



LUMIRA

Rumah Berangkai 2 Tingkat
20' x 75'

Mengutamakan **keselesaan**
dan **kemudahan** harian
anda



Taman Bandar terbesar di Klang

Kini anda mampu melakukan pelbagai
aktiviti riadah setiap hari di Taman Bandar
seluas 125 ekar yang brekatan.



Rondaan Polis Bantuan

Alami gaya kehidupan yang lebih
tenang, selesa dan selamat.



Akses Mudah ke Lebuh Raya Utama

Jimatkan masa perjalanan anda dengan
kemudahan akses ke Lebuhraya Utama
seperti NKVE, Lebuhraya Persekutuan,
SHAPADU dan juga WCE (akan datang)



Nikmati kediaman untuk
seisi keluarga



Lumira

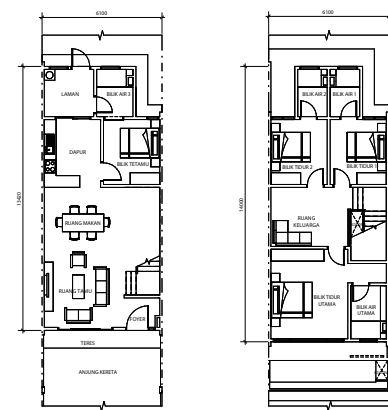
Ciri-ciri unik

- Susunatur plan terbuka di mana ruang tamu, ruang makan dan ruang dapur digabungkan untuk mewujudkan seni bina moden yang boleh digunakan secara optima dan bebas daripada struktur tiang dan rasuk.
- Mempunyai 4 bilik tidur dan 4 bilik mandi.
- Rekabentuk rumah yang bersesuaian untuk semua generasi di mana semua bilik tidur direka luas secara maksima yang boleh menampung keluarga yang besar.

Pelan Lantai

Unit Tengah - Jenis A

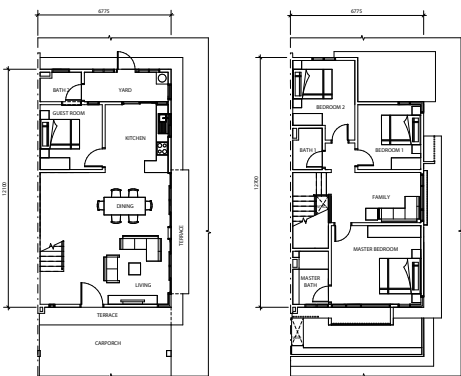
20' x 75'
Keluasan Lantai: 1,903 kak persegi



Tingkat Bawah Tingkat Atas

Unit Tengah - Jenis A1

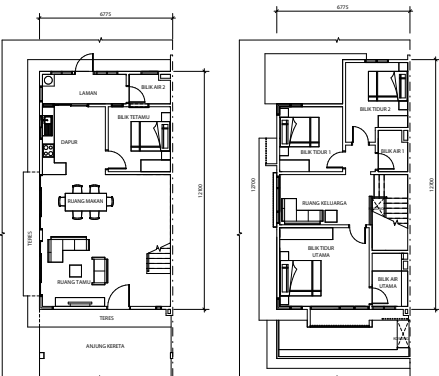
20' x 75'
Keluasan Lantai: 1,718 kaki persegi



Tingkat Bawah Tingkat Atas

Unit Tepi - Jenis E2

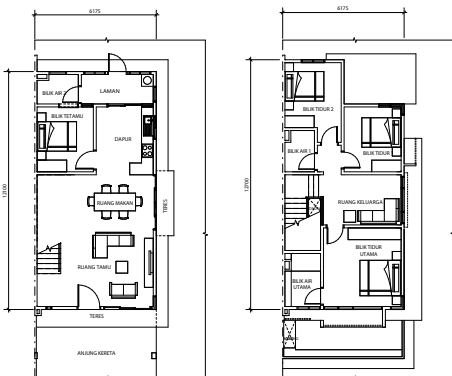
22' x 75'
Keluasan Lantai: 1,984 kaki persegi



Tingkat Bawah Tingkat Atas

Unit Tepi - Jenis E3

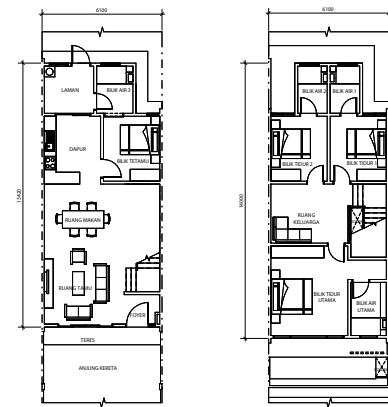
20' x 75'
Keluasan Lantai: 1,781 kaki persegi



Tingkat Bawah Tingkat Atas

Unit Tepi - Jenis E

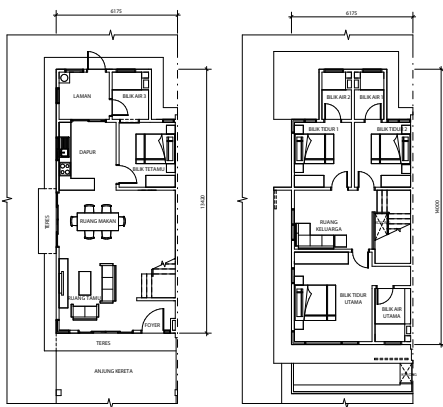
22' x 75'
Keluasan Lantai: 2,167 kak persegi



Tingkat Bawah Tingkat Atas

Unit Tepi - Jenis E1

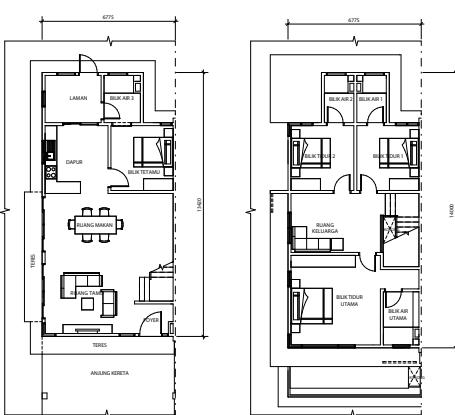
20' x 75'
Keluasan Lantai: 1,957 kaki persegi



Tingkat Bawah Tingkat Atas

Unit Hujung - Jenis C1

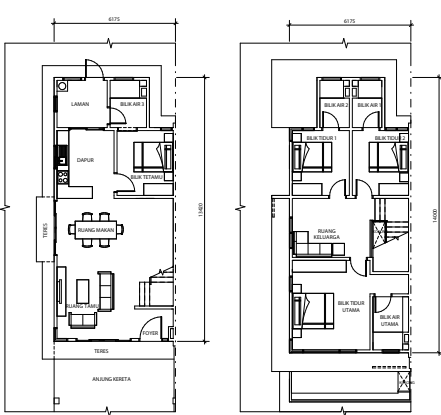
22' x 75'
Keluasan Lantai: 2,136 kaki persegi



Tingkat Bawah Tingkat Atas

Unit Hujung - Jenis C2

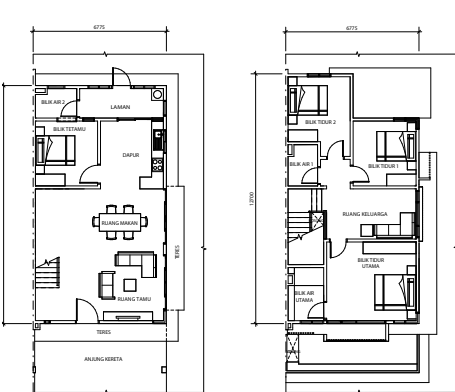
22' x 75'
Keluasan Lantai: 2,167 kaki persegi



Tingkat Bawah Tingkat Atas

Unit Hujung - Jenis C3

22' x 75'
Keluasan Lantai: 1,954 kaki persegi



Tingkat Bawah Tingkat Atas



Lumira

Ciri-ciri unik

- Susunatur plan terbuka di mana ruang tamu, ruang makan dan ruang dapur digabungkan untuk mewujudkan seni bina moden yang boleh digunakan secara optima dan bebas daripada struktur tiang dan rasuk.
- Mempunyai 4 bilik tidur dan 4 bilik mandi.
- Rekabentuk rumah yang bersesuaian untuk semua generasi di mana semua bilik tidur direka luas secara maksima yang boleh menampung keluarga yang besar.



Pelan Lantai

Unit Tengah - Jenis A

20' x 75'
Keluasan Lantai: 1,903 kaki persegi

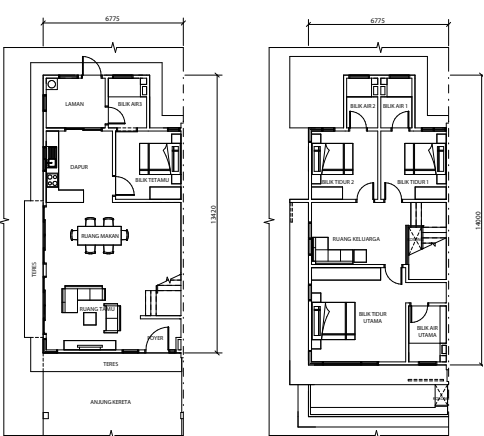


Tingkat Bawah

Tingkat Atas

Unit Hujung - Jenis E

22' x 75'
Keluasan Lantai: 2,167 kaki persegi

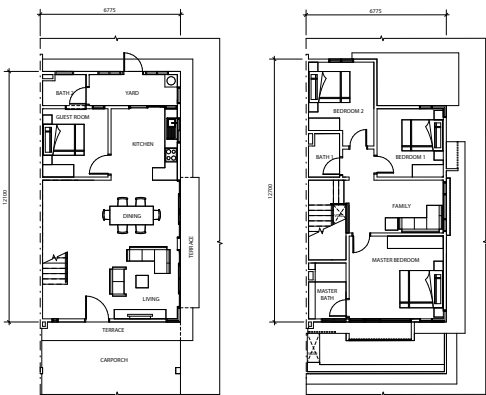


Tingkat Bawah

Tingkat Atas

Unit Hujung - Jenis C1

20' x 75'
Keluasan Lantai: 1,718 kaki persegi

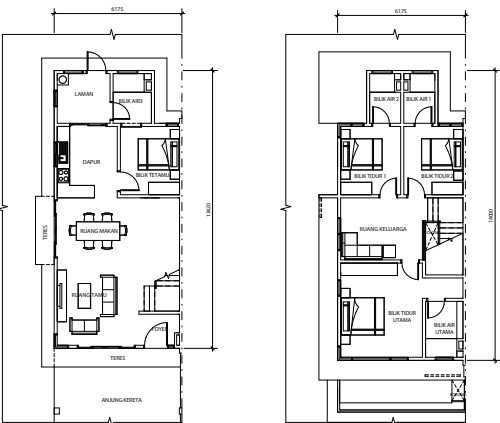


Tingkat Bawah

Tingkat Atas

Unit Hujung - Jenis E1

20' x 75'
Keluasan Lantai: 1,957 kaki persegi

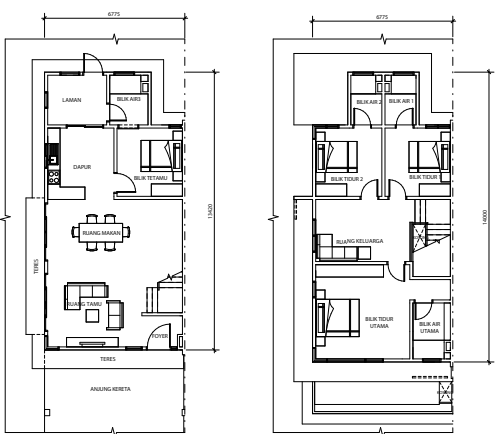


Tingkat Bawah

Tingkat Atas

Unit Hujung - Jenis C

22' x 75'
Keluasan Lantai: 2,167 kaki persegi

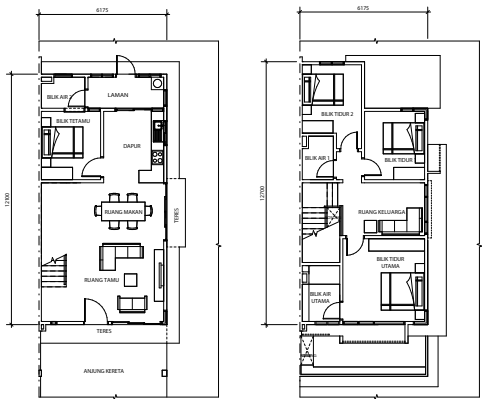


Tingkat Bawah

Tingkat Atas

Unit Tepi - Jenis C2

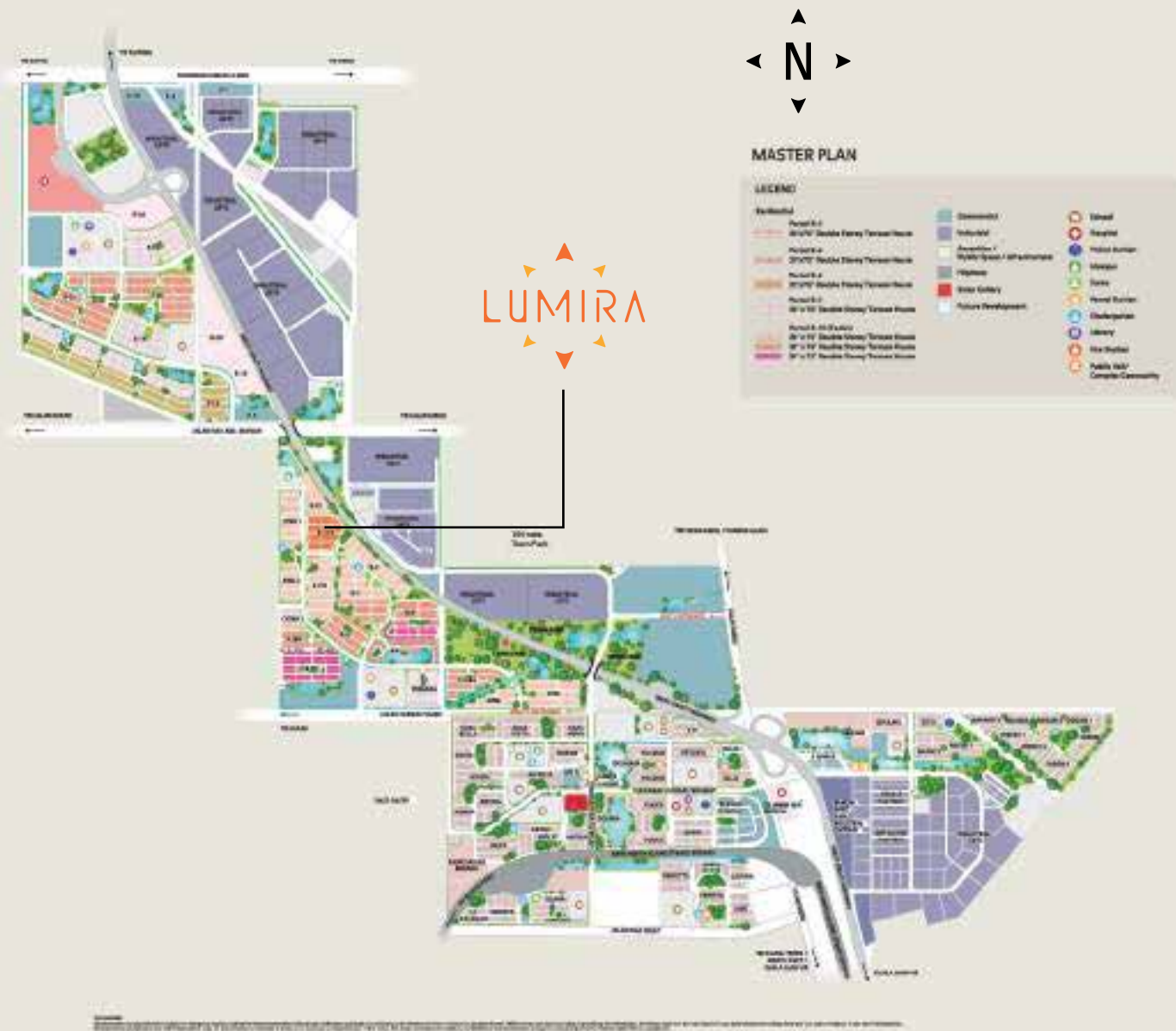
20' x 75'
Keluasan Lantai: 1,781 kaki persegi



Tingkat Bawah

Tingkat Atas

Bandar Bukit Raja



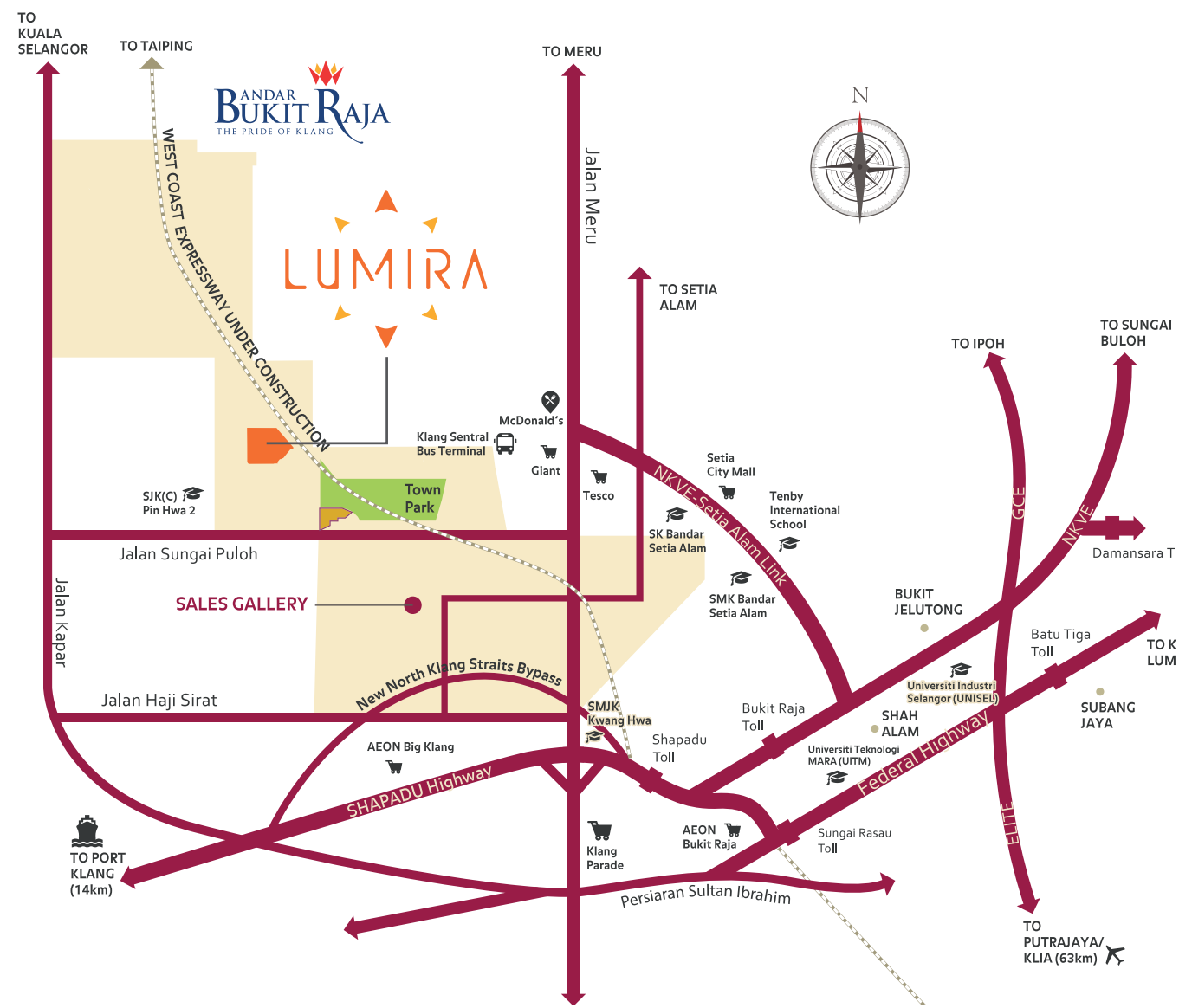
Pelan Tapak



	C / Cm	Unit Hujung	22' x 75'
	A / Am	Unit Tengah	20' x 75'
	E / Em	Unit Tepi	22' x 75

Spesifikasi

Struktur		: Konkrit Tetulang																																																
Dinding		: Batu-bata																																																
Bumbung		: Atap Genting / Konkrit / Kepingan Atap Logam																																																
Kekuda Bumbung		: Logam																																																
Siling		: Plaster / Lapisan Skim / Panel Simen																																																
Tingkap	: Keseluruhan	: Panel Kaca Bingkai Aluminium																																																
Pintu	: Pintu Masuk Utama : Pintu Lain-lain	: Pintu Kayu Berlamina : Pintu Papan Rata Berlamina / Pintu Papan Rata Bercat Pintu Kaca Bingkai Aluminium																																																
Kekunci	: Kunci Dengan Aksesori																																																	
Kemasan Dinding	: Luaran : Lain-lain : Dapur : Bilik Air Utama : Bilik Air 1, 2 and 3	: Lekaan Simen dan Cat : Lekaan Simen dan Cat : Jubin Seramik dan Lekaan Smen dan Cat : Jubin Porselin : Jubin Seramik																																																
Kemasan Lantai	: Tempat Letak Kereta : Teres : Ruang Tamu &Makan, Blik Tamu : Dapur dan Jemuran : Bilik Tidur Utama, Blik Tidur 1 dan 2 : Bilik Air Utama : Bilik Air 1, 2 dan 3 : Tangga : Ruang Keluarga	: Lantai Simen imprint : Jubin Porselin : Jubin Porselin : Jubin Porselin : Kemasan Panel Berlamina : Jubin Porselin : Jubin Seramik : Kemasan Panel Berlamina : Kemasan Panel Berlamina																																																
Kelengkapan Kebersihan dan Paip	: Dapur : Bilik Tidur Utama, Blik Tidur 1,2 &3 : Tempat Letak Kereta : Jenis	: Sinki dan Paip : Barangan Kebersihan dan Kelengkapan : Paip																																																
		<table><tr><th>A/AM</th><th>C/CM</th><th>A1/AM</th><th>C3M/E2/E3M</th></tr><tr><td>: 28</td><td>29</td><td>25</td><td>26</td></tr><tr><td>: 2</td><td>2</td><td>2</td><td>2</td></tr><tr><td>: 24</td><td>24</td><td>24</td><td>24</td></tr><tr><td>: 7</td><td>7</td><td>7</td><td>7</td></tr><tr><td>: 2</td><td>2</td><td>2</td><td>2</td></tr><tr><td>: 3</td><td>3</td><td>3</td><td>3</td></tr><tr><td>: 4</td><td>4</td><td>3</td><td>3</td></tr><tr><td>: 1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>: 1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>: 1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>: 1</td><td>1</td><td>1</td><td>1</td></tr></table>	A/AM	C/CM	A1/AM	C3M/E2/E3M	: 28	29	25	26	: 2	2	2	2	: 24	24	24	24	: 7	7	7	7	: 2	2	2	2	: 3	3	3	3	: 4	4	3	3	: 1	1	1	1	: 1	1	1	1	: 1	1	1	1	: 1	1	1	1
A/AM	C/CM	A1/AM	C3M/E2/E3M																																															
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Pemasangan Elektrik	: Punca Lampu : Punca Lampu Pagar : Punca Kuasa : Punca Kipas : Punca Kuasa Hawa Dingin (dgn paip) : Punca Kuasa Hawa Dingin : Punca Kuasa Air Panas : Punca TV : Punca Data : Punca Pagar Auto : Punca Loceng Pintu																																																	
Pagar Rumput Pelbagai	: Peti Surat	: Batu-bata dan Logam : Spot turfing : Kebuk Sampah : Petak Meter TNB : Pendawaian Sistem Penggera Keselamatan																																																



Galeri Bandar Bukit Raja

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

Dibuka setiap hari 9.30pg - 6.30ptg
(termasuk cuti am)

03 3361 7288

www.simedarbyproperty.com

Malaysia's Top Property Developer

THE EDGE *Top Property
Developers Awards
2019*



FASA R-11A: Baki Unit: 12. Jenis: Rumah Berangkai 2 Tingkat. Tarikh Dijangka Siap: Ogos 2023. Bebanan Tanah: Tiada. Pegangan Tanah: Hakmilik Kekal. No. Lesen Pemaju: 3927-144/01-2022/87 (L). Tempoh Sah: 31/01/2020 – 30/01/2022. No Permit Iklan & Jualan: 3927-144/01-2022/87 (P). Tempoh Sah: 31/01/2020 – 30/01/2022. Pihak Berk kuasa Meluluskan Bangunan: Majlis Perbandaran Klang. Rujukan Pelan Bangunan: (30) dlm.MPK/B-GN/600-4/1/0090 (2018). Pemaju: Sime Darby Property (Bukit Raja) Sdn Bhd 198001002885 (56669-W) Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Harga Jualan: RM876,888.00 (min) - RM2,066,888.00 (maks).

"IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA"



LUMIRA

2-Storey Link Homes
20' x 75'

Prioritising facilities and your comfort daily

Now, you are able to do all sorts of leisure activities daily in the 125-acre town park located nearby



The biggest town park in Klang

Now, you are able to do all sorts of leisure activities daily in the 125-acre town park located nearby.



Police patrol auxiliary

Live in a calm and safe environment comfortably, for a peace of mind



Easy accessibility to the major highways

Save time with the exits nearby to major highways such as NKVE, Federal Highway SHAPADU and the upcoming WCE



Enjoy living for the whole family

Strategically located, Lumira is facilitated with a full range of amenities and facilities.

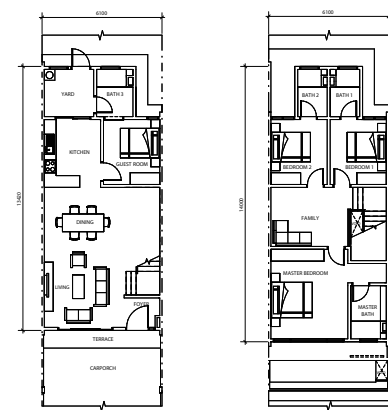


Lumira Unique features

- The modernised open-plan layout where the Living Room, Dining Area and Kitchen are combined both spatially and social free of column and beam structures.
- 4 bedrooms and 4 bathrooms
- Homes that are designed to facilitate multigenerational living. All spacious rooms are able to cater to extended families as well.

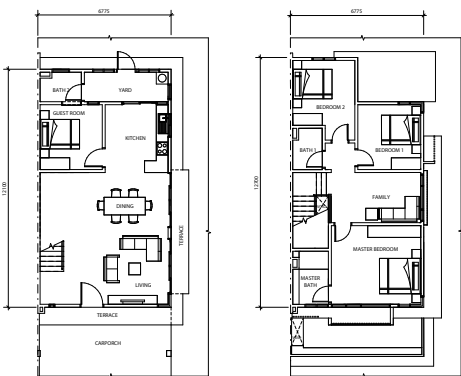
Floor Plans

Intermediate Unit - Type A
20' x 75'
Built-up area: 1,903 sqft



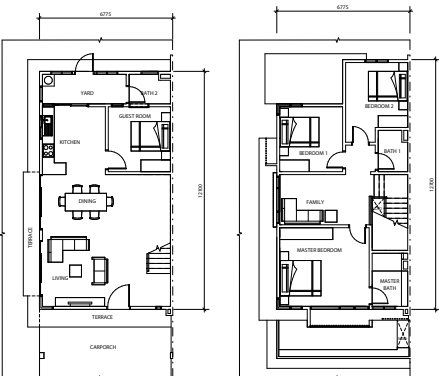
Ground Floor First Floor

Intermediate Unit - Type A1
20' x 75'
Built-up area: 1,718 sq ft



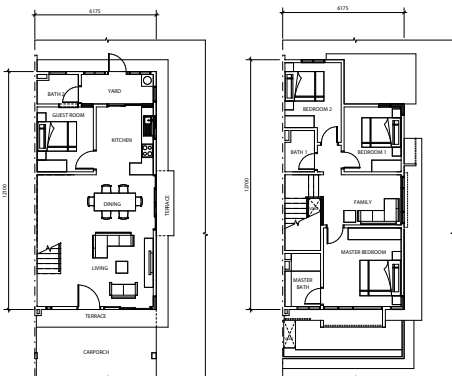
Ground Floor First Floor

End Unit - Type E2
22' x 75'
Built-up area: 1,984 sq ft



Ground Floor First Floor

End Unit - Type E3
20' x 75'
Built-up area: 1,781 sq ft



Ground Floor First Floor

End Unit - Type E
22' x 75'
Built-up area: 2,167 sqft



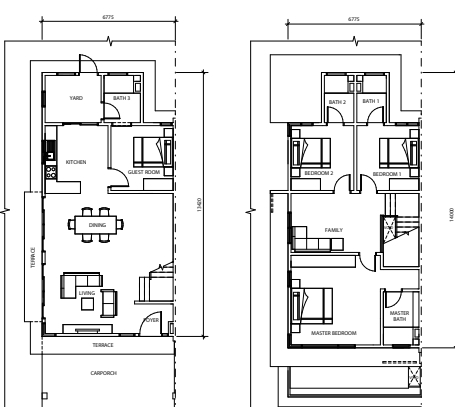
Ground Floor First Floor

End Unit - Type E1
20' x 75'
Built-up area: 1,957 sq ft



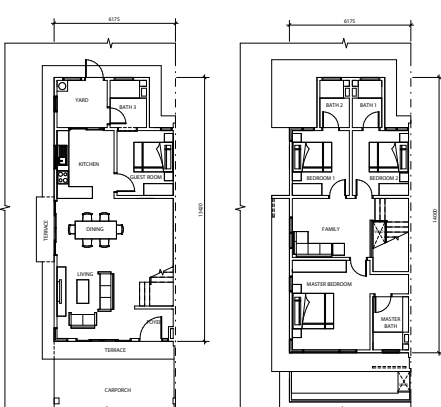
Tingkat Bawah First Floor

Corner Unit - Type C1
22' x 75'
Built-up area: 2,136 sq ft



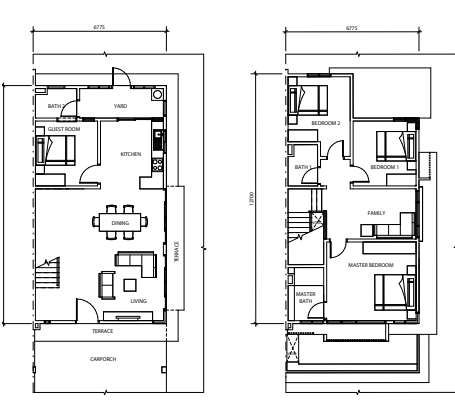
Ground Floor First Floor

Corner Unit - Type C2
22' x 75'
Built-up area: 2,167 sq ft



Ground Floor First Floor

Corner Unit - Type C3
22' x 75'
Built-up area: 1,954 sq ft



Ground Floor First Floor



Lumira

Unique features

- The modernised open-plan layout where the Living Room, Dining Area and Kitchen are combined both spatially and social free of column and beam structures.
- 4 bedrooms and 4 bathrooms
- Homes that are designed to facilitate multigenerational living. All spacious rooms are able to cater to extended families as well.

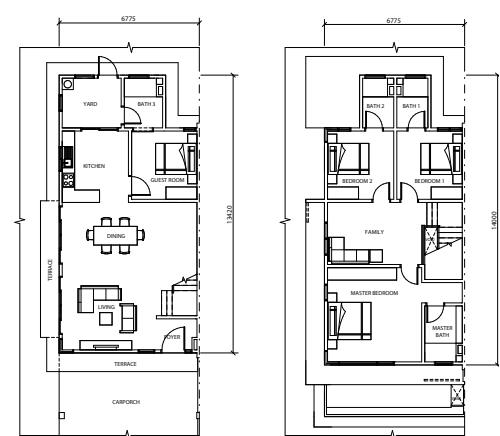
Floor Plans

Intermediate Unit - Type A
20' x 75'
Built-up area: 1,903 sqft



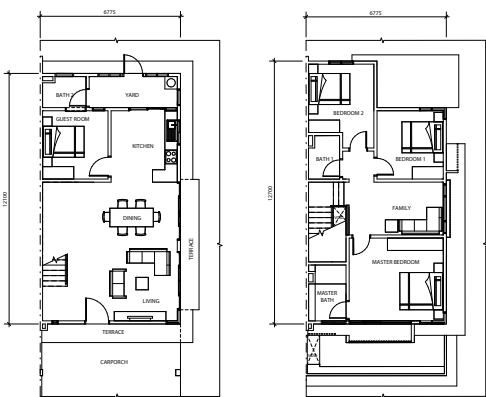
Ground Floor First Floor

Corner Unit - Type E
22' x 75'
Built-up area: 2,167 sqft



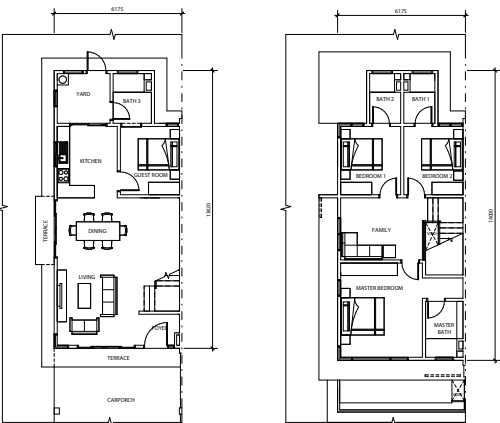
Ground Floor First Floor

Corner Unit - Type C1
20' x 75'
Built-up area: 1,718 sq ft



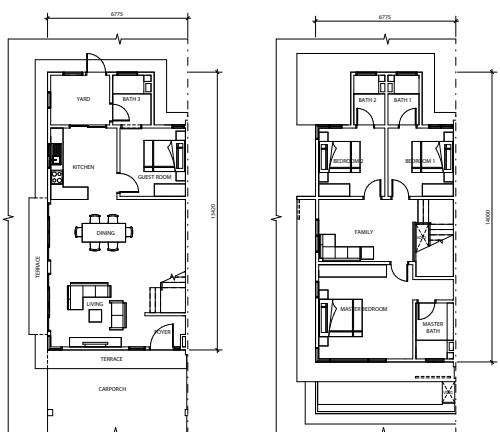
Ground Floor First Floor

Corner Unit - Type E1
20' x 75'
Built-up area: 1,957 sqft



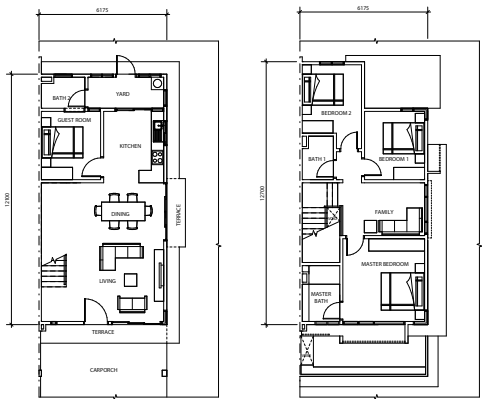
Ground Floor First Floor

Corner Unit - Type C
22' x 75'
Built-up area: 2,167 sqft



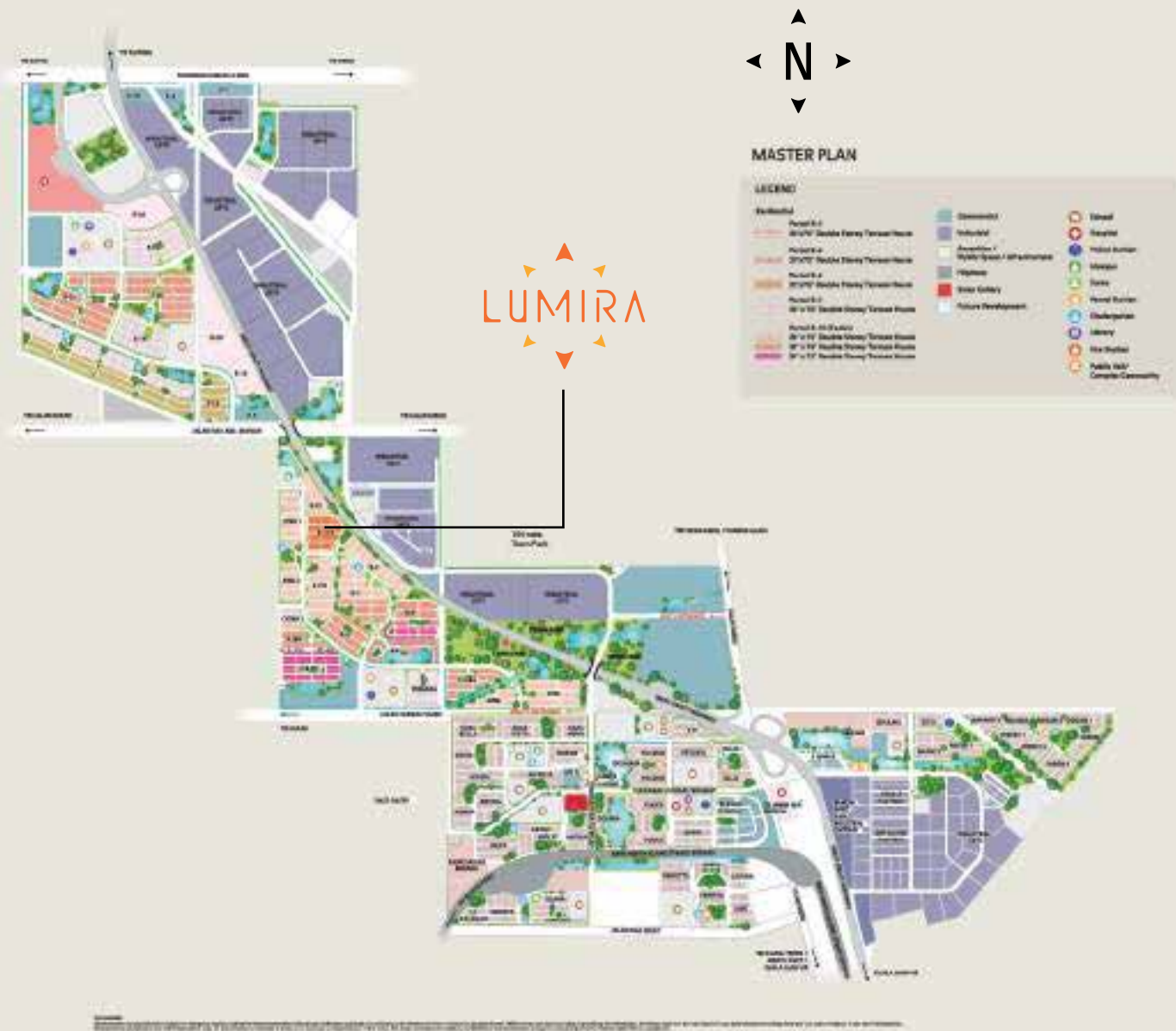
Ground Floor First Floor

End Unit - Type C2
20' x 75'
Built-up area: 1,781 sq ft



Ground Floor First Floor

Bandar Bukit Raja



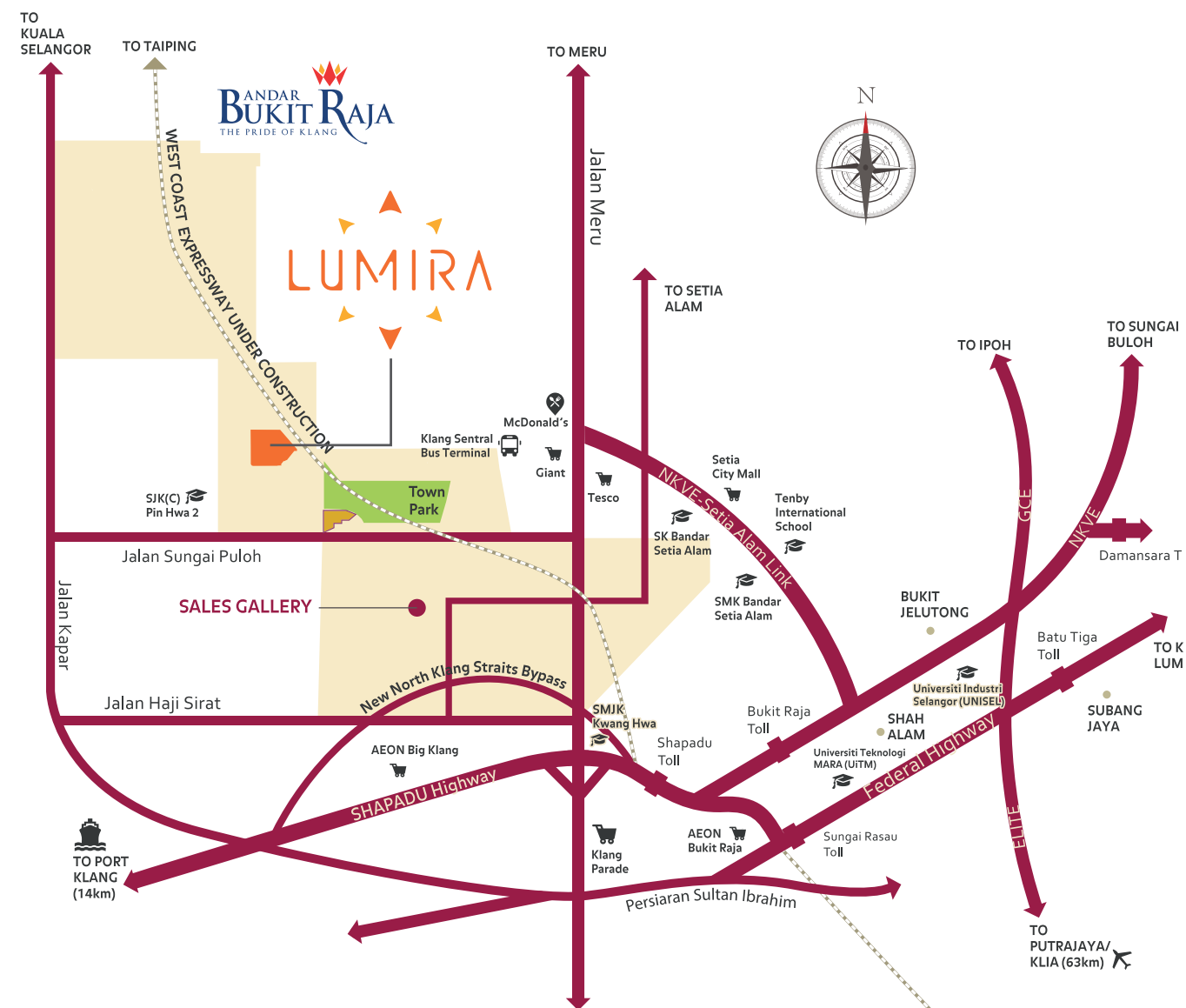
Site Plan



	C / Cm	Corner Unit	22' x 75'
	A / Am	Intermediate Unit	20' x 75'
	E / Em	End Unit	22' x 75'

Specifications

Structure		: Reinforced Concrete			
Wall		: Masonry			
Roof Covering		: Roof Tiles / Concrete / Metal Deck			
Roof Framing		: Metal			
Ceiling		: Plaster / Skim Coat / Cement Board			
Windows	: All	: Aluminium Frame Glass Panels			
Doors	: Main Entrance	: Laminated Engineered Timber Door			
	: Other Doors	: Laminated Flush Door / Painted Flush Door Aluminium Frame Glass Door			
Ironmongery		: Lockset with Accessories			
Wall Finishes	: External	: Plaster and Paint			
	: Others	: Plaster and Paint			
	: Kitchen	: Ceramic and Plaster and Paint			
	: Master Bah	: Porcelain Tiles			
	: Bath 1, Bath 2 and Bath 3	: Ceramic Tiles			
Floor Finishes	: Car Porch	: Concrete Imprint			
	: Terrace	: Porcelain Tiles			
	: Living, Dining, Foyer and Guest Room	: Porcelain Tiles			
	: Kitchen and Yard	: Porcelain Tiles			
	: Master Bedroom, Bedroom 1 and 2	: Laminated Flooring			
	: Master Bah	: Porcelain Tiles			
	: Bath 1, Bath 2 and Bath 3	: Ceramic Tiles			
	: Staircase	: Laminated Flooring			
	: Family Area	: Laminated Flooring			
Sanitary and Plumbing Fittings	: Kitchen	: Sink with Tap			
	: Master Bah, Bath 1, 2 and 3	: Sanitary Wares and Fittings			
	: Car Porch	: Tap			
	: Type	A/A/M	C/CM	A1/A1M	C3M/E2/E3M
Electrical Installation	: Light Point	: 28	29	25	26
	: Gate Light Point	: 2	2	2	2
	: Power Point	: 24	24	24	24
	: Fan Point	: 7	7	7	7
	: Air-Conditioning Point (with piping)	: 2	2	2	2
	: Air-Conditioning Power Point	: 3	3	3	3
	: Water Heater Power Point	: 4	4	3	3
	: TV Point	: 1	1	1	1
	: Data Point	: 1	1	1	1
	: Auto Gate Point	: 1	1	1	1
	: Door Bell Point	: 1	1	1	1
Fencing		: Masonry and Metal			
Turfing		: Spot turfing			
Miscellaneous		: Letter Box			
		: Refuse Compartment			
		: TNB Meter Compartment			
		: Basic Alarm System			



Bandar Bukit Raja Gallery

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

Open daily 9.30am - 6.30pm
(including public holidays)

03 3361 7288

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Malaysia's Top Property Developer

THE EDGE *Top Property
Developers Awards
2019*



PHASE R-11A: No of Units : 12. Type: Double Storey Terrace Homes. Expected Date of Completion: August 2023. Land: Free from Encumbrances. Tenure of Land: Freehold. Developer's License No.: 3927-144/01-2022/87 (L). Validity: 31/01/2020 – 30/01/2022. Advertising & Sales Permit No.: 3927-144/01-2022/87 (P). Validity: 31/01/2020 – 30/01/2022. Approval Authority: Majlis Perbandaran Klang. Building Plan Approval No.: (30) dlm.MPK/B-GN/600-4/1/0090 (2018). Developed by: Sime Darby Property (Bukit Raja) Sdn Bhd. 198001002885 (56669-W), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Harga Jualan: RM876,888.00 (min) - RM2,066,888.00 (max).

"THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT"