



LYRA 3

RUMAH TERES DUA TINGKAT
20' X 75' | PEGANGAN BEBAS

FASA R11B3



Property

Teras Utama Bandar Bukit Raja

Sebuah bandar yang mengutamakan kehidupan berk komuniti dan mempunyai taman rekreasi terbesar di Klang berukuran 125 ekar.



KOMUNITI

- ▲ Berdekatan dengan hab perindustrian dan komersial



KESIHATAN

- ▲ Taman rekreasi terbesar di Klang seluas 125 ekar
- ▲ Laluan basikal terpanjang di Klang sejauh 50km



PERHUBUNGAN

- ▲ Akses mudah ke jalan raya utama seperti NKVE, Lebuhraya Persekutuan, WCE dan SHAPADU
- ▲ Mempunyai akses ke jalan raya, laluan udara, pelabuhan dan laluan kereta api





Reka Bentuk Yang Praktikal



LUAS & MUDAH
DIUBAH SUAI

Ruangan luas yang memadai
untuk tempat letak kereta
serta boleh diubah suai di
laman belakang



GAYA HIDUP
SIHAT

Berdekatan dengan
taman rekreasi

Gaya Minimalis
Bercampur Klasik



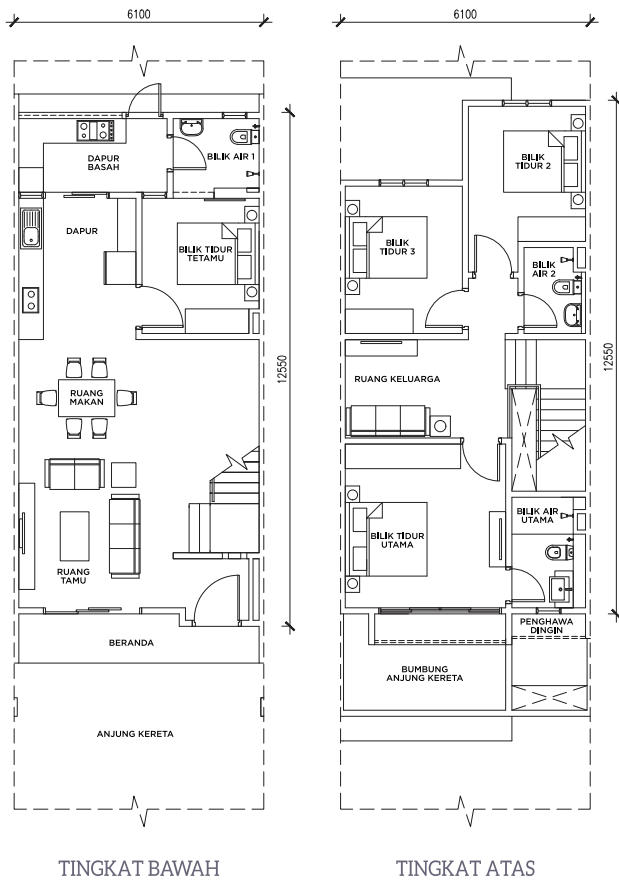


Susun atur rumah yang terbuka ini tidak menggunakan sebarang sempadan untuk memberikan kesinambungan antara setiap ruangan.

Pelan Lantai

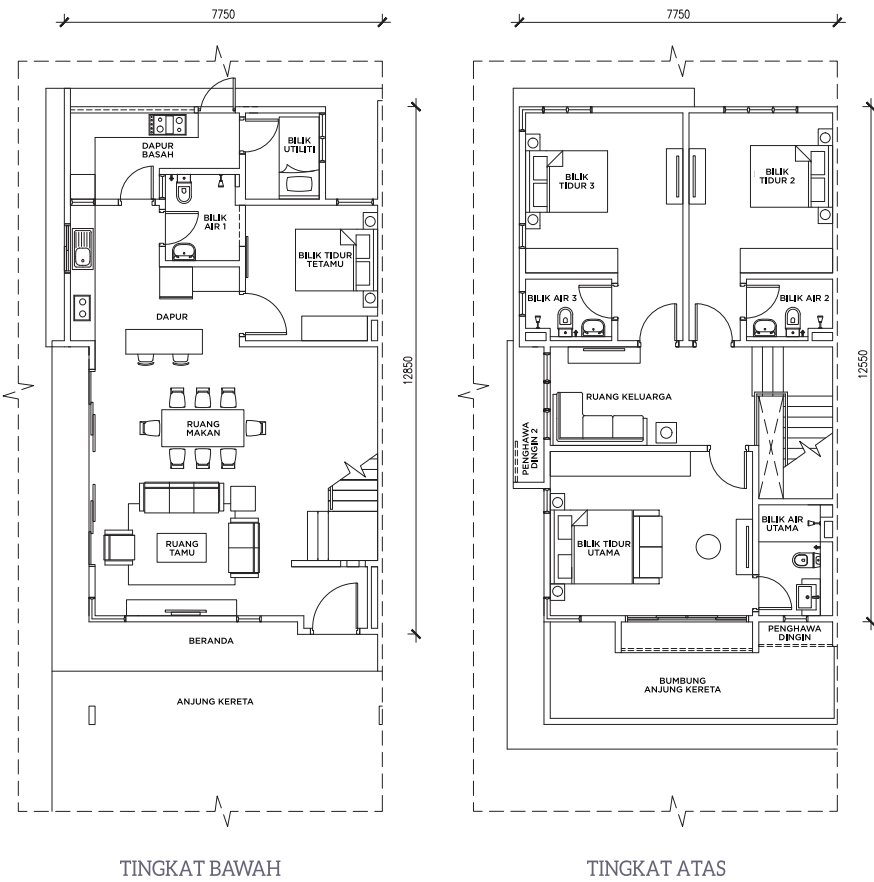
Jenis A1

Unit Tengah
20' x 75'
Ukuran Binaan:
1,729 kaki persegi
4 Bilik Tidur 3 Bilik Air



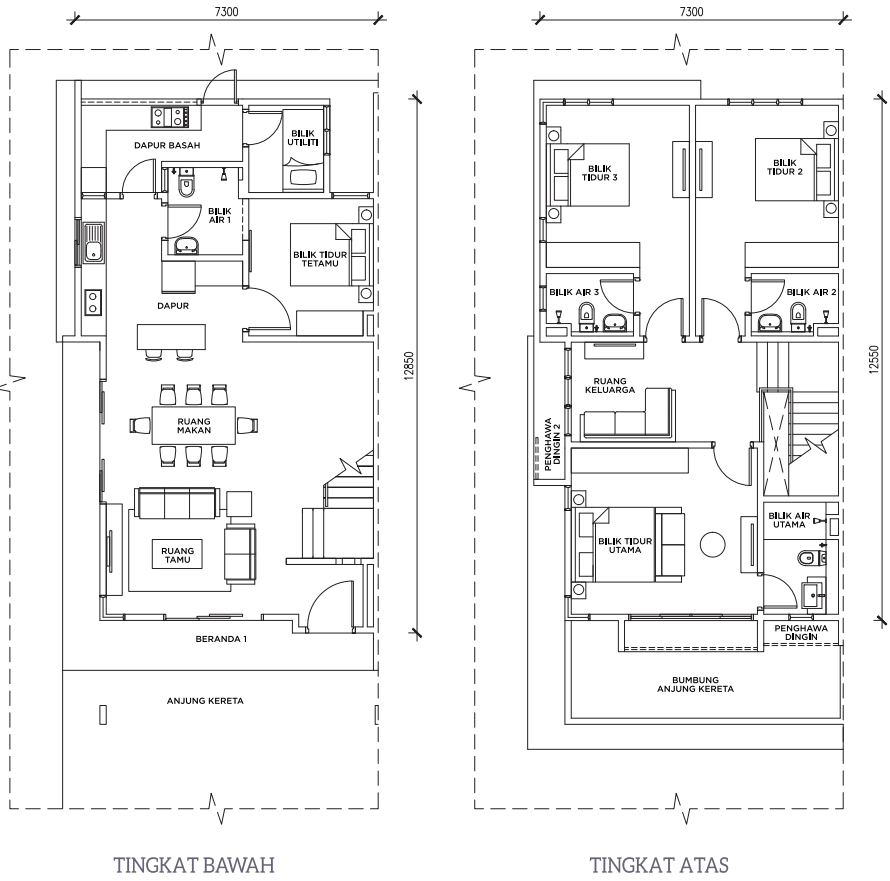
Jenis E2 Jenis C2

Unit Tepi | Unit Hujung
24' x 75'
Ukuran Binaan:
2,296 kaki persegi
4 Bilik Tidur 4 Bilik Air



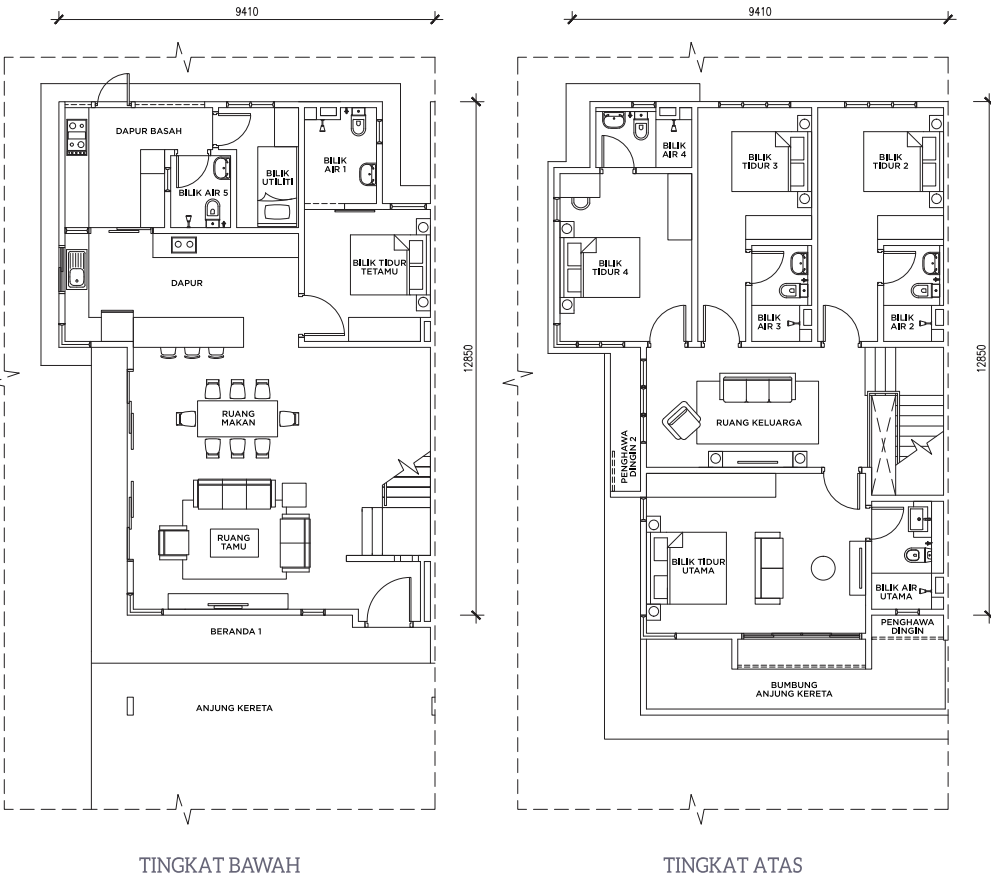
Jenis E1 Jenis C1

Unit Tepi | Unit Hujung
22' x 75'
Ukuran Binaan:
2,174 kaki persegi
4 Bilik Tidur 4 Bilik Air



Jenis C3

Unit Hujung
25' x 75'
Ukuran Binaan:
2,713 kaki persegi
5+1 Bilik Tidur 6 Bilik Air



Spesifikasi

Struktur		Konkrit Bertetulang					
Dinding		Batu-bata / Dinding Panel					
Penutup Bumbung		Jubin Bumbung Konkrit / Konkrit / Kepingan Keluli					
Rangka Bumbung		Keluli					
Siling		Siling Plaster / Panel Simen / Lapisan Skim					
Tingkap	Semua	Panel Kaca Berbingkai Aluminium					
Pintu	Pintu Masuk Utama	Pintu Kayu 'Engineered'					
	Lain-lain	Pintu Rata					
		Pintu Gril Keluli					
		Pintu Gelongsor Panel Kaca Berbingkai Aluminium					
Barangan Kunci		Kunci dengan Aksesori					
Kemasan Dinding	Dapur	Jubin Seramik / Lepaan Simen dan Cat					
	Bilik Mandi Utama	Jubin Porselin					
	Bilik Mandi 1, 3, 4 & 5	Jubin Seramik					
	Bilik Mandi 2 & Bilik Mandi 3 (Jenis C3)	Jubin Seramik / Lepaan Simen dan Cat					
	Luaran	Lepaan Simen dan Cat Berlapis					
Kemasan Lantai	Lain-lain	Lepaan Simen dan Cat Berlapis					
	Ruang Tamu Dan Ruang Makan	Jubin Porselin					
	Dapur/ Ruang 'Yard'/ Utiliti	Jubin Porselin					
	Bilik Mandi Utama	Jubin Porselin					
	Bilik Mandi 1, 2, 3, 4 & 5	Jubin Seramik					
	Bilik Tidur Tetamu	Jubin Porselin					
	Bilik Tidur Utama, Bilik Tidur 2, 3 & 4	Lantai Kayu Berlaminesi					
	Ruang Family (Tingkat 1)	Lantai Kayu Berlaminesi					
	Tangga	Lantai Kayu Berlaminesi					
	Anjung Kereta	Konkrit					
Alatan Sanitari dan Perpaipan	Teres	Jubin Porselin					
	Dapur	Sinki Dengan Paip					
	Ruang 'Yard'	Paip					
	Semua Bilik Mandi	Kelengkapan Alatan Sanitari					
Pemasangan Elektrik	Jenis	A1	E1	E2	C1	C2	C3
	Punca Lampu	25	32	32	32	32	37
	Punca Lampu Pagar	2	2	2	2	2	2
	Punca Kuasa	24	24	24	24	24	31
	Punca Kipas	7	7	7	7	7	9
	Punca Penghawa Dingin (dengan perpaipan)	2	2	2	2	2	2
	Punca Kuasa Penghawa Dingin	3	3	3	3	3	4
	Punca Kuasa Pemanas Air	3	4	4	4	4	5
	Punca T.V.	1	1	1	1	1	1
	Punca Data	1	1	1	1	1	1
	Punca Pagar Automatik	1	1	1	1	1	1
	Punca Loceng Pintu	1	1	1	1	1	1
Pendawaian Telefon Dalam		Disediakan					
Pagar		Batu-bata / Keluli					
Rumput		Rumput Setompok					
Lain-lain		Peti Surat dan Kebuk Sampah					
		Kebuk Meter TNB					
		Sistem Penggera Asas					

Pelan Utama



Pelan Tapak

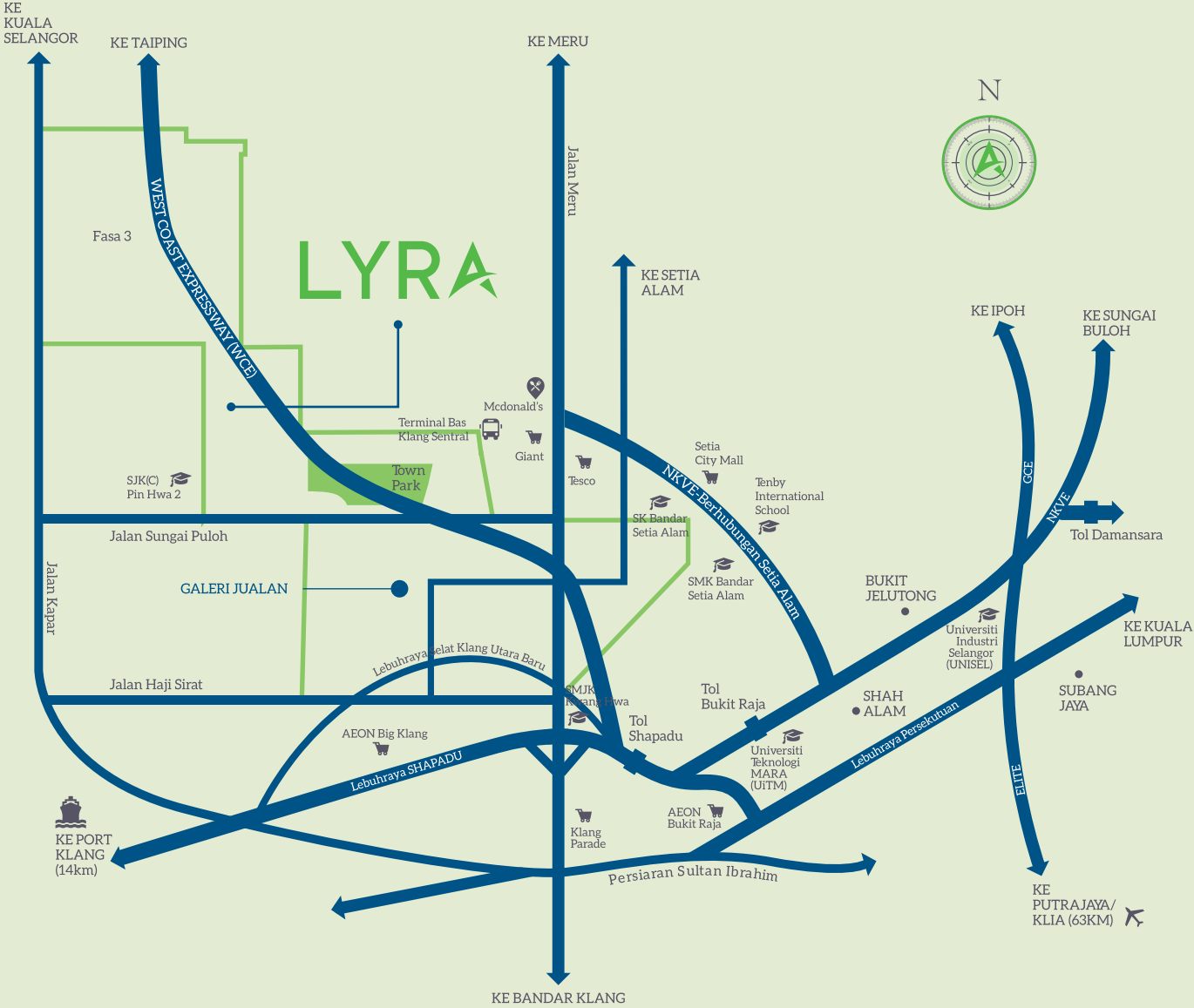
FASA 1

FASA 2

FASA 3



1 Nombor Rumah



Untuk maklumat lanjut, sila hubungi atau kunjungi kami di:

Bandar Bukit Raja Sales Gallery

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

Dibuka setiap hari pada 9.30 pagi – 6.30 petang (termasuk cuti umum)

03 33617288 | www.simedarbyproperty.com

Malaysia's Top Property Developer



Property

FASA R11B3

Jumlah Unit: 81. Baki Unit: 1. Jenis Rumah: Rumah Teres 2 Tingkat. Tarikh Dijangka Siap: November 2023. Bebanan Tanah: Tiada
Pegangan Tanah: Hakmilik Kekal. No. Lesen Pemaju: 3927/03-2024/0194(A). Tempoh Sah: 04/03/2022 - 03/03/2024. No. Permit Iklan &
Jualan: Tempoh Sah: Pihak Berkuasa Meluluskan Bangunan: Majlis Perbandaran
Klang. Rujukan Pelan Bangunan: (13) dlm.MPK/BGN/600-4/1/0098 (2020). Pemaju: Sime Darby Property (Bukit Raja) Sdn Bhd. No.
Pendaftaran Syarikat: 198001002885 (Dahulunya dikenali sebagai Sime Darby USJ Development Sdn Bhd.: No. Syarikat 56669-w),
Tingkat 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Harga Jualan Baki Unit: Jenis E1m, RM
1,252,888.00 (Min. – Maks.). Sekatan Kepentingan: Tiada.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



LYRA 3

DOUBLE STOREY TERRACE HOMES
20' X 75' | FREEHOLD

PHASE R11B3



Property

The Pillars of Bandar Bukit Raja

A community-centric township with the largest town park spanning at 125-acres.



COMMUNITY

- ▲ Industrial & commercial hubs



HEALTHY LIVING

- ▲ Largest townpark in Klang of 125 acres
- ▲ 50km bike lane connecting through the entire township



CONNECTIVITY

- ▲ Easy access to major highways such as NKVE, Federal Highway, WCE and SHAPADU Highway
- ▲ Excellent connectivity to Port Klang and Subang Airport





Practical in
Every Detail



SPACIOUS &
CUSTOMISABLE

Ample space for
parking & renovations
in the backyard



GREEN &
HEALTHY

Connected to a communal
landscape park

Where Minimalist
Meets Classic



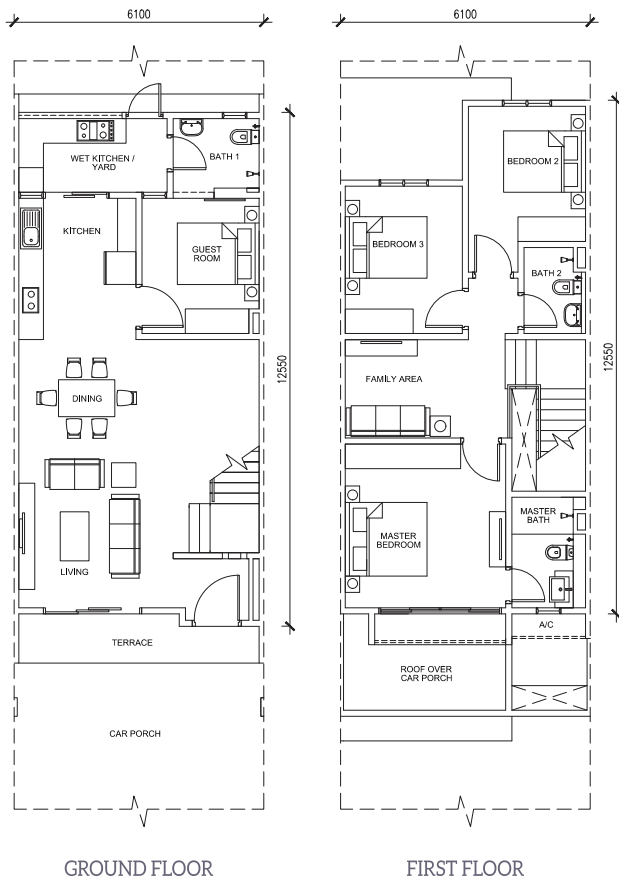


Adopting an open plan layout, the spaces have no barriers to grant seamless flow and flexible functions.

Floor Plans

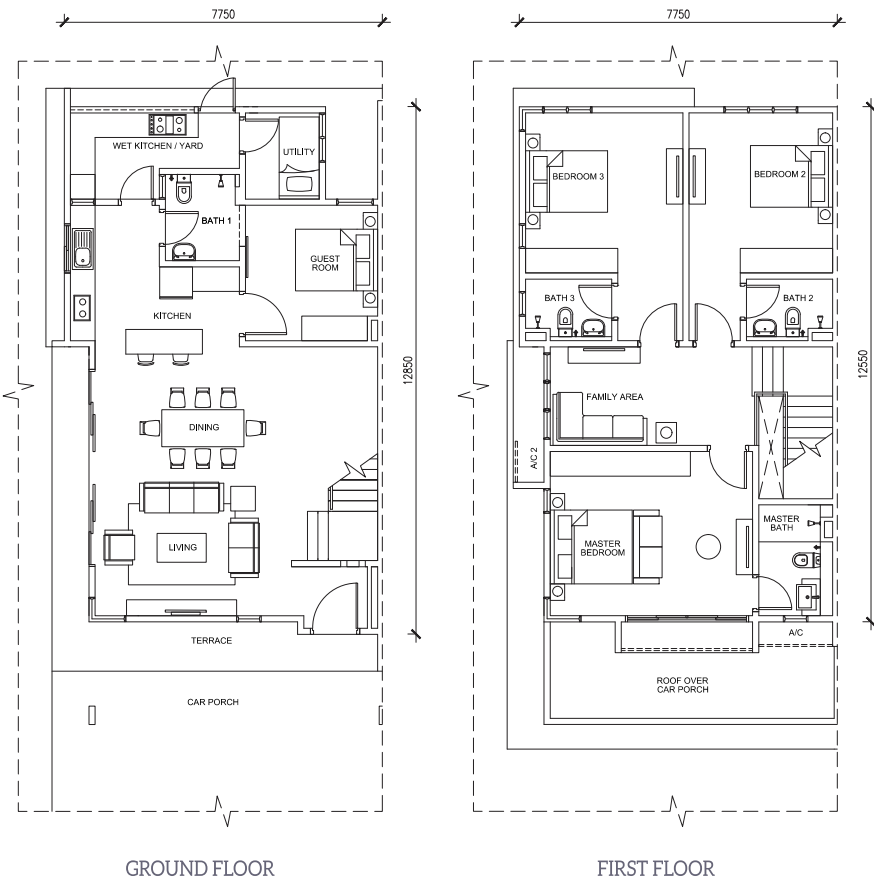
Type A1

Intermediate Unit
20' x 75'
Built-up Area: 1,729 sq ft
4 Bedrooms 3 Bathrooms



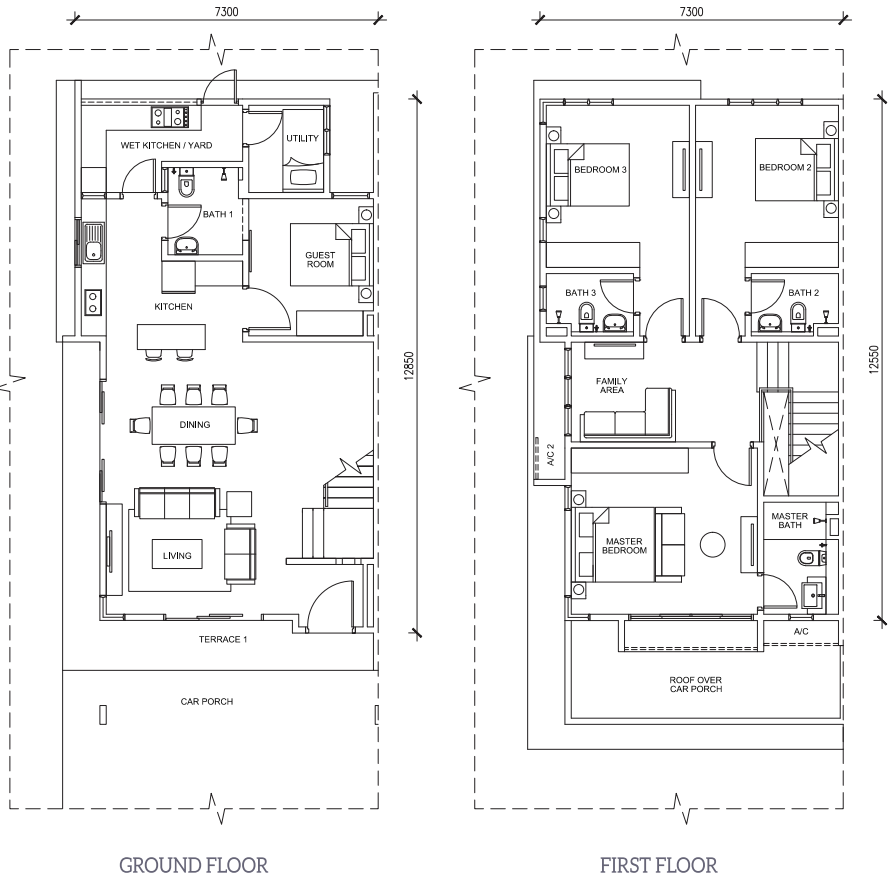
Type E2 Type C2

End Unit | Corner Unit
24' x 75'
Built-up Area: 2,296 sq ft
4 Bedrooms 4 Bathrooms



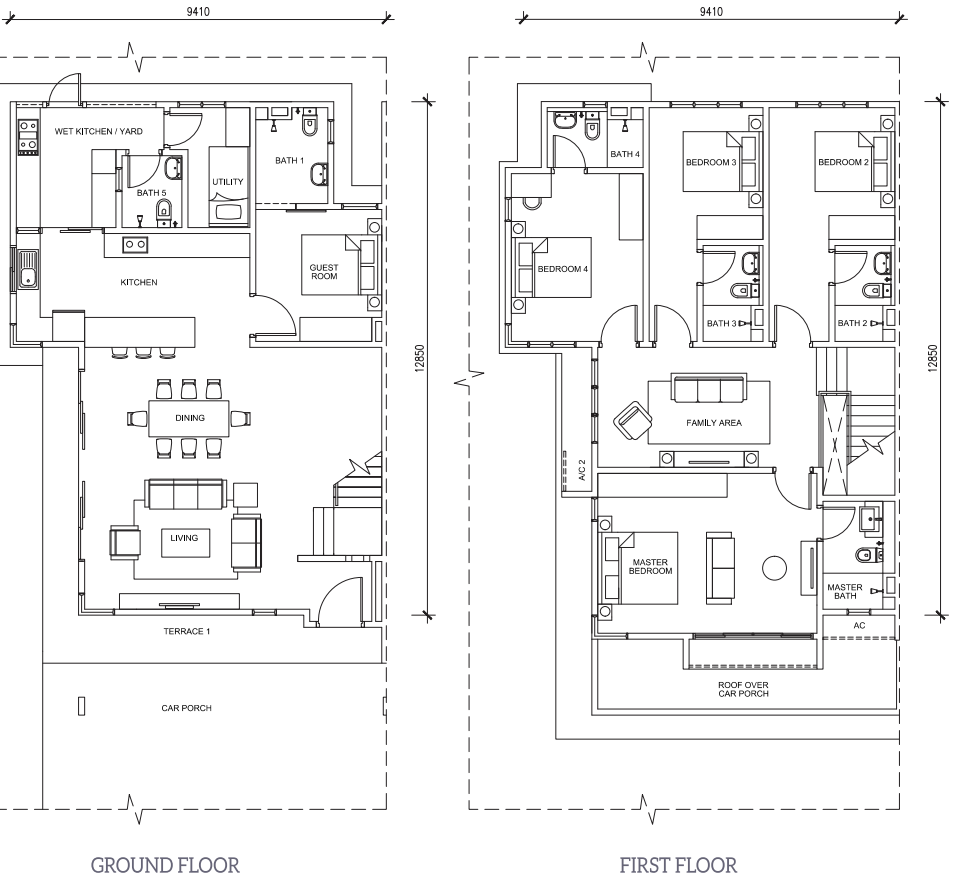
Type E1 Type C1

End Unit | Corner Unit
22' x 75'
Built-up Area: 2,174 sq ft
4 Bedrooms 4 Bathrooms



Type C3

Special Corner Unit
25' x 75'
Built-up Area: 2,713 sq ft
5+1 Bedrooms 6 Bathrooms



Specifications

Structure		Reinforced concrete					
Wall		Masonry / Wall Panel					
Roof covering		Concrete Roof Tiles / Concrete / Metal Deck					
Roof framing		Metal					
Ceiling		Plaster Board / Cement Board / Skim Coat					
Windows	All	Aluminium Frame Glass Panel					
Doors	Main Entrance	Engineered Timber Door					
	Others	Flush Door					
		Metal Grill Door					
		Aluminium Frame Sliding Glass Door					
Ironmongery		Locksets with Accessories					
Wall finishes	Kitchen	Ceramic Tiles / Plaster and Paint					
	Master Bathroom	Porcelain Tiles					
	Bath 1, 3, 4 & 5	Ceramic Tiles					
	Bath 2 & Bath 3 (Type C3 only)	Ceramic Tiles / Plaster and Paint					
	External	Plaster and Paint					
	Others	Plaster and Paint					
Floor Finishes	Living & Dining	Porcelain Tiles					
	Kitchen/ Wet Kitchen/ Yard/ Utility	Porcelain Tiles					
	Master Bathroom	Porcelain Tiles					
	Bath 1, 2, 3, 4 & 5	Ceramic Tiles					
	Guest Bedroom	Porcelain Tiles					
	Master Bedroom, Bedroom 2, 3 & 4	Laminated Flooring					
	Family (First Floor)	Laminated Flooring					
	Staircase	Laminated Flooring					
	Car Porch	Concrete					
	Terrace	Porcelain Tiles					
Sanitary and Plumbing Fittings	Kitchen	Sink with Tap					
	Wet Kitchen/ Yard	Tap					
	All Bathrooms	Sanitary Wares and Fittings					
Electrical Installations	Type	A1	E1	E2	C1	C2	C3
	Light Point	25	32	32	32	32	37
	Gate Light Point	2	2	2	2	2	2
	Power Point	24	24	24	24	24	31
	Fan Point	7	7	7	7	7	9
	Air-Cond Point (with piping)	2	2	2	2	2	2
	Air-Cond Power Point	3	3	3	3	3	4
	Water Heater Power Point	3	4	4	4	4	5
	T.V. Point	1	1	1	1	1	1
	Data Point	1	1	1	1	1	1
	Auto Gate Point	1	1	1	1	1	1
	Door Bell Point	1	1	1	1	1	1
Internal Telephone Trunking & Cabling		Provided					
Fencing		Masonry / Metal					
Turfing		Spot Turfing					
Miscellaneous		Letter Box and Refuse Compartment					
		TNB Meter Compartment					
		Basic Alarm System					

Master Plan



Site Plan

PHASE 1

PHASE 2

PHASE 3



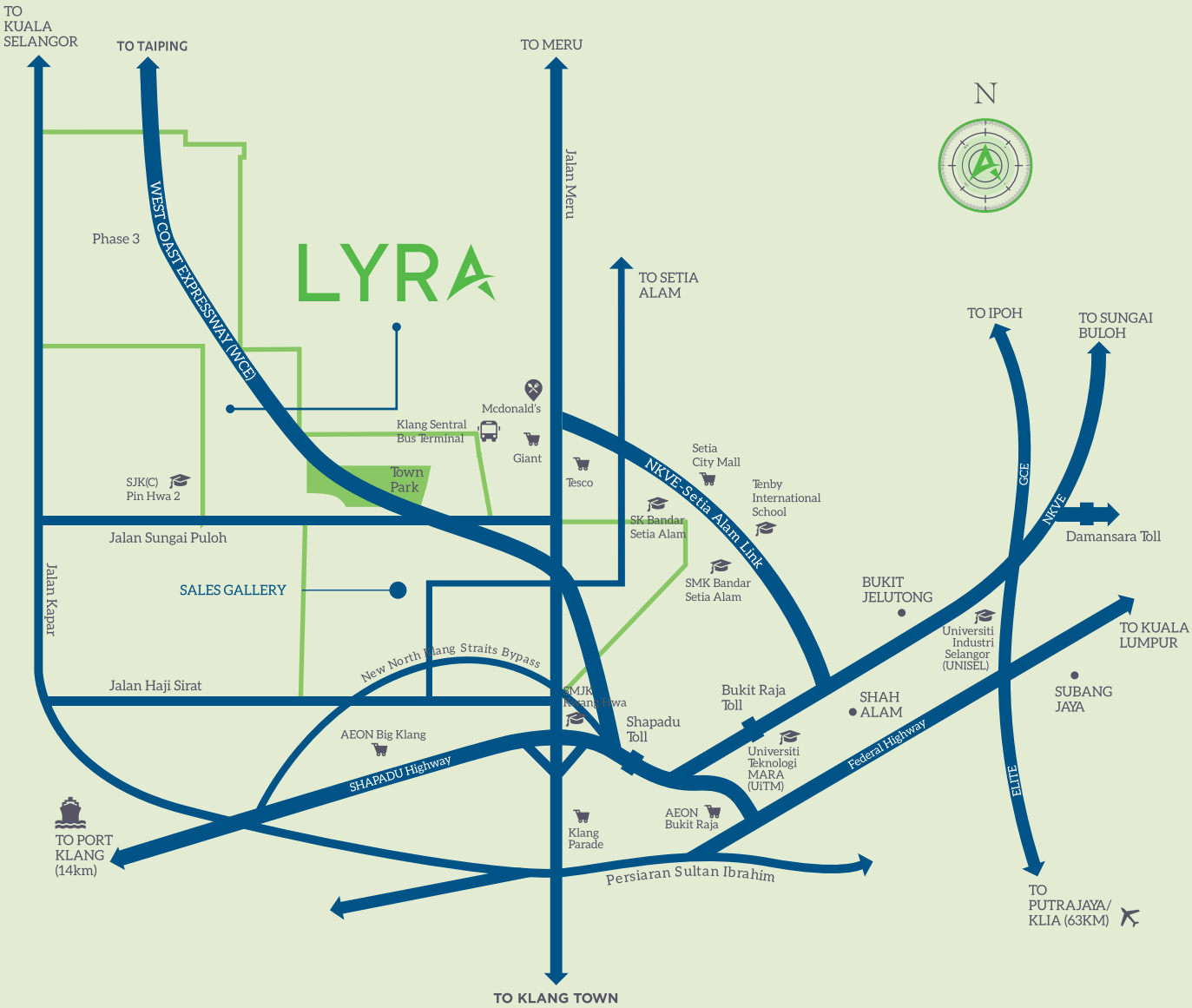
PARK FACILITIES

- A Wakaf
- B Badminton Court
- C Basketball Court
- D Plaza
- E Fitness Station
- F Integrated Playground
- G Swings
- H Reflexology Path

LEGEND

- A1 / A1m Intermediate Unit (20' x 75')
- E1 / E1m End Unit (22' x 75')
- E2 / E2m End Unit (24' x 75')
- C1 / C1m Corner Unit (22' x 75')
- C2 / C2m Corner Unit (24' x 75')
- C3 / C3m Special Corner Unit (25' x 75')

1 House Number



For enquiries, please call or visit us at:

Bandar Bukit Raja Sales Gallery 😊

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

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

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Malaysia's Top Property Developer



Property

PHASE R11B3

Total Unit: 81. Balance Units: 1. Type: Double Storey Terrace Homes. Expected Date of Completion: November 2023. Land: Free from Encumbrances. Tenure of Land: Freehold. Developer's License No.: 3927/03-2024/0194(A). Validity: 04/03/2022 - 03/03/2024. Advertising & Sales Permit No.: Validity: Approval Authority: Majlis Perbandaran Klang. Building Plan Approval No.: (13) dlm.MPK/BGN/600-4/1/0098 (2020). Developed by: Sime Darby Property (Bukit Raja) Sdn Bhd. Registration Co. No. 198001002885 (formerly known as Sime Darby USJ Development Sdn Bhd.: Registration No. 56669-w), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Selling Price Balance of Unit : Type E1m, RM 1,252,888.00 (Min. – Max.). Restriction in Interest: None.

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