



⇒ OPULENCE MADE YOURS ⇐



Live surrounded by everything you need for a life well lived. From an international school to a verdant public park and corporate offices, all you need is right here for you.



The Crowning Glory of The NorthBank

The exterior is carefully designed as well. The usage of a louvre design not only enhances privacy, but also serves to minimise direct sunlight.





The Centrepiece of an Integrated Masterplan

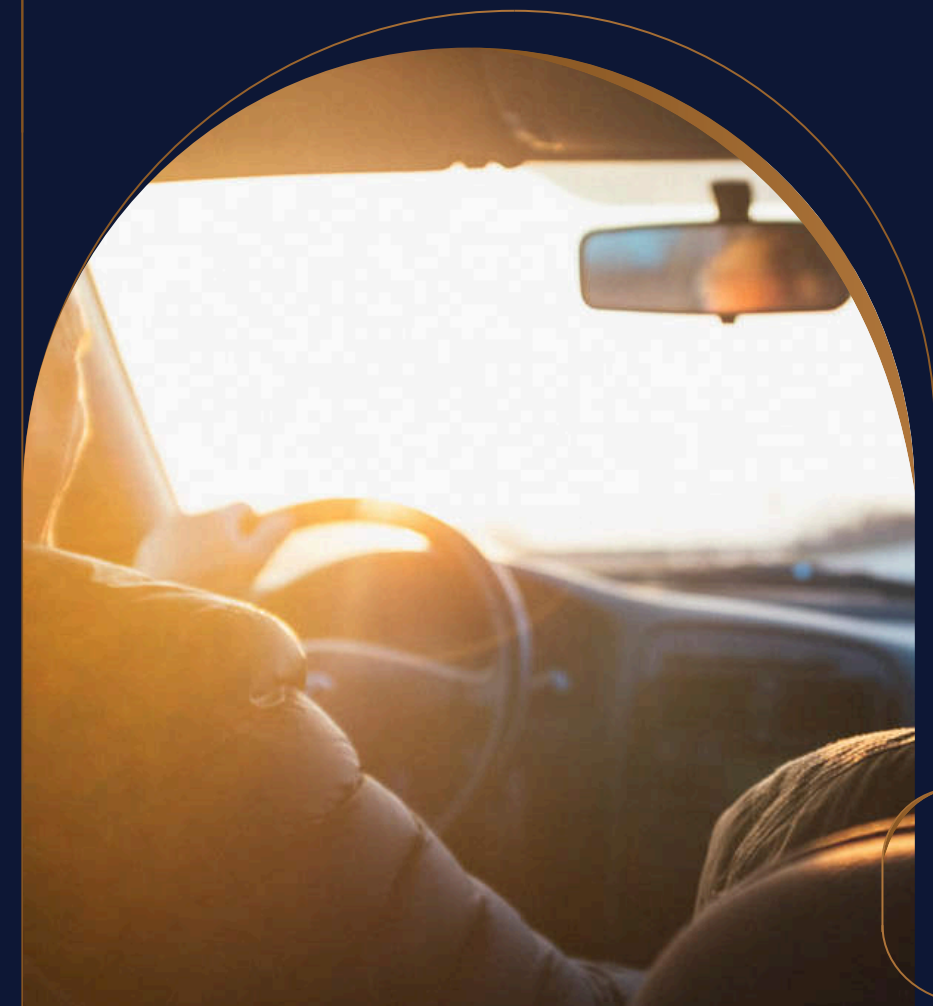
Witness the majesty of nature at its best. At Crestwood Estates, reside in peaceful proximity to a meandering river within a lush, tropical environment where manicured landscapes turn everyday moments into extraordinary experiences within a gated and guarded community.

Within walking distance to:

- Tunku Putra-HELP School
- The NorthBank Clubhouse
- The NorthBank Jogging & Cycling Track
- The NorthBank Specialist Hospital



Artist's Impression Only





An Extraordinary Environment

Welcome the soothing outdoor environment into your home with the double volume patio. This tranquil design brings fresh air and greenery closer, creating a warm and peaceful setting for residents and their guests.

Upstairs, the luxurious master bedroom comes with a walk-in wardrobe that will simplify your life in style, while the children's bedrooms are outfitted with study desks and ample space for them to grow.





Your First-class Lifestyle

Nurture true balance as you enjoy family moments amidst manicured landscapes and lifestyle facilities within a gated and guarded compound. The curated landscape of Crestwood Estates features a vast children's playground, where interconnected components encourage creativity and adventure. There is also an outdoor gym and reflexology path, allowing residents to enjoy holistic living within lush greenery.

Residents of Crestwood Estates also enjoy free membership access to the exclusive NorthBank Clubhouse for access to a swimming pool, health and leisure facilities, communal spaces, and more. It's a tailor-made community for like-minded people.





Artist's Impression Only



An Original Inspiration

Built to be distinguished from the norm, experience a lavish welcome from the very first step into your home through a spacious open plan concept.

This open plan concept is designed for multigenerational living as it provides serene spaces for the entire family. This is accentuated through a comfortable number of rooms in the home for three generations under one roof, with a spacious family area on the second floor, and a convertible space on the ground floor that can be transformed into a private dining area, study or home office, or even another bedroom.

At Crestwood Estates, every home also features a lift for seamless accessibility across three floors of the home, providing utmost convenience for every member of the family.

The NorthBank

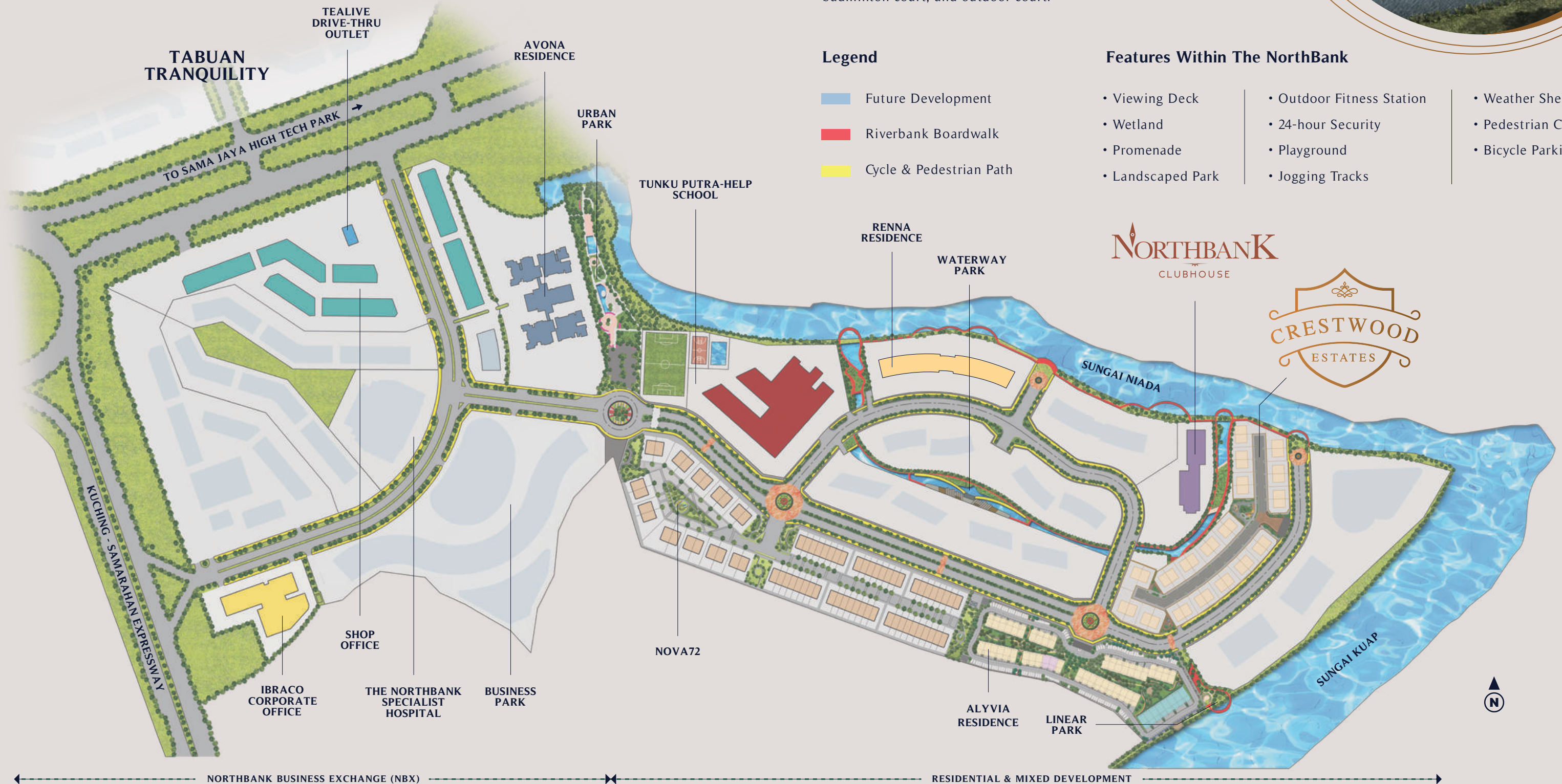
Welcome fresh possibilities in The NorthBank, an integrated riverside township in the heart of Kuching. Discover various backdrops where you can meet and mingle with other residents.

Dine at exquisite F&B outlets, browse the boutiques, or hang out at the riverfront promenade. Retreat to cosy residences, set amidst gardens and leafy avenues.

An Exclusive Clubhouse Amid Nature's Serenity

The NorthBank Clubhouse is a lively one-stop centre for all your leisure and entertainment needs. As a privileged resident of Crestwood Estates, membership to this exclusive clubhouse is complimentary.

This is a friendly space for all ages. Residents can find alone time at the cafe, enjoy a splash in the swimming pool with loved ones, and stay fit and healthy at the gym, badminton court, and outdoor court.



Site Plan

This low-density development features only 36 units nestled within a beautiful environment, surrounded by lush greenery and bordered by a tranquil waterway. Green pockets are found throughout the development, providing residents with holistic lifestyle facilities designed for children, adults, and families.

- | | |
|--------------------------------|-----------------------------|
| A Children's Playground | E Sculptural Seating |
| B Outdoor Gym Area | F Lawn Area |
| C Reflexology Path | G Planting Bed |
| D Landscape Mound | H Guardhouse |



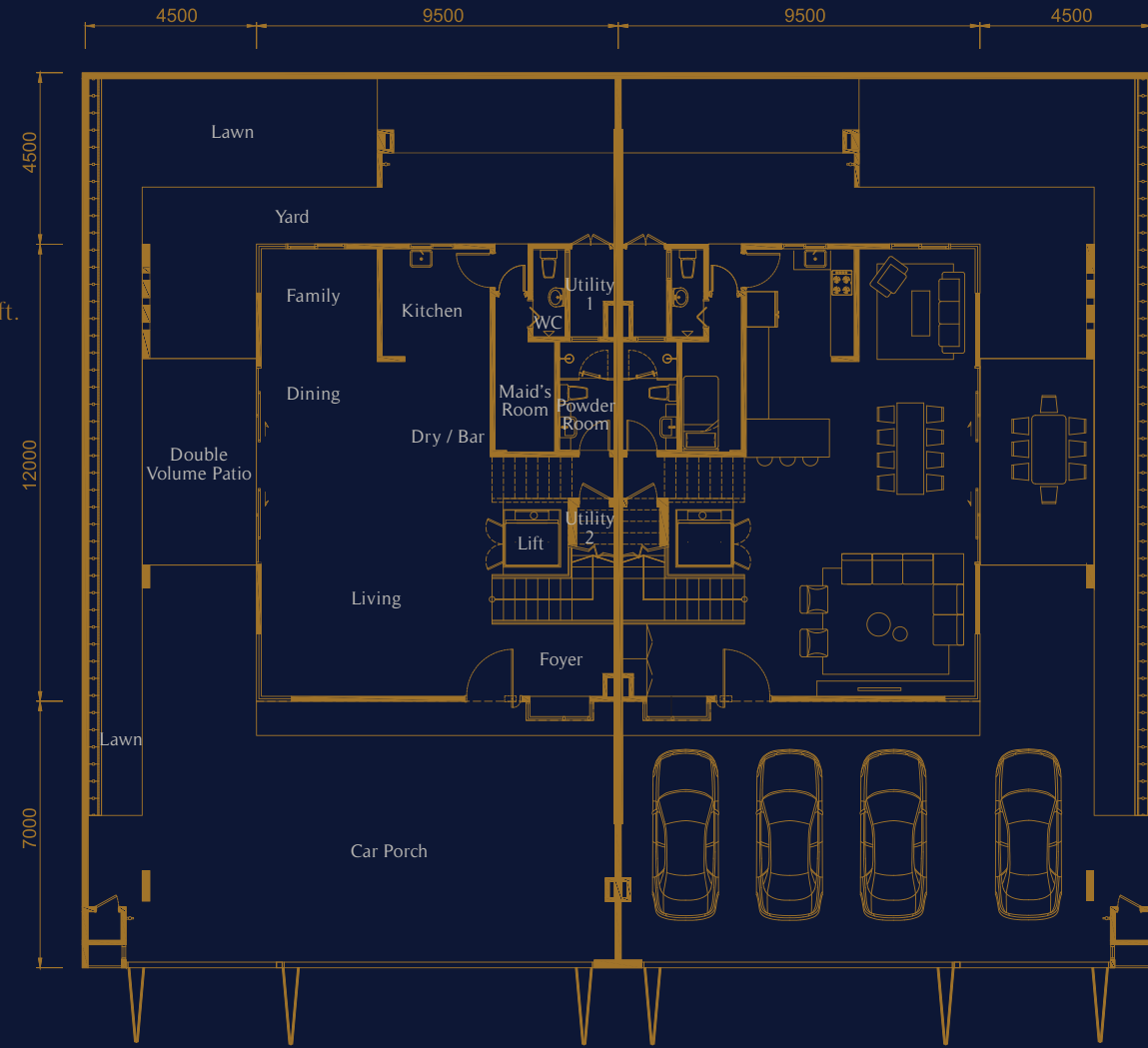
Unit Plan

Typical Layout

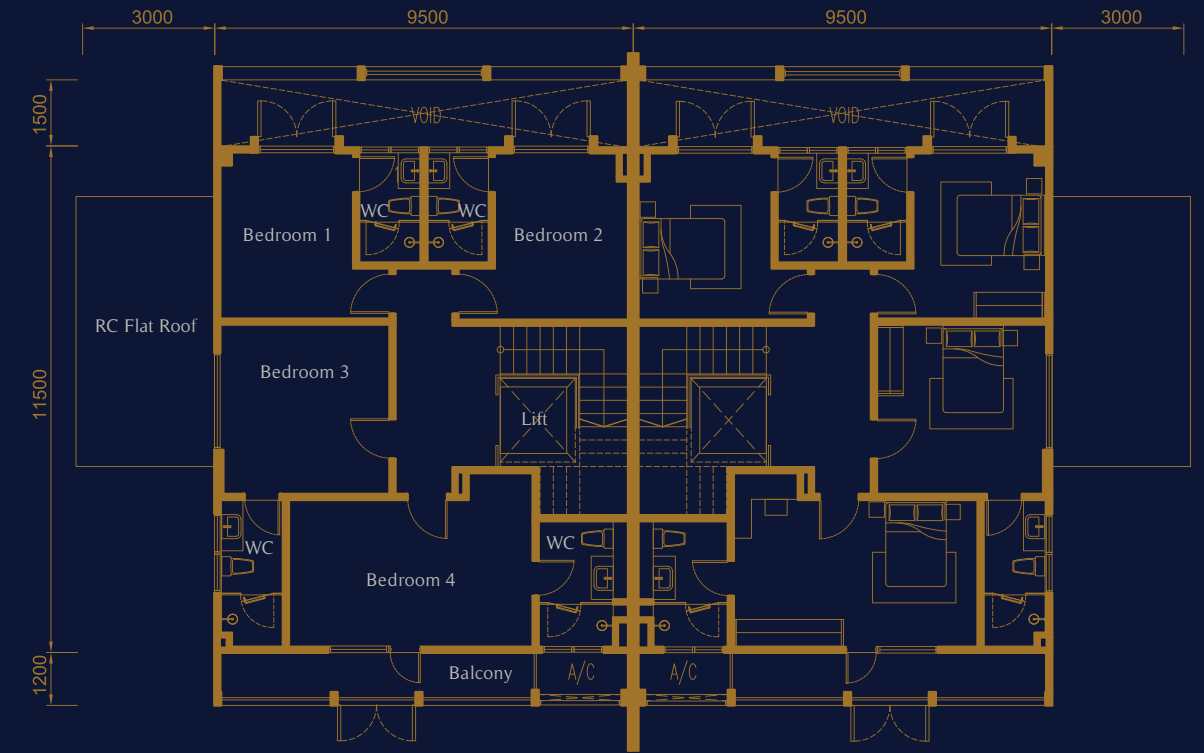
Level 1

Total Built-up Area: 4,374 sq. ft.

- 6 Ensuite Bedrooms
- 1 Ensuite Maid Room
- 2 Utility Rooms
- 2 Family Areas
- 1 Powder Room



Level 3



Specifications

Building Specifications

Structure	: Reinforced Concrete Frameworks
Roof Covering	: Shingle Roof (Main Roof) Metal Sheet Roof (Car Porch) RC Flat Roof (Patio)
Wall	: Brick Wall

Doors

Main Entrance	: Timber Door With Quality Lockset
Double Volume Patio, Family Area, Master Bedroom Balcony, Bedroom 4 Balcony	: Safety Glass Door With Quality Lockset
Bedrooms	: Timber Flush Door With Quality Lockset
Maid's Room Toilet	: Bifold Door With Quality Lockset
Utility 1, Refuse Bin Chamber	: Aluminium Grille Door With Magnetic Lock
Others	: Timber Flush Door With Quality Lockset

Windows

All	: Aluminium Framed Window
Junior Ensuite Bedroom, Bedroom 1, Bedroom 2, Double Volume Patio, Bedroom 4 A/C Ledge, Master Bedroom	: Aluminium Louvers

Floors Finishes

Entrance Foyer	: Tiles
Living / Dining / Guest Room	: Tiles
Dry / Wet Kitchen	: Tiles
Yard / Store	: Tiles
All Upper Floor	: Polymer Composite Floor
Bedrooms (Where Applicable)	: Polymer Composite Floor
Family	: Polymer Composite Floor
Staircase	: Polymer Composite Floor
All Bathrooms	: Tiles
Balcony	: Tiles
Terrace / Car Porch	: Tiles

Wall Finishes

External	: Plaster And Paint / Feature Wall
Living / General / Dining / Dry Kitchen / Bedrooms	: Plaster And Paint
Bathrooms & Wet Kitchen	: Tiles Up To Ceiling Height

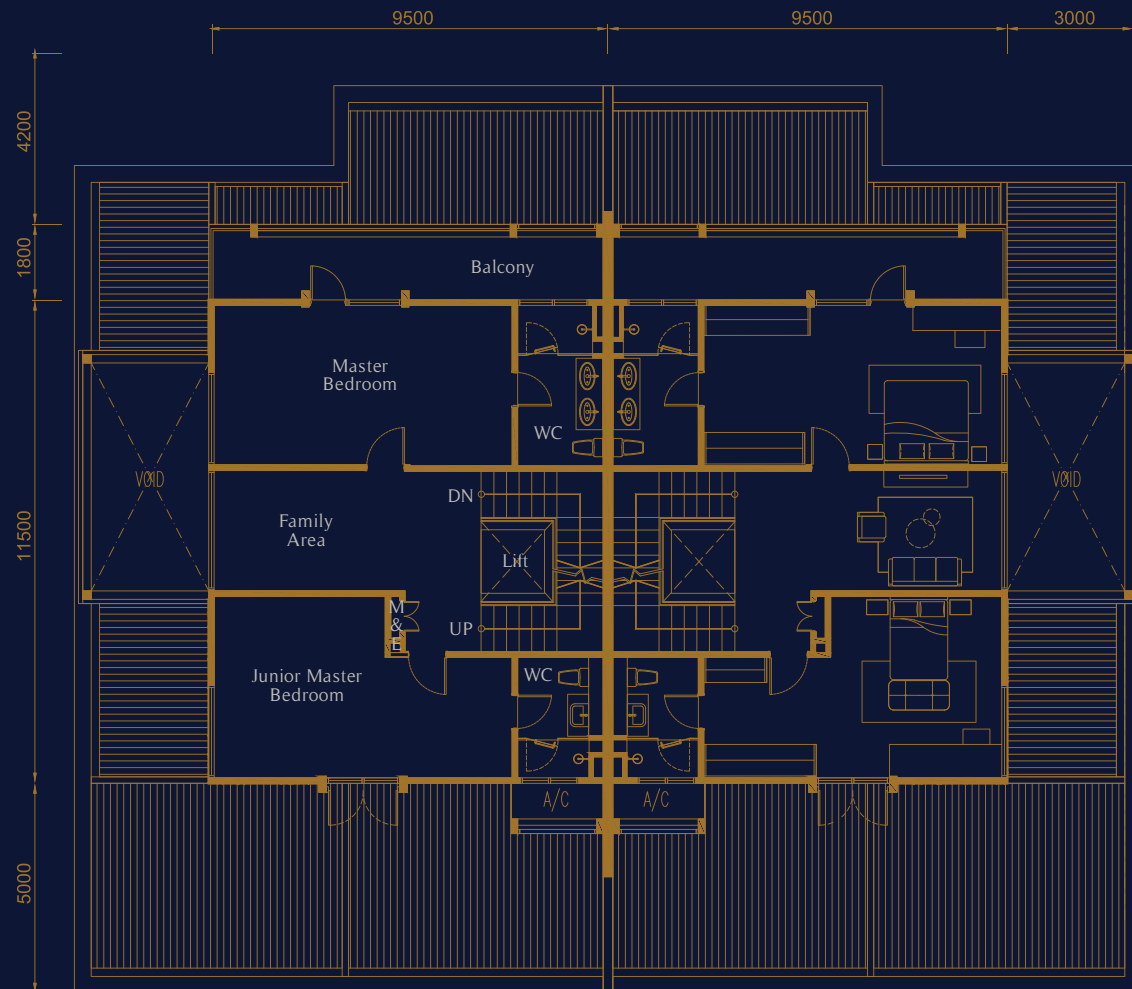
Ceiling Finishes

Entrance Foyer	: Plasterboard
Living / Dining / Kitchen	: Plasterboard
Bathrooms	: Moisture Resistant Board
Terrace / Car Porch/ Roof	: Metal Strip Ceiling

Others

Gate & Fencing	: Mild Steel Gate, Brick Wall and Aluminium Strip Fencing
Ironmongery	: Quality Lockset
Home Lift	: Platform Lift

Level 2



Outstanding Connectivity

Crestwood Estates is located within the NorthBank, a 123-acre waterfront township located on one of Sarawak's most beautiful riversides. A network of roads connects the development to key amenities in Kuching City Centre and its surroundings, including international schools, medical centres, shopping malls, food outlets, and nature parks.



- Sama Jaya High Tech Park (1km)
- Vivacity Megamall (4km)
- Swinburne University of Technology Sarawak Campus (6km)
- Kuching International Airport (8km)
- Sarawak Heart Centre (7km)
- Universiti Malaysia Sarawak (8km)
- Kuching City Centre (10km)
- UCSI University Sarawak Campus (10km)

www.the-northbank.com/projects/crestwood-estates



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Property Name : Crestwood Estates • Approval Authority for Building Plan : MBKS • SPA Approval No. : PP/ID/33-2020 • Project Address : New survey Lots 3825, 3826 & Part of open space known as Lot 3836 (All lots were originally part of Lots 2975), Block 12 Muara Tebas Land District • Expected Date of Completion : 24 months from the date of SPA • Land Tenure : 60 years • Total number of unit : 36 units • Housing Developer's License No. : L0042/KP/HD/01/2021/0019 • Validity Period : 03 September 2021 to 01 March 2024 • Advertisement & Sale Permit No. : P0054/KP/HD/01/2021/0021 • Validity Period : 11 November 2021 to 01 March 2024 • Approved Building Plan No. : B.P. 2/2021 for Plot 1-16, 19-30 & 33-34, B.P. 3/2021 for Plot 17-18 & 31-32, B.P. 4/2021 for Plot 35-36 • Min Price : RM 2,636,200 • Max Price : RM 2,787,100