

RESIDENSI
BAYU
DAMAI



PRESTIGIOUS ADDRESS

An Urban *Retreat*

Surrounded by nature's sanctuary on the inside and shimmering city light on the outside, you are in the centre of them all—one of the best spots of the Greater Kota Kinabalu.

When nature's charm meets urban convenience at RESIDENSI BAYU DAMAI, enjoy the brilliance of landscaped outdoor spaces specially designed by the international award-winning landscape architect, Salad Dressing, and the city's sensational activities beyond your home.



Artist's Impression Only



Artist's Impression Only

S O P H I S T I C A T E D O A S I S

Alluring Lifestyle

Luxury is present in various forms the moment you step into the residence. From the outdoor nature's elegance seamlessly flowing to the indoor earthy ambience, every corner is crafted to rejuvenate minds, ensuring every homecoming is a unique experience.

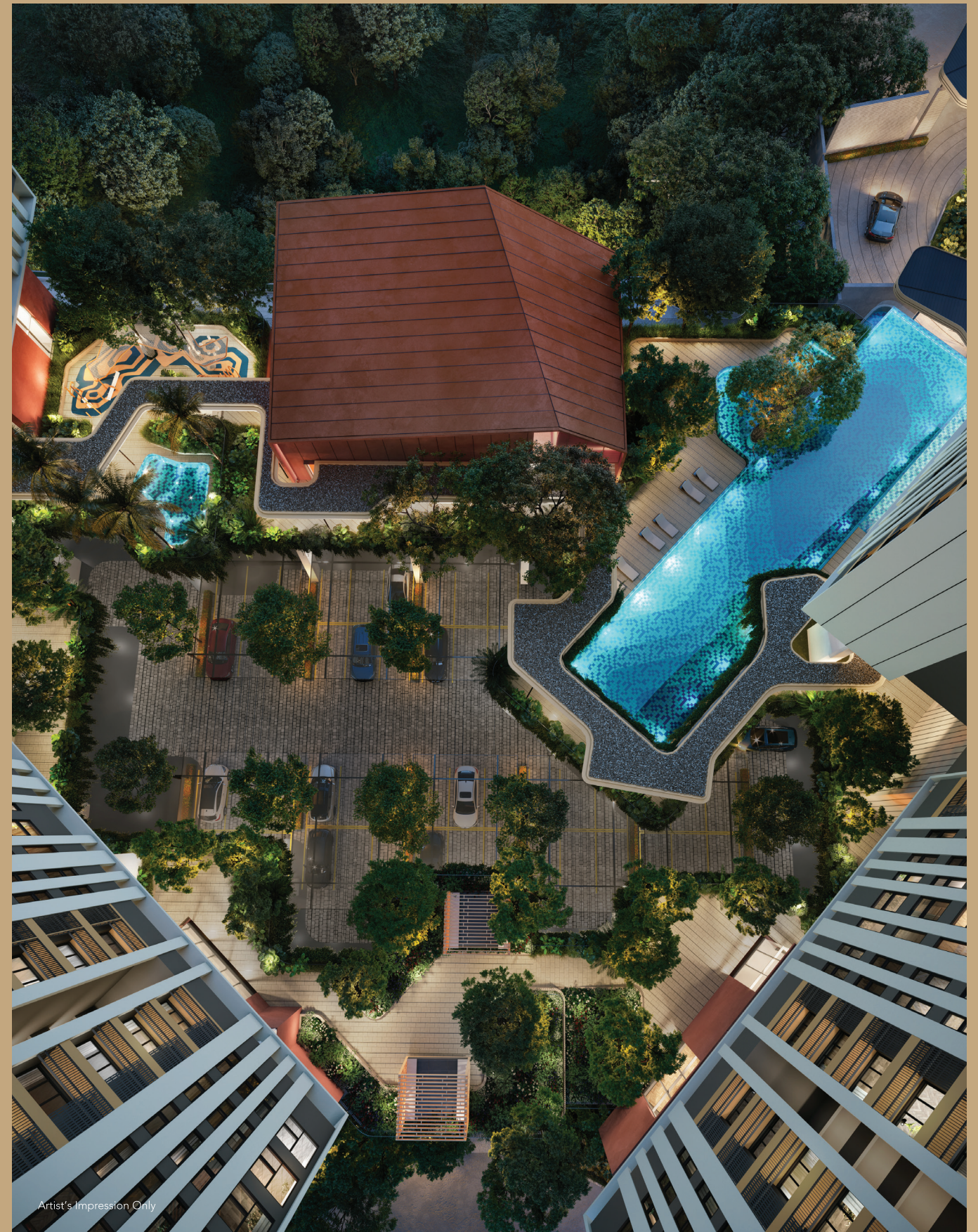


Artist's Impression Only

OUTDOOR HAVEN

Infinite Beauty

A beautiful haven uniquely made for extraordinary outdoor moments. Dive into the calm waters or relax by the lounge overlooking the idyllic foliage while enjoying the gentle breeze, accompanied by its tranquil environment. This is a perfect spot for solo or group retreats.





Artist's Impression Only



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S O C I A L A R E N A

Game On

Diverse sports and recreational spaces to keep you active while fostering connections with friends and the community enjoyably and healthily.



Artist's Impression Only



Artist's Impression Only

ENTERTAINMENT HALLS

Pristine Pleasure

Recharge, socialise, or train in these functional and comfortable recreational halls. From a fitness gym equipped with a rock climbing wall to the games room and outdoor cinema, each space is designed to unleash your leisure endeavours and discover new interests.

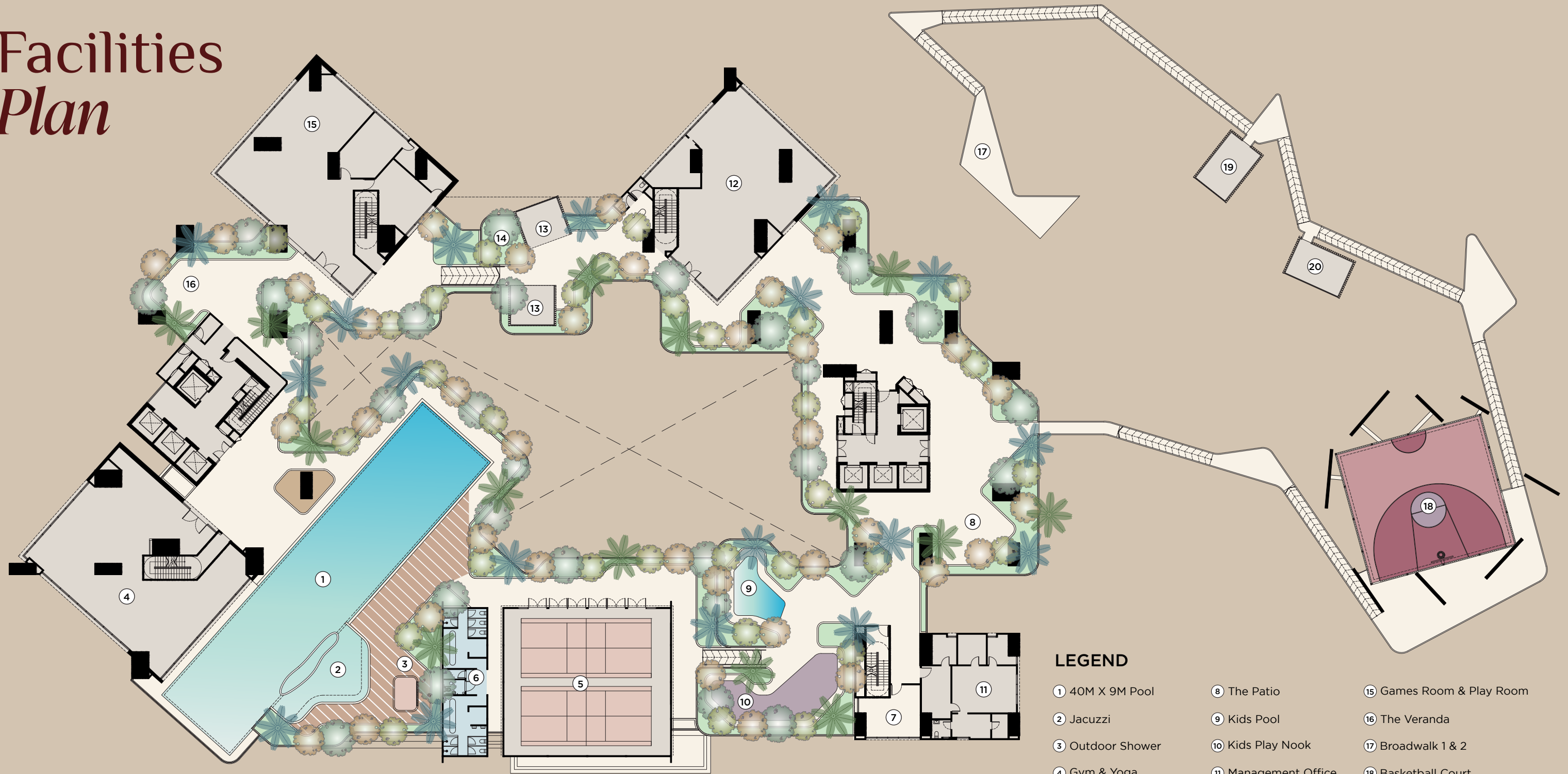


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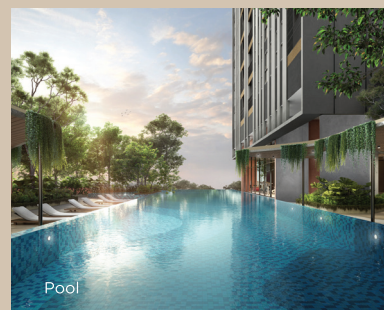
Artist's Impression Only

Facilities Plan



LEGEND

- | | | |
|--|----------------------|--------------------------|
| ① 40M X 9M Pool | ⑧ The Patio | ⑮ Games Room & Play Room |
| ② Jacuzzi | ⑨ Kids Pool | ⑯ The Veranda |
| ③ Outdoor Shower | ⑩ Kids Play Nook | ⑰ Broadwalk 1 & 2 |
| ④ Gym & Yoga | ⑪ Management Office | ⑱ Basketball Court |
| ⑤ Badminton Court / Multi-purpose Hall | ⑫ Multi-purpose Room | ⑲ Reading Pavilion |
| ⑥ Change Room | ⑬ BBQ Pavilion 1 & 2 | ⑳ Yoga Pavilion |
| ⑦ Kids Play Room | ⑭ Herbs Garden | |



Floor Plans

Type A

2 Rooms
2 Bathrooms
1 Car Park

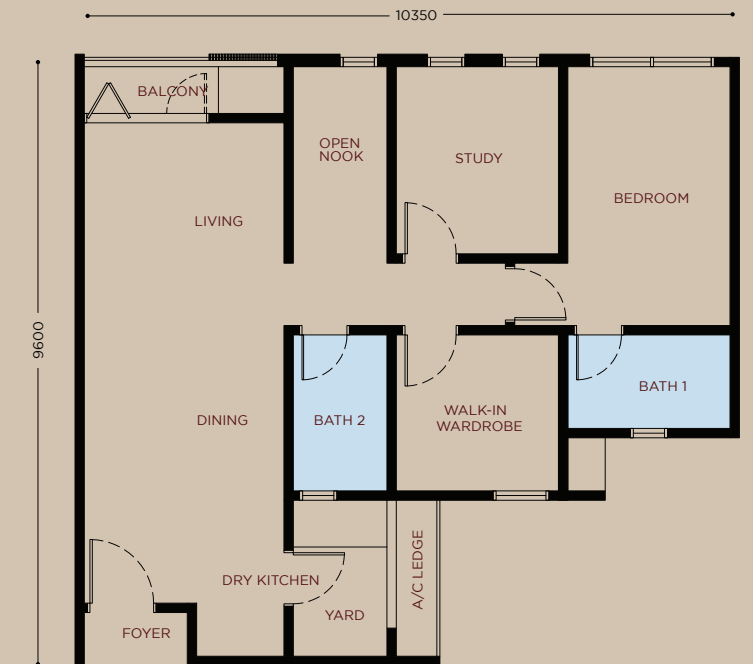
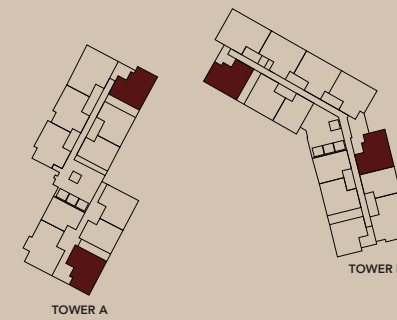
Built-Up
697 Sq. Ft.



Type B1

3 Rooms + 1
2 Bathrooms
2 Car Parks

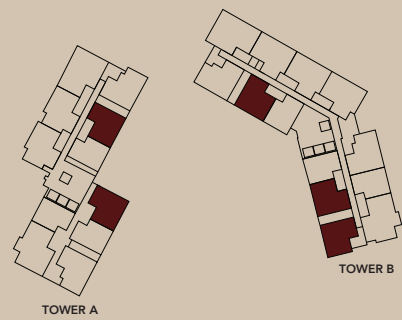
Built-Up
898 Sq. Ft.



Type B

3 Rooms
2 Bathrooms
1 Car Park

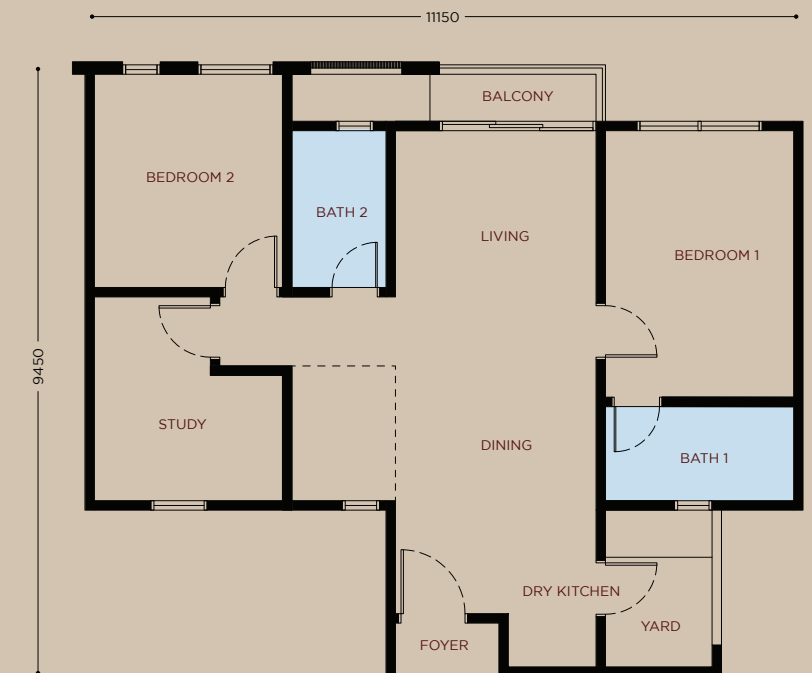
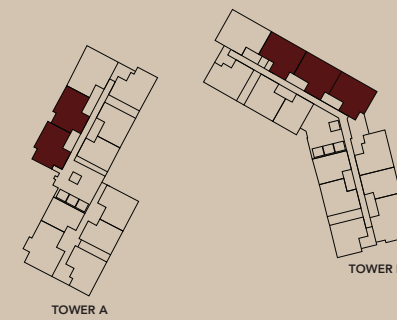
Built-Up
834 Sq. Ft.



Type C

3 Rooms + 1
2 Bathrooms
2 Car Parks

Built-Up
963 Sq. Ft.

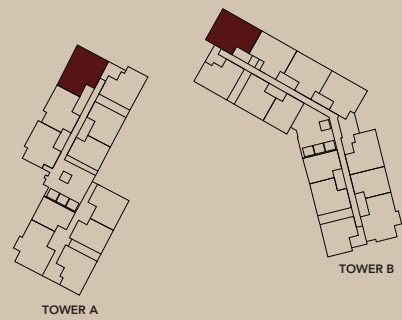


Floor Plans

Type D

4 Rooms
3 Bathrooms
2 Car Parks

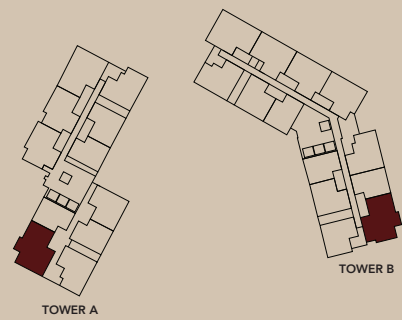
Built-Up
1131 Sq. Ft.



Type D1

4 Rooms
3 Bathrooms
2 Car Parks

Built-Up
1132 Sq. Ft.



Specifications

STRUCTURE	Reinforced Concrete Framework
WALL	R.C. Wall / Mansory Wall
ROOF	R.C. Roof / Metal Roof
CEILING	Skim Coat / Plaster Ceiling And Paint
WINDOWS	Aluminium Frame Window
DOORS	Entrance: Timber Door / Timber Composite Door Living: Aluminium Sliding / Folding Door Bedrooms: Timber Flush Door Bathrooms: Timber Flush Door
IRONMONGERY	Quality Lockset
WALL FINISHES	External Wall: Weather-Resistant Paint Internal Wall: Emulsion Paint Bathroom: Selected Tiles To Ceiling Height Dry Kitchen: Plaster And Paint. (Partially Wall Tiles For Type A Only) Yard: Selected Tiles To 1300 mm And 1800 mm Cooking Area Others Area: Plaster And Paint
FLOOR FINISHES	Living / Dining: Laminated Flooring Bedrooms: Laminated Flooring Bathrooms: Selected Tiles Dry Kitchen: Selected Tiles Yard: Selected Tiles Balcony: Selected Tiles
SANITARY INSTALLATION	Quality Sanitary Wares And Fittings
ELECTRICAL INSTALLATION	All Electrical Wiring To Be Concealed / Conduit To SESB Standard

A Symphony of Nature

RESIDENSI BAYU DAMAI, nestled in a lush forest, captures the essence of a symphony of nature and architectural brilliance. Its main entrance features a grand tree adorned with epiphytes and orchids, symbolising the cyclical dance of wind and moon. The drop-off area showcases a dynamic vertical green tapestry that dances with the wind, creating a vibrant living artwork that rejuvenates every attention set upon it.

The curated plant palette fosters biodiversity, turning RESIDENSI BAYU DAMAI into a manifestation of natural beauty. The Swimming Pool Planter, with its sculptural form, integrates water and foliage into an artful haven. The deck area, hosting native trees, seamlessly connects the built environment with nature.

RESIDENSI BAYU DAMAI transcends conventional residential development, offering a poetic integration where life unfolds in a symphony of colours, fragrances, and gentle breezes—a harmonious community celebrating nature's beauty and the art of modern living.



PURSuing GREENRE CERTIFICATION

Green Real Estate (GreenRE), established by the Real Estate and Housing Developers' Association Malaysia (REHDA) in 2013, promotes sustainability in the country's property sector through green building certification. RESIDENSI BAYU DAMAI, a project by FYT Land (KK) Sdn Bhd, aims for GreenRE certification by excelling in categories like energy efficiency and reduced solar heat gain.

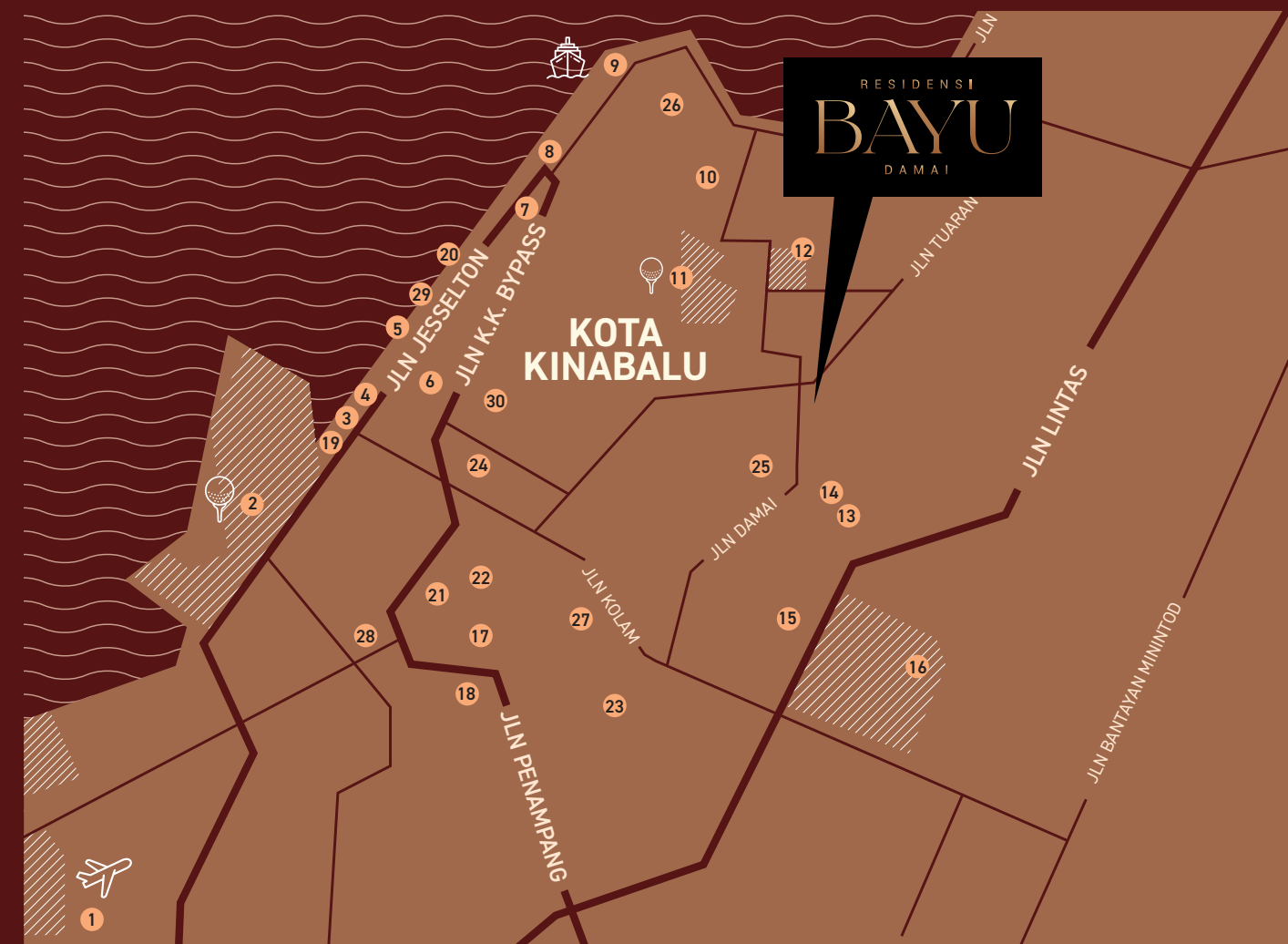
The project also prioritises using fittings that contribute to lower carbon emissions and utility bills. Overall, RESIDENSI BAYU DAMAI is innovatively designed to enhance energy efficiency and environmental performance to enhance sustainability, aligning with GreenRE standards.



IN THE GREATER KOTA KINABALU

Where Everything Converges

Experience the best in urban living with the vibrant city opportunities that the greater Kota Kinabalu has to offer. With trendy metropolitan attractions seamlessly accessible from your location, you can explore the city at your own pace.



- | | | | |
|---------------------------------------|----------------------------------|--------------------------------------|---------------------------------------|
| 1 KOTA KINABALU INTERNATIONAL AIRPORT | 9 JESSELTON DUTY FREE | 17 SABAH STATE MUSEUM | 25 SABAH TSHUNG TSIN SECONDARY SCHOOL |
| 2 SUTERA HARBOUR GOLF & COUNTRY CLUB | 10 LIKAS SQUARE | 18 QUEEN ELIZABETH HOSPITAL | 26 KINGDOM CITY KOTA KINABALU |
| 3 IMAGO SHOPPING MALL | 11 SPORT COMPLEX KK | 19 GLENEAGLES HOSPITAL KOTA KINABALU | 27 THE CHURCH OF JESUS CHRIST |
| 4 KK SENTRAL | 12 LIKAS STADIUM | 20 KOTA KINABALU WET MARKET | 28 MASJID BESAR NEGERI SABAH |
| 5 KOTA KINABALU CITY WATERFRONT | 13 QUEEN ELIZABETH HOSPITAL II | 21 SACRED HEART PRIMARY SCHOOL | 29 MASJID AL AMAN |
| 6 CENTRE POINT SABAH | 14 KPJ SABAH SPECIALIST HOSPITAL | 22 ST. FRANCIS KINDERGARTEN | 30 THEAN HOU TEMPLE |
| 7 WISMA MERDEKA | 15 CITY MALL SHOPPING CENTRE | 23 SEKOLAH KEBANGSAAN SRI GAYA | |
| 8 SURIA SABAH SHOPPING MALL | 16 SABAH GOLF & COUNTRY CLUB | 24 SJK (C) CHUNG HWA KOTA KINABALU | |

BEDI

DEVELOPMENT

A MEMBER OF



RESIDENSI
BAYU
DAMAI

088 - 313 133 / 313 123
bayudamai.com.my

FYT LAND (KK) SDN BHD
G-07, Ground Floor, JQ Central
Coastal Highway, Off Jalan Tun Fuad Stephen
88400 Kota Kinabalu, Sabah



Developer's Licence No. : (06-2029/06788) • Validity Date : 04/06/2024 -03/06/2029 • Advertising Permit No. : (06-2029/05106) • Validity Date : 04/06/2024 -03/06/2029 • Land Tenure : Leasehold 999 years • Land encumbrances : Charged to RHB Bank Berhad • Approved Housing Development Name : Residensi Bayu Damai • Expected Date of Completion : 52 months from SPA date • Total Units : 762 units • Type A : 190 units – Selling Price : RM484,310 (Min) to RM605,800 (Max) • Type B : 158 units – Selling Price : RM577,410 (Min) to RM706,800 (Max) • Type B1 : 128 units – Selling Price : RM648,660 (Min) to RM765,800 (Max) • Type C : 158 units – Selling Price : RM693,310 (Min) to RM836,800 (Max) • Type D : 64 units – Selling Price : RM822,510 (Min) to RM970,800 (Max) • Type D1 : 64 units – Selling Price : RM823,460 (Min) to RM971,800 (Max) • Building Plan Authority : Kota Kinabalu City Hall • Building Plan Approval No. : BP/138/04.24/S/52 • Reserved Units for Bumiputra : 30% • Bumiputra Discount : 5%

ALL PURCHASE PRICE INCLUDING DEPOSIT/BOOKING FEE MUST BE PAID INTO THIS HOUSING DEVELOPMENT ACCOUNT WITH RHB BANK BERHAD • ACCCOUT NO: 21002800203780

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