



LYRA

DOUBLE STOREY TERRACE HOMES
20' X 75' | FREEHOLD



Property

Welcome Home

The Royal Town of Klang is a place that welcomes you fully, where you can meet a community that is rich in history and richer in diversity.

Living in this matured township means you will never be short of choices; from communal amenities to vibrant commercial hotspots, everything is within convenient reach so you are never far from your loved ones.

Welcome to Bandar Bukit Raja. Welcome to your new home.



Mosque

*Future Police Station

*Future School

*Future Hall

Townpark

West Coast Expressway

Living Canal

Futsal Court

*Subjected to Government allocation

Artist's Impression Only

The Pillars of Bandar Bukit Raja

A community-centric township with the largest town park spanning at 125-acres.



COMMUNITY

- ▲ Close-knit community with work-life balance
- ▲ Industrial & commercial hubs with ample job opportunities
- ▲ Efficient flow of traffic with enhanced security



HEALTHY LIVING

- ▲ Largest townpark in Klang of 125 acres
- ▲ 50km bike lane connecting through the entire township
- ▲ Designed to promote a healthy lifestyle amidst lush greenery



CONNECTIVITY

- ▲ Easy access to major highways such as NKVE, Federal Highway, WCE and SHAPADU Highway
- ▲ Excellent connectivity to Port Klang and Subang Airport





Practical in Every Detail



NORTH-SOUTH ORIENTATION

Shelters the home from direct sunlight



OPTIMAL LIGHTING & VENTILATION

Strategically-placed windows provide natural lighting & cross ventilation



BALANCED TEMPERATURE

Radiant barriers help to reflect outdoor heat



SPACIOUS & CUSTOMISABLE

Ample space for parking & renovations in the backyard



GREEN & HEALTHY

Connected to a communal landscape park



MULTIGENERATIONAL LIVING

Flexible design that is meant to last

Where Healthy Living is Within Reach

The communal park is complete with various amenities for the residents to explore and engage in a healthy lifestyle, including:

- Wakaf
- Badminton court
- Basketball court
- Reflexology path
- Achilles stretch
- Back stretch
- Hamstring stretch
- Step up
- Knee lift
- Straight sit-up
- Integrated playground
- Swings

Where Minimalist Meets Classic

High windows strategically placed around the homes enable natural lighting to illuminate the indoor spaces.

The expansive garden leaves room for personalisation - a pond, yoga deck, mini playground - whatever you need for long days staying in.

The minimalist design gives a modern twist to the classic Tudor-style facade.



Conveniently Comfortable

The radiant barriers in the roof act as a shield to reflect heat and balance the indoor temperature.

The aesthetically pleasing Tudor façade is built to last with leakage-resistant features that can withstand heavy rains.

The addition of an Anjung presents a place for you to unwind like a king, a perfectly serene setting to bond with loved ones.

Spacious front porch provides ample room for multiple parking spaces.

A double volume ceiling stretches out the space and allows hot air to flow out.

Strategically-placed windows promote cross ventilation for a breathable structure.

For Brilliant
Moments of Joy

The upstairs family area enhances the sense of privacy for some personalised moments with the family.

Artist's Impression Only

Engulf Yourself in Refined Serenity

The separation of dry and wet kitchen ensures the heavy "Malaysian" cooking smell does not enter your living space

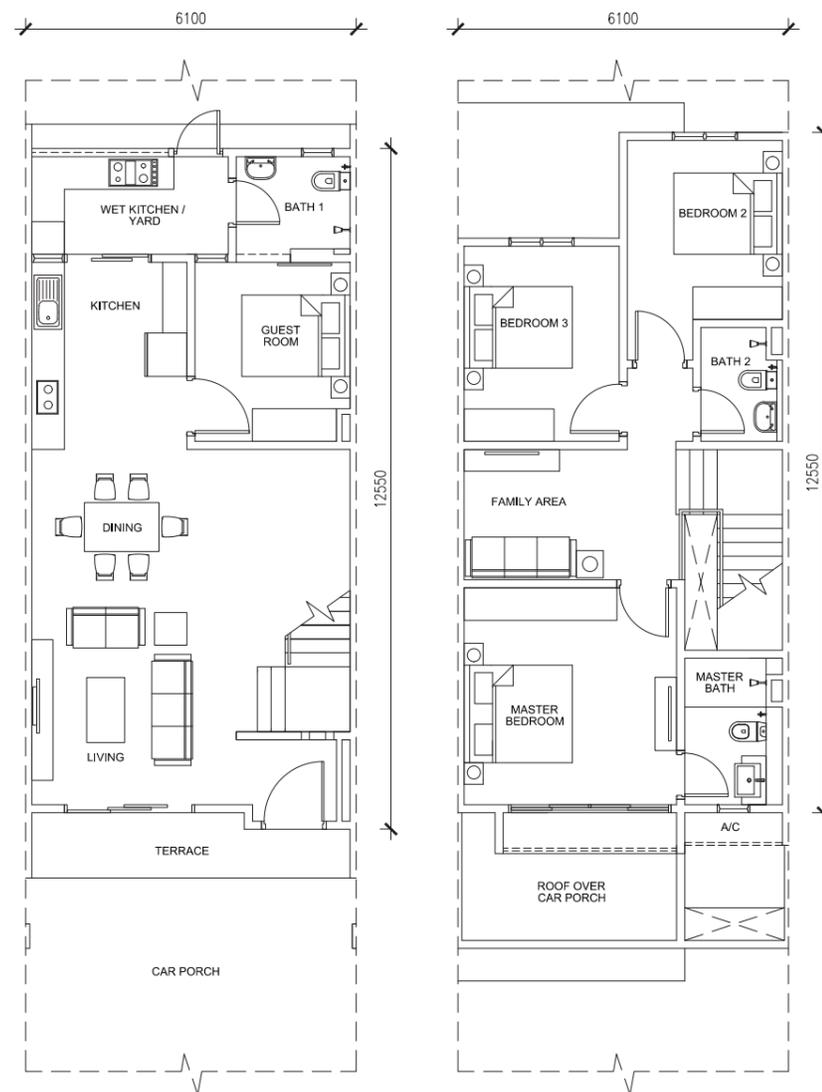
The spacious dining area is transformable into a work station, suited for those working-from-home days.

Adopting an open plan layout, the spaces have no barriers to grant seamless flow and flexible functions.

Floor Plans

Type A1

Intermediate Unit
 20' x 75'
 Built-up Area: 1,729 sq ft
 4 Bedrooms 3 Bathrooms



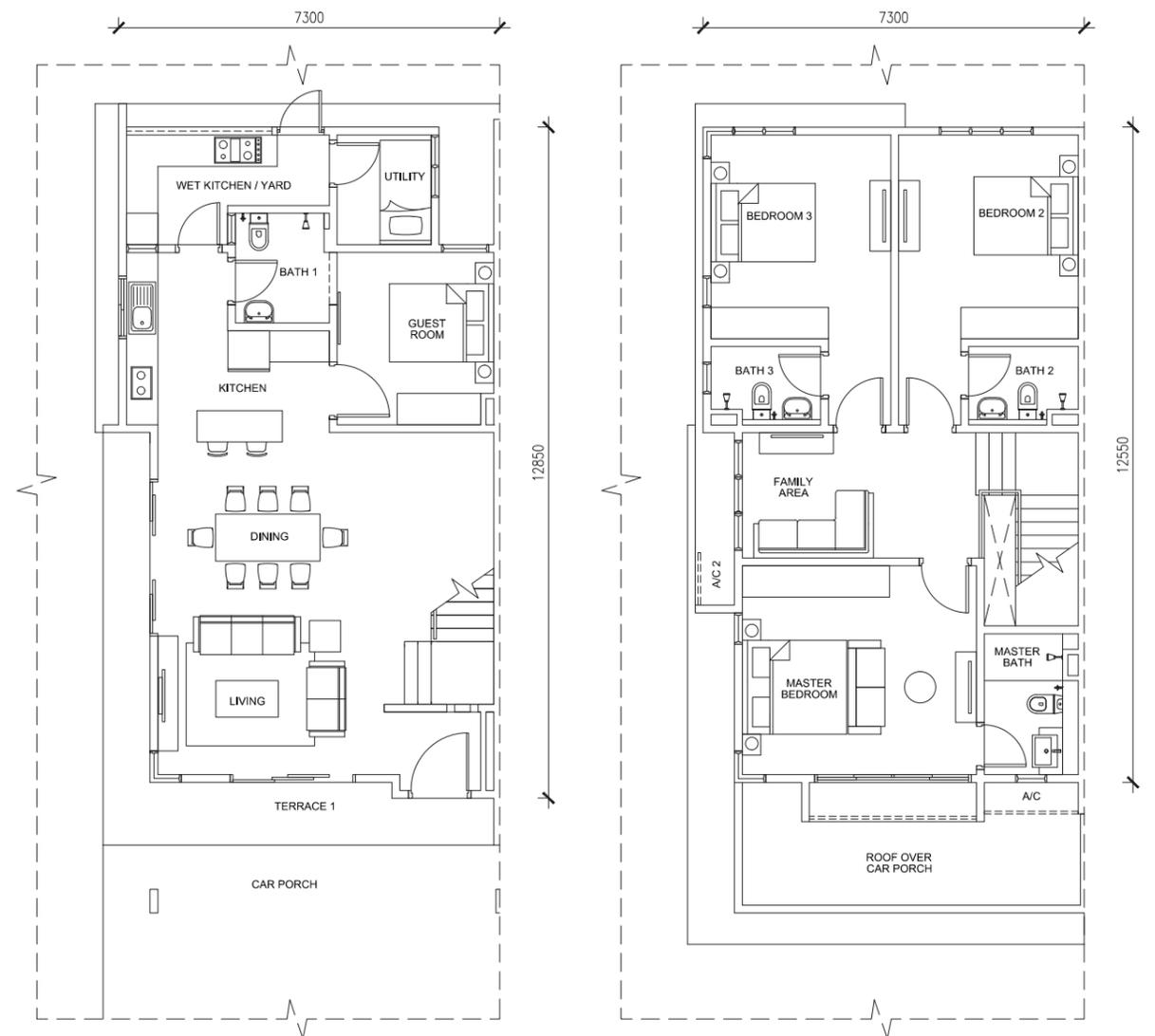
GROUND FLOOR

FIRST FLOOR

Floor Plans

Type E1 | Type C1

End Unit | Corner Unit
 22' x 75'
 Built-up Area: 2,174 sq ft
 4 Bedrooms 4 Bathrooms



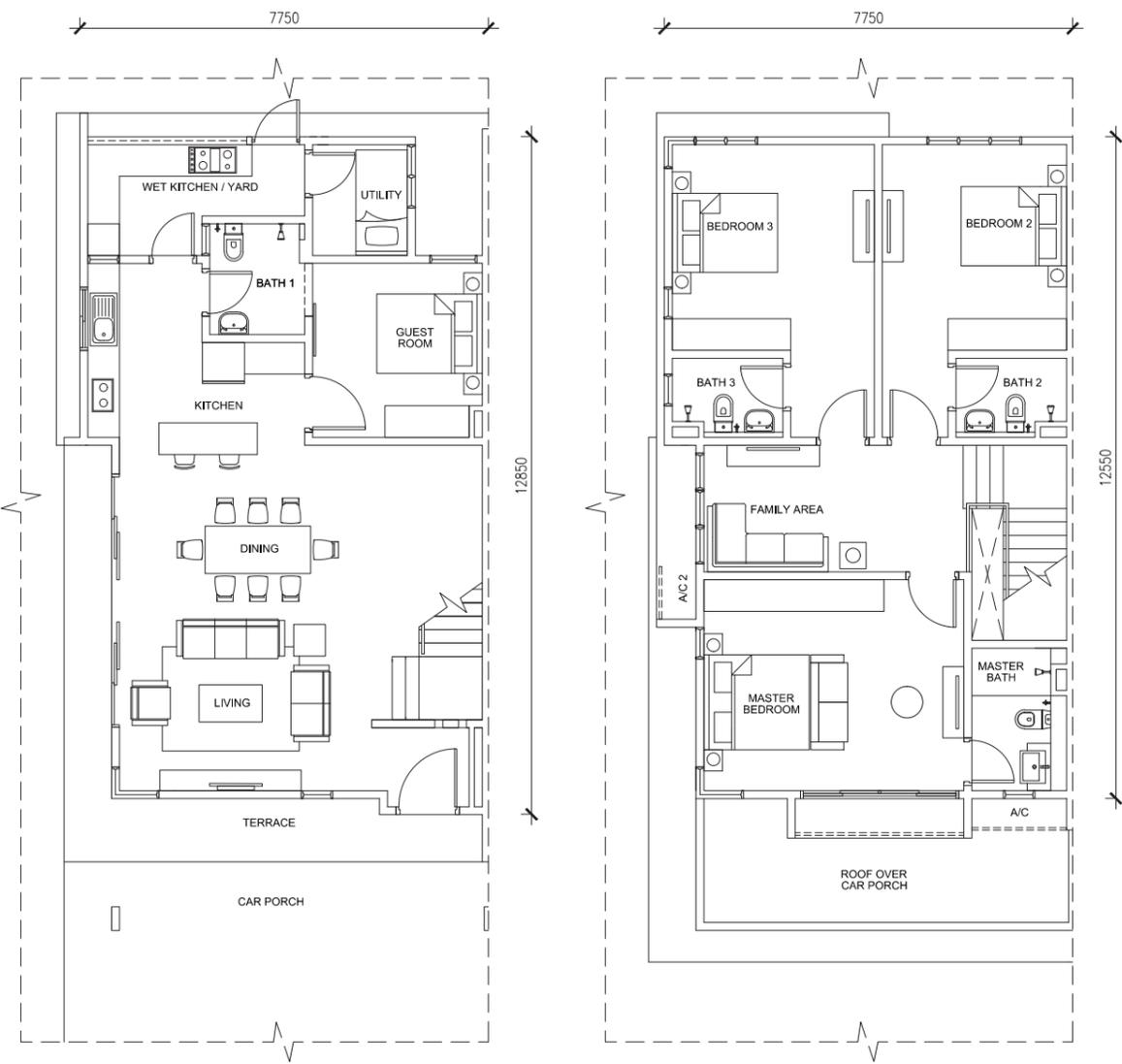
GROUND FLOOR

FIRST FLOOR

Floor Plans

Type E2 | Type C2

End Unit | Corner Unit
 24' x 75'
 Built-up Area: 2,296 sq ft
 4 Bedrooms 4 Bathrooms



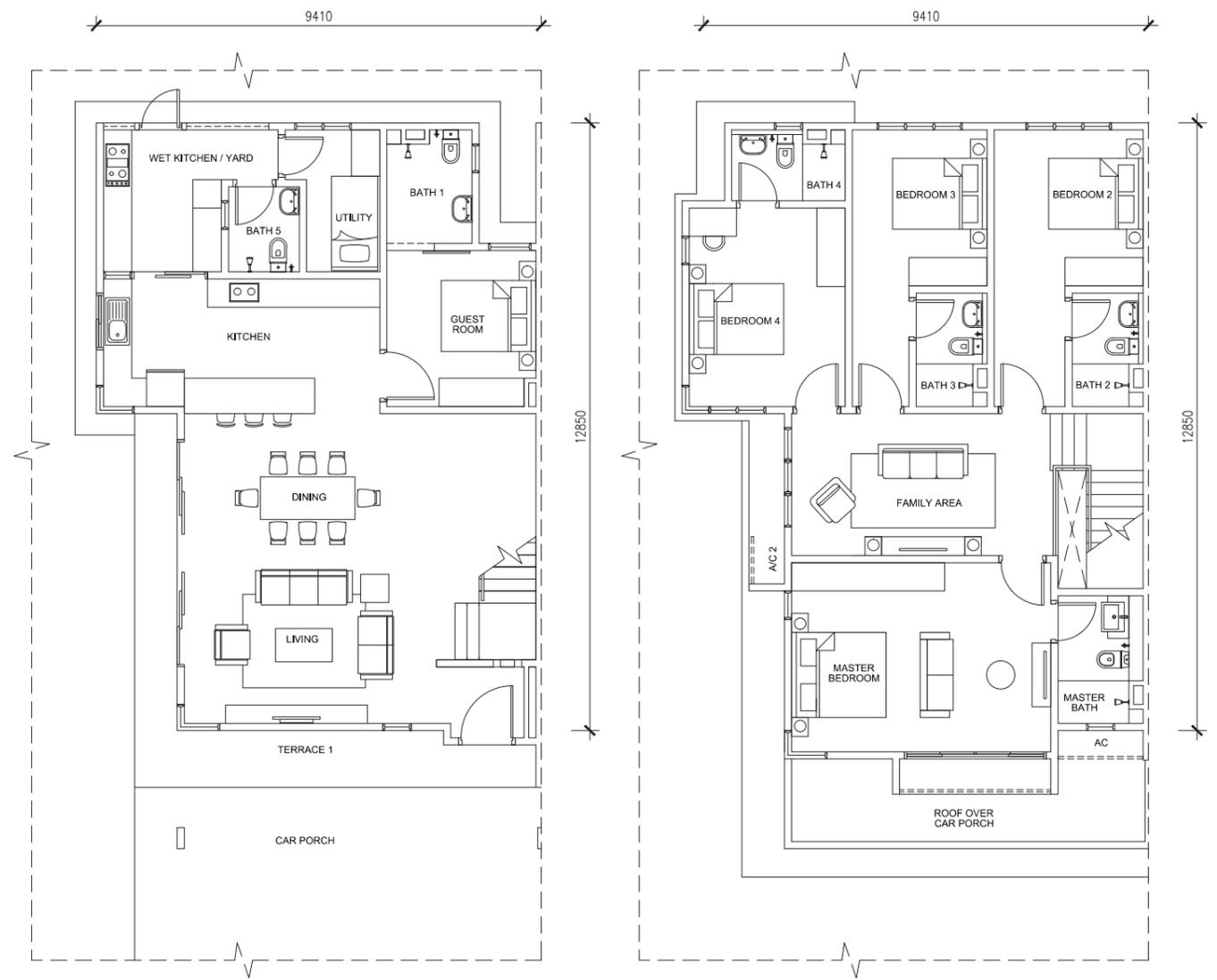
GROUND FLOOR

FIRST FLOOR

Floor Plans

Type C3

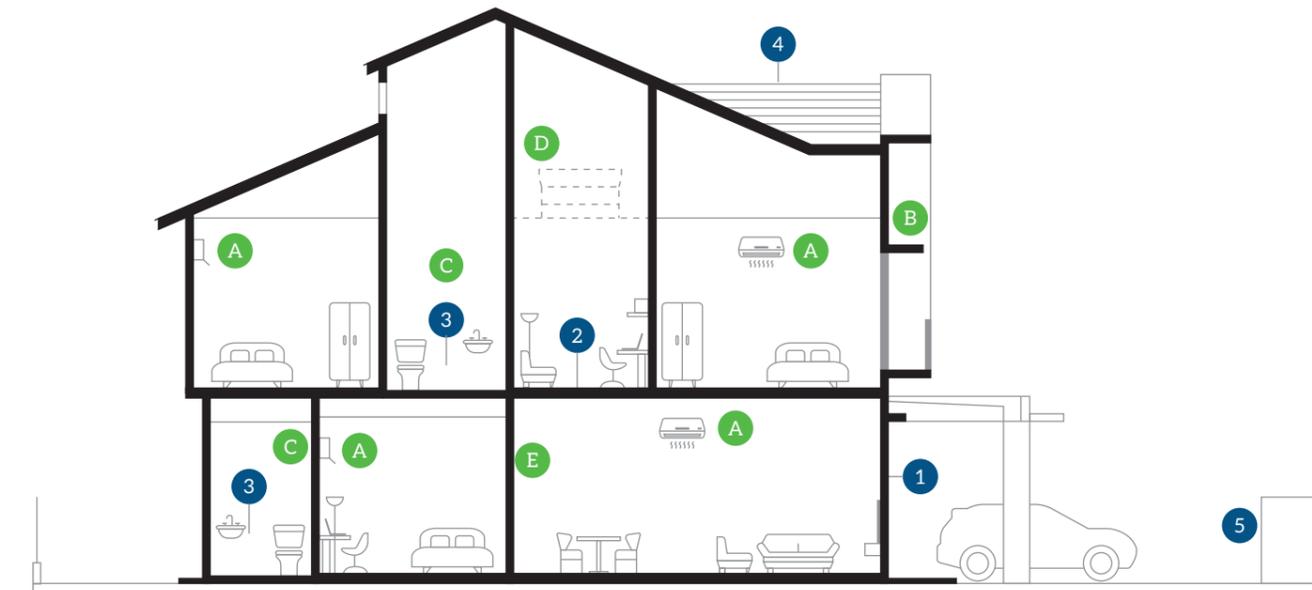
Special Corner Unit
 25' x 75'
 Built-up Area: 2,713 sq ft
 5+1 Bedrooms 6 Bathrooms



GROUND FLOOR

FIRST FLOOR

Moving in is Easy with Features Plus



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

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
- 5 Outdoor Water Filter Point

Features Plus

- A Air Conditioning Power Point (All Bedrooms) and with piping (Living Room & Master Bedroom)
- B Basic Alarm System
- C Water Heater Power Point
- D Internal Water Pump Power Point
- E 3-Phase Supply and Surge Protective Device

Specifications

Structure			Reinforced concrete					
Wall			Masonry / Wall Panel					
Roof covering			Concrete Roof Tiles / Concrete / Metal Deck					
Roof framing			Metal					
Ceiling			Plaster Board / Cement Board / Skim Coat					
Windows	All	Aluminium Frame Glass Panel						
Doors	Main Entrance	Engineered Timber Door						
	Others	Flush Door						
		Metal Grill Door						
		Aluminium Frame Sliding Glass Door						
Ironmongery			Locksets with Accessories					
Wall finishes	Kitchen	Ceramic Tiles / Plaster and Paint						
	Master Bathroom	Porcelain Tiles						
	Bath 1, 3, 4 & 5	Ceramic Tiles						
	Bath 2 & Bath 3 (Type C3 only)	Ceramic Tiles / Plaster and Paint						
	External	Plaster and Paint						
	Others	Plaster and Paint						
Floor Finishes	Living & Dining	Porcelain Tiles						
	Kitchen/ Wet Kitchen/ Yard/ Utility	Porcelain Tiles						
	Master Bathroom	Porcelain Tiles						
	Bath 1, 2, 3, 4 & 5	Ceramic Tiles						
	Guest Bedroom	Porcelain Tiles						
	Master Bedroom, Bedroom 2, 3 & 4	Laminated Flooring						
	Family (First Floor)	Laminated Flooring						
	Staircase	Laminated Flooring						
	Car Porch	Concrete						
	Terrace	Porcelain Tiles						
	Sanitary and Plumbing Fittings	Kitchen	Sink with Tap					
		Wet Kitchen/ Yard	Tap					
All Bathrooms		Sanitary Wares and Fittings						
Electrical Installations	Type	A1	E1	E2	C1	C2	C3	
	Light Point	25	32	32	32	32	37	
	Gate Light Point	2	2	2	2	2	2	
	Power Point	24	24	24	24	24	31	
	Fan Point	7	7	7	7	7	9	
	Air-Cond Point (with piping)	2	2	2	2	2	2	
	Air-Cond Power Point	3	3	3	3	3	4	
	Water Heater Power Point	3	4	4	4	4	5	
	T.V. Point	1	1	1	1	1	1	
	Data Point	1	1	1	1	1	1	
	Auto Gate Point	1	1	1	1	1	1	
	Door Bell Point	1	1	1	1	1	1	
Internal Telephone Trunking & Cabling			Provided					
Fencing			Masonry / Metal					
Turfing			Spot Turfing					
Miscellaneous			Letter Box and Refuse Compartment					
			TNB Meter Compartment					
			Basic Alarm System					



About Sime Darby Property Berhad

Sime Darby Property is Malaysia's largest property developer in terms of land bank with 19,850 acres of remaining developable land. With over 47 years of successful track record of developing sustainable communities, Sime Darby Property has to date built 24 active townships and developments with a global reach that encompasses assets and operations in 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 multi-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 the Platinum Award at the Putra Brand Awards 2020 after 10 consecutive Gold Awards from 2010 to 2019; and its 9th Top 10 Developers Awards at the BCI Asia 2020. Sime Darby Property has also been recognised 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

PHASE R11B1

No of Units: 91. Type: Double Storey Terrace Homes. Expected Date of Completion: March 2023. Land: Free from Encumbrances. Tenure of Land: Freehold. Developer's License No. : 3927-145/04-2023/0344 (L). Validity: 17/04/2021 - 16/04/2023. Advertising & Sales Permit No. : 3927-145/04-2023/0344 (P). Validity: 17/04/2021 - 16/04/2023. Approval Authority : Majlis Perbandaran Klang. Building Plan Approval No. : (20) dlm MPK/BGN-600-4/1/0099 (2020). Developed by: Sime Darby Property (Bukit Raja) Sdn Bhd.: Registration Co. No. 198001002885 (formerly known as Sime Darby USJ Development Sdn Bhd.: Registration (56669-W), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Selling Price: Type A1/A1m, 75 units, RM 703,888.00 (min) – RM 864,888.00 (max). Type E1/E1m, 2 units, RM 972,888.00 (min) – RM 1,158,888.00 (max). Type E2/E2m, 3 units, RM 1,028,888.00 (min) – RM 1,278,888.00 (max). Type C1/C1m, 6 units, RM 1,259,888.00 (min) – RM 1,513,888.00 (max). Type C2/C2m, 4 units, RM 1,167,888.00 (min) – RM 1,484,888.00 (max). Type C3, 1 unit, RM 1,806,888.00 (min & max). Bumiputera Discount : 7% (Quota Applies)

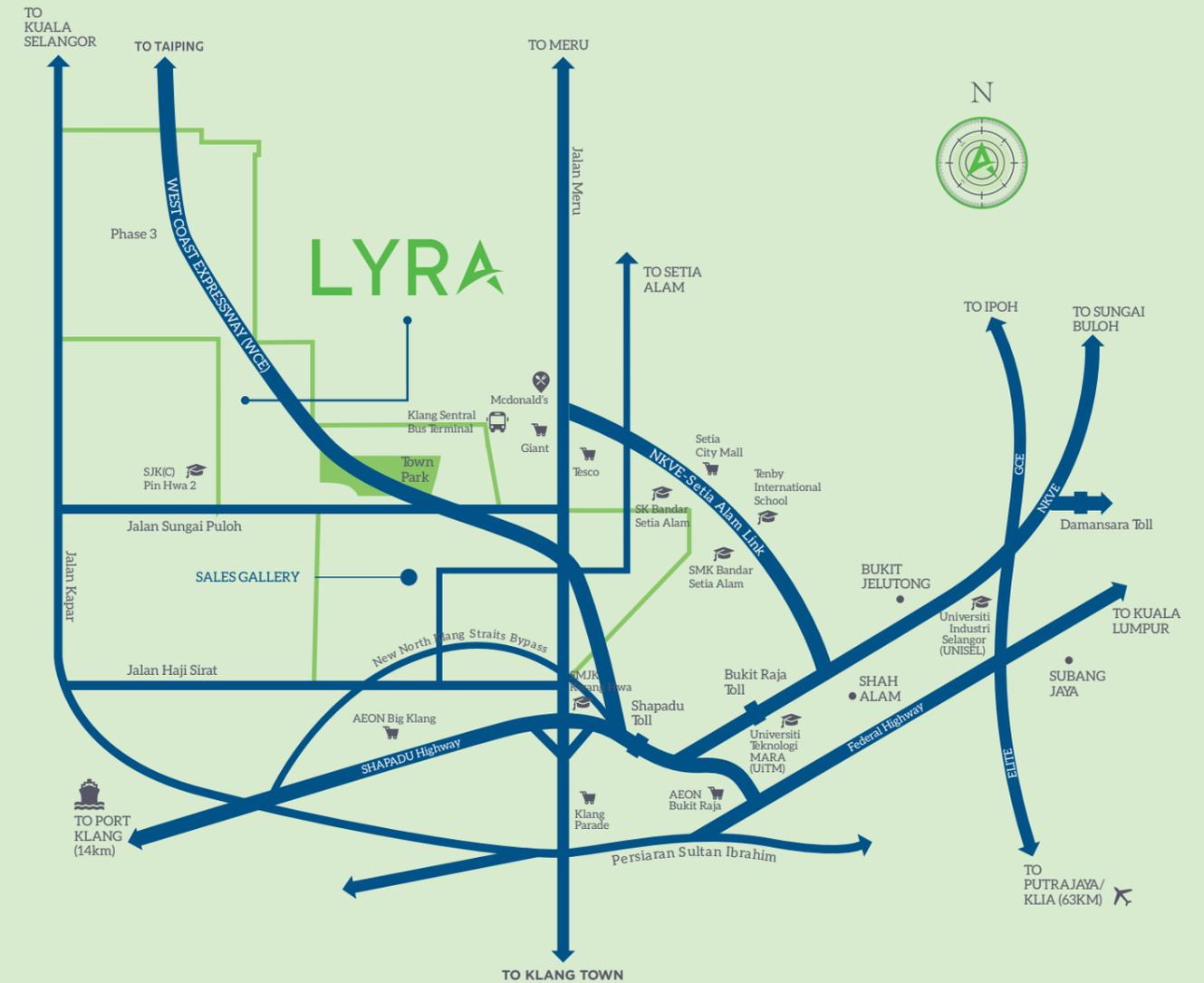
PHASE R11B2

No of Units: 100. Type: Double Storey Terrace Homes. Expected Date of Completion: May 2023. Land: Free from Encumbrances. Tenure of Land: Freehold. Developer's License No. : 3927-147/05-2023/0478 (L). Validity: 22/05/2021 - 21/05/2023. Advertising & Sales Permit No. : 3927-147/05-2023/0478 (P). Validity: 22/05/2021 - 21/05/2023. Approval Authority : Majlis Perbandaran Klang. Building Plan Approval No. : (14) dlm MPK/BGN-600-4/1/0100 (2020). Developed by: Sime Darby Property (Bukit Raja) Sdn Bhd.: Registration Co. No. 198001002885 (formerly known as Sime Darby USJ Development Sdn Bhd.: Registration (56669-W), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Selling Price: Type A1/A1m, 84 units, RM 715,888.00 (min) – RM 908,888.00 (max). Type E1/E1m, 6 units, RM 990,888.00 (min) – RM 1,302,888.00 (max). Type E2/E2m, 4 units, RM 1,036,888.00 (min) – RM 1,307,888.00 (max). Type C1/C1m, 2 units, RM 1,272,888.00 (min) – RM 1,605,888.00 (max). Type C2/C2m, 4 units, RM 1,185,888.00 (min) – RM 1,493,888.00 (max). Bumiputera Discount : 7% (Quota Applies)

PHASE R11B3

No of Units: 81. Type: Double Storey Terrace Homes. Expected Date of Completion: July 2023. Land: Free from Encumbrances. Tenure of Land: Freehold. Developer's License No. : 3927-148/07-2023/0575 (L). Validity: 23/07/2021 - 22/07/2023. Advertising & Sales Permit No. : 3927-148/07-2023/0575 (P). Validity: 23/07/2021 - 22/07/2023. Approval Authority : Majlis Perbandaran Klang. Building Plan Approval No. : (13) dlm MPK/BGN-600-4/1/0098 (2020). Developed by: Sime Darby Property (Bukit Raja) Sdn Bhd.: Registration Co. No. 198001002885 (formerly known as Sime Darby USJ Development Sdn Bhd.: Registration (56669-W), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Selling Price: Type A1/A1m, 65 units, RM 727,888.00 (min) – RM 958,888.00 (max). Type E1/E1m, 6 units, RM 1,006,888 (min) - RM 1,303,888 (max). Type E2/E2m, 4 units, RM 1,052,888.00 (min) – RM 1,360,888.00 (max). Type C1/C1m, 2 units, RM 1,249,888.00 (min) – RM 1,853,888.00 (max). Type C2/C2m, 2 units, RM 1,202,888.00 (min) – RM 1,627,888.00 (max). Type C3/C3m, 2 units, RM 1,724,888.00 (min) – RM 2,238,888.00 (max). Bumiputera Discount : 7% (Quota Applies)

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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)

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