



BLUEPRINT for Wellness

Townships Redefining Healthy Living
in 2025

Brought to you by





The Edge Property Sdn Bhd
(1091814-P)
Level 3, Menara KLK,
No. 1, Jalan PJU 7/6, Mutiara
Damansara, 47810 Petaling Jaya,
Selangor, Malaysia

MANAGING DIRECTOR

Alvin Ong

EDITORIAL

Head of editorial & brand
Jacqueline Lim

Contributing editor Prisca Teh

Copy editor James Chong

Senior writer Tam You Sheng

Writers Sanjugtha Vigneswaran,
and Lee Ji Yong

Senior digital designer
Wing Wong

ADVERTISING & MARKETING

Head of sales (corporate)

Ian Leong
(012) 359 1668

Account manager (corporate sales)

Syamim Naquiah Saharuddin
(018) 662 8627
Luqman Hakim
(018) 960 8627

Marketing support & ad traffic

Vivenyaa Ravimalar (Vee)
(03) 7721 8218
vivenyaa.ravimalar@edgeprop.my

www.EdgeProp.my

Building our own 'Blue Zones': how thoughtful township design shapes healthier living

Ever wondered why certain communities boast clusters of people living active, fulfilled lives well past 100? That's the premise of the "Blue Zones" documentary series, which explores how simple, everyday habits—shaped by people's surroundings—dramatically boost longevity.

The good news? We can replicate those environment-driven secrets in our Malaysian townships.

Power of environment

In iconic Blue Zones like Okinawa in Japan and Ikaria in Greece, their residents don't obsess over diets or chase rigorous workout regimens. Instead, their habitats gently nudge them to move more, eat better, and connect socially. Recent research^[1] has proven that this "healthy by design" approach reduces chronic diseases, and can even cut type 2 diabetes risk by about 40% when paired with better diets and regular physical activity.

Here in Malaysia, many of us drive more than we walk, rely on processed meals, and lack safe outdoor spaces for recreation. But small shifts in township design can tip the scales towards better health—no extra willpower required.

In fact, the lessons of the Blue Zones are straightforward yet profound: If you shape an environment that values physical movements, wholesome

meals, and social connections, people naturally slip into healthier rhythms.

Through initiatives like our Blueprint for Wellness, we hope to shine a spotlight on the forward-thinking townships making strides in that direction. After all, if a small Greek island or a remote Japanese village can do it, why not us?

Active living built in

One standout idea from the Blue Zones is integrating natural movement into everyday routines. Instead of scheduled gym sessions, thoughtful township layouts encourage walking, cycling, and relaxed strolls by a lake or a shady path. In Malaysia's hot, humid weather, tree-lined sidewalks, covered pathways, and ample rest spots make short jaunts more inviting, even for older residents. When parks, schools, and convenience stores are within easy reach, walking becomes the easiest option, weaving mild activity into daily life. These small, frequent bursts of movement can boost heart health and lower stress, all while fostering more face-to-face community interactions.

Green spaces, gathering spots

Blue Zones also stress the importance of nature and social connections. Whether it's gardening or sharing a meal under the trees, these residents live with lower stress and stronger relationships.

¹ [Rutters, et al. (2024). Combined lifestyle interventions for cardiometabolic health, <https://www.nature.com/articles/s41591-024-03373-0>

In our townships, green corridors, man-made lakes, and communal parks create natural gathering places for neighbours to unwind or kids to play. These pocket parks and water features don't just look good, but feel good, as research links proximity to greenery with reduced anxiety and better physical health. By designing shared recreation spaces into township blueprints, residents enjoy a built-in antidote to concrete sprawl, giving them more reasons to step outside.

Fresh food, friendly faces

A key part of longevity in Blue Zones is easy access to healthy foods. Many of these communities rely on local produce, fostering a plant-rich diet, not out of constraint, but one which they actually enjoy.

Malaysian developers can follow suit by setting aside plots for edible gardens or community farms, making farm-to-table a way of life. Promoting weekend markets or food trucks with healthier offerings also encourage wholesome meals as the trend instead of junk food.

Meanwhile, organising neighbourhood gatherings like potlucks or festive celebrations helps people bond, echoing Blue Zone traditions of strong social ties. Studies show that being part of a close-knit group or "tribe" can boost mental well-being and encourage healthier habits.

Why 'Blueprint for Wellness' matters

Here at EdgeProp, we're drawing on these insights, and more, to launch our Blueprint for Wellness publication, a special edition highlighting townships

across Malaysia where health-oriented design takes centre stage. Our team has meticulously researched and uncovered various components that align with the principles of better living—everything from walkability and community engagement to vibrant green spaces and thoughtful dining options.

During this process, we have shortlisted 16 notable Malaysian townships that showcase these features, each highlighting how the built-environment is centred around people-first designs, fostering well-being. By no means is this a definitive ranking or an exhaustive list—rather, it's a starting point. We want to spark discussions on how each of us—buyers, builders, and policymakers—can promote environments that naturally encourage healthier habits. After all, knowing what's out there is the first step to embracing a more holistic lifestyle, right where we are.

A call to shape healthier futures

Designing townships that nudge people towards well-being isn't just a feel-good idea, but an effective way to curb lifestyle diseases and enhance quality of life. Blue Zones have shown that once a place is set up for movement, nutrition, and community, better health almost takes care of itself.

For Malaysia, this means more than just building highways and high rises—it's about shaping neighbourhoods that empower active, connected, and relaxed living. Developers can champion walkable layouts, lush parks, and accessible shops or markets. Local councils can coordinate with resident associations on community events and keep parks well maintained. Residents, in turn, can support these amenities by using them daily—joining a walking club, gardening, or simply chatting with neighbours in a shady courtyard.

The uncovered secrets of the Blue Zones may seem distant for now, but with thoughtful township design, we can recreate those healthful routines right at our doorsteps. Ultimately, the biggest payoff is a happier, healthier population that thrives on kinaesthetic activities, homegrown food, and genuine neighbourly bonds.

And with our Blueprint for Wellness, we hope to guide you through townships already blazing the trail—so you can discover the places offering a taste of that long, fulfilling life found in the world's healthiest communities.

EdgeProp Malaysia
Managing director

Alvin Ong



CASAVILLE

SETIA
ecohill

THE ONLY SINGLE-STOREY BUNGALOW IN SEMENYIH

52' x 90'

Freehold

Secured
environment

Private garden

Strategic
location

Low density
community

Ideal for
retirement

LOAN FROM **RM1.2mil***

*Terms and conditions apply.



Chat to find out more
Joanna
011 1289 4651

Stay Together. Stay Setia
livelearnworkplay

Call 603 8724 2255

SETIA ECOHILL SDN BHD (903607-T)

Setia Ecohill Welcome Centre

Kelab 360, No. 1, Persiaran Ecohill Barat, Setia Ecohill, 43500 Semenyih, Selangor Darul Ehsan.

F 603 8724 2525 E ecohill@spsetia.com www.setiaecohill.com

Setia EcoHill
Welcome Centre

SETIA
ecohill **Setia**

No. Lesen Pemaju: 13243/15-2028/1350(R) | Tempoh Sah: 26/11/2023 - 25/11/2028 | Permit Bilan dan Jual: 13243-27/03-2026/0260(N)-41 | Tempoh Sah: 25/03/2024 - 24/03/2026 | Jenis Hakmilik: Tanah: Pegangan Bebas | Bebanan Tanah: GADAIAN kepada Alliance Investment Bank Berhad | Penguasa Kebenaran: Majlis Perbandaran Kajang (MPKJ) | No. Rujukan Pelan Bangunan: BA/199/dm/MPKJ/27/140/2022 | Jangka Smp: Apr 2026 | Jumlah Unit: 38 unit | Keluasan Binaan: Casaville 1: 1,994 kps; Casaville 2: 2,075 kps | Harga Minima: RM1,644,000 | Harga Maksima: RM1,837,000 | Jenis Hartanah: Rumah Sesebuah 1 Tingkat | Sekatan-sekatan Kepingtingan: Tiada | Dikawal bagi Bumiputera: 7% | IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

What's stopping Malaysia from becoming a 'Blue Zone'?

While Blue Zones highlight regions of exceptional longevity, what unique challenges prevent Malaysia from achieving similar recognition? **EdgeProp Malaysia** speaks to health experts, a behavioural scientist, and a landscape architect to understand the missing blueprint in our country.



There are six regions worldwide recognised for their exceptionally long-living populations.

After analysing data and interviewing numerous individuals, they identified six regions that stood out for their longevity: Okinawa, Japan; Ikaria, Greece; Sardinia, Italy; Nicoya Peninsula, Costa Rica; Loma Linda, California, the US; and Singapore.

These regions are characterised by a combination of lifestyle factors—including physical activity, low stress, strong social connections, and a healthy diet—that ultimately foster longevity within the respective communities.

With Singapore being recognised as the sixth Blue Zone in 2023, Buettner remarked:

“ In 1960, the average newborn in Singapore could expect to live only 65 years. Now, one lifetime later, life expectancy has grown by almost 20 years. ”

In the early 2000s, *National Geographic* journalist Dan Buettner conducted an exploratory project to understand why people in certain parts of the world reported higher levels of happiness.

With his team of health specialists, he travelled the world, searching for communities where people not only lived to an advanced age but also enjoyed good health in their later years. It was during this journey that the Blue Zone concept was birthed.

So, how about Malaysia? With only a strait separating us from Singapore, what is preventing our land from receiving similar global recognition?



Serene Heights by UEM Sunrise

Malaysia's big four: the rise of NCDs among younger population

According to a 2023 study by the Department of Statistics Malaysia, 55% of Malaysians scored below 0.34 on the Malaysian Healthy Lifestyle Index (MHLI)—a threshold that reflects unhealthy lifestyles marked by low physical activity, poor dietary habits, and other risk factors. These unhealthy patterns increase the risk of developing non-communicable diseases (NCDs).

In contrast, **only 5% of the population achieved a score above 0.55**, indicating a consistent practice of healthy habits across key lifestyle domains.

“The foundation of NCDs in Malaysia lies in hypertension, high cholesterol, diabetes, and obesity. In fact, Malaysia has one of the highest obesity rates in Asia,” said National Heart Institute (IJN) chief executive officer Datuk Sri Dr Mohamed Ezani Md Taib in an interview with EdgeProp Malaysia.

“It was once common for those in their 50s or 60s to be affected by NCDs. But now, I’m frequently seeing patients in their late 20s or 30s. The misconception that NCDs affect only the elderly is dangerous. Our excessive intake of sugary and salty foods will eventually harm our health,” he stressed.

Mohamed Ezani also noted that our work culture encourages a sedentary lifestyle.

“Sitting in an office for eight hours a day doesn’t help burn calories. This, combined with smoking and work stress, contributes to hypertension—one of the major NCDs we should be warning young adults about.”

The Malaysian Healthy Lifestyle Index (MHLI) is a composite score that measures how healthy a person’s lifestyle is, based on four key areas: physical activity, healthy eating, smoking habits, and mental well-being. The score ranges from 0 to 1, where 1 indicates the healthiest lifestyle.

Each domain is equally weighted, and scores from each are added up to form an overall index. Based on the final score, individuals are categorised into four levels: very low, low, moderate, or excellent healthy lifestyle practice.

Despite fair performance in individual areas, most Malaysians scored in the “very low” category overall—pointing to a gap between awareness and holistic healthy living.



National Heart Institute (IJN) chief executive officer Datuk Sri Dr Mohamed Ezani Md Taib

Why knowing isn't enough: behaviour and the environment

Despite widespread awareness about the importance of a healthy lifestyle, many Malaysians struggle to put that knowledge into practice.

“One of the biggest misconceptions in human behaviour is that knowledge alone drives action. It doesn't. There's a gap between knowing and doing—the ‘know-do gap’,” said behavioural scientist Liyann Ooi.

“Behaviour doesn't happen in a vacuum. It's shaped by our physical and social environments,” she pointed out.

The Oxford Health Alliance's “3-4-50 concept” highlights how three behaviours—unhealthy diet, sedentary lifestyle, and tobacco use—lead to four chronic conditions (cardiovascular disease, cancer, respiratory disease, and diabetes), which account for over 50% of deaths globally.

“In Malaysia, 98% of adults exhibit at least one of these unhealthy behaviours,” said Ooi.

“Even if we try to make healthier choices, our environment must support it.”

For example, if a health food outlet is 5km away from one's office, it's impractical to visit it during a short lunch break. Likewise, workplaces that are more “sitting-friendly” than “movement-friendly” discourage physical activity.

The cost of illness: healthcare and healthspan

With NCDs persisting, Malaysians are spending more on healthcare—not just to treat illness but in hopes of prolonging life. According to the 2021 Malaysia National Health Accounts report, out-of-pocket (OOP) health expenditure made up 31.5% (RM24.6 billion) of total healthcare spending, with private hospitals receiving the bulk of it.

“Thanks to medical advancements, prolonging life isn't particularly difficult anymore. But that doesn't mean someone is healthy or contributing meaningfully to society,” said National Heart Association of Malaysia vice president Ma Soot Keng.

“Living to 100 is meaningless if half of those years are spent dependent on others. Healthspan—the years you live in good health—is far more important. It means being active, independent, and contributing to society, even in retirement. That's the blueprint we need,” he added.



Behavioural scientist Liyann Ooi

Setia mad about HOMES

A DREAM HOME & AMAZING SAVINGS

All on us



Loyalty
Rewards



Instant Buyers'
Giveaway



Furnishing
Packages



Maintenance
Fees Subsidy



0% Interest
Instalment



SPA Legal
Fees On Us



Loan Legal
Fees On Us



MOT
On Us



30 participating
projects



Lifestyle
events



TEMASYA
PRISMA
SERVICED RESIDENCE



CLICK TO WIN

Setia

T&C apply



Gamuda Gardens by Gamuda Land

How to move more: 'Heart rate' zones and fitness planning

National Heart Institute (IJN) chief executive officer Datuk Sri Dr Mohamed Ezani Md Taib advocates walking for daily fitness:

“Walking improves muscle coordination, circulation, and balance—even in older adults.”

”

Meanwhile, National Heart Association of Malaysia vice president Ma Soot Keng recommends using heart rate zones to personalise fitness goals. Using the formula 220-minus-age formula, people can target:

- **Zone 2 (60%):** Light breathlessness, conversation possible
- **Zone 3 (80%):** Breathless, conversation difficult

“Start with Zone 2. Alternate between Zone 2 and Zone 3 for 20–30 minutes of effective exercise,” Ma said.

He also stressed the value of preventive screenings, not just reactive check-ups: “Screenings detect issues before symptoms appear—especially for those with a family history of NCDs”.



Setia Alam Impian by S P Setia

Designing for wellness: why active green spaces matter

Today, more Malaysians are prioritising well-being features in their living spaces.

“In the past, landscape design in Malaysia focused on aesthetics. Only recently have we realised its role in promoting health and sustainability,” said Institute of Landscape Architects Malaysia president Nor Atiah Ismail.

She outlined four core principles for a healthy township:

1. Landscape for well-being
2. Disaster risk management
3. Sustainability
4. Ecological balance

And the one essential feature marking all of the above?

Active green spaces—not just greenery for show, but accessible parks and recreation areas that occupy at least 30% of the total township area.

“Forests used only for preservation are ‘borrowed scenery’. Active spaces encourage interaction and movement.”

”

Greenery also helps filter particulate matter like PM2.5, known to harm the cardiovascular system, she added.

“Plants act as a buffer. They protect us from toxic particles and improve air quality,” Ma concurred.



National Heart Association of Malaysia
vice president Ma Soot Keng

Rethinking urban spaces for community connection

“Blue Zones aren’t just about having great walkways. They’re about motivation and community,” Mohamed Ezani said.

He noted that group-based activities, such as community gardening, could foster interaction and healthy habits.

Nor Atiah echoed this, saying public parks allow social mixing, unlike shopping malls which tend to reflect socioeconomic divides.

“Parks blur those lines and connect people across all ages and income levels,” she said.

Building better townships: nature, co-design, and nudges

“Green spaces can mitigate flooding, store rainwater, and support biodiversity,” said Nor Atiah.

“Simple design shifts—like using permeable materials and natural boulders—make developments healthier and more sustainable without extra cost.”

Ooi also urged developers to involve residents early through co-design: “Design should not be dictated solely by policymakers. Residents must be part of shaping their respective environments”.

Design can guide choices—this is known as **choice architecture**. For example, poorly-lit walkways and hidden staircases nudge people towards inactivity.

“Instead, staircases could display calorie counts or distances walked—simple nudges to encourage movement,” she explained.



*Institute of Landscape Architects
Malaysia president Nor Atiah Ismail*



Actual photo of Elmina Lakeside Mall & Urban Park

Desa ParkCity



An aerial view of Desa ParkCity by Perdana ParkCity



Desa ParkCity by Perdana ParkCity

creating a lifestyle where movement feels natural and community interactions are part of the rhythm.

Its signature Central Park, lined with a picturesque lake and expansive jogging paths, acts as the township's beating heart. Additional green enclaves like East Park and West Park further extend direct access to fresh air and recreation for those stepping out of nearby residences.

Desa ParkCity stands as one of Kuala Lumpur's most successful examples of holistic township planning—not just for its residential appeal, but for the way it redefines what it means to live well in a modern city.

Spanning 473 acres in the city's northwest, this award-winning masterplan by Perdana ParkCity Sdn Bhd blends health, connection, and convenience into one cohesive lifestyle ecosystem.

At its core is a commitment to people-first design. The township's 15-minute layout makes daily routines more walkable and intuitive—linking homes, parks, shops, and services with a network of shaded streets and scenic footpaths. Rather than isolating functions, Desa ParkCity brings everyday needs closer to home,

Supporting both convenience and healthy lifestyle choices, the township is anchored by Plaza Arkadia and The Waterfront—vibrant commercial hubs that offer curated dining, wellness services, and fresh market access. Sports and social wellness are equally prioritised at The ParkCity Club, a private facility offering swimming, tennis, badminton, and a full gym.

Adding another layer to its liveability is the presence of ParkCity Medical Centre, providing peace of mind through access to quality healthcare without leaving the township.

Desa ParkCity's enduring appeal lies in this seamless integration of spaces, where health, leisure, social connection, and daily essentials all co-exist in a walkable, well-designed neighbourhood.



Eco Majestic by Eco World Development

Set across 1,089 acres in **Semenyih, Selangor**, Eco Majestic is more than a scenic township framed by European-inspired architecture—it's a place that brings well-being into the rhythm of daily life.

The township's centrepiece is a 20-acre city park, offering not just a scenic view but a lifestyle built around movement, calm, and community. Interconnected green belts, pocket gardens, and landscaped backlane parks weave through residential areas, ensuring that every home opens up to fresh air and green space, not concrete walls.

Walking, jogging, or simply unwinding outdoors becomes second nature, thanks to this intentional green design. These natural elements invite residents to spend more time outside—improving physical activity, reducing stress, and creating moments of pause in busy routines.

Wellness here also takes shape in physical facilities. The lifestyle sports centre encourages residents to move and play through amenities

like swimming pools, football fields, futsal courts, and badminton courts—providing active options for all ages.

With gated-and-guarded precincts offering peace of mind, and walkable public areas that foster neighbourly interaction, Eco Majestic, built by Eco World Development Group Bhd, isn't just where people live—it's where they thrive, in every sense of the word.



Eco Majestic by Eco World Development



Property

City of Elmina

Elmina Ridge 2 and Kanopi Residences offer eco-living in the sustainable integrated township of the City of Elmina.



Artist's impression of Elmina Forest Park



Actual photo of Elmina Lakeside Mall & Urban Park

Townships have long taken root in Malaysian soil, enabling homeseekers to look beyond basic homeownership towards a holistic ecosystem that supports every aspect of their lives. With over 50 years of experience in township development, Sime Darby Property, has built the City of Elmina,

a well-known integrated township in Selangor along the Guthrie Corridor Expressway. Spanning 6,500 acres in Shah Alam, the development stands out for more than just its size - it is designed around principles of sustainability, wellness, community, security, and integrated living.

Sustainability

Aligned with its purpose to multiply value for people, businesses, economies and the planet, Sime Darby Property is steadfast in its commitment to sustainability by developing future-focused townships for generations to come. This commitment manifests in many aspects of the City of Elmina, starting with the cultivation of a 5km Urban Biodiversity Corridor that runs through the 300-acre Elmina Central Park, where carefully selected forest species are planted to re-wild the urban landscape.

Eco-friendly features like solar power generation, rainwater harvesting system and greenspaces, such as those implemented in the City of Elmina, minimise urban pollution and preserve the aesthetic appeal of the development.

The township also has wide pedestrian and cyclist tracks forming part of a masterplan that unites functionality and aesthetics. It is no surprise that the master plan garnered the prestigious FIABCI World Prix d'Excellence Awards in 2023. This cycle-friendly city promotes a shift towards healthy and active lifestyle, contributing to a significant reduction in the city's carbon footprint.

Our purpose is clear: to be a Value Multiplier for people, businesses, economies and the planet.

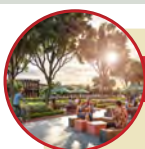
This guiding principle is embedded in every aspect of the City of Elmina, where thoughtful planning, sustainable practices, and inclusive spaces come together to deliver meaningful impact.



People

Homes and green spaces in the City of Elmina are mindfully developed to inspire wellness and improve the quality of life of our community.

- 300-acre Central Park
- 90km jogging & cycling track
- Urban farming & farm-to-table dining
- Nature-infused living spaces
- 24/7 Auxiliary Police patrol within the township



Businesses

Commercial and industrial developments in the City of Elmina are designed for businesses (big or small) to flourish and thrive.

- Elmina Lakeside Mall and Elmina City Centre
- TEMU, JUMPA and MERIAH Commercial Centres
- Ready-built factories in Elmina Business Park



Economies

The 6,500-acre City of Elmina stimulates local economic growth through the creation of employment and investment opportunities.

- 215,000 job projection in the 350-acre Elmina City Centre
- 35,000 job projection in the 1,500-acre Elmina Business Park
- Investment value up to RM7B generated for two hyperscale data centres, supporting digital economy at Elmina Business Park



Planet

Green spaces in the City of Elmina are thoughtfully designed for people and nature to co-exist in harmony.

- 5km Urban Biodiversity Corridor within Elmina Central Park
- Elmina Central Park is designed to withstand Q1000-flood occurrence
- Elmina Rainforest Knowledge Centre promotes forestry research, conservation and educational programmes

The City of Elmina's commitment to a greener future extends beyond its immediate boundaries. Located beside the 2,700-acre Bukit Cherakah Forest Reserve, this development also champions sustainability by spreading awareness through the Elmina Rainforest Knowledge Centre. Residents and visitors are invited to explore the intricate world of tropical rainforests and fascinating wildlife through interactive workshops and classes.

Wellness and community living

At the heart of the City of Elmina is a vision for rich and engaging community living, brought to life firstly through the Elmina Central Park. This 300-acre green sanctuary offers an array of facilities for recreational activities for all ages, including football arena, river baths, and outdoor art spaces. The Elmina Outdoor Sculpture Museum, where the works of esteemed artists are hosted, also enriches the city's cultural landscape.

Weekends in this 6,500-acre city are also bound to come alive with vibrant community events at the Elmina Lakeside Mall and community fitness events at the Elmina Central Park, all geared towards forging everlasting bonds in a warm and close-knit neighbourhood. Further, the guided tours offered by Elmina Rainforest Knowledge Centre also foster a common appreciation for the environment and shared sense of stewardship.

Community well-being is also well catered for, with GP and dental clinics as well as veterinary clinics within arm's reach at Temu Commercial Centre with future planning of the Elmina Wellness Hub within the Elmina City Centre, bringing in additional facilities.

Security

The City of Elmina also incorporates the Crime Prevention Through Environmental Design (CPTED) approach into the design of streets. By adopting a proactive, preventative, and forward-thinking strategy at



Elmina Lakeside Festival 2024



SK Denai Alam



SJK(c) Regent Elmina



Elmina Rainforest Knowledge Centre

the very stage of city planning and designing, the City of Elmina creates a secure and welcoming environment for all residents, making it an ideal place for families to raise children with peace of mind.

Integrated lifestyle—this is how life should be

Imagine stepping out of your door and your every need finds its answer within easy reach. A spontaneous shopping urge? The Elmina Lakeside Mall, Temu Commercial, and Denai Alam E-boulevard Commercial are your readily accessible retail paradises.

Need to enrol your children into schools? The City of Elmina has it all, encompassing primary and secondary national and international schools such as SK Denai Alam, SK Bukit Subang, SJK(C) Regent Elmina, and Sekolah Menengah Akademik Chong

Hwa, while HELP International School is just a short drive away.

The city's cyclability and seamless connectivity that bind these amenities together is what truly elevates the living experience at the City of Elmina.

The strategic location of the City of Elmina is also well connected to the Damansara-Shah Alam Elevated Expressway (DASH), spanning across the Klang Valley from Puncak Alam to Damansara, Petaling Jaya, and Mont'Kiara. The GCE is also well accessible, bridging north-south regions in the Klang Valley, all while providing interchanges to other highways and cities to ensure that you will never be disconnected.

Elmina Ridge 2

Nestled within the City of Elmina's most premium precinct to date, right next

to the Bukit Cherakah Forest Reserve and with close proximity to lifestyle amenities at Elmina City Centre, lies Elmina Ridge 2. This landed freehold project presents a curated selection of products, ranging from superlink, cluster homes and semi-detached homes, each designed to meet the needs of mid-sized and larger families, as well as those looking to upgrade to a more spacious home within a lush and tranquil setting.

Launching in June 2025 and expected to be completed in 2028, Elmina Ridge 2's modern tropical design is masterminded by an award-winning architectural firm, DTLM Design Group Sdn Bhd. As a testament to Sime Darby Property's dedication to sustainability, every home is thoughtfully equipped with solar panels, battery-energy storage system, EV-charger isolator point, and glass mineral wool roof insulation. Select layouts also feature nature-infused designs that incorporate indoor skylights and planter areas. To ensure comfort and privacy, each bedroom also boasts its own ensuite bathroom.

With built-ups ranging from 2,274 sq ft to 3,288 sq ft and featuring at least 4 bedrooms and 4 bathrooms, Elmina Ridge 2 provides ample space for families at an entry price of RM1.21 million. The project further underscores its commitment to space through its exceptionally low density. On average, the Elmina Ridge precinct boasts a density of only 6.5 units per acre and features a generous expanse of 220 acres of lake parks. Within Elmina Ridge 2's neighbourhood itself, there is close to 10 acres of parks and 20 premier neighbourhood facilities exclusively for residents' enjoyment. Interested purchasers may visit [Elmina Ridge 2](#) or contact **+603-7849 5700**.

Kanopi Residences

Kanopi Residences, a freehold serviced apartment development, is the very first phase of high-rise project in Elmina City Centre. It strategically fronts the 300-acre Central Park, and is merely 300m from the Elmina Lakeside Mall and 500m from the Elmina Education Hub. Despite its prime location,



it comes with an attractive price starting from RM585,888. Featuring 3-bedroom layouts with a built-up of 1,000 sq ft, this development, which is expected to be completed in the fourth quarter of 2028, presents an ideal choice for first-time homebuyers and young couples.

Kanopi Residences incorporates an array of family-friendly facilities. Residents can enjoy the convenience of an EV-charging area, the serenity of the meadow garden, herbs garden, meditation lawn and family lawn, as well as the activities and recreation at the BBQ area, children playground, multipurpose pavilion, sunken lounge, multipurpose court, and lookout

deck. The Skydeck facilities further heighten the living experiences with Co-Working Space in the Sky on Level 14, Lounge in the Sky on Level 22, and Fitness in the Sky on Level 30.

Kanopi Residences spans 3.58 acres of land while offering only 499 units. The tranquil environment, yet within reach to daily conveniences makes it ideal for residents who enjoy peaceful abodes or investors who are looking for potential returns on investment.

Purchasers may find the cabinet voucher up to RM20,000 an icing on the already-enticing cake. Interested purchasers may visit [Kanopi Residences](#).

City of Elmina

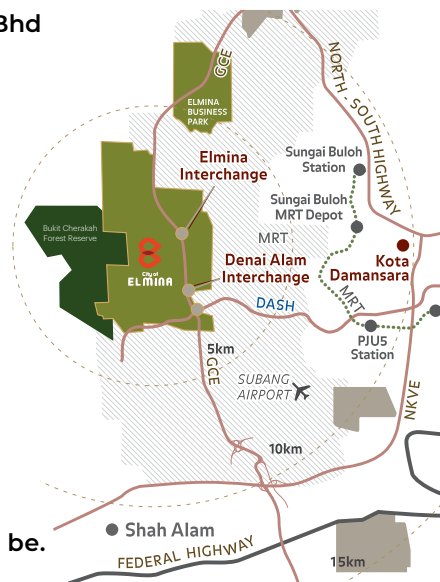
A new benchmark for liveable cities



Wellness, community, sustainability- these are the three key pillars that make up the heart and soul of the City of Elmina.

Strategically located 20km west of Kuala Lumpur and directly accessible via the Guthrie Corridor Expressway where it is connected to an extensive network of expressways, the City of Elmina has proven itself to be one of Klang Valley's top residential township choices.

Developer	Sime Darby Property Bhd
Total acreage	6,500 acres
Location	Shah Alam, Selangor
Tenure	Freehold
Launch year	2000
Total residential units	> 13,000 homes completed to-date, 36,600 total units upon completion
Commercial	550 acres
Industrial	1,900 acres
Tagline	This is how life should be.



Nature & green spaces



Forest reserves, lush parks, and kilometres of jogging and cycling track-all at your doorstep



Artist's impression of Elmina Forest Park

Key township features:



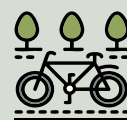
2,700-acre

Bukit Cherakah Forest Reserve



300-acre

Elmina Central Park



90km

dedicated cycling track across Elmina Township



Elmina Central Park
6 Themed Precinct Parks

Urban Park

35
acres

Community Park

36
acres

Wildlife Park

25
acres

Arts & Cultural Park

37
acres

Forest Park

84
acres

Sports Park

83
acres

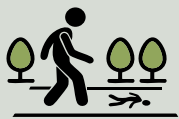


Movement & connectivity

Grid-planned streets, cycling trails, and shaded walkways promote hassle-free mobility within the township.

With 90km of bike tracks and wide, seamless sidewalks, the City of Elmina supports active mobility for all.

Safe and Walkable Streets



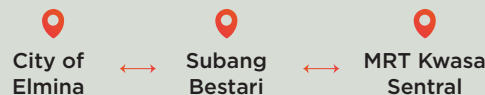
Crime Prevention Through Environmental Design

ensures safe experience for cyclists and pedestrians using sidewalk

Public Transport



RapidKL On-Demand



Connectivity to KL/PJ



Accessible Via Major Expressways

GCE, DASH, NKVE, LATAR & NSE

Food, health & amenities

From organic farm plots to Jaya Grocer—wellness is always nearby.

Enjoy direct access to essential retail, grocers, and medical care—all within a short drive or cycle away.

Groceries & fresh produce:

- Jaya Grocer @ Elmina Lakeside Mall
- Elmina Farm (2025) (farm-to-table dining)
- Matahari Supermarket
- TMG Mart @ Temu



Healthcare access:

- Clinics and pharmacies available at Temu, Elmina East and e-Boulevard, Denai Alam

Nearby hospitals:

- Thomson Hospital Kota Damansara (8km)
- Sungai Buloh Hospital (11.7km)
- Ara Damansara Med Centre (11.8km)
- Sunway Medical Centre, Kota Damansara (13km)



Upcoming schools

- SJK(C) Regent Elmina (2026)
- SMK Denai Alam (2028)
- SM Akademik Chong Hwa (2028)

Existing schools

- SK Bukit Subang
- SK Denai Alam
- SJK(T) Ladang Rasak
- Seven Skies International School

Places of worship:

- Masjid Denai Alam, Surau Elmina Garden, and Surau Elmina Valley
- Maha Karuna Vihara Buddhist Temple, Elmina Green
- Kuil Sri Maha Mariamman, Bukit Subang



Community & belonging

Thoughtful public realms tie together homes, parks, schools, and retail.

Whether it's a jog around the park, a visit to the playground, or a weekend festival at the mall—the City of Elmina brings people together across connected neighbourhoods and shared public spaces.

The City of Elmina buzzes with community events all year round



Elmina Lakeside Mall:

Weekly community pop-ups and family activities



Elmina Central Park:

Fun runs, cycling events, fitness programmes, and family carnivals



Elmina Rainforest Knowledge Centre:

Nature education and tree planting programmes with the community



Annual Lakeside Festival:

Outdoor concerts, light shows, fun fairs and more attractions!



City living as it should be

ELMINA CITY CENTRE

Located within the 350-acre Elmina City Centre in Shah Alam, Kanopi Residences is Sime Darby Property's latest offering built on the 15-minute city vision—where homes are woven into a vibrant network of nature, wellness, learning, and lifestyle.

With direct access to parks, urban farms, retail and cycling tracks, Kanopi Residences redefines connected, sustainable living in the City of Elmina.



EXPERIENCE WELLNESS AT ALL NEW HEIGHTS



15-MINUTE CITY MOBILITY

- Lifestyle amenities planned within a 15-minute walking or cycling distance from residential hubs



WELLNESS ACTIVATED

- A 300-acre Central Park at the city's doorstep with multiple wellness-centric amenities



INTEGRATED CITY LIVING

- Elmina Lakeside Mall, an outdoor concept mall with over 80 exciting brands



SUSTAINABILITY & GREEN LIVING

- Next to pristine 2,700-acre forest reserve
- 90km dedicated jogging & cycling tracks



KANOPI RESIDENCES



100m (2 minutes' walk)
to Elmina Central Park



300m (6 minutes' walk)
to Elmina Lakeside Mall



400m (8 minutes' walk)
to Bukit Cherakah Forest Reserve



500m (10 minutes' walk)
to Elmina Education Hub

CHOOSE WELLNESS



THE CITY OF ELMINA'S FIRST HIGH-RISE



Freehold and low-density
(499 units only)



1,000 sq.ft. with
3 bedrooms



35 family-centric
facilities



300-acre Elmina Central Park
at your doorstep



Easily accessible via
DASH & GCE



Adjacent to
2,700-acre Forest Reserve



FREEHOLD

THE GREATEST DEALS



Win a Volvo EX30 EV SUV*


KANOPI
RESIDENCES

Discover the convenience of city living
at Elmina City Centre, a 15-minute
masterplanned urban hub that is the new
heartbeat of Shah Alam.

1,000 sq. ft. | 3 Beds

2 Car Parks

From **RM585,888**
Limited units available



up to
RM20,000
Cabinet Voucher*

Learn more
www.kanopiresidences.com



FIABCI PRIX D'EXCELLENCE
WORLD GOLD WINNER 2023
(MASTERPLAN)

**City of
ELMINA**

Kanopi Residences • Phase ECC12 • Total Units: 499 • House Type: Serviced Apartment • Expected Completion Date: November 2028 • Land: Free of Encumbrances • Tenure of Land: Freehold • Developer's License No.: 13017/08-2028/1086(A) • Validity Period: 20/08/2023 - 19/08/2028 • Advertising & Sales Permit No.: 13017-47/06-2027/0583(A)-(S) • Validity Period: 27/06/2024-26/06/2027 • Building Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Reference No.: MBSA.BGN.600-3/4/30 • Developer: Sime Darby Property (City of Elmina) Sdn. Bhd. 199301028527 (283265-U), 10th Floor Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor • Selling Price: \$AMM - RM270,000 | Selling Price: RM675,888 (Min.) - RM829,888 (Max.) • 10% Bumiputera Discount (Subject to Quota).

THIS AD HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT. FOR DEVELOPMENT INFORMATION REFER TO TEDUH.KPKT.GOV.MY PORTAL

A new precinct made for human nature.

ELMINA RIDGE

Cradled by an expansive 2,700-acre Bukit Cherakah Forest Reserve, Elmina Ridge is the city's most exclusive precinct yet, surrounded by lush nature and calming water bodies. Immerse yourself in a quieter environment with fresher air and discover a holistic lifestyle with nature-infused living.



83 acres
of lake parks



2,700 acres
of pristine forest



220 acres
of green spaces



6.5 units/acre
—lowest density
precinct



Low-carbon
city planning



Well connected
to DASH and GCE



Be part of the city of elmina's
Most exclusive community.



Selection of
superlinks, clusters or
semi-detached homes



New and enhanced
nature-inspired
layouts



A gated community with
221 units of freehold
landed homes



Solar-ready homes
with battery-energy
storage system



Comes fitted with
EV-charger
isolator point



Over 20 premier
neighbourhood
facilities exclusively
for residents



FREEHOLD SUPERLINK, CLUSTER & SEMI-D

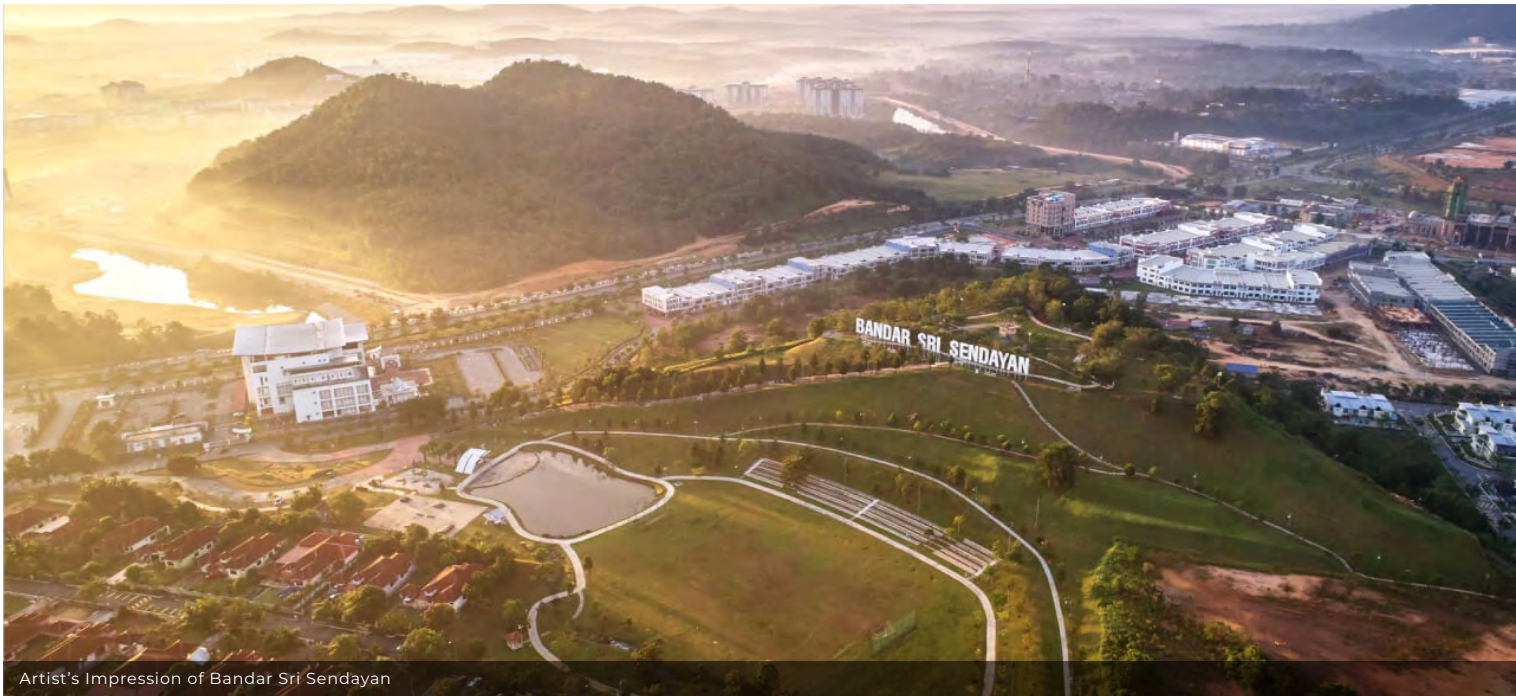
Artist's impression of Superlink Homes



Register now for priority access

[illegible]

Sime Darby Property Berhad (197301002148)



Artist's Impression of Bandar Sri Sendayan

Bandar Sri Sendayan

Spread across over 6,000 acres in **Bandar Sri Sendayan, Seremban**, is a township that turns space into opportunity—not just for housing, but for health, movement, and community.

Its **26-acre Sendayan Green Park** is more than just a scenic amenity—it's the township's green lung, offering biodiversity, cooler air, and open space for residents to slow down and reconnect with nature. Walking trails and shaded spots turn it into a natural extension of home—a place to decompress after work or spend time with loved ones.

But nature isn't the only source of energy here. The township's crown jewel is the **d'Tempat Country Club**, a 380,000 sq ft facility that turns everyday routines into wellness habits. With an **Olympic-sized swimming pool**, multi-sport courts, and social areas, it offers a resort-like experience where physical activity and leisure coexist.

For those seeking something a little more exhilarating, **Sendayan X-Park** adds another 34 acres of active possibility. From flying fox lines to paintball zones and go-karting tracks, the park is designed for adrenaline, movement, and fun—catering especially to young families and adventure-seekers.



Artist's Impression of Bandar Sri Sendayan

Tropicana Metropark

Urban living amplified



SOUTHPLACE 2

SHOPPES & RESIDENCES

Tropicana Metropark, a freehold wellness community in the heart of Subang Jaya, Selangor, reimagines urban life through walkable access to nature, integrated cycling routes, and a thriving residential-retail environment—all anchored by a 9.2-acre urban park.

Developer	Tropicana Metropark Sdn Bhd
Total acreage	88 acres
Location	Subang Jaya, Selangor
Tenure	Freehold
Launch year	SouthPlace 2 Shoppes & Residences launched May 2023
Property types	553 serviced apartments, 74 retail commercial units

**SUBANG
JAYA**

Tropicana Metropark



Nature & green spaces

A city park at your doorstep—nature within reach

The 9.2-acre Urban Park forms the green heart of Metropark, providing fresh air, shaded walks, community play zones, and open lawns—easily accessible to both residents and the public.



Green features:

Urban Park
9.2
acres

Landscaped gardens, open lawns,
and community playground

Windmill and water cascade for
passive cooling and visual harmony

Movement & connectivity

Cycle, stroll, or walk—this is a township designed to move.



Tropicana Metropark features interconnected cycling lanes, shaded walkways, and direct access to public transport—reducing car dependency while supporting active daily routines.

Walkability & cycling:

- Shared pathway for jogging and cycling
- Park designed for shared pedestrian and cyclist access
- Reflexology paths and fitness stations complement walkable areas



Public transit & access:

- **KTMB Batu Tiga Station** (nearest train station)
- **Bus stop** near township (200m walking distance)
- Expressways: **Federal Highway, ELITE, NKVE**

Community & belonging

Built to bring neighbours together, naturally

With an urban park as the social centre, Tropicana Metropark invites residents and visitors to slow down, connect, and engage—whether it's through weekend events or playtime with family.

Key community amenities:

- Community playground
- Fitness zones, open lawns
- Pocket seatings and shaded areas within the park



Activity areas:

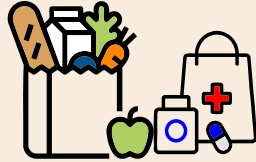
Urban Park serves as the main venue for community interaction and events.

Food, health & amenities

Everyday wellness—from fresh groceries to fitness facilities

Residents enjoy access to healthy food, healthcare, and fitness options, all integrated into a compact urban ecosystem—reinforcing convenience as a pillar of healthy living.

Groceries & retail:



Mercato Groceries (within the commercial precinct), KK Mart, and myNEWS



Healthcare nearby:

- KPJ Specialist Selangor Hospital
- Subang Jaya Medical Centre



Beauty & wellness:

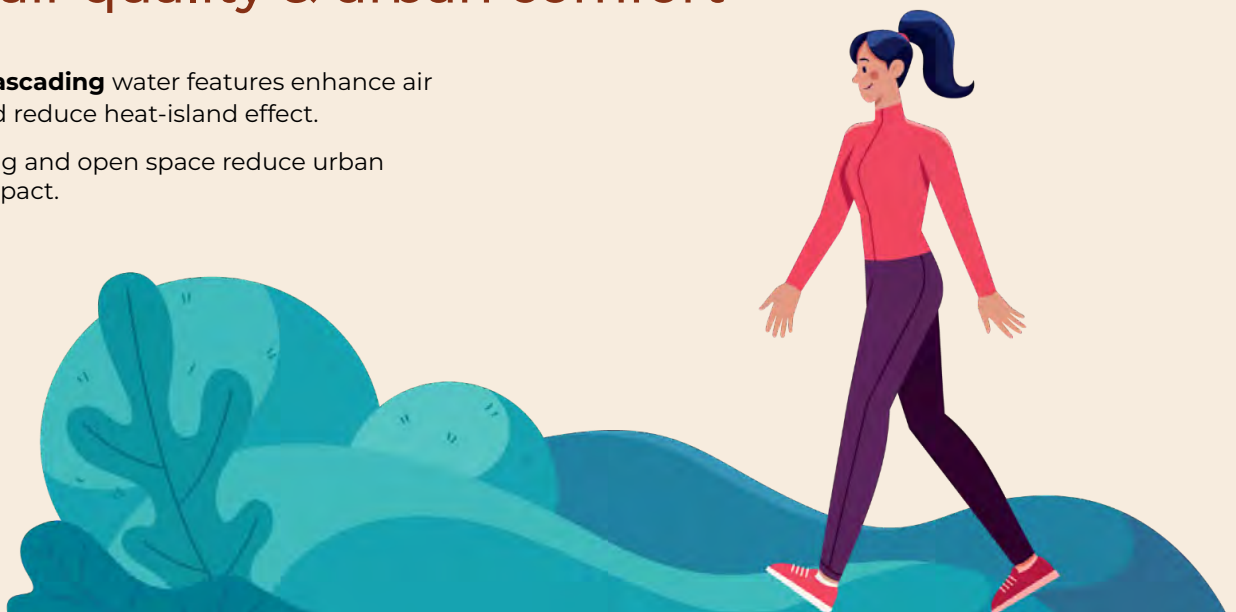
Anytime Fitness, Ho Cycle, HealthLane Family Pharmacy, and Beaulife Clinic @ SouthPlace Shoppes

Relaxation features:

- Reflexology paths
- Fitness stations
- Windmill & water cascade cooling system

Safety, air quality & urban comfort

- **Windmill & cascading** water features enhance air circulation and reduce heat-island effect.
- Green buffering and open space reduce urban congestion impact.





Prime Location. Seamless Connectivity. Unrivalled Comfort.

Spanning 88 acres of freehold land in the heart of Subang Jaya, Tropicana Metropark is a master-planned township where wellness, nature, and connectivity converge seamlessly. Centered around a vibrant 9.2-acre Urban Park, the development offers park-front homes, lifestyle amenities, and direct access to major highways — all thoughtfully designed to promote a healthier, more balanced way of living.

The latest addition to this thriving township is SouthPlace 2 Shoppes & Residences — a collection of modern homes and retail spaces set right by the park, ideal for both comfortable living and long-term investment.

Be part of a thriving community where life, nature, and wellbeing come together naturally.



Freehold



9.2-acre
Park-Front Living



Direct Access
To Major Expressways



Integrated
Lifestyle Amenities



Education and
Commercial Hub

Discover a future where everything comes together perfectly.
Discover SouthPlace 2 at Tropicana Metropark.

Visit Our Sales Gallery Today!



1700 81 8887
012 533 1428
tropicanametropark.com.my

**TROPICANA METROPARK
PROPERTY GALLERY**
No.1, Jalan Delima 1/1, Subang Hi-Tech,
47500, Subang Jaya, Selangor



Developer: Tropicana Metropark Sdn Bhd (412231-X), Unit 1301, Level 13, Tropicana Gardens Office Tower, No. 2A, Persiaran Surian, Tropicana Indah, 47810 Petaling Jaya, Selangor Darul Ehsan • Developer's License No: 12238/02-2028/0118(R) • Validity Period: 28/02/2023 - 27/02/2028 • Advertising & Sale Permit No: 12238-5/05-2026/0512(N)-S) • Validity Period: Free • Approving Authority: Majlis Bandaraya Subang Jaya • Building Plan Reference No: MB5J.BGN.BP2.600-1/10/4/3(12) • Land Tenure: Freehold • Type of Development: Serviced Apartment • Land Encumbrances: OCBC Bank • Expected Completion Date: March 2027 • Total No. of Units: 553 • Built-up: 583sf (Min) - 1,129sf (Max) • Selling Price: RM506,000 (Min) - RM1,061,000 (Max) • 7% Bumiputera • Discount Condition: Nil.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

More than just green: how landscape shapes our well-being

Did you know that planned townships should have at least 30% green coverage to be considered a world-class sustainable township?



Eco Majestic, EcoWorld's flagship township in Semenyih, Selangor, features active green parks and is designed to be self-sustaining.

"It is a guideline, but what is more important are 'active' green spaces to foster community interaction amidst the greenery," explained Institute of Landscape Architects Malaysia (ILAM) president Nor Atiah Ismail.

In a masterplanned township, landscape design goes beyond beautification; it determines the liveability and sustainability of the township.

Beyond fostering a connection to nature, an active green space encourages physical activity and creates opportunities for community engagement.

"Landscape architecture aims to create an environment where everybody has the same right to enjoy green spaces and well-being, whether they are living in a condominium or low-cost housing," she said.

If a forest is accessible via the township, it will also be considered an active green space.

"It encourages people to hike or do some forest bathing," she explained.

Top developers recognised for cultivating active green spaces

"A truly sustainable city isn't just about green parks. It is about integrating lakes, ponds, forests, and green spaces that can manage water, reduce floods, and connect ecosystems."

Nor Atiah emphasised the importance of collaboration between landscape architects, planners, and engineers to ensure green spaces are strategically located and fully integrated. These spaces can absorb rainwater, act as water retention or detention areas, and even serve as emergency gathering points.

She noted that nature-based solutions are becoming more widely adopted, as growing environmental awareness leads to greater appreciation of their benefits.

"For a sustainable township to truly thrive, residents must be able to actively engage with it, as effective landscape design involves planning public spaces that are accessible and meaningful.

"In townships like Eco Majestic or Eco Grandeur (both in Selangor), a scenic lake and bridge placed at the entrance serve as welcoming public spaces, not just for residents but for the wider community as well," she added.

Nor Atiah noted that developers like Gamuda Land and Sime Darby Property are also integrating urban farming into their townships by allocating land for residents to grow crops such as lemongrass, pandan, and even petai. These shared harvests not only foster neighbourliness but can also support vulnerable groups through local sales.

On maintaining biodiversity, she highlighted the need to shift our mindset on what constitutes a "maintained" landscape.

"Currently, grass taller than two centimetres is often seen as untidy, yet allowing grass to grow more naturally supports biodiversity, providing refuge for creatures like frogs and enhancing ecological balance."

Eco Grandeur



Eco Grandeur by Eco World Development

Eco Grandeur is more than a residential address—it's a place where health, connection, and nature are part of everyday life. Spanning 1,400 acres in **Puncak Alam, Selangor**, this thoughtfully planned township by Eco World Development Group Bhd dedicates over 20% of its land to green spaces, ensuring residents are never far from fresh air, shade, and space to move.

At the heart of it lies the 62-acre **Dragonfly Park**, a serene green lung with jogging trails, water features, and rest areas designed to support active lifestyles and quiet reflection alike. This connection to nature isn't just aesthetic—it's intentional.

Long before construction began, EcoWorld studied the natural

landscape, water flows, and native species. These insights shaped the township's ecological design, allowing it to retain natural drainage systems, reduce flood risk, and support biodiversity.

Today, birds, butterflies, and native plant life thrive alongside the community—a living ecosystem that benefits both people and the environment.



Eco Grandeur by Eco World Development

Eco Grandeur also invites residents to be part of their own food story. **Edible Gardens and Fruit Forests** aren't just functional—they're community spaces where neighbours meet, children learn to plant, and families reconnect over shared harvests. These shared spaces encourage a slower, more grounded way of living—one that values fresh food, meaningful relationships, and time spent outdoors.

Whether it's daily walks through shaded paths, gardening with neighbours, or raising children close to nature, Eco Grandeur is built for those who want a **healthier, more balanced life**—not just for today, but for the years ahead.

Setia Eco Gardens

Tranquil Living in a rainforest-inspired township

Embracing the Future



Set across 765 acres in Johor Bahru's western growth corridor, Setia Eco Gardens is an eco-living township immersed in nature. Anchored by a 28-acre award-winning park, the community blends shaded walkways, private gardens, and wellness corners—creating a balanced, green lifestyle for all ages.



Developer	S P Setia Bhd
Total acreage	765 acres
Location	Johor Bahru, Johor
Tenure	NA
Launch year	2007
Current population	10,000–20,000
Property types	3,500+ terrace homes
Commercial component	75 units



Nature & green spaces

A township built around sanctuaries of biodiversity and quiet discovery

Setia Eco Gardens integrates nature as a lifestyle, not an add-on—from themed parks and fish ponds to 20ft home gardens and educational trails for young explorers.

Key features:

Eco Greens Park

28 acres with Maze Garden, Fern Garden, Butterfly Creek, Bird Island, and Fish Propagation Pond

Private community parks
in each precinct

20ft rear gardens in individual homes

Recreational zones:

Eco playgrounds, yoga corner, fitness zone, and sports fields

Total green coverage 10%

Biodiversity notes:

No formal biodiversity initiatives reported, but green zones serve as learning spaces for local flora and fauna.



Movement & connectivity

Shaded paths, green spaces, and seamless links to the region

With 11km of walkways which are 80% shaded by trees, walking through Setia Eco Gardens is a restorative experience—connecting homes, parks, and communal spaces.



Pedestrian access:



11km

pedestrian walkways (1.2m width)

80%

shaded by trees

Green connectors linking Eco Greens Park with precinct parks

Road & public transport:



Nearest bus stop:

2km to GP Prima Bus Centre

Expressways:

**North-South Highway,
Pontian Highway, Second Link
Expressway**





Community & belonging

Neighbourhoods framed by nature—and parks designed for togetherness

Community life here flows from gardens to gazebos, tai chi decks to basketball courts—with green spaces inviting interaction at every turn.

Community spaces:

Eco Greens Park:

- Basketball and football fields
- Yoga and tai chi decks
- Playground, fitness zone, senior citizen corner

Precinct parks:

- Jogging tracks, multipurpose courts, playgrounds, outdoor gyms

Event highlights:

Eco Greens Park hosts yoga, tai chi, and community celebrations during festive seasons

Food, health & amenities

Surrounded by wellness essentials, from fresh markets to hospitals

Residents of Setia Eco Gardens are never far from wholesome living—supported by nearby retail, trusted healthcare, and daily wellness spaces.



Groceries nearby:

- Mercato @ Garden Square
- AEON Bukit Indah
- YSL Fresh Market

Healthcare access:

- Columbia Asia Hospital
- Gleneagles Hospital Medini
- Omega Clinic

Wellness amenities (onsite):

- Fitness Zone, Yoga Corner, Senior Citizen Corner, Taichi Deck
- Basketball and football fields

Relaxation features:

- **Fern Garden and viewing plaza** for reflection and gatherings
- **Natural & fish propagation ponds**
- **Butterfly Creek & Bird Island**
- **Private parks** in each precinct



Setia Alam

From shaded walkways to vibrant parks, the township promotes healthy living and wellness.



Setia Alam is a 2,525-acre award-winning township in Shah Alam, Selangor, known for its self-contained masterplan and green-focused living. Developed by S P Setia Bhd with its signature “Live, Learn, Work, Play” philosophy, the township blends quality amenities with accessible nature and community experiences.

As Malaysia's first recipient of the **FIABCI Prix d'Excellence Award (Masterplan category, 2013)**, Setia Alam continues to set the benchmark for urban wellness design.

Developer	S P Setia Bhd
Total acreage	2,525 acres
Location	Shah Alam, Selangor
Tenure	Freehold
Launch year	2004
Property types	12,427 terrace homes, 5,380 apartments, 7,666 social housing, 2,461 commercial



Nature & green spaces

Urban green, purposefully placed—where nature is never more than a short walk away

From the Central Park to the Garden of the World, Setia Alam's parks do more than beautify—they create everyday rituals of wellness and calm.



Total green coverage

9.39%

Signature parks:

Central Park 22 acres	Wetland Park 24 acres	Active Park 12 acres
Garden of the World 10 acres	Musika Park 15 acres	Urban Park 13 acres



Biodiversity efforts:

- ✓ New trees planted for each new park development
- ✓ Preservation and transplanting of existing mature trees

Movement & connectivity

Designed to encourage low-stress, high-quality movement—at every scale

Shaded sidewalks, plant-lined streets, and 40,000 metres of walkways ensure that walking in Setia Alam isn't just possible—it's delightful.



Pedestrian access:



Over

40,000
metres of walkways

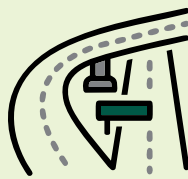
Sidewalk widths

1.5m–3m

90%

of walkways are shaded

Expressway access:



✓ NKVE

✓ Federal Highway

✓ GCE

✓ KESAS

✓ DASH

✓ WCE

Public transport links:



Existing:

**Klang KTM
Komuter Station**

Upcoming:

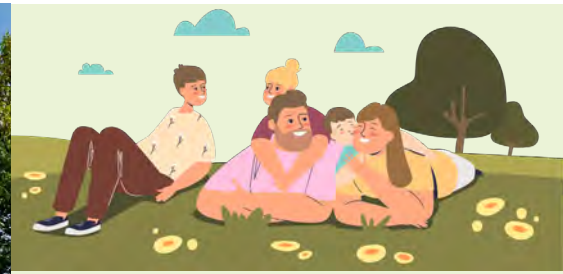
**Pasar Besar
Klang LRT and
ECRL Kapar
Station**

34

bus stops
(SU13A Line)



Community & belonging



Wellness is stronger in good company—and connection here is designed into every day.

From night markets to convention centres, Setia Alam makes room for neighbours to come together—and stay together.

Key facilities:

Setia City Mall
1.18m sq ft

Setia City Convention Centre
99k sq ft

Setia City Convention Centre 2
61k sq ft

Setia Alam Club House
492k sq ft

Setia Badminton Academy
117k sq ft

JSA Sports Academy
427k sq ft

Activity spaces:

Setia City Park
10.5 acres

Setia Alam Night Market
2.4 km, over **300** stalls
(Malaysia Book of Records)

Food, health & amenities

Fresh produce, health care, and recovery zones—all within a 15-minute reach

Where nourishment and care are part of the neighbourhood DNA

Groceries & markets:

Urban Fresh, AEON, Lotus's, Garden Grocer, Village Grocer, Jaya Grocer

Healthcare facilities:

Setia City Healthcare Centre, TGGD Medical Center, Columbia Asia, private clinics,

Upcoming:
Selgate private hospital

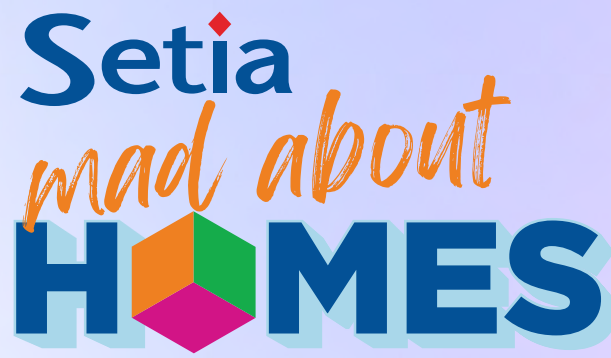
Wellness & relaxation:

Waterways, reflexology paths, orchards, community gardens

Outdoor gym stations, playgrounds, amphitheatre, gazebos, viewing decks

Ayu Borneo, pharmacies, wellness centres





A DREAM HOME & AMAZING SAVINGS

All on us



Loyalty
Rewards



Instant Buyers'
Giveaway



Furnishing
Packages



Maintenance
Fees Subsidy



0% Interest
Instalment



SPA Legal
Fees On Us



Loan Legal
Fees On Us



MOT
On Us



30 participating
projects



Lifestyle
events



CLICK TO WIN

Setia

T&C apply

Setia Fontaines

Archipelago of Dreams

Inspired by Penang's heritage and spirit of harmony, Bandar Setia Fontaines is a 1,691-acre masterplan that blends nature, community, and connectivity into a township of modern islands. It's a place where art meets ecology, and family life flows alongside green boulevards, parks, and water-lined precincts—designed for generations to thrive.

Developer	S P Setia Bhd
Total acreage	1,691 acres
Location	Kepala Batas, Penang
Tenure	Freehold
Launch year	2018
Property types	Terrace, semi-detached, bungalow, and low-cost apartment homes, and shoplots



Nature & green spaces

Nature shaped by culture—and preserved for future generations

With roots in ecological balance and artistic identity, Setia Fontaines is built as a township of living parks, waterways, and public spaces—anchored by the 9.6-hectare Heritage Park and ringed by green belts across residential islands.



Key parks & green features:

Heritage Park Phase 1 –
9.62 hectares

Musical Fountain, lakes,
water features, playground,
boardwalk, and open lawn

Pocket parks in Amansara
South, North & NusaCinta

Gardens showcasing
native flora

Biodiversity & tree Initiatives:

118 trees transplanted from
Jalan Tun Hamdan to Revival Park

Dedicated **Revival Park** for
restoration and transplanting of trees

Movement & connectivity

A network of walkable paths, shaded sidewalks and tree-lined streets



Designed as an integrated sanctuary, Setia Fontaines prioritises pedestrian movement, clean air, and green commuting—all while maintaining access to major highways.

Walkability & cycling:

4.12km
of pedestrian walkways

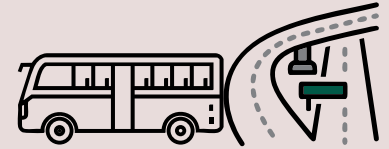


4m wide sidewalks **80%** shaded

Combined pedestrian-cyclist lanes across the park, network with bike rental services available



Public transit & roads:



Nearest bus stop:
~2km away

Expressway access:

Connected to the North-South Highway

Internal mobility enhancements:

Buggy and shuttle services available for residents

Community & belonging

Interconnected islands with pathways to play, connect, and celebrate

Setia Fontaines nurtures a lifestyle where community connection is part of everyday living—from jogging tracks and waterfront events to weekend markets that bring neighbours together.



Community features & facilities:

- Jogging and cycling tracks open to the public
- Integrated islands and future Waterfront Living Centre (WLC) with F&B
- Community Recycling Centre for greener living

Event spaces & activity areas:

Heritage Park and jogging paths host

- Pop-up markets (twice monthly)
- Carnival-themed activities (e.g. choo-choo train, balloon castle, London bus)

Food, health & amenities

A growing hub for wellness, retail and healthy routines



Setia Fontaines is emerging as the new northern gateway for commerce and wellbeing—with a Waterfront Living Centre under development and plans for medical and hypermarket access in progress.

Access to food & retail:

- Upcoming Hypermarket at Waterfront Living Centre (under construction)
- Completed commercial precincts: City Centre Business Hub (CCBH) 1 & 2
- New tenant: Adult Care Centre in CCBH1

Healthcare:

Proposed medical centre within township's commercial area

Relaxation features:

- Heritage Park with water features and open lawn
- Themed gardens with diverse plants
- Waterways woven into public landscape

Safety, air quality and park access



Motorcycles and pets prohibited in park areas to maintain safety, calm and cleanliness.

Green buffer zones and tree planting help improve air quality.

Lakes and permeable landscape enhance ambient cooling and environmental comfort.

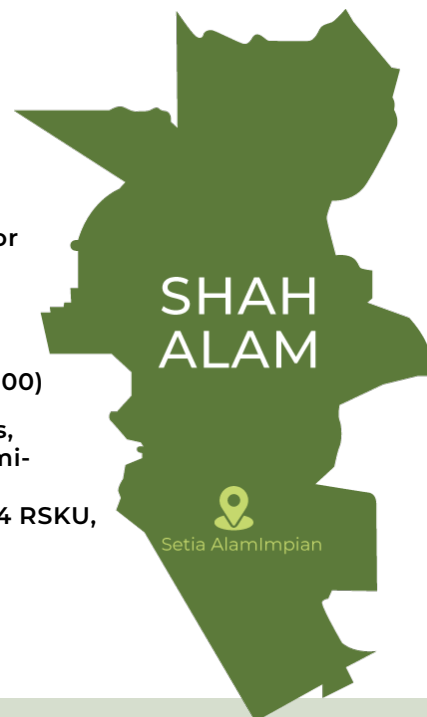
Setia AlamImpian



Arts Inspired Living

A 1,235-acre township that celebrates arts-inspired living through green landscapes, curated community spaces, and walkable design. Anchored by its LakePoint Park, Setia AlamImpian nurtures a lifestyle that is active, expressive, and deeply connected to nature.

Developer	S P Setia Bhd
Total acreage	1,235 acres
Location	Shah Alam, Selangor
Tenure	Freehold
Launch year	2006
Current population	16,000 (Target: 80,000)
Property types	2,310 terrace homes, 452 cluster, 586 semi-detached homes, 73 bungalows, 4,574 RSKU, 1,596 condo units
Commercial acreage	122 acres



Nature & green spaces

Art meets biodiversity in this curated natural environment

From LakePoint Park's musical fountains to edible community gardens and IUCN Red List trees, Setia AlamImpian is designed with a strong emphasis on integrating nature and green living into everyday life.

Total green space

150
acres

LakePoint Park

31
acres

7 thematic art precinct parks

Find these residential precincts with community parks comprising shaded walkways, unique landscaped themes, play and recreational areas:

- ✓ Industrial Arts
- ✓ Cinematic Arts
- ✓ Musical Arts
- ✓ Digital Arts
- ✓ Minimalist Arts
- ✓ Performing Arts
- ✓ Fine Arts



Biodiversity initiatives at LakePoint Park

- **10%** of LakePoint trees are IUCN Red List species
- Ethnobotanical and edible plants for local biodiversity
- Solar-powered park facilities
- Recycled timber finishes on walkways and benches
- Excavated boulders reused for fish refuges
- The pond serves as storm water management

Movement & connectivity

Movement is built into the landscape—by foot, bike, or buggy

Designed around 15-minute living, Setia AlamImpian connects homes, parks, schools, and retail via safe, shaded and scenic paths.

Walkability & cycling:



35km

pedestrian and cycling paths

Sidewalk width:

1.5–4.2m

12km

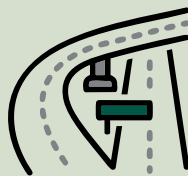
shaded walkways

Bike rental via

V Ride at LakePoint Park

Linear parks designed as **green connectors** to encourage walking

Connectivity:



7km to KTM Seksyen 19

10km to upcoming LRT Station
Seksyen 14

Bus terminal:

**Shah Alam
Seksyen 17**

Highways:

**LKSA, KESAS,
Federal, NKVE**

Internal mobility:



Buggy services between

**LakePoint Gallery,
Club, Park and
Central**



Community & belonging

From tai chi plazas to ballrooms, it's built for community expression

LakePoint and the seven art precincts offer multiple venues for gathering, weekend flea markets and festive grand launches.



Events hosted:

Zumba,
Astro drama shoots,
university tours,
Sultan's officiation,
flea markets, busking,
community events,
weddings, fashion
shows



Facilities & spaces:

LakePoint Club

Olympic pool, pickleball, futsal, badminton courts, gym, ballroom (1,500 pax)

LakePoint Park

Outdoor amphitheatre, musical fountain, skate and tricycle park, community garden, tai chi plaza

Retail @ LakePoint Central

grocers, F&B, fitness, ATM/CDM

Thematic pocket parks

in each precinct

Food, health & amenities

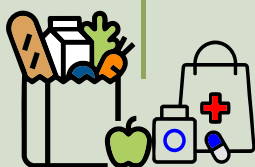
From urban markets to neighbourhood clinics—wellness is a daily choice

With easy access to fresh produce, food, retail and medical, the amenities are seamlessly woven into the fabric of the township.

Groceries & retail:

Urban Marketplace @ LakePoint Central

99 Speedmart, GT Mart, Desa Segar, Family Mart, Watsons, Friends Pharmacy



Healthcare access:

Clinics: Poliklinik Shaik, Dr Senyum Dental, Veterinary Clinic

Hospitals: KPJ Selangor, Columbia Asia, Avisena, Hospital Shah Alam



Relaxation features:

Musical water fountain, observatory deck, expression bridge

Reflexology paths, par course, viewing gazebos



Environmental monitoring:

Ongoing EQM reporting for air, noise, and vibration (DOE-approved)

Linkar 52

SA SENTRAL

 Seksyen 14, Shah Alam.

Home of the New Generation

50m from Dato Menteri LRT Station

OPEN FOR SALE



*Artist's impression only

SA Sentral's First Serviced Apartment

Introducing a new way of urban living at SA Sentral — combining modern design, great connectivity, and everyday convenience, all in one vibrant location.

Offering flexible **studio to 3-bedroom units** ranging from **450 sqft - 850 sqft**. Linkar52 is designed to suit your lifestyle — starting from **RM1,350* monthly**.

*Terms and conditions apply

☎ 010 928 0187
☎ 03 5022 0186



pkns.gov.my

   SA SENTRAL

PKNS
SIGNATURE

Perbadanan Kemajuan Negeri Selangor

Bahagian Jualan Hartanah, Tingkat 3, Blok B, No. 2, Jalan Indah 14/8, Seksyen 14, 40000 Shah Alam, Selangor Darul Ehsan.

No. Lesen Pemaju: 9062/11-2028/1331 (A) | Tarikh Sah Laku: 04/11/2023-03/11/2028 | No. Permit Iklan dan Jualan: 9062-129/05-2028/0359(N)-(S) | Tarikh Sah Laku: 08/05/2025 - 07/05/2028 | Pihak Berkuasa yang Meluluskan Pelan Bangunan: Majlis Bandaraya Shah Alam | No. Pelan Rujukan: MBSA,BGN,600-3/1/67 | Status hakmilik: Pajak selama 78 tahun berakhir 7 Januari 2103 | Bebanan Tanah: Tiada | Jangkaan tarikh siap: Jun 2029 | Jenis Harta: Pangsupuri Servis | 495 Unit Pangsupuri Servis 33 Tingkat, Harga: RM250,000 (Minimum) RM674,800 (Maksimum) 120 Unit SOHO 33 Tingkat, Harga: RM350,600 (Minimum) RM363,600 (Maksimum) Anjung Utara: 304 Unit Anjung Selatan: 311 Unit | Sekatan: Tanah yang diberi hak milik ini tidak boleh dipindah milik, dipajak atau digadaikan melainkan dengan kebenaran Pihak Berkuasa Negeri.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY

Serene Heights

Simple Pleasures of Life

Brought to you by **UEM Sunrise**

SERENE

HEIGHTS

SEMENYIH

by **UEM Sunrise**

Nestled within 448 acres of freehold serenity in Semenyih, Selangor, Serene Heights is a nature-integrated township crafted for balance and everyday movement. With over 110 acres of green spaces and 10 landscaped ponds connecting walkways and pocket parks, wellness isn't added on here—it's designed into the rhythm of daily life.

Developer	UEM Sunrise Bhd
Total acreage	448 acres
Location	Semenyih, Selangor
Tenure	Freehold
Launch year	2015
Current population	16,000
Property types	1,263 units of terrace, cluster and semi-detached homes, and 114 commercial units
Current homes handover	1,063 units



Nature & green spaces

Green hearts, water loops, and spaces for all ages to slow down

Serene Heights dedicates a full quarter of its township to greenery—from shaded lawns and sculpted wetland parks to fruiting trees and floating fountains—making everyday life a little calmer, and a lot more connected to nature.

Total green space

100
acres
(25% of township)

Named parks & features

- ✓ **Hopscotch Valley** – 0.03 acre
- ✓ **Takraw Park** – 0.08 acre
- ✓ **Gasing Land** – 1.00 acre
- ✓ **Congkak Place, Wellness Garden** – 0.03 acre each
- ✓ **Leisure Garden** – 0.10 acre
- ✓ Retention pond softscape parks, tree arboretum, wetland areas
- ✓ Football field, playground, and kickabout lawn



Urban biodiversity

- Reserved tree arboretum at Pond 10 area
- Mix of native, fruit-bearing, and forest tree species planted township-wide

Movement & connectivity

Concrete underfoot,
water on your left,
greenery on your right

Every park and pondside in Serene Heights is walkable—with 8km of walkways and 10km of cycling paths stitched together by green slopes and water features.



Pedestrian infrastructure:



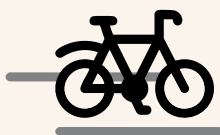
8km

pedestrian walkways

Reflexology steps, gazebos
& seating benches by the
ponds

Walkways use durable
broom-finished concrete

Cycling routes:

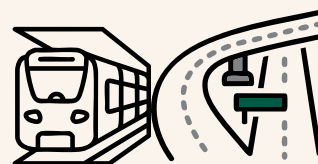


10km

cycling loop around 10
connected retention ponds
and roadside paths

Designed for jogging,
walking, and biking

Connectivity & roads:



Nearest train stations:

**MRT Kajang,
KTM UKM and Bangi**

Expressway access:

PLUS, LEKAS, SILK

Community & belonging

A neighbourhood that flows around
parks, ponds, and peaceful trails

While Serene Heights doesn't feature large-scale public halls or event spaces, it offers nature as its gathering ground—encouraging residents to meet, relax, and reconnect outdoors.

Shared community features:

- 5 gazebos around green retention ponds
- Viewing deck and benches by the pond
- Reflexology paths and water fountains



Food, health & amenities

Essentials just minutes away, with healthcare and groceries nearby

Though built in a quieter corner of Semenyih, Serene Heights is surrounded by full-service grocery and healthcare options, all within a short drive.



Groceries nearby:

- Star Grocer
- Lotus's Semenyih & Bandar Puteri
- CS Supermarket, Jaya Grocer, Econsave Semenyih

Healthcare & wellness:

- KPJ Kajang
- Hospital Kajang
- Hospital An-Nur
- Hospital Azzahra
- WQ Park Bangi



Safety & Environment

- ✓ Reflexology path & wellness features support calm living
- ✓ Green buffers and water bodies soften noise and offer thermal comfort



SERENE HEIGHTS

KIARA BAY™ KUALA LUMPUR



Every Lifestyle. Every Lifstage.

At UEM Sunrise, we believe in more than just building homes. We create vibrant, people-focused townships designed to enrich lives. Our developments, like the lush, tranquil Serene Heights in Semenyih and the dynamic, waterfront Kiara Bay in KL North, are living examples of how nature, wellness, and modern living can exist in perfect harmony. Each township is thoughtfully masterplanned to promote meaningful connections between people, their surroundings, and the community around them.

We blend spacious, beautifully designed homes with a wealth of green spaces, lifestyle amenities, and urban conveniences ensuring that every life stage is supported, from young families to active seniors. This is township living, reimagined for today and tomorrow.

THE EDGE Top Property
Developers Awards
2024

CX ASIA
EXCELLENCE
AWARDS 2022

PUTRA
MAYANG
GOLD
2024

016 299 9333
uemsunrise.com



Kiara Bay

The Waterfront Wellness Lifestyle of KL North

Brought to you by **UEM Sunrise**

KIARA BAY
KUALA LUMPUR

Positioned by the scenic 235-acre Kepong Metropolitan Park, Kiara Bay redefines KL North's liveability through green integration, pedestrian movement, community spaces, and sustainable energy. With young professionals and families in mind, this 73-acre township brings walkability, convenience, and city-fringe serenity into one lifestyle canvas—anchored by three unique districts: The Waters, The Walk, and The Village.

The Waters is the vibrant lakefront district where life is constantly in motion;

The Walk is a lively commercial hub with leisure, retail and service apartments;

The Village is crafted for active, multi-generational living.

Developer

Mega Legacy (M) Sdn Bhd
A joint venture between UEM Sunrise Berhad and Melati Ehsan Group

Total acreage

73 acres

Location

Kepong, Kuala Lumpur

Tenure

Leasehold

Launch year

2019

Property types

Mixed development comprises serviced apartments (Residensi AVA and Residensi ZIG) alongside commercial components, including retail outlets, neighbourhood mall, wellness hub, and education centre

Target

demographic

First-time homebuyers, young professionals & families, DINKs, investors, upgraders, empty nester & retirees



Nature & green spaces

Urban energy meets park-side calm

Kiara Bay is nestled beside Kepong's most iconic green lung. Its linear and community parks are designed to balance the metropolitan pace with natural serenity, while future-forward energy solutions support long-term environmental well-being.

Green features & parks:

- ✓ Direct access to the 235-acre Kepong Metropolitan Park
- ✓ Linear Park connecting The Waters to The Village district
- ✓ Community Park at The Village district
- ✓ Urban Farming Zone

Sustainability infrastructure:

- 1,702 solar PV panels installed at The Beat the sales gallery
- EV-charging stations at The Beat
- Proposed solar-powered street lighting



Movement & connectivity

A walkable loop and bike paths that keep the community in motion

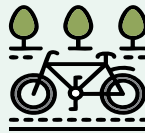
With a 4.5km pedestrian circuit, and a cycling loop within the park, Kiara Bay is optimised for walking, movement, and transit access—with MRT integration less than 2km away.

Walkability & cycling:



4.5km

pedestrian-friendly
walkway loop

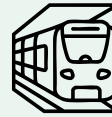


2km

cycling loop
with dedicated lanes

Current cycling path active at
The Beat retail zone

Public transport access:



Nearest MRT Stations

Kepong Baru and Jinjang (~2km)



Bus Stop:

Near The Beat entrance

Expressway links:



- MRR2, LDP, DUKE
- 2 new interchanges planned (from Batu Caves and Damansara)

Internal mobility:

Proposed **shuttle service**
to MRT stations



Community & belonging

A city-scale community anchored by parks and public life

At Kiara Bay, wellness goes beyond green—it's the space to meet, mingle, and create shared experiences. Anchored by a 600,000 sq ft community hub and flexible venues like The Beat, the township supports a strong social rhythm.

Community spaces:

- **Community Park** at The Village
- **The Beat & The Beat 2.0** providing daily amenities and lifestyle needs of the community



Food, health & amenities

Grocery, health, and everyday wellness in one destination

Kiara Bay simplifies wellness by bringing essentials together—groceries, health support, fitness, and recreation—all centred in a walkable waterfront neighbourhood.

Groceries & daily needs:

Village Grocer @ The Beat

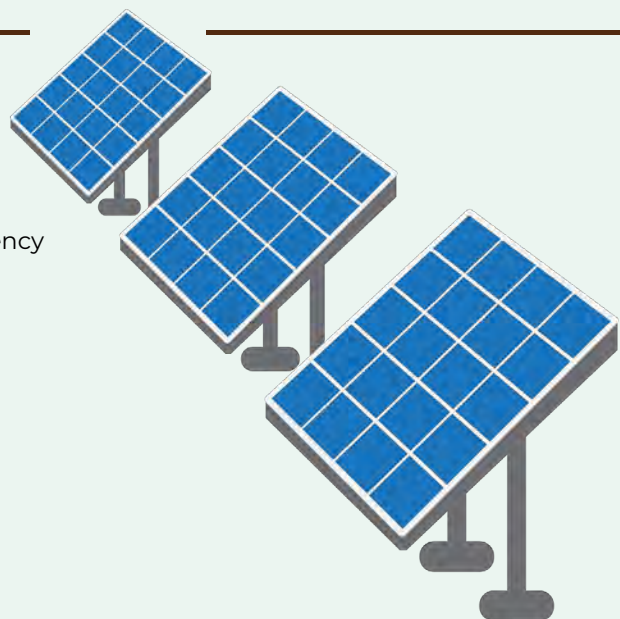


Healthcare access:

- Klinik Kesihatan Jinjang (4km)
- Selayang Hospital (5km)
- **Wellness Centre @ The Village** (future):
basic health & wellness services
- **Aeon Wellness** outlet
- Futsal & football fields within the township

Sustainability & comfort

- **Solar panels** (1,004.19 kWp capacity) enhance energy efficiency
- **EV charging** supports cleaner transport
- **Pedestrian-first planning** with active public space
- **Beam e-scooters** at The Beat





KL Wellness City

THE NOBEL HEALTHCARE Park— first health, business, lifestyle integrated ecosystem in Malaysia

Introducing a synergy of innovation and community, The Nobel Healthcare Park distinguishes itself as Malaysia's first purpose-built medical- and wellness-suite development.



In an age where well-being is paramount, a ground-breaking development is set to revolutionise healthcare and lifestyle in Kuala Lumpur—The Nobel Healthcare Park. Nestled in the thriving locale of Bukit Jalil, this state-of-the-art integrated township is designed with a unique vision: to create a harmonious ecosystem that brings together healthcare, wellness, business, and leisure under one roof.

Developed by KL Wellness City (H) Sdn Bhd, this award-winning project named The Nobel Healthcare Park spans 3.78 acres with an impressive gross development value of RM1.08 billion. It is poised to transform not just the skyline of KL, but the very way we approach health and lifestyle.

Introducing a synergy of innovation and community, The Nobel Healthcare Park distinguishes itself as Malaysia's first purpose-built medical- and wellness-suite development, and at

its heart is a direct integration with Malaysia's upcoming largest tertiary private hospital, boasting 1,000 beds. Designed for medical specialists, allied health professionals, and wellness practitioners, the development offers a cohesive environment for interdisciplinary care. Notably, it also provides the nearest point of care to the hospital and clinics, enabling patients, caregivers, and healthcare professionals easy and immediate access to care—an essential feature that supports outpatient recovery, continuity of care, and medical tourism convenience.

This innovative approach offers a cohesive environment designed to cater to healthcare professionals, investors, medical tourists and patients, and health-conscious residents. The Nobel Healthcare Park promises not just infrastructure but a future-ready experience, paving the way for immediate patient access to healthcare services.



Designed for visionaries

By the end of 2026, the unique mixed development brings together six synergistic components in operations—an international hospital, 309 medical suites, 512 wellness suites, 52 business suites, 50 retail suites, as well as residential projects. Each suite is strategically designed to meet the needs of medical professionals, wellness entrepreneurs, corporate tenants, and retail operators seeking a premium address in a thriving integrated development.

The Medical Suites, priced between RM711,000 and RM1.6 million, cater to healthcare practitioners and medical specialists seeking a modern, well-equipped space within a dedicated medical ecosystem. Ranging from

226 to 1,561 sq ft, these suites are specifically designed to facilitate immediate setup, compliant with the Ministry of Health (MOH) regulations.

The fully-furnished Wellness Suites, sized 268 sq.ft and 386 sq ft, are tagged from RM366,000 onwards. These units are ideal for wellness and therapeutic businesses looking to serve a health-conscious clientele in a tranquil environment. The new Commercial Suites, which are larger suites catering to family stays and ranging from 495 sq. ft. to 1,603 sq. ft., were launched in May.

The Business Suites are available from RM406,000 onwards and range from 248 to 1,410 sq ft, providing flexible workspace solutions with professional appeal for enterprises, and support services within the healthcare and wellness sectors.

Meanwhile, the 398-1,434 sq ft Retail Suites are priced at RM1.2 million–RM4.1 million. Along with the Business Suites, these units are located prominently on lower levels with the aim of enhancing the accessibility of services, offering high visibility and an opportunity to tap into a steady flow of visitors, patients, and professionals in the area.

Community-centric initiatives

The Nobel Healthcare Park is a living, breathing community built on the pillars of holistic wellbeing. Devoted



to cultivating a vibrant and connected community, the development offers a plethora of wellness programmes, health talks, and fitness events that benefit all who reside and work within its premises. By prioritising community engagement, it fosters a holistic approach to health that residents and visitors can readily embrace.

Easy accessibility, many amenities

Strategically located in Bukit Jalil, The Nobel Healthcare Park offers easy connectivity through major highways like MEX, Kesas, LDP, Bukit Jalil-Puchong Highway, and KL Seremban Highway. It also enjoys accessibility to nearby LRT stations including Awan Besar, Alam Sutera, Sri Petaling, and Bukit Jalil, facilitating effortless transport.

Surrounding amenities, such as the National Stadium and educational institutions like Tzu Chi International School and IMU University, add to the area's appeal, providing a supportive

ecosystem for living and working. Another plus to the urban lifestyle is the Pavilion Bukit Jalil mega shopping complex just a few minutes' drive away.

Sustainability and green initiatives

Central to the development's identity is the architectural vision crafted by Konzepte + Design Architects, which ensures that the design resonates with sustainability and modern aesthetics. The development's sleek and contemporary facade incorporates sustainable materials that harmonise with the surroundings. Oriented with natural lighting and openness, it emphasises energy efficiency in operations. This thoughtful design is also aimed at creating welcoming spaces for patients, healthcare practitioners, and visitors alike.

The Nobel Healthcare Park's commitment to green principles has earned it recognition from the Green Building Index (GBI).

Seize the opportunity today

With a take-up rate already exceeding 80%, The Nobel Healthcare Park is more than a property—it's a smart, strategic investment where healthcare, hospitality, and high living converge seamlessly. As a transformative development, it invites you to invest in progress and in the promise of something greater.

As it nears its completion date in 2026, early buyers can look forward to special promotions that include attractive rates and comprehensive health screening vouchers, while doctors and medical practitioners can expect exclusive benefits and incentives.

Having won multiple international awards, investors and owners can be assured that they are partnering with a reputable organisation committed to quality and innovation.

To learn more and secure your spot, contact **+603-8090 7777** or visit its sales gallery at **No. 1, Jalan Bukit Jalil Indah 5, Bukit Jalil, 57000 Kuala Lumpur (opposite Pavilion Bukit Jalil).**



The Nobel Healthcare Park @ KL Wellness City



KL WELLNESS CITY
Wellness Redefined

Wellness Redefined

Strategically located in Bukit Jalil, The Nobel Healthcare Park reimagines healthcare, mobility, and daily living through nature-based design, therapeutic environments, and an ecosystem of medical, wellness, and retail offerings—all in a compact 3.78-acre blueprint built for holistic urban healing.

Developer	KL Wellness City (H) Sdn Bhd
Total acreage	3.78 acres
Location	Bukit Jalil, Kuala Lumpur
Tenure	Leasehold
Launch year	2023
Property types	309 Medical Suites, 512 Wellness Suites, 52 Business Suites, 50 Retail Suites



Nature & green spaces

Where healing meets habitat—nature embedded in every detail

The Nobel Healthcare Park is surrounded by therapeutic green infrastructure. From pollinator gardens to sensory trails and rain gardens, these natural interventions are more than aesthetic—they support healing, biodiversity, and mental clarity.

Green zones & features:

Central Park

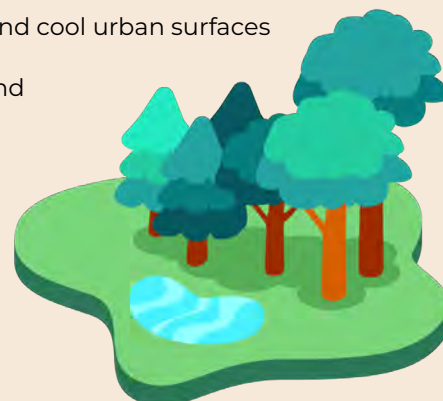
1.33
acres



Covered walkways, cycling paths, shaded tree zones

Nature & biodiversity initiatives:

- **Big Tree Planting** for shade, air quality, and heat island mitigation
- **Rain Gardens** to manage stormwater and cool urban surfaces
- **Pollinator Gardens** that attract bees and butterflies
- **Forest Sensory Healing Garden** to support mindfulness and reduce stress
- **Therapeutic Garden** for rest, recovery, and mental wellness



Movement & connectivity

Walkable, cyclable, accessible—a wellness loop for all

Designed for comfort, KL Wellness City incorporates a 1km Wellness Superloop with shaded pedestrian paths and cyclist-friendly connections across plots. Every surface is designed to promote sustainable movement and inclusivity.



Walkability & cycling:



1km

Wellness Superloop

Sidewalk width:

**Central Park
2.15m**


External Walkways (Plot 1–7):

1.5m

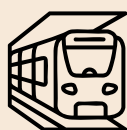
16% of Central Park
walkways shaded

Cycling paths integrated
across the site (**1km**)

Wheelchair-accessible throughout

 Bike rental TBD by KLWC

Transit & access:

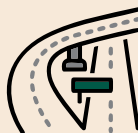


Nearby MRT/LRT Stations:

**Awan Besar,
Alam Sutera, Muhibbah,
Sri Petaling, Bukit Jalil,
Kinrara BK5**



Bus Stop
(opposite Plot 1)



Expressways:

**MEX, KESAS, LDP,
KL–Seremban,
Bukit Jalil–Puchong
Highway**

Mobility enhancements:

- Direct link bridges between plots
- Healthcare concierge services
- Fully accessible and inclusive street design



Community & belonging

Designed to care, connect, and bring people together

KL Wellness City integrates hospitality, health, and human engagement through curated spaces—from multi-purpose rooms to sky bars—offering residents and visitors a sense of place and connection.

Community amenities:

- Multi-purpose room – 1,350 sq ft
- Sky Gym – 834 sq ft
- Sky Bar – 793 sq ft
- Changing/Sauna – 576 sq ft

Major festive events are organised for the community here!



Food, health & amenities

Everything you need to live well—within arm's reach

From specialist hospitals to juice bars and high-performance gyms, every touchpoint within KL Wellness City supports a 360° wellness experience.

Grocery & food access nearby:

- Pavilion Bukit Jalil
- Endah Parade
- The Mines
- Hero Market
- AEON Mall Taman Equine
- Giant Bandar Kinrara
- Lotus Extra Bukit Puchong
- IOI Mall Puchong
- Sunway Pyramid

Healthcare institutions nearby:

- Hospital Serdang
- Pusat Perubatan Universiti Malaya
- Andorra Women & Children Hospital
- Subang Jaya Medical Centre
- Sunway Medical Centre
- UKM Medical Centre

Wellness & retail:

- Juice Works
- True Fitness

Relaxation & lifestyle features:

- 50m lap pool
- Jacuzzi and Sandy Core

Safety, sound & environmental design

Noise & vibration management:

- Acoustic ceilings and floating plinths in mechanical rooms
- Laminated and monolithic glazing for noise insulation
- Sound levels managed: NC below 40, dBA < 45



Inclusive accessibility:

- Wheelchair-friendly walkways
- Rest nodes across walking circuit
- Covered connections across plots



KL WELLNESS CITY
Wellness Redefined

AWARD-WINNING HEALTHCARE DEVELOPER

ASIA PROPERTY AWARD BEST MIXED USE DEVELOPMENT (ASIA)



OWN A MEDICAL SUITE ADJOINING AN INTERNATIONAL PRIVATE HOSPITAL & PIONEER DOCTOR STATUS

Freedom to do own collection
and accounting

Pharmacy in own clinic
for extra income

Employ or engage doctors or
partners to expand practice
and plan for succession

INVEST IN WELLNESS SUITES WITH AN ATTRACTIVE RENTAL YIELD & CAPITAL APPRECIATION

Medical Tourism Focused
Fully Furnished
Rental Management*

High ROI
(double-digit returns)

Amazing
occupancy rate

*Terms and conditions apply.

HOSPITAL OPENING 2026 WITH 25 OPERATING THEATRES TO SUPPORT PRIVATE CLINICS



CALL US NOW
+603 8090 7777

www.klwellnesscity.com



IRINGAN BAYU

A well-planned township for multigenerational living



IRINGAN BAYU®
SEREMBAN

Spanning 1,717 acres across four planned parcels in Seremban, **Iringan Bayu** is a multigenerational township shaped around green infrastructure and biodiversity. With nature at its heart, this freehold community brings together thoughtful planning, wellness-focused living, and outdoor discovery—making it a place where families can thrive long into the future.



Developer	OSK Property Holdings Bhd
Total acreage	1,717 acres
Location	Seremban, Negeri Sembilan
Tenure	Freehold
Launch year	2018 (Parcel A), 2023 (Parcel B), from 2025 onwards (Parcel C & Parcel D)
Property types	Terrace homes—Over 12,000 units across 4 parcels

Nature & green spaces

More than a park—a living landscape



At the heart of Iringan Bayu lies the **22-acre Wetland Park**, a lush sanctuary that's both ecological and experiential. It supports biodiversity, enhances air quality, and offers residents a sensory-rich connection to nature.

Additional green assets like the **14.8-acre Forest Park**, linear park corridors, and lush green roads create a walkable, immersive environment where trees, wildlife, and people co-exist.



Green space coverage:

Parcel A
10.81%
Parcel B
12.48%

Green & biodiversity features:

- | Wetland Park | Forest Park |
|---|----------------------|
| 22
acres | 14.8
acres |
| <ul style="list-style-type: none"> For Wetland Park 10 endangered tree species For Forest Park 40+ native forest trees For Wetland Park over 200,000 wetland plants and 972 trees (60 species) | |

Movement & connectivity

Walkable, rideable, and fully connected with nature

With **8.5km of shaded pedestrian and bike paths** in Parcel A alone, Iringan Bayu promotes active living through safe, tree-lined trails that connect every home to its green spaces. Cyclists are supported by ample bike parking near parks, while wide footpaths (2m) make strolling a comfortable daily habit.



Mobility infrastructure:

8.5km

pedestrian + bike lanes in Parcel A



Shaded by tree-lined sidewalks along common roads

Lane width:

2m
walkway

2m
cycle lane

Access & roads:



Expressways:

LEKAS, PLUS, ELITE

Bus stops:

2 within township

Community & belonging

Nature brings people together—and community takes root

The **Wetland Park** doubles as a community hub—with themed sensory zones like the *Bay of Sight*, *Bay of Sound*, and *Bay of Touch* encouraging play, discovery, and interaction. Wildlife encounters, picnics, and outdoor play unfold daily, reinforcing connection to nature and one another.



Community spaces & facilities:

- Multipurpose court and outdoor parcourse
- Children's playground and artificial grass lawn
- Jogging and bicycle tracks
- Web hammock, bamboo trail, and floating platforms
- Reflexology path
- Basketball and futsal court





Food, health & wellness

Nature supports your health, and the essentials are close to home

With connectivity to grocery stores and medical centres, Iringan Bayu supports a balanced lifestyle from both a nutritional and healthcare perspective. Its parks double as wellness zones—offering space for movement, mindfulness, and everyday fresh air.

Groceries nearby:

- Mydin Seremban 2
- AEON, NSK, Tesco Extra, Palm Mall, Terminal 2

Healthcare access:

- Sehat Healthcare Centre
- Hospital Tunku Jaafar
- Columbia Asia, KPJ, UCSI Hospital, Mawar Specialist Centre

Wellness environment:

- Reflexology path, fitness deck, picnic lawns
- Bayu Wetland Trail and pavilions



Safety, air quality & comfort

Security:

Gated precincts, 24-hour monitoring, CCTV coverage*
*Parcel B only at this moment

Air quality:

Linear parks + trees improve ventilation and cooling

Noise reduction:

Lush greenery acts as natural sound barriers and absorb sound energy

OSK PROPERTY



IRINGAN BAYU™
SEREMBAN

Animals Live Freely

Humans Breathe Deeply

Plants Grow Strongly

Come home to Iringan Bayu - Seremban's only true sanctuary where safety, biodiversity and a healthy ecosystem are thoughtfully nurtured. Here, nature is not merely preserved, it is celebrated. From vibrant flora to diverse fauna, every element is carefully protected, creating a harmonious haven where people, plants and animals flourish together.

Making **Ordinary**
Extra **Ordinary**

iringanbayu.com.my

Bandar Seri Coalfields



Artist's impression of Bandar Seri Coalfields

Located in **Sungai Buloh, Selangor**, and spanning over 1,000 acres, **Bandar Seri Coalfields** by KLK Sdn Bhd brings together the essentials of a healthy lifestyle in one self-sustaining masterplan. Built around accessibility and green design, Bandar Seri Coalfields encourages residents to live actively, connect easily, and feel at ease in their environment.

The township's **50-acre central park** is designed for daily movement and play, with jogging and cycling tracks, children's play areas, and wide open lawns inviting residents of all ages to a dose of physical activity and fresh air.

Supporting this outdoor rhythm is a **private clubhouse** complete with a gym, swimming pool, and sports courts, making it easy to maintain an active routine without leaving the neighbourhood.



Artist's impression of Bandar Seri Coalfields

Essential amenities—from retail to services—are within close proximity, reducing reliance on cars and reinforcing a walkable, people-first layout.

More than just a place to stay, Bandar Seri Coalfields is built for families and individuals who want to live well—in every sense of the word.

Gamuda Gardens



Artist's impression of Gamuda Gardens



Artist's impression of Gamuda Gardens

Gamuda Gardens by Gamuda Sdn Bhd is an 810-acre township in **Rawang, Selangor** designed to make daily well-being feel effortless. Every element—from mobility to green space to community design—is intentionally planned to support physical health, emotional balance, and social connection.

Its centrepiece is a **50-acre central park**, which features five cascading lakes and shaded walking trails that encourage residents to slow down

and spend more time outdoors. The park is pet-friendly too, with amenities like **Paws Playland**, recognising how animal companionship enhances mental well-being.

Movement is built into the township with dedicated **jogging and cycling loops** that connect homes to nature and neighbourhoods to each other. The **Gardens Wellness Centre** further supports healthy living with an Olympic-length swimming pool, a panoramic gym, badminton courts, and a dance studio—offering something for every age and fitness level.

Homes at Gamuda Gardens also reflect biophilic design, where natural ventilation, greenery and open-air concepts enhance indoor living. The township is backed by a **Biodiversity Policy**, which guides the restoration and stewardship of its green and blue ecosystems—ensuring that residents benefit from nature not just today, but long into the future.

Malaysia's top townships redefining urban wellness

Township name	Developer name	Location
KUALA LUMPUR		
Desa ParkCity	Perdana ParkCity Sdn Bhd	Kuala Lumpur
Kiara Bay	UEM Sunrise Bhd	Kepong
KL East	Sime Darby Property Bhd	Taman Melawati
Pantai Sentral Park	IJM Land Bhd	Kuala Lumpur
The Nobel Healthcare Park	KL Wellness City Sdn Bhd	Bukit Jalil
SELANGOR		
Alam Suria	IJM Land Bhd	Puncak Alam
Ara Damansara	Sime Darby Property Bhd	Petaling Jaya
Bandar Botanic	Gamuda Land Sdn Bhd	Klang
Bandar Bukit Raja	Sime Darby Property Bhd	Klang
Bandar Seri Coalfields	KLK Land Sdn Bhd	Sungai Buloh
Bandar Tasik Puteri	Low Yat Group	Rawang
Bukit Jelutong	Sime Darby Property Bhd	Shah Alam
City of Elmina	Sime Darby Property Bhd	Sungai Buloh
Eco Ardence	Eco World Development Group Bhd	Shah Alam
Eco Forest	Eco World Development Group Bhd	Semenyih
Eco Grandeur	Eco World Development Group Bhd	Puncak Alam
Eco Majestic	Eco World Development Group Bhd	Semenyih
Gamuda Cove	Gamuda Land Sdn Bhd	Kuala Langat
Gamuda Gardens	Gamuda Land Sdn Bhd	Rawang
Gardens Park	Gamuda Land Sdn Bhd	Sungai Buloh
IJM Rimbayu	IJM Land Bhd	Telok Panglima Garang
IOI Resort City	IOI Properties Group Bhd	Putrajaya
Jade Hills	Gamuda Land Sdn Bhd	Kajang
Kajang 2	MKH Bhd	Kajang
Ken Rimba	Ken Rimba Holdings Bhd	Shah Alam
Melawati	Sime Darby Property Bhd	Ulu Klang
Putra Heights	Sime Darby Property Bhd	Subang Jaya
Serene Heights	UEM Sunrise Bhd	Bangi
Serenia City	Sime Darby Property Bhd	Sepang
Setia Alam	S P Setia Bhd	Shah Alam
Setia AlamImpian	S P Setia Bhd	Shah Alam
Setia Alamsari	S P Setia Bhd	Kajang
Setia Bayuemas	S P Setia Bhd	Klang
Setia Eco Glades	S P Setia Bhd	Cyberjaya
Setia Eco Park	S P Setia Bhd	Shah Alam
Setia Eco Templer	S P Setia Bhd	Rawang
Setia EcoHill	S P Setia Bhd	Semenyih
SJ7	Sime Darby Property Bhd	Subang Jaya

Southville City	Mah Sing Group Bhd	Bangi
Subang Jaya City Centre (SJCC)	Sime Darby Property Bhd	Subang Jaya
Sunsuria City	Sunsuria Bhd	Sepang
Tropicana Aman	Tropicana Corporation Bhd	Telok Panglima Garang
Tropicana Metropark	Tropicana Corporation Bhd	Subang Jaya
Twentyfive7	Gamuda Land Sdn Bhd	Kota Kemuning
Valencia	Gamuda Land Sdn Bhd	Sungai Buloh
NEGERI SEMBILAN		
Bandar Ainsdale	Sime Darby Property Bhd	Seremban
Bandar Sri Sendayan	Matrix Concepts Holdings Bhd	Seremban
Iringan Bayu	OSK Property Holdings Bhd	Seremban
Nilai Impian	Sime Darby Property Bhd	Nilai
Seremban 2	IJM Land Bhd	Seremban
Seremban 2 Heights	IJM Land Bhd	Seremban
JOHOR		
Bandar Universiti Pagoh	Sime Darby Property Bhd	Pagoh
Eco Botanic	Eco World Development Group Bhd	Iskandar Puteri
Horizon Hills	Horizon Hills Development Sdn Bhd	Iskandar Puteri
Iskandar Puteri	UEM Sunrise Bhd	Johor Bahru
Leisure Farm Resort	Mulpha International Bhd	Gelang Patah
Nasa City	IJM Land Bhd	Johor Bahru
Sebana Cove	IJM Land Bhd	Pengerang
Setia Eco Gardens	S P Setia Bhd	Iskandar Puteri
Setia Indah	S P Setia Bhd	Johor Bahru
Sunway City Iskandar Puteri	Sunway Bhd	Iskandar Puteri
Tropicana Danga Cove	Tropicana Corporation Bhd	Permas Jaya
PENANG		
Eco Horizon	Eco World Development Group Bhd	Batu Kawan
Seri Tanjung Pinang	Eastern & Oriental Bhd	George Town
Setia Fontaines	S P Setia Bhd	Kepala Batas
The Light City	IJM Land Bhd	Gelugor
PERAK		
Bandar Seri Botani	Taiko Group	Ipoh
Sunway City Ipoh	Sunway Bhd	Ipoh
PAHANG		
KotaSAS	Tanah Makmur Bhd	Kuantan

Our 'Blueprint for Wellness' report will be available in Chinese soon.

Reserve your copy





EdgeProp is better with the app.

Here's why:



Largest new-project database

Discover over 2,000 upcoming projects in Malaysia.



Instant AI + human assistance

Get instant AI answers backed by human concierge support.



Personalised property search

Set your commute preference and lifestyle needs.



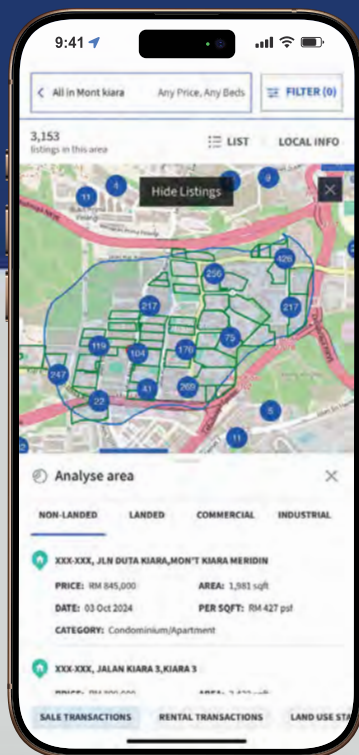
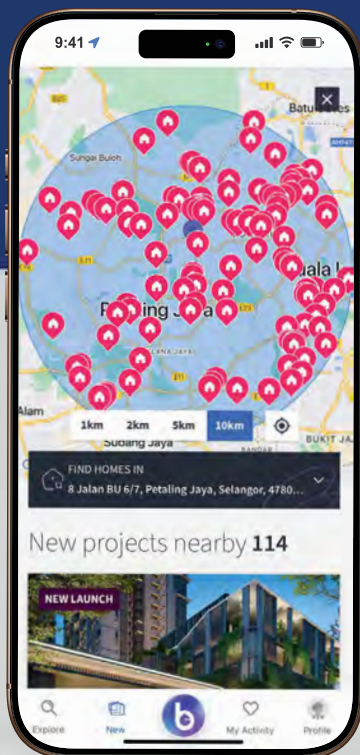
Granular location data

Access updated traffic, transactions, rentals, and amenities.



Verified auction listings

Find fresh auctions straight from banks.



EdgeProp Malaysia



Your dream home is just a tap away! Download the app today!

BROUGHT TO YOU BY

