

CondoVilla or Parkhome?

Start with your family's daily routine: single-level A1/B1 living or the separation of a three-storey Parkhome.

Jack's indicative guide, 9 October 2026: CondoVilla Type A from RM1.25m; Type B from RM1.5m. Parkhome Type A from RM2.4m; Type B from RM2.6m. Not live unit offers.



Artist's impression

Home to compare	Built-up	Rooms / parking	Why it belongs on the shortlist
CondoVilla A1	1,691 sq ft	3 beds / 3 baths; 2 bays	Smaller family wanting single-level space; Jack's starting choice without a live-in helper.
CondoVilla B1	2,053 sq ft	3 beds + utility; 4 baths; 3 bays	Extra utility space, bathroom and parking - not a fourth bedroom.
Parkhome A1	3,150 sq ft	4 beds; 3 storeys	Room separation and a courtyard for a family that will use all three floors.
Parkhome B1	3,210 sq ft	4 beds; 3 storeys	Type B's high-ceiling character if you accept the added cleaning and upkeep.

Jack's take. Start with A1/B1 for easier single-level living. Choose a Parkhome because your household wants that lifestyle, not because it is universally a better investment.

Main compromise. The wider township is developing. Test existing access; the proposed road and waterfront commercial area have no confirmed delivery alongside your home.

At the showroom. Match the actual plan, floor or lot, facing, view, parking and written price. A show-unit finish is not proof of what is included.

See full plans and buyer guide

Compare my shortlist with Jack

Two plans worth comparing first

A1 versus B1 is a household-use comparison. B1 adds 362 sq ft, a utility room, a bathroom and one bay; both remain three-bedroom homes.

CondoVilla A1 - 1,691 sq ft



Start here for single-level family living without B1's extra utility/parking requirement.

CondoVilla B1 - 2,053 sq ft



Compare the extra utility, bathroom and parking with the actual unit's price difference.

Sources: Developer Zenia overview; published A1/B1 plans; Jack-confirmed 9 October price and buyer guidance. The project guide contains the full sources and other Parkhome plans.

Published plans are not to scale in this handout. Open the linked originals for detail and confirm the approved plan, specifications and parking in writing. No unit availability is implied.

[Arrange a showroom visit](#)