

JARDIN
RESIDENCES
Phase 2

Link House
22' X 75'

A *Rediscovery* of *Perfect Balance*

Beautiful in Nature. That is the essence of Jardin Residences, taking inspiration from the French word for 'Garden'.

Located at the fringes of the Bandar Seri Coalfields, Jardin Residences has just the right amount of everything - utmost convenience, without the city buzz, 469 units set amid, 1,001 acres of a low density township that boasts invaluable spaces for family bonding.



Artist's Impression Only



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A Home for Heart & Mind

Come home to a green sanctuary that sets your mind at ease. Take the time to enjoy the verdant outdoors within the 50-acre Central Park. Content, knowing that the KIP Mall, Wesley Methodist Private School, and an affluent clubhouse are located nearby.

Bandar Seri Coalfields Amenities

Living up to its name and growing reputation, Bandar Seri Coalfields sustains a self-integrated lifestyle that promises academic prospects for your children in the prestigious Wesley Methodist Private School. Your grocery hunt will be packed with excitement as the KIP Mall is merely a stone's throw away and when it comes to timeless relaxation, know that a 50-acre pristine Central Park is your neighbourhood's green lungs, and a fully equipped clubhouse is set to boost your upbeat, healthy lifestyle.



A short stroll or a few rounds of cycling every day keeps you healthy all year long.



Prestigious educational facilities promise vast academic prospects for your children.



Fully-equipped to boost your stamina following every intense workout session or every relaxing swim.



Your grocery hunt is packed with excitement for your shopping wants anytime.



Club House



KIP Mall



Wesley Methodist Private School

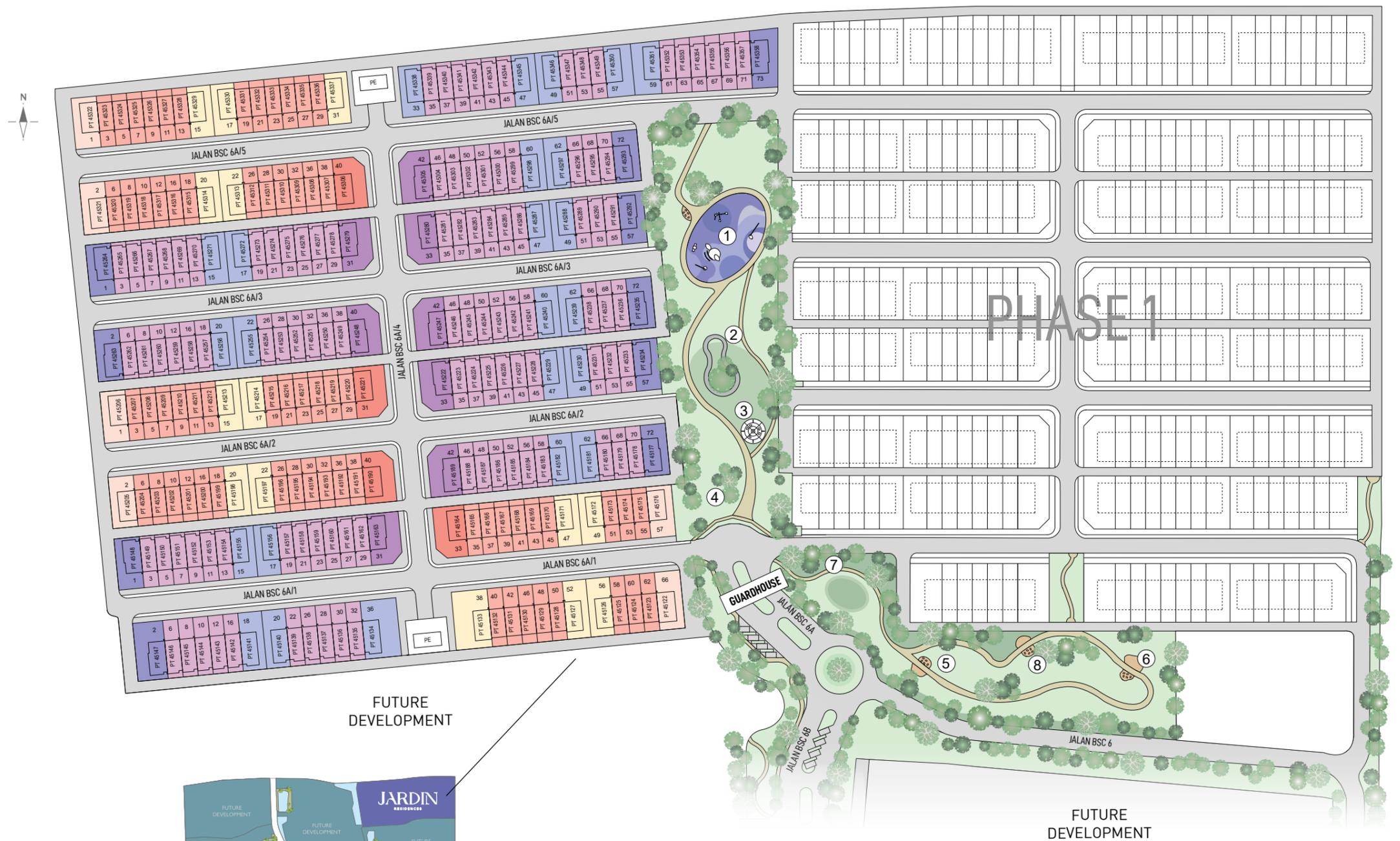
Siteplan

LEGEND

- Type A1
- Type B1
- Type A2
- Type B2
- Type A3
- Type B3
- Type A4
- Type B4

Five Stones Park

- ① Five Stones Playground
- ② Tricycle Lane
- ③ Family Pavilion
- ④ Rain Tree Clusters
- ⑤ Play Mounds
- ⑥ 3 Parcourses
- ⑦ Jogging Track
- ⑧ 5 Stones Seating



Bandar Seri Coalfields, Masterplan

North Haven is synonymous with the ideal modern lifestyle, and in a league of its own. Nestled against a hillside, this sophisticated collection of residences best defines luxurious living amid a tastefully planned township.

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





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Type A

A thoughtfully chosen layout, ideal for creating family moments and strengthening bonds



4 BEDROOMS

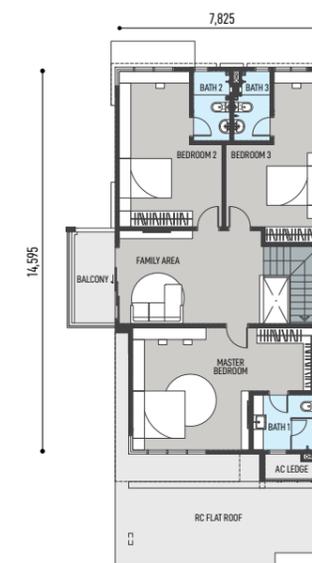
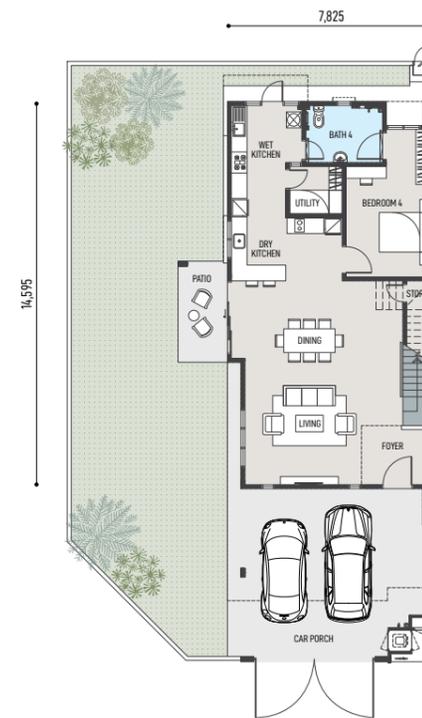


4 BATHROOMS

Type A1

CORNER

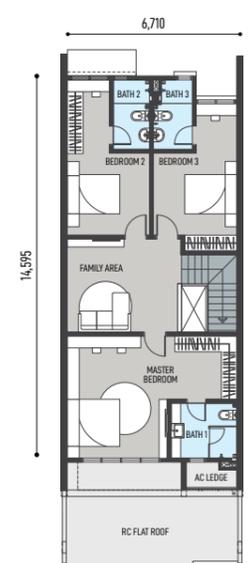
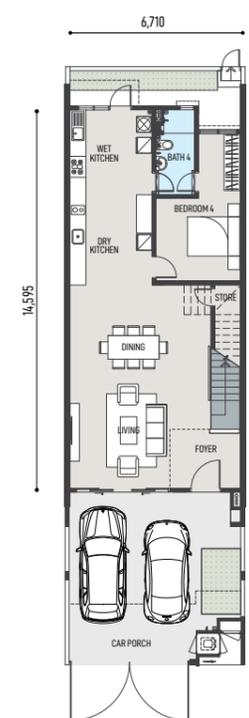
25' X 75'/85' | 2,611 SQ.FT



Type A2

INTERMEDIATE

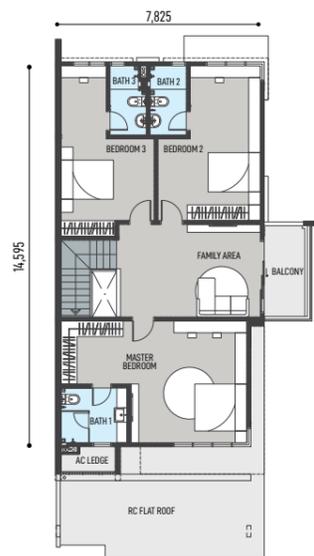
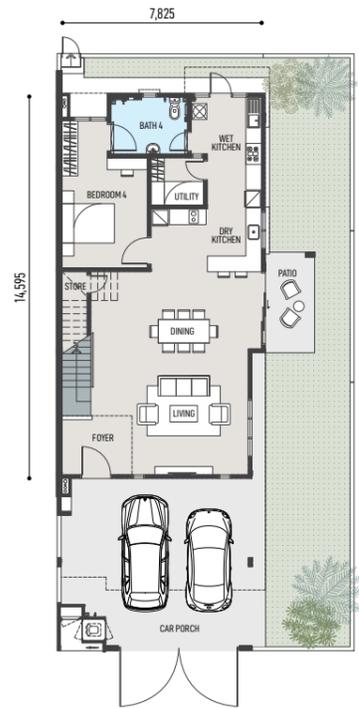
22' X 75'/85' | 2,208 SQ.FT



Type A3

END LOT

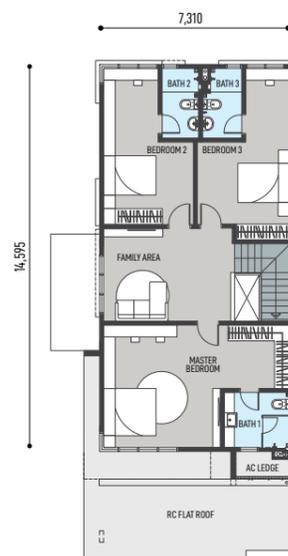
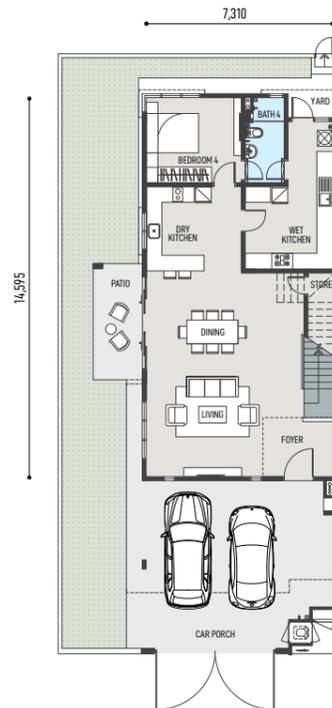
25' X 75'/85' | 2,611 SQ.FT



Type A4

END LOT

24' X 75'/85' | 2,483 SQ.FT



Specifications

Structure	Reinforced concrete frame				
Wall	Sand bricks				
Roofing Covering	Metal roofing / Reinforced concrete roof				
Roofing Framing	Metal roof trusses / Reinforced concrete frame				
Ceiling	Skim coat / Plaster ceiling				
Windows	Aluminium framed window				
Doors	Main Entrance	Solid timber core door			
	Bedrooms & Bathrooms	Timber flush door			
	Others	Aluminium frame sliding door Timber louvered door Timber flush door Aluminium glass door			
Ironmongery	Quality Locksets				
Wall Finishes	Dry & Wet Kitchen	Wall tiles to 1.5m height / Plaster and paint			
	All bathrooms	Wall tiles to plaster ceiling height			
	Other internal & external walls	Plaster and paint			
Floor Finishes	Living, Dining, Bedroom 4 & Balcony (Type A1 & A3)	Floor tiles			
	Kitchens, Store & Utility (Type A1 & A3)	Floor tiles			
	Bedroom 1, 2, 3, Family & Staircase	Engineered timber flooring			
	All bathrooms	Floor tiles			
	Driveway & Car porch	Floor tiles			
	Apron slab	Cement screed			
Sanitary and Plumbing:					
	Item	Type A1	Type A2	Type A3	Type A4
	Wash basin	4	4	4	4
	Pedestal WC	4	4	4	4
	Shower set	4	4	4	4
	Kitchen sink	2	2	2	2
Electrical Installation:					
	Light point	32	29	32	30
	Fan point	8	7	8	7
	Air-cond point	7	6	7	7
	13 amp socket point	28	26	28	28
	15 amp socket point	1	1	1	1
	TV point	2	2	2	2
	Data point	2	2	2	2
	Water heater point	1	1	1	1
	Doorbell point	1	1	1	1
	Auto gate point	1	1	1	1
Internal telephone trunking and cabling	Fibre optic cable				
Fencing	Front, side and rear fencing	Brick wall with m.s. grille			
	Gate	Mild steel gate			



Artist's Impression Only

Type B

Designed with a contemporary focus in mind, our open-space concept focus on the freedom of living



4 BEDROOMS

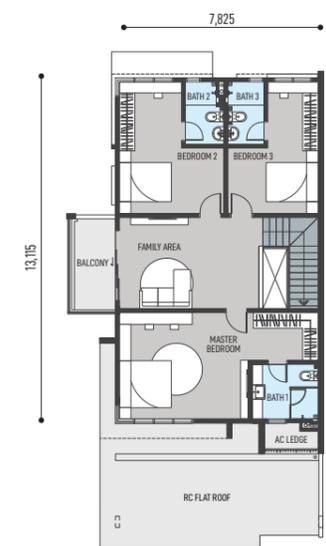
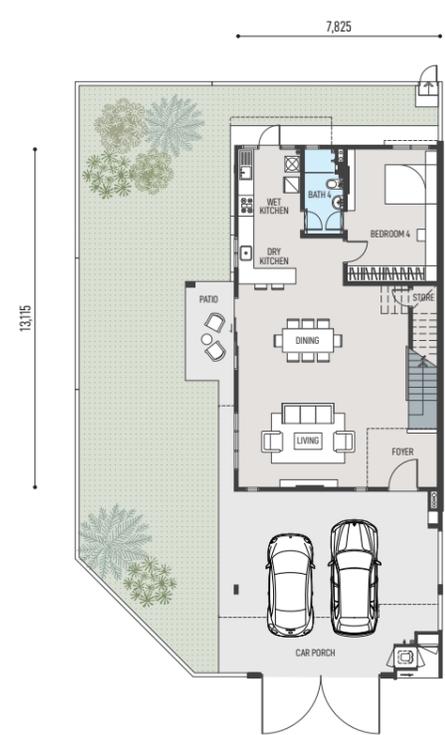


3/4 BATHROOMS

Type B1

CORNER

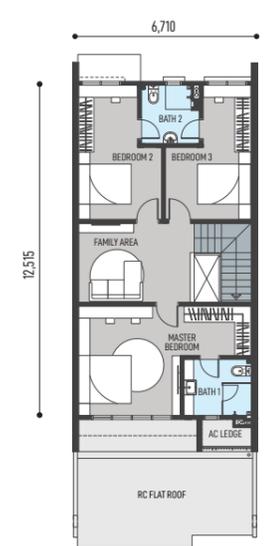
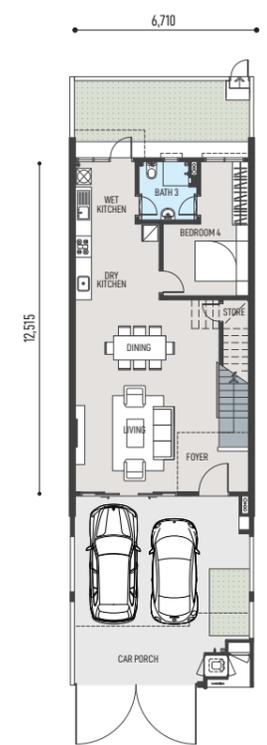
25' X 75'/85' | 2,455 SQ.FT



Type B2

INTERMEDIATE

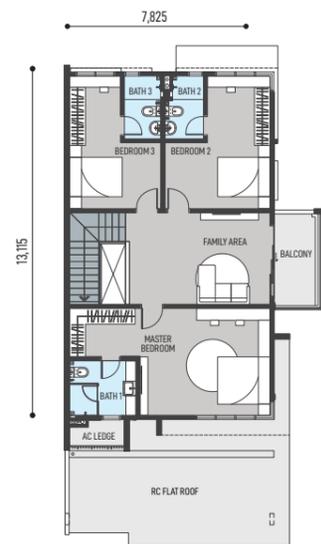
22' X 75'/85' | 1,961 SQ.FT



Type B3

END LOT

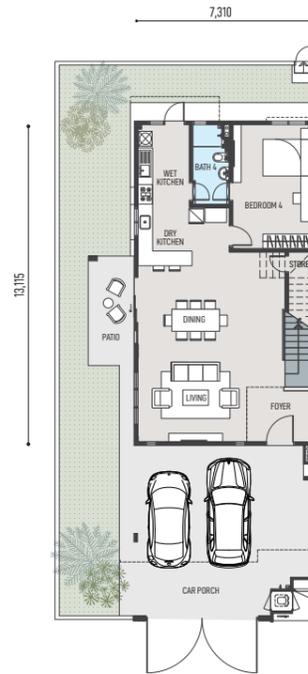
25' X 75'/85' | 2,455 SQ.FT



Type B4

END LOT

24' X 75'/85' | 2,266 SQ.FT



Specifications

Structure	Reinforced concrete frame				
Wall	Sand bricks				
Roofing Covering	Metal roofing / Reinforced concrete roof				
Roofing Framing	Metal roof trusses / Reinforced concrete frame				
Ceiling	Skim coat / Plaster ceiling				
Windows	Aluminium framed window				
Doors	Main Entrance	Solid timber core door			
	Bedrooms & Bathrooms	Timber flush door			
	Others	Aluminium frame sliding door Timber louvered door Aluminium glass door			
Ironmongery	Quality Locksets				
Wall Finishes	Dry & Wet Kitchen	Wall tiles to 1.5m height / Plaster and paint			
	All bathrooms	Wall tiles to plaster ceiling height			
	Other internal & external walls	Plaster and paint			
Floor Finishes	Living, Dining, Bedroom 4 & Balcony (Type B1 & B3)	Floor tiles			
	Kitchens & Store	Floor tiles			
	Bedroom 1, 2, 3, Family & Staircase	Engineered timber flooring			
	All bathrooms	Floor tiles			
	Driveway & Car porch	Floor tiles			
	Apron slab	Cement screed			
Sanitary and Plumbing:					
	Item	Type B1	Type B2	Type B3	Type B4
	Wash basin	4	3	4	4
	Pedestal WC	4	3	4	4
	Shower set	4	3	4	4
	Kitchen sink	2	2	2	2
Electrical Installation:					
	Light point	30	27	30	29
	Fan point	7	7	7	7
	Air-cond point	7	6	7	7
	13 amp socket point	26	25	26	26
	15 amp socket point	1	1	1	1
	TV point	2	2	2	2
	Data point	2	2	2	2
	Water heater point	1	1	1	1
	Doorbell point	1	1	1	1
	Auto gate point	1	1	1	1
Internal telephone trunking and cabling	Fibre optic cable				
Fencing	Front, side and rear fencing	Brick wall with m.s. grille			
	Gate	Mild steel gate			

A City Pulsing with Life

Experience convenience, all within arm's reach. With a township blessed with easy accessibility, every amenity is a blissful short drive away, from in and around Sungai Buloh, to the northern part of Greater Kuala Lumpur.



 waze 'Bandar Seri Coalfields'


NORTH HAVEN
 COALFIELDS
 SUNGAI BULOH

03-6184 3888

013-673 3030

www.klkland.com.my


 Subsidiary of Kuala Lumpur Kepong Berhad

Developer: KL-Kepong Country Homes Sdn. Bhd. (261277-W) - Address: Suite 1A-1, Level 1, Menara KLK, No. 1 Jalan PJJ 7/6, 47810 Petaling Jaya, Selangor Darul Ehsan Tel: 03-77261868 • Developer's License No: 11412/05-2022/0480(A) • Validity Period: 26/05/2021 - 25/05/2023 • Advertising & Sales Permit No: 11412-12/01-2025/0065(N)-LI • Validity Period: 19/01/2023 - 18/01/2025 • Approving Authority: Kuala Selangor Municipal Council • Building Plan Approval No: MPKS 200.11/280/4/4/2022-03 • Expected Date of Completion: January 2025 • Tenure of Land: Freehold • Land Encumbrances: NIL • Restriction-of-Interest: NIL • Total No. of Units : 237 Units • Property Type: 2-Storey Link House • Authority Approved Selling Price: 2-Storey Link House RM995,760.00 (Min.) - RM1,631,760.00 (Max.) • Bumiputera Discount: 7% THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT.

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