



KINGFISHER  
Palm Homes  
Sulaman

*Crafted for a deserving Lifestyle ...*

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Choosing your desired home can be a very passionate decision. For some, homes are expressions of lifestyle, personality and success. Hap Seng now presents a brand new concept in homes crafted to perfection in order to capture the essence of today's lifestyles.

Distinction in quality and design with premium finishes and option packages to choose from enables one to express their personal style. Only 186 units are available, Kingfisher Palm Homes simply makes a statement of your good taste in life.

为时尚生活而建的家园。每个人挑选理想的家园都具备着不同的条件。有的人认为，居家应该是生活方式的呈现，又或者它必须是品格与权威的象征。无论您的定义是什么，合成集团重新出发，为贵宾的您打造一个十全十美的梦想创意家园！

Kingfisher Palm Homes的186个单位不仅包含了高品质装饰修工与选材，同时也推出多种选择配套任您选购，让您尽情展现您的个人风格与生活格调。

Situated in the fast emerging development along Sulaman Highway and the centre of commercial and administrative activities makes Kingfisher Palm Homes a perfect location.

- 10 mins to Kota Kinabalu city centre
- 20 mins to Kota Kinabalu International Airport
- 3 mins to education centres
- 5 mins to major Government offices and Hospital Likas

Kingfisher Palm Homes地点恰处于蓬勃发展的Sulaman高速公路以及毗邻的繁华商业界域里，充分具备天时地利因素，到达哥打京那巴鲁市中心只须区区十分钟；二十分钟便能到达哥打京那巴鲁国际机场；三分钟便能到达各大著名教育中心；五分钟便能到达Likas医院与多个政府部门。



## LOCATION MAP



有利地点

# Prime location



Embrace the new style in living at Kingfisher Palm Homes in an elite community who appreciates the importance of quality living. A well planned environment and facilities crafted so perfectly for your enjoyment.

- Majestic palm tree-lined boulevard at main entrance
- Designer landscapes and streetscapes
- Soft grassy theme gardens and water parks
- All round summer gym and exercise stations
- Pedestrian walkways with covered drains
- Paved jogging tracks
- Safe and modern kids playground
- Underground cabling for a neater environment

现在就前来拥有在Kingfisher Palm Homes精英社区的新生活。我们细心策划的优雅环境与齐全的舒适设施肯定为您带来意想不到的享受。

- 入口处两旁列有雄伟的棕榈大道
- 出色的环境与街道美化构思
- 绿茵花园与水上公园
- 先进齐全的健身设备
- 加备铺盖沟渠的行人道
- 加备铺砖的跑道
- 安全先进的儿童游戏场
- 地下电缆



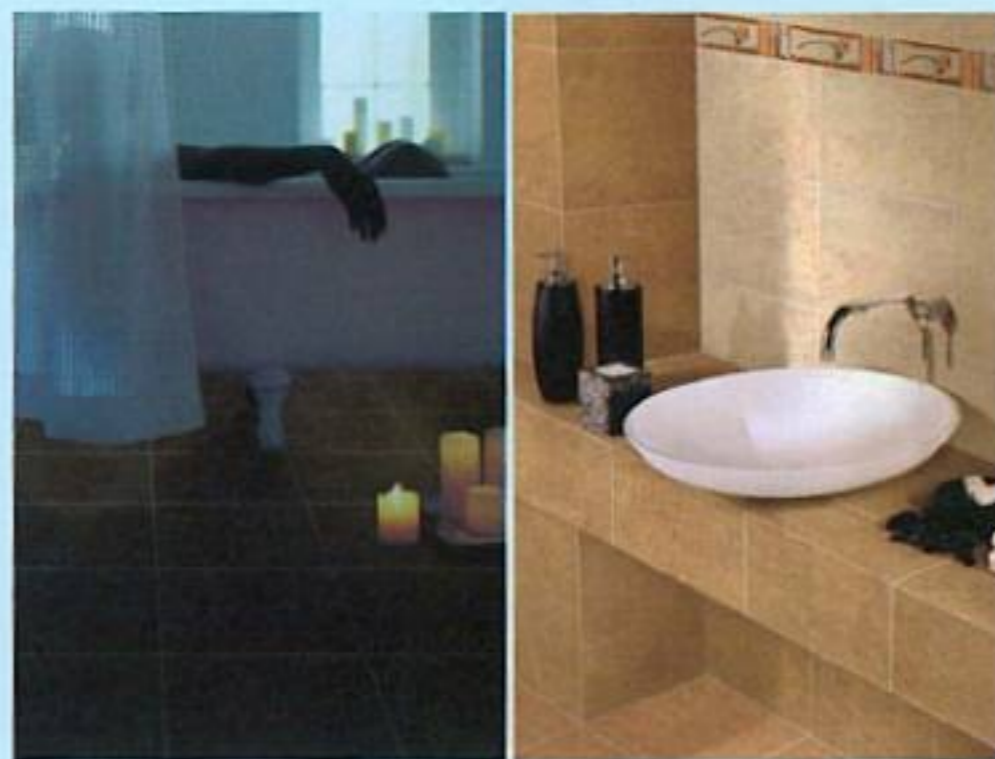
New facade design and practical layout is evidently displayed in the 4 types of modern homes. Elegantly graced with premium finishes and fittings throughout the development.

- MML full body tiles
- Johnson Suisse sanitary ware or equivalent
- Solid decorative timber doors
- Elegant roof tiles
- Food waste disposer in kitchen \*

四种全新的外观设计与实践的佈局设计任您挑选。每款精心的设计都包容了装饰的装饰修工与优质材料，充分展现简明但又不缺典雅的风格。

- MML通体瓷砖
- Johnson Suisse卫浴器皿或类似
- 坚固装饰的木料大门
- 优质的屋顶瓷砖
- 厨房配有食物丢弃处理器\*

(\* for semi-d, link bungalow and detached units only)  
(\* 只适用于半獨立、獨立連棟洋房及獨立式洋房)



# Quality

品质保证



Living in a secured environment is really what matters most. Kingfisher Palm Homes meticulously planned road network incorporates a dedicated entrance and exit point ensures better security monitoring and controlled accessibility giving you a peace of mind.

- Round the clock guard house at main entrance
- CCTV cameras patrol the entire development
- Hi-tech security alarm system \*
- Autogate system \*

一个理想的家园必须拥有完善的保安措施。在 Kingfisher Palm Homes, 我们当然也不会忽略这一点。我们精心策划的道路系统也是以您的安全为首, 绝不掉以轻心。通过一个统一的进出口让我们更能坚定的侦察与管理出入者的行径, 让您无须操心。

- 入口处备有全天候的看守员
- 备有CCTV侦察整个区域范围提高保安及安全性
- 加配高科技的保安警报系统\*
- 加配自动门系统\*

(\* for semi-d, link bungalow and detached units only)  
(\*只见于半独立, 独立连接洋房及独立式洋房)

# Show off your style

展现您的个人风格

A rare chance to show off your style.

Don't miss out this opportunity to add your finishing touches when you purchase a detached, [REDACTED] or link bungalow.

Express creativity with your own choice of roof tiles and external facade colours\* making this your very own signature home.

别错失这让您展现个人风格的难得机会.现在就购买Kingfisher Palm Homes, 尽情发挥您的创意; 为您的新居添上独特的风采。

发挥您的创意, 自选各式屋顶瓷砖或漆色\*建造您的梦想家园!

\* for a limited period only

\*特定期限而已



# Seal of Quality

品质的保证



Hap Seng Group promises a home built to impress and last. Listed in the Main Board of Kuala Lumpur Stock Exchange with an established track record of over 30 years in property development, our seal gives you full confidence in your investment.

合成集团承诺为您打造一个悠久与印象铭刻的梦想家园。合成集团在地产发展业拥有超过三十年的辉煌记录，同时也是吉隆坡交易所成功上市公司，更是您的品质保证与安全信赖。

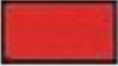
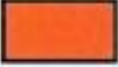


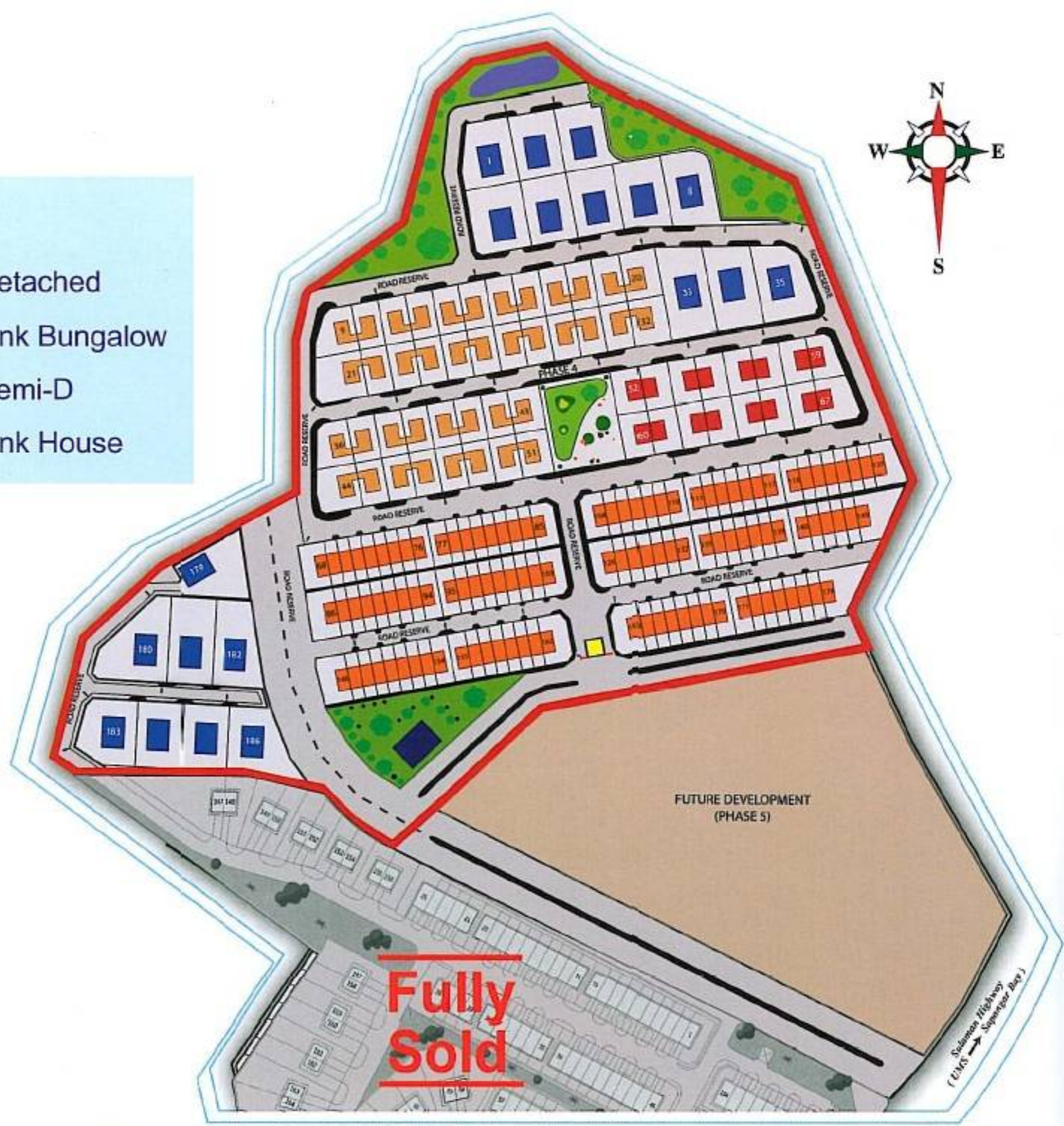
Kingfisher Palm Homes is filled with extra care, trust and commitment. Come and experience the lifestyle and live your dream here. Another winning lifestyle community brought to you by Hap Seng Group.

Kingfisher Palm Homes多了一份的关怀，信赖与承诺。现在就亲身前来实现您的梦想与体验这优雅别致的新生活。这是合成集团成功为您打造的另一项新生活社区发展计划。

# DEVELOPMENT PLAN

## Legend

-  2 Storey Detached
-  2½ Storey Link Bungalow
-  2½ Storey Semi-D
-  2½ Storey Link House



Developer :



**Hap Seng Properties Development Sdn Bhd** (11995-D)

A wholly owned subsidiary of HAP SENG CONSOLIDATED BERHAD (26877-W)

No. 13-0, Lorong Plaza Kingfisher 6, Plaza Kingfisher, KM 8, Kuala Inanam, 88450 Kota Kinabalu, Sabah, Malaysia.

Fax: 088-438711

Developer's Licence No. : (100-24/626/1/6)/02-2010/02668

Advertising Permit No. : (100-24/626/1/6)/02-2010/02259

Expected Completion Date : August 2009

Land Tenure : 99 years

DP/BP approved by MPKK.

All illustration are artist's impressions only. All plans and specifications are subject to change as directed and approved by the relevant authorities and developer's consultants.

All purchase price including deposit/ booking fees must be paid into project account number 510143046711 with Maybank Karamuning.

**Sales Enquiries: 088-433711**

**5% Discount for Bumiputera Lots    30% Reserved for Bumiputera**