



RIMBA  
VILLE

@Kulim Utama Fasa 3

FREEHOLD | KULIM HI-TECH | ZONE I

[rimbaville.my](http://rimbaville.my)

# Your Home, Your Getaway

Nestled in the thriving heart of Kulim and just moments from Kulim Hi-Tech Park, Rimba Ville is thoughtfully envisioned as a tropical escape for modern families. Here, life moves at a gentler pace. The air feels fresher. The streets are calmer. The spaces are wider. This is a home designed not only for living but for returning.

Returning to *Balance*

Returning to *Connection*

Returning to *Yourself*

Because at **RIMBA VILLE**  
*everyday should feel like an escape.*



Rimba Ville is built on a simple yet powerful philosophy that a home should offer the calm and comfort of tropical living while remaining connected to the opportunities of a growing city.

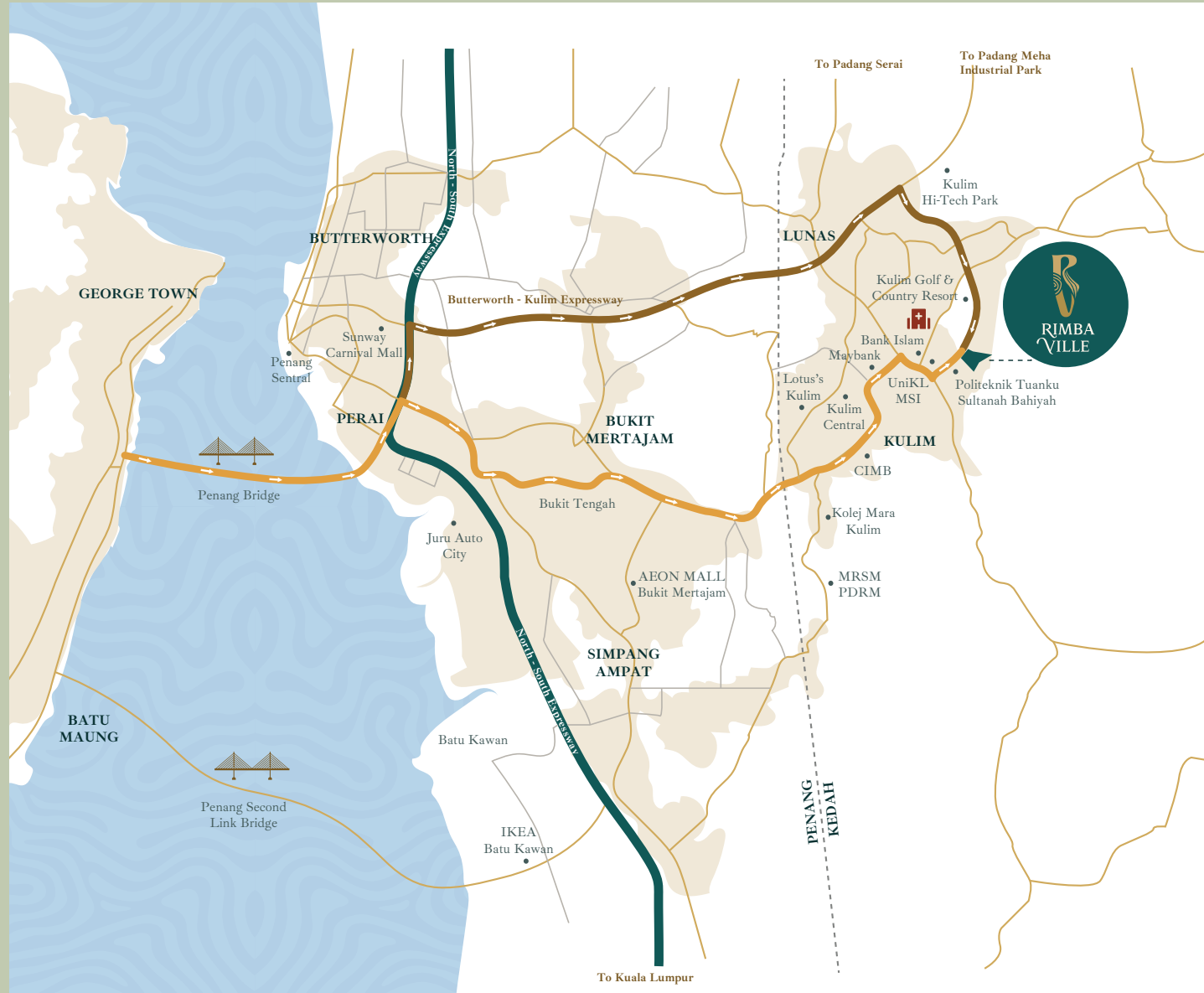
Comprising 918 homes across thoughtfully planned precincts, this gated and guarded freehold community is surrounded by lush landscapes, tree-lined boulevards and walkable green corridors that bring the essence of tropical living into daily life. More than 9 acres of greenery and 7 thematic parks are seamlessly integrated into the masterplan, creating refreshing open spaces throughout the neighbourhood.

Morning jogs unfold beneath shaded pathways. Children play freely across open lawns and playgrounds. Evenings are softened by gentle breezes drifting across eco ponds and landscaped gardens.



Tropical Living,  
in Everyday Life

# Perfectly Located, Effortlessly Connected



Enjoy the tranquility of a private enclave while remaining well-connected to the world around you. Strategically located in Kulim Hi-Tech, Rimba Ville offers close proximity to everyday conveniences, schools, dining and retail destinations.

With seamless access via the North-South Expressway and the Butterworth-Kulim Expressway, commuting and travel are effortless, giving you the perfect balance of peace and accessibility.



# Life made Convenient,

Key amenities, transport links and everyday essentials are just moments away. Here, convenience blends seamlessly with the tranquil community, offering a lifestyle that is both connected and worry-free.



# All Within Easy Reach



Within an approximate 10 km radius, residents benefit from:

- Over 8 education institutions
- Multiple healthcare facilities
- More than 10 public amenities
- Several retail destinations
- Established sport and recreational facilities



## EDUCATION HUBS

- 1.6 km Politeknik Tuanku Sultanah Bahiyah
- 1.9 km UniKL-MSI
- 4.1 km SK Tunku Abdul Malik
- 4.7 km SMK Sultan Badlishah
- 5.0 km SK Taman Hi-Tech
- 5.1 km SMK Taman Hi-Tech
- 7.3 km SJK(T) Ladang Wellesley
- 9.1 km Kulim MARA College
- 11.0 km MRSM PDRM



## SHOPPING

- 6.2 km Kulim Central
- 7.4 km TF Value-Mart
- 11.4 km Lotus's Kulim



## HEALTHCARE HUBS

- 3.3 km Kulim Hospital
- 3.3 km Naura Clinic
- 3.4 km Dr. Radhiya Razif
- 3.6 km Sonobee Ultrasound
- 3.6 km Dr. Halimah Clinic
- 4.7 km Lourdes Polyclinic
- 8.7 km Taman Selasih Health Clinic



## LIFESTYLE

- 3.0 km Kulim Golf & Country Resort
- 4.0 km KHTP Sports Complex
- 5.3 km Stadium Kulim
- 8.7 km Kulim Bird Park



## PUBLIC AMENITIES

- 0.8 km Kulim Hi-Tech Park
- 1.9 km JPN Kulim
- 2.1 km LHDN Kulim
- 2.2 km JPJ Kulim
- 2.7 km KWSP Kulim
- 2.7 km Shell
- 4.0 km Petronas
- 7.0 km Post Office
- 2.6 km Bank Islam
- 2.8 km MBSB Bank
- 4.5 km Maybank

# Experience a Secured & Refined Living



Guardhouse with controlled access



Security monitoring & CCTV



Gated with perimeter fencing



Underground cabling

True luxury begins with feeling safe. Rimba Ville is designed as a fully gated and guarded neighbourhood, supported by security system, CCTV and perimeter fencing. Underground cabling preserves clean streetscapes while enhancing safety and visual harmony.

Within these secure boundaries, families can move freely and confidently. Children cycle within the neighbourhood. Neighbours greet one another on evening walks. Life flows naturally, uninterrupted by worry.

Security here is not just infrastructure, it is reassurance built into daily living.



 **KULIM UTAMA FASA 3**  
@ RIMBA VILLE

## LEGEND

- 2 Storey Terrace (20' x 70')
- 2 Storey Cluster (35' x 70')
- 1 Storey Cluster (35' x 70')
- 1 Storey Semi-D (35' x 70')
- 1 Storey Terrace (20' x 70')
- 1 Storey Affordable Terrace (20' x 70')



- |                             |                          |                                   |
|-----------------------------|--------------------------|-----------------------------------|
| <b>1</b> Entrance Gateway   | <b>7</b> Pocket Park     | <b>13</b> Perimeter Jogging Trail |
| <b>2</b> Iconic Signage     | <b>8</b> Leisure Park    | <b>14</b> Eco Pond 2              |
| <b>3</b> Centre Boulevard   | <b>9</b> Sport Park      | <b>15</b> Adventure Zone          |
| <b>4</b> Linear Park        | <b>10</b> Evergreen Park | <b>16</b> Community Green         |
| <b>5</b> Central Roundabout | <b>11</b> Viewing Deck   | <b>17</b> Playfield Park          |
| <b>6</b> Centre Park        | <b>12</b> Eco Pond       | <b>18</b> Mini Retreat            |

# An Escape Within a Growing City

Immerse yourself in a tranquil haven where modern living meets the healing power of nature. From peaceful nature trails to refreshing sports courts and serene meditation gardens, every part of your home invites you to connect with nature and awaken your senses.

A place where children grow up with space to explore. Where professionals return home to recharge. Where families build memories against a backdrop of greenery and calm.

In the heart of Kulim's progress stands an escape designed for balance.



*Pocket Park*



Artist's Impression

# Live Within a Vibrant, *Flourishing Community*

In a world where urban density often replaces greenery, Rimba Ville preserves what truly matters breathing space. More than **9 acres** of landscaped grounds shape the soul of the development, featuring curated gardens, eco ponds, jogging & hiking trails and community parks designed for both recreation and reflection. These spaces encourage healthier routines, spontaneous family moments and meaningful community interaction.

*A morning workout in the wellness garden.*

*A quiet afternoon by the water's edge.*

*A simple sunset stroll along tree-lined paths.*



Sport Park



Central Park



Pocket Park

Modern life demands flexibility, and Rimba Ville answers with homes designed for evolving lifestyles. The spacious **double-storey terrace homes** sit on **20' x 70'** land with a generous **2,117 square feet built-up area**, offering **four bedrooms and three bathrooms**. Upstairs family halls provide quiet retreats, while practical features such as **parcel drop boxes, refuse compartments and auto-gate points** make daily routines easier.

*Where Refined Design  
Meets Functional Excellence*





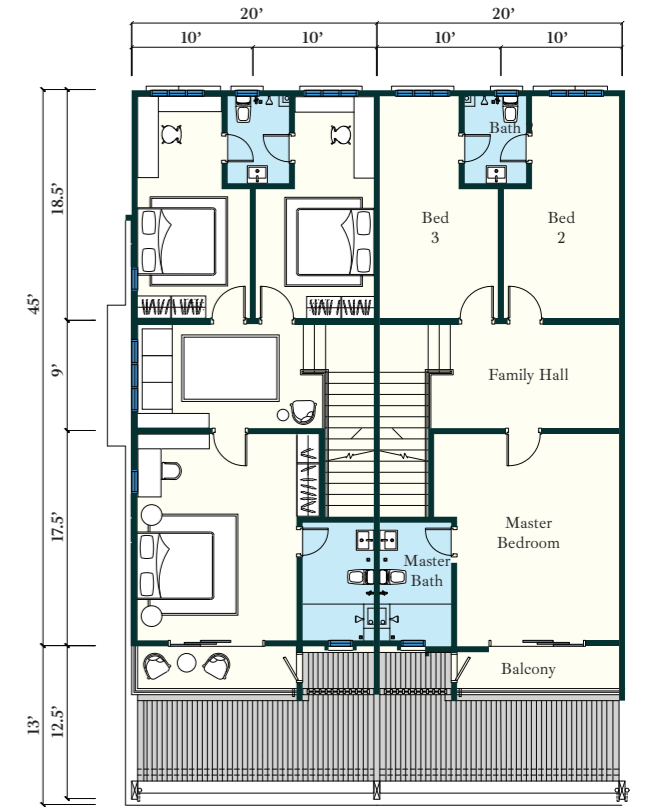
# DOUBLE-STOREY TERRACE

Land Size  
**20' x 70'**

Built Up Size  
**2,117 sqft**

Bedrooms  
**4**






Bathrooms  
**3**

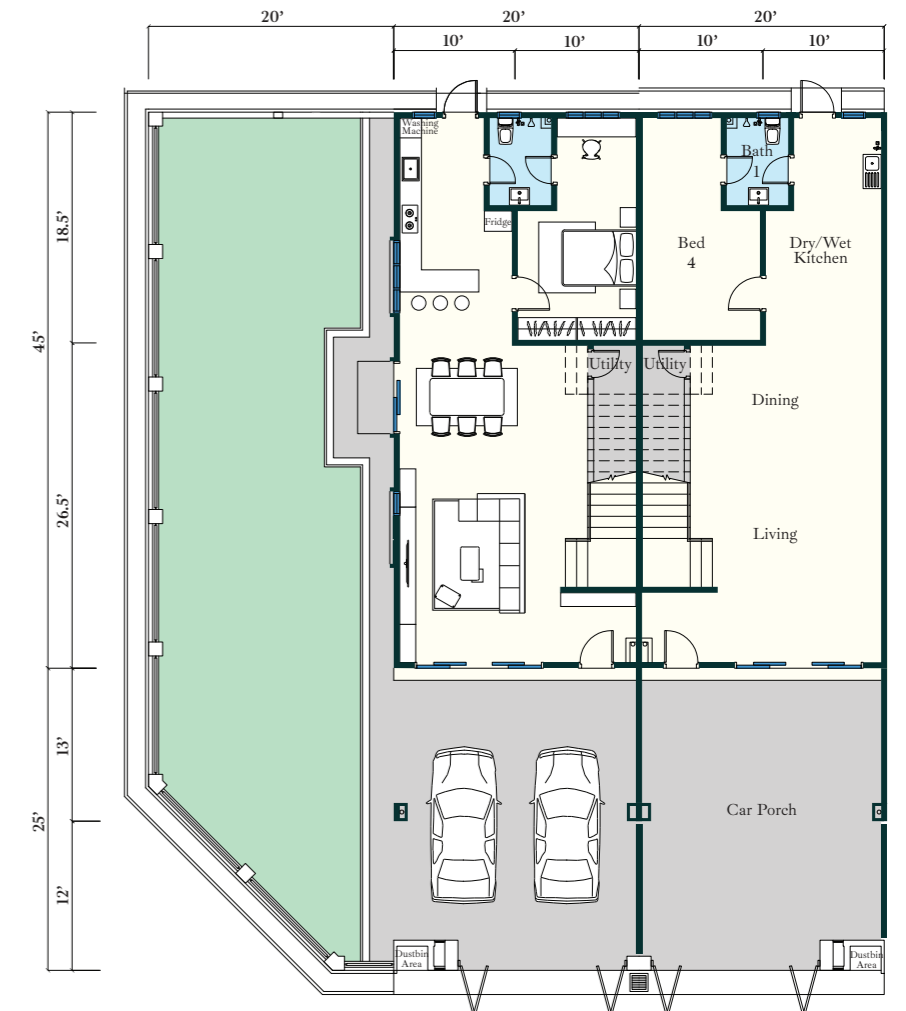


First Floor

Step into a home designed for both comfort and sophistication. Thoughtful design, quality finishes, and flexible spaces create a nurturing environment where your family can thrive. Residents enjoy seamless digital connectivity and strong infrastructure that support work-from-home arrangements and hybrid lifestyles. Open-plan living areas allow smooth transitions between productivity and family time, while fibre-ready provisions ensure your home is future-ready.



-  Modern and flexible layout to fit with lifestyle
-  Parcel drop box
-  Refuse compartments
-  Extended layout
-  Fibre-ready connections



Ground Floor

- 1 Refuse Compartment
- 2 Parcel Dropbox
- 3 Autogate Point
- 4 Concrete Imprint Floor Finish
- 5 Wide Open Plan Layout
- 6 2' x 2' Tiles
- 7 Fully Extended Layout
- 8 Balcony
- 9 A/C Ledge Compartment
- 10 Aircond Point
- 11 Family Area
- 12 Water Heater Point (Bathroom)

# Built for Everyday Comfort



Every home at Rimba Ville reflects careful consideration of durability, quality and long-term liveability. From its robust reinforced concrete framework to its well-planned interior spaces, each detail is designed to support comfort and functionality for modern families.

More than just a place to live, Rimba Ville is a home built to stand the test of time. With freehold ownership, it offers not only lasting value but also the assurance of permanence within a thriving and expanding township, making it a legacy you can confidently pass on to future generations.

“  
**A HOME & LEGACY**  
*for the future.*  
 ”

## SPECIFICATIONS

<b>Structure</b>	Reinforced concrete framework		
<b>Ceiling</b>	Plaster ceiling / Skim coat / Asbestos free ceiling sheets		
<b>Wall</b>	Cement sand brick with plaster & skim coat finish		
<b>Roofing</b>	Concrete roof tiles + Metal Roofing		
<b>Floor Finishes (Internal)</b>	Tiles		
<b>Floor Finishes (Car Porch)</b>	Concrete Imprint		
<b>Wall Finishes</b>	Weather coat paint (External) Emulsion paint (Internal)		
<b>Windows</b>	Dark grey powder coated aluminium panel frame with glass		
<b>Door</b>	<b>Living</b>	Semi solid decorative door  Dark grey powder coated aluminium panel frame with glass sliding door	
	<b>Bedroom</b>	Laminated flush Door	
	<b>Bathroom</b>	Laminated flush door	
	<b>Kitchen (Back door)</b>	M.S. Door	
<b>Lockset</b>	Quality lock sets		
<b>Gate</b>	M.S. folding gate		
<b>Fencing</b>	5 ft cement brick wall with/without M.S. Grille		
<b>Plumbing and Sanitary</b>		<i>Corner Unit</i>	<i>Intermediate &amp; End Unit</i>
	Pedestral W.C.	3 nos	3 nos
	Wash basin	3 nos	3 nos
	Shower head	3 nos	3 nos
<b>Electrical Installation</b>	Lighting point	15 points	14 points
	2-way lighting point	3 points	3 points
	Power point	15 points	15 points
	Fan point	7 points	7 points
	Air-con point	5 points	5 points
	Gate light point	2 points	2 points
	Door bell point	1 points	1 points
	TV Astro point	1 points	1 points
	Auto gate point	1 points	1 points
	Water heater point	3 points	3 points
	Fibre wall socket	1 points	1 points
	Fibre termination box	1 points	1 points
	M&E Cable phase	Single Phase	Single Phase
<b>Built-in conveniences</b>	Parcel dropbox	Provided	
	Refuse compartment	Provided	
<b>Infrastructure</b>	TNB Cable	Underground	
	TM Cable	Underground	

For enquiries, please call or visit us at:

**Sales Gallery (Kulim)**  
 940, Jalan Lembah Impiana 5,  
 Lembah Impiana III, 09000 Kulim, Kedah.  
 Monday to Friday | 8.30 am to 5.30 pm

**012-401 0246**  
 oib.my

Oriental Interest Berhad (199301017406 / 272144-M) | TAMAN KULIM UTAMA | Pemaju: OIB Properties (K) Sdn. Bhd. 198201006111 (85865-K) | No. Lesen: 2998/01-2029/1516(A) | Tempoh Sah: 27/1/2024 - 26/1/2029 | No. Permit: 2998-49/04-2028/0259(N)-(L) | Tempoh Sah: 3/4/2026 - 2/4/2028 | Pihak Berkuasa yang Meluluskan Pelan Bangunan: PBT Taman Perindustrian Hi-Tech Kulim | No. Kelulusan Pelan Bangunan: (3)PBT/1/1/86/3-19 JLD.8 | Rumah Teres 2 Tingkat Jenis A | Fasa II B | 158 Unit | Harga: RM22,725 (min.) - RM25,930 (maks.) | Tarikh Dijangka Siap: Feb 2028 | Bebanan Tanah: Tiada | Pegangan: HAK MILIK KEKAL | Diskaun 5% untuk Lot Melayu | PENAFIAN: Segala maklumat yang terkandung di sini, termasuk spesifikasi, pelan, ukuran dan lukisan, tertakluk pada perubahan tanpa pemberitahuan, sebagaimana mungkin dikehendaki oleh pihak berkuasa atau pakar perunding dan pihak pemaju dan tidak bermaksud untuk membentuk dan tidak boleh membentuk sebahagian daripada apa-apa tawaran atau kontrak. Semua ukuran dan lukisan hanya gambaran pelukis sahaja. | \*TERTAKLUPADA TERMA DAN SYARAT | | IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEJAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY.

