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HUNDRED  
TREE TREES  
PRIVATE ESTATE



*Dear Trees of the Forest,*

As I live in you, live by me too  
The air I breathe is the one you lease  
Our worlds intertwine;  
as your world becomes mine.



EXPERIENCE LIVING DEFINED BY NATURE

Built based on the principles of nature, luxury,  
community and respect for its occupants.

Where children freely call upon their friends to play;  
where parents gather for a chat and become lifelong friends.

Tree-lined  
pathways

48,700  
sq.ft. landscape park

Over 500  
tree plantings

Scenic  
pond deck



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



ENTRANCE  
Your home to a *new* beginning



STONE GARDEN  
Where friends and family *gather*



POND DECK  
Where children *run* free



IMAGINATION  
can turn into adventures,  
A GAME OF CATCH  
into memories of a lifetime,  
THAT NEVER FADE.







## *Lifestyle*

MAKE FRIENDS AND CONNECTIONS FOR LIFE

- The hall
- Pond deck
- Playground
- Stone garden
- Nature terrace



## *Greenery at your doorstep*

FRESH AIR AND TREES TO BENEFIT YOUR FAMILY

- Tree-lined pathways
- 48,700 sq.ft. landscape park



## *Private living spaces*

YOUR OWN PRIVATE SPACE TO BE CREATIVE

- Rear garden
- Comfortable homes up to 3,751 sq.ft.
- Separated car and pedestrian entrance





### *Integrated pedestrianized connectivity*

LINKED PATHWAYS INTEGRATING THE COMMUNITY

- Bicycle lanes
- Pathways from home-to-home



### *Accessibility*

A SHORT DRIVE TO KEY DESTINATIONS

- Eastern Dispersal Link
- Pasir Gudang Highway
- Singapore



### *Total vigilance and security*

BECAUSE SAFETY IS PRICELESS

- Gated guarded
- 24 hour security



All bedrooms  
with *en-suite*

High ceiling  
and void areas  
for *air circulation*

Clerestory  
windows  
for *natural light*

*Architectural*  
screens

*Wooden*  
decking

Rear garden  
for *privacy*

Separated car  
and pedestrian  
entrance for  
*increased safety*

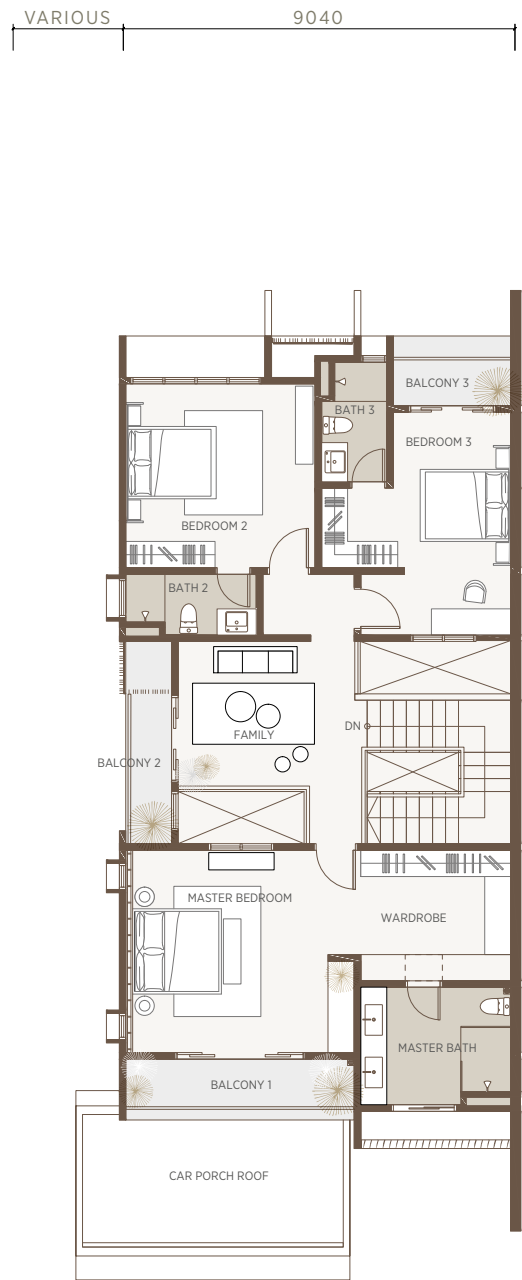
Built-up Area  
3,293 sq.ft.

Land Area  
40' x 100'

4+1 bedrooms | 5 bathrooms



GROUND FLOOR



FIRST FLOOR

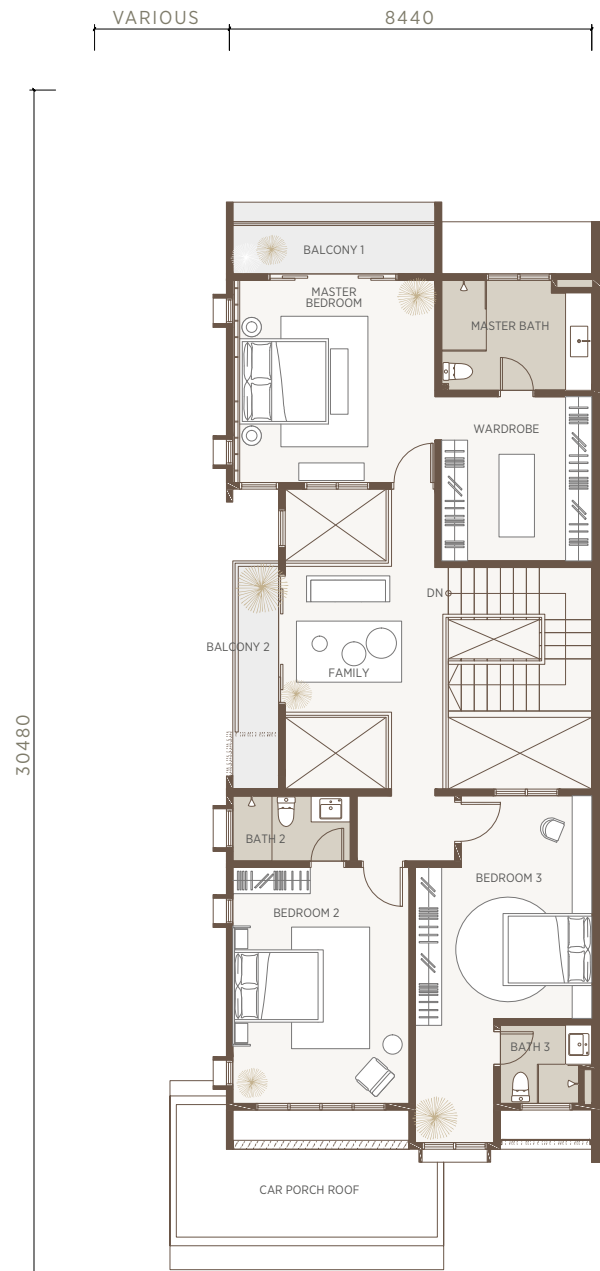
Built-up Area  
3,442 sq.ft.

Land Area  
38' x 100'

4+1 bedrooms | 5 bathrooms



GROUND FLOOR



FIRST FLOOR



All bedrooms  
with *en-suite*

*Internal*  
courtyard

High ceiling and  
void areas for  
*air circulation*

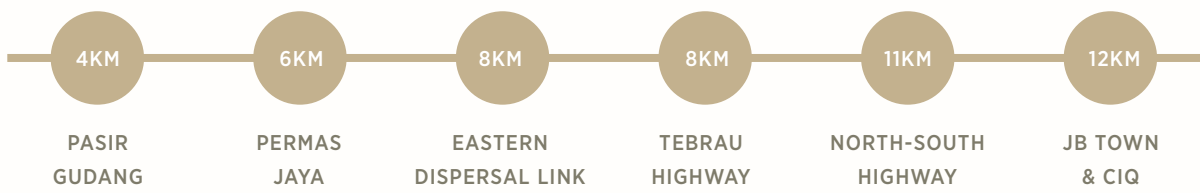
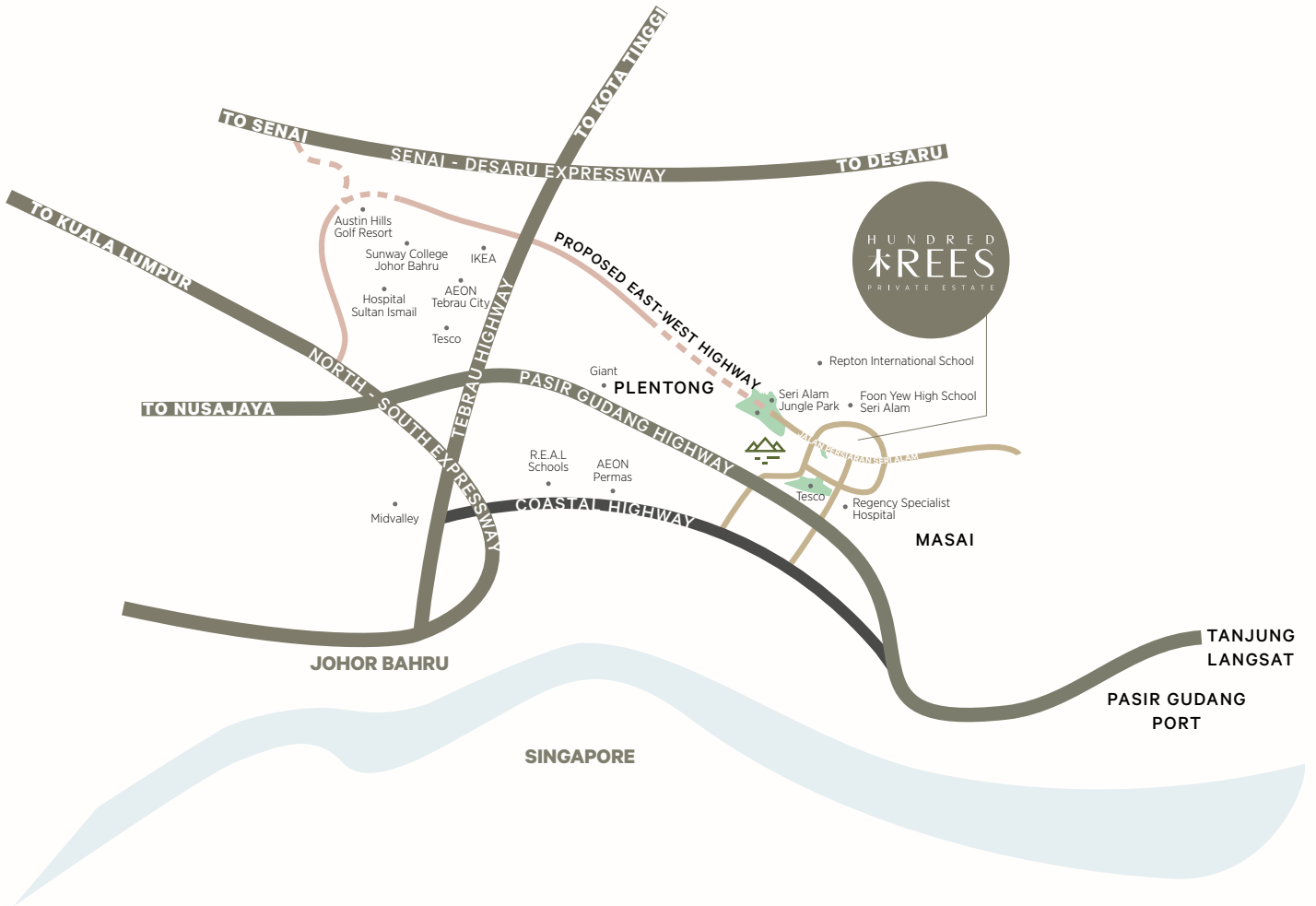
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**EDUCATION**

- Repton International School
- Foon Yew High School Seri Alam
- R.E.A.L Schools
- Sunway College Johor Bahru

**AMENITIES**

- Aeon Permas Jaya
- Tesco
- IKEA

**HEALTHCARE**

- Regency Private Hospital
- Hospital Sultan Ismail

**RECREATION**

- Tasik Biru Bandar Baru Seri Alam
- Seri Alam Jungle Park
- Austin Hills Golf Resort





PLAYGROUND

NATURE  
TERRACE

POND DECK

THE HALL

TREE-LINED  
PATHWAYS

STONE GARDEN

## SPECIFICATION

STRUCTURE	Reinforced Concrete / Precast Concrete	
WALLS	Brick Wall / Precast Wall	
ROOF	Reinforced Concrete Flat Roof / Concrete Tile Roof	
CEILING	Car Porch / Foyer / Living Room / Dining / Dry Kitchen / Utility / Yard / Deck	- Skim Coat & Paint
	Master Bedroom / Family / Bedroom 2, 3 & 4	- Fibrous Plasterboard & Paint
	Wet Kitchen / Toilet / Powder Room / Bathroom 2, 3, 4 / Master Bath	- Water Resistant Gypsum, Plasterboard & Paint
WINDOWS	Internal / External	- Powder Coated Aluminium Frame, Glass Window
DOORS	Main Entrance / Bedroom 2, 3, 4 / Master Bedroom / Toilet Bathroom 2, 3, 4 / Master Bathroom / Utility / Powder Room / Water Tank	- Timber Door
	Wet Kitchen	- Timber Door with Side Hung Powder Coated Aluminium Frame Glass, Casement Window
	Store Room	- Timber Door with Bottom Ventilation Slots
	Dining / Living Room / Balcony 1, 2, 3 / Bedroom 4	- Powder Coated Aluminium Frame, Sliding Glass Door
IRONMONGERY	Quality Lock Sets	
WALL FINISHES	Internal / External	- Plaster & Paint
	Wet Kitchen / Toilet / Powder Room / Bathroom 2, 3, 4 / Master Bathroom	- Porcelain Tile
FLOOR FINISHES	Car Porch	- Concrete Imprint
	Foyer / Living / Dining / Dry Kitchen / Bedroom 4 / Store / Utility / Wet Kitchen / Toilet / Powder Room / Bathroom 2, 3, 4 / Master Bathroom / Balcony 1, 2, 3 / Staircase / Family / Bedroom 2, 3 / Master Bedroom	- Porcelain Tile
	Deck / Yard	- Composite Timber Decking
	Front Yard	- Wash Aggregate
GATE	- M.s. gate with brick pier c/w letterbox	
FENCING	- Pre-cast Concrete Wall	

### SANITARY & PLUMBING FITTINGS

	TYPE A	TYPE C
WASH BASIN & TAP	7 nos	6 nos
WATER CLOSET (WC)	6 nos	6 nos
SHOWER ROSE	5 nos	5 nos
HAND BIDET	6 nos	6 nos
BIB TAP	3 nos	3 nos
TAP	2 nos	2 nos
STAINLESS STEEL SINK	2 nos	2 nos
SHOWER SCREEN	1 nos	2 nos

### ELECTRICAL INSTALLATION

LIGHTING POINTS	62 nos	70 nos
POWER POINTS	43 nos	47 nos
FAN POINTS	7 nos	7 nos
TV POINTS	3 nos	3 nos
TELEPHONE POINTS	2 nos	2 nos
WATER HEATER POINTS	5 nos	5 nos
AIR-CONDITIONER POINTS	8 nos	8 nos

Here is  
where the *heart* resides,  
where the *mind* finds rest,  
where *children* grow up,  
where *families* create memories.



Here is  
HUNDRED  
T R E E S  
PRIVATE ESTATE

## THE STORY BEHIND KIMLUN LAND.

*A school car park project was the driving force that started it all.*

Forty-two years ago, the principal of a 106-year-old Chinese high school wanted to revamp the old and cramped school car park. He asked an ex-student to help rebuild the space. He received an enthusiastic and resounding “Yes” from this ex-student, who went on to change the design and flow of the car park to make it more efficient, safe and affordable for this independent school. Thus, began the story of Kimlun Earthworks Sdn. Bhd., which was established in 1977. From the very beginning, the values of sincerity and integrity have been the founding principles of the founder, and the company.

This start-up company soon expanded from earthworks into other subsidiary businesses with expertise in engineering and construction, building and infrastructure development, manufacturing and much more. Today, all these divisions sit under a parent holding company, Kimlun Corporation Bhd. (Kimlun Corporation) that is listed on the Main Board of Bursa Malaysia.

With a reputation for quality and excellence, Kimlun Corporation’s construction arm is the main contractor for many reputable property developers such as, Eco World Development Group Bhd., IOI Properties Group Bhd., SP Setia Bhd. Group, The Kuok Group, Sime Darby Bhd. and

others. They have successfully completed high-profile projects for these brands and earned a reputation for their exacting standards. To date, they have completed over 600 projects.

Kimlun Corporation’s entry into the property market was a natural progression. In 2010, Kimlun Land Sdn. Bhd. (Kimlun Land) was established. The first property project launched by Kimlun Land was the Hyve Soho and Service Suites in Cyberjaya, Selangor in 2013, followed by Taman Puteri in Pekan Nanas, Johor, Bukit Bayu in Shah Alam, Selangor, and now, Hundred Trees Private Estate in Seri Alam, Johor.

There is a common theme that runs through the projects that Kimlun Land has developed, and it is based on the pillars of sincerity, integrity, responsibility, and engaging community values. Their ethos is best summarised as a property developer that creates neighbourhoods where they themselves wish to live.

### Notable completed construction & infrastructure projects:

Gleneagles Hospital, Medini | Aeon Bukit Indah | Setia Sky Suites, JB | Perling Interchange | HUKM Hospital project | Abu Bakar Interchange | Teega Residences, Puteri Harbour | Mall of Medini | Molek Pine 3 | Marlborough College Malaysia | Bukit Bayu Private Estate | MJB Tower, JB

### Notable on-going projects:

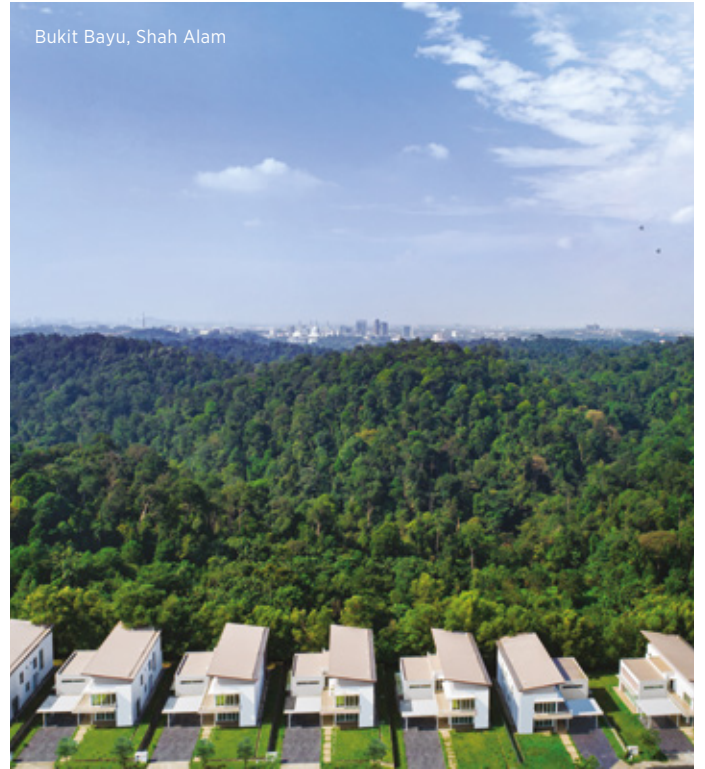
Pan Borneo Highway | Hillcrest Heights, KL Sunway Grid | Mt. Austin Stadium

### Notable pre-cast manufacturing projects:

Various Singapore MRT lines | Klang Valley MRT lines | Resorts World Sentosa



Hyve Soho and Service Suites, Cyberjaya



Bukit Bayu, Shah Alam



Hyve Soho and Service Suites, Cyberjaya



Puteri Harbour Iconic Bridge, Iskandar Puteri



Teega Residences, Iskandar Puteri



Taman Puteri, Pekan Nanas

For sales enquiries:

**+60 19 777 1043**

**Kimlun Land Sdn. Bhd.** 201001042422 (926350-P)

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[www.kimlunland.com](http://www.kimlunland.com)

Another prestigious project by:

**KIMLUN**

Rumah Berkembar 2 Tingkat. No. Lesen Pemaju: 13708-2/04-2023/0310(L). Tempoh Sahlaku: 07/04/2021 - 06/04/2023. No. Permit Iklan: 13708-2/04-2023/0310(P). Tempoh Sahlaku: 07/04/2021 - 06/04/2023. Jumlah Unit: A - 22 Unit, B - 18 Unit, C - 18 Unit, D - 2 Unit. Pihak Berkuasa Yang Meluluskan Pelan Bangunan: Majlis Perbandaran Pasir Gudang (MPPG). Nombor Rujukan: Jbgn/203/2020(PG). Bebanan Tanah: Tiada. Pegangan Tanah: Hak Milik Kekal. Tarikh Dijangka Siap: Jun 2023. Harga Jualan: RM1,024,489 - RM1,955,167. Diskaun Lot Bumiputera: 15%.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA