



TRILIA

BUKIT JELUTONG

SEMI-D PARK VILLAS
FREEHOLD



Property

LIVE LIFE IN FULL BLOOM IN A TRULY EXCLUSIVE ADDRESS

Come home to prestigious Bukit Jelutong, a premier township that is renowned for its verdant hills and luxurious homes. Comprising of only 46 well-appointed 3-Storey Semi-D homes that are reserved for a discerning few, TRILIA Park Villas are among the final landed gems available within this exclusive enclave.

INSPIRATION

Embraced by nature's serenity, this is where inspiration begins each day. Nestled next to Shah Alam's largest green lung - the Bukit Cerakah Forest Reserve, TRILIA is the perfect setting for evergreen living. With 3 lush neighbourhood parks that are exclusively for residents, life here will always be in full bloom.

SOME THINGS IN LIFE ARE TRULY PRICELESS

Inspired by nature's breathtaking beauty, TRILIA is a rejuvenating haven of life where nature, family and community come together harmoniously. A forever home where you can share experiences and cherished moments that are truly priceless with your loved ones every day.

JOYFULNESS

Designed for harmonious multi-generational living, TRILIA will bring sheer bliss with the right spaces for every member of the family. With up to 5+1 bedrooms, 4 private gardens and 3 versatile living areas, the villas here are more than just houses, they are forever homes.

CONNECTIONS

Experience a sense of belonging that is truly priceless. When you come home to TRILIA, you'll come home to a select community. Comprising of only 46 homes, this exclusive enclave is where you can connect and savour the best in life together as a close-knit community.



NESTLED IN PRESTIGIOUS BUKIT JELUTONG

Live in one of the most desirable addresses in Greater Kuala Lumpur, encompassing 2,200 acres of prime freehold land. This award-winning sustainable township offers a truly enriching way of life where nature's beauty is celebrated each day.



Nestled next to the Bukit Cerakah Forest Reserve



240 acres of Bukit Jelutong is reserved for green spaces



Directly connected to 3 major expressways



Guthrie Corridor Expressway

Jaya Grocer

D'Pangkin Commercial Centre



Bukit Cerakah Forest Reserve

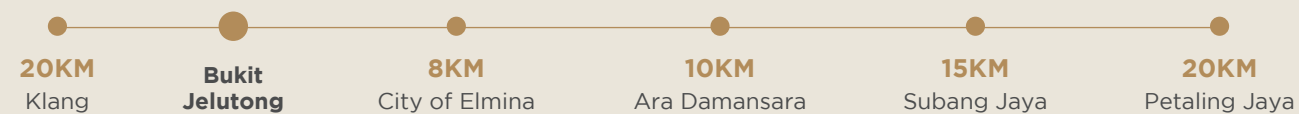


A GREAT LOCATION FOR LIFE

Easily accessible via 3 major expressways, TRILIA Bukit Jelutong keeps you connected to life's many pursuits. Whether its dining, shopping or learning institutions, you are surrounded by the finest establishments and amenities.

Excellent accessibility via major expressways.

- New Klang Valley Expressway (NKVE)
- Guthrie Corridor Expressway (GCE)
- ELITE Expressway
- Federal Highway
- Damansara-Shah Alam Elevated Expressway (DASH)



ALL WITHIN YOUR REACH

Whether it's dining, shopping, schools or parks, you're surrounded by the finest amenities in this well established township.

EDUCATION INSTITUTIONS

- 1.6km** SRK Bukit Jelutong
- 2.0km** SMK Bukit Jelutong
- 7.7km** Sekolah Seri Cahaya (R.E.A.L. Private Schools)
- 13.5km** INTI International College

SHOPPING

- 0.7km** D'Pangkin Commercial Centre
- 1.0km** Jaya Grocer
- 6.3km** AEON Mall Shah Alam
- 10.5km** Tesco, Shah Alam
- 10.5km** Empire Shopping Gallery



PARKS

- 5.2km** Taman Botani Negara Shah Alam
- 9.2km** Elmina Central Park

HEALTHCARE

- 11.3km** Avisena Specialist Hospital
- 12.1km** Subang Jaya Medical Centre
- 13.0km** Kelana Jaya Medical Centre
- 15.1km** Ara Damansara Medical Centre

GOLF & COUNTRY CLUBS

- 6.3km** Montere Golf & Country Club
- 8.0km** Sultan Abdul Aziz Golf Club
- 11.0km** Denai Alam Recreational & Riding Club
- 12.0km** Kelab Golf Negara, Subang
- 13.0km** Saujana Golf & Country Club
- 17.6km** Kelab Golf Seri Selangor

* Distances shown are approximates only.

WELCOME TO TRILIA

Set on 8.42 acres of prime freehold hillside land next to a lush forest reserve, this private enclave is indeed a rare emerald gem. For the select community here, coming home will always be an exquisite journey back to nature.

Once Bukit Jelutong's secret sanctuary, and now yours to call home.



Liny
Garden

Ring
Park

Nexus
Park

Bukit Jelutong
Eco-Community
Park

Bukit Cerakah
Forest Reserve

EMBRACED BY NATURE

- 3 verdant parks exclusively for residents.
- Next to the lush Bukit Cerakah Forest Reserve.
- Fronting the Bukit Jelutong Eco-Community Park.



A HAVEN FOR THOSE YOU HOLD DEAR

Time may be fleeting.
But priceless moments, cultivated in
the right place, can last forever.
Rediscover the timeless value of
multi-generational living in a
forever home where life is
celebrated together each day.

LUXURIOUSLY SPACIOUS

Breathe in the crisp morning air and feel the gentle breeze in your new park villa's spacious open-plan living area. Relish in a delectable breakfast while you enjoy the view of nature's beauty blending seamlessly with your home. With more than 4,000 sq.ft. of luxurious living space, this home offers the perfect setting where your growing family can flourish.



3 versatile living areas for the entire family



5+1 Bedrooms & 6 Bathrooms



Artist's Impression Only.



Artist's Impression Only.

PRISTINE SETTINGS FOR PRIVATE SOIRÉES

Whip up a feast or share favourite recipes in your versatile and stylish kitchen. Arrange an intimate tea party or set up a sensational soir e, all in the comfort of your private garden. Here, you'll discover a home that is designed to make memorable gatherings even more exquisite.



Embrace nature's beauty with up to 4 private gardens in each villa.



Luxurious and versatile kitchen that's perfect for every occasion.



PRIVATE SUITES WITH PICTURESQUE VIEWS

Wake up to the serenity of your secret garden each day. The spacious ground floor suite is a welcoming retreat with full height glass sliding doors that open up to picture-perfect vistas of your verdant garden. Designed to be elderly-friendly with convenient accessibility features and a spacious en-suite bathroom, this room is perfect for seniors.



Spacious bedroom with an en-suite bathroom on the ground floor.



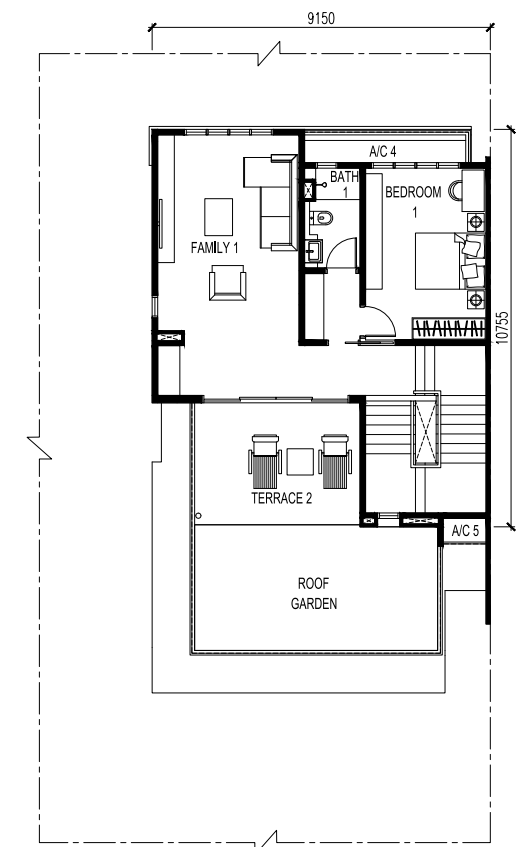
Convenient accessibility and elderly-friendly features that are great for seniors.



Artist's Impression Only



Artist's Impression Only.



Second Floor

Note : This layout plan depicts the top floor of Type A and A1 park villas. The lifestyle suite for Type B park villa has a different layout and is on the lower ground floor.

A LIFESTYLE SUITE LIKE NO OTHER

Play, work, rest or recharge in your private lifestyle suite on the top floor. Comprising a junior master bedroom with an en-suite bathroom, a versatile lounge and a spacious rooftop garden with great views, this exclusive suite can be your home office, personal gym, family entertainment room or anything else you desire.



Versatile and private lounge area



Spacious rooftop garden with picturesque views



Junior master suite with an ensuite bathroom



EXPERIENCE ENRICHING MOMENTS EACH DAY

At TRILIA, the surroundings of your home bring just as much pleasure as your own private sanctuary. The 3 exclusive neighbourhood parks here are designed to bring the community closer in a place where life's best moments can be savoured together.





Artist's Impression Only.

A NEW DAY DAWNS

Rise to the soft chirping of birdsong accompanied by the soothing rustle of leaves. Immerse into the serenity of your secret garden or take the little ones for an enchanting adventure amidst the cherry blossom trees at the park that's right in front of your villa. Living here, every morning begins with a moment of natural inspiration.



An exclusive low-density enclave with only 5 park villas per acre.



28% of the neighbourhood's acreage is dedicated to green spaces.



A SAFE HAVEN TO PLAY IN EVERY DAY

You'll never have to leave this private haven to experience nature's revitalising serenity. The 3 recreational parks here may be exclusively reserved for residents, but they are inclusive to all - from tiny tots to the seniors and physically challenged. Come home and get together for fun-filled celebrations in one of the parks here and start creating cherished memories within this private community.



14 recreational facilities exclusively for residents only



Inclusive Kids Playground



Artist's Impression Only



Artist's Impression Only



THE PARK VILLAS

MASTER PLAN

SITE PLAN



TYPE A PARK VILLAS

40' x 80'

Built-up area: 4,239 sq.ft.

Fronting the lush Nexus Lawn, each Type A villa offers breathtaking views of the neighbourhood park as well as the Eco-Community Park. Meticulously crafted with a spacious ground floor private garden that extends all the way to the back, there's nothing not to love about this park-facing home that is designed for multi-generational living.



Artist's Impression Only.

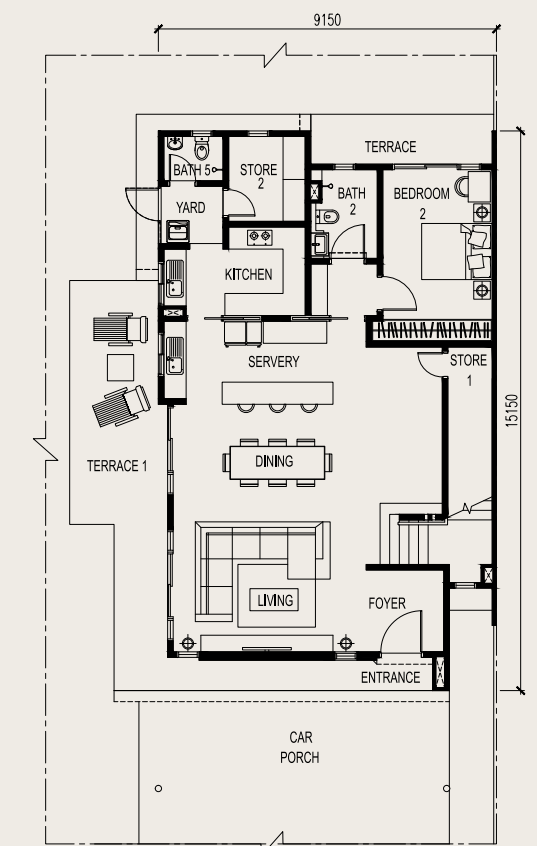
LAYOUT PLANS

TYPE A (40' x 80')

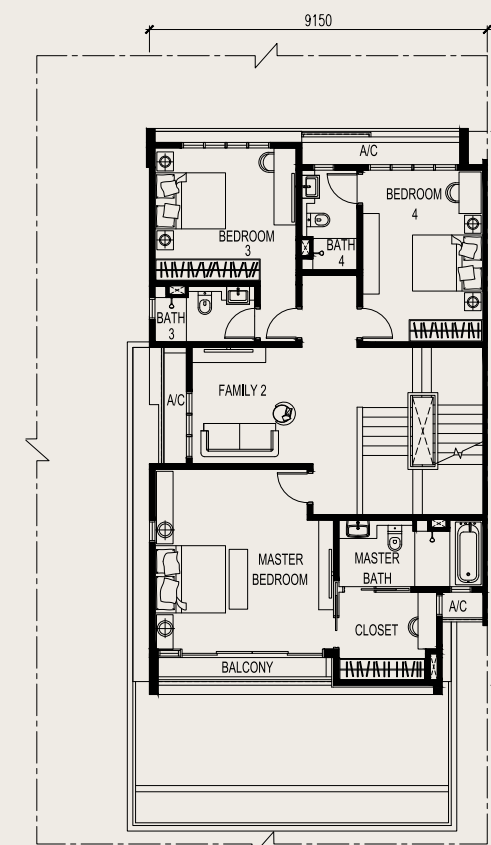
4,239 sq.ft.

5 + 1  6 

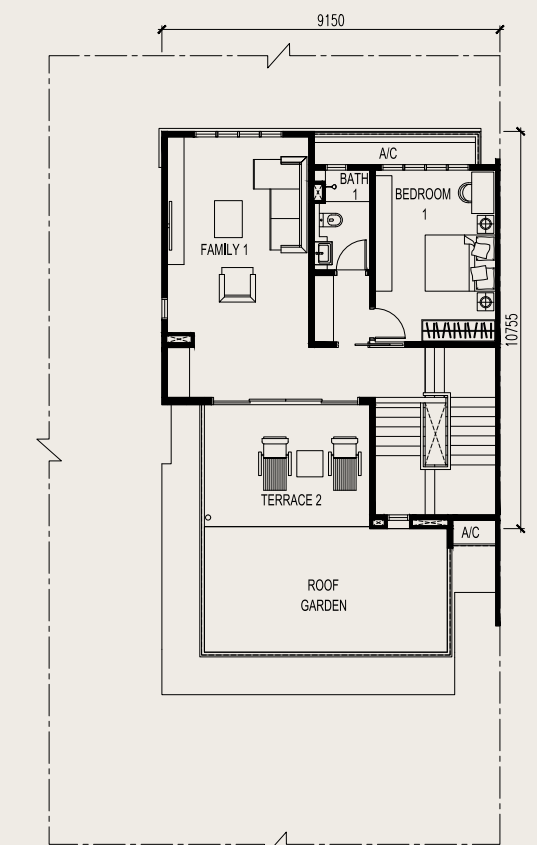
Park-Fronting Villa



Ground Floor



First Floor



Second Floor

TYPE A1 PARK VILLAS

40' x 85'

Built-up area: 4,320 sq.ft.

Artfully crafted to embrace the gentle slopes of the highest point here, Type A1 villas offer the largest built-up living spaces. With an additional 5 feet of land area, these spacious villas are made for families that love the outdoors. Each villa features 4 private gardens that are connected to the living area, family room, lounge and guest bedroom respectively.



Artist's Impression Only

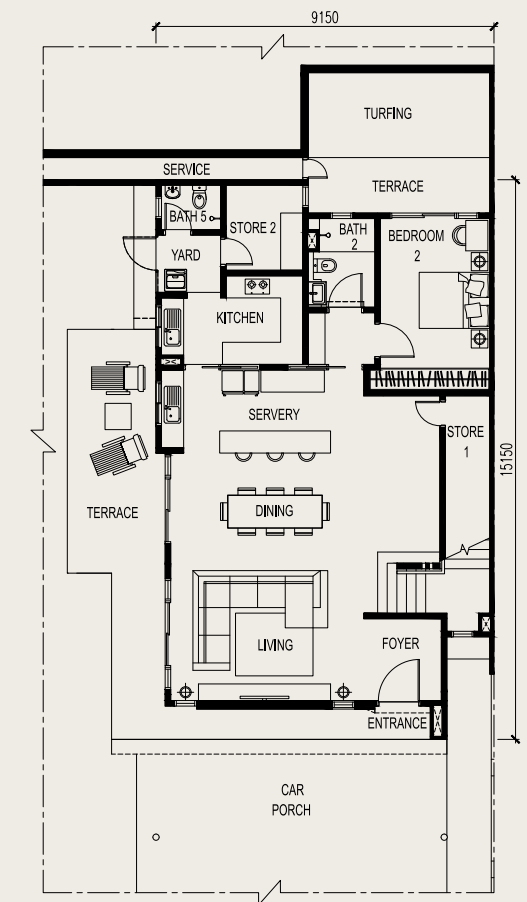
LAYOUT PLANS

TYPE A1 (40' x 85')

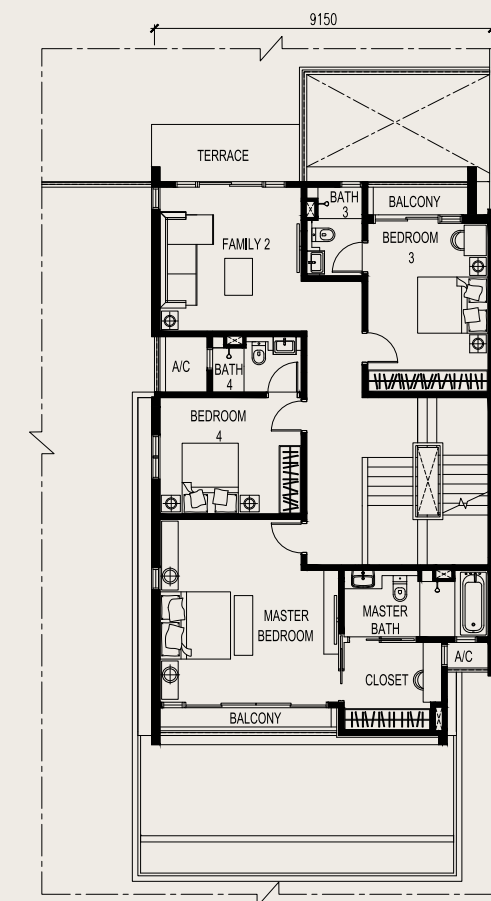
4,320 sq.ft.

5 + 1  6 

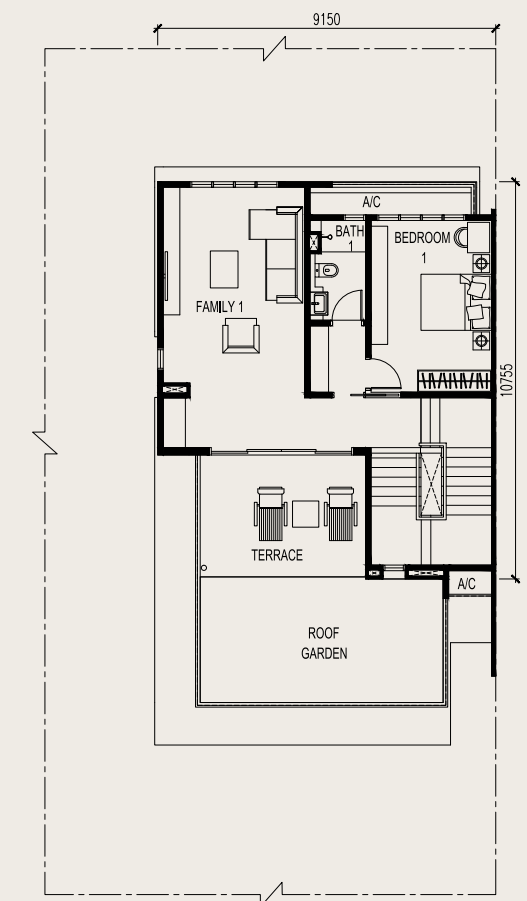
4 Private Gardens



Ground Floor



First Floor



Second Floor

TYPE B PARK VILLAS

40' x 80'

Built-up area: 4,158 sq.ft.

Unsure about climbing a long flight of stairs but yearning for more living space? Then, you've found the perfect home layout for your family. The Type B villa offers a smart layout with a lower ground floor and first floor, so that everything you need is within easy reach. You'll truly enjoy cherished moments with your loved ones in the lower ground floor lounge that opens up to a spacious secret garden.



Artist's Impression Only

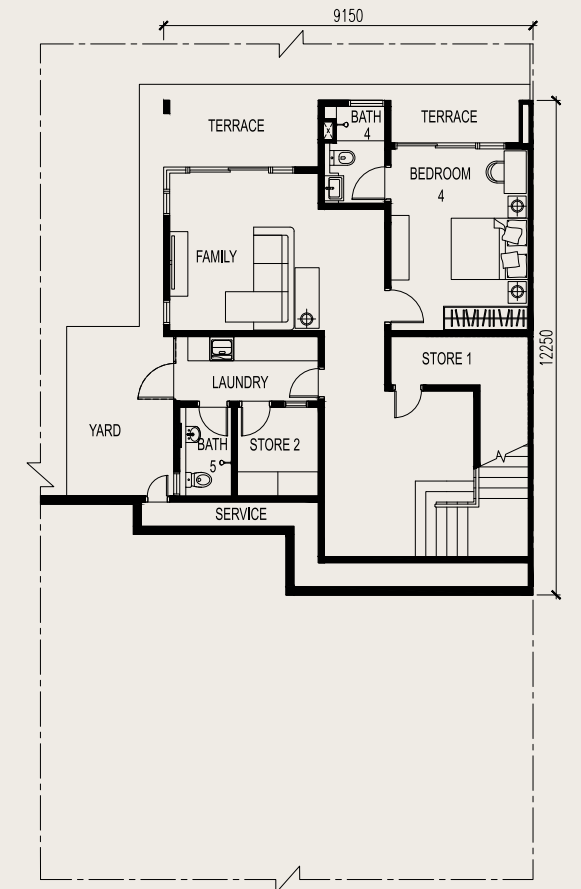
LAYOUT PLANS

TYPE B (40' x 80')

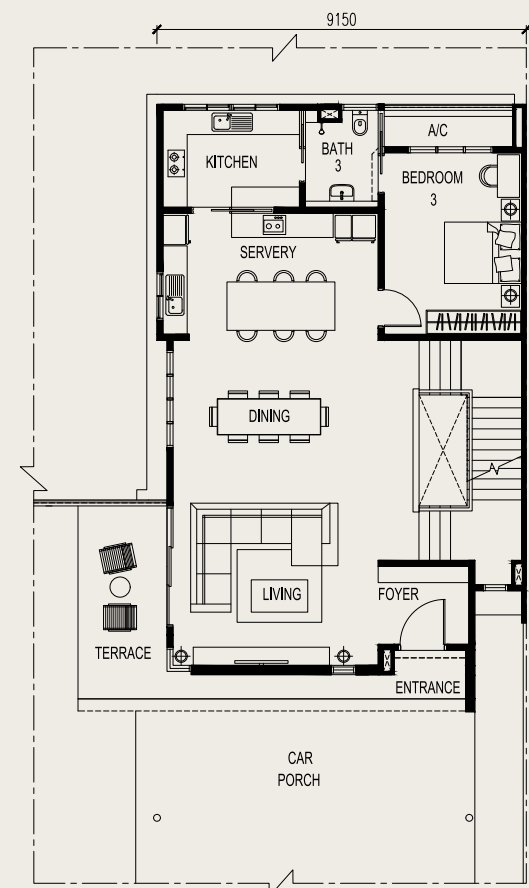
4,158 sq.ft.

5 + 1  6 

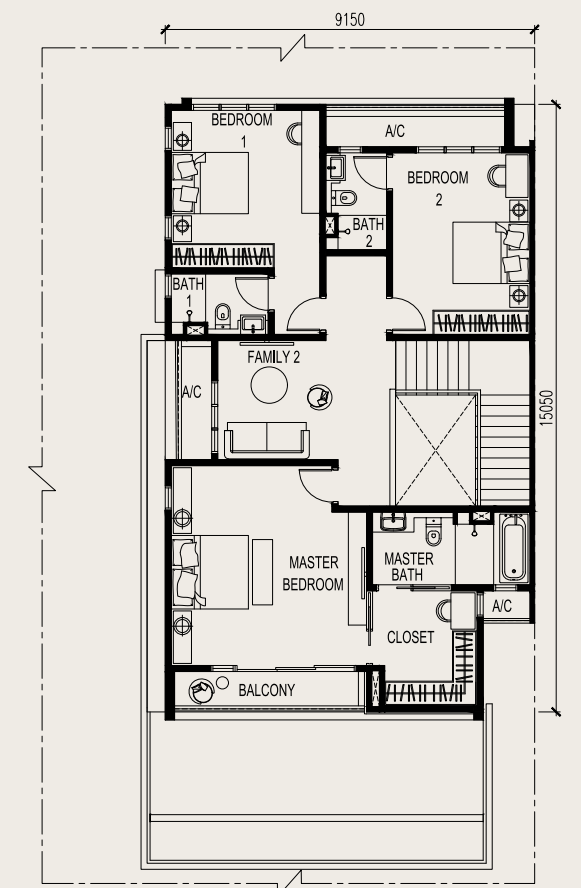
Perfect for Families
with Seniors



Lower Ground



Ground Floor



First Floor

THE RIGHT EXTRAS FOR YOUR EXCLUSIVE HOME



Note : This diagram is for illustration purpose only and does not reflect the final position and design of the fittings.

Premium Fittings & Features

- | | |
|--|---|
| 1 Laminated Engineered Timber Door | 6 Engineered Timber Flooring |
| 2 Pocket Door | 7 Sliding Door |
| 3 Basic Alarm System | 8 Large Window |
| 4 Quality Lockset | 9 Booster Pump |
| 5 Premium Sanitary Wares and Fittings | 10 Air conditioning Point and Piping |

SPECIFICATIONS

Structure		: Reinforced Concrete
Wall		: Masonry / Drywall
Roof Covering		: Roof Tiles / Concrete / Metal Deck
Roof Framing		: Metal
Ceiling		: Plaster Ceiling / Cement Board / Skim Coat
Windows	: All	: Aluminium Frame / Glass Panel
Doors	: Main Entrance : Rear Entrance : Other Doors : Sliding	: Laminated Engineered Timber Door : Metal Grille Door : Laminated Timber Flush Door / Louvered Door : Aluminium Frame / Glass Panel
Ironmongery		: Locksets with Accessories
Floor Finishes (Type A)	: Entrance, Foyer, Living, Dining, Sery, Kitchen, Bedroom 2, Balcony, Store 2, Terrace, Terrace 1, Terrace 2 & Yard : Master Bath, Bath 1, 2, 3, 4 & 5 : Master Bedroom, Bedroom 1, 3 & 4 Family 1 & 2 : Staircase : Store 1 : Car Porch	: Porcelain Tiles : Porcelain Tiles : Engineered Timber Flooring : Engineered Timber Flooring : Ceramic Tiles : Concrete Imprint
Floor Finishes (Type A1)	: Entrance, Foyer, Living, Dining, Sery, Kitchen, Bedroom 2, Balcony, Store 2, Terrace & Yard : Master Bath, Bath 1, 2, 3, 4 & 5 : Master Bedroom, Bedroom 1, 3 & 4, Family 1 & 2 : Staircase : Store 1 : Car Porch	: Porcelain Tiles : Porcelain Tiles : Engineered Timber Flooring : Engineered Timber Flooring : Ceramic Tiles : Concrete Imprint
Floor Finishes (Type B)	: Entrance, Foyer, Living, Dining, Sery, Kitchen, Bedroom 3, Bedroom 4, Balcony, Family : Store 2, Terrace, Yard, Laundry : Master Bath, Bath 1, 2, 3, 4 & 5 : Master Bedroom, Bedroom 1, 2 & Family 2 : Staircase : Store 1 : Car Porch	: Porcelain Tiles : Porcelain Tiles : Porcelain Tiles : Engineered Timber Flooring : Engineered Timber Flooring / Tiles : Ceramic Tiles : Concrete Imprint

SPECIFICATIONS

Wall Finishes	: External Walls : Kitchen : Yard (Type A & A1) / Laundry (Type B) : Master Bath, Bath 1, 2, 3, 4 & 5 : Others	: Plaster & Paint / Spray texture / Cement Board Cladding : Porcelain Tiles up to ceiling height : Porcelain Tiles up to 1500mm height / Plaster & Paint : Porcelain Tiles up to ceiling height : Plaster & Paint																																																								
Sanitary and Plumbing Fittings	: Kitchen : Master Bathroom, Bath 1, 2, 3, 4 & 5 : Car Porch : Terrace : Yard	: Sink with Tap : Sanitary Wares and Fittings : Tap : Tap : Tap																																																								
Electrical Installation	: Light Point : Gate Light Point : Power Point : Power Point With USB Charger : Fan Point : Door Bell Point : Water Heater Power Point : Telephone Point : T.V Point : Air-Condition Power Point with Piping : Booster Pump Power Point : Data Point : Auto-Gate Point	<table border="1"> <thead> <tr> <th></th> <th>TYPE A A, Am, A-E, A-Cm</th> <th>TYPE A1 A, Am, A-E, A-Cm</th> <th>TYPE B B, Bm, B-Em & B-C</th> </tr> </thead> <tbody> <tr> <td></td> <td>53</td> <td>57</td> <td>52</td> </tr> <tr> <td></td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td></td> <td>41</td> <td>41</td> <td>42</td> </tr> <tr> <td></td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td></td> <td>11</td> <td>11</td> <td>11</td> </tr> <tr> <td></td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td></td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td></td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td></td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td></td> <td>9</td> <td>9</td> <td>9</td> </tr> <tr> <td></td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td></td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td></td> <td>1</td> <td>1</td> <td>1</td> </tr> </tbody> </table>		TYPE A A, Am, A-E, A-Cm	TYPE A1 A, Am, A-E, A-Cm	TYPE B B, Bm, B-Em & B-C		53	57	52		2	2	2		41	41	42		3	3	3		11	11	11		1	1	1		1	1	1		4	4	4		4	4	4		9	9	9		1	1	1		4	4	4		1	1	1
	TYPE A A, Am, A-E, A-Cm	TYPE A1 A, Am, A-E, A-Cm	TYPE B B, Bm, B-Em & B-C																																																							
	53	57	52																																																							
	2	2	2																																																							
	41	41	42																																																							
	3	3	3																																																							
	11	11	11																																																							
	1	1	1																																																							
	1	1	1																																																							
	4	4	4																																																							
	4	4	4																																																							
	9	9	9																																																							
	1	1	1																																																							
	4	4	4																																																							
	1	1	1																																																							
Internal Telephone Trunking & Cabling		: Provided																																																								
Fencing		: Brick Wall, Mild Steel Fencing, Mild Steel Gate																																																								
Miscellaneous		: Letter Box : Refuse Compartment : TNB Meter Compartment : Basic Home Alarm System : Mild Steel Grille (Yard) : Solar Water Heater for Basin, Shower and Bath Tub (Master Bath) : Solar Water Heater for All Showers (except Bath 5) : Soho Box : Water Booster Pump : Rainwater Harvesting System																																																								



Property

ABOUT SIME DARBY PROPERTY BERHAD

Developing Homes, Building Lifestyles

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.



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.

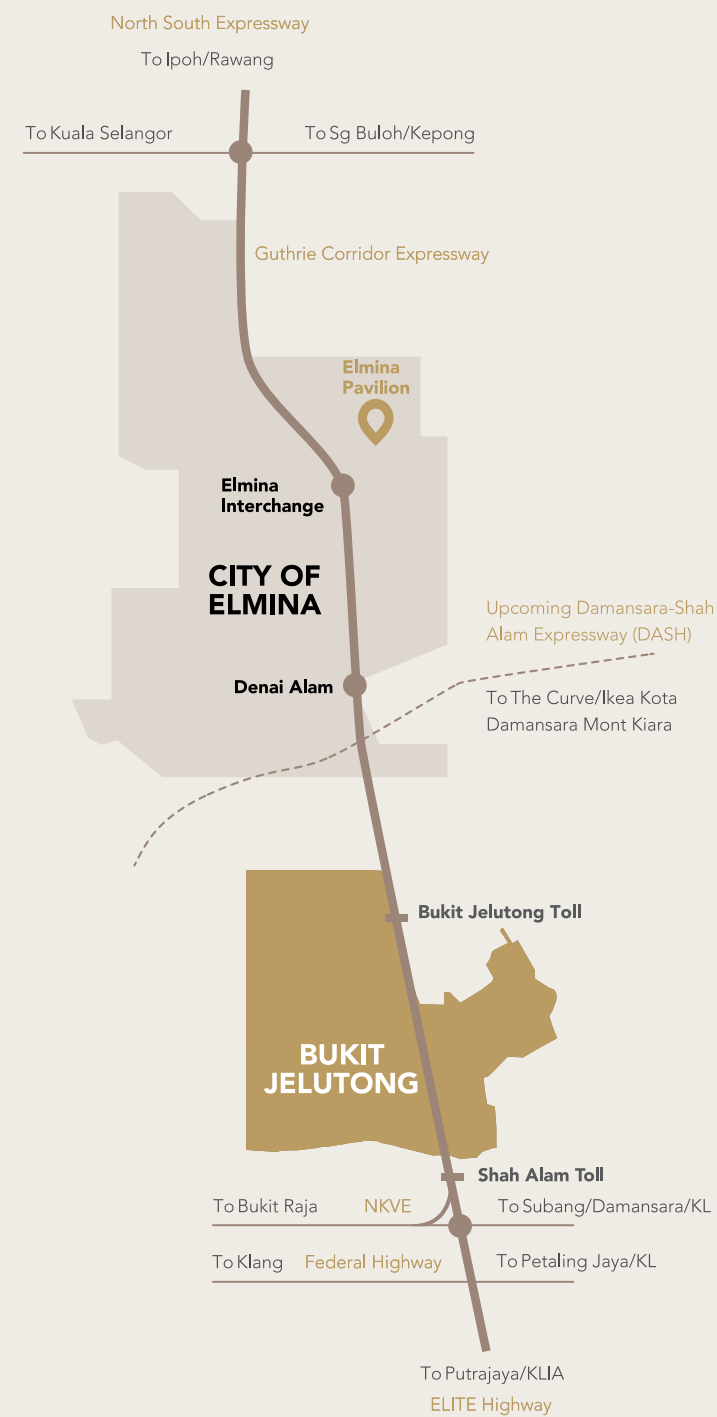
For over 10 years, sustainability has been Sime Darby Property's beacon that is embedded and nurtured within our corporate culture. The UN's Sustainable Development Goals further guide us to reinforce our commitment to achieve balance and limit our impacts on the environment to develop sustainable townships. 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.

GOAL 1 Supporting Local Business 90% Local Companies/Vendors	GOAL 2 Economic Injection RM10 Billion	GOAL 3 Product Quality 85% QLASSIC Score	
GOAL 7 Volunteer Hours 10,000 hours	GOAL 6 Affordable Homes 15,000 Units Below RM600,000	GOAL 5 Job Creation 100,000 Jobs	GOAL 4 Building Technology IBS Score 80 points
GOAL 8 Cycling & Jogging Tracks 300 km	GOAL 9 Human Rights All Vendors/Supply Chain Partners have clear commitment to Human Rights	GOAL 10 Occupational Safety & Health Zero workplace accident-related fatalities	GOAL 11 Urban Farming Minimum one (1) urban per township
GOAL 15 Biodiversity (IUCN Trees) 50,000 trees	GOAL 14 Community Recycling 6,570,000 kg/ 6570 tonnes	GOAL 13 Water Savings Fittings 30,000 Residential Units	GOAL 12 Renewable Energy 12,600 MWh annually
GOAL 16 Carbon Sequestration 4,000 tonnes (from 160,000 trees)	GOAL 17 Energy Efficient Homes 10,000 homes	GOAL 18 Operational Eco-Efficiency 30% intensity reduction in operational carbon, water & waste; 30% intensity increase in operational recycling	




REGISTER YOUR INTEREST TODAY

Sales Gallery

Elmina Pavilion, Persiaran Eserina,
Elmina East, Sek U16,
40160 Shah Alam, Selangor

Open Daily: 9.30 am - 6.30 pm
(Including public holidays)

Tel: (+603) 7831 2253

 Elmina Pavilion

www.simedarbyproperty.com



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.



Property