



THE STRAITS

20' x 70' | FREEHOLD | FROM 1,700 SQFT
DOUBLE STOREY TERRACE HOME





WHERE TRADITION MEETS TRANQUILITY



Welcome to The Straits,
a serene enclave of double storey terrace homes in
Bandar Bukit Raja 3, Klang.

Here, culture isn't just remembered.
Every home carries the warmth of heritage and the
promise of new beginnings.

Each day feels serene amid landscaped gardens
and lakeside views, creating a peaceful and safe
abode where families grow together.



ROOTED IN HERITAGE, BUILT FOR TOMORROW

Nestled within Bandar Bukit Raja 3, this is where tradition meets modernity, a neighbourhood inspired by timeless heritage yet designed for the life you aspire to build. A masterplanned township crafted for families to grow, thrive, and create lasting legacies for generations to come.

Thoughtfully masterplanned for family living, this township offers a 75 km jogging track and convenient access via major highways, keeping you close to everything that matters.



A LIVING LEGACY INSPIRED BY THE EAST INDIES

Thoughtfully designed to reflect Malaysia's rich heritage,

The Straits captures the persona of the East Indies and the timeless charm of Peranakan influence. Every detail celebrates cultural artistry while embracing modern comfort, creating a space where your family can grow, flourish, and call home for generations.





FREEDOM IN SPACE

Designed for flexibility, spaces evolve with the flow of life.

Each room invites transformation, offering the freedom to create a place that feels both personal and timeless.



MOMENTS OF BLISS

Each corner hums with quiet comfort, weaving families closer through shared laughter, heartfelt conversations, and memories that last a lifetime.

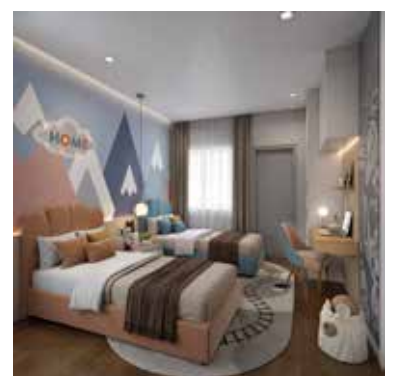




CRAFTED FOR MOMENTS THAT LAST A LIFETIME

A home that embraces you in comfort and warmth, where privacy meets peace and every corner tells a story of love and togetherness.

From the serenity of your master bedroom to the laughter echoing in your children's room this is where moments turn into memories.



FEATURES PLUS⁺



Note : Diagram is for illustration purposes only. Final position and design may differ.



1. Low wall in between foyer and staircase for more spacious effect from entrance



2. Window space projecting outward forming a bay window



3. Air conditioning power point and piping ready (Living and master bedroom)



4. Laminated timber engineered door (Entrance door only)



5. High ceiling at family area provides opportunity for loft space (Intermediate unit only)



6. Provision of conduit conceal in wall for future Solar PV cable installation



7. Insulated roof to reduce heat transmission



8. Laminated timber flooring



9. Parcel drop box



10. Isolator for EV charger



11. Basic alarm system



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

THE CHARM OF EVERYDAY LIVING

COMMERCIAL & RETAILS

320 m	McDonald's
320 m	Watson
320 m	Family Mart
2.5 km	AEON Big Klang
4.5 km	NSK Trade City
	Klang Sentral
5 km	Lotus's Setia Alam
5.9 km	Klang Parade
6.6 km	Setia City Mall
7.6 km	Aeon Mall Bukit Raja
8.2 km	Central i City

BANKS

5 km	CIMB Bank
5 km	Maybank
5 km	Standard Chartered Bank
5 km	RHB Bank
5 km	Hong Leong Bank
5 km	Public Bank
7 km	HSBC Bank

EDUCATION INSTITUTIONS

2 km	SJK (T) Ladang Bukit Rajah
3 km	SK Batu Belah
4 km	SK/SMK Setia Alam
5 km	SK Klang Utama
5 km	SMK Klang Utama
6 km	SJK (C) Pin Hwa 2 Klang
6 km	Peninsula International School
9 km	Tenby International School
10 km	UNISEL

HEALTHCARE

3.3 km	Columbia Asia Hospital
8 km	KPJ Klang Specialist Hospital
10 km	Kapar Hospital
10 km	Shah Alam Hospital
11 km	HTAR - Hospital Tengku Ampuan Rahimah Klang

LEISURE

2.4 km	Bandar Bukit Raja Town Park
9.2 km	Setia Alam Community Trail
12.5 km	Shah Alam National Botanical Park



SITEPLAN

ENTRANCE



LEGEND

Type A (Intermediate Unit) 20' x 70' | 1,700 sqft Type C (Corner Unit) 22' x 70' | 1,969 sqft Type E (End Unit) 22' x 70' | 1,969 sqft 128 Address Number R14A-128 Lot Number A Type of Unit



TYPE A Intermediate Unit



1,700 sq ft



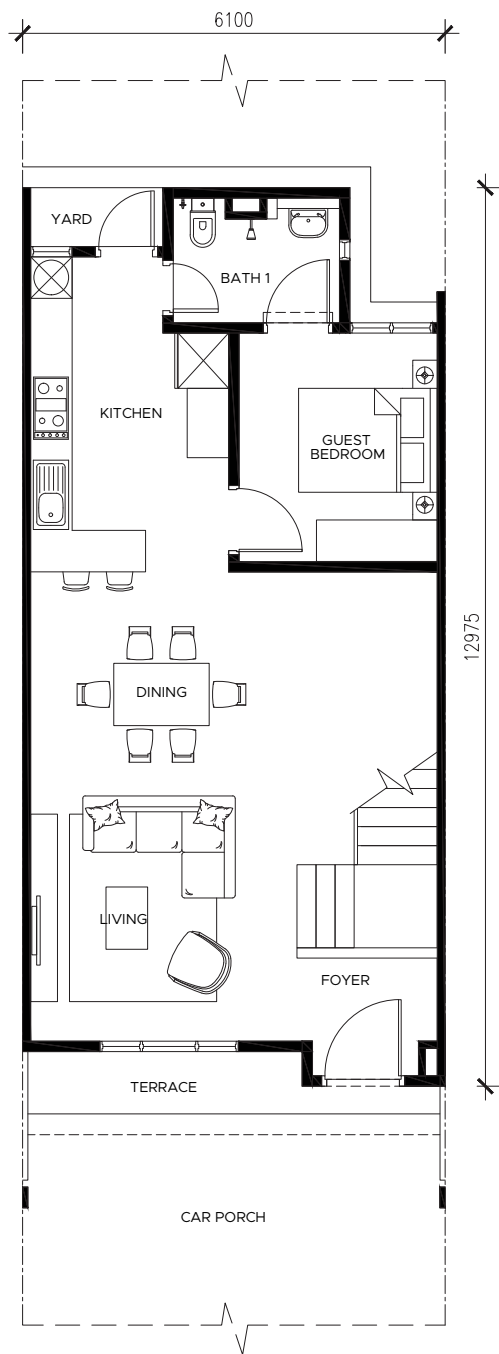
4 Bedrooms



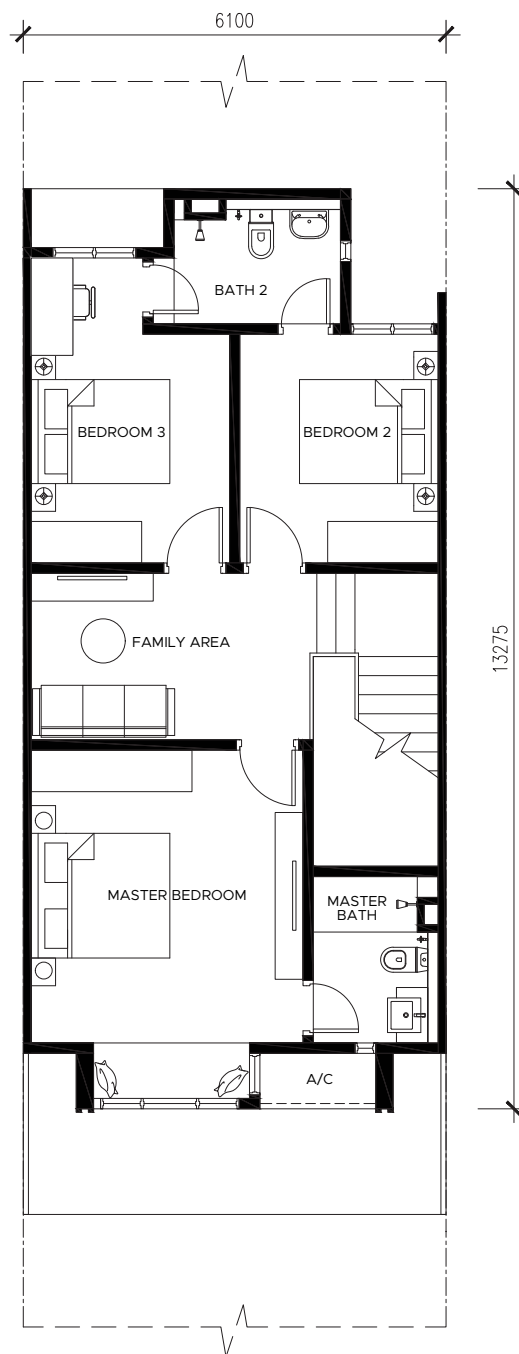
3 Bathrooms



20' x 70'



GROUND FLOOR



FIRST FLOOR

Corner/ End Unit TYPE C/E



1,969 sq ft



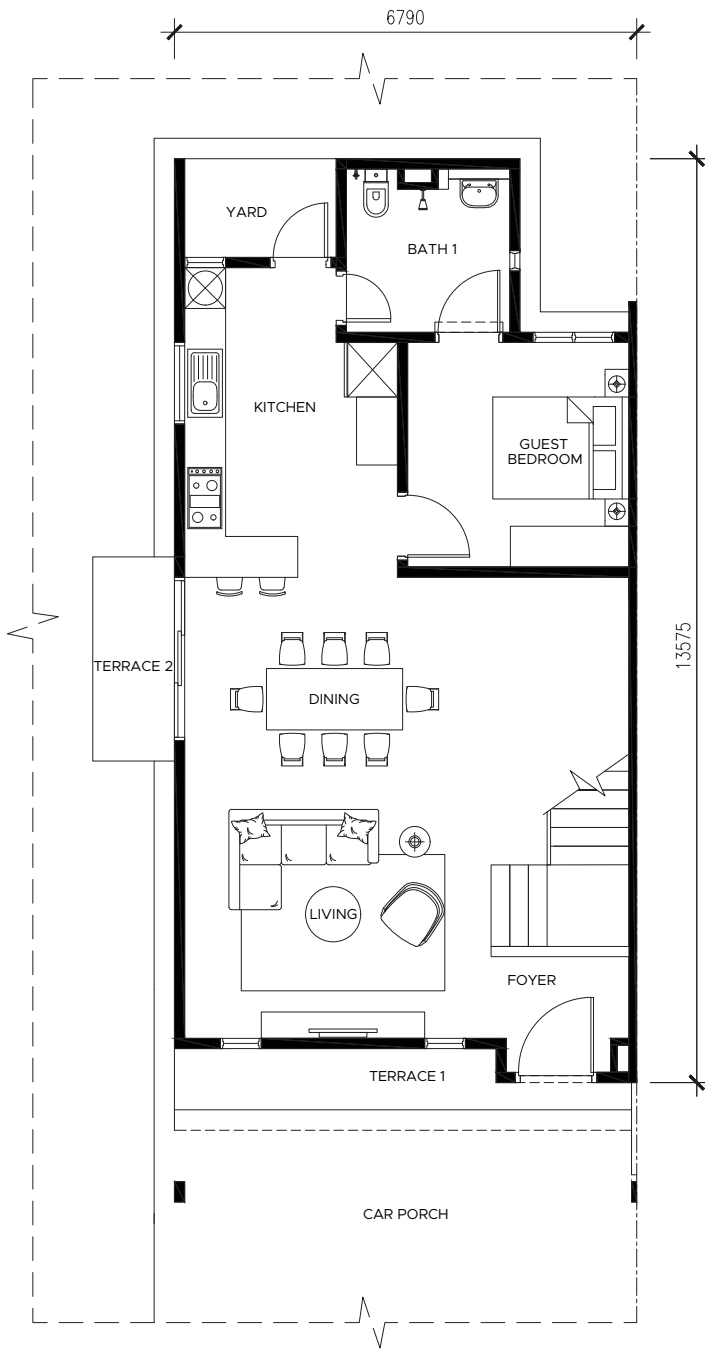
4 Bedrooms



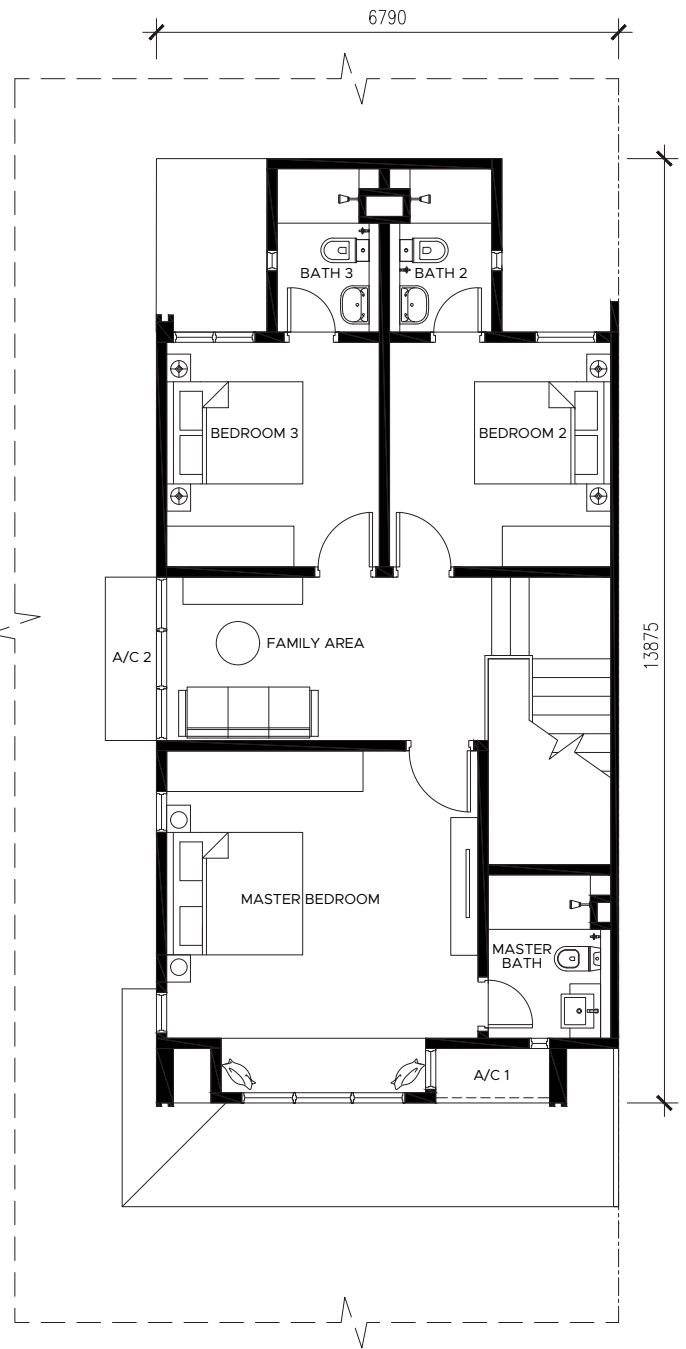
4 Bathrooms



22' x 70'



GROUND FLOOR



FIRST FLOOR

SPECIFICATION

Structure		: Reinforced Concrete		
Wall		: Masonry / Dry Wall (Water Tank)		
Roofing Covering		: Metal Deck / Concrete		
Roof Framing		: Metal		
Ceiling		: Plaster Board / Cement Board / Skim Coat		
Windows		: Aluminium Frame Glass Panel		
Doors	Main Entrance	: Solid Core Door		
	Sliding	: Aluminium Framed Glass Panel		
	Other Doors	: Flush Door		
Ironmongery		: Locksets with Accessories		
Wall Finishes	Kitchen	: Ceramic Tiles / Plaster & Paint		
	Master Bathroom	: Ceramic Tiles / Plaster & Paint		
	Bath 1, 2 & 3	: Ceramic Tiles / Plaster & Paint		
	External	: Plaster & Paint		
	Others	: Plaster & Paint		
Floor Finishes	Foyer, Living & Dining	: Ceramic Tiles		
	Kitchen/ Yard	: Ceramic Tiles		
	Master Bathroom	: Ceramic Tiles		
	Bath 1, 2 & 3	: Ceramic Tiles		
	Guest Bedrooms	: Ceramic Tiles		
	Master Bedroom, Bedroom 2 & 3	: Laminated Flooring		
	Family Area (First Floor)	: Laminated Flooring		
	Staircase	: Laminated Flooring		
	Car Porch	: Concrete		
	Terrace	: Ceramic Tiles		
Sanitary and Plumbing Fittings	Kitchen	: Sink with Tap		
	Yard	: Tap		
	Car Porch	: Tap		
	All Bathroom	: Sanitary Wares & Fitting		
Electrical Installation		Type A/Am	Type E/Em	Type C/Cm
	Light Point	19	22	22
	Gate Light Point	1	1	1
	Power Point	24	24	24
	Fan Point	6	6	6
	Air Cond Point (with piping)	2	2	2
	Air Cond Point	3	3	3
	Water Heater Point	3	4	4
	TV Point	1	1	1
	Data Point	1	1	1
	Auto Gate Point	1	1	1
	Door Bell Point	1	1	1
	Booster Pump Power Point	1	1	1
	Isolator	1	1	1
Internal Telecommunication Trunking & Cabling		: Provided		
Fencing		: Masonry / Metal		
Turfing		: Spot Turfing		
Miscellaneous		: Refuse Compartment, Parcel & Letter Box		
		: TNB Meter Compartment		
		: Basic Alarm System		

PROUDLY SUSTAINABLE, PROUDLY SIME DARBY PROPERTY

In 2015, the United Nations unveiled its 2030 Sustainable Development Goals (SDG) 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.

SDP 2030 SUSTAINABILITY GOALS

The Sime Darby Property 2030 Sustainability Goals are the Group's industry interpretation of how it can contribute towards realising the UN SDG 2030.



For any inquiries, please contact us at:

Bandar Bukit Raja Sales Gallery

Jalan Gamelan 1E,
Bandar Bukit Raja,
41050 Klang, Selangor

Open daily from 9.30am to 6.00pm

Tel: +603-3361 7288 | 1-800-88-1118



For enquiries

03 3361 7288

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PHASE R14A (The Straits Series 1), No. of Units: 142, Type: Double Storey Linked Homes, Expected Date of Completion: August 2027, Land: Free From Encumbrances, Developer's License No.: 3927/03-2029/0138(R), Validity: 04/03/2024 - 03/03/2029, Advertising & Sales Permit No: 3927-167/10-2027/0883(N)-(L) Validity: 22/10/2025 - 21/10/2027 Approval Authority: Majlis Bandaraya Diraja Klang, Building Plan Approval No.: (22) dim. MPK/BGN-600-5/1/0168(2024), 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, 122 units, RM794,888 (min) - RM794,888 (max), Type E/Em, 14 units, RM1,048,888 (min) - RM1,061,888 (max), Type: C/Cm, 6 units, RM1,220,888 (min) - RM1,233,888(max), Bumiputera Discount: 7% (Quota Applies).

PHASE R14B (The Straits Series 2), No. of Units: 146, Type: Double Storey Linked Homes, Expected Date of Completion: August 2027, Land: Free From Encumbrances, Developer's License No.: 3927/03-2029/0138(R), Validity: 04/03/2024 - 03/03/2029, Advertising & Sales Permit No: 3927-165/10-2027/0861(N)-(L) Validity: 16/10/2025 - 15/10/2027 Approval Authority: Majlis Bandaraya Diraja Klang, Building Plan Approval No.: (23) dim. MPK/BGN-600-5/1/0169(2024), 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, 124 units, RM801,888 (min) - RM841,888 (max), Type E/Em, 12 units, RM1,041,888 (min) - RM1,093,888 (max) Type: C/Cm, 10 units, RM1,213,888 (min) - RM1,267,888 (max), Bumiputera Discount: 7% (Quota Applies).

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