



NADIRA

20' x 75' | FREEHOLD

Multigenerational Double Storey Link Homes



Property



A New Pulse of Life at Bandar Bukit Raja, Klang

Since its launch in 2002 by renowned property developer Sime Darby Property, Bandar Bukit Raja has emerged as the coveted address in Klang, offering modern and perfectly suited homes with superb accessibility to the conveniences you need in life. And now, your chance to be part of this exciting pulse is here with the reveal of the latest residential collection, Nadira.

Stay Connected with Everything

Enjoy highly accessible connectivity with Bandar Bukit Raja's expansive highway and road routes connecting to all of Klang Valley and beyond.



Actual photo



Actual photo of Bandar Bukit Raja Townpark

Bandar Bukit Raja Liveability Pillars

Home

A variety of quality and comfortable home configuration options for all layers of the community.

Environment

To enhance the unique characteristics of all communities by investing in healthy, safe and green neighbourhoods.

Community

To engage and support the growth of the community and to improve overall wellbeing through adequate amenities and support services.

ANDAR
BUKIT RAJA

Economy

To enhance economic competitiveness through the creation of opportunities and a platform for wealth creation.

Collaboration

To encourage collaboration among residents and the community to improve the social aspect of wellbeing.

Accessibility

Easy accessibility and convenience in terms of transportation options, highway connectivity and township connections.



NADIRA

PERFECT FAMILY HOMES

20' x 75' | Built-up area 1,900 sq ft onwards

The Heart of Your Family

Nadira homes are built with practicality in mind, offering you and your family not just a place to live in but a home that is highly intuitive to your needs to create a greater emotional bond with your loved ones every day.

Explore more using
our 3D virtual tour



[CLICK HERE](#)

Artist's Impression Only



From Dream to Reality



Our full range kitchen is where your dreams come to life

Spacious, open layout to plan as you wish, well ventilated with large windows, a dedicated dry kitchen area and ample space for a wet kitchen as well. There is also a yard outside suitable for outdoor cooking or to be converted into a laundry space. It's definitely the heart of the home, where the family comes together to cook, celebrate and feast.



Flexible and Practical

The home is designed to meet all generational requirements

From ample spaces for young ones to explore and play to safety and comfort for the elderly at home.

Artist's Impression Only



Artist's Impression Only

The Heart of the Home

Where Genuine Smiles are Created



A cosier family room upstairs for more family bonding time



Master bedroom
Artist's Impression Only

Optimised Spaces

Luxuriate in wide open spaces where it matters most

Like the bedrooms, designed to offer more comfort so you can call it a day in your personal sanctuary that speaks volume when it comes to cosiness. To add on to it, every bedroom comes with its own ensuite bathroom for more privacy.



Guest bedroom
Artist's Impression Only



Artist's Impression Only



Live How You Want

Herb garden, reading nook, coffee corner...
whatever you like, make it happen with Nadira's
spacious 7 feet backyard.



A More Personalised Outdoor Space...

A 7 feet private backyard is all yours at Nadira, that you can opt to extend over the years, utilise for outdoor household chores, or a play area where both kids and adults can enjoy.

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[CLICK HERE](#)

... and Even More Room Out Front

Drive comfortably into a wider car porch that is unobstructed by unnecessary columns. This columnless design also makes the home look more inviting and contemporary.





6 Units Dual Frontage

Want something more unique? Own one of Nadira's six dual frontage units where you can enjoy a beautiful garden view from your backyard. The master bedroom is also facing the back of the home, offering you more privacy and space.



Fittings Plus: Providing You with More Value for Your Home

Standard Features & Specifications

- 1 Complete Roof System with Warranty
- 2 Laminated Flooring (First Floor & Staircase)
- 3 Quality Sanitary-Wares and Fitting

Fittings Plus

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



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

Artist's Impression Only

Facilities for Everyone to Enjoy

1 Basketball Court
Have fun shooting hoops



2 Multipurpose Court
Tennis or badminton, you choose



3 Fenced Community Garden
Grow your own edibles



4 Fitness Station
Fit for all ages, even the elderly



5 Playground
Fun time for the little ones



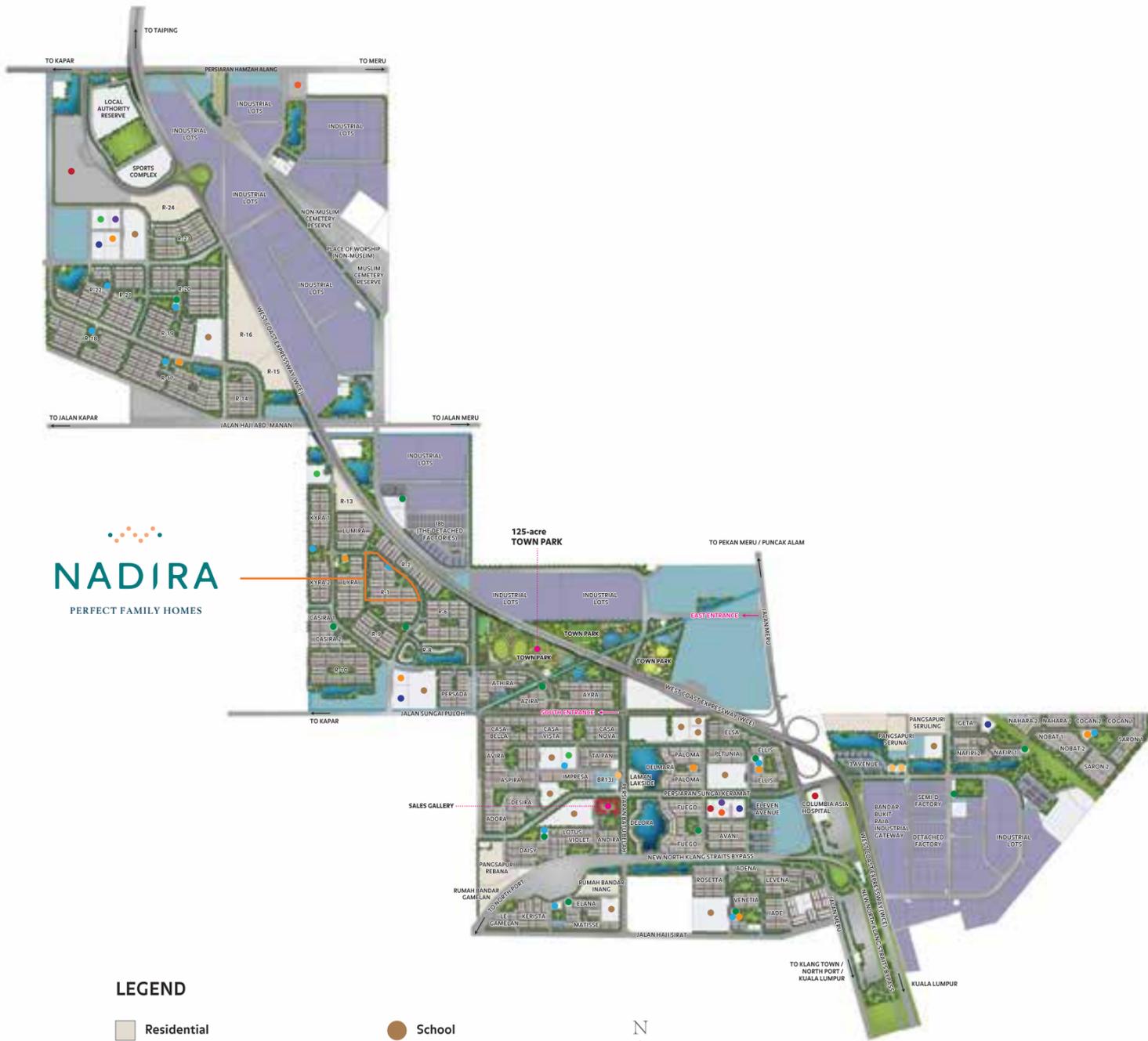


NADIRA

Multigenerational Double Storey Link Homes



Masterplan



NADIRA
PERFECT FAMILY HOMES

LEGEND

- | | | | |
|--|---|--|---------------------------------|
| | Residential | | School |
| | Commercial | | Hospital |
| | Industrial | | Police Station |
| | Amenities / Public Space / Infrastructure | | Mosque |
| | Sales Gallery | | Suruau |
| | Future Development | | Petrol Station |
| | | | Kindergarten |
| | | | Library |
| | | | Fire Station |
| | | | Public Hall / Complex Community |



Discover Your Family Home

Extra space, extra comfort, extra privacy...
Nadira is your perfect family home to build lasting memories and a future filled with bliss and joy. It's the home for all, it's the home for you.

Site Plan

- Type A1/A1M
Intermediate Unit | 20' x 75'
- Type A2/A2M
Intermediate Unit | 20' x 75'
- Type E1/E1M
End Unit | 20' x 75'
- Type E2/E2M
End Unit | 22' x 75'
- Type E3/E3M
End Unit | 22' x 75'
- Type C1/C1M
Corner Unit | 22' x 75'



PHASE 2

PHASE 1



ENTRANCE

PE

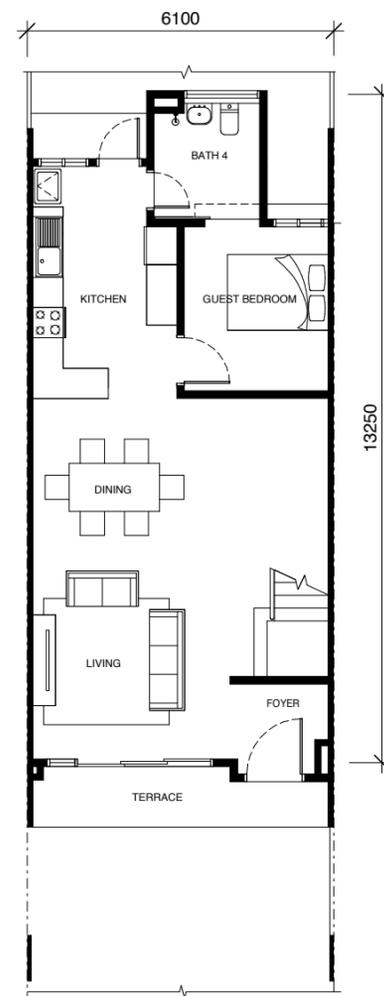
PE

Floor Plan

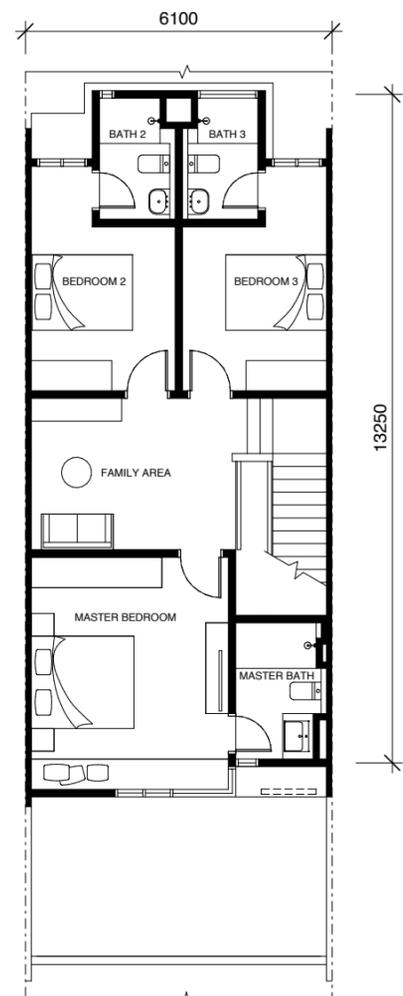
Type A1/A1M

Intermediate Unit
20' x 75' | 1,900 sq

4 Bedrooms + 4 Bathrooms



Ground Floor

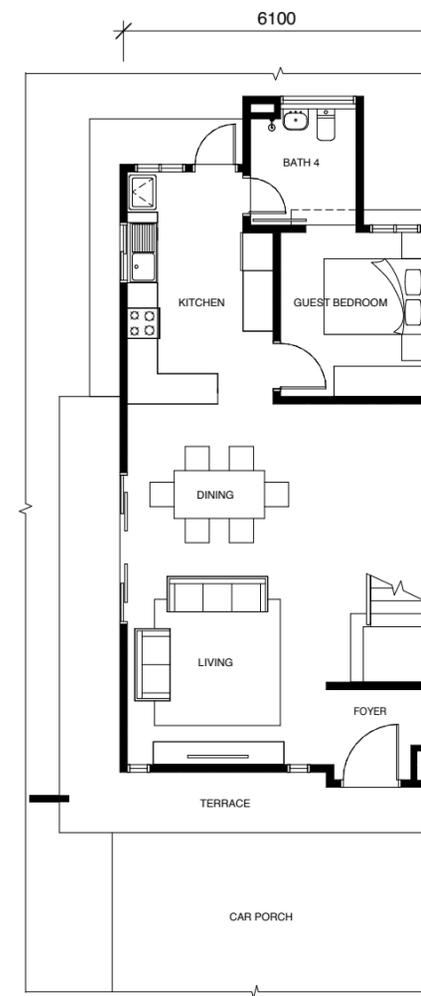


First Floor

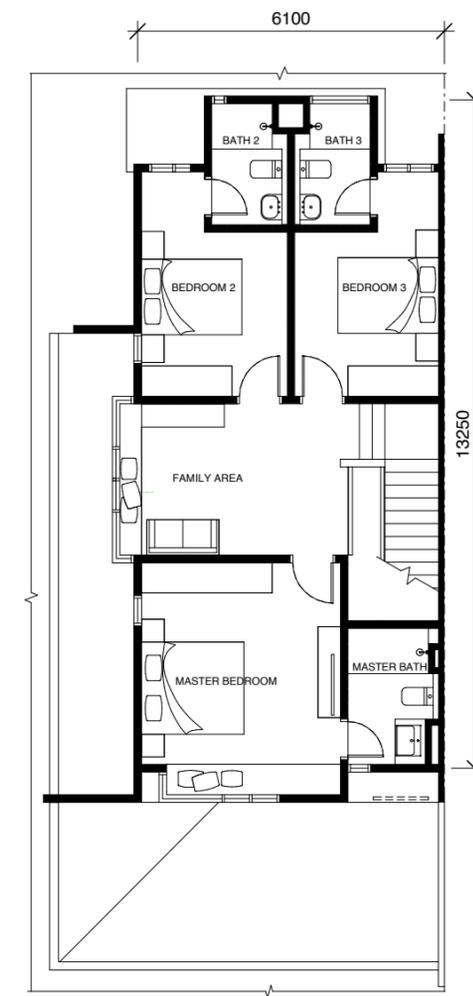
Type E1/E1M

End Unit
20' x 75' | 2,050 sq ft

4 Bedrooms + 4 Bathrooms



Ground Floor



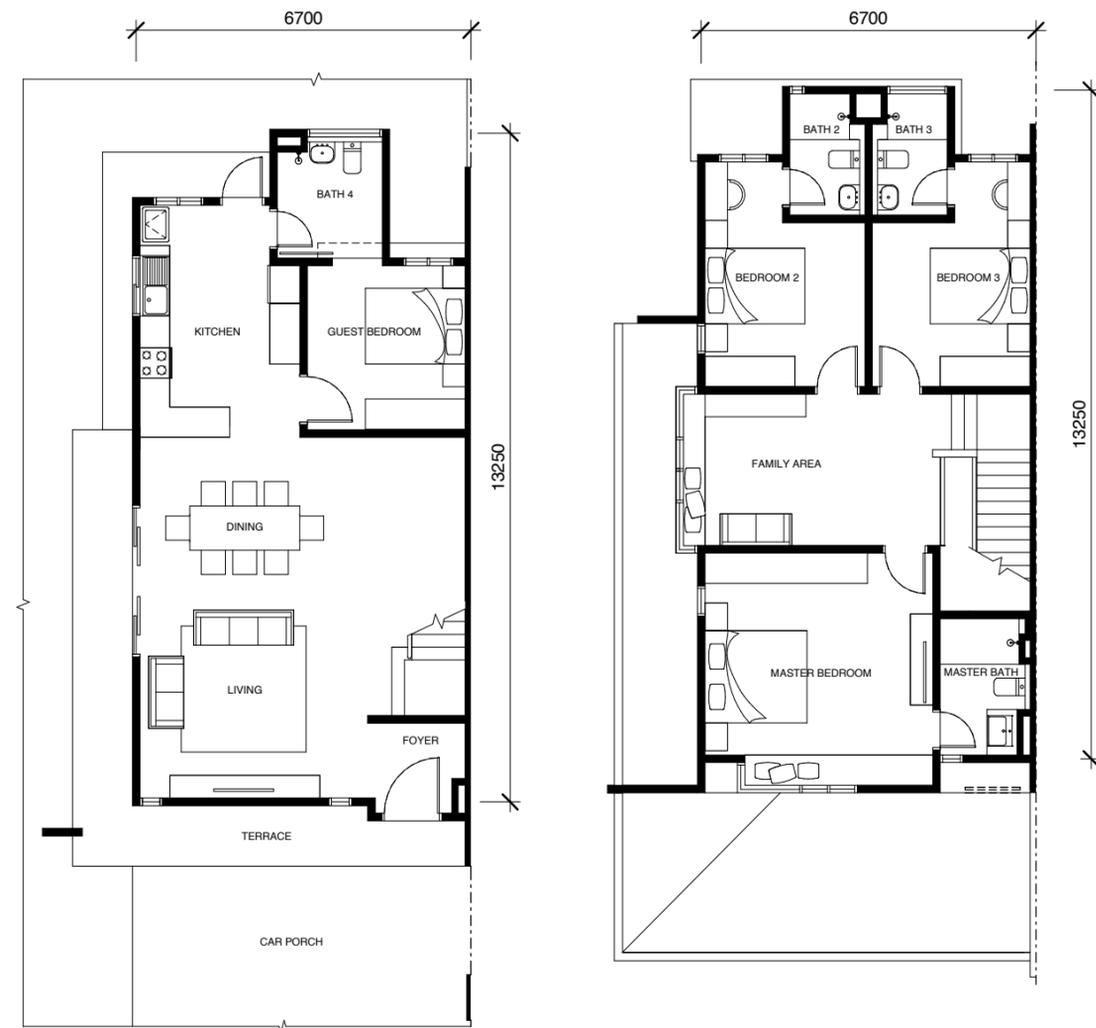
First Floor

Floor Plan

Type E3/E3M

End Unit
22' x 75' | 2,210 sq ft

4 Bedrooms + 4 Bathrooms



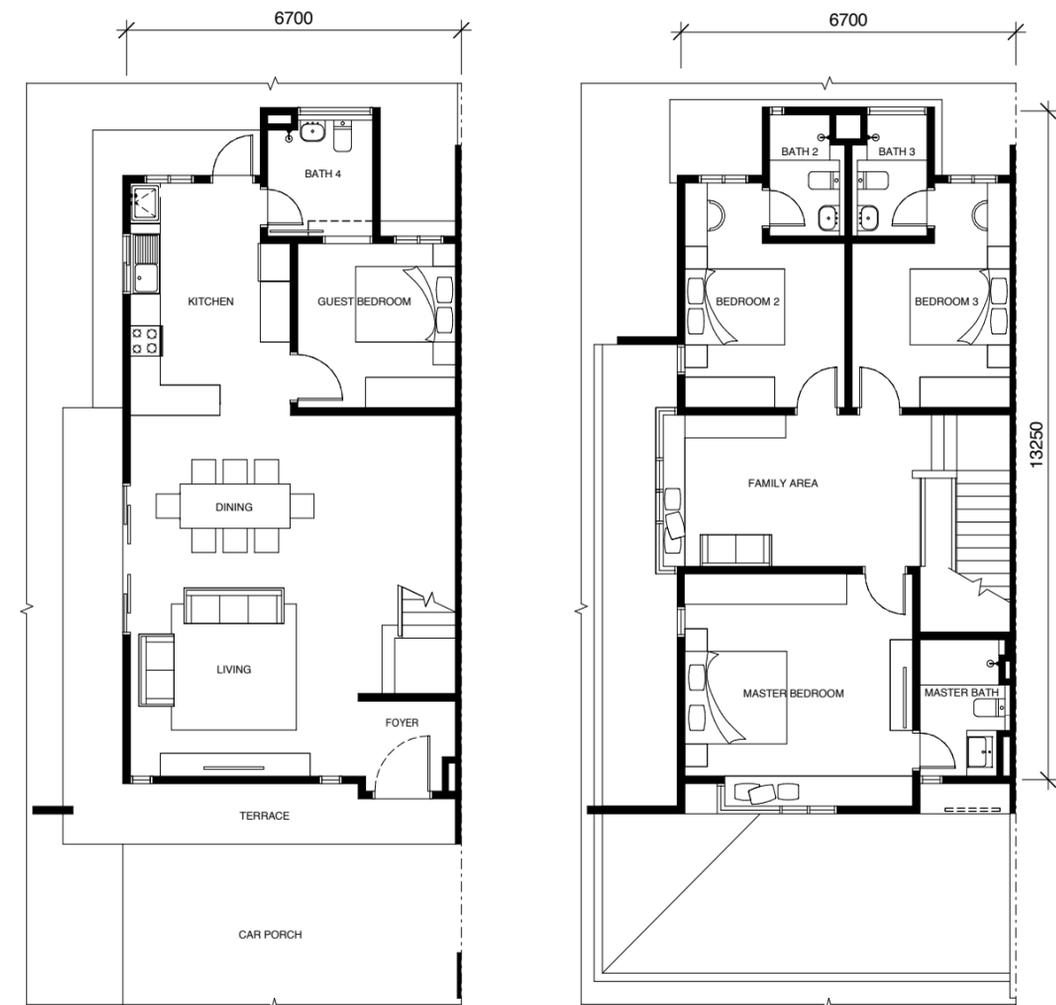
Ground Floor

First Floor

Type C1/C1M

Corner Unit
22' x 75' | 2,210 sq ft

4 Bedrooms + 4 Bathrooms



Ground Floor

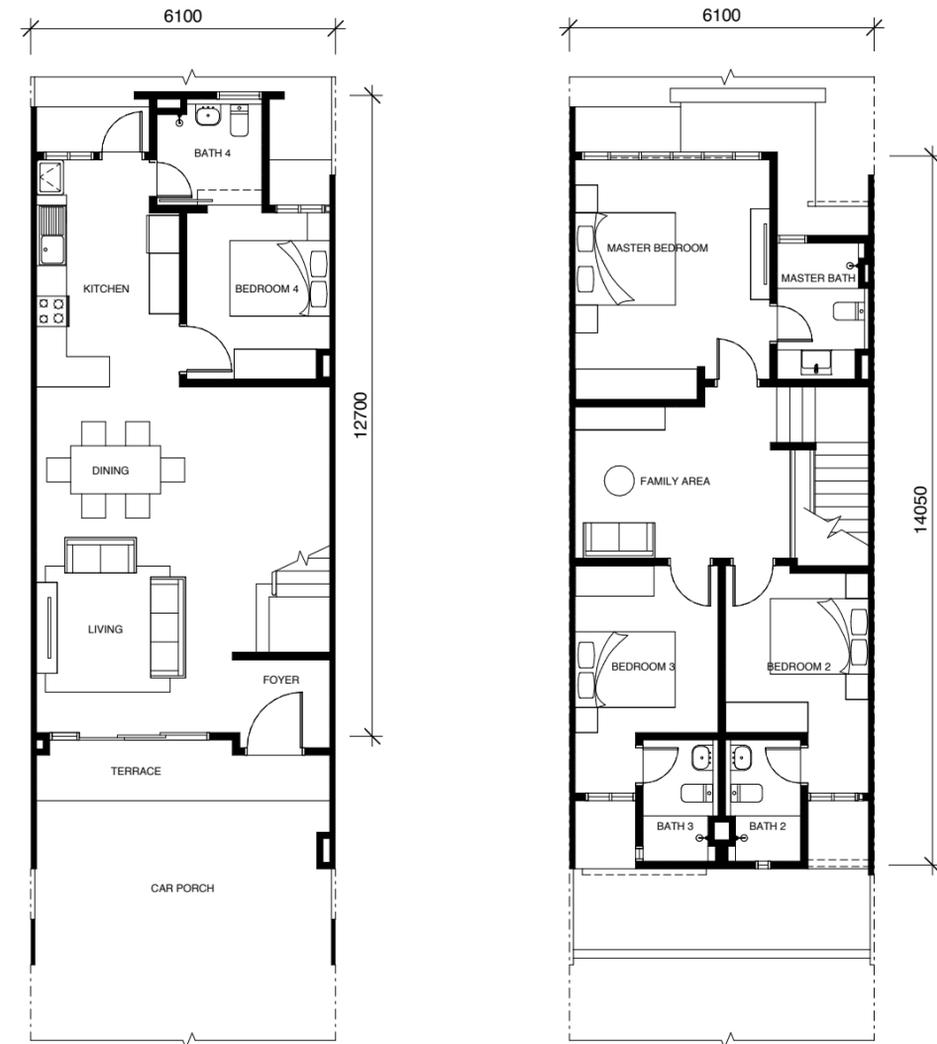
First Floor

Floor Plan

Type A2/A2M

Intermediate Unit
20' x 75' | 1,900 sq ft

4 Bedrooms + 4 Bathrooms



Ground Floor

First Floor

Type E2/E2M

End Unit
22' x 75' | 2,231 sq ft

4 Bedrooms + 4 Bathrooms



Ground Floor

First Floor

Specifications

Structure	: Reinforced Concrete			
Wall	: Brickwall			
Roof Covering	: Roof Tiles / Metal Deck			
Roof Framing	: Metal			
Ceiling	: Skim Coat / Plaster			
Windows	: All	: Aluminium Frame Glass Panel		
Doors	: Main Entrance	: Solid Core Door		
	: Other Doors	: Flush Door / Aluminium Framed Sliding Glass Door		
Ironmongery	: Locksets with Accessories			
Floor Finishes	: Living & Dining	: Porcelain Tiles		
	: Kitchen	: Porcelain Tiles		
	: Bathrooms	: Ceramic Tiles		
	: Bedroom (Ground Floor)	: Porcelain Tiles		
	: Bedrooms (First Floor)	: Laminated Timber Flooring		
	: Family (First Floor)	: Laminated Timber Flooring		
	: Staircase	: Laminated Timber Flooring		
	: Terrace	: Porcelain Tiles		
	: Car Porch	: Concrete Imprint		
Wall Finishes	: External Wall	: Plaster & Paint		
	: Internal Wall	: Plaster & Paint		
	: Kitchen	: Ceramic Tiles / Plaster & Paint		
	: Guest / Bathroom 2 / Bathroom 3	: Ceramic Tiles		
	: Master Bathrooms	: Porcelain Tiles		
Sanitary and Plumbing Fittings	: Kitchen	: Sink with Tap		
	: Car Porch	: Tap		
	: Bathrooms	: Sanitary Wares & Fittings		
Electrical Installation	: Light Point	24	25	25
	: Gate Light Point	1	1	1
	: Power Point	24	24	24
	: Fan Point	7	7	7
	: Air Cond Point (with piping)	2	2	2
	: Air Cond Power Point	3	3	3
	: Water Heater Power Point	4	4	4
	: TV Point	1	1	1
	: Data Point	1	1	1
	: Auto Gate Point	1	1	1
	: Door Bell Point	1	1	1
Internal Telephone Trunking & Cabling	: Provided			
Fencing & Gate	: Masonry & Mild Steel			
Turfing	: Spot Turfing			
Miscellaneous	: Refuse Compartment & Letter Box			
	: TNB Compartment			
	: Basic Alarm System			



Property

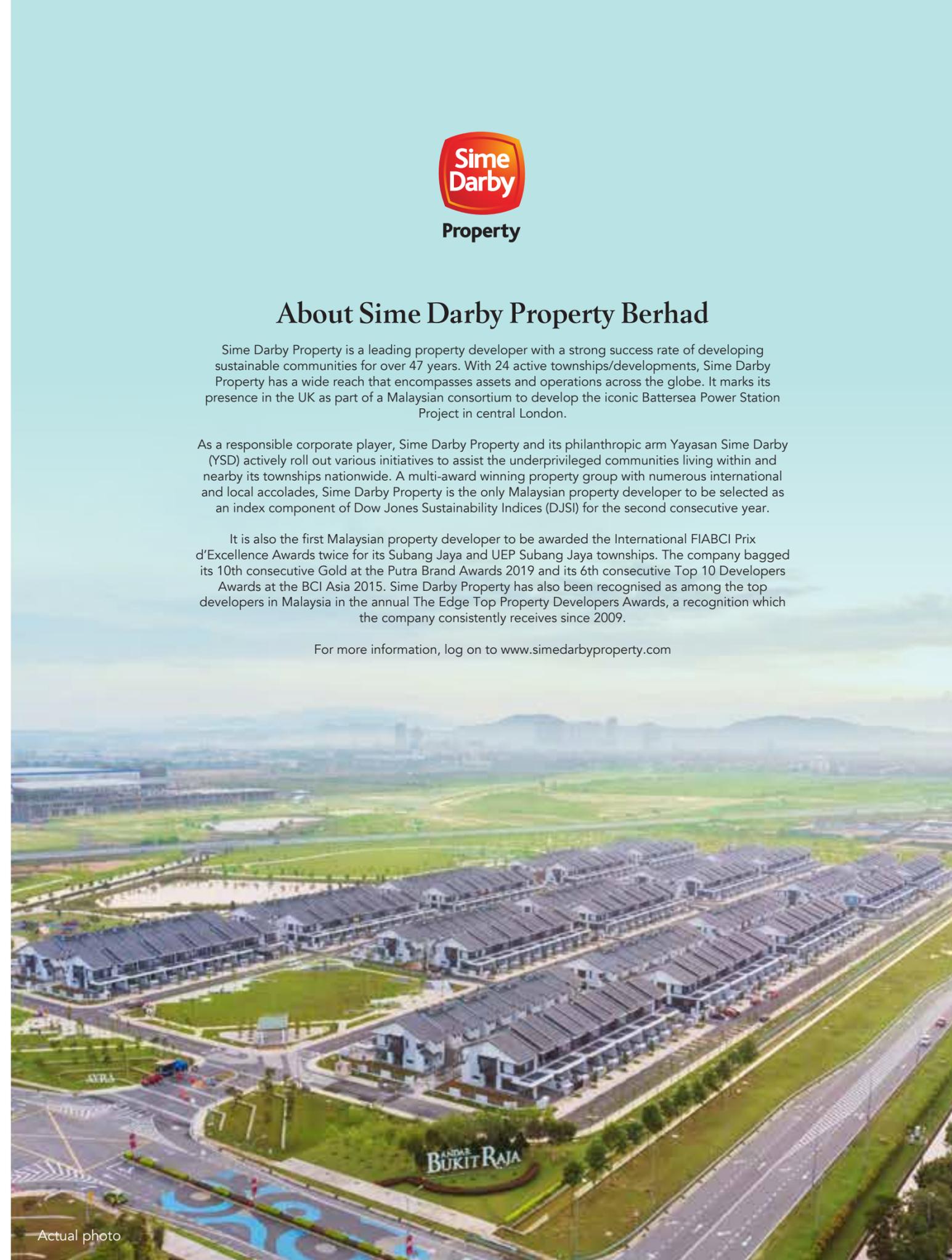
About Sime Darby Property Berhad

Sime Darby Property is a leading property developer with a strong success rate of developing sustainable communities for over 47 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.

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 2019 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



Actual photo

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 6.30pm

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



For enquiries

03 3361 7288

www.simedarbyproperty.com


BANDAR
BUKIT RAJA
THE PRIDE OF KLANG


Sime
Darby
Property

Phase R1A1 | No of Units: 119. Type: Double Storey Terrace Homes. Expected Date of Completion: March 2024. Land: Free from Encumbrances. Tenure of Land: Freehold. Developer's License No. : 3927-152/03-2024/0172(L). Validity: 03/03/2022 - 02/03/2024. Advertising & Sales Permit No. : 3927-153/03-2024/0172 (P). Validity: 03/03/2022 - 02/03/2024. Approval Authority : Majlis Perbandaran Klang. Building Plan Approval No. : (17) in MPK/BGN-600-4/1/0137 (2020). Developed by: Sime Darby Property (Bukit Raja) Sdn. Bhd. (Co No. 198001002885). Tingkat 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Selling Price: Type A1/A1M, 93 unit, RM 790,888.00 (min) – RM 1,083,888.00 (max). Type E1/E1M, 2 unit, RM 1,096,888.00 (min) – RM 1,483,888.00 (max). Type E3/E3M, 4 unit, RM 1,072,888.00 (min) – RM 1,435,888.00 (max). Type C1/C1M, 14 unit, RM 1,170,888.00 (min) – RM 1,808,888.00 (max). Type A2/A2M, 4 unit, RM 811,888.00 (min) – RM 1,083,888.00 (max). Type E2/E2M, 2 unit, RM 1,076,888.00 (min) – RM 2,167,888.00 (max). Bumiputera Discount: 7% (Quota Applies).

Phase R1A2 | No of Units: 123. Type: Double Storey Terrace Homes. Expected Date of Completion: March 2024. Land: Free from Encumbrances. Tenure of Land: Freehold. Developer's License No. : 3927-153/03-2024/0194 (L). Validity: 04/03/2022 - 03/03/2024. Advertising & Sales Permit No. : 3927-153/03-2024/0194 (P). Validity: 04/03/2022 - 03/03/2024. Approval Authority : Majlis Perbandaran Klang. Building Plan Approval No. : (19) in MPK/BGN-600-4/1/0138 (2020). Developed by: Sime Darby Property (Bukit Raja) Sdn. Bhd. (Co No. 198001002885). Tingkat 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Selling Price: Type A1/A1M, 105 unit, RM 783,888.00 (min) – RM 1,119,888.00 (max). Type E1/E1M, 2 unit, RM 989,888.00 (min) – RM 1,359,888.00 (max). Type E3M, 1 unit, RM 1,547,888.00 (minimum and maximum). Type C1/C1M, 15 unit, RM 1,186,888.00 (min) – RM 2,060,888.00 (max). Bumiputera Discount: 7% (Quota Applies).

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