

ZENITH, PHASE 3

SÓL
ESTATE

solestate.my

Your best years begin here.

Thoughtfully designed with every generation in mind, comfortable living is more than just a promise.

With a thriving community and unparalleled access to everything you need, SÓL Estate ZENITH, Phase 3 is where your best years unfold.





A place where everyone feels at home.



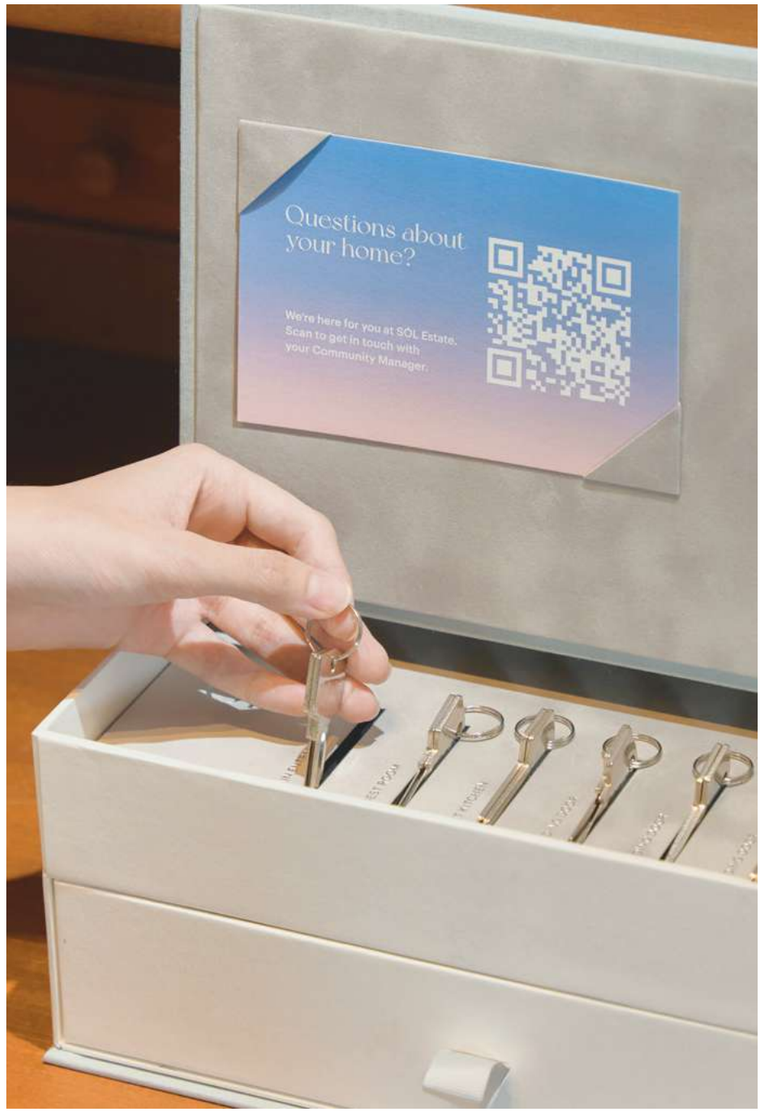




SÓL Estate is for creating memories
that will linger for life.



Pictured: SÓL Estate PRIME, Phase 1 Homes



Every home comes with a welcome like no other.

A legacy begins with foresight.

With wider layouts, age-inclusive features, and direct access to SÓL Gateway,* the homes at SÓL Estate ZENITH, Phase 3 are built for residents of all ages.

*subject to government approval



Pictured: SÓL Estate PRIME, Phase 1 Homes



Built to accommodate every generation.

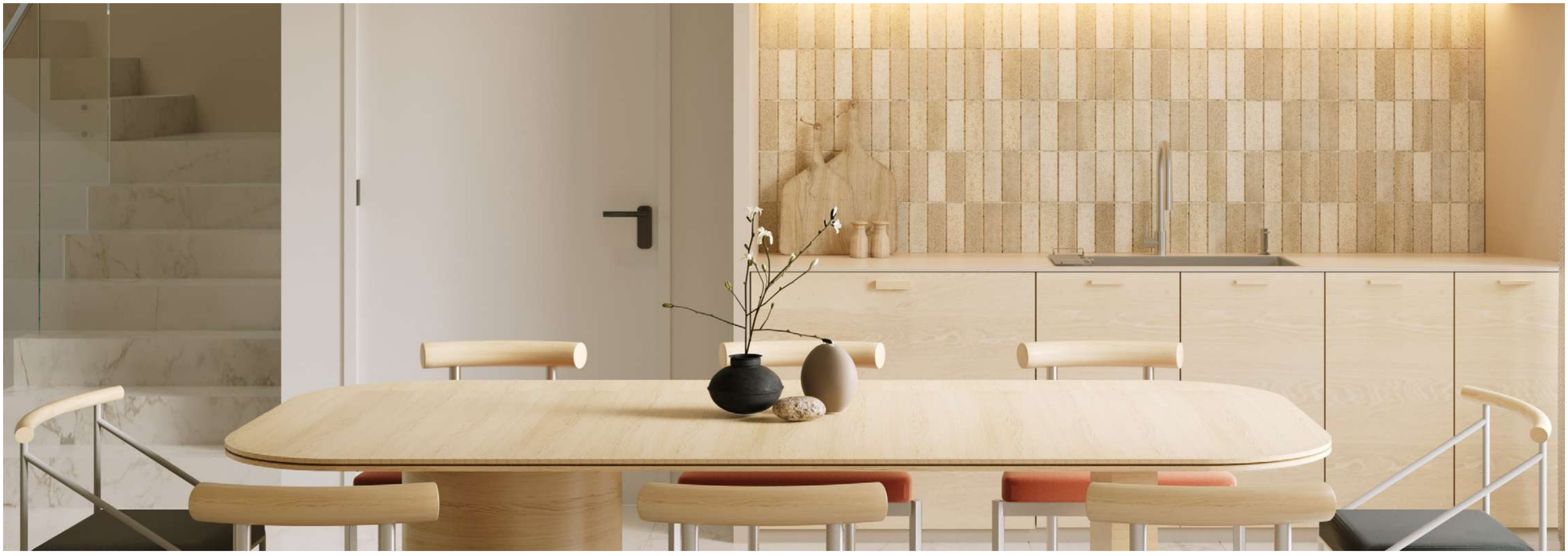




A wide, open ground floor layout means the whole family – at every age – can come together.



Homes come with a structurally-compliant space
so you can install a home lift when it’s needed.







Open kitchen layouts can be designed around those who love to cook, and for those who love the cook.

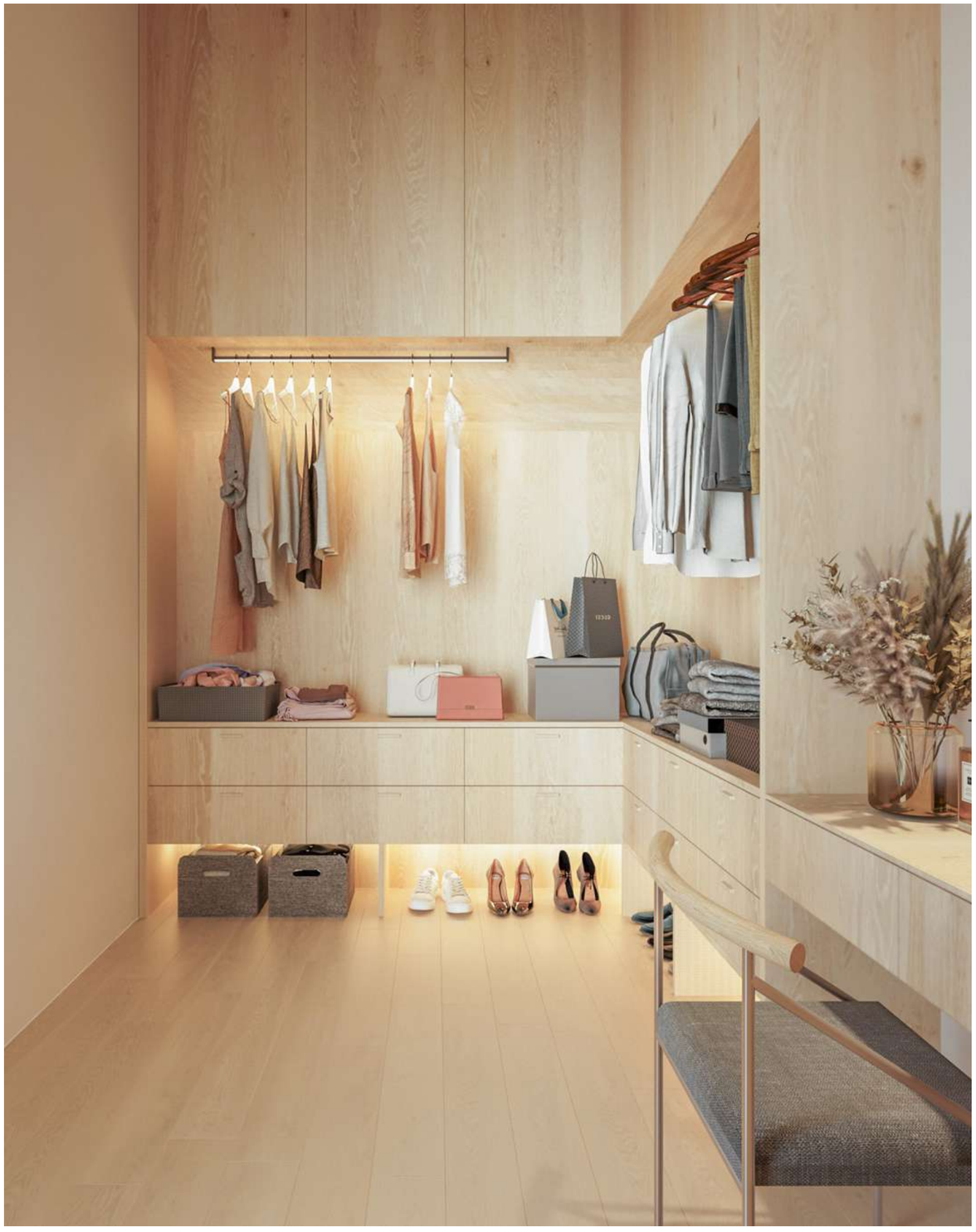


A step-free ground floor means everyone can move around with ease – including wheelchair users.



SÓL Estate's Concierge Service is here to make living your best years possible with the utmost comfort care and ease, from the day you get your keys, and every day after that.

Contact your Sales Consultant to learn more about your resident benefits.







Master bedrooms are large enough to fit a walk-in wardrobe without compromising on space, so that mornings can run more smoothly.





Rooms can easily be repurposed over the years – from your children’s bedroom to a guest room or home office.



Nature is always close by, with an indoor-outdoor design
that connects your private courtyard to your living room.

Balanced living begins at The Edge.

Whether you desire solitude or connection, The Edge Series offers you the freedom to live at your own pace.

The Edge Series homes are deemed the cornerstones of the estate.

These lots span the largest land area with spacious gardens, ultimate privacy, and one-of-a-kind layouts, with very limited units available.



Type C1/C2

Pitch Roof Edge Corner



All drawings and illustrations contained herein are artist's impressions only.
All plans and specifications are subject to change by the relevant authorities and/or the developer's architect.

Type D1/D2

Flat Roof Edge Corner



All drawings and illustrations contained herein are artist's impressions only.
All plans and specifications are subject to change by the relevant authorities and/or the developer's architect.

Type C1/D1

18’–43’ x 85’

Sub Lot No.
C1 = 37, 73
D1 = 38

4R 4B



Built-up Area
2,918 sqft

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

Type C2/D2

43’ x 63’–85’

Sub Lot No.
C2 = 56
D2 = 55

4R 4B



Built-up Area
3,025 sqft

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

Type E

Flat Roof Edge Corner



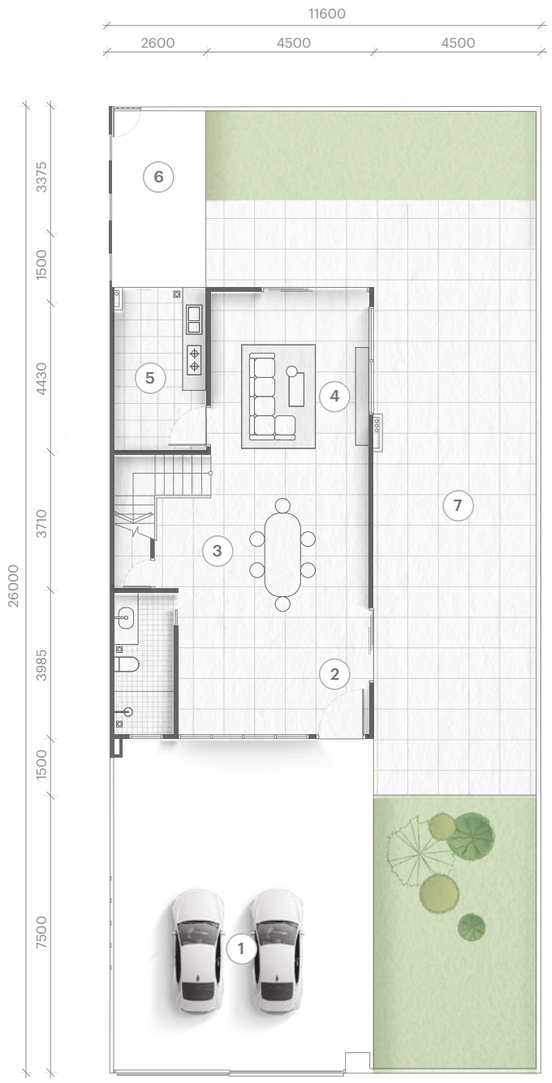
All drawings and illustrations contained herein are artist's impressions only.
All plans and specifications are subject to change by the relevant authorities and/or the developer's architect.

Type E

38’ x 85’

Sub Lot No.
19

3R 4B





Built-up Area
3,412 sqft

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

Type F

Flat Roof Edge Corner



All drawings and illustrations contained herein are artist's impressions only.
All plans and specifications are subject to change by the relevant authorities and/or the developer's architect.

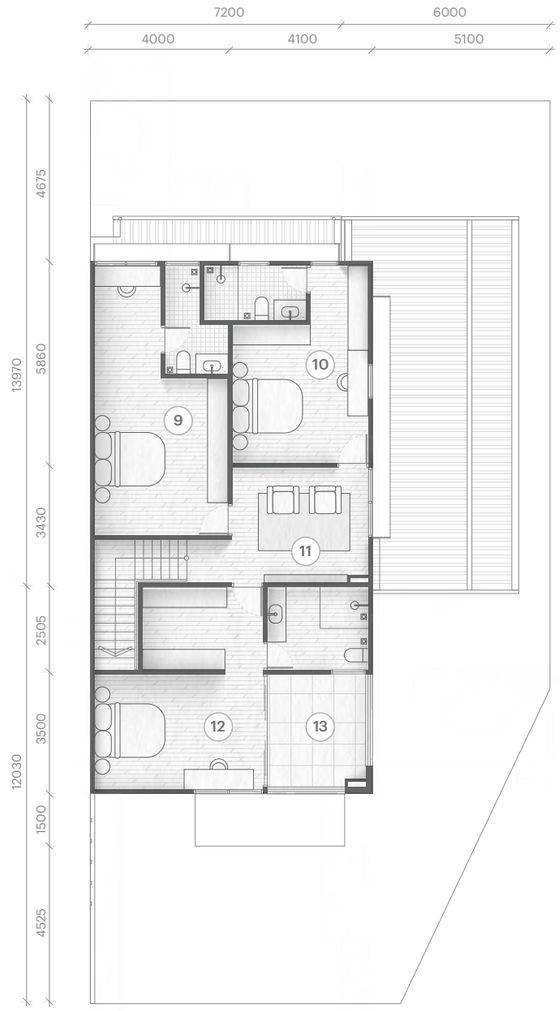
Type F

29’-43’ x 85’

Sub Lot No.
1

4R 4B





Built-up Area
3,112 sqft

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

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 frames 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	
Fencing	: High brickwall & aluminium RHS fencing	
Landscape	: Spot turfing	
Sanitary ware	: WC, shower, wash basin & kitchen sink	

Electrical point

Light Point	✓	EV point	✓
Power Point	✓	Booster pump point	✓
Fan Point	✓	Door bell point	✓
Fiber Wall Socket	✓	Water heater point	✓
Air-cond Point	✓	Oven point	✓
Electrical DB	✓		

Floorplan Overview

The Edge Series - Unique Corner Units

Unit Types	Built-up Size	Built-up Area (sqft)	Page
Type C1/D1	18′-43′ x 85′	2,918	**PG 30**
Type C2/D2	43′ x 63′-85′	3,025	**PG 31**
Type E	38′ x 85′	3,412	**PG 34**
Type F	29′-43′ x 85′	3,112	**PG 38**

Your SÓLace begins here.

- Australian-inspired designs
- 18 exclusive lifestyle facilities
- On-demand Concierge Service
- Direct access to SÓL Gateway*

*subject to government approval

Masterplan

Intermediate

Type A1
Pitch Roof Intermediate

Type A2
Pitch Roof Intermediate

Type B1
Flat Roof Intermediate

Type B2
Flat Roof Intermediate

Intercorner

Type A3
Pitch Roof Intermediate Corner

Type B3
Flat Roof Intermediate Corner

The Edge Series

Type C1
Pitch Roof Edge Corner

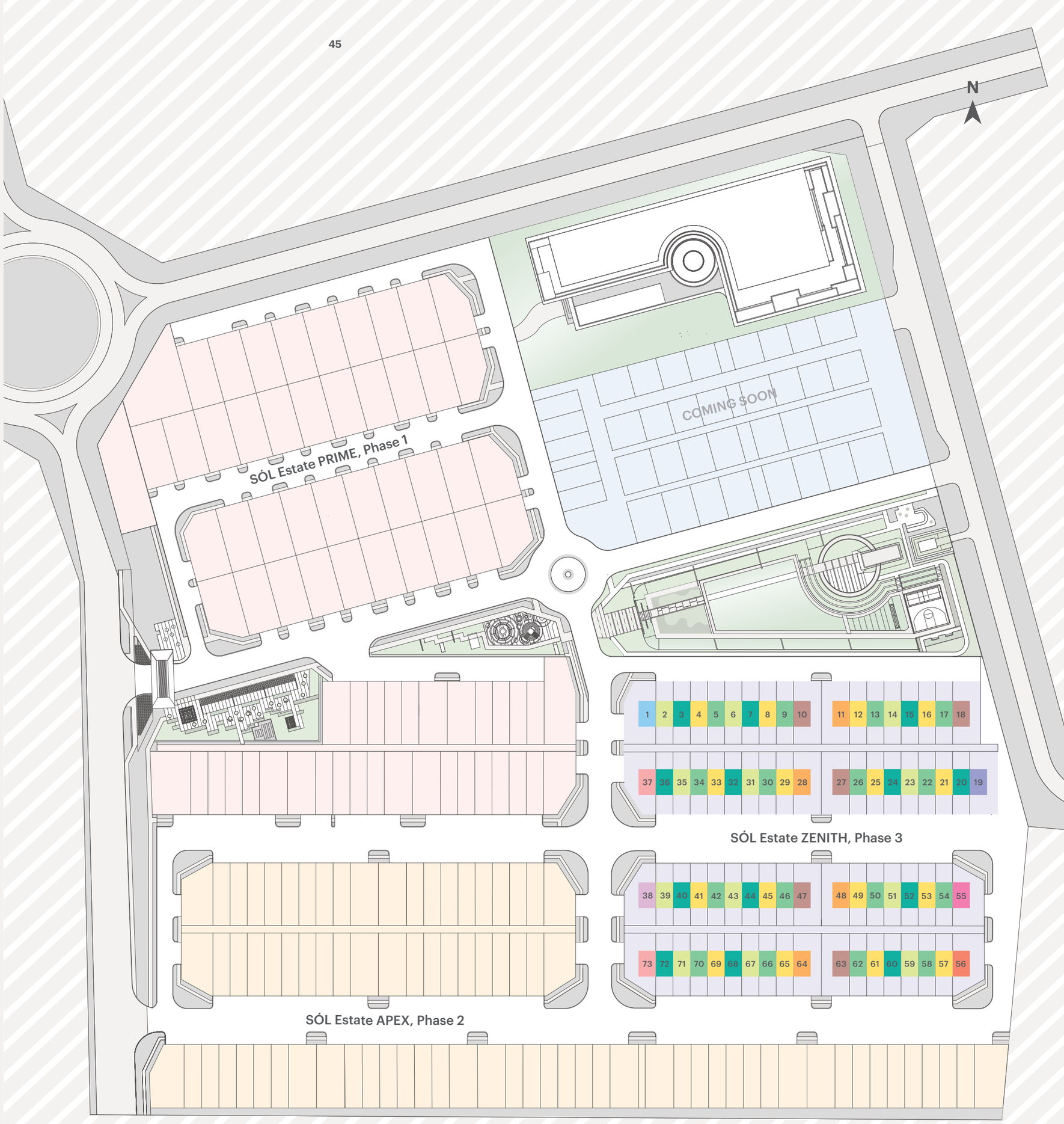
Type C2
Pitch Roof Edge Corner

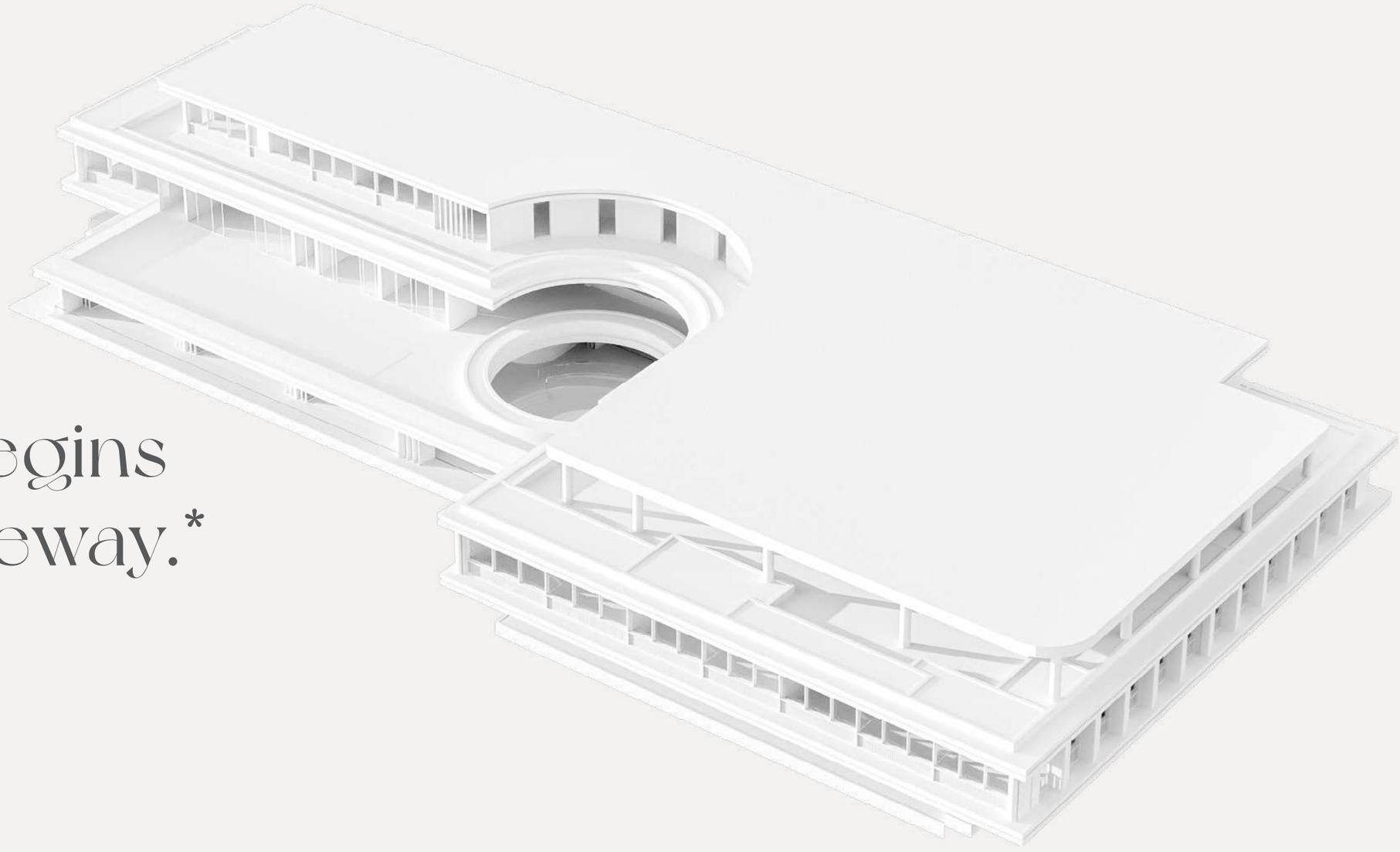
Type D1
Flat Roof Edge Corner

Type D2
Flat Roof Edge Corner

Type E
Flat Roof Edge Corner

Type F
Flat Roof Edge Corner





Wellness begins at SÓL Gateway.*

Community is at the heart of SÓL Estate, and to foster multigenerational connection, EXAL is developing SÓL Gateway,* an up-and-coming lifestyle and wellness hub.

This hub comes with state-of-the-art healthcare and wellness facilities. Along with retail spaces and childcare zones, it reflects SÓL Estate's commitment to holistic living and long-term well-being for all ages.

*subject to government approval



Dine
Cafés and eateries to indulge and unwind in.



Shop
Retail spaces for your lifestyle essentials.



Move
Fitness spaces designed to support active, healthy living.



Learn
Centres for children to learn, play, and thrive.



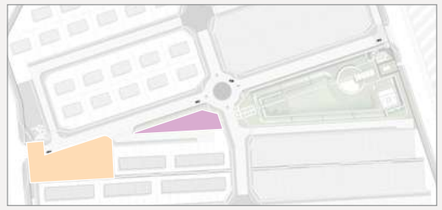
Restore
Clinics and health services for your everyday care.



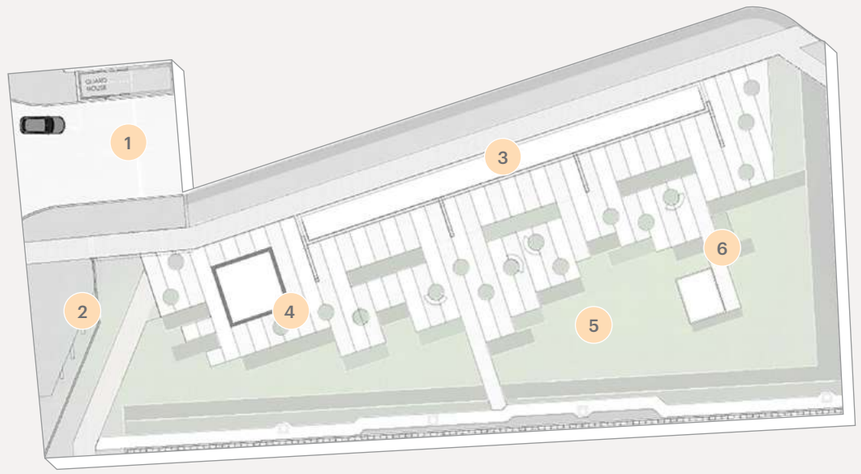
Gather
Community and event spaces for meaningful celebrations.

Facilities

Dusk Zone



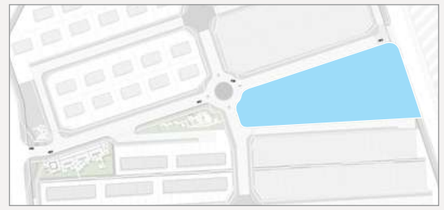
1. Entrance Statement
2. Entrance Plaza
3. Water Feature
4. Water Maze
5. Orchard Forest + Community Farm
6. Twilight Pavilion



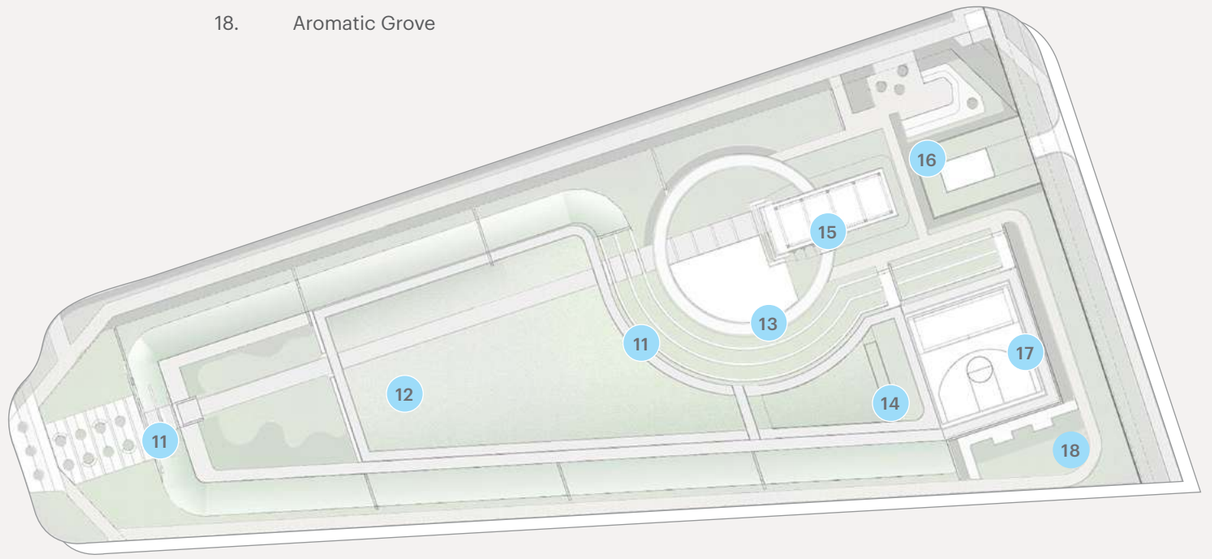
7. Twilight Arch
8. Cosy Summerhouse
9. Social Swing
10. Hilly Play Yard



Dawn Zone



11. Eco Terrace
12. Sponge Lawn
13. SÓL Plaza
14. Outdoor Fitness
15. Dayspring Pavilion
16. Skate Sundaland
17. Street Basketball
18. Aromatic Grove



SÓLCARE

Sustainable living begins with us.

As we continue to develop properties that improve the quality of life in the communities we care for, we strongly believe it is our responsibility to ensure our aim for ESG excellence continues for many generations to come.

EXAL's efforts to lay the foundation include:

Environmental	Lowering our carbon footprint by using renewable energy resources and eco-friendly materials.
Social	Engaging in community initiatives, ensuring fair labour practices and fostering inclusive environments.
Governance	Ensuring transparency, ethical practices, and accountability across our organisation's growth.

SÓL Estate is one of the select few properties in Kuching distinguished with a GreenRE certification and the first landed development in Sarawak to qualify for RHB Bank's 110% Green Home Financing.

Green homes use:

- Alternative Energy (Solar Panels)
- Insulated/Cool Roofing
- LED Lighting
- Energy Rated Appliances
- Solar-oriented Building Design
- Glazed Windows
- Low/Zero VOC Paint & Flooring
- Dual Flush Toilets
- Rainwater Harvesting
- Light Coloured Exterior Walls
- Native Plants

GreenRE® Certified

The GreenRE certification entitles SÓL Estate homeowners to financial benefits such as tax exemptions and green financing loans from participating institutions. For more information, visit **greenre.org/index**.

EXAL

Better living begins with a vision.

EXAL believes in shaping better ways of living, beyond buildings. Firmly rooted in our purpose of community living, connectedness, and celebration, we aspire to create an environment where people can thrive, share joyful moments, and enhance their quality of life.



2022

The community gathers for the first time

EXAL Cocktail Night

An evening of meaningful conversations with influential figures in the property industry.



A first glance at the future of living

Official Launching of SÓL Estate

Introducing SÓL Estate PRIME, Phase 1, and EXAL's vision of aspirational living.



2023

A reunion that strengthens bonds

Lunar New Year Celebration

Connecting stakeholders and homebuyers for a festive evening at the SÓL Estate Gallery.



2024

A glimpse of true SÓLace

Show Village Launching

Opening our doors to the community to preview our show units and facilities.



Bringing families together

Family Fun in SÓL

Special weekends, opened to families to feel the SÓL experience firsthand with food and fun activities.



A home that grows with you

SÓL Estate APEX, Phase 2 Launch

Introducing Kuching's first Incremental Courtyard Homes, designed to adapt to every stage of life.



2025

A long-awaited homecoming

SÓL Estate PRIME, Phase 1 Handover & Knight Frank Appointed

Welcoming our first residents to the estate. Leading property consultancy, Knight Frank, is also appointed, cementing our commitment to resident experience.



2026

Leading multigenerational living

SÓL Estate ZENITH, Phase 3 Launch & MOU Signing of SÓL Gateway*

Bringing the best years into view with our Phase 3 homes, a dedicated lifestyle & wellness hub, and a panel of partnerships.



*subject to government approval

Impact begins with strong partnerships.

EXAL

EXAL Group

is an award-winning developer which had its start in Western Australia. They bring a combined experience of over 25 years in real estate to build their first ever landed development in Malaysia.

ASIA PACIFIC PROPERTY AWARDS
WINNER | 2023 – 2024

INTERNATIONAL PROPERTY AWARDS
WINNER | LONDON DECEMBER 2023

Makeover Guys KUCHING

The Makeover Guys

is a property solutions company – with over 5,000 home makeovers completed – enabling Malaysians to enjoy better homes through signature designs and carefully curated furnishings that cater to a variety of homeowner profiles.

DKO

DKO Architecture

is an award-winning, Australian-based leading architect firm providing interior design and urban design services through collaborations on diverse projects in Australia, New Zealand, and Southeast Asia.

Knight Frank

Knight Frank

is a leading global real estate consultancy founded in 1986 in London with renowned expertise in premium property management and providing exceptional residential experiences.

LANDart

Landart

is a landscape architecture firm headquartered in Penang with a reputation for its highly detail-oriented projects, notably The Tun Razak Exchange development, and design-led solutions that have been consistently awarded for design excellence.

Award-winning results begin with dedication.





SHEDA EXCELLENCE AWARDS 2025

GreenRE Certified

PRESENTS

PropertyGuru Asia Awards Malaysia with iProperty

WINNER

Best Green Landed Development

SÓL Estate Prime by Exal (Malaysia) Sdn Bhd

2025

PRESENTS

PropertyGuru Asia Awards Malaysia with iProperty

WINNER

Best Landed Architectural Design

SÓL Estate Prime by Exal (Malaysia) Sdn Bhd

2025

PRESENTS

PropertyGuru Asia Awards Malaysia with iProperty

WINNER

Best Landed Development (Malaysia)

SÓL Estate Prime by Exal (Malaysia) Sdn Bhd

2025

PRESENTS

PropertyGuru Asia Awards Malaysia with iProperty

WINNER

Best Multigeneration Living Landed Development

SÓL Estate Prime by Exal (Malaysia) Sdn Bhd

2025

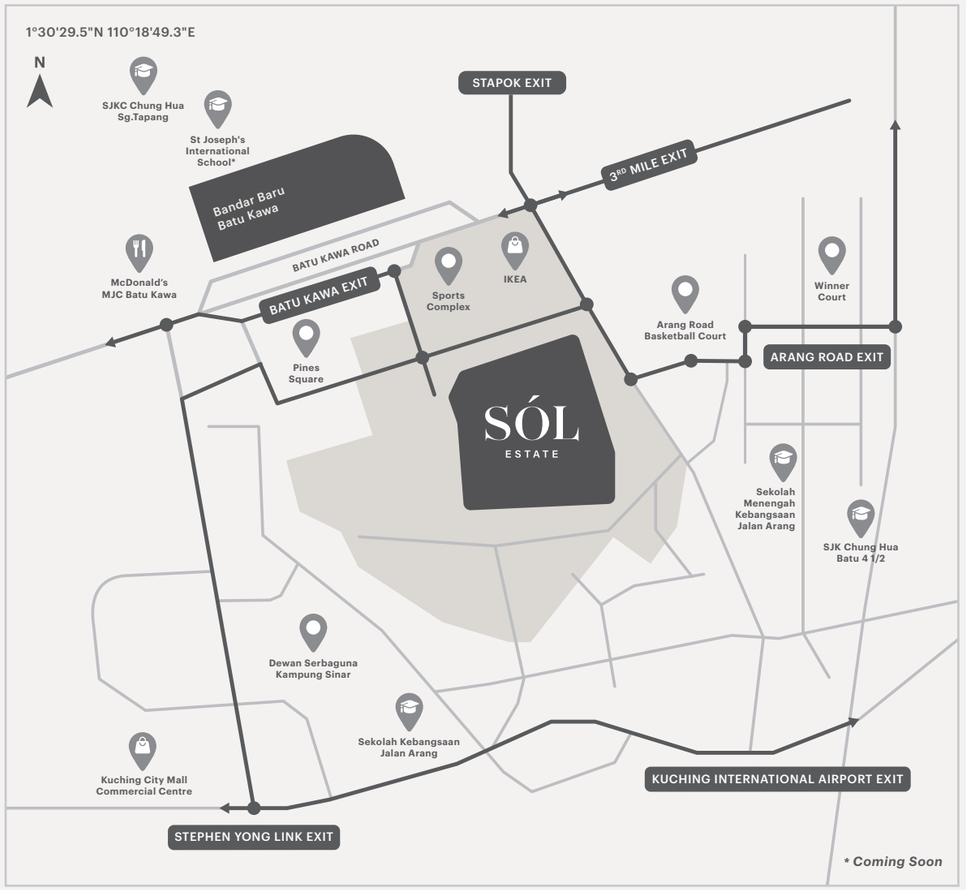
True excellence begins with passion.

With more than 25 years of combined experience, EXAL's ventures have achieved over RM3 billion in Gross Development Value (GDV). Their projects to date include landed communities, commercial and residential high rises, and student accommodations across Western Australia.

EXAL's debut project in Malaysia, SÓL Estate, aims to introduce newer, better ways of living to the community.



Your SÓLace awaits you here.





Your best years begin here.

EXAL

exal.co

+6082 466886 / +6018 312 8899 / hello@exal.my

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

Australia
205A, 39 Mends Street,
South Perth WA 6151.

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

SÓL Estate Gallery, Show Village

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.