

云顶雅苑
BAYUHILLS
RIMBAWAN @ GENTING HIGHLANDS

WHERE THE WIND WHISPERS HOME



BAYU HILLS

MSAWAN & PARTNERS

Artist's Impression

BAYU HILLS

WHERE THE WIND WHISPERS HOME



Surrounded by lush hills and refreshing green landscapes - Bayu Hills welcomes you.

At Bayu Hills, the wind carries more than just a breeze - it brings with it a sense of calm and belonging. Inspired by nature's gentle touch, our homes are designed to help you live in harmony with the elements. Surrounded by lush hills and refreshing green landscapes, every soft gust of wind is a reminder that you've found your place. This is where serenity greets you at the door and where "home" takes on a deeper meaning.



Surrounded by stunning majestic hills, Bayu Hills is our first luxury residence in Rimbawan. It serves as a haven for reconnecting with nature and enjoying effortless living. With every detail meticulously crafted to evoke a sense of peace and harmony. Bayu Hills is where you can rejuvenate your spirit and experience a home that makes every living moment a breeze.

**SECURE
DROP OFF
ZONE**

**24 HOURS
SECURITY
OPERATIONS**

**SERENE
NEIGHBOURHOOD**

**ARTFULLY
DESIGNED
LANDSCAPE**

**USER-CENTRIC
LAYOUT PLAN**





Artist's Impression

Star-Gazing Lounge

UNWIND, REFRESH & REJUVENATE

Immerse yourself in a tropical landscape like no other, where nature's beauty surrounds you. Set against the backdrop of majestic hills, this landscape is ideal for multi-generational residents to reconnect with the outdoors and find peace.

Surrounded by beautifully landscaped spaces, every detail and design is thoughtfully curated to offer you a sanctuary for relaxation and rejuvenation. At Bayu Hills, you'll find a place where your spirit is renewed, and life flows effortlessly, making every moment feel like a breath of fresh air.



Artist's Impression

Flamingo Beach

FACILITY LEVEL 8

- Hangout Zone
- Mystic Playground
- Tumble Playzone
- Half Court Basketball
- Outdoor Gym
- Leisure Lounge
- Mind & Body Studio
- Yoga Deck
- Serenity Terrace
- Sauna
- Flamingo Beach
- Kids Pool
- Jacuzzi
- Swimming Pool
- BBQ Area
- Star-Gazing Lounge
- The Canopy
- Fitscape

EXPERIENCE SERENITY AMIDST THE CLOUDS

Perched high above the serene winds of Bayu Hills, our elevated communal offers breathtaking views of nature's beauty. Whether you're seeking a peaceful moment of solitude or looking to share special times with loved ones, these airy nests provide the perfect backdrop to unwind and connect with the world around you.

FACILITY ROOFTOP

- Sky Lounge
- Forest View Co-op Workspace
- Green Terrace



FACILITY GROUND FLOOR

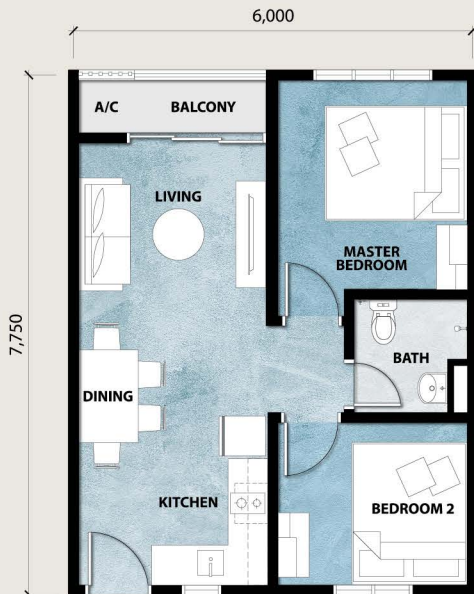
- Guardhouse
- Bayu Nest Chill Area
- Lift Lobby

KEY FLOOR PLANS FOR PRACTICAL VERSATILE NEEDS

TYPE A

500 sq.ft

-  2 Bedrooms
-  1 Bathroom



TYPE B

780 sq.ft

-  3 Bedrooms
-  2 Bathrooms



TYPE C



924 sq.ft

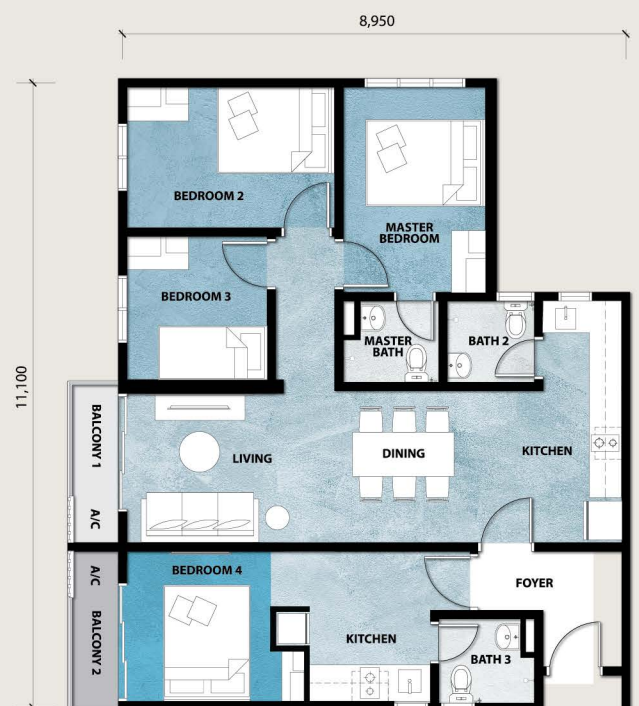
-  3+1 Bedrooms
-  2 Bathrooms



TYPE D (DUAL-KEY)

1,026 sq.ft

-  4 Bedrooms
-  3 Bathrooms



PRIVATE GARDEN & VERSATILE FLOOR PLANS

TYPE B2 | TYPE B3 | TYPE C2



TYPE B2 (PRIVATE GARDEN)
 804 sq.ft
 3 Bedrooms
 2 Bathrooms

TYPE B3 (PRIVATE GARDEN)
 810 sq.ft
 3 Bedrooms
 2 Bathrooms



TYPE C2 (PRIVATE GARDEN)
 949 sq.ft
 3+1 Bedrooms
 2 Bathrooms



PRIVATE GARDEN & VERSATILE FLOOR PLANS

TYPE D2 | TYPE D3 | TYPE E



TYPE D2 (DUAL-KEY & PRIVATE GARDEN)
 1,059 sq.ft

- 4 Bedrooms
- 3 Bathrooms

TYPE D3 (DUAL-KEY & PRIVATE GARDEN)
 1,067 sq.ft

- 4 Bedrooms
- 3 Bathrooms



TYPE E
 645 sq.ft

- 3 Bedrooms
- 1 Bathroom



EXPLORE THE HEART OF BAYU HILLS



BAYU HILLS SALES GALLERY

Lot 15360, Jalan Meranti,
69000 Genting Highlands Pahang, Malaysia.

Sales Gallery: 10am - 6pm (Daily)
Website: www.lbsrimbawan.com.my

Another project by



林木生集团有限公司 **LBS BINA GROUP BERHAD** 200001015875
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Developer: Johan Anggun Sdn Bhd | Company No. 252744-U(199201021240) A Member of LBS Bina Group Bhd | Developer's License No.: 30092/06-2027/0091(A) | Validity Period: 10/06/2022 – 09/06/2027 | Advertising & Sales Permit No.: 30092-1/04-2027/0284(N)-(S) | Validity Period: 02/04/2024 – 01/04/2027 | Approving Authority: Majlis Perbandaran Bentong | Building Plan Ref. No.: MPBTG/3K8/GH/4/02/2023(28) | Land Tenure: Leasehold 99 years (expiry date: 21 JAN 2120) | Land Encumbrances: Free From Encumbrances | Expected Date of Completion: Oct 2028 | Total Units: 642 units | Price: RM 577,900 (Min) – RM 1,414,900 (Max) | Restriction in Interest: This land cannot be transferred, charged without the prior consent from the State Authority. **Disclaimer:** Whilst every reasonable care and effort has been taken, all measurements and specifications are approximate. All plans and specification information contained herein may be subject to change as required by the Authorities / Engineer, Architect, and the Developer and / or Landowner (where applicable) shall not be held responsible for any inaccuracy. All 3D visuals are artist's impressions only. Terms and conditions apply. This advertisement has been approved by the National Housing Department.

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