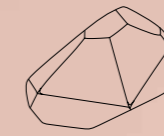


CLUSTER HOMES

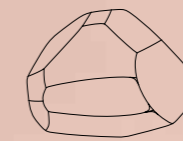
Quinton
RESIDENCES

*Unearth the Hidden Gem of
Greater Kuala Lumpur*



ODE OF THE CORNERSTONES

Crafted as an ode to the five essential elements that brings an urban community to life, Quinton Residences embodies the very essence of simple yet profound pleasures intertwined with modern luxuries — materialised into an inspiring synthesis of natural splendour and man-made marvels to call home.





*Set in Stone
in Nature's Embrace*

Journey Through **A**
TREASURE
TROVE
of Adventures

Filled with boundless fun and
tranquil respite that comes to life
in the heart of nature.

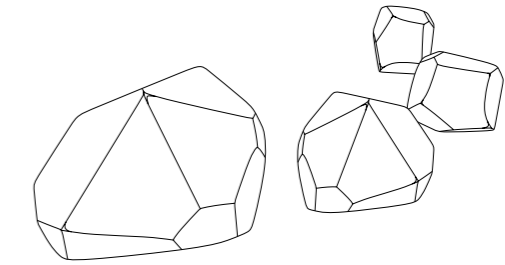
Seek shelter for pondering moments while watching young ones embark on a kaleidoscopic adventure.



Escape to a playground sculpted for discoveries.

Enter a realm where nature's lush work of art and man-made marvels come together to take you on a journey back to the golden age of outdoor play.

Bask in the rejuvenating fresh air of the great outdoors, amidst the embrace of towering trees and verdant green landscapes.



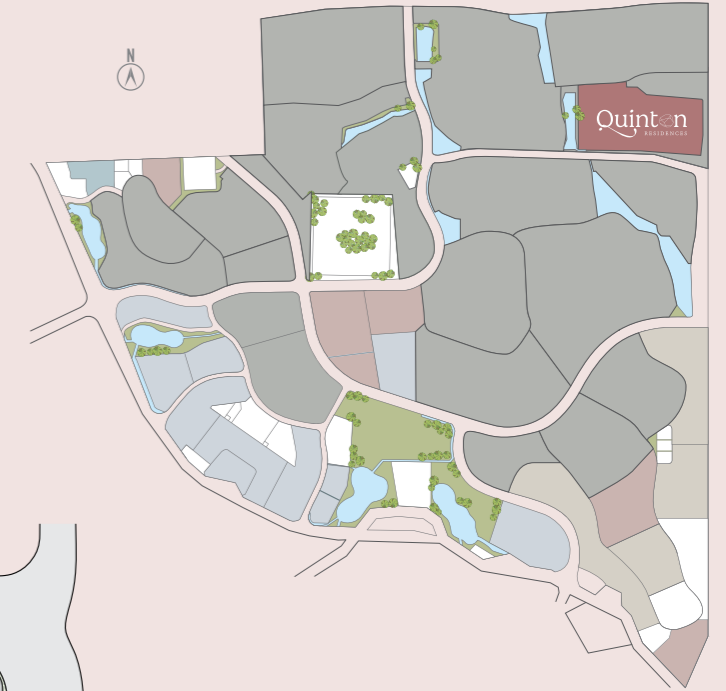
Take your feet on reflective morning strolls along the manicured pathways, or fill your evenings with laughter and adventure in the children's playground where memories of carefree play are rekindled with the little ones.



Rediscover the simple joys that life brings within the wonders of the natural world.

SITE LAYOUT PLAN

Quinton Residences



MASTER PLAN

Bandar Seri Coalfields



- TYPE A1 / A2**
 LAND SIZE 32' x 65'
 BUILT-UP 2,016 sf

- TYPE A3 / A4**
 LAND SIZE 46' x 65'
 BUILT-UP 2,016 sf

- TYPE B1 / B2**
 LAND SIZE 42' x 65'
 BUILT-UP 2,418 sf



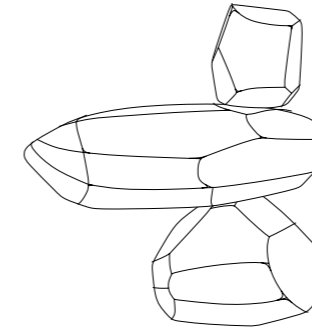
Etched
with
TIMELESS
ELEGANCE

Cradled in a quiet and verdant, low-density embrace paved with luxurious abodes, bringing a blend of modern luxury living and suburban tranquility.

Spacious and practical layouts go hand-in-hand with full-height windows and high ceilings to draw in nature's allure.



Carved for the comfort of modern everyday living.



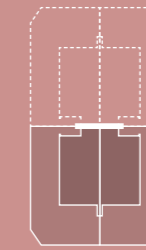
Uncover the sprawling and stylish cluster homes of Quinton Residences that are designed to draw families closer together.

Indulge in large open-concept communal areas to dine and revel in the company of loved ones, from yearly family feasts to movie nights on weekends.

Or quieten down in intimate spaces for moments of focus and reflection, be it with passion projects or self-care routines.

Furnished with four bedrooms and bathrooms, come home to your very own cocoon of comfort, with just the right amount of space for everyone.





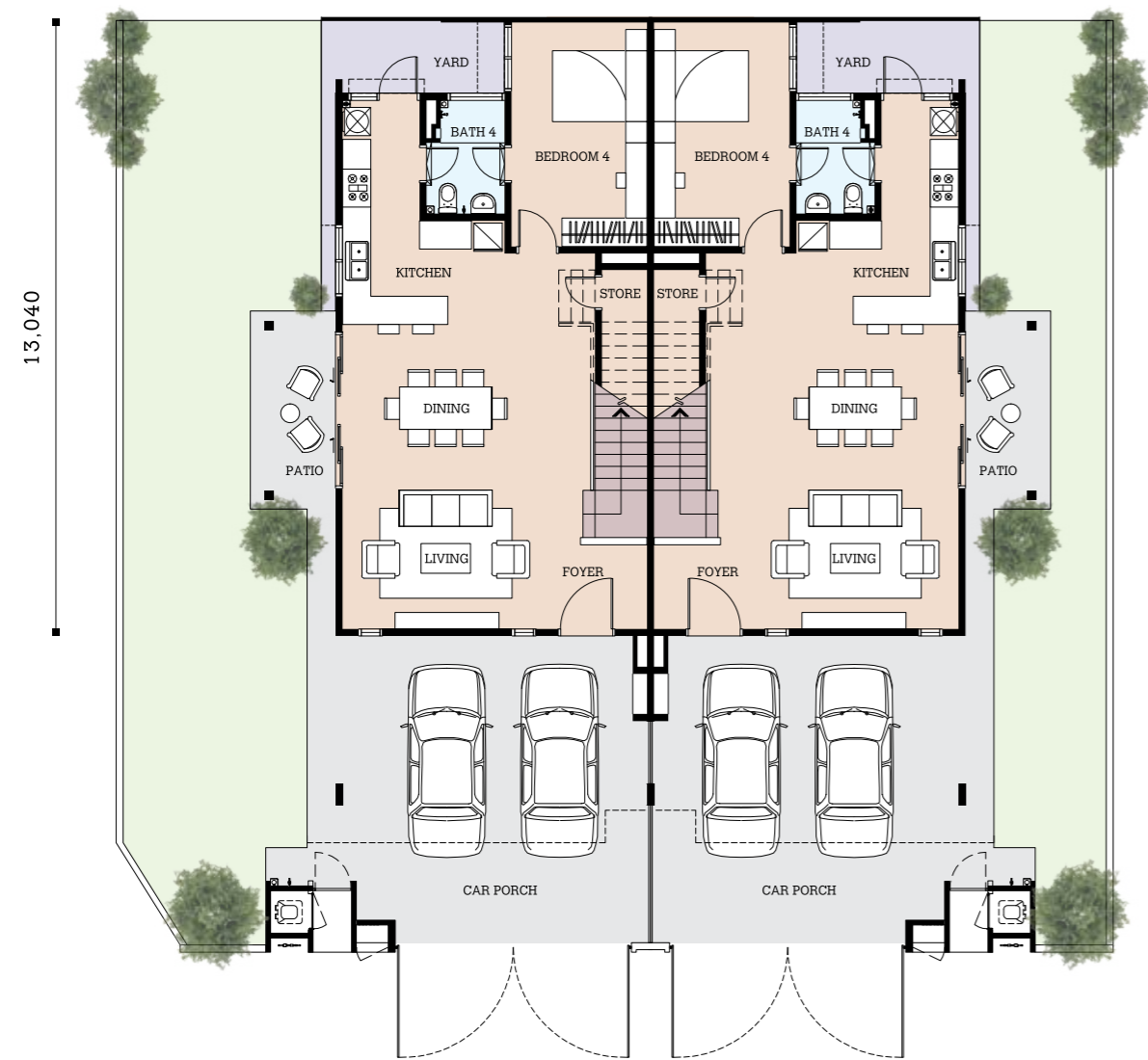
TYPE A

BUILT-UP 2,016 sf
 LAND SIZE 32' X 65' (Standard)
 46' X 65' (Corner Lot)



TYPE A3 / A4
CORNER
6,635

TYPE A1 / A2
STANDARD
6,635



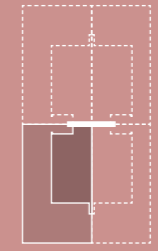
Ground Floor

TYPE A3 / A4
CORNER
6,635

TYPE A1 / A2
STANDARD
6,635



First Floor

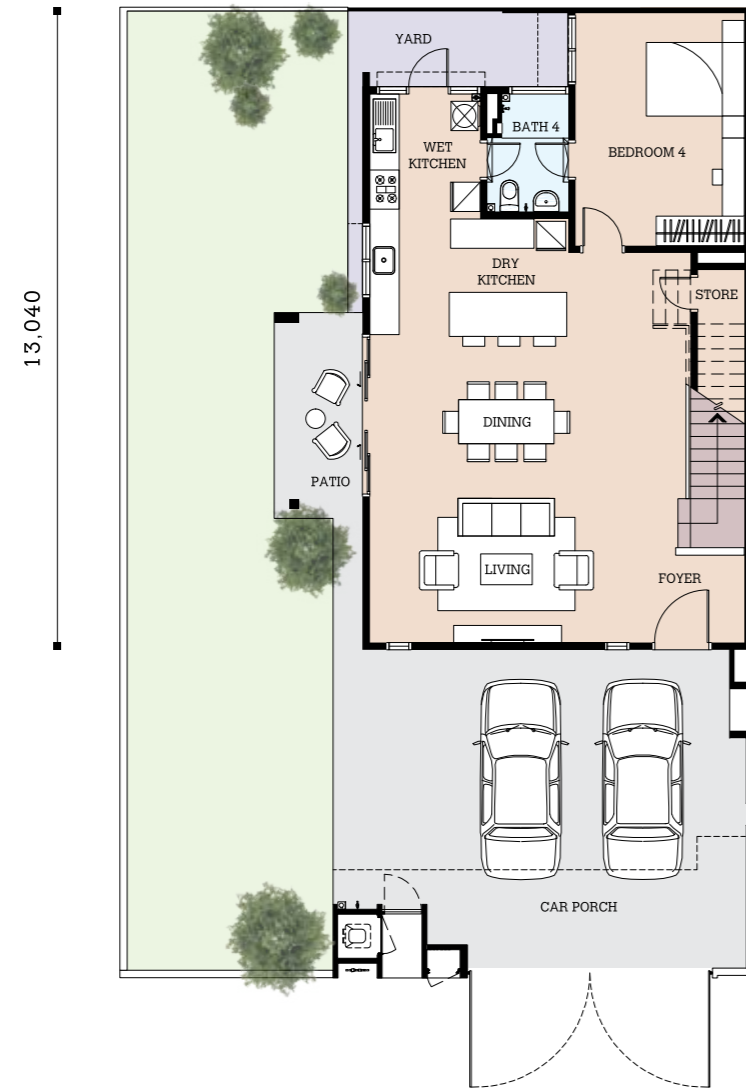


TYPE B

BUILT-UP 2,418 sf
 LAND SIZE 42' x 65' (End Lot)

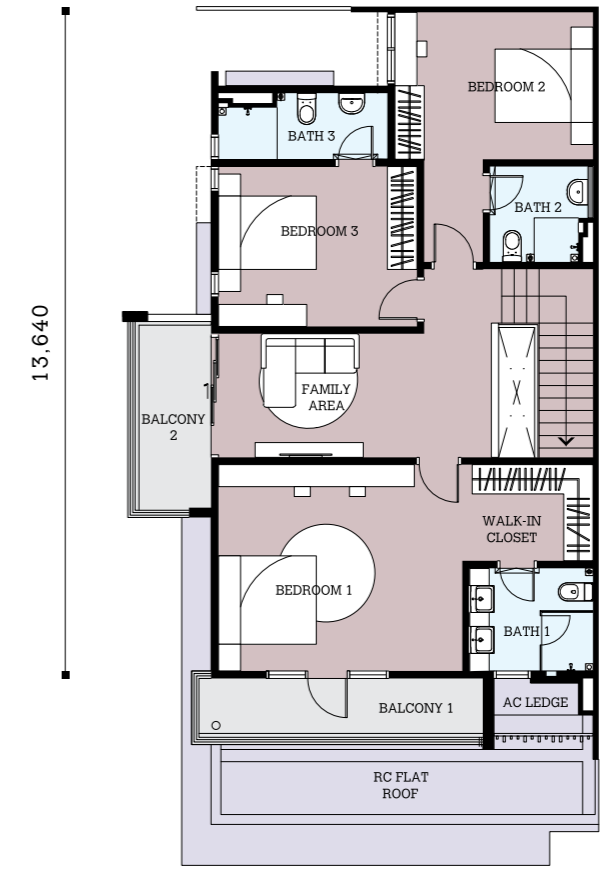
4 4

TYPE B1 / B2
 END LOT
 7.835



Ground Floor

TYPE B1 / B2
 END LOT
 7.835



First Floor

T Y P E A SPECIFICATIONS

Structure	:	Reinforced Concrete Frame	
Wall	:	Sand Bricks / Reinforced Concrete Wall	
Roofing Covering	:	Concrete Roof Tiles / Metal Roofing / Reinforced Concrete Roof	
Roof Framing	:	Metal Roof Trusses / Reinforced Concrete Frame	
Ceiling	:	Skim Coat / Plaster Ceiling	
Windows	:	Aluminium Framed Window	
Doors	:	Main Entrance Bedrooms Bathrooms Others	Solid Timber Core Door Timber Flush Door Timber Flush Door Aluminium Frame Sliding Door Timber Louvered Door Aluminium Glass Door
Ironmongery	:	Quality Locksets	
Wall Finishes	:	Kitchen All Bathrooms Other Internal Walls External Walls	Wall Tiles to 1.5m Height / Plaster and Paint Wall Tiles to Plaster Ceiling Height Plaster and Paint Plaster and Paint
Floor Finishes	:	Living, Dining, Bedroom 4 and Balcony Kitchen and Store Bedroom 1, 2, 3, Family and Staircase All Bathrooms Driveway and Car Porch Apron Slab	Floor Tiles Floor Tiles Engineered Timber Flooring Floor Tiles Floor Tiles Cement Screed
Sanitary and Plumbing Fittings	:	Wash Basin Pedestal WC Shower Set Kitchen Sink	5 Nos 4 Nos 4 Nos 1 No
Electrical Installation	:	Light Point Fan Point Air-cond Point 13 amp Socket Point 15 amp Socket Point TV Point Data Point Doorbell Point Auto Gate Point	32 Nos 7 Nos 7 Nos 25 Nos 1 No 2 Nos 2 Nos 1 No 1 No
Internal Telephone Trunking and Cabling	:	Fibre Optic Cable	
Fencing	:	Front, Side and Rear Fencing Gate	Brick Wall with M.S. Grille Mild Steel Gate
Additional Features	:	Booster Pump for Water Supply from Tank EV Charging Point Provision 25A Power Point Solar Water Heater for All Bathrooms (Shower Point) Conduit Provision for Future Solar Panels	

T Y P E B SPECIFICATIONS

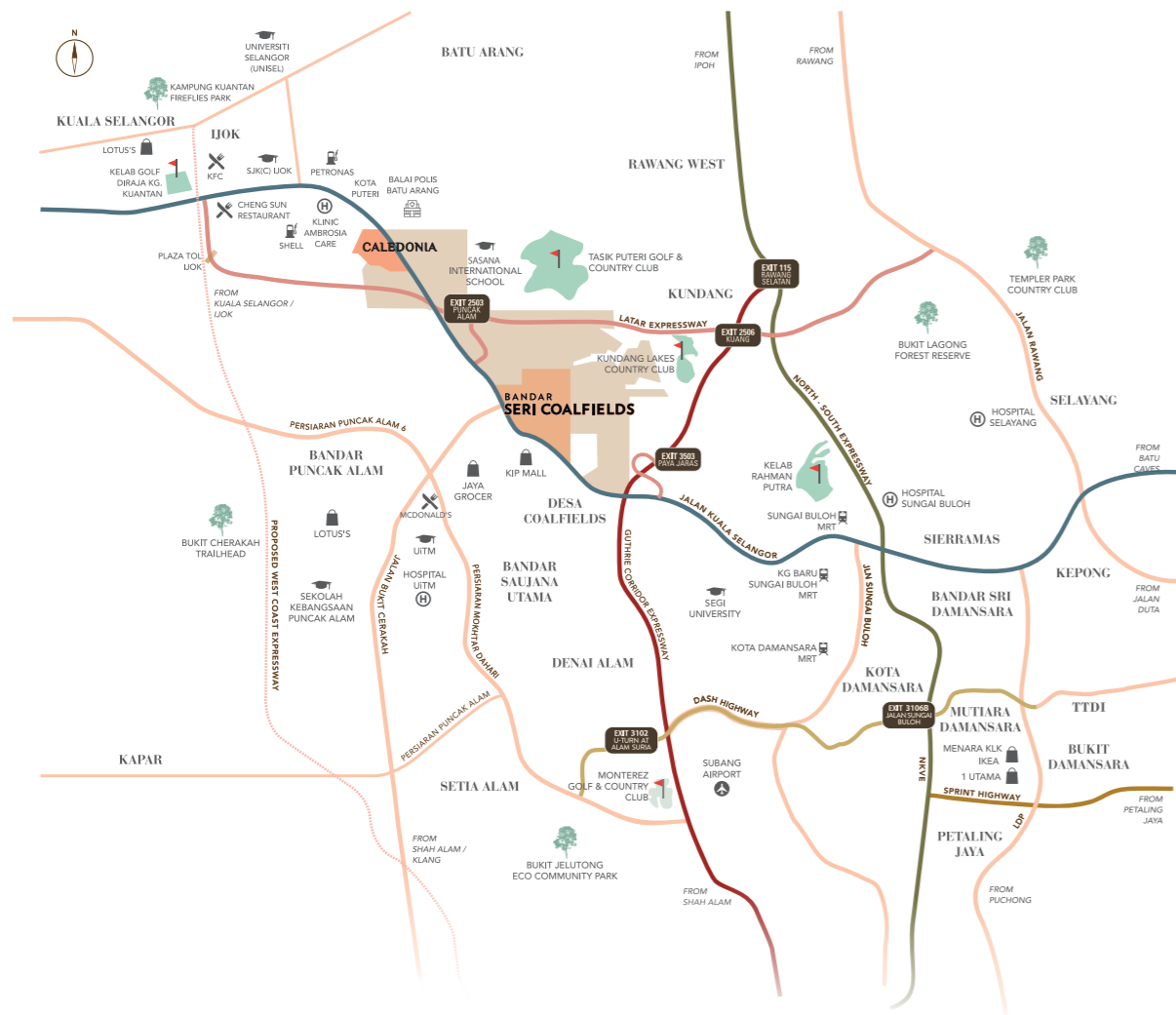
Structure	:	Reinforced Concrete Frame	
Wall	:	Sand Bricks / Reinforced Concrete Wall	
Roofing Covering	:	Concrete Roof Tiles / Metal Roofing / Reinforced Concrete Roof	
Roof Framing	:	Metal Roof Trusses / Reinforced Concrete Frame	
Ceiling	:	Skim Coat / Plaster Ceiling	
Windows	:	Aluminium Framed Window	
Doors	:	Main Entrance Bedrooms Bathrooms Others	Solid Timber Core Door Timber Flush Door Timber Flush Door Aluminium Frame Sliding Door Timber Louvered Door Aluminium Glass Door
Ironmongery	:	Quality Locksets	
Wall Finishes	:	Dry and Wet Kitchen All Bathrooms Other Internal Walls External Walls	Wall Tiles to 1.5m Height / Plaster and Paint Wall Tiles to Plaster Ceiling Height Plaster and Paint Plaster and Paint
Floor Finishes	:	Living, Dining, Bedroom 4 and Balcony Kitchens and Store Bedroom 1, 2, 3, Family and Staircase All Bathrooms Driveway and Car Porch Apron Slab	Floor Tiles Floor Tiles Engineered Timber Flooring Floor Tiles Floor Tiles Cement Screed
Sanitary and Plumbing Fittings	:	Wash Basin Pedestal WC Shower Set Kitchen Sink	5 Nos 4 Nos 4 Nos 2 Nos
Electrical Installation	:	Light Point Fan Point Air-cond Point 13 amp Socket Point 15 amp Socket Point TV Point Data Point Doorbell Point Auto Gate Point	33 Nos 7 Nos 7 Nos 26 Nos 1 No 2 Nos 2 Nos 1 No 1 No
Internal Telephone Trunking and Cabling	:	Fibre Optic Cable	
Fencing	:	Front, Side and Rear Fencing Gate	Brick Wall with M.S. Grille Mild Steel Gate
Additional Features	:	Booster Pump for Water Supply from Tank EV Charging Point Provision 25A Power Point Solar Water Heater for All Bathrooms (Shower Point) Conduit Provision for Future Solar Panels	

A Diamond in the Rough by the Suburbs of Sungai Buloh

Ensnoced in tranquil landscapes, Quinton Residences emerges within the captivating family-centric township of Bandar Seri Coalfields with quiet confidence and a modern English charm.

Adorned with a sprawling premium resident's clubhouse alongside nearby amenities including an upcoming retail mall and Chinese school as well as education centres and a 50-acre Central Park, it offers residents the best of modern luxury living amidst serene suburban atmospheres.

Accessible via a plethora of major highways and roads including LATAR Expressway, GCE, NKVE, NSE, DASH, WCE, and Jalan Kuala Selangor, Quinton Residences is set within a quick 30 minutes' drive to Klang Valley's hotspots including Petaling Jaya and Subang Jaya.



03-6184 3888

013-673 3030

www.klklnd.com.my



Subsidiary of Kuala Lumpur Kepong Berhad

Developer: KL Kepong Country Homes Sdn Bhd (261277-W) | Address: Suite 1A-1, Level 1, Menara KLK, No. 1 Jalan PPU 7/6, 47810 Petaling Jaya, Selangor Darul Ehsan Tel: 03-77261868 | Developer's License No: 11412/06-2028/0764/RU | Validity Period: 28/05/2023 - 25/05/2028 | Advertising & Sales Permit No: 11412-15/06-2025/0707(N)-L1 | Validity Period: 16/06/2023 - 15/06/2025 | Approving Authority: Kuala Selangor Municipal Council | Building Plan Approval No: BIL(32)DLM MDK5/280/4/4/2020-03(A) | Expected Date of Completion: July 2025 | Tenure of Land: Freehold | Land Encumbrances: NIL | Restriction of Interest: NIL | Total No. of Units: 128 Units (Type A: 112 & Type B: 16) | Property Type: Cluster Home Link House | Authority Approved Selling Price: 2 Storey Semi-D Cluster (Type A: RM1,194,960.00 (Min.) - RM1,413,360.00 (Max.) & Type B: RM1,570,560.00 (Min.) - RM1,618,560.00 (Max.) | Bumiputera Discount: 7% | THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT.

Disclaimer: All art renderings and photograph contained in this circular are artist's impressions only. The developer reserves the right to modify any parts of the development or documents as directed or approved by relevant authorities. All plans, layouts, information and specifications are subject to change and cannot form part of an offer and contract presentation.

