



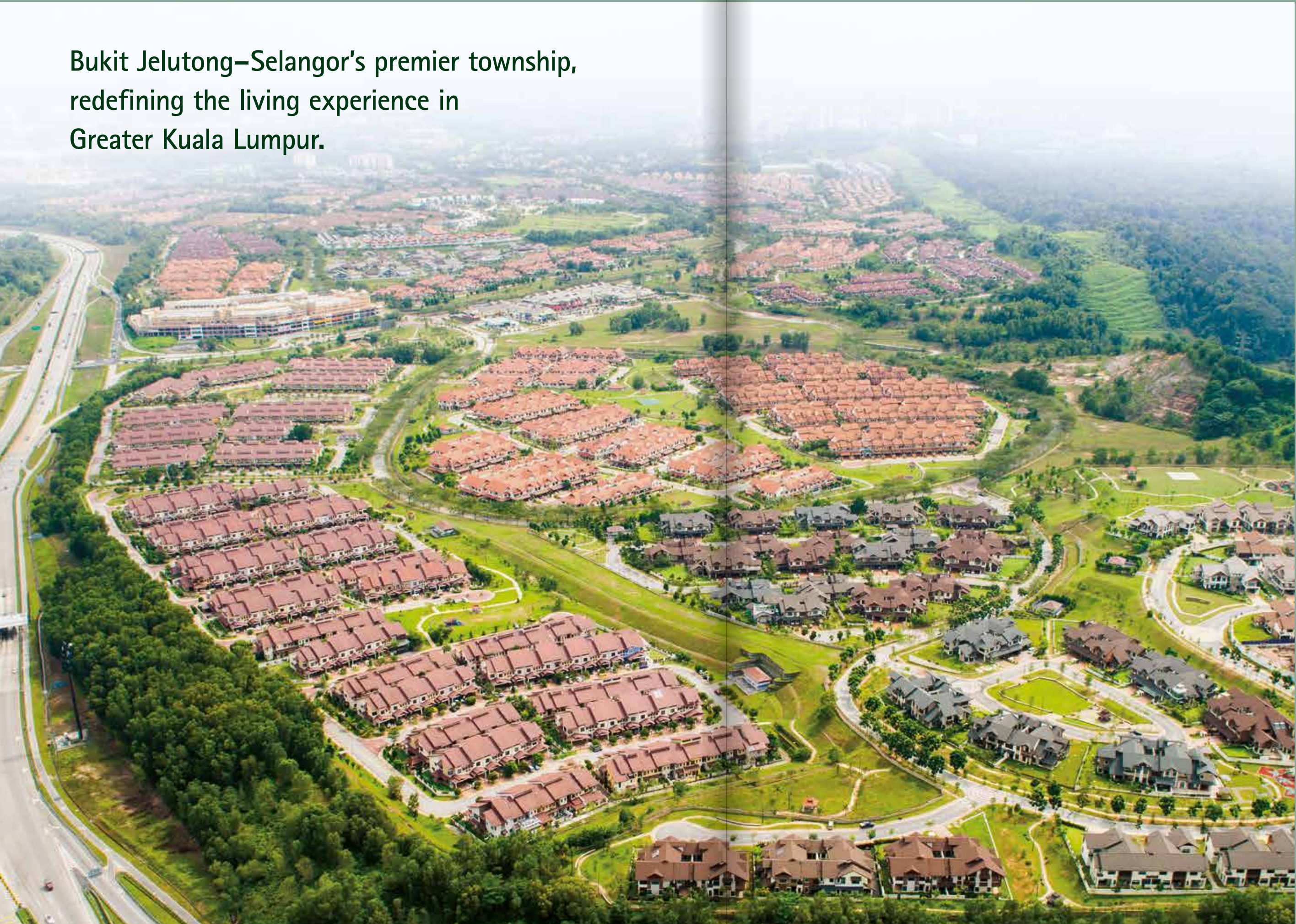
**RIMBUN
SANCTUARY**
Bukit Jelutong



A photograph of a tree-lined road, likely a residential street, with lush green foliage and a clear sky. The road is paved and curves slightly to the right. The trees are tall and dense, creating a canopy effect. The text "Your Modern-day Sanctuary" is overlaid in white, sans-serif font in the upper right quadrant of the image.

Your Modern-day
Sanctuary

Bukit Jelutong—Selangor's premier township,
redefining the living experience in
Greater Kuala Lumpur.



Aerial view of the sprawling township of Bukit Jelutong



Modern contemporary tropical architecture of residences in Bukit Jelutong



Planned and developed in the early nineties, Bukit Jelutong was and still remains at the forefront of the new home idea. It is known for placing as much emphasis on the planning and design of the environment as it does on the architectural design and aesthetics of the homes themselves.



Masjid Tengku Ampuan Jemaah Bukit Jelutong–Bukit Jelutong’s majestic royal mosque

In its essence, Bukit Jelutong was envisioned as a township resplendent with parks, gardens and green open spaces for residents to enjoy. These public spaces help nurture a symbiotic relationship with the outdoors—where residents experience it, appreciate it and care for it. Initially described as ‘resort living a world away from the cares of the city and the suburbs’, Bukit Jelutong is now so much more than that.



As a garden resort living township, Bukit Jelutong offers an abundance of greens and greenery

Living in Bukit Jelutong is a beautiful bouquet of feelings and emotions, of longings and desires fulfilled, of contentment and belonging. The landscaped green open spaces, the gentle slopes, the generous shade of the rainforest trees and the design-like quality of the palms seem connected with the private gardens of the residents' homes—creating a meandering carpet of lush and diverse flora.

Aesthetically designed and spacious homes are lovingly tucked away, decidedly private and warmly welcoming.



Lush landscaping, a Bukit Jelutong trademark

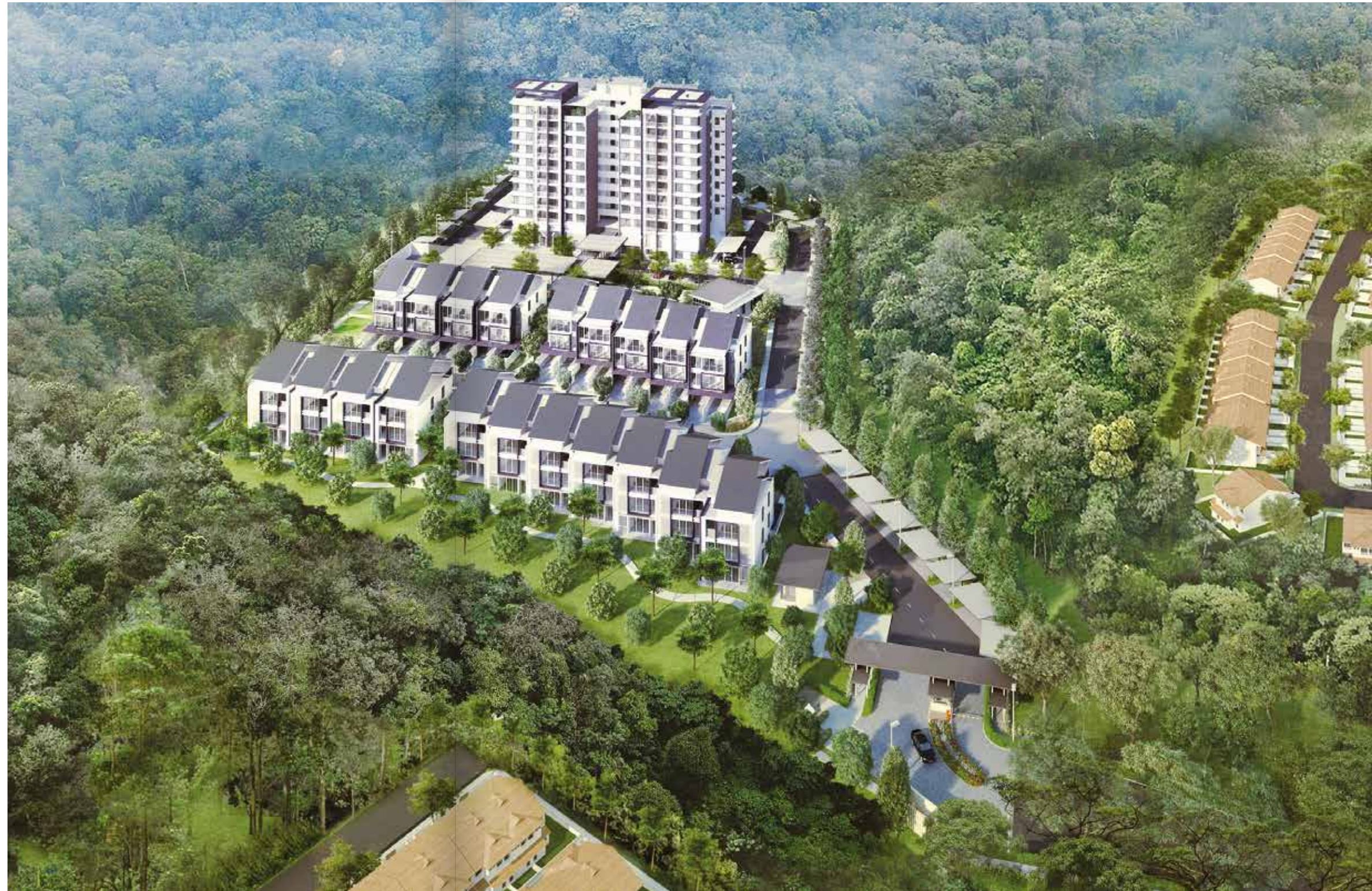
Bukit Jelutong has the distinction of being the premier township in the state of Selangor. It is also one of the state's most sought-after residential addresses and one of the most reputable in Greater KL.

Its dedication to liveability-enhancing design has seen Bukit Jelutong recognised as an award-winning township adorned with award-winning developments. It has and continues to win international awards for town planning, best neighbourhood and sustainable commercial development.



**RIMBUN
SANCTUARY**
Bukit Jelutong

'Rimbun' pays tribute to the lush trees and gardens of this residential sanctuary, found throughout Bukit Jelutong as well as the forest reserve it is located next to. This gated and guarded community, enhanced by security features, is a modern-day sanctuary located away from the township's mainstream activities. Hence, Rimbun Sanctuary.



Tucked away next to a forest reserve, Rimbun Sanctuary is true to its name

Your modern-day sanctuary



A dedicated tree-lined boulevard leads you to the gated and guarded boutique residential enclave

Designed for contemporary living with a focus on exclusivity, comfort, security and privacy, Rimbun Sanctuary connects with the busy, active and career-minded professional.

Its exclusivity is immediately felt as you drive along the private tree-lined boulevard to this gated and guarded low-density boutique development of chic townhouses and apartments.

Inspired by the adjacent forest reserve, the lushly landscape gardens extend into exclusive leisure facilities, acting as a soothing counter to the hustle and bustle of the working day.



Mixed development:
Townhouses & Apartments



Gated & guarded
with 3-tier security



Forest reserve next door



Dedicated tree-lined
boulevard to entrance



The clean stylish architectural lines of the Rimbun Sanctuary Townhouses

The Rimbun Sanctuary Townhouses are distinctively defined and aesthetically pleasing

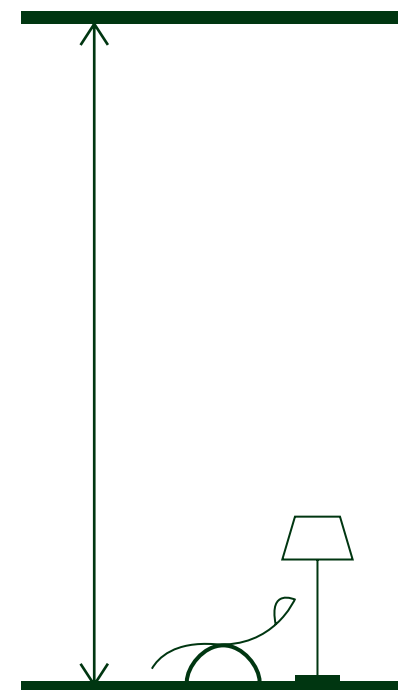


Modern open plan living and dining areas create practical and comfortable spaces complemented with 3 main bedrooms and ensuite baths.

A double volume space catches the eye and adds a touch of class to an already stylish home while the more generous units are designed with a family room, a powder room and multi-purpose spaces that can change to suit your lifestyle.

The modern contemporary townhouse facades are actually demarcated by colour to show different units

40 units | 2 types | 1500-2200 square feet built up | 3 bedrooms with ensuite bath | 2 car parks back to back



Modern open plan design and a stylish double volume space (selected types only)



The townhouses are designed with an open plan living and dining area, family room, powder room and multi-purpose spaces



Comfortable spacious master bedroom comes with an ensuite bath



Rimun Sanctuary Apartments offer contemporary living for those starting out

Chic spaces designed for a taste of the highlife

These boutique apartments are perfect for singles, couples and young families. Designed for optimum living, it blends clean modern design lines with a functionality that typifies the modern lifestyle. Each layout type has 3 rooms and an open plan living and dining.

Dedicated disable units are also available.

A private sky deck with exclusive access granted only to apartment residents serves changing panoramic vistas all day long.



Master bedrooms have large windows for natural lighting and ventilation

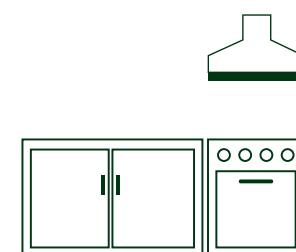
68 | 2 | 900-1100
units | types | square feet built up

3
bedrooms


2 car parks


natural ventilation


disabled units



Apartment kitchens come fully fitted with cabinets and branded hood and hob



Living and dining areas of the apartment are flexible multi-use spaces to suit the way you live

An active environment with an emphasis on safety, security and connectivity



A whole host of facilities are available including an infinity lap pool only for residents to enjoy

Placing an emphasis on being a safe and secure gated community, Rimbun Sanctuary experiences 24-hour surveillance, guards and card access. It also comes with provisions for ERT, panic button and call assist.

Stay connected with multi-ISP fibre optic HSBB via a fibre optic network for superior connectivity-readiness and the power to choose your service provider.

Enjoy Rimbun Sanctuary's beautiful lush gardens made more spectacular by beautiful flowering plants with a meandering jogging/walking track designed as part of the gardens.



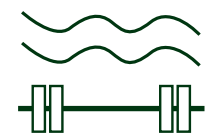
24-hour surveillance & access card facility



Multi ISP fibre optic HSBB connectivity



Pavilion with BBQ area



Infinity pool and gym



Playground



Jogging track



Surau



The convenience of getting around

As part of Bukit Jelutong, Rimbun Sanctuary enjoys convenient accessibility to mature facilities and amenities while a comprehensive highway network ensures getting to and around Kuala Lumpur is a comfortable drive away.

The Guthrie Corridor Expressway runs along Bukit Jelutong providing fast and convenient access in and around Greater KL



Your daily escape



The gated and guarded community of Rimbun Sanctuary

Rimbun Sanctuary is a boutique modern-day sanctuary set amidst lush gardens next to a forest reserve with enhanced security features and superior connectivity.

**Rimbun Sanctuary,
a sanctuary you can
escape to every day**

Bukit Jelutong Master Plan



Site Plan



Legend

- | | | | |
|---|-----------------------------|---|-----------------------------|
| 1 | Guard House | 5 | Gym |
| 2 | Jogging Track | 6 | Pavilion |
| 3 | Rimbun Sanctuary Townhouses | 7 | Rimbun Sanctuary Apartments |
| 4 | Infinity Pool | 8 | Playground |
| | | 9 | Surau |

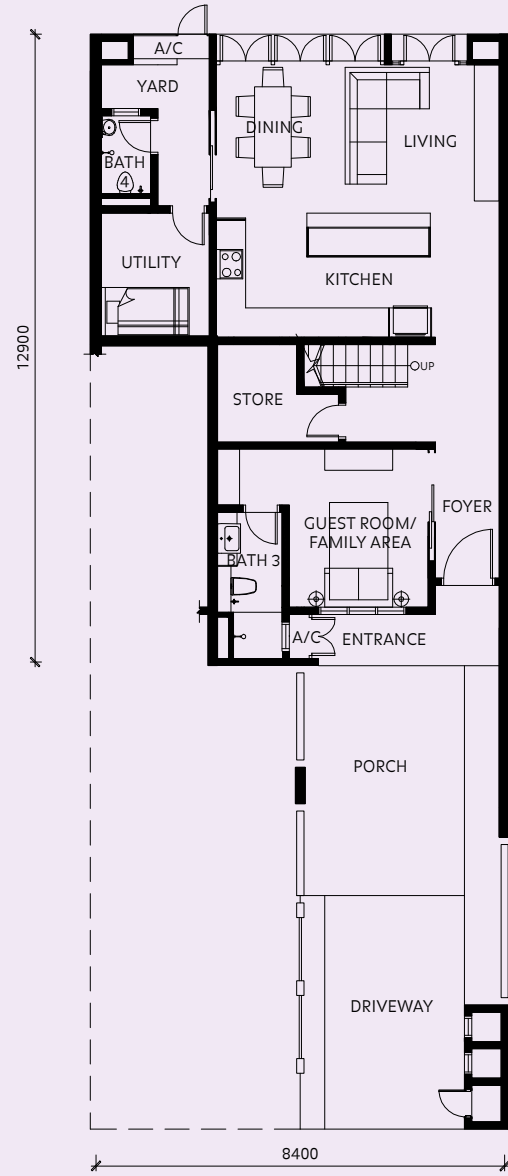
Rimbun Sanctuary Townhouses Floor Plans



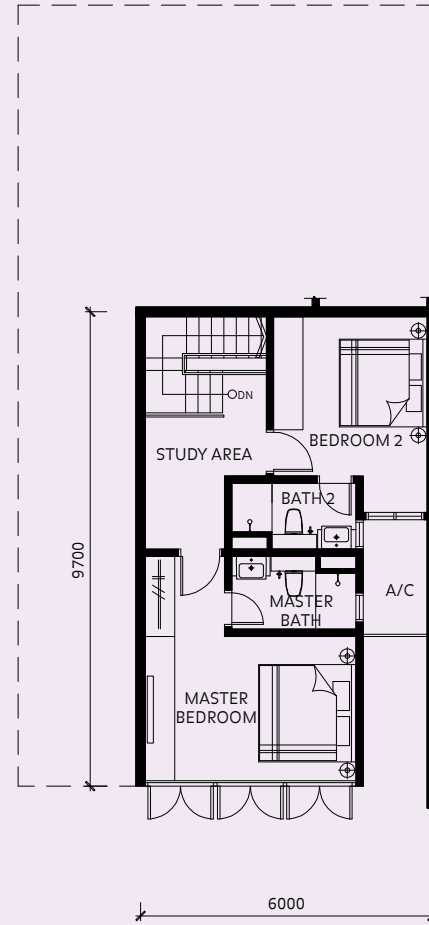
Type A1

1,511 SQ FT | 3 Bedrooms | 4 Bathrooms

Ground Floor



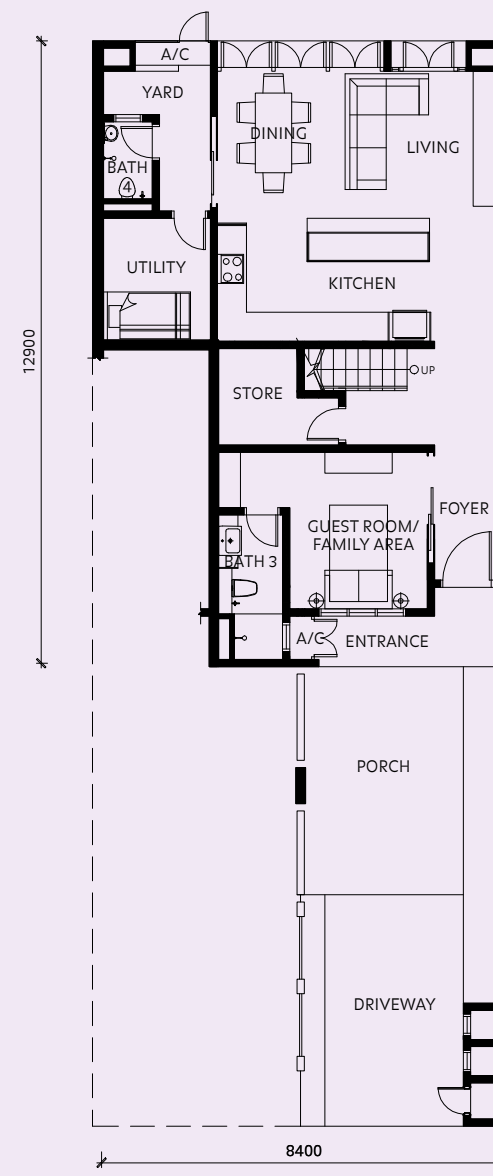
First Floor



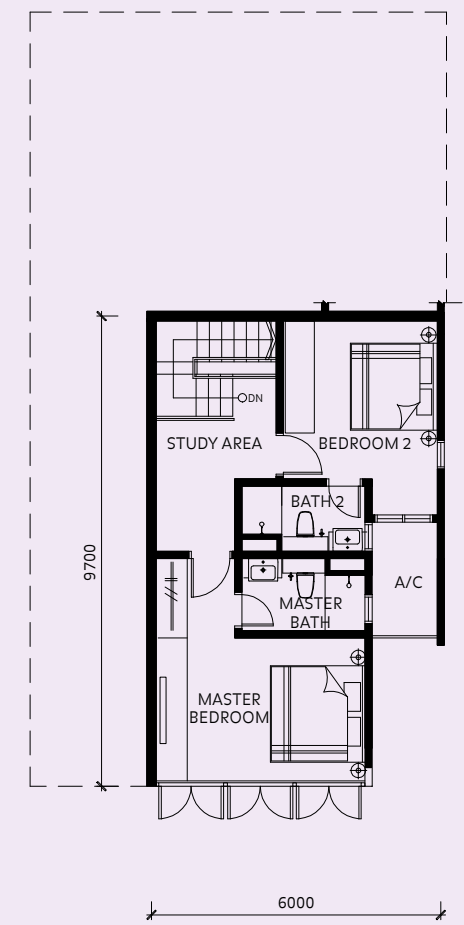
Type A2

1,511 SQ FT | 3 Bedrooms | 4 Bathrooms

Ground Floor



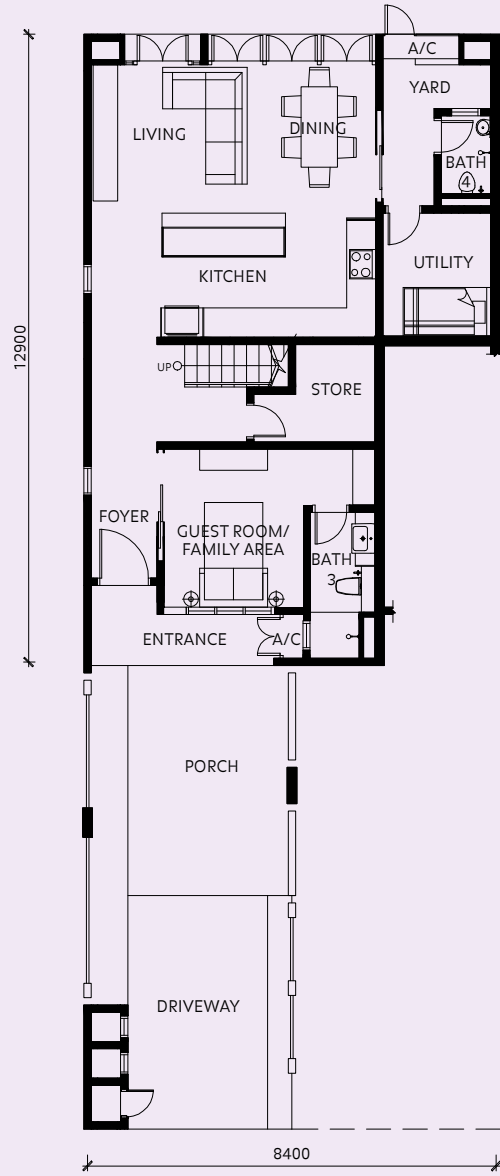
First Floor



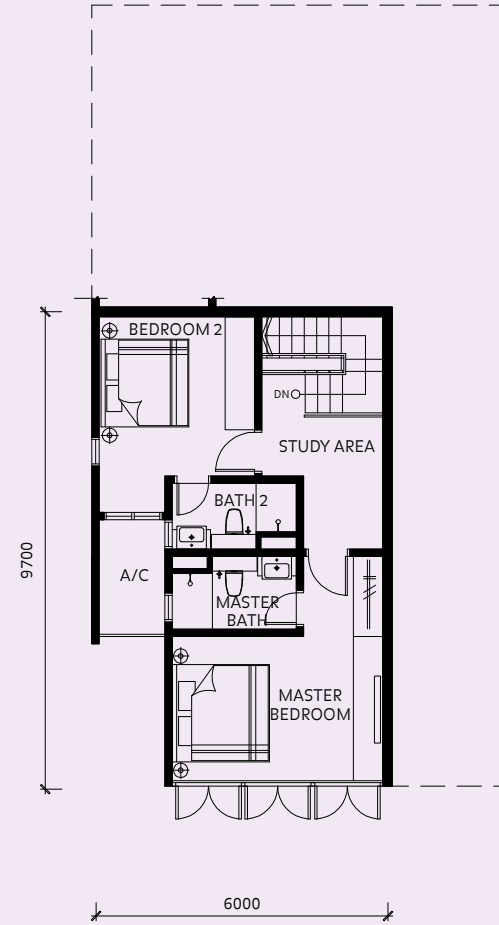
Type A3

1,511 SQ FT | 3 Bedrooms | 4 Bathrooms

Ground Floor



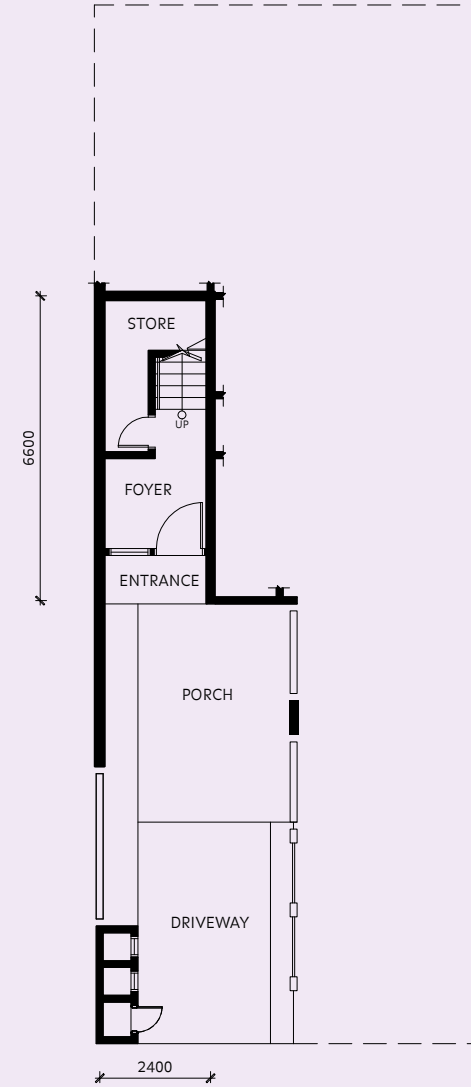
First Floor



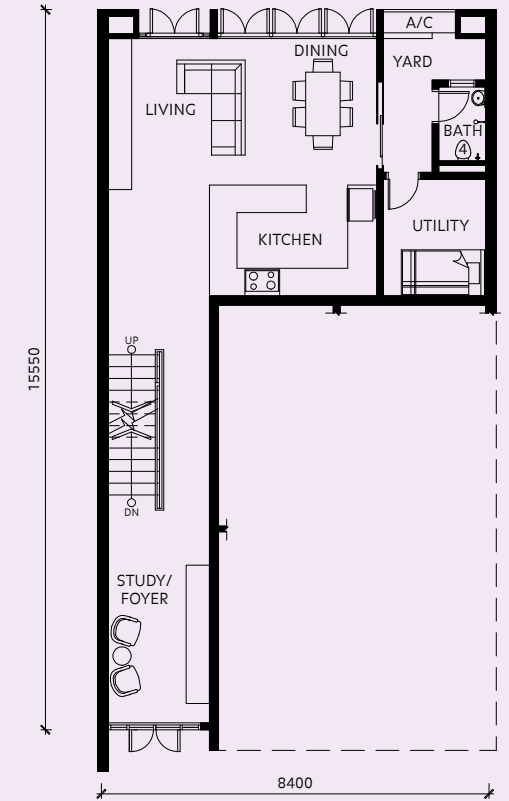
Type B1

2,151 SQ FT | 3 Bedrooms | 4 Bathrooms

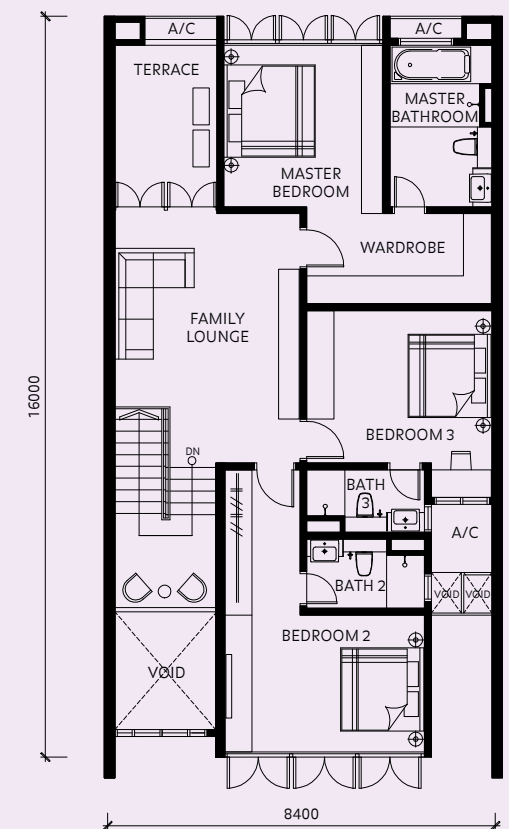
Ground Floor



First Floor



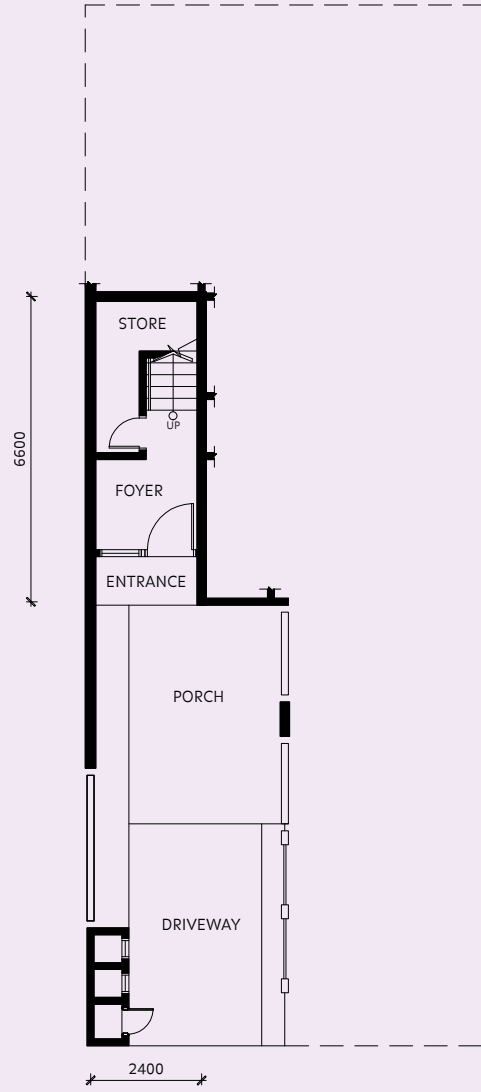
Second Floor



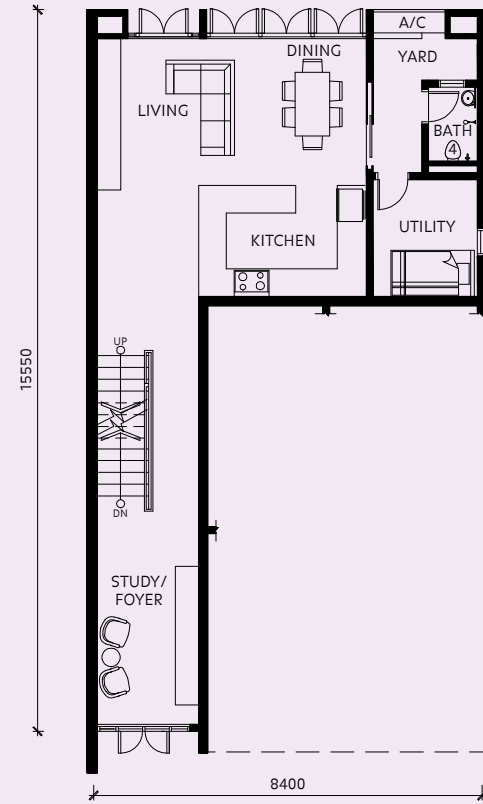
Type B2

2,151 SQ FT | 3 Bedrooms | 4 Bathrooms

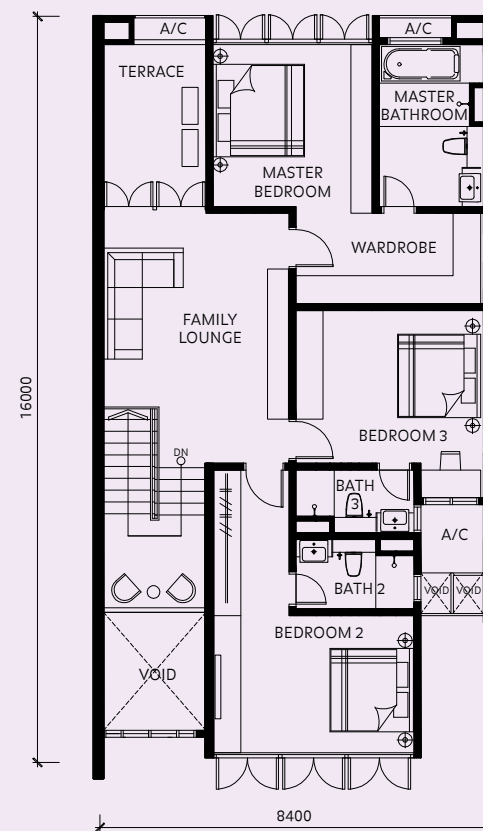
Ground Floor



First Floor



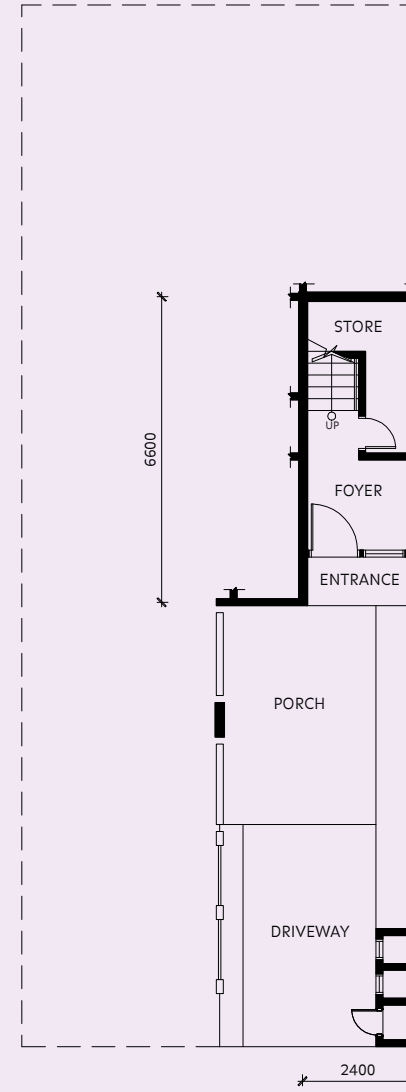
Second Floor



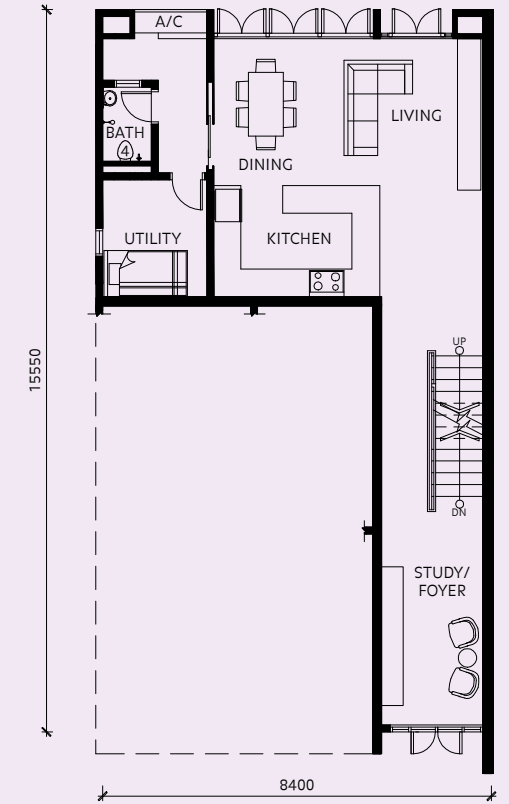
Type B3

2,151 SQ FT | 3 Bedrooms | 4 Bathrooms

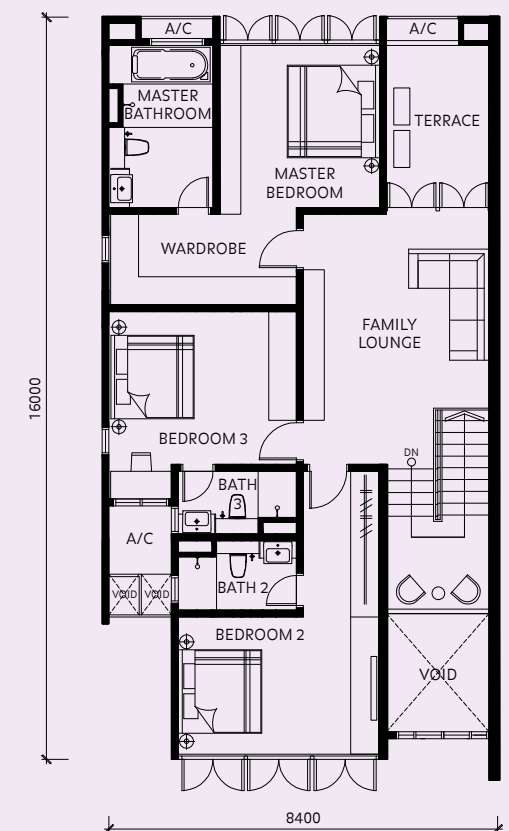
Ground Floor



First Floor



Second Floor



Rimbun Sanctuary Townhouses Storey Plans



Rimbun Sanctuary Townhouses Type A1, A2 & A3 Specifications

STRUCTURE	Reinforced Concrete	
WALL	Masonry	
ROOF COVERING	Roof Tiles/Concrete	
ROOF FRAMING	Metal/Concrete	
CEILING	Plaster Board/Skim Coat	
WINDOW	Aluminium Frame	
DOOR	Timber (Main door) Timber Flush Aluminium Frame Casement Aluminium Louvered Pocket Sliding	
IRONMONGERY	Lockset with Accessories	
WALL FINISH	General Master Bathroom & Bathroom 2 Bathroom 3 Bathroom 4 Kitchen	Plaster & Paint Ceramic Tiles Porcelain Tiles Homogenous Tiles Porcelain Tiles (Up to 5ft/Plaster & Paint)
FLOOR FINISH	Entrance Foyer Living/Dining/Kitchen Bedroom/Guest Room Master Bathroom Bathroom 2 & 3 Bathroom 4 Study Area Utility/Yard/Store Car Porch	Homogenous Tiles Porcelain Tiles Porcelain Tiles Laminated Timber Porcelain Tiles Porcelain Tiles Homogenous Tiles Laminated Timber Homogenous Tiles Concrete Imprint
SANITARY & PLUMBING FITTING	Sanitary Wares & Fittings	
ELECTRICAL INSTALLATION	Light Point Power Point Fan Point Wall Fan Point Bell Point Water Heater Socket Point A/C Point TV Point Fiber Wall Socket Data Point Telephone Point Electrical DB	28 26 5 1 1 3 4 4 1 2 2 1
INTERNAL TELEPHONE TRUNKING & CABLING	Concealed	

Rimbun Sanctuary Townhouses Type B1, B2 & B3 Specifications

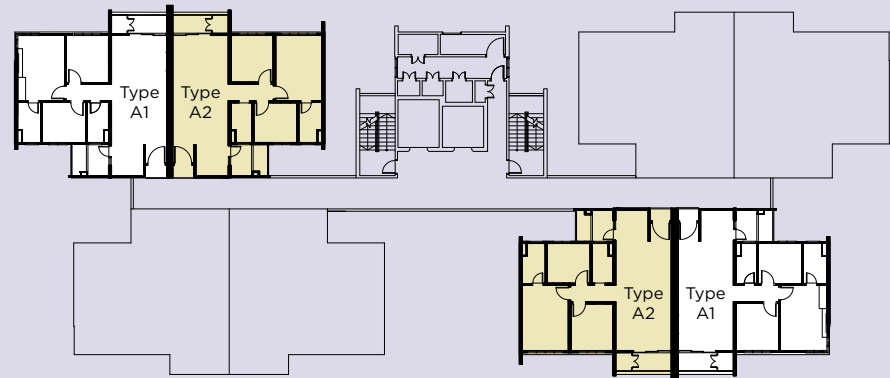
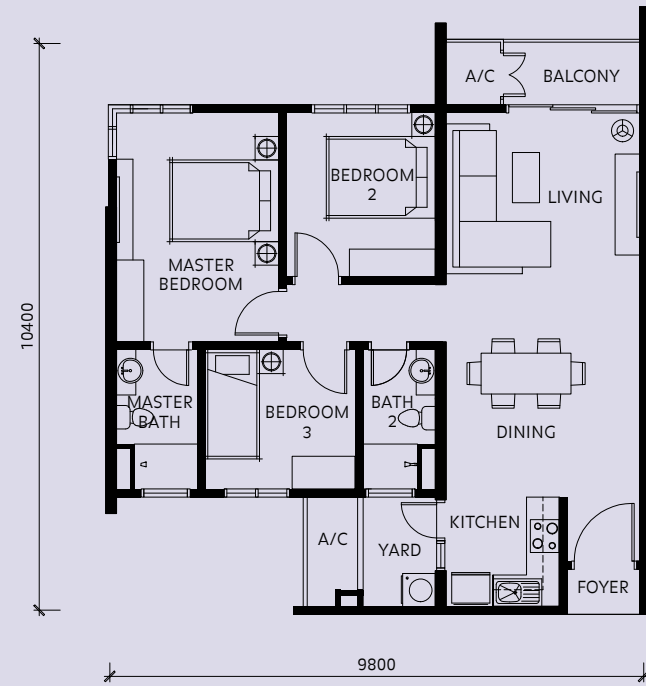
STRUCTURE		Reinforced Concrete
WALL		Masonry
ROOF COVERING		Roof Tiles/Concrete
ROOF FRAMING		Metal/Concrete
CEILING		Plaster Board /Skim Coat
WINDOW		Aluminium Frame
DOOR		Timber (Main Door) Timber Flush Aluminium Frame Casement Aluminium Louvered Pocket Sliding
IRONMONGERY		Lockset with Accessories
WALL FINISH	General Master Bathroom Bathroom 2,3 Bathroom 4 Kitchen	Plaster & Paint Porcelain Tiles Ceramic Tiles Homogenous Tiles Porcelain Tiles (Up to 5ft/Plaster & Paint)
FLOOR FINISH	Entrance Foyer/Living/Dining/Kitchen Bedroom Master Bathroom Bathroom 2 & 3 Bathroom 4 Study Area Family Lounge Utility/Yard/Store/Terrace Car Porch	Homogenous Tiles Porcelain Tiles Laminated Timber Porcelain Tiles Porcelain Tiles Homogenous Tiles Porcelain Tiles Laminated Timber Homogenous Tiles Concrete Imprint
SANITARY & PLUMBING FITTING		Sanitary Wares & Fittings
ELECTRICAL INSTALLATION	Light Point Power Point Fan Point Wall Fan Point Bell Point Water Heater Socket Point A/C Point TV Point Fiber Wall Socket Data Point Telephone Point Electrical DB	35 34 6 1 1 3 5 4 1 2 2 1
INTERNAL TELEPHONE TRUNKING & CABLING		Concealed



Rimbun Sanctuary Apartments Floor Plans

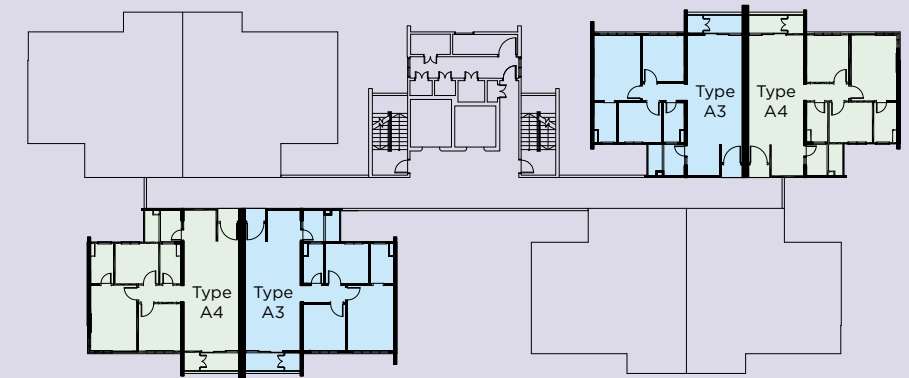
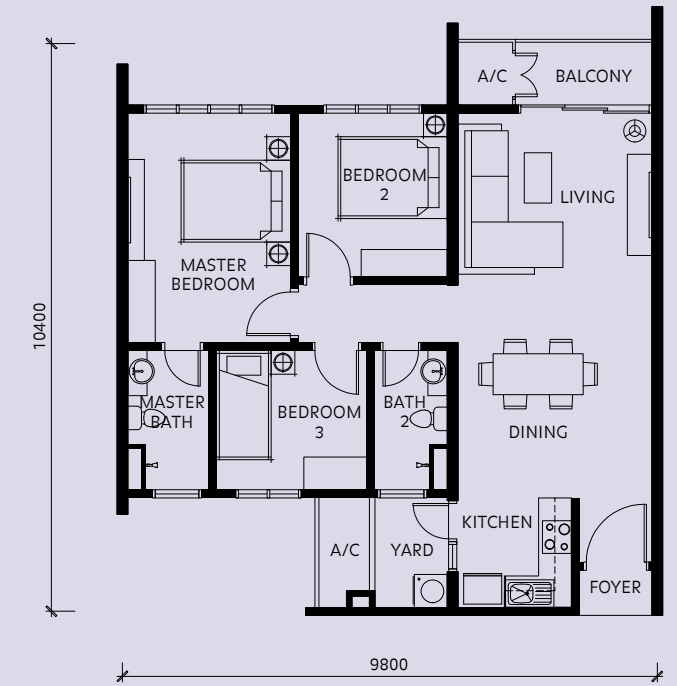
Type A1
907 SQ FT
3 Bedrooms | 2 Bathrooms

Level 1 - 8



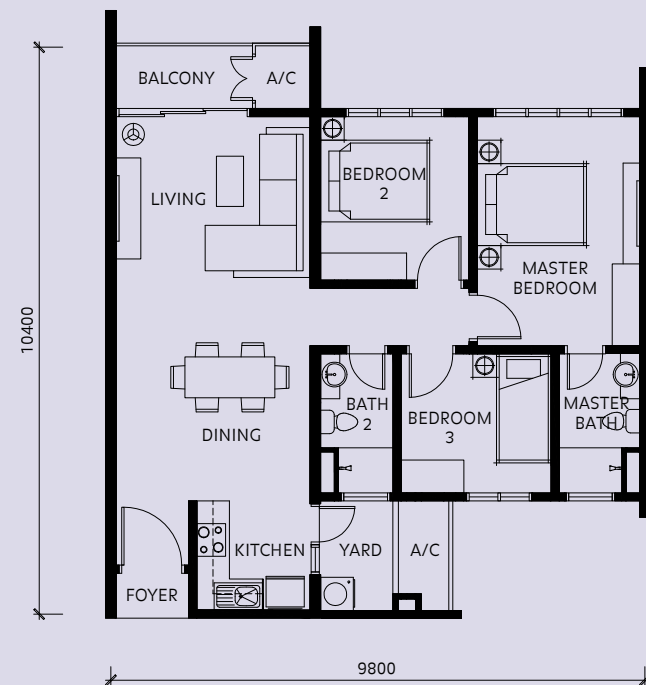
Type A3
907 SQ FT
3 Bedrooms | 2 Bathrooms

Level 1 - 8



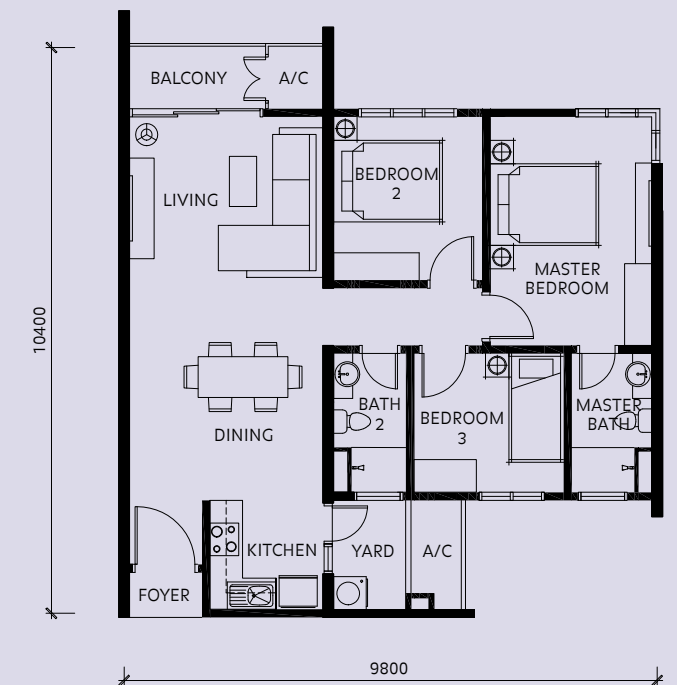
Type A2
907 SQ FT
3 Bedrooms | 2 Bathrooms


Level 1 - 8



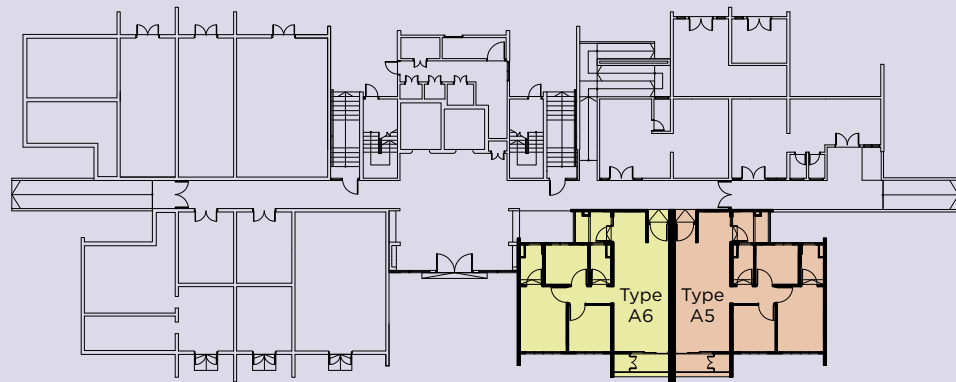
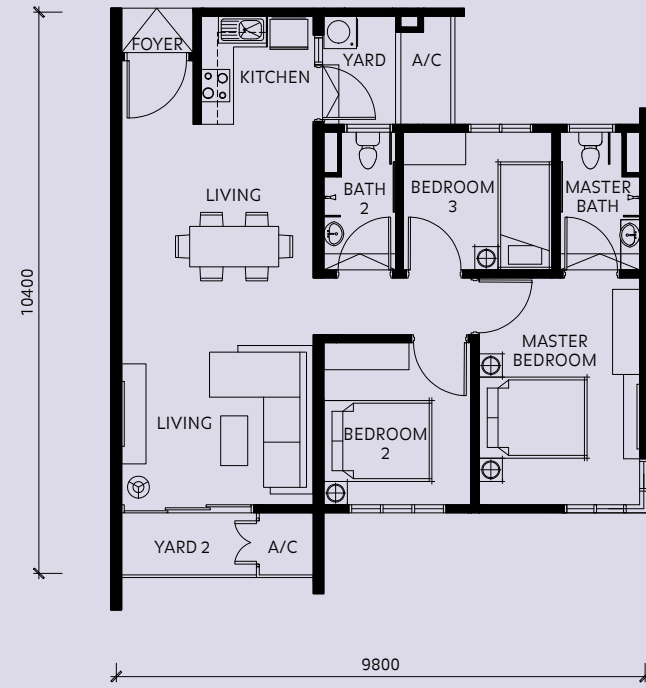
Type A4
907 SQ FT
3 Bedrooms | 2 Bathrooms


Level 1 - 8



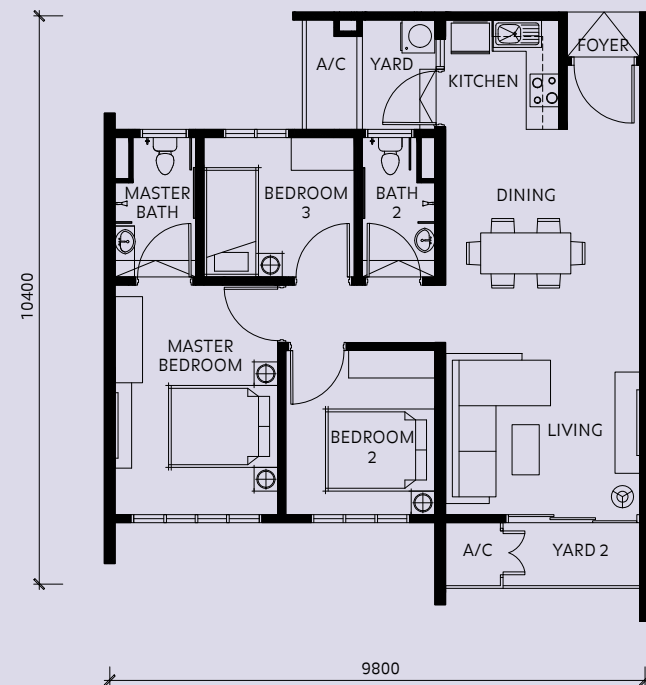
Type A5 (Disabled Unit )
907 SQ FT
3 Bedrooms | 2 Bathrooms

Level G



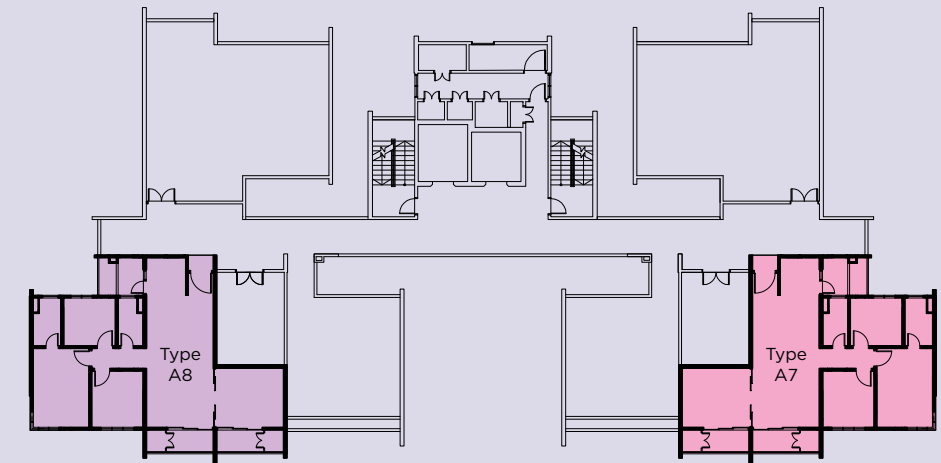
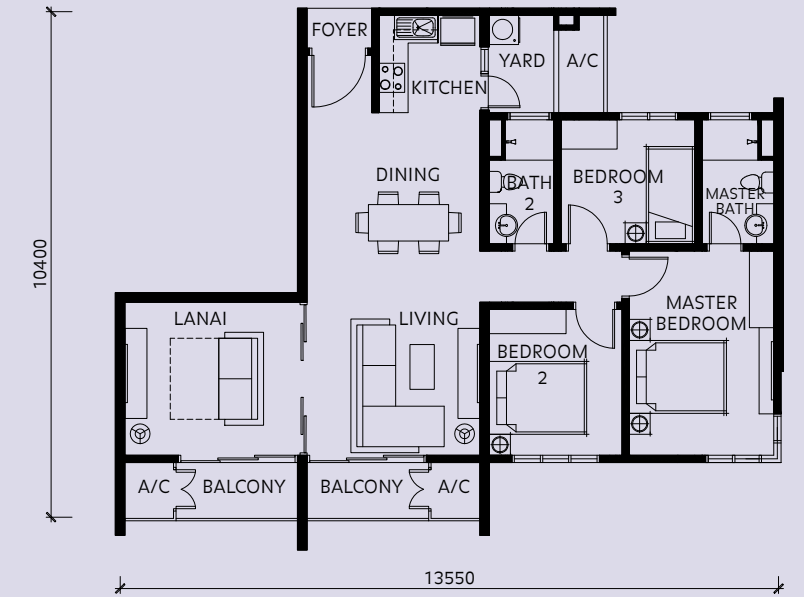
Type A6 (Disabled Unit )
907 SQ FT
3 Bedrooms | 2 Bathrooms

Level G



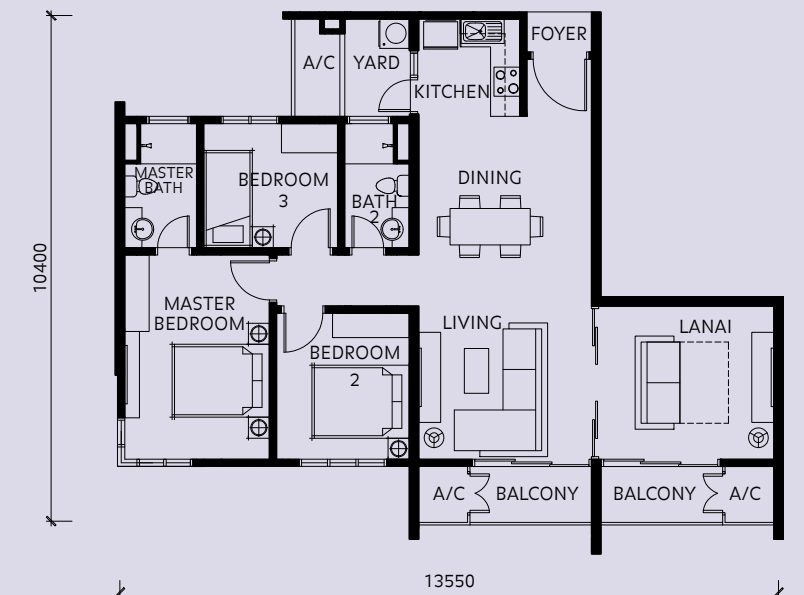
Type A7 with Lanai
1,091 SQ FT
3 Bedrooms | 2 Bathrooms

Level 9





Type A8 with Lanai
1,091 SQ FT
3 Bedrooms | 2 Bathrooms

Level 9



Rimbun Sanctuary Apartments Storey Plan

	North Facing		South Facing		North Facing		South Facing		
	ROOF								
9th Floor	M&E		TYPE A8 A-09-01	ROOFTOP GARDEN		M&E	TYPE A7 A-09-02	ROOFTOP GARDEN	
8th Floor	TYPE A2 A-08-03A	TYPE A1 A-08-03	TYPE A4 A-08-02	TYPE A3 A-08-01		TYPE A3 A-08-05	TYPE A4 A-08-06	TYPE A1 A-08-07	TYPE A2 A-08-08
7th Floor	TYPE A2 A-07-03A	TYPE A1 A-07-03	TYPE A4 A-07-02	TYPE A3 A-07-01		TYPE A3 A-07-05	TYPE A4 A-07-06	TYPE A1 A-07-07	TYPE A2 A-07-08
6th Floor	TYPE A2 A-06-03A	TYPE A1 A-06-03	TYPE A4 A-06-02	TYPE A3 A-06-01		TYPE A3 A-06-05	TYPE A4 A-06-06	TYPE A1 A-06-07	TYPE A2 A-06-08
5th Floor	TYPE A2 A-05-03A	TYPE A1 A-05-03	TYPE A4 A-05-02	TYPE A3 A-05-01		TYPE A3 A-05-05	TYPE A4 A-05-06	TYPE A1 A-05-07	TYPE A2 A-05-08
4th Floor	TYPE A2 A-03A-03A	TYPE A1 A-03A-03	TYPE A4 A-03A-02	TYPE A3 A-03A-01		TYPE A3 A-03A-05	TYPE A4 A-03A-06	TYPE A1 A-03A-07	TYPE A2 A-03A-08
3rd Floor	TYPE A2 A-03-03A	TYPE A1 A-03-03	TYPE A4 A-03-02	TYPE A3 A-03-01		TYPE A3 A-03-05	TYPE A4 A-03-06	TYPE A1 A-03-07	TYPE A2 A-03-08
2nd Floor	TYPE A2 A-02-03A	TYPE A1 A-02-03	TYPE A4 A-02-02	TYPE A3 A-02-01		TYPE A3 A-02-05	TYPE A4 A-02-06	TYPE A1 A-02-07	TYPE A2 A-02-08
1st Floor	TYPE A2 A-01-03A	TYPE A1 A-01-03	TYPE A4 A-01-02	TYPE A3 A-01-01		TYPE A3 A-01-05	TYPE A4 A-01-06	TYPE A1 A-01-07	TYPE A2 A-01-08
Ground Floor	M&E	M&E	M&E	M&E		COMMON FACILITIES	COMMON FACILITIES	TYPE A5 A-G-01 	TYPE A6 A-G-02 

Rimbun Sanctuary Apartments Type A1–A4 Specifications

STRUCTURE	Reinforced Concrete	
WALL	Concrete/Masonry	
ROOF COVERING	Metal/Concrete	
ROOF FRAMING	Metal/Concrete	
CEILING	Plaster Board/Skim Coat	
WINDOW	Aluminium Frame	
DOOR	Fire Rated (Main Door) Timber Flush Aluminium Louvered Aluminium Sliding	
IRONMONGERY	Lockset with Accessories	
WALL FINISH	General Bathroom Kitchen	Plaster & Paint Porcelain Tiles Porcelain Tiles (Up to 5ft/Plaster & Paint)
FLOOR FINISH	Foyer Living/Dining/Kitchen Bedroom Bathroom Balcony/Yard	Porcelain Tiles Porcelain Tiles Laminated Timber Porcelain Tiles Homogenous Tiles
SANITARY & PLUMBING FITTING	Sanitary Wares & Fittings	
ELECTRICAL INSTALLATION	Light Point Power Point Fan Point Bell Point Water Heater Socket Point A/C Point TV Point Fiber Wall Socket Electrical DB	15 18 5 1 2 3 2 1 1
INTERNAL TELEPHONE TRUNKING & CABLING	Concealed	

Rimbun Sanctuary Apartments Type A5–A6 Specifications (Disabled Unit)

STRUCTURE		Reinforced Concrete
WALL		Concrete/Masonry
ROOF COVERING		Metal/Concrete
ROOF FRAMING		Metal/Concrete
CEILING		Plaster Board/Skim Coat
WINDOW		Aluminium Frame
DOOR		Fire Rated (Main Door) Timber Flush Aluminium Louvered Aluminium Sliding
IRONMONGERY		Lockset with Accessories
WALL FINISH	General Bathroom Kitchen	Plaster & Paint Porcelain Tiles Porcelain Tiles (Up to 5ft/Plaster & Paint)
FLOOR FINISH	Foyer Living/Dining/Kitchen Bedroom Bathroom Balcony/Yard	Porcelain Tiles Porcelain Tiles Laminated Timber Porcelain Tiles Homogenous Tiles
SANITARY & PLUMBING FITTING		Sanitary Wares & Fittings
ELECTRICAL INSTALLATION	Light Point Power Point Fan Point Bell Point Water Heater Socket Point A/C Point TV Point Fiber Wall Socket Electrical DB	15 18 5 1 2 3 2 1 1
INTERNAL TELEPHONE TRUNKING & CABLING		Concealed

Rimbun Sanctuary Apartments Type A7–A8 Specifications

STRUCTURE		Reinforced Concrete
WALL		Concrete/Masonry
ROOF COVERING		Metal/Concrete
ROOF FRAMING		Metal/Concrete
CEILING		Plaster Board/Skim Coat
WINDOW		Aluminium Frame
DOOR		Fire Rated (Main Door) Timber Flush Aluminium Louvered Aluminium Sliding
IRONMONGERY		Lockset with Accessories
WALL FINISH	General Bathroom Kitchen	Plaster & Paint Porcelain Tiles Porcelain Tiles (Up to 5ft/Plaster & Paint)
FLOOR FINISH	Foyer Living/Dining/Kitchen Lanai Bedroom Bathroom Balcony/Yard	Porcelain Tiles Porcelain Tiles Porcelain Tiles Laminated Timber Porcelain Tiles Homogenous Tiles
SANITARY & PLUMBING FITTING		Sanitary Wares & Fittings
ELECTRICAL INSTALLATION	Light Point Power Point Fan Point Bell Point Water Heater Socket Point A/C Point TV Point Fiber Wall Socket Electrical DB	18 19 5 1 2 3 2 1 1
INTERNAL TELEPHONE TRUNKING & CABLING		Concealed



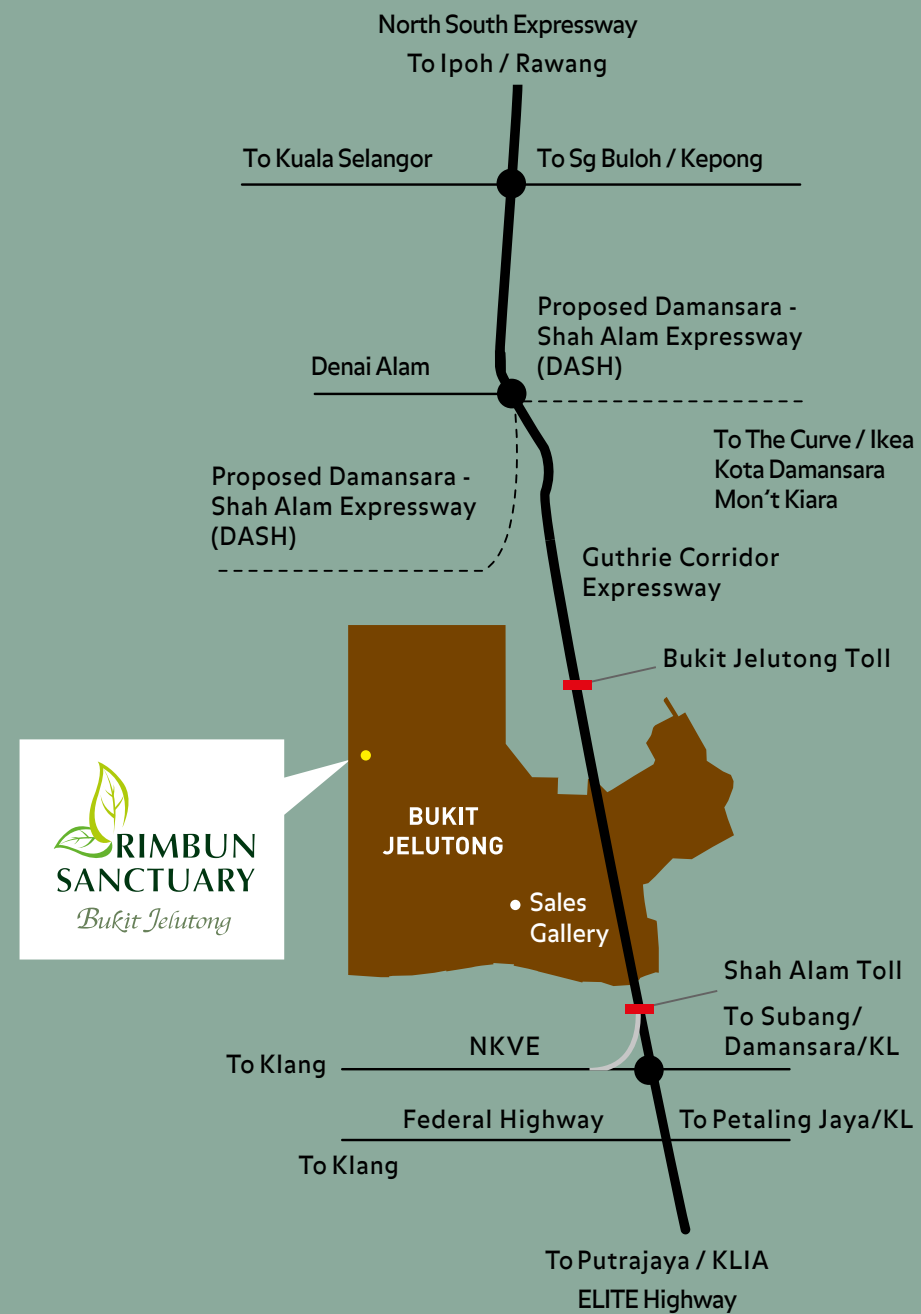
Property

About Sime Darby Property Berhad

Sime Darby Property is the property arm of Bursa Malaysia-listed Sime Darby Berhad, a Malaysia-based diversified multinational with a market capitalisation of around RM 60 billion (approx. USD 20 billion) and a history that spans over a century. As a leading integrated property developer, its core businesses are Property Development, Property Investment and Asset Management. It is currently Malaysia's largest property developer in terms of property land bank and active developments.

On the back of a successful 40-year track record of developing sustainable communities, Sime Darby Property has to date built 21 townships. From an illustrious tradition of developing townships and commercial centres, the company is on a journey of innovation and creativity to spearhead various initiatives including niche developments, transit oriented developments, business centres and retail malls.

Sime Darby Property is a multiple award-winning property group with numerous local and international accolades. In addition to Malaysia, it also has a global reach that encompasses assets and operations across the Asia Pacific Region and the United Kingdom.



For enquiries, please call or visit us at :

BUKIT JELUTONG SALES GALLERY

No. 2A, Persiaran Tebar Layar,
Seksyen U8 Bukit Jelutong,
40150 Shah Alam, Selangor

Tel: 03-7844 8468

GPS: 3.100818, 101.538167

**Sales Gallery Open daily: 9.30am – 6.30pm
(including Public Holidays)**

No of units: 40 and 68 | Type: Townhouse and Apartments | Expected Date of Completion: September 2018 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 6427-66/09-2017/0787 (L) | Validity: 10/09/2015 – 09/09/2017 | Advertising & Sales Permit No.: 6427-66/09 -2017/0787 (P) | Validity: 10/09/2015 – 09/09/2017 | Approving Authority: Majlis Bandaraya Shah Alam | Building Plan Reference No.: MBSA/BGN/BB/600-1 (PS)/SEK.U8/0186-2014 | Developer: Sime Darby Property Berhad. (Co. No. 15631-P), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling Price: Townhouse - RM 1,125,888 (min) – RM 1,755,888 (max) / Apartment - RM677,888 (min) – RM 1,090,888 (max) | 7% Bumiputera Discount (Quota applies)

All illustrations are artist's impression only. The information contained herein is subject to change without notification as maybe required by the authorities or developer's architect. While every care has been taken into providing these information, it cannot form part of an offer or contract.



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