



BUKIT  
BANTAYAN  
RESIDENCES

---

KOTA KINABALU

HOME *of* MY HEART



**BUKIT  
BANTAYAN**  
RESIDENCES

---

KOTA KINABALU

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

BEST of  
BOTH WORLDS

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

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

HIT *the*  
RIGHT NOTE

*a sharp &  
clean greenery*

*a safe security*

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

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



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

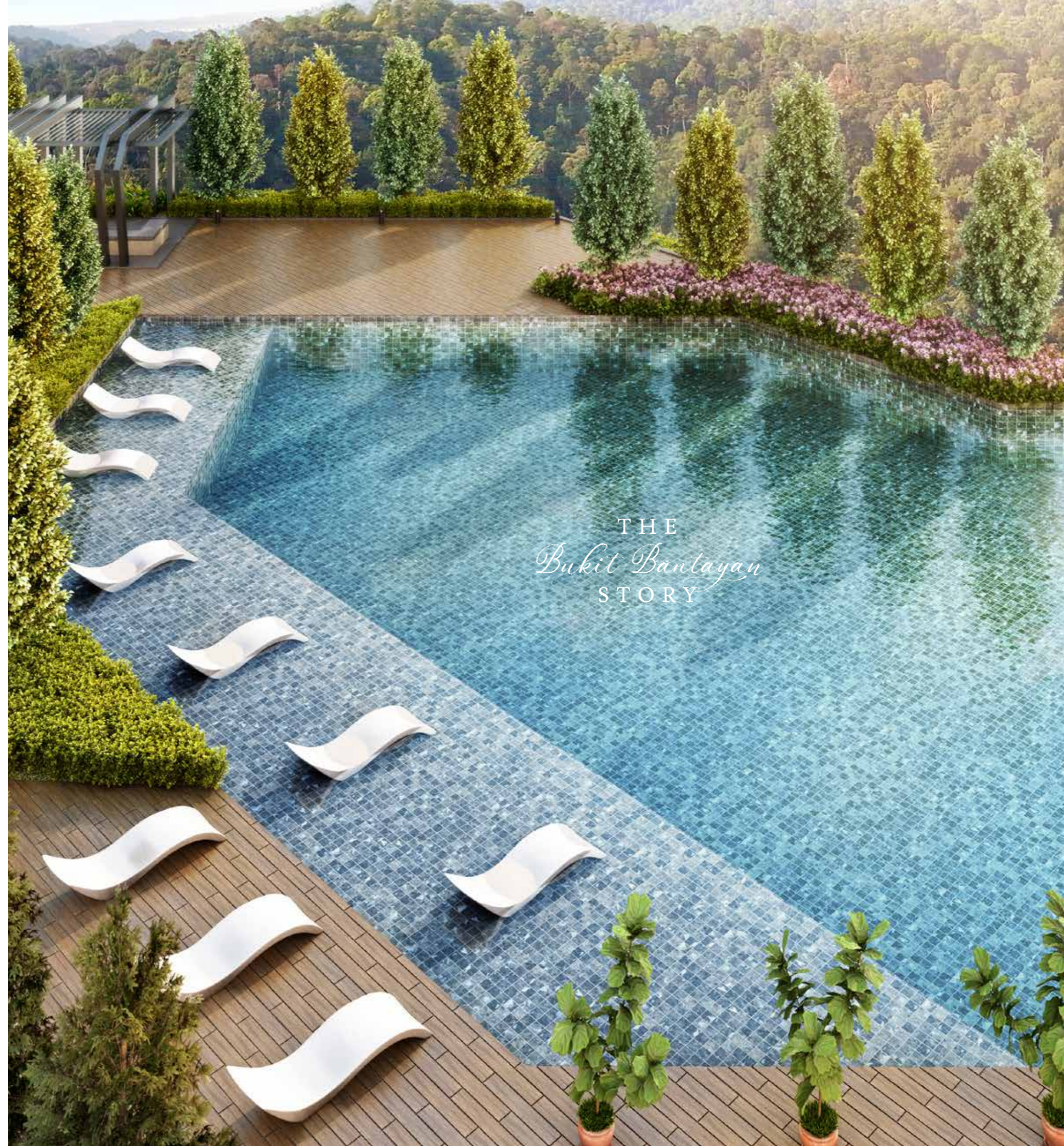
*= my homecoming*

An aerial photograph of a swimming pool area. The pool is filled with clear blue water, reflecting the sky and surrounding environment. The pool is bordered by a dark brown wooden deck. Along the top edge of the pool, there are several white lounge chairs. To the left of the pool, there are two white spherical objects, possibly planters or lights, and several small green plants. The pool is surrounded by lush greenery, including bushes and trees, which are reflected in the water. The overall scene is bright and sunny, with long shadows cast across the deck.

DAYDREAM  
TO THE *Ripples of chill*

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

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



it's my place to...

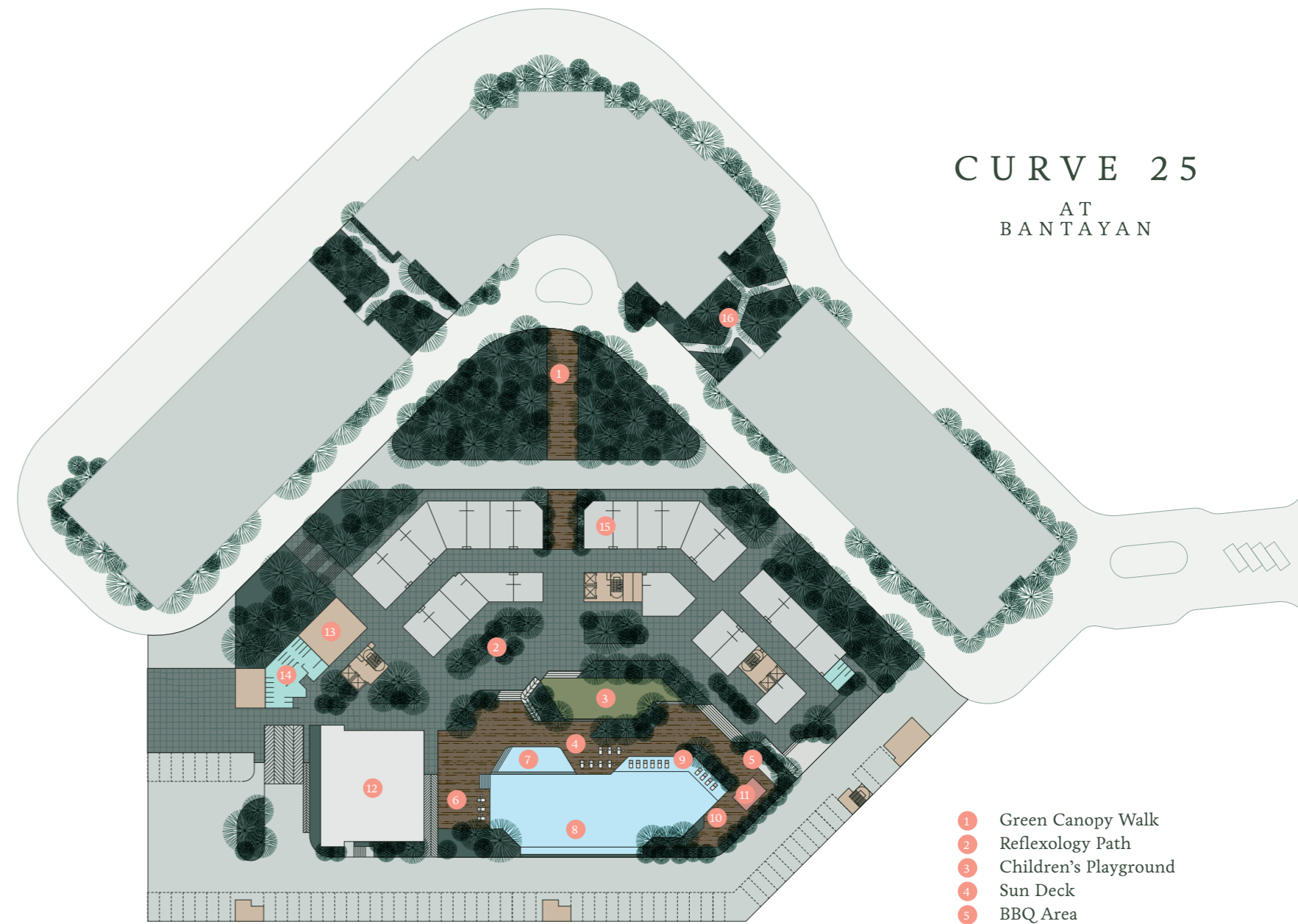
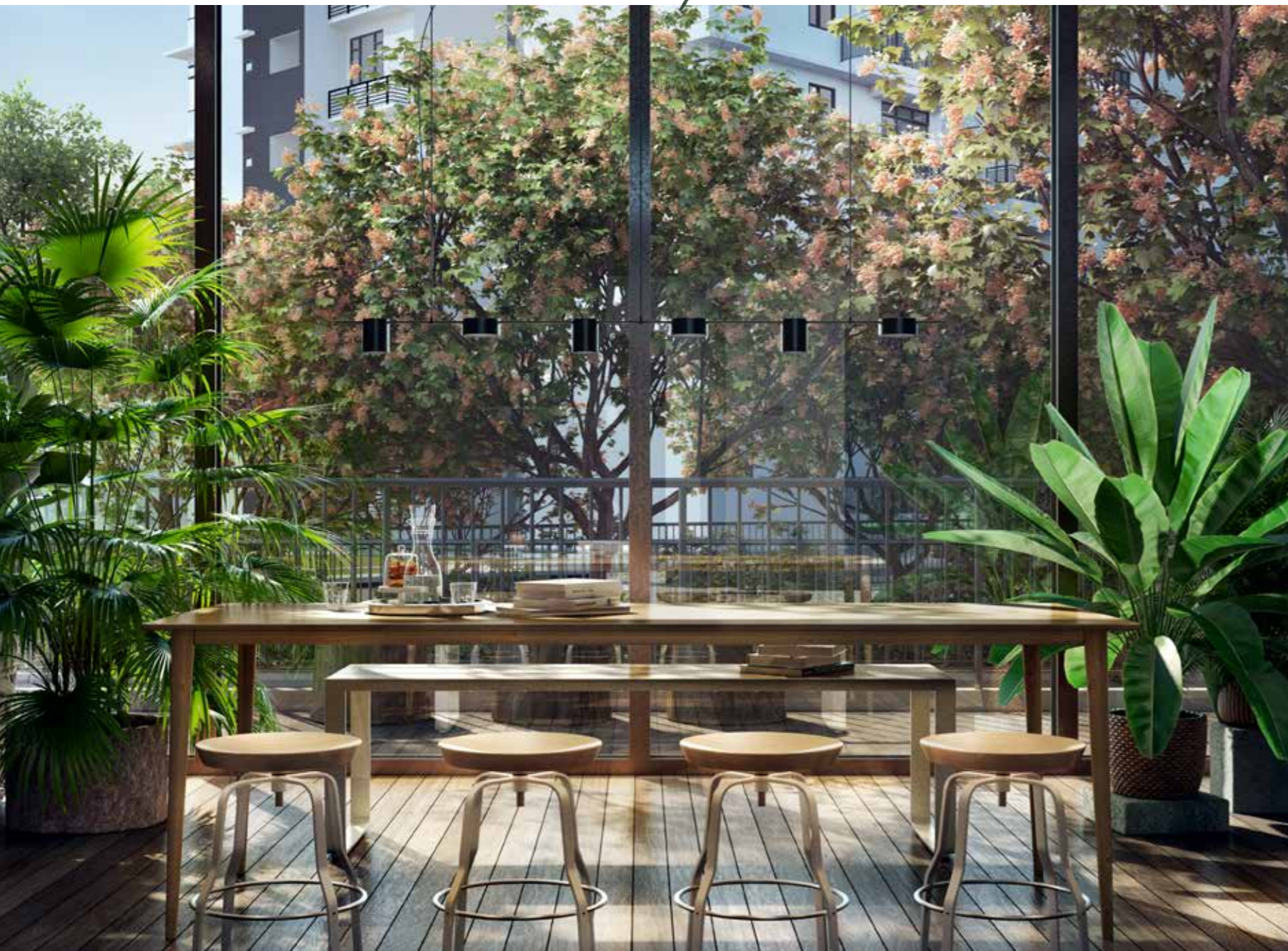
*Relax*



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

*Hang out*

*Make time stop*



## CURVE 25 AT BANTAYAN

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

*Bounce back*



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

SOMETHING I CAN

*Feel*

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





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

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



*Rooms with a view*

RECIPE for HAPPINESS

*Brightness*

*Soul*



*Healthy doses of fresh air*

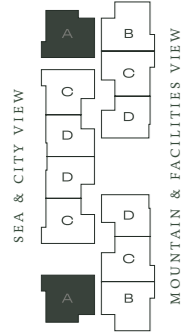
# FLOOR PLANS

## TYPE

# A

ROOM  
1 Bedroom  
+ Study  
+ En Suite

BUILT UP  
1,100 sq. ft.

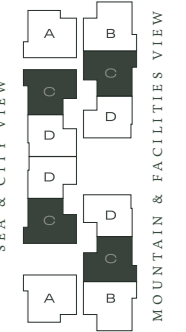


## TYPE

# C

ROOM  
2 Bedrooms  
+ Study

BUILT UP  
1,007 sq. ft.

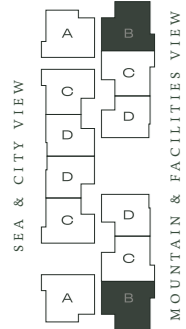


## TYPE

# B

ROOM  
2 Bedrooms  
+ Study

BUILT UP  
1,100 sq. ft.

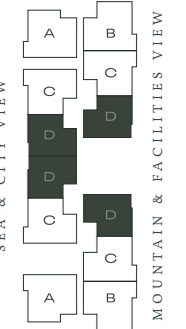


## TYPE

# D

ROOM  
2 Bedrooms  
+ Study

BUILT UP  
904 sq. ft.

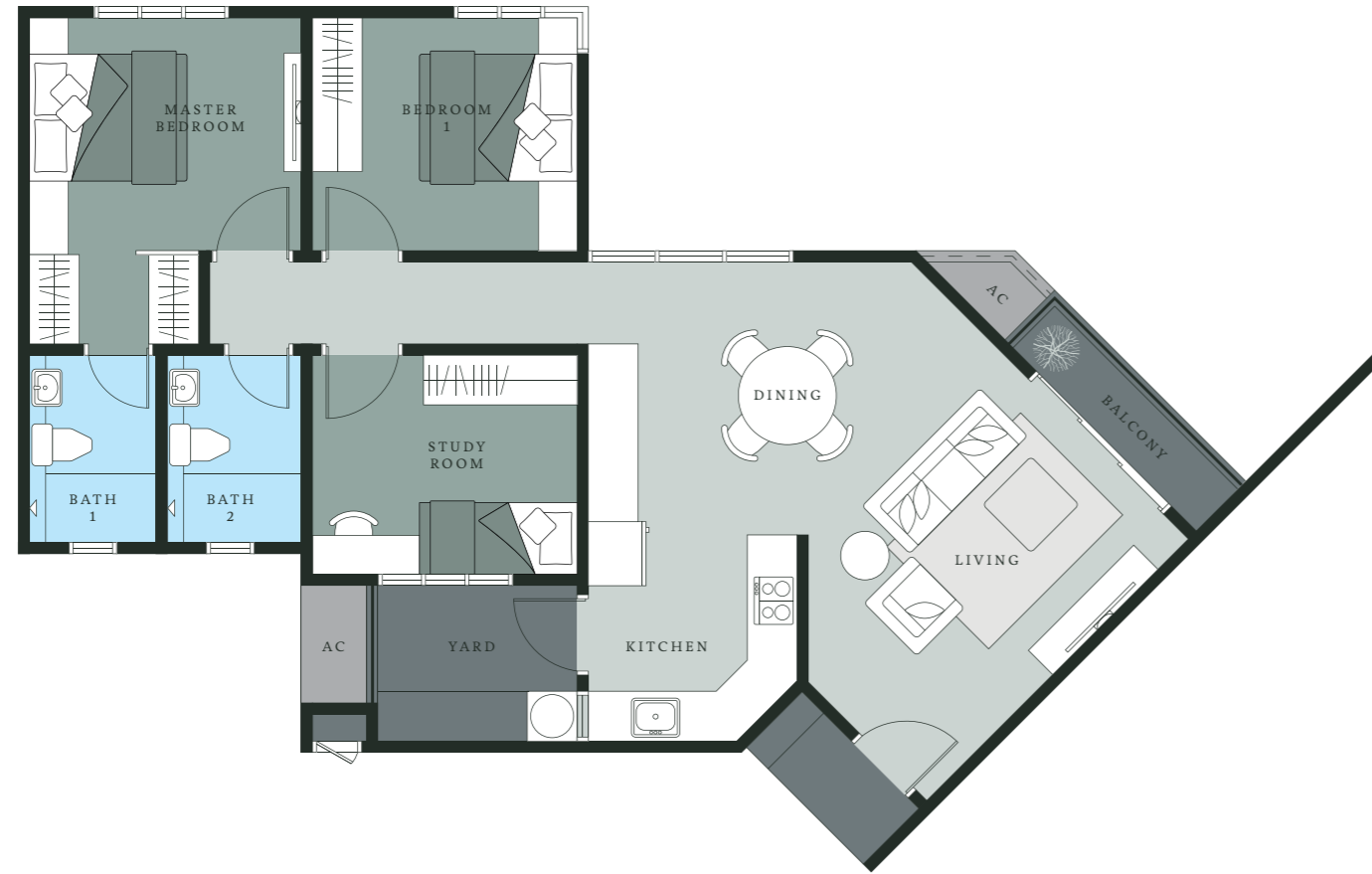
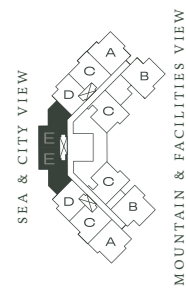


# FLOOR PLANS

## TYPE E

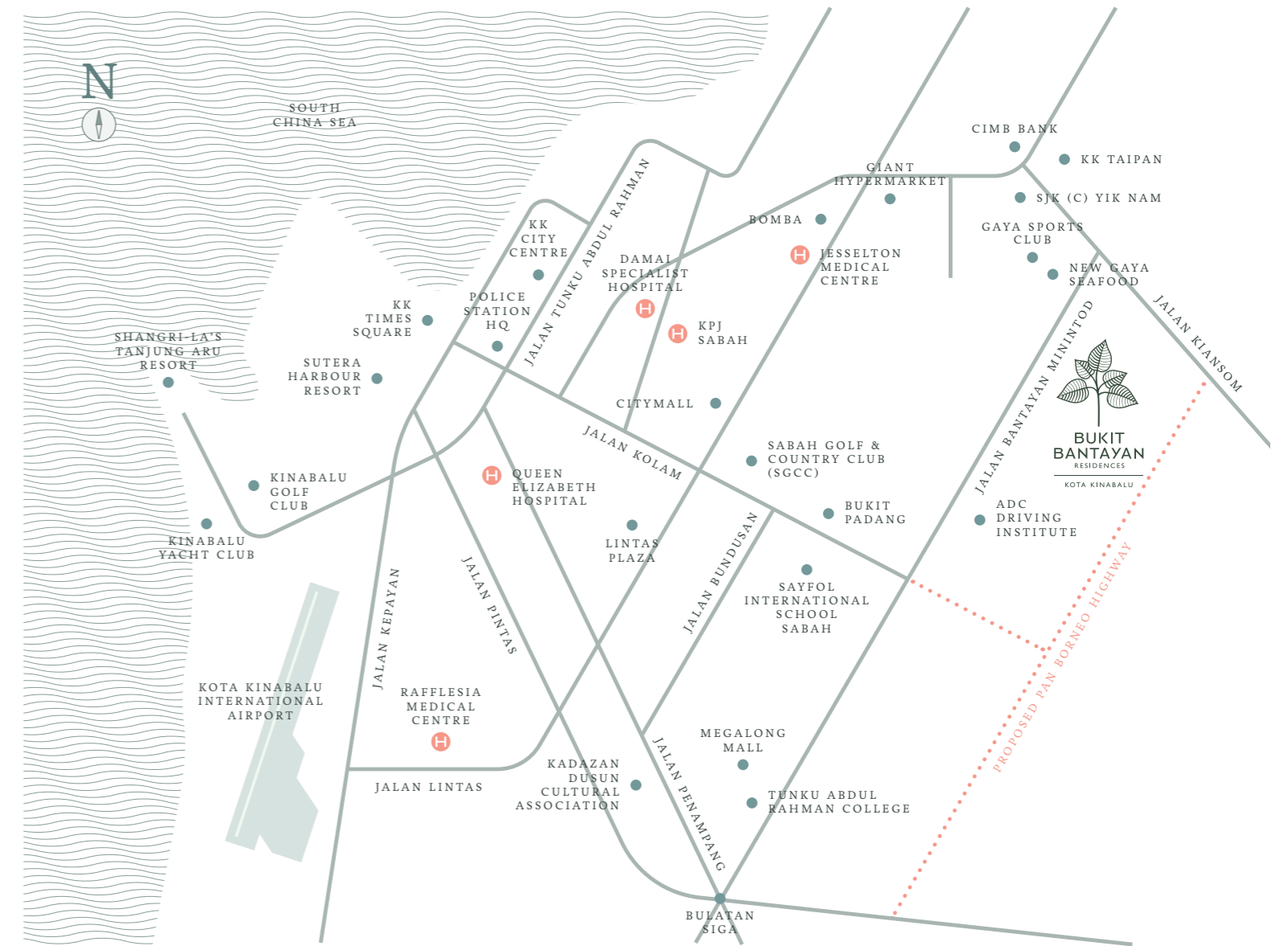
ROOM  
2 Bedrooms  
+ Study

BUILT UP  
1,100 sq. ft.



## SPECIFICATIONS

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



## HAVE A GREAT DAY IN TOWN!

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

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

### PUBLIC AMENITIES

Pasar Inanam  
Post Office Inanam

### RECREATION

Bukit Padang Park  
Sabah Golf & Country Club

### SCHOOLS/COLLEGES

Yik Nam Chinese Primary School  
Sayfol International School  
TAR University College  
Stamford College

### BANKS

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

### MEDICAL/HEALTHCARE CENTRE

Kota Kinabalu Specialist Centre  
KPJ Specialist Hospital (Damai)  
Queen Elizabeth Hospital

### SHOPPING

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



## GAMUDA LAND

DEVELOPED BY  
Dinamik Atlantik Sdn Bhd (1064165-X)  
Lot 22, Grd, 1st & 2nd Floor, Block D  
KK Times Square, Phase 1, 88100  
Kota Kinabalu, Sabah, Malaysia  
T | +6088 254 450 F | +6088 254 904



FOR MORE INFORMATION

+6088 254 450  
+6019 559 4450

[www.bukitbantayan.com.my](http://www.bukitbantayan.com.my)

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

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

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

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



The background features a pattern of overlapping, semi-transparent circles in various shades of teal, light blue, orange, and brown. The circles are arranged in a somewhat random, organic pattern, creating a layered and textured effect. The colors are muted and earthy, giving the overall composition a calm and natural feel.

**GAMUDA LAND**