



Close to things *that matter*

Caledonia is situated in an ideal location that boasts excellent connectivity with a network of established highways. This means you'll be closer to all the established amenities around.



KAMELIA

2-STOREY TERRACE HOUSE

INSPIRED
WHOLESOME LIVING

FREEHOLD



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Caledonia Sales Gallery
No.21-G, Jalan Caledonia 1C/1, Caledonia,
45600 Bestari Jaya, Selangor

Developer: KLK Park Homes Sdn. Bhd. (1166868-11) - 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.: 30020/03-2027/0214(A) - Validity Period: 22/03/2022 - 21/03/2027 - Advertising & Sales Permit No.: 30020-4/11-2026/1010(A)-(1) - Validity Period: 05/11/2024 - 04/11/2026 - Approving Authority: Kuala Selangor Municipal Council - Building Plan Approval No.: BIL (47) DLM MPKS 200.11/280/4/4/2024-01(A) - Expected Date of Completion: Nov 2026 - Tenure of Land: Freehold - Land Encumbrances: NIL - Restriction of Interest: NIL - Total No. of Unit: 132 unit (Balance Unit: 112) - Property Type: 2-Storey Link House - Authority Approved Selling Price: RM791,760.00 (Min) - RM1,271,760.00 (Max) - Bumpulera Discount: 7%

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEJAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUHKPKT.GOV.MY

Disclaimer: The sketches, illustrations, renderings, images, and visuals presented in this brochure, including interior design concepts and furnishings, are artist's impressions intended for illustrative purposes only. They should not be construed as representations of the final details of the actual development or any unit being purchased. The design and construction are subject to obtaining the authority's approvals, which may require alterations to the depicted designs. The developer reserves the right to amend or withdraw any elements without incurring liability. In the event of any discrepancies between the sale and purchase agreement and the information contained in this brochure, the terms of the sale and purchase agreement shall take precedence.

CALEDONIA



Inspired for *you*

Welcome to a home designed around your every need, where style meets ease, and innovation supports your lifestyle. These homes blend thoughtful design with functional spaces, offering comfort, elegance, and flexibility to adapt to your unique pace of life. Each element, from smart layouts to carefully chosen finishes, has been selected to make everyday living smoother, allowing you to embrace each moment in a space that truly feels like yours.





A township that's unique, *for you*

Welcome to Caledonia – a modern, self-sufficient township that is designed to be lifestyle focused, that fosters community togetherness. Embrace abundant green spaces and a host of amenities amidst tranquil surroundings, creating a truly unique living experience.



CALEDONIA



Artist's impression

Where green is part of your
everyday life



Embrace a tropical-themed green oasis, where lush landscapes intertwine with daily living. Experience the serenity of nature right at your doorstep, ensuring a harmonious balance between urban living and tranquility.

Homes made for you to *live better*

Modern living meets thoughtful planning at Kamelia. These homes are crafted to enhance your lifestyle, ensuring every moment is filled with comfort, quality, and the joy of living better.



Artist's impression



Artist's impression

A holistic lifestyle
awaits at Caledonia



SITE PLAN



Intermediate unit
 End unit
 End unit 1
 End unit 2
 Corner unit



Embrace Caledonia's verdant outdoor spaces designed for a balanced and a healthy lifestyle. The pace of life here is attuned to the rhythm of nature and complemented by comprehensive surrounding amenities.


202
 acres land

MASTERPLAN



Residence
 Commercial
 Affordable Homes

Home is where
warm memories are formed

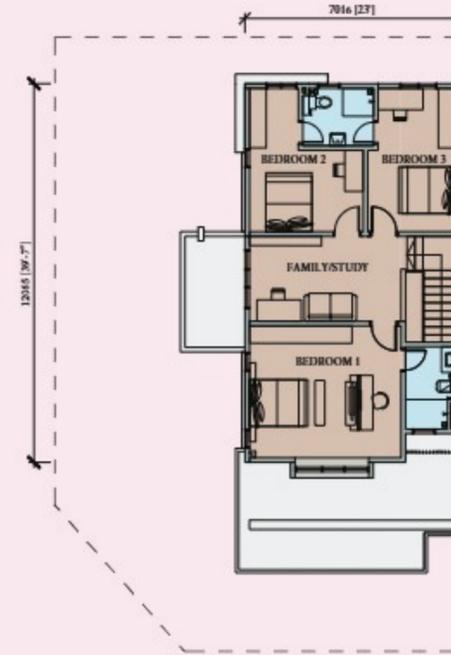


Artist's impression

FLOOR PLAN

Corner Unit

- 
Lot size:
43' x 65'
- 
Built up:
1,997 sq. ft.
- 
4 bedrooms,
3 bathrooms



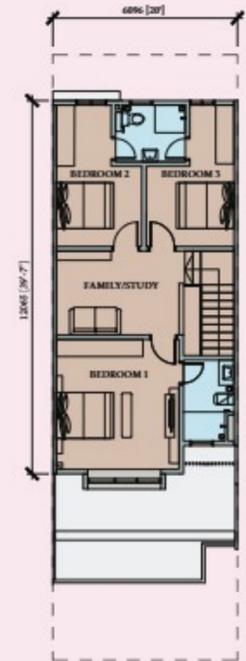
First Floor



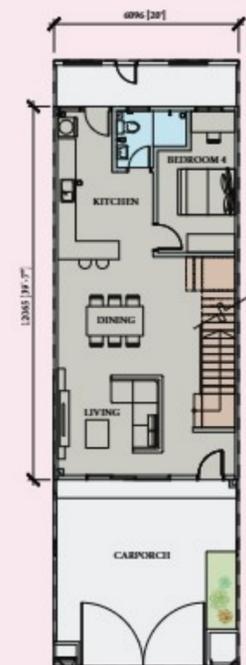
Ground Floor

Intermediate Unit

- 
Lot size:
20' x 65'
- 
Built up:
1,696 sq. ft.
- 
4 bedrooms,
3 bathrooms



First Floor



Ground Floor

FLOOR PLAN

End & End Unit 1

- | | |
|---------------------------|-------------------------|
| End | End 1 |
| Lot size: 28' - 30' x 65' | Lot size: 25' x 65' |
| Built up: 1,751 sq. ft. | Built up: 1,731 sq. ft. |
| 4 bedrooms, 3 bathrooms | 4 bedrooms, 3 bathrooms |



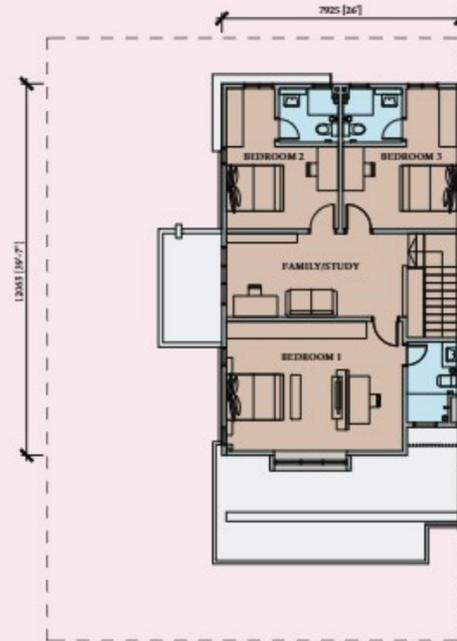
First Floor



Ground Floor

End Unit 2

- | |
|---------------------------|
| End Unit 2 |
| Lot size: 38' - 45' x 65' |
| Built up: 2,254 sq. ft. |
| 4 bedrooms, 4 bathrooms |



First Floor



Ground Floor

SPECIFICATIONS

STRUCTURE	Reinforced Concrete Frame				
WALL	Cement Sand Brick				
ROOF	Concrete Roof Tiles / RC Roof				
Roof Cover	Concrete Roof Tiles / RC Roof				
Roof Framing	Lightweight Metal Roof Truss / RC Frame				
CEILING	Skimcoat / Plaster Ceiling				
WINDOWS	Aluminium Frame Glass Windows				
DOORS	Metal Frame Timber Flush Door				
Main Entrance	Metal Frame Timber Flush Door				
Living (Intermediate)	Aluminium Frame Glass Sliding Door				
Dining (Corner & End)	Aluminium Frame Glass Sliding Door				
Others	Metal Frame Timber Flush Door				
IRONMONGERY	Quality Locksets				
WALL FINISHES	Plaster And Paint				
Bathrooms	Wall Tiles Up To Ceiling Height				
Kitchen	Wall Tiles Up To 1500mm Height				
Others	Plaster And Paint				
FLOOR FINISHES	Concrete Imprint				
Living / Dining	Floor Tiles				
Staircase / Family / First Floor Bedrooms	Laminated Timber Flooring				
Kitchen / Grd Floor Bedrooms / Bathrooms	Floor Tiles				
Terrace (Corner & End)	Floor Tiles				
Carporch	Concrete Imprint				
Others	Cement Render				
SANITARY INSTALLATION	Type T	Type C	Type E	Type E1	Type E2
Kitchen Sink	1	1	1	1	1
Kitchen Sink Tap	1	1	1	1	1
Pedestal Water Closet	3	3	3	3	4
Wash Basin	3	3	3	3	4
Basin Tap	3	3	3	3	4
Toilet Paper Holder	3	3	3	3	4
Bib Tap	3	3	3	3	4
Shower Set	3	3	3	3	4
Yard Tap	1	1	1	1	1
Garden Tap	1	1	1	1	1
ELECTRICAL INSTALLATION	Type T	Type C	Type E	Type E1	Type E2
Lighting Point	25	27	26	26	28
Fan Point	7	7	7	7	7
13A Power Socket Point	20	20	20	20	21
Water Heater Point	3	3	3	3	4
15A Point	1	1	1	1	1
A/C Point	4	4	4	4	4
TV Point	2	2	2	2	2
Data Point	1	1	1	1	1
Doorbell Point	1	1	1	1	1
INTERNAL TELEPHONE TRUNKING AND CABLING	Fibre Optic Cable				
FENCING	Brick Wall & Wire Mesh Fencing				
GATE	Mild Steel Gate				

NOTE:
 1. All items mentioned above are subject to variation, modification and substitution as required by the relevant approving authorities.
 2. The Developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out save for the item or items marked with an * which may be deleted if not applicable.

Nearby amenities for a *life of convenience*



Having a home in Caledonia township offers a life of modernity and serenity. More than that, it also offers conveniences within easy reach, all within a radius of 20 km. Caledonia is also easily accessible to Jalan Kuala Selangor and LATAR Highway.



Direct access to four lane
Jalan Kuala Selangor Kepong

7.2KM to LATAR
Puncak Alam Interchange



Over 20
Grocery & hardware
stores within 20KM



**Myriad of restaurants
& eateries nearby**



10
Medical centres
within 20KM



Surrounded by
parks & nature reserves



10
Schools & education
institutions within 10KM