

YTL LANDMARKS

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SECURING NATURE'S PLACE IN MODERN LIFE



As the world inevitably gravitates towards rapid urbanisation, there is a growing sense among homebuyers that they are losing their natural habitat to concrete urban landscapes; hence prompting an inherent demand to connect with nature.

Understanding the community's need for nature's influence in both living and working spaces, YTL Land's philosophy on the provision of greenery goes beyond simple inclusion in our developments. We believe nature plays an integral part in our urban landscape, informing the way we design, shape and deliver lifestyle propositions.

Modernisation need not equate to the loss of natural beauty if we remain committed to visualising a future that embraces green living and continue to conceptualise urban landscapes that are enriched by it. We see nature as the crucial 'software' that

complements the necessary 'hardware' in the built environment—buildings, facilities, conveniences and connectivity—to enjoy an elevated quality of modern life.

When we build, we strive to preserve natural greenery wherever possible, or infuse verdant landscapes wherever necessary. We are always on the keen lookout for opportunities to transform new development sites into outstanding lifestyle statements with unique natural appeal.

In the last issue of our newsletter, we introduced Danau Puchong, a high-rise lakeside development that embraces the water's edge to provide a calming counterpoint to the vibrant commercial landscape that surrounds it. In this issue, you will discover Dedaun Rimba, a lush residential enclave taking shape within Klang Valley's rare green haven of Kwasa Damansara. Surrounded by verdant beauty and a sustainable ecosystem, it is also an exceptionally well-connected locale that enables extraordinary access to all the highlights of city living.

Modern lifestyle seekers value not only the excitement, convenience and pulse of a city lifestyle; they also yearn for a retreat to the tranquillity of calm and respite. An escape from the urban grind needn't be some distant hideaway far from home, it can be home itself.

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Managing Director
YTL Land & Development Berhad

COME HOME TO NATURE AT DEDAUN RIMBA



In the pursuit of an ideal urban lifestyle, we aspire to share an affinity with nature; that is, our desire to dwell in the tranquillity of healthy green surroundings and to enjoy the convenience, pulse and excitement of urban life.

Our increasingly urbanised landscape means opportunities to enjoy a little of both are rare, as lush natural environments and urban life seldom co-exist in the same place. Yet, Dedaun Rimba promises to be an exception to this rule. The upcoming development by YTL Land seamlessly integrates verdant surroundings, exquisite homes, convenient amenities and excellent connectivity to the city's highlights at a single address.

Dedaun Rimba represents a remarkable quality of life that gives you access to all the advantages of a modern lifestyle, with the added comfort of knowing that you will always come home to nature.

Taking shape in Kwasa Damansara, a visionary sustainable township that is emerging next to the established Kota Damansara urban hub, Dedaun Rimba will be the first landed residential offering in this iconic masterplanned community by YTL Land. Featuring a biodiverse landscape of natural beauty and contemporary urban facilities, the appeal of the locale is further enhanced by its strategic location, offering easy access to highways, proximity to major urban centres, and two MRT lines with two stations in the immediate vicinity.

Leveraging on this ideal ecosystem of conveniences, Dedaun Rimba is an exclusive 12.7-acre gated-and-guarded green haven that offers access to all the highlights of city living while enjoying a verdant home environment.

With 3 acres of the enclave dedicated to intricately landscaped greenery, the serenity of nature is an ever-present influence at Dedaun Rimba, setting the tone for an extraordinary lifestyle experience. At the heart of the low-density development, a central park compels residents to engage and connect with their outdoor environment, fostering a strong sense of community with all who share this space.

Bordering 264 units of exquisitely designed link houses and townhouses are beautifully curated linear parks that weave, intersect and interconnect various components within the enclave. Captivating garden pathways encourage daily strolls, jogs or cycles, while quiet green nooks provide discreet hideaways to relax or contemplate.

Every home is designed to enjoy the expansiveness of an indoor-outdoor relationship, innovatively fashioned to ensure that natural light, fresh air and radiant greenery filter into living spaces and enrich the daily experience. Large glass windows and sliding doors provide an instant connection with nature, whilst balconies offer a welcome respite from the bustle of urban life to the melody of birds and fresh morning air.



The contemporary layout design of the link houses features the living and dining spaces strategically located to enjoy uninterrupted views of the central park.

The 3-storey link houses feature the unique appeal of being positioned around the central park to enhance the connection with nature. Residents will enjoy a lush landscape as an expanded backyard and an extension to the living area, which is located at the rear of the house.

Thoughtfully designed for larger families, the spacious link houses offer a master bedroom and a family living area on the first floor. The second floor features a junior master bedroom with another two bedrooms. An additional room on the ground floor offers flexibility as a study or for elderly parents in multi-generational families.

The 1 ½-storey townhouses positioned alongside linear parks offer residents unfettered access to vibrant garden pathways. The convenience of access encourages morning or evening walks along tree-lined paths to become an essential feature of daily life.

The townhouses are ideally sized to house growing families, with a choice of two configurations; a ground- and first-floor unit, or a first- and top-floor unit. Buyers can consider the option to own both units within a single block to embrace multi-generational living, while preserving the independence and privacy of family members.



Generously sized, the 3-storey link houses offer flexibility for customisation, creating future-proof homes that evolve with the needs of residents.



Elegantly designed 1 1/2-storey townhouses offer two distinctive layouts under the same roof.

All residents will enjoy an elevated quality of life at Dedaun Rimba, where an ideal outdoor environment and fulfilling leisure facilities inspire healthy lifestyle pursuits.

A 3-storey clubhouse features a 25-metre infinity-edge pool, a wading pool and a fully equipped gymnasium. Residents can also entertain guests or mingle with neighbours within the relaxing atmosphere of the facility. The clubhouse provides a multi-purpose hall on the ground floor to host private or community functions, while a private meeting room on the second floor is also available for use.

An abundance of green space encourages quality time to be spent outdoors. Jog or cycle along a 750-metre track that encircles the neighbourhood, enjoy picnics and games at open lawns, or watch the children spend hours of fun at the playground, all within a secure environment.



A multitude of recreational facilities are featured in the clubhouse to promote a healthy and balanced lifestyle for all.

Close to home, there is also an expanded outdoor experience to enjoy at a vast 28-acre park at Taman Bandar Kwasa Damansara, conveniently situated just opposite the main entrance.

The immediate vicinity also offers other highlights that will add value to life at Dedaun Rimba. The burgeoning Kwasa Damansara locale will soon be home to a host of vital amenities earmarked for the community, such as commercial centres, retail outlets, eateries and schools.

This includes the upcoming commercial focal point of Kwasa Damansara City Centre which is just a short walk away from Dedaun Rimba. Commercial and retail options currently available at the neighbouring Kota Damansara locale will also soon host a Sunway Medical Centre, just minutes away from home.

Furthermore, Dedaun Rimba's strategic location provides convenient highway connectivity to key urban hubs like Kuala Lumpur, Petaling Jaya and Sunway. With the convergence of two MRT lines in the vicinity, the Kwasa Sentral MRT Station is just 500 metres away and the Kwasa Damansara MRT Station 800 metres away. Residents will enjoy convenient commuting options with the seamless integration of the MRT lines into KL's integrated rail network.

Dedaun Rimba represents a remarkable quality of life that gives you access to all the advantages of a modern lifestyle, with the added comfort of knowing that you will always come home to nature.

To find out more, call +603 2143 3000 or register your interest at www.dedaunrimba.com.my.



With homes opening out onto the luxuriant greenery of the central park, residents can truly enjoy park living right at their doorstep.

OLIVE GROVE RESONATES WITH LIFESTYLE SEEKERS



Following the success of its first phase, YTL Land will be unveiling Phase 2 of Olive Grove's exceptional landed homes, offering a fresh opportunity for homebuyers to elevate their quality of life in a secure living environment amidst a nature-inspired enclave.

During its first launch, Olive Grove was welcomed as a marquee addition to the landscape, being Ipoh's benchmark gated-and-guarded development in the Bercham district.

Despite ongoing pandemic disruptions, Olive Grove's lifestyle proposition struck a chord with young families and upgraders who gravitated towards the lure of a wholesome low-density

environment, cutting-edge modern homes, lifestyle facilities, and attractive price points.

Homebuyers can look forward to more of the unique features of the development. Spaciously designed typical units of 20 ft x 75 ft offer 4+1 bedrooms in 2,000 sq ft of built-up space. Corner units offer a wider frontage of 22 ft and built-up areas between 2,518 sq ft and 2,717 sq ft, as well as additional private garden space.

All units feature elegant modern facades and airy interiors that are configured to enjoy calming views of the verdant exterior environment. Over 30% of the entire development site is dedicated to green parks and landscaped areas, creating a calm and lush overall atmosphere that can even be enjoyed within the privacy and comfort of your home.

Even so, residents will feel compelled to spend quality time outdoors with a 2-acre park beckoning at the heart of the development. The capacious open green area serves as a community draw, providing room for children to run freely and families to enjoy weekend picnics under the comfort of shady trees. The area also features jogging paths, a playground for children, and a basketball court.

The same verdant atmosphere envelops houses in the enclave, with linear parks and green pocket parks interconnected with treelined driveways throughout the development.



A modern home creates a feeling of belonging where the family feels welcome, together, and ultimately, at home.

Ideal for raising and nurturing families, Olive Grove promises a conducive lifestyle with freedom to move freely and enjoy a healthier existence in nature-inspired open spaces while having the peace of mind of knowing that you are in safe and secure surroundings.



The brightly lit and spacious master bedroom with an en-suite bathroom creates a personal sanctuary for rest and relaxation.

Green influence is widely featured at the clubhouse, where tranquillity surrounds the swimming pool area and offers an enjoyable view from the gymnasium or badminton court. The clubhouse also hosts a multi-purpose hall to cater to private gatherings and community events.

Olive Grove's strategic location in the self-contained township of Bercham positions it close to a host of neighbourhood amenities for the convenience of residents. It is also directly linked to the North-South Highway, providing an easy link to other major townships surrounding Ipoh as well as expedient access to interstate travel.

Ideal for raising and nurturing families, Olive Grove promises a conducive lifestyle with freedom to move freely and enjoy a healthier existence in nature-inspired open spaces while having the peace of mind of knowing that you are in safe and secure surroundings.

To find out more, call +605 536 2633 or visit www.olivegrove.com.my.

GETTING INTO THE 'FLOW' AT SENTUL PAVILION



Yoga enthusiasts who participated in the recent Flow Festival at Sentul Pavilion had an opportunity to retreat from the bustle of city life and connect with the calming effect of the venue's natural surroundings.

Held at Sentul Pavilion for the first time, the 10,000 sq ft space provided a truly unique venue for the 800 yoga practitioners who attended the popular event in June this year. The glass-encapsulated pavilion allowed them to enjoy an energetic workout while soaking in the scenic and verdant atmosphere around them.

Sentul Pavilion's high glass walls offer an extraordinary view from the spacious and luxurious interior, as the towering palisades blur the lines between indoor and outdoor space. This creates a magical effect where the surrounding green landscape of Sentul Park and the brilliant sky flow seamlessly into the comfort and convenience of a vast air-conditioned main hall.



The one-day community event held in conjunction with International Yoga Day, provided a full-day experience at Sentul Pavilion from 8.00 am to 5.00 pm. Sentul Pavilion is the official venue sponsor for the Flow Festival event, billed as a special event for the community to elevate their wellness experience in a private park.

Fully utilising the facilities available at Sentul Pavilion, the event hosted activities at the two main sections of the venue. The four community classes lined up for the day were held at The Hall comprising PWR Training, Dynamic Flow, Core Sculpt Pilates, and Yin Soundbath. These sessions were conducted by some of KL's leading wellness and fitness instructors.

Meanwhile, The Foyer located at the main entrance played host to a wellness market, featuring 30 local artisanal brands showcasing their products ranging from food and beverage to skincare.

Some of the highlights at the wellness market include free drinks from Starbucks and La Juiceria for early-bird registrants. Starbucks and La Juiceria were also official beverage partners for the Flow Festival. There were also free health check-ups for visitors, conducted by Thomson Hospital.

The Flow Festival was yet another example of Sentul Pavilion's versatility in hosting a diverse range of events, from wedding and private corporate functions to gala fashion events.

Individual sections such as The Foyer features a mezzanine level and can host small events of its own, with a dedicated bar area and a 100-pax capacity. The Hall offers an expansive setting with 18-ft-high glass walls which accommodates up to 300 people comfortably.

Additionally, Sentul Pavilion features a fully fitted gourmet kitchen which will satisfy the requirements of any professional chef, an elegantly furnished green room for VIPs with an ensuite washroom, and a dedicated car-parking area with ample bays.

Overall, it is an exceptional event destination that brings the charm of an unforgettable outdoor experience into the theme and ambience of any indoor event.

To find out more, call +603 4041 0822 or visit www.sentulpavilion.com.my.

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