



THE STRAITS

SIRI 2

FASA R14B

20' x 70' | Rumah Teres 2 Tingkat





KONSEP REKA BENTUK

Vernakular Moden

Fasa R14B Rumah Teres Dua Tingkat, 146 Unit di Bandar Bukit Raja 3 menyemarakkan Semula Gaya Perumahan Tradisional Melalui Sentuhan Kontemporari.

Pembangunan perumahan ini meraikan warisan seni bina Malaysia dengan menggabungkan elemen tradisional, kolonial dan budaya tempatan ke dalam reka bentuk kediaman moden. Terinspirasi oleh gaya East Indies, konsep ini menekankan keseimbangan antara bentuk, fungsi dan jiwa — satu penghormatan terhadap identiti masyarakat majmuk Malaysia yang unik.

Lokasi di Jalan Haji Abdul Manan ini menawarkan kedudukan yang strategik antara Jalan Kapar, Jalan Meru dan Aman Perdana.



CIRI-CIRI UNIK

Seni Bina Berteraskan Budaya

- Diinspirasikan daripada Rumah Tradisional Melayu, Rumah Kolonial dan Rumah Peranakan
- Mencerminkan kepelbagaian budaya, sesuai untuk dinikmati oleh semua lapisan masyarakat Malaysia.
- Tekstur Asia dan gaya kolonial disepadukan secara halus dalam pendekatan reka bentuk moden.

Penggabungan Bentuk Tempatan

- Reka bentuk menghormati nilai estetika dan struktur tradisional sambil menyesuaikan diri dengan keperluan gaya hidup moden masa kini.



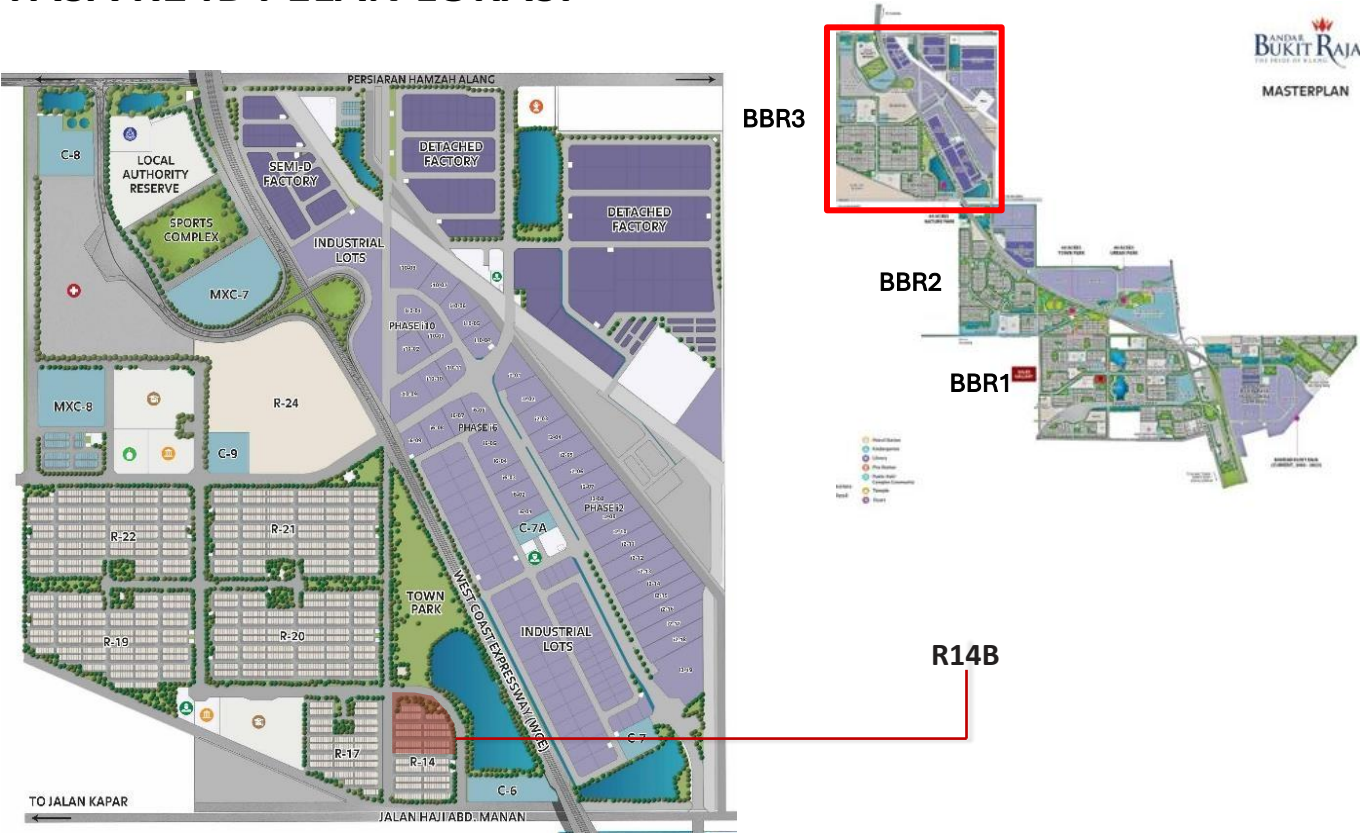
CIRI-CIRI REKA BENTUK

Jenis A/Am/E/Em/C/Cm

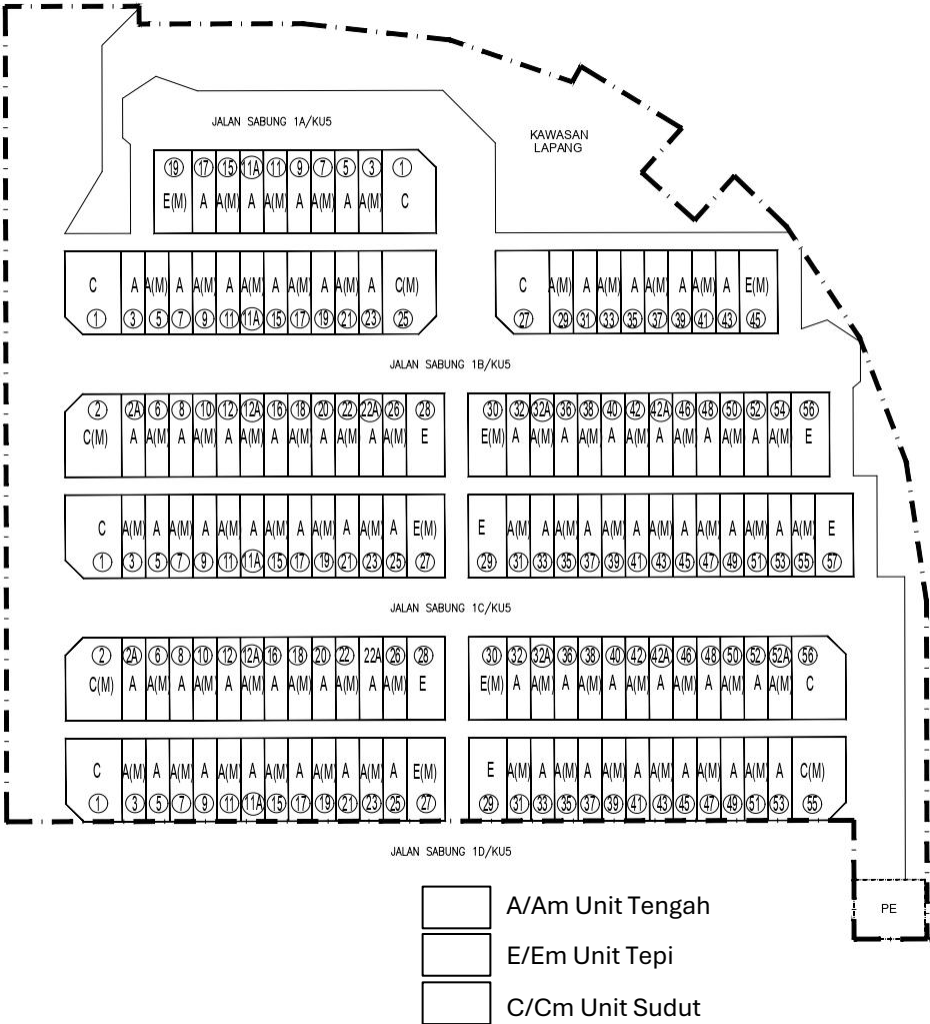
CIRI-CIRI REKABENTUK

- **Perpaduan Warisan dan Kontemporari:** Suasana mesra, menyentuh jiwa dan membangkitkan ketenangan yang melangkaui sempadan masa.
- **Kesederhanaan dan Keharmonian:** Reka bentuk yang ringkas dan bersahaja, diserlahkan melalui padanan warna serta tona semula jadi bagi mewujudkan keseimbangan visual dan emosi.
- **Fungsi dan Ekspresi Vernakular:** Unit penjurong direka dengan dua pintu gelangsar yang menghadap landskap, disokong oleh susunan tingkap dan bukaan strategik untuk mengoptimumkan pencahayaan semula jadi, pengudaraan silang dan hubungan visual dengan persekitaran.

FASA R14B PELAN LOKASI



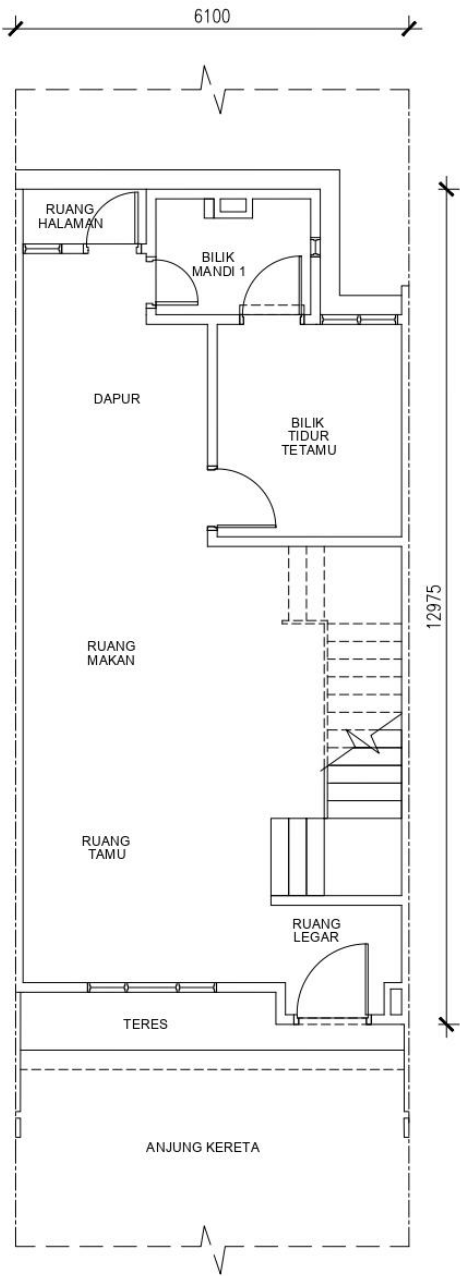
Pelan Tapak



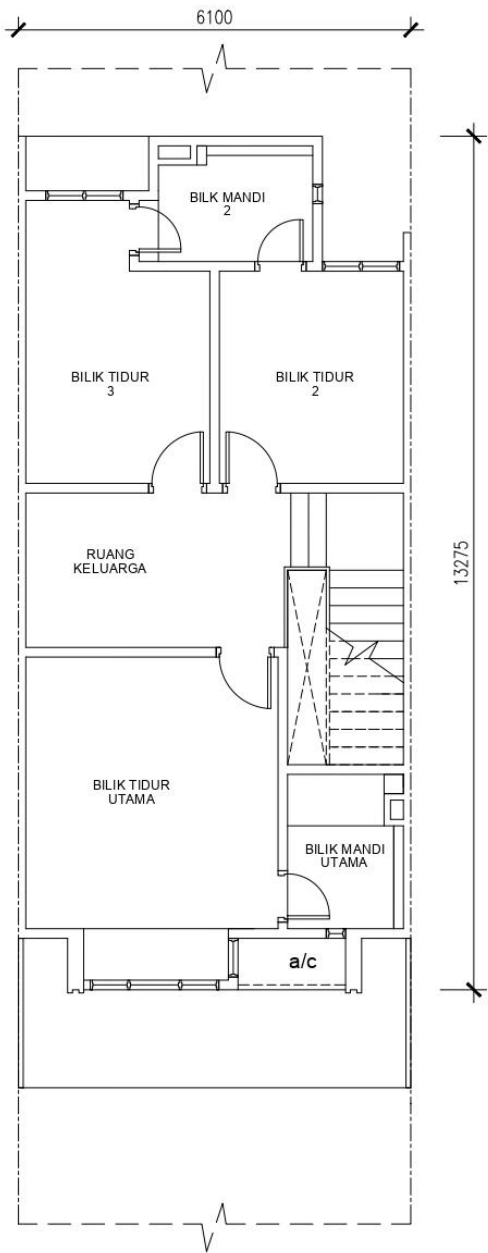
Pelan Lantai

Jenis A/Am

Rumah Teres Dua Tingkat
20' x 70' | Keluasan Lantai : 1,700 kps.



PELAN TINGKAT BAWAH

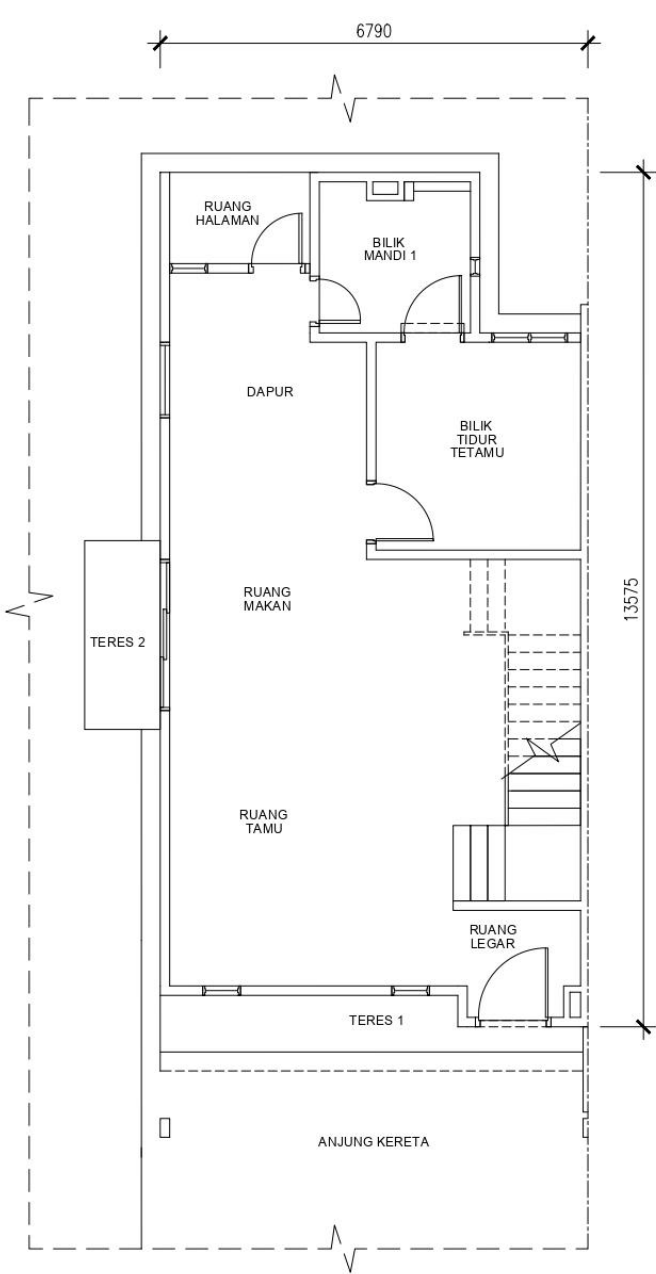


PELAN TINGKAT SATU

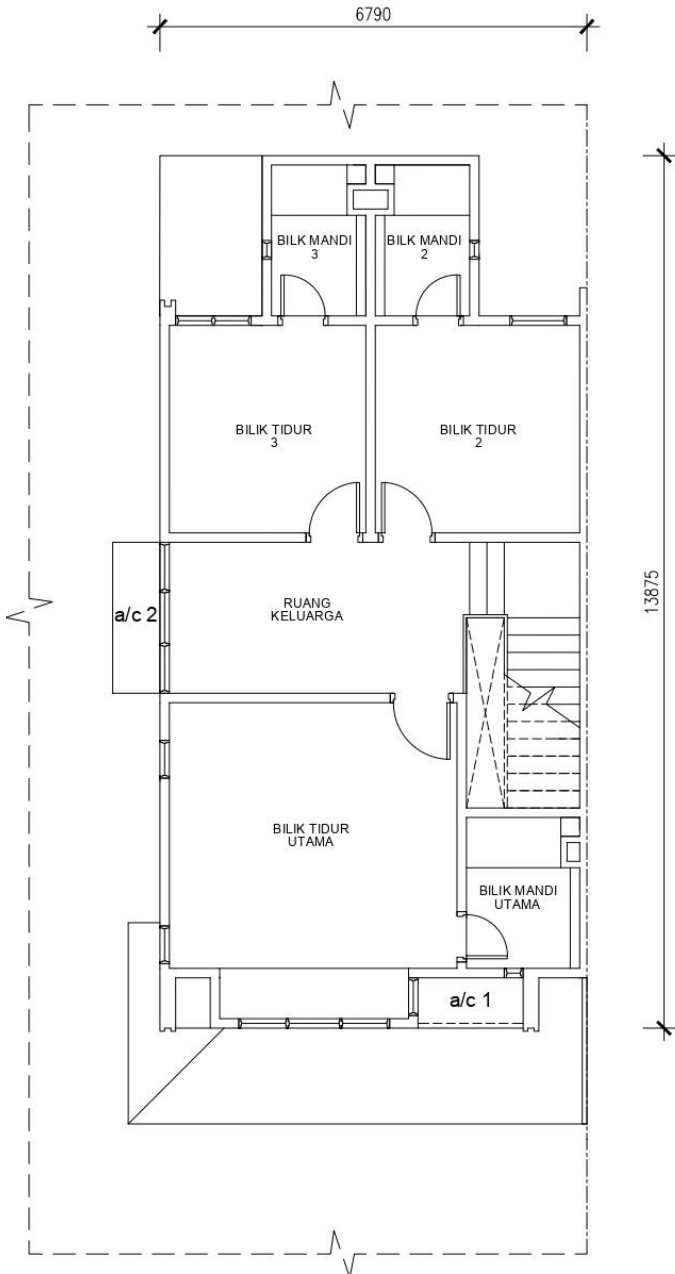
Pelan Lantai

Jenis E/Em

Rumah Teres Dua Tingkat
22' x 70' | Keluasan Lantai : 1,969 kps.



PELAN TINGKAT BAWAH

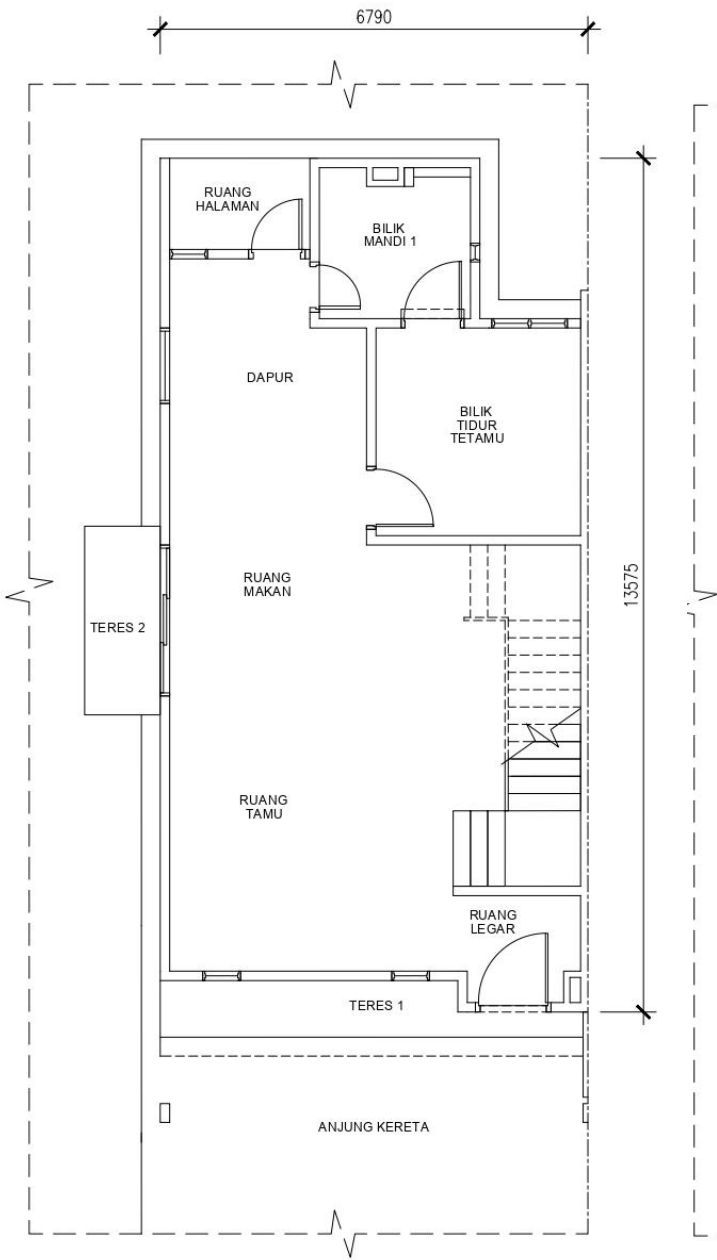


PELAN TINGKAT SATU

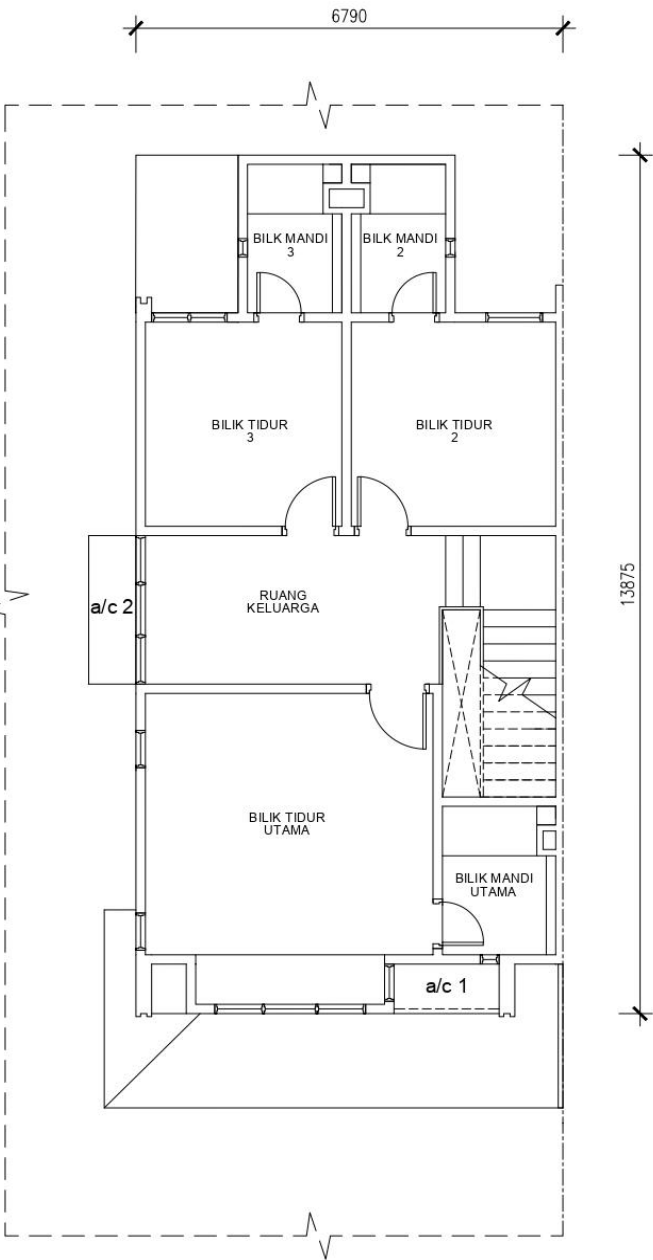
Pelan Lantai

JENIS C/Cm

Rumah Teres Dua Tingkat
22' x 70' | Keluasan Lantai : 1,969 kps.



PELAN TINGKAT BAWAH



PELAN TINGKAT SATU

SPESIFIKASI

Struktur		: Konkrit Bertetulang
Dinding		: Batu - bata / " Dry wall "
Penutup Bumbung		: Bumbung Logam / Konkrit
Rangka Bumbung		: Logam
Siling		: Lapisan Skim / Siling Plaster
Tingkap		: Kerangka Aluminium Berbingkai Kaca
Pintu	Pintu Masuk Utama	: Pintu Teras Padu
	Pintu Gelongsor	: Kerangka Aluminium Berpanel Kaca
	Lain - lain	: Pintu Rata
Barangan Kunci		: Set Kunci Pintu dan Peralatan
Kemasan Lantai	Ruang Tamu dan Ruang Makan	: Jubin Seramik
	Dapur / Ruang 'yard'	: Jubin Seramik
	Bilik Mandi Utama	: Jubin Seramik
	Bilik Mandi 1, 2 & 3	: Jubin Seramik
	Bilik Tidur Tetamu	: Jubin Seramik
	Bilik Tidur Utama, Bilik Tidur 2 & 3	: Lantai Kayu Berlamina
	Ruang 'Family' (tingkat 1)	: Lantai Kayu Berlamina
	Tangga	: Lantai Kayu Berlamina
	Anjung Kereta	: Konkrit
	Teres	: Jubin Seramik
Kemasan Dinding	Dapur	: Jubin Seramik / Lepa dan Cat
	Bilik Mandi Utama	: Jubin Seramik
	Bilik Mandi 1, 2 & 3	: Jubin Seramik
	Luaran	: Lepa dan Cat
	Lain - lain	: Lepa dan Cat
Alatan Sanitari dan Perpaipan	Dapur	: Sinki dengan Paip Air
	Ruang 'yard'	: Paip Air
	Anjung Kereta	: Paip Air
	Semua Bilik Mandi	: Peralatan Sanitari dan Kelengkapan Paip
Pemasangan Elektrik	Punca Lampu	: 17 21 21
	Punca Lampu Pagar	: 1 1 1
	Punca Kuasa	: 21 22 22
	Punca Kipas	: 7 6 6
	Punca Penghawa Dingin (dengan perpaipan)	: 2 2 2
	Punca Kuasa Penghawa Dingin	: 3 3 4
	Punca Kuasa Pemanas Air	: 3 4 4
	Punca T.V.	: 1 1 1
	Punca Data	: 1 1 1
	Punca Pagar Automatik	: 1 1 1
	Punca Loceng pintu	: 1 1 1
	Punca Kipas Dinding	: - 1 1
Pendawaian Telefon Dalam		: Disediakan
Pagar		: Dinding Bata / Logam
Rumput		: Tompokan Rumput
Lain - lain		: Kebuk Sampah, Peti Surat & Peti Bungkus
		: Kebuk TNB
		: Sistem Penggera Asas



Untuk sebarang pertanyaan, kunjungi kami di:

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

Dibuka setiap hari 9.30 pagi hingga 6.00 petang (termasuk cuti umum)

Tel: +603-3361 7288



FASA R14B (The Straits Siri 2). Jumlah Unit: 146. Jenis: Rumah Teres Dua Tingkat. Tarikh Dijangka Siap: Ogos 2028. Bebanan Tanah: Tiada. Pegangan Tanah: Hak Milik Kekal. No. Lesen Pemaju: 3927/03-2029/0138(R). Tempoh Sahlaku: 04/03/2024-03/03/2029. No. Permit Iklan & Jualan: Tempoh Sah laku: Pihak Berkuasa Meluluskan Pelan Bangunan: Majlis Bandaraya Diraja Klang. Rujukan Pelan Bangunan: (23) dlm MPK/BGN-600-5/1/0169(2024). Pemaju: Sime Darby Property (Bukit Raja) Sdn Bhd.: No. Pendaftaran Syarikat: 198001002885. Tingkat 10, Blok G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Harga Jualan: Jenis: A/Am, 124 unit, RM801,888 (min) – RM 841,888 (maks). Jenis E/Em, 12 unit, RM 1,041,888 (min) – RM 1,093,888 (maks). Jenis: C/Cm, 10 unit, RM1,213,888 (min) – RM 1,267,888 (maks). Diskaun Bumiputra: 7%(Tertakluk kepada kuota).

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY



THE STRAITS SERIES 2

PHASE R14B

20' x 70' | Double Storey Linked Homes



Property



DESIGN CONCEPT

Modern Vernacular

Phase R14B Double-Storey Terrace Houses, 146 Units in Bandar Bukit Raja 3 reignite the spirit of traditional housing through a contemporary touch.

This residential development celebrates Malaysia's architectural heritage by blending traditional, colonial, and local cultural elements into a modern home design. Inspired by the East Indies style, the concept emphasizes a balance between form, function, and soul — a tribute to the unique identity of Malaysia's multicultural society.

Located on Jalan Haji Abdul Manan, the site offers a strategic position between Jalan Kapar, Jalan Meru, and Aman Perdana.



UNIQUE FEATURES

Culturally-Inspired Architecture

Inspired by Traditional Malay Houses, Colonial Houses and Peranakan Houses.

Reflects cultural diversity, making it suitable for all segments of Malaysian society. Asian textures and colonial styles are subtly integrated into a modern design approach.

Incorporation of Local Forms

The design respects traditional aesthetics and structures while adapting to the needs of today's modern lifestyle.



DESIGN FEATURES

Type A/Am/E/Em/C/Cm

DESIGN ELEMENTS

Fusion of Heritage and Contemporary:

A welcoming ambiance that touches the soul and evokes tranquility, transcending time.

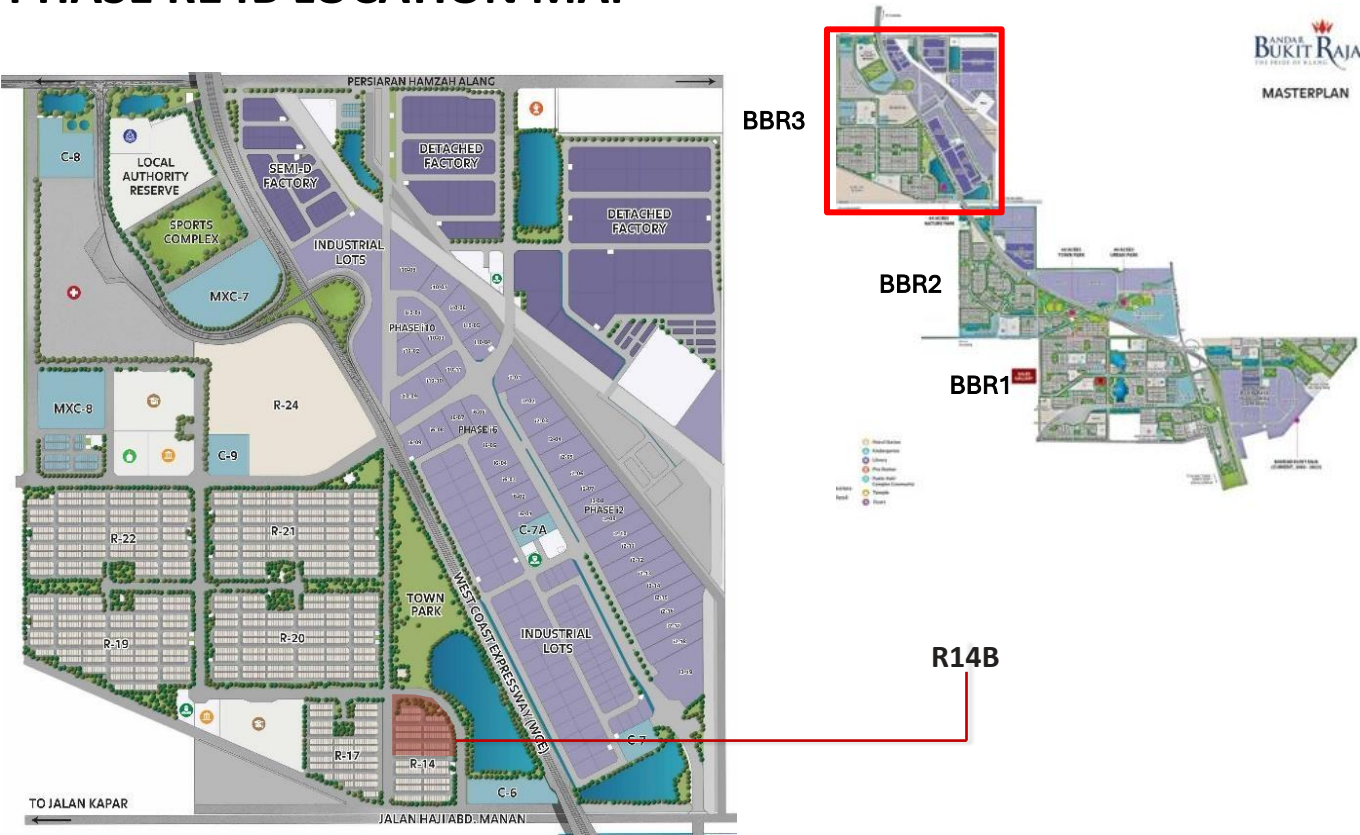
Simplicity and Harmony:

A clean, understated design highlighted through natural color palettes and tones to create visual and emotional balance.

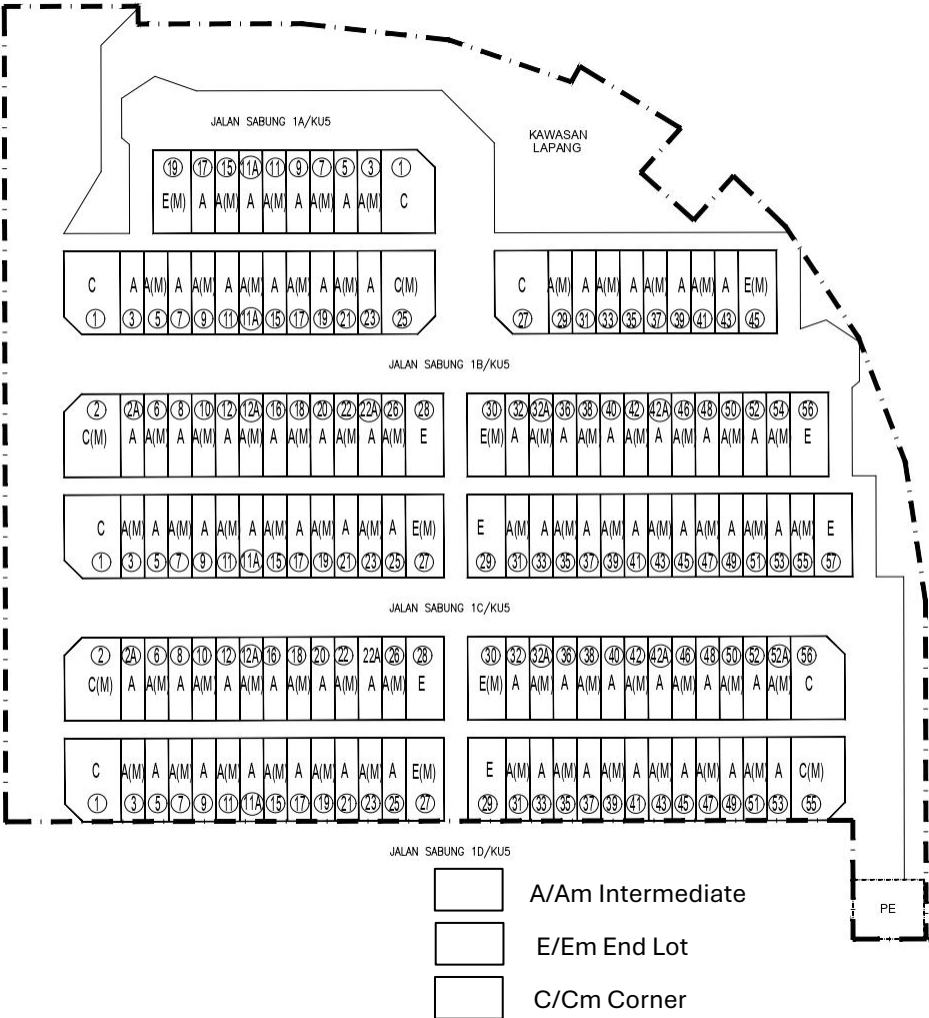
Functionality and Vernacular Expression:

Corner units are designed with dual sliding doors facing the landscape, complemented by strategic window placement and openings to optimize natural lighting, cross ventilation, and visual connection to the surroundings.

PHASE R14B LOCATION MAP



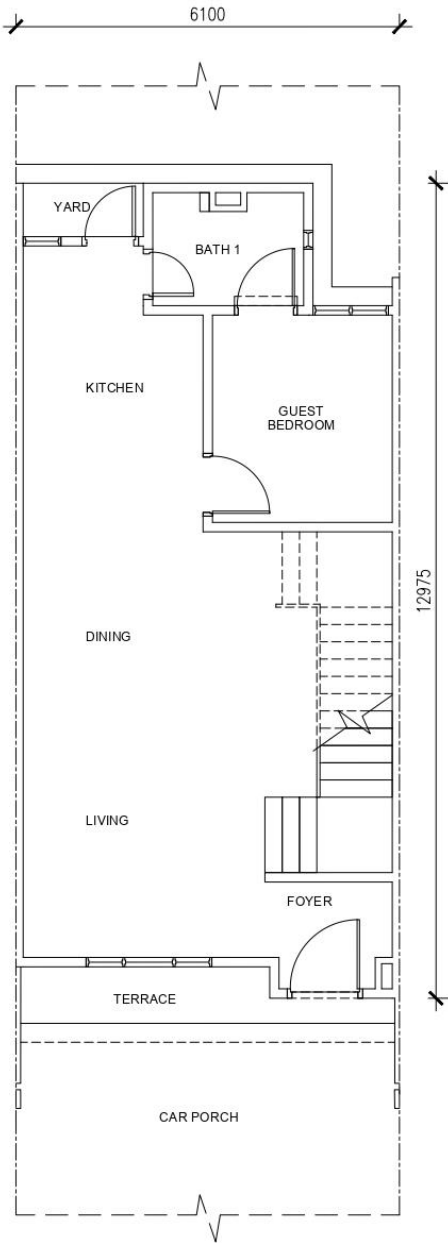
Site Plan



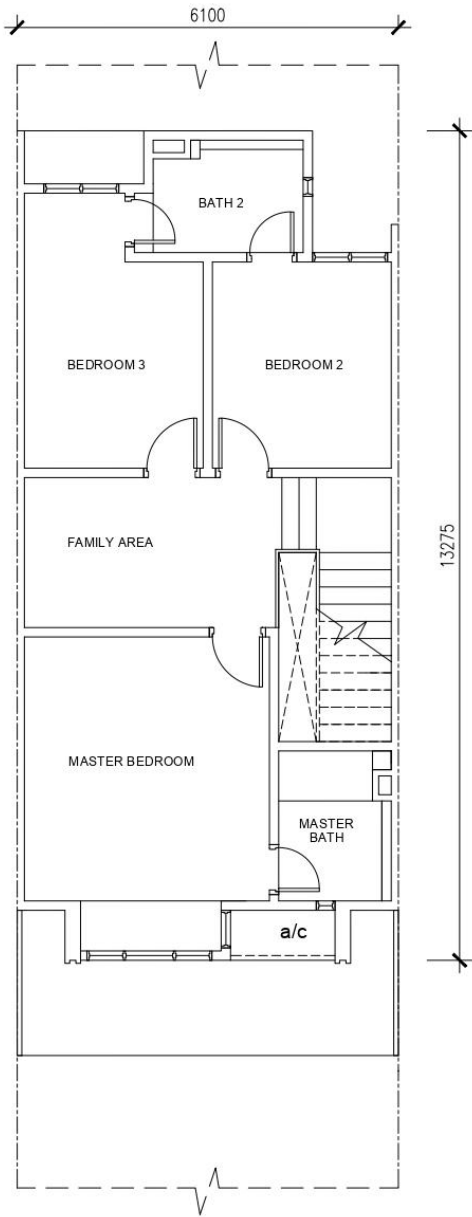
Floor Plans

Type A/Am

Double Storey Linked Homes
20' x 70' | Built -Up Area : 1,700 Sq Ft.



GROUND FLOOR PLAN

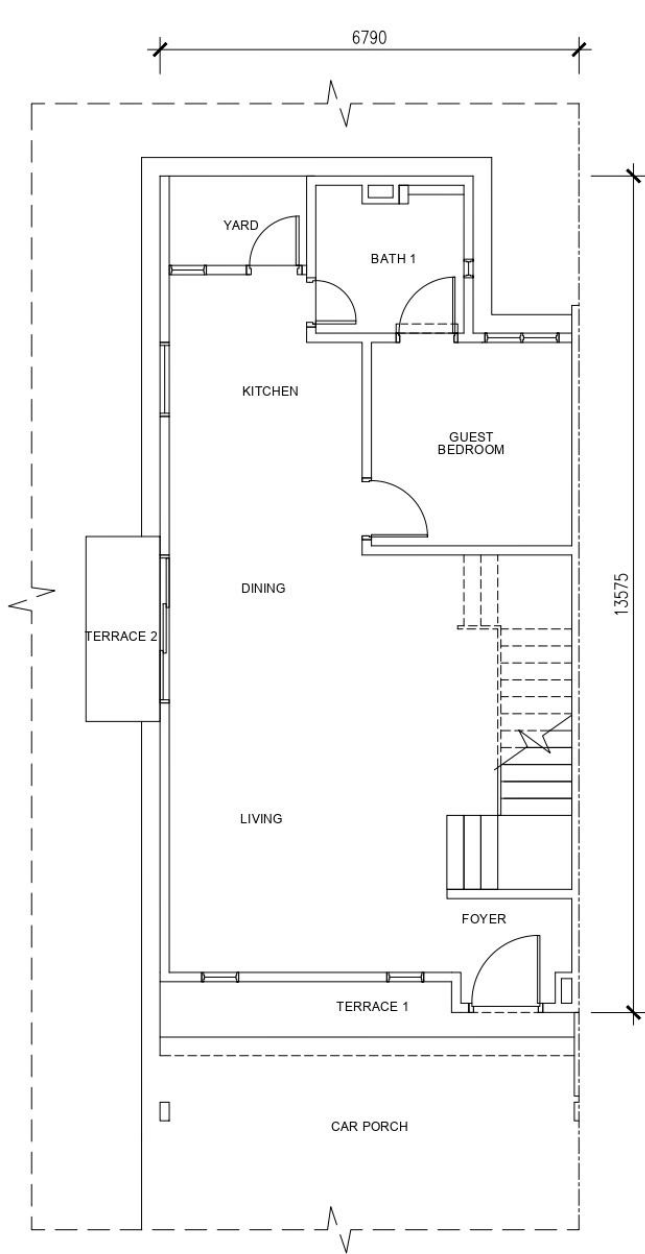


FIRST FLOOR PLAN

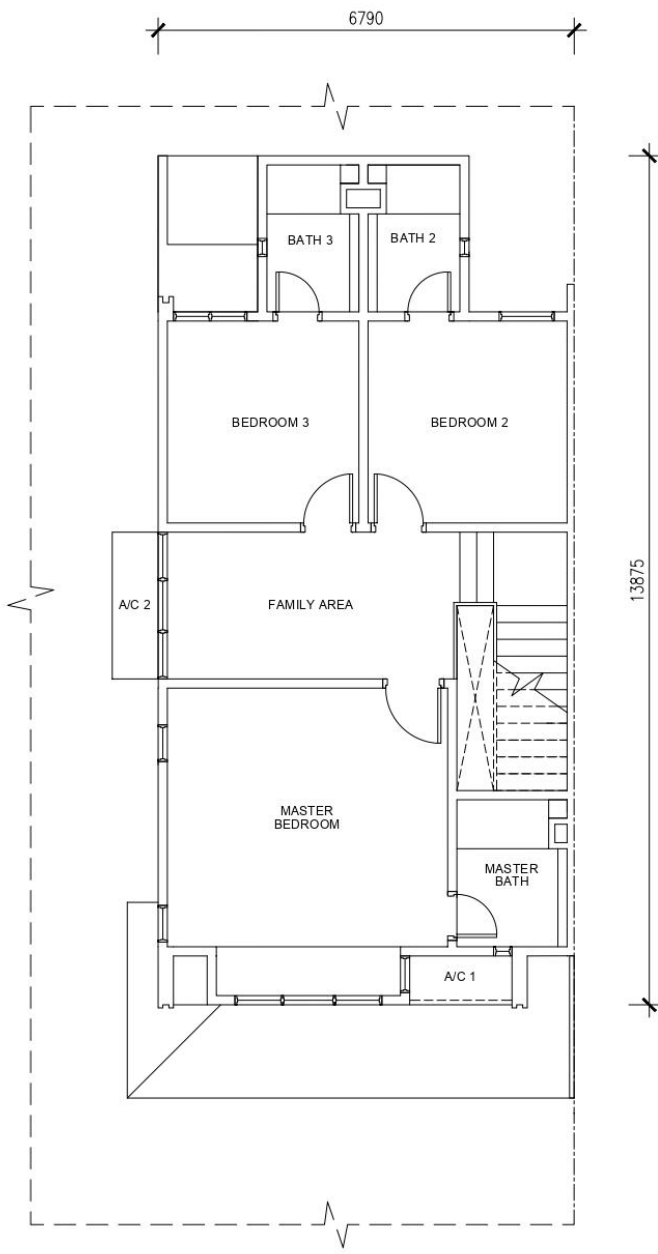
Floor Plans

Type E/Em

Double Storey Linked Homes
22 x 70 ' | Built -Up Area : 1,969 Sq Ft.



GROUND FLOOR PLAN

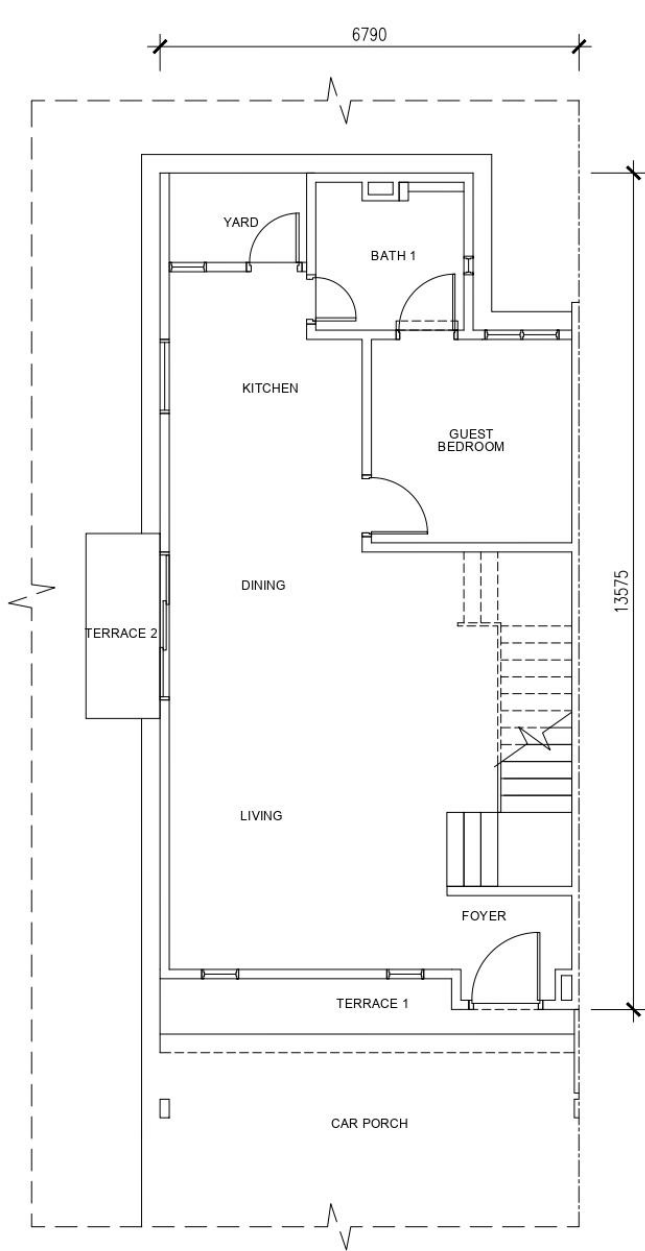


FIRST FLOOR PLAN

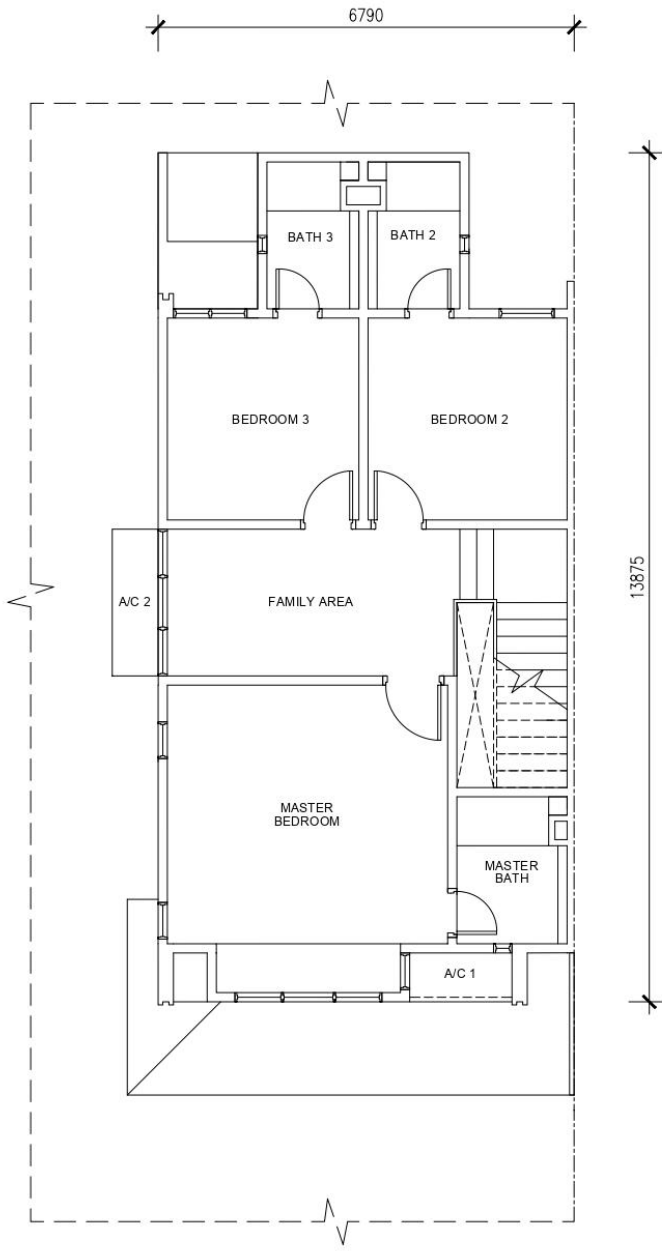
Floor Plans

Type C/Cm

Double Storey Linked Homes
22 x 70 ' | Built -Up Area : 1,969 Sq Ft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SPECIFICATIONS

Structure		: Reinforced Concrete		
Wall		: Masonry / Dry Wall (Water Tank)		
Roof Covering		: Metal Deck / Concrete		
Roof Framing		: Metal		
Ceiling		: Plaster Board / Cement Board / Skim Coat		
Windows		: Aluminium Frame Glass Panel		
Doors	Main Entrance	: Solid Core Door		
	Sliding	: Aluminium Framed Glass Panel		
	Other Doors	: Flush Door		
Ironmongery		: Locksets with Accessories		
Floor Finishes	Foyer, Living & Dining	: Ceramic Tiles		
	Kitchen / Yard	: Ceramic Tiles		
	Master Bathroom	: Ceramic Tiles		
	Bath 1, 2 & 3	: Ceramic Tiles		
	Guest Bedroom	: Ceramic Tiles		
	Master Bedroom, Bedroom 2 & 3	: Laminated Flooring		
	Family Area (First Floor)	: Laminated Flooring		
	Staircase	: Laminated Flooring		
	Car Porch	: Concrete		
	Terrace	: Ceramic Tiles		
Wall Finishes	Kitchen	: Ceramic Tiles / Plaster & Painting		
	Master Bathroom	: Ceramic Tiles		
	Bath 1, 2 & 3	: Ceramic Tiles		
	External	: Plaster & Painting		
	Others	: Plaster & Painting		
Sanitary and Plumbing Fittings	Kitchen	: Sink with Tap		
	Wet Kitchen / Yard	: Tap		
	Car Porch	: Tap		
	All Bathroom	: Sanitary Wares & Fitting		
Electrical Installation		Type A / Am	Type E / Em	Type C / Cm
	Light Point	: 17	21	21
	Gate Light Point	: 1	1	1
	Power Point	: 21	22	22
	Fan Point	: 7	6	6
	Air-Cond Point (With Piping)	: 2	2	2
	Air-Cond Power Point	: 3	3	3
	Water Heater Power Point	: 3	4	4
	T.V. Point	: 1	1	1
	Data Point	: 1	1	1
	Auto Gate Point	: 1	1	1
	Door Bell Point	: 1	1	1
Wall Fan Point	: -	1	1	
Internal Telephone Trunking & Cabling		: Provided		
Fencing & Gate		: Masonry / Metal		
Turfing		: Spot Turfing		
Miscellaneous		: Refuse Compartment, Parcel & Letter Box		
		: TNB Compartment		
		: Basic Alarm System		



For enquiries, please call or visit us at:

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

Open daily from 9.30 am to 6.00 pm (including public holiday)

Tel: +603-3361 7288



PHASE R14B (The Straits Series 2). No. of Units: 146. Type: Double Storey Linked Homes. Expected Date of Completion: August 2028. Land: Free From Encumbrances. Developer's License No.: 3927/03-2029/0138(R). Validity: 04/03/2024-03/03/2029. Advertising & Sales Permit No.: Validity: Approval Authority: Majlis Bandaraya Diraja Klang. Building Plan Approval No.: (23) dlm MPK/BGN-600-5/1/0169(2024). Developer: 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/Am, 124 units, RM801,888 (min) – RM 841,888 (max). Type E/Em, 12 units, RM1,041,888 (min) – RM 1,093,888 (max) Type: C/Cm, 10 units, RM1,213,888 (min) – RM1,267,888 (max). Bumiputera Discount: 7% (Quota Applies).

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