



RIMBA
VILLE

@ Kulim Utama Fasa 3

FREEHOLD | KULIM HI-TECH | ZONE III

rimbaville.my



**EXCLUSIVE & PRIVATE
COMMUNITY**

With only 102 units for a peaceful and low-density living environment.



**BUILT FOR EVERYDAY
CONVENIENCE**

Includes parcel drop-box and refuse compartment for modern comfort.



**EXCELLENT
CONNECTIVITY**

Strategic location with close proximity to amenities and easy access to BKE Highway

A Touch of Comfort & Class

Introducing Rimba Ville III, an exclusive low-density development designed for those who value both comfort and modern elegance. Featuring single-storey semi-detached, cluster and terrace homes Rimba Ville III offers a perfect balance between privacy, practicality, and premium living.

Each home is built with thoughtful details and quality finishes, creating a warm and welcoming space for your family to enjoy for years to come.

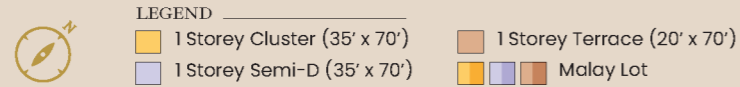


Single Storey
Cluster / Semi-D | 35' x 70' Land Area | 1,481 sq.ft. Built-Up Area | 3 Bed | 2 Bath

Single Storey
Terrace | 20' x 70' Land Area | 1,099 sq.ft. Built-Up Area | 3 Bed | 2 Bath



SITE PLAN

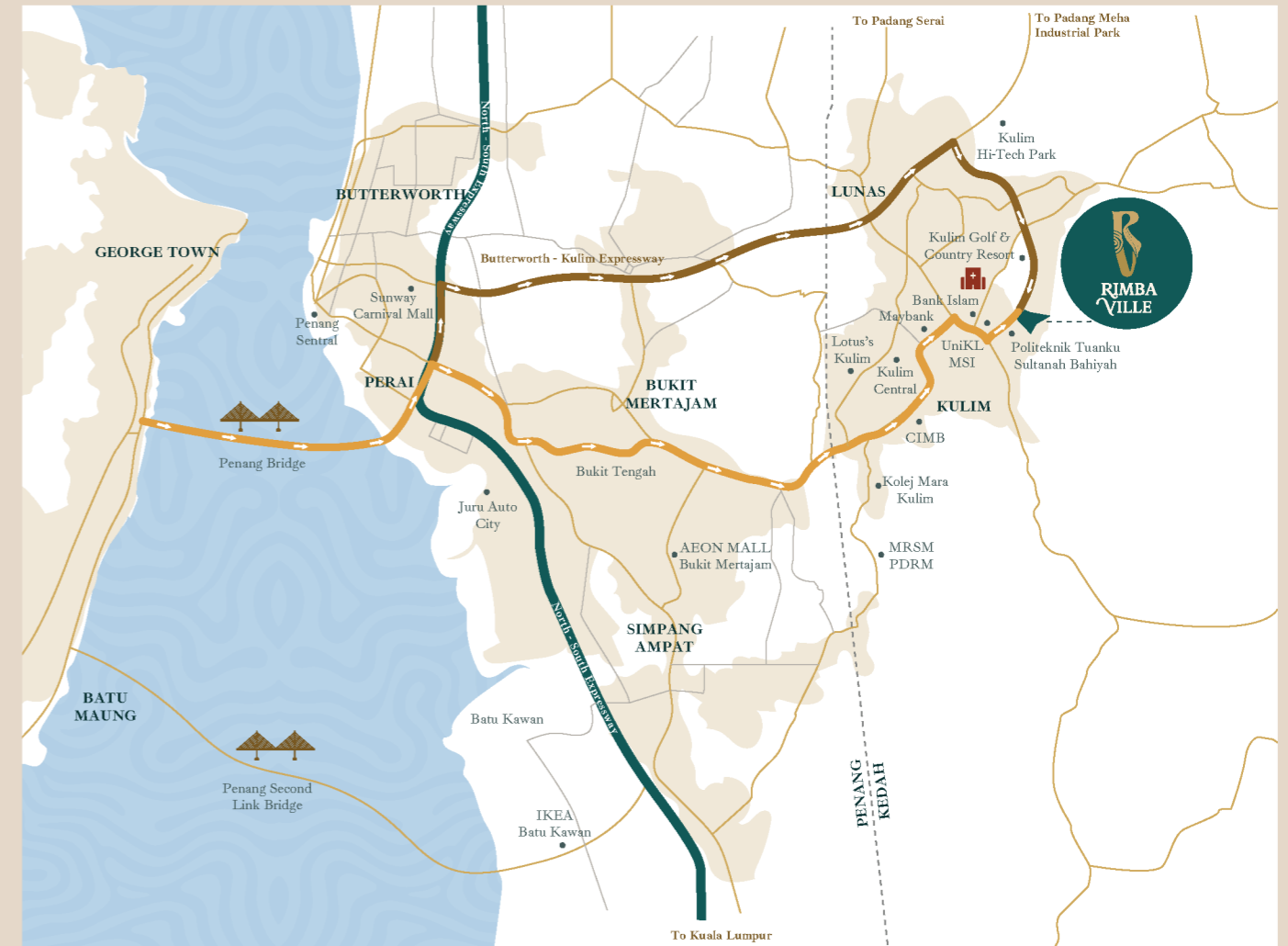


SPECIFICATIONS

Structure	Reinforced concrete framework			
Ceiling	Plaster ceiling / Skim coat / Asbestos free ceiling sheets			
Wall	Cement sand brick with plaster & skim coat finish			
Roofing	Concrete roof tiles + Metal Roofing			
Floor Finishes (Internal)	Tiles			
Floor Finishes (Car Porch)	Concrete Imprint			
Wall Finishes	Weather coat paint (External) Emulsion paint (Internal)			
Windows	Dark grey powder coated aluminium panel frame with glass			
Door	Living	Semi solid decorative door Dark grey powder coated aluminium panel frame with glass sliding door		
	Bedroom	Laminated flush Door		
	Bathroom	Laminated flush door		
	Kitchen (Back door)	M.S. Door		
Lockset	Quality lock sets			
Gate	M.S. folding gate			
Fencing	5 ft cement brick wall with/without M.S. Grille			
		Semi-D	Cluster	Terrace
Plumbing and Sanitary	Pedestral W.C.	2 nos	2 nos	2 nos
	Wash basin	2 nos	2 nos	2 nos
	Shower head	2 nos	2 nos	2 nos
Electrical Installation	Lighting point	10 points	11 points	9 points
	Power point	13 points	13 points	11 points
	Fan point	5 points	5 points	5 points
	Air-con point	4 points	4 points	2 points
	Gate light point	2 points	2 points	2 points
	Door bell point	1 points	1 points	1 points
	TV Astro point	1 points	1 points	1 points
	Auto gate point	1 points	1 points	1 points
	Water heater point	2 points	2 points	2 points
	Alarm point	1 points	1 points	1 points
	Fibre wall socket	1 points	1 points	1 points
	Fibre termination box	1 points	1 points	1 points
	M&E Cable phase	Single Phase	Single Phase	Single Phase
Built-in conveniences	Parcel dropbox	Provided	Provided	Provided
	Refuse compartment	Provided	Provided	Provided
Infrastructure	TNB Cable	Underground	Underground	Underground
	TM Cable	Underground	Underground	Underground

LOCATION

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.



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
4.7 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	KPJ 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



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: 2998-48/04-2028/0258(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/1/86/3-19 JLD.8 | Fasa 2 A | Rumah Berkembar 1 Tingkat | 10 Unit | Harga: RM687,700 (min.) - RM848,873 (maks.) | Rumah Kluster 1 Tingkat | 28 Unit | Harga: RM622,725 (min.) - RM761,300 (maks.) | Rumah Teres 1 Tingkat | 64 Unit | Harga: RM412,965 (min.) - RM543,950 (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 pemakluman, 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. | *TERTAKLUK PADA TERMA DAN SYARAT | | IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY.