

ANDAR
BUKIT RAJA



AZIRA

FREEHOLD | 20' x 75' | 2-STOREY TERRACE HOMES

Lifetime Generation Homes



Property



In Nature's Embrace

In close proximity to a 125-acre town park, Azira homes feature a complete array of facilities on top of safety and security with its single entry and exit point.

A Beautiful Life

Our sustainably designed homes are set in the beautiful scenery of open gardens, promoting a wholesome lifestyle and family bonding. Enjoy a life of smiles and precious moments as you relax in the company of your loved ones.



Preserving Memories

Azira's open plan layout is inspired by modern living to suit your lifestyle needs, allowing you to appreciate the things that matter most in life—cherished quality time with your family.



Home Design Principles

Presenting a unique approach to modern urban living with a focus on sustainability, Bandar Bukit Raja homes feature specially crafted design principles to offer an elevation of everyday living.



Natural Ventilation



Natural Lighting



In Harmony With Nature



Multi-Generational Homes



Direct natural lighting and ventilation



Cross ventilation for optimal thermal comfort, reducing electricity consumption



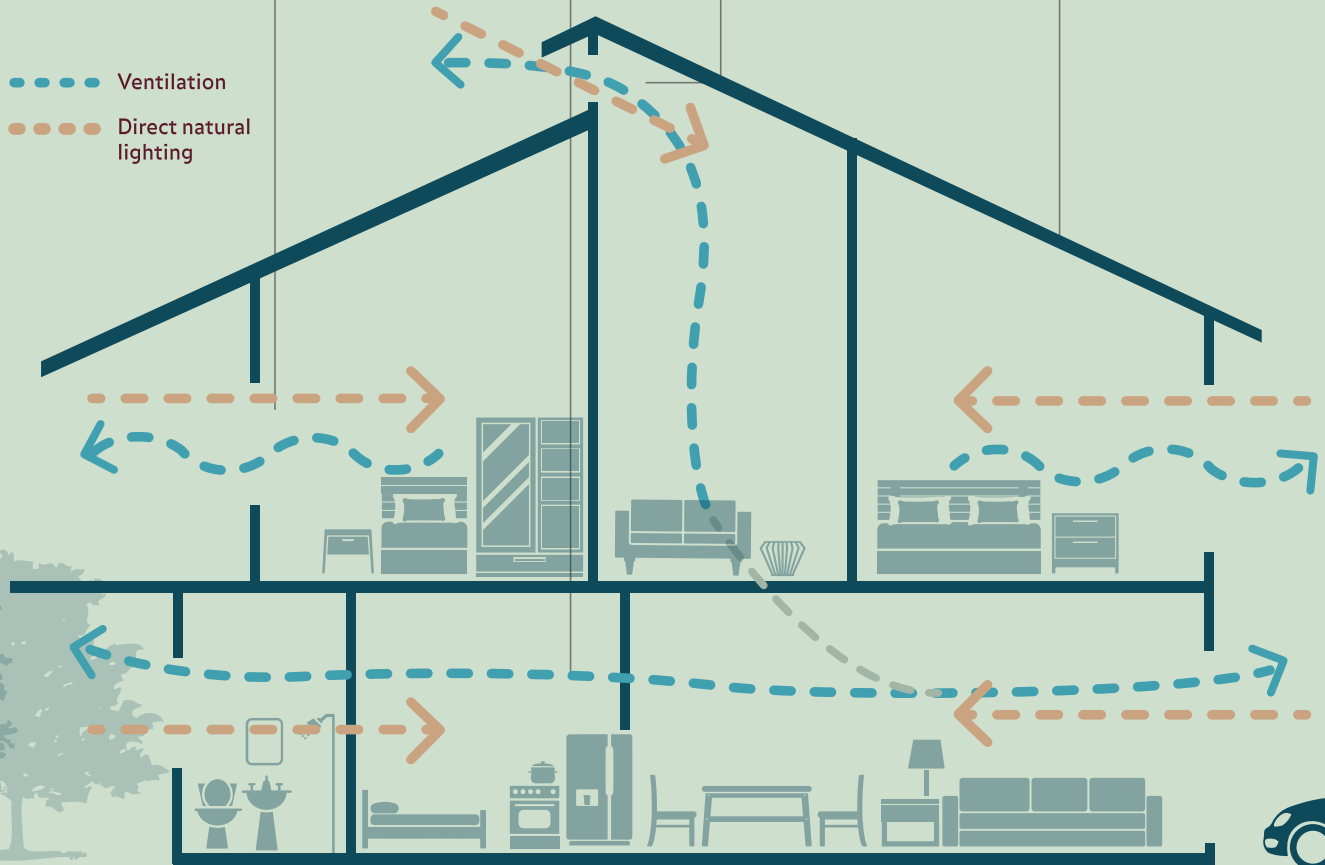
Broad windows in family area for natural lighting and ventilation to promote comfortability



External facing bedrooms and bathrooms for natural lighting and ventilation

..... Ventilation

..... Direct natural lighting



Guest room with attached bathroom



Guest room big enough to accommodate a wheelchair user



Open plan living

SITE PLAN

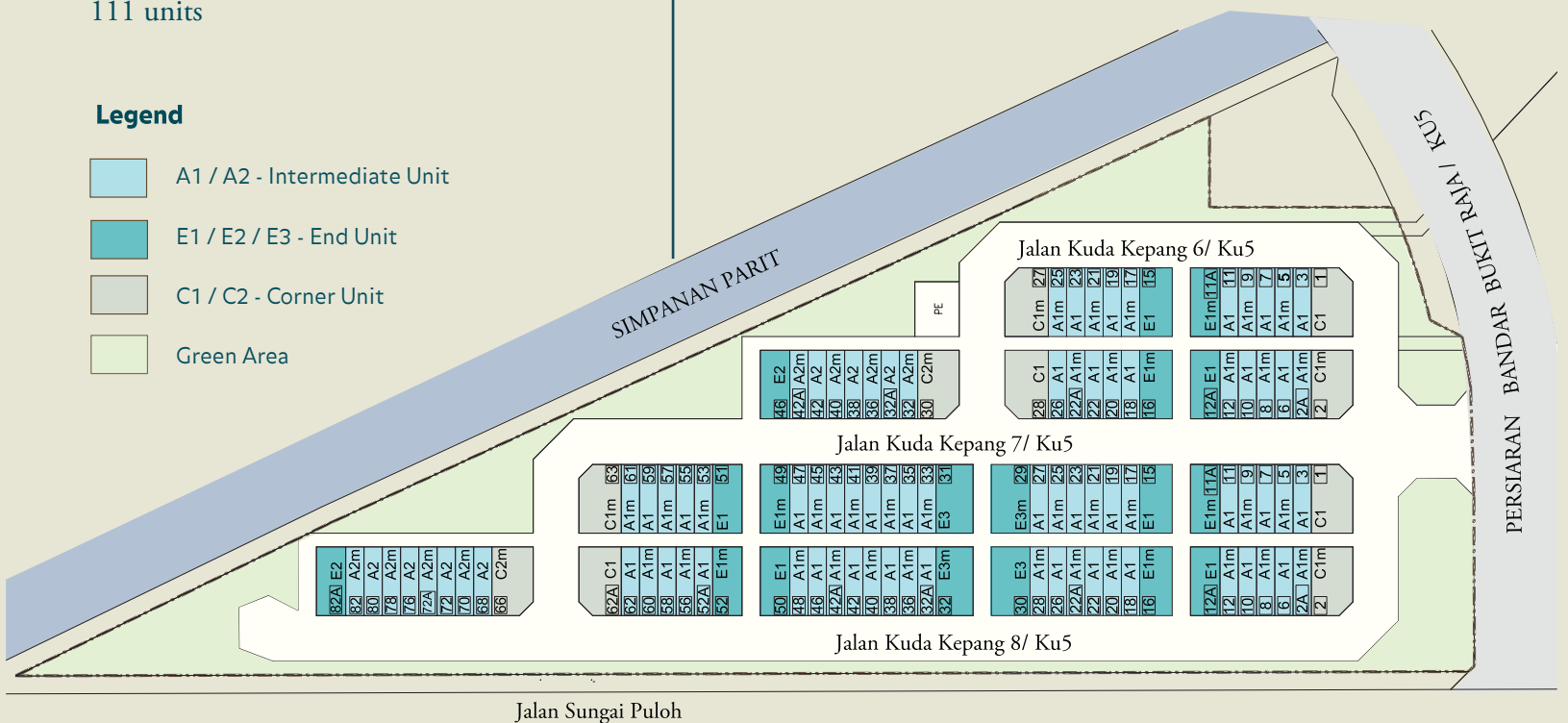
Phase 2 Masterplan



Azira
2-Storey Terrace Homes
20' x 75'
111 units

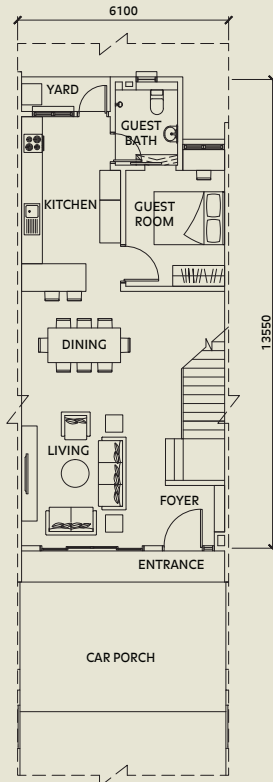
Legend

- A1 / A2 - Intermediate Unit
- E1 / E2 / E3 - End Unit
- C1 / C2 - Corner Unit
- Green Area

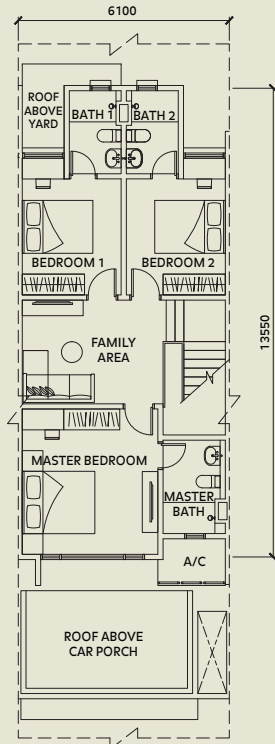


TYPE
A1/A2
INTERMEDIATE LOT

Built Up:
1,901 sqft



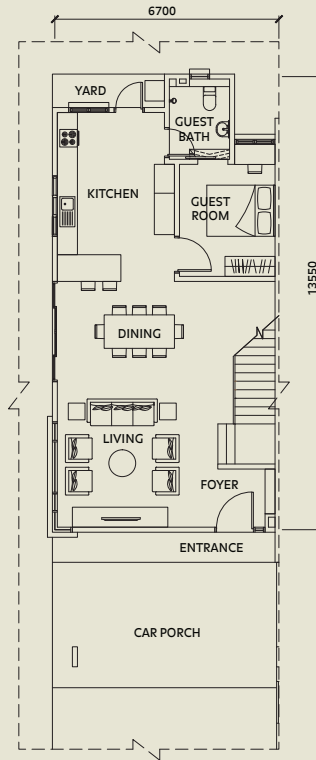
GROUND FLOOR



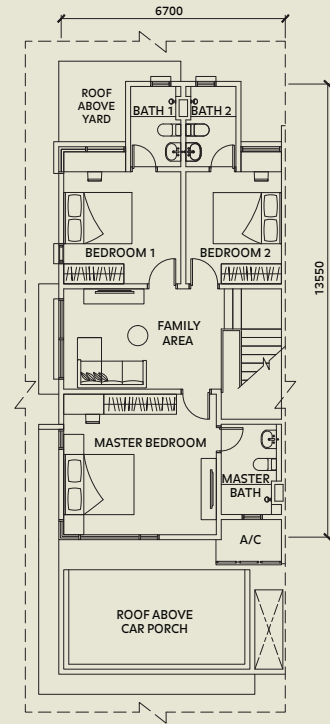
FIRST FLOOR

TYPE
E1/E2
END LOT

Built Up:
2,130 sqft



GROUND FLOOR

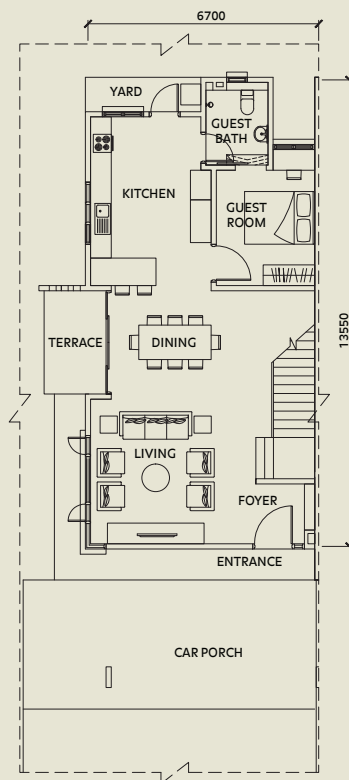


FIRST FLOOR

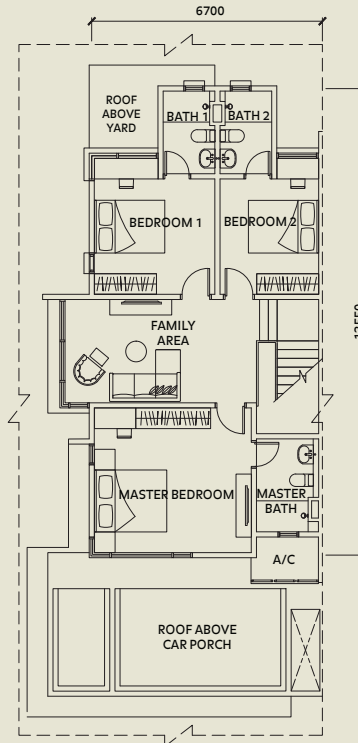
TYPE
C1/C2
CORNER LOT

E3
SPECIAL END LOT

Built Up:
2,275 sqft



GROUND FLOOR

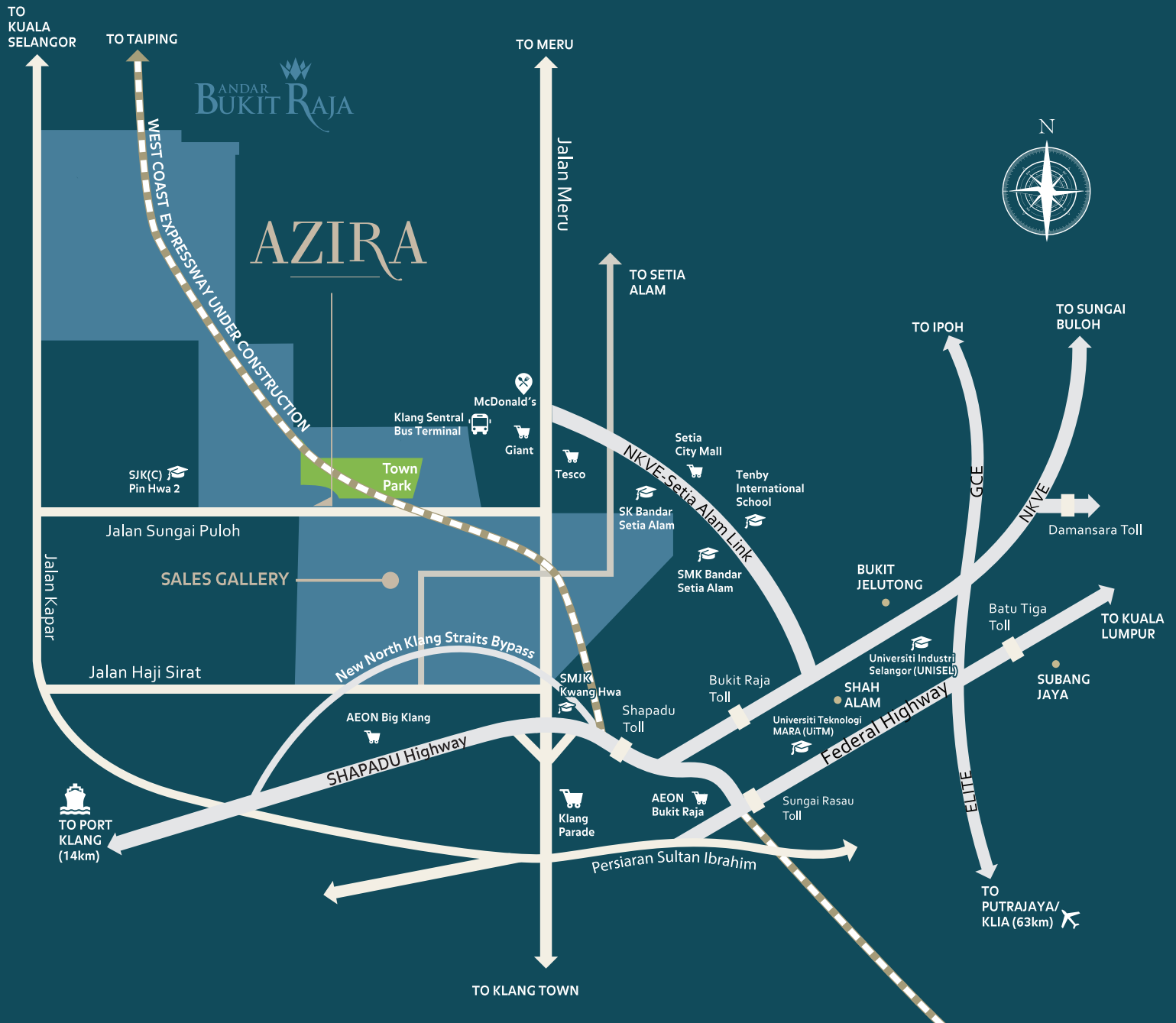


FIRST FLOOR

SPECIFICATIONS

Structure	: Concrete	
Wall	: Masonry	
Roof Covering	: Roof Tiles / Concrete / Flat Roof	
Roof Truss	: Metal	
Ceiling	: Plaster / Cement Board / Skim Coat	
Windows	: Aluminium Framed Glass Panel	
Doors	: Main Entrance	: Engineered Timber Door
	: Sliding	: Aluminium Framed Glass Panel
	: Others	: Flush Door
Ironmongery	: Locksets with Accessories	
Wall Finishes	: External	: Plaster and Paint
	: Kitchen	: Ceramic Tiles / Plaster and Paint
	: Guest Bath & Master Bath	: Porcelain Tiles
	: Bath 1 & Bath 2	: Ceramic Tiles / Porcelain Tiles
	: Others	: Plaster and Paint
Floor Finishes	: Foyer, Living & Dining	: Porcelain Tiles
	: Kitchen	: Porcelain Tiles
	: Guest Room	: Porcelain Tiles
	: Bathrooms	: Porcelain Tiles
	: Bedroom	: Laminated Flooring
	: Family (First Floor)	: Laminated Flooring
	: Staircase	: Laminated Flooring
	: Car Porch	: Concrete
	: Yard & Terrace	: Porcelain Tiles
Sanitary and Plumbing Fittings	: Kitchen	: Sink with Tap
	: Yard	: Tap
	: All Bathroom	: Sanitary Wares & Fittings
Electrical Installation	TYPE	TYPE
	A1, A1m, A2 & A2m	E1, E1m, E2 & E2m
		C1, C1m, C2m, E3 & E3m
	Light Point	27
	Gate Light Point	2
	Power Point	24
	Fan Point	7
	Air-Cond Point (with Piping)	2
	Air-Cond Power Point	3
	Water Heater Power Point	4
	T.V. Point	2
	Telephone Point	1
	Data Point	2
	Autogate Point	1
	Door Bell Point	1
Internal Telephone Trunking & Cabling	: Concealed	
Fencing & Gate	: Masonry / Metal	
Miscellaneous	: Letter Box	
	: Refuse Compartment	
	: TNB Meter Compartment	
	: Basic Alarm System	

Note: The Vendor shall at its own cost and expense install or construct all of the items listed above in accordance to the description set out save for the item or marked with * which may be deleted if not applicable



For enquiries, please call or visit us at:

Bandar Bukit Raja Sales Gallery

Jalan Gamelan 1E, Bandar Bukit Raja, 41200 Klang, Selangor
 Open daily from 9.30am - 6.30pm (including public holidays)

Tel 603 3361 7288 Fax 603 3361 7200
 GPS Coordinates 3.086801, 101.432412

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Malaysia's Top Property Developer



AZIRA • No. of Units: 111 units • Type: Double Storey Link Houses • Expected Date of Completion: Jan 2020 • Land: Free from Encumbrances • Tenure of Land: Freehold • Developer's License No.: 3927-135/12-2019/01036 (L) • Validity: 09.12.2017 – 08.12.2019 • Advertising & Sales Permit No.: 3927-135/12-2019/01036 (P) • Validity: 09.12.2017 – 08.12.2019 • Appropriate Authority which Approves the Building Plans: Majlis Perbandaran Klang • Building Plan Reference No.: MPK/BGN-600-4/1/0110(2017) • Developed by: Sime Darby USJ Development Sdn Bhd (Co No: 56669-W), Level 10, Block G, No. 2, Jalan PJJ 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor • Selling Price: Min- RM 678,888 Max- RM 1,270,888 • 7% Bumiputera Discount (Quota applied)

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