

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.

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

Saujana Impian Township



Conveniences

Matured amenities and convenient accessibility—
The Brymwood has it all

The Brymwood enjoys both the convenience of a mature township complemented by mature amenities and services and a keenly accessible strategic location. In the area are hypermarkets, shopping malls, schools, universities, hospitals, banks and business centres.

It is just minutes drive from the popular spots in the area and conveniently accessible to and from the city centre via a comprehensive road and rail

transportation network which includes four main highways – Kajang-Seremban Expressway (LEKAS), North-South Expressway (PLUS), Kajang SILK highway and the Cheras-Kajang Highway as well as the KTM Komuter services to KL, Tanjung Malim and Southbound to Seremban. The new MRT services scheduled for completion in 2017 will provide state-of-the-art rail services connecting Saujana Impian with the Greater KL rail network.



The Brymwood Countryside Twin Villas

Countryside Living amidst Greens and Greenery

Nestled amongst a 142-acre golf course and country club, The Brymwood is a private residential enclave of 26 countryside twin villas and a one-of-a-kind magnificent bungalow we call The Brymwood Residence.

Of contemporary tropical architecture, these spacious homes inspire modern countryside living of cosy and inviting living spaces and a connection with the rolling greens, shady trees and the experience of an enchanting birdsong symphony every morning.

The Brymwood styling is defined by simple and clean lines. A drive way and porch for at least 2 cars greets you when you arrive while a front door foyer is designed for enhanced privacy when you enter your countryside home. The living and dining area open up to the private terrace, which bathes both spaces with natural light for a bright and airy feel. Large wet and dry kitchens provide ample space for your family activity filled dream kitchen. A guest room on the ground floor complete with ensuite bathroom can also provide a safe yet personal space for elderly parents living with you.




The Brymwood Countryside Twin Villas

Spaciousness is the order of the day at The Brymwood. Upstairs, a naturally lit luxurious master bedroom comes with space for a walk-in wardrobe and his and her sinks plus a rain shower and bath. Two spacious bedrooms are

adorned with full-length windows for bright and airy spaces perfect for growing children or young adults while a long combination family and study room are great for family time together.

A main stay of The Brymwood's appeal is a seamless experience from the indoor spaces to the garden and beyond. A terrace, its large windows and openings allow an abundance of natural light to bathe the indoor creating bright and cheery spaces during the day and airy private spaces after dusk.



Exclusively with every exclusive countryside home

The Brymwood comes with free golf membership* at the Impian Golf & Country Club featuring the award winning championship 18-hole golf course. Its Bermuda Tifdwarf greens are heralded as amongst the best in the country**.

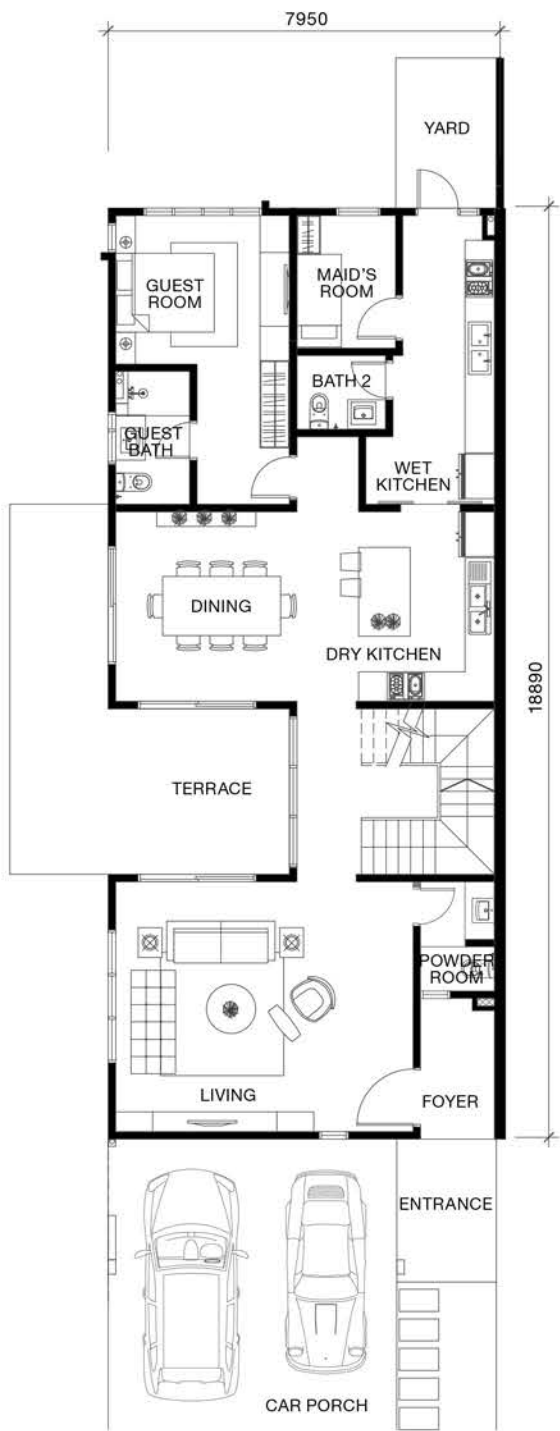
As a member of Impian Golf & Country Club, you have the added privilege of using the Club and its facilities which include the 18-hole championship course, swimming pools, tennis courts, fully equipped fitness centre and snooker room.

*Membership is renewable after three years

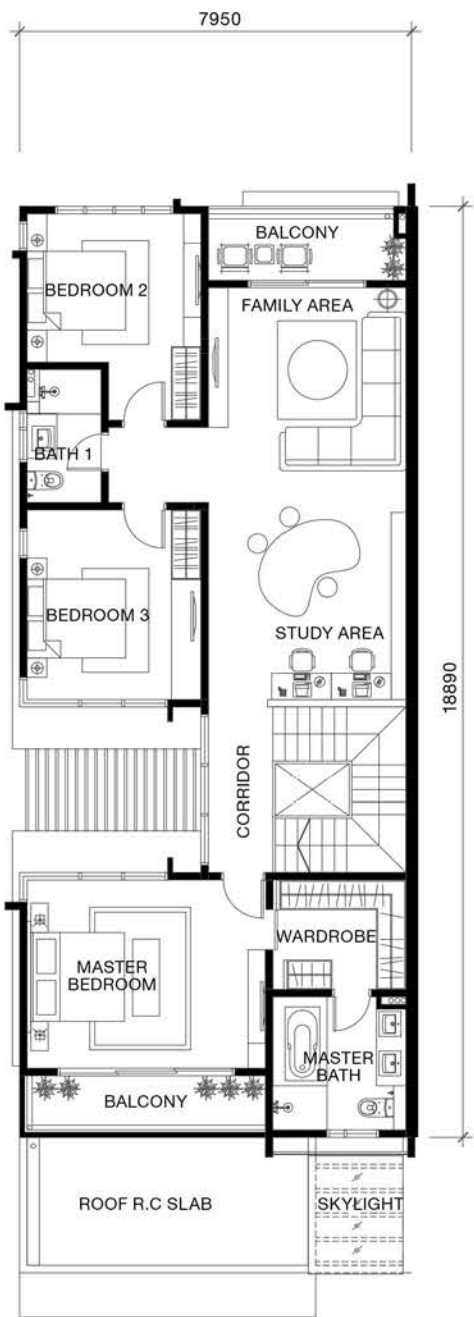
**By the Malaysian Professional Golf Association

Type A

BUILT-UP:
3,439 SQ FT



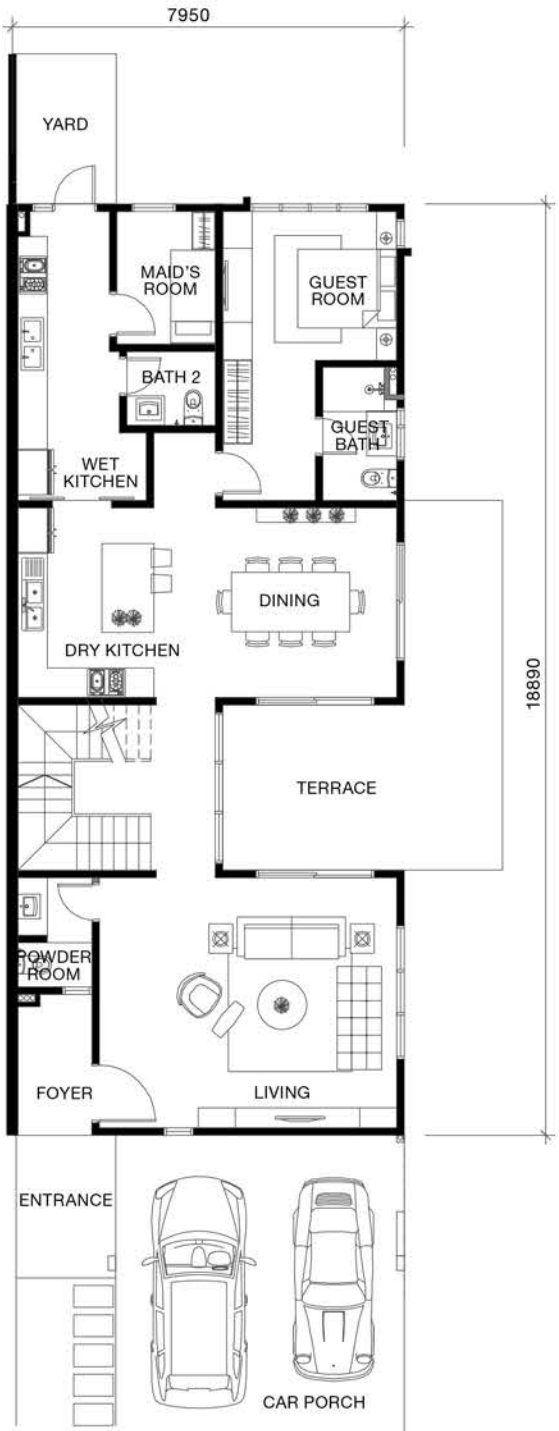
GROUND FLOOR PLAN



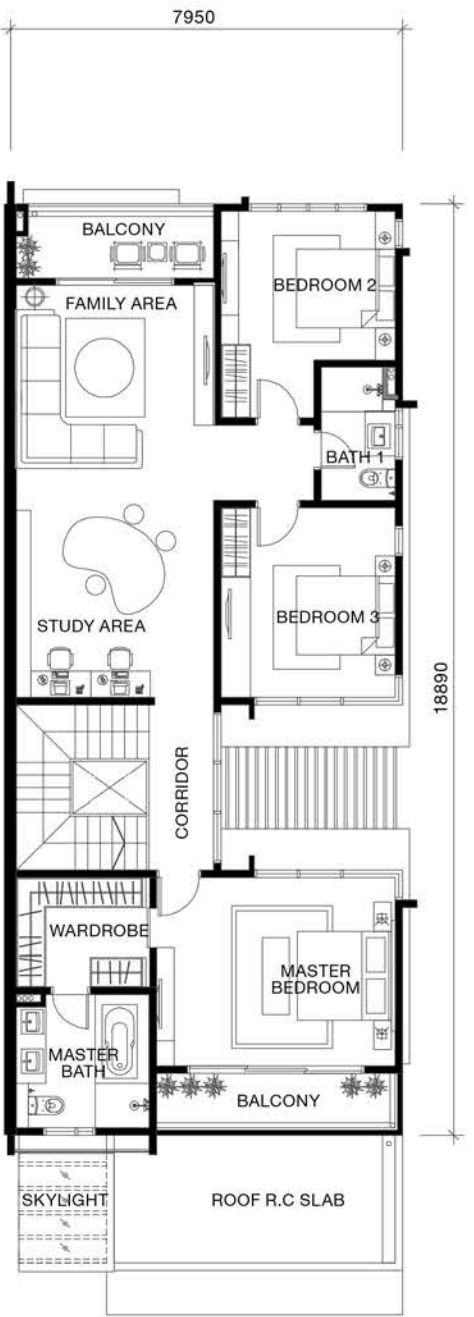
FIRST FLOOR PLAN

Type B

BUILT-UP:
3,439 SQ FT



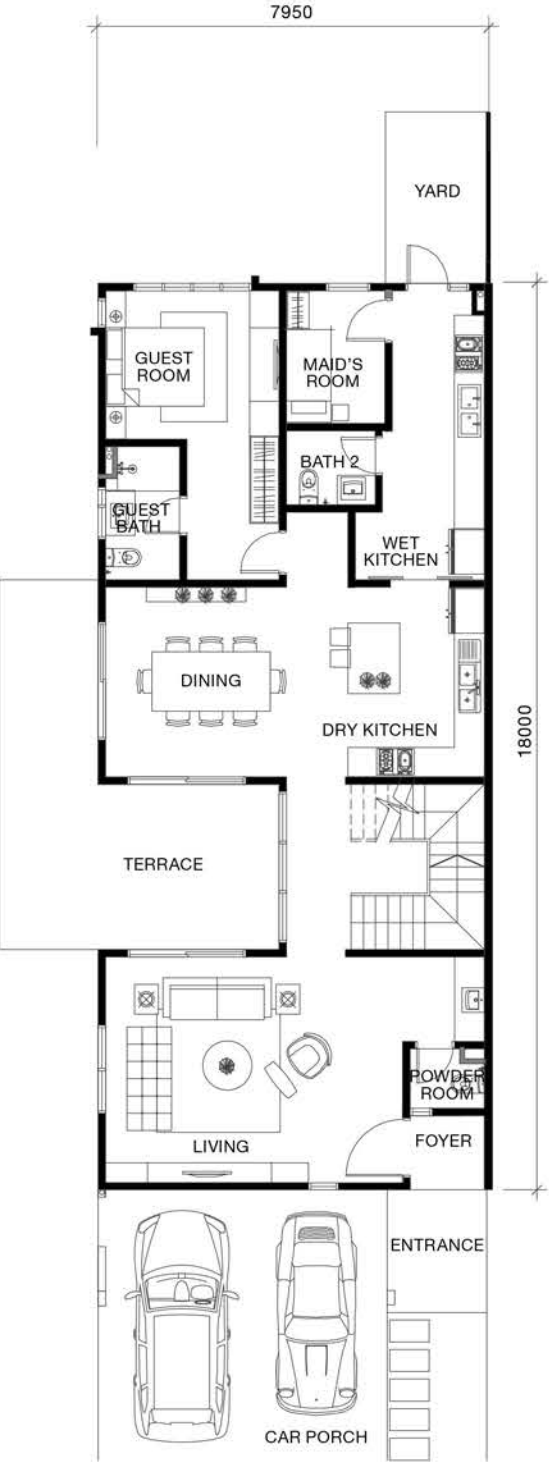
GROUND FLOOR PLAN



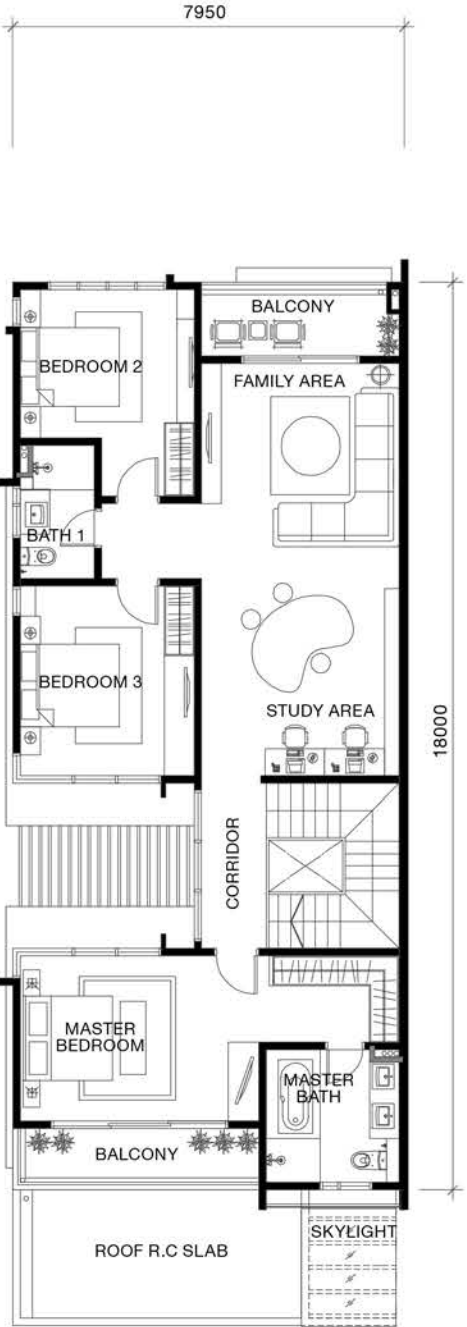
FIRST FLOOR PLAN

Type C

BUILT-UP:
3,313 SQ FT



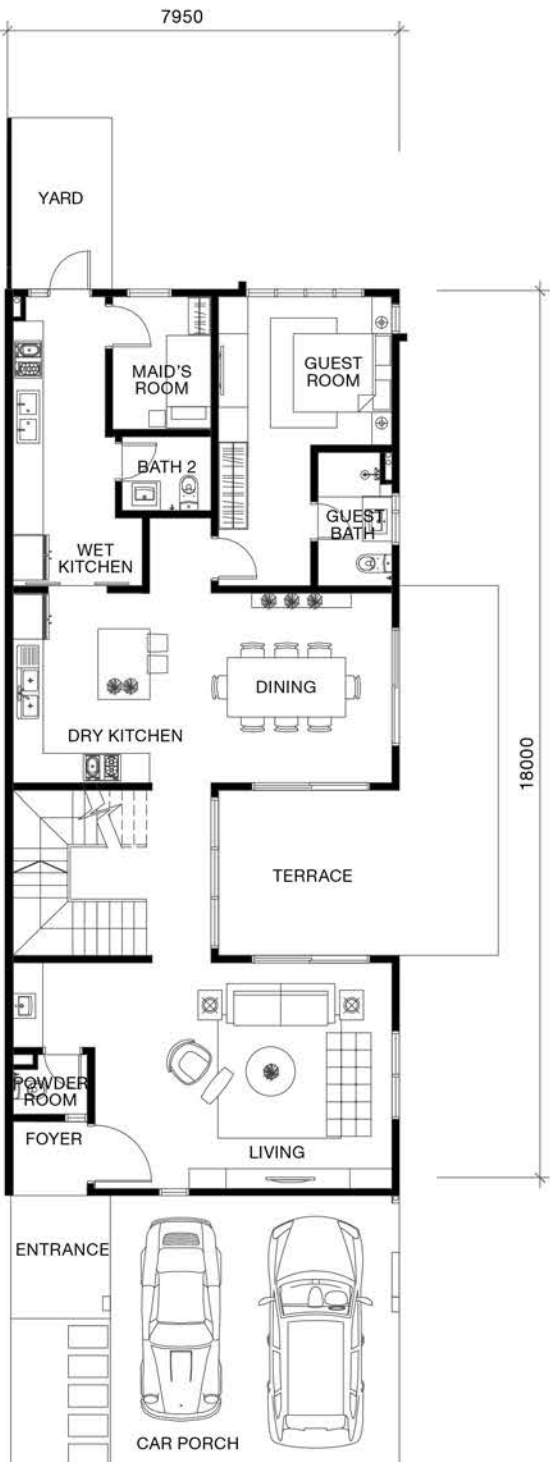
GROUND FLOOR PLAN



FIRST FLOOR PLAN

Type D

BUILT-UP:
3,313 SQ FT



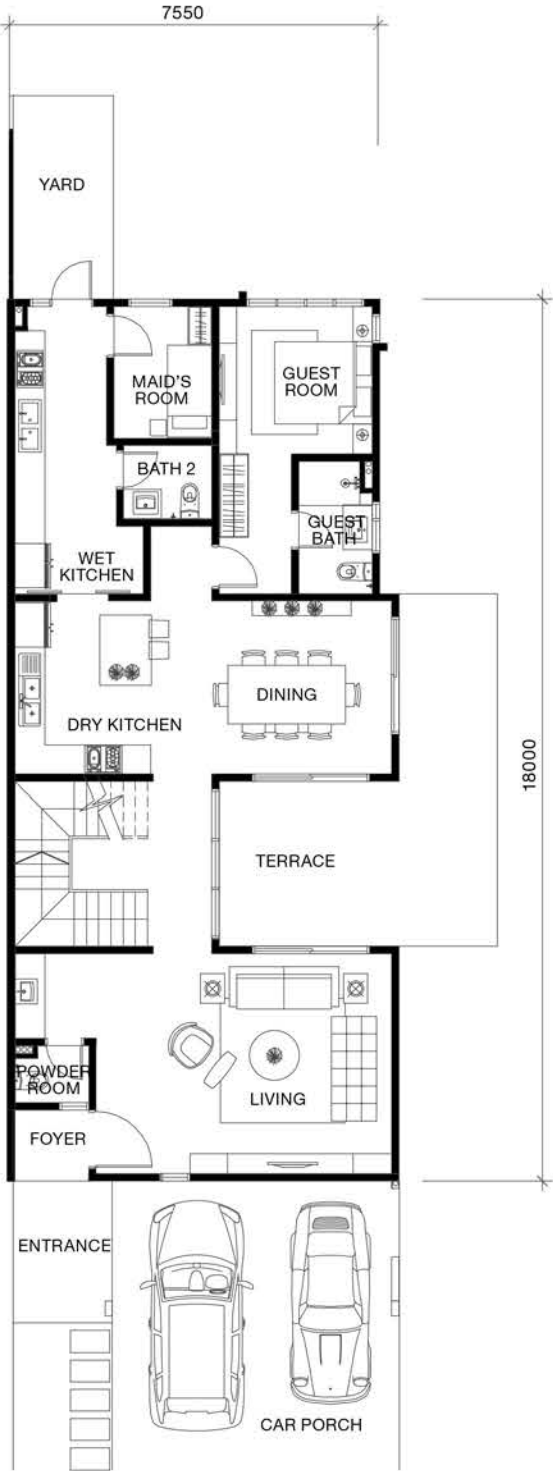
GROUND FLOOR PLAN



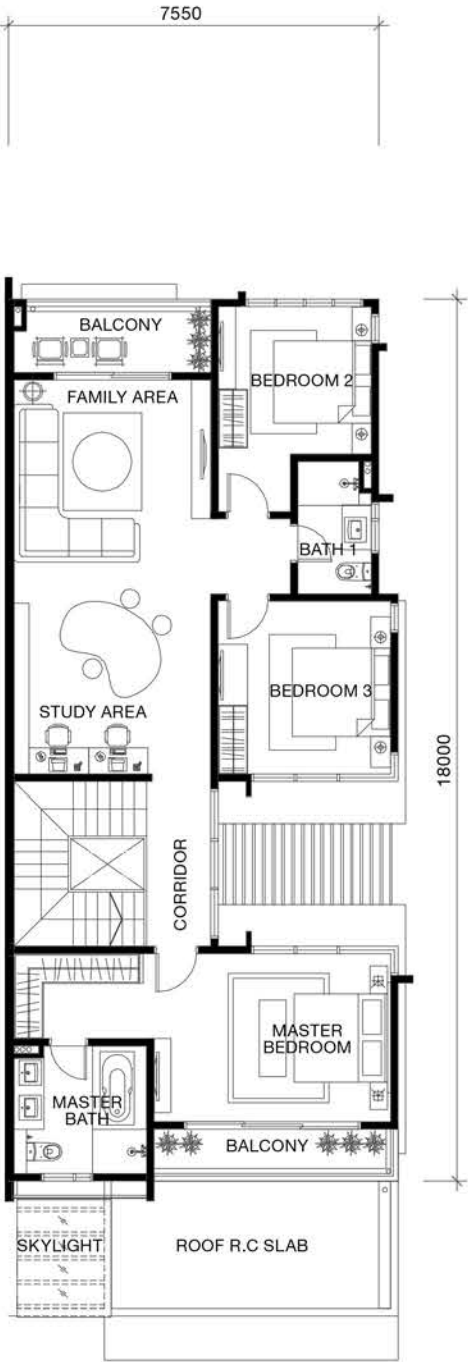
FIRST FLOOR PLAN

Type E

BUILT-UP:
3,272 SQ FT



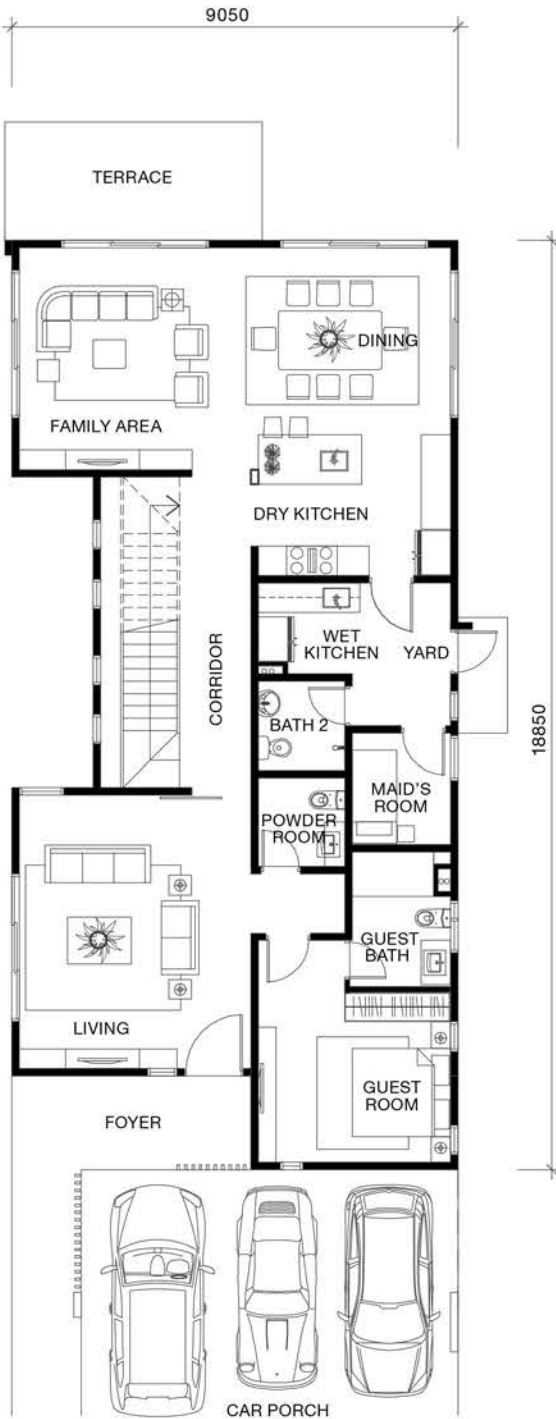
GROUND FLOOR PLAN



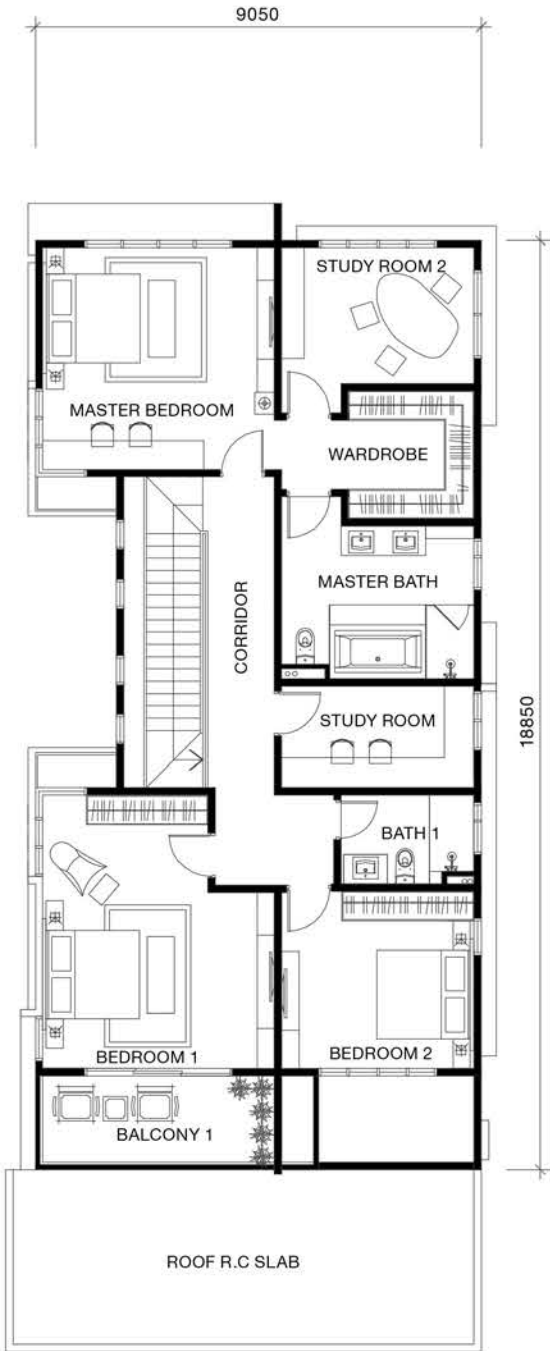
FIRST FLOOR PLAN

Type F

BUILT-UP:
3,695 SQ FT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Structure	Reinforced Concrete Structure
Wall (Type A, B, C, D, E)	Bricks
Wall (Type F)	Bricks
Roof Covering	Metal Decking
Roof	Lightweight Steel Trusses, Reinforced Concrete Roof
Ceiling	Plaster Board Ceiling, Cement Fibre Board, Skim Coat on Soffit
Windows	Generally Aluminium Framed Windows
Doors	Solid Timber Main Door, Flush Door, Generally Aluminium Sliding Door
Ironmongeries	Quality Lock Sets
Staircase	R.C. Staircase
Gate	Mild Steel Gate
External Features	A Garbage Compartment & Letter Box and Tap for Garden
	Rain Water Harvesting System (for Garden Use)
Wall Finishes	
General	Plaster and Paint
Wet / Dry Kitchen	Ceramic Tiles Up to Ceiling Height
All Bathrooms	Ceramic Tiles Up to Ceiling Height
Floor Finishes	
Car Porch	Homogenous Tiles
Entrance	Porcelain Tiles
Foyer	Porcelain Tiles
Living 1	Porcelain Tiles
Dining	Porcelain Tiles
Family Area (Type A, B, C, D, E)	Engineered Timber Flooring
Family Area (Type F)	Porcelain Tiles
Dry Kitchen	Porcelain Tiles
Wet Kitchen	Ceramic Tiles
Yard (Type F)	Ceramic Tiles
Guestroom	Porcelain Tiles
Utility Room	Ceramic Tiles
Yard (Type A, B, C, D, E)	Cement Render
Side Terrace (Type A, B, C, D, E)	Timber Flooring
Master Bedroom	Engineered Timber Flooring
Bedroom 1, 2, 3	Engineered Timber Flooring
Study Area / Study Room 1 & 2	Engineered Timber Flooring
Powder Room	Ceramic Tiles
Guest Bath / Bath 1 & 5 / Master Bath	Ceramic Tiles
Balcony	Ceramic Tiles

Sanitary Fittings	Type A, B, C, D, E	Type F
Pedestal Water Closet	5	5
Soap Holders	5	5
Wash Basins	6	6
Toilet Roll Holders	5	5
Shower Rose	4	4
Hand Bidets	5	5
Kitchen Sinks	2	2
Bath Tub	1	1
Electronical Installations	Type A, B, C, D, E	Type F
Lighting Points	47	61
Wall Light Points	4	1
13A Power Points	34	34
13A Splash Proof Point	1	1
Ceiling Fan Points	8	7
Wall Fan Point	1	1
13A Hood Points	2	2
15A Hob Points	2	2
15A Water Pump Point	1	1
Water Heater Points	3	3
Telephone Points	3	3
Data Points	2	2
TV Points	3	3
A/C Points	8	9
Door Bell Point	1 set	1 set
Security Home Alarm	1 set	1 set
Autogate Point	1	1

Specifications



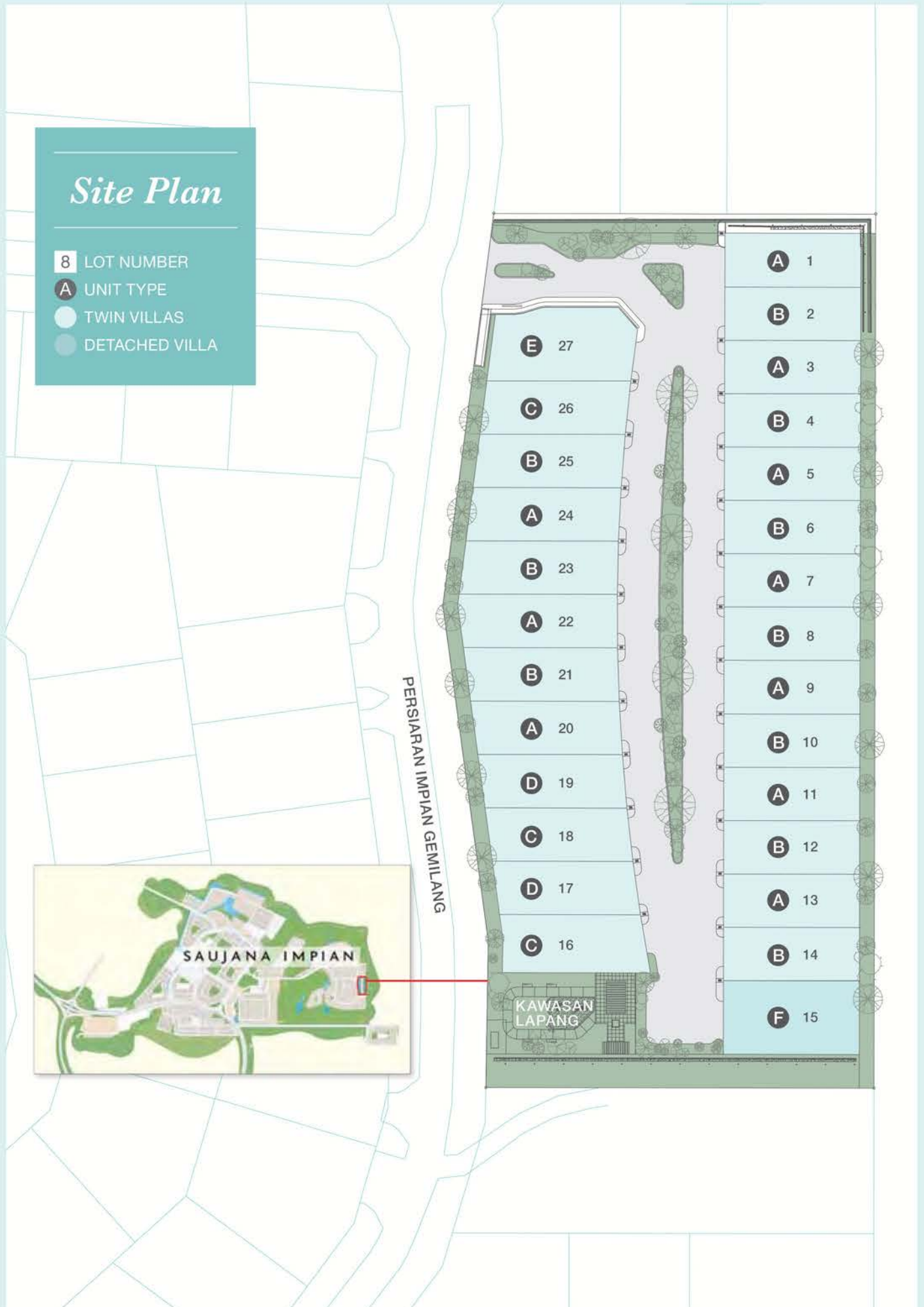
Key Design Features

Twin Villas

- Refreshing modernistic and minimalist design
- Spacious and airy with large openings and windows on the ground floor for increased ventilation and natural light
- Generously sized family and study area on the first floor
- 2 balconies, one in the front and rear each
- Large master bathroom with separate bath tub and shower
- Dry kitchen and dining area open up to the terrace

Detached Villa

- Stylishly modern and contemporary design
- Spacious family area
- Large master bathroom with separate bath tub and shower
- Dry kitchen and dining area with large openings facing the rear
- Porch takes up to 3 cars parked side by side
- Large master bedroom with attached study room and walk-in wardrobe
- Balcony on first floor with a view of the park





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:

Satellite Sales Office

Jalan Impian Gemilang
(Impian Golf & Country Club)
14th Mile, Jalan Cheras, 43000 Kajang, Selangor

TEL 03-4147 1700

Open daily from 9.30am–6.30pm (including Public Holidays)

No. of Units: 27 (1 Bungalow & 26 Semi-Detached) • Expected Date of Completion: January 2015 • Land: Free from Encumbrances • Tenure of Land: Freehold • Developer's License No.: 4109-8/02-2015/01235 (L) • Validity: 04.02.2014 - 03.02.2015 • Advertising & Sales Permit No.: 4109-8/02-2015/01235 (P) • Validity: 04.02.2014 - 03.02.2015 • Appropriate Authority which Approves the Building Plans: Majlis Perbandaran Kajang • Reference No.: (17)dim.MPK/1/P/30/2012 • Developed by: Sime Darby Sungai Kantan Development Sdn. Bhd. (Co. No. 25861-K) (formerly known as Sungai Kantan Development Sdn. Bhd.), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, PJU 1A, 47301 Petaling Jaya, Selangor Darul Ehsan • Selling Price: Semi-Detached: RM1,589,888(min.) - RM2,348,888 (max.) ; Bungalow: RM2,532,888

All illustrations are artist's impressions. The information contained herein is subject to change without notification as may be required by the authorities or developer's architect. Whilst every care has been taken in providing these information, it cannot be part of an offer or contract.



1800 88 1118
www.simedarbyproperty.com

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