



BOTANICA  
HILLS

TEMPLER



## A Natural Haven for the New Generation

Designed for the new generation – one that values balance, individuality, and a deep connection to nature – Botanica Hills offers a living experience that evolves with you. A personalised haven where your story unfolds naturally and meaningfully.

## Live in Nature's Glow

Wake up to the chirping melodies of birdsong, cool fresh air, and acres of lush greenery – all while staying connected to the Klang Valley. Nestled in the locality of Templer, Botanica Hills offers the serenity of countryside living with easy city access. Breathe, unwind, and experience life in perfect balance.

Welcome to Botanica Hills – where your dream of green living begins.





Golden sunlight streams through the trees, as laughter echoes across open fields. A gentle breeze carries the scent of morning dew, a quiet reminder of life's natural rhythm.

Strategically located in the countryside yet close to the city, Botanica Hills is a home where roots grow deep, memories flourish, and every day brings a breath of fresh air.



Where Nature  
Nurtures Life





Artist's Impression

“ With Botanica Hills, we set out to create a living landscape — not just a township. Inspired by Malaysia’s natural beauty, we embraced the land’s hilly terrain, weaving in green spaces and thoughtful streetscapes to foster a sustainable, balanced lifestyle. ”

Botanica Hills is designed with a strong focus on nature, incorporating green spaces that coexist beautifully with nature. With lush pocket parks, eco-friendly streetscapes, and community spaces, the township nurtures a sustainable environment while enhancing everyday living. Built on a naturally elevated terrain and nestled beside the verdant Taman Eko Rimba Templer forest, Botanica Hills offers easy access via Rawang Bypass — connecting residents to urban conveniences without compromising on its deep-rooted harmony with nature.



Ar. Kam Kah Zen  
Principal Architect



ARCHITECT FIRM  
BEP Akitek Sdn Bhd

PROJECT ARCHITECT  
Ar. Saw Sze Chia  
Ng Benn Jazz

AWARDS  
BCI Asia (Malaysia)  
Top Ten Architect 2005, 2006, 2007, 2008, 2009, 2011, 2018

Desa Parkcity Masterplan  
The EDGE 'Best Planned Urban Community'



NSK Trade City Rawang Jaya



SK Bukit Rawang Jaya



KPJ Rawang Specialist Hospital



Giant Rawang



Clinic Rawang Healthcare



SMK Sungai Choh



Carpe Diem Orchard Home Serendah



Reed International School



ECRL Bandar Serendah Station (Future Development)

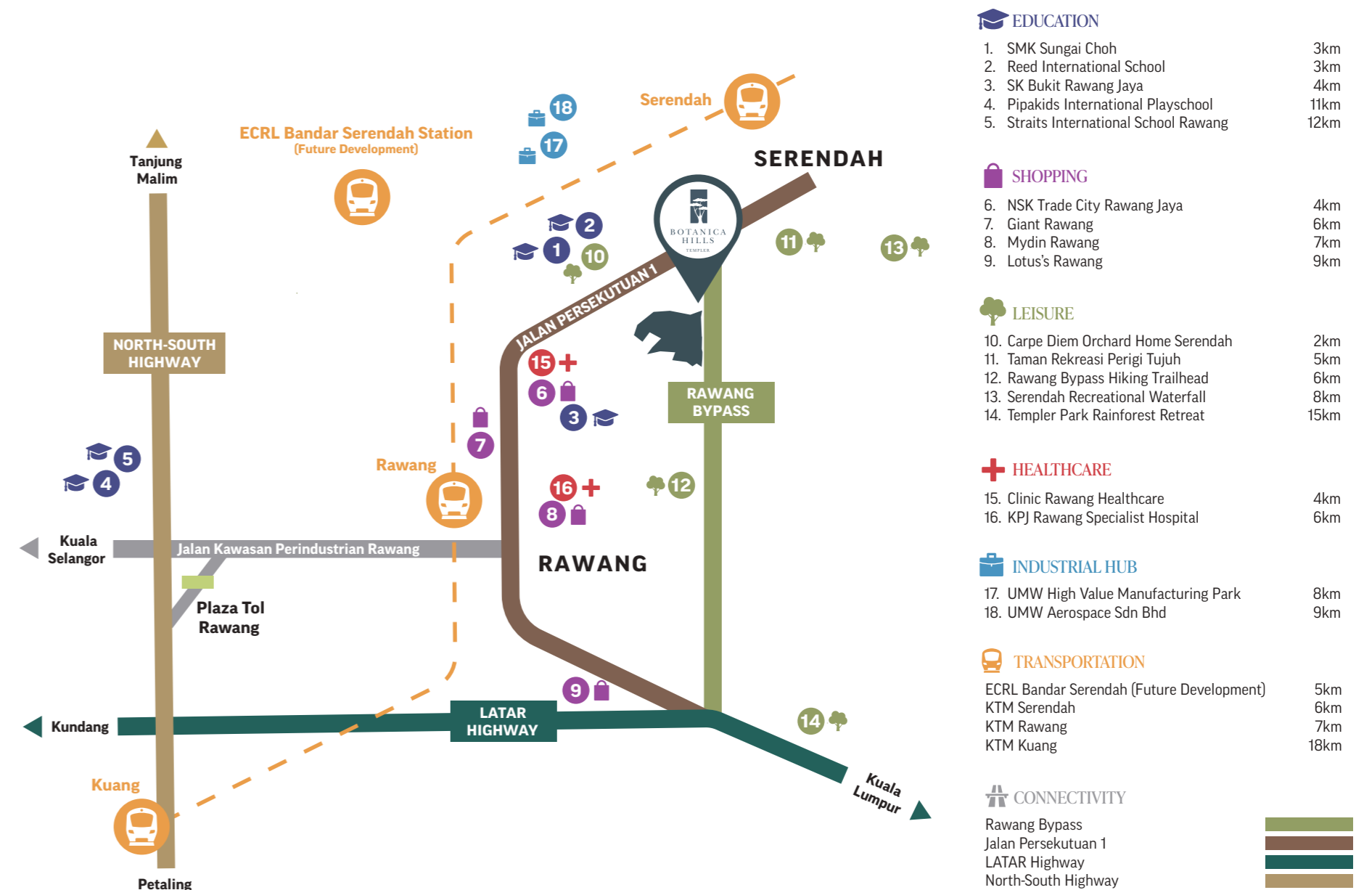
WELCOME HOME TO NATURE'S TRANQUILITY

JALAN PERSEKUTUAN 1

FUTURE DEVELOPMENT

RAWANG BYPASS

# RAWANG BYPASS



# KANCHING FOREST RESERVE



Rarity Redefined:  
Live with the  
Hopea Subalata

Nestled in the heart of Templer's lush countryside, Botanica Hills stands beside one of nature's rarest wonders – the Hopea Subalata.

Also known as Giam Kanching, this critically endangered tree is found almost exclusively here, with only 400 known to exist worldwide. With slender trunks and dense canopies, they resemble giant broccolis and stand as quiet symbols of resilience.

At Botanica Hills, we don't just build near nature – we build in harmony with it. This personalised haven is crafted for the new generation that values both modern living and environmental harmony. Here, you live not only in nature, but beside something truly extraordinary.

## RAWANG BYPASS: TALLEST HIGHWAY IN MALAYSIA

The Rawang Bypass, which connects Templer to the city of Kuala Lumpur, offers a scenic drive through the rare giam kanching trees. On clear days, enjoy panoramic views and glimpses of these majestic trees.



# EAST COAST RAIL LINE (ECRL)



## Unparalleled Connectivity

### BANDAR SERENDAH INTERCHANGE STATION ECRL - KTM PORT KLANG

Located near the Bandar Serendah Interchange Station, Botanica Hills offers direct access to both the KTM Klang Line and ECRL, providing seamless connectivity to the Klang Valley and the East Coast.

### EASY TRAVELLING FROM MALAYSIA TO THAILAND TO CHINA

With the completion of the ECRL, Malaysia, Thailand, and China will be connected by an expansive rail network spanning the entire region, positioning Botanica Hills at the heart of regional trade and a more interconnected future.





TEMPLER PARK



SERENDAH RECREATIONAL WATERFALL



TAMAN REKREASI PERIGI TUJUH



COMMONWEALTH FOREST PARK FALLS



RAWANG BYPASS HIKING TRAILHEAD

Just moments from Botanica Hills, nature's wonders are yours to explore. From the tranquil Templer Park and the peaceful Serendah Recreational Waterfall to the invigorating Rawang Bypass Hiking Trail and the serene beauty of Taman Rekreasi Perigi Tujuh, adventure is always within reach. The refreshing challenge of Commonwealth Forest Park Falls completes this perfect outdoor escape, where joy and peace are found in every step. Here, nature invites you to play, explore, and create unforgettable memories.

#### TEMPLER PARK

A short drive from Botanica Hills, Templer Park offers majestic waterfalls, hiking trails, and abundant wildlife. With scenic picnic areas, fishing spots, and accessible trails, it's the perfect destination for recreation and adventure.

#### TAMAN REKREASI PERIGI TUJUH

Taman Rekreasi Perigi Tujuh features a dam with seven spillways, creating natural whirlpools that date back to British colonisation. It's a peaceful park with gazebos, ideal for picnics and walks with loved ones.

#### RAWANG BYPASS HIKING TRAILHEAD

The Rawang Bypass Hiking Trail offers a 2 km route with panoramic views of Malaysia's tallest highway. The trail features a tunnel and sloping staircase with ropes, providing an adventurous experience for all hikers.

#### SERENDAH RECREATIONAL WATERFALL

The Serendah Recreational Waterfall offers a peaceful retreat with multiple tiers of clear, cool pools that are perfect for picnics and family outings. With its close proximity to Botanica Hills, enjoying a day at the waterfall is effortlessly hassle-free.

#### COMMONWEALTH FOREST PARK FALLS

The Commonwealth Forest Park spans 260 hectares of jungle and landscaped gardens, offering activities like camping, kayaking, and hiking. The park also features majestic waterfalls, designated camping zones, chalets, and picnic areas for a peaceful retreat.

# A Playground of Nature's Wonders



Artist's Impression



## LEGEND

- TYPE A**  
2-Storey Terrace House
- TYPE A1**  
3-Storey Terrace House
- TYPE B**  
2-Storey Terrace House

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55.72  
ACRES

RETREAT STYLE  
MASTER PLAN

At Botanica Hills, enjoy the perfect blend of countryside tranquility and modern luxury. Surrounded by lush greenery, it's a peaceful haven that fosters balance, wellbeing, and growth.

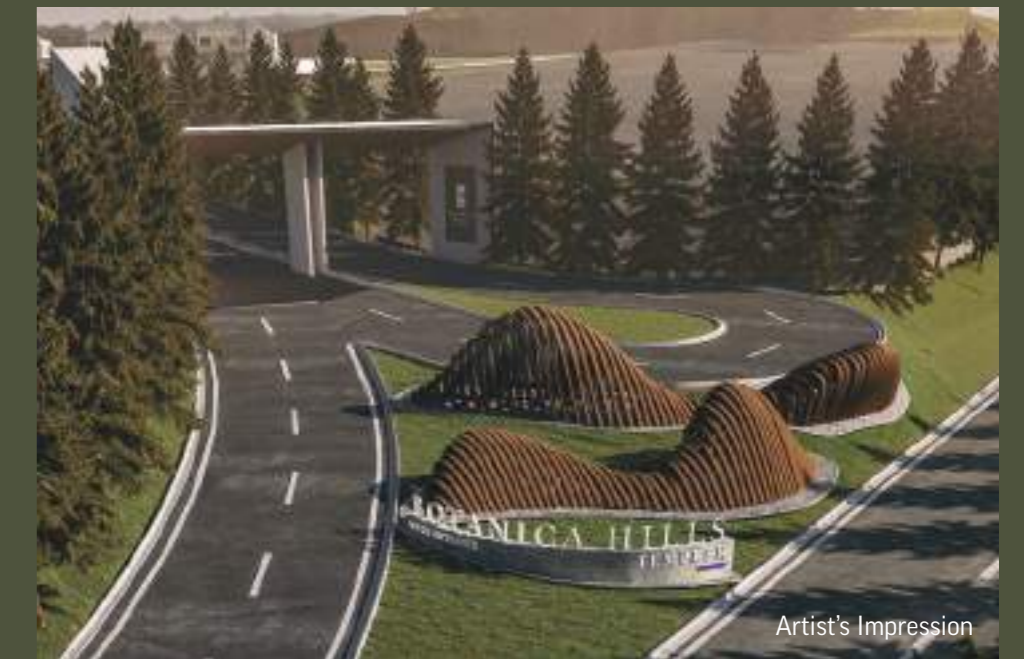




Artist's Impression

# Exclusive & Serene Community

Enter Botanica Hills and immerse yourself in a serene blend of luxury and nature. From the moment you arrive, a calming sense of home welcomes you, easing the pace of life in quiet harmony.



Artist's Impression



## Wellness-Focused Amenities

Spanning approximately 2.5 acres, Central Park offers picturesque trails perfect for jogging, cycling, and enjoying the outdoors. With plenty of open space and fresh air, it's where movement meets mindfulness in a vibrant, natural setting.





## A Legacy Rooted in Nature

Botanica Hills is more than a home—it's a foundation for generations to come. A place where children take their first steps, families create lasting memories, and dreams take flight.

Designed to stand the test of time, this is a home meant to be passed down, carrying stories of love, growth, and achievement. Here, amidst nature's embrace, life flourishes, and a legacy begins.



## LIVING AMIDST NATURE

Welcoming natural sunlight and embracing the cool forest breeze, the open-plan layouts with floor-to-ceiling glass doors seamlessly extend onto a lush green terrace, creating a smooth and effortless flow between indoor comfort and outdoor serenity.



### TYPE A

→ Living Area



Artist's Impression

## A HAVEN OF TOGETHERNESS

The dining area at Botanica Hills blends luxury with earthy charm, offering a spacious setting for shared meals. Designed for comfort and style, it's a place where everyone can gather and create warm, memorable moments together.



TYPE A  
→ Dining Area



Artist's Impression

## AN APPETITE FOR THE NATURAL

The heart of the home, reimagined—Botanica Hills' state-of-the-art kitchen blends modern luxury with the warmth of nature. Thoughtfully designed with premium finishes and natural textures, it offers a seamless balance of sophistication and organic beauty. Bathed in natural light and surrounded by serene greenery, this kitchen is a space to gather, savour, and create lasting memories.



TYPE A  
→ Kitchen Area



Artist's Impression

## YOUR PERSONAL SANCTUARY OF RELAXATION

Step into a bedroom where every moment feels just right. Imagine sinking into cool, crisp sheets as the gentle hum of birds chirping fills the air, and the morning light dances softly across the room. With nature just outside your window and a space that responds to your every need, this bedroom becomes more than just a retreat—it's an intimate sanctuary that nurtures your mind, body, and soul.



TYPE A

→ Master Bedroom



Artist's Impression

## WHERE LITTLE DREAMS GROW

In the kids' bedroom, every corner is designed to inspire imagination and creativity. Soft, natural light fills the room, casting gentle shadows that invite both play and rest alike. With ample space to dream, grow, and create memories, this room is more than just a place to sleep—it's a sanctuary where laughter echoes, adventures begin, and childhood milestones unfold.



TYPE A  
→ Kids' Bedroom



Artist's Impression



TYPE B  
→ Family Area

Artist's Impression



TYPE A

Artist's Impression



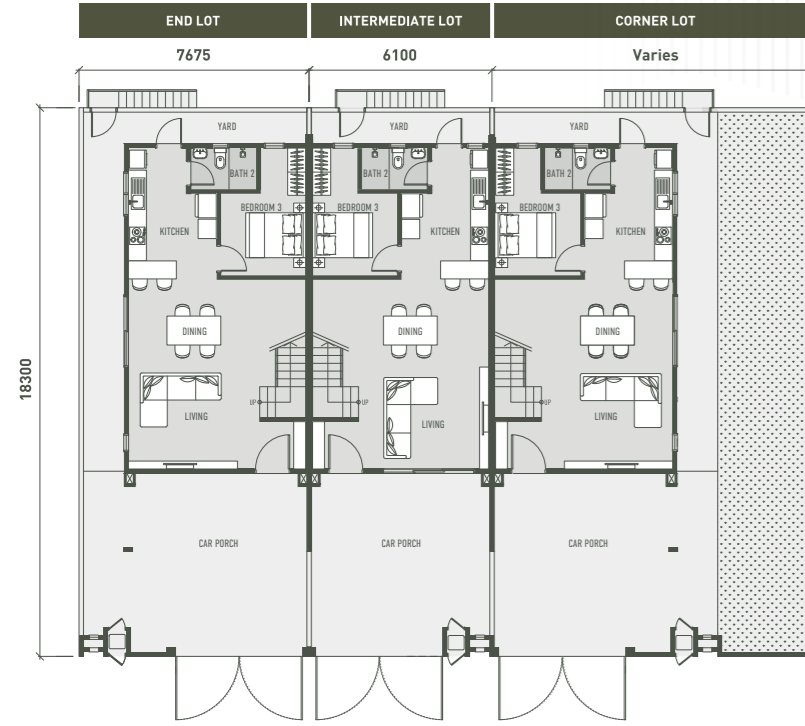
TYPE A

Artist's Impression

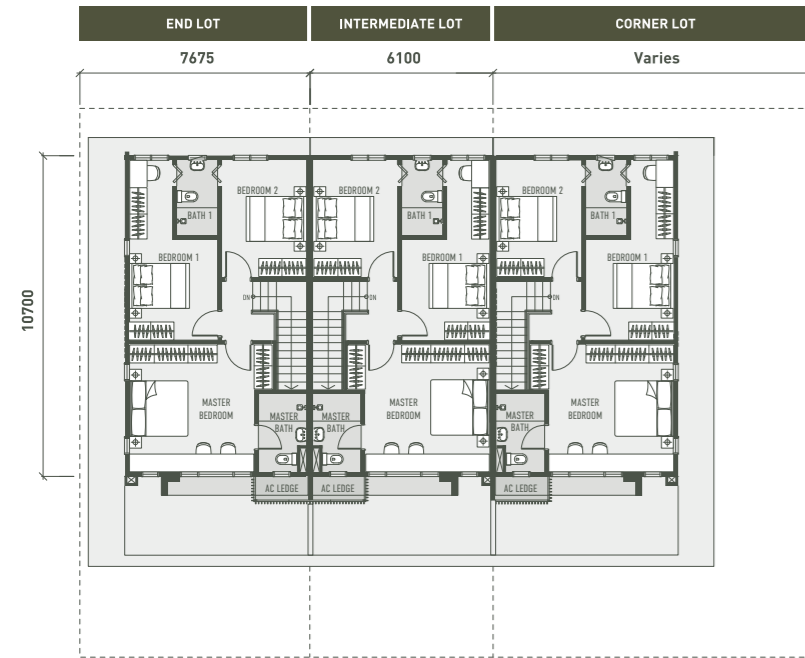
## HOMES DESIGNED FOR EVERYDAY EASE

- 1 Outdoor water filter
- 2 Water booster pump
- 3 Fibre wall socket
- 4 Automatic gate powerpoint
- 5 Open layout concept
- 6 Car porch tiles with matte finish
- 7 Sanitary wares & fittings
- 8 Security fencing
- 9 Air conditioner power point
- 10 Single-phase power supply with surge protection
- 11 Bathroom wall tiles up to ceiling height

GROUND FLOOR



FIRST FLOOR



## TYPE A

Corner Lot\* / End Lot

Lot size :  
**25' x 60'**

\*Lot size may vary

Built-up size :  
**1,865 sq.ft.**

Intermediate Lot

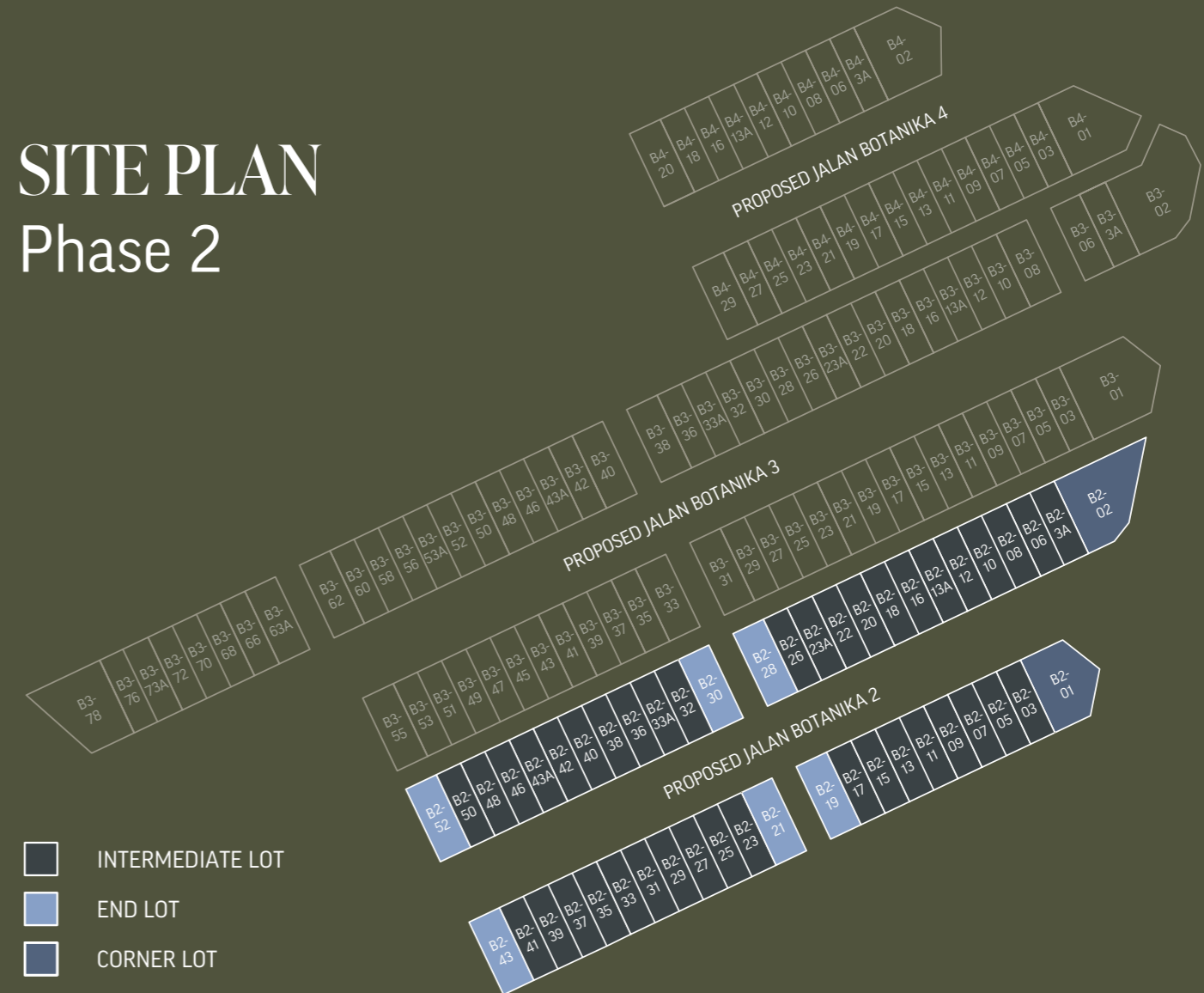
Lot size :  
**20' x 60'**




Built-up size :  
**1,660 sq.ft.**

 **4** Bedrooms

 **3** Bathrooms

# SITE PLAN Phase 2



-  INTERMEDIATE LOT
-  END LOT
-  CORNER LOT

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TYPE B

Artist's Impression



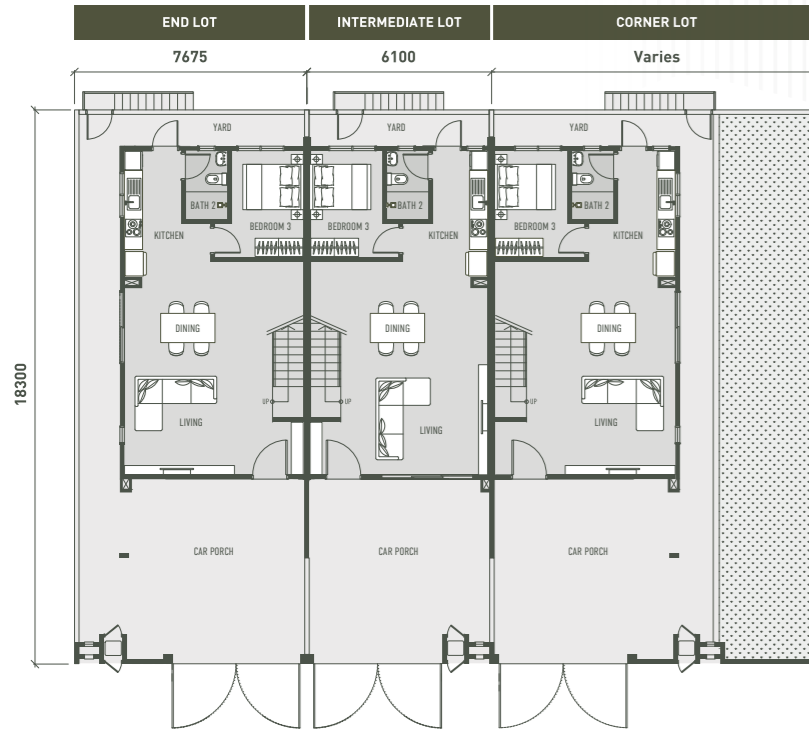
TYPE B

Artist's Impression

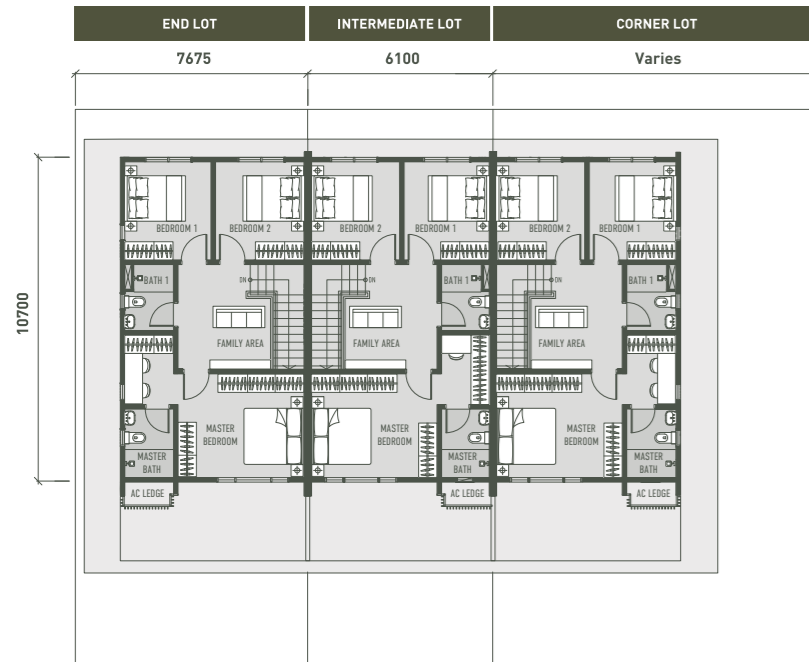
## HOMES CRAFTED FOR DAILY COMFORT

- 1 Outdoor water filter
- 2 Water booster pump
- 3 Fibre wall socket
- 4 Automatic gate powerpoint
- 5 Open layout concept
- 6 Car porch tiles with matte finish
- 7 Security fencing
- 8 Air conditioner power point
- 9 Single-phase power supply with surge protection surge protection
- 10 Bathroom wall tiles up to ceiling height

GROUND FLOOR



FIRST FLOOR



## TYPE B

Corner Lot\* / End Lot

Lot size :  
**25' x 60'**

\*Lot size may vary

Built-up size :  
**1,863 sq.ft.**

Intermediate Lot

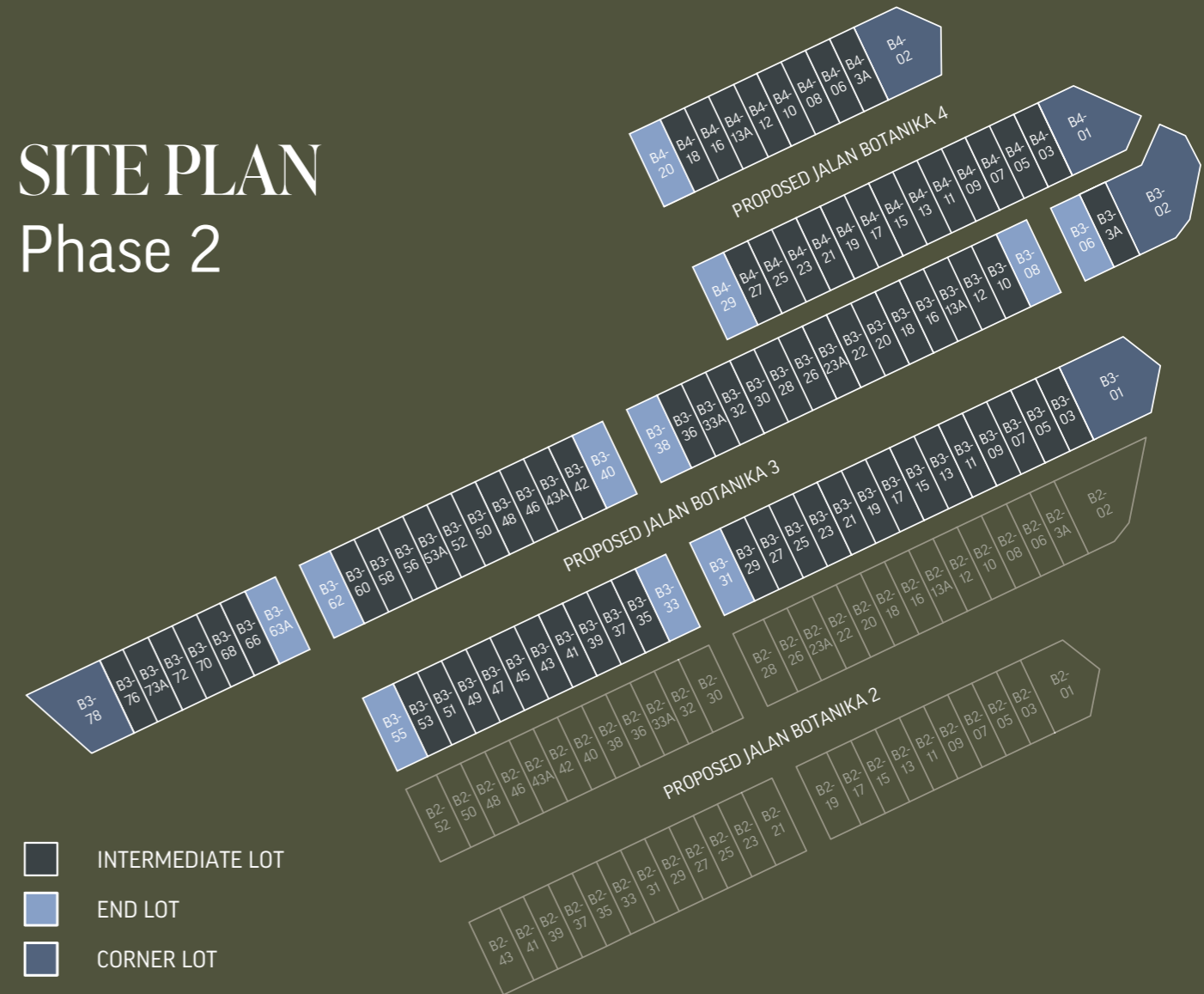
Lot size :  
**20' x 60'**

Built-up size :  
**1,658 sq.ft.**

**4** Bedrooms

**3** Bathrooms

# SITE PLAN Phase 2



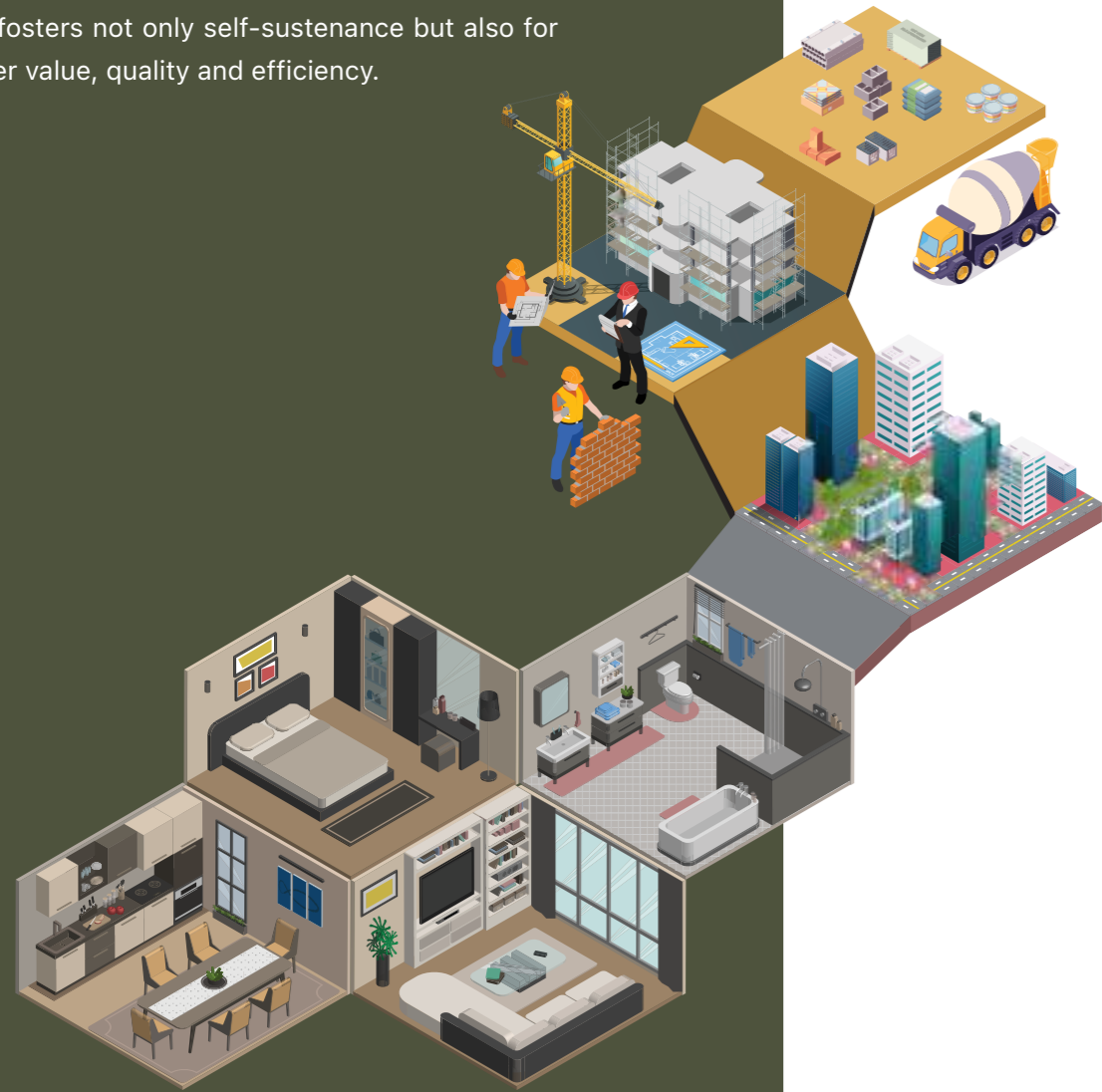
- INTERMEDIATE LOT
- END LOT
- CORNER LOT

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# SYNERGY+

With four components — building materials, construction, property development and home & living under our wing, Chin Hin Group has successfully created an “intrabuild” ecosystem that fosters not only self-sustenance but also for higher value, quality and efficiency.



## 1 Property Development

With a clear vision of a project located in the most strategic area, we collaborate with highly experienced architects and landscape consultants aligned with the overall design concept, ensuring the incorporation of value-added layout features.



## 2 Construction Engineering

Using state-of-the-art technology and methods like Industrialised Building System (IBS) and Building Information Modelling (BIM) in construction, we are able to build better quality that are QLASSIC certified.



## 3 Home & Living

Our residential and commercial buildings come with complete finishing like high-quality kitchen cabinets, bathroom accessories, furniture and appliances.



## 4 Building Material

With in-house supplies of building materials from concrete solutions to civil structure planning, we are confident that our developments are ensured of a high level of quality control.



## OUR PHILOSOPHY

Chin Hin Property aims to set **new standards** in Malaysia.

We are committed to upholding and consistently delivering :

- |  |  |
|--|--|
| <p>1 <b>Future-ready</b> concepts aligned to the aspirations of the new generation</p> | <p>4 <b>Community-centric</b> developments that facilitate connections and relationships</p> |
| <p>2 <b>Function and feature-rich</b> residences that enhance value and lifestyle</p>  | <p>5 <b>Smart technologies</b> that are user friendly and unobtrusive</p>                    |
| <p>3 <b>Unmatched value</b> with uncompromising quality standards</p>                  | <p>6 <b>New ideas</b> that continuously push industry boundaries</p>                         |



New Ideas *for a*  
New Generation



**Botanica Hills Sales Gallery**  
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Jalan Ipoh, 68100 Kuala Lumpur

**011 - 1722 5330**  
**botanicahills.com.my**

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reader to visit our website



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