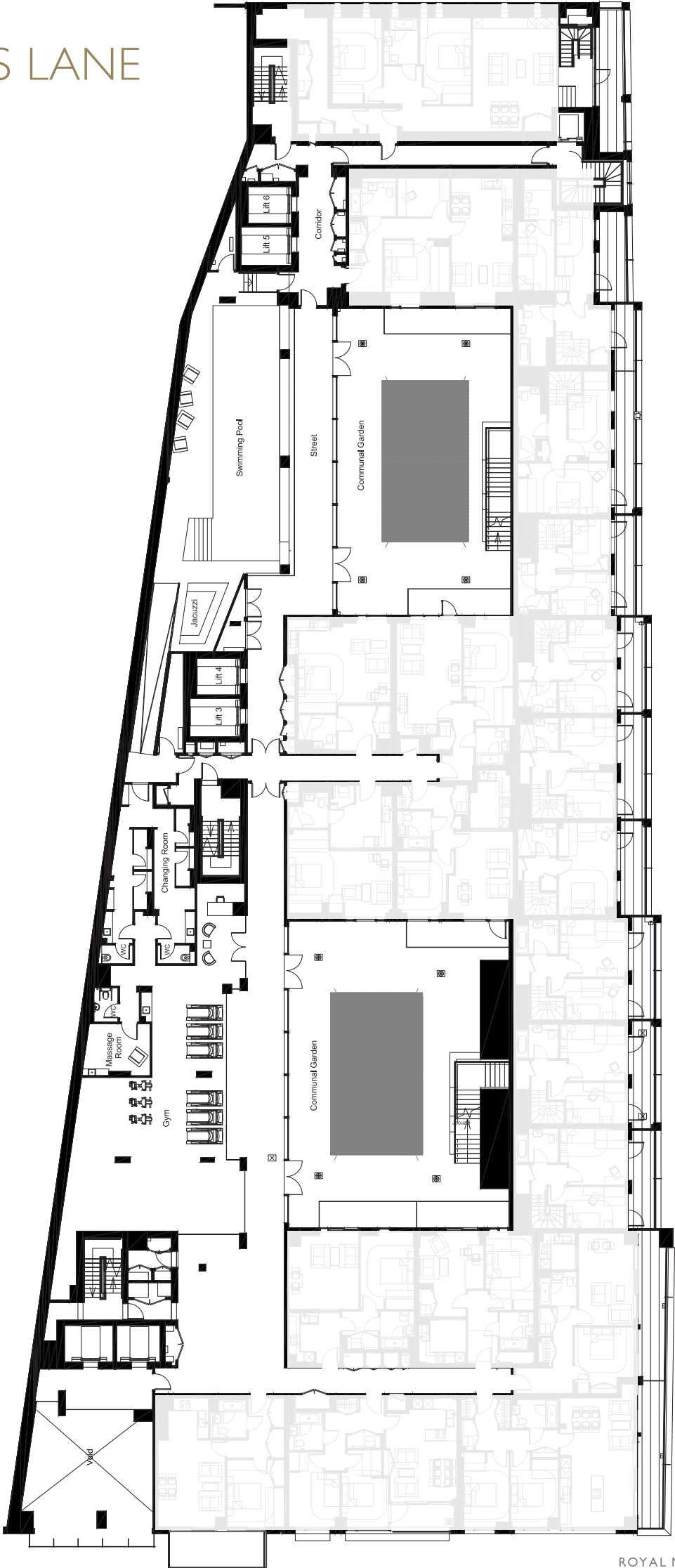
FACILITIES ROSEMARY PLACE LEVEL M



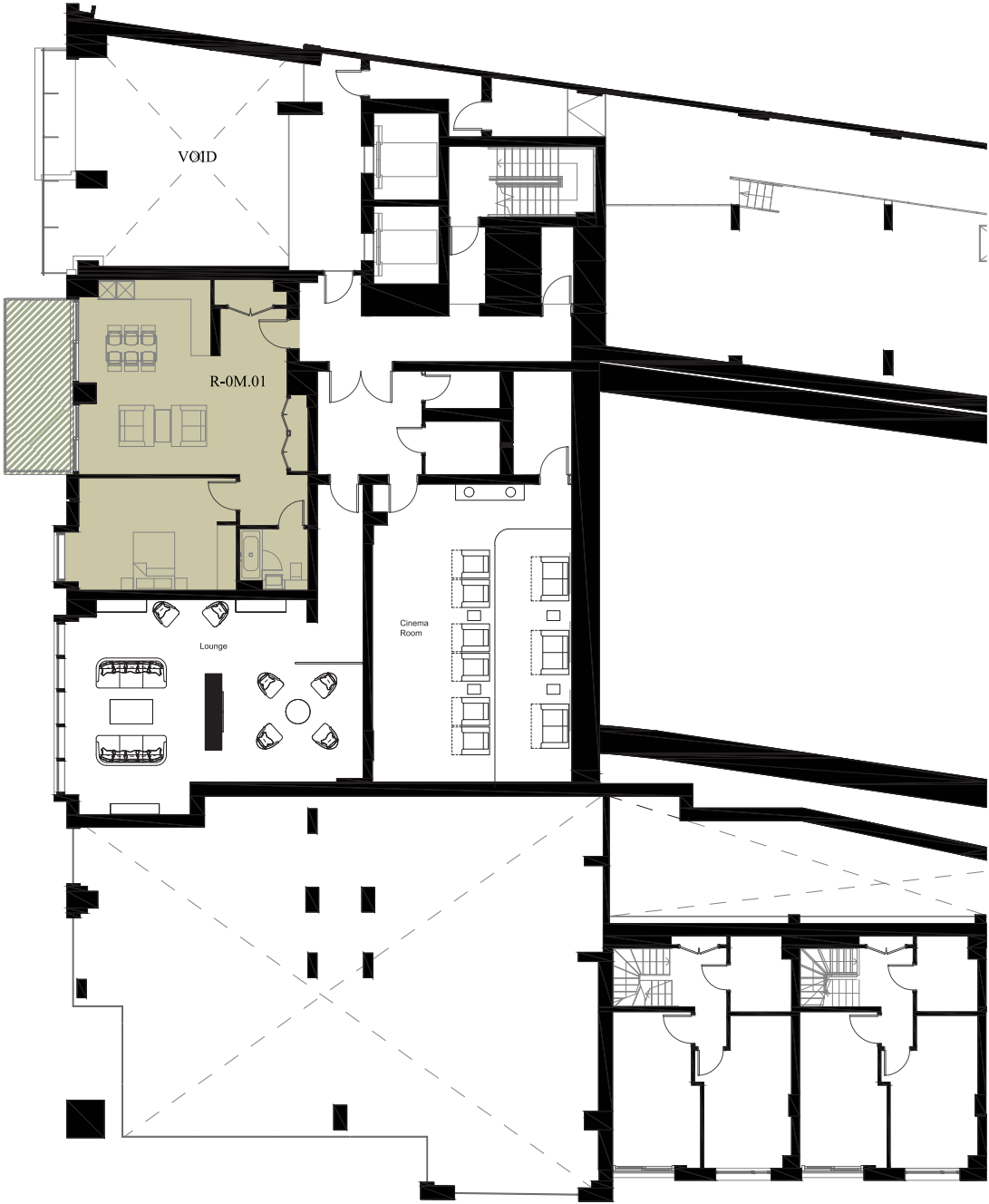
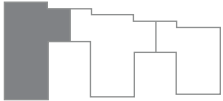
GROUND FLOOR



FACILITIES LANE LEVEL 1



ROSEMARY PLACE LEVEL M



APARTMENT 1 (R-0M.01)

1 BEDROOM

Living/Dining 7.5m x 6.4m / 24'3" x 20'12"

Bedroom 1 5.6m x 3.7m / 18'4" x 12'2"

Total area 75 sq m / 807 sq ft

- 1 Bedroom
- Balcony/Terrace/Winter Garden

ROSEMARY PLACE LEVEL 1



APARTMENT 7 (R-01.06)

1 BEDROOM

Living/Dining 7.7m x 3.9m / 25'3" x 12'10"

Bedroom 1 4.0m x 3.4m / 13'1" x 11'9"

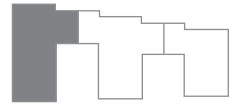
Total area 56 sq m / 602 sq ft

 1 Bedroom

 Balcony/Terrace/Winter Garden

ROSEMARY PLACE

LEVEL 3



APARTMENT 19 (R-03.10)

2 BEDROOM

Living/Dining 5.6m x 6.5m / 18'4" x 21'3"

Master Bedroom 2.7m x 7.0m / 8'9" x 23'0"

Bedroom 2 2.8m x 5.1m / 9'2" x 16'7"

Total area 87 sq m / 941 sq ft

Balcony 7 sq m / 80 sq ft

- 1 Bedroom
- 2 Bedroom
- Balcony/Terrace/Winter Garden

ROSEMARY PLACE LEVEL 4



APARTMENT 30 (R-04.10)

2 BEDROOM

Living/Dining 5.6m x 6.5m / 18'4" x 21'3"

Master Bedroom 2.7m x 7.0m / 8'9" x 23'0"

Bedroom 2 2.8m x 5.1m / 9'2" x 16'7"

Total area 88 sq m / 945 sq ft

Balcony 7 sq m / 80 sq ft

 2 Bedroom

 Balcony/Terrace/Winter Garden

ROSEMARY PLACE LEVEL 5



APARTMENT 45 (R-05.06)

1 BEDROOM

Living/Dining 5.6m x 5.8m / 18'4" x 19'0"

Master Bedroom 2.9m x 4.3m / 9'5" x 14'1"

Total area 54 sq m / 584 sq ft

Balcony 10 sq m / 111 sq ft

APARTMENT 42 (R-05.09)

1 BEDROOM

Living/Dining 7.8m x 5.2m / 25'6" x 17'0"

Master Bedroom 4.1m x 3.3m / 13'5" x 10'8"

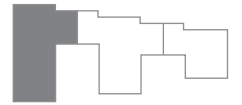
Total area 53 sq m / 566 sq ft

Balcony 6 sq m / 66 sq ft

■ 1 Bedroom

▨ Balcony/Terrace/Winter Garden

ROSEMARY PLACE LEVEL 6



APARTMENT 56 (R-06.06)

1 BEDROOM

Living/Dining 5.6m x 5.8m / 18'4" x 19'0"

Master Bedroom 2.9m x 4.3m / 9'5" x 14'1"

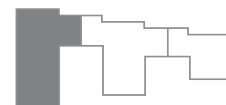
Total area 54 sq m / 584 sq ft

Balcony 10 sq m / 111 sq ft

 1 Bedroom

 Balcony/Terrace/Winter Garden

ROSEMARY PLACE LEVEL 8



APARTMENT 80 (R-08.04)

2 BEDROOM

Living/Dining 8.9m x 3.7m / 29'2" x 12'1"

Master Bedroom 4.1m x 2.9m / 13'6" x 9'5"

Bedroom 2 5.5m x 2.3m / 18'1" x 7'6"

Total area 70 sq m / 754 sq ft

Balcony 6 sq m / 63 sq ft

APARTMENT ? (R-08.08)

1 BEDROOM

Living/Dining 6.6m x 3.8m / 21'7" x 12'5"

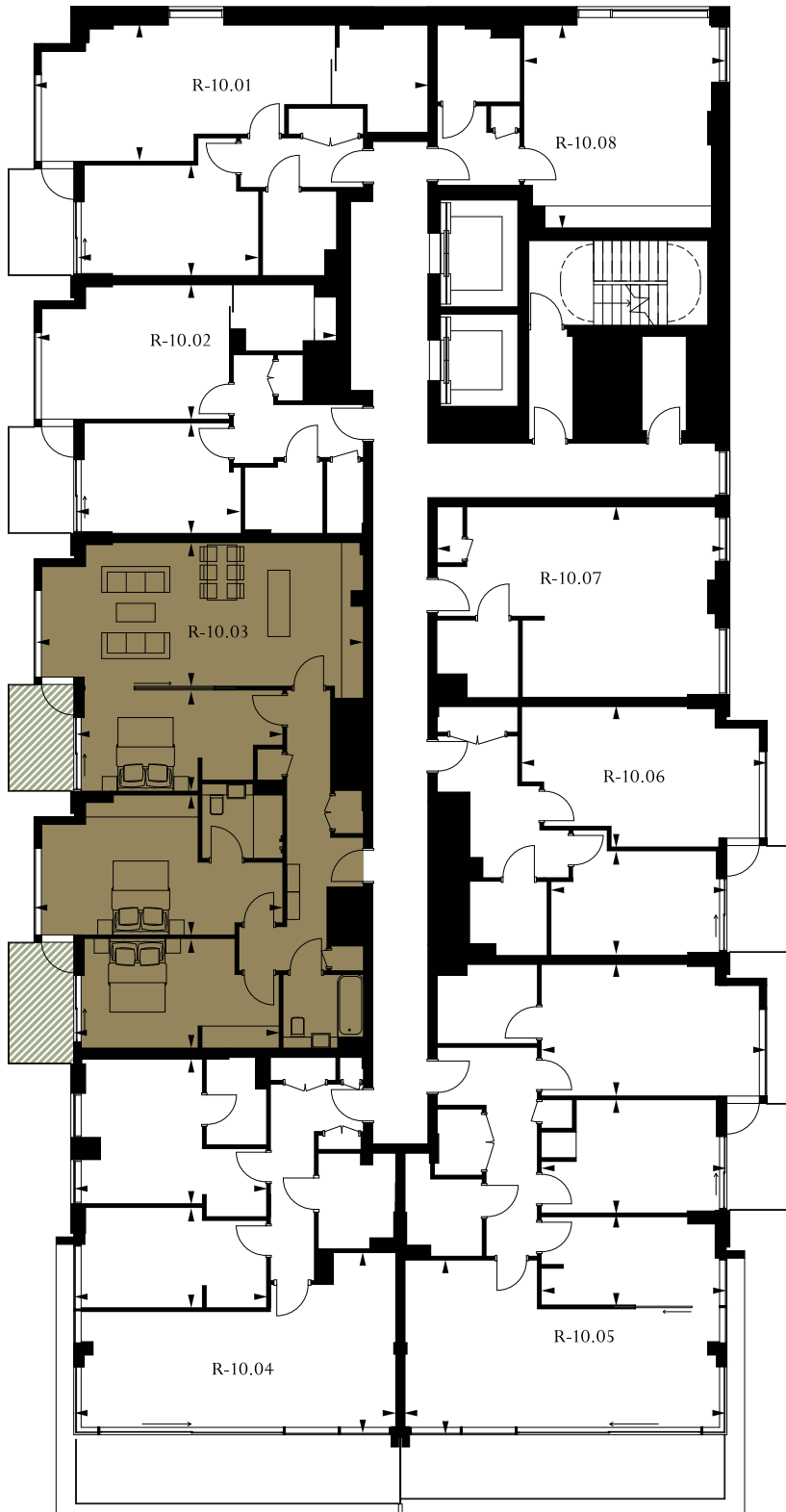
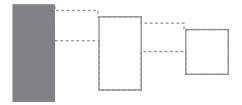
Master Bedroom 4.7m x 2.8m / 15'4" x 9'2"

Total area 51 sq m / 551 sq ft

Balcony 5 sq m / 55 sq ft

- 1 Bedroom
- 2 Bedroom
- Balcony/Terrace/Winter Garden

ROSEMARY PLACE LEVEL 10



APARTMENT 98 (R-10.03)

3 BEDROOM

Living/Dining 8.9m x 4.0m / 29'2" x 13'1"

Master Bedroom 6.7m x 3.8m / 22'0" x 12'5"

Bedroom 2 5.6m x 2.8m / 18'4" x 9'2"

Bedroom 3 5.5m x 2.9m / 18'1" x 9'5"

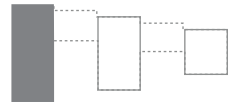
Total area 108 sq m / 1164 sq ft

Balcony 11 sq m / 118 sq ft

 3 Bedroom

 Balcony/Terrace/Winter Garden

ROSEMARY PLACE LEVEL 11



APARTMENT 107 (R-11.01)

3 BEDROOM

Living/Dining	10.7m × 4.2m / 35'1" × 13'8"
Master Bedroom	6.2m × 3.0m / 20'3" × 9'8"
Bedroom 2	6.0m × 3.7m / 19'7" × 12'1"
Bedroom 3	4.9m × 2.8m / 16'1" × 9'2"
Total area	113 sq m / 1215 sq ft
Balcony	10 sq m / 110 sq ft

APARTMENT 106 (R-11.02)



3 BEDROOM

Living/Dining	8.6m × 3.9m / 28'2" × 12'8"
Master Bedroom	6.7m × 3.8m / 22'0" × 12'5"
Bedroom 2	5.5m × 2.9m / 18'1" × 9'5"
Bedroom 3	5.6m × 2.8m / 18'4" × 9'2"
Total area	108 sq m / 1160 sq ft
Balcony	11 sq m / 118 sq ft

APARTMENT 102 (R-11.06)

STUDIO

Living/Dining	7.8m × 5.2m / 25'6" × 17'1"
Total area	40 sq m / 426 sq ft

	Studio
	3 Bedroom
	Balcony/Terrace/Winter Garden

LAVENDER PLACE LEVEL 3



APARTMENT 132 (L-03.09)

3 BEDROOM

Living/Dining 4.8m x 7.9m / 15'7" x 25'9"

Master Bedroom 2.8m x 5.0m / 9'2" x 12'5"

Bedroom 2 3.2m x 3.6m / 10'5" x 11'8"

Bedroom 3 2.3m x 3.8m / 7'5" x 12'5"

Total area: 96 sq m / 1034 sq ft

Balcony 9 sq m / 101 sq ft

 3 Bedroom

 Balcony/Terrace/Winter Garden

LAVENDER PLACE LEVEL 4



LAVENDER PLACE

APARTMENT 149 (L-04.02)

2 BEDROOM

Living/Dining 4.8m x 5.9m / 15'7" x 19'4"

Master Bedroom 2.8m x 5.2m / 9'2" x 17'1"

Bedroom 2 3.4m x 4.0m / 11'2" x 13'1"

Total area: 90 sq m / 965 sq ft

Balcony 7 sq m / 80 sq ft

APARTMENT 142 (L-04.09)

3 BEDROOM

Living/Dining 3.6m x 7.9m / 11'8" x 25'9"

Master Bedroom 2.8m x 5m / 9'2" x 16'4"

Bedroom 2 3.2m x 3.6m / 10'5" x 11'8"

Bedroom 3 2.4m x 3.8m / 7'9" x 12'5"

Total area: 96 sq m / 1037 sq ft

Balcony 9 sq m / 101 sq ft

- 2 Bedroom
- 3 Bedroom
- Balcony/Terrace/Winter Garden

LAVENDER PLACE LEVEL 6



APARTMENT 165 (L-06.06)

1 BEDROOM

Living/Dining 5.6m x 5.9m / 18'4" x 19'4"

Master Bedroom 2.9m x 4.4m / 9'5" x 14'4"

Total area: 53 sq m / 572 sq ft

Balcony 10 sq m / 111 sq ft

 1 Bedroom

 Balcony/Terrace/Winter Garden

LAVENDER PLACE LEVEL 7



LAVENDER PLACE

APARTMENT 175 (L-07.06)

1 BEDROOM

Living/Dining 5.6m x 5.9m / 18'4" x 19'4"

Master Bedroom 2.9m x 3.8m / 9'5" x 12'5"

Total area: 52 sq m / 564 sq ft

Balcony 15 sq m / 162 sq ft

APARTMENT 172 (L-07.09)

3 BEDROOM

Living/Dining 4.8m x 7.9m / 15'7" x 25'9"

Master Bedroom 2.8m x 5.0m / 9'2" x 16'4"

Bedroom 2 3.2m x 3.6m / 10'5" x 11'8"

Bedroom 3 2.4m x 3.8m / 7'9" x 12'5"

Total area: 96 sq m / 1036 sq ft

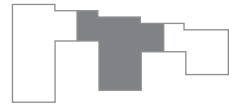
Balcony 9 sq m / 101 sq ft

■ 1 Bedroom

■ 3 Bedroom

▨ Balcony/Terrace/Winter Garden

LAVENDER PLACE LEVEL 8



APARTMENT 184 (L-08.06)

2 BEDROOM

Living/Dining 5.6m x 5.0m / 18'4" x 16'4"

Master Bedroom 2.9m x 5.0m / 9'5" x 16'4"

Bedroom 2 3.8m x 3.4m / 12'5" x 11'2"

Total area: 70 sq m / 751 sq ft

Balcony 15 sq m / 162 sq ft

APARTMENT 183 (L-08.07)

2 BEDROOM


Living/Dining 7.2m x 5.4m / 23'6" x 17'7"

Master Bedroom 4.5m x 2.6m / 14'8" x 8'5"

Bedroom 2 4.8m x 2.4m / 15'7" x 7'8"

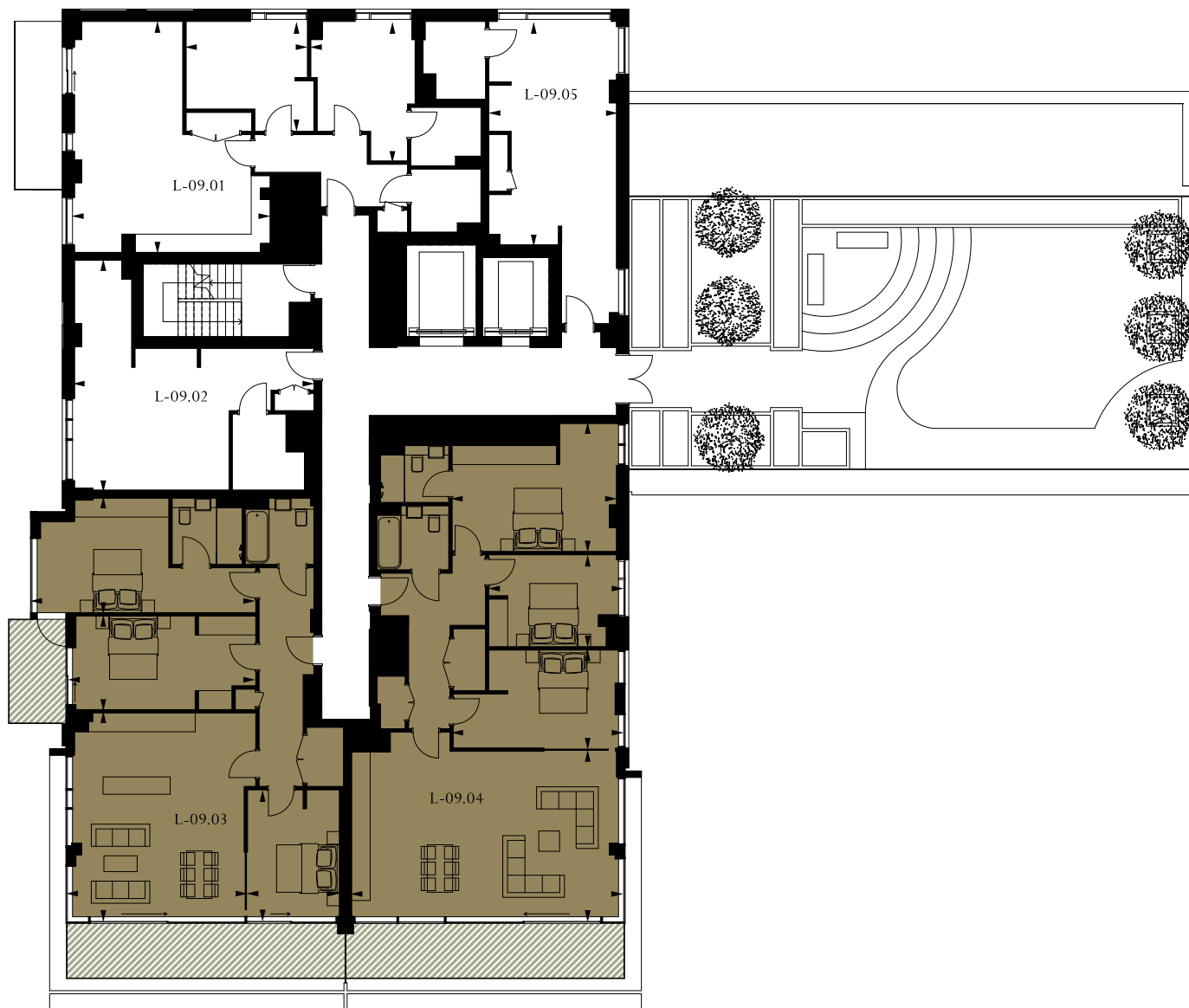
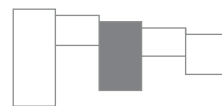
Total area: 68 sq m / 736 sq ft

Balcony 4 sq m / 43 sq ft

 2 Bedroom

 Balcony/Terrace/Winter Garden

LAVENDER PLACE LEVEL 9



LAVENDER PLACE

APARTMENT 193 (L-09.03)

3 BEDROOM

Living/Dining	5.6m x 6.6m / 18'4" x 21'7"
Master Bedroom	7.1m x 3.6m / 23'3" x 11'8"
Bedroom 2	6.0m x 3.0m / 19'7" x 9'8"
Bedroom 3	4.2m x 2.9m / 13'8" x 9'5"
Total area:	111 sq m / 1196 sq ft
Balcony	21 sq m / 225 sq ft

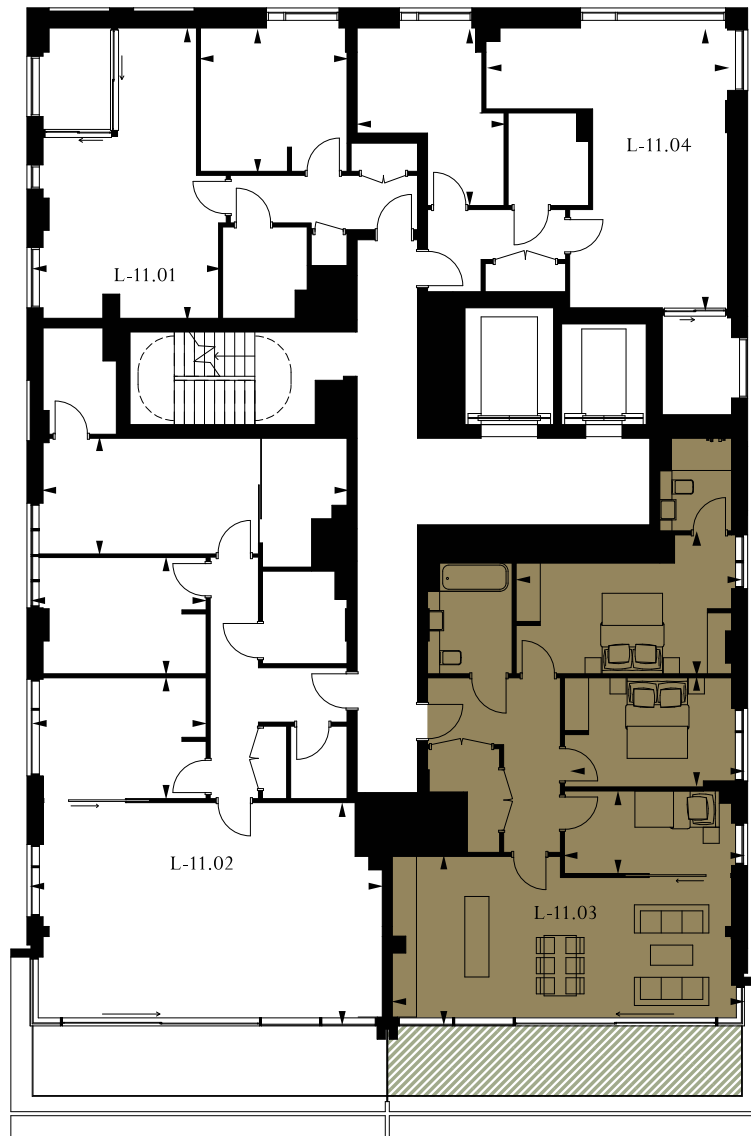
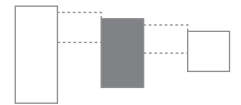
APARTMENT 192 (L-09.04)

3 BEDROOM

Living/Dining	8.6m x 5.4m / 28'2" x 17'7"
Master Bedroom	5.2m x 4.1m / 17'0" x 13'5"
Bedroom 2	4.3m x 2.9m / 14'1" x 9'5"
Bedroom 3	5.4m x 3.1m / 17'7" x 10'2"
Total area:	120 sq m / 1286 sq ft
Balcony	15 sq m / 162 sq ft

- 3 Bedroom
- Balcony/Terrace/Winter Garden

LAVENDER PLACE LEVEL 11



APARTMENT 201 (L-11.03)

3 BEDROOM

Living/Dining 8.6m x 4.2m / 28'2" x 13'8"


Master Bedroom 5.4m x 3.5m / 17'7" x 11'5"

Bedroom 2 4.4m x 2.7m / 14'4" x 8'9"

Bedroom 3 4.4m x 2.1m / 14'4" x 6'9"

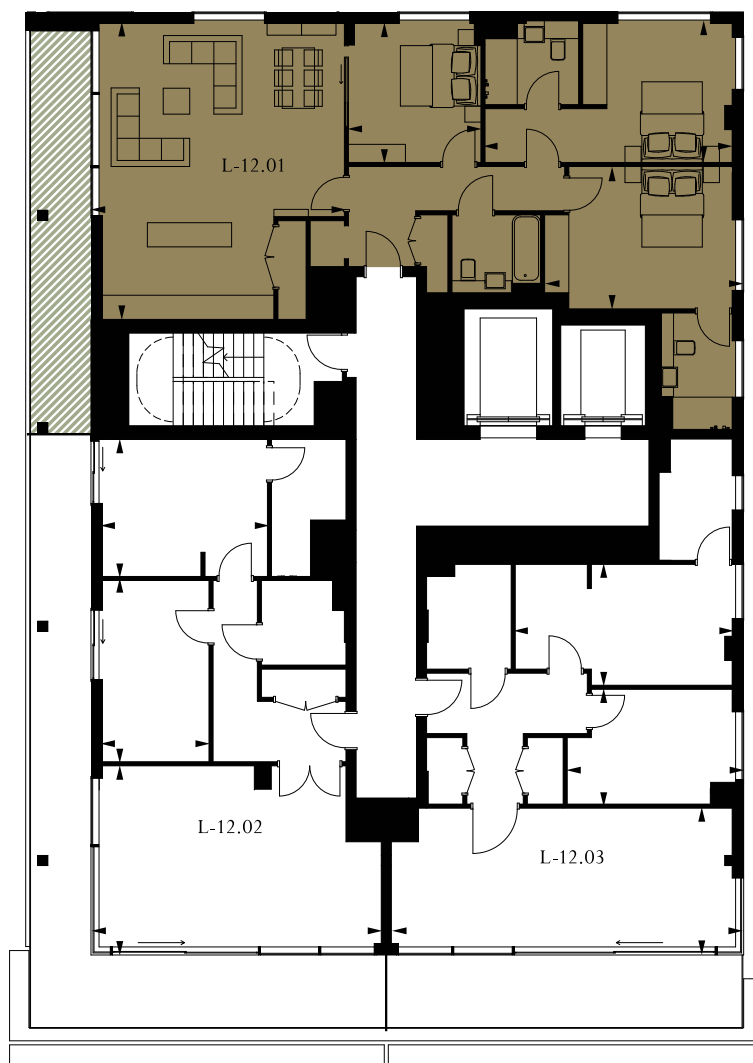
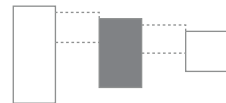
Total area: 94 sq m / 1013 sq ft

Balcony 15 sq m / 162 sq ft

 3 Bedroom

 Balcony/Terrace/Winter Garden

LAVENDER PLACE LEVEL 12



APARTMENT 207 (L-12.01)

3 BEDROOM

Living/Dining 6.3m x 7.3m / 20'7" x 24'0"

Master Bedroom 6.1m x 3.4m / 20'0" x 11'2"

Bedroom 2 4.9m x 3.5m / 16'1" x 11'5"

Bedroom 3 3.4m x 3.3m / 11'2" x 10'8"

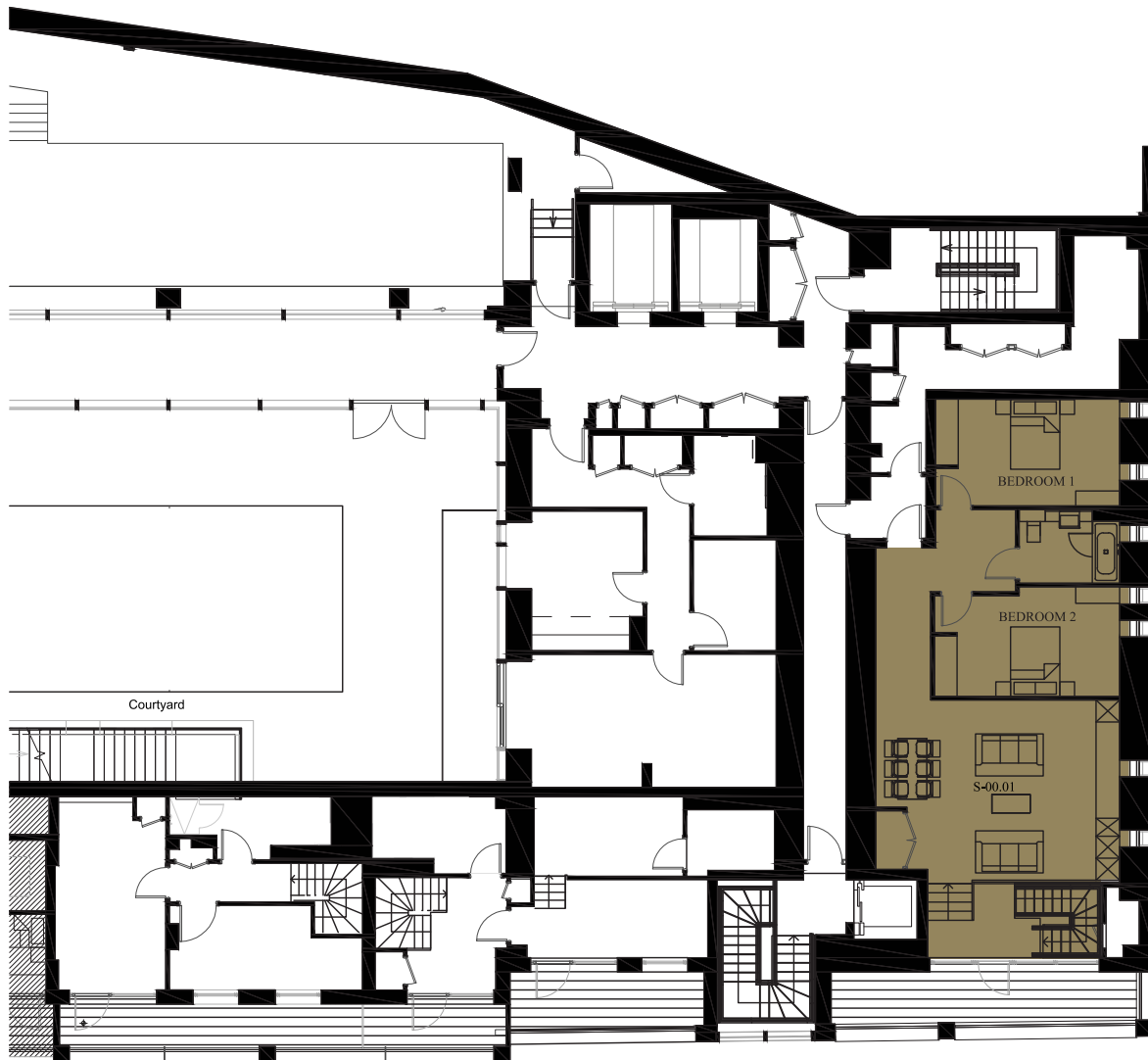
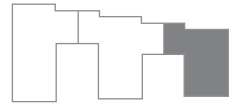
Total area: 114 sq m / 1229 sq ft

Balcony 15 sq m / 160 sq ft

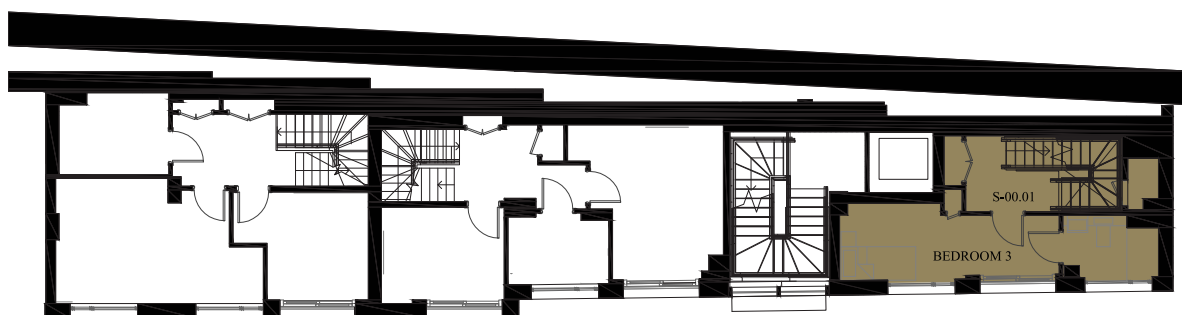
 3 Bedroom

 Balcony/Terrace/Winter Garden

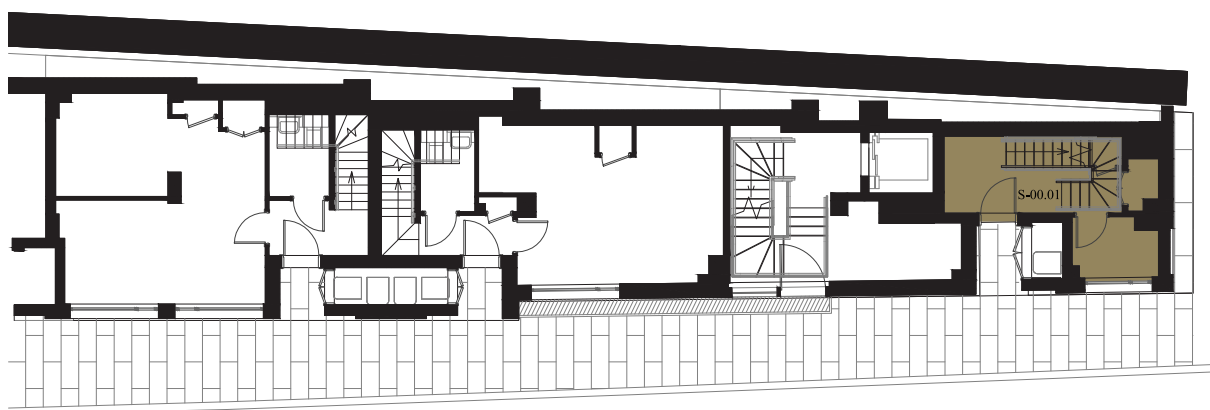
SAGE PLACE LEVEL G



FIRST FLOOR PLAN



MEZZANINE FLOOR PLAN



GROUND FLOOR PLAN

APARTMENT S-00.01

3 BEDROOM

Living/Dining	6.7m × 4.9m / 21'12" × 16'1"
Bedroom 1	5.6m × 3.7m / 18'4" × 12'2"
Bedroom 2	5.1m × 3.0m / 16'9" × 9'10"
Bedroom 3	5.9m × 2.2m / 19'4" × 7'3"
Total area:	136 sq m / 1464 sq ft
Balcony	17 sq m / 183 sq ft

■ 3 Bedroom

SAGE PLACE LEVEL 3



APARTMENT 219 (S-03.02)

3 BEDROOM

Living/Dining 6.1m × 5.3m / 20'0" × 17'4"

Master Bedroom 3.1m × 4.9m / 10'2" × 16'1"

Bedroom 2 2.9m × 4.7m / 9'5" × 15'4"

Bedroom 3 2.8m × 3.7m / 9'2" × 12'1"

Total area: 95 sq m / 1025 sq ft

Balcony 13 sq m / 145 sq ft

 3 Bedroom

 Balcony/Terrace/Winter Garden

SAGE PLACE LEVEL 4



SAGE PLACE

APARTMENT 226 (S-04.02)

3 BEDROOM

Living/Dining 6.0m x 5.3m / 19'7" x 17'4"

Master Bedroom 3.1m x 4.9m / 10'2" x 16'1"

Bedroom 2 2.9m x 4.7m / 9'5" x 15'4"

Bedroom 3 2.8m x 3.7m / 9'2" x 12'1"

Total area: 96 sq m / 1036 sq ft

Balcony 13 sq m / 145 sq ft

 3 Bedroom

 Balcony/Terrace/Winter Garden

SAGE PLACE LEVEL 5



APARTMENT 233 (S-05.02)

3 BEDROOM

Living/Dining 6.1m × 5.4m / 20'0" × 17'7"

Master Bedroom 2.9m × 5.3m / 9'5" × 17'4"

Bedroom 2 3.1m × 4.0m / 10'2" × 13'1"

Bedroom 3 3.3m × 3.8m / 10'8" × 12'5"

Total area: 103 sq m / 1105 sq ft

Balcony 13 sq m / 145 sq ft

 3 Bedroom

 Balcony/Terrace/Winter Garden



IJM Land Berhad ('IJM Land') is one of Malaysia's largest and renowned property developer and is listed on the Main Market of Bursa Malaysia (Malaysia's Stock Exchange).

With more than 5,900 acres of undeveloped land bank with gross development value exceeding £7 billion in its control, IJM Land's developments are strategically located all over Malaysia offering wide spread products such as integrated developments, residential townships, high-rise condominiums, offices towers, retail malls and commercial properties.

IJM Land's portfolio include luxury residences Ampersand in the heart of Kuala Lumpur City Centre and The Light Waterfront in Penang. Other developments include CIMB Tower and the iconic PJ8 office and serviced-suites in Kuala Lumpur and Tesco hypermarket and Aeon shopping mall. IJM Land is also undertaking development projects in China and Vietnam.

IJM Land was awarded The Edge Property Excellence Award 'Malaysia's Top 10 Property Developers' from 2010 to 2012.

- 1 The Light Waterfront, Penang
- 2 Ampersand, Kuala Lumpur
- 3 PJ8, Petaling Jaya
- 4 Seremban 2

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References in these particulars to "the vendor", are references to RMS (England) Limited. RMS (England) Limited is a company incorporated in England and Wales and registered with company number 08121837. The registered address of RMS (England) Limited is 3 Bunhill Row, London, EC1Y 8YZ.

SPECIFICATION

BUILDING STRUCTURE

- Reinforced concrete foundations
- Reinforced concrete substructure
- Reinforced concrete and steel superstructure

BUILDING ENVELOPE

- Building envelope is a combination of high quality brick walls, terracotta panel cladding, curtain walling and windows
- Double glazed windows for heat and sound insulation

FLOORS

- Engineered timber flooring throughout with the exception of bathrooms
- Painted skirting throughout with the exception of bathrooms
- High grade large format non-slip porcelain tiles for bathrooms
- High grade pavers for balconies and winter gardens

WALLS

- Metal studwork partitions with plasterboard lining for internal walls and walls separating apartment units
- Emulsion painted wall finishes throughout with the exception of bathrooms
- High grade large format porcelain tiles to bathrooms

CEILINGS

- Suspended ceiling with painted plasterboard throughout
- Emulsion painted moisture resistant plasterboard finishes in bathrooms

DOORS & IRONMONGERY

- Solid timber veneered front door with feature architrave
- Timber veneered internal doors with feature architrave
- Top hung sliding pocket doors where applicable
- Stainless steel ironmongery

GENERAL ELECTRICS

- 5 amp lighting and 13 amp power circuits to all principal rooms
- High level switch plates finished in stainless steel
- TV outlets to living area and all bedrooms
- Cat 6 cabling for digital TV, telephone and data services. TV outlets to living area and all bedrooms
- Pre wiring to data sockets enabling multi-room high-speed broadband connection
- The development is connected to a fibre optic grid which ensure that all apartments have superfast broadband connection
- Video entry phone system at main entrance with direct link to concierge

LIGHTING

- Low voltage down lighters and 5 amp lighting circuits throughout the apartment where applicable
- Localised discrete LED recessed mood lighting in the living room and master bedroom
- Bespoke kitchen units with feature lighting to underside of high level units
- Bespoke lighting to wardrobe interiors

HEATING & COMFORT COOLING

- Heating will be provided through a combination of low temperature hot water underfloor heating and fan coil units to all units
- Heat energy will be provided to the apartments by the centralised low carbon heating system
- All living rooms and master bedrooms have comfort cooling from fan coil units concealed discretely into ceilings, wardrobes & utility cupboards
- Each apartment has an integrated heating and cooling system with master control from a touchscreen control panel located within the utility cupboard or kitchen units and individual room temperature sensors for zonal control
- Each apartment will be individually metered for both heating and cooling

DOMESTIC WATER SERVICES

- All apartments will be provided with a mains cold water service
- Water meters will be located within the common service risers
- Heat interface units within each apartment to generate domestic hot water via connection to the low carbon district heating network

FIRE PROTECTION

- All apartments will be provided with sprinkler protection
- Standalone smoke detectors and fire alarms will be provided in each apartment

VENTILATION

- All apartments will be provided with high efficiency whole house heat recovery ventilation
- All bathrooms and kitchens will be provided with mechanical extract ventilation to remove moisture and odours at source
- Rapid ventilation will be provided by openable windows or vents

HOME AUTOMATION & MEDIA

- All apartments will be pre-wired for a home automation system based on a specific design determined by the developer

BEDROOMS

- High quality bespoke fitted wardrobes with sliding doors
- All wardrobes include shelf, hanging rail and integrated lighting
- A choice of two colours for wardrobe finishes

KITCHEN

- Bespoke kitchen units with composite stone worktop with matching splashback
- A choice of two colours for kitchen unit finishes
- Stainless steel undermounted single or double stainless steel sink as appropriate with single lever chrome kitchen mixer
- Integrated Siemens or similar appliances where applicable as follows:
 - Combined oven- microwave in studio and one bed units only
 - Multifunction oven and standalone microwave oven in two bed and three bed units only
 - Induction hob and extractor hood
 - Under counter fridge with freezer box in studio units only
 - Tall fridge freezers one bed, two bed, and three bed units only
 - Under counter dishwasher
 - Wine cooler in large two bed and three bed units only
 - Half size dishwasher in studio units
 - Full size dishwasher in one, two, and three bed units only
 - Washing machine-dryer combination located in kitchen or separate utility cupboard

BATHROOMS

- Bespoke vanity counter with natural stone countertop
- Bespoke wall mounted storage cabinet where applicable
- Bespoke shower compartment with frameless shower screen where applicable
- Double ended bath with frameless square top hinged bath screen
- High quality overhead shower and hand shower set
- High quality thermostatic mixer and diverter set
- Concealed cistern dual flush wall hung WCs with soft close seat
- Chrome heated towel rails
- High quality mist free frameless mirror

SHOWER ROOMS

- Bespoke vanity counter with natural stone countertop
- Bespoke wall mounted storage cabinet where applicable
- Bespoke shower compartment with frameless shower screen where applicable
- Tiled wet room shower with frameless glass shower screen and inline panel and door
- High quality overhead shower and hand shower set
- High quality thermostatic mixer and diverter set
- Concealed cistern dual flush wall hung WCs with soft close seat
- Chrome heated towel rails
- High quality mist free frameless mirror

FACILITIES & AMENITIES

- 24 hour concierge
 - A concierge will be on duty providing a first port of call for residents' needs and can assist in the following:-
 - Arrange for taxi from reliable source
 - Receive and hold parcels and dry cleaning
 - Recommend and contact handymen for private repairs
 - Arrange access for residents cleaners and tradesmen
- Wellness Centre comprising:
 - Fully equipped gym
 - Heated pool
 - Heated jacuzzi
 - Yoga/ Dance Studio
 - Treatment Room
- Residents lounge with comfortable seating cum reading area
- Cinema room
- Games room
- Bicycle storage available for residents
- Landscaped courtyards and roof terraces

SECURITY

- CCTVs in strategic locations
- Video entry phone system at main entrance with direct link to concierge
- Programmed lift card access system
- Access control to car parks, bicycle storage and amenity spaces

OTHER FEATURES

- 10 year warranty cover under NHBC Buildmark scheme
- Apartments designed in conformance to Lifetime Homes standard
- Apartments designed in conformance to Code for Sustainable Homes Level 4
- Limited car parks available for sale by separate negotiation for selected units