


FREEHOLD | SEMI-D HOMES

*Dear Trees of the Forest,*

As I live in you, live by me too
The air I breathe is the one you lease
Our worlds intertwine;
as your world becomes mine.



## EXPERIENCE LIVING DEFINED BY NATURE

Built based on the principles of nature, luxury,
community and respect for its occupants.
Where children freely call upon their friends to play;
where parents gather for a chat and become lifelong friends.

Tree-lined pathways

48,700 sq.ft. landscape park

Over 500 tree plantings

Scenic pond deck


I took a walk in the woods
and came out *taller* than the trees.




ENTRANCE

Your home to a *new* beginning



STONE GARDEN

Where friends and family *gather*



POND DECK

Where children *run* free


IMAGINATION
can turn into adventures.
A GAME OF CATCH
into memories of a lifetime,
THAT NEVER FADE.



## *Lifestyle*

MAKE FRIENDS AND CONNECTIONS FOR LIFE

- The hall
- Pond deck
- Playground
- Stone garden
- Nature terrace



## *Greenery at your doorstep*

FRESH AIR AND TREES TO BENEFIT YOUR FAMILY

- Tree-lined pathways
- 48,700 sq.ft. landscape park



## *Private living spaces*

YOUR OWN PRIVATE SPACE TO BE CREATIVE

- Rear garden
- Comfortable homes up to 3,751 sq.ft.
- Separated car and pedestrian entrance









## *Integrated pedestrianized connectivity*

LINKED PATHWAYS INTEGRATING THE COMMUNITY

- Bicycle lanes
- Pathways from home-to-home

## *Accessibility*

A SHORT DRIVE TO KEY DESTINATIONS

- Eastern Dispersal Link
- Pasir Gudang Highway
- Singapore

## *Total vigilance and security*

BECAUSE SAFETY IS PRICELESS

- Gated guarded
- 24 hour security





All bedrooms with *en-suite*

High ceiling and void areas for *air circulation*

Clerestory windows for *natural light*

*Architectural* screens

*Wooden* decking

Rear garden for *privacy*

Separated car and pedestrian entrance for *increased safety*

**Built-up Area**
3,293 sq.ft.

**Land Area**
40' x 100'

4+1 bedrooms | 5 bathrooms




GROUND FLOOR




FIRST FLOOR

**Built-up Area**
3,442 sq.ft.

**Land Area**
38' x 100'

4+1 bedrooms | 5 bathrooms




GROUND FLOOR




FIRST FLOOR









All bedrooms with *en-suite*

*Internal* courtyard

High ceiling and void areas for *air circulation*

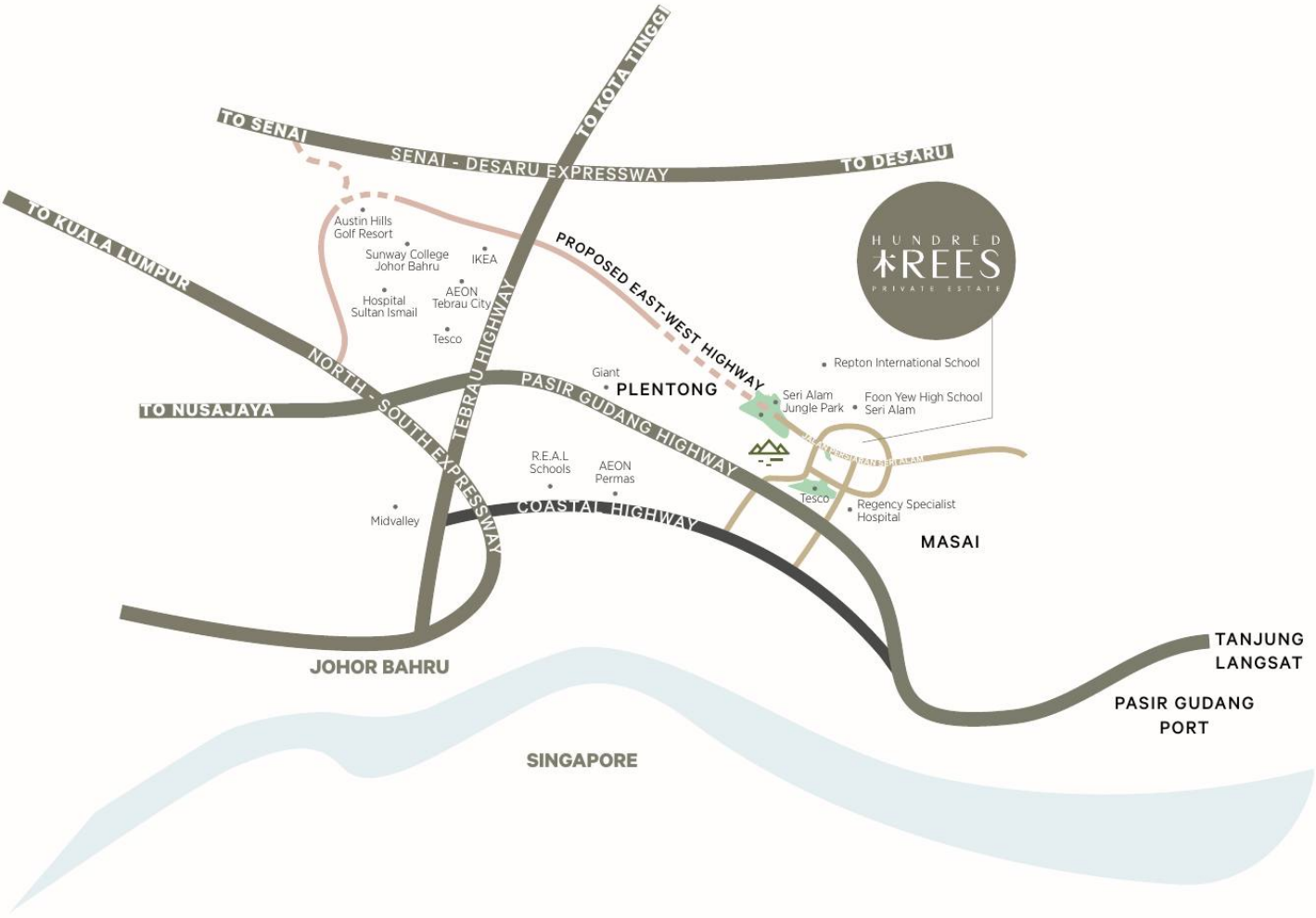
Clerestory windows for *natural light*

*Architectural* screens

*Wooden* decking

Rear garden for *privacy*

Separated car and pedestrian entrance for *increased safety*




| 4KM | 6KM | 8KM | 8KM | 11KM | 12KM |
|---|---|---|---|---|---|
| PASIR GUDANG | PERMAS JAYA | EASTERN DISPERSAL LINK | TEBRAU HIGHWAY | NORTH-SOUTH HIGHWAY | JB TOWN & CIQ |

### EDUCATION

- Repton International School
- Foon Yew High School Seri Alam
- R.E.A.L Schools
- Sunway College Johor Bahru

### AMENITIES

- Aeon Permas Jaya
- Tesco
- IKEA

### HEALTHCARE

- Regency Private Hospital
- Hospital Sultan Ismail

### RECREATION

- Tasik Biru Bandar Baru Seri Alam
- Seri Alam Jungle Park
- Austin Hills Golf Resort


PLAYGROUND
NATURE TERRACE
POND DECK
THE HALL
TREE-LINED PATHWAYS
STONE GARDEN

## SPECIFICATION

| | | |
|---|---|---|
| STRUCTURE | Reinforced Concrete / Precast Concrete | |
| WALLS | Brick Wall / Precast Wall | |
| ROOF | Reinforced Concrete Flat Roof / Concrete Tile Roof | |
| CEILING | Car Porch / Foyer / Living Room / Dining / Dry Kitchen / Utility / Yard / Deck | - Skim Coat & Paint |
| | Master Bedroom / Family / Bedroom 2, 3 & 4 | - Fibrous Plasterboard & Paint |
| | Wet Kitchen / Toilet / Powder Room / Bathroom 2, 3, 4 / Master Bath | - Water Resistant Gypsum, Plasterboard & Paint |
| WINDOWS | Internal / External | - Powder Coated Aluminium Frame, Glass Window |
| DOORS | Main Entrance / Bedroom 2, 3, 4 / Master Bedroom / Toilet Bathroom 2, 3, 4 / Master Bathroom / Utility / Powder Room / Water Tank | - Timber Door |
| | Wet Kitchen | - Timber Door with Side Hung Powder Coated Aluminium Frame Glass, Casement Window |
| | Store Room | - Timber Door with Bottom Ventilation Slots |
| | Dining / Living Room / Balcony 1, 2, 3 / Bedroom 4 | - Powder Coated Aluminium Frame, Sliding Glass Door |
| IRONMONGERY | Quality Lock Sets | |
| WALL FINISHES | Internal / External | - Plaster & Paint |
| | Wet Kitchen / Toilet / Powder Room / Bathroom 2, 3, 4 / Master Bathroom | - Porcelain Tile |
| FLOOR FINISHES | Car Porch | - Concrete Imprint |
| | Foyer / Living / Dining / Dry Kitchen / Bedroom 4 / Store / Utility / Wet Kitchen / Toilet / Powder Room / Bathroom 2, 3, 4 / Master Bathroom / Balcony 1, 2, 3 / Staircase / Family / Bedroom 2, 3 / Master Bedroom | - Porcelain Tile |
| | Deck / Yard | - Composite Timber Decking |
| | Front Yard | - Wash Aggregate |
| GATE | | - M.s. gate with brick pier c/w letterbox |
| FENCING | | - Pre-cast Concrete Wall |

| SANITARY & PLUMBING FITTINGS | TYPE A | TYPE C |
|---|---|---|
| WASH BASIN & TAP | 7 nos | 6 nos |
| WATER CLOSET (WC) | 6 nos | 6 nos |
| SHOWER ROSE | 5 nos | 5 nos |
| HAND BIDET | 6 nos | 6 nos |
| BIB TAP | 3 nos | 3 nos |
| TAP | 2 nos | 2 nos |
| STAINLESS STEEL SINK | 2 nos | 2 nos |
| SHOWER SCREEN | 1 nos | 2 nos |
| **ELECTRICAL INSTALLATION** | | |
| LIGHTING POINTS | 62 nos | 70 nos |
| POWER POINTS | 43 nos | 47 nos |
| FAN POINTS | 7 nos | 7 nos |
| TV POINTS | 3 nos | 3 nos |
| TELEPHONE POINTS | 2 nos | 2 nos |
| WATER HEATER POINTS | 5 nos | 5 nos |
| AIR-CONDITIONER POINTS | 8 nos | 8 nos |

Here is

where the *heart* resides,

where the *mind* finds rest,

where *children* grow up,

where *families* create memories.



Here is

HUNDRED
木REES
PRIVATE ESTATE

# THE STORY BEHIND KIMLUN LAND.

*A school car park project was the driving force that started it all.*

Forty-two years ago, the principal of a 106-year-old Chinese high school wanted to revamp the old and cramped school car park. He asked an ex-student to help rebuild the space. He received an enthusiastic and resounding "Yes" from this ex-student, who went on to change the design and flow of the car park to make it more efficient, safe and affordable for this independent school. Thus, began the story of Kimlun Earthworks Sdn. Bhd., which was established in 1977. From the very beginning, the values of sincerity and integrity have been the founding principles of the founder, and the company.

This start-up company soon expanded from earthworks into other subsidiary businesses with expertise in engineering and construction, building and infrastructure development, manufacturing and much more. Today, all these divisions sit under a parent holding company, Kimlun Corporation Bhd. (Kimlun Corporation) that is listed on the Main Board of Bursa Malaysia.

With a reputation for quality and excellence, Kimlun Corporation's construction arm is the main contractor for many reputable property developers such as, Eco World Development Group Bhd., IOI Properties Group Bhd., SP Setia Bhd. Group, The Kuok Group, Sime Darby Bhd. and others. They have successfully completed high-profile projects for these brands and earned a reputation for their exacting standards. To date, they have completed over 600 projects.

Kimlun Corporation's entry into the property market was a natural progression. In 2010, Kimlun Land Sdn. Bhd. (Kimlun Land) was established. The first property project launched by Kimlun Land was the Hyve Soho and Service Suites in Cyberjaya, Selangor in 2013, followed by Taman Puteri in Pekan Nanas, Johor, Bukit Bayu in Shah Alam, Selangor, and now, Hundred Trees Private Estate in Seri Alam, Johor.

There is a common theme that runs through the projects that Kimlun Land has developed, and it is based on the pillars of sincerity, integrity, responsibility, and engaging community values. Their ethos is best summarised as a property developer that creates neighbourhoods where they themselves wish to live.

Notable completed construction & infrastructure projects:

Gleneagles Hospital, Medini | Aeon Bukit Indah | Setia Sky Suites, JB | Perling Interchange | HUKM Hospital project | Abu Bakar Interchange | Teega Residences, Puteri Harbour | Mall of Medini | Molek Pine 3 | Marlborough College Malaysia | Bukit Bayu Private Estate | MBJB Tower, JB

Notable on-going projects:

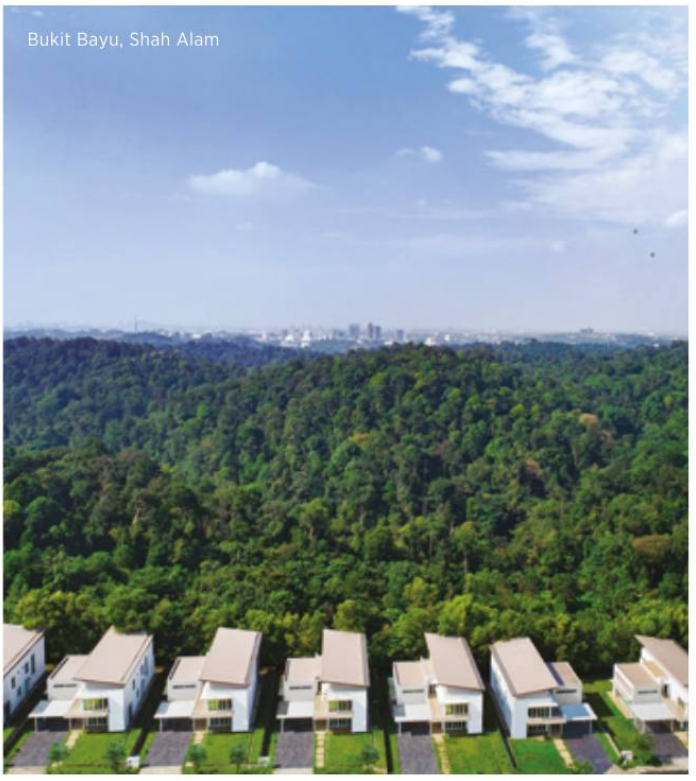
Pan Borneo Highway | Hillcrest Heights, KL Sunway Grid | Mt. Austin Stadium

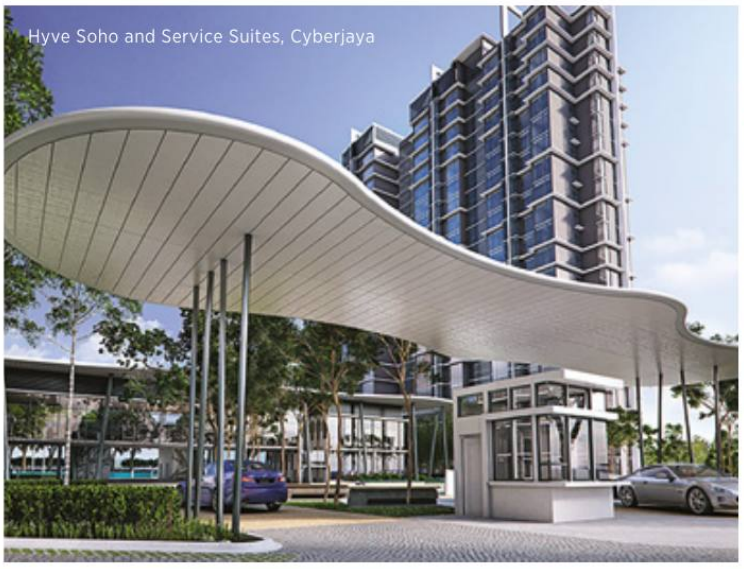
Notable pre-cast manufacturing projects:

Various Singapore MRT lines | Klang Valley MRT lines | Resorts World Sentosa



Hyve Soho and Service Suites, Cyberjaya


Bukit Bayu, Shah Alam


Hyve Soho and Service Suites, Cyberjaya


Puteri Harbour Iconic Bridge, Iskandar Puteri



Teega Residences, Iskandar Puteri


Taman Puteri, Pekan Nanas



WhatsApp Kelvin

**011-6198 6228**

One Union Realty

Another prestigious project by:

KIMLUN

Rumah Berkembar 2 Tingkat. No. Lesen Pemaju: 13708-2/04-2023/0310(L). Tempoh Sahlaku: 07/04/2021 – 06/04/2023. No. Permit Iklan: 13708-2/04-2023/0310(P). Tempoh Sahlaku: 07/04/2021 – 06/04/2023. Jumlah Unit: A - 22 Unit, B - 18 Unit, C - 18 Unit, D - 2 Unit. Pihak Berkuasa Yang Meluluskan Pelan Bangunan: Majlis Perbandaran Pasir Gudang (MPPG). Nombor Rujukan: Jbgn/203/2020(PG). Bebanan Tanah: Tiada. Pegangan Tanah: Hak Milik Kekal. Tarikh Dijangka Siap: Jun 2023. Harga Jualan: RM1,024,489 – RM1,955,167. Diskaun Lot Bumiputera: 15%.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

Hundred Trees by Kimlun

Enquiries

# Kelvin

**WhatsApp 011-6198 6228**

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