

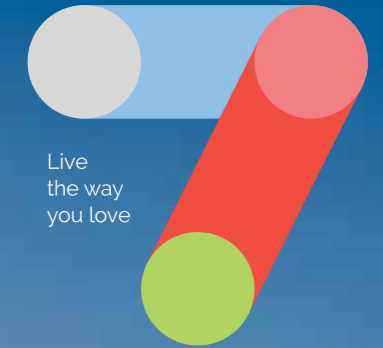


robin

@RIMBAYU



“Every day is a new adventure with nature. I love it!”



Live the way you love

At Bandar Rimbayu, it's all about living where mother nature is always at your doorstep, in a safe, supportive and highly accessible neighbourhood.

Now's the time to own a home you'll love, to complement the life that you love.



Home is where life falls into place. Naturally.

Owning a home in Robin is like owning your very own pocket of nature because it comes with 10 outdoor amenities that are exclusive to residents of Robin. All within walking distance, and all made safer.



Artist impression purposes only.



8.6 acres

[outdoor amenities]
x x x x x
residents only

- Camping and picnic site
- Community farm
- Tropical orchard
- Woodland
- Central park
- jogging path
- Bicycle lane and playground
- Outdoor gym
- Multipurpose court
- Basketball court



Artist impression purposes only.



Artist impression purposes only.

Imagine waking up every day to a good problem: having so many amazing outdoor amenities to choose from! Each of the exclusive outdoor amenities in Robin caters to your different needs, as well as your loved ones'.

Bond naturally at the camping and picnic site where you can sing, chat and just spend quality time with friends and family. For a fun time with the kids, head over to the pocket parks for different childrens' activities!

If you're a fan of chilling while learning about nature, you'll love the community farm, tropical orchard, and the charming woodland complete with tree identification tags so you and loved ones can amp up your tree knowledge.

More a fan of quiet, relaxing me time? You'll be delighted to know that you have a choice of the central park, jogging path, or 1km bicycle lane.



Artist impression purposes only.



Block your calendar.
You have a date
with nature!

Different home types, different sizes.
All equally open and offers added
space for your creativity and
individuality to shine.

- High speed broadband infrastructure ready
- Premium home finishes
- Guarded community
- Water booster pump is provided

Live openly. Live freely.



Type A - artist impression purposes only.

Type C - artist impression purposes only.

Camping and picnic site

Rekindle sweet memories as you create new ones with loved ones in the amazing outdoors of home.

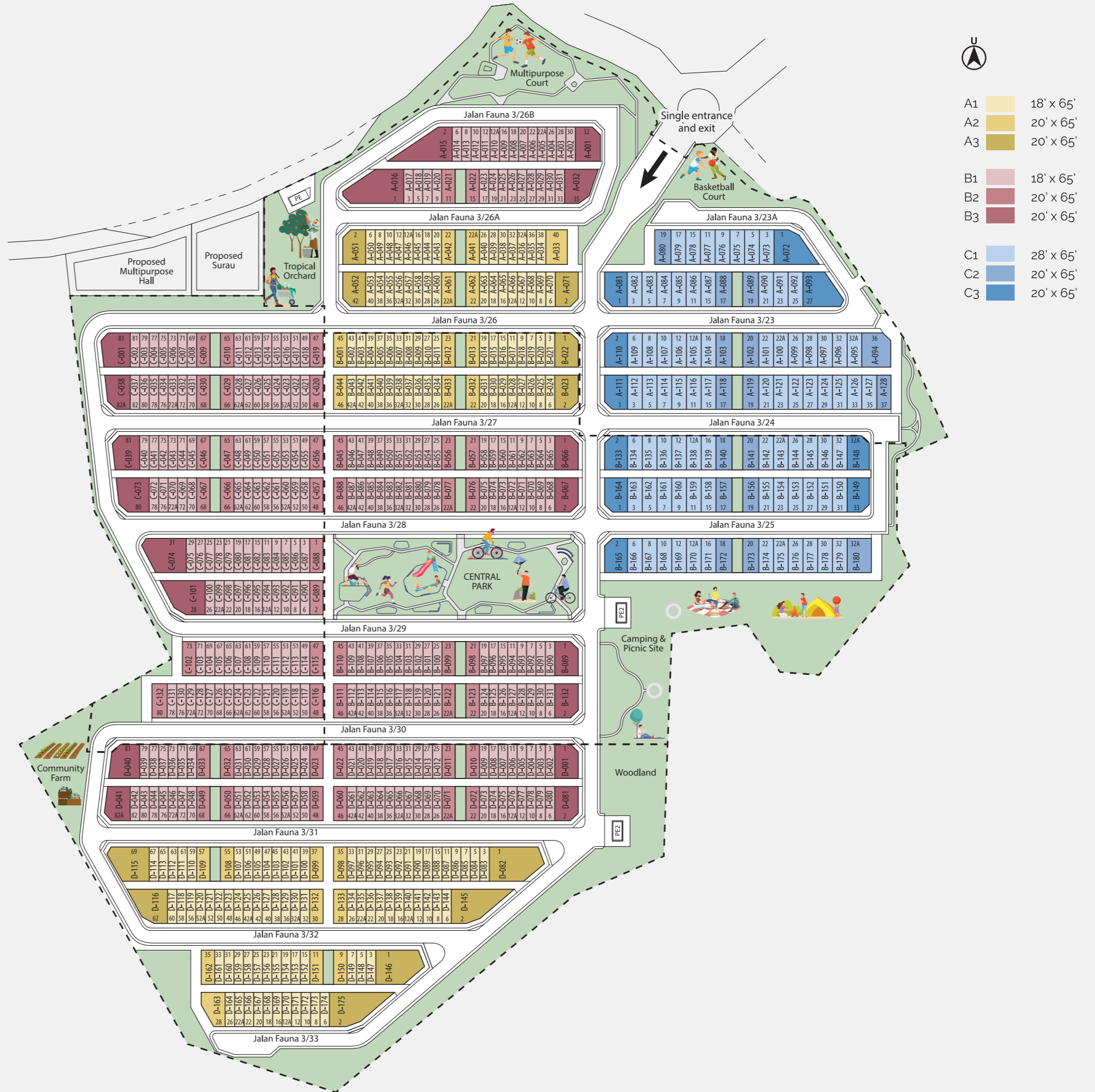
Community farm

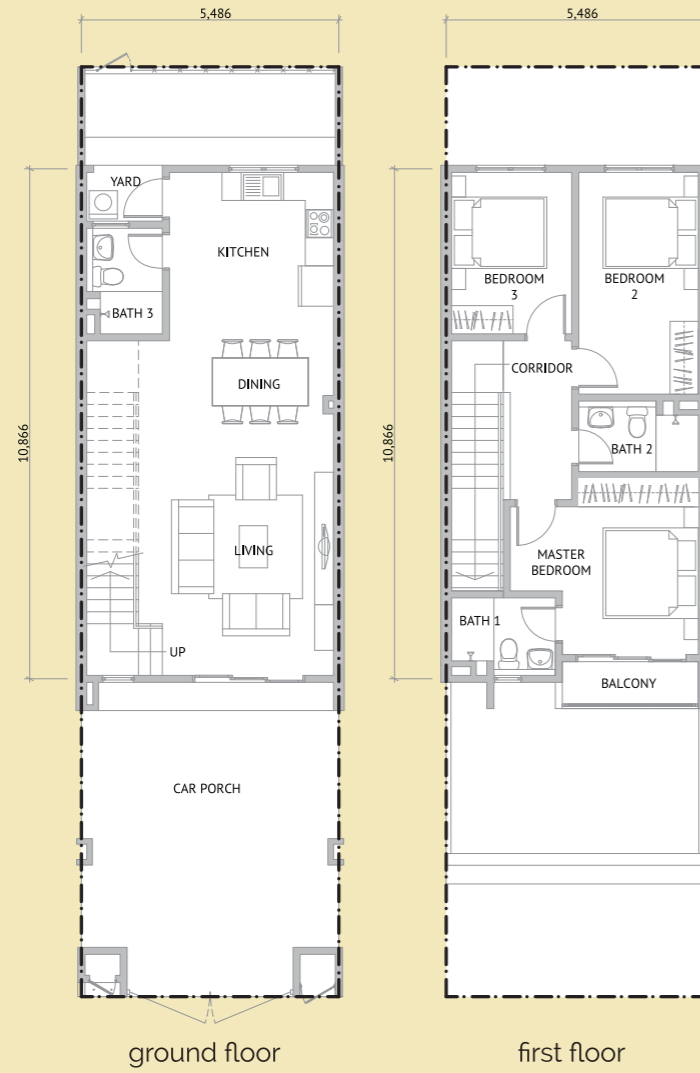
Nurture relationships as you experience how Mother Nature connects lives.

Tropical orchard

Be it family time or me time, enjoy a relaxing time as you stroll among lush greenery.

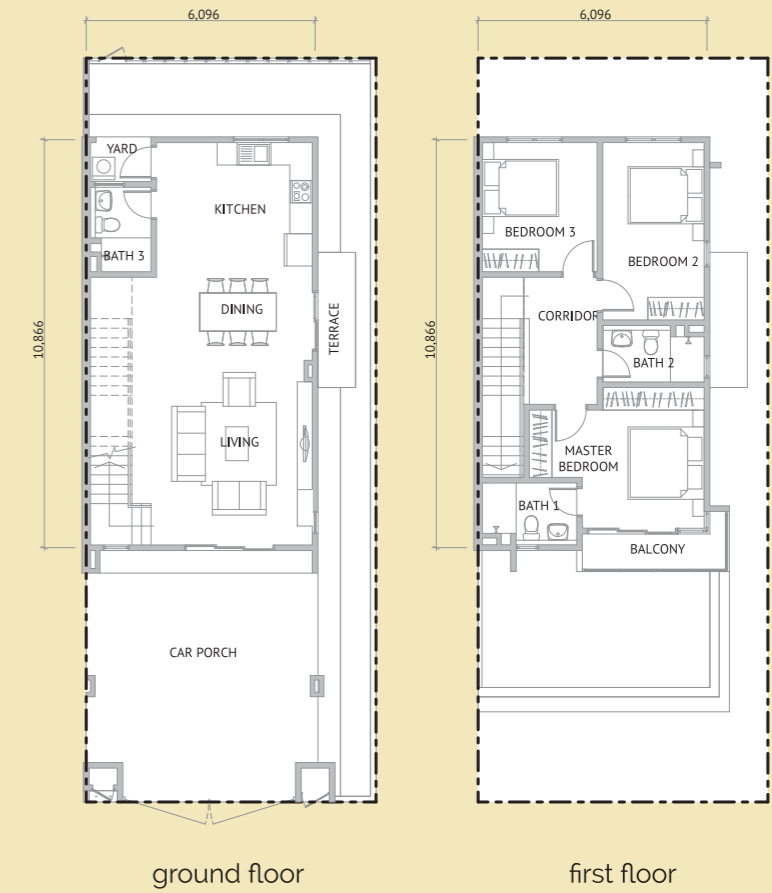
- Camping and picnic site
- Tropical orchard
- Community farm
- Jogging/cycling track
- Pavilion
- Multipurpose court
- Basketball court
- Playground
- Outdoor parcours area
- Reflexology path
- Plaza
- Kite-flying field
- Woodland



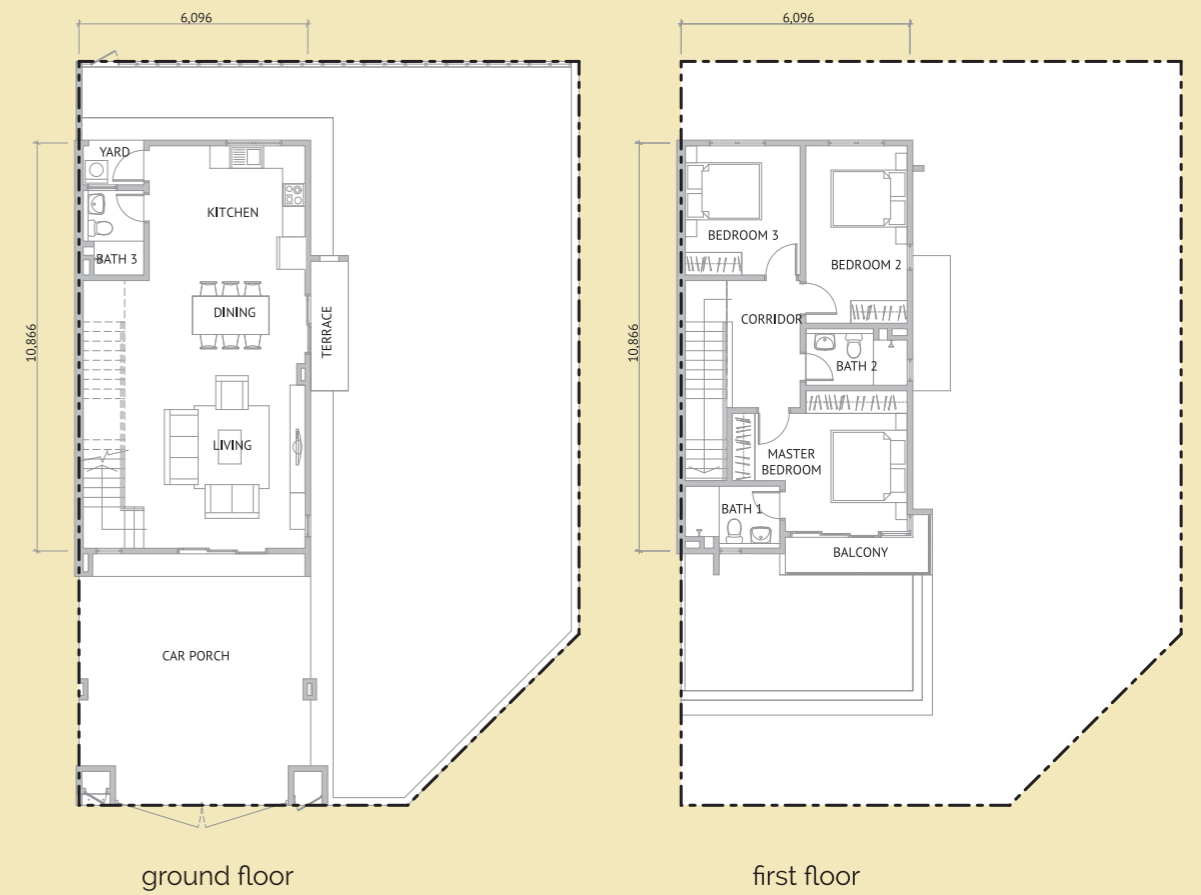


A1
18' x 65'
intermediate
built-up
1,535 sq. ft.

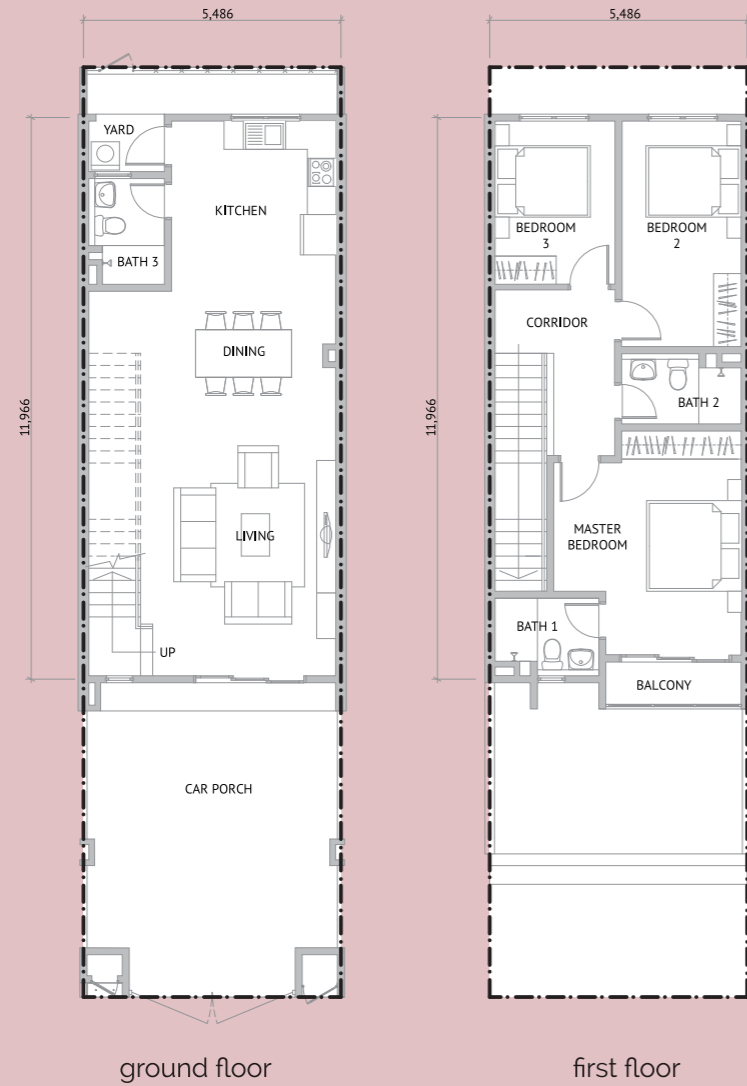
A2
20' x 65'
end lot
built-up
1,776 sq. ft.



A3
20' x 65'
corner lot
built-up
1,776 sq. ft.

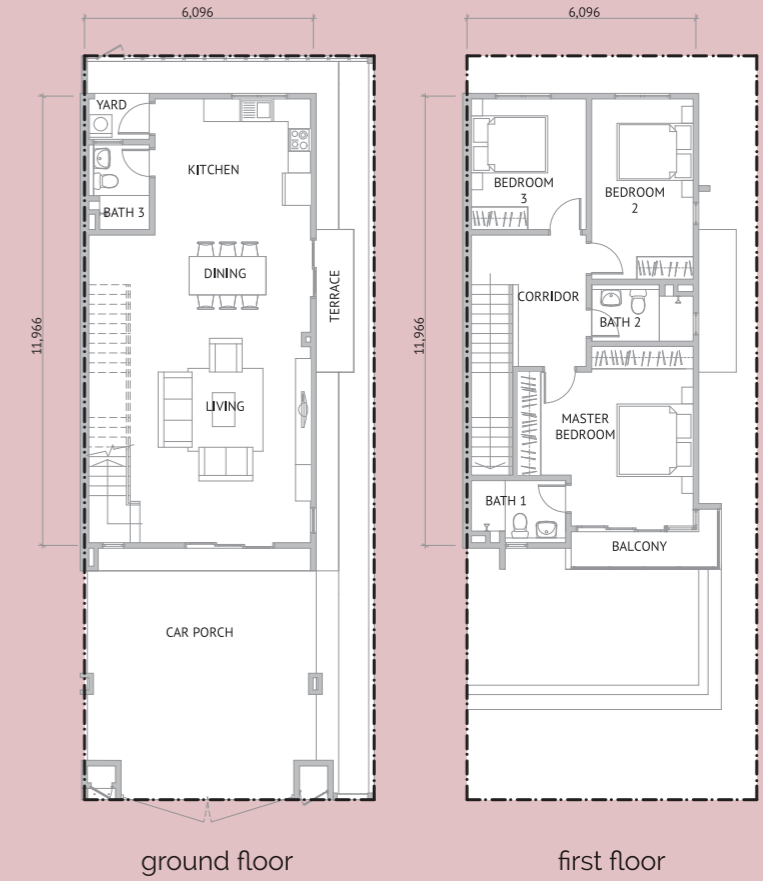


- Open plan concept
- Sliding doors for natural lighting and better ventilation
- 7ft backyard allows for future expansion
- Master bedroom comes with a balcony
- High ceiling provides more space for decoration and ventilation
- Fully-tiled car porch
- Modern and functional gate design

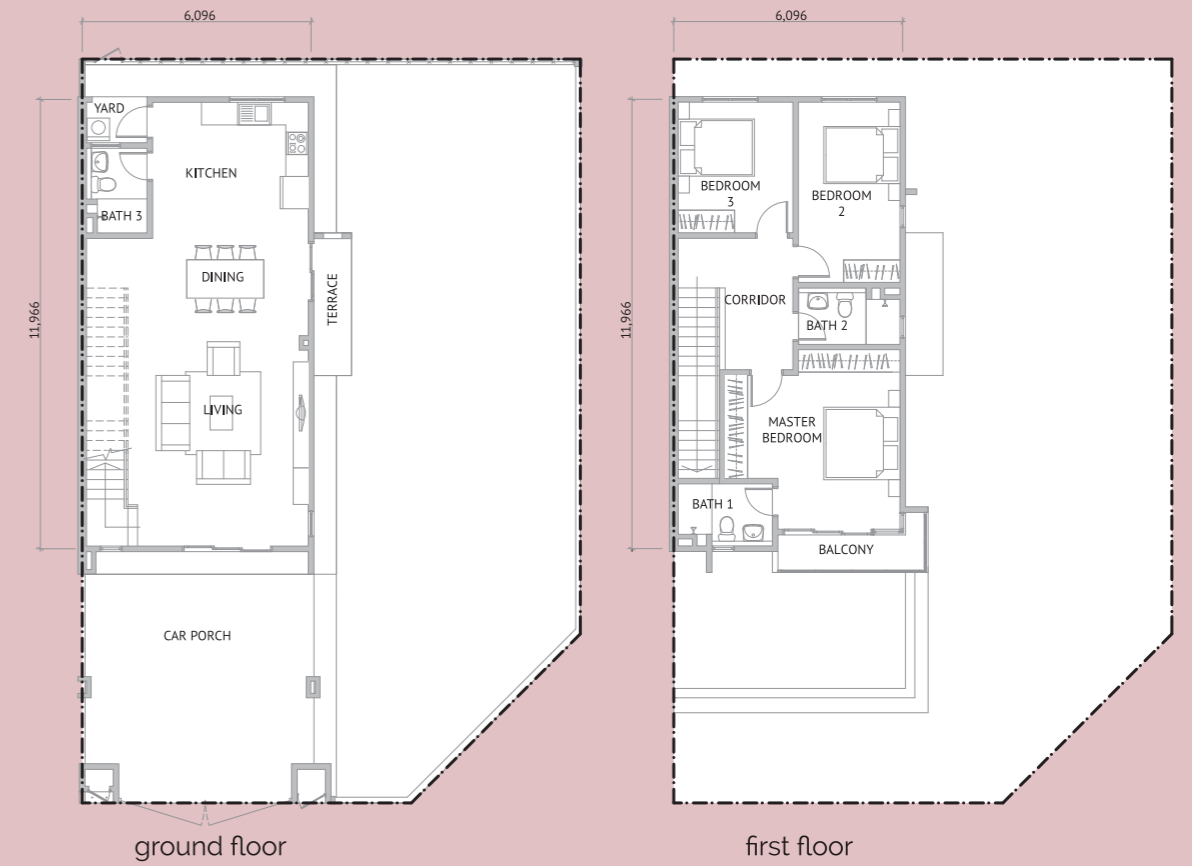


B1
18' x 65'
intermediate
built-up
1,665 sq. ft.

B2
20' x 65'
end lot
built-up
1,924 sq. ft. .



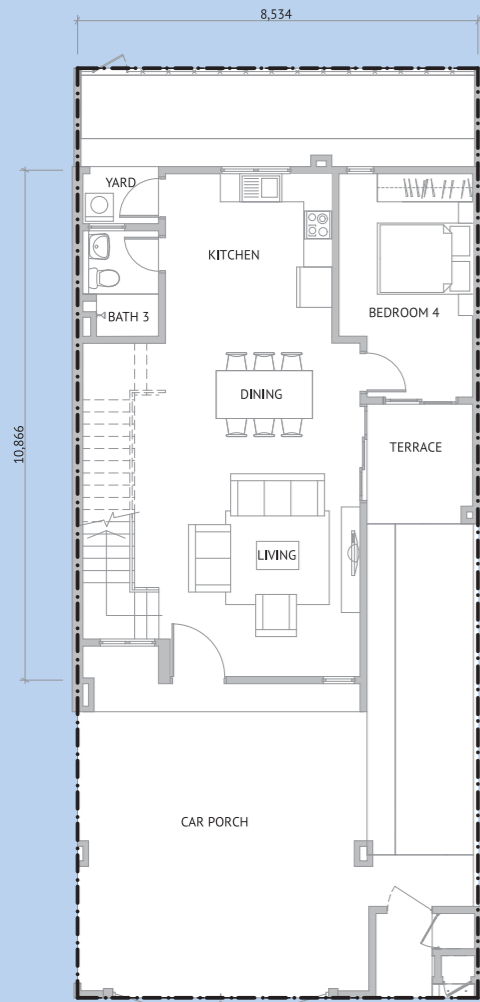
B3
20' x 65'
corner lot
built-up
1,924 sq. ft



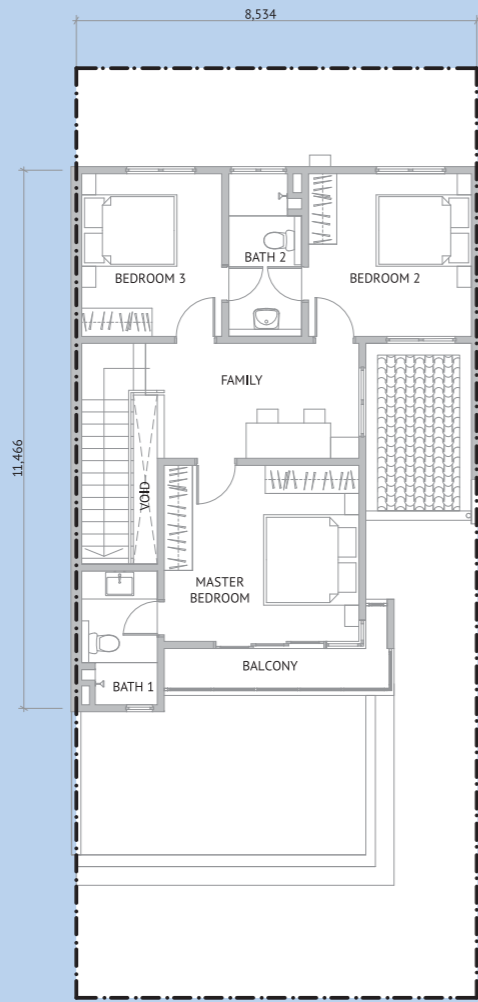
Prefer a more spacious interior instead of a larger backyard?
Type B offers more interior space while keeping enough space at the 3.5ft backyard for washing and drying laundry.

- Open plan concept
- Sliding doors for natural lighting and better ventilation
- Master bedroom comes with a balcony
- High ceiling provides more space for decoration and ventilation
- Fully-tiled car porch
- Modern and functional gate design

Artist impression purposes only.



ground floor



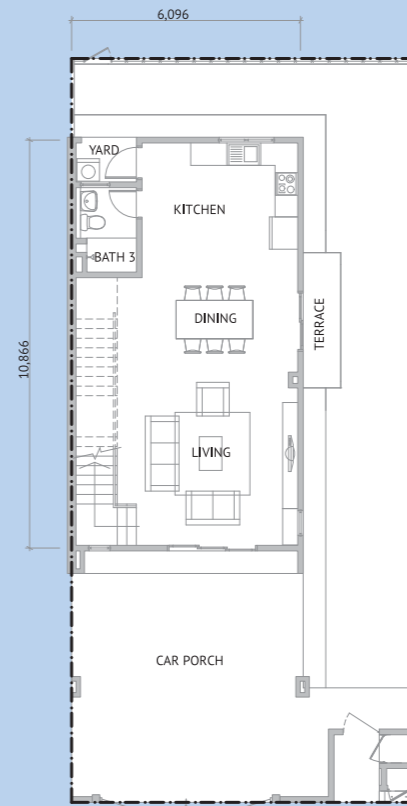
first floor

C1

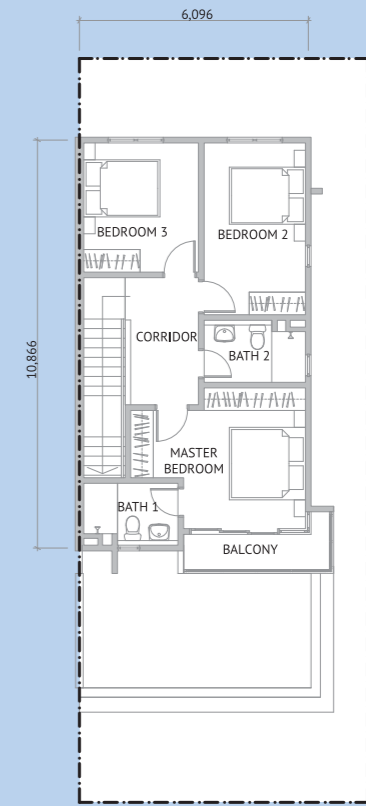
28' x 65'
intermediate
built-up
2,009 sq. ft.

C2

20' x 65'
end lot
built-up
1,777 sq. ft.



ground floor



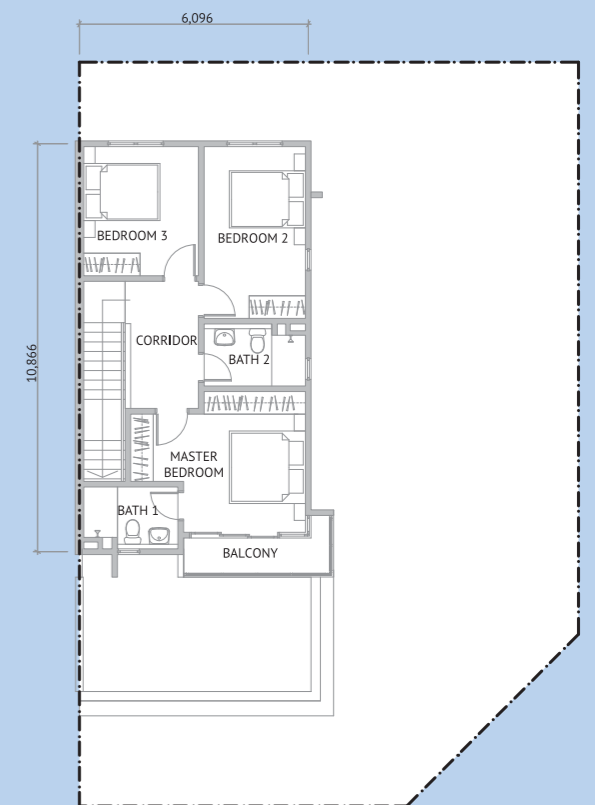
first floor

C3

20' x 65'
corner lot
built-up
1,777 sq. ft.



ground floor



first floor

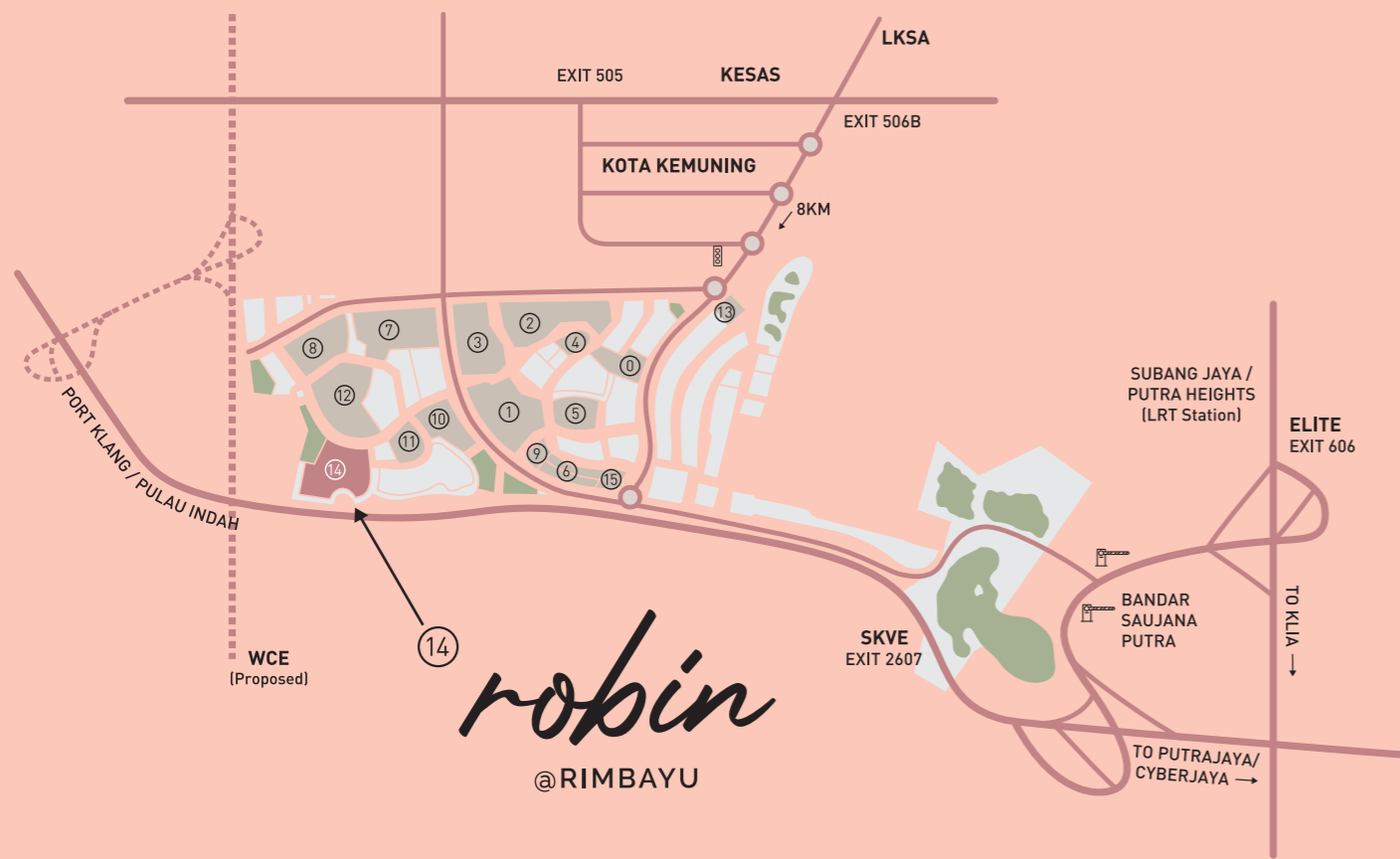
type C



Artist impression purposes only.

If you believe in the saying 'go big or go home', Type C is the one for you. With a large 8ft space on the side, it resembles an end lot and only its back is linked with another unit. What's more, the room on the ground level opens up directly to the garden, making it the perfect room for any elderly loved ones, or for your WFH office!

- Open plan concept
- Sliding doors for natural lighting and better ventilation
- 8ft wide side garden for intermediate units
- Extra room at ground floor opens up directly to the garden
- Master bedroom comes with a balcony
- Family hall on first floor, perfect for WFH office
- Extra space at backyard allows for future expansion
- Fully-tiled car porch
- Modern and functional gate design



- | | |
|--------------------------------|--------------------|
| 0. The ARC/The Club @ Rimbayu | Under construction |
| 1. Chimes | |
| 2. Perennia | |
| 3. Periwinkle | New launch |
| 4. Scarlet | |
| 5. Wisteria | |
| 6. Blossom Drive Shoplot | |
| 7. Penduline | |
| 8. Halaman 11 - Apartment | |
| 9. Blossom Square Shoplot | |
| 10. Livia | |
| 11. Swans | |
| 15. Oasis International School | |
| | 12. Starling |
| | 13. Uptown Shoplot |
| | 14. Robin |

Specifications

STRUCTURE	Reinforced Concrete Frame
WALL	Brick Wall
ROOFING COVERING	Roof Tile / Reinforced Concrete Flat Roof
ROOF FRAMING	Metal Frame / Reinforced Concrete Slab
CEILING	Fibre Plasterboard / Skim Coat / Cement Board
WINDOWS	Aluminium Frame Glass Window
DOORS	Timber Door / Aluminium Sliding Glass Door
IRONMONGERY	Selected Lockset
WALL FINISHES	
Bath 1, Bath 3	Porcelain Tiles Up To Ceiling Height
Bath 2	Porcelain Tiles Up To 2700mm Height
Kitchen	Ceramic Tiles Up To 1600mm Height
Refuse Compartment	Ceramic Tiles
Others	Plaster & Paint
FLOOR FINISHES	
Car Porch, Living, Dining, Kitchen, Staircase, Corridor, Master Bedroom, Bedroom 2 & 3, Bedroom 4 (C1 only), Terrace (except A1, B1), Family (C1 only), Balcony, Bath 1, 2 & 3, Yard	Porcelain Tiles
Refuse Compartment	
Others	Ceramic Tiles Cement Render

SANITARY & PLUMBING FITTINGS	A1/B1	A2/A3/B2/B3	C1	C2/C3
Shower	3	3	3	3
Water Closet	3	3	3	3
Water Tap	5	5	5	5
Basin & Basin Tap	3	3	3	3
Sink & Sink Tap	1	1	1	1

ELECTRICAL INSTALLATION	A1/B1	A2/A3/B2/B3	C1	C2/C3
Lighting Point	21	22	25	23
Fan Point	5	5	6	5
Power Point	14	14	17	14
Fibre Wall Socket	1	1	1	1
TV Point	1	1	1	1
Air Conditioning Point	4	4	5	4
Water Heater Point	3	3	3	3
Water Pump Point	1	1	1	1
Bell Point	1	1	1	1
Autogate Point	1	1	1	1

FENCING	Brick Wall with Mild Steel / Chain-link Fence
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*This schematic drawing is not to scale and serves the purpose of indicating phases of development only

Parcel 14A Developer: Bandar Rimbayu Sdn. Bhd. 200201000430 (568093-K) No. 1, Jalan Flora 3, Bandar Rimbayu, 42500 Telok Panglima Garang, Selangor. • Developer License No.: 12392-22/11-2023/0827(L) • Validity Date: 17/11/2021 - 16/11/2023 • Advertising & Sales Permit No.: 12392-22/11-2023/0827(P) • Validity Date: 17/11/2021 - 16/11/2023 • Approving Authority: Majlis Daerah Kuala Langat • Building Plan Approval No.: MPKL/JKB/2/4/33/2021 • Encumbrance: Charged to RHB Bank Berhad • Land Tenure: Leasehold 92 years (Expiring: 23/12/2111) • Expected Date of Completion: December 2023 • Type of Property: 2-Storey Link Homes (18' x 65' 28" x 65') • No. of Units: 85 units (18' x 65') / 43 units (28' x 65') • Selling Price: RM775,800 (Min) - RM1,423,800 (Max) • 7% discount for Bumiputera. 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

Parcel 14B Developer: Bandar Rimbayu Sdn. Bhd. 200201000430 (568093-K) No. 1, Jalan Flora 3, Bandar Rimbayu, 42500 Telok Panglima Garang, Selangor. • Developer License No.: 12392-21/11-2023/0813(L) • Validity Date: 12/11/2021 - 11/11/2023 • Advertising & Sales Permit No.: 12392-19/08-2022/0509(P) • Validity Date: 12/11/2021 - 11/11/2023 • Approving Authority: Majlis Daerah Kuala Langat • Building Plan Approval No.: MPKL/JKB/2/4/33/2021 • Encumbrance: Charged to RHB Bank Berhad • Land Tenure: Leasehold 92 years (Expiring: 23/12/2111) • Expected Date of Completion: December 2023 • Type of Property: 2-Storey Link Homes (18' x 65' 28" x 65') • No. of Unit: 180 units • Selling Price: RM783,800 (Min) - RM1,233,800 (Max) • 7% discount for Bumiputera. 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

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