



PARKCITY[®]
BOTANIKA

CYBERJAYA



A TOWNSHIP IN THE PARK
WHERE NATURE COMES HOME

A TOWNSHIP IN THE PARK

WHERE NATURE COMES HOME

ParkCity Botanika embodies the aspiration to impart a purposefully crafted sustainable address that nurtures a 'lifetime community' to blossom and thrive in an amply verdant, self-contained and secure sanctuary.

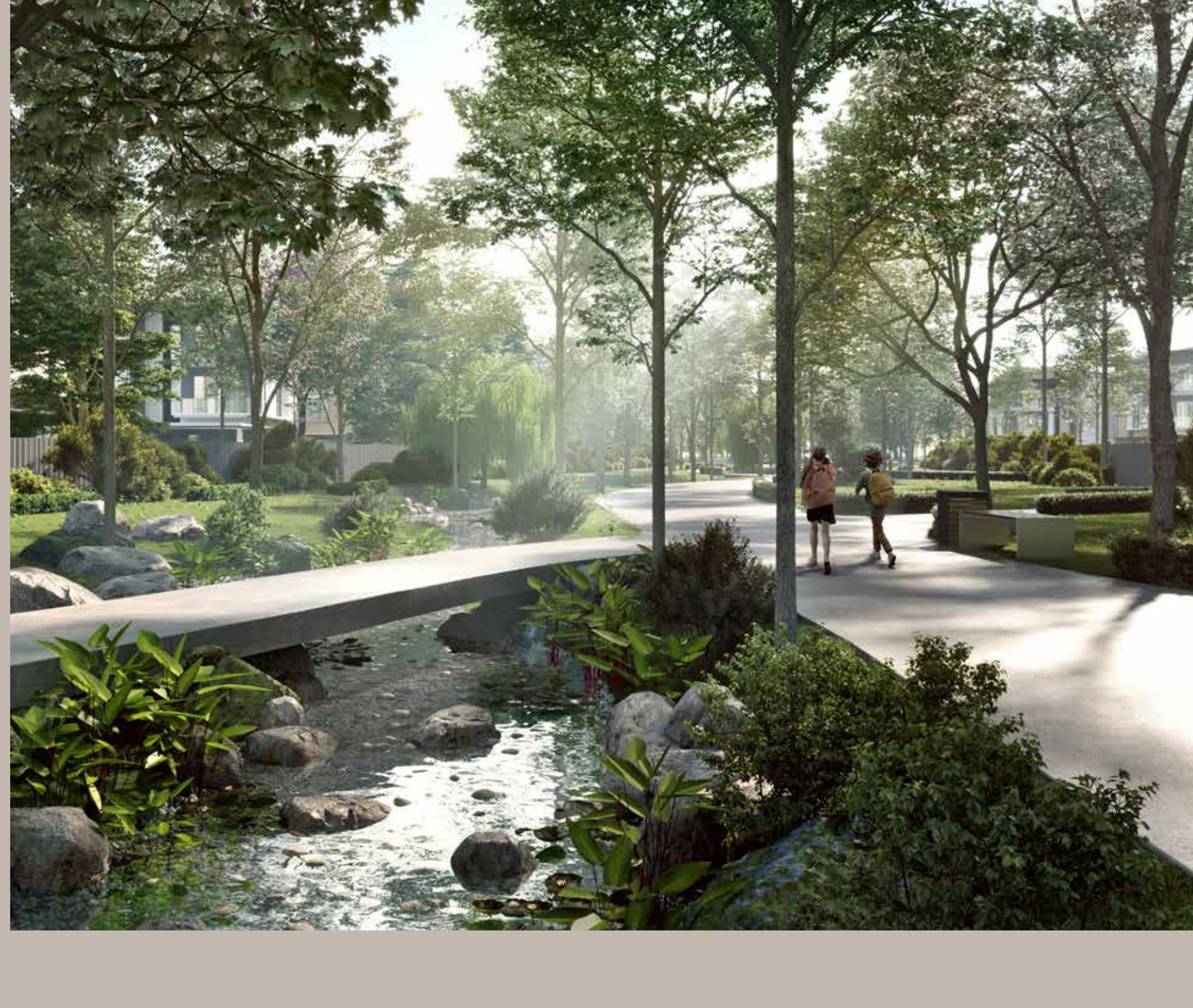
Inspired by the success of ParkCity Group's award-winning flagship master-planned township, Desa ParkCity in Kuala Lumpur, the 259-acre ParkCity Botanika in Cyberjaya is curated and designed as a unique township within a park. Ensnared in this serene and harmonious natural enclave, which boasts a rich green landscape spanning a sizable 66 acres, is a lively, vibrant and inclusive township designed to incorporate ParkCity Group's signature components of 'complete neighborhood' and 'people-centric mobility'.



BOTANIKA AVENUE

Stretching 1.8 kilometers from east to west, Botanika Avenue stands out as a luxuriant green linear park that merges nature with urban living, exemplifying the essence of a people-centric community. The 10-meter-wide green corridor bordering both sides of the road encompasses an impressive 9 acres of lush greenery, offering residents a tranquil escape within an urban environment.

Botanika Avenue is more than just a green corridor or a scenic route — it is an expressly conceived space that enriches daily living, fosters meaningful experience and serves as a central connector for the overall township. Ideal for active pursuits like jogging and cycling, it is designed to prioritize comfort and safety, with a focus on creating an inviting environment that promotes and facilitates easy interaction between neighbors and the community.



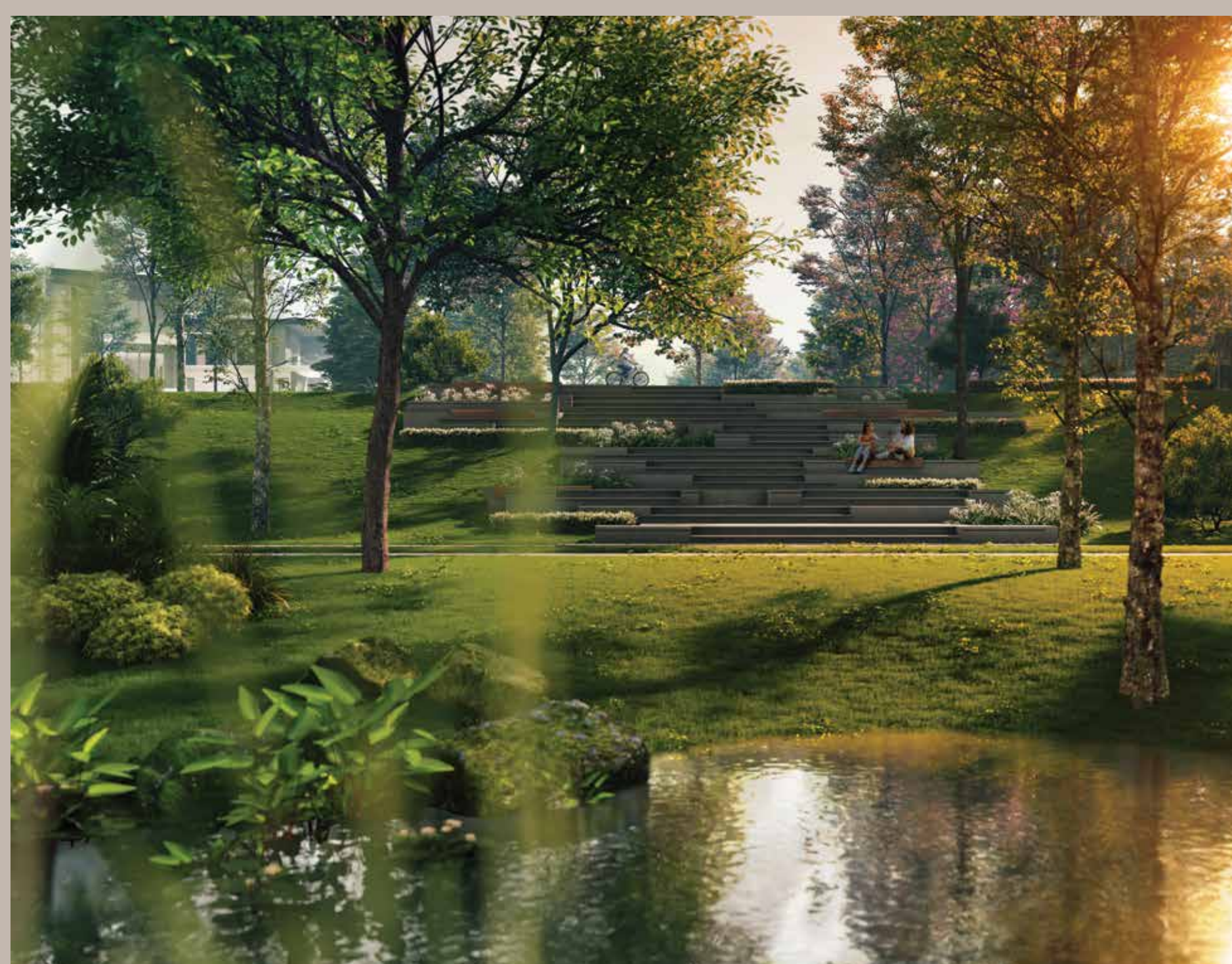
BOTANIKA LANE

These are linear green public spaces that are easily accessible from residential areas, serving as short connectors between Botanika Avenue and Botanika Stream, as well as to other key nodes or park spaces.



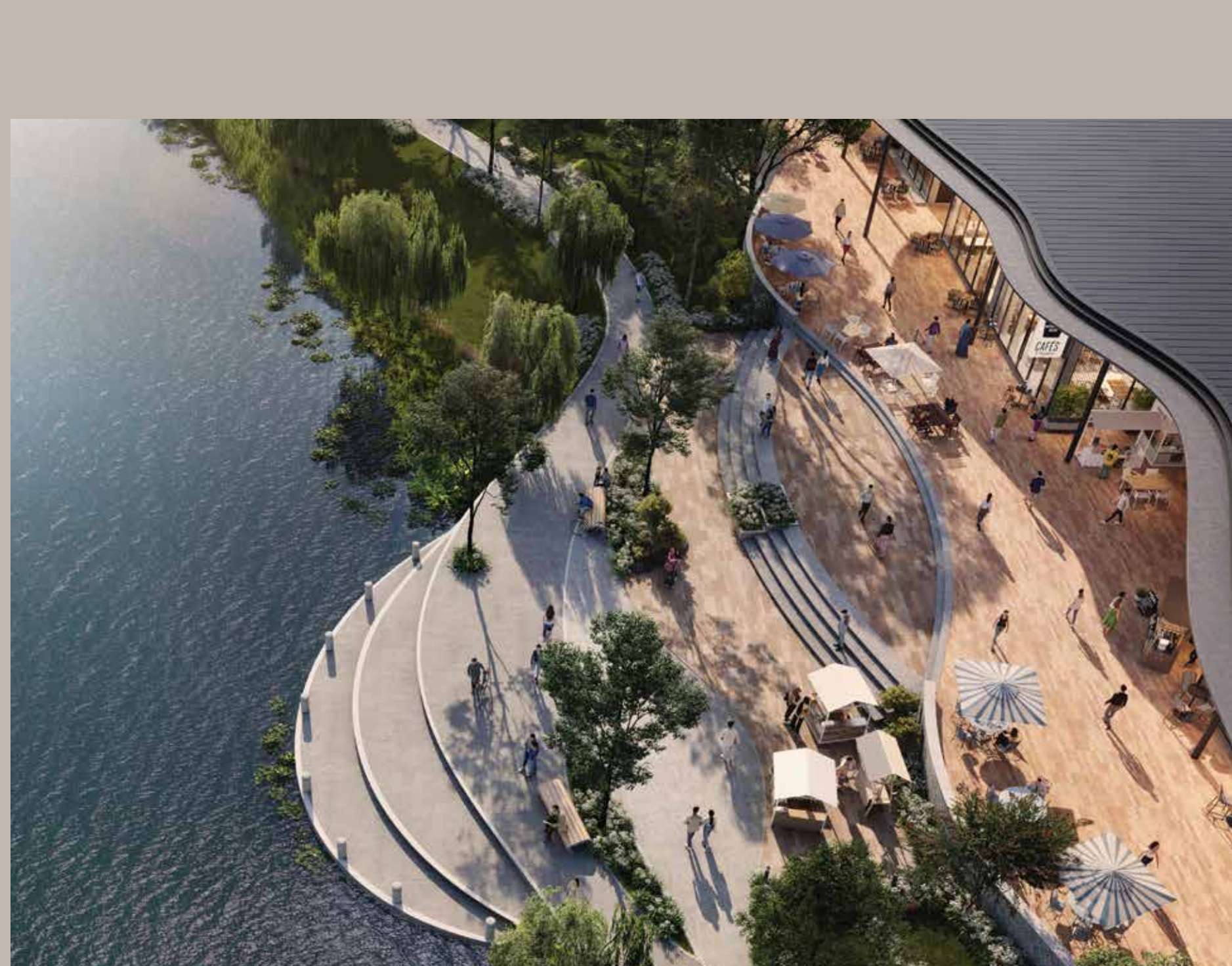
DISCOVERY PARK

Featuring a verdant and rustic landscape spanning 30 acres of greenery on the east side of the masterplan, the Discovery Park is kept as natural as possible to provide an immersive and authentic back-to-nature experience.



THE CENTRAL PARK

Fittingly, The Central Park forms the heart of the township and is the crowning glory of ParkCity Botanika. Spanning 12 acres and featuring a lake, the atmospheric park is also home to The Waterfront Mall. Designed as an inclusive and versatile outdoor space to accommodate an extensive range of activities, The Central Park will serve as the social and communal pulse of the township.



BOTANIKA STREAM

Begin the day with an energetic run or a brisk bike ride against the backdrop of the serene Botanika Stream. Framed by a meandering track that captures the atmosphere of a boardwalk, this tranquil stream — restored from existing water bodies and surrounded by preserved trees — provides an ideal setting for relaxation and rejuvenation.

MOMENTS AWAY — A WORLD WITHIN REACH

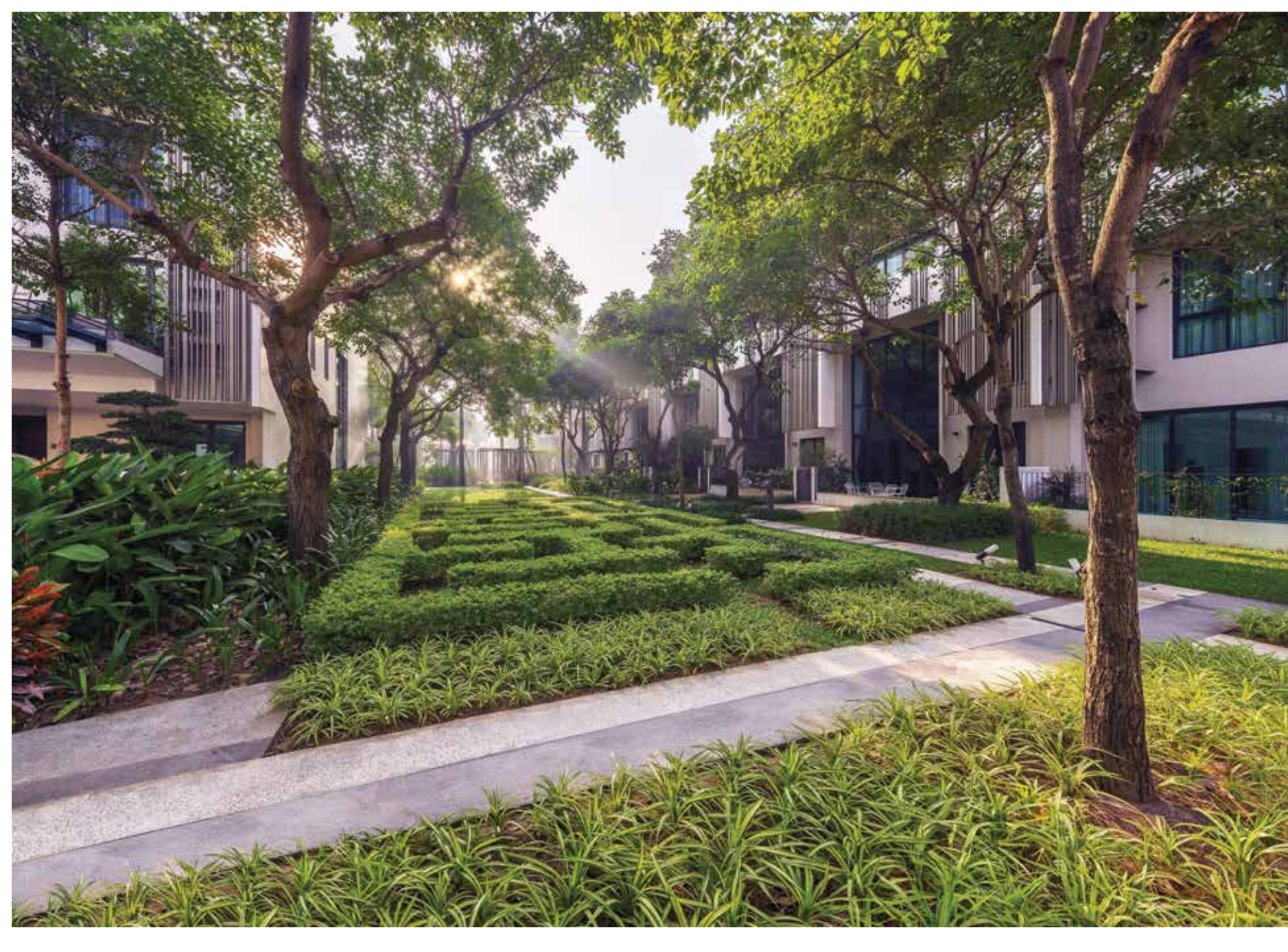
Discover a wholesome and holistic way of life, in a sustainable, nature-infused neighborhood where everything you need is within easy reach — from park-living homes and lively retail offerings, to thoughtful public amenities which include schools, parks and lakes.

IT'S WHERE YOU COME TO LIVE A BETTER LIFE!



MASTERPLAN CONCEPT OVERVIEW

Founded on a masterplan that emphasizes the concepts of 'livability', 'complete neighborhood' and 'people-centric mobility', the 259-acre nature-infused township is conceived to enrich lives and positively impact the environment through passive green design principles and sustainable practices.



PARK-LIVING NEIGHBORHOODS

ParkCity Botanika offers a selection of quality dwellings. From the sophisticated park-living residences and spacious modern tropical parkhomes, to the chic courtyard terraces and airy condominiums, the homes boast innovative and versatile designs.



COMMERCIAL SPACES

Featuring a variety of retail offerings, including The Waterfront Mall @ ParkCity Botanika, as well as retail plazas and flexible work areas, these commercial spaces are purposefully conceived to meet the demands of evolving lifestyles and career needs.



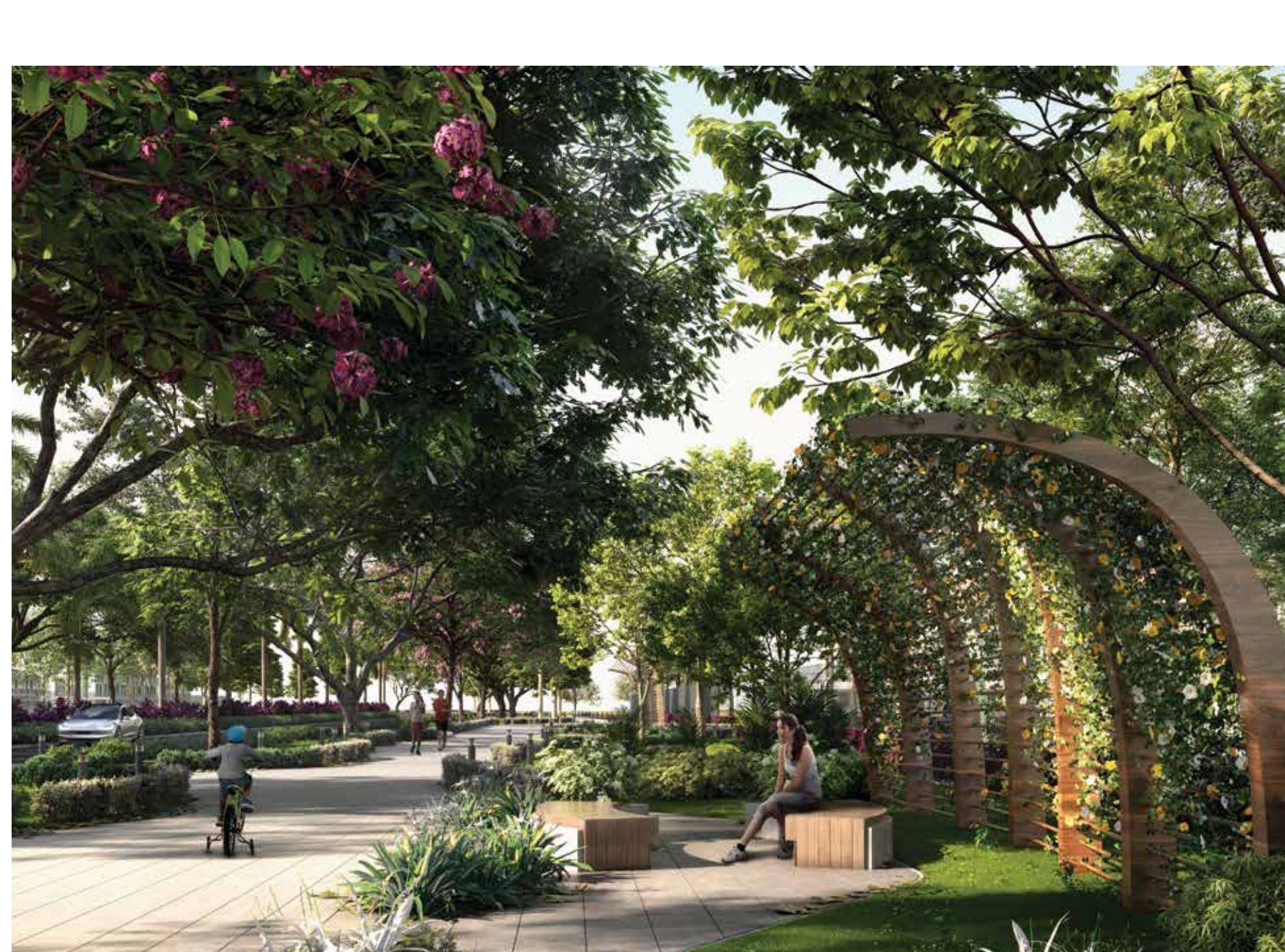
COMMUNITY CLUBHOUSE

Serving as the ideal platform to bolster social interaction, The ParkCity Club — a hallmark of the ParkCity Group brand — offers a choice selection of thoughtful facilities, including a state-of-the-art indoor gym, an Olympic-sized pool, a sprawling lounge area, meeting rooms and study zones.



INTERNATIONAL & PUBLIC SCHOOLS

Positioned to serve the learning needs of the ParkCity Botanika community, schools are strategically located at both ends of the township. The schools' proximity give residents the added advantage of feeling that these establishments are extensions to their homes, as students, parents and teachers can easily and safely walk or ride to school. Also integrated in the masterplan is ParkCity Group's renowned educational institution — The International School @ ParkCity.



LANDSCAPE PARKS

Spanning a total of 66 acres of vegetation, ParkCity Botanika is adorned with a verdant array of spaces, including The Central Park, refreshing green connectors, and the site's natural preserved landscapes, all of which are accessible to both residents and the public.

PEOPLE-FIRST PHILOSOPHY

ParkCity Group's philosophy is to humanize the practice of holistic sustainability.

By placing the well-being of its communities at the heart of all its endeavours, ParkCity Group curates 'lifetime communities' within self-contained and sustainable settings, creating wholesome townships that have become industry benchmarks for livability.



PARKCITY BOTANIKA'S GUARDED ENTRANCE

ParkCity Botanika offers the best of both worlds: living harmoniously in nature whilst enjoying all the modern comforts. Featuring ParkCity Group's signature living-by-the-park concept, the township's blueprint is underpinned by the Group's three brand pillars which champion 'Diverse Communities', 'Seamless Connectivity' and 'Thoughtful Conveniences'.

Well-lit and secure pedestrian-friendly landscapes, wide walkways, lush tree-lined streets, multi-tiered security features, a 'walkable community', inclusive communal spaces, passive design strategies, self-sustainable landscaping, and ample green areas are just some of the characteristics that define the township – curating a way of life and living spaces that have been conceived with purpose and thought to inspire people towards sustainable living.



THE WATERFRONT MALL @ PARKCITY BOTANIKA



WALKABLE-FRIENDLY NEIGHBORHOODS

Measuring 12 acres, The Central Park which houses The Waterfront Mall, serves as a vibrant social hub and is the crown jewel of the township.



PARK-LIVING RESIDENCES

CURATED BY MASTERS OF THEIR CRAFT

The masterplan design concept of ParkCity Botanika is conceived by acclaimed urban strategy and design consulting heavyweight, Copenhagen-based Gehl Architects, which pioneered the '15-minute city' concept. Collaborating with them is Grant Associates, an award-winning British landscape architecture practice, which was the creative force behind Gardens by the Bay in Singapore.



By seamlessly integrating sustainable components underpinned by ParkCity Group's brand pillars into its design ethos, and by offering a functional, convenient and connected lifestyle, ParkCity Botanika cultivates an organic living sanctuary that celebrates diversity, inclusivity, nature and community.





BE AT PARKCITY

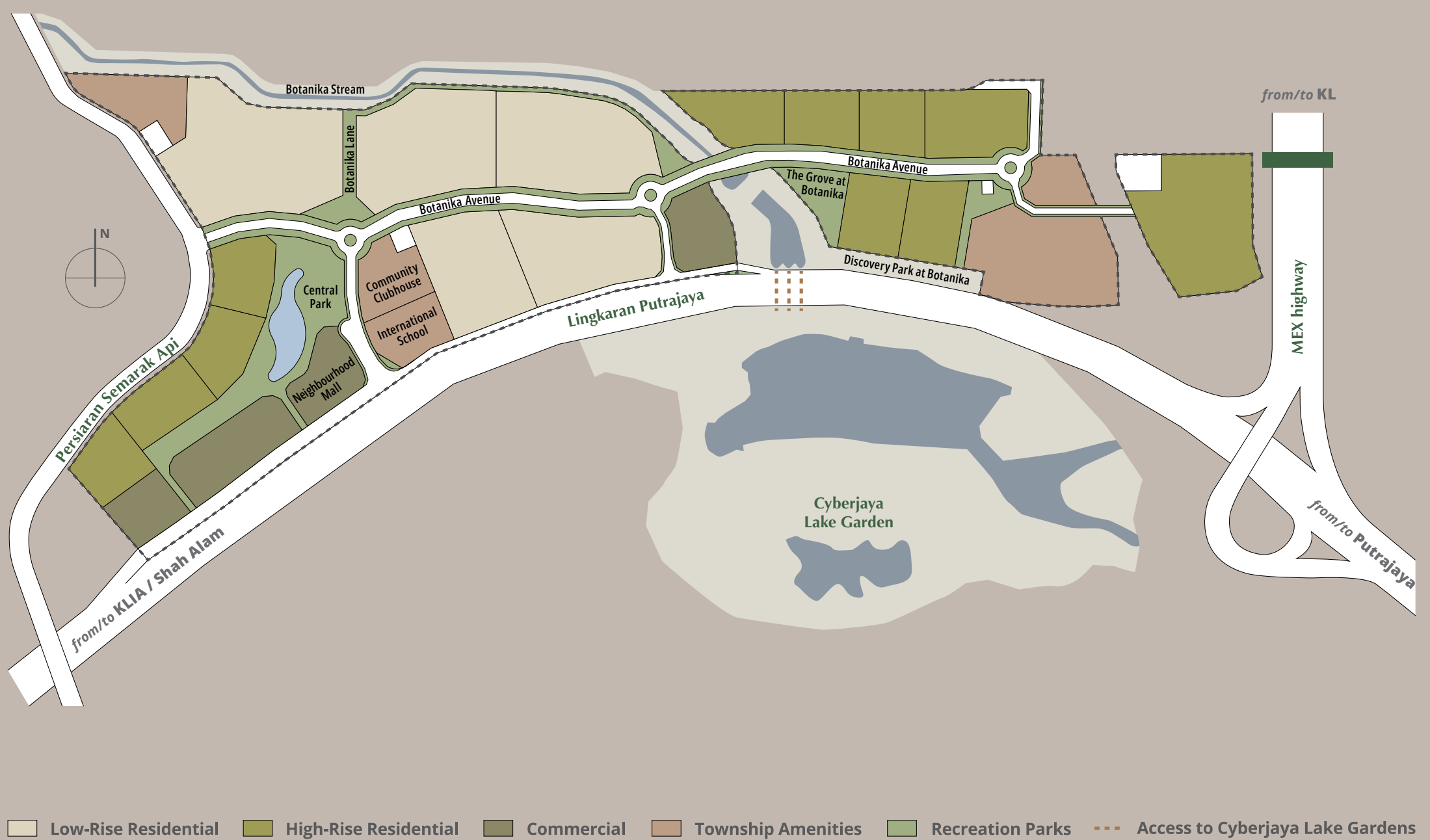
ParkCity Group is a visionary regional lifestyle developer dedicated to crafting sustainable living and thriving communities where every moment comes to life. Guided by its master brand pillars — Diverse Communities, Seamless Connectivity, and Thoughtful Conveniences — the Group curates and designs spaces that continually evolve to meet the needs of its communities. Each address reflects a people-first philosophy, offering thoughtfully designed spaces that inspire connection, well-being and a meaningful way of life.



IN A CUTTING-EDGE TECH-HUB

ParkCity Botanika, a 259-acre master-planned sustainable community, makes its introduction as ParkCity Group's latest offering. Designed as a township growing in a park, emerging in full bloom in the city of Cyberjaya, ParkCity Botanika reinforces ParkCity Group's vision of meticulously curating addresses that are touchstones of vibrant, inclusive, sustainable and livable communities.

Located just 10km from Putrajaya and 30km southwest of Kuala Lumpur City Centre, the township enjoys seamless connectivity via the ELITE and MEX highways, with further accessibility planned through proposed future access roads.



FAST FACTS ABOUT CYBERJAYA

- THE SILICON VALLEY OF MALAYSIA
- THE NUCLEUS OF THE MULTIMEDIA SUPER CORRIDOR (MSC)
- HOME TO 400-ACRE CYBERJAYA LAKE GARDENS, AN URBAN WILDLIFE SANCTUARY
- HOUSES THE NATION'S LARGEST BOTANICAL GARDEN
- POISED TO BE THE NATION'S FIRST SMART AND LOW CARBON CITY IN 2030
- HOME TO NUMEROUS REPUTABLE HIGHER EDUCATIONAL INSTITUTIONS AND SCHOOLS

MASTER DEVELOPER

PARKCITY

THE SHOW GALLERY

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WAZE TO DESA PARKCITY SHOW GALLERY



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