

SPESIFIKASI

Struktur	: Konkrit Batu Tetulang
Dinding	: Batu-bata
Kemasan Bumbung	: Rangka Keluli / Konkrit Batu Tetulang (Jenis A2) Bumbung Jubin 'Clay' / Konkrit Batu Tetulang (Jenis E1)
Rangka Bumbung	: Rangka Keluli (Jenis A2) Kayu / Rangka Keluli (Jenis E1)
Siling	: Siling Plaster / Lepaan dan Cat
Tingkap	: Bingkai Aluminium
Pintu	
Pintu Utama	: Pintu Teras Kuku
Pintu Lain-lain	: Pintu Bingkai Kayu / Pintu Teras Kosong / Pintu Bingkai Aluminium

Kelengkapan Pintu dan Tingkap	: Set Kunci dan Aksesori
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Kemasan Dinding	
Ruang Tamu dan Ruang Makan	: Cat dan Plaster
Dapur Kering	: Cat dan Plaster
Dapur Basah	: Jubin Homogeneous
Bilik Pembantu / Laman / Stor	: Cat dan Plaster
Bilik Mandi Pembantu	: Jubin Homogeneous
Bilik Solekan	: Kemasan Batu
Teres	: Cat dan Plaster
Ruang Masuk Foyer	: Cat dan Plaster
Tangga	: Cat dan Plaster
Kolam Renang	: Jubin Lampang
Kolam	: Jubin Mosaic
Bilik Tidur Utama / Bilik Tidur	: Cat dan Plaster
Bilik Mandi Utama / Bilik Mandi	: Kemasan Batu
Bilik Tetamu	: Cat dan Plaster
Ruang Keluarga	: Cat dan Plaster
Dinding Luaran	: Cat dan Plaster
Bilik Persalinan	: Cat dan Plaster (Jenis E1)
Ruang Istirehat / Gim / Bilik Bacaan	: Cat dan Plaster (Jenis E1)



Kemasan Lantai	
Ruang Tamu dan Ruang Makan	: Kemasan Batu
Dapur Kering	: Kemasan Batu
Dapur Basah	: Jubin Homogeneous
Bilik Pembantu / Laman / Utiliti / Stor	: Jubin Homogeneous
Bilik Mandi Pembantu	: Jubin Homogeneous
Bilik Solekan	: Kemasan Batu
Teres	: Jubin Porselin
Ruang Masuk Foyer	: Kemasan Batu
Tangga	: Kayu
Kolam Renang	: Jubin Lampang
Teres Kolam Renang	: Jubin Porselin
Kolam	: Jubin Mosaic
Bilik Tetamu	: Kayu 'Kejuruteraan'
Bilik Tidur Utama / Bilik Tidur	: Kayu 'Kejuruteraan'
Bilik Mandi Utama / Bilik Mandi	: Kemasan Batu
Ruang Keluarga	: Kayu 'Kejuruteraan'
Anjung Kereta	: Jubin Porselin
Bilik Persalinan	: Kayu 'Kejuruteraan' (Jenis E1)
Ruang Istirehat / Gim / Bilik Bacaan	: Kayu 'Kejuruteraan' (Jenis E1)

Kelengkapan Sanitari dan Paip	: Peralatan Sanitari dan Paip
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Kemasan Elektrik	Jenis A2	Jenis E1
Punca Lampu	: 85	101
Punca Elektrik	: 45	45
Punca Kipas	: 10	10
Punca Data	: 8	9
Punca SMATV	: 4	4
Punca Telefon	: 4	4
Punca Loceng	: 1	1

Lain-lain	Jenis A2	Jenis E1
Punca Sistem Penyaman Udara	: 7	8
Pinca Sistem Air Panas	: 1	1
Sistem Penuaian Air Hujan	: 1	1
Sistem Lif Rumah	: 1	1
Paip Gas (LPG)	: 1	1
Interkom Video	: 1	1
Sistem Penggera Keselamatan	: 1	1



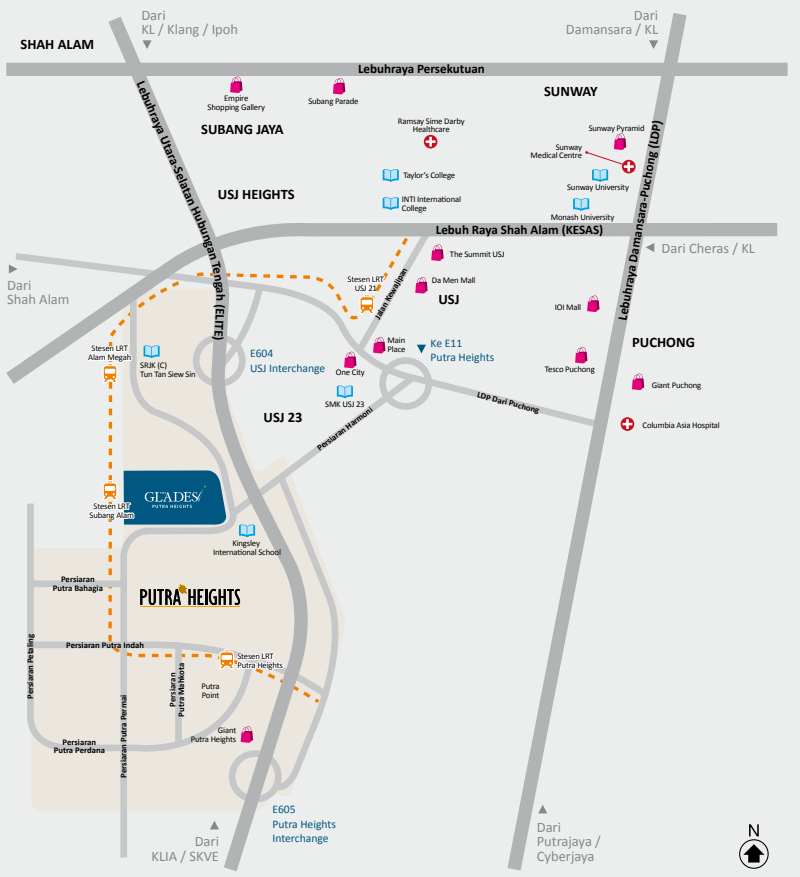
DIHUBUNGKAN OLEH LEBUHRAYA UTAMA

Putra Heights ialah sebuah bandar seluas 727 hektar yang dibangunkan sejak tahun 1999. Kini, ia merupakan kawasan perumahan dinamik, penuh dengan aktiviti-aktiviti yang menjadikan ia sebagai sebuah bandar yang dirancang dan dibina untuk menghadapi cabaran alaf baru.

Lebuhraya berlainan akses
Putra Heights dilengkapi dengan pelbagai akses melalui lebuhraya utama seperti SKVE, NKVE, ELITE, LDP, KESAS dan Lebuhraya Persekutuan.

Peningkatan akses dengan Sistem Transit Aliran Ringan (LRT)
Projek laluan tambahan rel Sistem Transit Aliran Ringan (LRT) yang menjadikan Putra Heights sebagai hub antara laluan LRT Kelana Jaya dan laluan Sri Petaling.

Pelbagai kemudahan awam di sekeliling anda
Kawasan perumahan dan bandar berhampiran menawarkan pelbagai perkhidmatan dan kemudahan seperti pusat hiburan dan kompleks membeli-belah, serta peluang pengajian di universiti-universiti dan kolej-kolej antarabangsa seperti Sekolah Antrarabangsa Kingsley, Kolej INTI, Kolej Taylor's dan Sekolah Antarabangsa Sri KL.



GALERI JUALAN THE GLADES
Tingkat 2, Glades Plaza, Persiaran Putra Perdana,
Seksyen 3, Putra Heights, 47650 Subang Jaya, Selangor Darul Ehsan.
Tel: 03-5198 0888

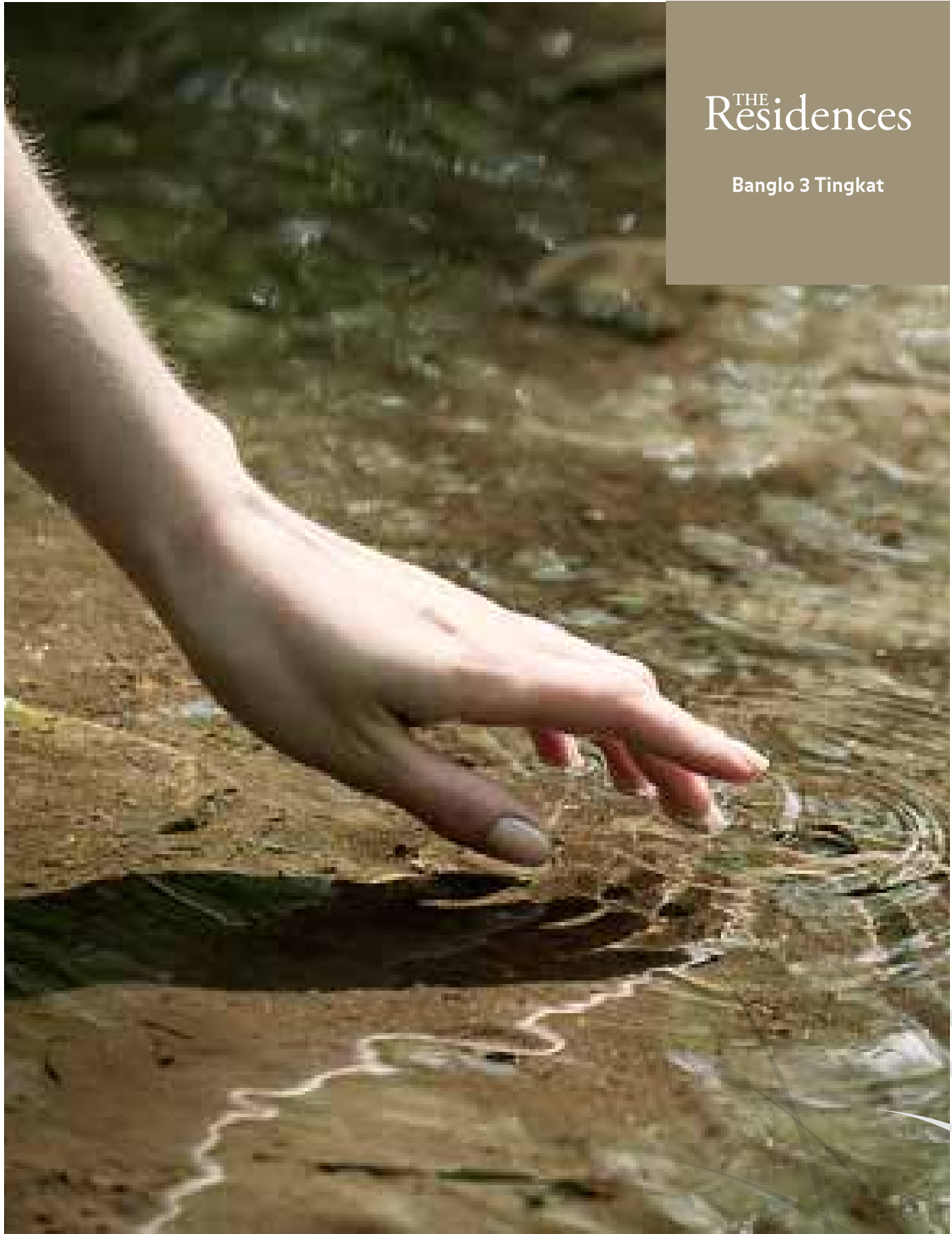
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Dibuka setiap hari: 9.30 pg. – 6.30 ptg. (Termasuk hari cuti umum)

Dibuka untuk Jualan

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Jumlah Unit: 15 • Baki Unit: 4 • Jenis: Banglo 3 Tingkat • Tarikh Dijangka Siap: Disember 2023 • Bebanan Tanah: Tiada • Pegangan: Kekal • No. Lesen Pemaju: 3927/03-2024/0194(A) • Tempoh Sah: 04/03/2022 - 03/03/2024 • No. Permit Iklan dan Jualan: • Tempoh Sah: • Pihak Berkuasa Yang Meluluskan: Majlis Perbandaran Subang Jaya • No. Rujukan: MPSJ/BGN/KW/B-9/23 • Pemaju: Sime Darby Property (Bukit Raja) Sdn Bhd (Co. No. 56669-W), Tingkat 10, Blok C, No. 2 Jalan PUJ 1A/7A, Ara Damansara, 47501 Petaling Jaya, Selangor • Harga: RM 5,286,888.00 (min.) – RM 6,081,888.00 (maks.) • Harga Baki Unit: RM 5,286,888.00 (min.) – RM 5,513,888.00 (maks.) • Sekatan Kepentingan: Tiada



THE Residences

Banglo 3 Tingkat

THE GLADES
PUTRA HEIGHTS

The Residences adalah kediaman banglo 3 tingkat dengan ciri-ciri yang unik.



- CIRI-CIRI UNIK:
- Kolam renang peribadi
 - Teres terbuka
 - Dengan lif
 - Menghala tasik yang menawan



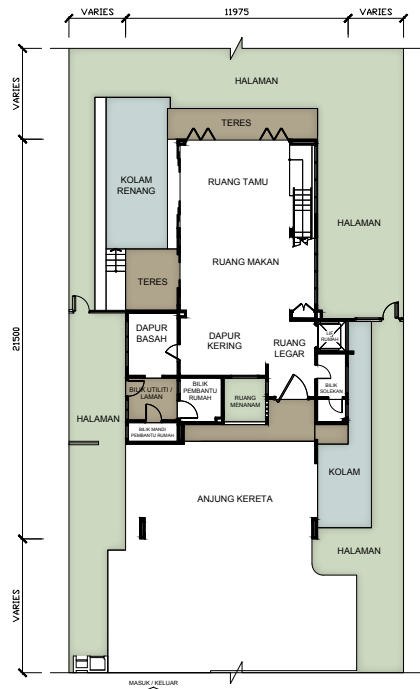
PELAN TAPAK



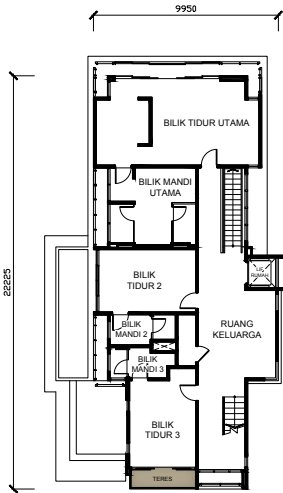
PELAN LANTAI
JENIS A2

3 Tingkat
Luas binaan kasar
6,566 kps

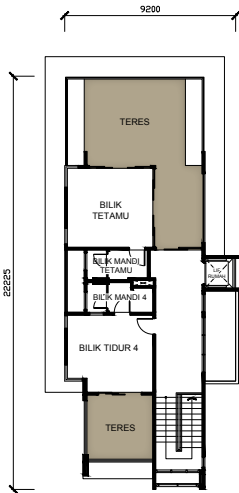
Luas tanah
daripada 6,308 kps



TINGKAT BAWAH



TINGKAT SATU



TINGKAT DUA

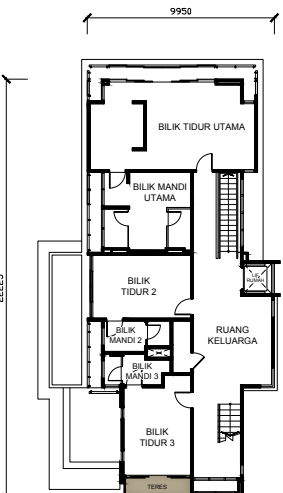
PELAN LANTAI
JENIS E1

3 Tingkat
Luas binaan kasar
7,212 kps

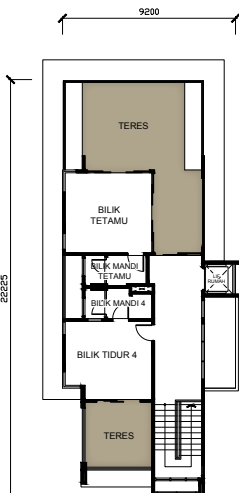
Luas tanah
daripada 6,211 kps



TINGKAT BAWAH



TINGKAT SATU



TINGKAT DUA

SPECIFICATIONS

Structure	: Reinforced Concrete
Wall	: Masonry
Roofing Covering	: Metal / Concrete (Type A2) Clay Tiles / Concrete (Type E1)
Roof Framing	: Metal (Type A2) Timber / Metal (Type E1)
Ceiling	: Plaster / Skim Coat
Windows	: Aluminium Frame
Doors	
Main Doors	: Timber
Other Doors	: Timber Frame / Timber Flush / Aluminium Frame
Ironmongery	: Locksets & Accessories

Wall Finishes	
Living & Dining	: Plaster & Paint
Dry Kitchen	: Plaster & Paint
Wet Kitchen	: Homogeneous Tiles
Maid's Room / Yard / Store	: Plaster & Paint
Maid's Toilet	: Homogeneous Tiles
Powder Room	: Stone
Terraces	: Plaster & Paint
Entrance Foyer	: Plaster & Paint
Staircases	: Plaster & Paint
Pool	: Lampang Tiles
Pond	: Mosaic Tiles
Master Bedroom / Bedrooms	: Plaster & Paint
Master Bathroom / Bathrooms	: Stone
Guest Room	: Plaster & Paint
Family	: Plaster & Paint
External Walls	: Plaster & Paint
Dressing	: Plaster & Paint (Type E1)
Master Lounge / Gym / Study	: Plaster & Paint (Type E1)

Floor Finishes	
Living & Dining	: Stone
Dry Kitchen	: Stone
Wet Kitchen	: Homogeneous Tiles
Maid's Room / Yard / Utility / Store	: Homogeneous Tiles
Maid's Toilet	: Homogeneous Tiles
Powder Room	: Stone
Terraces	: Porcelain Tiles
Entrance Foyer	: Stone
Staircases	: Timber
Pool	: Lampang Tiles
Pool Deck	: Porcelain Tiles
Pond	: Mosaic Tiles
Guest Room	: Engineered Timber
Master Bedroom / Bedrooms	: Engineered Timber
Master Bathroom / Bathrooms	: Stone
Family	: Engineered Timber
Car Porch	: Porcelain Tiles
Dressing	: Engineered Timber (Type E1)
Master Lounge / Gym / Study	: Engineered Timber (Type E1)

Sanitary & Plumbing Fittings		: Sanitary Wares & Fittings	
Electrical Installation		Type A2	Type B1
Light Point	:	85	101
Power Point	:	45	45
Fan Point	:	10	10
Data Point	:	8	9
SMATV Point	:	4	4
Telephone Point	:	4	4
Bell Point	:	1	1

Others	Type A2	Type B1
Air-cond Unit	: 7	8
Solar Hot Water	: 1	1
Rain Water Harvesting	: 1	1
Home Lift	: 1	1
Liquified Petroluem Gas (LPG) Outlet	: 1	1
Video Intercom	: 1	1
Home Alarm	: 1	1



EXCELLENT HIGHWAYS & LRT CONNECTIONS

Putra Heights, a 727-hectare development has come a long way since it was first unveiled in 1999. It is now a township filled with bustling activities that signify the makings of a successful prime residential development.

Linked to major highways

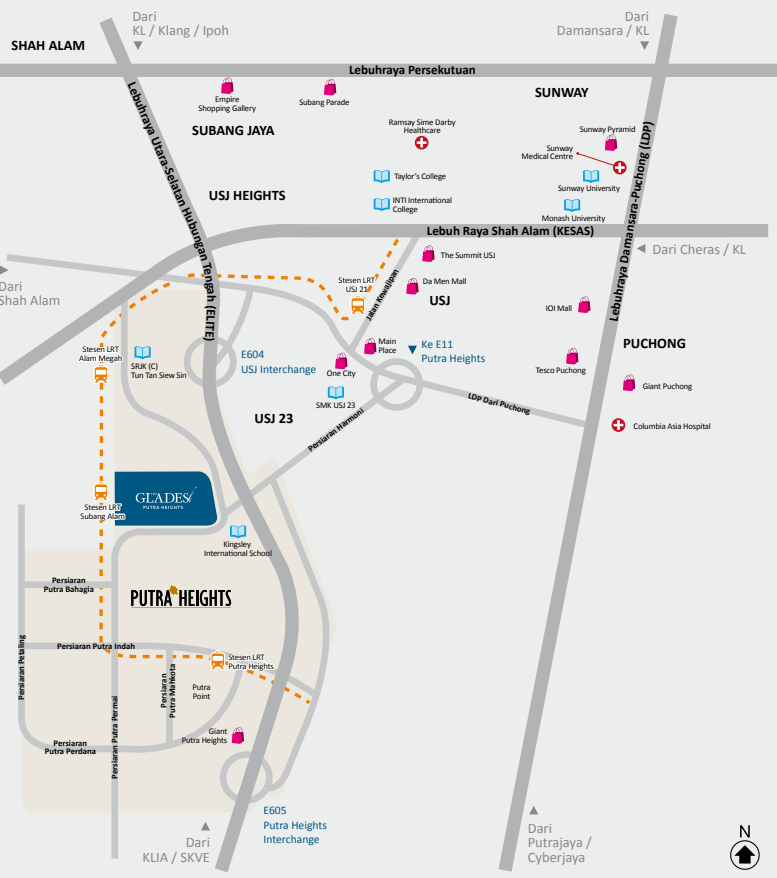
Putra Heights is easily accessible via highways such as the NKVE, ELITE, LDP, KESAS, SKVE and Federal Highway.

Enhanced accessibility via LRT Station

Putra Heights terminal station connects both Sri Petaling line and Kelana Jaya line via cross playform transfer between both dedicated lines.

Every conceivable amenity is available

The various matured townships colse by offer campuses of international universities and the choice of lifestyle, entertainment and shopping attractions. Nearby in Subang Jaya is an education hub where INTI College, Taylor's College and Sri KL International School are located.



THE GLADES SALES GALLERY

2nd Floor, Glades Plaza, Persiaran Putra Perdana, Seksyen 3, Putra Heights, 47650 Subang Jaya, Selangor Darul Ehsan. Tel: 03-5198 0888

GPS: 3.008597, 101.577943
Open daily: 9.30 am – 6.30 pm (Including public holidays)

Open For Sale

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No of units: 15 • Balance of Units: 4 • Type: 3 Storey Bungalow • Expected Date of Completion: December 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: • Appropriate Authority which Approves the Building Plans: Majlis Perbandaran Subang Jaya • Reference No: MPSJ/BCN/KWB-8/29 • Developed by: Sime Darby Property (Bukit Raja) Sdn Bhd. (Co. No. S6669-W), Tingkat 10, Blok G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor • Selling Price: RM 5,286,888.00 (min) – RM 6,081,888.00 (max) • Balance of Unit Selling Price: RM 5,286,888.00 (min) – RM 5,513,888.00 (max) • Restriction of Interest: None



THE GLADES
PUTRA HEIGHTS

The Residences are 3-storey bungalows with its unique design character.



- UNIQUE FEATURES:
- Private swimming pool
 - Open terrace
 - Private elevator
 - Magnificent views of water body



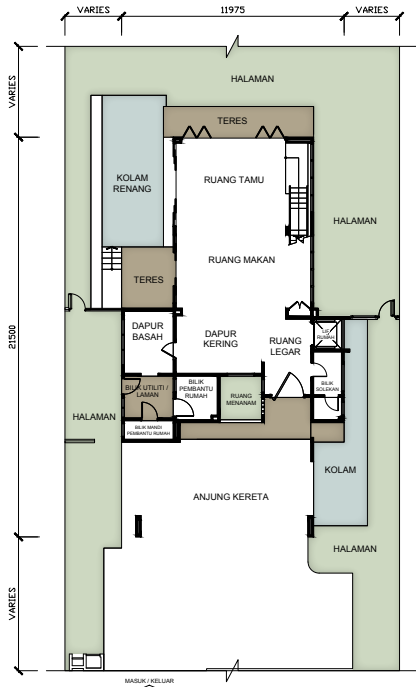
SITE PLAN



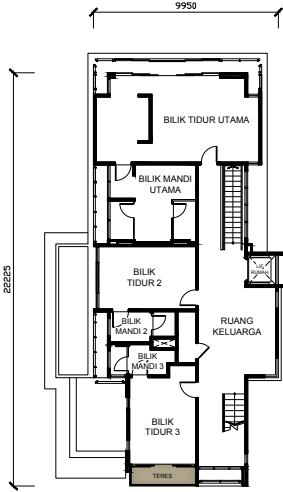
FLOOR PLAN
TYPE A2

3 Storeys
Gross built-up
6,566 sq. ft.

Lot size
from 6,308 sq. ft.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

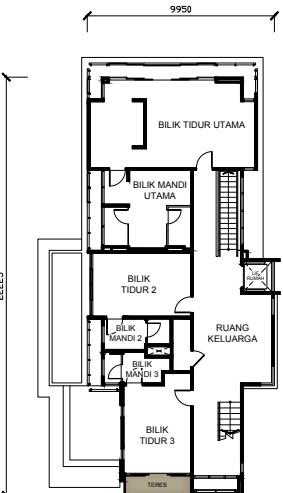
FLOOR PLAN
TYPE E1

3 Storeys
Gross built-up
7,212 sq. ft.

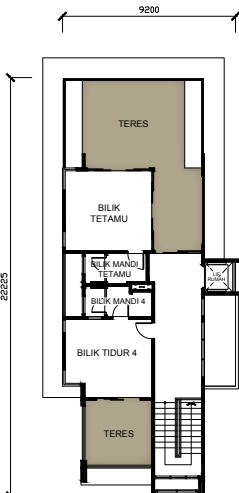
Lot size
from 6,211 sq. ft.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR