



THE  
**WALDEN**  
*Chapter 2*



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Developer: KL-Kepong Country Homes Sdn. Bhd. (261277-W) • Address: Suite 1A-1, Level 1, Menara KLK, No. 1 Jalan PJU 7/6, 47810 Petaling Jaya, Selangor Darul Ehsan Tel: 03-77261868 • Developer's License No.: 11412/05-2028/0764(R) • Validity Period: 26/05/2023 – 25/05/2028 • Advertising & Sales Permit No.: 11412-14/12-2026/1149(N)-(L) • Validity Period: 17/12/2024 – 16/12/2026 • Approving Authority: Majlis Perbandaran Kuala Selangor • Building Plan Reference No.: Bil. (51) DLM, MPKS 20031/280/4/4/2023-01 (A) • Expected Date of Completion: February 2027 • Tenure Land: Freehold • Land Encumbrances: Nil • Restriction of Interest: Nil • Type of Property: 1-Storey and 2-Storey Bungalow • Total Units: 69 • 1-storey Bungalow Selling Price: RM2,573,000.00 (Min.) and RM5,235,000.00 (Max.) • 2-Storey Bungalow Selling Price RM2,980,000.00 (Min.) and RM4,278,000.00 (Max.) • 7% Bumiputra Discount • THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT

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**RECONNECT.**  
*in Every Way*

SAVOUR EACH MOMENT, EVERY DAY,  
EMBRACING GRACE & PURPOSE.  
WHERE REFLECTIONS BECOMES A WAY OF LIFE,  
CONNECTING WITH LOVED ONES,  
RUSTIC NATURE, AND QUIET ELEGANCE.  
EXPANDING UPON AN ACCLAIMED MASTERPIECE,  
WE UNVEIL THE NEXT ITERATION.

**TO FULLY IMMERSE,  
TRULY LIVE.**



Nestled within the burgeoning North-West urban corridor of Klang Valley, the North Haven masterplan at Bandar Seri Coalfields unfolds across a serene 516-acre hilltop landscape.

This idyllic enclave features

*Luxurious homes set against  
a backdrop of lush greenery.*

A short, scenic drive from a breathtaking 50-acre central park and past a private school, The Walden's exclusive community entrance beckons - with its own private guardhouse and entrance garden. Enhancing this tranquil haven, the forthcoming Coalfields Retail Park will offer a curated selection of shops and eateries, weaving modern conveniences into the fabric of everyday life.



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STEP INTO A WORLD OF  
THE WALDEN,

*Chapter 2*



THE WALDEN

*Crafted for*  
**MINDFUL  
LIVING**

COMING PAST THE WALDEN'S ENTRANCE GARDEN, YOU'LL SOON DISCOVER AN ENCLAVE-WITHIN-ENCLAVE.

The Walden at North Haven is a world of its own with a limited-edition collection of resort-like bungalow-style homes, designed for enriching living experiences in a low-density premium community.



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# THE MANIFEST OF THE PHILOSOPHY OF *Simple Elegance*

WHERE LIVING SPACE IS IN A HARMONIOUS  
BALANCE WITH THE NATURAL  
SURROUNDINGS.

Each home is crafted to interact with nature as part of the  
experience, alive with immersive spaces for connections,  
reflections and recuperation both mentally and spiritually.





### Low-density Enclave

The Walden is a privileged community of only 144 units, each one a meticulously designed modern tropical home designed with thoughtfully selected materials and timeless façade.



### Resort-style Facility & Landscaping

Well thought-out composition of abundant greenery such as tree lines and hedges not only provides a natural demarcation of space but also gives a resort-like ambience, also ideal for possibilities like a pool or water features.



### Ushering The Elements

The design that weaves the boundaries of outdoors from indoors not only enhances the living experience, but also allows elements such as soft natural light and cooling breezes into living spaces, making the home energy efficient in the process.



### Bio-diversity Park

The Walden's landscape serves as a living lesson in sustainability, featuring a bio-diversity park that educates residents on the importance of conserving the nature, promoting a harmonious balance with the rapid pace of modern development.

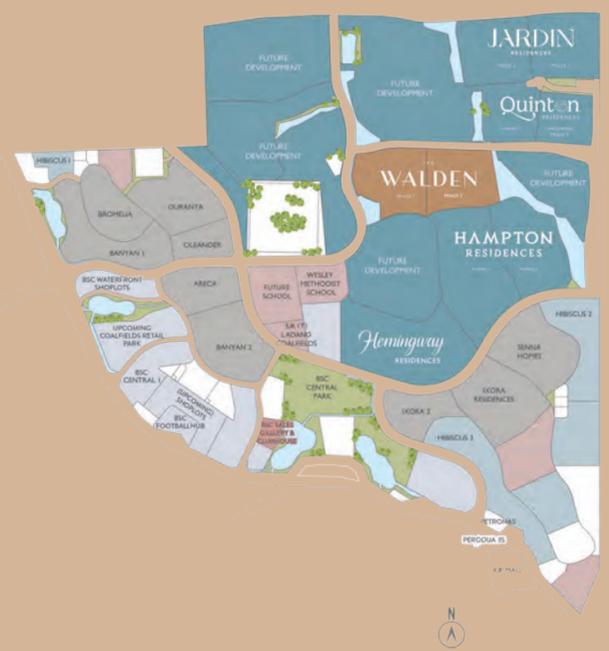
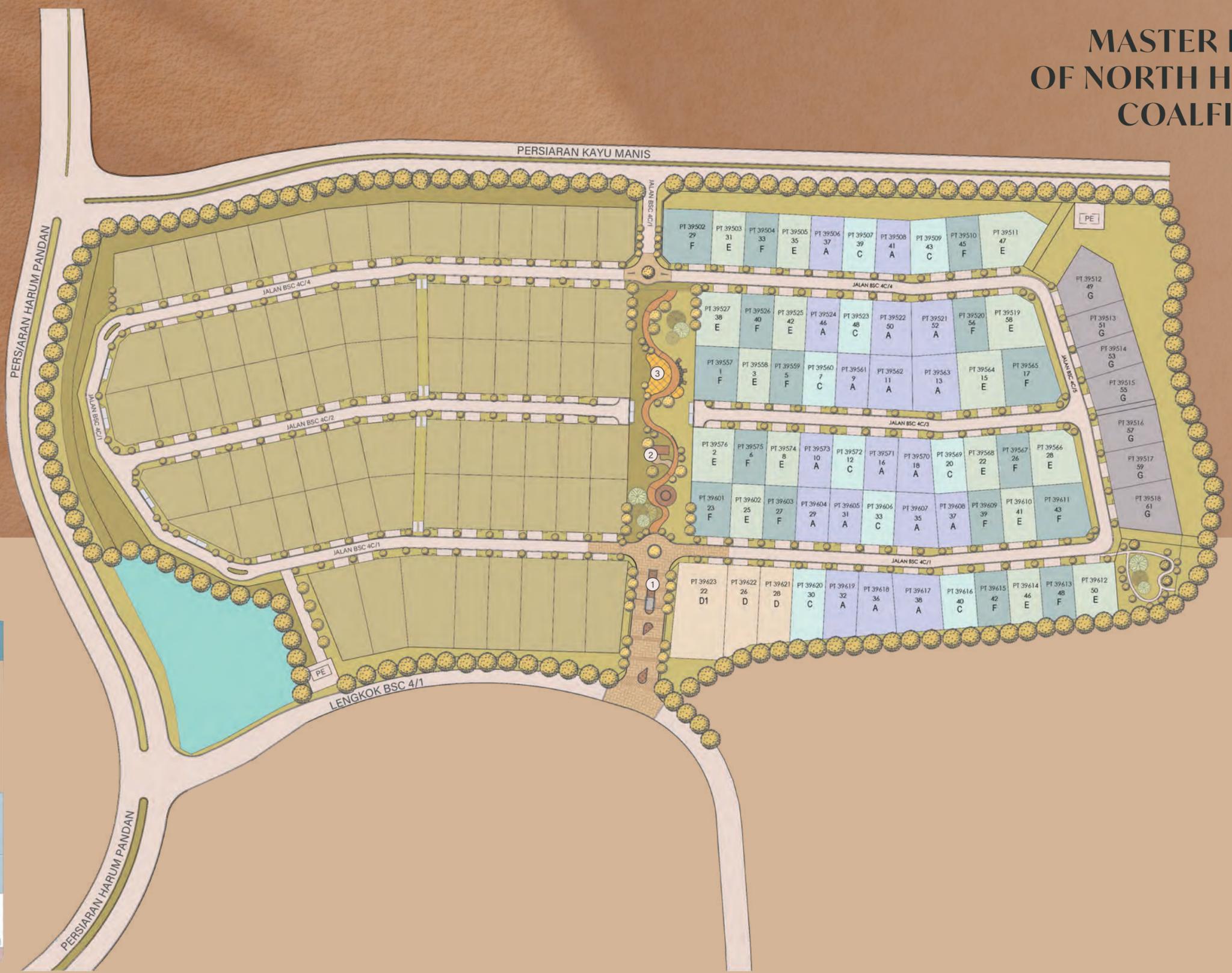


# GET CONNECTED

Bandar Seri Coalfields is surrounded by three golf clubs and driving ranges, all just a stone's throw away. Highly accessible, it is connected through major highways including the North-South Expressway, Guthrie Corridor Expressway, LATAR Expressway, DASH and West Coast Expressway.



# MASTER PLAN OF NORTH HAVEN COALFIELDS



- North Haven Coalfields
- Residential
- Commercial & Amenities
- School
- Affordable Homes
- Residents' Clubhouse

**Legend**

- TYPE A
- TYPE C
- TYPE D
- TYPE E
- TYPE F
- TYPE G
- 1 Guardhouse
- 2 Gazebo
- 3 Children Playground

# FLOOR *plans*

Whether in 1 storey or 2 storeys unit, all layouts of The Walden combines generous spaces for family connections, for reflection and for privacy, while embracing an openness to outdoors.



# 60' x 100'

Gross Floor Area (sq ft) **2,962**      No. of Units **18**

 **4+1**      
  **4+1**

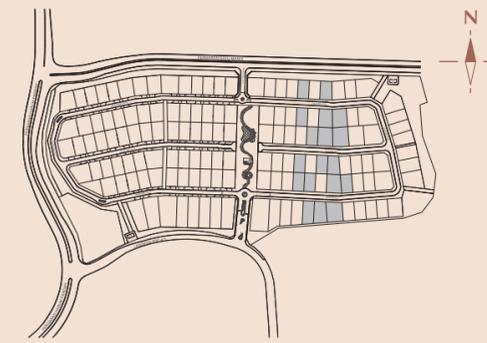
- Additional features:
-  EV Charger Point
  -  Autogate System
  -  Solar PV Panels
  -  Solar Water Heater for All Bathrooms except Maid's Bath/Toilet (Shower Point)
  -  Rain Water Harvesting Tank
  -  Security Alarm System
  -  Booster Pump for Water Supply From Tank

## TYPE A / 1 Storey



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### Site Plan



# 60' x 100'

Gross Floor Area (sq ft)  
**2,938**

No. of Units  
**9**

 **4+1**  
 Bedroom(s)

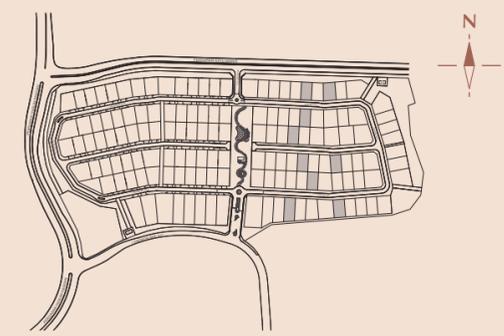
 **4+1**  
 Bathroom(s)

- Additional features:
-  Booster Pump for Water Supply From Tank
  -  EV Charger Point
  -  Autogate System
  -  Solar PV Panels
  -  Solar Water Heater for All Bathrooms except Maid's Bath/Toilet (Shower Point)
  -  Rain Water Harvesting Tank
  -  Security Alarm System

## TYPE C / 1 Storey



### Site Plan



# 60' x 135'

Gross Floor Area (sq ft)  
**3,628**

No. of Units  
**2**

 Bedroom(s)  
**4+1**

 Bathroom(s)  
**4+1**

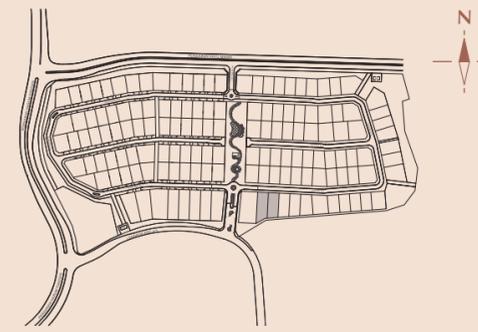
- Additional features:
-  Booster Pump for Water Supply From Tank
  -  EV Charger Point
  -  Autogate System
  -  Solar PV Panels
  -  Solar Water Heater for All Bathrooms except Maid's Bath/Toilet (Shower Point)
  -  Rain Water Harvesting Tank
  -  Security Alarm System

## TYPE D / 1 Storey



Artist's impression only

### Site Plan



# 60' x 170'

Gross Floor Area (sq ft)  
**3,928**

No. of Units  
**1**

 Bedroom(s)  
**4+1**

 Bathroom(s)  
**4+1**

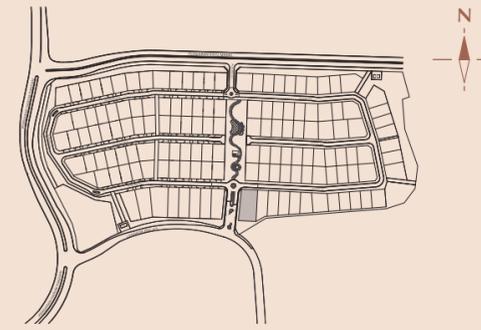
- Additional features:
-  Booster Pump for Water Supply From Tank
  -  EV Charger Point
  -  Autogate System
  -  Solar PV Panels
  -  Solar Water Heater for All Bathrooms except Maid's Bath/Toilet (Shower Point)
  -  Rain Water Harvesting Tank
  -  Security Alarm System

## TYPE D1 / 1 Storey



Artist's impression only.

### Site Plan



# 60' x 100'

Gross Floor Area (sq ft) **3,730**      No. of Units **16**

 Bedroom(s) **5+1**     
  Bathroom(s) **5+1**

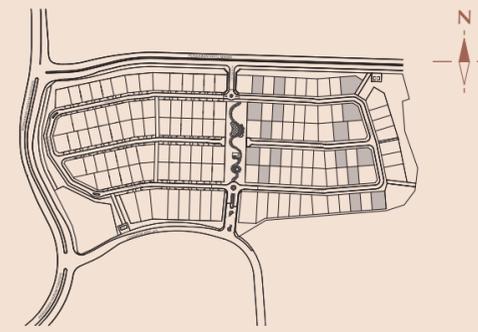
- Additional features:
-  Booster Pump for Water Supply From Tank
  -  EV Charger Point
  -  Autogate System
  -  Solar PV Panels
  -  Solar Water Heater for All Bathrooms except Maid's Bath/Toilet (Shower Point)
  -  Rain Water Harvesting Tank
  -  Security Alarm System

## TYPE E / 2 Storeys



Artist's impression only

### Site Plan



Ground Floor



First Floor

# 60' x 100'

Gross Floor Area (sq ft)  
**3,900**

No. of Units  
**16**

 Bedroom(s)  
**5+1**

 Bathroom(s)  
**5+1**

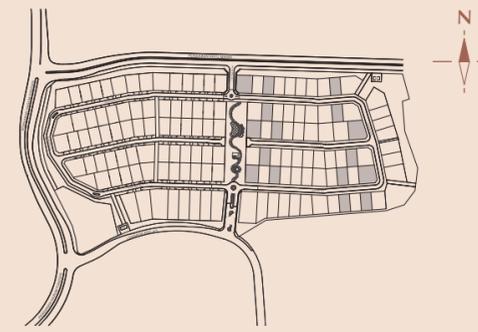
- Additional features:
-  Booster Pump for Water Supply From Tank
  -  EV Charger Point
  -  Autogate System
  -  Solar PV Panels
  -  Solar Water Heater for All Bathrooms except Maid's Bath/Toilet (Shower Point)
  -  Rain Water Harvesting Tank
  -  Security Alarm System

## TYPE F / 2 Storeys



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### Site Plan



RC FLAT ROOF

# 60' x 110'

Gross Floor Area (sq ft) **4,088**      No. of Units **7**

 Bedroom(s) **5+1**     
  Bathroom(s) **5+1**

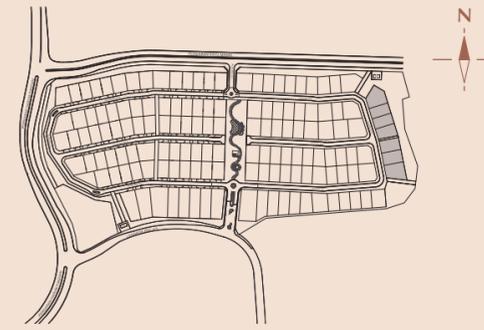
- Additional features:
-  Booster Pump for Water Supply From Tank
  -  EV Charger Point
  -  Autogate System
  -  Solar PV Panels
  -  Solar Water Heater for All Bathrooms except Maid's Bath/Toilet (Shower Point)
  -  Rain Water Harvesting Tank
  -  Security Alarm System

## TYPE G / 2 Storeys



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### Site Plan



Ground Floor



First Floor

Structure	Reinforced Concrete Frame	
Walls	Brick Wall	
Roof Covering	Concrete Roof Tiles / Reinforced Concrete Roof	
Roof Framing	Metal Roof Truss / Reinforced Concrete Frame	
Ceiling	Skim Coat / Plaster Ceiling	
Windows	Aluminium Framed Glass Window	
Doors	Main Entrance Master Bedroom, Guest Room, Bedroom 1 & 2 Master Bath, Powder, Bath 1 & 2 Guest Bath Others	Solid Timber Core Door Timber Flush Door Timber Flush Door Timber Flush Sliding Door Timber Flush Louvre Door / Timber Flush Door / PVC Folding Door / Aluminium Framed Swing Glass Door / Aluminium Framed Sliding Glass Door / Aluminium Framed Folding Glass Door
Ironmongery	Quality Locksets	
Wall Finishes	Wet Kitchen Master Bath , Guest Bath, Bath 1 & 2, Powder, Toilet Other Internal Walls External Walls	Wall Tiles up to 1500mm height / Plaster and Paint Wall Tiles up to Ceiling Height Plaster and Paint Plaster and Paint
Floor Finishes	Ground Floor Car Porch, Lanai 1, 2, 3, 4 & 5, Den Foyer / Living / Dining / Breakfast Area, Wet Kitchen, Store 1 Master Bedroom, Guest Bedroom, Bedroom 1 & 2 Master Bath, Guest Bath, Bath 1 & 2, Powder Maid's / Utility, Store 2, Toilet Yard Other	Floor Tiles Floor Tiles Engineered Timber Floor Floor Tiles Floor Tiles Prime Paver Cement Render / Cement Screed
Sanitary and Plumbing Installation	Water Closet Wash Basin Shower Bathtub Kitchen Sink	6 7 5 1 1
Electrical Installation	Light Point Power Point Fan Point Air-Cond Point TV Point Water Heater Point Cooker Point Auto Gate Point Bell Point EV Charger Point	45 36 8 6 2 1 1 1 1 1 1
Internal Telephone Trunking and Cabling	Fibre Optic Cable & Socket	6
Fencing	Brick Wall with Mild Steel Grille	
Gate	Mild Steel Gate	

Structure	Reinforced Concrete Frame	
Walls	Brick Wall	
Roof Covering	Concrete Roof Tiles / Reinforced Concrete Roof	
Roof Framing	Metal Roof Truss / Reinforced Concrete Frame	
Ceiling	Skim Coat / Plaster Ceiling	
Windows	Aluminium Framed Glass Window	
Doors	Main Entrance Master Bedroom, Guest Bedroom, Bedroom 1 & 2 Master Bath, Powder, Bath 1 & 2 Guest Bath Others	Solid Timber Core Door Timber Flush Door Timber Flush Door Timber Flush Sliding Door Timber Flush Louvre Door / Timber Flush Door / PVC Folding Door / Aluminium Framed Swing Glass Door / Aluminium Framed Sliding Glass Door
Ironmongery	Quality Locksets	
Wall Finishes	Wet Kitchen Master Bath , Guest Bath, Bath 1 & 2, Powder, Toilet Other Internal Walls External Walls	Wall Tiles up to 1500mm height / Plaster and Paint Wall Tiles up to Ceiling Height Plaster and Paint Plaster and Paint
Floor Finishes	Ground Floor Car Porch, Lanai 1, 2 & 3 Foyer / Living / Dining / Breakfast Area, Wet Kitchen, Study, Store Master Bedroom, Guest Bedroom, Bedroom 1 & 2 Master Bath, Guest Bath, Bath 1 & 2, Powder Maid's / Utility, Toilet Yard Other	Floor Tiles Floor Tiles Engineered Timber Floor Floor Tiles Floor Tiles Prime Paver Cement Render / Cement Screed
Sanitary and Plumbing Installation	Water Closet Wash Basin Shower Bathtub Kitchen Sink	6 7 5 1 1
Electrical Installation	Light Point Power Point Fan Point Air-Cond Point TV Point Water Heater Point Cooker Point Auto Gate Point Bell Point EV Charger Point	43 37 8 7 3 1 1 1 1 1
Internal Telephone Trunking and Cabling	Fibre Optic Cable & Socket	7
Fencing	Brick Wall with Mild Steel Grille	
Gate	Mild Steel Gate	

Structure	Reinforced Concrete Frame		
Walls	Brick Wall		
Roof Covering	Concrete Roof Tiles / Reinforced Concrete Roof		
Roof Framing	Metal Roof Truss / Reinforced Concrete Frame		
Ceiling	Skim Coat / Plaster Ceiling		
Windows	Aluminium Framed Glass Window		
Doors	Main Entrance Master Bedroom, Guest Bedroom, Family Area, Bedroom 1 & Junior Master Bedroom Master Bath, Powder, Bath 1 & 2 Guest Bath Others	Solid Timber Core Door Timber Flush Door  Timber Flush Door Timber Flush Sliding Door Timber Flush Louvre Door / Timber Flush Door / PVC Folding Door / Aluminium Framed Swing Glass Door / Aluminium Framed Sliding Glass Door / Aluminium Framed Folding Glass Door	
Ironmongery	Quality Locksets		
Wall Finishes	Wet Kitchen Master Bath , Guest Bath, Bath 1 & 2, Powder, Toilet Other Internal Walls External Walls	Wall Tiles up to 1500mm height / Plaster and Paint Wall Tiles up to Ceiling Height Plaster and Paint Plaster and Paint	
Floor Finishes	Ground Floor Car Porch, Lanai 1, 2, 3, 4 & 5, Den Foyer / Living / Dining / Breakfast Area, Wet Kitchen, Family Area, Store 1 (Type D only) Master Bedroom, Guest Bedroom, Bedroom 1, Junior Master Bedroom Master Bath, Guest Bath, Bath 1 & 2, Powder Maid's / Utility, Store 2 (Type D only), Store (Type D1 only), Toilet Yard Other	Floor Tiles Floor Tiles  Engineered Timber Floor  Floor Tiles Floor Tiles  Prime Paver Cement Render / Cement Screed	
TYPE		D    D1	
Sanitary and Plumbing Installation	Water Closet	6	6
	Wash Basin	7	7
	Shower	5	5
	Bath tub	1	1
	Kitchen Sink	1	1
Electrical Installation	Light Point	52	51
	Power Point	41	41
	Fan Point	9	9
	Air-Cond Point	7	7
	TV Point	4	4
	Water Heater Point	1	1
	Cooker Point	1	1
	Auto Gate Point	1	1
	Bell Point	1	1
EV Charger Point	1	1	
Internal Telephone Trunking and Cabling	Fibre Optic Cable & Socket	7	7
Fencing	Brick Wall with Mild Steel Grille		
Gate	Mild Steel Gate		

Structure	Reinforced Concrete Frame	
Walls	Brick Wall	
Roof Covering	Concrete Roof Tiles / Reinforced Concrete Roof	
Roof Framing	Metal Roof Truss / Reinforced Concrete Frame	
Ceiling	Skim Coat / Plaster Ceiling	
Windows	Aluminium Framed Glass Window	
Doors	Main Entrance Master Bedroom, Guest Bedroom, Bedroom 1, 2 & 3 Master Bath, Powder, Bath 1, 2 & 3 Guest Bath Others	Solid Timber Core Door Timber Flush Door Timber Flush Door Timber Flush Sliding Door Timber Flush Louvre Door / Timber Flush Door / PVC Folding Door / Aluminium Framed Swing Glass Door / Aluminium Framed Sliding Glass Door
Ironmongery	Quality Locksets	
Wall Finishes	Wet Kitchen Master Bath, Guest Bath, Bath 1, 2 & 3, Powder, Toilet Other Internal Walls External Walls	Wall Tiles up to 1500mm height / Plaster and Paint Wall Tiles up to Ceiling Height Plaster and Paint Plaster and Paint
Floor Finishes	Ground Floor Car Porch, Lanai 1, 2 & 3 Foyer / Living / Dining / Breakfast Area, Wet Kitchen Guest Bedroom, Bedroom 1, Staircase Guest Bath, Bath 1 & Powder Maid's / Utility, Store, Toilet Other	Floor Tiles Floor Tiles Engineered Timber Floor Floor Tiles Floor Tiles Prime Paver Cement Render / Cement Screed
	First Floor Master Bedroom, Family Area, Bedroom 2 & 3 Master Bath, Bath 2 & 3 Balcony Other	Engineered Timber Floor Floor Tiles Floor Tiles Cement Render / Cement Screed
Sanitary and Plumbing Installation	Water Closet	7
	Wash Basin	8
	Shower	6
	Bath tub	1
	Kitchen Sink	1
Electrical Installation	Light Point	45
	Power Point	40
	Fan Point	9
	Air-Cond Point	8
	TV Point	4
	Water Heater Point	1
	Cooker Point	1
	Auto Gate Point	1
	Bell Point	1
EV Charger Point	1	
Internal Telephone Trunking and Cabling	Fibre Optic Cable & Socket	8
Fencing	Brick Wall with Mild Steel Grille	
Gate	Mild Steel Gate	

Structure	Reinforced Concrete Frame	
Walls	Brick Wall	
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Roof Framing	Metal Roof Truss / Reinforced Concrete Frame	
Ceiling	Skim Coat / Plaster Ceiling	
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Doors	Main Entrance Master Bedroom, Guest Bedroom, Bedroom 1, 2 & 3 Master Bath, Guest Bath, Powder, Bath 1, 2 & 3 Others	Solid Timber Core Door Timber Flush Door Timber Flush Door Timber Flush Louvre Door / Timber Flush Door / PVC Folding Door / Timber Louvre Door / Aluminium Framed Swing Glass Door / Aluminium Framed Sliding Glass Door
Ironmongery	Quality Locksets	
Wall Finishes	Wet Kitchen Master Bath , Guest Bath, Bath 1, 2 & 3, Powder, Toilet Other Internal Walls External Walls	Wall Tiles up to 1500mm height / Plaster and Paint Wall Tiles up to Ceiling Height Plaster and Paint Plaster and Paint
Floor Finishes	Ground Floor Car Porch, Lanai 1 & 2 Foyer / Living / Dining / Breakfast Area, Wet Kitchen Guest Room, Staircase Guest Bath, Powder Store 1 & 2 Maid's / Utility, Toilet Yard Other	Floor Tiles Floor Tiles Engineered Timber Floor Floor Tiles Floor Tiles Floor Tiles Prime Paver Cement Render / Cement Screed
	First Floor Master Bedroom, Family Area, Bedroom 1, 2 & 3 Master Bath, Bath 1, 2 & 3 Balcony Store 3 Other	Engineered Timber Floor Floor Tiles Floor Tiles Floor Tiles Cement Render / Cement Screed
Sanitary and Plumbing Installation	Water Closet Wash Basin Shower Bathtub Kitchen Sink	7 8 6 1 1
Electrical Installation	Light Point Power Point Fan Point Air-Cond Point TV Point Water Heater Point Cooker Point Auto Gate Point Bell Point EV Charger Point	49 41 9 8 3 1 1 1 1 1 1
Internal Telephone Trunking and Cabling	Fibre Optic Cable & Socket	8
Fencing	Brick Wall with Mild Steel Grille	
Gate	Mild Steel Gate	

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Windows	Aluminium Framed Glass Window	
Doors	Main Entrance Master Bedroom, Guest Bedroom, Bedroom 2 & 3, Junior Master Bedroom Master Bath, Guest Bath, Powder, Bath 1, 2 & 3 Guest Bath Others	Solid Timber Core Door Timber Flush Door  Timber Flush Door Timber Flush Sliding Door Timber Flush Louvre Door / Timber Flush Door / PVC Folding Door / Aluminium Framed Swing Glass Door / Aluminium Framed Sliding Glass Door
Ironmongery	Quality Locksets	
Wall Finishes	Wet Kitchen Master Bath , Guest Bath, Bath 1, 2 & 3, Powder, Toilet Other Internal Walls External Walls	Wall Tiles up to 1500mm height / Plaster and Paint Wall Tiles up to Ceiling Height Plaster and Paint Plaster and Paint
Floor Finishes	Ground Floor Car Porch, Lanai 1, 2, 3 & 4 Foyer / Living / Dining / Breakfast Area, Wet Kitchen Guest Room, Junior Master Bedroom, Staircase Guest Bath, Bath 1 & Powder Maid's / Utility, Store 1, Toilet Yard Other	Floor Tiles Floor Tiles Engineered Timber Floor Floor Tiles Floor Tiles Prime Paver Cement Render / Cement Screed
	First Floor Master Bedroom, Family Area, Bedroom 2 & 3 Master Bath, Bath 2 & 3 Balcony Store 2 Other	Engineered Timber Floor Floor Tiles Floor Tiles Floor Tiles Cement Render / Cement Screed
Sanitary and Plumbing Installation	Water Closet Wash Basin Shower Bathtub Kitchen Sink	7 8 6 1 1
Electrical Installation	Light Point Power Point Fan Point Air-Cond Point TV Point Water Heater Point Cooker Point Auto Gate Point Bell Point EV Charger Point	52 41 9 8 4 1 1 1 1 1
Internal Telephone Trunking and Cabling	Fibre Optic Cable & Socket	8
Fencing	Brick Wall with Mild Steel Grille	
Gate	Mild Steel Gate	