

KYRA 2

FREEHOLD | 20' X 75' | 2-STOREY LINK HOMES



Property



AN AWARD WINNING TOWNSHIP

Spanning across 4,333 acres of land, Bandar Bukit Raja is a fully integrated and self-sufficient township comprising of residential, commercial, institutional, and industrial amenities.



2018

Gateway 16 (Phase 16A), Bandar Bukit Raja
Gateway 16 (Phase 16B), Bandar Bukit Raja
Gateway 16 (Phase 16C), Bandar Bukit Raja

**QLASSIC Day 2018: High QLASSIC
Achievement Award**

2019

*The Happy Buyer Award
(Most ROI Development Category)*
- Gateway 16 @ Bandar Bukit Raja
TheStarProperty.my Awards



2019

Best Idyllic Landed Development
- Elsa at Bandar Bukit Raja
**Property Insight Prestigious
Developer Awards**

2019

The Town Park at Bandar Bukit Raja
**Honour in Landscape Analysis and Study
Award (Professional Category)**



UNVEILING THE HOME OF YOUR DREAMS



Built within the mature and blooming township of Bandar Bukit Raja, KYRA 2 is Sime Darby Property's newest collection of modern homes.

A home of your dreams should be functional, high quality yet charming. KYRA 2 is a complete home with added finer touches in its design to ensure a timeless comfort for you and your family.

LIVE WITHIN A
DYNAMIC COMMUNITY



NOURISHING A
HEALTHY LIFESTYLE



GUARDED
SECURITY

Centralised single
entry and exit point
to maximise security



NORTH-SOUTH
ORIENTATION

Strategic placement
to avoid direct sunlight
into the house



OPTIMUM PLACEMENT
OF BUILDING PLATE

Allows for additional space in
the driveway and yard



HEALTHY
LIVING

Live near a 3.3-acre
multipurpose park with
3.2km jogging track,
futsal court and
multipurpose court



SPACIOUS
HOME

Built with a minimum size of
1,710 sq ft, the spacious space
allows ample room for the
family to grow



SUSTAINABLE
DESIGN

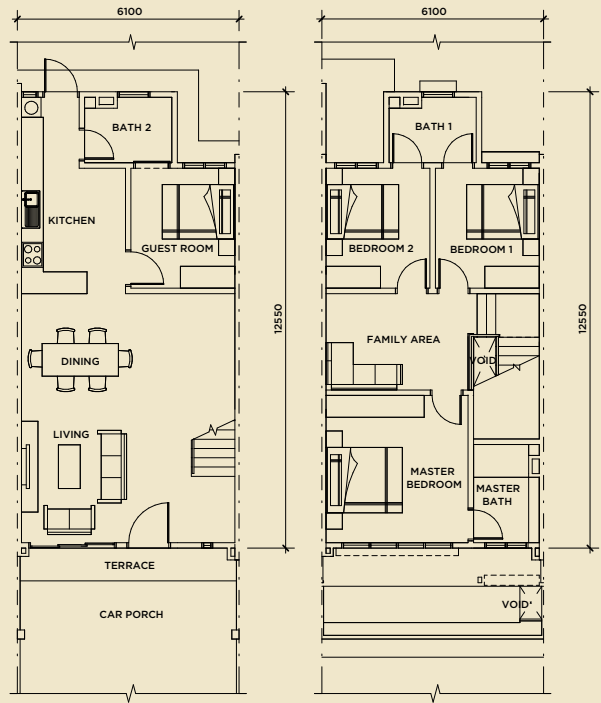
Cross ventilation and
natural lighting to
enhance comfort

REFINED ARCHITECTURE DESIGNED FOR YOUR EVERY NEED

With its versatile and practical features that are tailored to provide flexibility for its residents, KYRA 2 is a fitting choice for your forever home. Designed with every generation in mind, its features cater from the young to the elderly, because everyone deserves to be included.

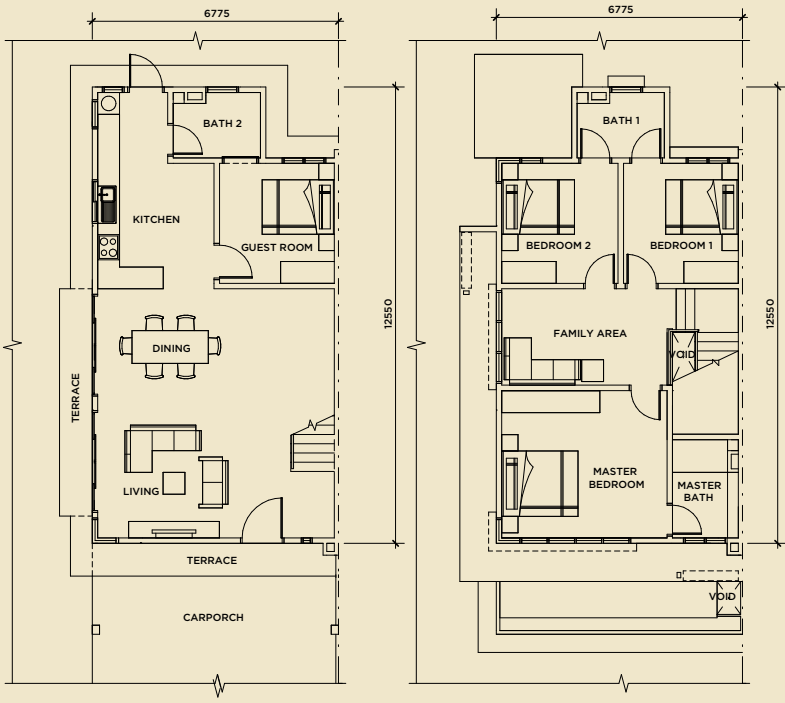


TYPE A | 20' X 75' | 1,710 sqft
Intermediate Unit



GROUND FLOOR PLAN FIRST FLOOR PLAN

TYPE E | 22' x 75' | 1,966 sqft
End Unit

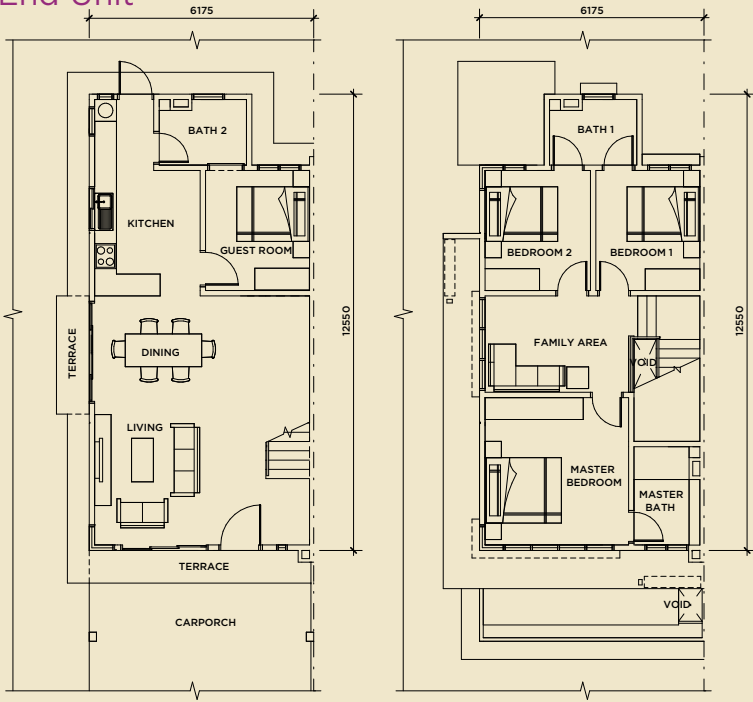


GROUND FLOOR PLAN FIRST FLOOR PLAN

FLOOR PLAN
TYPE A, E, E1

- 4 Bedrooms
- 3 Bathrooms
- Living & Dining Area
- Family Area
- Kitchen
- Terrace (E & E1 Only)

TYPE E1 | 20' x 75' | 1,771 sqft
End Unit



GROUND FLOOR PLAN FIRST FLOOR PLAN

SUSTAINABLE DESIGN
THOUGHTFULLY CRAFTED

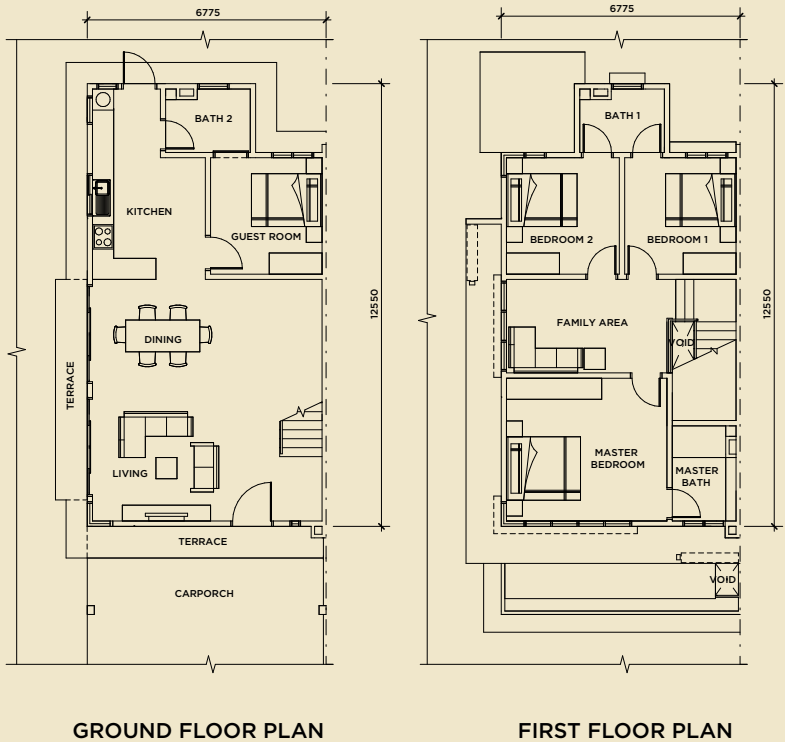
Ample spacious homes with an abundance of natural lighting, KYRA 2 is designed to maximise comfort. As you create fond memories with your family, you can maintain the peace of mind that comes with guarded security in your neighbourhood.



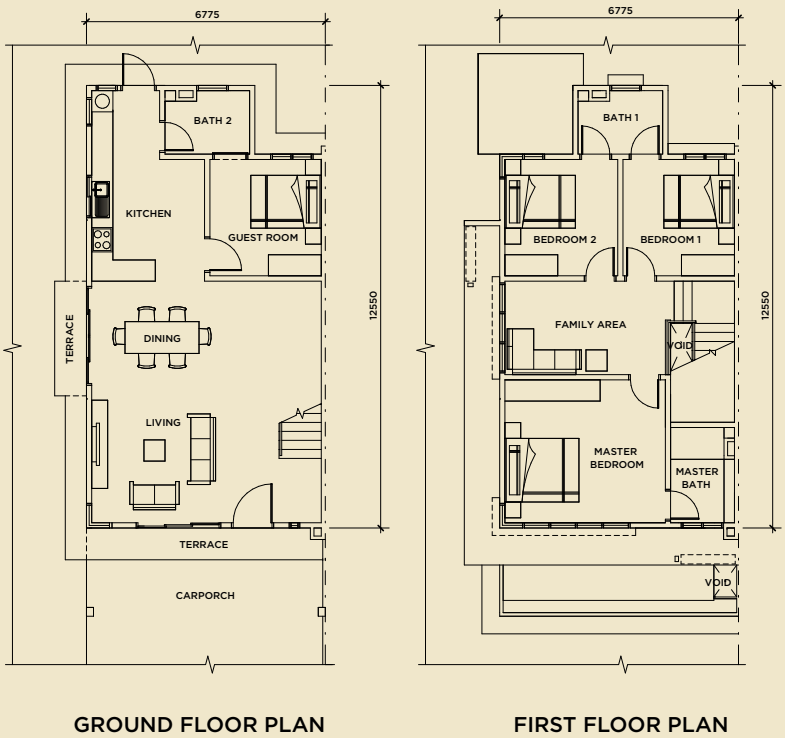
FLOOR PLAN
TYPE C, C1

- 4 Bedrooms
- 3 Bathrooms
- Living & Dining Area
- Family Area
- Kitchen
- Terrace

TYPE C | 22' x 75' | 1,966 sqft
Corner Unit



TYPE C1 | 22' x 75' | 1,932 sqft
Corner Unit

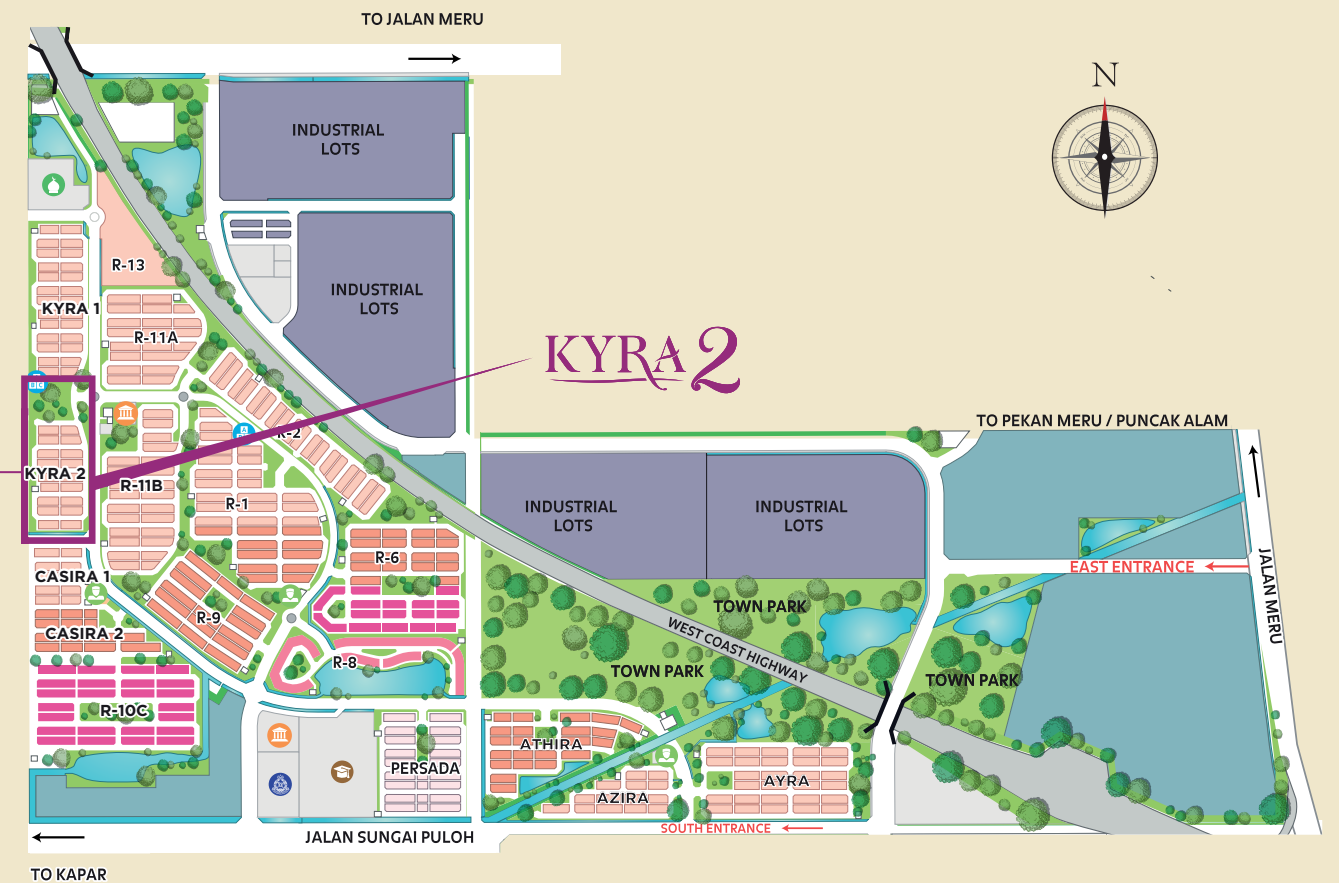


SITE PLAN



BANDAR BUKIT RAJA OVERVIEW

Phase 2 Masterplan

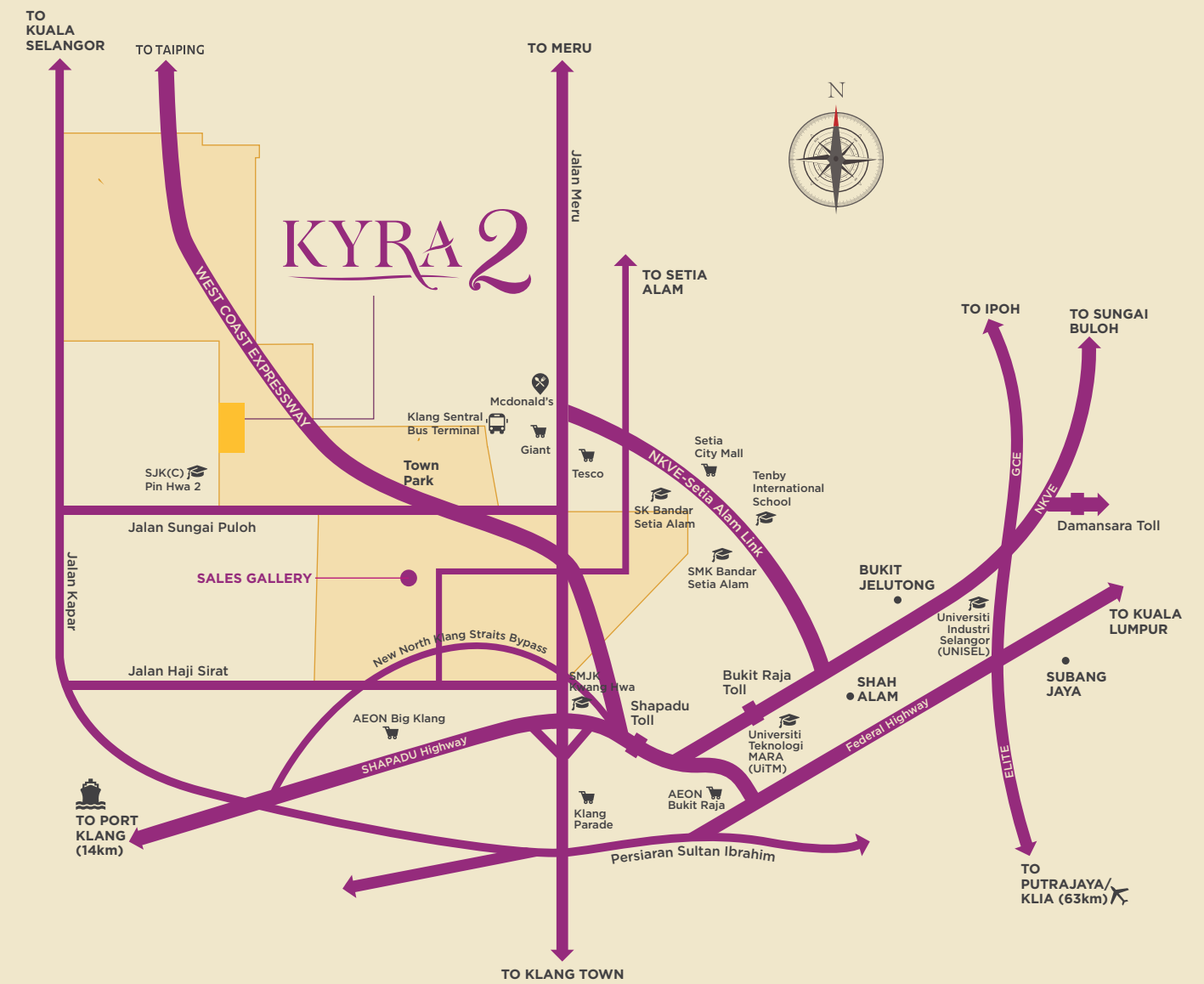


LEGEND

- A/Am Intermediate Unit
- E/Em/EI/EIm End Unit
- C/Cm/C1/C1m Corner Unit
- Green Area

SPECIFICATIONS

TYPE A/C/C1/E/E1				
a)	Structure	: Reinforced Concrete		
b)	Wall	: Masonry		
c)	Roof Covering	: Roof Tiles / Concrete / Metal Deck		
d)	Roof Framing	: Metal		
e)	Ceiling	: Plaster / Skim Coat / Cement Board		
f)	Windows	: All	: Aluminium Frame Glass Panels	
g)	Doors	: Main Entrance	: Laminated Engineered Timber Door	
		: Other Doors	: Laminated Flush Door / Painted Flush Door Aluminium Frame Glass Door	
h)	Ironmongery	: Lockset with Accessories		
i)	Wall Finishes	: External	: Plaster and Paint	
		: Others	: Plaster and Paint	
		: Kitchen	: Ceramic and Plaster and Paint	
		: Master Bath, Bath 1 and 2	: Porcelain Tiles	
j)	Floor Finishes	: Car Porch	: Concrete Imprint	
		: Terrace	: Porcelain Tiles	
		: Living, Dining and Guest Room	: Porcelain Tiles	
		: Kitchen	: Porcelain Tiles	
		: Master Bedroom, Bedroom 1 and 2	: Laminated Flooring	
		: Master Bath, Bath 1 and 2	: Porcelain Tiles	
		: Staircase	: Laminated Flooring	
		: Family Area	: Laminated Flooring	
k)	Sanitary and Plumbing Fittings	: Kitchen	: Sink with Tap	
		: Master Bath, Bath 1 and 2	: Sanitary Wares and Fittings	
		: Car Porch	: Tap	
		: Type	A	C/C1/E/E1
l)	Electrical Installation	: Light Point	: 24	25
		: Gate Light Point	: 2	2
		: Power Point	: 24	24
		: Fan Point	: 7	7
		: Air-Conditioning Point (with piping)	: 2	2
		: Air-Conditioning Power Point	: 3	3
		: Water Heater Power Point	: 3	3
		: T.V Point	: 1	1
		: Data Point	: 1	1
		: Auto Gate Point	: 1	1
		: Door Bell Point	: 1	1
m)	Fencing	: Masonry and Metal		
n)	Turfing	: Spot Turfing		
	Miscellaneous	: Letter Box : Refuse Compartment : TNB Meter Compartment : Basic Alarm System		



For enquiries, please call or visit us at:

Bandar Bukit Raja Sales Gallery 📍

Jalan Gamelan 1E, Bandar Bukit Raja, 41200 Klang, Selangor
Open daily from 9.30am - 6.30pm (including public holidays)

03 3361 7288
www.simedarbyproperty.com

Malaysia's Top Property Developer



No of Units : 134. Type : Double Storey Terrace Homes. Expected Date of Completion : November 2021. Land : Free from Encumbrances. Tenure of Land : Freehold. Developer's License No. : 3927-...../...../..... (L). Validity: - Advertising & Sales Permit No. : 3927-...../.....(P) Validity:..... Approval Authority : Majlis Perbandaran Klang. Building Plan Approval No. : (37) dlm.MPK/BGN/600-4/1/0089 (2018) . Developed by : Sime Darby USJ Development Sdn. Bhd. (Co No. 56669-w), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Selling Price: Type A, 98 unit, RM765,888 (min) – RM 829,888 (max). Type C, 8 unit, RM1,171,888 (min) – RM 1,453,888 (max). Type C1, 4 unit, RM 1,292,888 (min) – RM 1,314,888 (max). Type E, 10 unit, RM 1,021,888 (min) – RM 1,086,888 (max). Type E1, 14 unit, RM 951,888 (min) – RM 1,015,888 (max). Bumiputera Discount : 7% (Quota Applies).

*Price listed is before Bumiputera Discount.

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