

KLK Land

ISSUE 04

TIMES

Home Is  
Where The  
Heart Is



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Subsidiary of Kuala Lumpur Kepong Berhad

# WELCOME NOTE

Dear valued readers,

Welcome to our latest edition of KLK Land Times.

In 2017, we continued to forge ahead in launching new developments to cater to the ever-rising demand at Bandar Seri Coalfields. In the second half of 2017, we launched 2 new projects: Hemingway Residences, a premium hilltop development and the maiden phase of North Haven Coalfields, and Hibiscus 3, the 2nd phase of Rumah Selangorku at Bandar Seri Coalfields.

We understand the importance of quality education and are proud to announce that construction of the Wesley Methodist Private School is progressing well and is on schedule for its first intake in 2019. We have also recently

obtained the Ministry of Education's approval to build the S.J.K.C. Lee Loy Seng Chinese primary school at Bandar Seri Coalfields, for which construction will begin once the necessary planning approvals have been obtained.

We remain committed to continuously enhancing the landscaping and amenities of Bandar Seri Coalfields to bring greater quality of life and improve the living standards for our residents.

As a new chapter unfolds, the team at KLK Land wishes you an awesome 2018.

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BSC UPDATES





Axis Park



Spacious living areas that open out to rolling greens

## LUXURIOUS LIVING



A guarded community for greater peace-of-mind

### Hemingway Residences — The Epitome Of Luxury At North Haven Coalfields Semi-D Villas & Superlink Homes

A hometown is where your story begins... A happy reminder of carefree days, a treasure chest of good memories, constant, enduring and full of character. Hometown is about roots, family, values and legacy. This is a story we want to recreate at North Haven Coalfields.

KLK Land proudly presents the maiden phase of North Haven Coalfields, Hemingway Residences which was launched in October 2017.

Built over 43.8 acres of freehold elevated land, the development is located to the north of Bandar Seri



Actual show unit

Coalfields, offering 94 units of Semi-D Villas (40' x 100') and 158 units of Superlink Homes (24' x 90'). Both come with grand spaces and generous open-plan layouts, perfect for the active lifestyle of multigenerational families.

Surrounded by hilltops and lush greenery, Hemingway Residences presents an exclusive collection of Superlink Homes with 4+1 bedrooms and 4 bathrooms, and Semi-D Villas with 4+1 bedrooms and 5 bathrooms.

The striking entrance statement and single entry/exit to this guarded development enhance the exclusiveness and privacy of the neighbourhood.

Hemingway Residences also offers easy connectivity via major highways such as the North-South Expressway, LATAR Expressway, Guthrie Corridor Expressway and the upcoming DASH & West Coast Expressway.



Actual show unit

For further info on Hemingway Residences, please speak to our Sales Consultants at 03-6039 9599 / 013-673 3030 or visit the North Haven Coalfields Sales Gallery today!

FREEHOLD PREMIUM HILLTOP HOMES

# Hemingway

RESIDENCES

FOLLOW  
YOUR  
Heart  
Home



Semi-D: Lot Size 40' x 100'

On gentle hills enveloped in nature's hues and cool breezes, the maiden phase of North Haven, an intimate, guarded community of Superlink Homes and Semi-D Villas emerges.

Ideal for multigenerational families, these generously spacious abodes and the nearby amenities of a Clubhouse, Central Park, Private and Chinese schools will carry you to new heights.



Superlink: Lot Size 24' x 90'



Show Houses Now Open  
**03-6039 9599**  
**013-673 3030**  
www.klkland.com.my

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Subsidiary of Kuala Lumpur Kepong Berhad

Developer: KL-Kepong Country Homes Sdn Bhd (261277-W) • Developer's License No.: 11412-6/08-2019/0646(L) • Validity Period: 24/08/2017 - 23/08/2019 • Advertising & Sales Permit No.: 11412-6/08-2019/0646(P) • Validity Period: 24/08/2017 - 23/08/2019  
• Approving Authority: Kuala Selangor District Council • Building Plan Approval No.: MDKS/280/4/4/2016-2 • Expected Date of Completion: October 2019 • Tenure of Land: Freehold • Land Encumbrances: Nil • Restriction-of-Interest: Nil • Total No. of Units: Superlink: 158 Units (2-Storey Superlink Type A: 63, 2-Storey Superlink Type B: 59, 2.5-Storey Superlink Type C: 36) & Semi-Detached: 94 Units (2-Storey Semi-D Type D: 52, 2-Storey Semi-D Type E: 28, 2.5-Storey Semi-D Type F: 14) • Property Type: Superlink & Semi-D • Authority Approved Selling Price: Superlink: RM732,000 (Min) - RM2,408,900 (Max) & Semi-D: RMI,159,000 (Min) - RM2,418,000 (Max) • Bumiputera Discount: 7%

AFFORDABLE HOMES

## First Phase Of Rumah Selangorku Handed Over To Happy Owners



Comprising 224 units of 2-storey 18' x 60' terrace houses, Hibiscus 2 is the first landed Rumah Selangorku project to be completed, with the units handed over to the proud owners in August 2017.



Rumah Selangorku is part of KLK Land's Corporate CSR initiative that is in compliance with the Selangor State Government's affordable housing programme.



### Strong Interest In Hibiscus 3

With the successful handover of Hibiscus 2, the second phase of Rumah Selangorku, Hibiscus 3 was launched on 9 September 2017.

The launch event attracted over 800 keen buyers who have registered their interest. Hibiscus 3 offers 274 units of 2-storey 18' x 60' terrace houses priced from RM220,000.

## EDUCATION



## BSC CENTRAL PARK



The enhancement of facilities at the 50-acre BSC Central Park continues to progress steadily. The upgrades include a 5-metre tall double-storey play deck, maze garden, gazebo, street lighting and signages for residents' convenience.

The BSC Central Park serves as the heart of the Bandar Seri Coalfields community and is the centrepiece of this 1,001-acre development. It is the local meeting point where

young and old can come together for sports, recreation and family gatherings, helping strengthen the bonds between families, neighbours and the community.

### Paving The Way For Quality Education At BSC



Construction of Wesley Methodist Private School is on track for completion and its first intake in 2019

Construction works for Wesley Methodist Private School @ Bandar Seri Coalfields are already in the advanced stages. Renowned for quality education, Wesley Methodist Private School will open its doors in 2019, offering pre-school and dual-language primary education.

Wesley Methodist Private School is a well-renowned operator of private schools in Malaysia. Having started in Kuala Lumpur with its first campus in Sentul, it has since expanded its presence to Ipoh, Klang, Melaka, Seremban and Penang.

Wesley Methodist Private School has become a name synonymous with producing A.C.E. students – who pursue Academic excellence, strong Character values and Extracurricular achievements.

As for public education, S.J.K.C. Lee Loy Seng will provide quality Chinese primary education and is scheduled for completion in year 2020. Construction will begin after all the necessary planning approvals have been obtained.

For more information or to register for Wesley Methodist Private School, please visit [wms.edu.my/bsc/admission/expression-of-interest](http://wms.edu.my/bsc/admission/expression-of-interest) or contact Bryan at 03-7956 5310 / 012-883 6768.



### Upgrades Continue At The 50-Acre Central Park

## BSC CLUBHOUSE



Artfully designed, the BSC Clubhouse will hold a cafe, swimming pool, gym, football field, basketball court, tennis court and badminton courts.

Located beside the Bandar Seri Coalfields Sales Gallery, the multi-facility Clubhouse is intended to cater for the sporting and recreational needs of residents of Bandar Seri Coalfields. The Clubhouse is slated for completion by the end of 2018.

## Plans Forge Ahead For The BSC Clubhouse



## BSC UPDATES

### The BSC Pasar Malam Brings The Community Together

A collaboration between KLK Land and Majlis Daerah Kuala Selangor, the BSC Pasar Malam takes place weekly beginning on the 4th of January 2018, and is located along the main road at the BSC Central 1 shops.

With around 90 stalls offering a variety of local mouth-watering food, merchandise and fresh produce, there is plenty for every member of the family to enjoy.

Do check out the BSC Pasar Malam. It is open every **Thursday, from 5pm to 10pm.**



### Road Upgrade Enhances Access At BSC

A 2.5km stretch of Jalan Sg. Buloh - Kuala Selangor running along the perimeter of Bandar Seri Coalfields is currently undergoing widening with works undertaken by Jabatan Kerja Raya (JKR). These widening works are being implemented to accommodate the anticipated increase in traffic as Bandar Seri Coalfields further develops in the next 10 to 15 years. The road widening works are scheduled for completion by the end of 2018.

Motorists are advised to exercise caution and obey traffic instructions when using the road. Safety features such as signboards, safety barriers, cones and concrete barriers have been erected.

