

THE
WALDEN

What brings us joy?

COMPANION OF LOVED ONES
OR THE CHATTER OF RUSTLING
LEAVES, THE FROLICKING LIGHTS
ON GURGLING WATERS?

HERE, HAVE IT ALL - WHERE
TO BE IS TO LIVE, AND TO LIVE,
IS TO REFLECT.

THE WALDEN.
RECONNECT WITH YOURSELF -
EACH MOMENT, EVERY DAY.



In the fast growing North-West urban corridor of Klang Valley, the North Haven masterplan development located at Bandar Seri Coalfields is an idyllic 516-acre enclave with an undulating hilltop landscape, dotted with luxurious homes amidst verdant nature.

A short, scenic drive from a breathtaking 50-acre central park and past a private school, The Walden's exclusive community entrance beckons - with it's own private guardhouse and entrance garden.



Crafted For Mindful Living

Coming past The Walden's entrance garden, you'll soon discover an enclave-within-enclave. The Walden at North Haven is a world of it's own with a limited-edition collection of resort-like bungalow-style homes, designed for enriching living experiences in a low-density premium community.



The Walden

The manifest of the philosophy of simple elegance, where living space is in a harmonious balance with the natural surroundings.

Each home is crafted to interact with nature as part of the experience, alive with immersive spaces for connections, reflections and recuperation both mentally and spiritually.



Artists impression only



Low-density Enclave

The Walden is a privileged community of only 144 units, each one a meticulously designed modern tropical home designed with thoughtfully selected materials and timeless façade.



Resort-style Facility & Landscaping

Well thought-out composition of abundant greenery such as tree lines and hedges not only provides a natural demarcation of space but also gives a resort-like ambience, also ideal for possibilities like a pool or water features.



Ushering The Elements

The design that weaves the boundaries of outdoors from indoors not only enhances the living experience, but also allows elements such as soft natural light and cooling breezes into living spaces, making the home energy efficient in the process.



Well-shaded Orientation

A North-South orientation is chosen for The Walden homes to minimise direct sunlight impact in the interiors, while maximising shaded areas thus reduce heating on a hot day.

Artist's Impression only





Master Plan of North Haven Coalfields

- North Haven Coalfields
- Residential
- Commercial
- School
- Affordable Homes
- Resident's Clubhouse

- Legend
- TYPE A
 - TYPE B
 - TYPE C
 - TYPE D
 - TYPE E
 - TYPE F
 - ① Guardhouse
 - ② Gazebo
 - ③ Children Playground



Floor Plans



*Whether in 1 storey or 2 storeys unit,
all layouts of The Walden combines generous spaces
for family connections, for reflection and for
privacy, while embracing an openness to outdoors.*



TYPE / A

1 Storey

60'x100'

Gross Floor Area (sq ft)
2,903

No. of Units:
19

Bedroom(s)
4 +1

Bathroom(s)
4 +1

Site Plan



Artist's impression only



TYPE / B

1 Storey

60'x100'

Gross Floor Area (sq ft)
2,896

No. of Units
24

Bedroom(s)
4 + 1

Bathroom(s)
4 + 1

Site Plan



TYPE / D

1 Storey

60'x170'

Gross Floor Area (sq ft)
3,607

No. of Units
8

Bedroom(s)
4 + 1

Bathroom(s)
4 + 1

Site Plan



TYPE / E

2 Storey

60'x100'

Gross Floor Area (sq ft)
3,778

No. of Units
8



Bedroom(s)
5 +1



Bathroom(s)
5 +1

Site Plan



TYPE / F

2 Storey

60'x100'

Gross Floor Area (sq ft)
3,870

No. of Units
8

Bedroom(s)
5 +1

Bathroom(s)
5 +1

Site Plan



Ground Floor



First Floor

1-STOREY BUNGALOW (TYPE A, B & D)

Structure	Reinforced Concrete			
Walls	Brick Wall			
Roof Covering	Concrete Roof Tiles / Reinforced Concrete Roof			
Roof Framing	Lightweight Metal Roof Truss			
Ceiling	Skim Coat / Plaster Ceiling			
Windows	Aluminium Framed Glass Window			
Doors	Main Entrance Master Bedroom, Guest Room, Bedroom 1 & 2, Family Area (Type D only) Master Bath, Guest Bath, Powder, Bath 1 & 2 Others	Solid Core Timber Door Semi Core Flush Door Semi Core Flush Door Timber Flush Louvre Door / Semi Core Flush Door (Type A & D only) / Aluminium Framed Swing Glass Door/ PVC Folding Door / Aluminium Framed Sliding Glass Door / Aluminium Framed Folding Glass Door (Type A & D only)		
Ironmongery	Quality Locksets			
Wall Finishes	Wet Kitchen Dry Kitchen Master Bath Guest Bath, Bath 1 & 2, Powder Toilet	Porcelain Tiles up to 1500mm Height Porcelain Tiles up to 1500mm Height at Sink Area Porcelain Tiles up to Ceiling Height Porcelain Tiles up to Ceiling Height Ceramic Tiles up to Ceiling Height		
Floor Finishes	Car Porch Foyer / Living / Dining / Dry Kitchen / Wet Kitchen Lanai 1, 2, 3 & 4 Master Bedroom, Guest Room, Bedroom 1 & 2 Master Bath, Guest Bath, Bath 1 & 2, Powder Den (Type A & D only) Family Area (Type D only) Store 1 (Type A & D only) Store 1 & 2 (Type B only) Maid's / Utility, Store 2 (Type A & D only) Toilet Other	Homogeneous Tiles Porcelain Tiles Homogeneous Tiles Engineered Timber Floor Porcelain Tiles Homogeneous Tiles Porcelain Tiles Porcelain Tiles Porcelain Tiles Ceramic Tiles Ceramic Tiles Cement Render		
TYPE		A	B	D
Sanitary and Plumbing Inst.	Water Closet	6	6	6
	Wash Basin	7	7	7
	Shower	5	5	5
	Bathtub	1	1	1
	Kitchen Sink	2	2	2
Electrical Installation	Light Point	44	43	53
	Power Point	36	34	39
	Air-Cond Point	6	6	7
	Water Heater Point	1	1	1
	Fan Point	8	7	9
	TV Point	2	2	3
	Gate Light Point	1	1	1
Bell Point	1	1	1	
Internal Telephone Trunking	Data Point	6	6	7
Fencing	1.5m Brickwall & 1.5m Mild Steel Fencing			

2-STOREY BUNGALOW (TYPE E & F)

Structure	Reinforced Concrete		
Walls	Brick Wall		
Roof Covering	Concrete Roof Tiles / Reinforced Concrete Roof		
Roof Framing	Lightweight Metal Roof Truss		
Ceiling	Skim Coat / Plaster Ceiling		
Windows	Aluminium Framed Glass Window		
Doors	Main Entrance Master Bedroom, Guest Room, Karaoke Room (Type E only), Bedroom 1 (Type F only), Bedroom 2 & 3 Master Bath, Guest Bath, Powder, Bath 1, 2 & 3 Others	Solid Core Timber Door Semi Core Flush Door Semi Core Flush Door Timber Flush Louvre Door / Timber Louvre Door (Type F only) / Aluminium Framed Swing Glass Door / PVC Folding Door / Aluminium Framed Sliding Glass Door	
Ironmongery	Quality Locksets		
Wall Finishes	Wet Kitchen Dry Kitchen Master Bath Guest Bath, Bath 1, 2 & 3, Powder Toilet	Porcelain Tiles up to 1500mm Height Porcelain Tiles up to 1500mm Height at Sink Area Porcelain Tiles up to Ceiling Height Porcelain Tiles up to Ceiling Height Ceramic Tiles up to Ceiling Height	
Floor Finishes	Ground Floor Car Porch Foyer / Living / Dining / Dry Kitchen / Wet Kitchen Lanai 1, 2 & 3 (Type E only) Lanai (Type F only) Guest Room Karaoke Room (Type E only) Guest Bath, Bath 1 (Type E only) & Powder Staircase Maid's / Utility Store (Type E only) Store 1 & 2 (Type F only) Toilet Other	Homogeneous Tiles Porcelain Tiles Homogeneous Tiles Homogeneous Tiles Engineered Timber Floor Engineered Timber Floor Porcelain Tiles Engineered Timber Floor Ceramic Tiles Ceramic Tiles Porcelain Tiles Ceramic Tiles Cement Render	
	First Floor Master Bedroom, Bedroom 1 (Type F only), Bedroom 2 & 3 Master Bath, Bath 1 (Type F only), Bath 2 & 3 Family Balcony Store 3 (Type F only) Other	Engineered Timber Floor Porcelain Tiles Engineered Timber Floor Homogeneous Tiles Ceramic Tiles Cement Render	
TYPE		E	F
Sanitary and Plumbing Inst.	Water Closet	7	7
	Wash Basin	8	8
	Shower	6	6
	Bathtub	1	1
	Kitchen Sink	2	2
Electrical Installation	Light Point	49	51
	Power Point	38	40
	Air-Cond Point	8	8
	Water Heater Point	1	1
	Fan Point	9	9
	TV Point	3	3
	Gate Light Point Bell Point	1 1	1 1
Internal Telephone Trunking	Data Point	8	8
Fencing	1.5m Brickwall & 1.5m Mild Steel Fencing		



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The Warden (Phase 1) Developer: KL-Kepong Country Homes Sdn Bhd (261277-W) • Address: Suite 1A-L Level 1, Menara KLK, No 1 Jalan PJU 7/6, 47810 Petaling Jaya, Selangor Darul Ehsan Tel: 03-77261868 • Developer's License No.: 11412-8/01/2023/72(L) • Validity Period: 27/01/2021 - 26/01/2023 • Advertising & Sales Permit No.: 11412-8/01/2023/72(P) • Validity Period: 27/01/2021 - 26/01/2023 • Approving Authority: Kuala Selangor District Council • Building Plan Approval No.: MDKS 280/4/4/2020-1 • Expected Date of Completion: January 2023 • Tenure of Land: Freehold • Land Encumbrances: NIL • Restriction-of-Interest: NIL • Total No. of Units: 47 units (1-Storey Bungalow - Type A: 1; Type B: 1; Type C: 1 & Type D: 6); 2-Storey Bungalow (Type E: 3 & Type F: 5) • Property Type: Bungalow • Authority Approved Selling Price: 1-Storey Bungalow: (Type A: RM2,017,000.00 (Min) - RM2,544,900.00 (Max), Type B: RM2,014,740.00 (Min) - RM2,197,440.00 (Max), Type C: RM2,032,590.00 (Min) - RM2,032,590.00 (Max), Type D: RM2,674,690.00 (Min) - RM3,685,340.00 (Max) & 2-Storey Bungalow (Type E: RM2,354,940.00 (Min) - RM2,722,440.00 (Max), Type F: RM2,455,740.00 (Min) - RM2,879,490.00 (Max) • BumiPutera Discount: 7%

The Warden (Phase 2) Developer: KL-Kepong Country Homes Sdn Bhd (261277-W) • Address: Suite 1A-L Level 1, Menara KLK, No 1 Jalan PJU 7/6, 47810 Petaling Jaya, Selangor Darul Ehsan Tel: 03-77261868 • Developer's License No.: 11412-8/01/2023/83(L) • Validity Period: 28/01/2021 - 27/01/2023 • Advertising & Sales Permit No.: 11412-8/01/2023/83(P) • Validity Period: 28/01/2021 - 27/01/2023 • Approving Authority: Kuala Selangor District Council • Building Plan Approval No.: MDKS 280/4/4/2020-1 • Expected Date of Completion: January 2023 • Tenure of Land: Freehold • Land Encumbrances: NIL • Restriction-of-Interest: NIL • Total No. of Units: 26 units (1-Storey Bungalow - Type A: 1 & Type B: 7 & Type C: 7); 2-Storey Bungalow (Type E: 3 & Type F: 3) • Property Type: Bungalow • Authority Approved Selling Price: 1-Storey Bungalow (Type A: RM2,017,000.00 (Min) - RM2,210,340.00 (Max), Type B: RM1,993,740.00 (Min) - RM2,535,940.00 (Max), Type C: RM2,011,590.00 (Min) - RM2,321,340.00 (Max) & 2-Storey Bungalow (Type E: RM2,354,940.00 (Min) - RM2,834,790.00 (Max), Type F: RM2,369,640.00 (Min) - RM2,728,740.00 (Max)) • BumiPutera Discount: 7%