



YTL Land & Development Berhad

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DEDAUN RIMBA AT KWASA DAMANSARA PRESS RELEASE

FOR IMMEDIATE RELEASE

LINK HOUSES AT DEDAUN RIMBA, KWASA DAMANSARA SOLD OUT IN ONE DAY

Kuala Lumpur – 5 February 2024: YTL Land & Development Berhad is pleased to announce the sell-out of its link houses at Dedaun Rimba during a sale preview held on 4 February 2024. Its townhouses also registered a high take-up rate with 80% sold on the same day. Homebuyers queued up as early as 6.00 am at the YTL Sentul Sales Gallery to get the first pick of the units.

Dedaun Rimba presents the first opportunity for homebuyers to purchase landed homes in the new master-planned township of Kwasa Damansara which is the greenest, most connected and inclusive township in the Klang Valley. The developer's registration exercise attracted more than 6,000 registrants seeking premium landed properties in a strategic location.

The 12.7-acre Dedaun Rimba is a low-density, gated-and-guarded development with only 68 units of 3-storey link houses and 196 units of 1½-storey townhouses. The link houses and townhouses were thoughtfully designed for the young generation whilst also meeting the needs of multi-generational living. The homes blend in harmoniously with landscaped surroundings featuring a central park and linear parks to create a welcoming urban sanctuary for homebuyers. An exclusive clubhouse with resort-themed lifestyle amenities lends to the exclusivity of the development.

The homes are priced competitively from RM1.39 million for a 5-bedroom link house with a built-up area of 2,617 sq ft. The 3-bedroom townhouses start from



RM730,000.00 with a built-up area of 1,559 sq ft. The gross development value (GDV) of Dedaun Rimba is RM250 million.

“We are humbled by the enthusiastic support of our homebuyers. Due to changing demographics, we constantly navigate market trends and respond to the evolving needs and preferences of homebuyers as there will always be demand for well-designed properties in strategic locations and at the right price,” says Ms Yeoh Pei Teeng, Executive Director of YTL Land & Development Berhad.

Dedaun Rimba is opposite Taman Bandar Kwasa Damansara, a 28-acre plot of green and open space designated as a green lung to promote healthy and sustainable living among residents.

The location of Dedaun Rimba is significantly strategic; surrounded by the Kota Damansara Community Forest Reserve and mature suburbs of Petaling Jaya, Subang, Subang Jaya, Shah Alam, and Damansara. Accessibility is unrivalled via an interconnected network of highways and rail connectivity with both MRT lines in the Klang Valley converging at Kwasa Damansara and two MRT stations in the vicinity of Dedaun Rimba.

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ABOUT DEDAUN RIMBA AT KWASA DAMANSARA

Dedaun Rimba was conceived to integrate nature seamlessly into the design concept of YTL Land's first development in Kwasa Damansara. Drawing inspiration from the natural green surrounding of the site's former rubber plantations, the project is a low-density, gated-and-guarded development featuring a lushly landscaped environment to offer a refreshing way of urban living in the heart of the sustainable Kwasa Damansara township.

A. Project Particulars

Developer:	YTL Damansara 3 Sdn Bhd (A YTL Company)
Location:	Kwasa Damansara
Site area:	12.7 acres
Land tenure:	Leasehold
Land title:	Landed strata development
Total units:	264 units
GDV:	RM250 million

Design Type	3-Storey Link House	1½-Storey Townhouse
Land Area	20 ft x 70 ft	22 ft x 70 ft
Built-up Area	2,617 sq ft	Lower unit – 1,396 sq ft Upper unit – 1,559 sq ft
Total Units	68 units	196 units
Total Bedrooms & Bathrooms	5 bedrooms & 4 bathrooms	Lower Unit: 3 bedrooms & 3 bathrooms Upper Unit: 3 bedrooms & 2 bathrooms + 1 powder room



B. Accessibility

Dedaun Rimba enjoys a strategic and enviable location in Kwasa Damansara with excellent connectivity.

Multiple interconnected highways:

- Damansara-Shah Alam Elevated Expressway (DASH)
- New Klang Valley Expressway (NKVE)
- Guthrie Corridor Expressway (GCE)
- Damansara Puchong Expressway (LDP)
- Sprint-Penchala Link

Served directly by 2 MRT lines:

- MRT Kajang Line
- MRT Putrajaya Line

Near 2 MRT stations:

- Kwasa Sentral Station (500m)
- Kwasa Damansara Station (800m)

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