


rimbaran
@ GAIA GARDENS

• SEMI-D HOMES • LINK VILLAS •

CHAPTER 1

RESORT GARDEN LIVING BY THE HILL

TROPICAL SENSATION. RESORT DESTINATION.

Actual Photo of Setia Eco Templer

Set against the majestic Bukit Takun, Setia Eco Templer welcomes you to Rimbaran at Gaia Gardens.

The name Gaia, defined as Mother Nature in Greek, is a tribute to the topography and natural landscapes of the development; Rimbaran, named after 'Rimba', the Malay word for forest, pays homage to the residences' proximity to Bukit Takun.

Tropical trees line the streets while meandering paths lead to cavernous residences. Just like a tropical resort getaway, gazebos dot around the gardens for you to bask in the sun and look out to the pristine waterscapes.



Actual Photo of Setia Eco Templer



EFFORTS IN BUILDING A GREENER COMMUNITY & SUSTAINABLE LIFESTYLE



TOPOGRAPHY

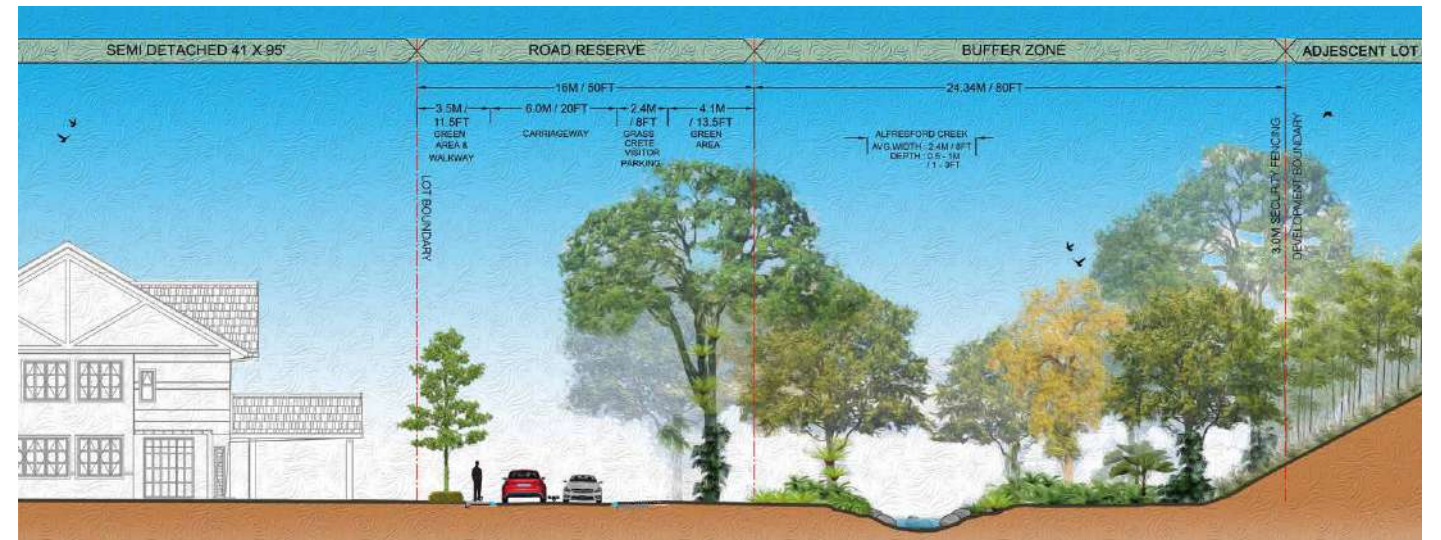
The legendary creeks in Setia Eco Templer are a key source to preserving the biodiversity of the land.

Before construction works were underway, detailed studies of the original land profile, creeks and lakes were conducted to ensure minimal disturbance and to create a strong foundation of harmonious co-existence between the community and nature.

To maintain the clarity and ecology of the lakes and landscapes as new phases are developed, there is a dedicated area to trap silt before it enters the main pond.

BUFFER ZONE

With a 30' buffer zone, we've earmarked all developments within 300m of the forest reserve as low density phases, and created the Natural Park at the end of the Buffer Zone with a dedicated bird-watching park and wetland.



TREES

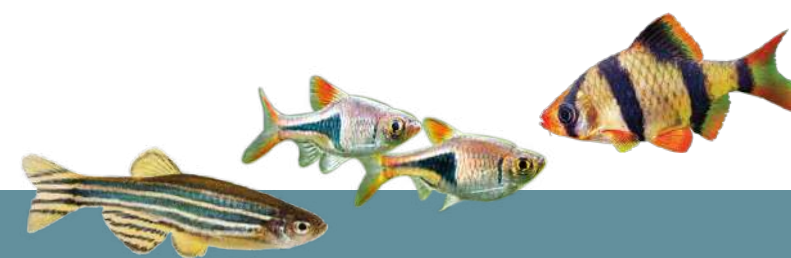
As part of our efforts to preserve much of the original vegetation and trees, we've carried out tree identification and selection for transplantation and preservation.



WILDLIFE (BIRDS)

After a survey on the resident birds around the township, we've made the effort to preserve the forested patches within the site and along Sg. Rangkap as they are ideal habitats for the birds.

The creeks from Sg. Rangkap that flow into the lakes are retained as a source of water for aquatic life and the birds. Fruit trees such as Macaranga, Trema, Melastoma, and Musa are preserved along the forest edge as a food source for the birds.



WILDLIFE (FISH)

Constant site surveys revealed that there is a thriving population of resident fish in the water bodies onsite.

Prior to starting the earthworks and rehabilitation of the creeks, fish were relocated to preservation ponds located around the site.

Once completed, periodical release of suitable fish species was carried out to ensure a balanced ecosystem.



Frangipani Terrace Garden



Areyana Garden

Inspired to resemble the Bali island, Rimbaran at Gaia Gardens is nothing short of mesmerising landscapes and recreational spaces. This resort-inspired enclave is home to majestic gateways, architecturally stunning sculptures and aesthetic entrances.



Frangipani Terrace Garden



Gapura Garden

BEAUTIFUL
INDOORS.
EXQUISITE
OUTDOORS.

MASTER PLAN

SITE PLAN

Legend

- ◆ Bungalows
- ◆ Semi-Detached Homes
- ◆ Link Villas
- ◆ Future Development
- ◆ Rumah Selangorku
- ◆ Shop Offices

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 • SEMI-D HOMES • LINK VILLAS •



■ 2-STOREY SEMI-D HOMES

■ 2-STOREY LINK VILLAS TYPE A

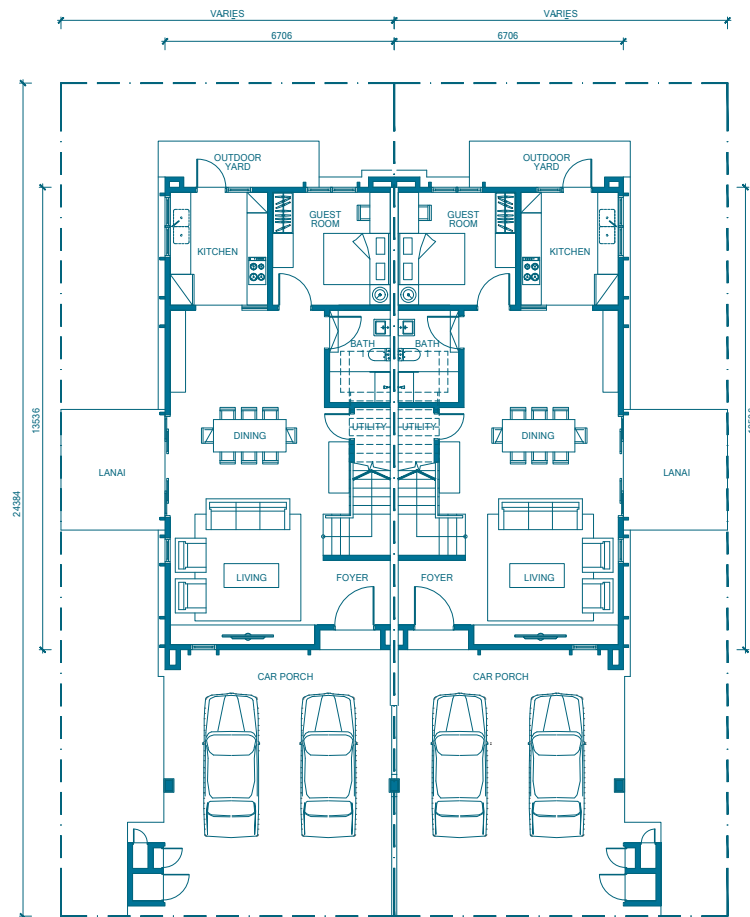
■ 2-STOREY LINK VILLAS TYPE B

2-STOREY SEMI-D HOMES

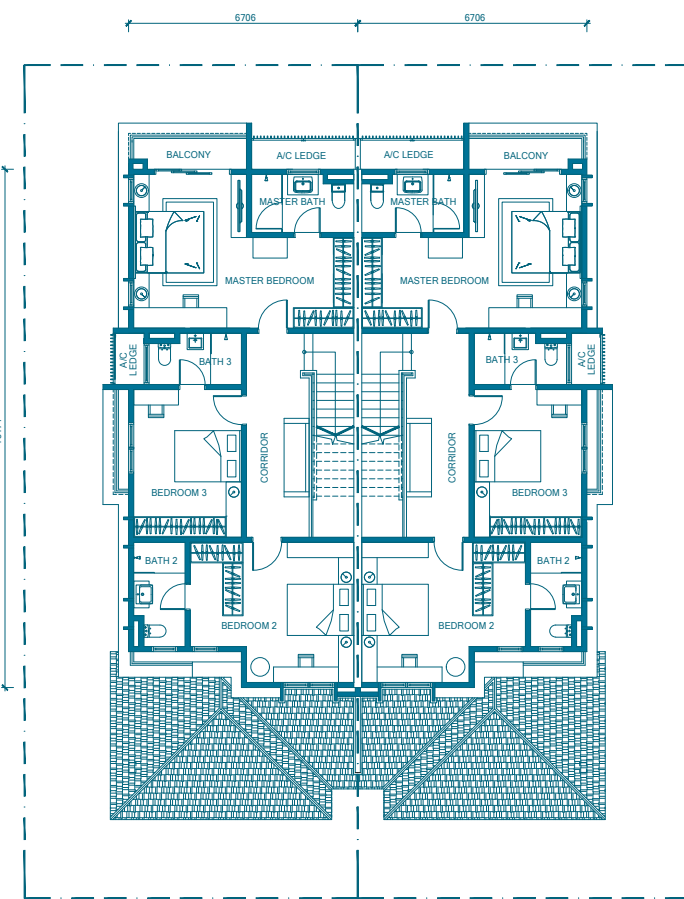


Land Size: 32' x 80'
 Approx. Built-Up Size: 2,756 sqft
 4 Bedrooms + 4 Bathrooms

From the voluminous car porch and an outdoor terrace to the spacious interiors, these multigenerational homes are designed for growing families to experience a retreat lifestyle in the city.



GROUND FLOOR



FIRST FLOOR

2-STOREY LINK VILLAS



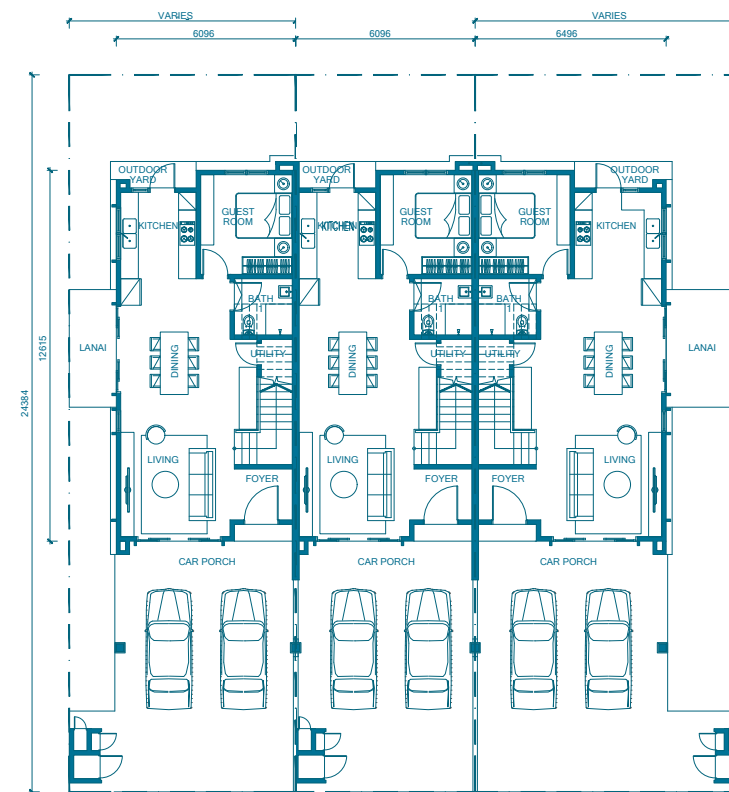
TYPE A

TYPE B

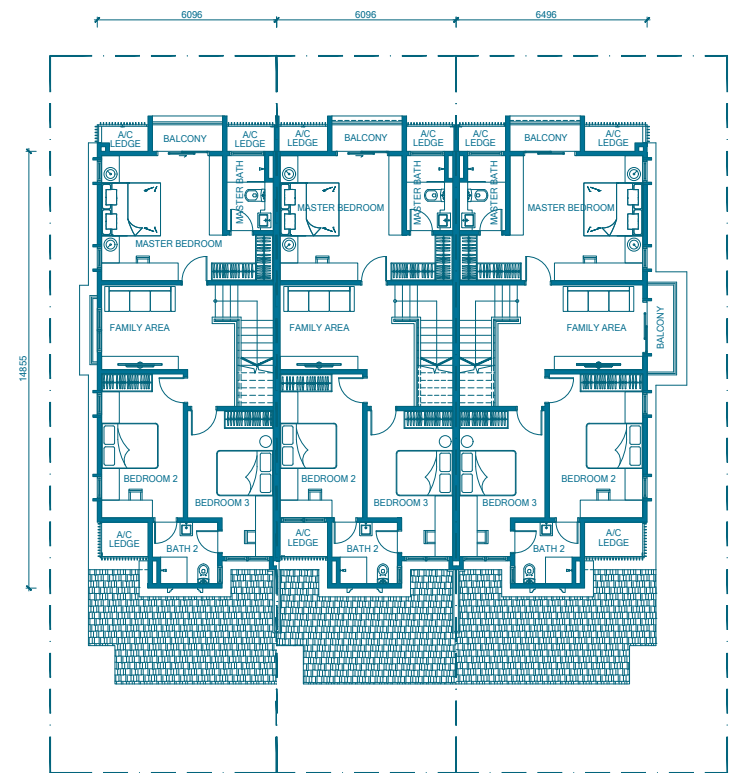
Land Size: 20' x 80'
 4 Bedrooms
 + 3 Bathrooms

Approx. Built-Up Size:
 Intermediate: 2,195 sqft
 Corner: 2,308 sqft - 2,517 sqft

Inspired by the tropical Balinese island, these tropical link villas feature open-plan layout from the living space to the dining area. It creates a sense of volume, airiness and allows the residents to enjoy unobstructed views.



GROUND FLOOR



FIRST FLOOR

END LOT INTERMEDIATE CORNER LOT

END LOT INTERMEDIATE CORNER LOT

SPECIFICATIONS

Structure	- Reinforced Concrete				
Walls	- Brickwall				
Roof Covering	- Concrete Roof Tiles				
Roof Framing	- Roof Truss System				
Ceiling	- (Semi-D) Skim Coat/ Plaster Ceiling/ Composite Timber Strip Ceiling (Link Villa) Skim Coat/ Plaster Ceiling				
Windows	- Aluminium Frame Glass Window				
Doors	- Main Entrance (Semi-D) Bedrooms (Link Villa) Bedrooms Others	- Solid Timber Door - Solid Core Timber Door - Timber Flush Door - Aluminium Frame Glass Door/ Timber Flush Door/ Timber Louvered Door			
Ironmongery	- Provided				
Wall Finishes	- Kitchen - Bath 1 - Master Bath - Bath 2 (Semi-D) Bath 3 Others	- (Semi-D) Porcelain Tiles (Ceiling Height - 2 Sides) (Link Villa) Porcelain Tiles (1500mm Height - 2 Sides) - Porcelain Tiles (Ceiling Height) - Porcelain Tiles (Ceiling Height) - Porcelain Tiles (Ceiling Height) - Porcelain Tiles (Ceiling Height) - Plaster & Paint			
Floor Finishes	GROUND FLOOR - Car Porch/ Lanai/ Outdoor Yard - Living/ Dining/ Foyer/ Guest Room/ Kitchen - Bath 1 - Utility - Staircase Others	- Porcelain Tiles - Porcelain Tiles - Porcelain Tiles - Porcelain Tiles (Semi-D) Timber Flooring/ (Link Villa) Laminated Flooring - Cement Render			
	FIRST FLOOR - (Semi-D) Staircase/ All Bedrooms/ Corridor (Link Villa) Staircase/ All Bedrooms/ Family Area (Semi-D) Bath 3 - Master Bath/ Bath 2 - Balcony Others	- Timber Flooring - Laminated Flooring - Porcelain Tiles - Porcelain Tiles - Porcelain Tiles - Cement Render			
		SEMI-D (Nos.)	LINK VILLA (Nos.)		
Sanitary And	- Water Closet	4	3		
Plumbing Installation	- Wash Basin	4	3		
	- Shower	4	3		
	- Kitchen Sink	1	1		
		SEMI-D (Nos.)	LINK VILLA		
Electrical Installation			End Lot (Nos.)	Intermediate (Nos.)	Corner Lot (Nos.)
	- Light Point	34	32	31	33
	- Power Point	29	25	25	25
	- Air-Cond Point	6	5	5	5
	- Instant Water Heater Point	-	3	3	3
	- Fan Point	6	7	7	7
	- TV Point	2	2	2	2
	- Weatherproof External Power Point	2	2	1	2
	- Door Bell Point	1	1	1	1
	- 3 Phase Wiring (60amps TNB meter cut off fuse)	Provided	Provided	Provided	Provided
	- Centralized Solar Water Heater System	Provided	-	-	-
Internal Telecommunication	- Telephone Point	3	2	2	2
Trunking & Cabling	- Data Point	3	2	2	2
Fencing	- Provided				
Turfing	- Provided				

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Call 603 6092 2288

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THE LEGEND OF NINE CREEKS

