



BUKIT
BANTAYAN
RESIDENCES

KOTA KINABALU

HOME *of* MY HEART



BUKIT
BANTAYAN
RESIDENCES

KOTA KINABALU

where friendships roam
where days settle in
where sunset seeps through dewy leaves
where the heart finds its own corner
– plays, explores & rests

BEST of
BOTH WORLDS

as far as eyes can see, a splendid
expanse of city and nature

Sitting on a scenic hilltop with the city of Kota Kinabalu
to the west, and an endless stretch of tropical forest to the east,
mine is a neighbourhood of cool views and calm holiday vibes.

HIT *the*
RIGHT NOTE

a sharp & clean greenery
+

a safe security
+

*a nice passage into the cuddly
sanctuary of relaxed living*

when calls the answer
to life's longings...



Weaving a tapestry for lovely surprises,
Bukit Bantayan combines its lush leafiness
with a creamy, sophisticated appeal.
The perfect background for stories to take place.

= *my homecoming*

An aerial photograph of a swimming pool area. The pool is filled with clear blue water, reflecting the sky and surrounding greenery. Along the top edge of the pool, there is a wooden deck with several white lounge chairs and two white spherical planters. To the right of the pool, there is a row of white lounge chairs. The pool is surrounded by lush green plants and trees, with long shadows cast across the deck and pool area.

DAYDREAM
TO THE *Ripples of chill*

The sound of trees is magnificent this time of year. A symphony of soulful nature adds sparkle to aimless chatting by the pool.

There is a bespoke touch to every amenity space that spells *breeze*. Activities are at times energetic, at times quietly soothing.



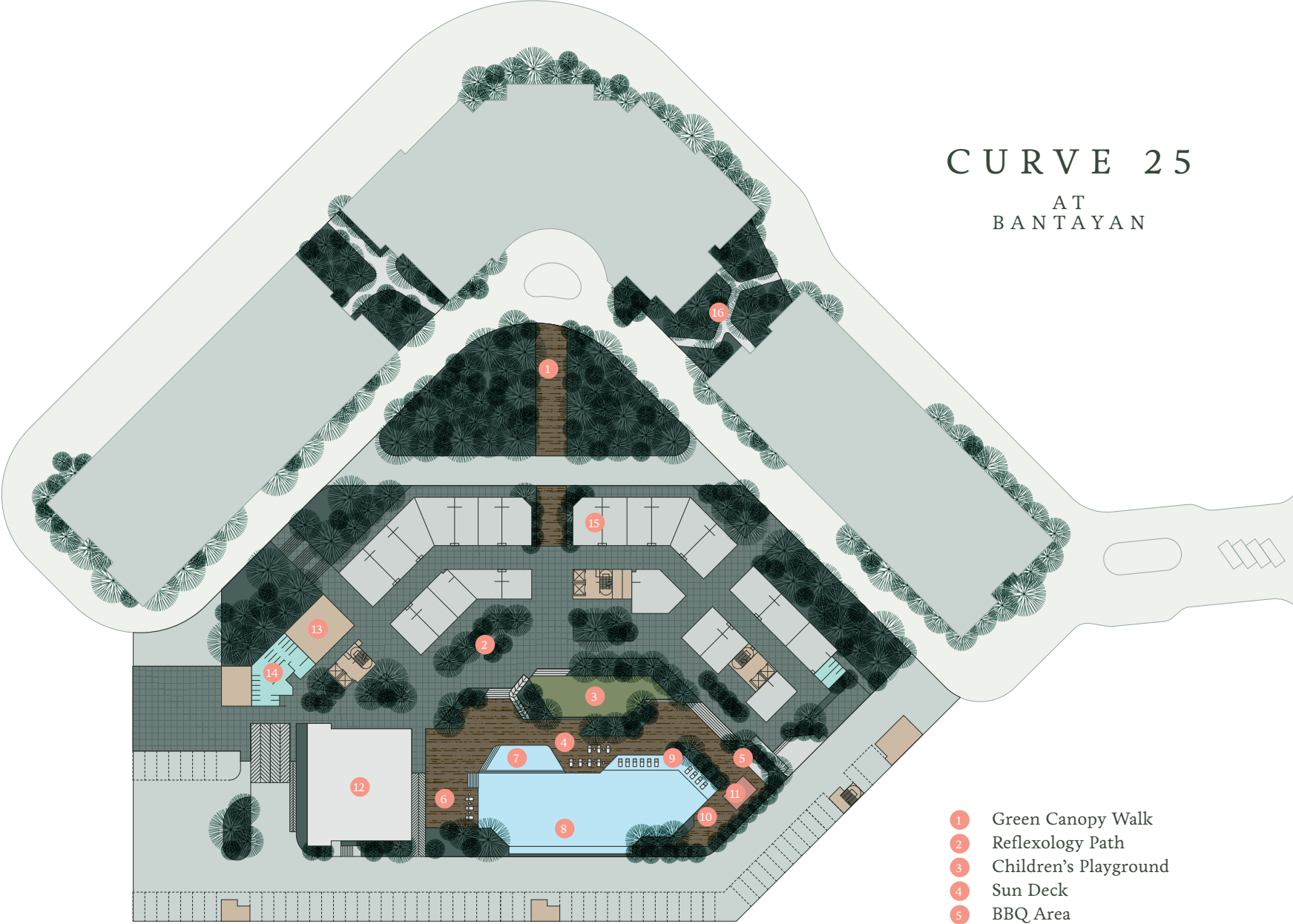
it's my place to...
Relax



Stepping into the generous greenery of Curve 25 at Bantayan, cosy shops and cafes create the soft magic of a small town that feels like a homely community.

Hang out

Make time stop



CURVE 25
AT
BANTAYAN

- 1 Green Canopy Walk
- 2 Reflexology Path
- 3 Children's Playground
- 4 Sun Deck
- 5 BBQ Area
- 6 Pool Lounge
- 7 Wading Pool
- 8 50m Infinity Pool
- 9 Floating Lounger
- 10 Yoga Deck
- 11 Gazebo
- 12 Badminton & Basketball Court/
Gymnasium/Multipurpose Hall
- 13 Management Office
- 14 Sauna/Changing Rooms
- 15 Retail Shops
- 16 Courtyard Garden

Bounce back



It's the complete lifestyle.
An experience more stunning than
the sum of its moments.

A lush garden scene with tall trees, a paved path, and modern buildings in the background. The scene is bathed in warm, golden light, suggesting late afternoon or early morning. The garden features a variety of plants, including large green leaves and small pink flowers. A paved path winds through the garden, and a white car is parked in the background. The overall atmosphere is peaceful and serene.

SOMETHING I CAN *feel*

The sky is my limit.
The outdoors are where I feel at home.
Some spaces tucked away, some burst out.
All artfully arranged.
Here is where I make sense of life's journey,
in my own laidback ways.



This is where I live. A flexible space that puts everyday comfort at the core of its design.

Where I wake up naturally for bedside yoga, take a break from life's routines, and become whole again.



Rooms with a view

RECIPE for HAPPINESS

Brightness

Soul



Healthy doses of fresh air

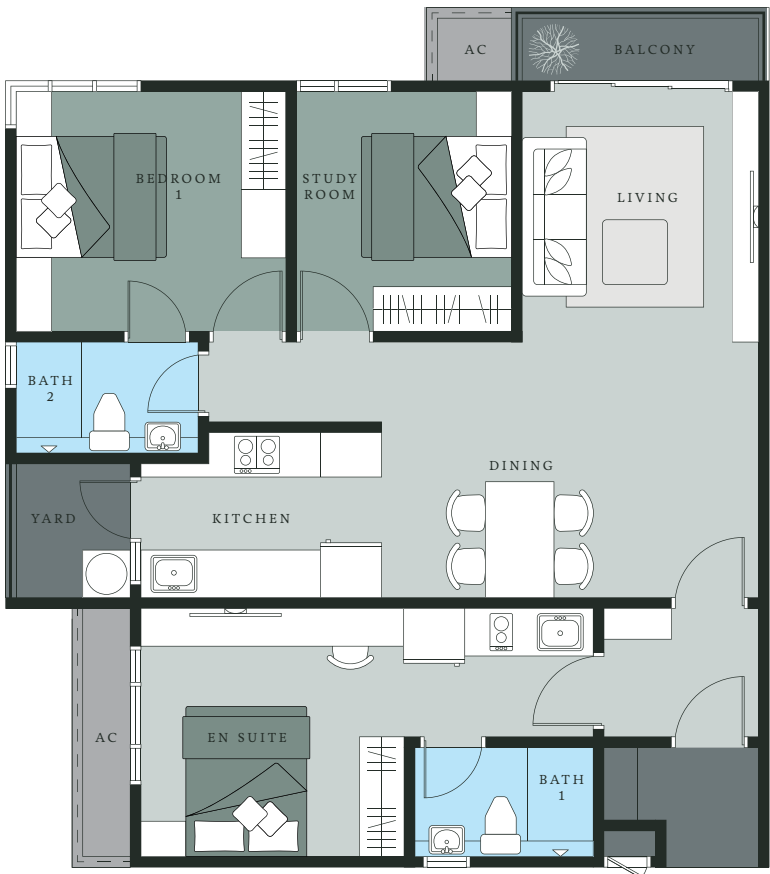
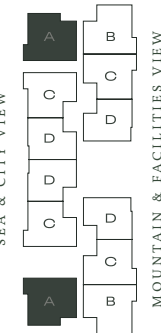
FLOOR PLANS

TYPE

A

ROOM
1 Bedroom
+ Study
+ En Suite

BUILT UP
1,100 sq. ft.

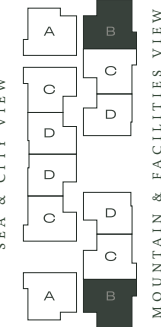


TYPE

B

ROOM
2 Bedrooms
+ Study

BUILT UP
1,100 sq. ft.

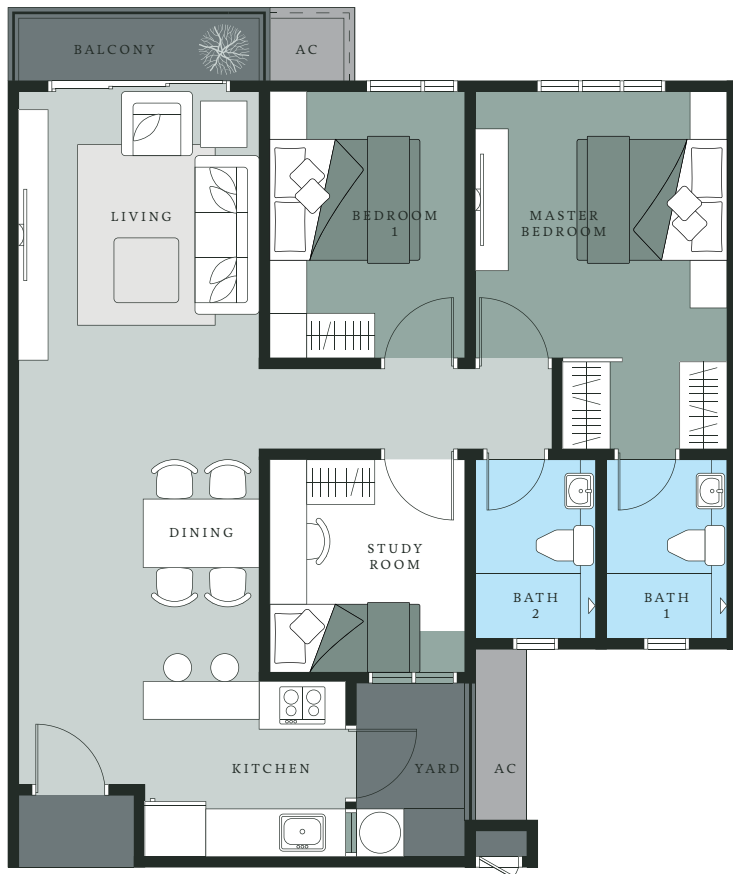
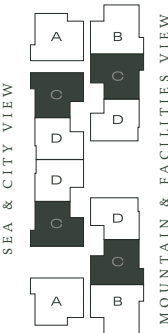


TYPE

C

ROOM
2 Bedrooms
+ Study

BUILT UP
1,007 sq. ft.

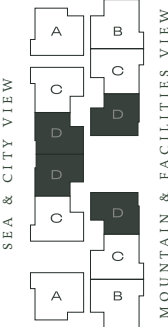


TYPE

D

ROOM
2 Bedrooms
+ Study

BUILT UP
904 sq. ft.

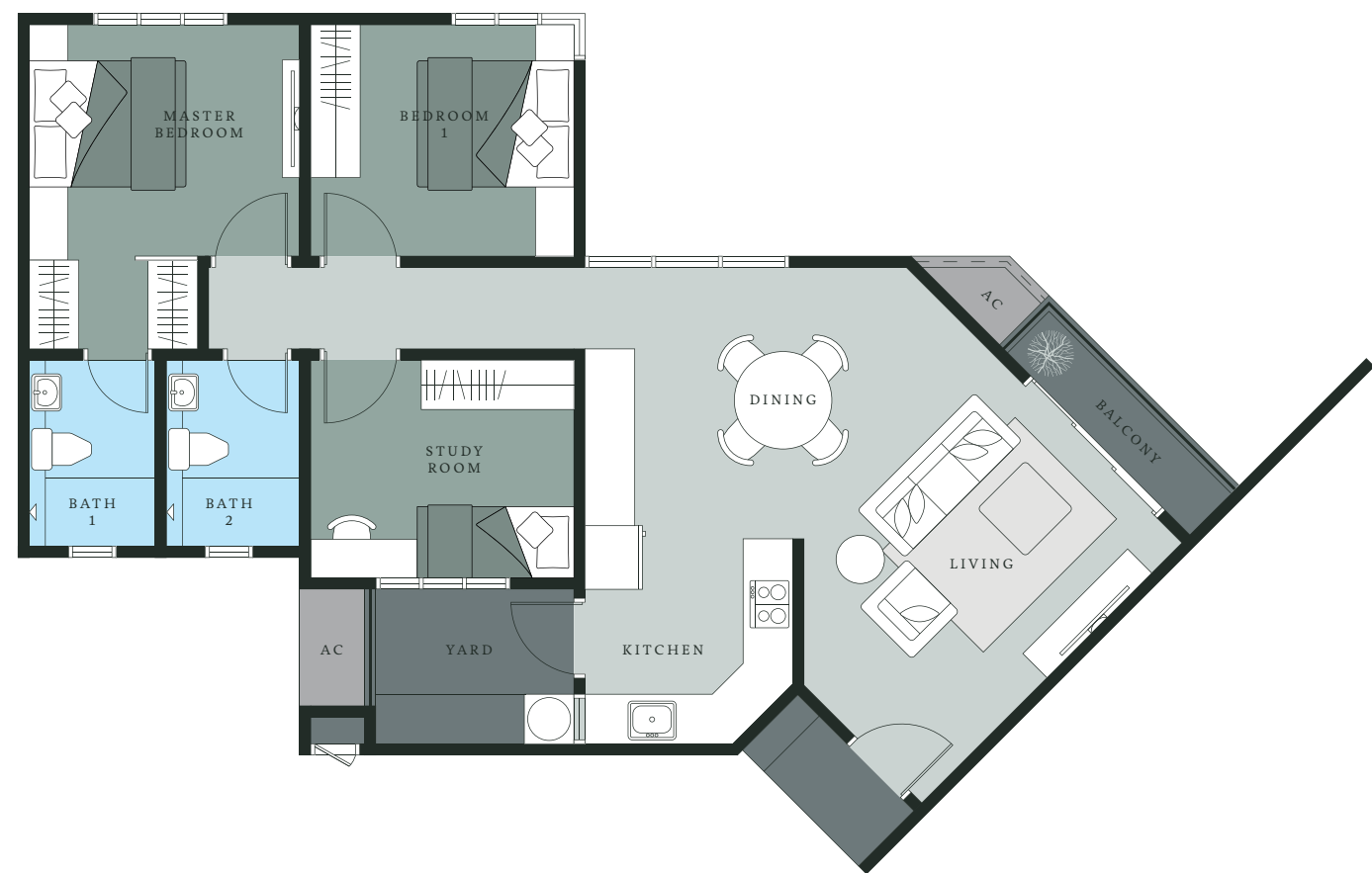
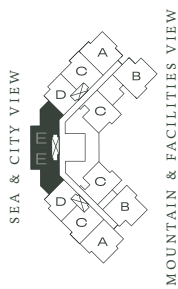


FLOOR PLANS

TYPE E

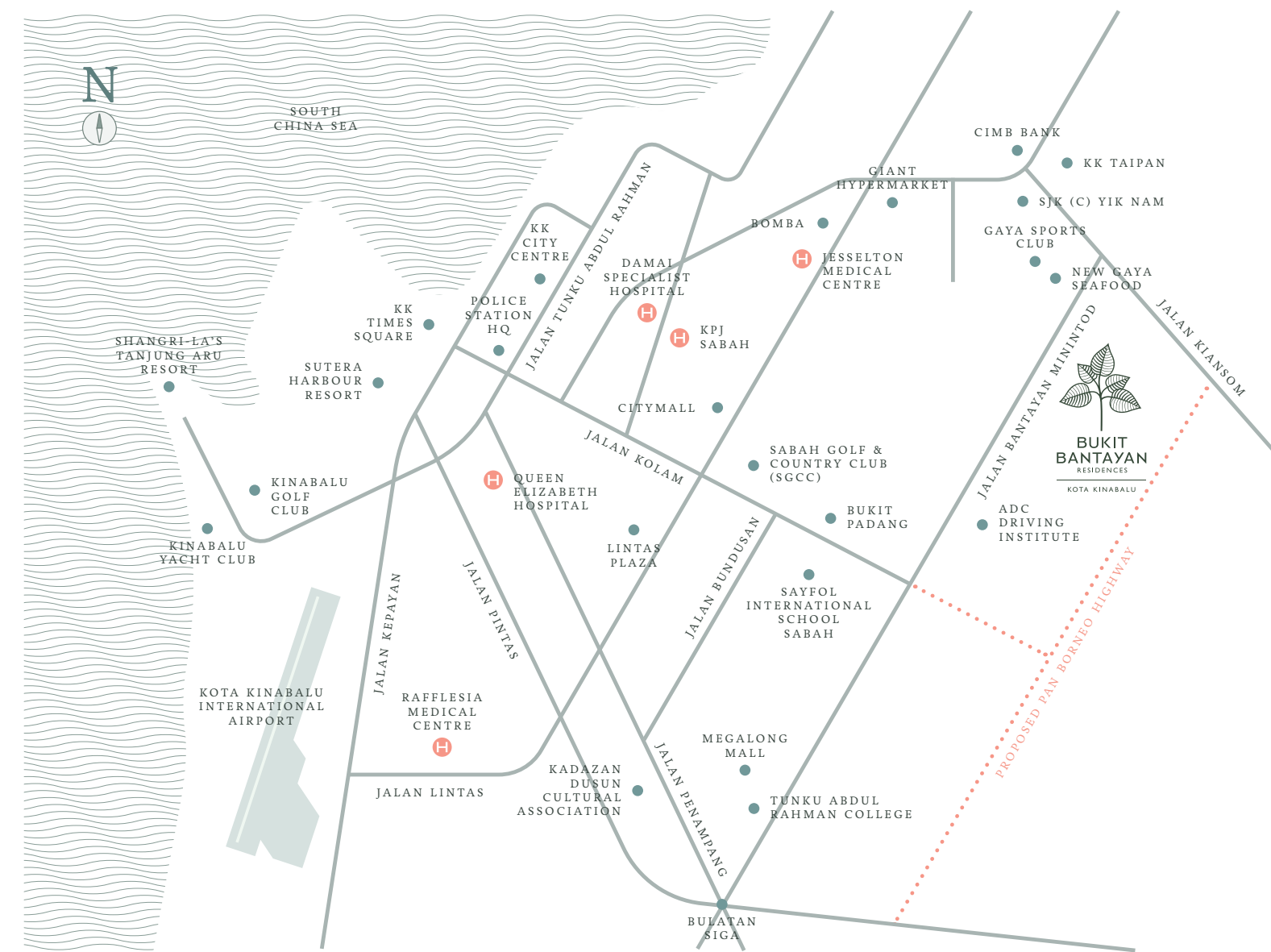
ROOM
2 Bedrooms
+ Study

BUILT UP
1,100 sq. ft.



SPECIFICATIONS

STRUCTURE	Reinforced Concrete Frame	
ROOF	Metal Roofing / Reinforced Concrete Roof	
WALLS	Brick Wall / Reinforced Concrete Wall / Block Wall	
CEILING FINISHES	Plaster and Paint	
WINDOWS	Aluminium Frame Glass Windows	
DOORS	Main Entrance	Solid Door
	Internal & All Bathrooms	Timber Flush Door
	Balcony	Aluminium Frame Glass Door
IRONMONGERY	Quality Lockset	
FLOOR FINISHES	Living / Dining	Ceramic Tiles or Equivalent
	All Bedrooms	Ceramic Tiles or Equivalent
	All Bathrooms	Ceramic Tiles or Equivalent
	Kitchen	Ceramic Tiles or Equivalent
	Balcony & Yard	Ceramic Tiles or Equivalent
WALL FINISHES	Kitchen	Ceramic Tiles or Equivalent
	All Bathrooms	Ceramic Tiles or Equivalent
	Other	Plaster and Paint
	Painting	Weather Proof Paint (External Wall) Emulsion Paint (Internal Wall)
SANITARY	All Bathrooms	Wall-Hung Wash Basin, Wall-Mounted Shower Set and Water Closet
KITCHEN	Sink	
ELECTRICAL INSTALLATION	All Electrical Wiring Installation To Be Concealed Conduit To SESB Standard	
PLUMBING INSTALLATION	All Plumbing Installation To Be Concealed Piping To Jabatan Air Standard	



HAVE A GREAT DAY
IN TOWN!

Bukit Bantayan sits overlooking Inanam, a suburb marked by a friendly local community, and has many good facilities for educational, health and recreational needs.

Just 12km from it, the city of Kota Kinabalu provides a thriving cultural and commercial scene hemmed in by the vast South China Sea.

PUBLIC AMENITIES
Pasar Inanam
Post Office Inanam

RECREATION
Bukit Padang Park
Sabah Golf & Country Club

SCHOOLS/COLLEGES
Yik Nam Chinese Primary School
Sayfol International School
TAR University College
Stamford College

BANKS
CIMB Bank Inanam
Public Bank Inanam
Hong Leong Bank Inanam
Maybank Inanam

MEDICAL/HEALTHCARE CENTRE
Kota Kinabalu Specialist Centre
KPJ Specialist Hospital (Damai)
Queen Elizabeth Hospital

SHOPPING
Giant Hypermarket Inanam
Suria Sabah Shopping Mall
Imago Shopping Mall
1Borneo Shopping Mall

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GAMUDA LAND

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FOR MORE INFORMATION

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Ebena Tower • Developer License No.: (100-24/1202/1/1 Jld 2)/12-2019/05845(I) • Validity Date: 07.12.2018 - 06.12.2019 • Advertisement & Sales Permit No.: (100-24/1202/1/1 Jld 2)/12-2019/04669(I) • Validity Date: 07.12.2018 - 06.12.2019 • Land Tenure Leasehold (99 years) • Land Encumbrances: Nil • Approving Authority Development & Building Plan: Kota Kinabalu City Hall • Approved Building Plan No.: BP/178/06.16/S/353 • Expected Date of Completion: 2019 • Total Units: 296 Units • Price: RM 397,800 (Min.) - RM 578,800 (Max.) • Bumiputera Discount: 5% • 30% Reserved for Bumiputera

Cemara Tower • Developer License No.: (100-24/1202/1/2)/12-2019/05462 • Validity Date: 15.12.2016 - 14.12.2019 • Advertisement & Sales Permit No.: (100-24/1202/1/2)/12-2019/04476 • Validity Date: 15.12.2016 - 14.12.2019 • Land Tenure Leasehold (99 years) • Land Encumbrances: Nil • Approving Authority Development & Building Plan: Kota Kinabalu City Hall • Approved Building Plan No.: BP/178/06.16/S/353 • Expected Date of Completion: 2020 • Total Units: 296 Units • Price: RM 441,800 (Min.) - RM 671,800 (Max.) • Bumiputera Discount: 5% • 30% Reserved for Bumiputera

Dilenia Tower • Developer License No.: (100-24/1202/1/3/01-2022/05659 • Validity Date: 08.01.2018 - 07.01.2022 • Advertisement & Sales Permit No.: (100-24/1202/1/3/01-2022/04576 • Validity Date: 08.01.2018 - 07.01.2022 • Land Tenure Leasehold (99 years) • Land Encumbrances: Nil • Approving Authority Development & Building Plan: Kota Kinabalu City Hall • Approved Building Plan No.: BP/178/06.16/S/353 • Expected Date of Completion: 2021 • Total Units: 320 Units • Price: RM 493,800 (Min.) - RM 730,800 (Max.) • Bumiputera Discount: 5% • 30% Reserved for Bumiputera

Disclaimer: Whilst every reasonable care has been taken in preparing this brochure, the Developer shall not be held responsible for any inaccuracy in its contents. All statements are believed to be correct but are not to be relied on as representations of fact. Rendering, digital images and illustrations are artist's impressions only and cannot be regarded as representations of facts. All plans, internal layouts, information and specifications are subject to change and shall not form part of an offer or contract. The developer reserves the right to modify any part or parts of the building, housing project, development and or any unit prior to completion as directed or approved by the building authorities. All plans are subject to amendments as required by the developer's Architect, Engineers and / or appropriate Building Authorities.



GAMUDA LAND