



# SEMANEH HILLS

*Dendai Alam*

**Semi-Detached Homes | 40' x 80'**

# Convenience and comfort at its best

Introducing Semanea Hills Semi-Detached Homes.

These Semi-Detached Homes comprise of two-storey homes of lot size 40' x 80' developed in the coveted township of Denai Alam. Strategically located at the heart of City of Elmina and surrounded by matured neighbourhoods, Semanea Hills is within walking distance to commercial amenities.

Distinctive roof mass and configurations allow for individuality and differentiation, while louvered with half-open shutters and deep overhangs keep the space cool and airy. A generous side garden stretches from the car porch to the back of the house.



# A point of difference

Distinctive roofing mass, colour and architectural features allow for individual expression and a sense of uniqueness, whilst maintaining floor plans.



# Elevating the concept of modern living



Large windows bathe the home in the warmth of natural light while thermal insulation inside the roof keeps the home cool. The open plan integrates living, dining and kitchen areas, making for easy movement between the areas, and allowing for overflow when entertaining larger groups.

## Natural lighting in the family living room...



Openable screens at the master bedroom and family area create a visual barrier between the outside and the inside, while maintaining the outdoor feel. These screens also ensure that the level of privacy is always within your control.

## ... and your personal space



The large master bedroom has ample space for a walk-in-wardrobe and boasts a generous en-suite bathroom, with his & her wash basins, plus a rain shower and bathtub.



The en-suite bathroom and private garden allow for comfortable relaxation and privacy.



## A space for everyone

The spacious Granny Suite is located on the ground floor for easy access, and the pocket doors further enhance wheelchair access if necessary.

### Site Plan



Legend

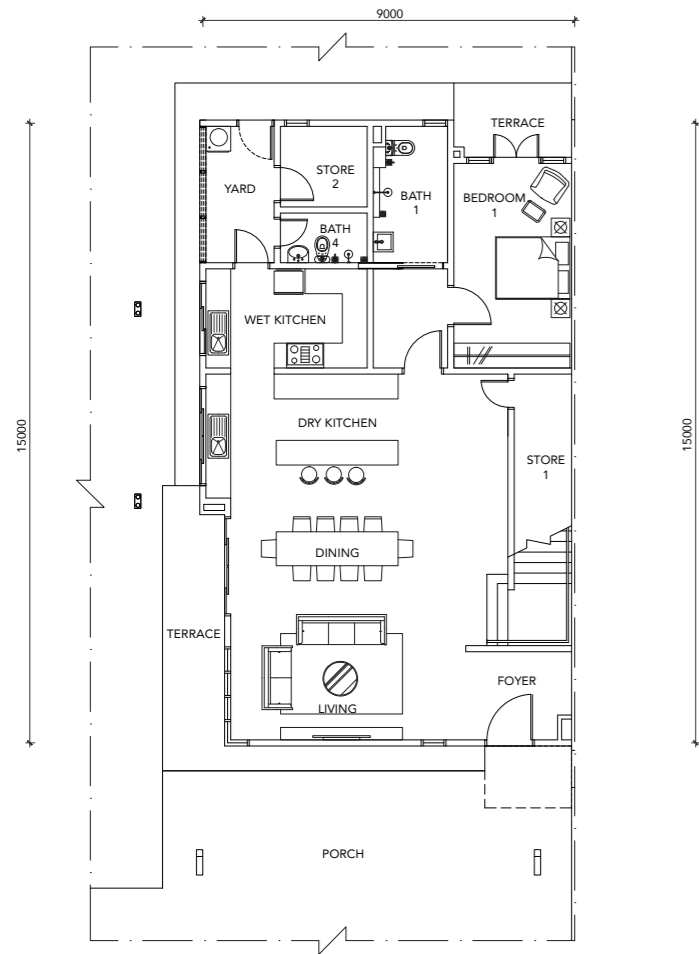
48 units  
Semi-Detached Homes | 40' x 80'

- Type A / A1
- Type B / B1

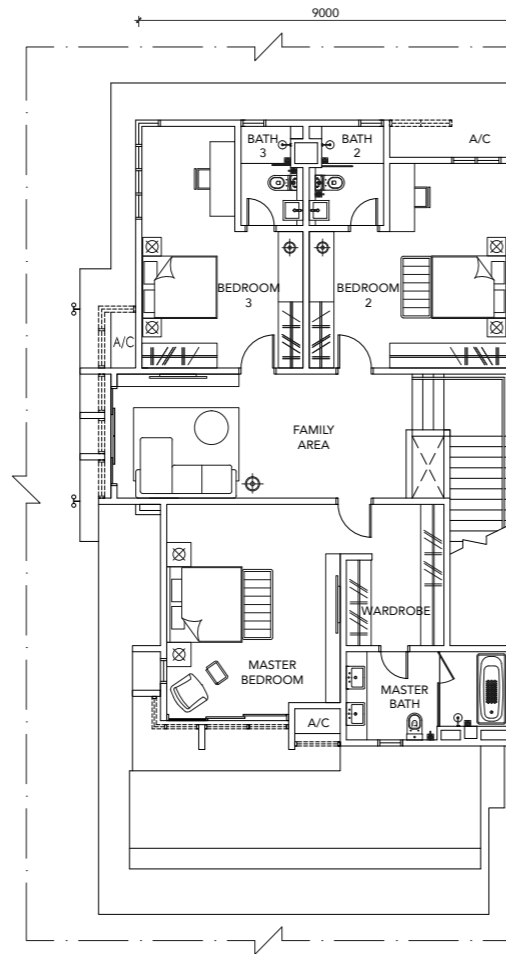
- ⓪1 House Number
- H1A-001 Lot Number

## Type A / A1

40' x 80'  
Built-Up Area : 3361 sq ft



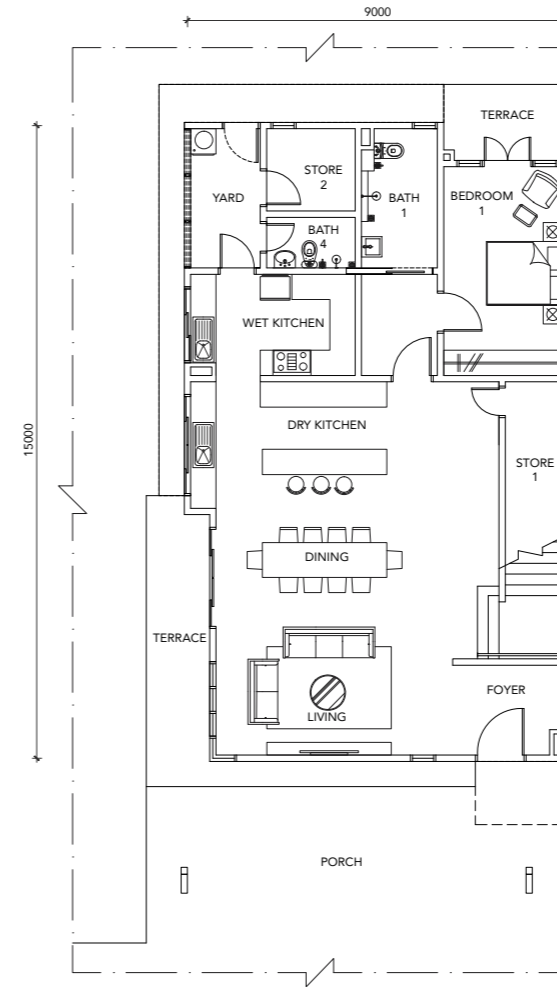
Ground Floor



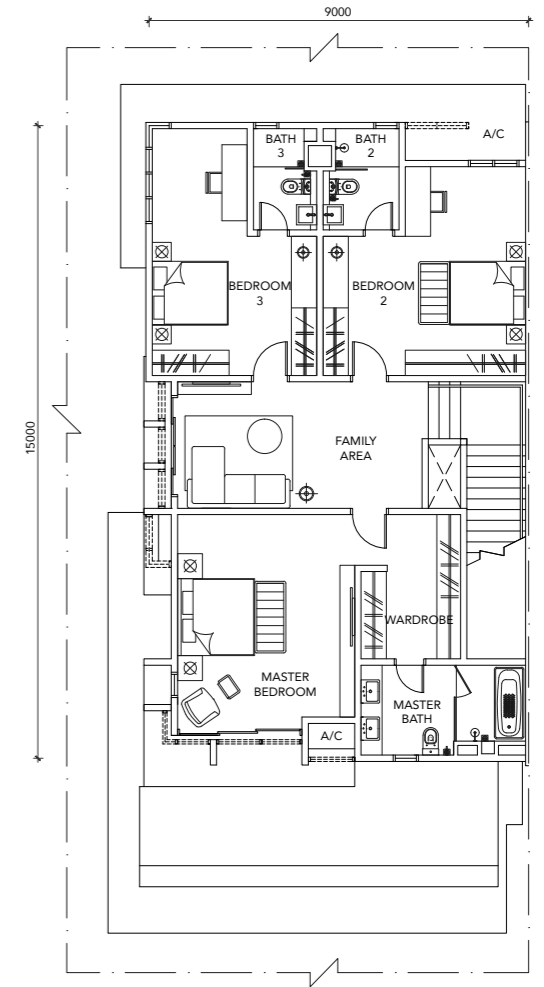
First Floor

## Type B / B1

40' x 80'  
Built-Up Area : 3320 sq ft



Ground Floor



First Floor

## Specifications

|                                       |   |  |
|---------------------------------------|---|--|
| Structure                             | : | Reinforced Concrete  |
| Wall                                  | : | Masonry  |
| Roof Covering                         | : | Roof Tiles / Concrete / Flat Roof  |
| Roof Framing                          | : | Metal  |
| Ceiling                               | : | Plaster Ceiling / Cement Board / Skim Coat   |
| Windows                               | : | All : Aluminium Framed Glass Panel   |
| Doors                                 | : | Main Entrance : Laminated Engineered Timber Door<br>Sliding : Aluminium Framed Glass Sliding Door<br>Others : Laminated Timber Flush Door<br>Timber Louvred Door<br>Metal Framed Glass Panel Door  |
| Ironmongery                           | : | Locksets with Accessories  |
| Wall Finishes                         | : | External Walls : Plaster & Paint<br>Internal Walls : Plaster & Paint<br>Dry & Wet Kitchen : Porcelain Tiles up to 1500mm High / Plaster & Paint<br>Bathrooms : Porcelain Tiles up to Ceiling Height  |
| Floor Finishes                        | : | Living & Dining : Porcelain Tiles<br>Dry & Wet Kitchen : Porcelain Tiles<br>Bedroom 1 : Porcelain Tiles<br>Bath 1 : Porcelain Tiles<br>Bath 4 : Porcelain Tiles<br>Store 1&2 : Ceramic Tiles<br>Terrace : Porcelain Tiles<br>Porch : Concrete Imprint<br>Yard : Porcelain Tiles<br>Master Bedroom, Bedroom 2&3 : Engineered Timber Flooring<br>Master Bath, Bath 2&3 : Porcelain Tiles<br>Family Area : Engineered Timber Flooring<br>Staircase : Engineered Timber Flooring     |
| Sanitary Plumbing Fitting             | : | Bathrooms : Sanitary Wares and Fittings<br>Dry & Wet Kitchen : Sink with Tap<br>Yard & Porch : Tap<br>Terrace : Tap  |
| Electrical Installation               | : | <b>Unit Type</b> : <b>A / A1</b> <b>B / B1</b><br>Ceiling Light Points : 40 40<br>Wall Light Point : 1 1<br>Gate Light Points : 2 2<br>Power Points : 41 41<br>Ceiling Fan Points : 7 7<br>Wall Fan Point : 1 1<br>Door Bell Point : 1 1<br>Water Heater Power Point : 1 1<br>Solar Heater Power Point : 1 1<br>Air-Conditioning Power Points : 6 6<br>Booster Pump Power Point : 1 1<br>Telephone Points : 3 3<br>Data Points : 3 3<br>TV Points : 4 4<br>Auto-Gate Point : 1 1 |
| Internal Telephone Trunking & Cabling | : | Provided   |
| Fencing                               | : | Brick Wall, Mild Steel Fencing, Mild Steel Gate<br>Hollow Block  |
| Miscellaneous                         | : | <ul style="list-style-type: none"> <li>• Letter Box</li> <li>• Refuse Compartment</li> <li>• TNB Meter Compartment</li> <li>• Water Meter</li> <li>• Basic Home Alarm System</li> <li>• Rainwater Harvesting System</li> <li>• Solar Hot Water System for long bath and shower (except Bath 4)</li> <li>• Booster Pump</li> <li>• Air-Conditioning Copper Pipe and Drain Pipe only</li> </ul>  |

No. of Units: 48 | Type: 2-Storey Semi-Detached Homes | Expected Date of Completion: May 2020 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 6427-70/04-2020/0414(L) | Validity: 27/04/2018 - 26/04/2020 | Advertising & Sales Permit No.: 6427-70/04-2020/0414(P) | Validity: 27/04/2018 - 26/04/2020 | Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Shah Alam | Reference No.: MBSA/BGN/BB/600-1(PB)/SEK.U16/0010-2018 | Developed by: Sime Darby Property Berhad (Co. No. 15631-P), 10th Floor, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling Price: RM 1,598,888(min), RM2,628,888(max) | 7% Bumiputera Discount (Quota Applies)

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**1800 88 1118**  
[www.simedarbyproperty.com](http://www.simedarbyproperty.com)

