



LUMIRA

Double Storey Link Homes
20' x 75'

The Success Story of Bandar Bukit Raja

6,000
units handed
over

100%
take-up rate

125 acres
largest town park
in Klang

Accessible via

4 major highways
(NKVE, Federal Highway, SHAPADU &
recently opened WCE)

4,333 acres
largest well-planned
township in Klang

The Pillars of Bandar Bukit Raja



Community

- A close-knit community that is well balanced in terms of working and living.
- Thriving industrial and commercial hubs providing diverse job opportunities.
- Complete with efficient flow of traffic that ensures the township is safe and secure.



Healthy Living

- A township with the largest centralised town park spanning over 125 acres.
- Home to a 50km bike lane which is the longest cycling track in Klang.
- Promotes a healthy and productive lifestyle for its residents.



Connectivity


- Well-connected to a stream of major highways such as NKVE, Federal Highway, SHAPADU Highway and recently opened WCE.



Essentials for a life of tranquility



Cross ventilation and natural lighting



North-south orientation



Optimal space for driveway & rear extension



Multigenerational living



Dedicated community parks nearby



Single entry and exit point for security



Close to major highways



Type 1 | For the growing families

Gable Homes

20' x 75' | from 1,903 sq ft | 4 bedrooms & 4 bathrooms

There is now space for everyone

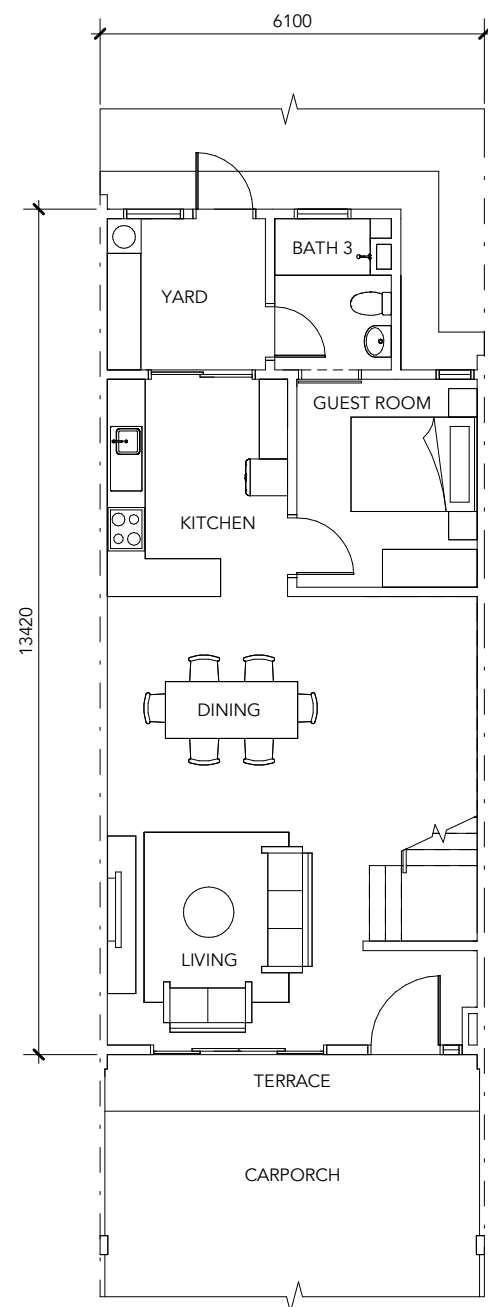
From birthday parties to family gatherings, the Gable homes are definitely preferred when it comes to accommodating a bigger crowd.



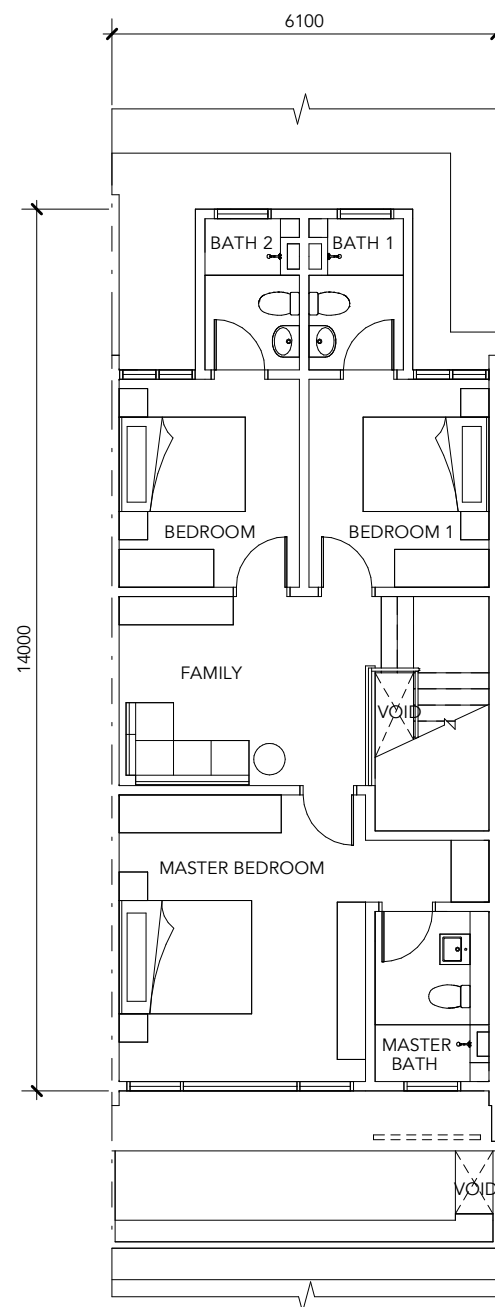
Floor Plans *Gable* ▼

Intermediate Unit - Type A

20' x 75'
Built-up area: 1,903 sq ft



Ground Floor

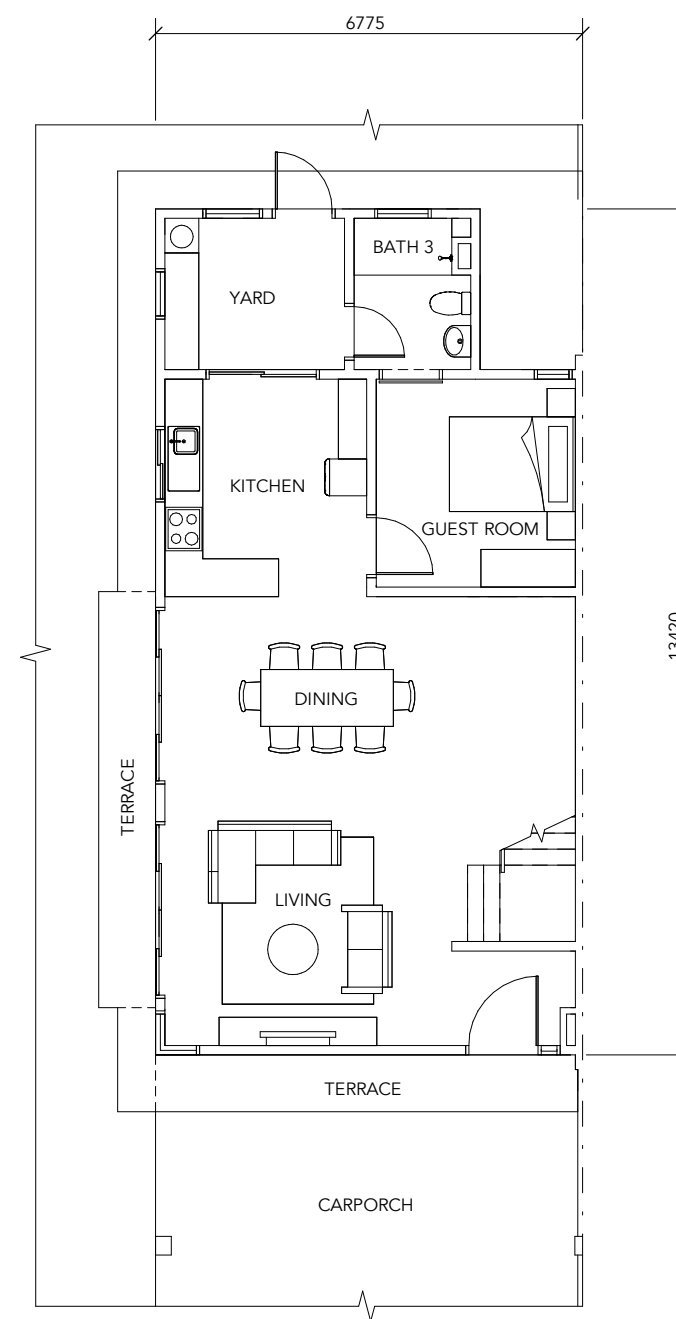


First Floor

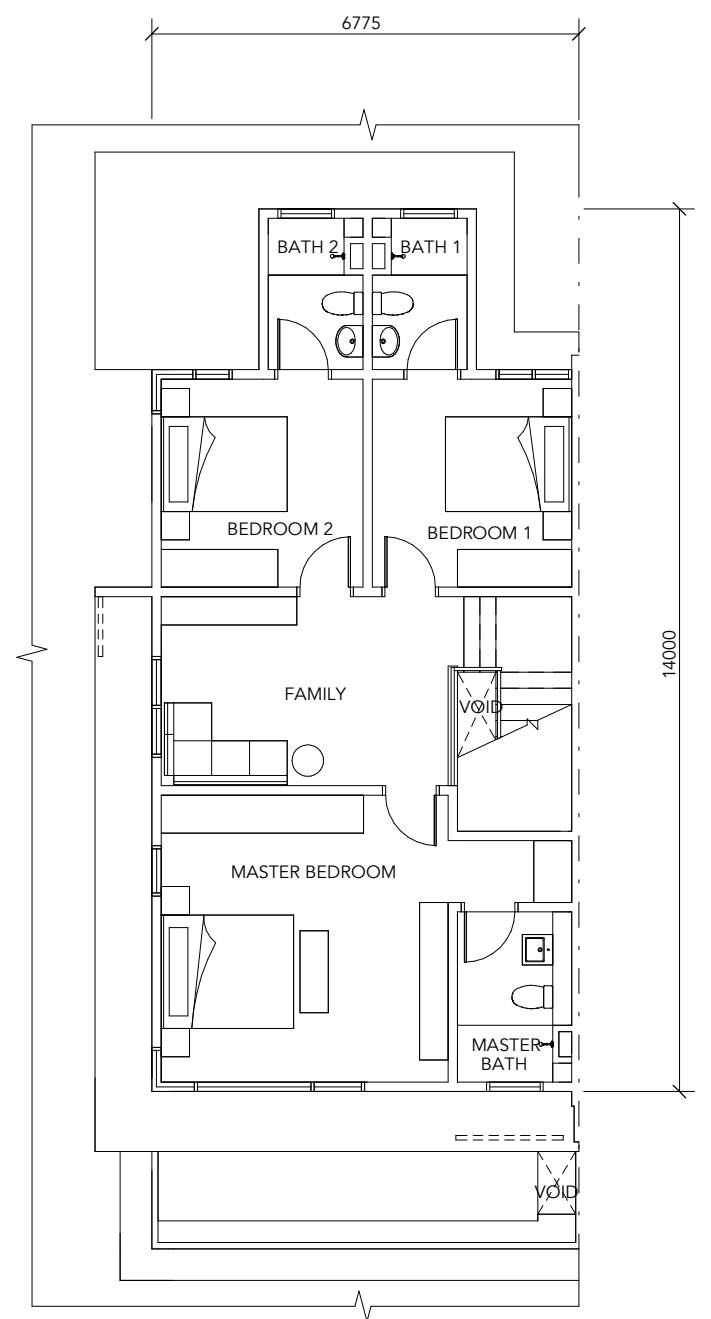
Floor Plans *Gable* ▼

End Unit - Type E

22' x 75'
Built-up area: 2,167 sq ft



Ground Floor

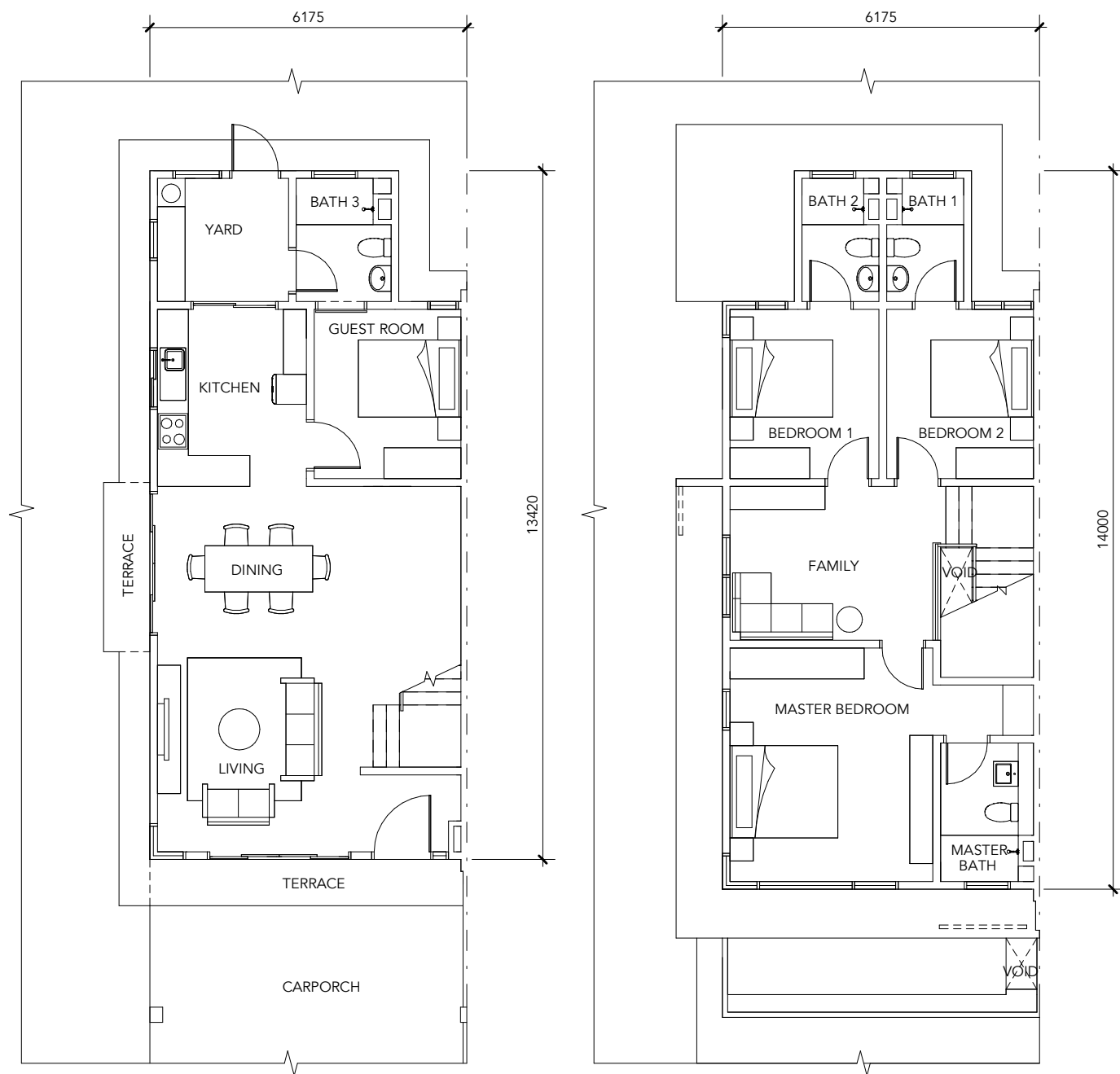


First Floor

Floor Plans *Gable* ▼

End Unit - Type E1

20' x 75'
Built-up area: 1,957 sq ft



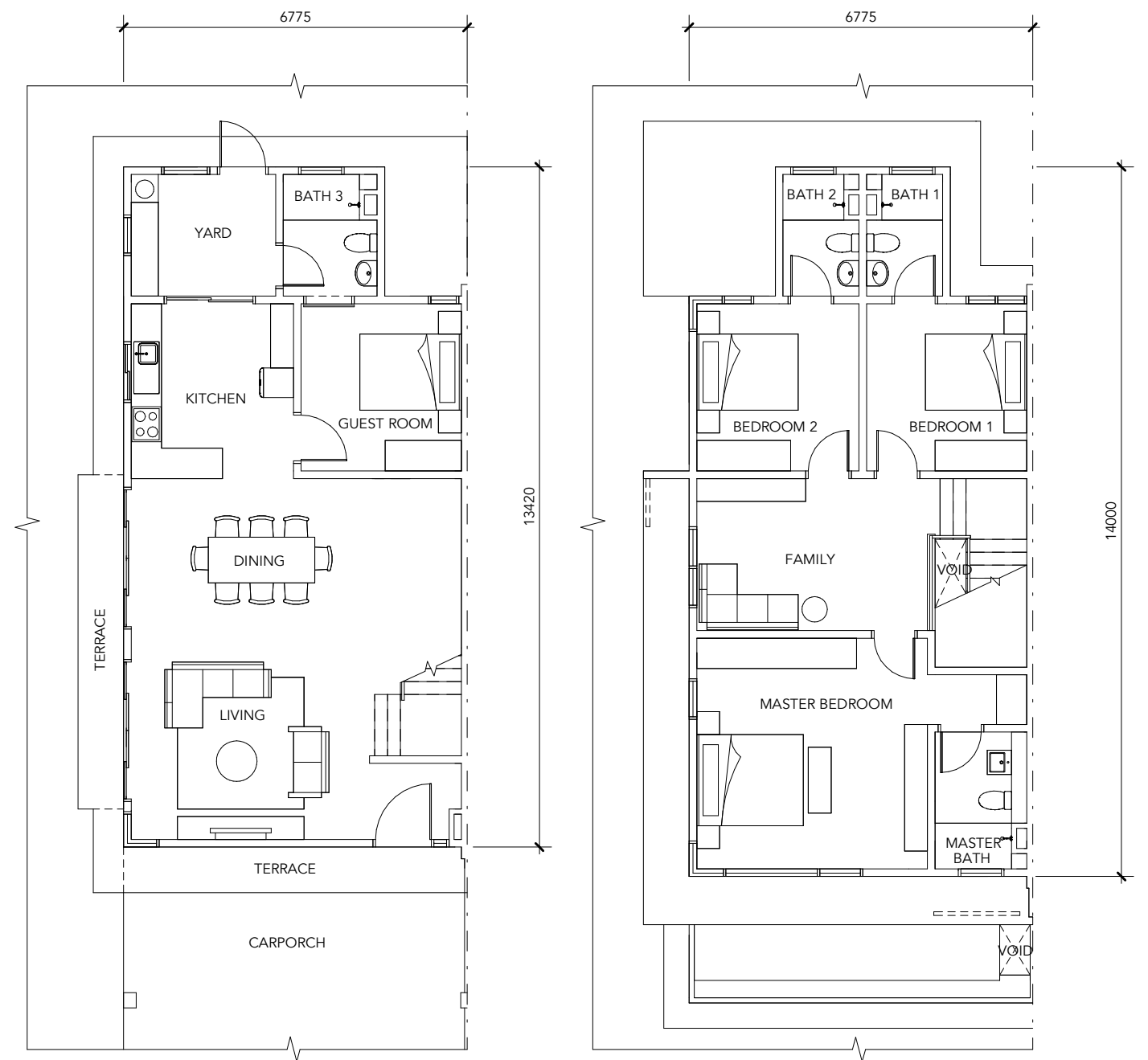
Ground Floor

First Floor

Floor Plans *Gable* ▼

Corner Unit - Type C

22' x 75'
Built-up area: 2,167 sq ft



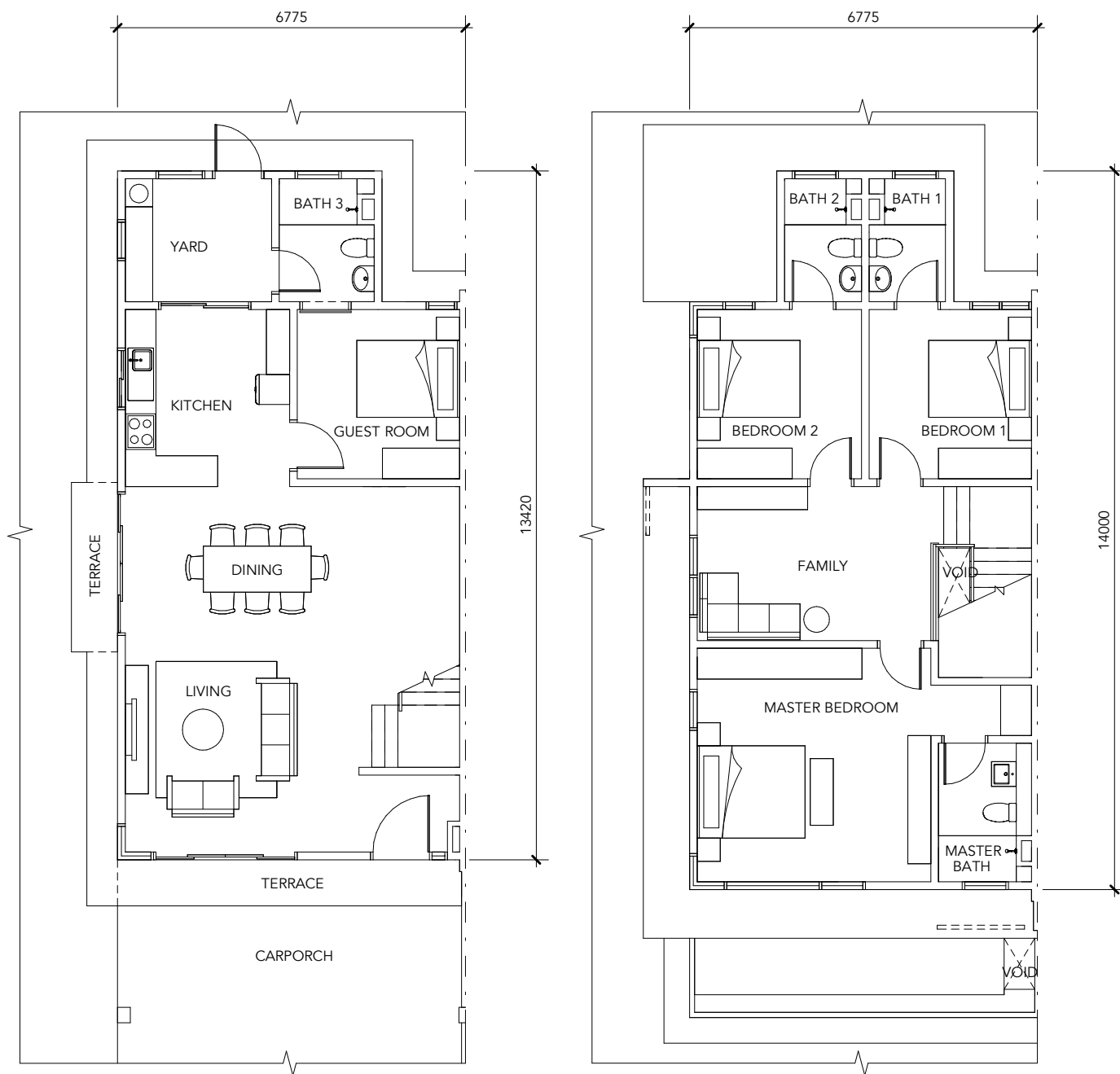
Ground Floor

First Floor

Floor Plans *Gable* ▼

Corner Unit - Type C1

22' x 75'
Built-up area: 2,136 sq ft



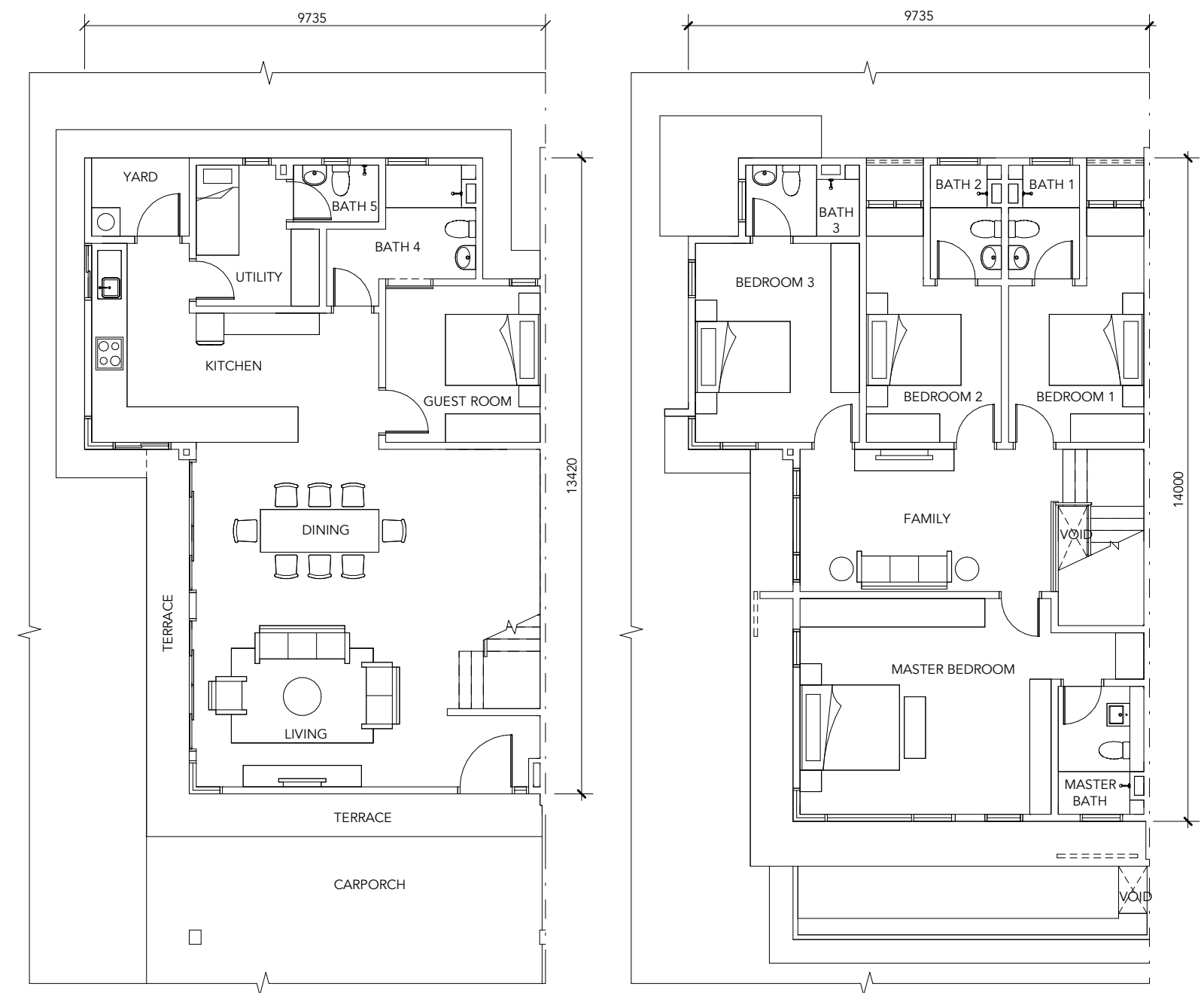
Ground Floor

First Floor

Floor Plans *Gable* ▼

Corner Unit - Type C2

22' x 75'
Built-up area: 2,803 sq ft



Ground Floor

First Floor

Type 2 | For the two of us

Tudor Homes

20' x 75' | from 1,718 sq ft | 4 bedrooms & 3 bathrooms

Where practicality matters
for starter families

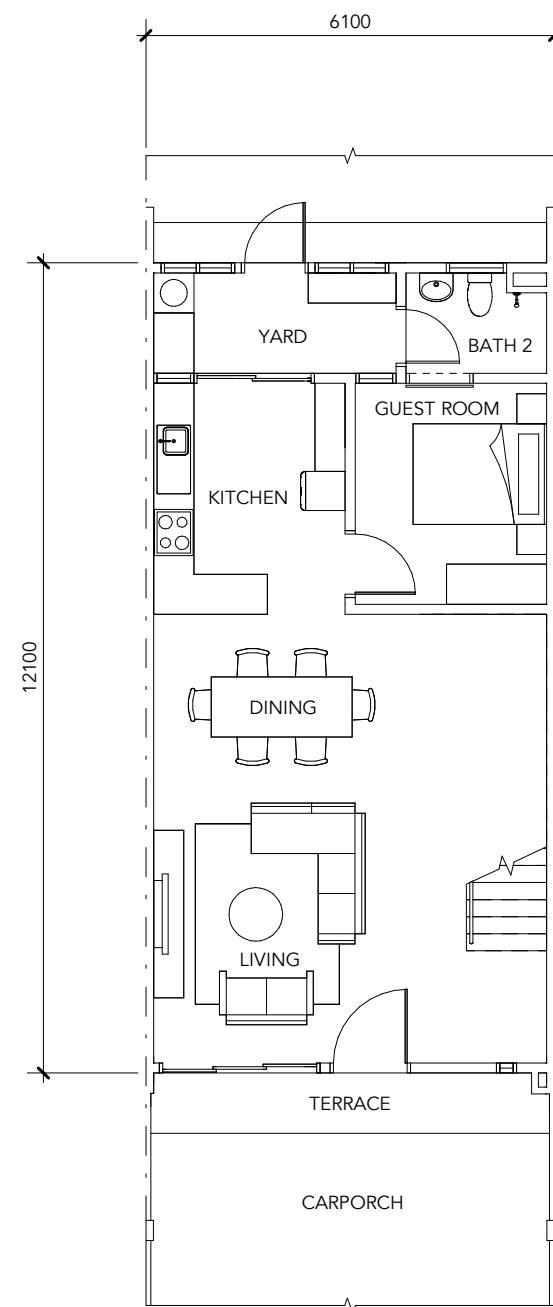
These unique and limited Tudor homes are perfect for the starter families; compact yet practical, your new chapter starts here.



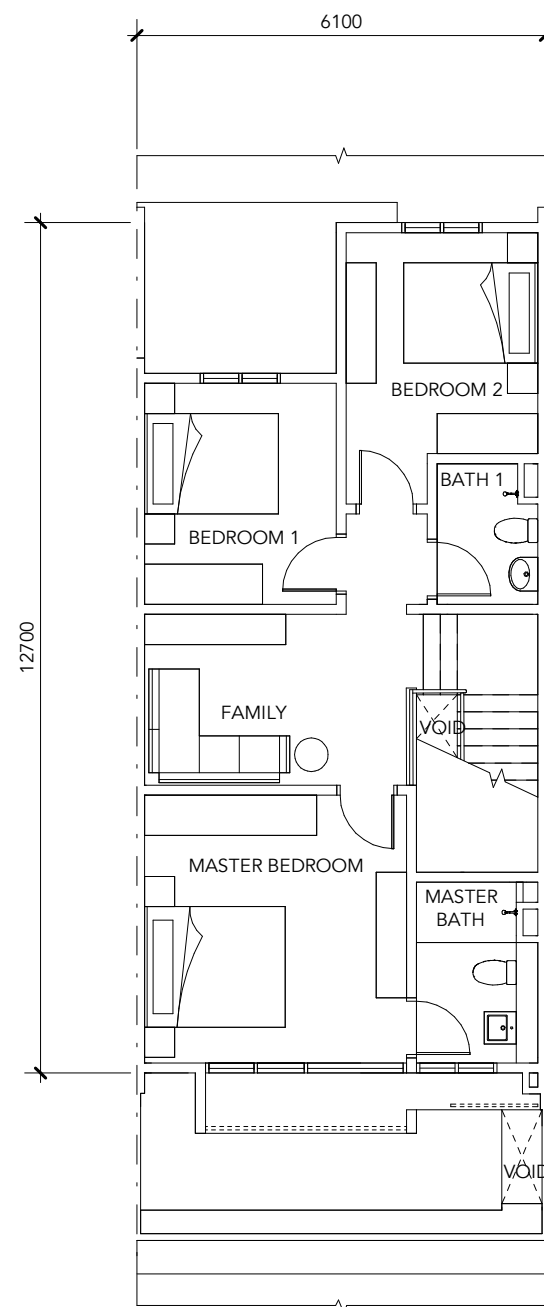
Floor Plans *Tudor* ▼

Intermediate Unit - Type A1

20' x 75'
Built-up area: 1,718 sq ft



Ground Floor

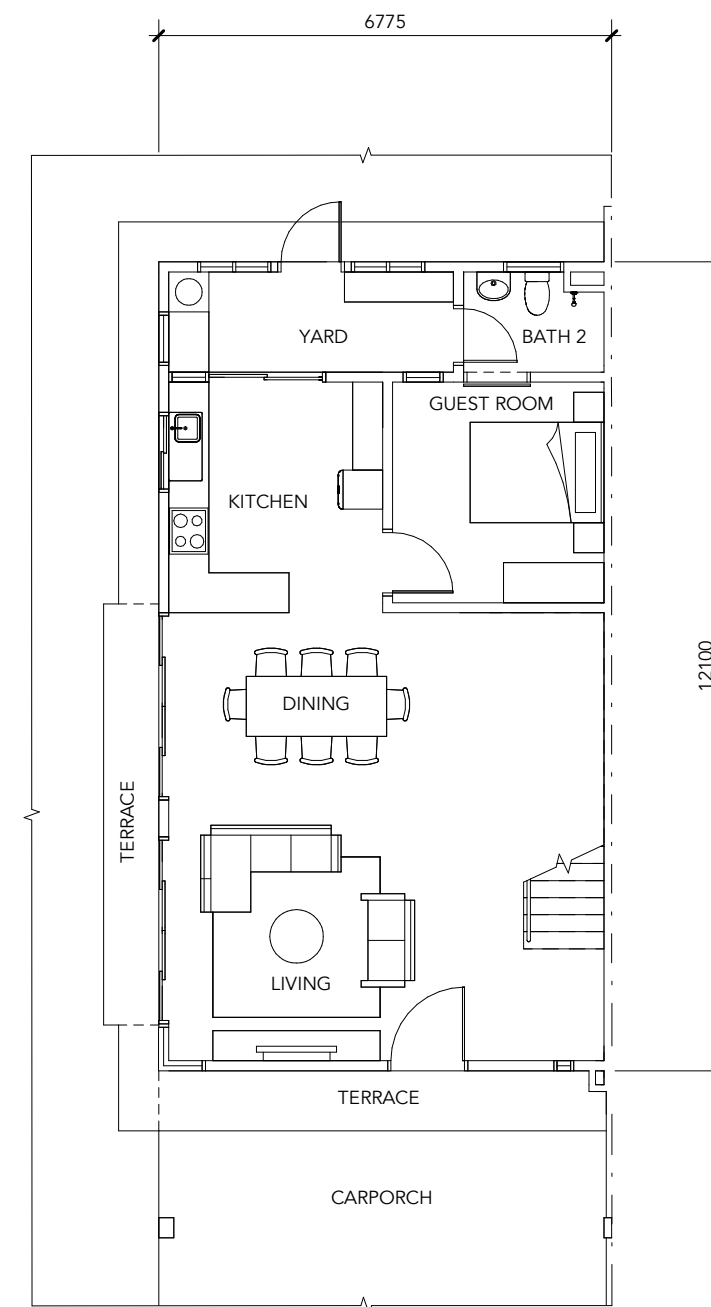


First Floor

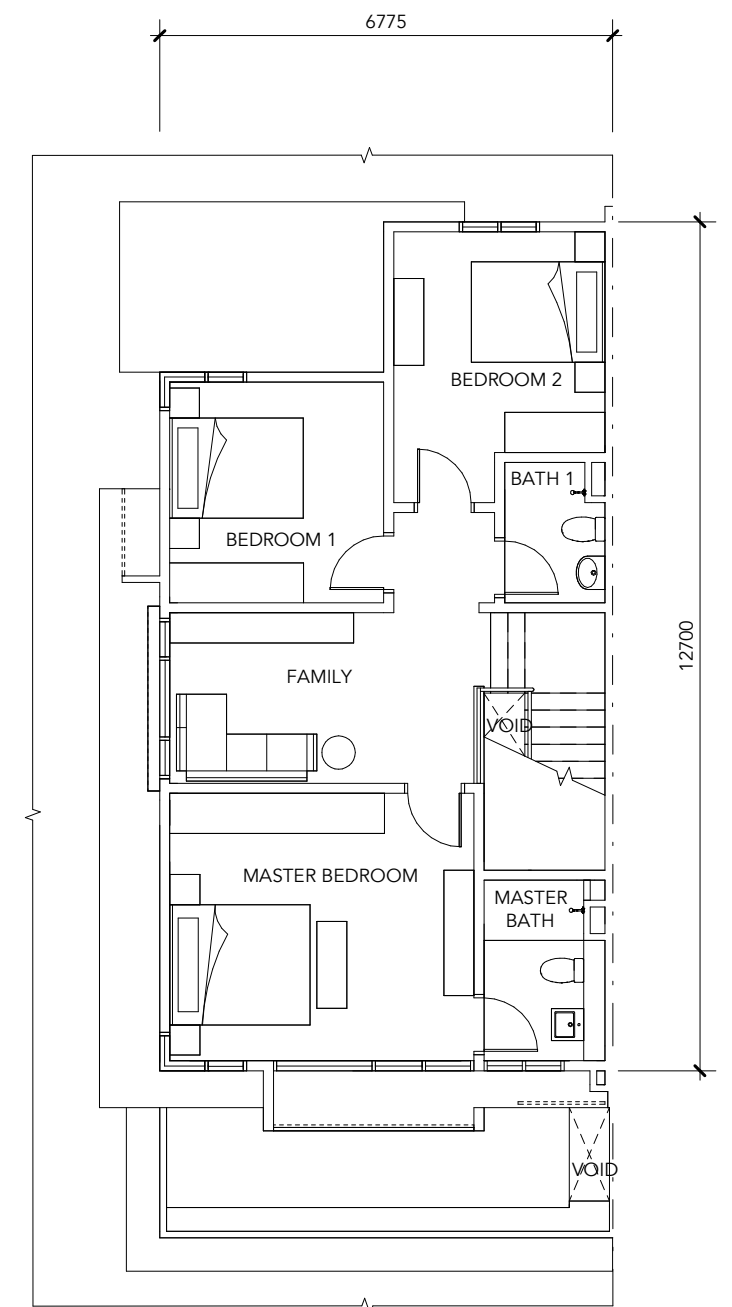
Floor Plans *Tudor* ▼

End Unit - Type E2

22' x 75'
Built-up area: 1,984 sq ft



Ground Floor

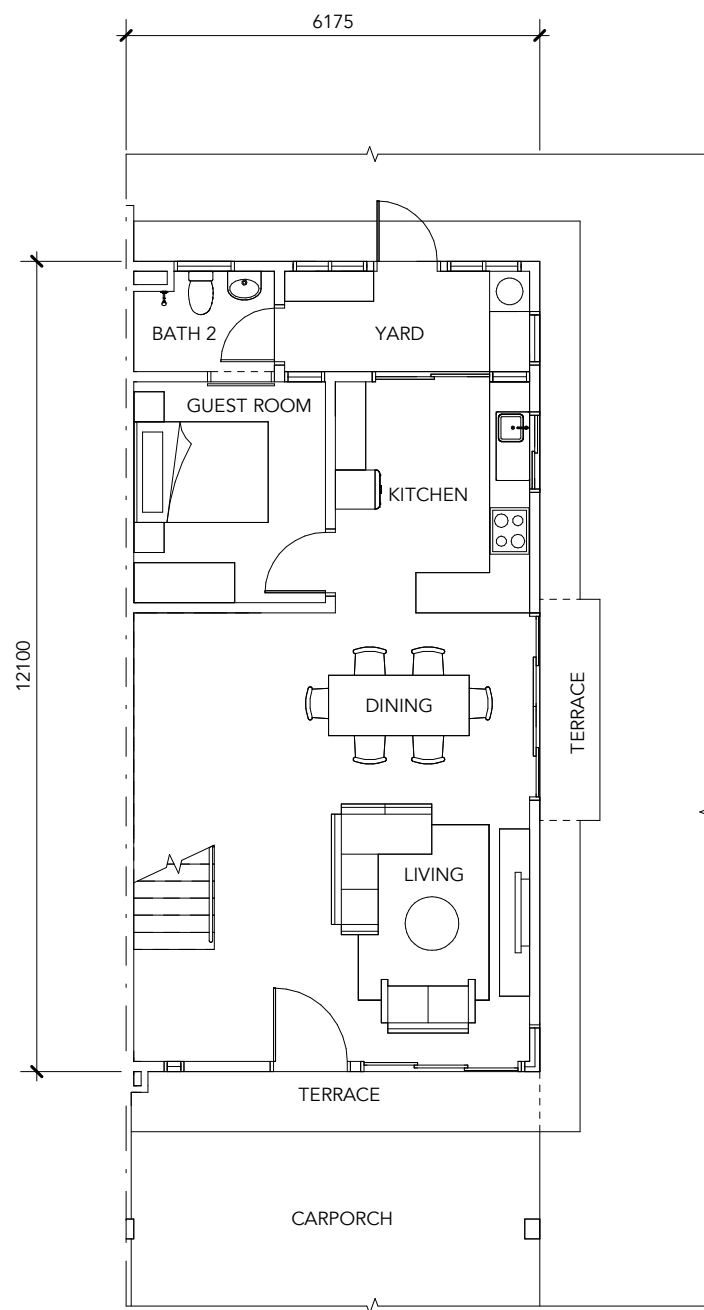


First Floor

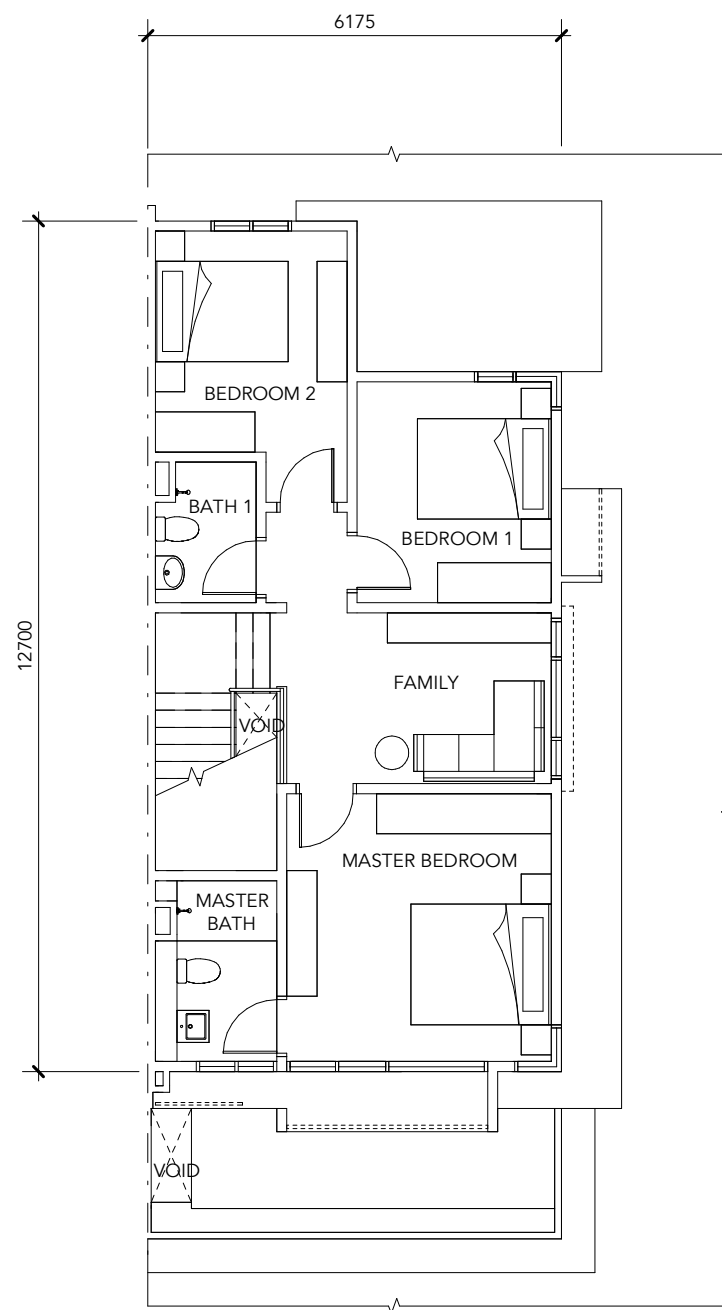
Floor Plans *Tudor* ▼

End Unit - Type E3

20' x 75'
Built-up area: 1,781 sq ft



Ground Floor

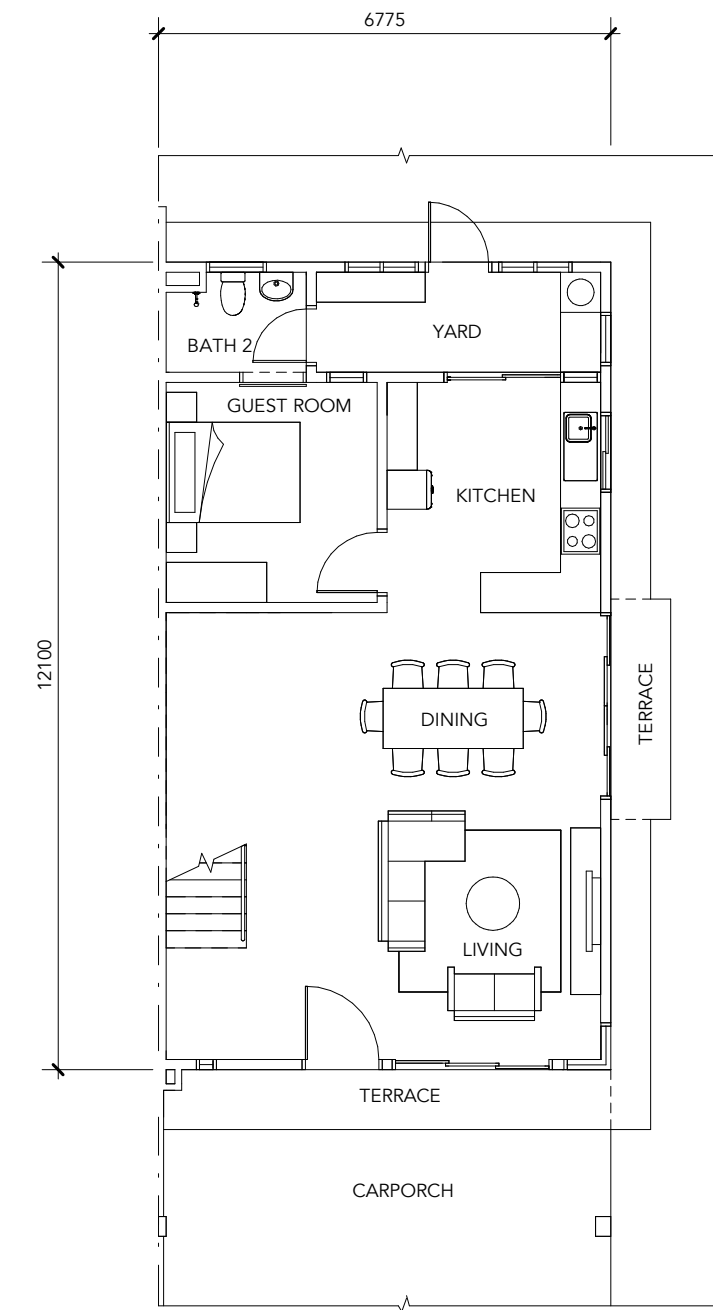


First Floor

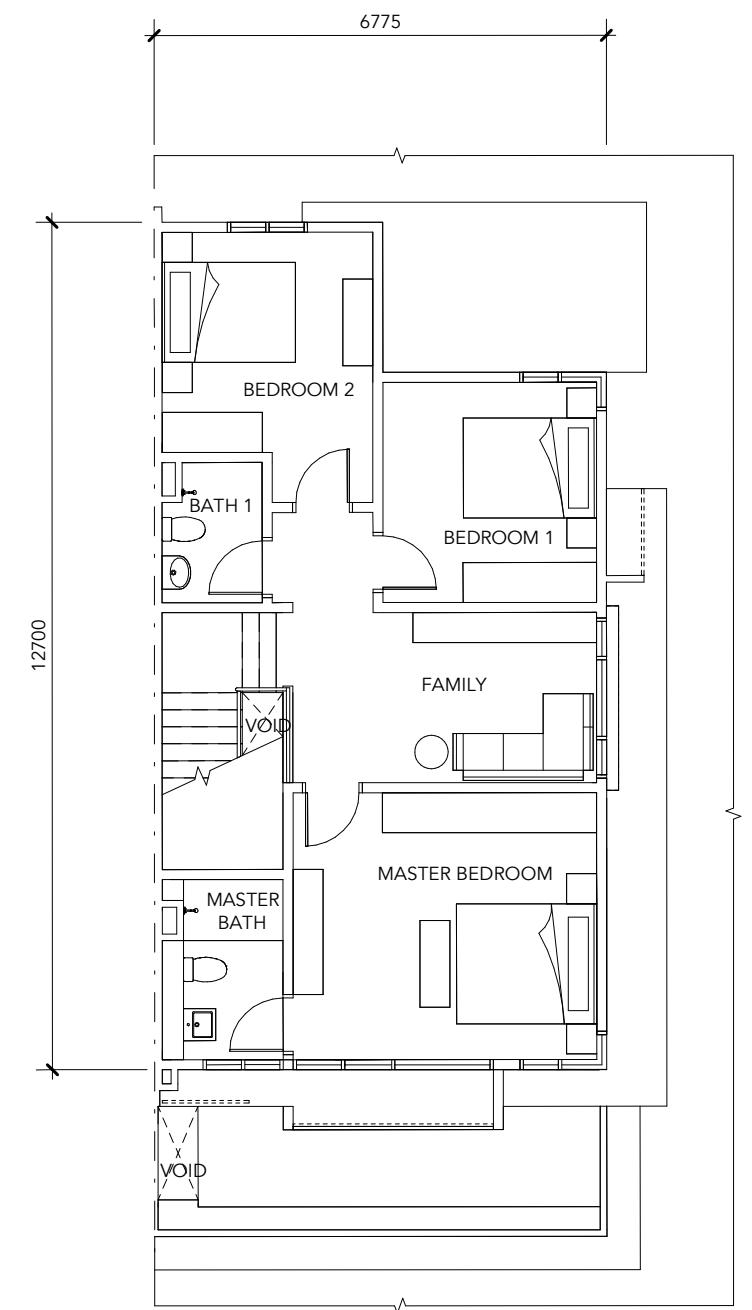
Floor Plans *Tudor* ▼

Corner Unit - Type C3

22' x 75'
Built-up area: 1,954 sq ft



Ground Floor



First Floor

Seamless & Versatile

There are no barriers between the living area, dining area and the kitchen, thus creating this openness for space, social interaction and function.

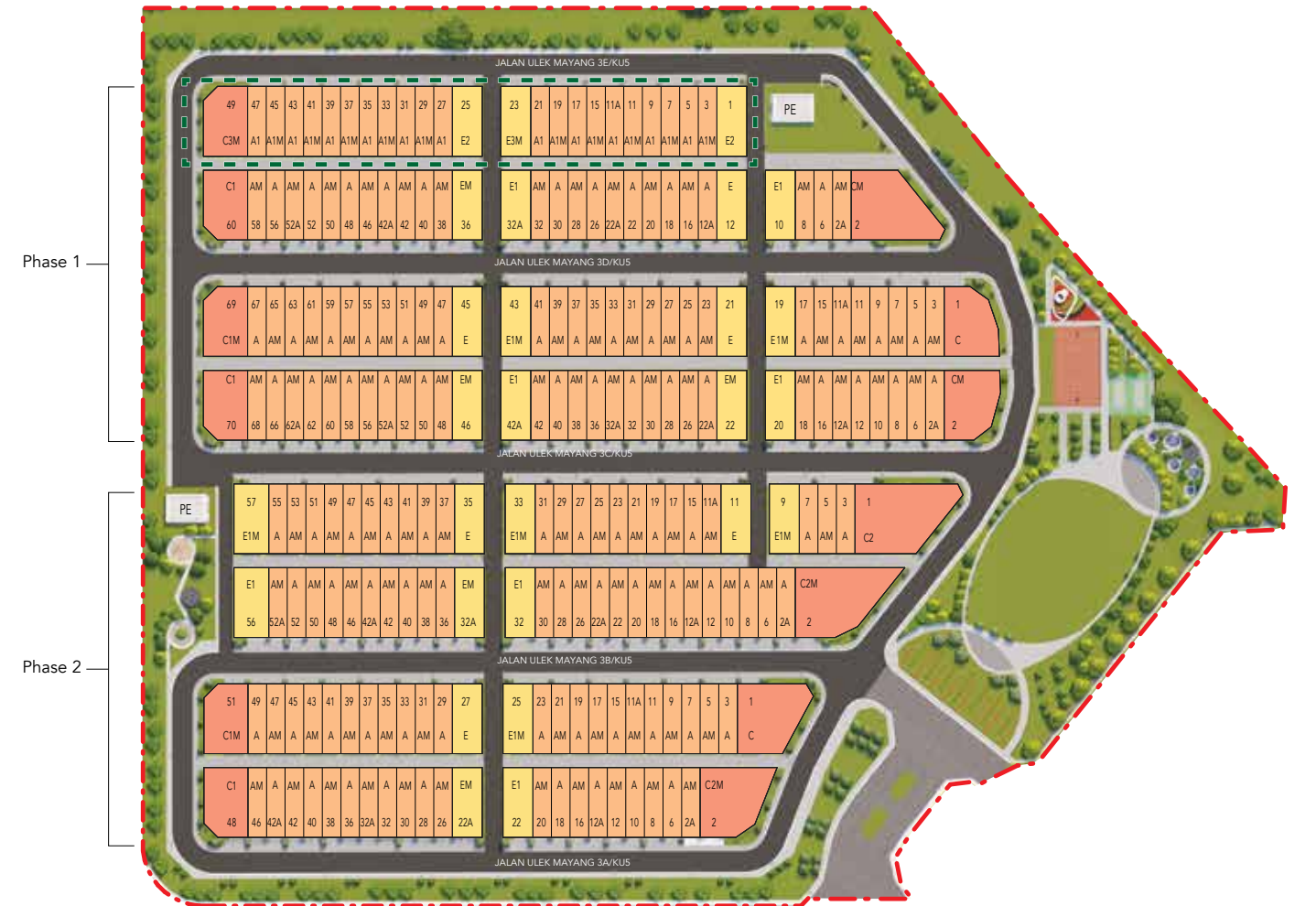
▶ The rear extension is easily customisable to suit your every need. Convert the yard into either a wet kitchen or an additional room.

▶ The bathroom on the ground floor features a wide doorway for wheelchair access.

▶ Each room in Gable homes comes with an en suite bathroom for added privacy and convenience.

▶ The Gable bedrooms and bathrooms are located externally for optimum ventilation and lighting.

Site Plan



- ▶ A / Am Intermediate Unit 20' x 75'
- ▶ E / Em End Unit 20' x 75 | 22' x 75'
- ▶ C / Cm Corner Unit 22' x 75'

- 1 House Number
- - - Type 2 - Tudor

Specifications

Structure	: Reinforced Concrete
Wall	: Masonry
Roof Covering	: Roof Tiles / Concrete / Metal Deck
Roof Framing	: Metal
Ceiling	: Plaster / Skim Coat / Cement Board
Windows	: All : Aluminium Frame Glass Panel / Metal Grille
Doors	: Main Entrance : Other Doors : Laminated Engineered Timber Door : Laminated Flush Door / Painted Flush Door / Aluminium Frame Sliding Glass Door
Ironmongery	: Lockset with Accessories
Wall Finishes	: External : Kitchen : Master Bath : Bathrooms : Others : Plaster and Paint : Ceramic Tiles / Plaster and Paint : Porcelain Tiles : Ceramic Tiles : Plaster and Paint
Floor Finishes	: Car Porch : Terrace : Living, Dining and Guest Room : Kitchen and Yard : Bedrooms : Master Bath : Bathrooms : Family Area : Staircase : Concrete Imprint : Porcelain Tiles : Porcelain Tiles : Porcelain Tiles : Laminated Flooring : Porcelain Tiles : Ceramic Tiles : Laminated Flooring : Laminated Flooring
Sanitary and Plumbing Fittings	: Kitchen : Bathrooms : Car Porch and Yard : Sink with Tap : Sanitary Wares and Fittings : Tap

	Type 1 - Gable			Type 2 - Tudor	
	A/AM	C/CM/C1/E/E1	C2/C2M	A1/A1M	C3M/E2/E3M
Electrical Installation	: 28	29	39	25	26
: Gate Light Point	: 2	2	2	2	2
: Power Point	: 24	24	31	24	24
: Fan Point	: 7	7	9	7	7
: Air-Conditioning Point (with piping)	: 2	2	2	2	2
: Air-Conditioning Power Point	: 3	3	4	3	3
: Water Heater Power Point	: 4	4	5	3	3
: T.V Point	: 1	1	1	1	1
: Data Point	: 1	1	1	1	1
: Auto Gate Point	: 1	1	1	1	1
: Door Bell Point	: 1	1	1	1	1

Fencing	: Masonry and Metal
Turfing	: Spot Turfing
Miscellaneous	: Letter Box : Refuse Compartment : TNB Meter Compartment : Basic Alarm System



Developing homes, building lifestyles

Sime Darby Property is Malaysia's largest property developer in terms of land bank with 20,374 acres of remaining developable land. On the back of a successful 46-year track record of developing sustainable communities, Sime Darby Property has to date built 23 active townships/developments with a global reach that encompasses assets and operations across the Asia Pacific region and the United Kingdom. In the UK, as part of a Malaysian consortium, Sime Darby Property is the developer of the iconic Battersea Power Station project in central London.

Sime Darby Property is a multiple award-winning property group with numerous local and international accolades. It is 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 9th consecutive Gold at the Putra Brand Awards 2018 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





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For enquiries, please call or visit us at:

Bandar Bukit Raja Gallery 🗺️

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

Open daily 9.30am - 6.30pm (including public holidays)

Lumira: No of Units: 232. Type: Double Storey Terrace Homes. Expected Date of Completion: March 2022. Land: Free from Encumbrances. Tenure of Land: Freehold. Developer's License No.: 3927-144/01-2022/87(L).
 Validity: 31/01/20-30/01/22. Advertising & Sales Permit No.: 3927-144/01-2022/87(P) Validity: 31/01/20-30/01/22. Approval Authority: Majlis Perbandaran Klang. Building Plan Approval No.: (30) dlm.MPK/BGN/600-4/1/0090 (2018).
 Developed by: Sime Darby Property (Bukit Raja) Sdn Bhd (Co No. 198001002885) formerly known as Sime Darby USJ Development Sdn Bhd. (56669-W), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Selling Price: RM 817,888 (min) – RM2,150,888 (max). Bumiputera Discount: 7% (Quota Applies)

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