FLOOR *plans*

Whether in 1 storey or 2 storeys unit, all layouts of The Walden combines generous spaces for family connections, for reflection and for privacy, while embracing an openness to outdoors.

Artist's impression only

60’ x 100’

Gross Floor Area (sq ft)
2,962

No. of Units
18

Bedroom(s)
4+1

Bathroom(s)
4+1

Additional features:

- Booster Pump for Water Supply From Tank
- EV Charger Isolator
- Autogate System
- Solar PV Panels
- Solar Water Heater for All Bathrooms
  except Maid’s Bath/Toilet (Shower Point)
- Rain Water Harvesting Tank
- Security Alarm System

TYPE A / 1 Storey



Site Plan





60’ x 100’

Gross Floor Area (sq ft)
2,938

No. of Units
9

Bedroom(s)
4+1

Bathroom(s)
4+1

Additional features:

- EV Charger Isolator
- Solar PV Panels
- Rain Water Harvesting Tank
- Booster Pump for Water Supply From Tank
- Autogate System
- Solar Water Heater for All Bathrooms
  except Maid’s Bath/Toilet (Shower Point)
- Security Alarm System

TYPE C / 1 Storey



Site Plan





60’ x 135’

Gross Floor Area (sq ft)
3,628

No. of Units
2

Bedroom(s)
4+1

Bathroom(s)
4+1

Additional features:

- Booster Pump for Water Supply From Tank
- EV Charger Isolator
- Autogate System
- Solar PV Panels
- Solar Water Heater for All Bathrooms
  except Maid’s Bath/Toilet (Shower Point)
- Rain Water Harvesting Tank
- Security Alarm System

TYPE D / 1 Storey



Artist’s Impression only

Site Plan





60’ x 170’

Gross Floor Area (sq ft)
3,928

No. of Units
1

Bedroom(s)
4+1

Bathroom(s)
4+1

Additional features:

- Booster Pump for Water Supply From Tank
- EV Charger Isolator
- Autogate System
- Solar PV Panels
- Solar Water Heater for All Bathrooms
  except Maid’s Bath/Toilet (Shower Point)
- Rain Water Harvesting Tank
- Security Alarm System

TYPE D1 / 1 Storey



Artist’s impression only

Site Plan





60’ x 100’

Gross Floor Area (sq ft)
3,730

No. of Units
16

Bedroom(s)
5+1

Bathroom(s)
5+1

Additional features:

- Booster Pump for Water Supply From Tank
- EV Charger Isolator
- Autogate System
- Solar PV Panels
- Solar Water Heater for All Bathrooms
  except Maid’s Bath/Toilet (Shower Point)
- Rain Water Harvesting Tank
- Security Alarm System

TYPE E / 2 Storeys



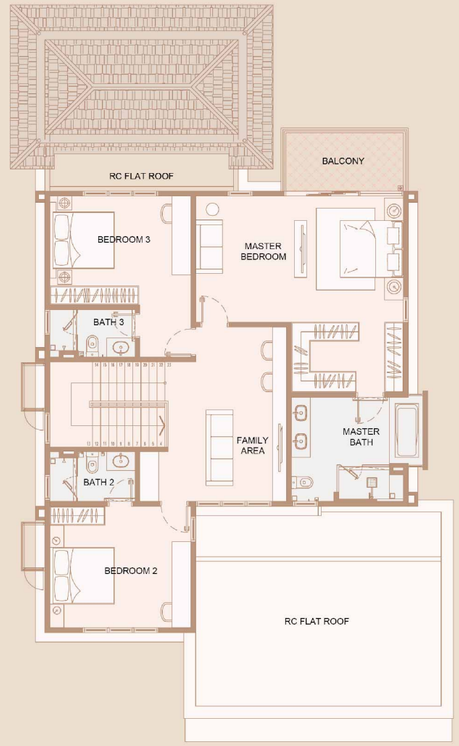
Artist’s impression only

Site Plan





Ground Floor



First Floor

60’ x 100’

Gross Floor Area (sq ft)
3,900

No. of Units
16

Bedroom(s)
5+1

Bathroom(s)
5+1

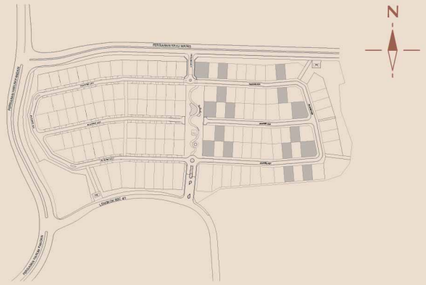
Additional features:

- Booster Pump for Water Supply From Tank
- EV Charger Isolator
- Autogate System
- Solar PV Panels
- Solar Water Heater for All Bathrooms
  except Maid’s Bath/Toilet (Shower Point)
- Rain Water Harvesting Tank
- Security Alarm System

TYPE F / 2 Storeys

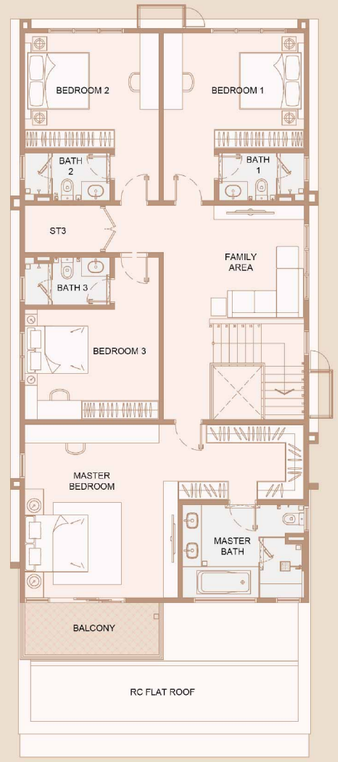


Site Plan





Ground Floor



First Floor

60’ x 110’

Gross Floor Area (sq ft)
4,088

No. of Units
7

Bedroom(s)
5+1

Bathroom(s)
5+1

Additional features:

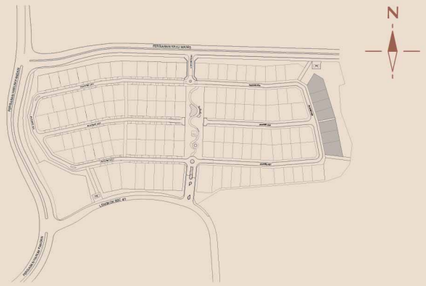
- Booster Pump for Water Supply From Tank
- EV Charger Isolator
- Autogate System
- Solar PV Panels
- Solar Water Heater for All Bathrooms
  except Maid’s Bath/Toilet (Shower Point)
- Rain Water Harvesting Tank
- Security Alarm System

TYPE G / 2 Storeys



Artist’s impression only

Site Plan





Ground Floor



First Floor

1-STOREY BUNGALOW (TYPE A)

Structure	Reinforced Concrete Frame	
Walls	Brick Wall	
Roof Covering	Concrete Roof Tiles / Reinforced Concrete Roof	
Roof Framing	Metal Roof Truss / Reinforced Concrete Frame	
Ceiling	Skim Coat / Plaster Ceiling	
Windows	Aluminium Framed Glass Window	
Doors	Main Entrance	Solid Timber Core Door
	Master Bedroom, Guest Room, Bedroom 1 & 2	Timber Flush Door
	Master Bath, Powder, Bath 1 & 2	Timber Flush Door
	Guest Bath	Timber Flush Sliding Door
	Others	Timber Flush Louvre Door / Timber Flush Door / PVC Folding Door / Aluminium Framed Swing Glass Door / Aluminium Framed Sliding Glass Door / Aluminium Framed Folding Glass Door
Ironmongery	Quality Locksets	
Wall Finishes	Wet Kitchen	Wall Tiles up to 1500mm height / Plaster and Paint
	Master Bath , Guest Bath, Bath 1 & 2, Powder, Toilet	Wall Tiles up to Ceiling Height
	Other Internal Walls	Plaster and Paint
	External Walls	Plaster and Paint
Floor Finishes	Ground Floor	
	Car Porch, Lanai 1, 2, 3, 4 & 5, Den	Floor Tiles
	Foyer / Living / Dining / Breakfast Area, Wet Kitchen, Store 1	Floor Tiles
	Master Bedroom, Guest Bedroom, Bedroom 1 & 2	Engineered Timber Floor
	Master Bath, Guest Bath, Bath 1 & 2, Powder	Floor Tiles
	Maid's / Utility, Store 2, Toilet	Floor Tiles
	Yard	Prime Paver
	Other	Cement Render / Cement Screed
Sanitary and Plumbing Installation	Water Closet	6
	Wash Basin	7
	Shower	5
	Bathtub	1
	Kitchen Sink	1
Electrical Installation	Light Point	45
	Power Point	36
	Fan Point	8
	Air-Cond Point	6
	TV Point	2
	Water Heater Point	1
	Cooker Point	1
	Auto Gate Point	1
	Bell Point	1
	EV Charger Point	1
Internal Telephone Trunking and Cabling	Fibre Optic Cable & Socket	6
Fencing	Brick Wall with Mild Steel Grille	
Gate	Mild Steel Gate	

1-STOREY BUNGALOW (TYPE C)

Structure	Reinforced Concrete Frame	
Walls	Brick Wall	
Roof Covering	Concrete Roof Tiles / Reinforced Concrete Roof	
Roof Framing	Metal Roof Truss / Reinforced Concrete Frame	
Ceiling	Skim Coat / Plaster Ceiling	
Windows	Aluminium Framed Glass Window	
Doors	Main Entrance	Solid Timber Core Door
	Master Bedroom, Guest Bedroom, Bedroom 1 & 2	Timber Flush Door
	Master Bath, Powder, Bath 1 & 2	Timber Flush Door
	Guest Bath	Timber Flush Sliding Door
	Others	Timber Flush Louvre Door / Timber Flush Door / PVC Folding Door / Aluminium Framed Swing Glass Door / Aluminium Framed Sliding Glass Door
Ironmongery	Quality Locksets	
Wall Finishes	Wet Kitchen	Wall Tiles up to 1500mm height / Plaster and Paint
	Master Bath , Guest Bath, Bath 1 & 2, Powder, Toilet	Wall Tiles up to Ceiling Height
	Other Internal Walls	Plaster and Paint
	External Walls	Plaster and Paint
Floor Finishes	Ground Floor	
	Car Porch, Lanai 1, 2 & 3	Floor Tiles
	Foyer / Living / Dining / Breakfast Area, Wet Kitchen, Study, Store	Floor Tiles
	Master Bedroom, Guest Bedroom, Bedroom 1 & 2	Engineered Timber Floor
	Master Bath, Guest Bath, Bath 1 & 2, Powder	Floor Tiles
	Maid's / Utility, Toilet	Floor Tiles
	Yard	Prime Paver
	Other	Cement Render / Cement Screed
Sanitary and Plumbing Installation	Water Closet	6
	Wash Basin	7
	Shower	5
	Bathtub	1
	Kitchen Sink	1
Electrical Installation	Light Point	43
	Power Point	37
	Fan Point	8
	Air-Cond Point	7
	TV Point	3
	Water Heater Point	1
	Cooker Point	1
	Auto Gate Point	1
	Bell Point	1
	EV Charger Point	1
Internal Telephone Trunking and Cabling	Fibre Optic Cable & Socket	7
Fencing	Brick Wall with Mild Steel Grille	
Gate	Mild Steel Gate	

1-STOREY BUNGALOW (TYPE D & D1)

Structure	Reinforced Concrete Frame	
Walls	Brick Wall	
Roof Covering	Concrete Roof Tiles / Reinforced Concrete Roof	
Roof Framing	Metal Roof Truss / Reinforced Concrete Frame	
Ceiling	Skim Coat / Plaster Ceiling	
Windows	Aluminium Framed Glass Window	
Doors	Main Entrance	Solid Timber Core Door
	Master Bedroom, Guest Bedroom, Family Area, Bedroom 1 & Junior Master Bedroom	Timber Flush Door
	Master Bath, Powder, Bath 1 & 2	Timber Flush Door
	Guest Bath	Timber Flush Sliding Door
	Others	Timber Flush Louvre Door / Timber Flush Door / PVC Folding Door / Aluminium Framed Swing Glass Door / Aluminium Framed Sliding Glass Door / Aluminium Framed Folding Glass Door
Ironmongery	Quality Locksets	
Wall Finishes	Wet Kitchen	Wall Tiles up to 1500mm height / Plaster and Paint
	Master Bath , Guest Bath, Bath 1 & 2, Powder, Toilet	Wall Tiles up to Ceiling Height
	Other Internal Walls	Plaster and Paint
	External Walls	Plaster and Paint
Floor Finishes	Ground Floor	
	Car Porch, Lanai 1, 2, 3, 4 & 5, Den	Floor Tiles
	Foyer / Living / Dining / Breakfast Area, Wet Kitchen, Family Area, Store 1 (Type D only)	Floor Tiles
	Master Bedroom, Guest Bedroom, Bedroom 1, Junior Master Bedroom	Engineered Timber Floor
	Master Bath, Guest Bath, Bath 1 & 2, Powder	Floor Tiles
	Maid's / Utility, Store 2 (Type D only), Store (Type D1 only), Toilet	Floor Tiles
	Yard	Prime Paver
	Other	Cement Render / Cement Screed

TYPE		D	D1
Sanitary and Plumbing Installation	Water Closet	6	6
	Wash Basin	7	7
	Shower	5	5
	Bathtub	1	1
	Kitchen Sink	1	1
Electrical Installation	Light Point	52	51
	Power Point	41	41
	Fan Point	9	9
	Air-Cond Point	7	7
	TV Point	4	4
	Water Heater Point	1	1
	Cooker Point	1	1
	Auto Gate Point	1	1
	Bell Point	1	1
	EV Charger Point	1	1
Internal Telephone Trunking and Cabling	Fibre Optic Cable & Socket	7	7
Fencing	Brick Wall with Mild Steel Grille		
Gate	Mild Steel Gate		

2-STOREY BUNGALOW (TYPE E)

Structure	Reinforced Concrete Frame	
Walls	Brick Wall	
Roof Covering	Concrete Roof Tiles / Reinforced Concrete Roof	
Roof Framing	Metal Roof Truss / Reinforced Concrete Frame	
Ceiling	Skim Coat / Plaster Ceiling	
Windows	Aluminium Framed Glass Window	
Doors	Main Entrance	Solid Timber Core Door
	Master Bedroom, Guest Bedroom, Bedroom 1, 2 & 3	Timber Flush Door
	Master Bath, Powder, Bath 1, 2 & 3	Timber Flush Door
	Guest Bath	Timber Flush Sliding Door
	Others	Timber Flush Louvre Door / Timber Flush Door / PVC Folding Door / Aluminium Framed Swing Glass Door / Aluminium Framed Sliding Glass Door
Ironmongery	Quality Locksets	
Wall Finishes	Wet Kitchen	Wall Tiles up to 1500mm height / Plaster and Paint
	Master Bath, Guest Bath, Bath 1, 2 & 3, Powder, Toilet	Wall Tiles up to Ceiling Height
	Other Internal Walls	Plaster and Paint
	External Walls	Plaster and Paint
Floor Finishes	Ground Floor	
	Car Porch, Lanai 1, 2 & 3	Floor Tiles
	Foyer / Living / Dining / Breakfast Area, Wet Kitchen	Floor Tiles
	Guest Bedroom, Bedroom 1, Staircase	Engineered Timber Floor
	Guest Bath, Bath 1 & Powder	Floor Tiles
	Maid's / Utility, Store, Toilet	Floor Tiles
	Yard	Prime Paver
	Other	Cement Render / Cement Screed
	First Floor	
	Master Bedroom, Family Area, Bedroom 2 & 3	Engineered Timber Floor
	Master Bath, Bath 2 & 3	Floor Tiles
	Balcony	Floor Tiles
	Other	Cement Render / Cement Screed

Sanitary and Plumbing Installation	Water Closet	7
	Wash Basin	8
	Shower	6
	Bathtub	1
	Kitchen Sink	1
Electrical Installation	Light Point	45
	Power Point	40
	Fan Point	9
	Air-Cond Point	8
	TV Point	4
	Water Heater Point	1
	Cooker Point	1
	Auto Gate Point	1
	Bell Point	1
	EV Charger Point	1
Internal Telephone Trunking and Cabling	Fibre Optic Cable & Socket	8
Fencing	Brick Wall with Mild Steel Grille	
Gate	Mild Steel Gate	

2-STOREY BUNGALOW (TYPE F)

Structure	Reinforced Concrete Frame	
Walls	Brick Wall	
Roof Covering	Concrete Roof Tiles / Reinforced Concrete Roof	
Roof Framing	Metal Roof Truss / Reinforced Concrete Frame	
Ceiling	Skim Coat / Plaster Ceiling	
Windows	Aluminium Framed Glass Window	
Doors	Main Entrance	Solid Timber Core Door
	Master Bedroom, Guest Bedroom, Bedroom 1, 2 & 3	Timber Flush Door
	Master Bath, Guest Bath, Powder, Bath 1, 2 & 3	Timber Flush Door
	Others	Timber Flush Louvre Door / Timber Flush Door / PVC Folding Door / Timber Louvre Door / Aluminium Framed Swing Glass Door / Aluminium Framed Sliding Glass Door
Ironmongery	Quality Locksets	
Wall Finishes	Wet Kitchen	Wall Tiles up to 1500mm height / Plaster and Paint
	Master Bath , Guest Bath, Bath 1, 2 & 3, Powder, Toilet	Wall Tiles up to Ceiling Height
	Other Internal Walls	Plaster and Paint
	External Walls	Plaster and Paint
Floor Finishes	Ground Floor	
	Car Porch, Lanai 1 & 2	Floor Tiles
	Foyer / Living / Dining / Breakfast Area, Wet Kitchen	Floor Tiles
	Guest Room, Staircase	Engineered Timber Floor
	Guest Bath, Powder	Floor Tiles
	Store 1 & 2	Floor Tiles
	Maid's / Utility, Toilet	Floor Tiles
	Yard	Prime Paver
	Other	Cement Render / Cement Screed
	First Floor	
	Master Bedroom, Family Area, Bedroom 1, 2 & 3	Engineered Timber Floor
	Master Bath, Bath 1, 2 & 3	Floor Tiles
	Balcony	Floor Tiles
	Store 3	Floor Tiles
	Other	Cement Render / Cement Screed
Sanitary and Plumbing Installation	Water Closet	7
	Wash Basin	8
	Shower	6
	Bathtub	1
	Kitchen Sink	1
Electrical Installation	Light Point	49
	Power Point	41
	Fan Point	9
	Air-Cond Point	8
	TV Point	3
	Water Heater Point	1
	Cooker Point	1
	Auto Gate Point	1
	Bell Point	1
	EV Charger Point	1
Internal Telephone Trunking and Cabling	Fibre Optic Cable & Socket	8
Fencing	Brick Wall with Mild Steel Grille	
Gate	Mild Steel Gate	

Developer: KL-Kepong Country Homes Sdn. Bhd. (261277-W) • Address: Suite 1A-1, Level 1, Menara KLK, No. 1 Jalan PJU 7/6, 47810 Petaling Jaya, Selangor Darul Ehsan Tel: 03-77261868 • Developer's License No.: 11412/05-2028/0764(R) • Validity Period: 26/05/2023 – 25/05/2028 • Advertising & Sales Permit No.: 11412-14/12-2026/1149(N)-(L) • Validity Period: 17/12/2024 – 16/12/2026 • Approving Authority: Majlis Perbandaran Kuala Selangor • Building Plan Reference No.: Bil. (51) DLM. MPKS 200.11/280/4/4/2023-01 (A) • Expected Date of Completion: February 2027 • Tenure Land: Freehold • Land Encumbrances: Nil • Restriction of Interest: Nil • Type of Property: 1-Storey and 2-Storey Bungalow • Total Units: 69 • 1-storey Bungalow Selling Price: RM2,573,000.00 (Min.) and RM5,235,000.00 (Max.) • 2-Storey Bungalow Selling Price RM2,980,000.00 (Min.) and RM4,278,000.00 (Max.) • 7% Bumiputra Discount • THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT

2-STOREY BUNGALOW (TYPE G)

Structure	Reinforced Concrete Frame	
Walls	Brick Wall	
Roof Covering	Concrete Roof Tiles / Reinforced Concrete Roof	
Roof Framing	Metal Roof Truss / Reinforced Concrete Frame	
Ceiling	Skim Coat / Plaster Ceiling	
Windows	Aluminium Framed Glass Window	
Doors	Main Entrance	Solid Timber Core Door
	Master Bedroom, Guest Bedroom, Bedroom 2 & 3, Junior Master Bedroom	Timber Flush Door
	Master Bath, Guest Bath, Powder, Bath 1, 2 & 3	Timber Flush Door
	Guest Bath	Timber Flush Sliding Door
	Others	Timber Flush Louvre Door / Timber Flush Door / PVC Folding Door / Aluminium Framed Swing Glass Door / Aluminium Framed Sliding Glass Door
Ironmongery	Quality Locksets	
Wall Finishes	Wet Kitchen	Wall Tiles up to 1500mm height / Plaster and Paint
	Master Bath , Guest Bath, Bath 1, 2 & 3, Powder, Toilet	Wall Tiles up to Ceiling Height
	Other Internal Walls	Plaster and Paint
	External Walls	Plaster and Paint
Floor Finishes	Ground Floor	
	Car Porch, Lanai 1, 2, 3 & 4	Floor Tiles
	Foyer / Living / Dining / Breakfast Area, Wet Kitchen	Floor Tiles
	Guest Room, Junior Master Bedroom, Staircase	Engineered Timber Floor
	Guest Bath, Bath 1 & Powder	Floor Tiles
	Maid's / Utility, Store 1, Toilet	Floor Tiles
	Yard	Prime Paver
	Other	Cement Render / Cement Screed
	First Floor	
	Master Bedroom, Family Area, Bedroom 2 & 3	Engineered Timber Floor
	Master Bath, Bath 2 & 3	Floor Tiles
	Balcony	Floor Tiles
	Store 2	Floor Tiles
	Other	Cement Render / Cement Screed
Sanitary and Plumbing Installation	Water Closet	7
	Wash Basin	8
	Shower	6
	Bathtub	1
	Kitchen Sink	1
Electrical Installation	Light Point	52
	Power Point	41
	Fan Point	9
	Air-Cond Point	8
	TV Point	4
	Water Heater Point	1
	Cooker Point	1
	Auto Gate Point	1
	Bell Point	1
	EV Charger Point	1
Internal Telephone Trunking and Cabling	Fibre Optic Cable & Socket	8
Fencing	Brick Wall with Mild Steel Grille	
Gate	Mild Steel Gate	

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