



THE INVITATION

BUKI  BAYU

PRIVATE ESTATES



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

Living Defined by Nature



Exclusive private enclave
next to Bukit Cherakah
Forest Reserve



Tree-lined
walkways



Over 1,400
trees planted



Natural landscape
and wetlands



24 hours
security





THE FINS CLUBHOUSE
enveloped in eucalyptus trees



Cardio gym & yoga deck



22m swimming pool



Playground shaded by trees


Town hall for
meetings and parties



BBQ pit



Cascading wading pool



DRAGONFLY LAKE & PARK
Extension of the forest beyond

926
trees planted
by the lake



Picnic spots



Elevated walkways

Living Defined by Nature



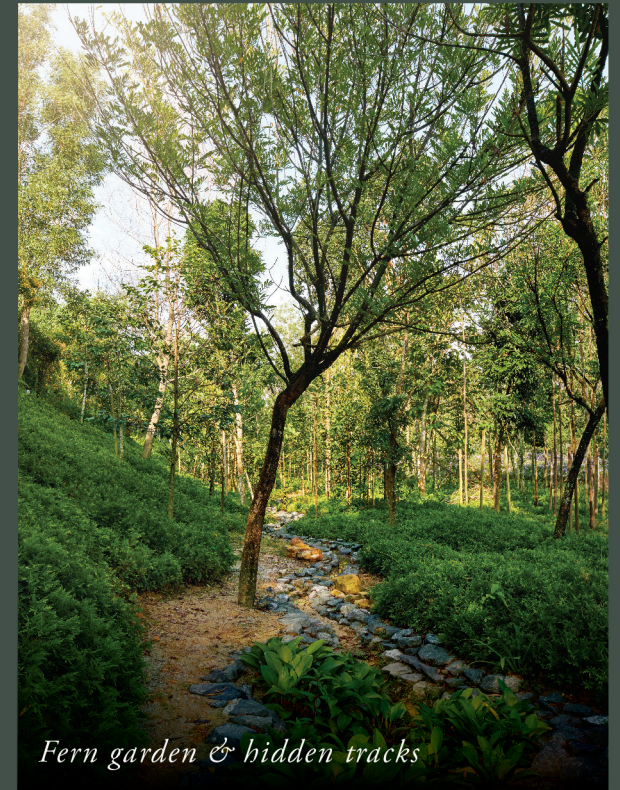
Timber bridges

100,000
sq.ft.
ecological park

Living Defined by Nature



jogging track



Fern garden & hidden tracks



Viewing deck with green roof



YOUR HOME



Individual
title

Large land area
7,500 –
11,000sq.ft.

Natural lighting
Double volume
living rooms

Natural breeze
High ground

Multigenerational
homes

5 bedrooms
with ensuites
+
home office

TYPE B





living room



dining room



master bedroom



walk-in wardrobe



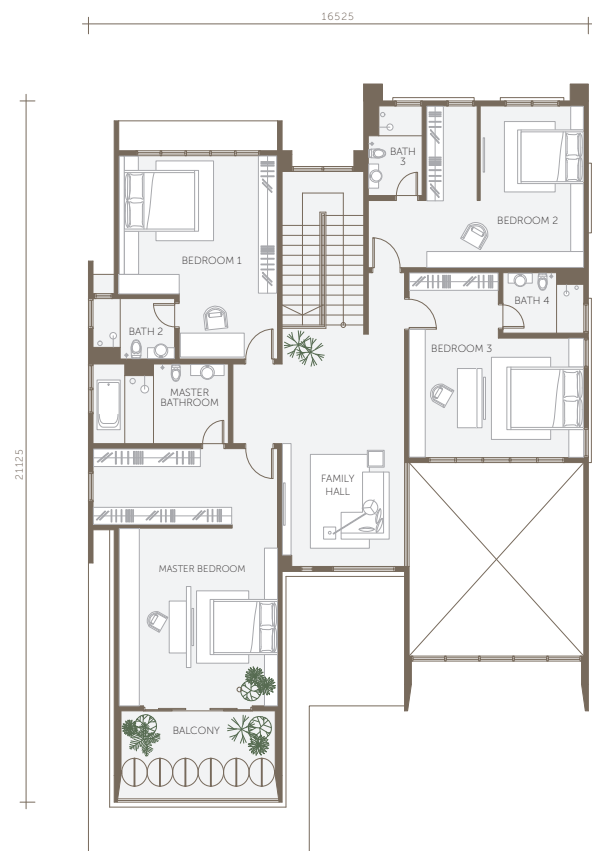
TYPICAL FLOOR PLAN

land area
7,578 - 11,173sq.ft.

built-up area
6,400 - 7,100sq.ft.



GROUND FLOOR



FIRST FLOOR

DISTANCE

DISTANCE

3.9
KM

6.5
KM

15
KM

20
KM

BANDAR
UTAMA

DASH Highway

SHAH ALAM

BUKIT
BAYU

SETIA ALAM

BUKIT
BANDARAYA

SECTION 13

PETALING | JAYA

SUBANG BESTARI

EST. 20MINS TO
BANDAR UTAMA

KAMPUNG BARU
SUNGAI BULOH

DAMANSARA
PERDANA

IKEA Damansara

- 1 Utama Shopping Centre

BANDAR
UTAMA

SUBANG

U8 SHAH ALAM

BUKIT
JELUTONG

HICOM-GLENMARIE
INDUSTRIAL PARK

SUBANG JAYA

TO KLIA /
PUTRAJAYA

TO BATU TIGA





Education

- UiTM Puncak Perdana Campus
- Sekolah Keb. Puncak Perdana
- REAL School
- Sekolah Seri Cahaya
- SMK Bukit Jelutong
- SJK(C) Subang
- SMK Subang
- Peninsula International School Australia
- Idrissi International School



Golf Club

- Monterez Golf & Country Club
- Guthrie Golf Academy
- Kelab Rekreasi Tentera Udara
- SAAS Golf & Country Club
- Tropicana Golf & Country Resort
- Saujana Golf & Country Club



Airport

- Sultan Abdul Aziz Shah Airport



Shopping Malls

- Jaya Grocer
- AEON Mall
- Lotus's Shah Alam
- Setia City Mall
- Citta Mall
- Paradigm Mall
- 1 Utama Shopping Centre
- IKEA Damansara



Health Care

- Avisena Specialist Hospital
- Ara Damansara Medical Centre
- Thomson Hospital Kota Damansara
- Kelana Jaya Medical Centre
- Hospital Shah Alam
- KPJ Klang Specialist Hospital



Park

- Shah Alam National Botanical Park

A PRESTIGIOUS PROJECT BY



KIMLUN LAND SDN BHD 201001042422 (926360-P)
Unit 401A, Level 4, Tower A, Uptown 5
No. 5, Jalan SS21/39, Damansara Uptown
47400 Petaling Jaya
Selangor

Phone Nos. : 012-783 0991 & 012-783 7991

No units : 16, Type : 2 storey bungalow, Expected date of completion : 31/12/2025, Tenure of Land : leasehold (expired date :) : 26/01/2103 & 27/01/2103, Developers license no : 13708/04-2028/0681(R), Validity : 07/04/2023 to 06/04/2028, Advertising & sales permit : 13708-3/03-2025/0333(N-(L), Validity : 27/03/2023 to 26/03/2025, Appropriate authority which approves the building plans : Majlis Bandaraya Shah Alam, Reference No MBSA : MBSA/BGN/BB/600-2(PB)/SEK.U10/0092-2022, Developed by : Kimlun Land Sdn Bhd, Address : Unit 401A, Level 4, Tower A, Uptown 5, No. 5, Jalan SS 21/39, Damansara Uptown, 47400 Petaling Jaya, Selangor, Malaysia, Selling price : RM3157,000 min - RM4,048,000 max, Bumiputera discount : 7%

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA