



CASIRA 3

2-STOREY LAKESIDE LINKED HOMES
20' x 75' | FREEHOLD

CELEBRATE THE BEST OF LAKESIDE LIVING WITH THE FAMILY

Live your dream lifestyle in a lush sanctuary next to a scenic lake in the heart of Bandar Bukit Raja - Klang's Best Address. At Casira 3, you'll discover more than just well-crafted linked houses. Here, you'll be embraced by nature's serene beauty in an idyllic haven that's designed to keep you connected to all that you love in life. Come home to Casira 3, where life is all about celebrating cherished family moments together amidst nature's splendour each day.



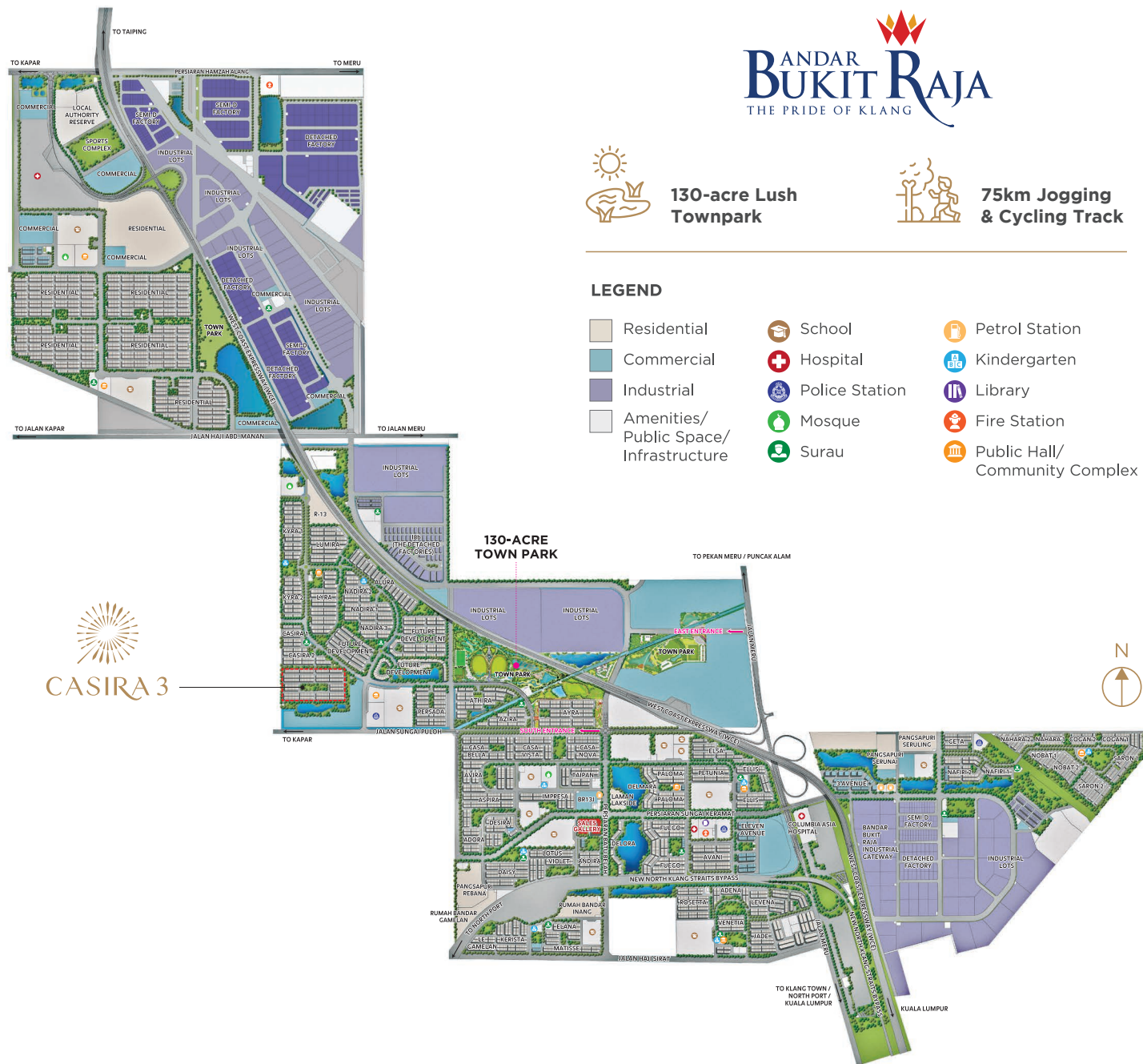


WELCOME TO THE BEST ADDRESS IN KLANG

Bandar Bukit Raja, a well established 4,333-acre township is today the best place to live in Klang. Home to a sprawling 130-acre town park, the largest in Klang and a 75km jogging & cycling track, this award-winning sustainable township is designed with healthy living in mind. With excellent connectivity and easy access to all the right amenities, Bandar Bukit Raja offers families the perfect setting where they can flourish today and well into the future.



MASTER-PLANNED FOR SUSTAINABLE GROWTH



A THRIVING TOWNSHIP BUILT ON 6 LIVABILITY PILLARS



ALL THAT YOU LOVE CLOSE TO HOME

Living in Bandar Bukit Raja keeps you connected to all of life's daily essentials. From schools to shopping, work or play, you will have easy access to a growing selection of great amenities that are conveniently located close to home.

COMMERCIAL & RETAIL

- 320 m** McDonald's
- 320 m** Family Mart & Petrol Station (Under Construction)
- 5 km** Lotus's Setia Alam
- 5 km** Klang Parade
- 7 km** Setia City Mall
- 7 km** Aeon Mall Bukit Raja
- 8 km** Central i City

EDUCATION INSTITUTIONS

- 2 km** SJK (T) Ladang Bukit Rajah
- 4 km** SK/SMK Setia Alam
- 6 km** SJK (C) Pin Hwa 2 Klang
- 6 km** Peninsula International School
- 9 km** Tenby International School
- 10 km** UNISEL



PORT & AIRPORTS

- 12 km** Port Klang
- 28 km** Subang Airport
- 60 km** KL International Airport (KLIA)

HEALTHCARE

- 5 km** Columbia Asia Hospital
- 6.3 km** Government Hospital (under construction)
- 8 km** KPJ Klang Specialist Hospital
- 10 km** Shah Alam Hospital
- 10 km** Hospital Tengku Ampuan Rahimah

LEISURE

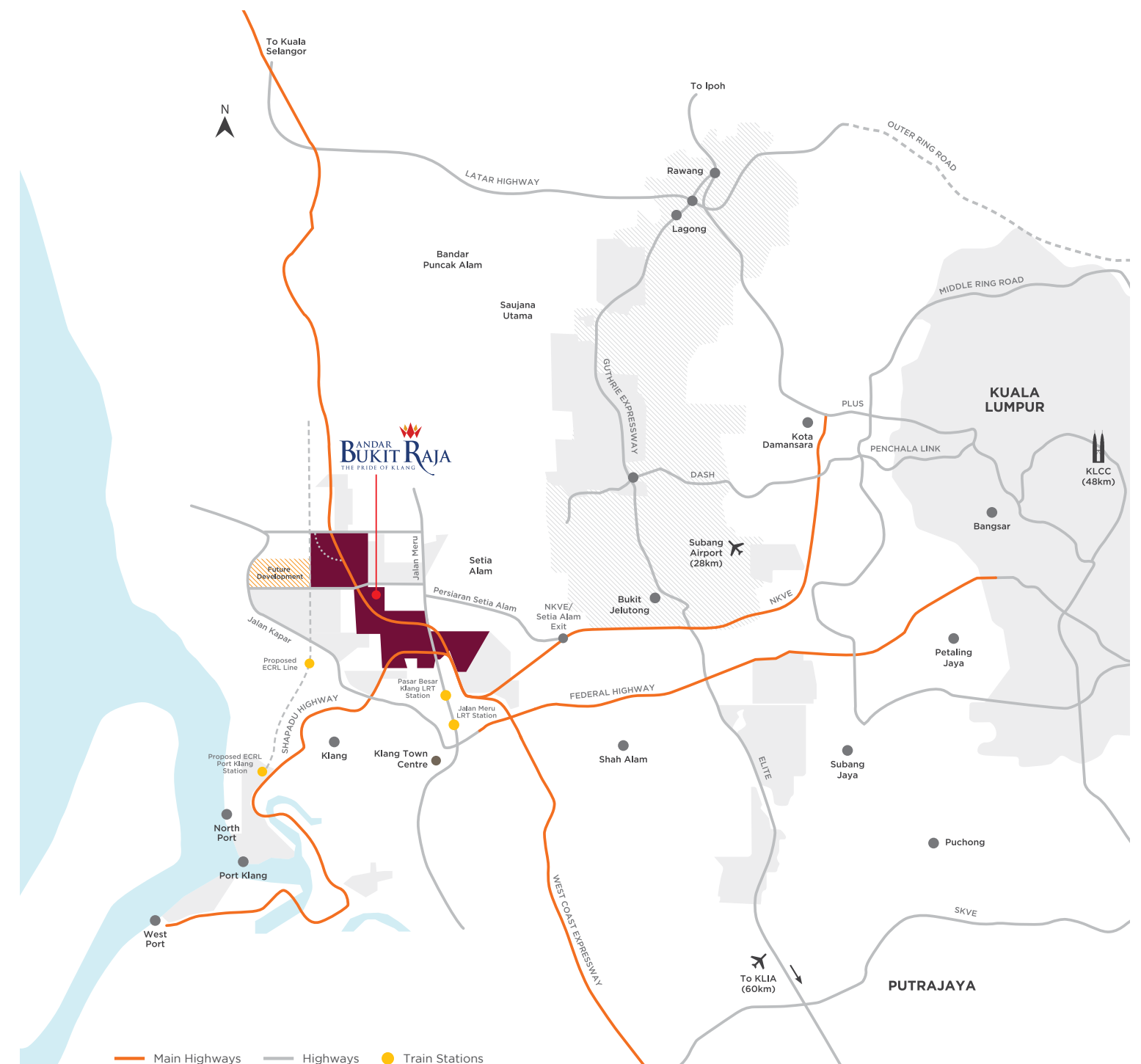
- 2 km** Bandar Bukit Raja Town Park
- 10 km** Setia Alam Community Trail
- 13 km** Shah Alam National Botanical Park

GREAT LOCATION WITH EASY ACCESSIBILITY

Enjoy excellent access to a well established network of expressways and public transportation to get you to all the places that you love.

Seamless connectivity via 4 major expressways

West Coast Expressway (WCE), New Klang Valley Expressway (NKVE), Shapadu Highway & Federal Highway





EMBRACE THE BEST OF LAKESIDE LIVING



20' x 75'
Freehold
2-storey
linked homes



From
1,700 sq.ft.
up to
2,066 sq.ft.



From
4 bedrooms
with
3 bathrooms



10ft. backyard
that's perfect for
a private garden
(Intermediate units)



8.8-acres of
lush parkland
with a
scenic lake



WHERE LIFE IS ABOUT YOUR FAMILY'S WELLNESS

Immerse yourself into a safe sanctuary that is surrounded by nature's serene beauty. Go for a rejuvenating jog or unwind with family and friends by a soothing lake that's just steps away from home. Here, you'll discover a lush haven that is crafted to inspire community and family wellness. Come home to Casira 3, where life is truly celebrated each day.



A LUSH CENTRAL PARK FOR CASIRA 3 RESIDENTS

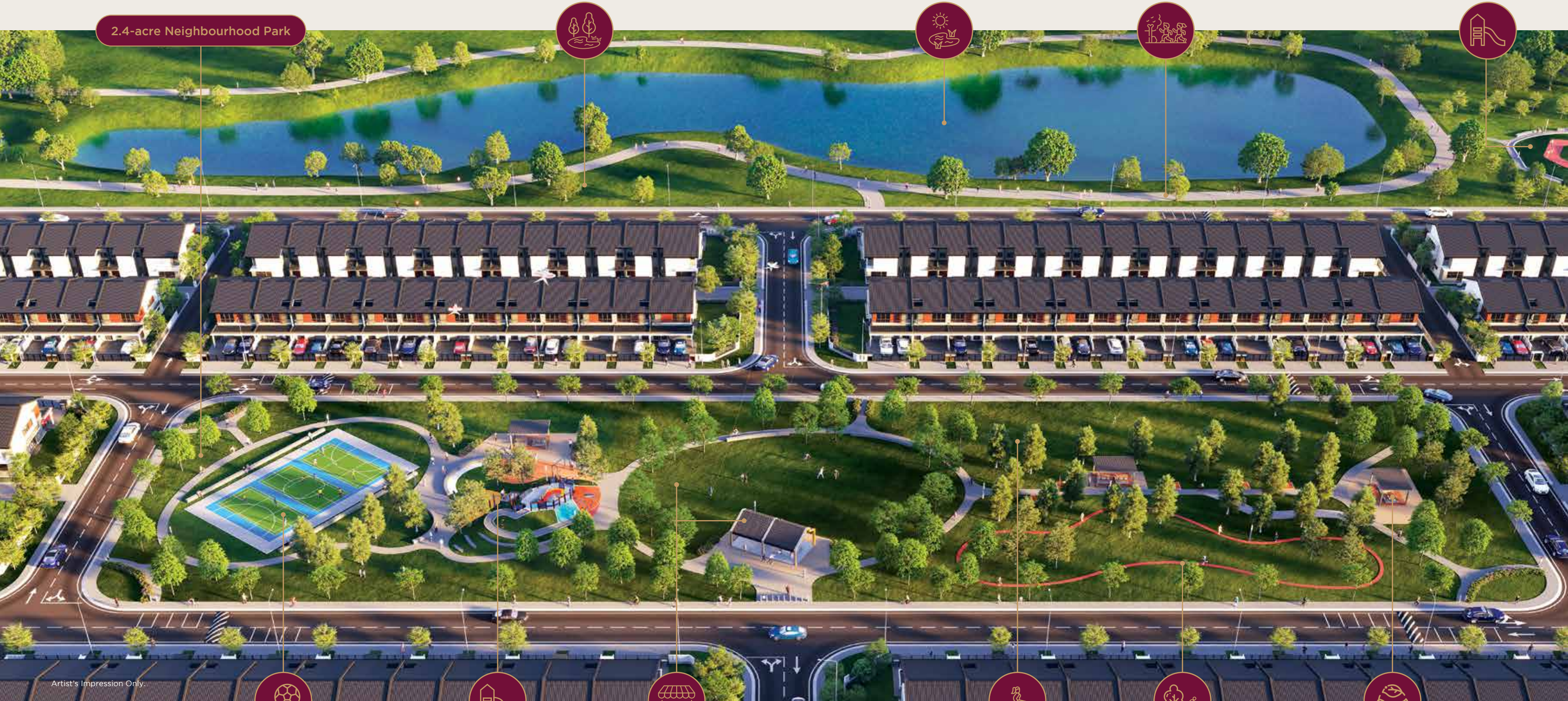
Lakeside Park
with open lawn areas for rejuvenating your mind, body and soul.

The Scenic Lake
provides a soothing setting with breathtaking views.

1-Km dedicated jogging and cycling paths that connect the entire neighbourhood.

Lakeside viewing point, kids' slide and mini pavilion where you can meet new friends.

2.4-acre Neighbourhood Park



Artist's Impression Only.



Active Zone for adults or young ones to engage in thrilling sports action on the multi-purpose court.



Kids' Play Zone for family bonding and fun with the little ones.



Community Pavilion & Lawn for community events and festive gatherings.



Open Lawn for rejuvenating meditation sessions.



Kids' Bike Track for the little ones to cycle within a safe environment.



Community Recycling Centre Reduce, Reuse and Recycle to promote a sustainable lifestyle for residents.

CONTEMPORARY HOMES FOR THE FAMILY

Mindfully crafted, the freehold homes at Casira 3 are a perfect balance of practical versatility and stylish sophistication. Sustainable & spacious residences where you can celebrate the best of contemporary family living amidst nature's breathtaking beauty.



Artist's Impression Only.



Unobstructed Car Porch that fits 3 cars (Corner units only).



Parcel Drop Box for safe & secure parcel delivery.



EV Charger Isolator Point ready for your electric vehicle needs.



Artist's Impression Only.

LARGER SPACES FOR MULTI-GENERATION LIVING

Homes here have open plan layouts ranging from 1,700 sq.ft. to 2,066 sq.ft. that promote family interaction while providing the space for privacy. Experience light-filled spaces that blend seamlessly with the lush outdoors to create the perfect living environment for your growing family.



Open Plan Layouts
with versatile living spaces for multi-gen families.



Wider Openings & Skylight
for maximum ventilation and natural light.



DESIGNED FOR THE ENTIRE FAMILY

The homes at Casira 3 are crafted to cater to the needs of growing families. Whether its cooking with the family in your well-appointed kitchen or having a festive gathering for close friends, you'll have all the space you need.



Spacious Kitchen
that's great for growing families.



Staircase Nook
for an extra cosy chill-out zone.





Artist's Impression Only.

YOUR SANCTUARY OF SERENITY

Escape the cares of the world with your very own sanctuary of serenity. Here, you'll have a spacious room on the ground floor with a view of your private garden. Whether it's a suite for the seniors, a music room or your very own yoga studio, the choice is yours.



10ft. backyard that's perfect for a private garden. (for intermediate units)



Seniors' suite with wheelchair-friendly access on the ground floor.



YOUR PRIVATE OASIS

Come home to Casira 3 and you'll be returning to your oasis of rejuvenation each day. Enjoy the feeling of having a spacious bedroom that's more like your private retreat with the luxury of an ensuite bathroom.



4 spacious bedrooms
with 3 bathrooms.



North-south oriented homes to minimise heat from direct sunlight.



Free 1-Year
high-speed internet.



Artist's Impression Only.





PERFECT FOR WORK OR PLAY

There is an airy and versatile living area upstairs for the family. Here, you can create your ideal private home office, kids' study, chill-out zone or anything else that your heart desires.



Parcel Drop Box
for safe & secure
parcel delivery.

**EV Charger Isolator
Point** ready for your
electric vehicle needs.



ALL THE RIGHT FEATURES FOR YOUR NEW HOME



Booster Pump Point

3-Phase Supply with Surge Protection

Air Conditioning Power Point (All Bedrooms & Living Room) with Piping (Master Bedroom & Living Room)

Quality Sanitary-Wares and Fittings

Water Heater Power Point (All Bathrooms)

Complete Roof System

Alarm Point

Laminated Flooring (First Floor & Staircase)

Laminated Engineered Timber Door

Parcel Drop Box

Outdoor Water Filter Power Point & Auto Gate Power Point

Internet Connectivity Ready

EV Charger Isolator Point

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

Artist's Impression Only.

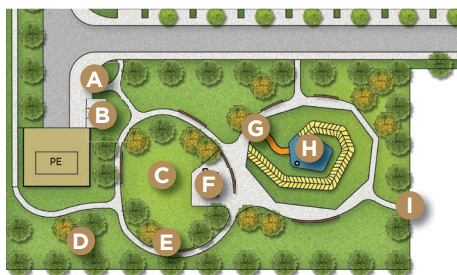
SITE PLAN



Legend

- Type A/Am - Intermediate Unit
- Type E/Em - End Unit
- Type C/Cm - Corner Unit
- 112 Address Number
- R10C-001 Lot Number





PARK FACILITIES

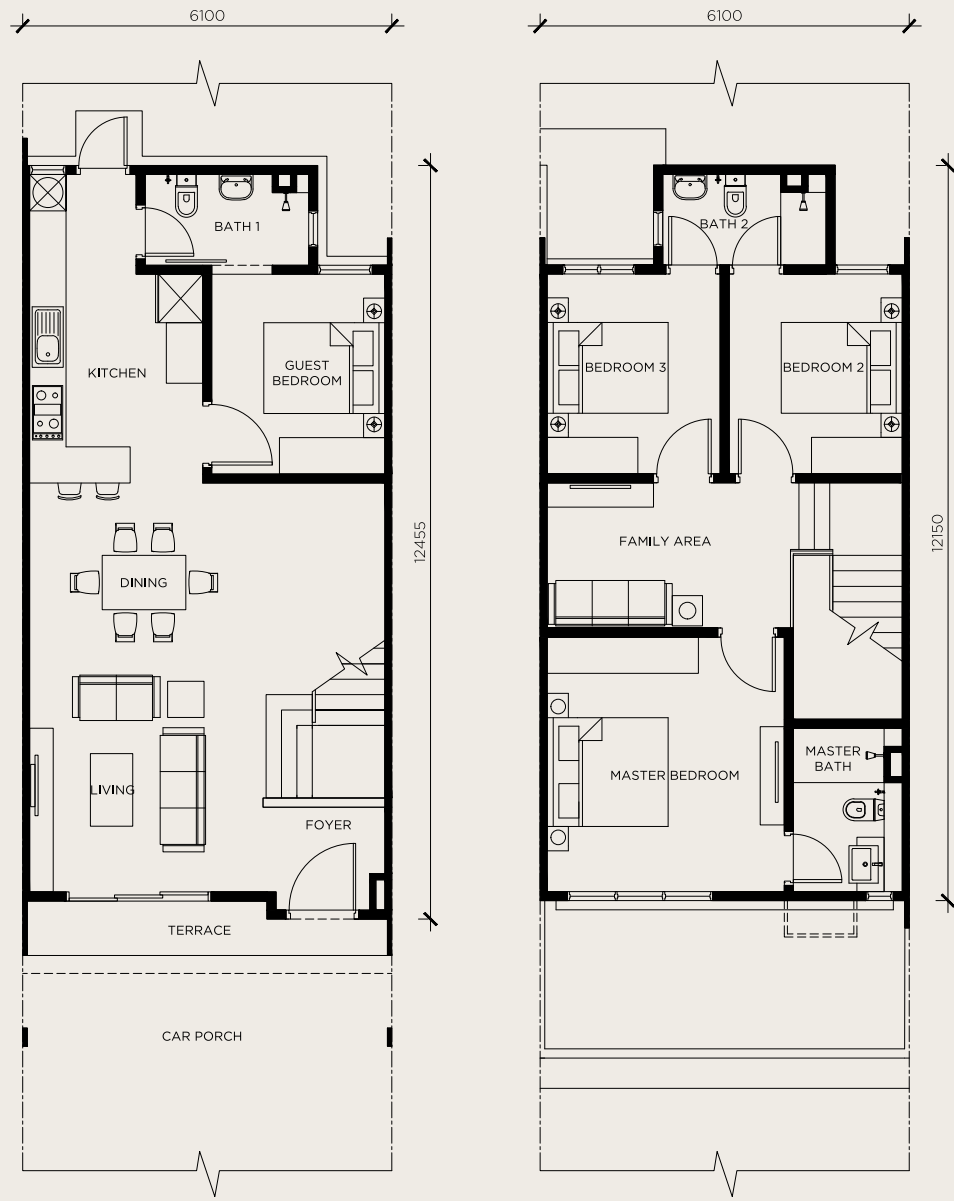


- A** Park Entrance
- B** Parking Lot
- C** Community Lawn
- D** Mini Forest
- E** Low Wall Bench
- F** Mini Pavilion
- G** Kids' Slide
- H** Viewing Point
- I** Lake Entrance
- J** Park Entrance
- K** Kids' Cycling Track
- L** Recycling Centre
- M** Mini Pavilion
- N** Community Lawn
- O** Community Pavilion
- P** Kids' Play Zone
- Q** Multi-Purpose Court
- R** Low Wall Seating
- S** 1.7km Jogging & Cycling Path
- T** 0.5km Jogging & Cycling Path

FLOOR PLANS

Type A Intermediate Unit





- 
20' x 75'
Land Area
- 
1,700 sq.ft.
Built-Up Area
- 
4
Bedrooms
- 
3
Bathrooms

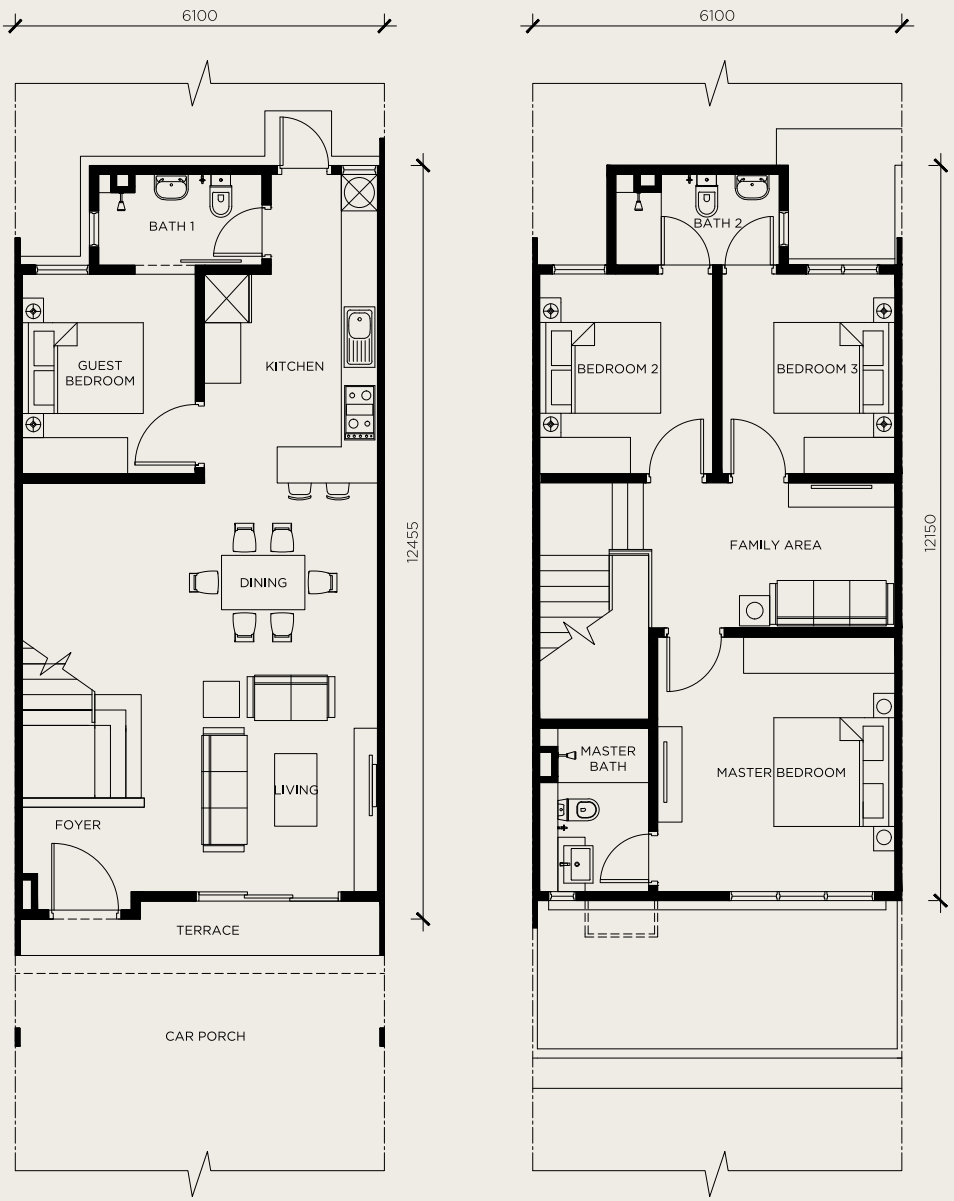


GROUND FLOOR

FIRST FLOOR

Type Am Intermediate Unit

- 
20' x 75'
Land Area
- 
1,700 sq.ft.
Built-Up Area
- 
4
Bedrooms
- 
3
Bathrooms



GROUND FLOOR

FIRST FLOOR



FLOOR PLANS

Type E End Unit

22' x 75'
Land Area

2,066 sq.ft.
Built-Up Area

4+1
Bedrooms

4
Bathrooms

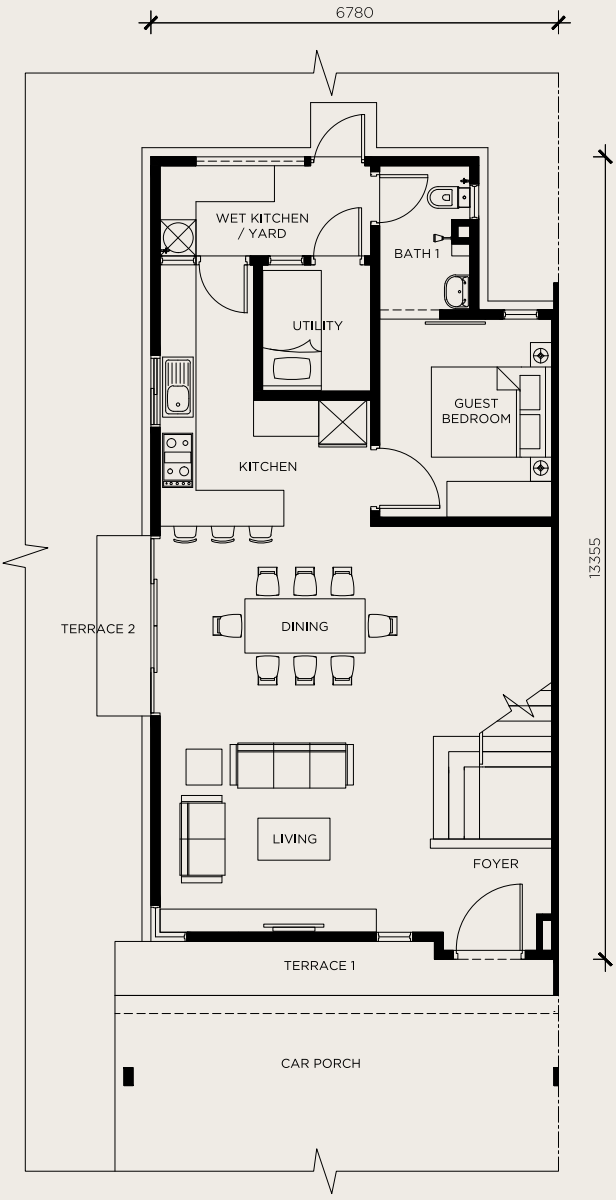
Type Em End Unit

22' x 75'
Land Area

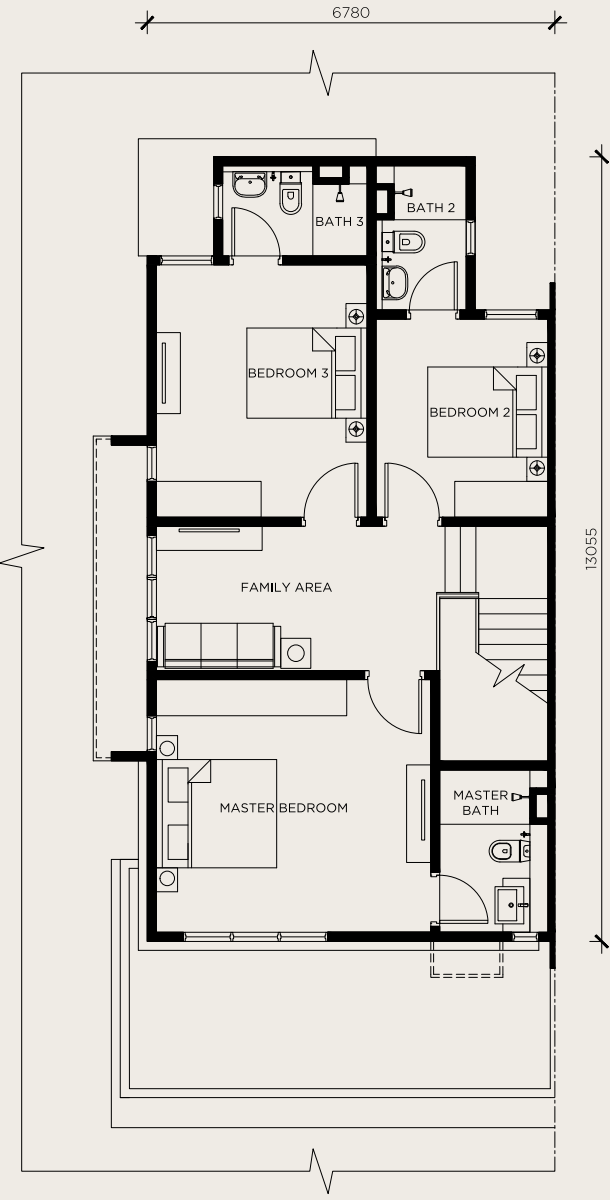
2,066 sq.ft.
Built-Up Area

4+1
Bedrooms

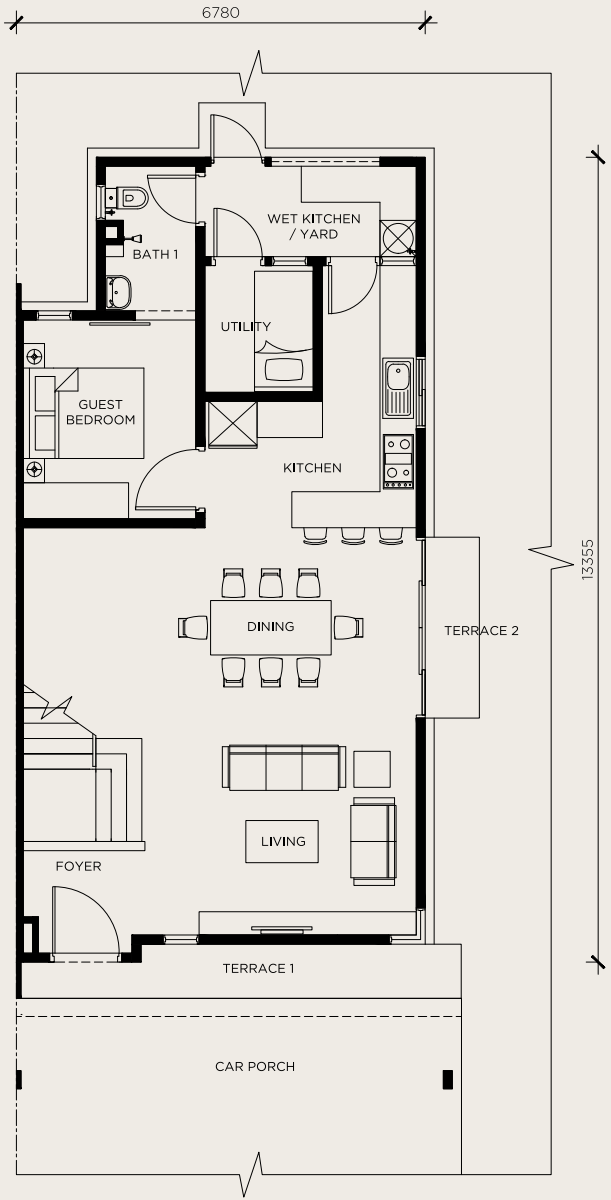
4
Bathrooms



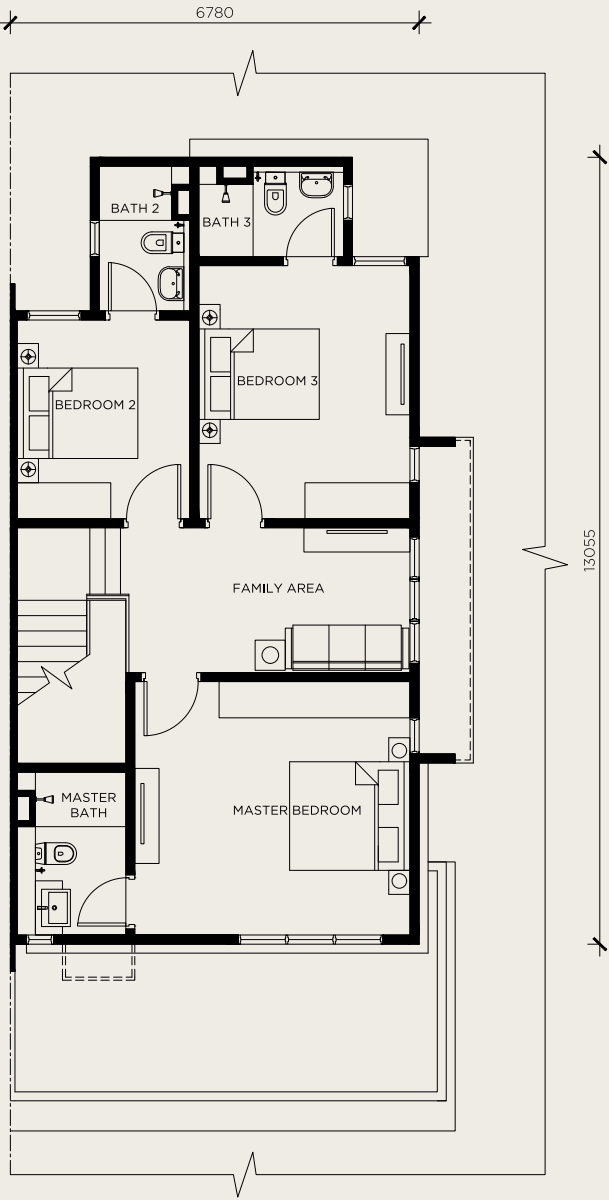
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

FLOOR PLANS

Type C

Corner Unit



22' x 75'
Land Area



2,066 sq.ft.
Built-Up Area



4+1
Bedrooms



4
Bathrooms

Type Cm

Corner Unit



22' x 75'
Land Area



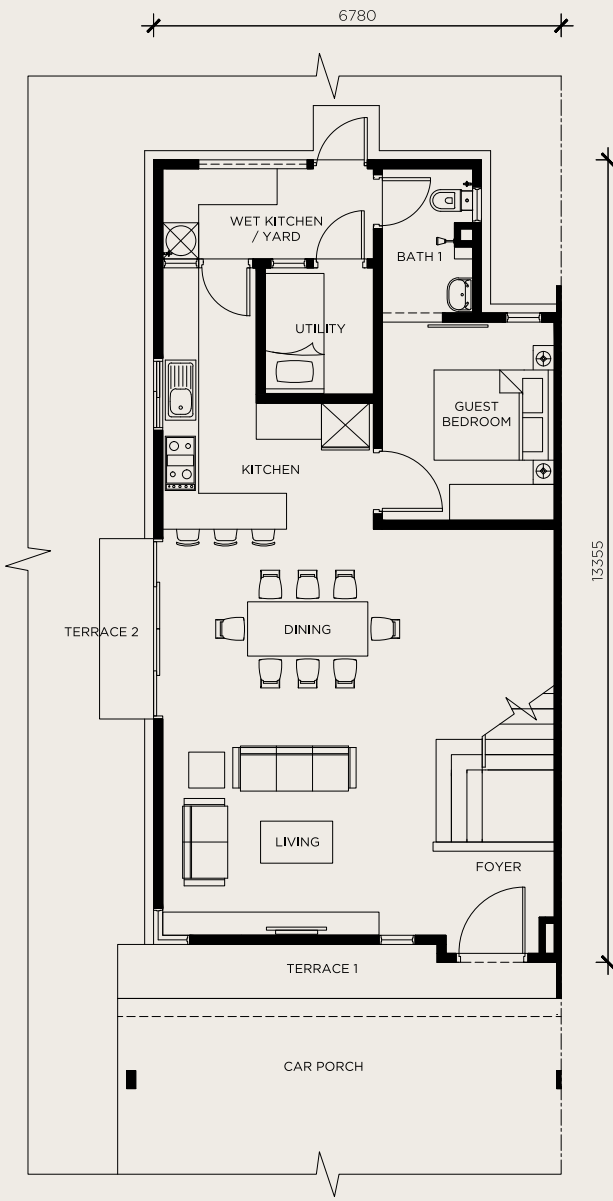
2,066 sq.ft.
Built-Up Area



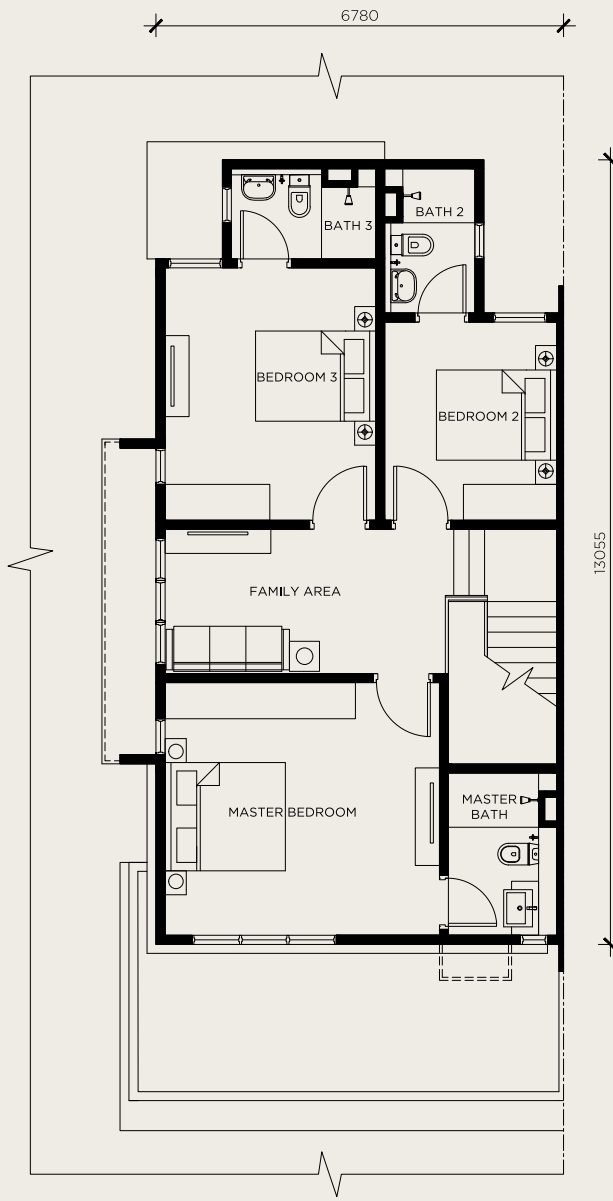
4+1
Bedrooms



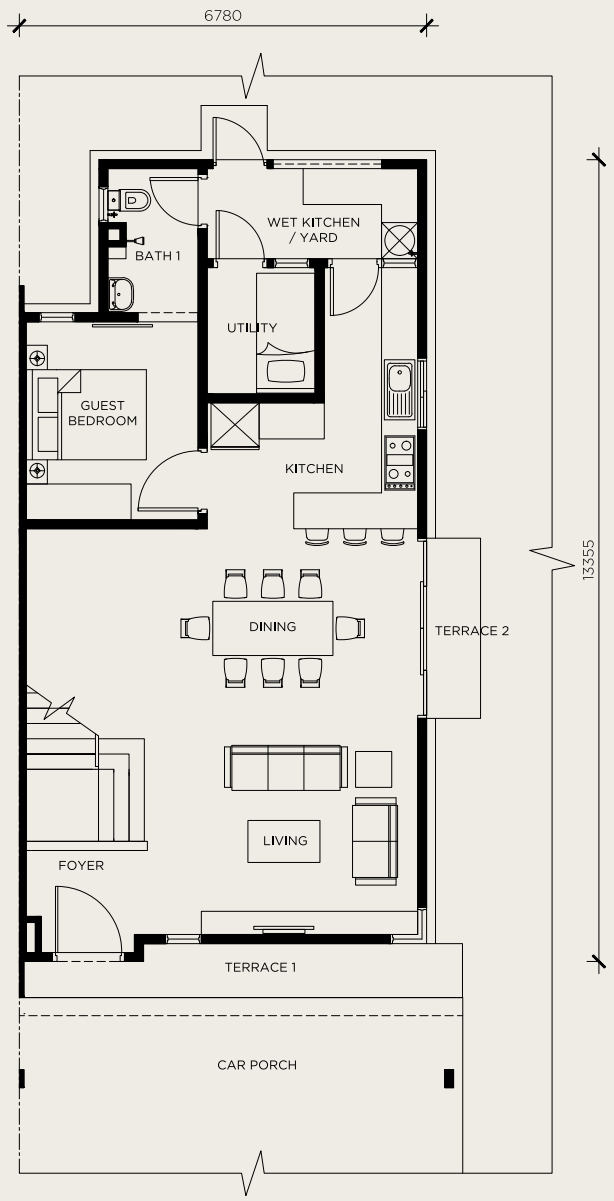
4
Bathrooms



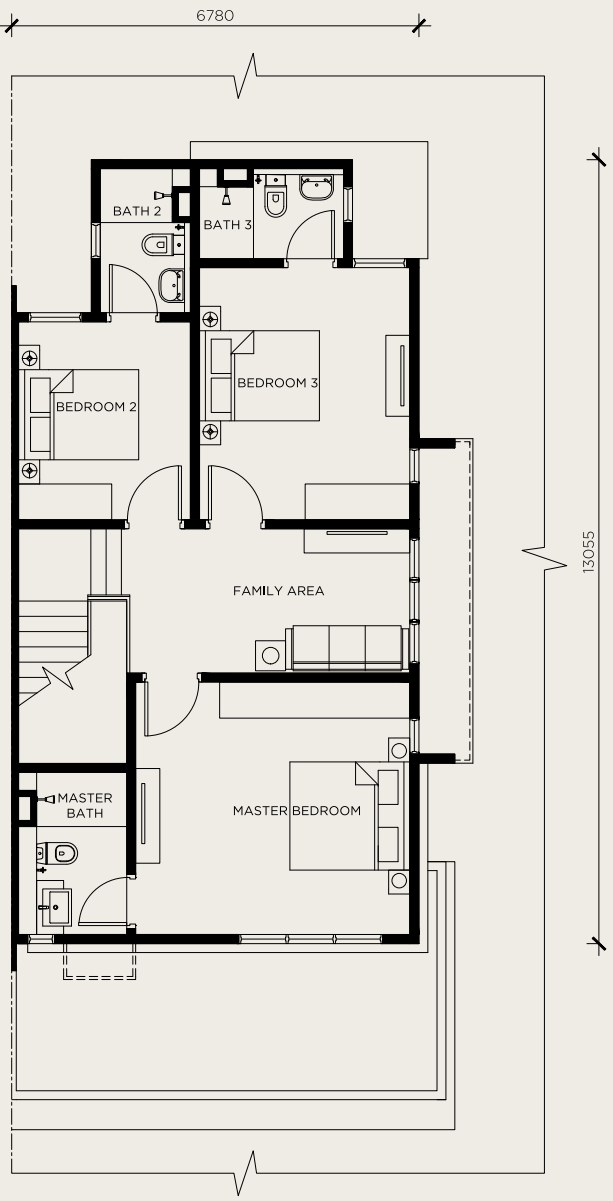
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

Structure		: Reinforced Concrete
Wall		: Masonry
Roof Covering		: Concrete Roof Tiles / Metal Deck / Concrete
Roof Framing		: Metal
Ceiling		: Plaster Board / Cement Board / Skim Coat
Windows		: Aluminium Frame Glass Panel
Doors	Main Entrance Sliding Other Doors	: Solid Core Door : Aluminium Framed Glass Panel : Flush Sliding Door : Flush Door / Metal Grill Door
Ironmongery		: Locksets with Accessories
Floor Finishes	Foyer, Living & Dining Kitchen/Wet Kitchen / Yard / Utility Master Bathroom Bath 1, 2 & 3 Guest Bedroom Master Bedroom, Bedroom 2 & 3 Family Area (First Floor) Staircase Car Porch Terrace	: Porcelain Tiles : Porcelain Tiles : Porcelain Tiles : Ceramic Tiles : Porcelain Tiles : Laminated Flooring : Laminated Flooring : Laminated Flooring : Concrete : Porcelain Tiles
Wall Finishes	Kitchen Master Bathroom Bath 1, 2 & 3 External Others	: Porcelain Tiles / Plaster & Painting : Porcelain Tiles : Ceramic Tiles : Plaster & Painting : Plaster & Painting
Sanitary and Plumbing Fittings	Kitchen Wet Kitchen / Yard Car Porch All Bathroom	: Sink with Tap : Tap : Tap : Sanitary Wares & Fitting
Electrical Installation		Type A/Am Type E/Em Type C/Cm
	Light Point	: 17 21 21
	Gate Light Point	: 1 1 1
	Power Point	: 21 22 22
	Fan Point	: 7 6 6
	Air-Cond Point (With Piping)	: 2 2 2
	Air-Cond Power Point	: 3 3 3
	Water Heater Power Point	: 3 4 4
	T.V. Point	: 1 1 1
	Data Point	: 1 1 1
	Auto Gate Point	: 1 1 1
	Door Bell Point	: 1 1 1
	Wall Fan Point	: - 1 1
Internal Telephone Trunking & Cabling		: Provided
Fencing & Gate		: Masonry / Metal
Turfing		: Spot Turfing
Miscellaneous		: Refuse Compartment, Parcel & Letter Box : TNB Compartment : Alarm Point

CONTACT US

For enquiries, please call or visit us at:

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

Opens daily from 9.30am to 6.00pm
Tel: +603-3361 7288 | 1-800-88-1118

PHASE R10C (CASIRA 3 - Siri 1). No. of Units: 120. Type: Double Storey Linked Homes. Expected Date of Completion: May 2025. Land: Free. From Encumbrances. Developer's License No.: 3927/03-2024/0194(A). Validity: 04.03.2022 - 03.03.2024. Advertising & Sales Permit No: 3927-158/05-2025/0523(N)-(L) Validity: 09/05/2023 - 08/05/2025 Approval Authority: Majlis Perbandaran Klang. Building Plan Approval No.: (27) dlm MPK/BGN-600-5/1/0071(2022). 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, 104 units, RM787,888.00 (min) - RM1,095,888.00 (max). Type: E/Em, 9 units, RM1,042,888.00 (min) - RM1,653,888.00 (max). Type C/Cm, 7 units, RM1,237,888.00 (min) - RM1,700,888.00 (max). Bumiputera Discount: 7% (Quota Applies). THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEVELOPMENT

PHASE R10D (CASIRA 3 - Siri 2). No. of Units: 108. Type: Double Storey Linked Homes. Expected Date of Completion: May 2025. Land: Free. From Encumbrances. Developer's License No.: 3927/03-2024/0194(A). Validity: 04.03.2022 - 03.03.2024. Advertising & Sales Permit No: 3927-157/04-2025/0444(N)-(L) Validity: 13/04/2023 - 12/04/2025 Approval Authority: Majlis Perbandaran Klang. Building Plan Approval No.: (27) dlm MPK/BGN-600-5/1/0071(2022). 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, 102 units, RM808,888.00 (min) - RM1,111,888.00 (max). Type: E/Em, 8 units, RM1,089,888.00 (min) - RM1,524,888.00 (max). Type C/Cm, 7 units, RM1,255,888.00 (min) - RM1,760,888.00 (max). Bumiputera Discount: 7% (Quota Applies). THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEVELOPMENT

PHASE R10E (CASIRA 3 - Siri 3). No. of Units: 118. Type: Double Storey Linked Homes. Expected Date of Completion: Aug 2025. Land: Free. From Encumbrances. Developer's License No.: 3927/03-2024/0194(A). Validity: 04.03.2022 - 03.03.2024. Advertising & Sales Permit No: 3927-159/05-2025/0592(N)-(L) Validity: 25/05/2023 - 24/05/2025 Approval Authority: Majlis Perbandaran Klang. Building Plan Approval No.: (27) dlm MPK/BGN-600-5/1/0071(2022). 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, 102 units, RM808,888.00 (min) - RM1,111,888.00 (max). Type: E/Em, 8 units, RM1,089,888.00 (min) - RM1,524,888.00 (max). Type C/Cm, 8 units, RM1,256,888.00 (min) - RM1,756,888.00 (max). Bumiputera Discount: 7% (Quota Applies). THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEVELOPMENT

Disclaimer: Any sketches, illustrations, renderings, images, pictures, amenities, food services, resort services, unit finishes, designs, materials, plans, specifications, art and/or visuals shown and featured in this brochure including the interior design concepts, colour schemes and suggested furnishings in the completed unit/development are artist's impression and for illustrative purposes only and shall not be taken as a representation, express or implied, of the final detail of the exterior or interior of the actual development or a unit that is to be or is being purchased by the purchaser or of the items that will be delivered with the purchaser's unit/ the development. The design and construction of the development is subject to first obtaining the appropriate authority's approval(s) which may require the developer to alter any design, plan, or layout depicted. Accordingly, the developer expressly reserves the right to modify, revise, or withdraw any or all of the same without any liability being incurred by the developer. In the event of any discrepancy between the sale and purchase agreement and the information, perspectives and plans contained in this brochure, the terms of the sale and purchase agreement which form the entire agreement between the purchaser and the developer shall prevail.



PROUDLY SUSTAINABLE PROUDLY SIME DARBY PROPERTY

In 2015, the United Nations unveiled its 2030 Sustainable Development Goals (SD) as a call to action to achieve balanced, sustainable development, end poverty, protect the planet, and ensure that people can prosper and live peacefully by 2030.

For over 10 years, sustainability has been Sime Darby Property's beacon that is embedded and nurtured within our corporate culture. The UN's Sustainable Development Goals further guide us to reinforce our commitment to achieve balance and limit our impacts on the environment to develop sustainable townships. We continuously reflect upon our actions, ensuring they are in line with these goals as we work towards achieving sustainability.



ABOUT SIME DARBY PROPERTY BERHAD

Sime Darby Property is a leading property developer with 50 years of experience in building sustainable communities. With 25 active townships and developments under its belt, Sime Darby Property has a wide reach encompassing assets and operations across the country. It marked its presence in the United Kingdom as part of a Malaysian consortium that developed the iconic Battersea Power Station in Central London.

As a responsible corporate player, Sime Darby Property and its philanthropic arm, Yayasan Sime Darby ("YSD") actively implement various social welfare initiatives to assist underprivileged communities living within and nearby its townships. A multi-award-winning property group with numerous international and local accolades, Sime Darby Property is a constituent of the MSCI ACWI Small Cap Index with MSCI ESG Rating of BBB and is rated by the Carbon Disclosure Project.

Sime Darby Property is honoured to be recognised with numerous real estate industry awards throughout the years. In 2022, the Group remained a top property developer in 'The Edge Malaysia's Top Property Developers Awards', achieving the feat for the eleventh year running. The Group is also a consistent recipient of the 'BCI Asia Awards' for 'Top 10 Developers (Malaysia)' and was accorded a Platinum ranking in the Property Development category for Putra Brand Awards 2022, as well as named Top 10 in the 'Top-of-The-Chart (RM1 billion and above)' category under FIABCI-Malaysia and Star Media Group's 'Malaysia Developer Awards 2022'.

