



ADIRA

2-STOREY TERRACE HOMES



FREEHOLD



EVERYTHING YOU NEED, CLOSE BY

Conveniently located near schools, shops, and leisure spots, ADIRA connects you to everything that matters.



WITHIN WALKING DISTANCE OF KLANG'S LARGEST TOWN PARK FOR PLAY, ACTIVE RECREATION AND SPORTS



TRAVERSE THE SEAMLESS 75KM INTERCONNECTED JOGGING AND CYCLING TRACK



HOMES ARE DESIGNED FOR MULTI-GENERATIONAL LIVING, FEATURING A LARGER FAMILY AREA FOR YOUR LOVED ONES



CONVENIENT ACCESSIBILITY TO FOUR MAJOR HIGHWAYS: WCE, NKVE, FEDERAL AND SHAPADU



ADIRA – GRACEFUL LIVING FOR EVERY GENERATION

ADIRA invites you to experience a life of balance and beauty.
Blending classic charm with modern comfort, it is a home
designed for first-time homeowners, young professionals, and
families growing through generations.



WHERE NATURE AND HOME FLOW AS ONE

Surrounded by greenery, ADIRA offers a calm escape from the city. Each home is a private sanctuary filled with light, air, and thoughtful space planning. Whether it's quiet mornings, family gatherings, or friendly chats at the garden path, every moment here brings a sense of peace and belonging.



A MULTIFUNCTIONAL PARK THAT IS SUITABLE FOR ALL AGES



EXPLORE BANDAR BUKIT RAJA 2 URBAN FARM WITH DIVERSE VEGETABLES AND HERBS



FIRST TAMAN KUCING IN KLANG THAT PROVIDES SHELTER FOR STRAY CATS



DEDICATED JOGGING AND CYCLING TRACK FOR SURROUNDING COMMUNITY



DESIGN THAT ADAPTS TO YOU

Every corner of ADIRA is crafted for how people truly live. From flexible layouts that adapt to your lifestyle to shared open spaces that invite connection, the development brings balance between privacy and togetherness, function and beauty.



**20' x 75' 2-STOREY
LINK HOMES**

**FROM 1,910 SQ.FT.
TO 2,174 SQ.FT.**

**4 BEDROOMS AND
4 BATHROOMS**



OPEN-PLAN LAYOUT
CONNECTING LIVING,
DINING & KITCHEN AREAS



FLEXIBLE DESIGN
MAXIMISES CUSTOMISATION
& AIR VENTILATION



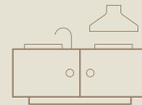
SPACIOUS 8FT BACKYARD FOR
EXTENSION OR
PRIVATE GARDEN



PERFECT FOR
MULTI-GENERATIONAL
LIVING WITH ELDERLY-
FRIENDLY FEATURES



OPEN SPACE UNDER THE
STAIRS FOR STORAGE, KID'S
PLAY AREA OR STUDY SPACE



DEDICATED
WET AND DRY
KITCHEN SPACE



MASTER PLANNED FOR GROWTH



LEGEND

- | | | | | | |
|--|---|--|----------|--|---------------------------------|
| | Residential | | School | | Petrol Station |
| | Commercial | | Hospital | | Kindergarten |
| | Industrial | | Police | | Library |
| | Amenities / Public Space / Infrastructure | | Mosque | | Fire Station |
| | | | Surau | | Public Hall / Complex Community |

SITEPLAN



TYPE A/Am
 (Intermediate Unit)
 20' x 75' | 1,910 sq.ft.

TYPE E/Em
 (End Unit)
 22' x 75' | 2,174 sq.ft.

TYPE C/Cm
 (Corner Unit)
 22' x 75' | 2,174 sq.ft.

LEGEND

- A** Jogging Path
- B** Picnic Area
- C** Pavilion
- D** Multipurpose Court
- E** Community Lawn
- F** Kid's Track
- G** Pedestrian Walkway
- H** Playground
- I** Briskwalk Walkway
- J** Outdoor Exercise
- K** Relaxing Shelter



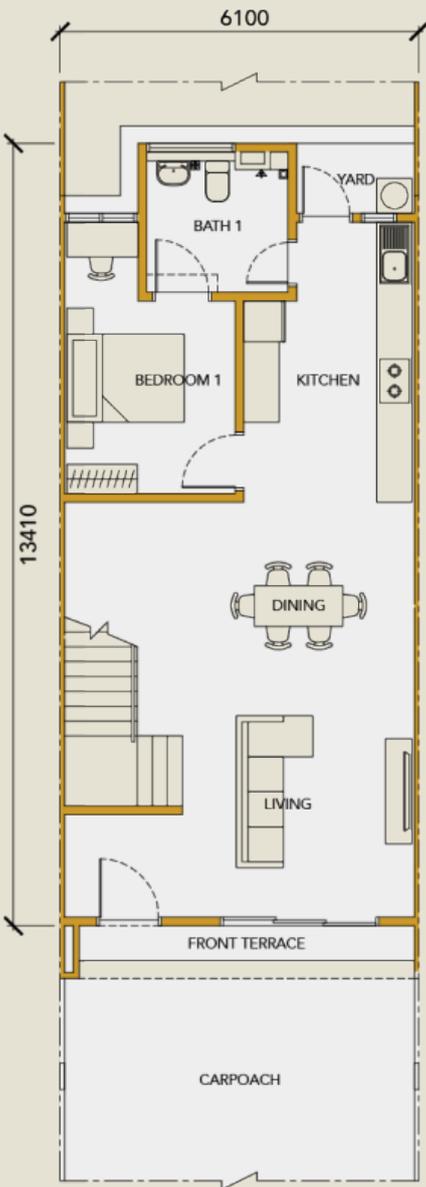
TYPE
A/A_m
 INTERMEDIATE

20' x 75'

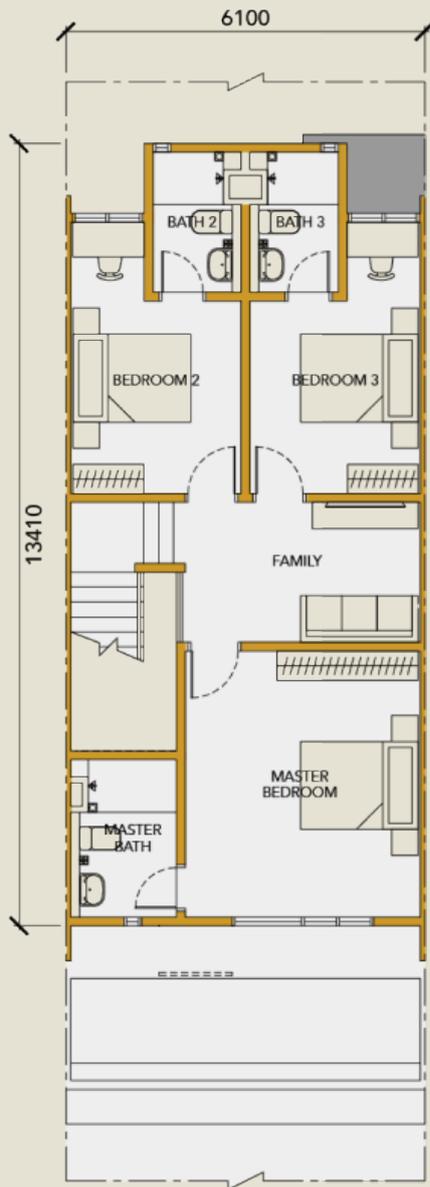
BUILT - UP AREA
1,910 SQFT

4
 BEDROOMS

4
 BATHROOMS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



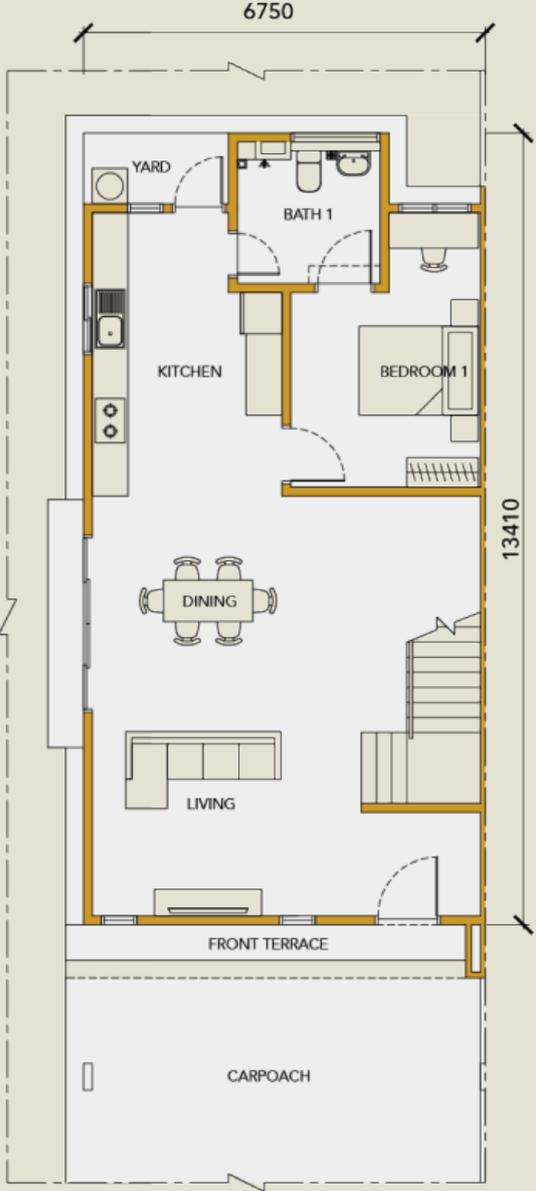
TYPE
E/E_m
 END

22' x 75'

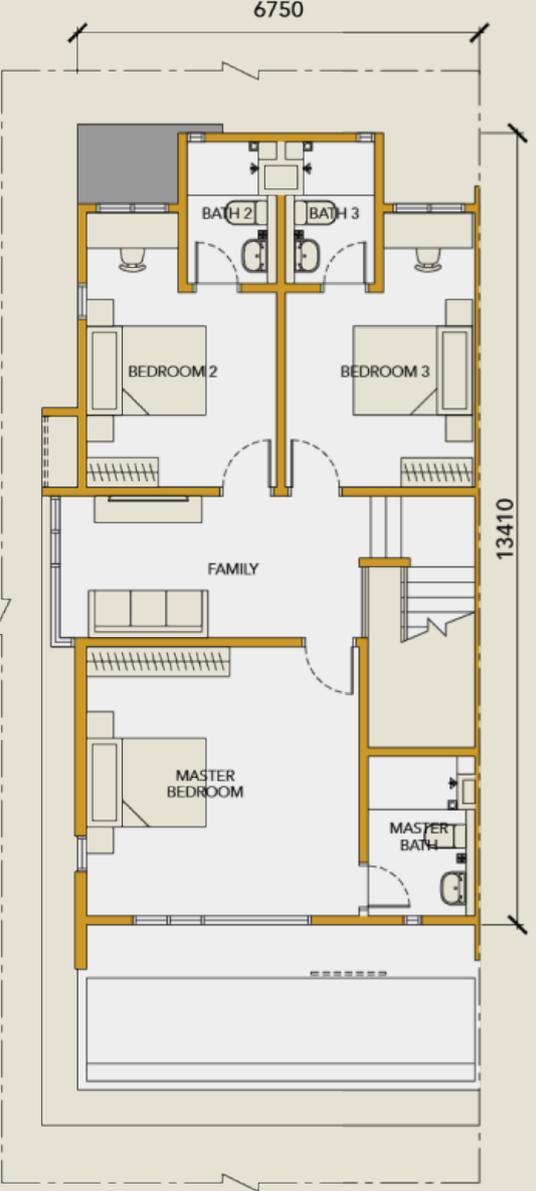
BUILT - UP AREA
2,174 SQFT

4
 BEDROOMS

4
 BATHROOMS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



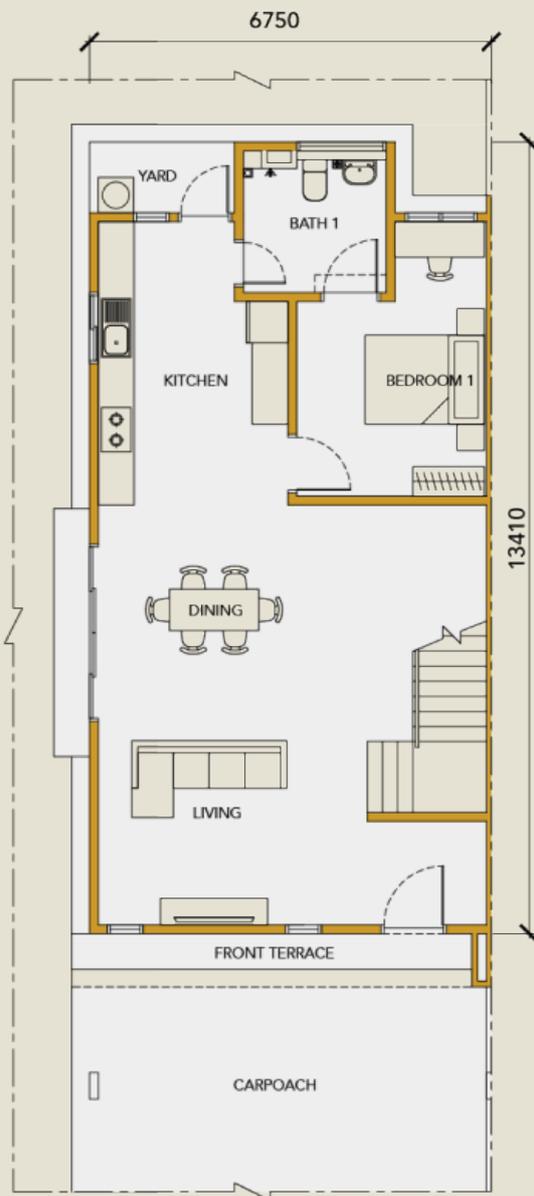
TYPE
C/C_m
 CORNER

22' x 75'

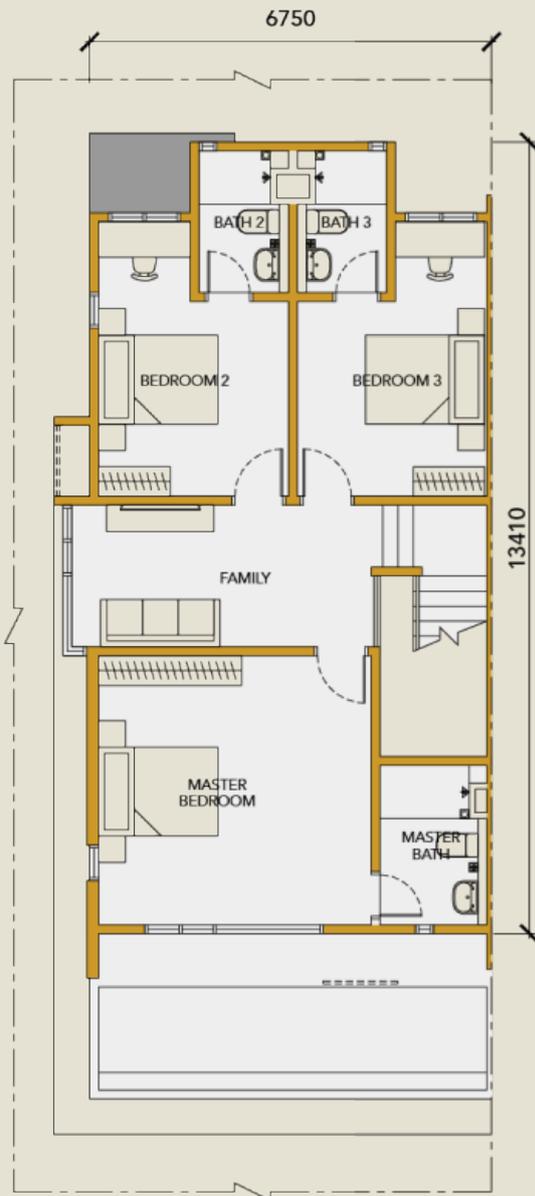
BUILT - UP AREA
2,174 SQFT

4
 BEDROOMS

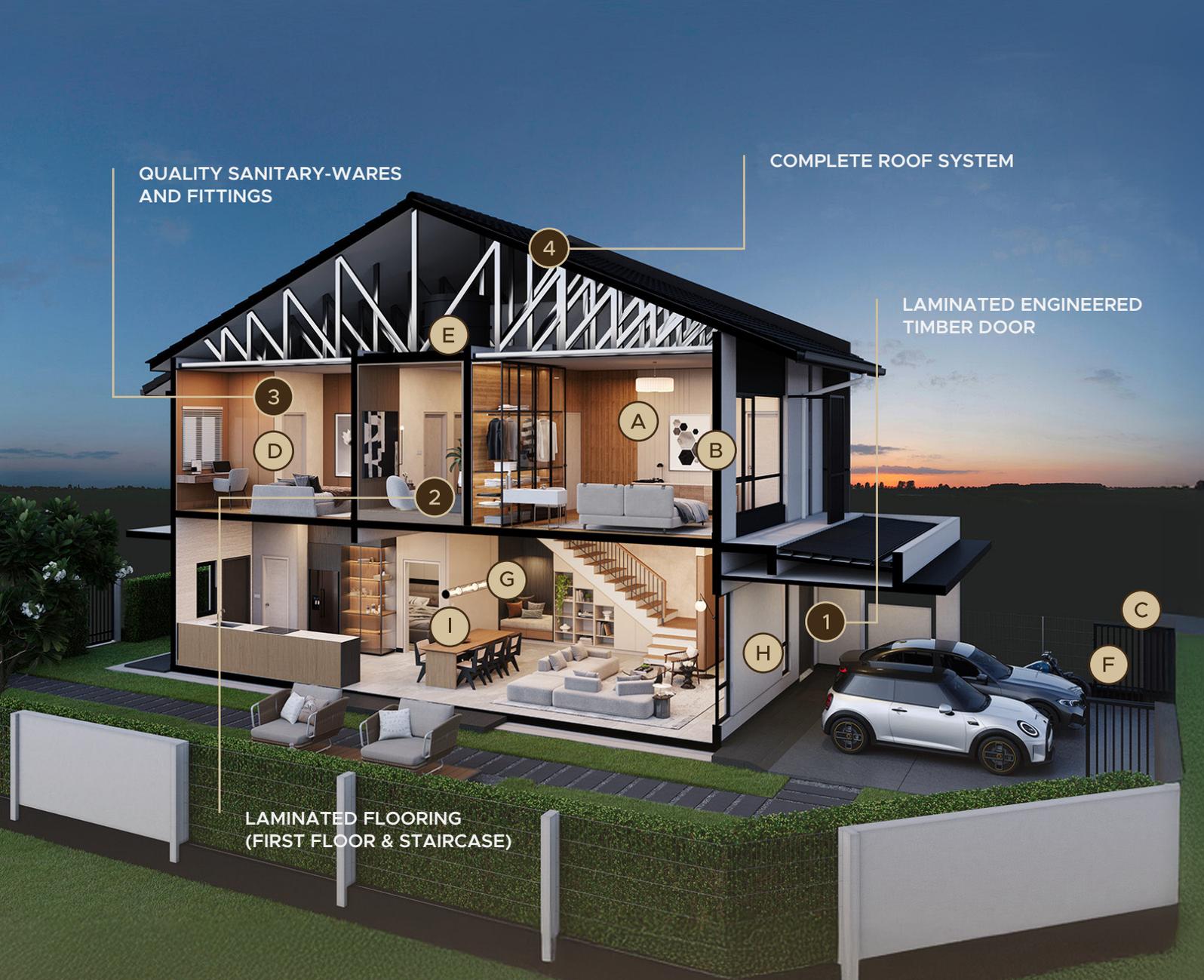
4
 BATHROOMS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



QUALITY SANITARY-WARES AND FITTINGS

COMPLETE ROOF SYSTEM

LAMINATED ENGINEERED TIMBER DOOR

LAMINATED FLOORING (FIRST FLOOR & STAIRCASE)

FEATURES CRAFTED FOR LEGACIES TO COME

- A** Air-conditioning power point (all bedrooms & living)

C Water filter connection point & auto gate power point

E Booster pump point

G Internet connection ready

I Conduit ready for future PV installation
- B** Home alarm system

D Water heater power point

F Parcel box ready

H Isolator for future EV installation

SPECIFICATION

| | | | | |
|---|---|---|------|------|
| Structure | : Reinforced Concrete | | | |
| Wall | : Masonry / Reinforced Concrete | | | |
| Roof Covering | : Concrete Roof Tiles / Metal Deck | | | |
| Roof Framing | : Metal | | | |
| Ceiling | : Plasterboard / Cement Board / Skim Coat | | | |
| Windows | : All | : Aluminium Frame Glass Panel | | |
| Doors | : Main Entrance : Other Doors | : Timber Door : Timber Door / Aluminium Frame Sliding Door | | |
| Ironmongery | : Locksets with Accessories | | | |
| Wall Finishes | : External : Internal : Master Bath : Bath 1, Bath 2, & Bath 3 : Kitchen : Yard | : Plaster and Paint : Plaster and Paint : Porcelain Tiles up to Ceiling Height : Ceramic Tiles up to Ceiling Height : Ceramic Tiles up to 1500mm Height / Plaster and Paint : Plaster and Paint | | |
| Floor Finishes | : Car Porch : Front Terrace & Side Terrace : Living & Dining : Kitchen : Yard : Bedroom 1 : Master Bedroom, Bedroom 2 & 3 : Family : Master Bath : Bath 1, Bath 2, & Bath 3 : Staircase | : Concrete : Homogenous Tiles : Porcelain Tiles : Porcelain Tiles : Homogenous Tiles : Porcelain Tiles : Laminated Flooring : Laminated Flooring : Porcelain Tiles : Ceramic Tiles : Laminated Flooring | | |
| Sanitary and Plumbing Fittings | : Kitchen : All Bathrooms : Yard : Refuse Compartment | : Sink with Tap : Sanitary Wares and Fittings : Tap : Tap | | |
| Electrical Installation | | A/Am | C/Cm | E/Em |
| | : Light Points | : 25 | 26 | 26 |
| | : Gate Light Points | : 1 | 1 | 1 |
| | : Power Points | : 25 | 25 | 25 |
| | : Fan Points | : 7 | 7 | 7 |
| | : Door Bell Points | : 1 | 1 | 1 |
| | : Water Heater Power Points | : 4 | 4 | 4 |
| | : Air-Condition Power Points | : 5 | 5 | 5 |
| | : Telecommunication Points | : 2 | 2 | 2 |
| | : T.V. Points | : 1 | 1 | 1 |
| | : Auto Gate Points | : 1 | 1 | 1 |
| | : Booster Pump Power Points | : 1 | 1 | 1 |
| Internal Telecommunication Trunking & Cabling | : Conduit and Cabling | | | |
| Fencing | : Masonry Fence / G.I. Fencing | | | |
| Miscellaneous | : Refuse Compartment and Letter Box : TNB Meter Compartment : Alarm System : M.S. Door Gate | | | |



ALL WITHIN REACH

COMMERCIAL & RETAILS

320M

McDonald's
Family Mart
Petrol Station

5KM

Lotus's Setia Alam
Klang Parade

7KM

Setia City Mall
Aeon Mall Bukit Raja

8KM

Central i-City

EDUCATION INSTITUTIONS

2KM

SJK(T) Ladang Bukit Rajah

4KM

SK/SMK Setia Alam

6KM

SJK(C) Pin Hwa 2 Klang
Peninsula International School

9KM

Tenby International School

10KM

UNISEL

HEALTHCARE

5KM

Columbia Asia Hospital

6.3KM

Government Hospital
(under construction)

8KM

KPJ Klang Specialist Hospital

10KM

Shah Alam Hospital
Hospital Tengku Ampuan
Rahimah

LEISURE

2KM

Bandar Bukit Raja
Town Park

6.3KM

Setia Alam
Community Trail

8KM

Shah Alam National
Botanical Park

PORT & AIRPORTS

12KM

Port Klang

28KM

Subang Airport

60KM

Kuala Lumpur
International Airport
(KLIA)

For enquiries, please call or visit us:



Bandar Bukit Raja Sales Gallery

1E, Jalan Gamelan,
Bandar Bukit Raja,
41200 Klang, Selangor.

Opens daily from 9:30 a.m. to 6:00 p.m.



+603 3361 7288

<https://www.simedarbyproperty.com/bandar-bukit-raja/adira/>



PHASE R6A (Series 1). No. of Units: 109. Type: Double Storey Linked Homes. Expected Date of Completion: May 2026. Land: Free. From Encumbrances. Developer's License No.: 3927/03-2029/0138(R). Validity: 04/03/2024-03/03/2029. Advertising & Sales Permit No: 3927-163/05-2026/0425(N)-(L) Validity: 15/05/2024 - 14/05/2026 Approval Authority: Majlis Bandaraya Diraja Klang. Building Plan Approval No.: (28) dlm MPK/BGN-600-5/1/0083(2023). Developer: Sime Darby Property (Bukit Raja) Sdn. Bhd. (Co No. 198001002885). Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Selling Price: Type: A/Am, 85 units, RM869,888.00 (min) – RM1,208,888.00 (max). Type: E/Em, 14 units, RM1,114,888.00 (min) – RM1,551,888.00 (max). Type C/Cm, 10 units, RM1,269,888.00 (min) – RM1,757,888.00 (max). Bumiputera Discount: 7% (Quota Applies).

PHASE R6C (Series 2). No. of Units: 138. Type: Double Storey Linked Homes. Expected Date of Completion: May 2026. Land: Free. From Encumbrances. Developer's License No.: 3927/03-2029/0138(R). Validity: 04/03/2024-03/03/2029. Advertising & Sales Permit No: 3927-161/05-2026/0427(N)-(L) Validity: 15/05/2024 - 14/05/2026 Approval Authority: Majlis Bandaraya Diraja Klang. Building Plan Approval No.: (32) dlm MPK/BGN-600-5/1/0081(2023). Developer: Sime Darby Property (Bukit Raja) Sdn. Bhd. (Co No. 198001002885). Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Selling Price: Type: A/Am, 108 units, RM875,888.00 (min) – RM1,216,888.00 (max). Type: E/Em, 20 units, RM1,120,888.00 (min) – RM1,661,888.00 (max). Type C/Cm, 10 units, RM1,275,888.00 (min) – RM1,765,888.00 (max). Bumiputera Discount: 7% (Quota Applies).

PHASE R6B (Series 3). No. of Units: 82. Type: Double Storey Linked Homes. Expected Date of Completion: May 2026. Land: Free. From Encumbrances. Developer's License No.: 3927/03-2029/0138(R). Validity: 04/03/2024 - 03/03/2029. Advertising & Sales Permit No: 3927-162/05-2026/0426(N)-(L) Validity: 15/05/2024 - 14/05/2026 Approval Authority: Majlis Bandaraya Diraja Klang. Building Plan Approval No.: (30) dlm MPK/BGN-600-5/1/0082(2023). Developer: Sime Darby Property (Bukit Raja) Sdn. Bhd. (Co No. 198001002885). Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Selling Price: Type: A/Am, 64 units, RM881,888.00 (min) – RM1,236,888.00 (max). Type: E/Em, 9 units, RM1,136,888.00 (min) – RM1,691,888.00 (max). Type C/Cm, 9 units, RM1,281,888.00 (min) – RM1,785,888.00 (max). Bumiputera Discount: 7% (Quota Applies).

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