



*This schematic drawing is not to scale and serves the purpose of indicating phases of development only



Classy.
Trendy.
Radiant.
Lively.





iM ON A
NEW LEVEL.

The DNA of Rimbayu is simple – plenty of green spaces and happy places, where indoors integrates into outdoors, and good old days adapted into now. Nature is close by, and the community close-knit. Here, life is close to perfection.

Sprawling across 1,879 acres, Bandar Rimbayu is a sustainable township with an integrated mix of residential, commercial and community facilities.

Situated adjacent to Kota Kemuning, Shah Alam, Bandar Rimbayu's strategic location makes getting in and out of the township easy with excellent road connectivity via 4 major highways: KESAS, LKSA, SKVE and ELITE.

Space and freedom run aplenty, for all kinds of activities. Spend languid afternoons exploring The ARC's green roof deck, spice garden and manmade canal; or dive into the Olympic-sized swimming pool at The Club. Breathe in and feel a change take place.

A LEGACY FOR GENERATIONS TO COME.



The image shows a bright, modern interior space. The living room features a large, low-profile TV on a white and wood-grain console. Behind the TV is a wall with a grid of white, three-dimensional geometric shapes, many of which are painted yellow. A large, light-colored sofa with several cushions is in the foreground. A round, white coffee table with a metal base sits in front of the sofa. To the left, there's a small orange armchair. The ceiling has recessed lighting. In the background, a dining area with a wooden table and chairs is visible, along with a kitchen area with a refrigerator and cabinets. The overall color palette is light green, white, yellow, and wood tones.

iM

40% IDEAS
20% STYLE
13% DREAMING
12% SUN&SEA
10% PLANNING
3% NETFLIX
2% PARENTHOOD

KEEP IT REAL

3 layouts to explore, and express. Your experience, expectation, flavour. What makes you happy. Renovate and personalise every detail, or choose fully-extended and total convenience. Breathe easy with large windows, porch, yard; open living, dining and kitchen – and live easy with the affordable prices.

Good vibes. Inside out.

Your zen room. Special greenhouse.
Extended kitchen. Social den. Private gym.
This is your personal zone to work from home,
or use it for whatever makes you feel good.



Starling is designed in harmony with surrounding natural elements. The earthy, neutral tones make every welcome home warm, inviting, comfortable; and its geometrical, bold lines exude a timeless, yet trendy look.

Get creative. Go fancy, quirky, or family-friendly. Celebrate your individuality, cherish the flexibility, capitalise on the low commitment and high quality. Your first home is good enough to be your forever home, easily. So many possibilities are waiting, here in your very own Starling.

- Wide car-porch (fits 2 cars)
- 8' height entrance door
- Single flight staircase
- Spacious living & dining area
- Stylish feature
- Premium finishes
- High speed broadband infrastructure ready



* Subject to local authority approval. Terms & conditions apply.

Guarded neighbourhood with 2 entrances

- 1 2km neighbourhood jogging track
- 2 Cloud pavilion
- 3 Parcourse
- 4 Multipurpose court
- 5 Amphitheatre
- 6 Central lawn
- 7 Featured shelter
- 8 Plaza
- 9 650m jogging path within the central park
- 10 Playground

- U
▲
- TYPE A1 (Intermediate)
 - TYPE A2 (End)
 - TYPE A3 (Corner)
 - TYPE B1 (Intermediate)
 - TYPE B2 (End)
 - TYPE B3 (Corner)



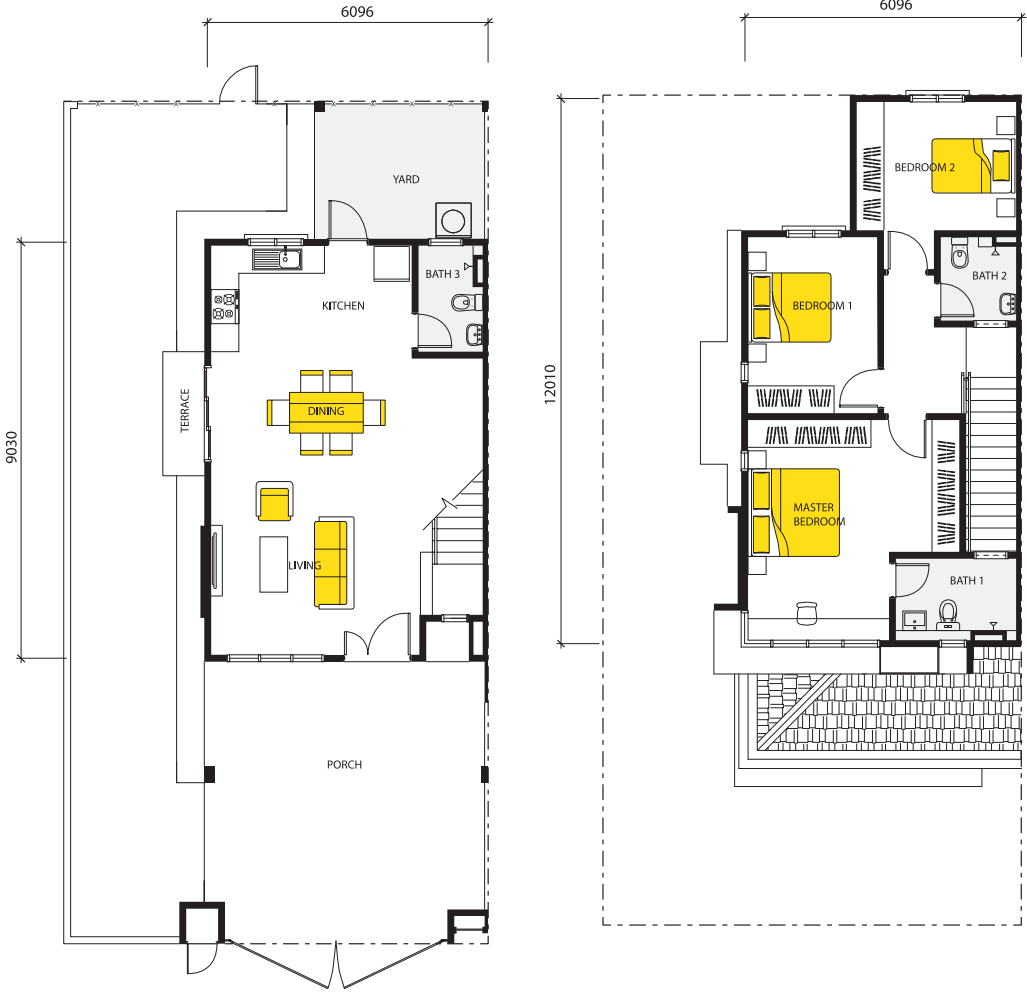
Type A1 - 20' x 60'
Built up : 1,621 sq. ft.
Intermediate
Double storey link homes



Ground floor

First floor

Type A2 - 20' x 60'
Built up : 1,663 sq. ft.
End lot
Double storey link homes



Ground floor

First floor

Type A3 - 20' x 60'
Built up : 1,802 sq. ft.
Corner lot
Double storey link homes



The guarded* Starling neighbourhood
nestles 680 units with two entrances.
20% of your immediate surroundings
is dedicated to green area.



* Subject to local authority approval. Terms & conditions apply.

Specification

Structure	Reinforced Concrete Frame			
Wall	Brick Wall			
Roof Covering	Roof Tiles / Reinforced Concrete Flat Roof			
Roof Structure	Metal Frame / Reinforced Concrete Slab.			
Ceiling	Fibre Plaster / Cement Board / Skim Coat			
Window	Aluminium Frame Glass Window			
Door	Timber Door / Aluminium Frame Glass Sliding Door			
Ironmongery	Selected Lockset			
Wall Finishes:				
Kitchen	Porcelain Tiles Up To 1600mm Height / Plaster & Paint			
Bath 1 & Bath 3	Porcelain Tiles Up To Ceiling Height			
Bath 2	Porcelain Tiles Up To 2700mm Height / Plaster & Paint			
Refuce Compartment	Ceramic Tiles			
Others	Plaster & Paint			
Floor Finishes:				
Living, Dining, Kitchen, Bath 1, Bath 2, Bath 3, Master Bedroom, Bedroom 1, Bedroom 2, Staircase, Porch, Yard, Terrace & Refuse Compartment	Porcelain Tiles			
Others	Cement Render			
Sanitary and Plumbing Fittings:				
Shower	3 nos.			
Water Closet	3 nos.			
Water Tap	5 nos.			
Basin	3 nos.			
Sink	1 no.			
Electrical Installation:	A1	A2/A3	B1	B2/B3
Light Point	19 nos.	20 nos.	18 nos.	19 nos.
Power Point	16 nos.	16 nos.	16 nos.	16 nos.
Fan Point	5 nos.	5 nos.	5 nos.	5 nos.
Bell Point	1 no.	1 no.	1 no.	1 no.
Water Heater Point	3 nos.	3 nos.	3 nos.	3 nos.
Air Conditioning Point	4 nos.	4 nos.	4 nos.	4 nos.
Fibre Wall Socket	1 no.	1 no.	1 no.	1 no.
Water Pump Point	1 no.	1 no.	1 no.	1 no.
TV Point	1 no.	1 no.	1 no.	1 no.
Autogate Point	1 no.	1 no.	1 no.	1 no.
Fencing	Brickwall with M.S. Fencing, M.S. Gate & Chainlink			

Nearby facilities & amenities within 20km

Primary Schools
SJK (C) Bukit Fraser - Tropicana Aman (coming soon)
SK Bukit Kemuning (2)
SK Bukit Rimau
SK Bukit Kemuning
SJK (C) Chung Hwa - Kota Kemuning
SJK (C) Khe Beng - Kemuning Utama

Secondary Schools
Sek Menengah Kebangsaan Kota Kemuning
Sek Menengah Kebangsaan Jalan Kebun

International Schools/ Private Education Institutions
OASIS International School Kuala Lumpur
- Bandar Rimbayu
Tenby International School - Tropicana Aman
MAHSA International School
- Bandar Saujana Putra
MAHSA University - Bandar Saujana Putra
Chinese Taipei School - Bukit Rimau

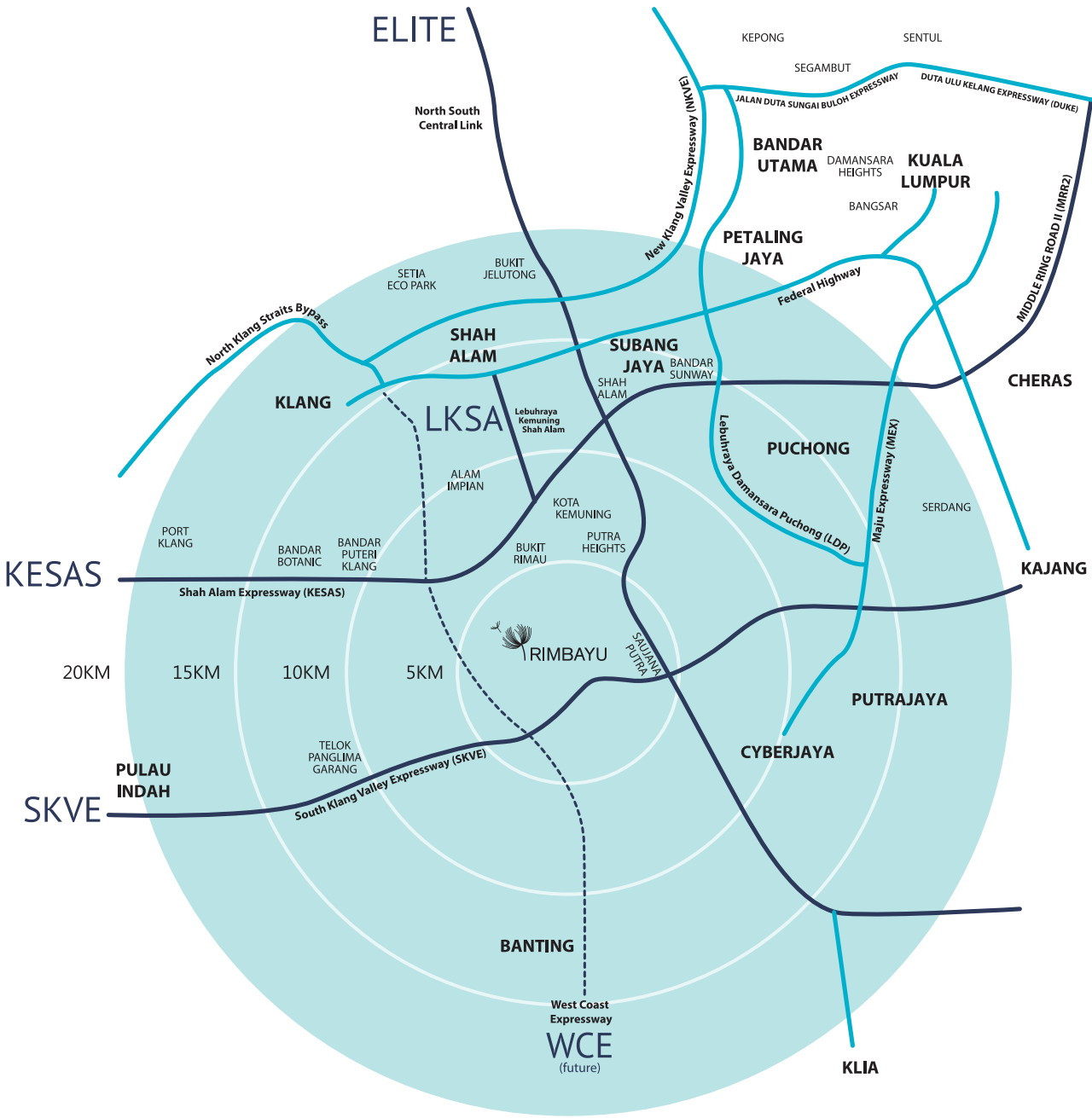
Hospitals
Columbia Asia Hospital - Bukit Rimau

Banks
Hong Leong Bank - Kota Kemuning
Maybank - Kota Kemuning
RHB Bank - Kota Kemuning
CIMB Bank - Kota Kemuning
Affin Bank - Kota Kemuning
Public Bank - Kota Kemuning
OCBC Al-Amin - Kota Kemuning

Hypermarkets & Convenience Stores
7-Eleven - Bandar Rimbayu
99 Speedmart - Bandar Rimbayu
Merceria Grocer - Sanctuary Mall
Econsave - Bukit Kemuning
AEON Big - Bukit Rimau
Hero Market - Kota Kemuning
Gamuda Walk - Kota Kemuning
Giant Hypermarket - Kemuning Utama

Public Facilities
Balai Polis - Kota Kemuning

Club House
The Club @ Rimbayu
Bukit Kemuning Golf & Country Resort
Kota Permai Golf & Country Club



HELLO, WORLD.

12A Developer: Bandar Rimbayu Sdn. Bhd. (568093-K) No. 1, Jalan Flora 3, Bandar Rimbayu, 42500 Telok Panglima Garang, Selangor. • Developer License No.: 12392-18/06-2022/0328(L) • Validity Date: 10/6/2020 - 9/6/2022 • Advertising & Sales Permit No.: 12392-18/06-2022/0328(P) • Validity Date: 10/6/2020 - 9/6/2022 • Approving Authority: Majlis Daerah Kuala Langat • Building Plan Approval No.: MDKL/JKB/2/4/1374 • Encumbrance: Charged to RHB Bank Berhad • Land Tenure: Leasehold 99 years (Expiring: 23/12/2111) • Expected Date of Completion: July 2022 • Type of Property: 2-Storey Link Homes (20'x60') • No. of Unit: 125 units • Selling Price: RM864,800 (Min) – RM1,097,800 (Max) • 7% discount for Bumiputra. *Restriction-in-interest: This Land cannot be sold, leased, pledged or transferred with even manner whatsoever except with the consent of the State Authority.*
12B Developer: Bandar Rimbayu Sdn. Bhd. (568093-K) No. 1, Jalan Flora 3, Bandar Rimbayu, 42500 Telok Panglima Garang, Selangor. • Developer License No.: 12392-17/06-2022/0327(L) • Validity Date: 8/6/2020 - 7/6/2022 • Advertising & Sales Permit No.: 12392-17/06-2022/0327(P) • Validity Date: 8/6/2020 - 7/6/2022 • Approving Authority: Majlis Daerah Kuala Langat • Building Plan Approval No.: MDKL/JKB/2/4/1374 • Encumbrance: Charged to RHB Bank Berhad • Land Tenure: Leasehold 99 years (Expiring: 23/12/2111) • Expected Date of Completion: Sept 2022 • Type of Property: 2-Storey Link Homes (20'x60') • No. of Unit: 148 units • Selling Price: RM864,800 (Min) - RM1,156,800 (Max) • 7% discount for Bumiputra. *Restriction-in-interest: This Land cannot be sold, leased, pledged or transferred with even manner whatsoever except with the consent of the State Authority.*
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.