



# **THE STRAITS SIRI 2**

**FASA R14B**

**20' x 70' | Rumah Teres 2 Tingkat**





## KONSEP REKA BENTUK

### Vernakular Moden

Fasa R14B Rumah Teres Dua Tingkat, 146 Unit di Bandar Bukit Raja 3 menyemarakkan Semula Gaya Perumahan Tradisional Melalui Sentuhan Kontemporari.

Pembangunan perumahan ini meraikan warisan seni bina Malaysia dengan menggabungkan elemen tradisional, kolonial dan budaya tempatan ke dalam reka bentuk kediaman moden. Terinspirasi oleh gaya East Indies, konsep ini menekankan keseimbangan antara bentuk, fungsi dan jiwa — satu penghormatan terhadap identiti masyarakat majmuk Malaysia yang unik.

Lokasi di Jalan Haji Abdul Manan ini menawarkan kedudukan yang strategik antara Jalan Kapar, Jalan Meru dan Aman Perdana.



## **CIRI-CIRI UNIK**

### **Seni Bina Berteraskan Budaya**

- Diinspirasi daripada Rumah Tradisional Melayu, Rumah Kolonial dan Rumah Peranakan
- Mencerminkan kepelbagaian budaya, sesuai untuk dinikmati oleh semua lapisan masyarakat Malaysia.
- Tekstur Asia dan gaya kolonial disepadukan secara halus dalam pendekatan reka bentuk moden.

### **Penggabungan Bentuk Tempatan**

- Reka bentuk menghormati nilai estetika dan struktur tradisional sambil menyesuaikan diri dengan keperluan gaya hidup moden masa kini.



## CIRI-CIRI REKA BENTUK

Jenis A/Am/E/Em/C/Cm

### CIRI-CIRI REKABENTUK

- **Perpaduan Warisan dan Kontemporari:** Suasana mesra, menyentuh jiwa dan membangkitkan ketenangan yang melangkaui sempadan masa.
- **Kesederhanaan dan Keharmonian:** Reka bentuk yang ringkas dan bersahaja, diserlahkan melalui padanan warna serta tona semula jadi bagi mewujudkan keseimbangan visual dan emosi.
- **Fungsi dan Ekspresi Vernakular:** Unit penjuru direka dengan dua pintu gelangsar yang menghadap landskap, disokong oleh susunan tingkap dan bukaan strategik untuk mengoptimumkan pencahayaan semula jadi, pengudaraan silang dan hubungan visual dengan persekitaran.

# FASA R14B PELAN LOKASI



BBR3



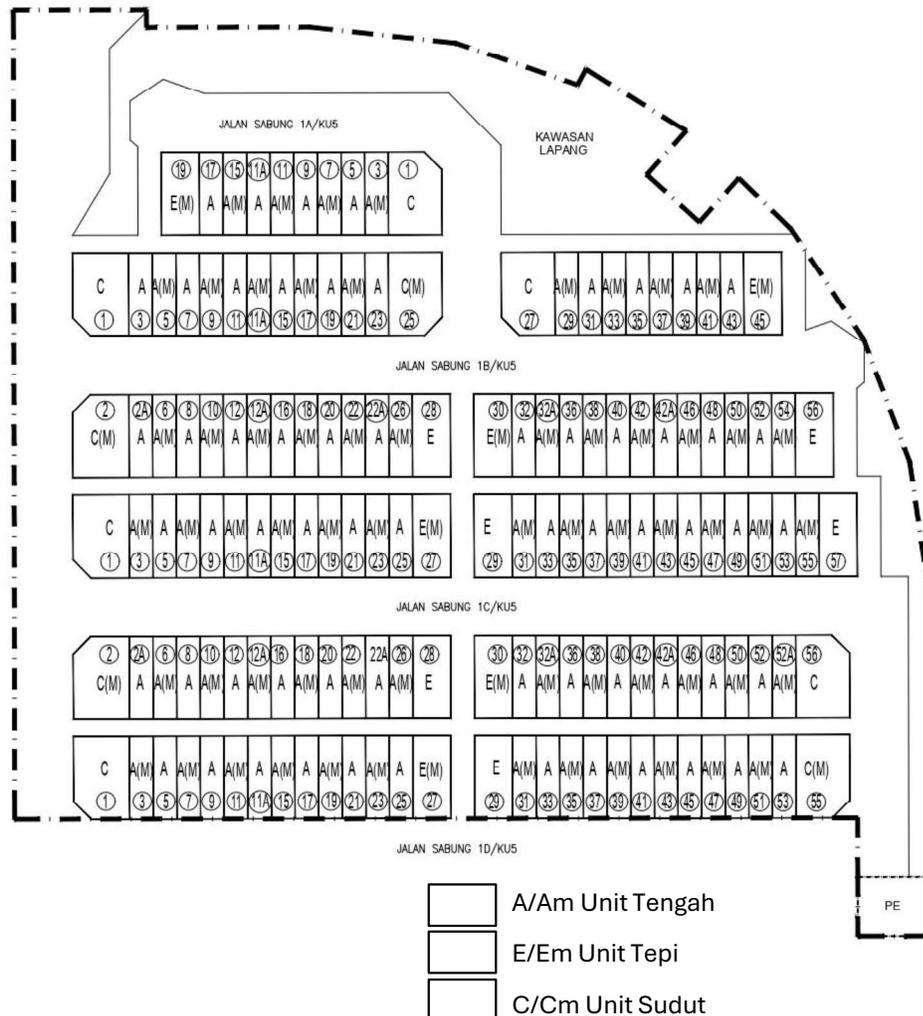
BBR2



BBR1

R14B

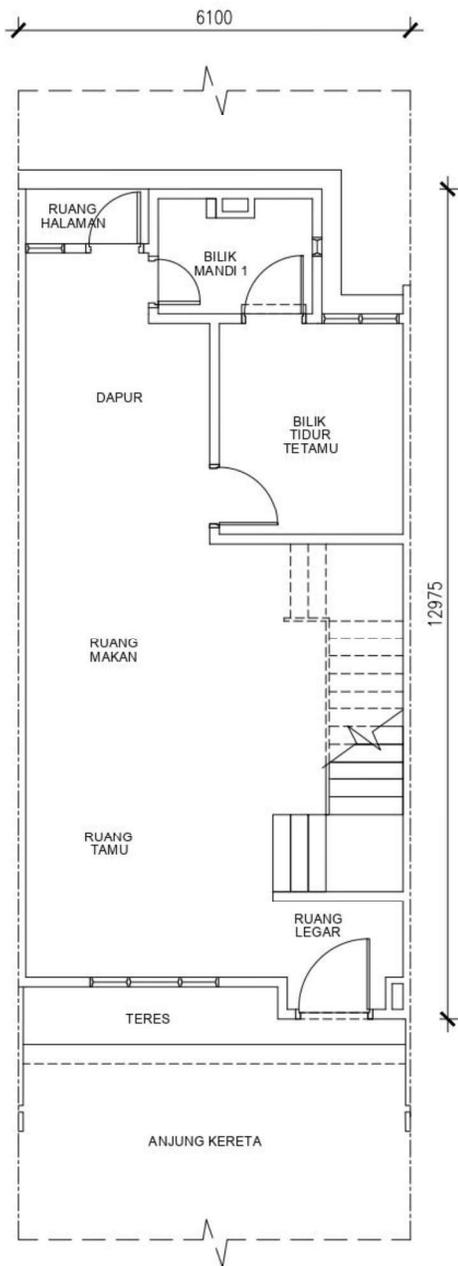
# Pelan Tapak



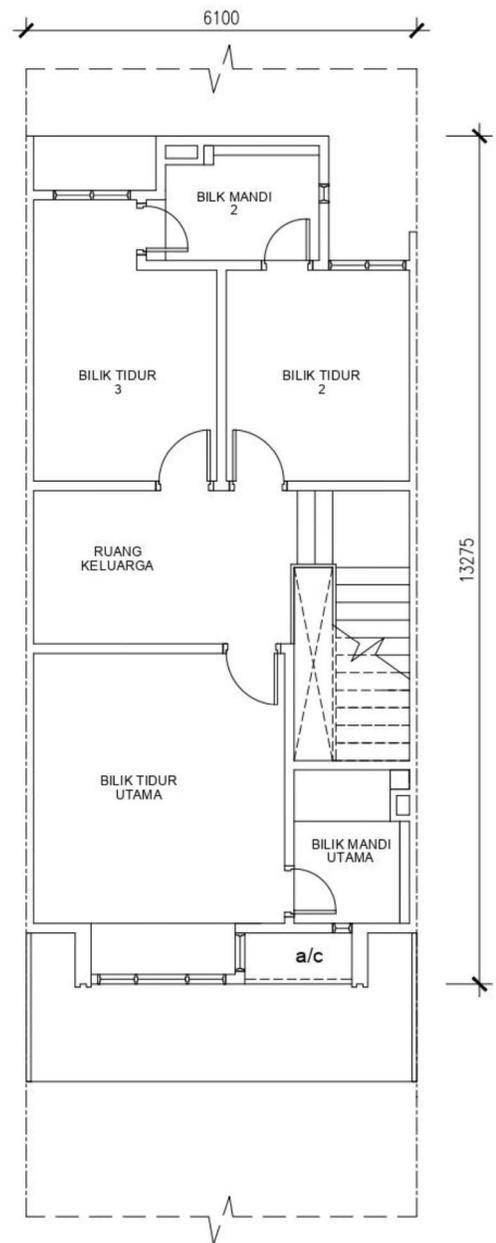
# Pelan Lantai

## Jenis A/Am

Rumah Teres Dua Tingkat  
20' x 70' | Keluasan Lantai : 1,700 kps.



**PELAN TINGKAT BAWAH**

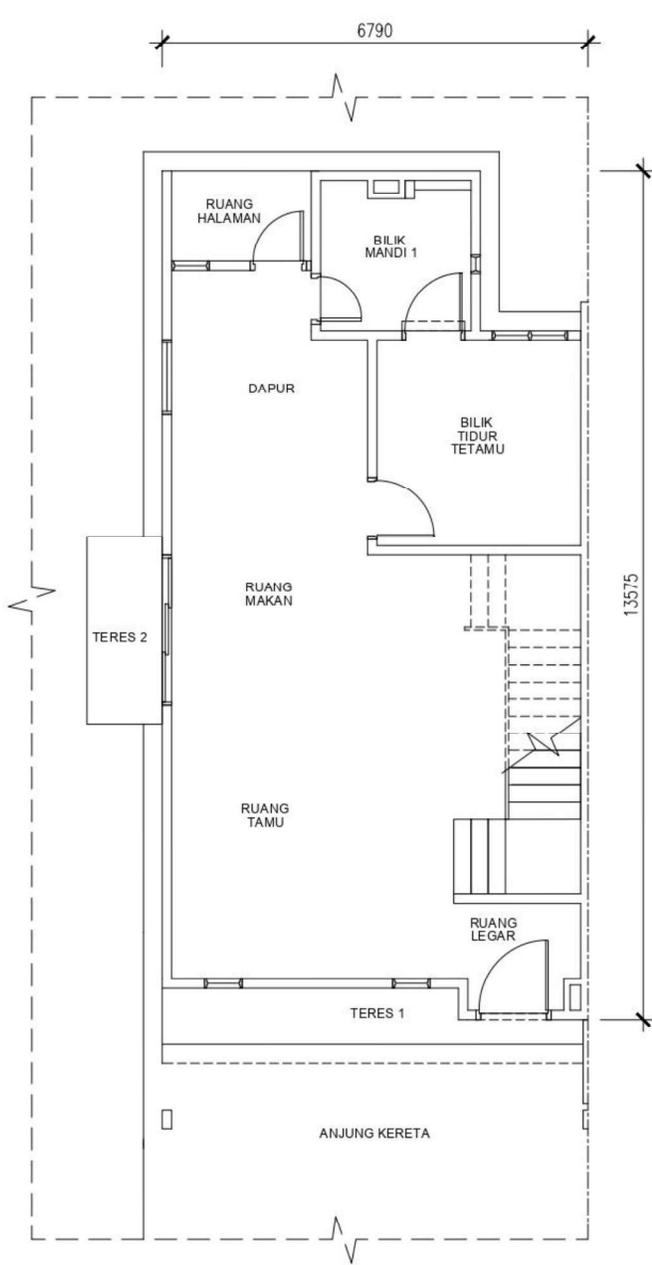


**PELAN TINGKAT SATU**

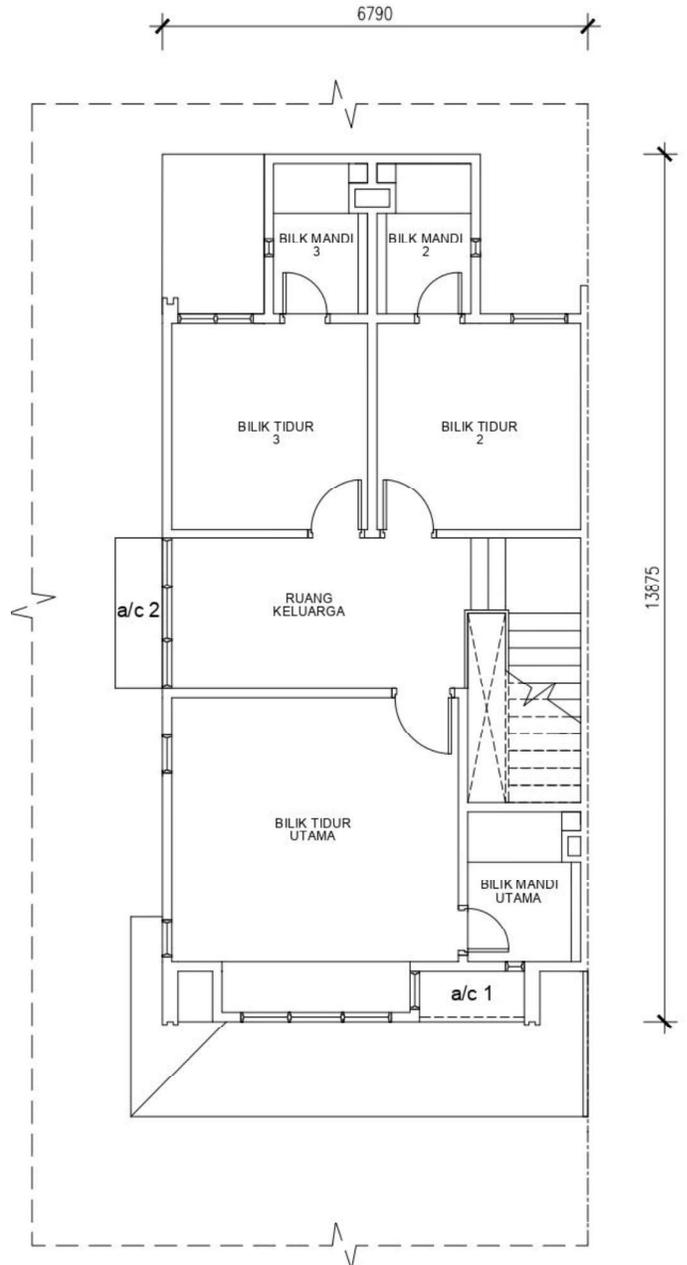
# Pelan Lantai

## Jenis E/Em

Rumah Teres Dua Tingkat  
22' x 70' | Keluasan Lantai : 1,969 kps.



PELAN TINGKAT BAWAH

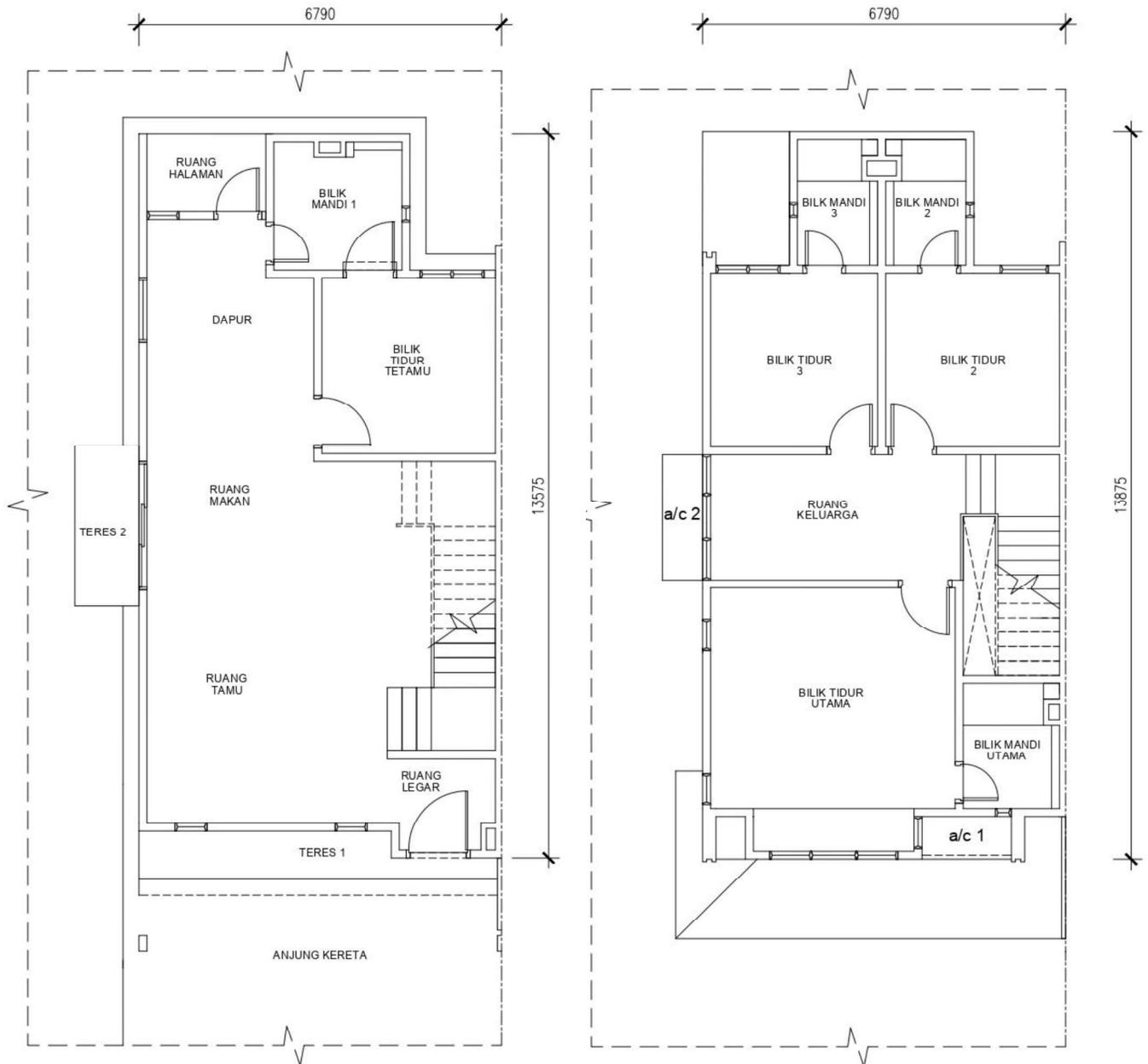


PELAN TINGKAT SATU

# Pelan Lantai

## JENIS C/Cm

Rumah Teres Dua Tingkat  
22' x 70' | Keluasan Lantai : 1,969 kps.



PELAN TINGKAT BAWAH

PELAN TINGKAT SATU

# SPESIFIKASI

|                               |   |  |
|-------------------------------|---|--|
| Struktur                      |   | : Konkrit Bertetulang  |
| Dinding                       |   | : Batu - bata / ' Dry wall '   |
| Penutup Bumbung               |   | : Bumbung Logam / Konkrit  |
| Rangka Bumbung                |   | : Logam  |
| Siling                        |   | : Lapisan Skim / Siling Plaster  |
| Tingkap                       |   | : Kerangka Aluminium Berbingkai Kaca   |
| Pintu                         | Pintu Masuk Utama                         | : Pintu Teras Padu   |
|                               | Pintu Gelongsor                           | : Kerangka Aluminium Berpanel Kaca   |
|                               | Lain - lain                               | : Pintu Rata   |
| Barangan Kunci                |   | : Set Kunci Pintu dan Peralatan  |
| Kemasan Lantai                | Ruang Tamu dan Ruang Makan                | : Jubin Seramik  |
|                               | Dapur / Ruang 'yard'                      | : Jubin Seramik  |
|                               | Bilik Mandi Utama                         | : Jubin Seramik  |
|                               | Bilik Mandi 1, 2 & 3                      | : Jubin Seramik  |
|                               | Bilik Tidur Tetamu                        | : Jubin Seramik  |
|                               | Bilik Tidur Utama, Bilik Tidur 2 & 3      | : Lantai Kayu Berlamina  |
|                               | Ruang 'Family' ( tingkat 1)               | : Lantai Kayu Berlamina  |
|                               | Tangga                                    | : Lantai Kayu Berlamina  |
|                               | Anjung Kereta                             | : Konkrit  |
|                               | Teres                                     | : Jubin Seramik  |
| Kemasan Dinding               | Dapur                                     | : Jubin Seramik / Lepa dan Cat   |
|                               | Bilik Mandi Utama                         | : Jubin Seramik  |
|                               | Bilik Mandi 1, 2 & 3                      | : Jubin Seramik  |
|                               | Luaran                                    | : Lepa dan Cat   |
|                               | Lain - lain                               | : Lepa dan Cat   |
| Alatan Sanitari dan Perpaipan | Dapur                                     | : Sinki dengan Paip Air  |
|                               | Ruang 'yard'                              | : Paip Air   |
|                               | Anjung Kereta                             | : Paip Air   |
|                               | Semua Bilik Mandi                         | : Peralatan Sanitari dan Kelengkapan Paip  |
| Pemasangan Elektrik           |   | Jenis A / Am      Jenis E / Em      Jenis C / Cm                                   |
|                               | Punca Lampu                               | : 17                      21                      21                               |
|                               | Punca Lampu Pagar                         | : 1                        1                        1                              |
|                               | Punca Kuasa                               | : 21                      22                      22                               |
|                               | Punca Kipas                               | : 7                        6                        6                              |
|                               | Punca Penghawa Dingin ( dengan perpaipan) | : 2                        2                        2                              |
|                               | Punca Kuasa Penghawa Dingin               | : 3                        3                        4                              |
|                               | Punca Kuasa Pemanas Air                   | : 3                        4                        4                              |
|                               | Punca T.V.                                | : 1                        1                        1                              |
|                               | Punca Data                                | : 1                        1                        1                              |
|                               | Punca Pagar Automatik                     | : 1                        1                        1                              |
|                               | Punca Loceng pintu                        | : 1                        1                        1                              |
|                               | Punca Kipas Dinding                       | : -                        1                        1                              |
| Pendawaian Telefon Dalam      |   | : Disediakan   |
| Pagar                         |   | : Dinding Bata / Logam   |
| Rumput                        |   | : Tompokan Rumput  |
| Lain - lain                   |   | : Kebuk Sampah, Peti Surat & Peti Bungkus<br>: Kebuk TNB<br>: Sistem Penggera Asas |



Untuk sebarang pertanyaan, kunjungi kami di:

Pejabat Jualan Bandar Bukit Raja  
 1E, Jalan Gamelan  
 Bandar Bukit Raja  
 41200, Klang Selangor

Dibuka setiap hari 9.30 pagi hingga 6.00 petang (termasuk cuti umum)

Tel: +603-3361 7288



**FASA R14B (The Straits Siri 2).** Jumlah Unit: 146. Jenis: Rumah Teres Dua Tingkat. Tarikh Dijangka Siap: Ogos 2027. Bebanan Tanah: Tiada. Pegangan Tanah: Hak Milik Kekal. No. Lesen Pemaju: 3927/03-2029/0138(R). Tempoh Sahlaku: 04/03/2024-03/03/2029. No. Permit Iklan & Jualan: ..... Tempoh Sah laku: ..... Pihak Berkuasa Meluluskan Pelan Bangunan: Majlis Bandaraya Diraja Klang. Rujukan Pelan Bangunan: (23) dlm MPK/BGN-600-5/1/0169(2024). Pemaju: Sime Darby Property (Bukit Raja) Sdn Bhd.: No. Pendaftaran Syarikat: 198001002885. Tingkat 10, Blok G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Harga Jualan: Jenis: A/Am, 124 unit, RM801,888 (min) – RM 841,888 (maks). Jenis E/Em, 12 unit, RM 1,041,888 (min) – RM 1,093,888 (maks). Jenis: C/Cm, 10 unit, RM1,213,888 (min) – RM 1,267,888 (maks). Diskaun Bumiputra: 7% (Tertakluk kepada kuota).

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY



# **THE STRAITS SERIES 2**

**PHASE R14B**

**20' x 70' | Double Storey Linked Homes**





## DESIGN CONCEPT

### Modern Vernacular

Phase R14B Double-Storey Terrace Houses, 146 Units in Bandar Bukit Raja 3 reignite the spirit of traditional housing through a contemporary touch.

This residential development celebrates Malaysia's architectural heritage by blending traditional, colonial, and local cultural elements into a modern home design. Inspired by the East Indies style, the concept emphasizes a balance between form, function, and soul — a tribute to the unique identity of Malaysia's multicultural society.

Located on Jalan Haji Abdul Manan, the site offers a strategic position between Jalan Kapar, Jalan Meru, and Aman Perdana.



## **UNIQUE FEATURES**

### **Culturally-Inspired Architecture**

Inspired by Traditional Malay Houses, Colonial Houses and Peranakan Houses.

Reflects cultural diversity, making it suitable for all segments of Malaysian society. Asian textures and colonial styles are subtly integrated into a modern design approach.

### **Incorporation of Local Forms**

The design respects traditional aesthetics and structures while adapting to the needs of today's modern lifestyle.



## **DESIGN FEATURES**

**Type A/Am/E/Em/C/Cm**

## **DESIGN ELEMENTS**

### **Fusion of Heritage and Contemporary:**

A welcoming ambiance that touches the soul and evokes tranquility, transcending time.

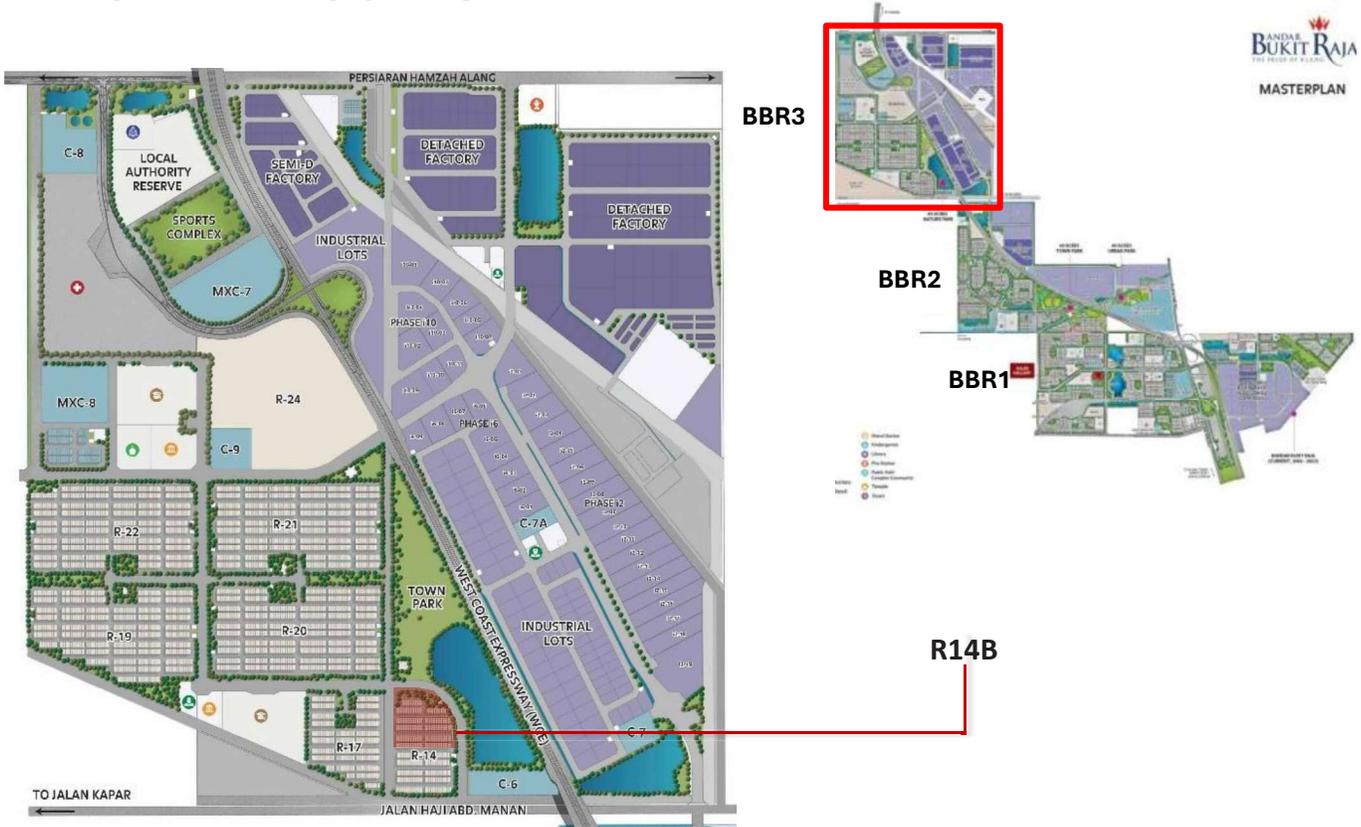
### **Simplicity and Harmony:**

A clean, understated design highlighted through natural color palettes and tones to create visual and emotional balance.

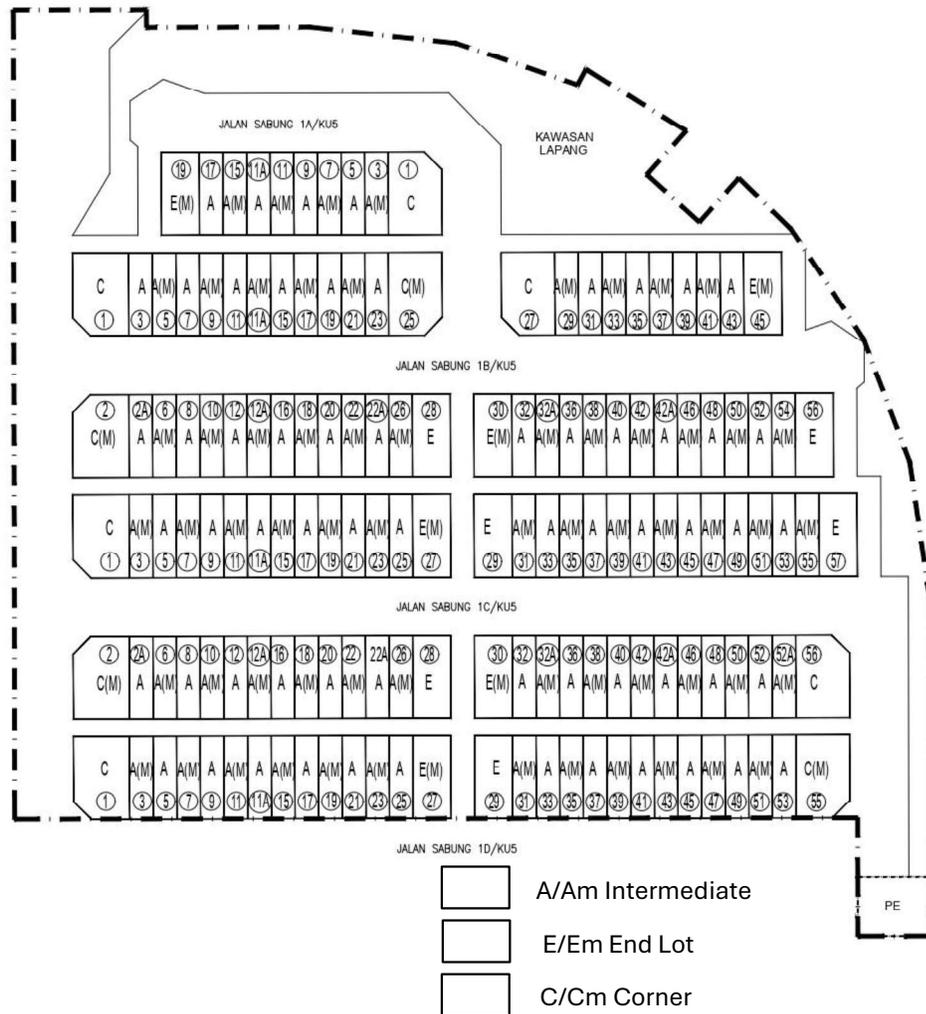
### **Functionality and Vernacular Expression:**

Corner units are designed with dual sliding doors facing the landscape, complemented by strategic window placement and openings to optimize natural lighting, cross ventilation, and visual connection to the surroundings.

# PHASE R14B LOCATION MAP



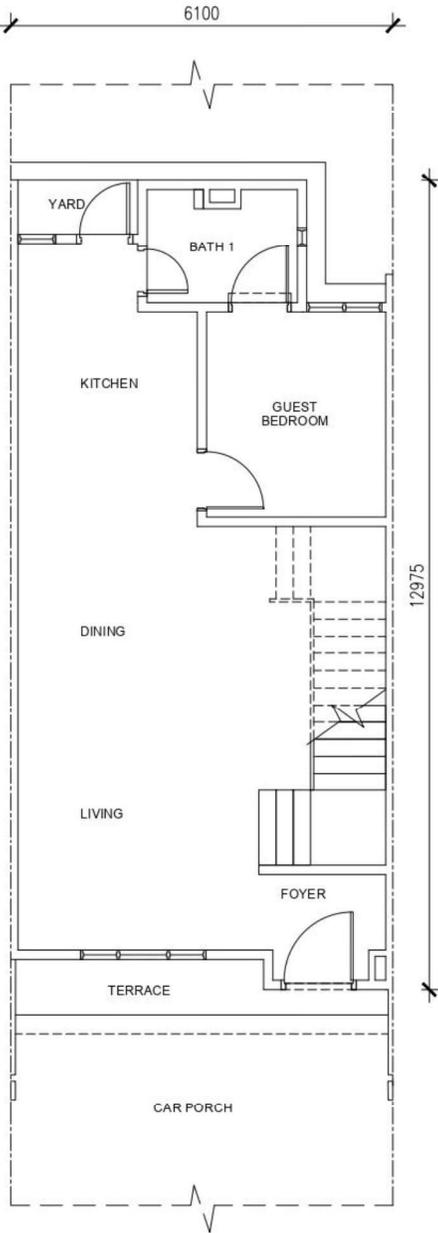
## Site Plan



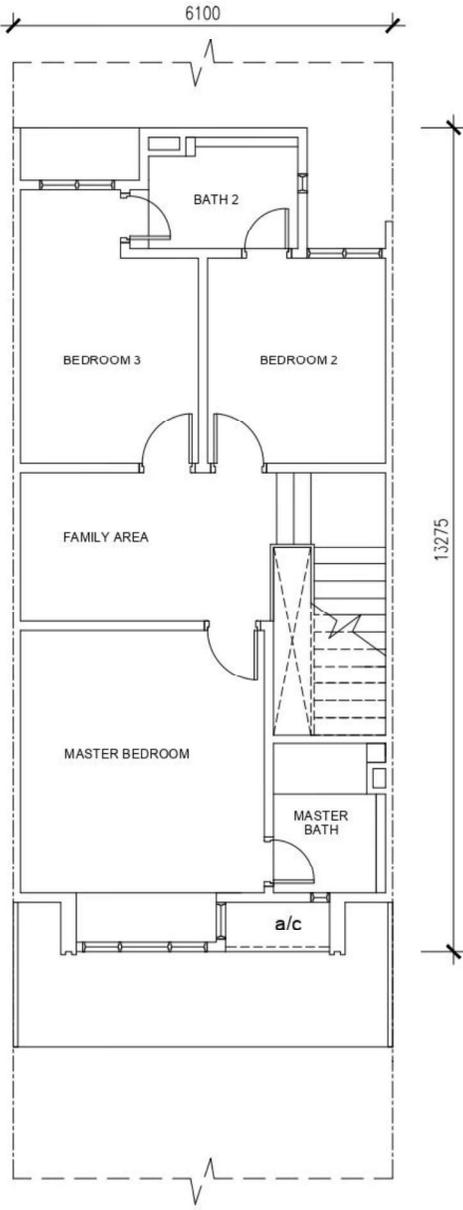
# Floor Plans

## Type A/Am

Double Storey Linked Homes  
20' x 70' | Built -Up Area : 1,700 Sq Ft.



GROUND FLOOR PLAN

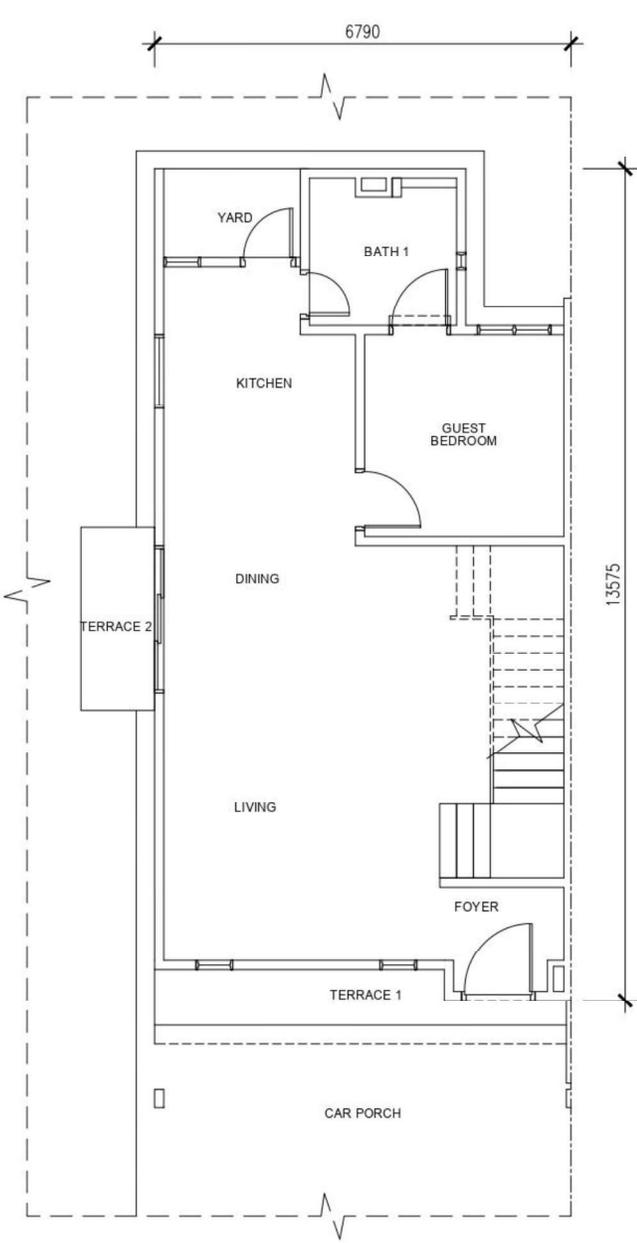


FIRST FLOOR PLAN

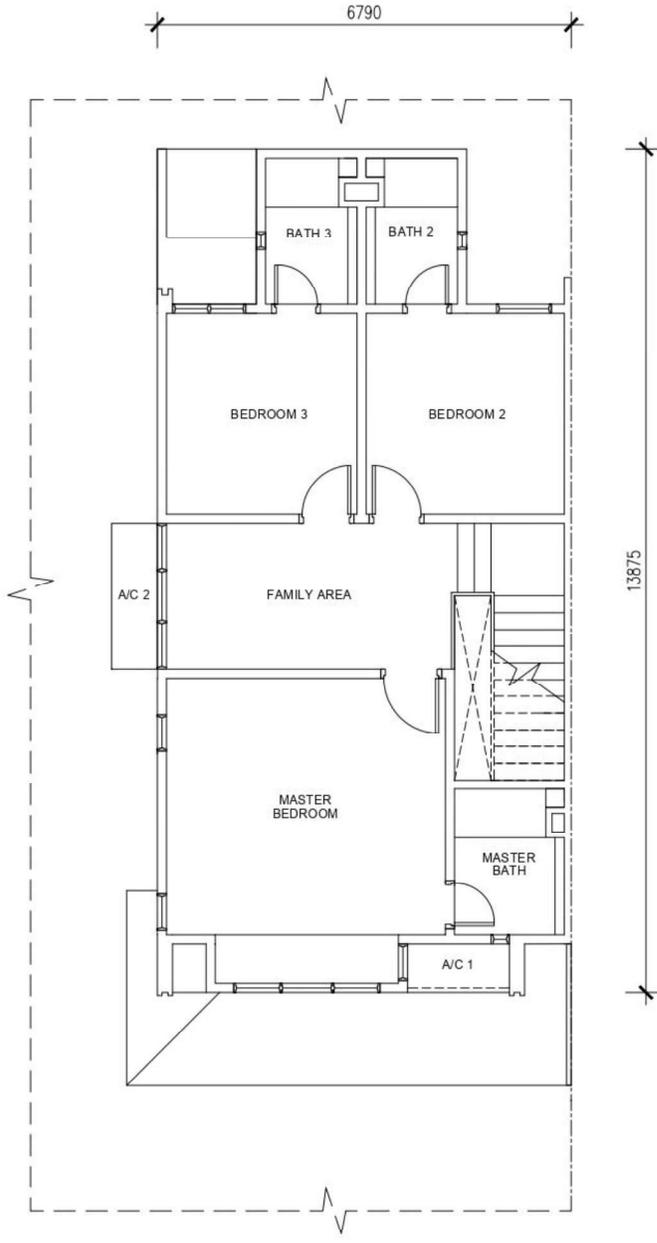
# Floor Plans

## Type E/Em

Double Storey Linked Homes  
22 x 70' | Built -Up Area : 1,969 Sq Ft.



GROUND FLOOR PLAN

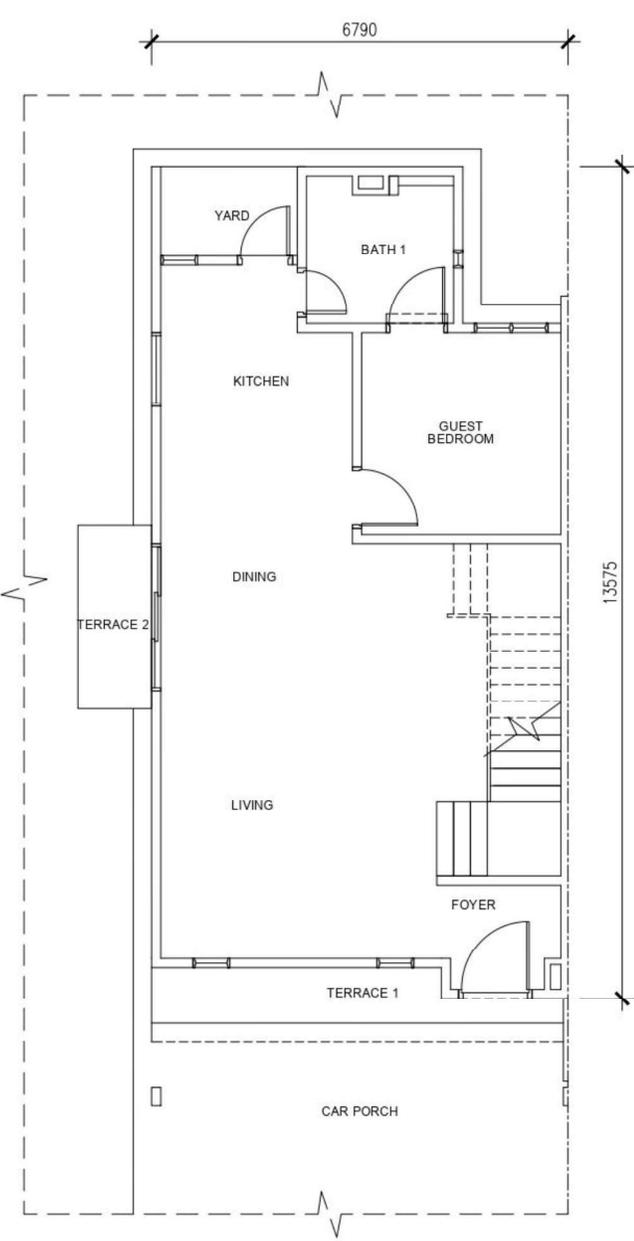


FIRST FLOOR PLAN

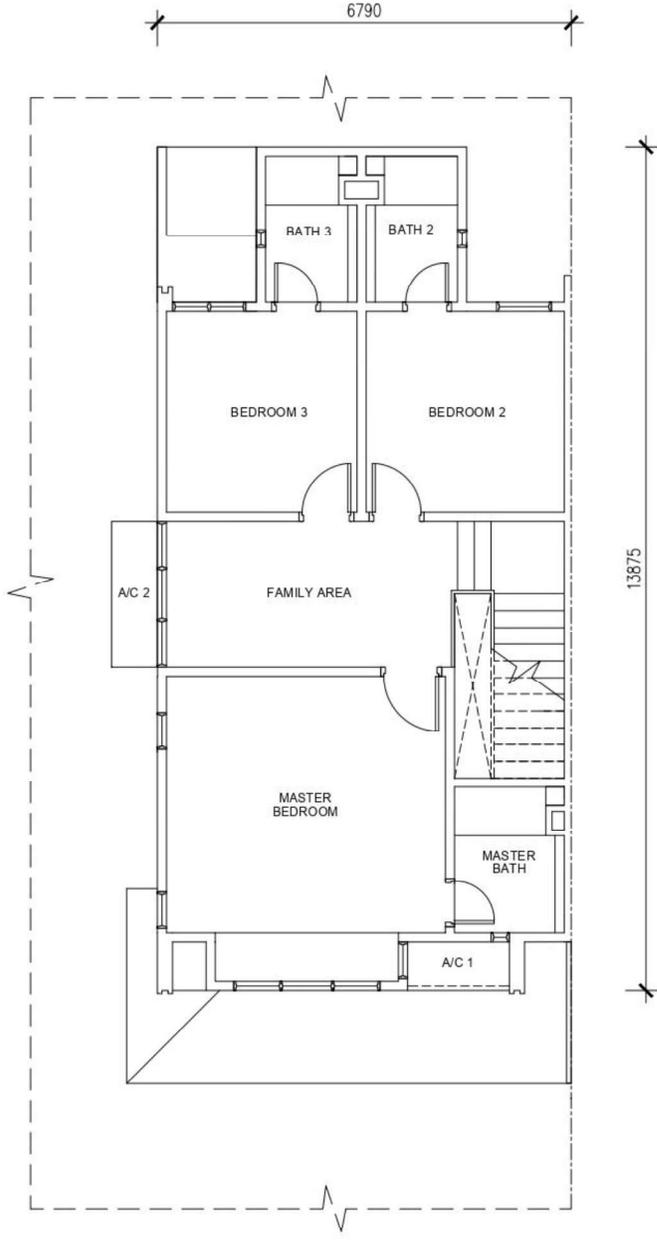
# Floor Plans

## Type C/Cm

Double Storey Linked Homes  
22 x 70' | Built -Up Area : 1,969 Sq Ft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# SPECIFICATIONS

|                                       |                               |  |
|---------------------------------------|-------------------------------|--|
| Structure                             |                               | : Reinforced Concrete                      |
| Wall                                  |                               | : Masonry / Dry Wall (Water Tank)          |
| Roof Covering                         |                               | : Metal Deck / Concrete                    |
| Roof Framing                          |                               | : Metal                                    |
| Ceiling                               |                               | : Plaster Board / Cement Board / Skim Coat |
| Windows                               |                               | : Aluminium Frame Glass Panel              |
| Doors                                 | Main Entrance                 | : Solid Core Door                          |
|                                       | Sliding                       | : Aluminium Framed Glass Panel             |
|                                       | Other Doors                   | : Flush Door                               |
| Ironmongery                           |                               | : Locksets with Accessories                |
| Floor Finishes                        | Foyer, Living & Dining        | : Ceramic Tiles                            |
|                                       | Kitchen / Yard                | : Ceramic Tiles                            |
|                                       | Master Bathroom               | : Ceramic Tiles                            |
|                                       | Bath 1, 2 & 3                 | : Ceramic Tiles                            |
|                                       | Guest Bedroom                 | : Ceramic Tiles                            |
|                                       | Master Bedroom, Bedroom 2 & 3 | : Laminated Flooring                       |
|                                       | Family Area (First Floor)     | : Laminated Flooring                       |
|                                       | Staircase                     | : Laminated Flooring                       |
|                                       | Car Porch                     | : Concrete                                 |
|                                       | Terrace                       | : Ceramic Tiles                            |
| Wall Finishes                         | Kitchen                       | : Ceramic Tiles / Plaster & Painting       |
|                                       | Master Bathroom               | : Ceramic Tiles                            |
|                                       | Bath 1, 2 & 3                 | : Ceramic Tiles                            |
|                                       | External                      | : Plaster & Painting                       |
|                                       | Others                        | : Plaster & Painting                       |
| Sanitary and Plumbing Fittings        | Kitchen                       | : Sink with Tap                            |
|                                       | Wet Kitchen / Yard            | : Tap                                      |
|                                       | Car Porch                     | : Tap                                      |
|                                       | All Bathroom                  | : Sanitary Wares & Fitting                 |
| Electrical Installation               |                               |  |
|                                       | Light Point                   | : Type A / Am      17      21      21      |
|                                       | Gate Light Point              | :      1      1      1                     |
|                                       | Power Point                   | :      21      22      22                  |
|                                       | Fan Point                     | :      7      6      6                     |
|                                       | Air-Cond Point (With Piping)  | :      2      2      2                     |
|                                       | Air-Cond Power Point          | :      3      3      3                     |
|                                       | Water Heater Power Point      | :      3      4      4                     |
|                                       | T.V. Point                    | :      1      1      1                     |
|                                       | Data Point                    | :      1      1      1                     |
|                                       | Auto Gate Point               | :      1      1      1                     |
|                                       | Door Bell Point               | :      1      1      1                     |
|                                       | Wall Fan Point                | :      -      1      1                     |
| Internal Telephone Trunking & Cabling |                               | : Provided                                 |
| Fencing & Gate                        |                               | : Masonry / Metal                          |
| Turfing                               |                               | : Spot Turfing                             |
| Miscellaneous                         |                               | : Refuse Compartment, Parcel & Letter Box  |
|                                       |                               | : TNB Compartment                          |
|                                       |                               | : Basic Alarm System                       |



For enquiries, please call or visit us at:

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Bandar Bukit Raja  
41200, Klang Selangor

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Tel: +603-3361 7288



**PHASE R14B (The Straits Series 2).** No. of Units: 146. Type: Double Storey Linked Homes. Expected Date of Completion: August 2027. Land: Free From Encumbrances. Developer's License No.: 3927/03-2029/0138(R). Validity: 04/03/2024-03/03/2029. Advertising & Sales Permit No.: ..... Validity: ..... - ..... Approval Authority: Majlis Bandaraya Diraja Klang. Building Plan Approval No.: (23) dlm MPK/BGN-600-5/1/0169(2024). Developer: Sime Darby Property (Bukit Raja) Sdn. Bhd. (Co No. 198001002885). Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Selling Price: Type: A/Am, 124 units, RM801,888 (min) – RM 841,888 (max). Type E/Em, 12 units, RM1,041,888 (min) – RM 1,093,888 (max) Type: C/Cm, 10 units, RM1,213,888 (min) – RM1,267,888 (max). Bumiputera Discount: 7% (Quota Applies).

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