



FASA R2B

ALURA 1

RUMAH TERES DUA TINGKAT
20' x 75' · PEGANGAN BEBAS



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2020



DEVELOPER OF THE ICONIC

**BATTERSEA
POWER STATION**
LONDON, UK



Property
Sime Darby Property Berhad
197301002149 (15631-P)



Property



PERBANDARAN SERBA LENGKAP

Selamat datang ke Bandar Bukit Raja, sebuah perbandaran terancang di Klang yang mengutamakan nilai-nilai harmoni dan keamatan komuniti.

Di sini, ia bukan sahaja memiliki sebuah rumah, tetapi ia juga tentang gaya hidup anda kini dan untuk generasi akan datang.



KAWASAN RIADAH

1. TAMAN BANDAR KLANG (TAMAN BBR)
2. TAMAN BOTANI NEGARA SHAH ALAM 10KM
3. LALUAN KOMUNITI SETIA ALAM 10KM

PUSAT KESIHATAN

4. KPJ KLANG 10KM
5. HOSPITAL SHAH ALAM 10KM
6. HOSPITAL COLUMBIA ASIA 15KM

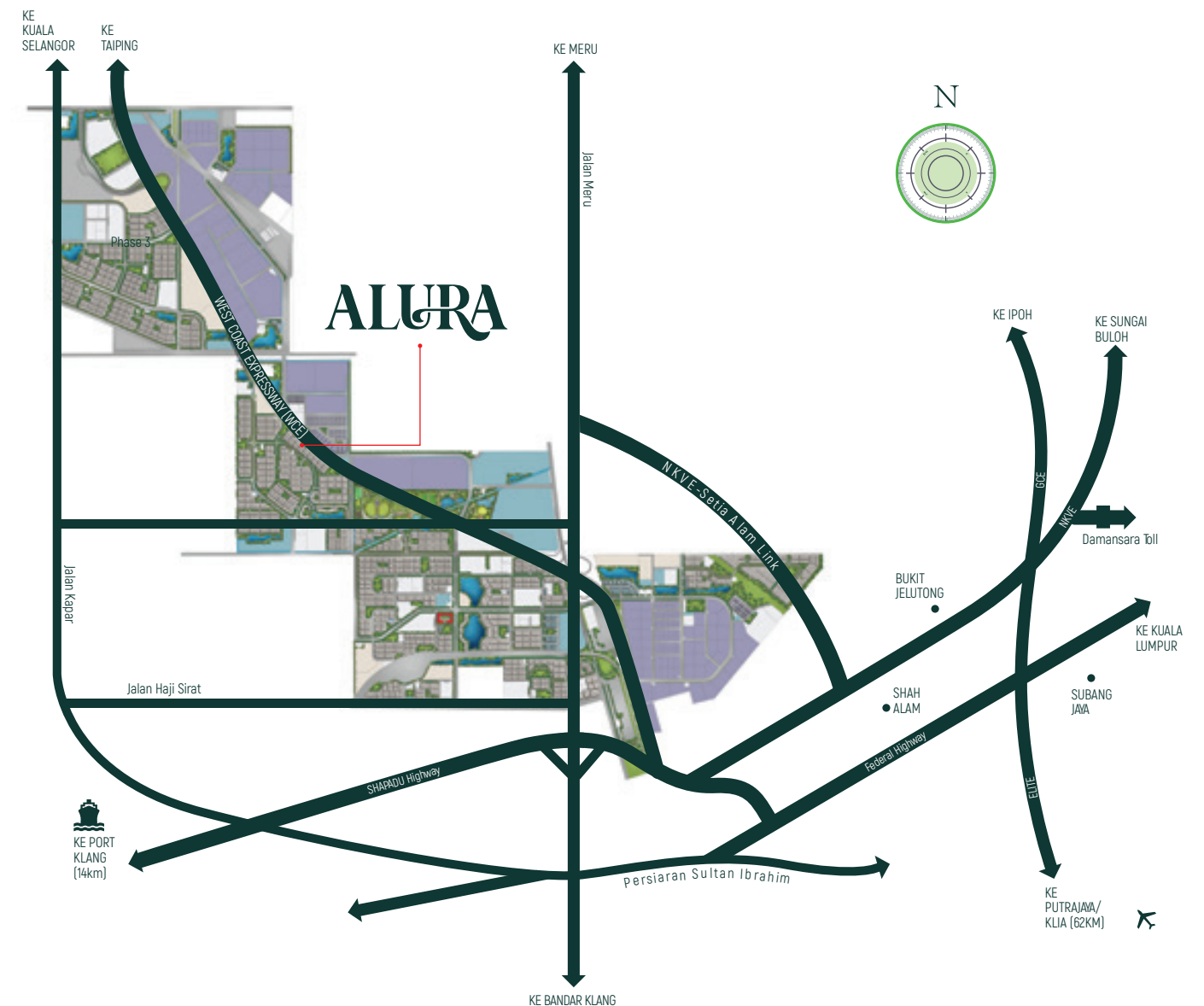
PUSAT PENDIDIKAN

7. PENINSULA INTERNATIONAL SCHOOL 10KM
8. SK / SMK SETIA ALAM 7KM
9. UNISEL 10KM

RUNCIT DAN KOMERSIAL

10. SETIA CITY MALL 5KM
11. TESCO SETIA ALAM 15KM
12. KLANG PARADE 5KM

KEKAL BERHUBUNG DENGAN SEGALA KEMUDAHAN



PELAN UTAMA



PELAN TAPAK



PETUNJUK

JENIS A/Am UNIT TENGAH | 20' x 75'

JENIS C/Cm UNIT TEPI | 22' x 75'

JENIS E/Em UNIT HUJUNG | 22' x 75'

1 NOMBOR RUMAH

KETELITIAN DALAM SETIAP REKAAN



Pelan susun atur terbuka bukan sahaja terbukti sebagai konsep yang abadi dan praktikal, bahkan ia menggalakkan formasi hubungan kekeluargaan yang erat dengan memberi fleksibiliti dan personalisasi dari aspek rekaan dan konfigurasi. Ia juga memudahkan ibu bapa memerhati anak-anak mereka atau mengurangkan ruang yang terabai.

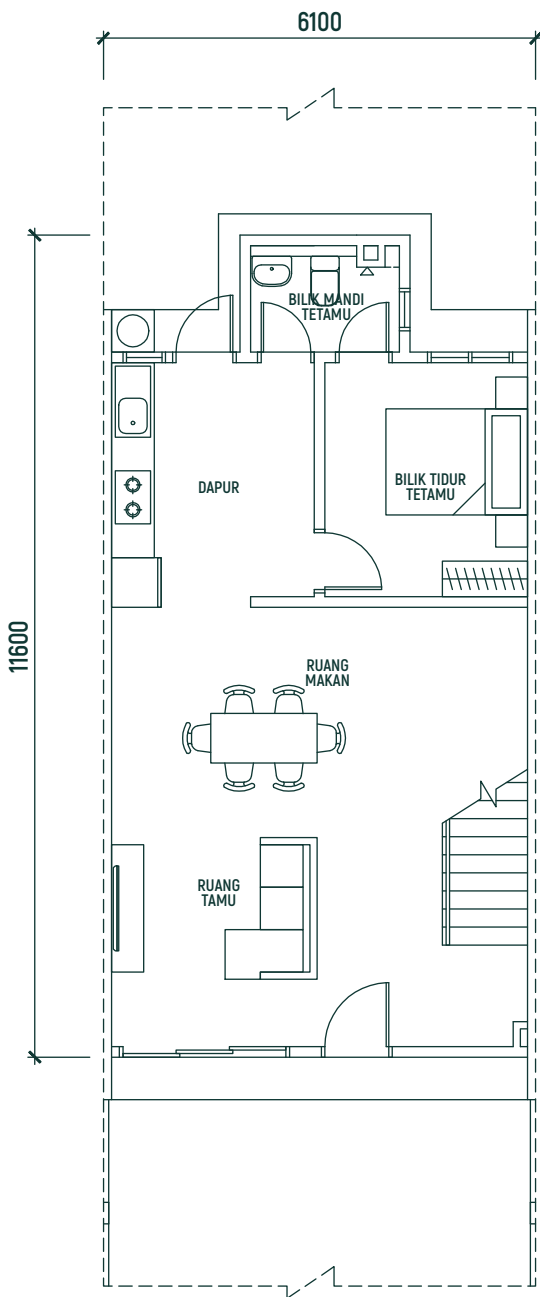


RUANG ADALAH SEGALANYA

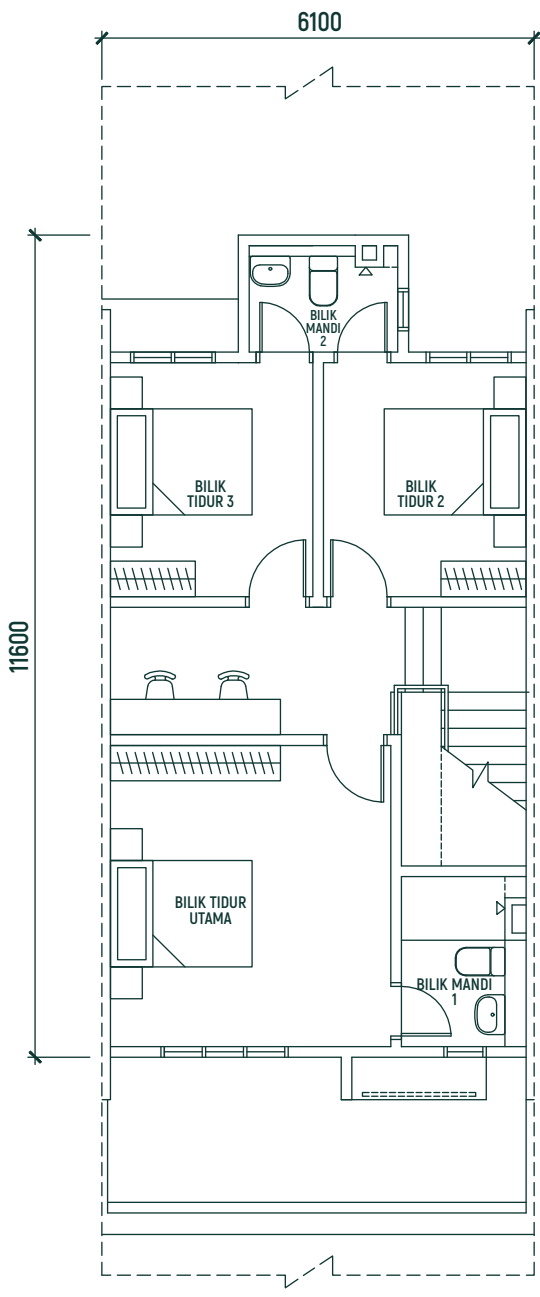
Bilik tidur utama Alura dioptimumkan untuk memastikan keselesaan sepanjang hari. Susun aturnya yang selesa dan lapang memberi fleksibiliti dari segi perancangan dan rekaan bagi menghidupkan suasana bilik idaman anda.

PELAN LANTAI
JENIS A

20' x 75' UNIT TENGAH
1,540 KPS
4 BILIK TIDUR, 3 BILIK MANDI



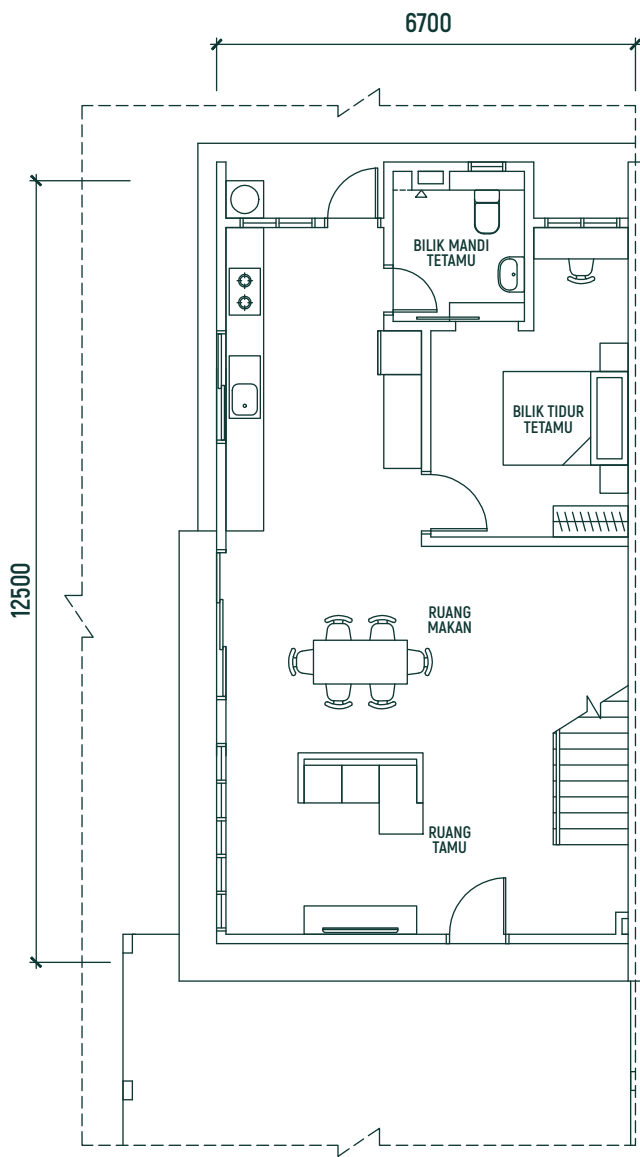
TINGKAT BAWAH



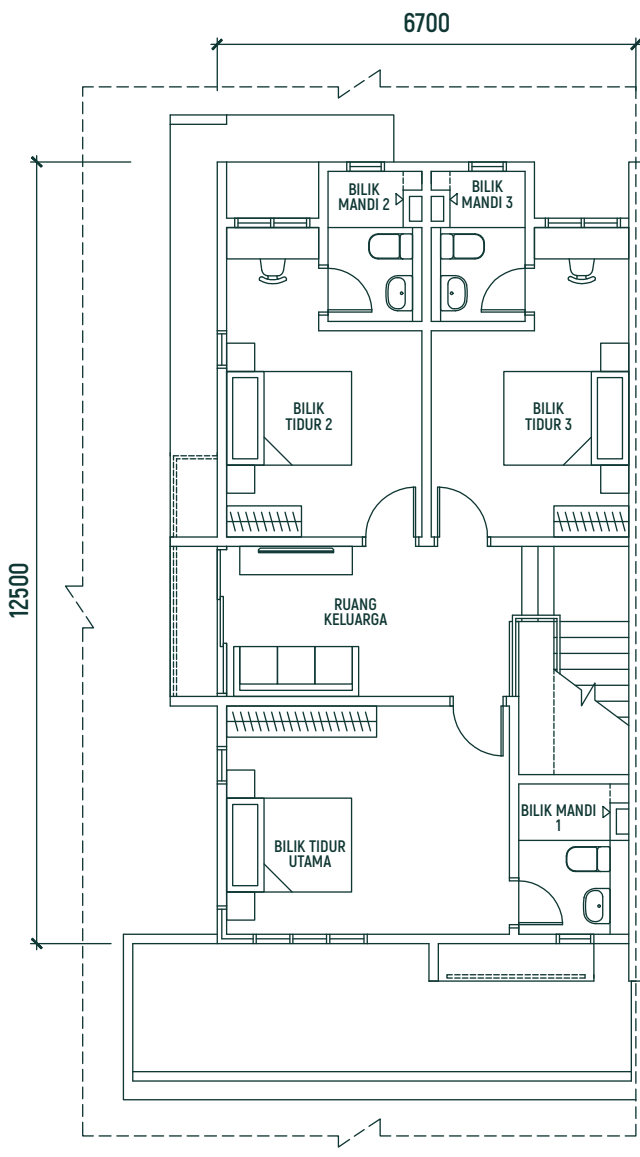
TINGKAT SATU

PELAN LANTAI
JENIS C/E

22' x 75' UNIT TEPI / HUJUNG
2,000 KPS
4 BILIK TIDUR, 4 BILIK MANDI



TINGKAT BAWAH



TINGKAT SATU

SPESIFIKASI

Struktur	: Konkrit Bertulang	
Dinding	: Batu Bata	
Bumbung	: Genting Konkrit / Atap Keluli	
Kerangka Bumbung	: Kerangka Besi	
Kemasan Siling	: Plaster / Papan Simen / Lekaan Skim	
Tingkap	: Semua Tingkap	: Bingkai Aluminium Berpanel Kaca
Pintu	: Pintu Utama	: Pintu Kayu 'Engineered' Berlaminasi
	: Lain-lain Pintu	: Pintu Rata Bercat / Pintu Kaca Gelongsor Berbingkai Aluminium
Kelengkapan Pintu	: Set Kunci dengan Kelengkapan	
Kemasan Dinding	: Luaran	: Plaster dan Cat
	: Bilik Air	: Jubin Seramik
	: Dapur	: Jubin Seramik / Plaster dan Cat
	: Lain-lain Dinding	: Plaster & Cat
Kemasan Lantai	: Ruang Tamu & Dapur	: Jubin Seramik
	: Dapur	: Jubin Seramik
	: Bilik Air	: Jubin Seramik
	: Bilik Tetamu	: Jubin Seramik
	: Bilik Tidur Utama, Bilik Tidur 2 & 3	: Kemasan Lantai Papan Berlamina
	: Ruang Keluarga (Tingkat Satu)	: Kemasan Lantai Papan Berlamina
	: Tangga	: Kemasan Lantai Papan Berlamina
	: Anjung Kereta	: Konkrit
Pemasangan Sanitari	: Teres	: Jubin Porselin
Pemasangan Sanitari	: Dapur	: Sinki Berserta Pili
	: Halaman / Anjung Kereta	: Pili
	: Bilik Air	: Peralatan dan Kelengkapan Sanitari
	Jenis	A / Am E / Em C / Cm
Pemasangan Elektrik	: Punca Lampu	: 19 22 22
	: Punca Lampu Pagar	: 2 2 2
	: Punca Kuasa	: 16 16 16
	: Punca Kipas	: 7 7 7
	: Punca Penyaman Udara	: 2 2 2
	: Punca Pemanas Air	: 2 2 2
	: Soket T.V.	: 1 1 1
	: Punca Data	: 1 1 1
	: Soket Pagar Automatik	: 1 1 1
	: Punca Loceng Pagar	: 1 1 1
Kabel Telefon dan Penyaluran	: Disediakan	
Pagar	: Batu / Jeriji Besi	
Rumput	: Tompokan Rumput	
Lain - lain	: Peti Surat & Kebuk Sampah	
	: Kebuk Meter TNB	
	: Pendawaian Untuk Sistem Penggera Keselamatan	



Untuk sebarang pertanyaan, sila hubungi atau lawati kami di:

Bandar Bukit Raja Sales Gallery 

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

Galeri dibuka setiap hari
9.30 pagi - 6.30 petang

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FASA R2B ALUR 1

Jumlah Unit: 90. Baki Unit: 4. Jenis A, 0 Unit. Jenis E, 0 Unit. Jenis C, 4 units. Jenis: Rumah Teres 2 Tingkat 20' x 75'. Tarikh Dijangka Siap: Disember 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: (18) dlm MPK/BGN-600-4/1/0129(2020). Pemaju: Sime Darby Property (Bukit Raja) Sdn Bhd. (Co. No. 198001002885). Tingkat 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Harga Jualan: Jenis A, 72 Unit, RM863,888.00 (min)-RM893,888.00 (maks). Jenis E, Unit Tepi, 5 Unit, RM1,243,888.00 (min.) – RM1,423,888.00 (maks.), Jenis C, Unit Hujung, 13 Unit, RM1,480,888.00 (min) – RM1,809,888.00 (maks). Harga Jualan bagi Baki Unit: Jenis C, Unit Hujung, 4 Unit, RM1,564,888.00 (min) – RM1,615,888.00 (maks). Sekatan Kepentingan: Tiada.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



PHASE R2B

ALURA 1

DOUBLE STOREY TERRACED HOMES
20' x 75' • FREEHOLD



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Property



A TOWNSHIP LIKE NO OTHER

Welcome to Bandar Bukit Raja, a mature township in the bustling Royal City of Klang that continues to evolve with the years – where community and neighbourhoods grow together.

Here, it's not just a house, but a home that lasts forever.



OUTDOOR LEISURE

1. TAMAN BANDAR KLANG (BBR TOWN PARK)
2. SHAH ALAM NATIONAL BOTANICAL PARK 10KM
3. SETIA ALAM COMMUNITY TRAIL 10KM

HEALTH CARE

4. KPJ KLANG 10KM
5. HOSPITAL SHAH ALAM 10KM
6. COLUMBIA ASIA HOSPITAL 15KM

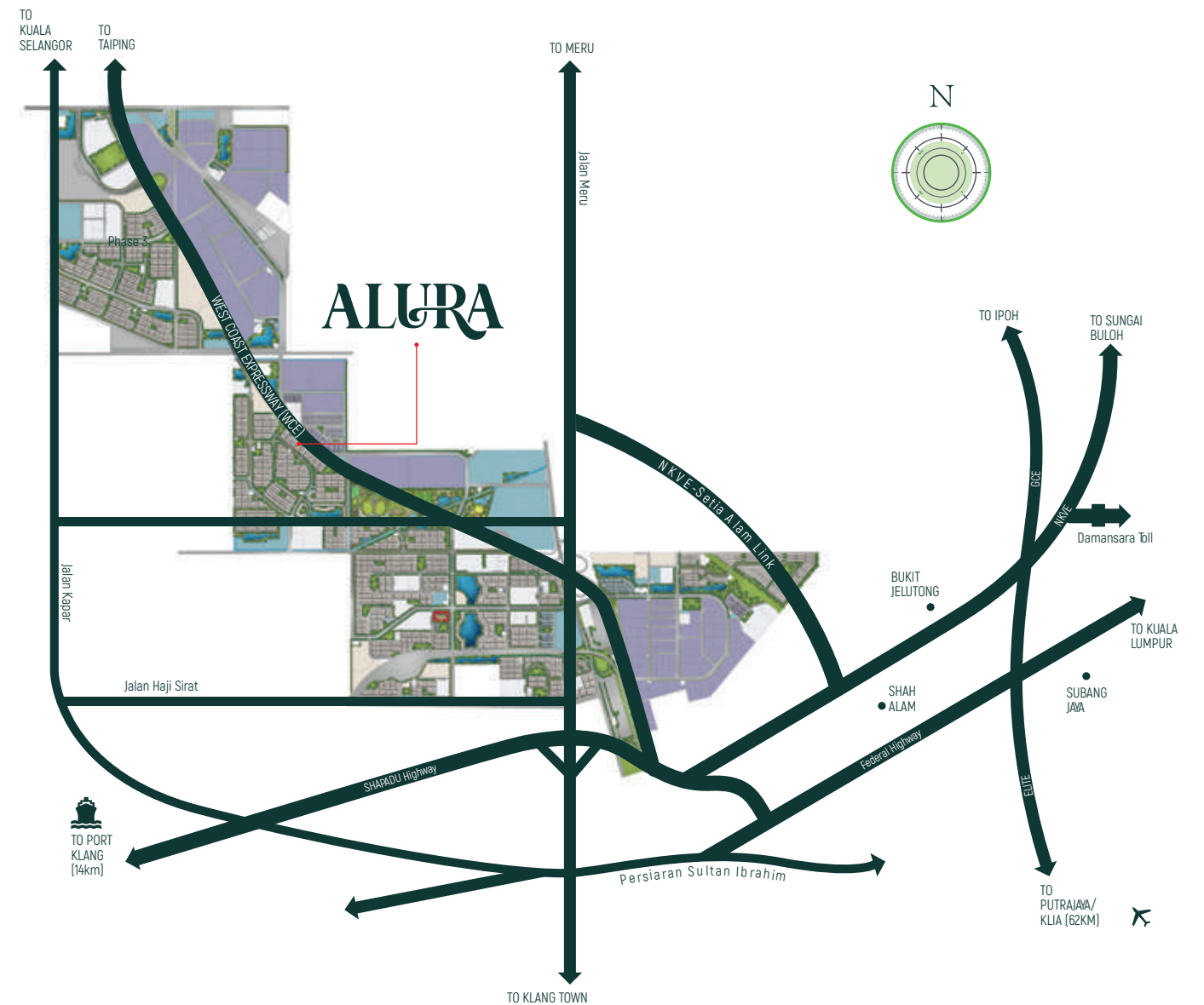
EDUCATION HUB

7. PENINSULA INTERNATIONAL SCHOOL 10KM
8. SK / SMK SETIA ALAM 7KM
9. UNISEL 10KM

RETAIL & COMMERCIAL

10. SETIA CITY MALL 5KM
11. TESCO SETIA ALAM 15KM
12. KLANG PARADE 5KM

STAY CONNECTED WITH EVERYTHING



62KM
●
KLIA

28KM
●
SUBANG AIRPORT

7KM
●
KLANG

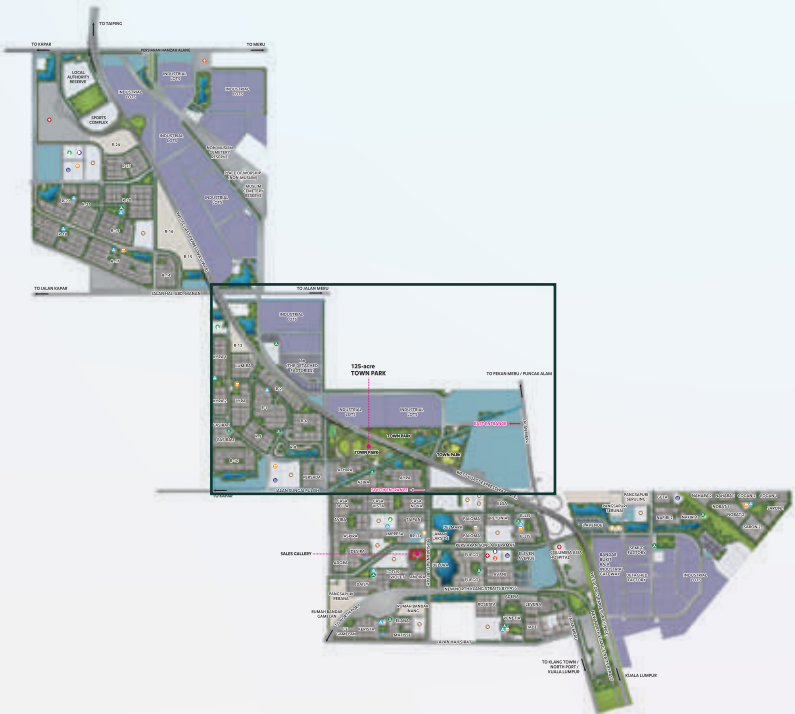
BANDAR BUKIT RAJA
THE PRIDE OF KLANG

12KM
●
SHAH ALAM

28KM
●
PETALING JAYA

37KM
●
KUALA LUMPUR

MASTER LAYOUT PLAN



SITE PLAN

LEGEND

- Type A / Am INTERMEDIATE UNIT | 20' x 75'
- Type C /Cm CORNER UNIT | 22' x 75'
- Type E /Em END UNIT | 22' x 75'
- 1 HOUSE NUMBER



DETAILS ARE IN THE DESIGN



The open plan layout is not just a time-tested and practical concept, it encourages the formation of a more bonded family by allowing better flexibility and personalization in terms of design and configuration. It also reduces potential blindspots within the home to help parents keep watch on their kids or reduce neglected spaces.

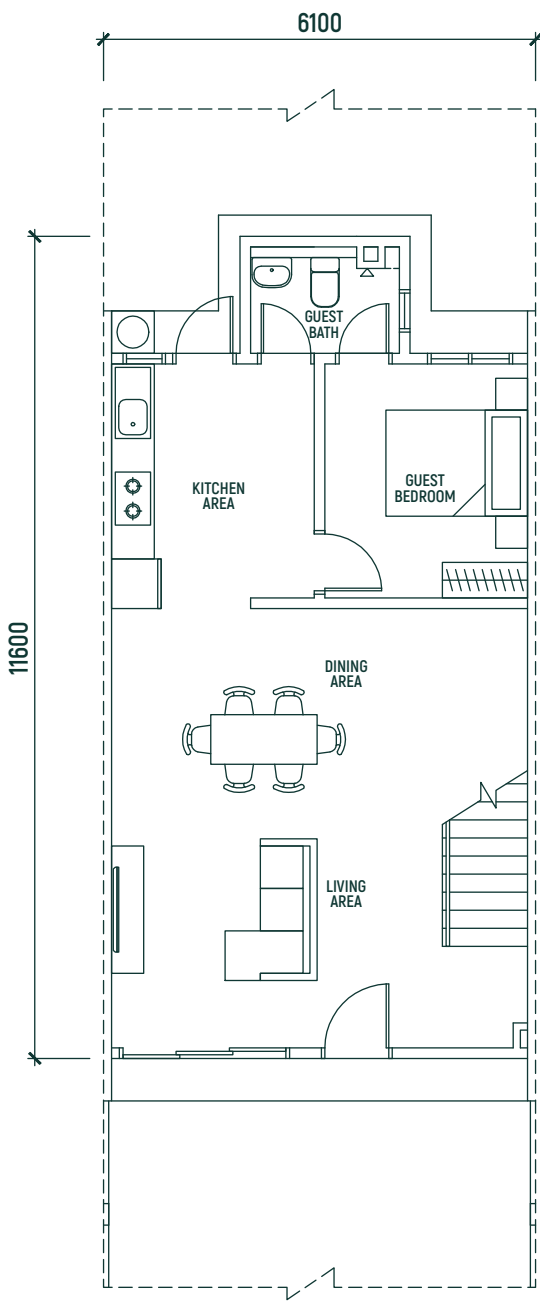


SPACE WHERE IT MATTERS

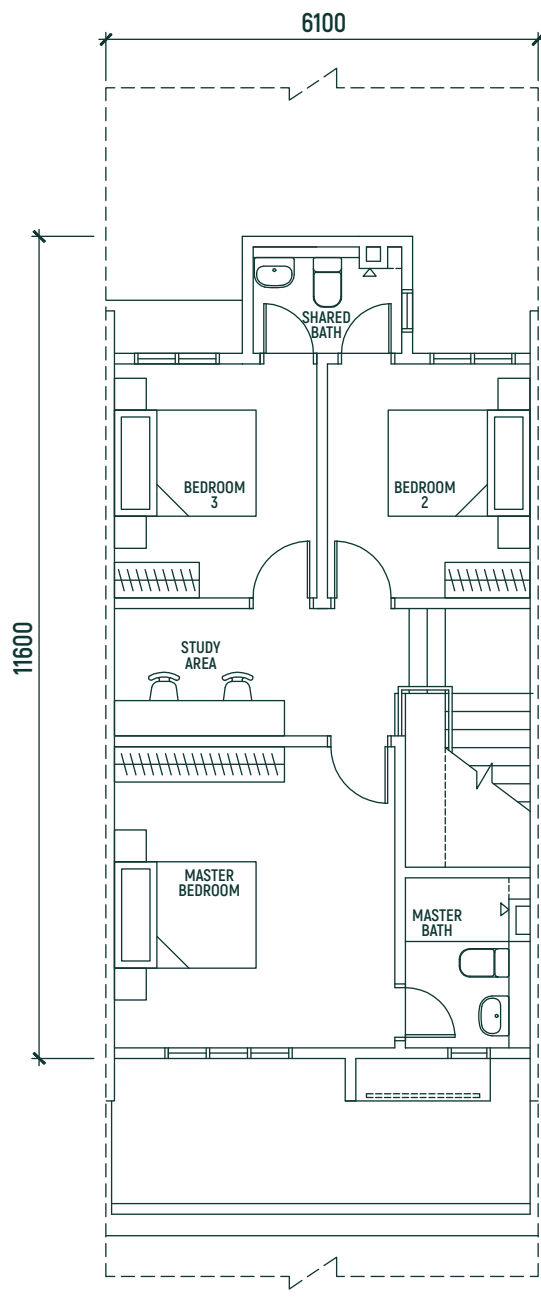
Alura's master bedroom has been optimized to ensure better comfort throughout the day. Its spacious layout allows for more flexibility in terms of planning and design to ensure your dream room comes alive.

FLOOR PLANS
TYPE A

20' x 75' INTERMEDIATE UNIT
BUILT-UP AREA 1,540 SQ FT
4 BEDROOMS, 3 BATHROOMS



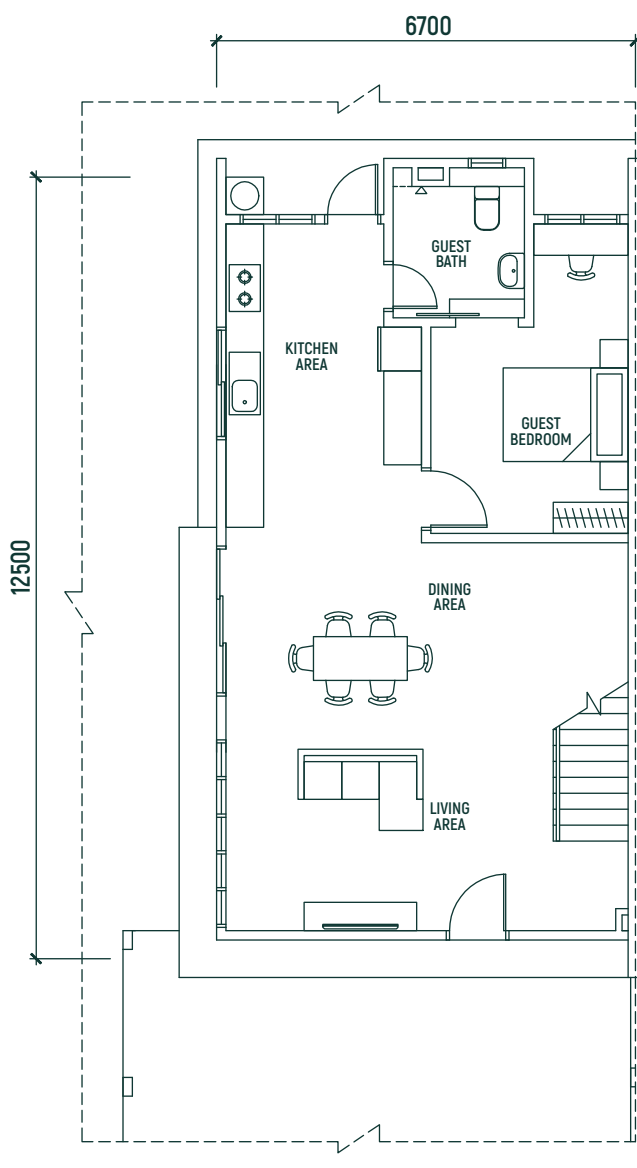
GROUND FLOOR



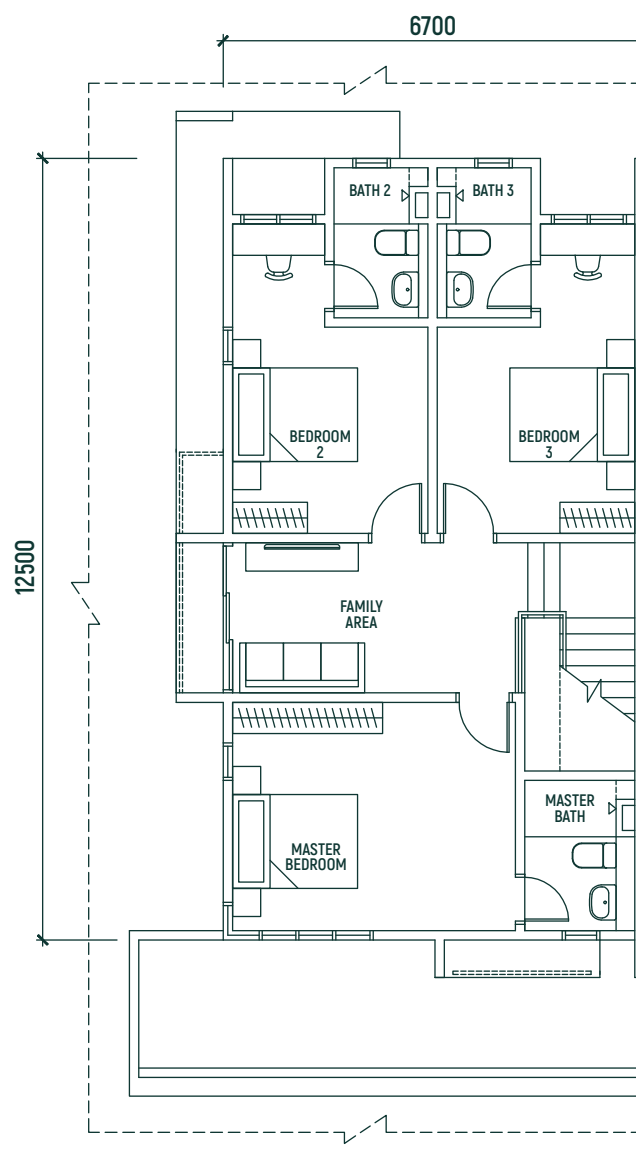
FIRST FLOOR

FLOOR PLANS
TYPE C/E

22' x 75' CORNER / END UNIT
BUILT-UP AREA 2,000 SQ FT
4 BEDROOMS, 4 BATHROOMS



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

Structure		: Reinforced Concrete		
Wall		: Masonry		
Roof Covering		: Roof Tiles / Metal Deck		
Roof Framing		: Metal		
Ceiling		: Plaster / Cement Board / Skim Coat		
Windows	: All	: Aluminium Frame Glass Panel		
Doors	: Main Entrance	: Laminated Engineered Timber Frame Door		
	: Other Doors	: Painted Flush Door / Aluminium Sliding Glass Door		
Ironmongery		: Locksets with Accessories		
Wall Finishes	: External	: Plaster and Paint		
	: Master Bath, Guest Bath & Bath 2	: Ceramic Tiles		
	: Kitchen	: Ceramic Tiles / Plaster & Paint		
	: Others	: Plaster and Paint		
Floor Finishes	: Living & Dining	: Ceramic Tiles		
	: Kitchen	: Ceramic Tiles		
	: Master Bath, Guest Bath & Bath 2	: Ceramic Tiles		
	: Guest Bedroom	: Ceramic Tiles		
	: Master Bedroom, Bedroom 2 & 3	: Laminated Flooring		
	: Family (First Floor)	: Laminated Flooring		
	: Staircase	: Laminated Flooring		
	: Car Porch	: Concrete		
	: Terrace	: Porcelain Tiles		
Sanitary and Plumbing Fittings	: Kitchen	: Sink with Tap		
	: Yard & Car Porch	: Tap		
	: Bathrooms	: Sanitary Wares & Fittings		
	Type	A / Am	E / Em	C / Cm
Electrical Installation	: Light Point	: 19	22	22
	: Gate Light Point	: 2	2	2
	: Power Point	: 16	16	16
	: Fan Point	: 7	7	7
	: Air-Cond Power Point	: 2	2	2
	: Water Heater Power Point	: 2	2	2
	: T.V Point	: 1	1	1
	: Data Point	: 1	1	1
	: Auto Gate Point	: 1	1	1
: Door Bell Point	: 1	1	1	
Internal Telephone Trunking & Cabling		: Provided		
Fencing & Gate		: Masonry / Mild Steel		
Turfing		: Spot Turfing		
"Miscellaneous"		: Letter Box / Refuse Compartment		
		: TNB Meter Compartment		
		: Wiring For Alarm System		



For enquiries, please call or visit us at:

Bandar Bukit Raja Sales Gallery

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

Show Gallery is open
9.30am - 6.30pm daily

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PHASE R2B ALURA 1
No of Units: 90. Balance of Units: 4. Type A, 0 Unit. Type E, 0 Unit. Type C, 4 units. Type: 20' x 75' Double Storey Terrace Homes. 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: Approval Authority: Majlis Perbandaran Klang. Building Plan Approval No.: (18) dlm MPK/BGN-600-4/1/0129(2020). Pemaju: 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, 72 Unit, RM863,888.00 (min.)- RM893,888.00 (max). Type E, End Unit, 5 Unit, RM1,243,888.00 (min.) – RM1,423,888.00 (max). Type C, Corner Unit, 13 Unit, RM1,480,888.00 (min.) – RM1,809,888.00 (max). Balance Unit Selling Price: Type C, Corner Unit, 4 Units, RM 1,564,888.00 (min.) – RM1,615,888.00 (max.). Restriction in Interest: None.

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