



BANDAR
BUKIT RAJA
THE PRIDE OF KLANG

AYRA

FREEHOLD | 20'x75' | 2-STOREY LINK HOMES



Property

THE ROYAL TOWN OF KLANG

The Royal Town of Klang is a perfect mixture of the majestic old and the modern and new where a melting pot of traditions, culture and diversity are celebrated and embraced. From picturesque colonial buildings to scrumptious food, ample shopping options, and a medley of religions and culture, Klang is filled to the brim with priceless charms waiting to be experienced.





A melting pot
of traditions



Culture
& Diversity



HEALTHY LIVING

- Home to the biggest town park in Klang
- Jogging and cycling paths promote an active lifestyle

AYRA

FREEHOLD | 20'x75' | 2-STOREY LINK HOMES



COMMUNITY

- Communal spaces and events that encourage togetherness
- Basic home alarm system and 24/7 auxiliary police patrols enhance safety



ANDAR BUKIT RAJA

THE PRIDE OF KLANG

Spanning 4,333 acres, Bandar Bukit Raja is a fully integrated and self-sufficient township comprising of residential, commercial, institutional and industrial components.

Bandar Bukit Raja is envisioned to become Klang's benchmark for townships. The pillars of Community, Healthy Living and Connectivity are reflected in the township's green parks, the modern design principles of each home, and the convenience of amenities that are all within close reach.



CONNECTIVITY

- Accessible via major road systems and highways
- Strategically placed amenities for your daily conveniences



A HEALTHIER LIFE

With the park just next door and green spaces all around, you can now enjoy the beauty of nature to reflect, relax and recharge.

GET ACTIVE

Cycling and jogging paths within the neighbourhood for a fit and active lifestyle.







BUKIT RAJA

Breathe in the fresh air, take in the peaceful sights -
it's all here in your new home in Ayra.



AYRA

FREEHOLD | 20'x75' | 2-STOREY LINK HOMES

SERENE LIVING AT ITS BEST

Embrace peace of mind in AYRA, the latest contemporary tropical homes located right next to Bandar Bukit Raja's 100-acre park. The lush greenery is all yours to appreciate, making every moment with your loved ones here meaningful and blissful. AYRA features Sime Darby Property's unique Home Design Principles that emphasise on comfort and sustainability, giving you homes that perfectly accommodate everyone's living needs.



PERFECT FOR THE ENTIRE FAMILY

AYRA offers all that you want in a home with its unique features designed for everyone's comfort.



LIVE NEXT TO NATURE

Be surrounded by lush greenery



LARGE GREEN SPACES

Thematic gardens for you to enjoy



POND FEATURE

Waterscape for more serenity



SPACIOUS LAYOUT

More comfort, more flexibility



SUSTAINABLE DESIGN

Cross ventilation and direct natural lighting to enhance comfort



MULTIGENERATIONAL LIVING

Homes designed to cater to all generations



ENHANCED SECURITY

Basic alarm system for each home and auxiliary police patrols



**The column-free porch lets you
drive in and out of your house easily.**



**More space means more quality time
with family and friends.**





DO YOUR FAVOURITE THINGS WITH YOUR FAVOURITE PEOPLE

AYRA's open plan layout inspires you to be creative when dedicating spaces for your family's needs, allowing you to create special moments with your loved ones.







AYRA
20'x75' | 2-STOREY LINK HOMES

BANDAR BUKIT RAJA OVERVIEW
PHASE 2
MASTERPLAN

AYRA SITEPLAN



LEGEND

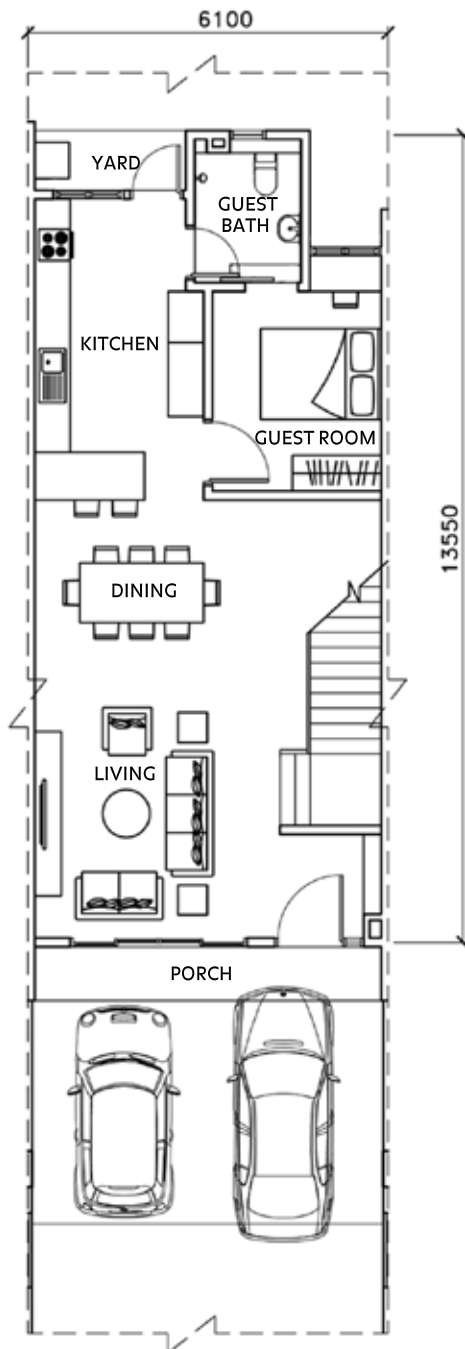
- A1/ A2 Intermediate Unit
- E1/E2/E3 End Unit
- C1/C2 Corner Unit
- Green Area

A1

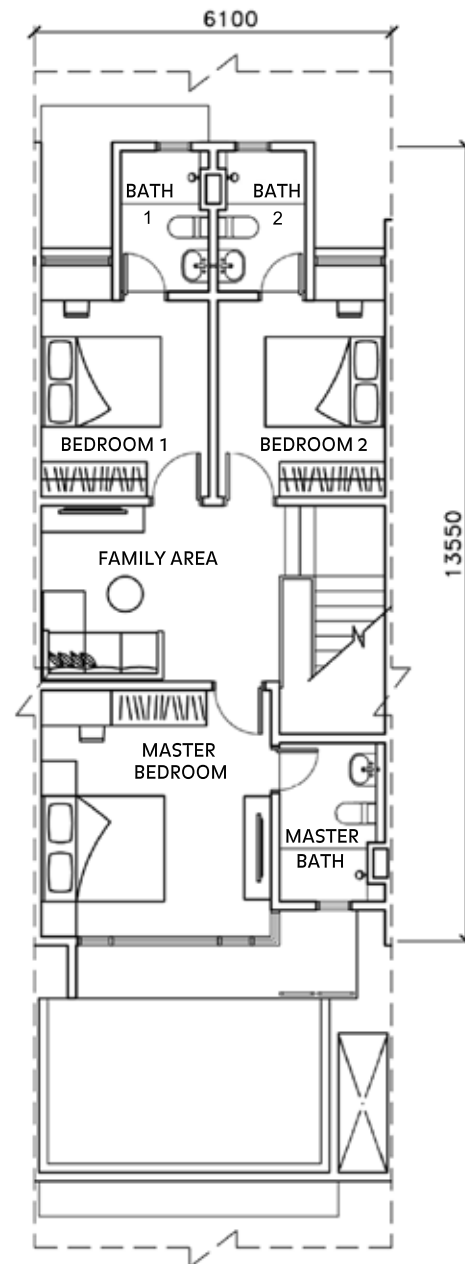
INTERMEDIATE LOT

Built Up:
1,901 sqft

1 Master Bedroom
3 Bedrooms
4 Bathrooms
Family Area
Kitchen
Yard



GROUND FLOOR



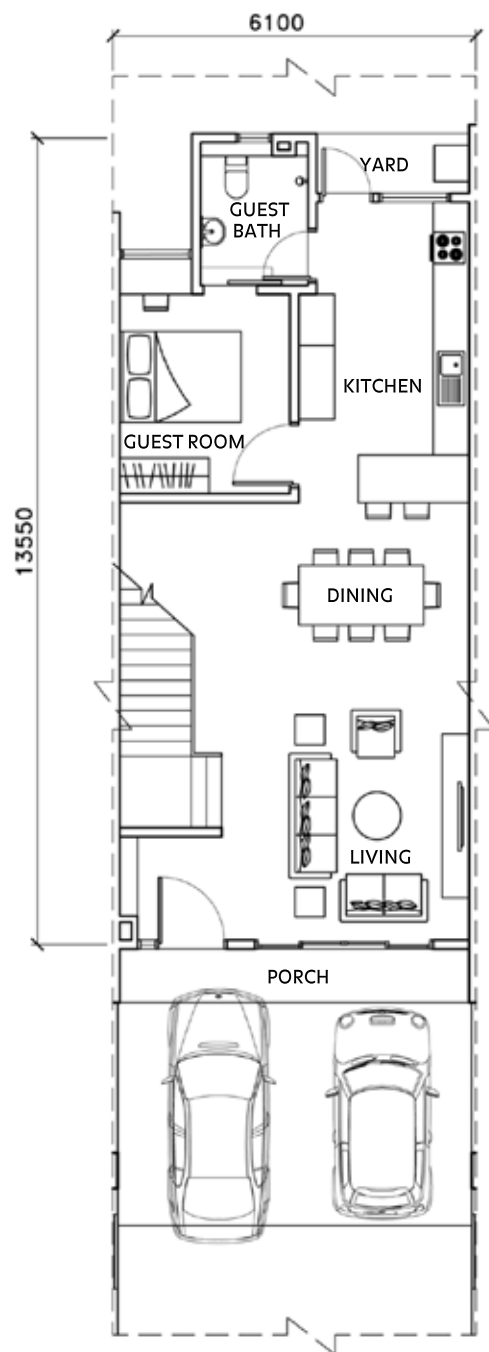
FIRST FLOOR

A2M

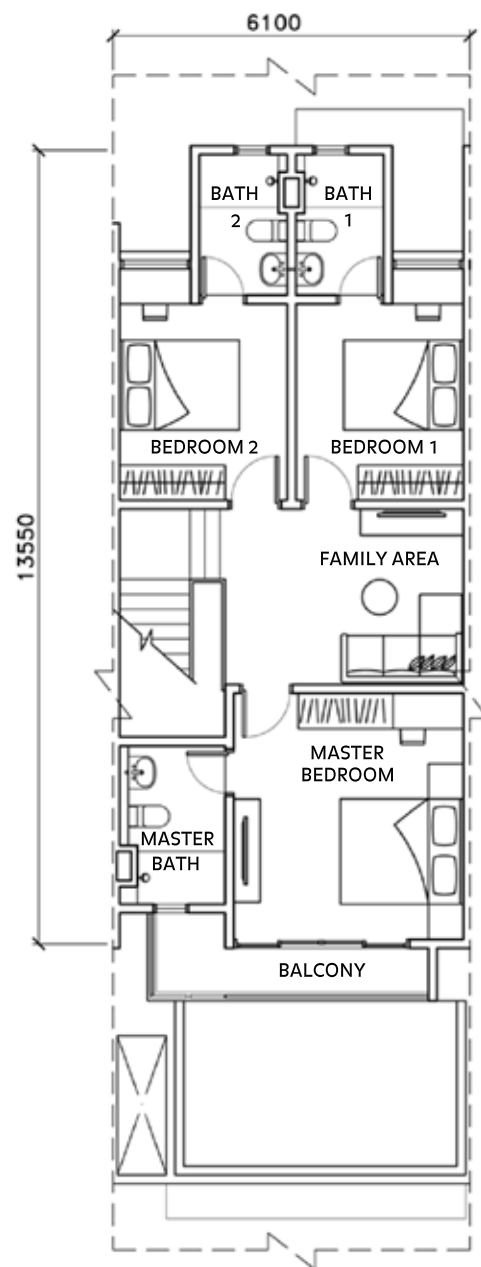
INTERMEDIATE LOT

Built Up:
1,956 sqft

1 Master Bedroom
3 Bedrooms
4 Bathrooms
Family Area
Kitchen
Yard



GROUND FLOOR



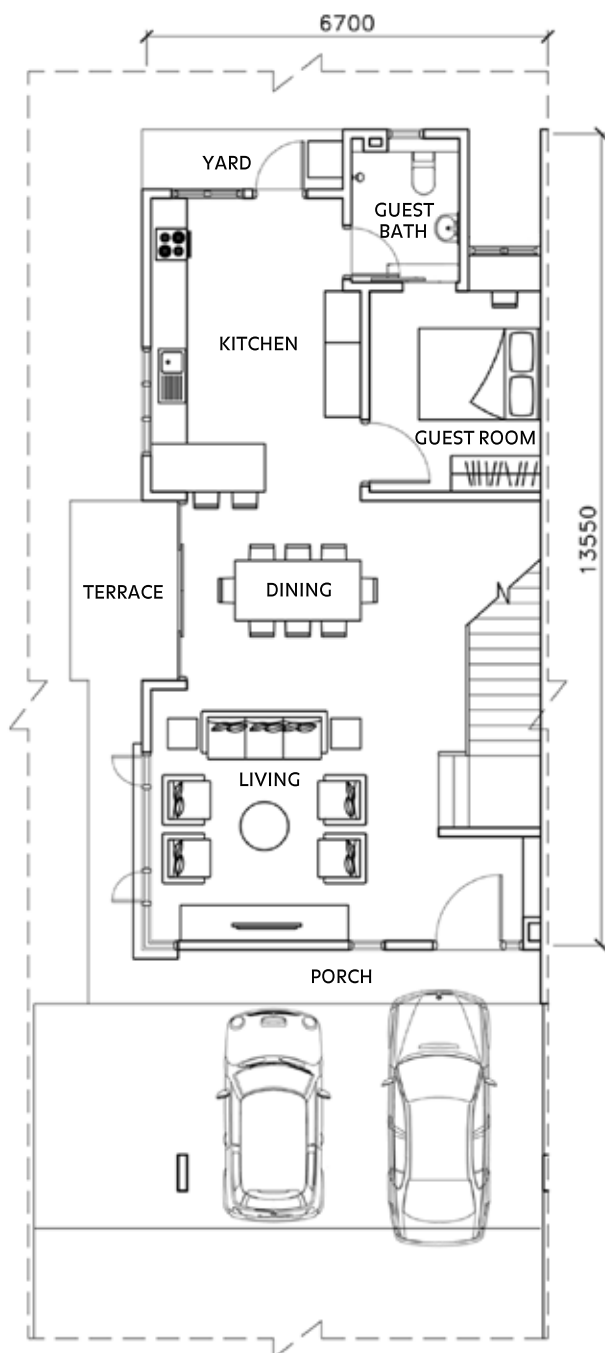
FIRST FLOOR

C1

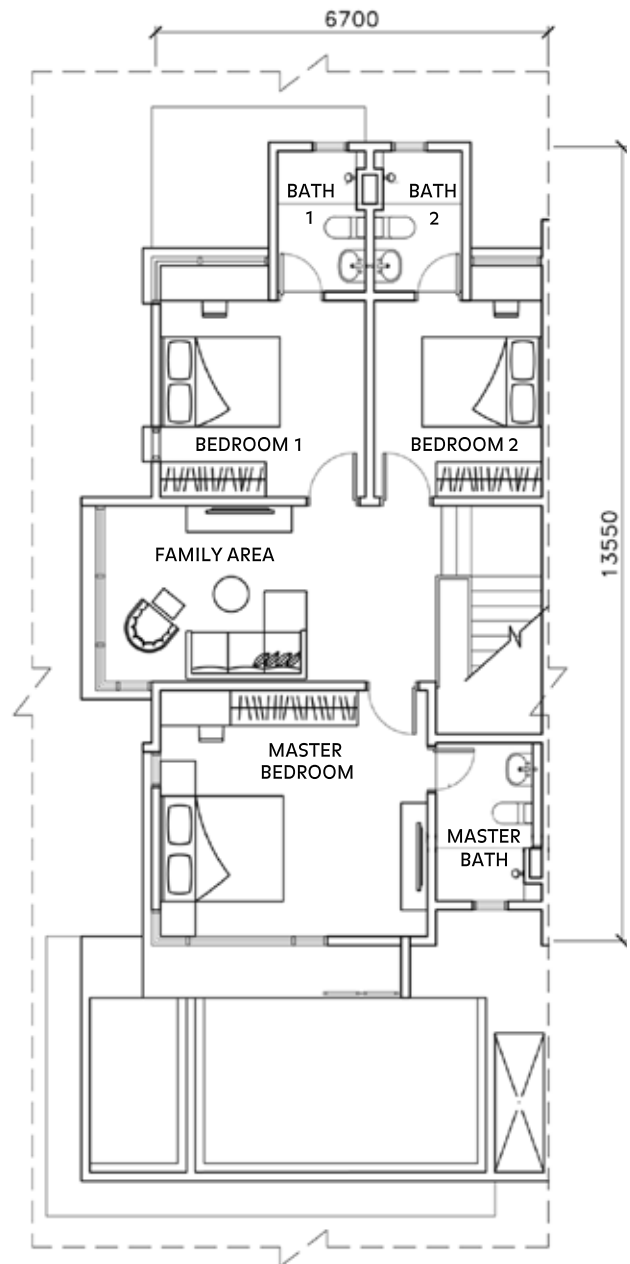
CORNER LOT

Built Up:
2,278 sqft

1 Master Bedroom
3 Bedrooms
4 Bathrooms
Family Area
Kitchen
Yard



GROUND FLOOR



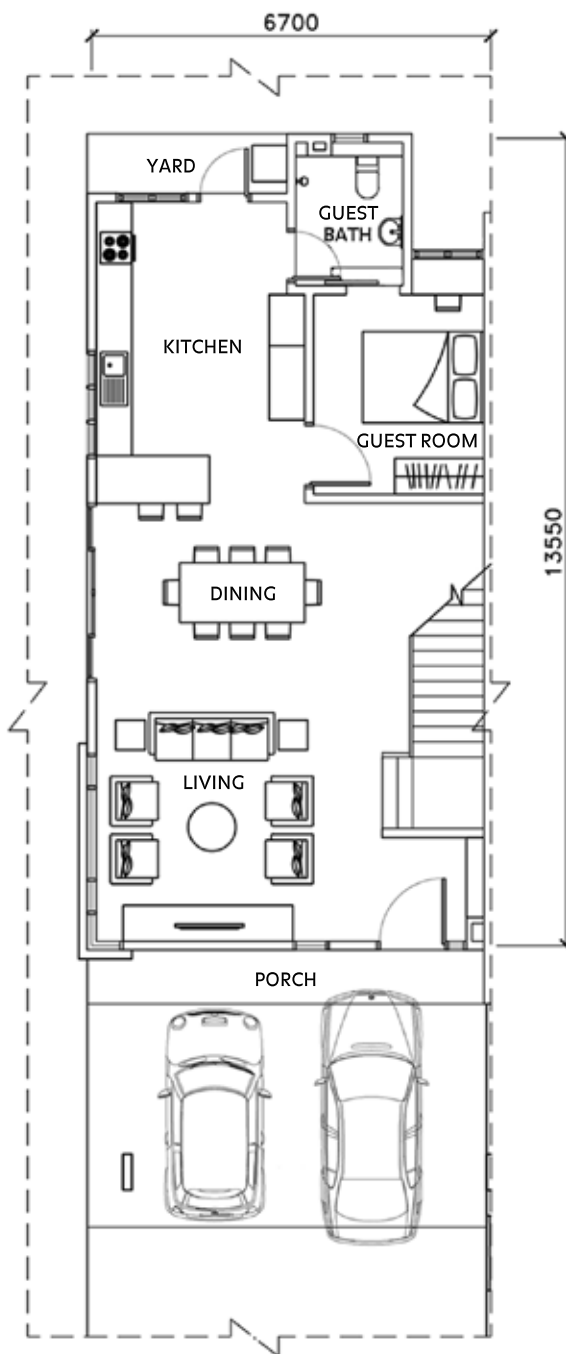
FIRST FLOOR

E1

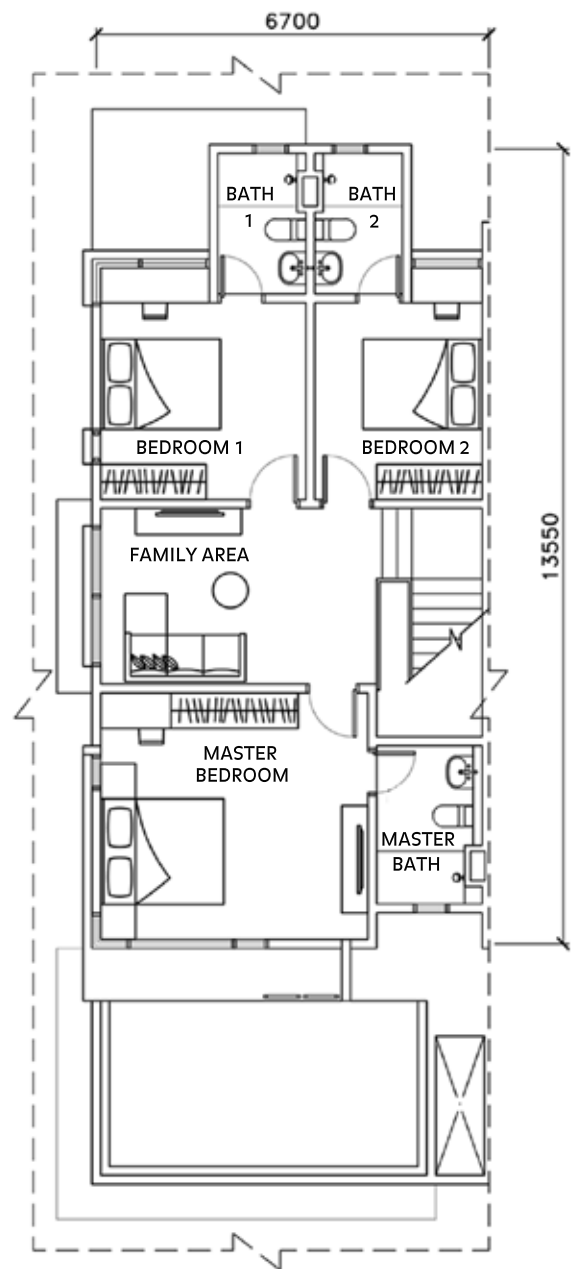
END LOT

Built Up:
2,130 sqft

1 Master Bedroom
3 Bedrooms
4 Bathrooms
Family Area
Kitchen
Yard



GROUND FLOOR



FIRST FLOOR

SPECIFICATION

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
Other Doors		: Flush Door
Ironmongery		: Lockset with accessories
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
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
Sanitary Installation	Kitchen	: Sink with Tap
	All Bathrooms	: Sanitary Wares and Fittings
	Yard	: Tap
Electrical Installation		
		<div> <div>Type</div> <div>A1, A1m, A2 & A2m</div> <div>Type</div> <div>E1,E1m, E2 & E2m</div> <div>Type</div> <div>C1, C1m, C2m, E3 & E3m</div> </div>
	Light Point	: 27 28 28
	Gate Light Point	: 2 2 2
	Power Point	: 24 24 24
	Fan Point	: 7 7 7
	Air Cond Point (with piping)	: 2 2 2
	Air Cond Power Point	: 3 3 3
	Water Heater Power Point	: 4 4 4
	T.V. Point	: 2 2 2
	Telephone Point	: 1 1 1
	Data Point	: 2 2 2
	Auto Gate Point	: 1 1 1
	Door Bell Point	: 1 1 1
Internal Telephone Trunking & Cabling		: Provided
Fencing & Gate		: Masonry / Metal
Miscellaneous		: Letter Box
		: Refuse Compartment
		: TNB Compartment
		: Basic Alarm System

**Tall and wide windows allow
natural lighting in for more comfort.**



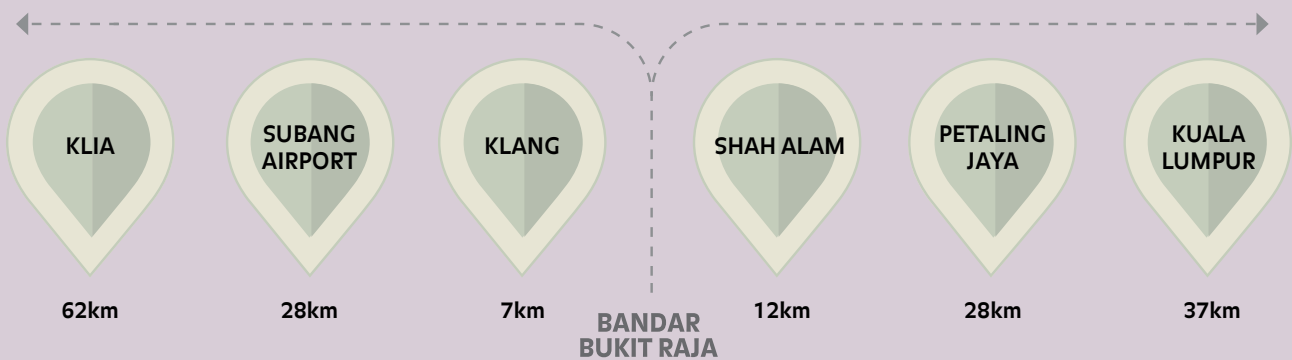
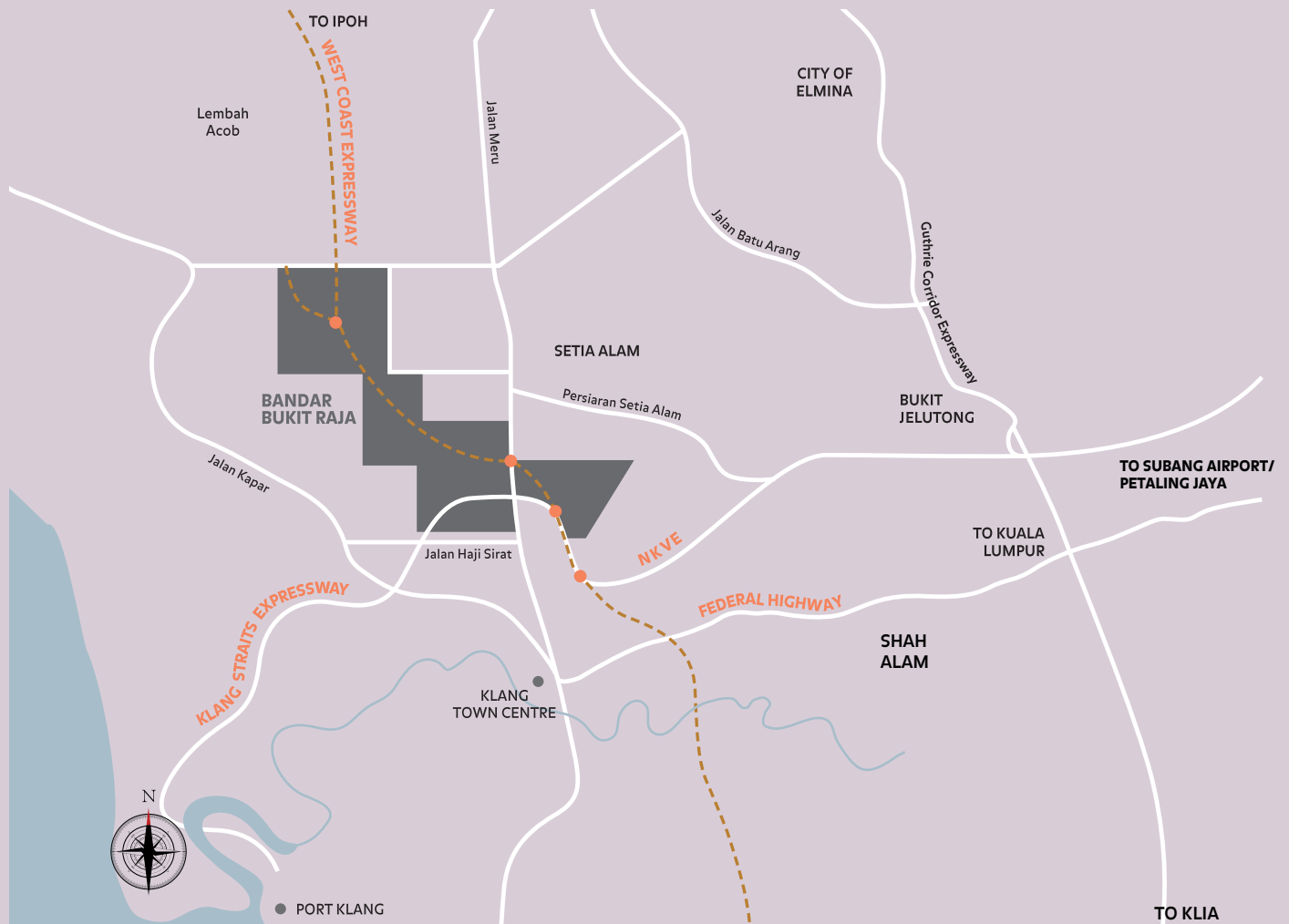


Property

Sime Darby Property is a multiple award-winning property group with numerous local and international accolades. It is the first Malaysian property developer to be awarded the International FIABCI Prix d'Excellence Awards twice for its Subang Jaya and UEP Subang Jaya townships. The company bagged its eighth consecutive Gold at the Putra Brand Awards 2017 and its sixth Top 10 Developers Awards at the BCI Asia 2017. Sime Darby Property has also been recognised as among the top developers in Malaysia in the annual The Edge Top Property Developers Awards, a recognition which the company consistently receives since 2009.



**ANDAR
BUKIT RAJA**
THE PRIDE OF KLANG



For enquiries, please call or visit us at:

Bandar Bukit Raja Sales Gallery

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

Tel 603 3361 7288 Fax 603 3361 7200

GPS Coordinates 3.086801, 101.432412

Open daily from 9.30am - 6.30pm (including public holidays)

03 3361 7288
1800 88 1118
www.simedarbyproperty.com



AYRA 1 (R3B) • No of Units: 120. Type: Double Storey Link Homes. Expected Date Completion: July 2020. Land: Free from Encumbrances. Tenure of Land: Freehold. Developer's License No.: 3927-137/06-2020/0503 (L) Validity: 02/06/2018 – 01/06/2020 Advertising & Sales Permit No: 3927-137/06-2020/0503 (P) Validity: 02/06/2018 – 01/06/2020 Approval Authority: Majlis Perbandaran Klang . Building Plan Approval No.: (29) dlm MPK/BGN-600-4/1/0156 (2017). Developed by: Sime Darby USJ Development Sdn Bhd (Co No. 56669-W), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Selling Price: RM683,888 (min) - RM1,283,888 (max). Bumiputera Discount: 7% (Quota Applies)

AYRA 2 (R3A) • No of Units: 160. Type: Double Storey Link Homes. Expected Date Completion: August 2020. Land: Free from Encumbrances. Tenure of Land: Freehold. Developer's License No.: 3927-138/06-2020/0545 (L) Validity: 13/06/2018 – 12/06/2020 Advertising & Sales Permit No: 3927-138/06-2020/0545 (P) Validity: 13/06/2018 – 12/06/2020 Approval Authority: Majlis Perbandaran Klang . Building Plan Approval No.: (29) dlm MPK/BGN-600-4/1/0157(2017). Developed by: Sime Darby USJ Development Sdn Bhd (Co No. 56669-W), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Selling Price: RM688,888 (min) - RM1,283,888 (max). Bumiputera Discount: 7% (Quota Applies)

All illustrations are artist's impression only. The information contained here in is subject to change without notification as maybe required by the authorities or developer's architect. Whilst every care has been taken in providing these information, it cannot form part of an offer or contract.