



**TARA**  
*Bukit Jelutong*

A RESPLENDENT COLLECTION  
IN AN AWARD-WINNING TOWNSHIP



Property



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*Bukit Jelutong*

## Welcome to the Star of Bukit Jelutong

TARA Bukit Jelutong—a resplendent collection designed for an exclusive community of only 14—will be the last phase of semi detached residences to be built by Sime Darby Property in one of Selangor's most upscale township.

Named after the Persian word for Star, TARA Bukit Jelutong is the ultimate invitation to luxuriate in a magnificent abode that is enveloped in emerald green terrain.

Composed of lavishly spacious living spaces, with a choice of 2-storey (40 x 85) and 3-storey (40 x 90). TARA Bukit Jelutong is masterfully crafted to showcase the best of balanced urban living, in one premier address.

**A brilliant new beginning awaits, in TARA Bukit Jelutong.**





## Balanced Urban Living

It's a haven for balanced living here. Take a relaxing stroll or evening jog beneath a cool canopy of tree-lined streets. Head out for an invigorating time at Shah Alam National Botanical Park, or tee off at the prestigious Kelab Golf Sultan Abdul Aziz Shah.

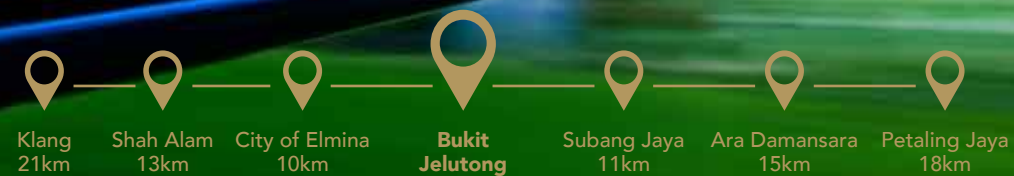
For a hearty cookout, handpick the best ingredients from a plethora of hypermarkets nearby—Jaya Grocer, Tesco and AEON Mall. With private and local schools here, as well as shops and hospital nearby, you'll never have to travel far from home to ensure your family will always be taken care for.

## Prestigious Township

As a matured township with a rich 20-year heritage, Bukit Jelutong is an embodiment of excellence and distinction. Its celebrated dedication to contemporary and balanced living has garnered award-winning recognition for the best neighbourhood landscape and best township planning.

Cruising back home, you'll be greeted with lush greeneries, spread across 2,200 acres of prime freehold land with a low-density and self-contained, planned community.





## Excellent Connectivity

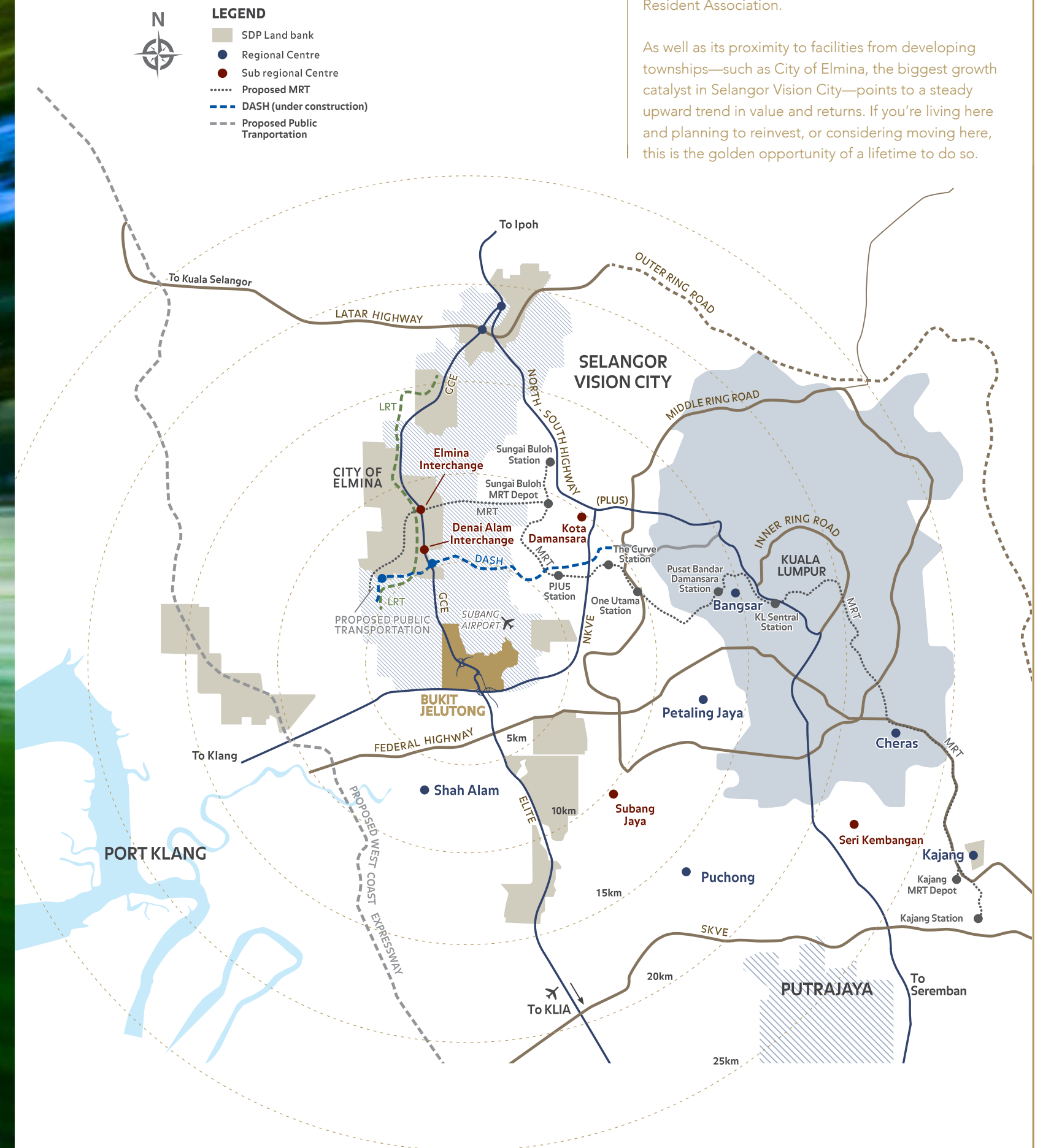
Well-served by an excellent road network and major highways, such as the New Klang Valley Expressway (NKVE), North South Expressway Central Link (ELITE), Guthrie Corridor Expressway (GCE), and Damansara-Shah Alam Expressway (DASH).

You're never too far away from the bustling city life, and travelling to work or leisure destinations is just a breeze, while home is conveniently close by.

## Rewarding Investment

Bukit Jelutong remains a highly sought-after address for more reasons than one. The consistent rise in capital appreciation, combined with an astute community that appreciates the township with an active Bukit Jelutong Resident Association.

As well as its proximity to facilities from developing townships—such as City of Elmina, the biggest growth catalyst in Selangor Vision City—points to a steady upward trend in value and returns. If you're living here and planning to reinvest, or considering moving here, this is the golden opportunity of a lifetime to do so.







## A Resplendent Collection for an Exclusive Community of 14

TARA Bukit Jelutong is composed of lavishly spacious semi-detached residences, masterfully crafted for an exclusive community of only 14.

As the last of its kind to be built by Sime Darby Property in this award-winning township, TARA Bukit Jelutong will be the shining star of this neighbourhood.

Established on 2.78 acres of premium, freehold land, featuring gentle elevations enveloped in greeneries. The thoughtful preservation of nature's sloped terrain in TARA Bukit Jelutong extends beyond aesthetics. As a natural barrier to noise pollution, it preserves serenity, while ensuring privacy.

From a Feng Shui perspective, the hill-like terrain augurs well for good energy flow. Indeed, TARA Bukit Jelutong is an auspicious symbol of life's best, in one address.





### Pockets of Peace

Escape to the pocket gardens in the residence's cul-de-sac. Take a relaxing stroll down the reflexology pathway lined with fruit trees. Catch a peaceful breather at the gazebo, or enjoy breakfast in the cool of the morning at the picnic table.

Let sounds of laughter fill the air, as kids explore the playground or when friends join you for a BBQ at the open lawn, within the peaceful haven of TARA Bukit Jelutong.

### Private Garden for all 14 Residences & 2 Pocket Gardens

TARA Bukit Jelutong is an exclusive, low-density development with 30% reserved green space and 2 Pocket Gardens for communal gatherings.

- Pocket Garden Facilities:
- Children's playground
  - Planter's boxes
  - Fruit garden
  - Gazebo
  - Picnic table and benches
  - Open lawn for activities & gathering
  - Reflexology area





## Sense of Calm

Retreat to your private garden, for a quiet time of relaxation or gardening with the family. The generous outdoor area for every semi-detached residence is designed to restore a sense of calm and closeness to nature, without having to step out of home.

In addition, with only one main access into TARA Bukit Jelutong, and a home-security system, rest assured your peace of mind is safeguarded here.





## Sustainable Design

As the star of Bukit Jelutong, an award-winning township celebrated for its timeless qualities of balanced urban living, TARA Bukit Jelutong is brilliantly designed to cater to the evolved needs of this generation.

Environmental-friendly features, such as the solar hot water system, rainwater harvesting system, and low Volatile Organic Compound (VOC) paint has been incorporated in each of the 14 residences.





## Express Your Signature Style

With a choice of single and double frontage design, and over 4,000 sq ft of possibilities to explore; as well as variations of layout designs infusing practicality with flexibility, and large openings inviting warm natural light into interior spaces.

Every inch of TARA Bukit Jelutong will be a wide, open canvas for you to express your signature style—making your presence felt in the abode of dreams.





A modern bedroom interior featuring a large bed with a blue and gold quilt and a white tufted ottoman. The room has a textured grey wall with two large abstract paintings, a dark door, and a glass display cabinet. The lighting is warm and ambient, with pendant lights hanging over the bed.

## Live Your Legacy

Create a wealth of enriching memories within this multigenerational home. Replete with up to 5+1 bedrooms and 6 baths, including a rumpus room, as well as a 'granny suite'. Combined with an open plan for living, dining, and kitchen, and a high ceiling for a sense of spaciousness.

Every member of the family will enjoy a sense of limitless personal space, yet always be close enough with one another. Indeed, it's the perfect abode to live your legacy, with the ones who matter to you.





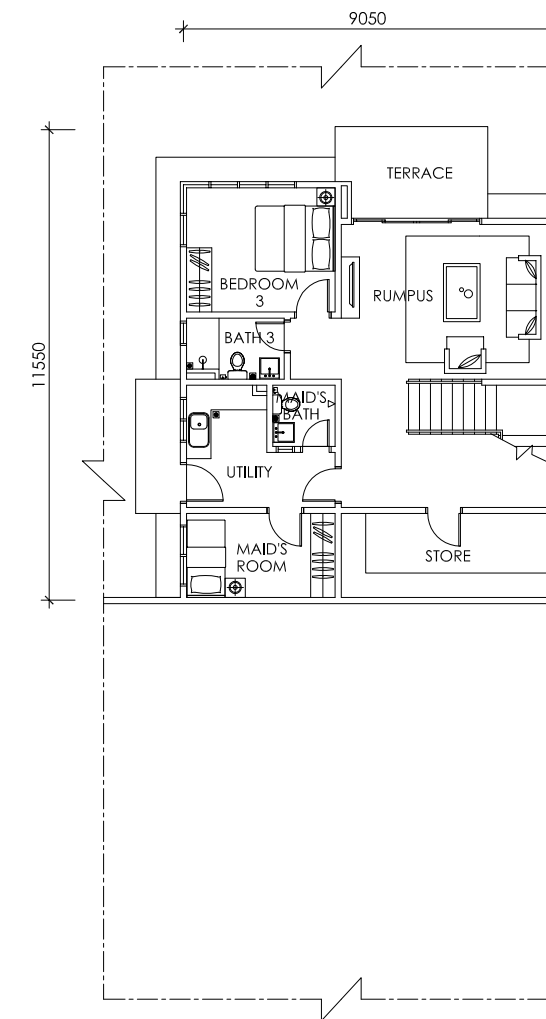
## Site Plan

- Type B1
- Type B
- Type A
- Address number

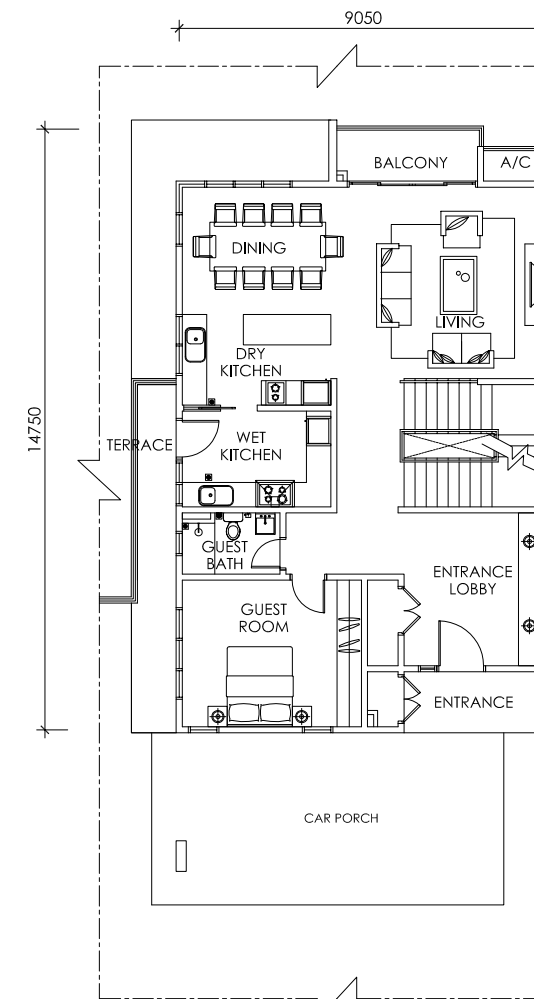


## Type A 4,103 SQ FT

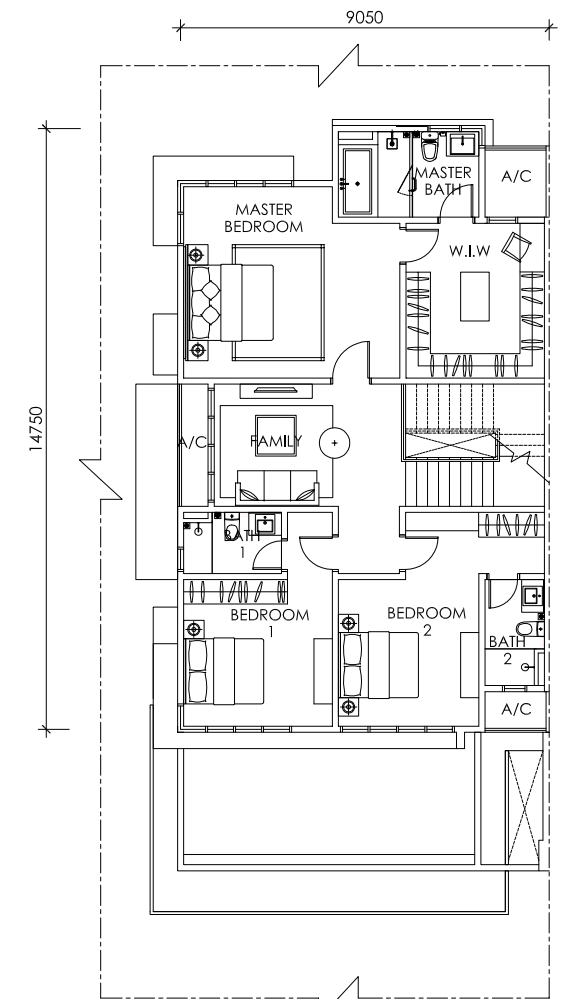
5+1 bedrooms  
6 bathrooms



Lower Ground Floor



Ground Floor

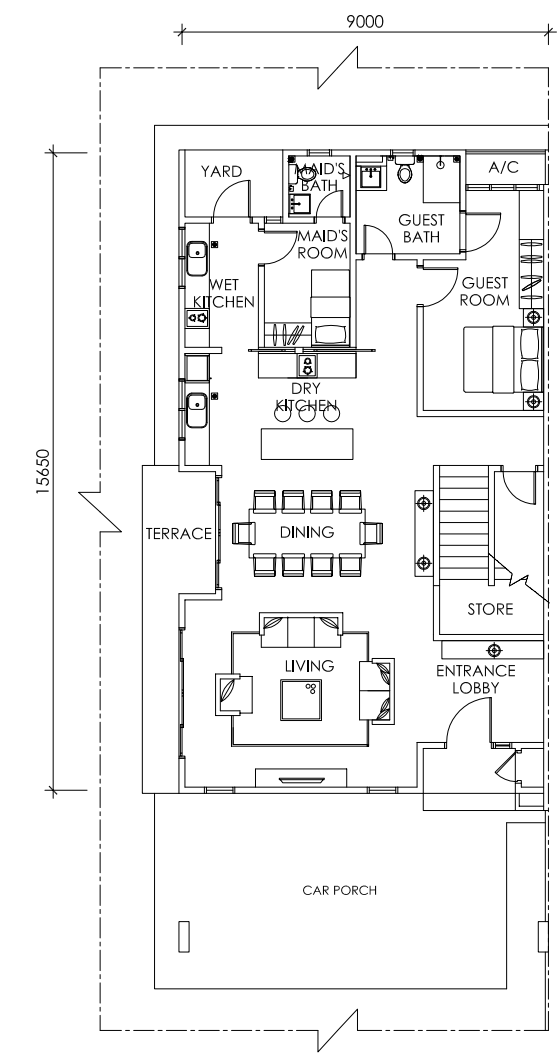


First Floor

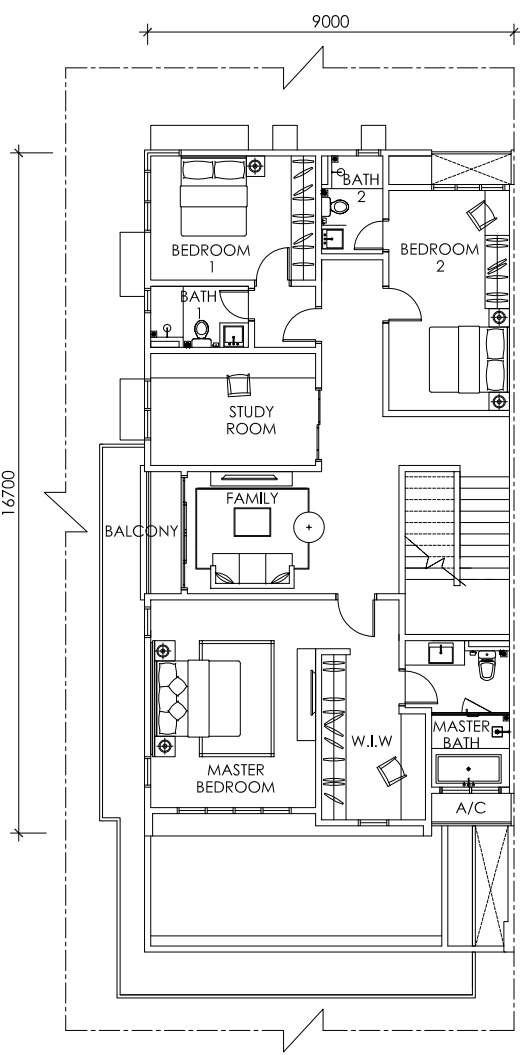


Type B  
3,516 SQ FT

4+1 bedrooms  
5 bathrooms



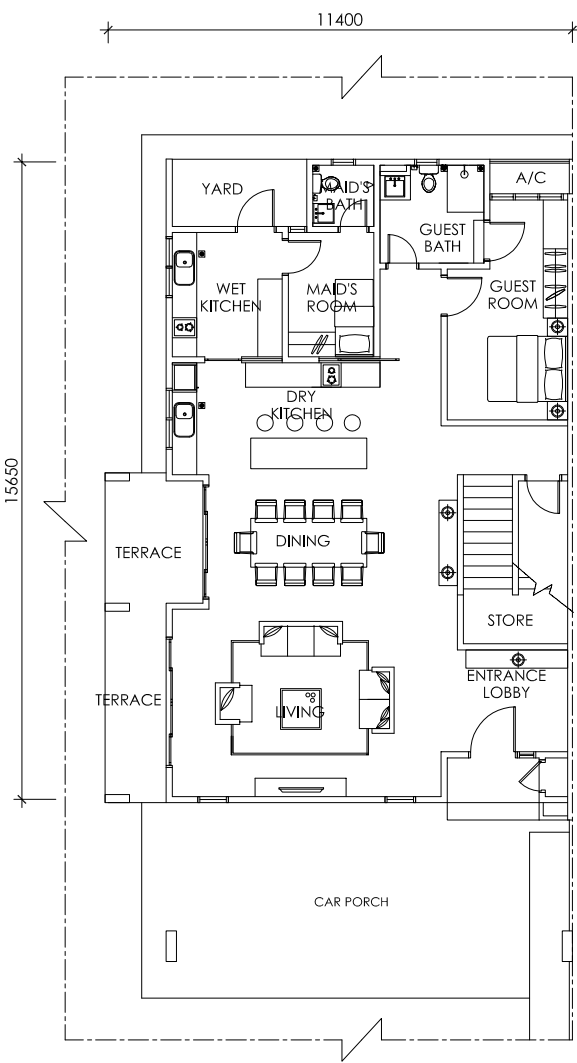
Ground Floor



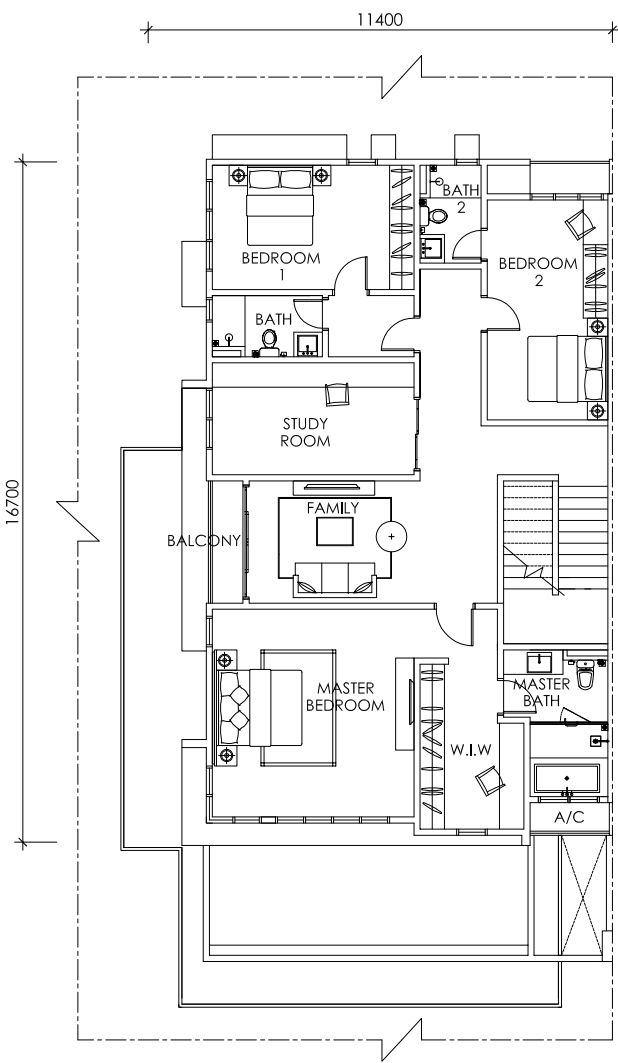
First Floor

Type B1  
3,923 SQ FT

4+1 bedrooms  
5 bathrooms



Ground Floor



First Floor



Specifications (Type A)

(a) Structure		<ul style="list-style-type: none"><li>Reinforced concrete</li></ul>
(b) Wall		<ul style="list-style-type: none"><li>Masonry</li></ul>
(c) Roof Covering		<ul style="list-style-type: none"><li>Concrete roof tiles / rolled shingle / RC flat roof</li></ul>
(d) Roof Framing		<ul style="list-style-type: none"><li>Metal</li></ul>
(e) Ceiling		<ul style="list-style-type: none"><li>Plaster / cement board / skim coat</li></ul>
(f) Windows		<ul style="list-style-type: none"><li>Aluminium framed glass panel</li></ul>
(g) Doors	: Main entrance : Internal rooms : Bathrooms : Living & rumpus : Store	<ul style="list-style-type: none"><li>Laminated engineered timber door</li><li>Laminated timber flush door</li><li>Laminated timber flush door</li><li>Aluminium framed glass sliding door</li><li>Timber louvered door / aluminium louvered door</li></ul>
(h) Ironmongery		<ul style="list-style-type: none"><li>Locksets with accessories</li></ul>
(i) Wall finishes	: External : Dry kitchen : Wet kitchen : Utility : Bathrooms : Maid's bath : Others	<ul style="list-style-type: none"><li>Plaster &amp; paint</li><li>Porcelain tiles up to ceiling height / plaster &amp; paint</li><li>Porcelain tiles up to ceiling height</li><li>Ceramic tiles up to ceiling height</li><li>Porcelain tiles up to ceiling height</li><li>Ceramic tiles up to ceiling height</li><li>Plaster &amp; paint</li></ul>
(j) Floor finishes	: Car porch : Entrance / entrance lobby : Terrace / balcony : Living, dining, rumpus : Dry kitchen : Wet kitchen : Guest room & bedroom 3 : Master bedroom, bedroom 1 & 2 : Bathrooms : Maid's room : Maid's bath : Utility : Staircase : Family : Store	<ul style="list-style-type: none"><li>Concrete imprint</li><li>Porcelain tiles</li><li>Porcelain tiles</li><li>Porcelain tiles</li><li>Porcelain tiles</li><li>Porcelain tiles</li><li>Porcelain tiles</li><li>Engineered timber flooring</li><li>Porcelain tiles</li><li>Ceramic tiles</li><li>Ceramic tiles</li><li>Ceramic tiles</li><li>Engineered timber flooring</li><li>Engineered timber flooring</li><li>Cement render</li></ul>
(k) Sanitary and plumbing fittings	: Dry kitchen : Wet kitchen : Bathrooms : Maid's bath : Utility : Refuse compartment	<ul style="list-style-type: none"><li>Sink with tap</li><li>Sink with tap</li><li>Sanitary wares and fittings</li><li>Sanitary wares and fittings</li><li>Sink with tap</li><li>Tap</li></ul>
(l) Electrical installations	: Ceiling light point : Wall light point : Gate light point : Fan point : Power point : Booster pump power point : Air-conditioning point : TV point : Door bell point : Autogate point : Telephone point : Data point	47 4 2 10 42 1 9 5 1 1 3 4
(m) Internal telephone trunking and cabling		<ul style="list-style-type: none"><li>Provided</li></ul>
(n) Fencing		<ul style="list-style-type: none"><li>Masonry wall, M.S grille, M.S gate</li></ul>
(O) Miscellaneous		<ul style="list-style-type: none"><li>Letter box</li><li>TNB meter compartment</li><li>Refuse compartment</li><li>Rain water harvesting system</li><li>Basic home alarm system</li></ul>

NOTE: All descriptions and specifications above are subject to variations, modifications and substitution as directed and/or approved by the relevant approving authorities

Specifications (Type B)

(a) Structure		<ul style="list-style-type: none"><li>Reinforced concrete</li></ul>
(b) Wall		<ul style="list-style-type: none"><li>Masonry</li></ul>
(c) Roof Covering		<ul style="list-style-type: none"><li>Concrete roof tiles / rolled shingle / RC flat roof</li></ul>
(d) Roof Framing		<ul style="list-style-type: none"><li>Metal</li></ul>
(e) Ceiling		<ul style="list-style-type: none"><li>Plaster / cement board / skim coat</li></ul>
(f) Windows		<ul style="list-style-type: none"><li>Aluminium framed glass panel</li></ul>
(g) Doors	: Main entrance : Internal rooms : Bathrooms : Living, dining & family : Store	<ul style="list-style-type: none"><li>Laminated engineered timber door</li><li>Laminated timber flush door</li><li>Laminated timber flush door</li><li>Aluminium framed glass sliding door</li><li>Timber louvered door / aluminium louvered door</li></ul>
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(j) Floor finishes	: Car porch : Entrance, lobby, living, dining : Terrace / balcony : Dry kitchen : Wet kitchen : Yard : Guest room : Master bedroom, bedroom 1 & 2 : Bathrooms : Maid's room : Maid's bath : Staircase : Family & study room : Store	<ul style="list-style-type: none"><li>Concrete imprint</li><li>Porcelain tiles</li><li>Porcelain tiles</li><li>Porcelain tiles</li><li>Porcelain tiles</li><li>Porcelain tiles</li><li>Porcelain tiles</li><li>Engineered timber flooring</li><li>Porcelain tiles</li><li>Ceramic tiles</li><li>Ceramic tiles</li><li>Engineered timber flooring</li><li>Engineered timber flooring</li><li>Cement render</li></ul>
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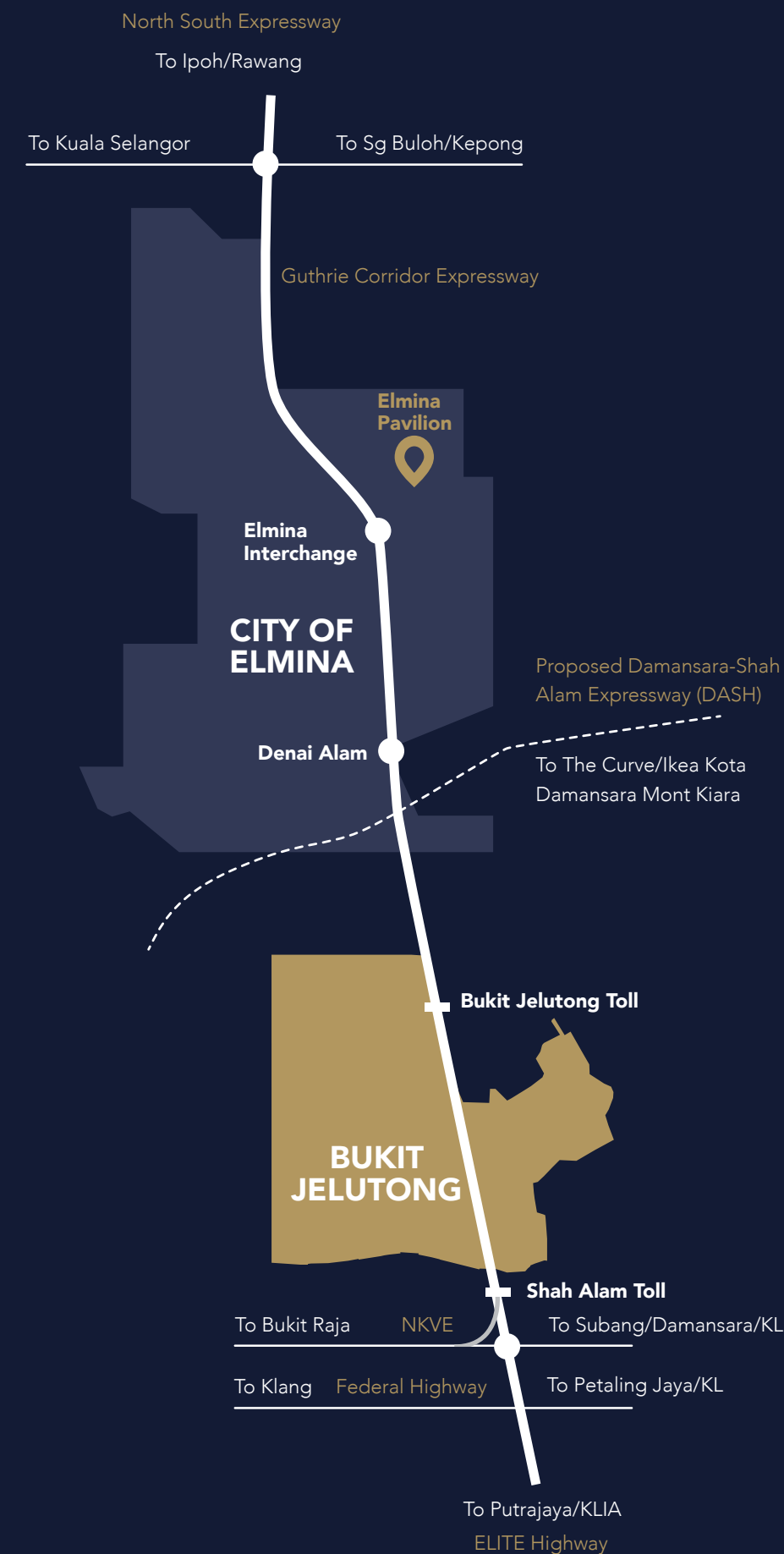




## Developing Homes, Building Lifestyles.

Sime Darby Property is the property arm of Sime Darby Berhad. On the back of a successful 40-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 7<sup>th</sup> consecutive Gold at the Putra Brand Awards 2016 and its 5<sup>th</sup> 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](http://www.simedarbyproperty.com)



## Bukit Jelutong

For enquires, please call or visit us at:

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Elmina East, Seksyen U16,  
40160 Shah Alam, Selangor.

GPS: 3.186265, 101.523581

Opens daily from 9.30am - 6.30pm  
(including Public Holidays)

Tel: 03 7831 2253

[www.simedarbyproperty.com/bukitjelutong](http://www.simedarbyproperty.com/bukitjelutong)

No. of units: 14 | Type: 2 and 3-storey Semi-Detached | Expected Date of Completion: December 2019 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 6427-67/10-2019/0790(L) | Validity: 10/10/2017 - 09/10/2019 | Advertising & Sales Permit No: 6427-67/10-2019/0790(P) | Validity: 10/10/2017 - 09/10/2019 | Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Shah Alam | Reference No.: MBSA/BGN/BB/600-1(PS)/SEK.U8/0028-2017 | Developed by: Sime Darby Property Berhad (15631-P), 10<sup>th</sup> Floor, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling Price : RM2,008,888 (min), RM3,254,888 (max) | 7% Bumiputera Discount (Quota applies)

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**1800 88 1118**  
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**Property**

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