



KSL
RAINTREE
RESIDENCES



Modern Living Redefined

AT THE NEW HEART OF KLANG

Nestled within the vibrant KSL Canary Garden Township, Raintree Residences is a freehold development spanning **4.6 acres** of thoughtfully designed living spaces. This premium residence features **612** meticulously planned apartment units, complemented by integrated shops and retail outlets, offering a perfect blend of comfort, convenience, and lifestyle.

Every detail at Raintree Residences has been carefully crafted to suit the needs of a young and modern lifestyle. The layouts emphasize efficient **space planning**, ensuring **seamless functionality** and **flow**, while **superior ventilation** and **natural lighting** enhance the ambiance of each home.

Whether you're starting your journey as a homeowner, growing a family, or looking for a stylish urban retreat, Raintree Residences provides the ideal setting for your aspirations.

Discover a community where modern aesthetics meet practicality, surrounded by the amenities and connectivity that make life truly fulfilling.

-Your Home, Your Style, Your Future -

Discover the ultimate FlexiSpace Raintree Sovo and Raintree Retail, where innovation meets convenience. Our multi-functional units are perfect for modern living, offering the ultimate blend of home, office, and storage solutions, all under one roof. A versatile layout designed:

538 ^{TO} 1,173
SQFT SQFT

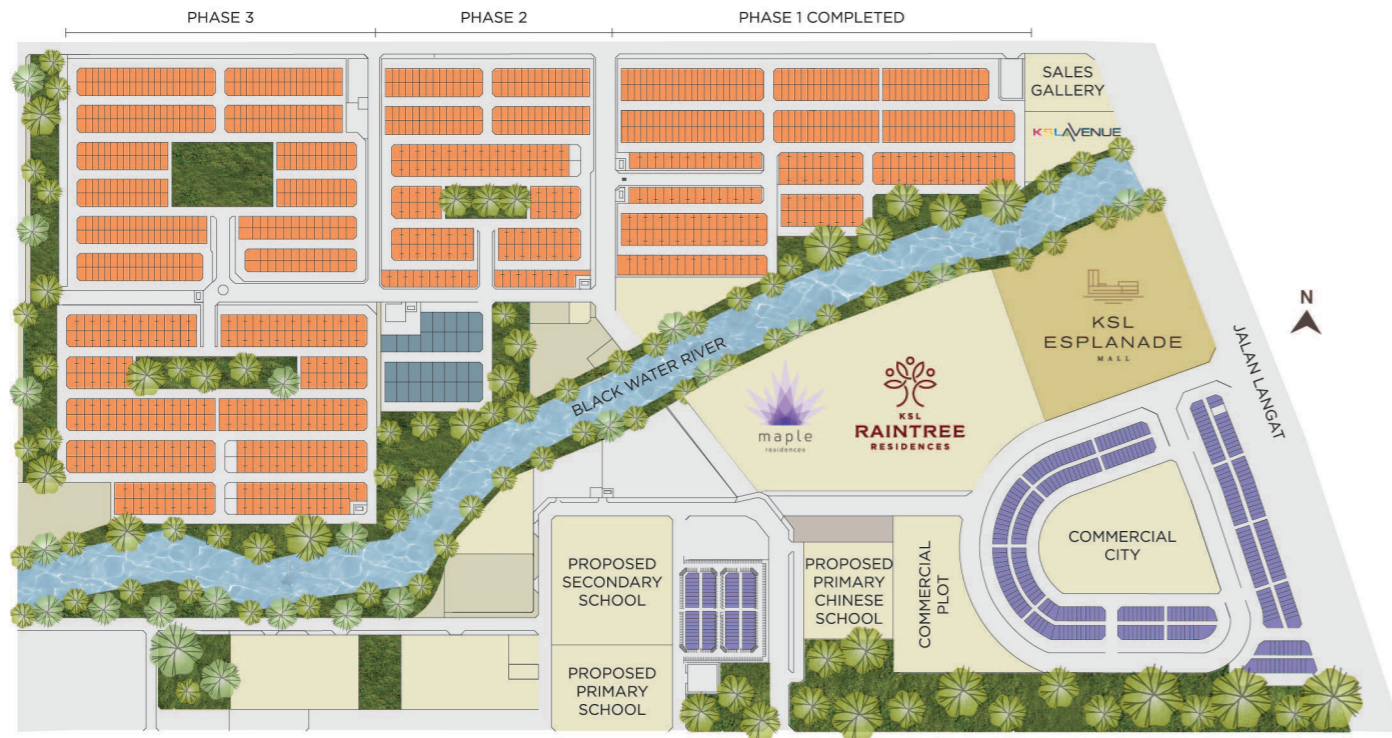
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Master Plan

Crafted to embrace both north and south-facing views, this design harmonizes functionality and elegance, offering a seamless fusion of comfort and style.



-  ALL UNITS WITH BALCONY
-  700M TO MALL
-  EXCELLENT ACCESSIBILITY
-  LIFESTYLE FACILITIES
-  NEARBY LRT3 STATION
-  MAJESTIC SKY GARDEN

The Convenience You Desire Is

Amplified

KSL Esplanade Mall, a new shopping destination in Klang, spans 650,000 square feet with over 280 shops, eateries, and edutainment outlets. It features four retail floors, a landscaped park, event space, outdoor dining, and a children's playground, catering to all ages.

KSL Esplanade Hotel in Klang offers modern rooms with city, pool, or greenery views, a 360° rooftop bar, a Japanese-inspired onsen, and a grand pillarless ballroom with advanced audio-visuals facilities, all within the Esplanade Mall Complex.

280 | **18** | **4**
Retail Units | Acres of Land | Floors



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Facilities



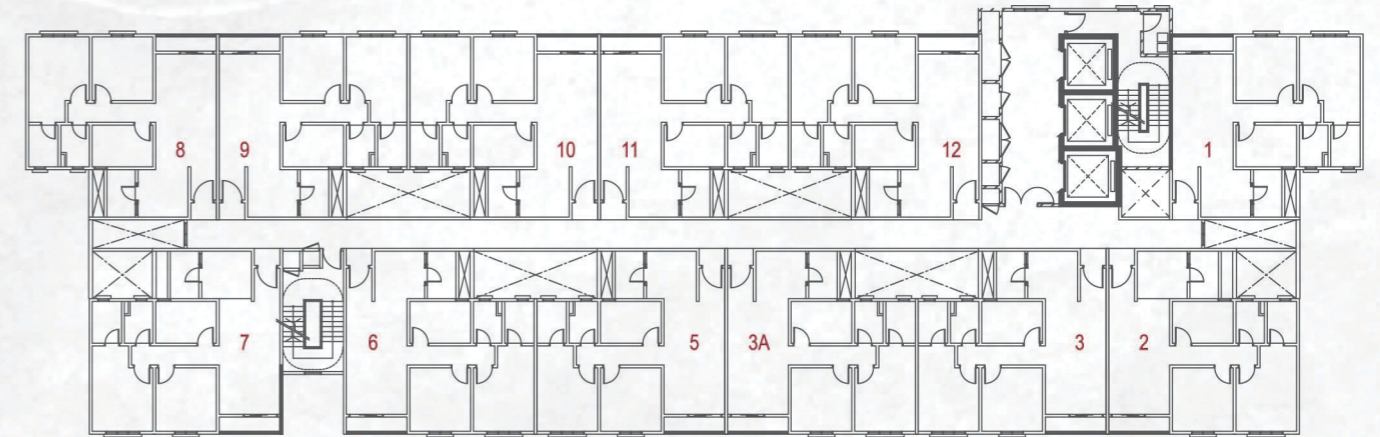
Catering to a myriad of lifestyle needs, Raintree Residences' exclusive facilities are spreaded across 55,500 square feet of well-designed spaces at Level 8 and Roof Top Level. Residents can choose between a variety of family-friendly facilities to nurture their health and fitness, unwind and rejuvenate themselves or spend quality time with their loved ones.



LEVEL 8

- 1 BBQ Area
- 2 Chess Table Corner 1
- 3 Chess Table Corner 2
- 4 Children Playground
- 5 Covered Walkway / Jogging Track 1
- 6 Covered Walkway / Jogging Track 2
- 7 Covered Walkway / Jogging Track 3
- 8 Feature Tree
- 9 Fitness Station
- 10 Games Room
- 11 Giant Chess
- 12 Gymnasium
- 13 Hammock
- 14 Jacuzzi 1
- 15 Jacuzzi 2
- 16 Lap Pool
- 17 Lounge
- 18 Mounded Lawn
- 19 Multipurpose Space
- 20 Outdoor Seating
- 21 Oval Shelter
- 22 Playcourt Area
- 23 Pool Bar
- 24 Pool Deck
- 25 Reflexology Path
- 26 Sauna
- 27 Sun Lounge
- 28 Toilet
- 29 Wading Pool
- 30 Yoga Deck

Floor Plan

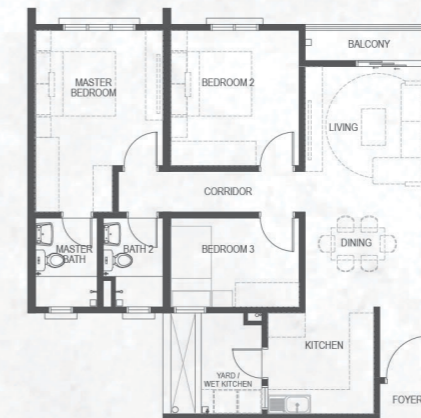


Tower A



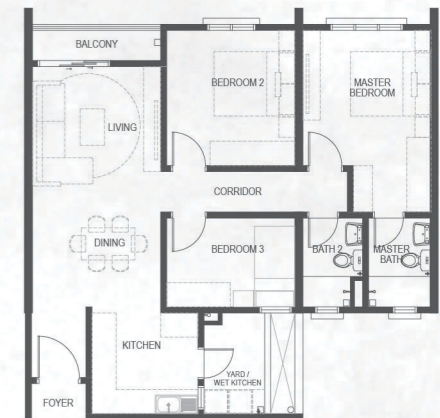
TYPE A LEFT

- 926 Square Feet
- 3 Bedrooms
- 2 Bathrooms



TYPE A RIGHT

- 926 Square Feet
- 3 Bedrooms
- 2 Bathrooms



Structure	Reinforced Concrete Frame	
Wall	Reinforced Concrete Wall / Brick Wall (Where Applicable)	
Roofing	Reinforced Concrete Slab / Metal Roof (Where Applicable)	
Ceiling	Generally Skim Coat & Paint Fibrous Plaster Board & Paint (Where Applicable)	
Windows	Aluminium Framed Glass Window	
Doors	Entrance	Timber Fire Rated Door
	Bedrooms / Bathrooms / Yard	Timber Flush Door
	Balcony	Aluminium Frame Sliding Glass Door
Ironmongery	Lockset	
Floor Finishes	Living & Dining	Tiles
	Bedrooms	Tiles
	Kitchen	Tiles
	Bathrooms	Tiles
	Yard	Tiles
	Balcony	Tiles

Wall Finishes	Internal	Plastered / Skim Coat & Paint
	Bathrooms	Wall Tiles up to Ceiling Height With Plaster & Paint Above
	Kitchen	Wall Tiles up to 1,500 mm Height With Plaster & Paint Above
Sanitary Installation	Wash Basin & Tap	2
	Water Closet	2
	Kitchen Sink & Tap	1
	Bidet Tap	2
	Shower Rose	2
Electrical Installation	13A Switched Socket	7
	Outlet	
	SMATV Outlet	1
	Ceiling Fan Point	3
	Lighting Point	11
	Fibre Wall Socket (FWS)	1
	Air Conditioning Point	3
	Water Heater Point	2
	Door Bell Point	1



CHESS TABLE CORNER 2

Artist Impression Only



GAMES ROOM

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A modern living space is designed with sleek aesthetics and contemporary comfort in mind.



Timeless Architectural Elegance



Raintree exemplifies the pinnacle of sophisticated architecture—a timeless design that seamlessly blends minimalist aesthetics with impeccable spatial harmony. It's elegance lies in the masterful craftsmanship and exceptional quality that redefine modern living.



LOBBY

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GYMNASIUM

Artist Impression Only



LOUNGE

Artist Impression Only



FITNESS STATION

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A thoughtfully designed outdoor space enhances relaxation and promotes an active lifestyle.



Reflexology Promenade



Unwind in sophistication at our charming chess enclave nestled beside the soothing reflexology path and within view of the lively children's playground.



BBQ AREA

Artist Impression Only



PLAYCOURT AREA

Artist Impression Only



MOUNDED LAWN

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Enjoy a serene atmosphere while engaging in a strategic game of chess, surrounded by lush greenery and the laughter of children playing.



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JACUZZI 1

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A dynamic environment where families come together to connect, laugh, and thrive—offering endless opportunities for shared adventures, meaningful interactions, and cherished moments.



Urban Inspired Lifestyle



Raintree Residences offers 55,500 square feet of exclusive facilities on Level 8 and the Rooftop, featuring family-friendly spaces for fitness, relaxation, and quality time.



GAINT CHESS

Artist Impression Only



MAJESTIC SKY GARDEN

Artist Impression Only



LIVING ROOM

The Cozy Living Room

This stylish living room exudes elegance and is a chic, cozy space with plush seating, elegant decor, soft lighting, and natural light, perfect for relaxing or stylish entertaining.



Spacious Living

Well-designed units offer residents a place they can truly call home. Flexible layouts are taken to the next level at Raintree Residences.



BEDROOM

BEDROOM



FEATURE WALL



DINING AREA



KITCHEN



BEDROOM

Spacious Versatile and Elegant



Well-thought-out units offer residents a place they can truly call home. Practicality is taken to greater heights at Raintree Residences.

Seamless Connectivity

KSL Raintree Residences is conveniently accessible through five

major highways:

- KESAS Highway
- Elite Highway
- SKVE Highway
- NPE Highway
- Federal Highway



Hospital

- Tengku Ampuan Rahimah Hospital, Klang
- Bukit Tinggi Medical Centre (BTMC)
- Pantai Hospital Klang
- Sentosa Specialist Hospital Klang

Sports & Recreation

- Bukit Kemuning Golf & Country Resort
- Kota Permai Golf & Country Resort
- Tropicana Gold & Country Resort
- Saujana Golf & Country Resort
- Glenmarie Golf & Country Resort

Shopping Mall

- KSL Esplanade Mall
- Aeon Bukit Tinggi
- Lotus Klang
- Gaint Klang

Public Transport

- LRT Johan Setia
- Bandar Botanic LRT Station
- Bandar Bukit Tinggi LRT Station
- Klang Jaya LRT Station



Khoo Soon Lee Realty Sdn. Bhd (66384-P)
(A wholly-owned subsidiary of KSL Holding Berhad 511433-P)
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Developer License No.: 3390/03-2024/0190(A) (Validity Period: 05/03/2024 to 04/03/2029) . Advertising Permit No.: 3390-77/08-2026/0975(N)-(S) (Validity Period: 29/08/2023 - 28/08/2026) . Developer: Khoo Soon Lee Realty Sdn. Bhd. (66384-P) . No. 2, Jalan Langat KS9, Bandar Bestari, 42000 Klang, Selangor Darul Ehsan, Malaysia. Telephone: 03-3122 2999 . Land Tenure: Freehold . Land Encumbrance: Nil . Approving Authority: Majlis Perbandaran Klang . Building Plan Approval No.: Bil.(23) dlm.MPK/BGN-600-4/1/150117-P-P . Completion Date: November 2027 . Type of Property: (i) Serviced Apartment . Total Units: 612 units . Selling Prices (Block A - 204 units): RM 557,000.00 (minimum) to RM 612,000.00 (maximum) ; Selling Prices (Block B - 204 units): RM 616,000.00 (minimum) to RM 673,200.00 (maximum) ; Selling Price (Block C - 204 units): RM 584,850.00 (minimum) to RM 642,600.00 (maximum). **DISCLAIMER:** All information contained herein is subject to changes without notifications as may be required by the relevant authorities and cannot form part of an offer or contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustrations and pictures are artist impressions only. The items are subject to variations, modifications and substitutions as may be recommended by the relevant approving authorities.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA