

ANDAR
BUKIT RAJA
THE PRIDE OF KLANG

ALURA

DOUBLE STOREY TERRACE HOMES
20' x 75' • FREEHOLD



Property

A TOWNSHIP LIKE NO OTHER

Sustainability is at the heart of all Sime Darby Property townships, and remains the foundation that unites our brand values.

Bandar Bukit Raja is yet another unique township developed by Sime Darby Property. Featuring the largest townpark in Klang at 125 acres, Bandar Bukit Raja stands out as one of the most prolific townships within the region.

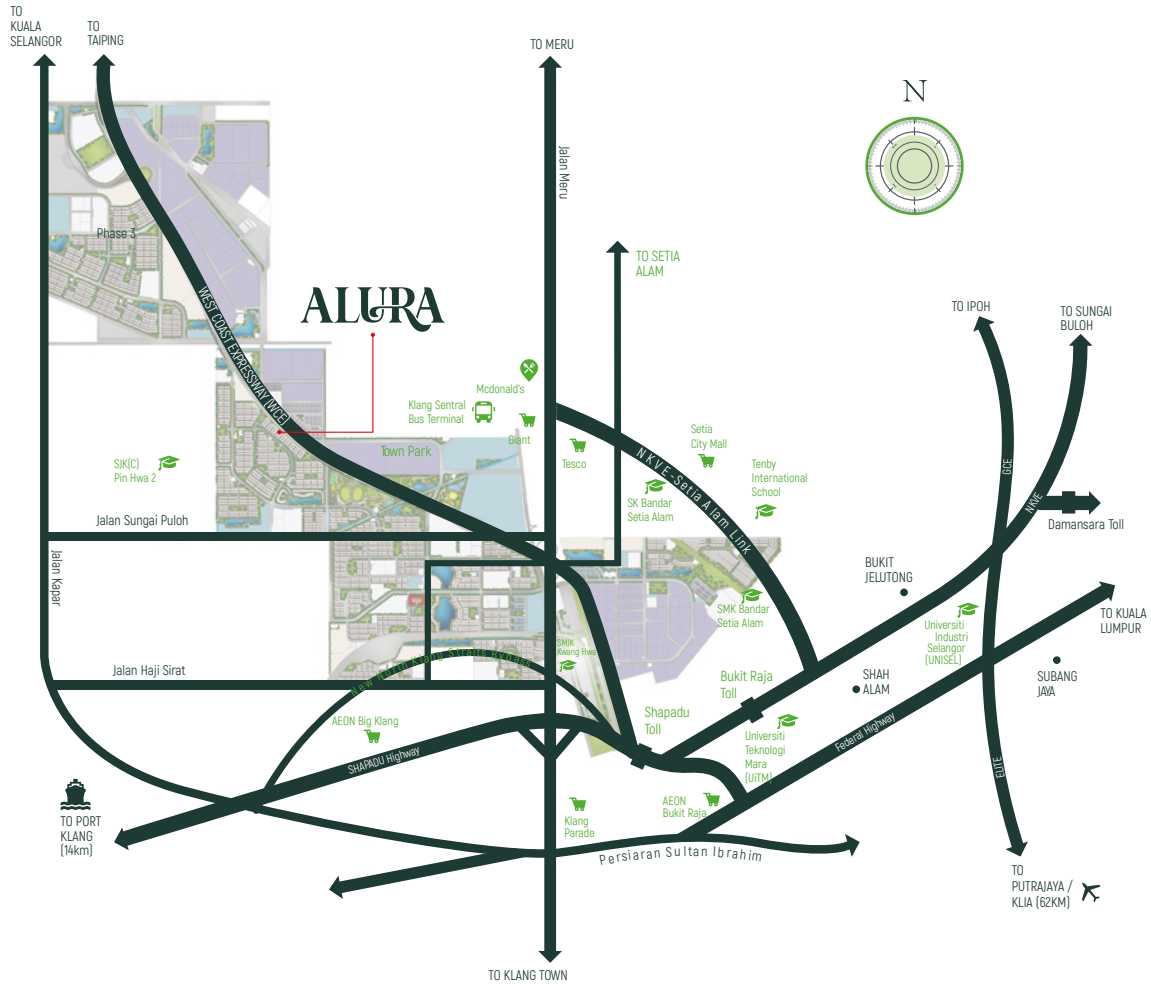


BANDAR BUKIT RAJA AS IT IS

Clean, wide and smooth roads are part of what makes Bandar Bukit Raja a choice residential area within Klang. Shown below are some of the homes fronting a section of the 125-acre Bandar Bukit Raja Townpark – the largest in Klang.



STAY CONNECTED WITH EVERYTHING



62KM
●
KLIA

28KM
●
SUBANG AIRPORT

7KM
●
KLANG

BANDAR BUKIT RAJA
THE PRIDE OF KLANG

12KM
●
SHAH ALAM

28KM
●
PETALING JAYA

37KM
●
KUALA LUMPUR

**DETAILS ARE IN
THE DESIGN**





SEAMLESS HARMONY

The open plan layout is not just a time-tested and practical concept, it encourages the formation of a more bonded family by allowing better flexibility and personalization in terms of design and configuration. It also reduces potential blindspots within the home to help parents keep watch on their kids or reduce neglected spaces.



SPACE WHERE IT MATTERS

Alura's master bedroom has been optimized to ensure better comfort throughout the day. Its spacious layout allows for more flexibility in terms of planning and design to ensure your dream room comes alive.

FLEXIBILITY THAT GOES BEYOND THE FOUR WALLS

Alura features a large and spacious backyard that is suitable for outdoor activities and even as an extension of the home when the family grows larger.

The large backyard makes the backlane appear more spacious and a more welcoming sight.



LARGER CAR PORCH FOR BETTER ACCESSIBILITY

The car porch at Alura has been optimized with a larger space area that is unobstructed by unnecessary columns. This makes your arrival home a much more pleasant experience.

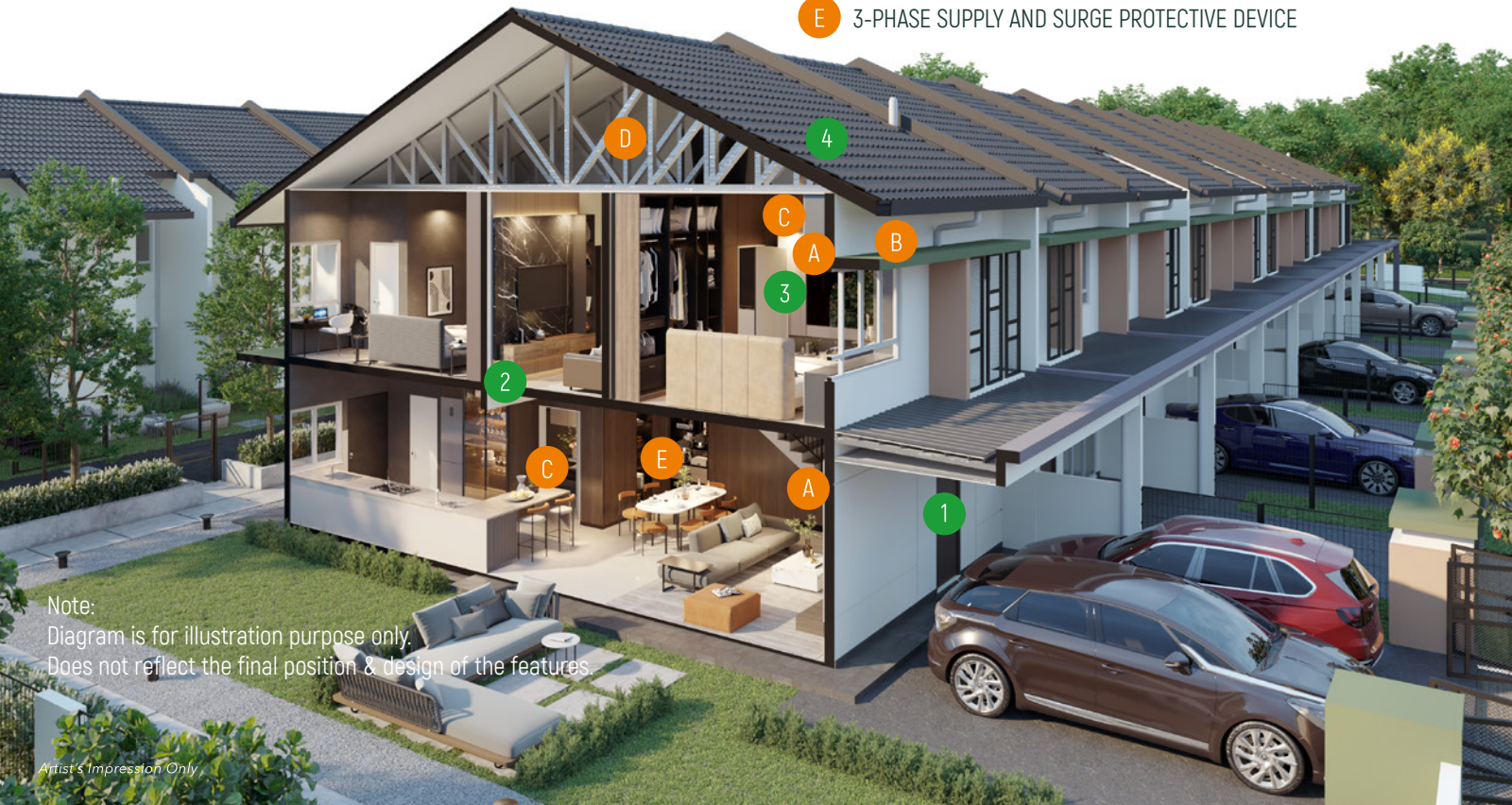
MOVING IN IS EASY WITH FEATURES PLUS

STANDARD FIXTURE & SPECIFICATIONS

- 1 LAMINATED ENGINEERED TIMBER DOOR
- 2 LAMINATED FLOORING (FIRST FLOOR & STAIRCASE)
- 3 QUALITY SANITARY-WARES AND FITTING
- 4 COMPLETE ROOF SYSTEM WITH WARRANTY

FEATURES PLUS

- A AIR CONDITIONING POWER POINT
(LIVING AND MASTER BEDROOM ONLY)
- B BASIC ALARM SYSTEM (WIRING ONLY)
- C WATER HEATER POINT
(MASTER BATHROOM AND GUEST BATHROOM ONLY)
- D INTERNAL WATER PUMP POWER POINT
- E 3-PHASE SUPPLY AND SURGE PROTECTIVE DEVICE



Note:
Diagram is for illustration purpose only.
Does not reflect the final position & design of the features.

YOUR VERY OWN PLAYGROUND MADE FOR ALL GENERATIONS

At Alura, parks have been meticulously designed to complement the home environment. From natural sound barriers, to massive parks and neighbourhood jogging tracks –living in Alura elevates your lifestyle.



DEDICATED JOGGING
AND CYCLING TRACK



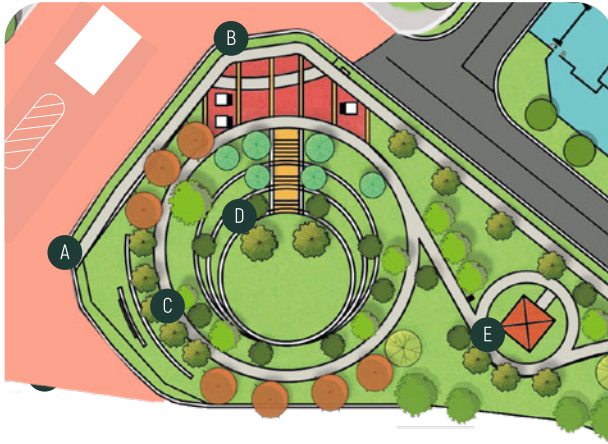
OPEN VIEW, ACTIVE AND
PASSIVE PLAY PARKS



PEACEFUL AND ZEN-
LIKE WALKING LANES



Over 4 distinctive parks create a livable environment that is safe, secure and tranquil to provide a quality living experience.



1 WELCOME VISTA

The Welcome Vista is designed to provide a warm welcome home to all residents and guests of Alura.

- A) Entrance Statement
- B) Entrance Plaza
- C) Vista Plaza
- D) Feature Terrace Wall
- E) Gazebo

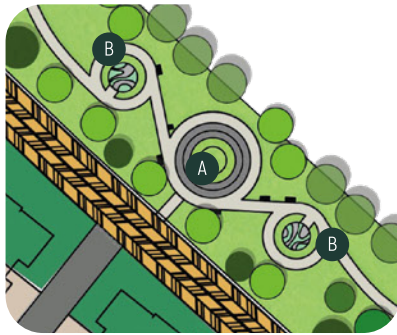


2 COMMUNITY PARK

The Community Park is a large central park shared between the residents of Alura and Lumira. Here, enjoy large expansive greenery for a flexible variety of activities.



3 TRANQUIL LINEAR PARK



Surrounding the neighbourhood of Alura is a tranquil linear park that has been meticulously designed to mimic a natural sound barrier for a quieter home environment. The park also doubles as a holistic activity area equipped with amenities such as reflexology paths and fitness stations.

A) Reflexology Path and Mound Area

B) Fitness Station

HOUSING

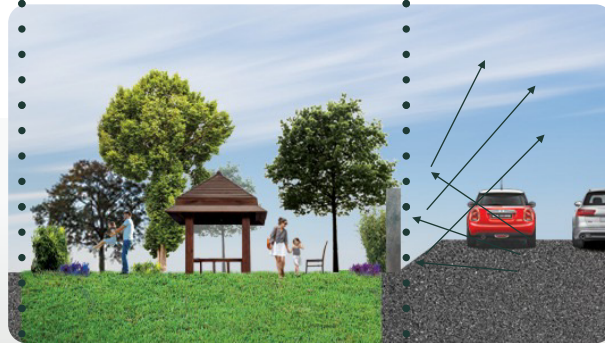
ROAD

POCKET PARK

WCE HIGHWAY

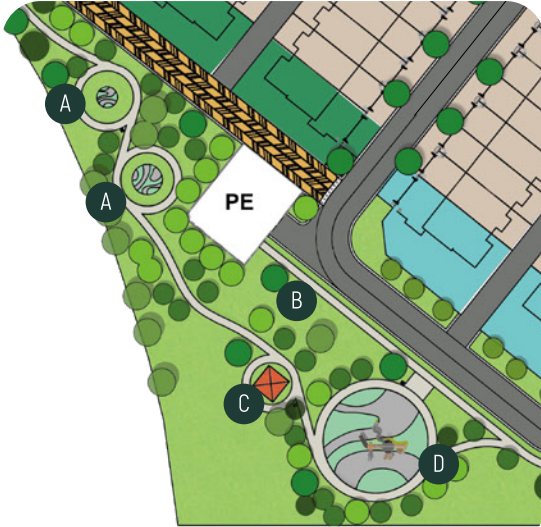


Despite being adjacent to the WCE highway, the surrounding parks will act as a sound barrier via a dense tree canopy that screens unwanted views, filters noise & improves overall air quality.



Mound Area: Miniature hills create a variance in landform for a unique aesthetic.





4 FITNESS PARK AND JOGGING TRACK

Exercising and staying fit is key in maintaining a healthy body. At Alura, basic facilities are provided in order to help you achieve those fitness goals for a healthier lifestyle.

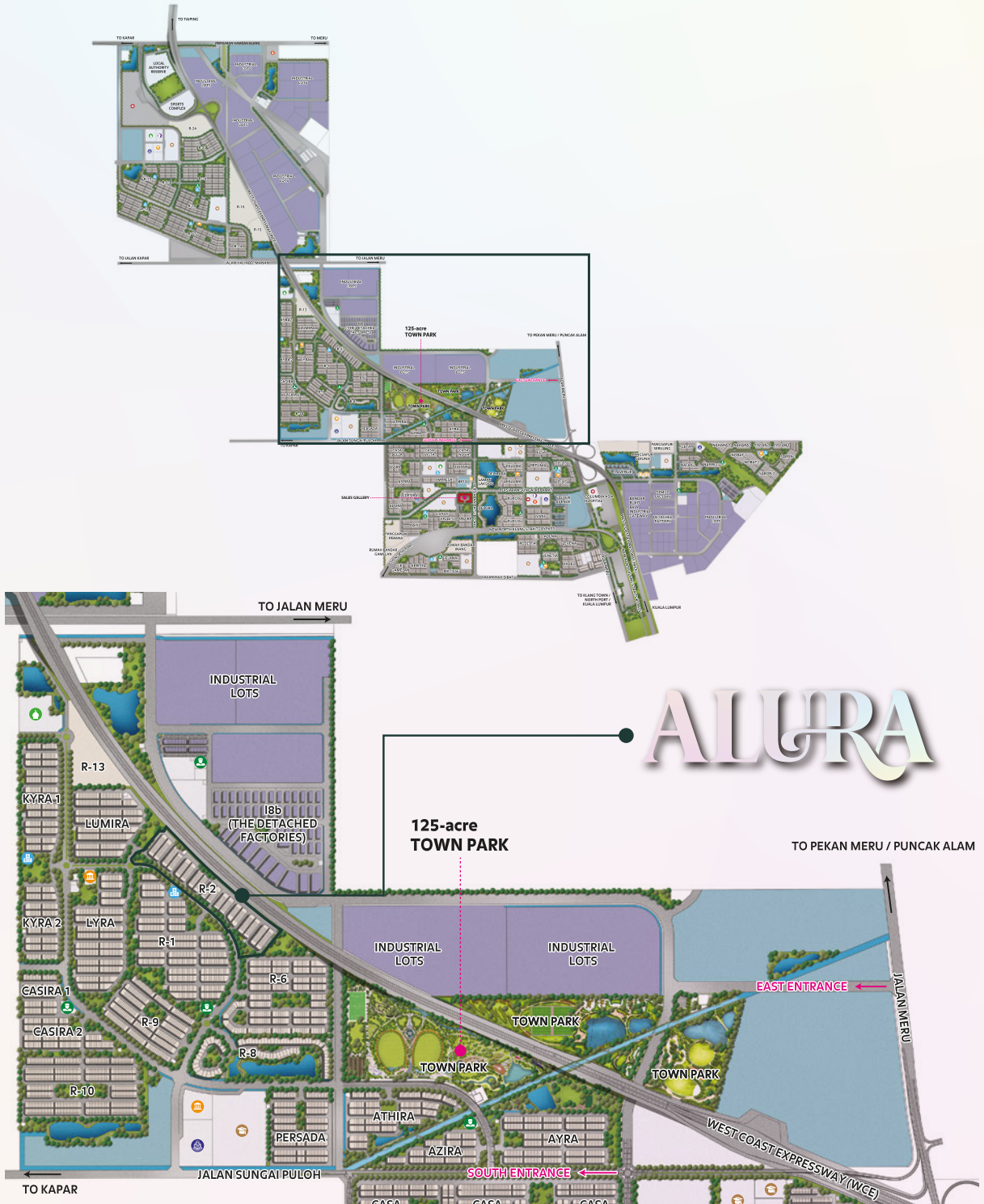
- A) Fitness Station
- B) Linear Plaza
- C) Gazebo
- D) Interactive Playground



Artist's Impression Only

Linear Plaza: To enhance overall wellbeing and create a positive mood in a tranquil outdoor environment.

MASTER LAYOUT PLAN



SITE PLAN



LEGEND

TYPE A / Am
INTERMEDIATE UNIT | 20' X 75'

TYPE C / Cm
CORNER UNIT | 22' X 75'

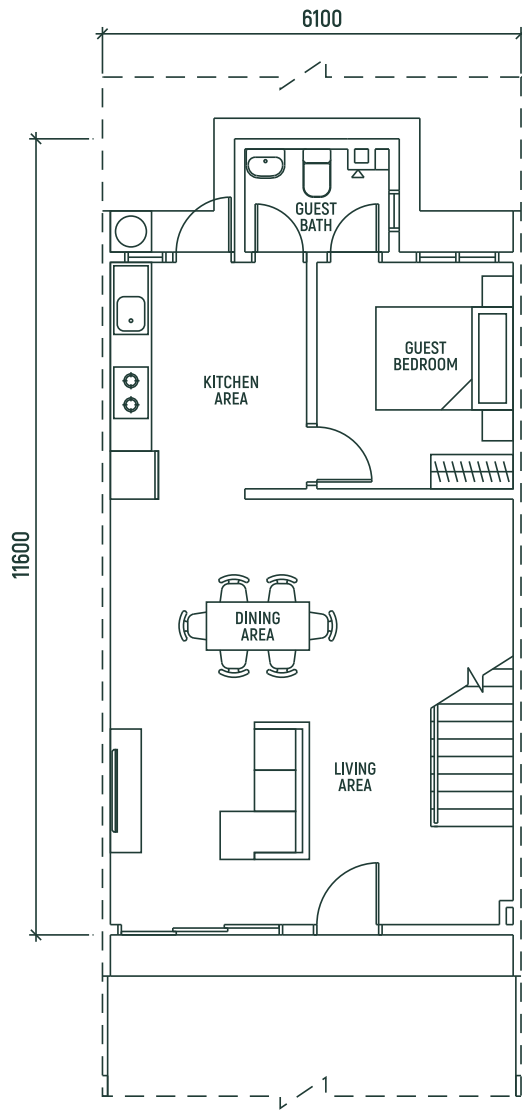
TYPE E / Em
END UNIT | 22' X 75'



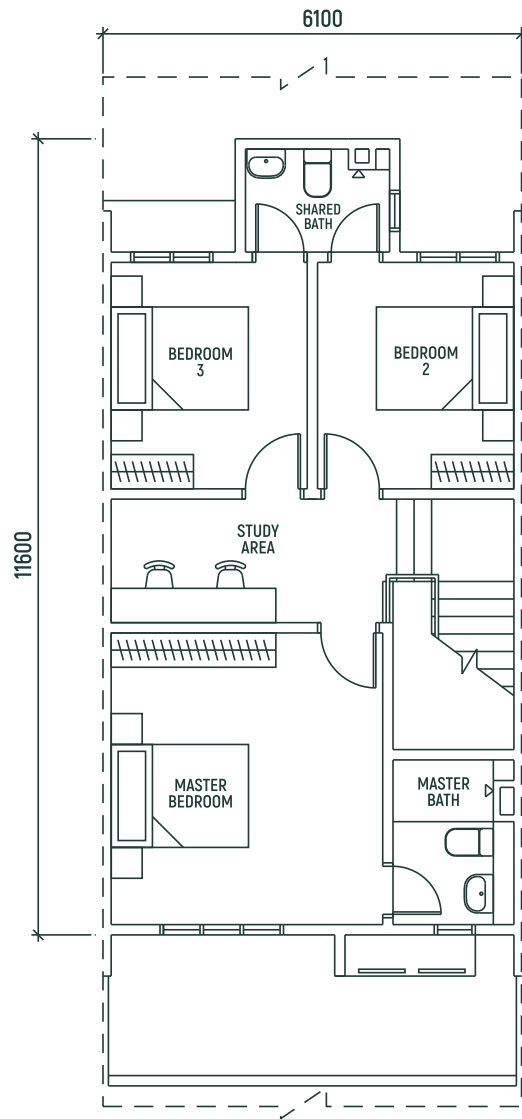
HOUSE ADDRESS
MIRROR LAYOUT
LAYOUT TYPE

FLOOR PLANS TYPE A

20' x 75' INTERMEDIATE UNIT
BUILT-UP AREA 1,540 SQ FT
4 BEDROOMS, 3 BATHROOMS



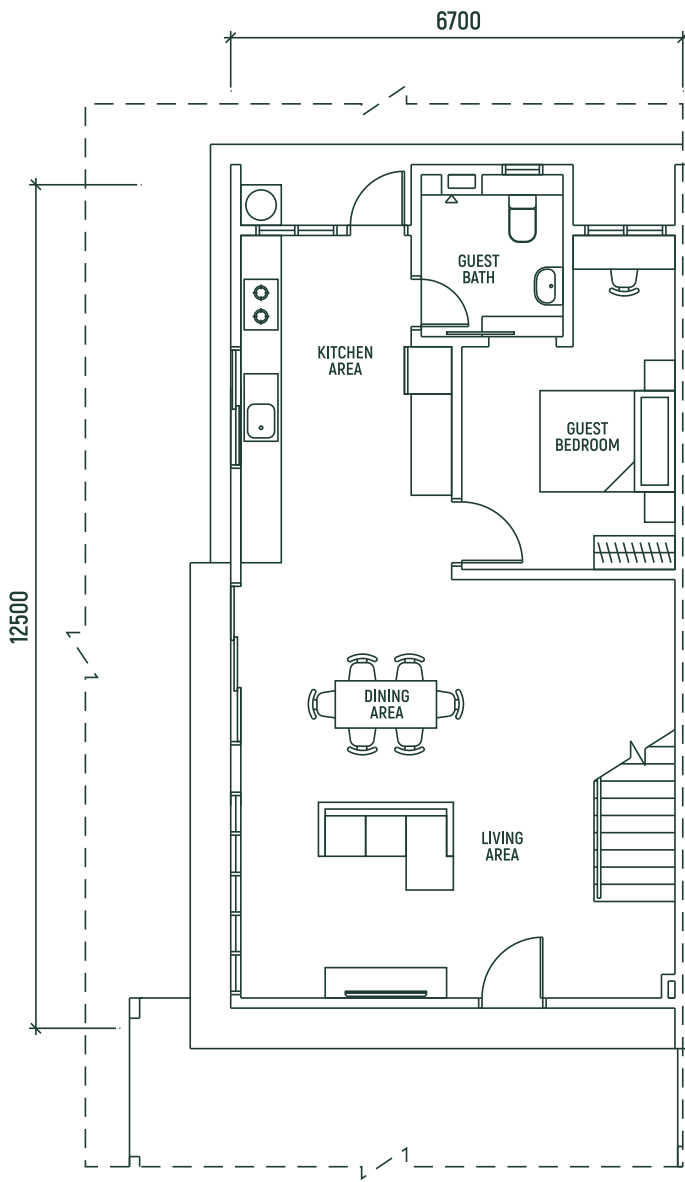
GROUND FLOOR



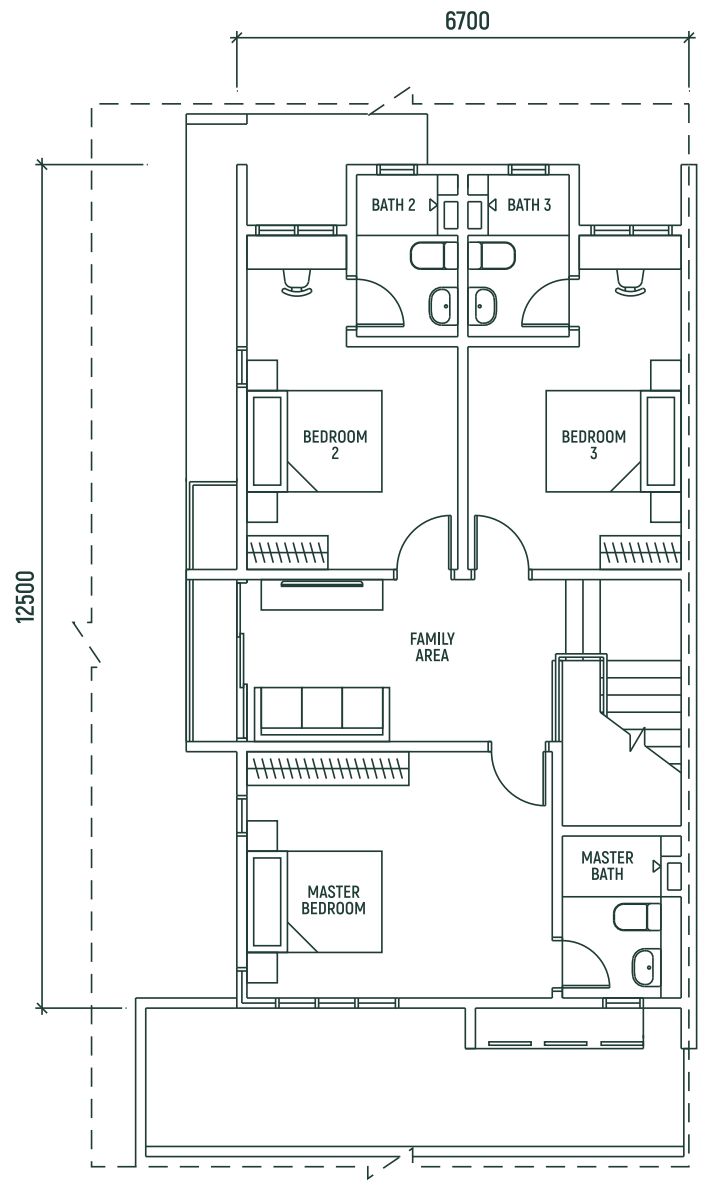
FIRST FLOOR

FLOOR PLANS TYPE C/E

22' x 75' CORNER / END UNIT
BUILT-UP AREA 2,000 SQ FT
4 BEDROOMS, 4 BATHROOMS



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

Structure		: Reinforced Concrete		
Wall		: Masonry		
Roof Covering		: Roof Tiles / Metal Deck		
Roof Framing		: Metal		
Ceiling		: Plaster / Cement Board / Skim Coat		
Windows	: All	: Aluminium Frame Glass Panel		
Doors	: Main Entrance	: Laminated Engineered Timber Door		
	: Other Doors	: Painted Flush Door / Aluminium Frame Sliding Glass Door		
Ironmongery		: Locksets with Accessories		
Wall Finishes	: External	: Plaster and Paint		
	: Master Bath, Guest Bath & Bath 2	: Ceramic Tiles		
	: Kitchen	: Ceramic Tiles / Plaster & Paint		
	: Others	: Plaster and Paint		
Floor Finishes	: Living & Dining	: Ceramic Tiles		
	: Kitchen	: Ceramic Tiles		
	: Master Bath, Guest Bath & Bath 2	: Ceramic Tiles		
	: Guest Bedroom	: Ceramic Tiles		
	: Master Bedroom, Bedroom 2 & 3	: Laminated Flooring		
	: Family (First Floor)	: Laminated Flooring		
	: Staircase	: Laminated Flooring		
	: Car Porch	: Concrete		
	: Terrace	: Porcelain Tiles		
Sanitary and Plumbing Fittings	: Kitchen	: Sink with Tap		
	: Yard & Car Porch	: Tap		
	: Bathrooms	: Sanitary Wares & Fittings		
	Type	A / Am	E / Em	C / Cm
Electrical Installation	: Light Point	: 19	22	22
	: Gate Light Point	: 2	2	2
	: Power Point	: 16	16	16
	: Fan Point	: 7	7	7
	: Air-Cond Power Point	: 2	2	2
	: Water Heater Power Point	: 2	2	2
	: T.V Point	: 1	1	1
	: Data Point	: 1	1	1
	: Auto Gate Point	: 1	1	1
	: Door Bell Point	: 1	1	1
Internal Telephone Trunking & Cabling		: Provided		
Fencing & Gate		: Masonry / Mild Steel		
Turfing		: Spot Turfing		
"Miscellaneous"		: Letter Box / Refuse Compartment		
		: TNB Meter Compartment		
		: Wiring For Alarm System		



Property

ABOUT SIME DARBY PROPERTY BERHAD

Sime Darby Property is a leading property developer with a strong success rate of developing sustainable communities for almost 50 years. With 24 active townships/developments, Sime Darby Property has a wide reach that encompasses assets and operations across the globe. It marks its presence in the UK as part of a Malaysian consortium to develop the iconic Battersea Power Station Project in Central London.

As a responsible corporate player, Sime Darby Property and its philanthropic arm Yayasan Sime Darby (YSD) actively roll out various initiatives to assist the underprivileged communities living within and nearby its townships nationwide. A multi-award winning property group with numerous international and local accolades, Sime Darby Property is the only Malaysian property developer to be selected as an Index Component of Dow Jones Sustainability Indices (DJSI) for the second consecutive year (2019-2020).

It is also the first Malaysian property developer to be awarded the International FIABCI Prix d'Excellence Awards twice for its Subang Jaya and UEP Subang Jaya townships. The company bagged its 10th consecutive Gold at the Putra Brand Awards 2020 and its 6th consecutive Top 10 Developers Awards at the BCI Asia 2015.

Sime Darby Property has also been recognised as among the top developers in Malaysia in the annual The Edge Top Property Developers Awards, a recognition which the company consistently receives since 2009.

For more information, log on to www.simedarbyproperty.com

For enquiries, please call or visit us at:

Bandar Bukit Raja Sales Gallery 

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

Open daily: 9.30am - 6.30pm
(Including Public Holidays)

03 33617288 | www.simedarbyproperty.com

Phase R2A (A1ura 2). No of Units: 97. Type: 20' x 75' Double Storey Terrace Homes. Expected Date of Completion: December 2023. Land: Free from Encumbrances. Tenure of Land: Freehold. Developer's License No.: 3927-148/12-2023/0974 (L) Validity: 31.12.2021 - 30.12.2023. Advertising & Sales Permit No: 3927-149/12-2023/0974 (P) Validity: 31.12.2021 - 30.12.2023. Approval Authority: Majlis Perbandaran Klang. Building Plan Approval No.: (17) dlm. MPK/BGN-600-4/1/0/128(2020). Developed by: 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, 79 Units, RM652,888.00 (min) - RM923,888.00 (max). Type E, End Unit, 5 Units, RM937,888.00 (min) - RM1,488,888.00 (max), Type C, Corner Unit, 13 Units, RM1,092,888.00 (min) - RM1,700,888.00(max). Bumiputera Discount: 7% (Quota Applies)

Phase R2B (A1ura 1). No of Units: 90. Type: 20' x 75' Double Storey Terrace Homes. Expected Date of Completion: December 2023. Land: Free from Encumbrances. Tenure of Land: Freehold. Developer's License No.: 3927-150/12-2023/0977 (L) Validity: 31.12.2021 - 30.12.2023. Advertising & Sales Permit No: 3927-150/12-2023/0977 (P) Validity: 31.12.2021 - 30.12.2023. Approval Authority: Majlis Perbandaran Klang. Building Plan Approval No.: (18) dlm. MPK/BGN-600-4/1/0/129(2020). Developed by: 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, 72 Units, RM646,888.00 (min) - RM993,888.00 (max). Type E, End Unit, 5 Units, RM837,888.00 (min) - RM1,423,888.00 (max), Type C, Corner Unit, 13 Units, RM1,109,888.00 (min) - RM1,809,888.00(max). Bumiputera Discount: 7% (Quota Applies)

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