



RUMBYA

VILLAS

@PENCHALA

*Kehijauan yang indah diterangi matahari
Bulan dan bintang pula bersinar di waktu malam
Keluarga dan jiran kita saling hormat-menghormati
Jangan dilupa budaya dan adat resam*



Alamilah kehidupan di Rumbia...

Rumbya

Menghidupkan Yang Lama, Melakar Yang Baharu



Allow us to take you on a journey, that does not need you to travel far. An enclave within the reach of your current activities, and yet brings you that old homely feeling. Beautiful scenery, with your own privacy. Safe, secure, and ensuring you are well connected. We introduce you to – Rumbya.



*Nestled in nature's embrace
(view of Villa 15 & 16)*

Site Plan

Consisting of only 16 villas, exclusivity takes precedence. Built with you in mind, each villa is designed to accommodate your lifestyle and suit the living arrangements of today without compromising our promise to take you back in time.

Villa 1	1,668 sq.ft
Villa 2	2,809 sq.ft
Villa 3	1,668 sq.ft
Villa 4	1,668 sq.ft
Villa 5	1,668 sq.ft
Villa 6	2,809 sq.ft
Villa 7	3,908 sq.ft
Villa 8	3,929 sq.ft
Villa 9	4,069 sq.ft
Villa 10	4,069 sq.ft
Villa 11	4,908 sq.ft
Villa 12	3,908 sq.ft
Villa 13	2,648 sq.ft
Villa 14	4,951 sq.ft
Villa 15	5,221 sq.ft
Villa 16	5,221 sq.ft



Aerial view of the villas

Warisan dan Pemodenan *Dikahwinkan*



Let us start with the unique architecture. Weaving both modern and traditional elements into one, its layout is built to suit families both big and small. Perfect as a daily home, a holiday home or a home to retire in, we have envisioned it to be friendly towards families who prefer privacy within their own home. In other words, up to two families can enjoy their own zones within a villa.



*Multigenerational living
(view of Villa 7)*



*Sama ada kereta atau perahu,
Yang bermakna pastinya perjalanan
Mengahwinkan yang lama dengan yang baru,
Pastinya Rumbia menjadi pilihan*



Bila Terkenang Zaman Dahulu



Let's take a step back in time, reflecting what defined a home. The lush greenery, the best of nature surrounding our lives with our parents, siblings and grandparents. The spirit of neighbourhood, a communal way where we found ourselves interacting daily with one another. We knew a lot more about our neighbours compared to today. Not in a way we invade one's privacy, but more out of care and empathy. To be there for one another, feeling that comfort of not being limited. That very atmosphere that is treasured.



*Lush greenery surrounding the villas
(view from Villa 15, facing Type A Villa 14 (left) and
Type C Villas 3 & 4 and 5 & 6 (in the background))*

Menyedari Cara Hidup Zaman Sekarang



In our daily lives at present, we find ourselves caught within our own bubble. Without realising, we are distracted by our constant need to work in order to stay afloat. We are overcome by the hustle and bustle of living within a busy atmosphere, due to fear of missing out disguised as convenience. Our human interaction and dreams are confined to our screens at the palm of our hands. Aspirations are pixelated, while relationships are digitised. In the end, we long for peace and tranquillity that seem hard to reach. What more, the realisation during the pandemic that woke our senses to how valuable human interaction and relationships are to our purpose in life.



*Picturesque view
(view of Villa 11)*

Bagai Ikan Pulang Ke *Lubuk*



Imagine if there was a way to weave what we miss, with what we have. A solution to invoke that nostalgic feel and emotion, that communal way of living, in today's context. An idea materialised, without neglecting the needs that come with our evolved lifestyles.



*Luxurious private pools
(view of Villa 12)*



*Bercucuk tanam di Rumbia,
Mengindahkan lagi semangat kejiwaan
Hati dan rohani sentiasa ria,
Mengimbas kembali kenangan*



Bertemu Jiran Menghulurkan Salam, Tegur-menegur budaya kita *Bersama*



In Rumbya, we have created the perfect design to unlock or rather rekindle the spirit of neighbourhood. Community gardening will be encouraged by making available a vegetable plot for each villa. Imagine exchanging some 'daun pandan' for 'daun kari' or even 'buah nangka' for 'daun serai'? The interaction will be priceless.



*Personalised plots to cultivate community gardening
(view of Villa 13)*



On the facilities front, health and relationships are prioritised. A jogging track to encourage daily jogs or walks, and a fully functional playground for the children and grandchildren to happily bond with their elders. Among the others include pocket parks, tree houses, as well as pathways surrounding mini streams and trees. All of which promotes a meaningful and healthier lifestyle.



*Scenic jogging & walking paths
(view of Villa 7)*

Silaturrahim Dieratkan, Ukhuwah *Dijalinkan*

In most of today's newly built homes, its architecture and layout misses out a fundamental aspect of the Malay lifestyle. That is the need to accommodate extended families living together at some point in the year, especially festive seasons.





*Exclusively built to accommodate multiple families
(view of Villa 15 & 16)*

In Rumbya, we have incorporated that aspect in our planning. Our villas are designed in a way that allows up to two separate families enjoying their own privacy and comfort. As an example, a younger family living together with their parents whilst enjoying each other's own space. Another example would be multiple families spending a week or two with their elders during Hari Raya at the comfort of their own zones within the villa.





*Hujan emas di negeri orang,
Hujan batu di negeri sendiri*



It would be hard to imagine how a lifestyle such as the one described about in Rumbya can be achieved within the radius of the most happening suburbs in the Klang Valley. Worry not, we have made this possible. Built on a treasured preserved land, Rumbya embraces the true Malay communal culture of living with its magnificent surroundings while providing access to the modern world within reach.





SHOPPING CENTRES

- 1 The Curve
- 2 IKEA
- 3 IPC Shopping Centre
- 4 eCurve
- 5 One Utama Shopping Centre
- 6 Sunway Giza
- 7 The Strand
- 8 Tropicana Gardens Mall

GOLF CLUBS

- 1 TPC Kuala Lumpur
- 2 Seri Selangor Golf Club
- 3 Sentul Raya Golf Club
- 4 Valencia Golf Club

EDUCATION

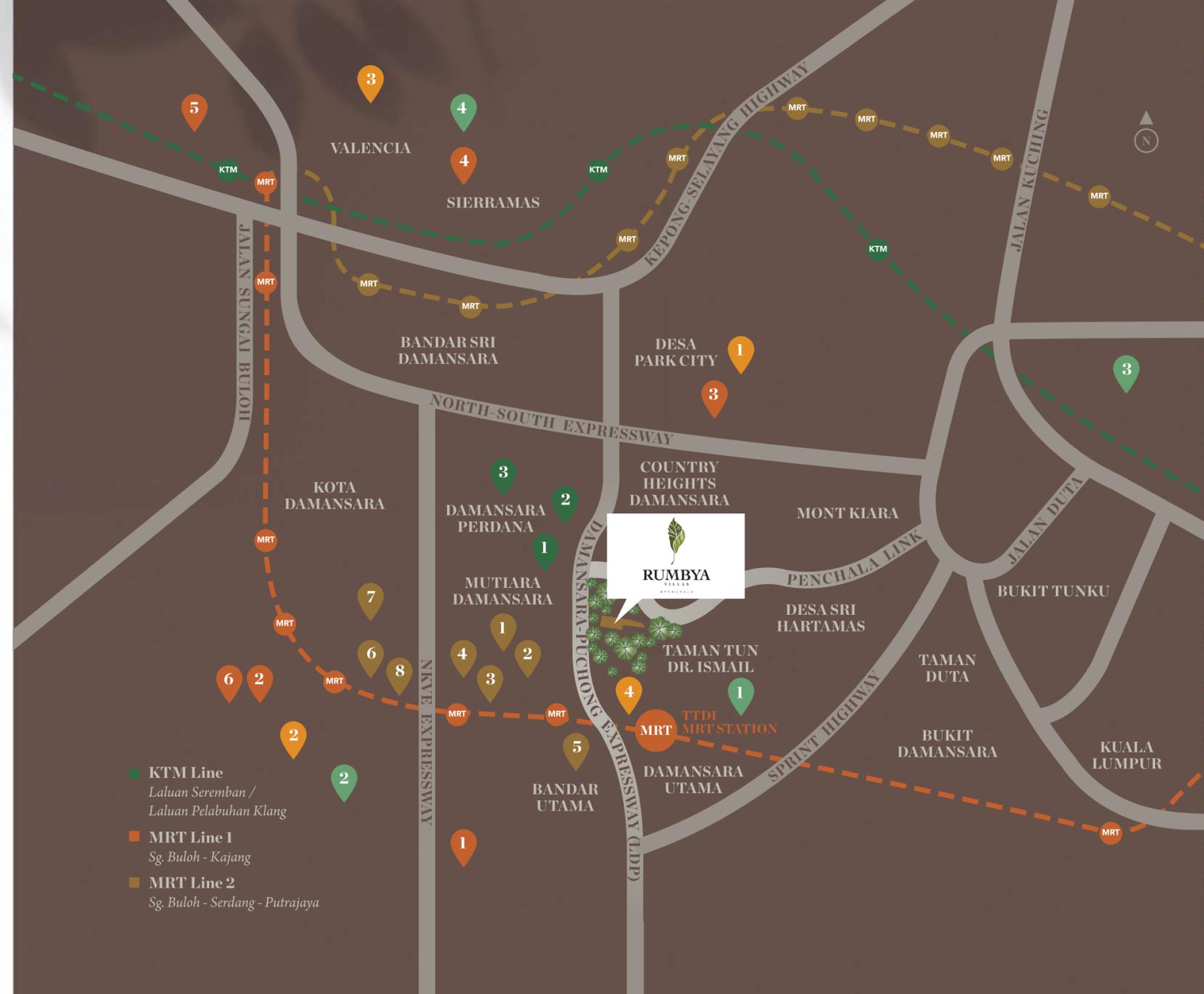
- 1 The British International School Kuala Lumpur
- 2 SEGi University College
- 3 The International School @ ParkCity
- 4 IGB International School (IGBIS)
- 5 ELC International School
- 6 Sri KDU

BUSINESS CENTRES

- 1 POINT92
- 2 PJ Trade Centre
- 3 The Place

MEDICAL

- 1 ParkCity Medical Centre
- 2 Thomson Hospital
- 3 Sungai Buloh Hospital
- 4 KPJ Damansara





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