

BANDAR  
BUKIT RAJA  
KEBANGGAAN KLANG

FASA R2A

# ALURA 2

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



03 3361 7288  
[www.simedarbyproperty.com](http://www.simedarbyproperty.com)

THE EDGE *Top Property  
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2020



DEVELOPER OF THE ICONIC  
BATTERSEA  
POWER STATION  
LONDON, UK



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.

# KEKAL BERHUBUNG DENGAN SEGALA KEMUDAHAN



## KAWASAN RIADAH

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

## PUSAT KESIHATAN

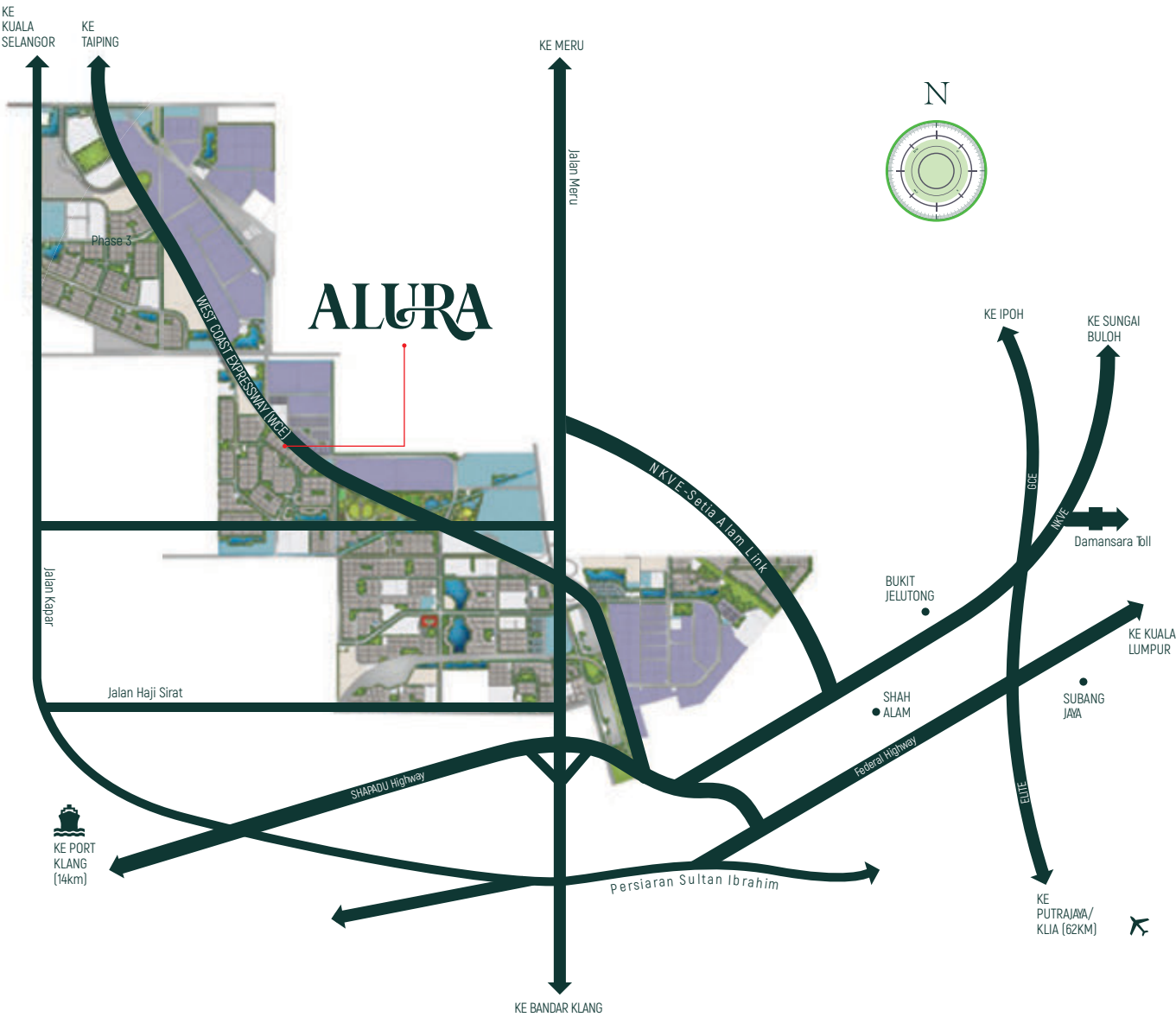
4. KPJ KLANG 10KM
5. HOSPITAL SHAH ALAM 10KM
6. HOSPITAL COLUMBIA ASIA 15KM

## 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



62KM



KLIA

28KM



SUBANG AIRPORT

7KM



KLANG

ANDAR  
**BUKIT RAJA**  
THE PRIDE OF KLANG

12KM



SHAH ALAM

28KM



PETALING JAYA

37KM



KUALA LUMPUR



## 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.

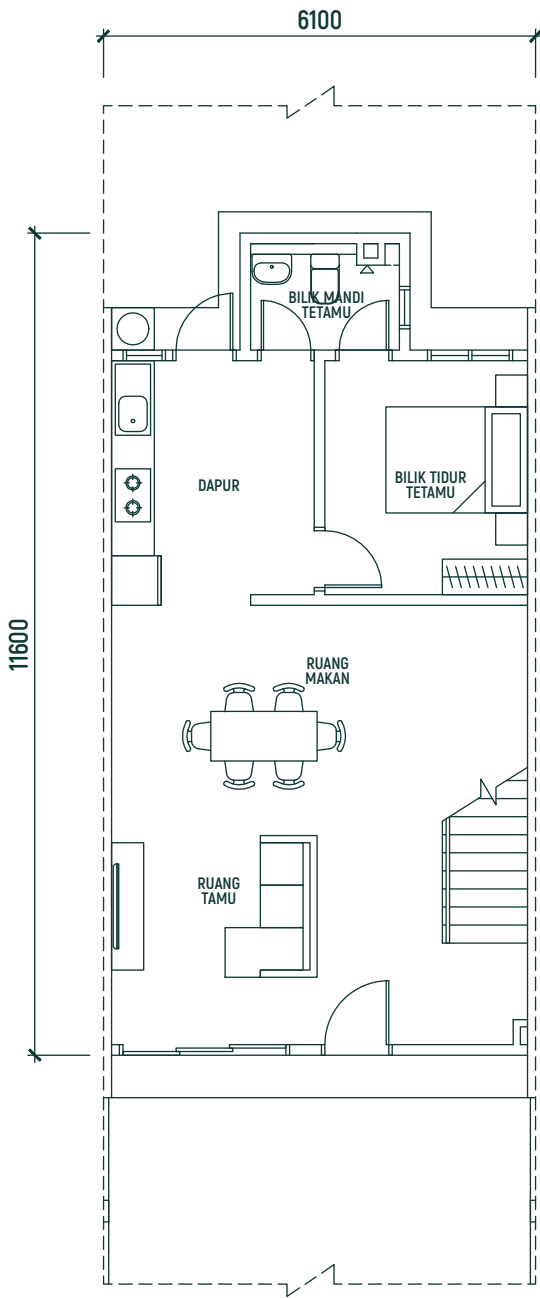


## RUANG ADALAH SEGALANYA

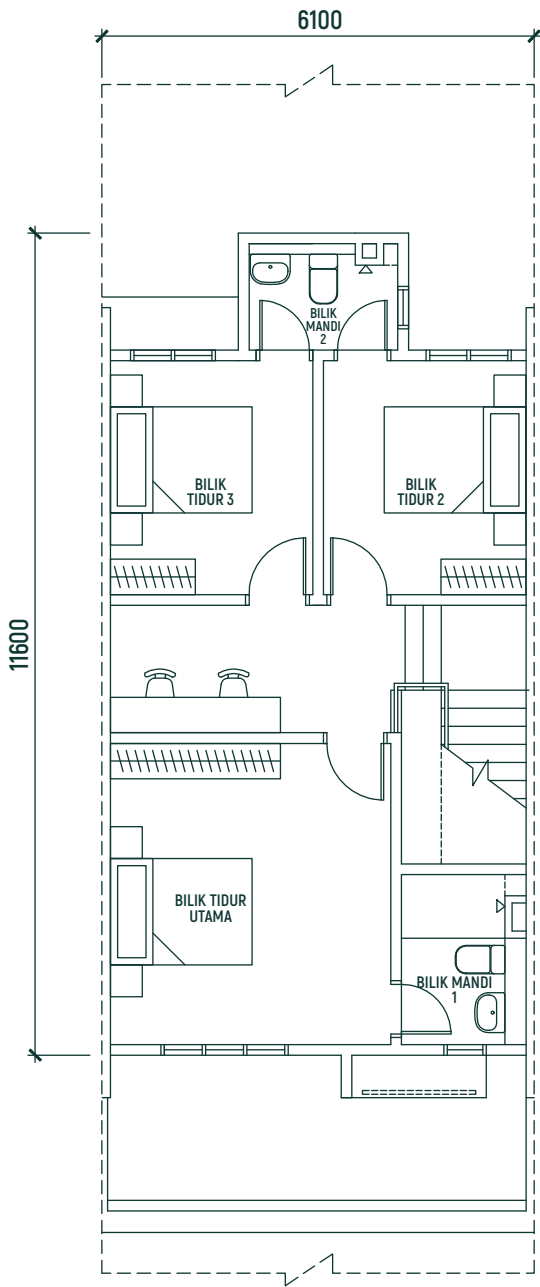
Bilik tidur utama Alura dioptimumkan untuk memastikan keselesaan sepanjang hari. Susun aturnya yang selesa dan lapang memberi fleksibiliti dari segi perancangan dan rekaan bagi menghidupkan suasana bilik idaman anda.

PELAN LANTAI  
JENIS A

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



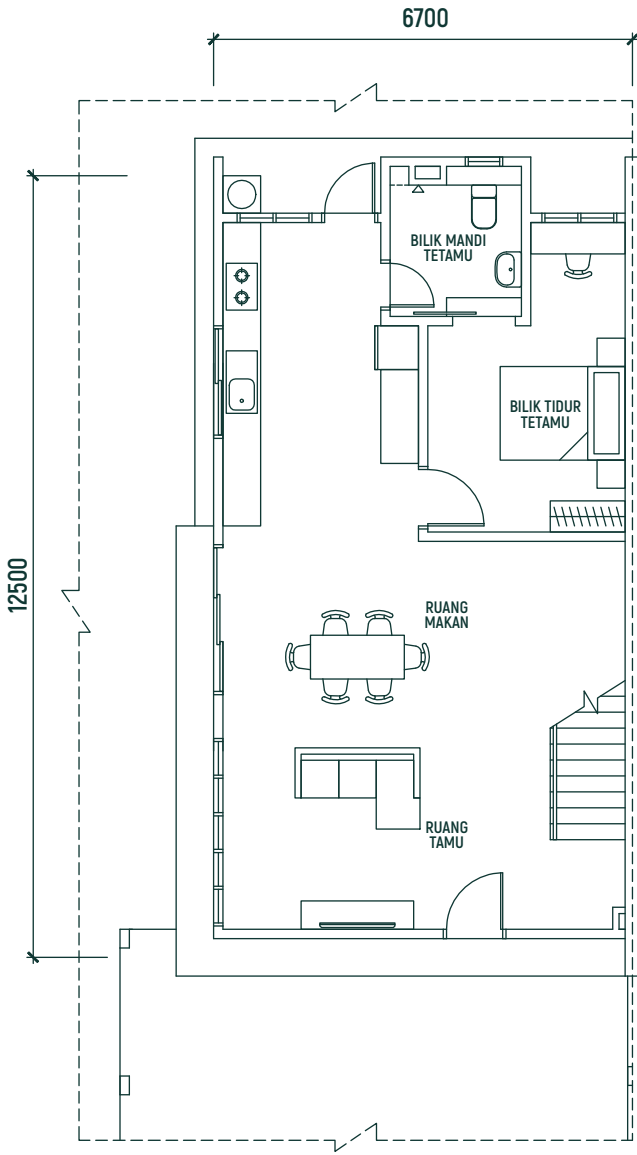
TINGKAT BAWAH



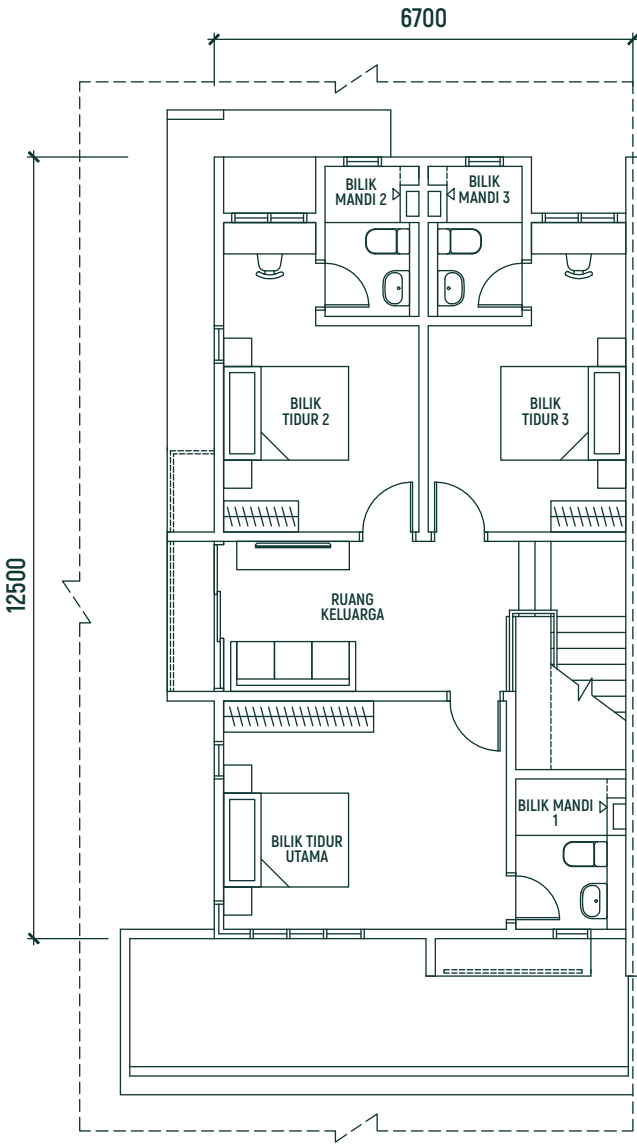
TINGKAT SATU

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' Berlaminesi                           |        |        |
|                              | : 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                                                       |        |        |
|                              | : 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 R2A ALURA 2

Jumlah Unit: 97. Baki Unit: 4. Jenis: Rumah Teres 2 Tingkat 20' x 75'. Tarikh Dijangka Siap: Januari 2024. 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: (17) dlm MPK/BGN-600-4/1/0128(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: RM871,888.00 (Min) – RM1,700,800.00 (Maks). Harga Jualan bagi Baki Unit: RM875,888.00 (Min) – RM1,700,888.00 (Maks). Sekatan Kepentingan: Tiada

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



PHASE R2A

# ALURA 2

DOUBLE STOREY TERRACED HOMES  
20' x 75' • FREEHOLD



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POWER STATION  
LONDON, UK



**Property**  
Sime Darby Property Berhad  
197301002149 (15631-P)



**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

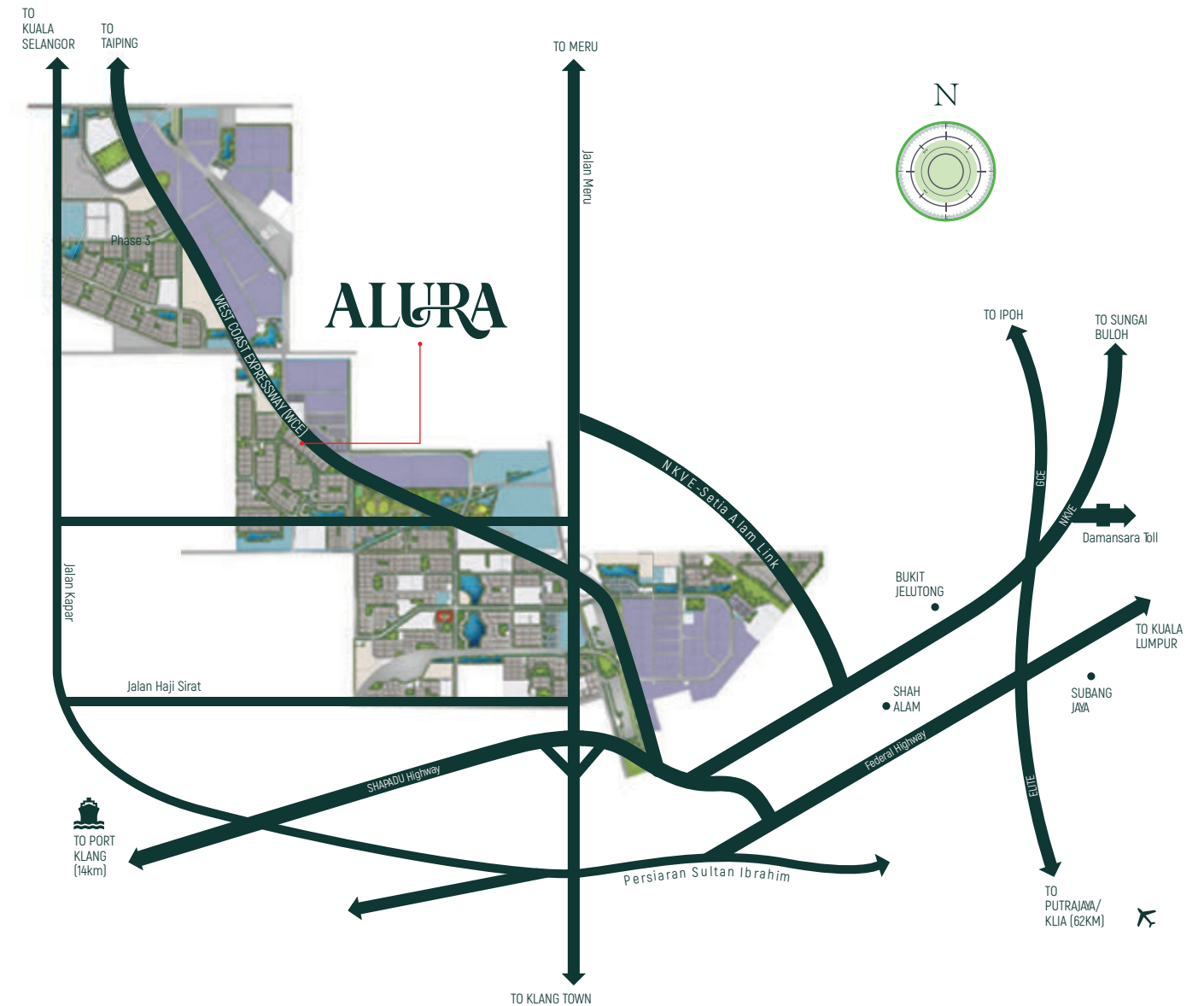
#### EDUCATION HUB

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'

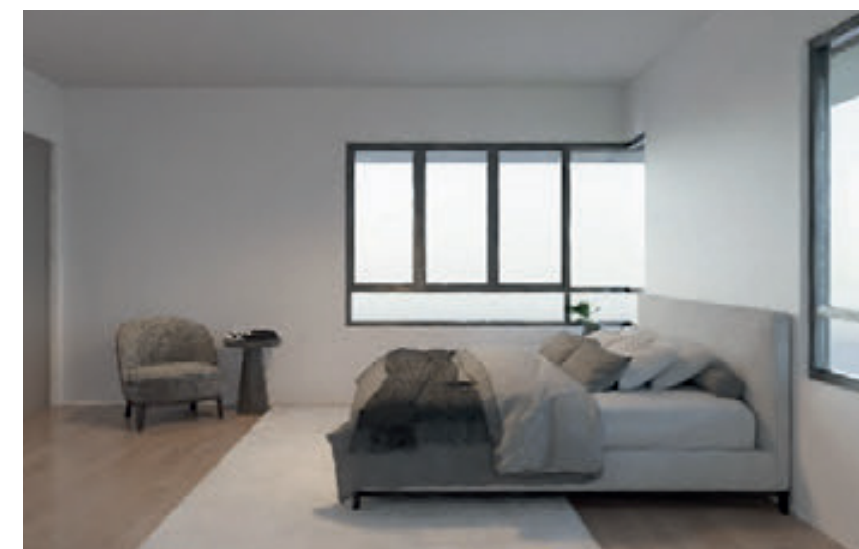
1 HOUSE NUMBER



## 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.

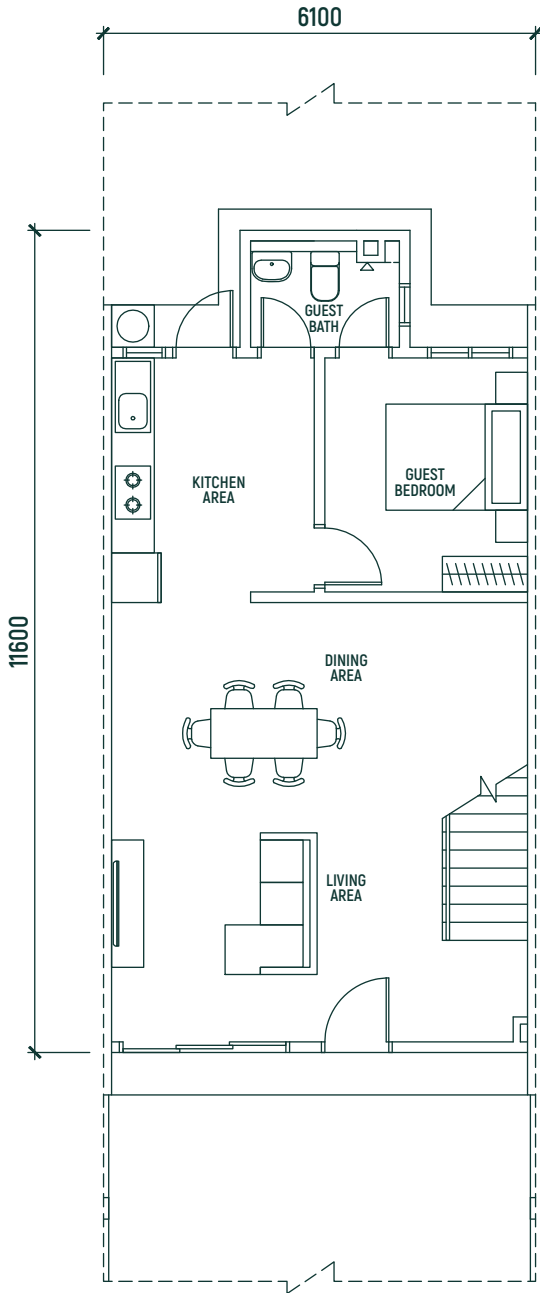


## SPACE WHERE IT MATTERS

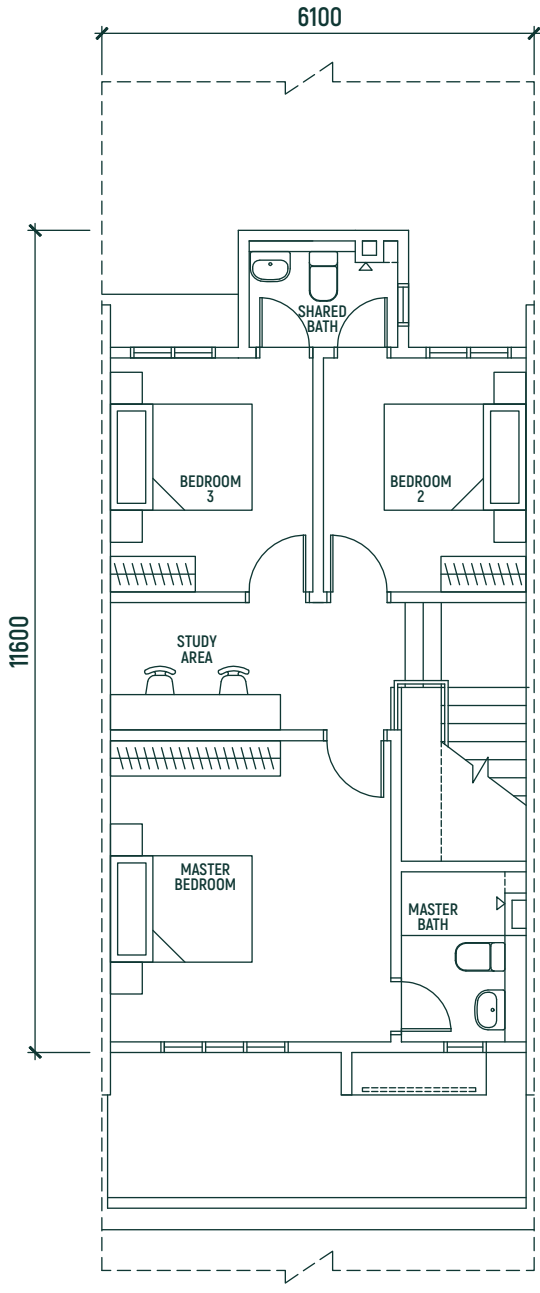
Alura's master bedroom has been optimized to ensure better comfort throughout the day. Its spacious layout allows for more flexibility in terms of planning and design to ensure your dream room comes alive.

FLOOR PLANS  
TYPE A

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



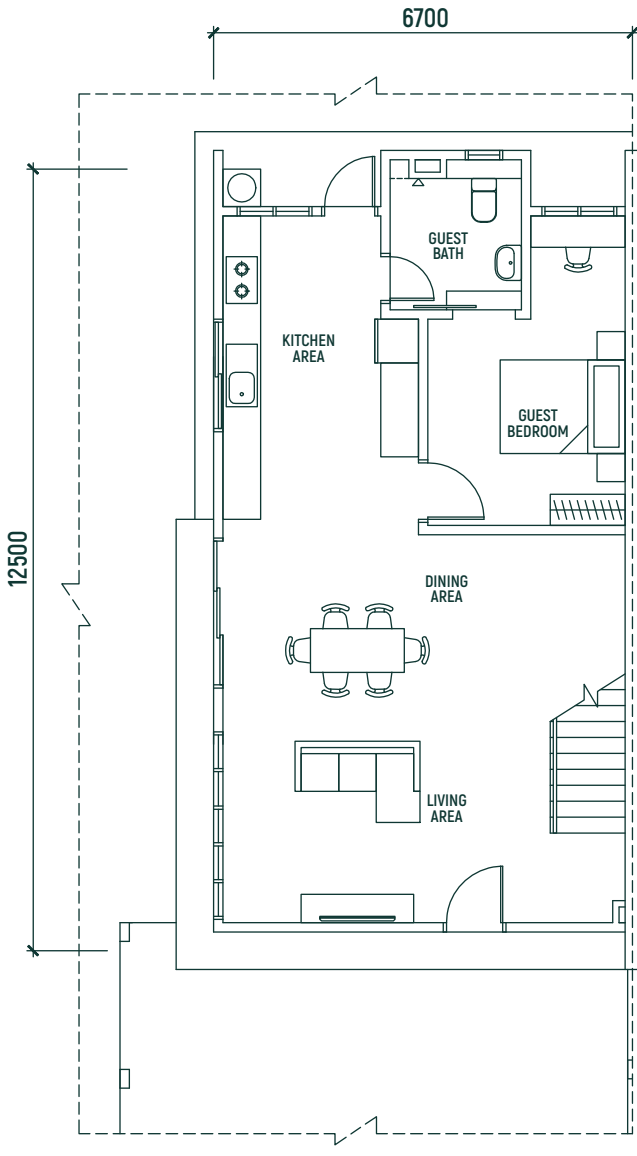
GROUND FLOOR



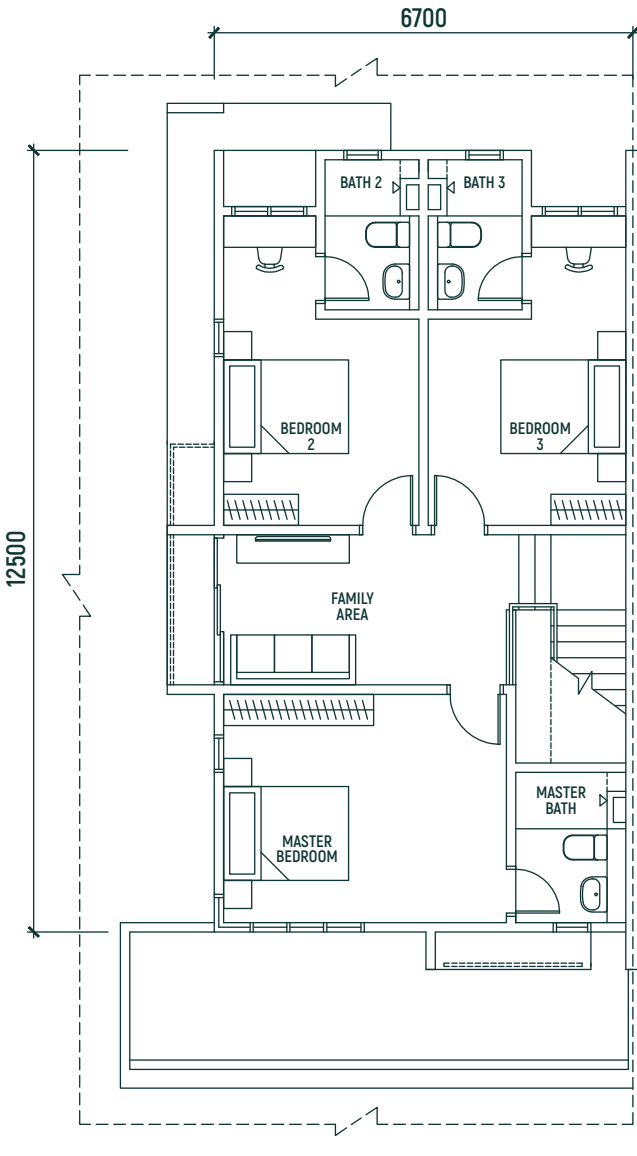
FIRST FLOOR

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:

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9.30am - 6.30pm daily

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PHASE R2A ALURA 2

No of Units: 97. Balance of Units: 4. Type: 20' x 75' Double Storey Terrace Homes. Expected Date of Completion: January 2024. 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.: (17) dlm MPK/BGN-600-4/1/0128(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: RM871,888.00 (Min) – RM1,700,800.00 (Maks). Balance Unit Selling Price: RM875,888.00 (Min) – RM1,700,888.00 (Max). Restriction in Interest: None.

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT