



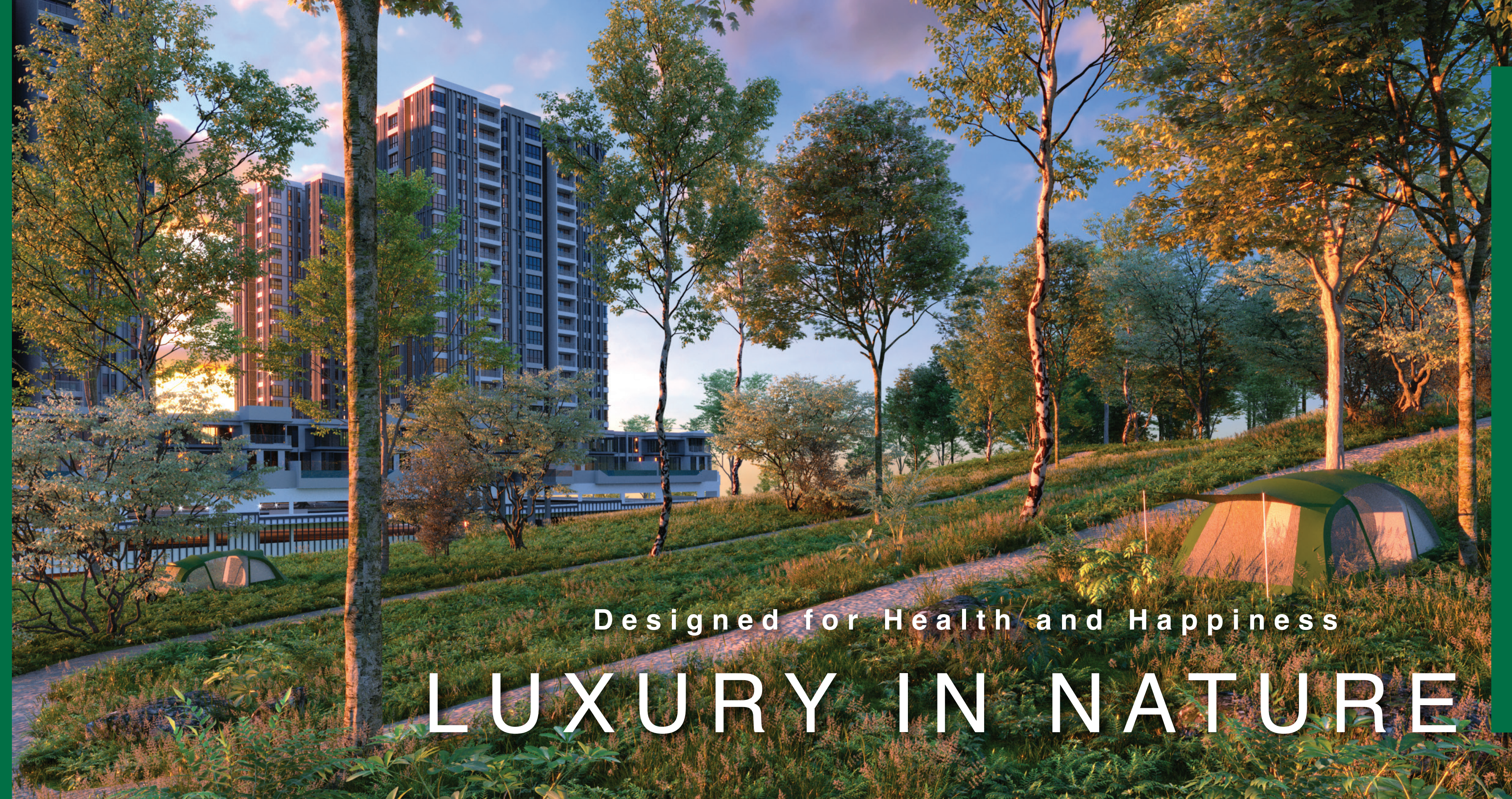
FIRST  
—*of its*—  
KIND



Residential  
FREEHOLD



Integrating a Natural  
Escape Forest with a Parcourse  
Trail and lush landscaping.  
True luxury with spacious  
bungalows and semi-detached  
homes in the sky incorporating  
ample cross ventilation and  
natural lighting for a healthy  
home environment.



Designed for Health and Happiness

LUXURY IN NATURE



Discover Tranquil and Serene Living in a  
Natural Setting where Spaces are Meticulously  
Designed for the comfort of the Entire Family.

## The Forest STATE of MIND



Nature provides excellent recipes  
for wellbeing



In the hearts of nature, people wind  
down and relax



### 5 hrs/month

The time you need to spend in green areas  
before positive health effects can be felt



The seasons with its scents, sounds, sights  
and physical sensations are a holistic  
experience that evoke good feelings



### 3 ways nature affects people

Physical activity increases  
Stress hormone decrease  
Social wellbeing improves

# INTO THE WOODS

*Luxury in Nature*



ALIVE



CALMNESS



FEEL



ENERGY



TOGETHERNESS



An architectural rendering of the Rimbawan Residency at dusk. The image shows several tall, modern apartment buildings with balconies, some of which are illuminated from within. In the foreground, there is a glass-enclosed entrance structure with a car parked nearby. The sky is a deep blue with some light clouds.

FIRST  
—of its—  
KIND



**RIMBAWAN**  
RESIDENCY

## RIMBAWAN RESIDENCY IN DE CENTRUM CITY

Rimbawan Residency, within De Centrum City, is a self-contained development of 100 acres of freehold land close to amenities that provide a healthy and holistic lifestyle that's close to nature. Just minutes away from administrative centres and the capital city of Kuala Lumpur, it is truly a strategic location.







WELL-VENTILATED  
corridors, staircases, lobbies  
and common areas



UNOBSTRUCTED VIEWS  
from / to surrounding  
development



POST PANDEMIC  
DESIGN INNOVATIONS  
which consider aspects  
of resilience



# COMTEMPORARY SPACE AND DESIGN

Every space within and without employs a contemporary design that combines simplicity and a subtle sophistication that showcases the meticulous planning of space that's measured to suit the young family.

You will find an expanse of space as you walk in - the smallest apartment of 891 square feet is able to provide a spatial experience with so much more living spaces and yet provide privacy to the private spaces of the bedrooms.

You have to see it to believe it.

SKY GARDEN, INTEGRATING  
URBAN FARMING.







RECREATIONAL DECK

# AN IMPRESSIVE ARRAY OF FACILITIES AND AMENITIES

Rimbawan Residency provides a whole array of facilities and amenities for the convenience of its residents. Amongst others, there's a co-working space and meeting rooms designed for the comfort of those working from home.

For leisure time pursuits, there's the private kitchen and dining facilities for social gatherings with family, friends or business associates. Otherwise, there's the additional option of the sky garden for the casual get-together.

From the quiet of the reading room to the chatter and laughter of the exquisitely crafted playground, there's basically a feature for every member of the family from young children to the elderly catering to a healthy and happy lifestyle.







Dance / Yoga Studio



Gymnasium



Co-working



Private Dining



and Open Kitchen



Reading Room

# “WORK, PLAY, FITNESS”

## KEY INDOOR FACILITIES


After a long day at the co-working space, head to the gym for a good workout or relaxing yoga session while relaxing the mind. Alternatively, curl up to a nice book. All these conveniences right at home.








# SPACIOUS DESIGN LAYOUT WITH BOTH FORM AND FUNCTIONALITY


- 


FREEHOLD RESIDENCE @ KL SOUTH ADDRESS
- 

LOW DENSITY COMMUNITY IN THE HEART  
OF KL SOUTH @ 70 UNITS / ACRE (517 UNITS @ 7.39 ACRE)
- 

TRANQUIL LIVING WITH URBAN FOREST SETTING
- 

EXCLUSIVE “SKY HOMES”  
▶ BUNGALOW & SEMI-D IN THE SKY  
▶ 6 TO 8 UNITS PER FLOOR
- 

CONTEMPORARY SPACE AND DESIGN  
▶ AMPLE CROSS VENTILATION & NATURAL DAY LIGHTING  
▶ GRAND ENTRANCE DROP-OFF  
▶ INNOVATIVE DESIGN FOR DELIVERY  
SERVICE DROP OFF  
▶ HIGH CEILING @ 3.25M (10'8")
- 

LIFESTYLE FACILITIES  
▶ GLASS FLOATING GYM  
▶ INFINITY POOL  
▶ CO WORKING SPACE  
▶ PRIVATE KITCHEN & DINING FACILITIES  
▶ SKY GARDEN  
▶ & MANY MORE
- 

MULTI-TIERED SECURITY SYSTEM



DROP OFF FOYER



We were thinking of  
**LOVE,**  
the Love for self and  
**FAMILY**  
that resulted in the  
**HOME**  
in Rimbawan



# FIRST OF IT'S KIND WITH OWN ESCAPE FOREST

A First-of-it's-Kind residential development in a natural setting with a host of unbelievable facilities specially tailored for every member of the family. A design for love to grow, for a healthy lifestyle and tailored for happiness.





## LOW DENSITY LIVING A LUXURY

Space is a luxury in this modern world where overcrowding and congestion in a fast-paced city lifestyle that contributes to stress and anxiety at the expense of health and happiness. With every unit a bungalow or a semi-detached design and only 6 to 8 units a floor served by 4 lifts means that you get increased privacy and low waiting time giving you an ease of mind towards a calm and cool demeanour befitting the progressive professional that you are.

## ESCAPE FOREST

Your very own untouched private rainforest with recreational facilities to encourage social interaction and a healthy lifestyle.

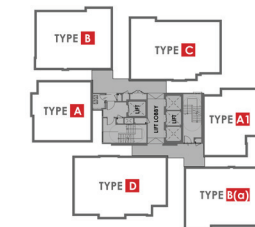


## PLAN BLOCK LAYOUT

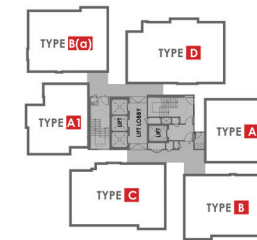
### BLOCK B



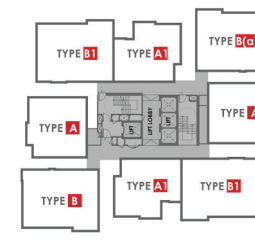
### BLOCK A



### BLOCK D



### BLOCK C



### BLOCK A & D

18 Storey with 6 Units / Floor - 216 Units

### BLOCK B & C

18 Storey with 8 Units / Floor - 288 units

### VILLA ON PODIUM

4 Corner Units / 9 Intermediate Units

**Total Units: 517**



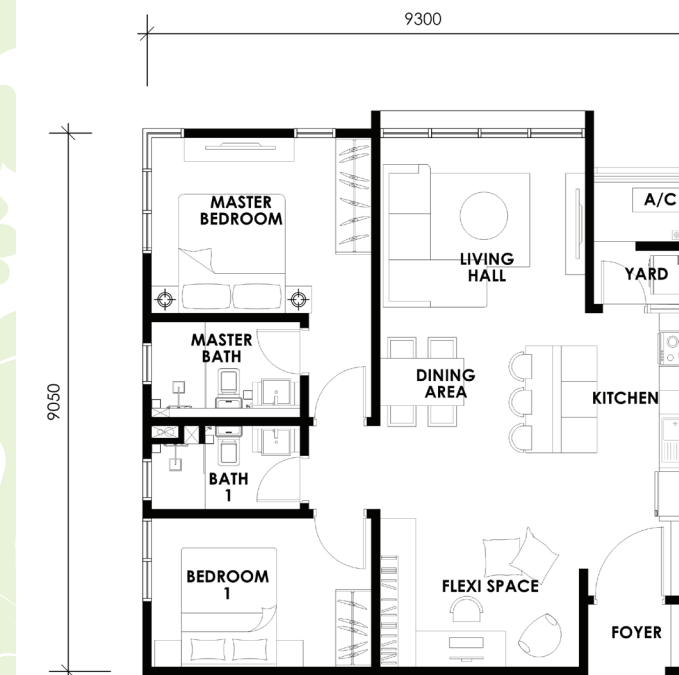


# PLAN FACILITIES

## TYPE A

- 1 LIFT LOBBY
- 2 LAUNDRY
- 3 MANAGEMENT OFFICE
- 4 DANCE / YOGA STUDIO
- 5 FUNCTION ROOM
- 6 OUTDOOR SEATING / DINING DECK
- 7 CO-WORKING / MEETING ROOM
- 8 FUNCTION ROOM
- 9 MULTIPURPOSE HALL
- 10 READING ROOM
- 11 SEATING AREA
- 12 OPEN KITCHEN
- 13 DINING AREA
- 14 GYMNASIUM
- 15 SWIMMING POOL, JACUZZI WADING POOL
- 16 MULTIPURPOSE COURT
- 17 PLAYGROUND
- 18 PERGOLA

### TYPE A

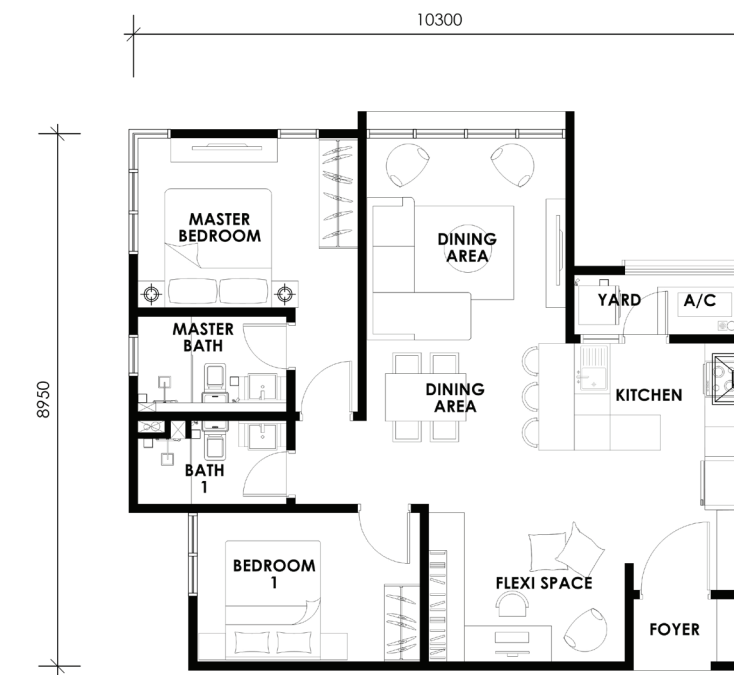


891 sq.ft.

2 + 1 Bedrooms

2 Bathrooms

### TYPE A1



891 sq.ft.

2 + 1 Bedrooms

2 Bathrooms



# TYPE B

TYPE B



1138 sq.ft.

- 3 Bedrooms
- 3 Bathrooms

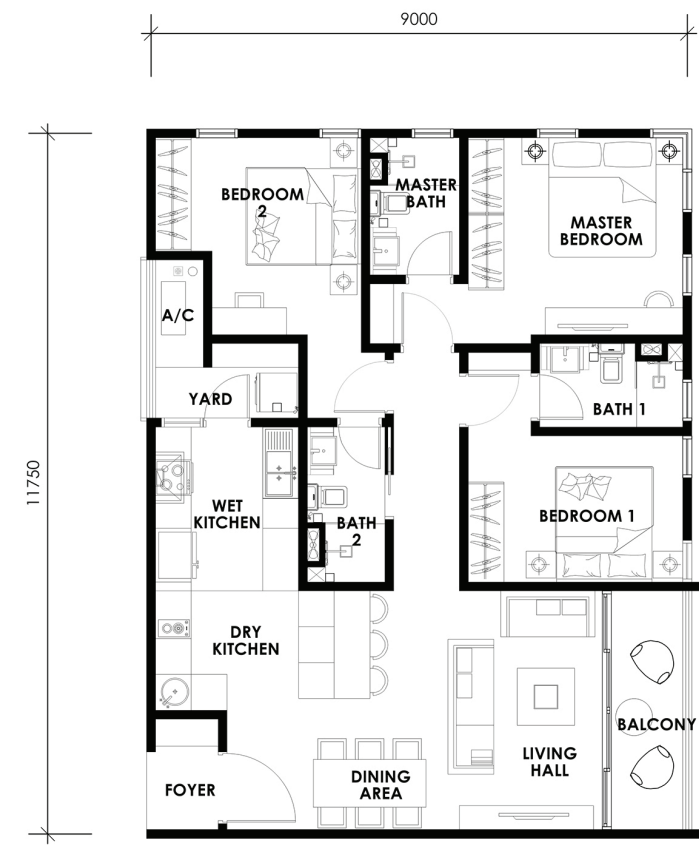
TYPE B(a)



1138 sq.ft.

- 3 Bedrooms
- 3 Bathrooms

TYPE B1



1138 sq.ft.

- 3 Bedrooms
- 3 Bathrooms

# TYPE C

TYPE C

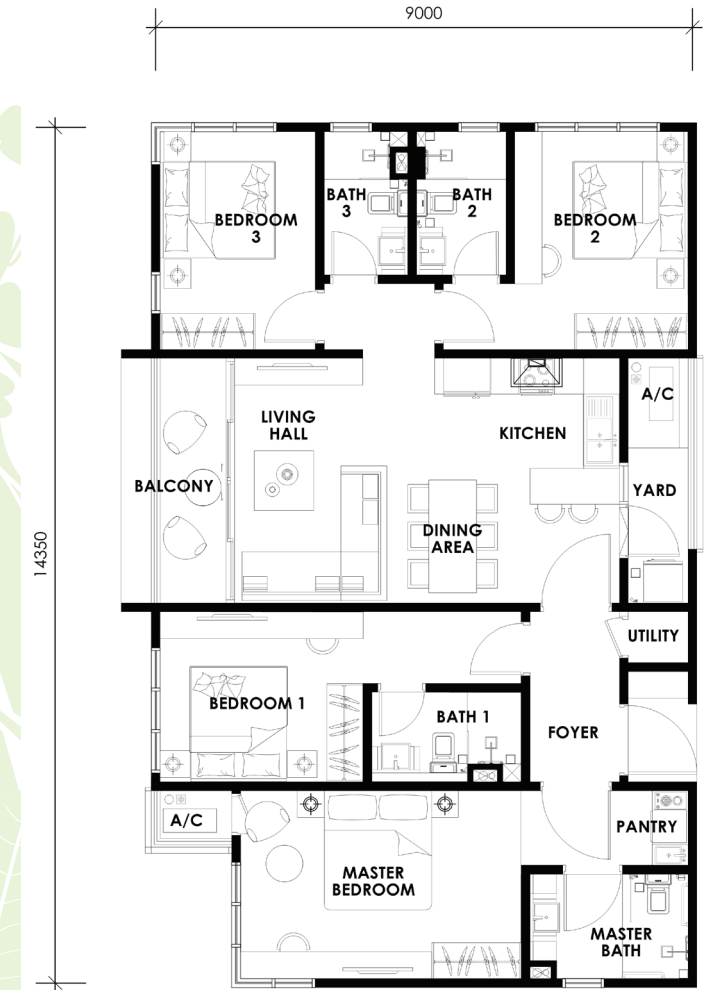


1335 sq.ft.

- 4 Bedrooms
- 4 Bathrooms

# TYPE D

TYPE D (FLEXI KEY)



1361 sq.ft.

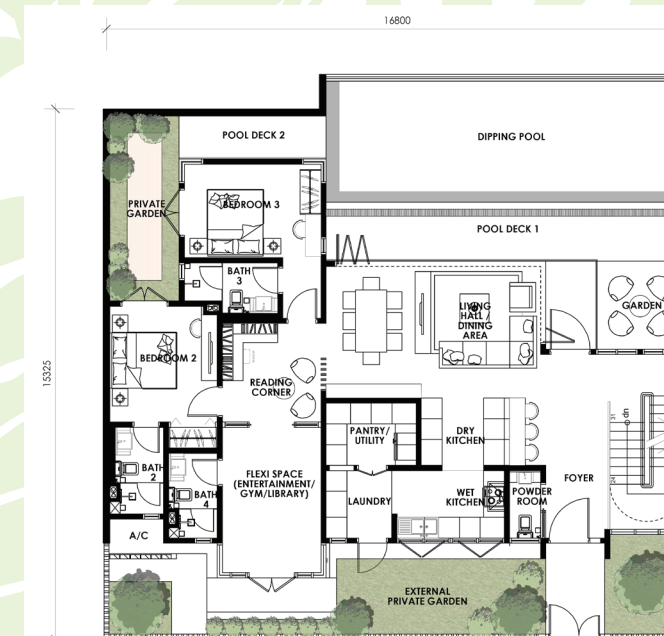
- 4 Bedrooms
- 4 Bathrooms



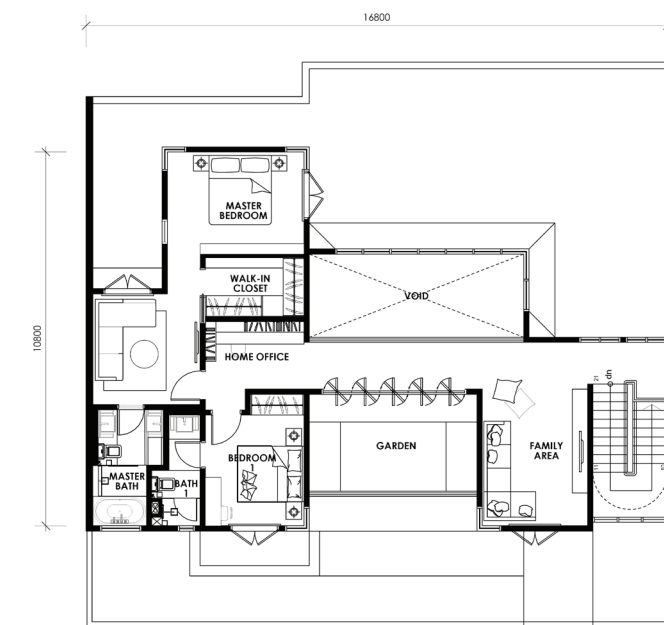
13 exclusive **Villas** with private infinity pool and private garage.

PLAN **VILLA**

### VILLA INTERMEDIATE



1st Floor / Level 3



2nd Floor / Level 4

- Freehold
- High ceiling
- High panel glass windows
- All bedrooms with en suite bathroom
- Dry and wet kitchen
- Ultra-sophisticated security system
- Storage space at carpark
- 2 private gardens
- Private pool
- 4 carpark with private staircase

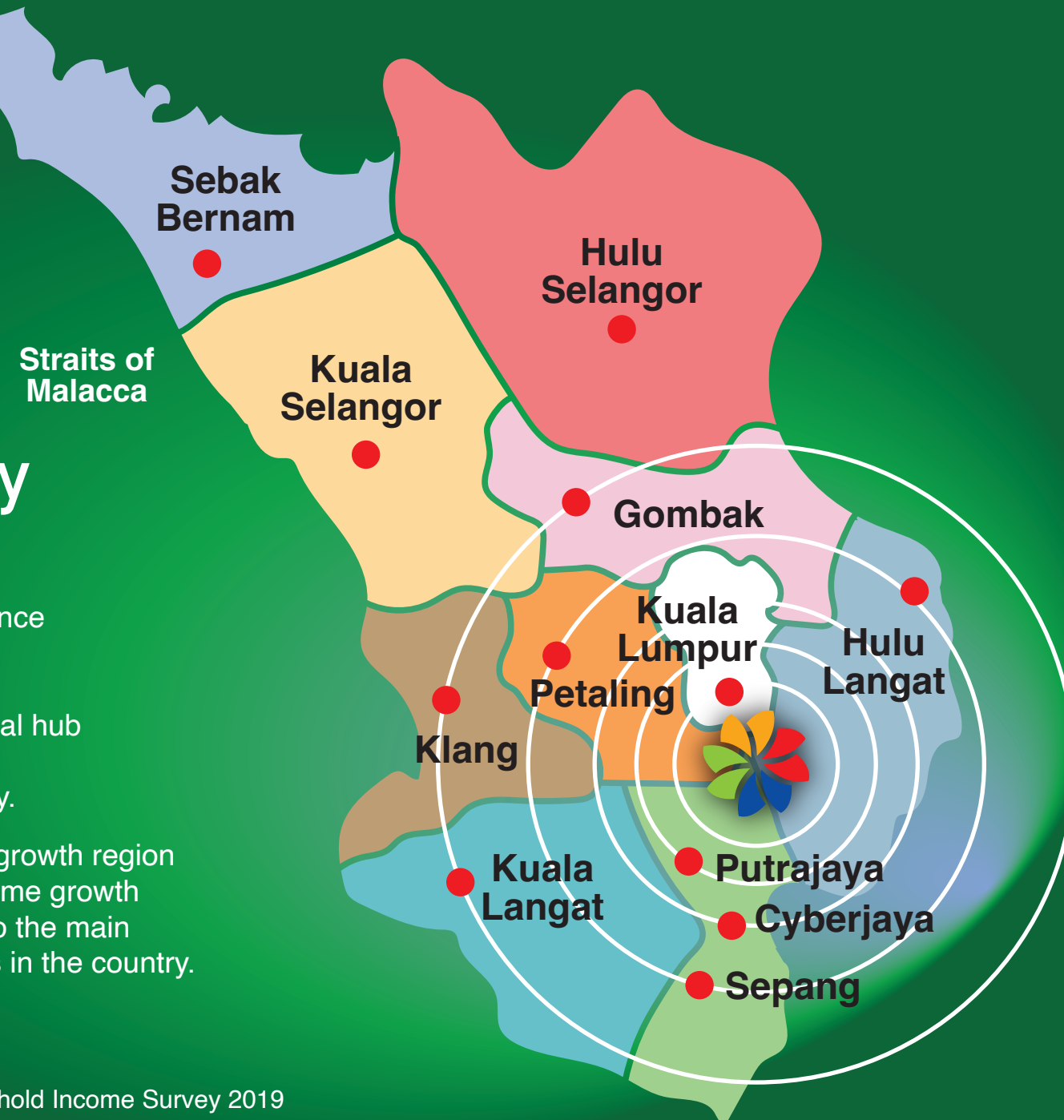


## De Centrum City KL SOUTH

Strategically located at the confluence of major districts of Kuala Lumpur, Petaling, Hulu Langat and Sepang which includes Cyberjaya, the digital hub of the Nation and Putrajaya the administrative capital of the country.

KL South is the fastest population growth region in the country with the highest income growth recorded. KL South is also home to the main Institutional and Research facilities in the country.

Source: Malaysia Census 2020 / Household Income Survey 2019



## THE INTELLECTUAL CITY

THIS STRATEGIC LOCATION IS AT THE CENTER OF THE LARGEST EDUCATION HUB AND THE MAIN RESEARCH AND INSTITUTION ZONE OF THE NATION. HERE YOU WILL FIND RESEARCH SCIENTISTS, PROFESSORS, LECTURERS, COMPUTER AND IT EXPERTS, AND LEADING PROFESSIONALS ALL IN THIS COMMUNITY.

- Located within the main Institutional and Research Zone of the Nation.
- Adjoining leading institutional facilities like IUKL, UPM, UNITEN, TNB RESEARCH, PETRONAS RESEARCH, CIMB ACADEMY, MAYBANK ACADEMY and others.
- Strategically located from approximately 6km south of Kuala Lumpur and about 6km north of Putrajaya, the administrative capital of the Nation.
- Toll-free access to Putrajaya, Kajang, KLIA and the neighbouring population catchments.
- Ease of access to Kuala Lumpur city centre through the UPM Toll to the Sungei Besi Toll.



Serdang Hospital



Tanarata International Schools



Country Heights



Universiti Kebangsaan Malaysia



Malaysia Poscode Research Centre



BSN Training Centre



Benua Equestrian Stable



**De Centrum City  
KL SOUTH**





# you are within minutes from ...

GOLFING, EQUESTRIAN, RECREATIONAL GARDENS AND PARKS,  
EDUCATION CENTRES AND CAMPUSES, AFFORDABLE SHOPPING,  
MALLS, CLUBS, RESORTS AND VARIED SELECTIONS OF THE GREAT  
OUTDOORS ALL AT YOUR DOORSTEP.

CONVENIENCE  
You are right in the middle of an education hub  
surrounded by research Institutions from leading  
corporations with conveniences of affordable  
shopping for your daily groceries to the largest  
mall in Malaysia and fully supported by  
hospitals, medical and health care facilities  
just minutes away.





LEGENDS

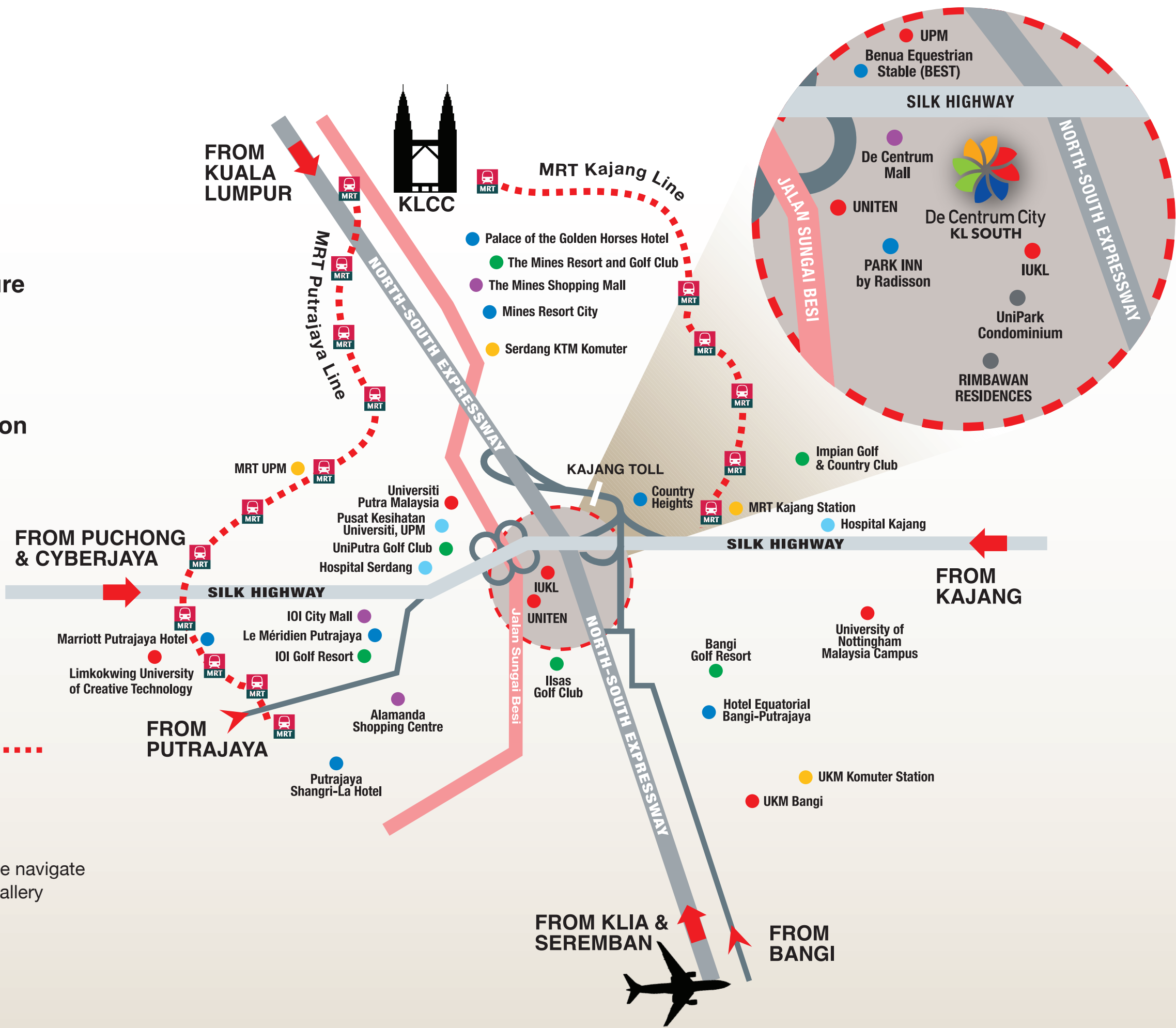
- Education
- Shopping
- Hotel / Leisure
- Hospital
- Golf Club
- Transportation
- Others



PUTRAJAYA LINE  
KAJANG LINE



Waze navigate  
to Gallery



STRATEGIC LOCATION  
Ease of Accessibility

Driving Distance Via:

NORTH-SOUTH EXPRESSWAY		
Kuala Lumpur	approx	26km
KLIA	approx	48km
SOUTH KLANG VALLEY EXPRESSWAY		
Putrajaya	approx	11km
Cyberjaya	approx	16km
Puchong	approx	16km
SILK HIGHWAY		
Kajang	approx	8km
Cheras	approx	16km
SUNGAI BESI EXPRESSWAY		
The Mines	approx	8km
Sungai Besi	approx	13km
Pavilion Bukit Jalil	approx	15km
Bangsar	approx	23km
Petaling Jaya	approx	25km

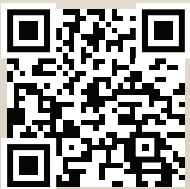
A member of



DE CENTRUM LAND SDN. BHD.  
Ground Floor, Corporate Block, Jalan Ikram-Uniten, De Centrum City, 43000,  
Selangor Darul Ehsan, Malaysia. T 603 8738 3206

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• Lesen Pemaju : 14304/04-2027/0482(R) • Tempoh Sah : 12/04/2018 – 11/04/2027 • Permit Iklan : 14304-2/11-2025/0340(N)-(S) • Tempoh Sah : 17/11/2022 - 16/11/2025 • Pihak Berkuasa Tempatan : Majlis Perbandaran Sepang • Kelulusan Pelan Bangunan : MPSepang.600-34/3/164 & MPSepang.600-34/3/166 • Pegangan Tanah : Pegangan Bebas • Gadaian Tanah : Alliance Islamic Bank Berhad • Jangkaan Tempoh Siap : 12/2027 • Jumlah Unit : 517 Unit • Harga Jualan : RM 577,000 (min) – RM 2,269,000 (mak)