



Nadira 2

20' x 75' | Rumah Teres 2 Tingkat

Fasa R1A2



Property

Konsep rekabentuk

Pembangunan 123 unit rumah teres dua tingkat Nadira 2 di Bandar Bukit Raja, Klang, Selangor dengan yang mengandungi 2 jenis reka bentuk. Konsep reka bentuk keseluruhan binaan adalah berasaskan tema 'Minimalism' dengan seni bina 'Moden Tropika'

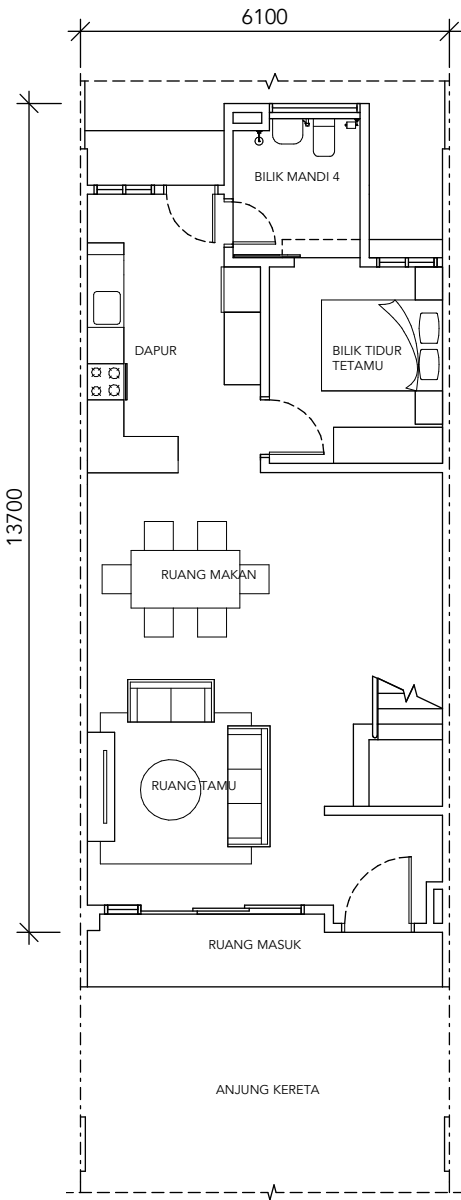


Kediaman hakmilik kekal
yang luas dan moden

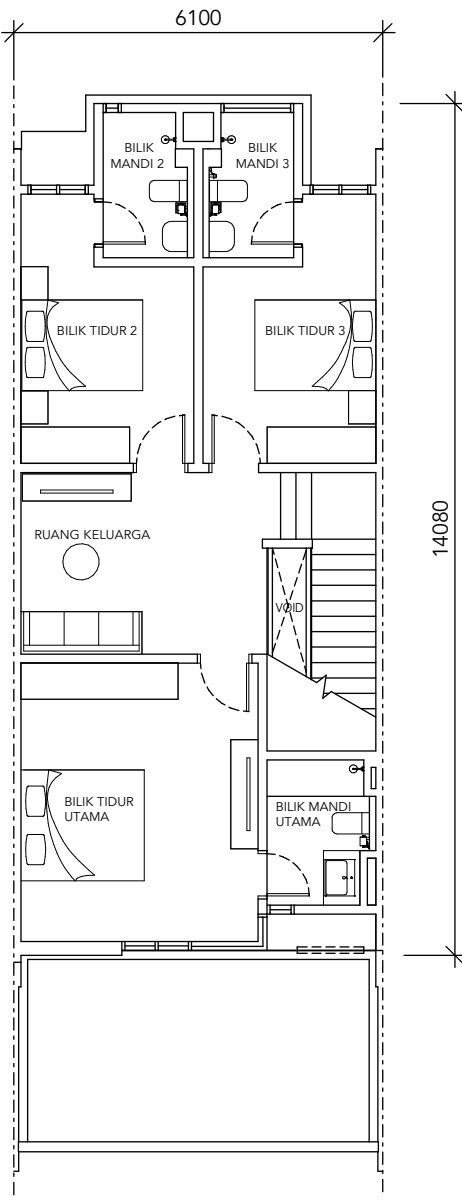
Pelan Lantai

Unit Tengah - Jenis A1/A1m
20' x 75' | 1,900 kps

4 bilik tidur + 4 bilik air



Tingkat Bawah

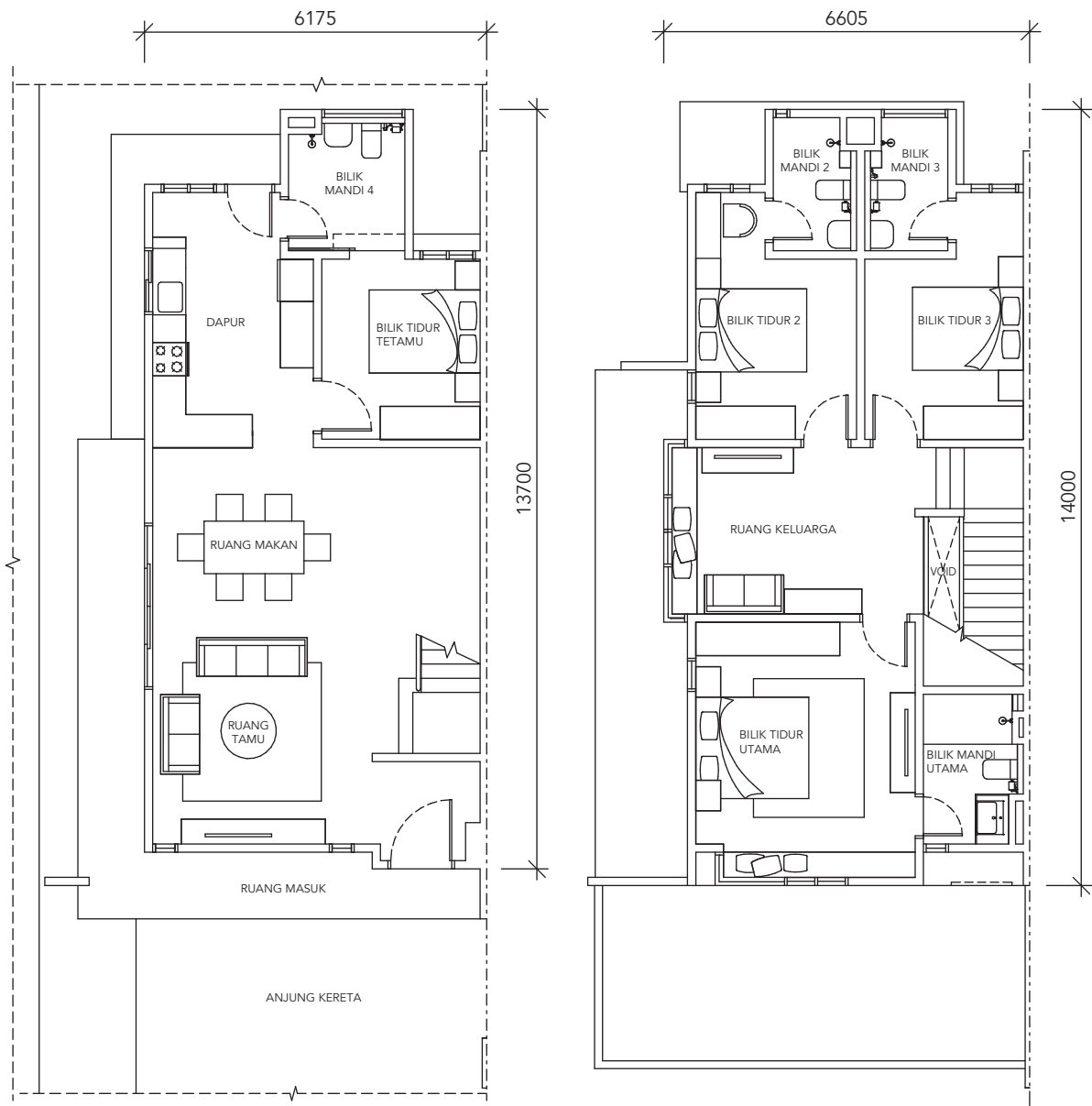


Tingkat Satu

Pelan Lantai

Unit Tepi - Jenis E1/E1m
20' x 75' | 2,050 kps

4 bilik tidur + 4 bilik air

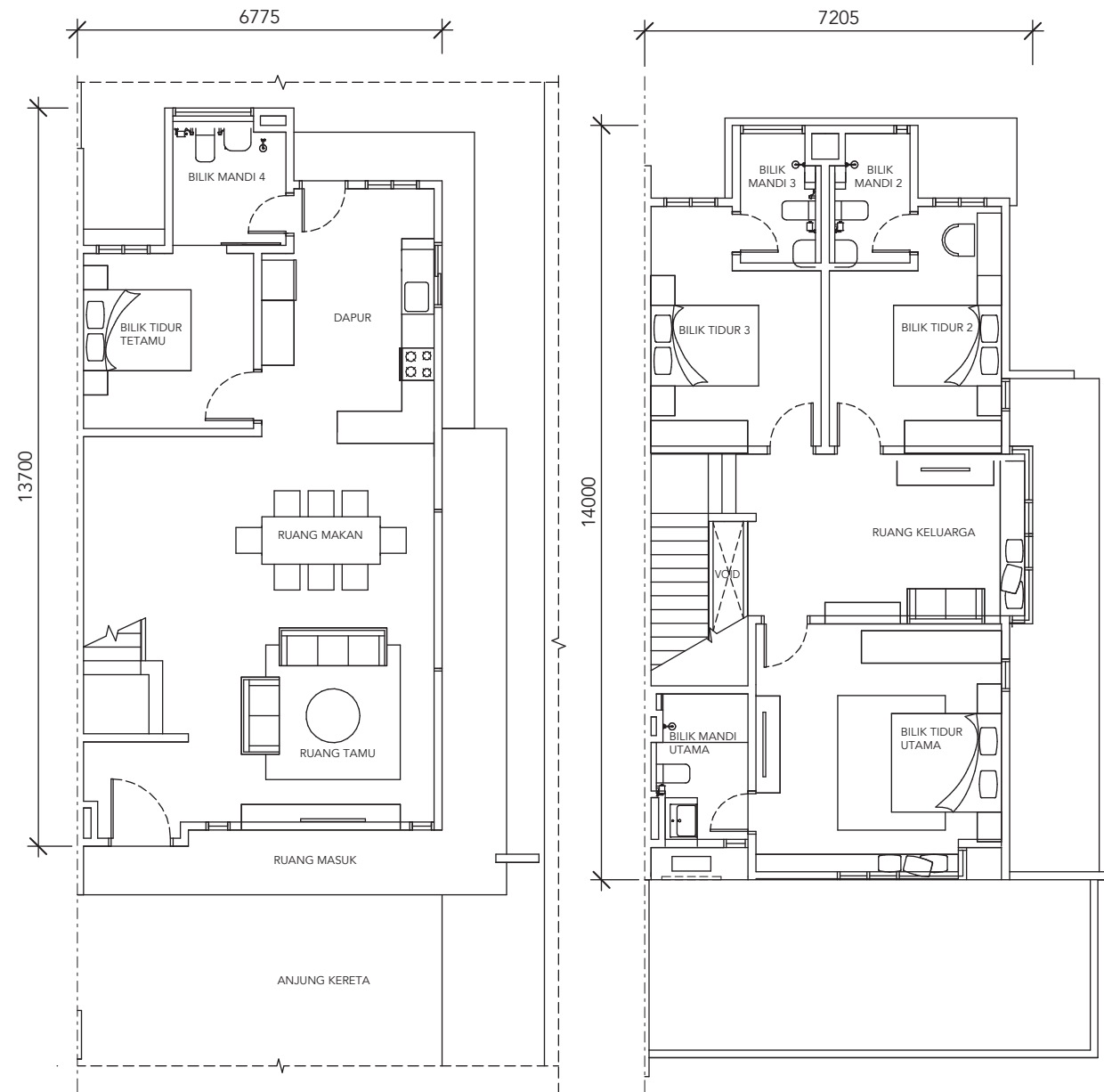


Tingkat Bawah

Tingkat Satu

Unit Tepi - Jenis E3m
22' x 75' | 2,210 kps

4 bilik tidur + 4 bilik air



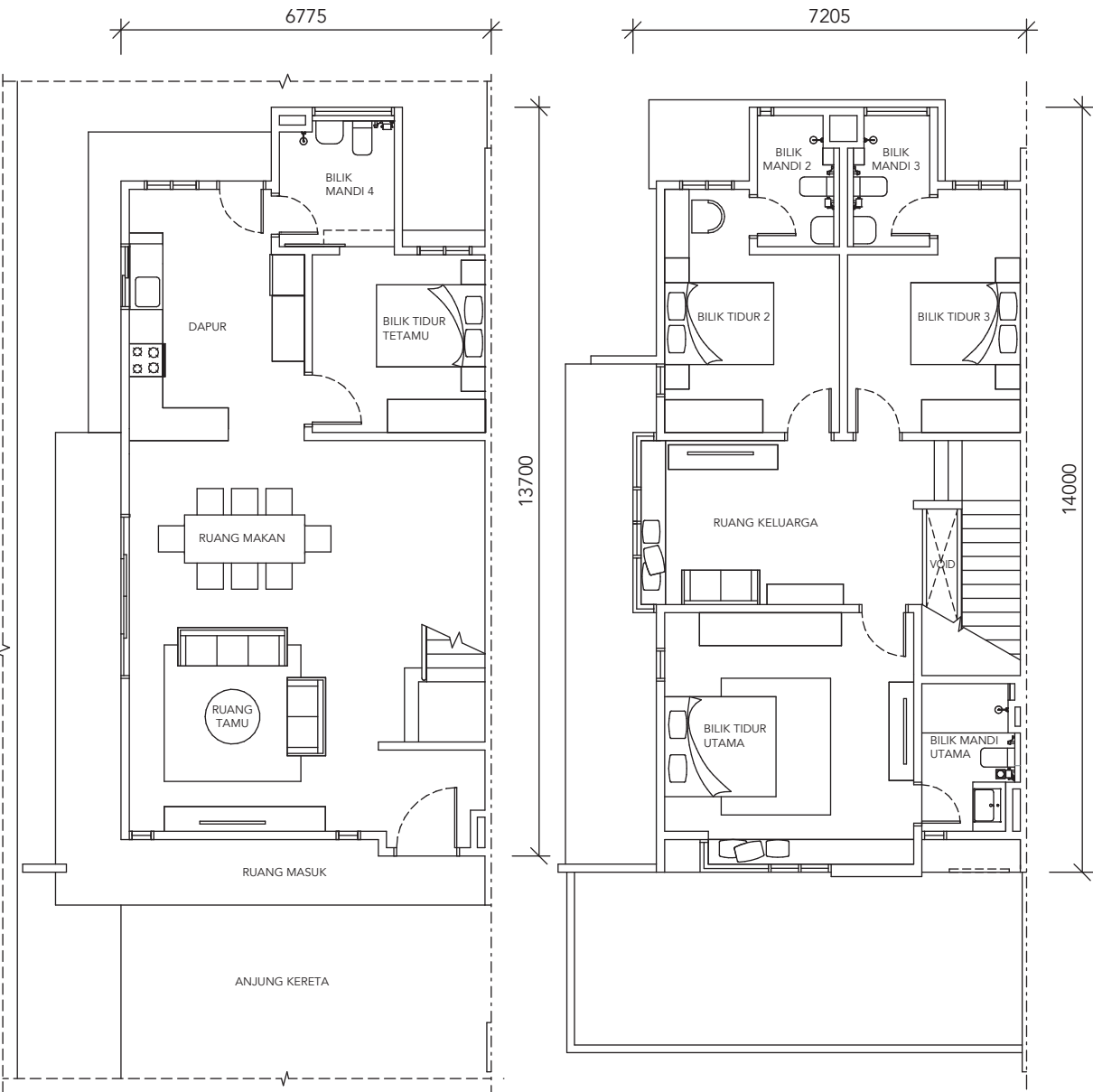
Tingkat Bawah

Tingkat Satu

Pelan Lantai

Unit Hujung - Jenis C1/C1m
22' x 75' | 2,210 kps

4 bilik tidur + 4 bilik air



Tingkat Bawah

Tingkat Satu

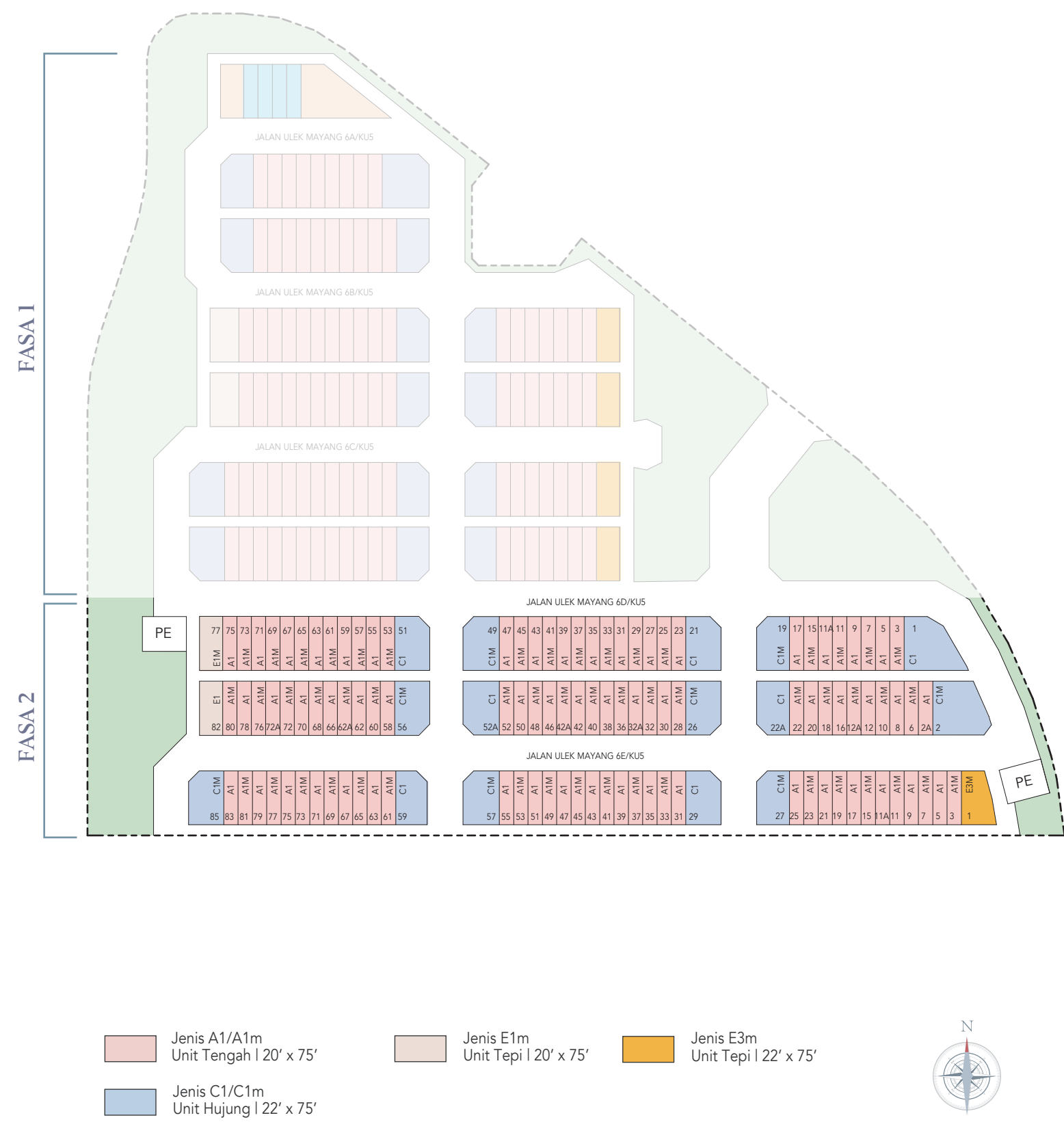
Alami kediaman yang direka khas
untuk kehidupan multi-generasi



Spesifikasi

Struktur		: Konkrit Batu Tetulang		
Dinding		: Dinding Bata		
Bumbung		: Bumbung Jubin / Bumbung Logam		
Kerangka Bumbung		: Logam		
Siling		: Siling Lepa / Lapisan 'Skim'		
Tingkap	: Semua	: Kerangka Aluminium		
Pintu	: Pintu Utama	: Pintu Teras		
	: Lain-lain	: Pintu Gelangsar Kerangka Aluminium / Pintu Rata		
Set Kunci Pintu		: Set Kunci Pintu dan Peralatan		
Kemasan Lantai	: Rung Tamu & Makan	: Jubin Porselin		
	: Dapur	: Jubin Porselin		
	: Bilik Air	: Jubin Seramik		
	: Bilik Tidur (Tingkat Bawah)	: Jubin Porselin		
	: Bilik Tidur (Tingkat Atas)	: Lantai Kayu Berlamina		
	: Ruang Keluarga (Tingkat Atas)	: Lantai Kayu Berlamina		
	: Tangga	: Lantai Kayu Berlamina		
	: Teres	: Jubin Porselin		
	: Tempat Letak Kereta	: Konkrit Bertekstur		
Kemasan Dinding	: Dinding Luaran	: Lepa & Cat		
	: Dinding Dalaman	: Lepa & Cat		
	: Dapur	: Jubin Seramik dan Lepa & Cat		
	: Bilik Air	: Jubin Porselin / Jubin Ceramic		
Alat Sanitari & Peralatan Paip		: Alat-alat Kebersihan dan Kelengkapan		
Pemasangan Bahan Elektrik		Jenis A1,A1m	Jenis E1,E1m	Jenis E3m, C1,C1m
	: Punca Lampu	25	26	26
	: Punca Lampu Pagar	2	2	2
	: Punca Kuasa	24	24	24
	: Puaca Kipas	7	7	7
	: Punca Penghawa Dingin (Dengan Perpaipan)	2	2	2
	: Punca Kuasa Pemanas Air	4	4	4
	: Punca TV	1	1	1
	: Punca Telefon	1	1	1
	: Punca Data	1	1	1
	: Punca Pagar Automatik	1	1	1
	: Punca Loceng Pintu	1	1	1
Saluran Trunking & Kabel Telefon		: Tersembunyi		
Pagar		: Peti Surat & Kebuk Sampah		
Ciri-Ciri Lain Luaran		: Kebuk Meter TNB		
		: Sistem Penggera Asas		

Pelan Tapak



Pelan Utama

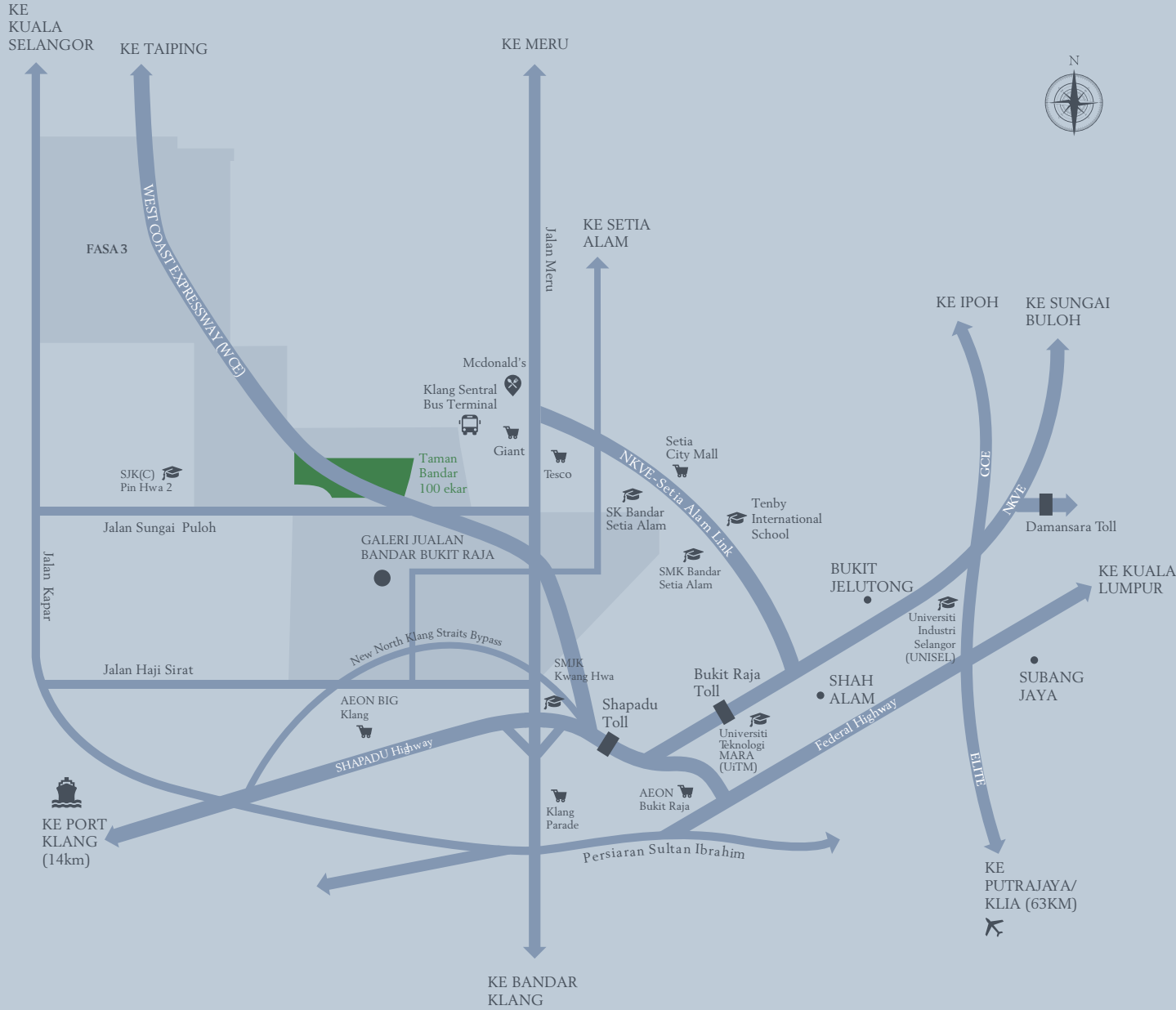


Nadira 2
20' x 75' | Rumah Teres 2 Tingkat



- PETUNJUK**

 - Perumahan
 - Komersial
 - Industri
 - Kemudahan Asas/
Kawasan Awam/Infrastruktur
 - Galeri Jualan
 - Pembangunan akan datang
- Sekolah
 - Hospital
 - Pejabat Polis
 - Masjid
 - Surau
 - Stesen Minyak
- Tadika
 - Perpustakaan
 - Balai Bomba
 - Dewan Orang Ramai/
Kompleks Masyarakat



Untuk sebarang pertanyaan, sila hubungi atau kunjungi kami di:

 Galeri Jualan Bandar Bukit Raja

Jalan Gamelan 1E,
Bandar Bukit Raja,
41050 Klang, Selangor

Dibuka setiap hari dari 9.30 pagi 6.30 petang

Tel: +603-3361 7288 | 1-800-88-1118

Jumlah Unit: 123. Baki Unit: 113. Jenis: Rumah Teres Dua Tingkat. Tarikh Dijangka Siap: Mei 2024. Bebanan Tanah: Tiada. Pegangan Tanah: Kekal. No. Lesen Pemaju : 3927/03-2029/0138(R). Tempoh Sah: 04/03/2024 - 03/03/2029. No. Permit Iklan & Jualan: Tempoh Sah: Pihak Berkuasa Meluluskan Bangunan: Majlis Perbandaran Klang. Rujukan Pelan Bangunan: (19) in MPK/BGN-600-4/1/0138 (2020). 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 A1/A1m, 105 unit, RM 1,069,888.00 (min) – RM 1,119,888.00 (maks). Jenis E1/E1m, 2 unit, RM 1,335,888.00 (min) – RM 1,359,888.00 (maks). Jenis E3m, 1 unit, RM 1,547,888.00 (minimum dan maksimum). Jenis C1/C1m, 15 unit, RM 1,589,888.00 (min) – RM 2,060,888.00 (maks). Baki Unit: Jenis A1/A1m, 96 unit, RM 1,069,888.00 (min) – RM 1,119,888.00 (maks). Jenis E1/E1m, 1 unit, RM 1,335,888.00 (minimum dan maksimum). Type E3m, 1 unit, RM 1,547,888.00 (minimum dan maksimum). Type C1/C1m, 15 units, RM 1,589,888.00 (min) – RM 2,060,888.00 (maks). Sekatan Kepentingan: Tiada.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



Nadira 2

20' x 75' | Double Storey Link Homes

Phase R1A2



Property

The Design Concept

Comprising of 123 units of two-storey link homes in Bandar Bukit Raja, Nadira 2 features two design concepts: Conceptualised Minimalism and Tropical Modern.

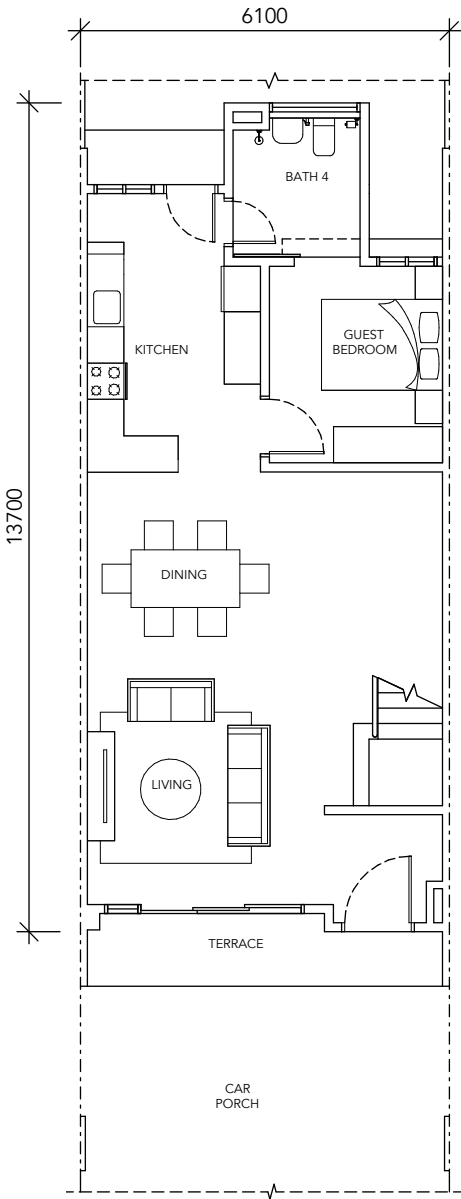


Spacious and modern
freehold homes

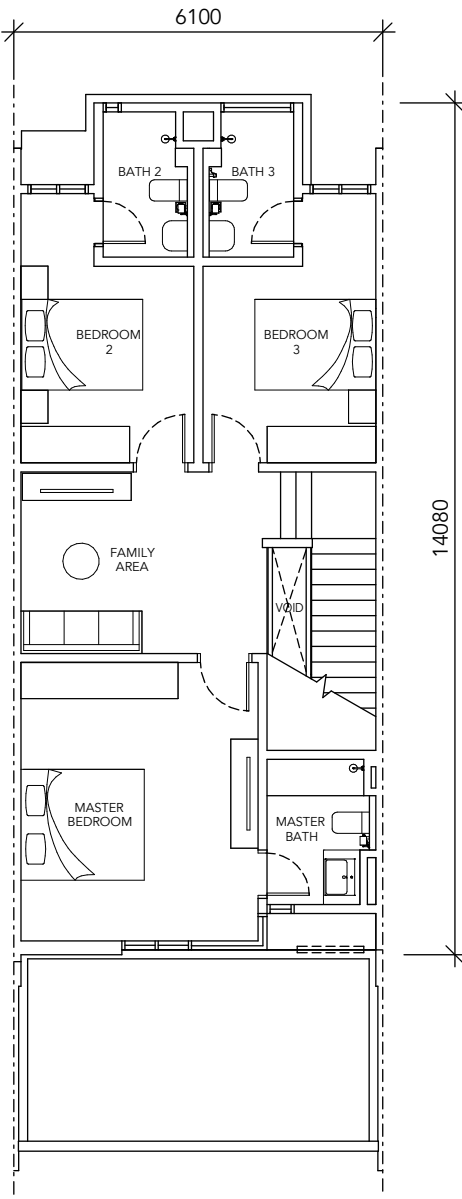
Floor Plan

Intermediate Unit - Type A1/A1m
20' x 75' | 1,900 sq ft

4 Bedrooms + 4 Bathrooms



Ground Floor



First Floor

Floor Plan

End Unit - Type E1/E1m
20' x 75' | 2,050 sq ft

4 Bedrooms + 4 Bathrooms

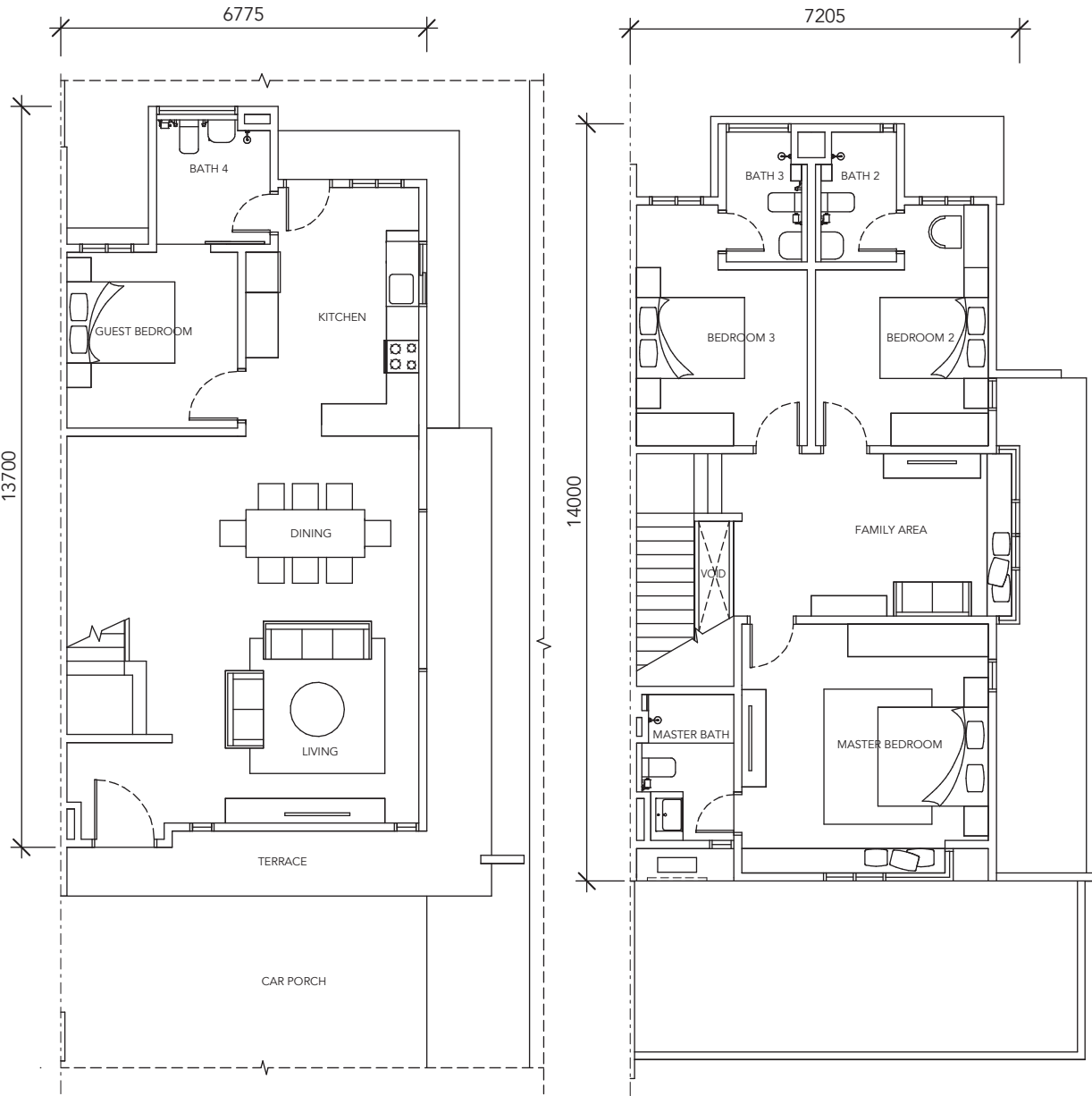


Ground Floor

First Floor

End Unit - Type E3m
22' x 75' | 2,210 sq ft

4 Bedrooms + 4 Bathrooms



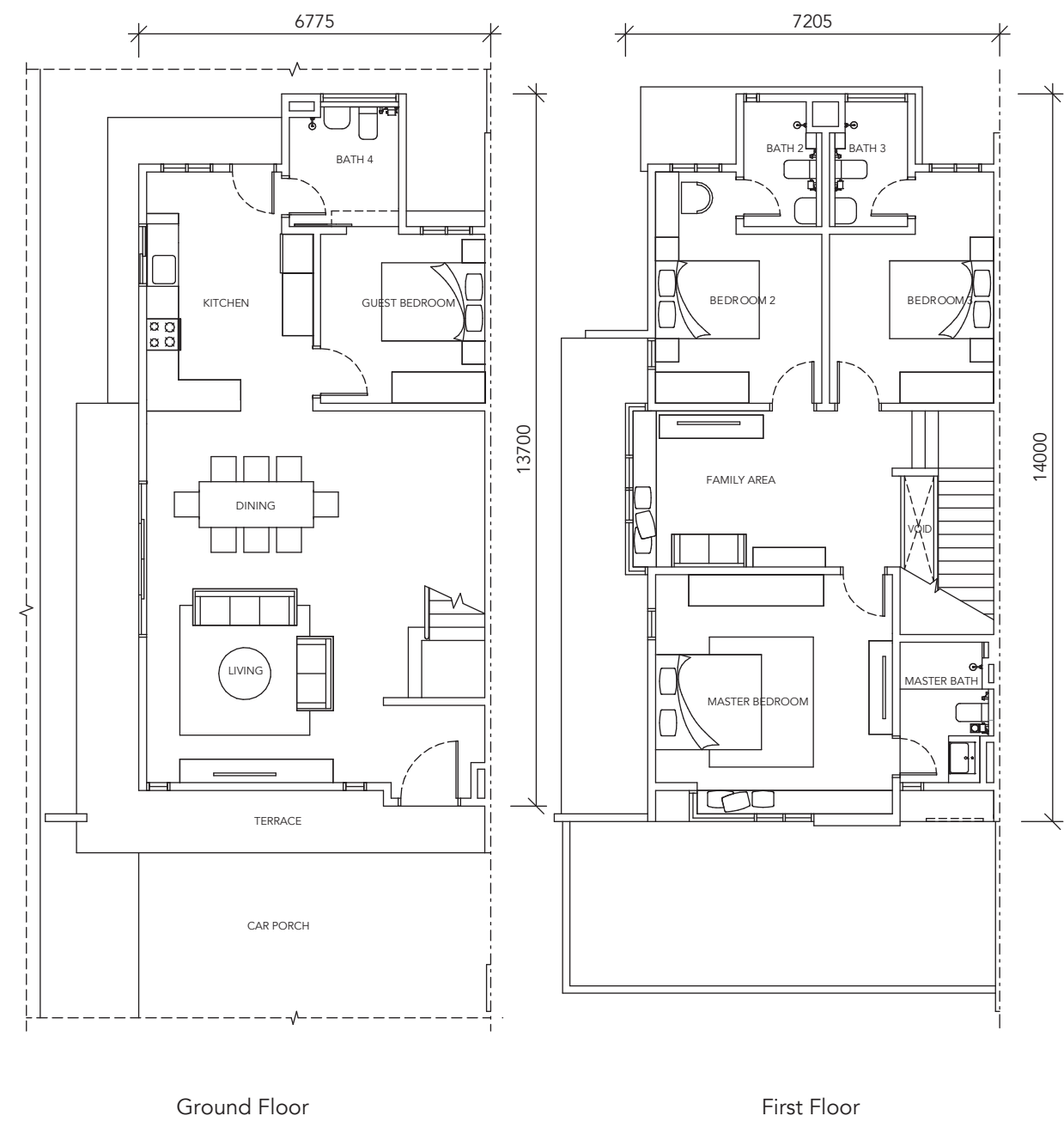
Ground Floor

First Floor

Floor Plan

Corner Unit - Type C1/C1m
22' x 75' | 2,210 sq ft

4 Bedrooms + 4 Bathrooms



Live in a home designed
for multi-generational living



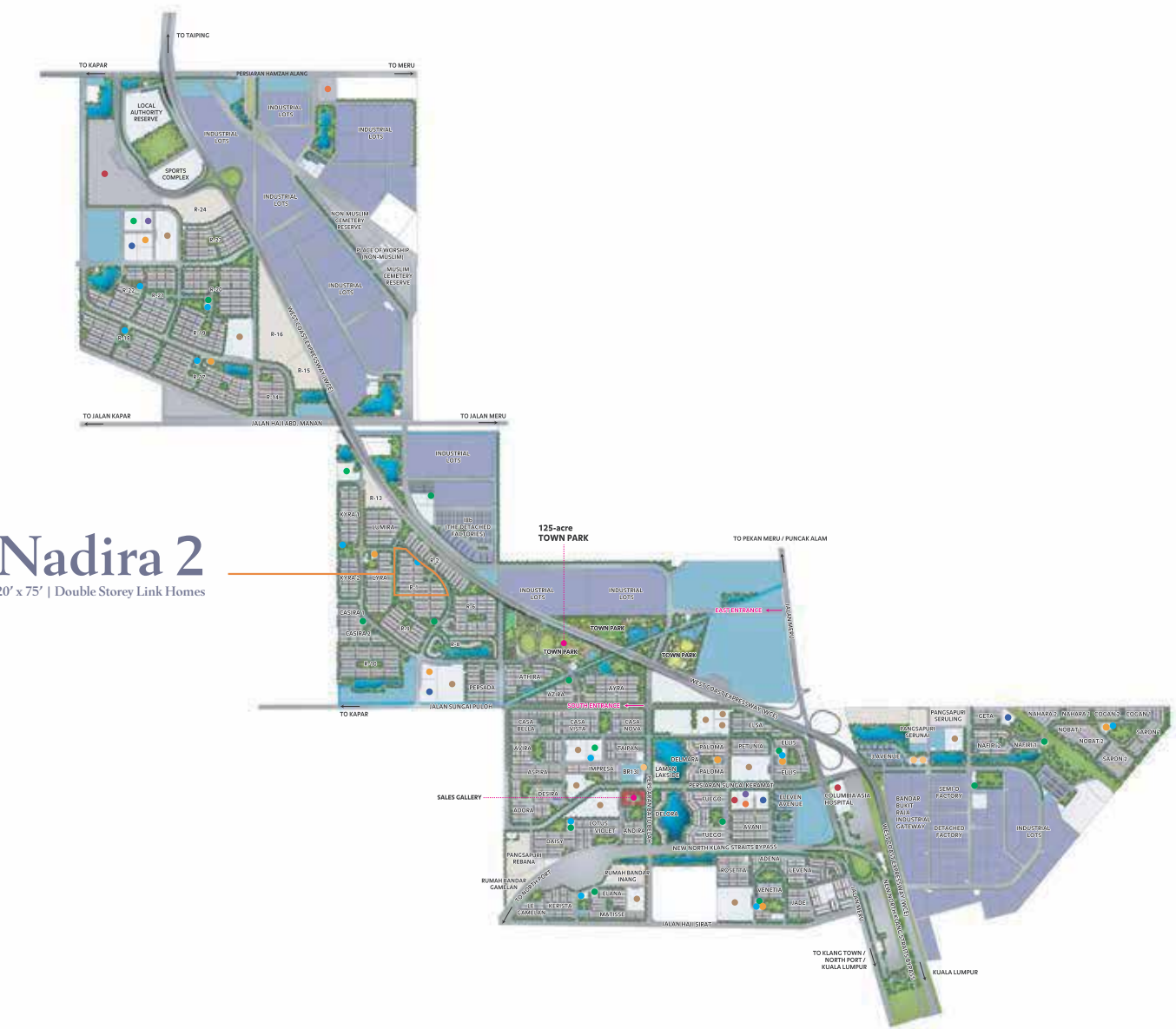
Specifications

Structure		: Reinforced Concrete		
Wall		: Brickwall		
Roof Covering		: Roof Tiles / Metal Deck		
Roof Framing		: Metal		
Ceiling		: Skim Coat / Plaster Ceiling		
Windows	: All	: Aluminium Frame		
Doors	: Main Entrance	: Solid Core Door		
	: Other Doors	: Flush Door / Aluminium Framed Sliding		
Ironmongery		: Lockset with Accessories		
Floor Finishes	: Living & Dining	: Porcelain Tiles		
	: Kitchen	: Porcelain Tiles		
	: Bathrooms	: Ceramic Tiles		
	: Bedroom (Ground Floor)	: Porcelain Tiles		
	: Bedrooms (First Floor)	: Laminated Timber Flooring		
	: Family (First Floor)	: Laminated Timber Flooring		
	: Staircase	: Laminated Timber Flooring		
	: Terrace	: Porcelain Tiles		
	: Car Porch	: Concrete Imprint		
Wall Finishes	: External Wall	: Plaster & Paint		
	: Internal Wall	: Plaster & Paint		
	: Kitchen	: Ceramic Tiles and Plaster & Paint		
	: Bathrooms	: Porcelain Tiles / Ceramic Tiles		
Sanitary & Plumbing Fittings		: Sanitary Fittings and Taps		
Electrical Installation	Type A1,A1m	Type E1,E1m	Type E3m, C1,C1m	
	: Light Point	25	26	26
	: Gate Light Point	2	2	2
	: Power Point	24	24	24
	: Fan Point	7	7	7
	: Air Cond Point (with piping)	2	2	2
	: Water Heater Power Point	4	4	4
	: TV Point	1	1	1
	: Telephone 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		: Concealed		
		: Masonry & Metal		
Fencing & Gate		: Refuse Compartment & Letter Box		
Miscellaneous		: TNB Compartment		
		: Basic Alarm System		

Site Plan



Masterplan



Nadira 2
20' x 75' | Double Storey Link Homes

- LEGEND
- Residential

Commercial

Industrial

Amenities / Public Space / Infrastructure

Sales Gallery

Future Development

School

Hospital

Police Station

Mosque

Surau

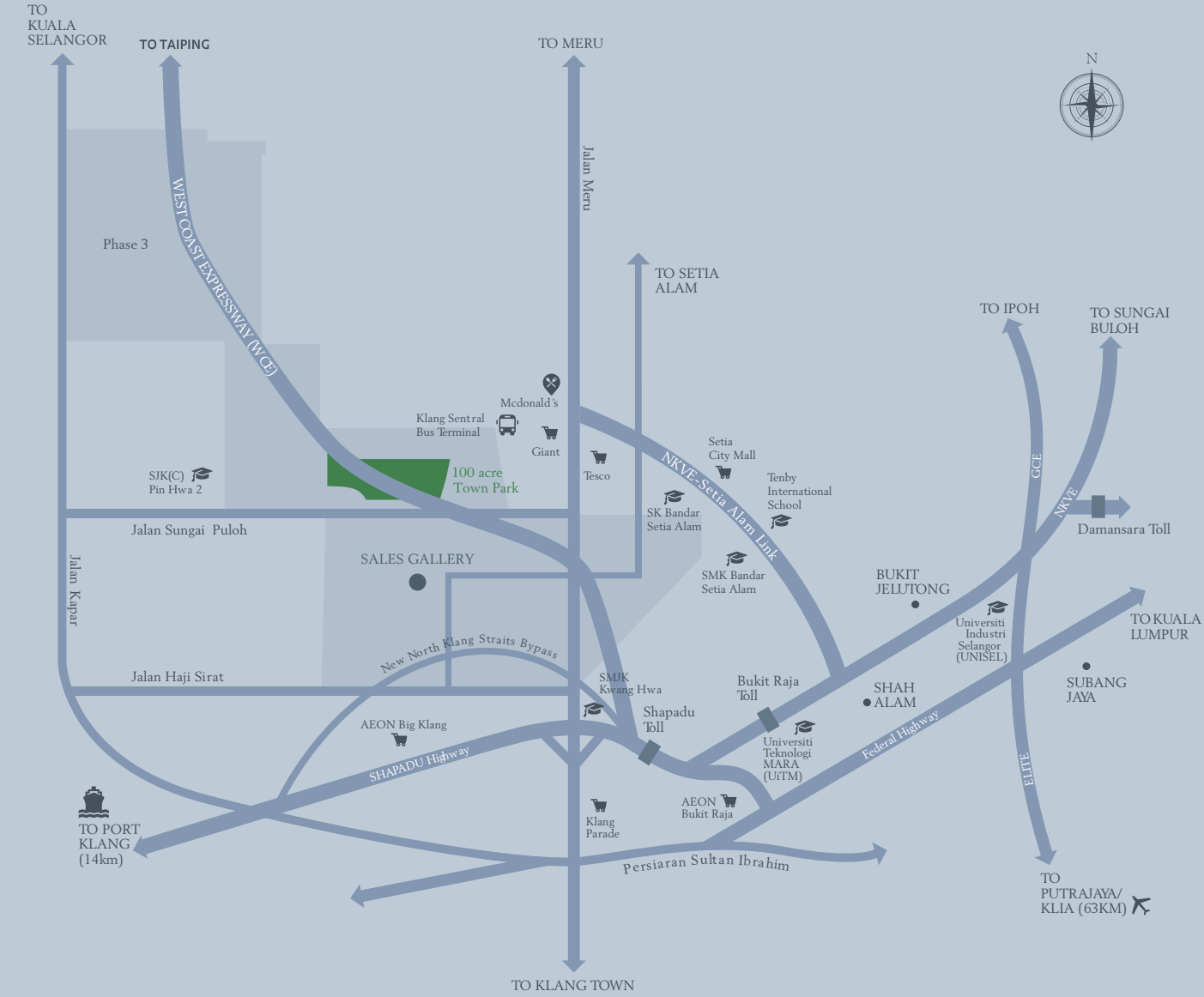
Petrol Station

Kindergarten

Library

Fire Station

Public Hall/ Complex Community



For any inquiries, please contact us at:

 **Bandar Bukit Raja Sales Gallery**

Jalan Gamelan 1E,
Bandar Bukit Raja,
41050 Klang, Selangor

Open daily from 9.30am to 6.30pm

Tel: +603-3361 7288 | 1-800-88-1118

No of Units: 123. Balance of Unit: 113. Type: Double Storey Terrace Homes. Expected Date of Completion: May 2024. Land: Free from Encumbrances. Tenure of Land: Freehold. Developer's License No. : 3927/03-2029/0138(R). Validity: 04/03/2024 - 03/03/2029. Advertising & Sales Permit No. : Validity: Approval Authority : Majlis Perbandaran Sepang. Building Plan Approval No. : (19) in MPK/BGN-600-4/1/0138 (2020). Developed by: Sime Darby Property (Bukit Raja) Sdn. Bhd. (Co No. 198001002885). Level 10, Block G, No. 2 Jalan PUJ 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Selling Price: Type A1/A1m, 105 unit, RM 1,069,888.00 (min) – RM 1,119,888.00 (max). Type E1/E1m, 2 unit, RM 1,335,888.00 (min) – RM 1,359,888.00 (max). Type E3m, 1 unit, RM 1,547,888.00 (minimum and maximum). Type C1/C1m, 15 unit, RM 1,589,888.00 (min) – RM 2,060,888.00 (max). Balance Unit Selling Price: Type A1/A1m, 96 units, RM 1,069,888.00 (min) – RM 1,119,888.00 (max). Type E1/E1m, 1 unit, RM 1,335,888.00 (minimum and maximum). Type E3m, 1 unit, RM 1,547,888.00 (minimum and maximum). Type C1/C1m, 15 units, RM 1,589,888.00 (min) – RM 2,060,888.00 (max). Restriction in Interest: None.

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