

villa
Safira



Developing Homes, Building Lifestyles

At Sime Darby Property, we do not merely build houses, we design homes that complement the way you live life. From the distinct townships where these homes are built to the exclusive features that come with each property, our homes are an extension of your personality and lifestyle. Ranging from bungalows with large open spaces to cosy serviced apartments perfect for two, you will find your ideal Sime Darby Property home that reflects who you are and what you aspire to in life.



Aerial view of the Saujana Impian Premier Residential Enclaves and the Impian Golf & Country Club

Foreword

Saujana Impian was envisioned as a themed residential development with an abundance of green spaces for a resort-like living experience. It is located in what used to be Braemar Estate, a rubber plantation in Kajang, a town South of Kuala Lumpur famous for its Satay – a popular delicacy of skewered marinated beef roasted on an open fire that has earned global recognition. Development work on the 600-acre township commenced in the early 1990s and thus began the tale of what is now Kajang’s premier award-winning township.



Canopy covered avenues add to the ambiance of country resort living

Saujana Impian, Inspired by the countryside

Inspired by the countryside and staying true to its vision, Saujana Impian is planned with generous green open spaces. Its centerpiece is the famed Impian Golf & Country Club, the award-winning 18-hole championship golf course. This mature township has been described as

a resort cum residential township with the convenience of modern amenities and recreational facilities. Enjoying easy accessibility in and around the capital city of Kuala Lumpur, it is touted as one of the preferred addresses not only in Kajang but also in Southeast Greater KL.



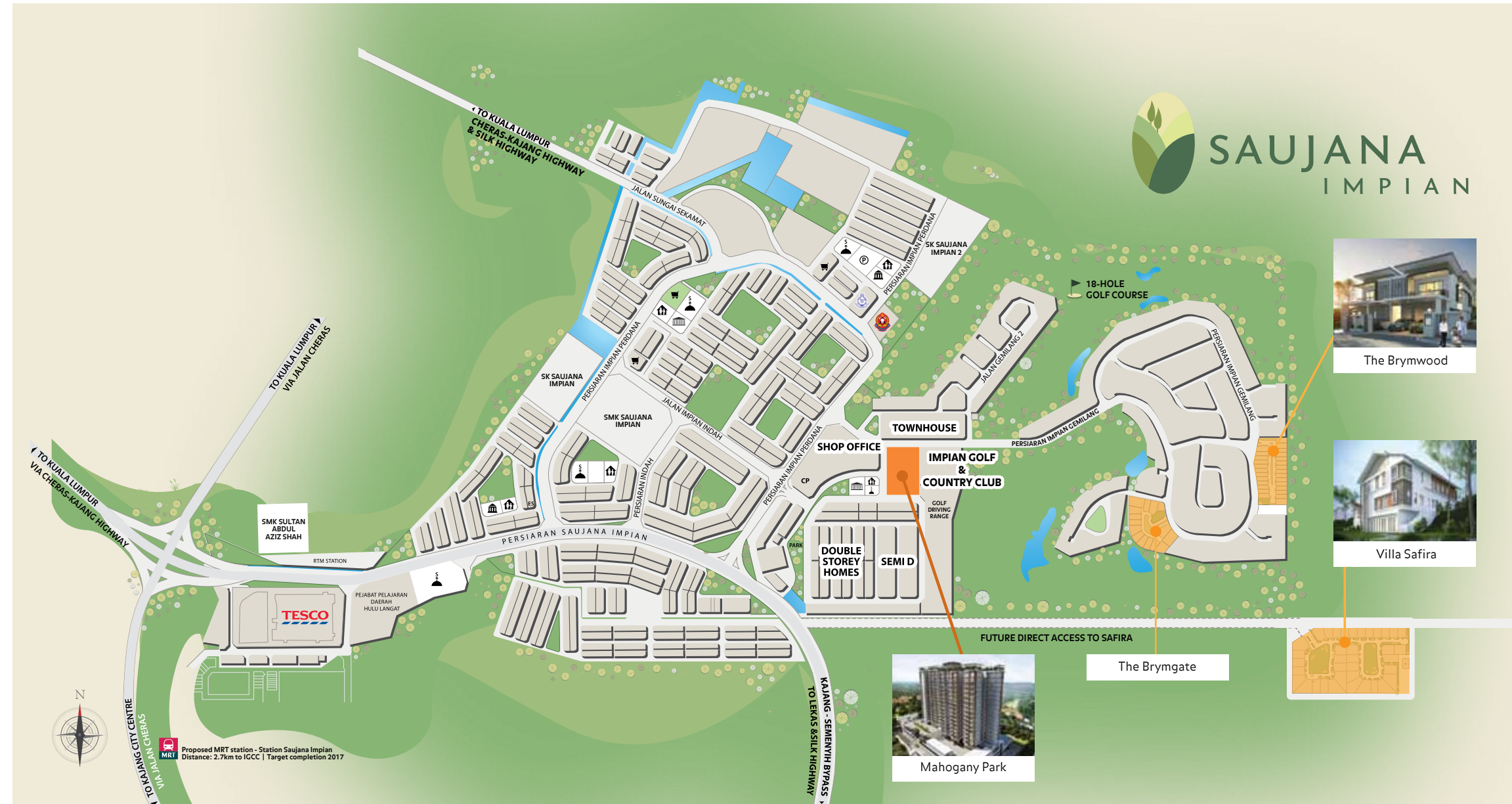
The greens and fairways of the 18-hole championship golf course

At the Heart of it all

The Impian Golf & Country Club (IGCC) is an award winning 18-hole championship golf course covering 142 acres. It is a beautiful contrast of manicured greens and fairways against lush covered avenues and walkways. The Bermuda Tifdwarf greens of this

beautiful countryside golf course are heralded as amongst the best in the country. Inspired by the beauty of the rainforest, the tropical parkland themed championship course boasts more than 5,000 trees of various species such as Mahogany, Pulai and Allamanda.

Private Luxurious Enclaves



A new chapter is being written in Saujana Impian. Introducing the premier residential enclaves of Saujana Impian. Covering a combined total area of more than 25 acres located in and around the golf club, the premier enclaves are dedicated to elevating both the lifestyle and quality of living in this resort-like township. It consists of the lovely countryside twin villas of The Brymwood set

within IGCC, the stately bungalows of Villa Safira and Mahogany Park, the premier high-rise residences in Saujana Impian with the most beautiful views of the golf course – making the Saujana Impian premier enclaves the most prestigious address in Kajang, Southern Greater KL.

These high-end residential developments raise the bar in luxury living in Kajang

and are defining contemporary luxury country living – an experience no longer tucked-away inconveniently from facilities and amenities. What is special about Saujana Impian's premier enclaves is accessibility. Located in the heart of the township but designed to be exclusive, apart and private.



Countryside living at Saujana Impian

Villa Safira

The Jewel of Saujana Impian

Villa Safira is a luxurious all-villa guarded enclave tucked away in a quieter part of this countryside township along the perimeter of the Impian Golf & Country Club. As a mainstay of the township's premier enclaves, Villa Safira exudes a sophistication and luxuriousness befitting of the jewel of Saujana Impian.



Every bit of space of the villa is elegantly designed and furnished (actual show unit).

An Exclusive Neighbourhood

37 villas are set in a 10-acre private enclave with landscaped spaces perfect for easy recreation for the younger members of the family. Variants of a four main design layout system offer a canvas of individual spaces for you to personalize. Its large openings bathe each villa in natural light giving these stately residences a bright and airy touch for indoor spaces that flow seamlessly into your private and secret gardens.



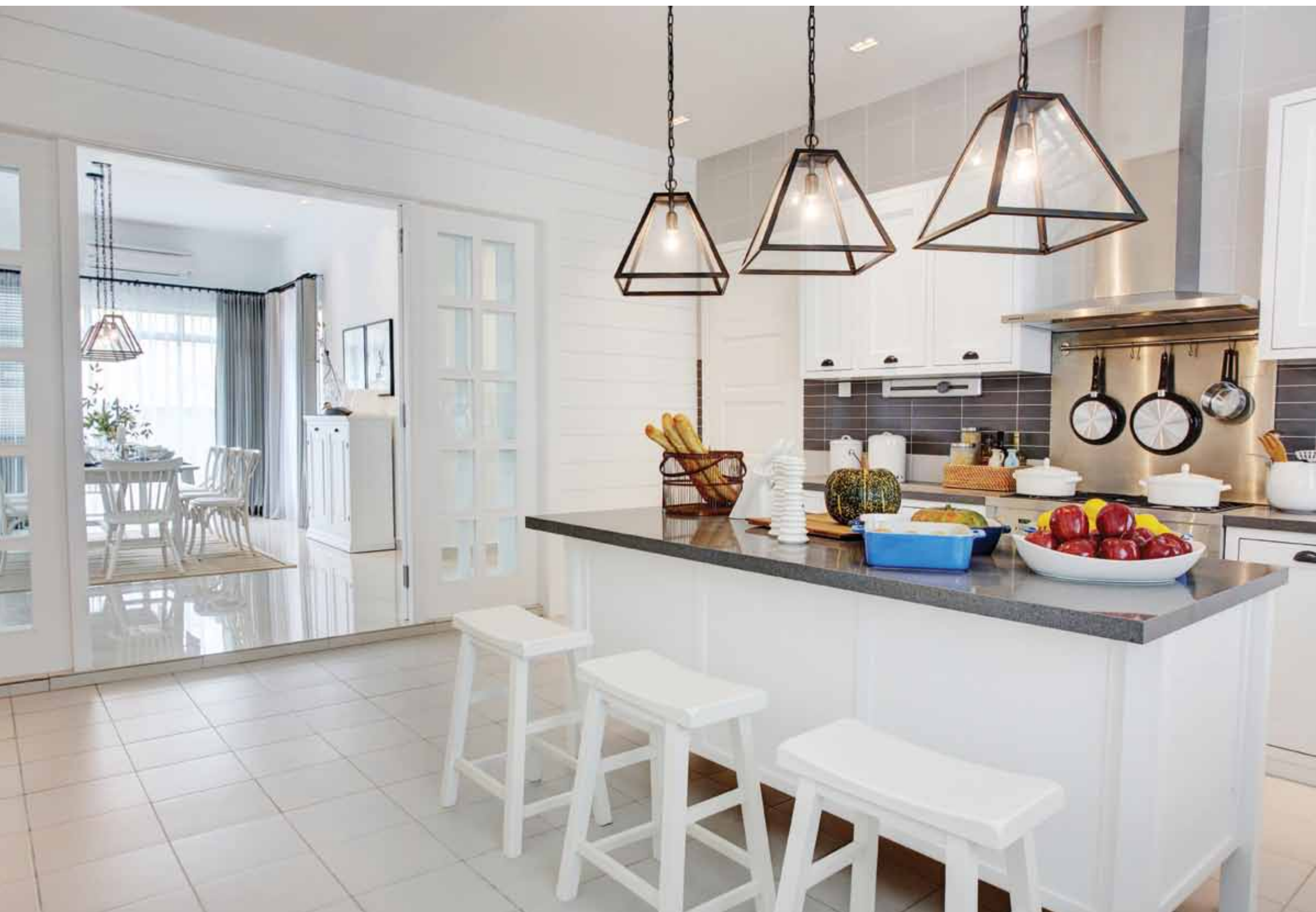
Villa Safira has two living rooms to create distinct entertaining zones for added privacy. Shown here is the bright and airy entrance living area (actual show unit).

Elegantly Refined

Each Villa Safira super luxurious bungalow design comes with their own stand out features be it an open terrace, a pool house annex or semi al fresco bathrooms complete with rain shower and whirlpool bath. Each villa has sustainable features among them being rainwater harvesting and a design to maximize natural lighting for a lifestyle that helps reduce your carbon footprint.



While luxurious and lavish in space, the dining area remains intimate and cosy (actual show unit).



The kitchen in Villa Safira is aesthetically pleasing and fully functional (actual show unit).

Countryside Luxurious Chic

These super luxurious villas are imagined especially for you. From foyers and walkways that exude personality, charm and taste and adorable kitchens lovingly designed for beauty and functionality; to private living areas that are warm and welcoming and bedrooms for night upon night of undisturbed slumber, Villa Safira exudes an understated elegance and new age luxury which is personable, chic and stylish.





The spaciousness of Villa Safira is evident in this large multipurpose family area (actual show unit).

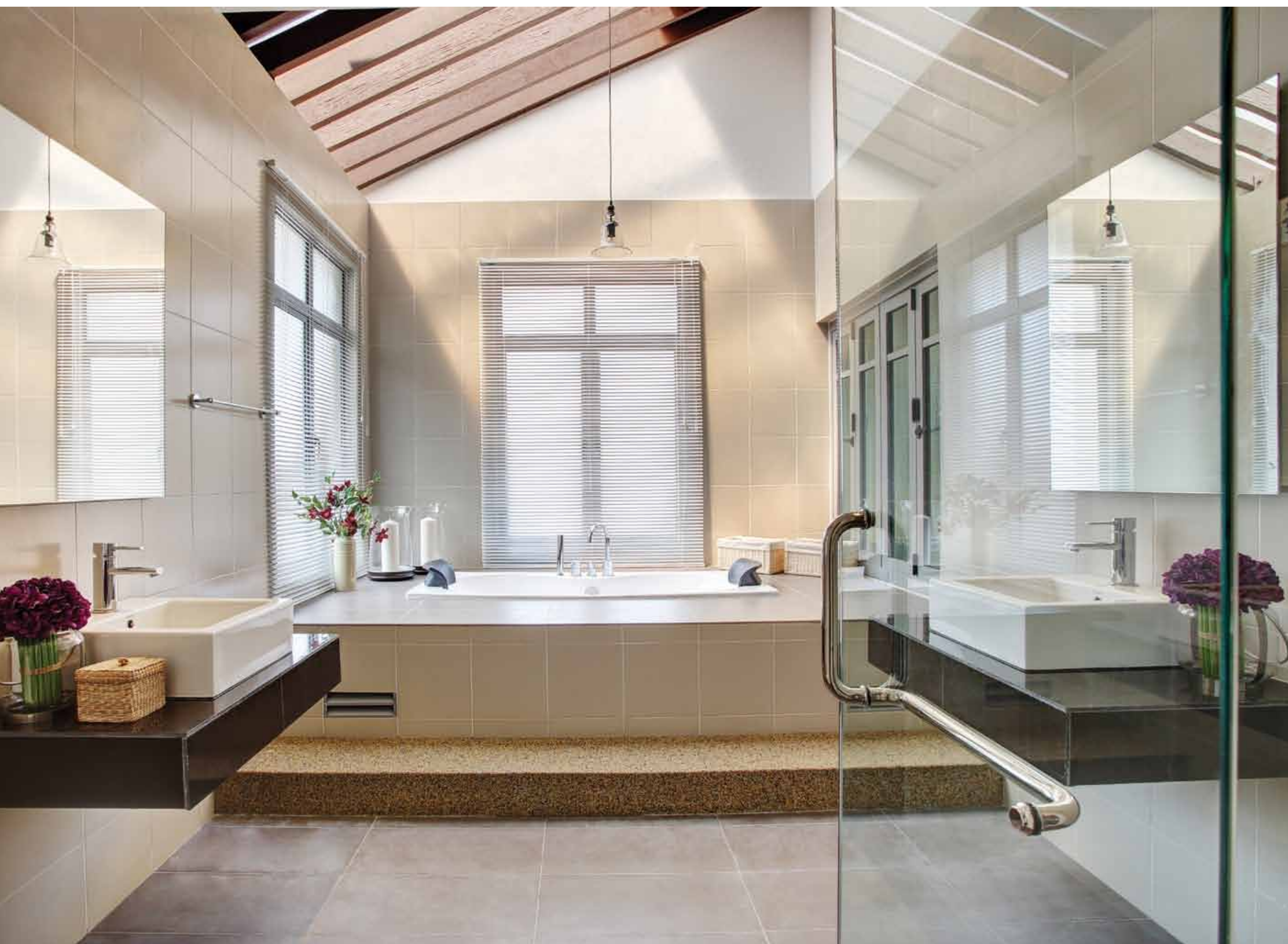
Crafted Living Spaces

The potential of each individual space is exquisitely brought to life with a design masterstroke that will awe and move you with each new space you see. Every Villa Safira super luxurious bungalow comes

with an exclusive interior design service to transform these 2 and 2½ storey bungalows into, arguably, the premier personalized spaces in Saujana Impian.



The bedroom suites express comfort and warmth in luxurious settings (actual show unit).



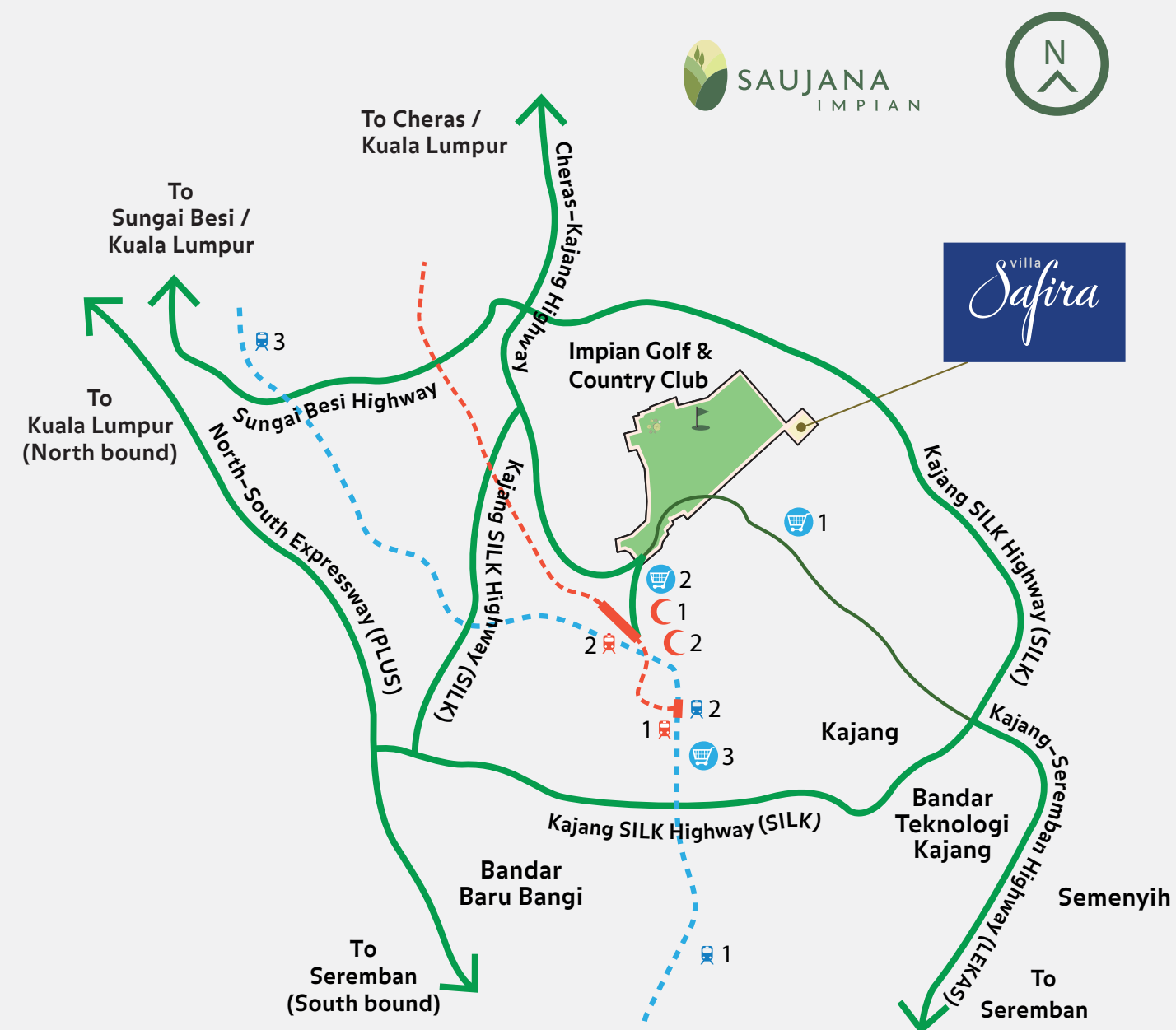
An indulging master bathroom designed to pamper only those exclusive enough to use it (actual show unit).



The Luxury of Convenience

Saujana Impian enjoys the convenience of modern amenities, recreational facilities and transportation connectivity. It is home to the award-winning championship golf course of Impian Golf & Country Club, parks and gardens, schools, universities plus shopping, and medical centres.

Served by 4 main highways, the township has one of the best highway networks in the country. Once completed, the MRT line will add the timeliness and convenience of rail transportation from the Saujana Impian MRT station with its Park & Ride facility.



- Shopping malls/ Hypermarkets**
1. Giant
 2. Tesco
 3. Plaza Metro

- Hospitals**
1. KPJ Kajang Specialist Hospital
 2. Kajang Hospital

- Kometer Station**
1. UKM Kometer Station
 2. Kajang Kometer Station
 3. Serdang Kometer Station

- MRT Station**
1. MRT Kajang Station
 2. MRT Saujana Impian Station



Key Design Features

- Freehold
- Private enclave of only 37 units
- Generous living and dining areas linked to an open terrace
- Spacious guestroom on the ground floor
- All bedrooms with en suite baths
- Large wet and dry kitchens
- Space for 4 cars with two in an automated garage
- Spacious master bedroom with semi al fresco bathroom featuring a whirlpool bath
- Private swimming pool*
- Pool side annex*
- Rainwater harvesting system
- Single point entry and exit
- Convenient access to facilities and amenities
- Served by a 4-highway network
- Mass rail (MRT) services (upon completion in 2017)

* Applicable to pool villas only



More Valuable with Time

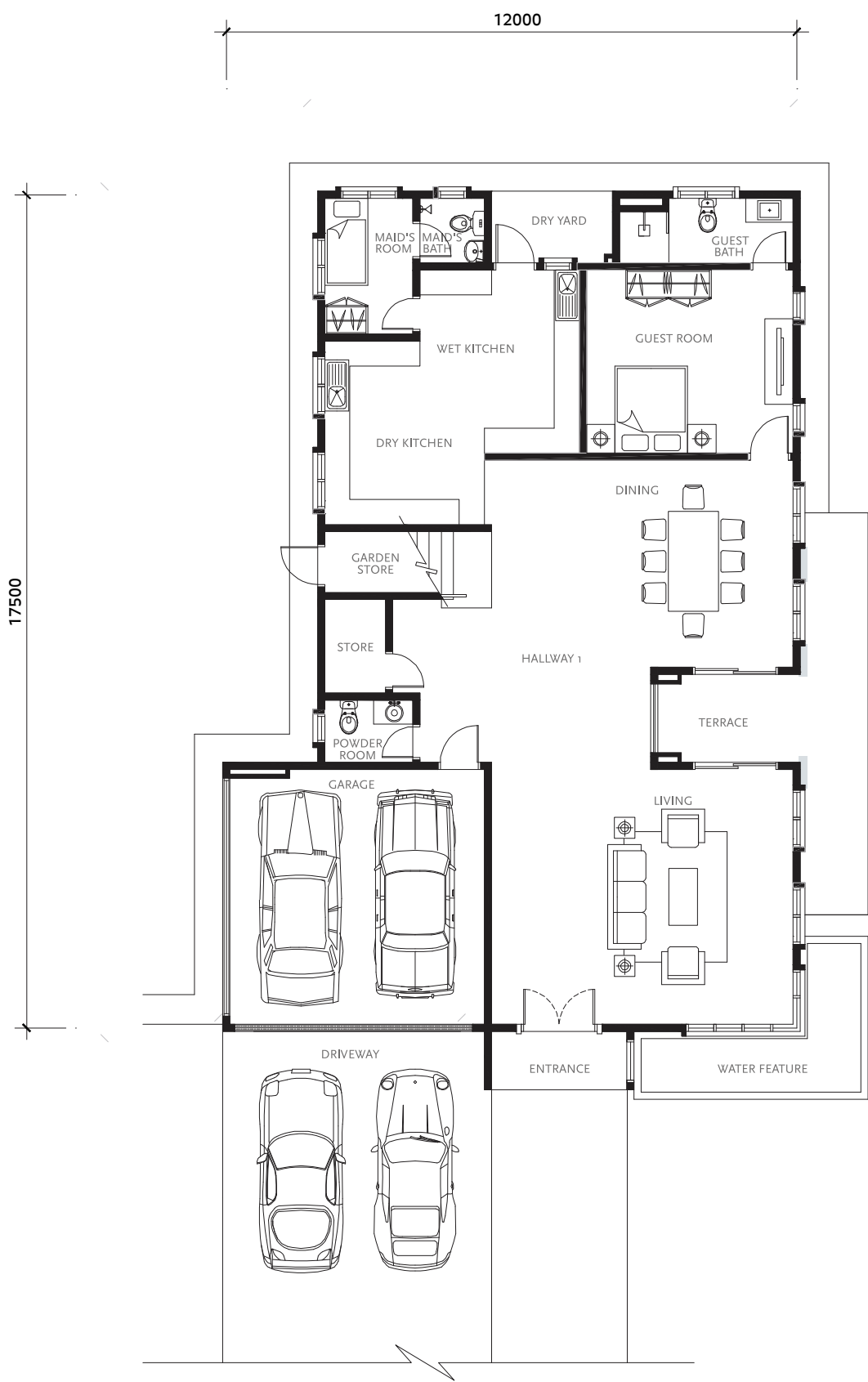
As development rapidly radiates outward from the Klang Valley, the areas and locales reached by the new LRT extension project, the Greater Kuala Lumpur MRT project and excellent accessibility of a good highway & expressway network, will experience an

upswing in popularity. Enjoying all these features, the choice residential developments of the Saujana Impian premier enclaves such as Villa Safira, immediately become high potential growth areas with enhanced real estate appreciation.

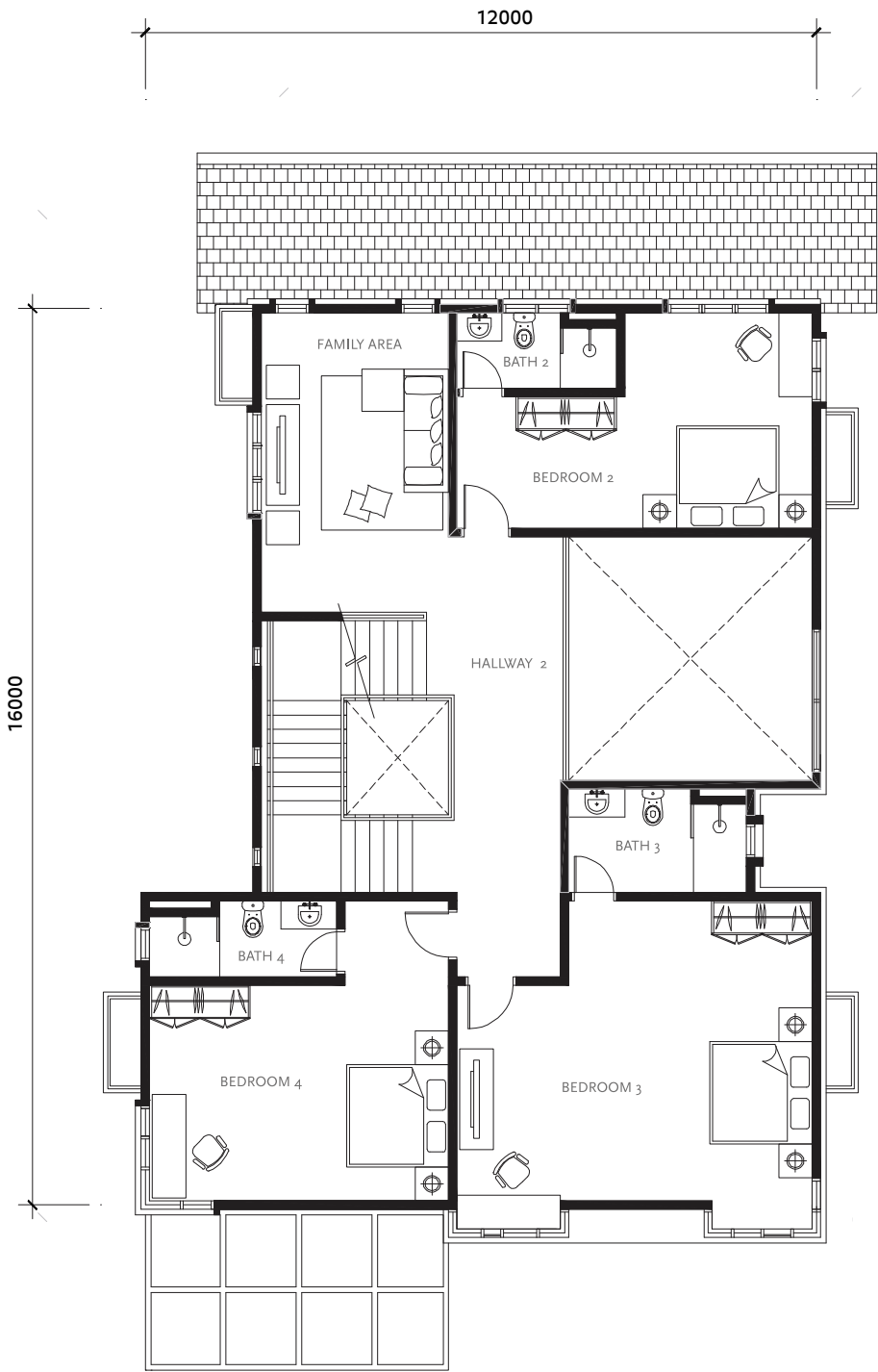
FLOOR PLANS



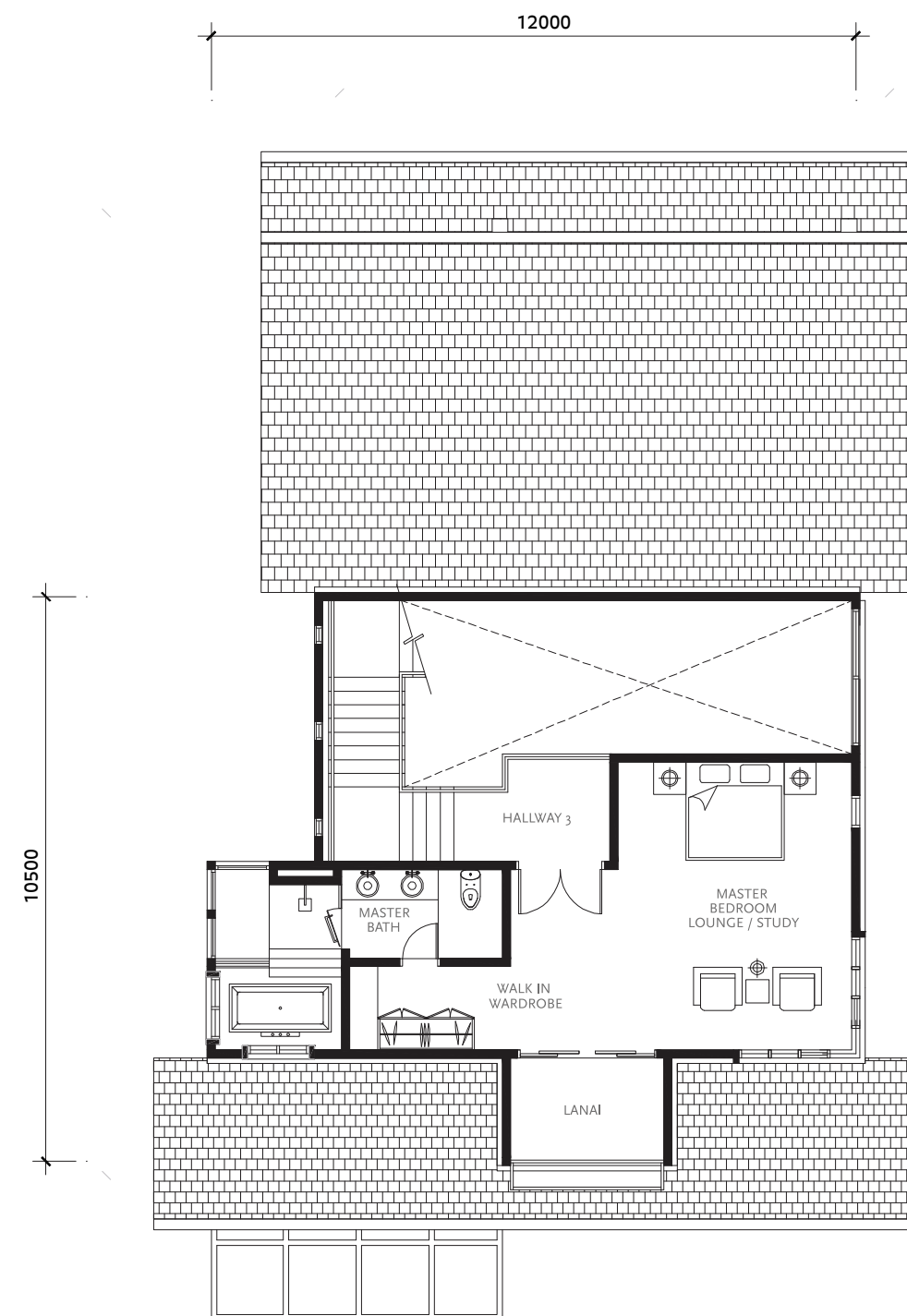
TYPE B 2½–STOREY
Built-up area: From 4, 642 sq ft



Ground Floor



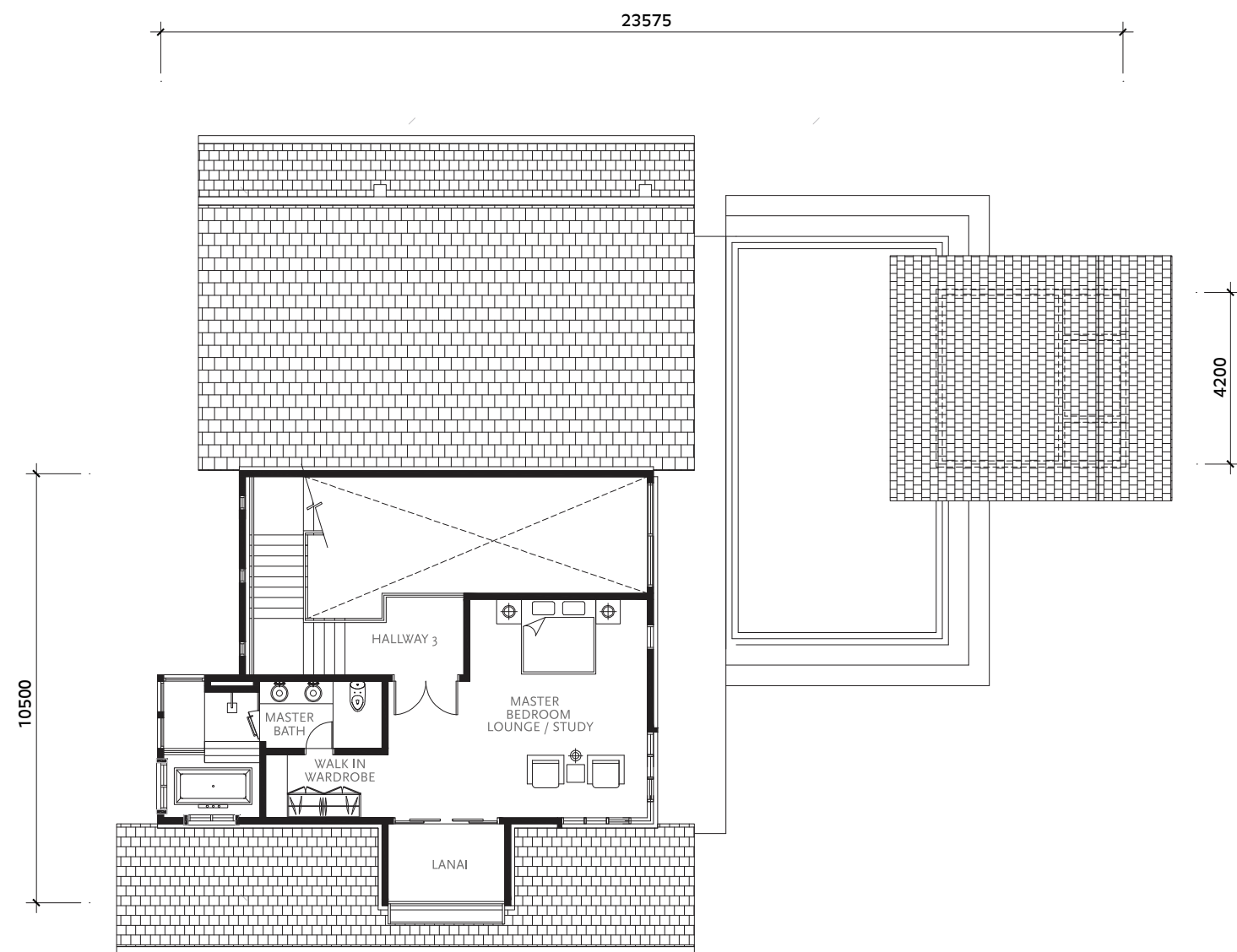
First Floor



Second Floor



TYPE A
2-storey bungalow

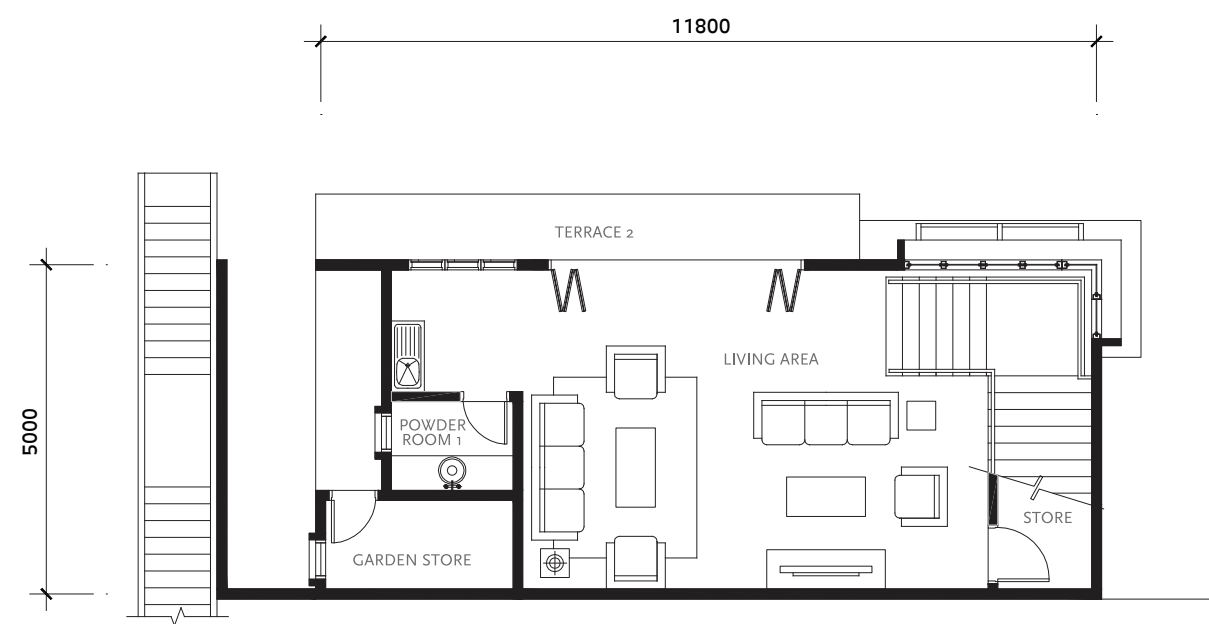


Second Floor

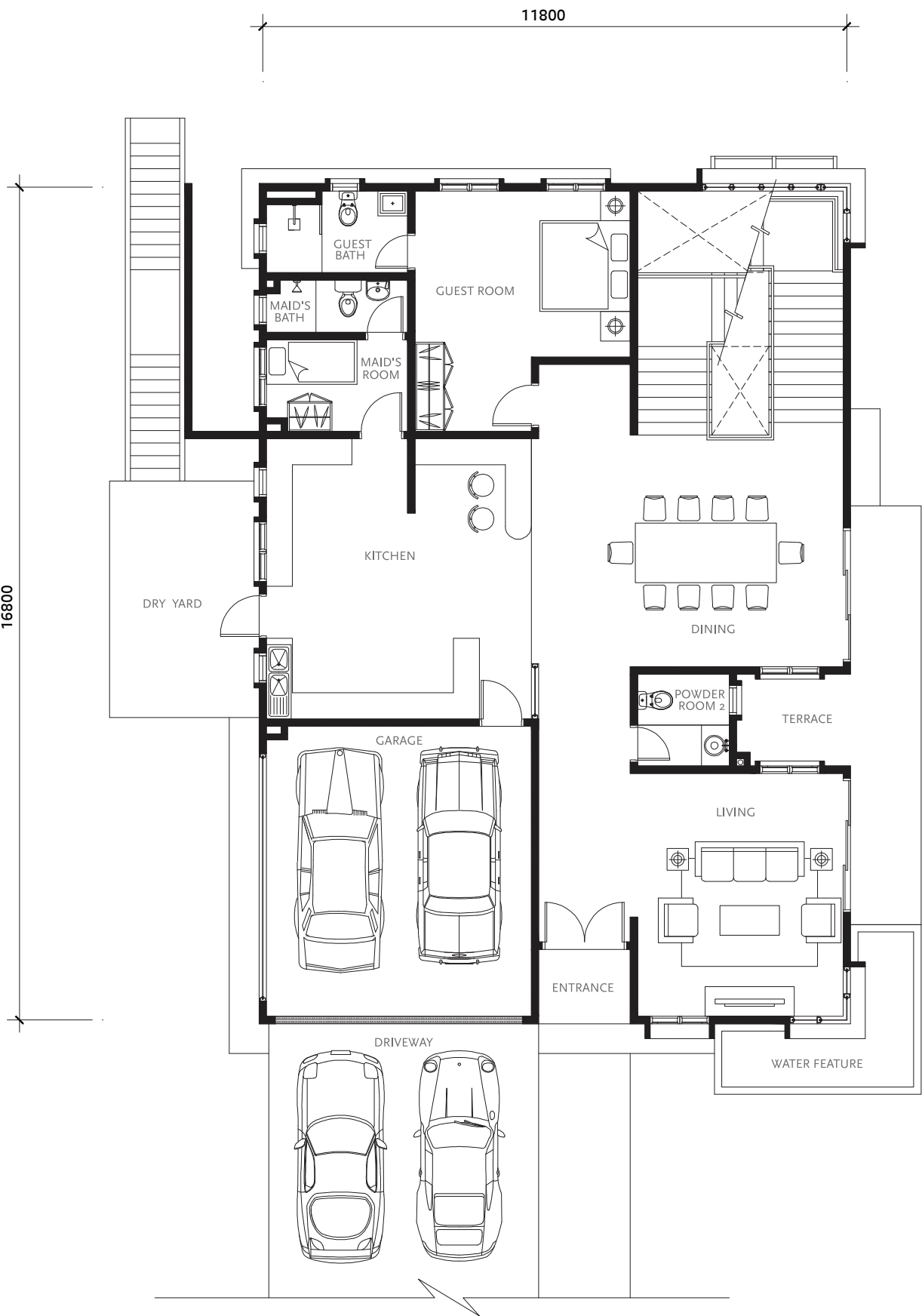


TYPE B
2½ storey bungalow

TYPE C 2½–STOREY
Built-up area: From 5, 068 sq ft



Lower Ground Floor



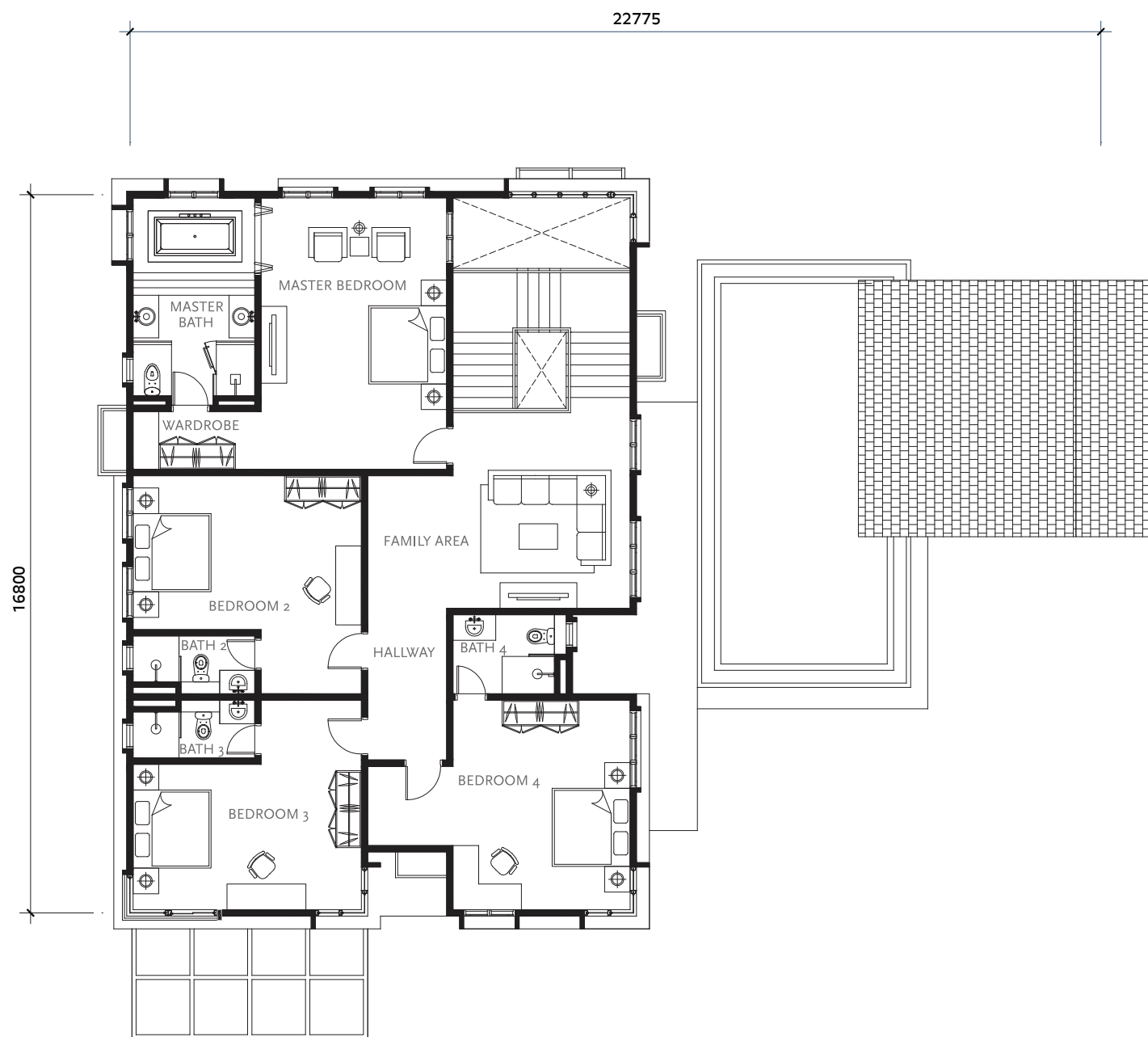
Ground Floor



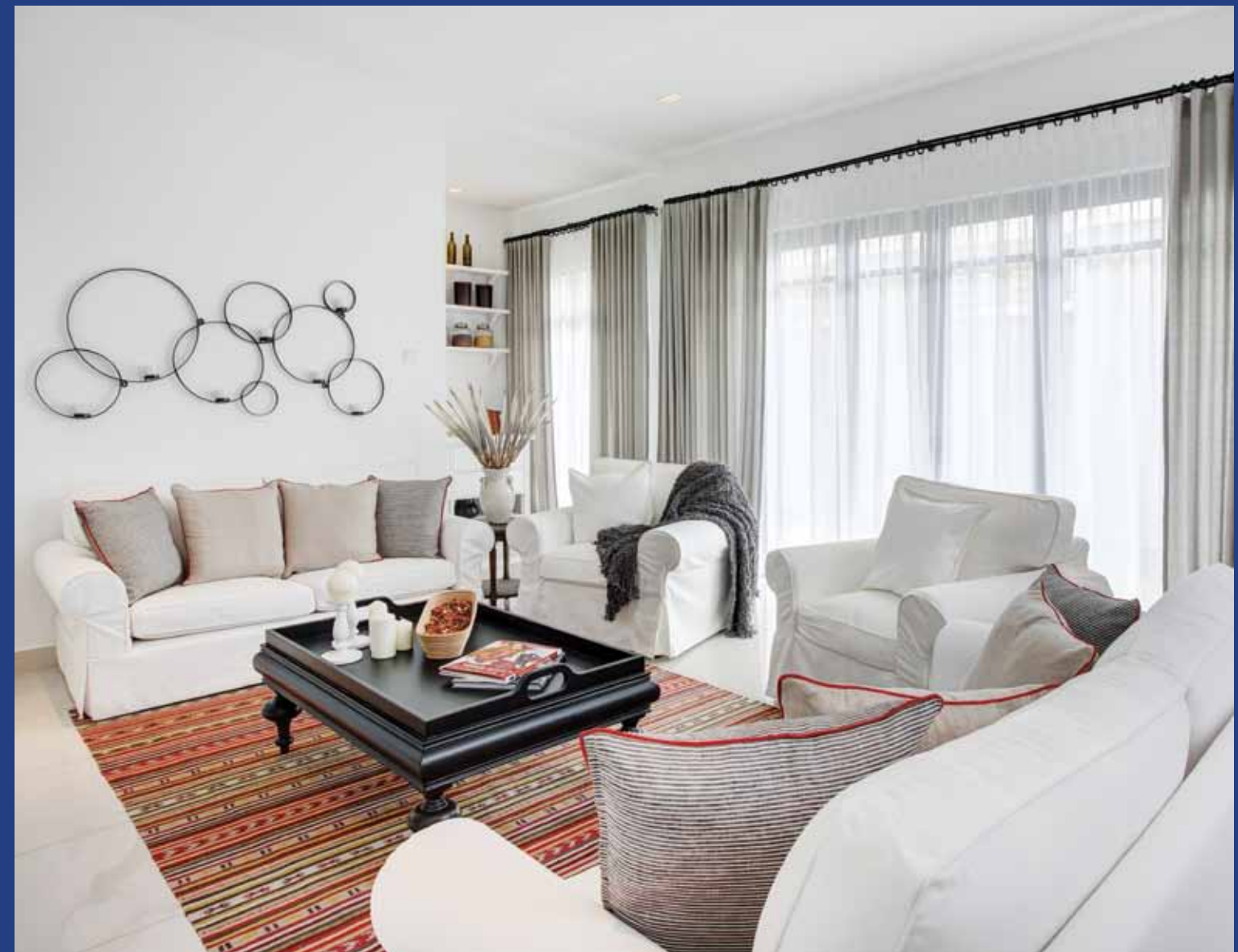
First Floor



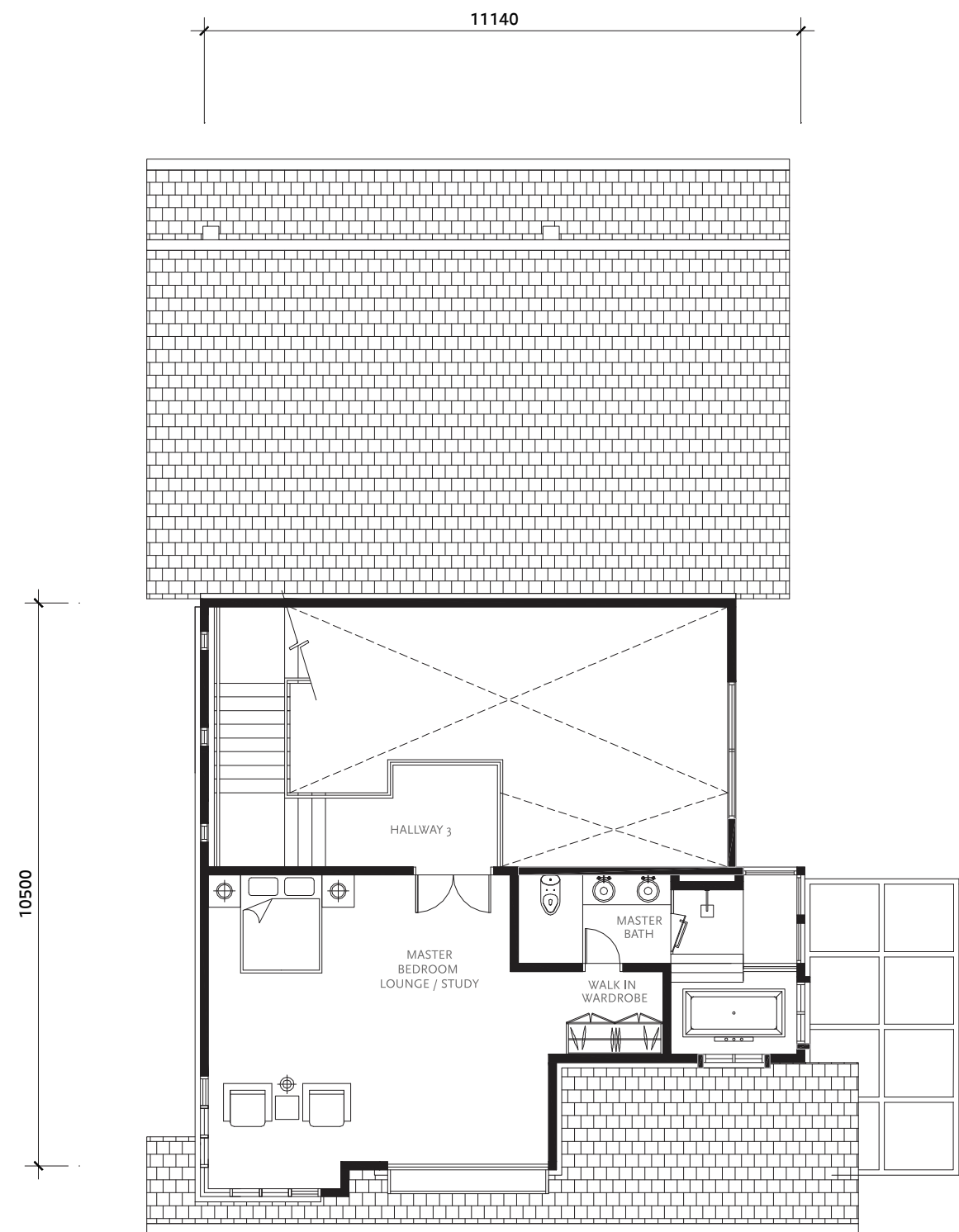
TYPE C
2½ storey bungalow



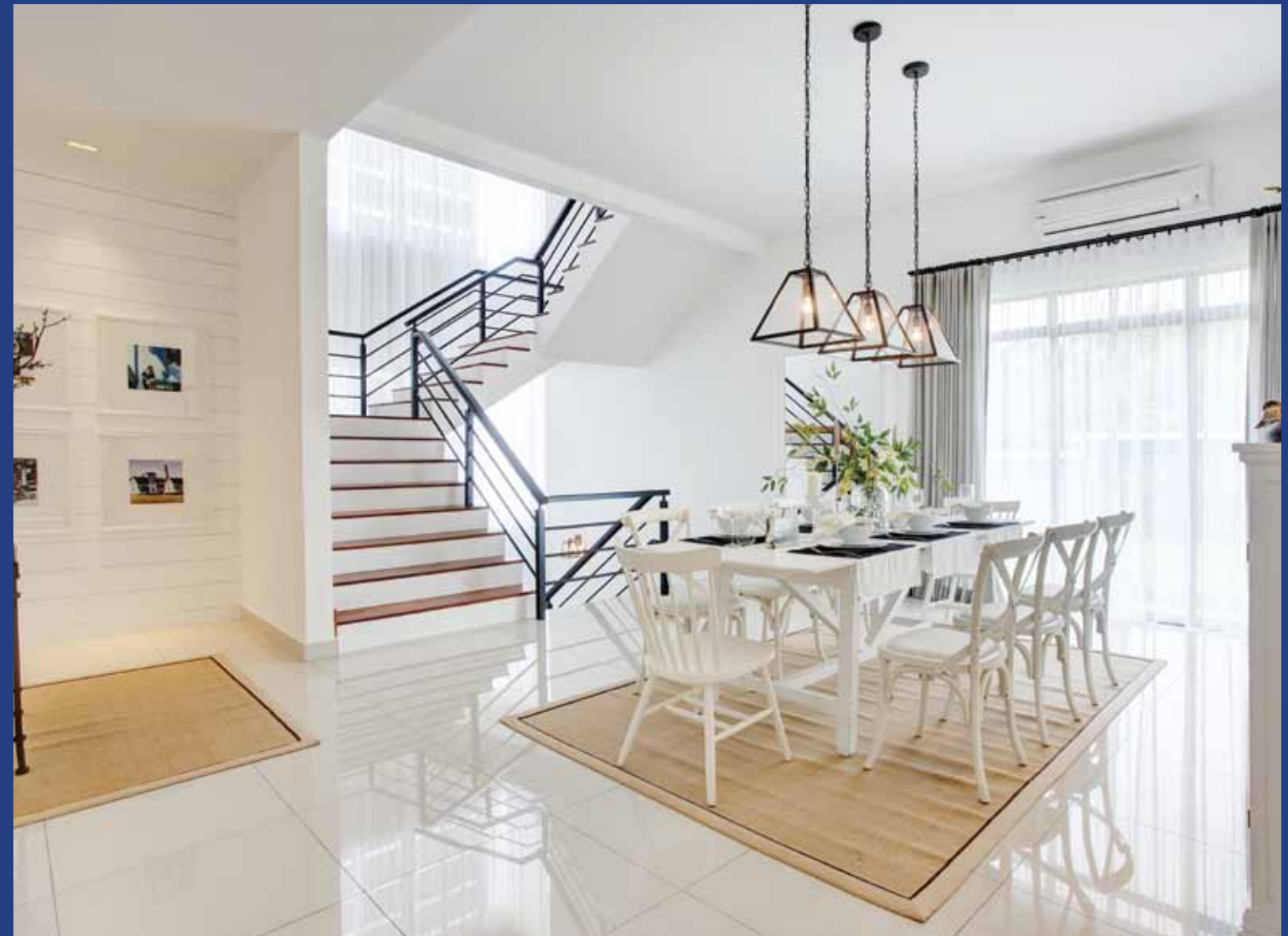
First Floor



The private living area opens up to the garden and can be exclusively for close friends and family (actual show unit).



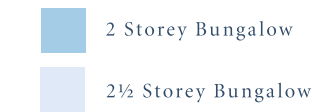
Second Floor



The angular lines of the wide staircase and its banisters sets an interesting visual contrast to the straight clean lines of the dining area (actual show unit).

SITE PLAN

A1 - Unit Type 1 - Lot Number



SPECIFICATIONS

Structure	Reinforced concrete frame
Wall	Clay brick with cement plaster
Roof Covering	Clay roof tiles
Roof Framing	Timber
Ceiling Finishes	Skim coat / plaster ceiling
Floor Finishes	Driveway Concrete imprint Garage Concrete imprint Terrace Composite cement board Living Porelain tiles Lounge (types C & C1) Porelain tiles Dining Porelain tiles Kitchen Ceramic tiles Guest room Porelain tiles Guest bathroom Porelain tiles Maid's room Ceramic tiles Maid's bath Porelain tiles Powder room Porelain tiles Family Engineered timber flooring Bedrooms Engineered timber flooring Balcony (types A, A1,B, B1 & D) Composite cement board Master bedroom Engineered timber flooring Master bathroom Porelain tiles Bathroom 1, 2, 3 & 4 Porelain tiles Dry yard Homogenous tiles Store Ceramic tiles Staircase Engineered timber flooring Lanai (type B & B1) Homogenous tiles
Wall Finishes	Walls Cement plaster with paint finish Powder room Ceramic tiles Maid's bath Ceramic tiles Guest bathroom Ceramic tiles Master bathroom Ceramic tiles Bathroom 1, 2, 3 & 4 Ceramic tiles Kitchen Ceramic tiles
Doors	Main entrance Timber door Master bedroom Plywood flush door Bedrooms Plywood flush door All bathrooms Plywood flush door Garden store Fixed louvres aluminium door Balcony Sliding door clear glass Garden gate Metal ms louvres door
	Powder coated aluminium casement glass window Powder coated aluminium fixed glass window Powder coated aluminium top hung window Powder coated aluminium fixed louvres
Door Frame	Metal frame
Staircase	R.C. Staircase
Ironmongery	Quality locksets

SANITARY FITTING								ELECTRICAL INSTALLATIONS							
TYPE	A	A1	B	B1	C	C1	D	TYPE	A	A1	B	B1	C	C1	D
Pedestal water closet	7	7	7	7	7	7	7	Light points	51	57	58	64	64	70	56
Soup holder	7	7	7	7	7	7	7	Fan points	9	9	9	9	11	11	9
Wash basin	8	9	9	10	9	10	9	13A power points	35	38	37	40	40	43	37
Toilet roll holder	7	7	7	7	7	7	7	15A power points (air cond point)	8	8	8	8	9	9	8
Shower rose	6	7	6	7	6	7	6	Telephone	3	3	3	3	4	4	3
Hand bidet	7	7	7	7	7	7	7	TV outlet	3	3	3	3	4	4	3
Kitchen sinks	7	7	7	7	7	7	7	Door bell points	1	1	1	1	1	1	1
Whirlpool bath	1	1	1	1	1	1	1	Centralized water heater for 5 bathroom	1	1	1	1	1	1	1
								Gate light po	2	2	2	2	2	2	2

External Features	<p>Automated garage door</p> <p>Garbage compartment & letter box and tap for garden</p> <p>Swimming pool and mini gymnasium (type A1, B1 & C1)</p> <p>Rain water harvesting system (for garden use)</p>
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ABOUT SIME DARBY PROPERTY BERHAD

Sime Darby Property is the property arm of Bursa Malaysia-listed Sime Darby Berhad, a Malaysia-based diversified multinational with a market capitalisation of around RM60 billion (approx. USD20 billion) and a history that spans over a century. As a leading integrated property group, its core businesses are Property Development and Property Investment. It is currently Malaysia's largest property developer in terms of property landbank and active developments.

On the back of a successful 40-year track record of developing sustainable communities, Sime Darby Property has to date built more than 15 townships. From an illustrious tradition of developing themed townships and commercial centres, the company is on a journey of innovation and creativity to spearhead various initiatives including integrated and niche developments, re-generation of transit-oriented developments, business centres and retail malls.

Sime Darby Property is a multiple award-winning property group with numerous local and international accolades. In addition to Malaysia, it also has a global reach that encompasses assets and operations in Australia, Singapore, United Kingdom and Vietnam.

For enquiries, please call or visit us at:

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