

Courtyard Homes

The final phase of Australian-inspired terrace homes. For your growing years to your golden years.

SÓL

ESTATE

ZENITH, PHASE 3

Your best years begin here

True fulfilment is not anchored on a milestone or an age. It is having the freedom to live well — both within your walls and beyond them.

Experience it at SÓL Estate Zenith, Phase 3, where lasting comfort, wellbeing, and connection await you along with direct access to SÓL Gateway*, the community's destination for day-to-day conveniences.



*Subject to government approval.

Type A3/B3

38' x 85'

Built-up Area
3,422 sqft

Land Area
7.45 points





Double Storey Corner Courtyard Home

4R*

4B

1. Car Porch
2. Foyer
3. Leisure Area
4. Living Area
5. Patio
6. Dining Area
7. Wet Kitchen
8. Yard
9. Bedroom 2
10. Bedroom 3
11. Family Area
12. Master Bedroom
13. Balcony

*Inclusive of leisure area/guest room

Type A1/A2/B1/B2

23' x 85'

Built-up Area
2,335 sqft

Land Area
4.56 points



Double Storey Courtyard Home

4R*

3B

1. Car Porch
2. Foyer
3. Leisure Area
4. Living Area
5. Dining Area
6. Wet Kitchen
7. Patio
8. Yard
9. Bedroom 2
10. Bedroom 3
11. Family Area
12. Master Bedroom
13. Balcony

*Inclusive of leisure area/guest room



Centred around you

The Phase 3 Courtyard Homes are designed for every generation. Each unit features 4 bedrooms and spans 2,335 to 3,422 sqft, including a space structurally designed to accommodate a future in-home lift.

Just a few steps outside is SÓL Gateway*, an exclusive lifestyle and wellness hub. From retail spaces to healthcare and childcare facilities, this is where you'll find everything you need for your best years at SÓL Estate, with community at the centre of it all.



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Masterplan



Intermediate

- **Type A1** Pitch Roof Intermediate
- **Type A2** Pitch Roof Intermediate
- **Type B1** Flat Roof Intermediate
- **Type B2** Flat Roof Intermediate

The Edge Series

- **Type C1** Pitch Roof Edge Corner
- **Type C2** Pitch Roof Edge Corner
- **Type D1** Flat Roof Edge Corner
- **Type D2** Flat Roof Edge Corner
- **Type E** Flat Roof Edge Corner
- **Type F** Flat Roof Edge Corner

Intercorner

- **Type A3** Pitch Roof Intermediate Corner
- **Type B3** Flat Roof Intermediate Corner

Building Specifications

Structure	: Reinforced concrete
Wall	: Masonry wall with plaster & paint
Wall finishes	: **Internal wall** Cement & sand plaster, skim coat with paint **External wall** Cement & sand plaster with paint **Kitchen & bathrooms** Wall tiles
Floor finishes	: **Living / dining** Floor tiles **Kitchen / bathroom** Floor tiles **1st floor & staircase** SPC **Car porch** Tiles
Windows	: Aluminium frame windows with glass
Doors	: **Main entrance** Timber door panel **Bedrooms / bathrooms** Single leaf timber door panel **Other** Aluminium frame sliding door to designated area

Locks	: Ironmongery | Quality lockers
Ceiling finishes	: Plaster ceiling board, skim coat & paint
Roof	: Metal decking roof
Plumbing	: Conceal piping with water tank & booster pump
Fencing	: Brickwall
Landscape	: Spot turfing
Sanitary ware	: WC, shower, wash basin & kitchen sink

Electrical point	
	Light point ✓
	Power point ✓
	Fan point ✓
	Fiber wall socket ✓
	Air-cond point ✓
	Electrical DB ✓
	EV conduit ✓
	Booster pump ✓
	Door bell point ✓
	Water heater point ✓

An Aspirational Living at Arang Road West, Kuching





EXAL

EXAL (M) SDN. BHD. (1390229-V)

Malaysia
Floor 1, Sublot 38, Lot 7691, Block 16, KCLD Brighton Square, Jalan Song, 93350 Kuching, Sarawak.

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solestate.my

SÓL Estate Gallery, Show Village

GreenRE® Certified

ASIA PACIFIC PROPERTY AWARDS ARCHITECTURE
in association with GROHE
★★★★★
BEST ARCHITECTURE MULTIPLE RESIDENCE MALAYSIA
SÓL Estate by Exal (Malaysia) Sdn. Bhd.
2023-2024

ASIA PACIFIC PROPERTY AWARDS DEVELOPMENT
in association with American Standard
★★★★★
BEST RESIDENTIAL DEVELOPMENT 20+ UNITS MALAYSIA
SÓL Estate by Exal (Malaysia) Sdn. Bhd.
2023-2024

SHEDA EXCELLENCE AWARDS 2025



SHEDA Excellence Award

Outstanding Award for Landed Residential, Gated & Guarded (Large)

PropertyGuru Asia Awards Malaysia with iProperty

2025

- Best Landed Development (Malaysia)
- Best Landed Architectural Design
- Best Green Landed Development
- Best Multigeneration Living Landed Development
- Best Multigeneration Living Housing / Landed Development (Asia)

Developer : EXAL (MALAYSIA) SDN. BHD. 202001033908 (1390229-V) • Address : Floor 1, Sublot 38 Lot 7691 Block 16 KCLD Brighton Square, Jalan Song, 93350, Kuching, Sarawak. • Developer's License No.: L0059/KP/HD/01/2026/0024 • License Validity Period : 31/07/2026 – 26/07/2029 • Advertisement & Sales Permit No.: P0078/KP/HD/01/2026/0026 • Permit Validity Period : 22/09/2026 – 26/07/2029 • Land Tenure : 99 Years (Master Title) • Authority Approving the BP : Padawan Municipal Council • Approved BP No.: BP03260000289, BP03260000336 – BP03260000340, BP03260000342 – BP03260000343 • SPA Approved Plan No.: P/1D/181-20 • LOT 6740 (TO BE REPLACED BY NEW SURVEY LOT 6756) BLOCK 225 KNLD • Expected Completion Date : Dec 2028 • Total Units : 73 Units • Type of Property : Double Storey Terraced Houses • Minimum Price : RM 1,380,000 to RM 2,048,000.