

NADIRA

— 3 —

22' x 75'

MULTIGENERATIONAL
2-STOREY LINKED HOMES





FREEHOLD


ANDAR
BUKIT RAJA
THE PRIDE OF KLANG

SIME DARBY PROPERTY BERHAD

Marketing Brochure Checked and Verified

	Checked & Verified (Name, Co. & Sign)	Date
Creative Agency	 Calvin Goh Double i Design	26 Jan 2023
Marketing		26 Jan 2023
Architect		
M&E		
Township		
PDI		
Sales		

III LIVE WELL. DREAM BIG

Designed for multigenerational living, Nadira 3 homes are built with your family in mind, offering you and your loved ones ultra-spacious living areas that are highly intuitive to your needs to inspire a greater emotional bond.

NADIRA

The definition of Nadira is '**Nadi**', a Malay word that means **pulse**. This embodies its vision, to be the heartbeat for a forever home. It is strategically located in the heart of Bandar Bukit Raja in Klang, one of the most prominent districts in Selangor. Within its own neighbourhood, Nadira is a short walk to the biggest park in Klang, the 130-acre Bandar Bukit Raja Town Park, a centre where you can explore Nature, Leisure and Culture.

Most of all, Nadira is not your ordinary home; it's your forever home where your family can bond across generations.

III BANDAR BUKIT RAJA LIVEABILITY PILLARS

HOME

A variety of quality and comfortable home configuration options for all layers of the community.

ENVIRONMENT

To enhance the unique characteristics of all communities by investing in healthy, safe and green neighbourhoods.

COMMUNITY

To engage and support the growth of the community and to improve overall wellbeing through adequate amenities and support services.

ECONOMY

To enhance economic competitiveness through the creation of opportunities and a platform for wealth creation.

ACCESSIBILITY

Easy accessibility and convenience in terms of transportation options, highway connectivity and township connections.



BANDAR BUKIT RAJA

BANDAR BUKIT RAJA
THE PRIDE OF KLANG

MASTERPLAN



NADIRA
3
22' x 75' | FREEHOLD
2-Storey Linked Homes

LEGEND



- | | | |
|---------------------------------------|----------------|-------------------------------|
| Residential | School | Petrol Station |
| Commercial | Hospital | Kindergarten |
| Industrial | Police Station | Library |
| Amenities/Public Space/Infrastructure | Mosque | Fire Station |
| | Surau | Public Hall/Complex Community |



BANDAR BUKIT RAJA

Nestled in the Royal Town of Klang, Bandar Bukit Raja is more than just an average township. It is an oasis steeped in a rich cultural heritage yet fully equipped with all the comforts of modern-day facilities.

OUTDOOR LEISURE

Bandar Bukit Raja Town Park	2 km
Setia Alam Community Trail	10 km
Shah Alam National Botanical Park	13 km

HEALTHCARE

Columbia Asia Hospital	5 km
KPJ Klang Specialist Hospital	8 km
Shah Alam Hospital	10 km

FINANCIAL HUB

Maybank	5 km
CIMB Bank	5 km

EDUCATION HUB

SJK(T) Ladang Bukit Rajah	2 km
SK/SMK Setia Alam	4 km
SJK(C) Pin Hwa 2 Klang	6 km
Peninsula International School	6 km
Tenby International School	9 km
UNISEL	10 km

COMMERCIAL AND RETAIL

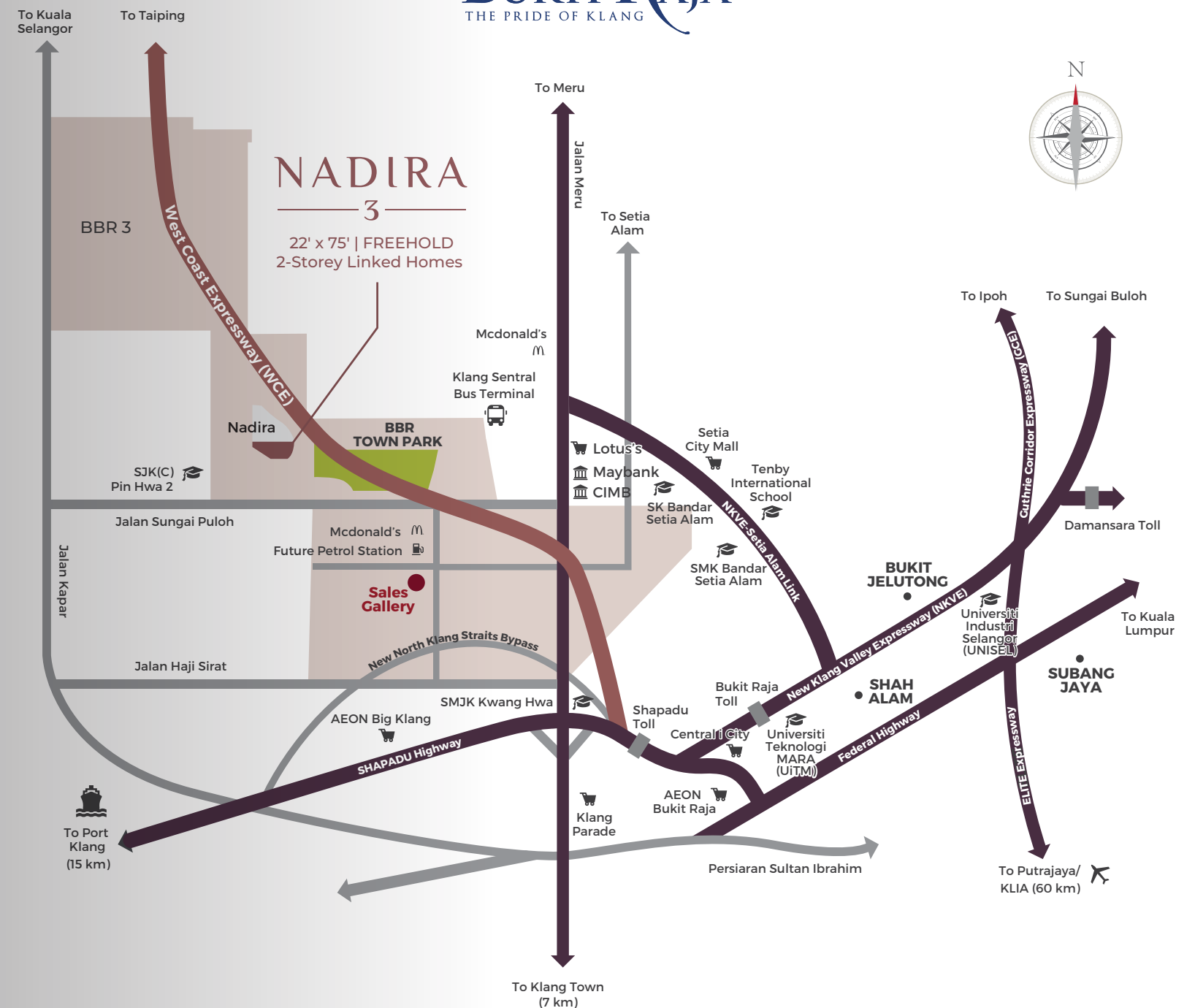
McDonald's	100 m
Lotus's Setia Alam	5 km
Klang Parade	5 km
Setia City Mall	7 km
Aeon Mall Bukit Raja	7 km
Central i City	8 km



Actual photo of Bandar Bukit Raja Town Park



STAY CONNECTED WITH EVERYTHING





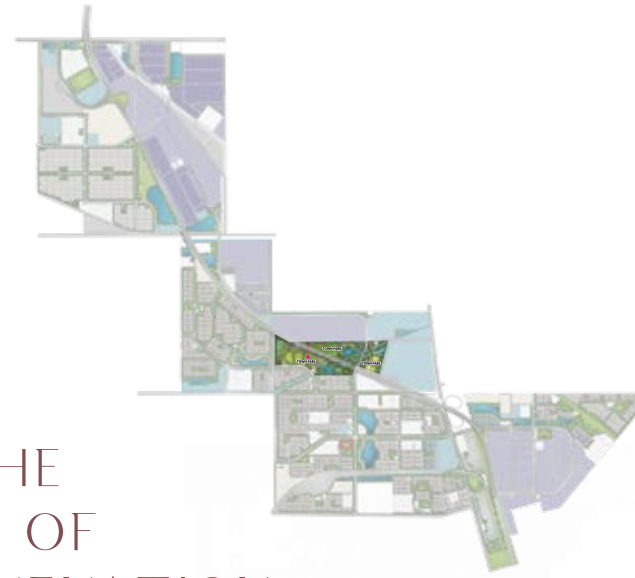
|||

LIVE ACROSS KLANG'S
LARGEST
130-ACRE
TOWN PARK

Sime Darby
Property

AT THE PATH OF REJUVENATION

A healthier lifestyle awaits within your new neighbourhood.



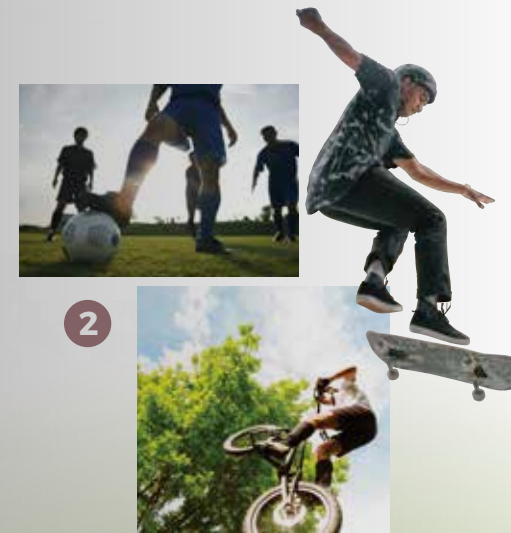
COMMUNITY PARK

Just a stone's throw away from Bandar Bukit Raja's residential areas, the Community Park is designed to facilitate a tight-knit community integrated with nature.



ACTIVITY PARK

Located at Bandar Bukit Raja's industrial zone to preserve the township's tranquility, the Activity Park is ideal for sporting and live events.



URBAN PARK

Nearby the upcoming Bandar Bukit Raja City Centre, the public Urban Park is designed with sustainability features to combat urban heat while harnessing the power of nature for rejuvenating activities.





Artist's impression only



A PERFECT HOME FOR EVERYONE

With its unique flexible open-plan layout, Nadira 3 moulds itself to offer the comfort you seek for your family with the accompaniment of natural ventilation and skylight, quality finishing, and a lush surrounding to inspire wellbeing.



22' X 75'



2,092 SQFT ONWARDS



4 BEDROOMS



4 BATHROOMS



1 UTILITY ROOM



NATURAL SUNLIGHT



9 FEET PRIVATE BACKYARD

III
FLEXIBLE
LIVING SPACES



At 2 feet wider, Nadira 3 is one of the most spacious yet in Bandar Bukit Raja. The extra space allows you to be creative so you can build a home that is flexible and practical for everyone.



Artist's impression only



A FAMILY FEAST

Its spacious and open-layout kitchen allows you to plan as you wish, making it the heart of the home where the family comes together to cook, celebrate and feast.



Artist's impression only



YOUR DREAM KITCHEN COME TRUE

The dedicated space for both dry and wet kitchen makes your dream kitchen a reality, only with more flexibility to suit your family's needs.

ROOM FOR MORE

Enjoy the extra space in a ground floor suite that you can easily configure into a children's play room, an entertainment room, or a cosy bedroom complete with safety features perfect for elderly parents.



Artist's impression only



Artist's impression only

GREATER FAMILY BONDS

With floor-to-ceiling windows for natural lighting and ventilation, the spacious family hall upstairs is the perfect spot for an evening of conversations or reading together.

Explore more using our 3D virtual tour



SCAN HERE





Artist's impression only

III OPTIMISED SPACES

Enjoy the freedom to really plan how you want your personal sanctuary to look like with its flexible layout, like with the addition of a day lounge or built-in wardrobes. To add on, an ensuite for every bedroom for more privacy.

Explore more using
our 3D virtual tour



SCAN HERE



MODERN FEATURES FOR THE MODERN HOME

Aside from Sime Darby Property's Feature Plus+ standards, Nadira 3 is the first in Bandar Bukit Raja to include additional features for better quality living and to start your journey towards sustainability.

Solar power point ready

Plan to install
solar panels?
A conduit is
ready for your
cabling works



Delivery drop-off box

Deliveries can now
be stored safely in
this spacious
drop-off box



EV charging point ready

Ready with an isolator
for easy EV charger
installation





III
LIVE HOW
YOU WANT

A 9 feet private backyard is all yours where you can opt to extend when needed, utilise for outdoor household chores, or as a play area where both kids and adults can enjoy.



III FEATURES PLUS⁺

Standard Features & Specifications

- 1 Complete Roof System with Warranty
- 2 Laminated Flooring (First Floor & Staircase)
- 3 Quality Sanitary-Wares and Fitting

Features Plus⁺

- A Auto Gate Point & Basic Home Alarm System
- B Water Heater Point (All Bathrooms)
- C Blank off for future water filter connection
- D Aircon Point (All Bedroom & Living) and AC Piping (Master Bedroom & Living)

Green Features

- E Isolator for future EV installation
- F Conduit ready for future PV installation

Explore more using our 3D virtual tour



SCAN HERE



Artist's impression only

Note: Diagram is for illustration purpose only.
Does not reflect the final position and design of features.

1 SHINING PARK

2 MEADOW PARK



Picnic



Exercise



Kids play area



Future community urban farming



Mound play



Walkway



Socialise



Jogging



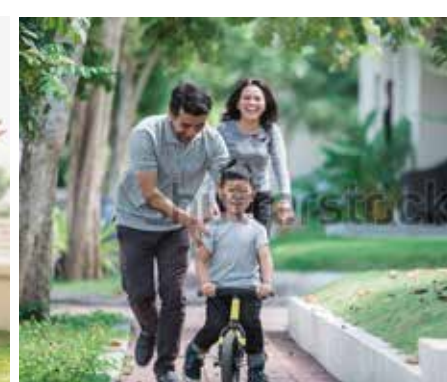
Yoga and meditation

III
A HEALTH SANCTUARY
AT YOUR DOORSTEP



Artist's impression only

Let kids play freely in the creative playground while you unwind amidst nature's beauty at the nearby parks. All of this just at the doorstep of Nadira 3.

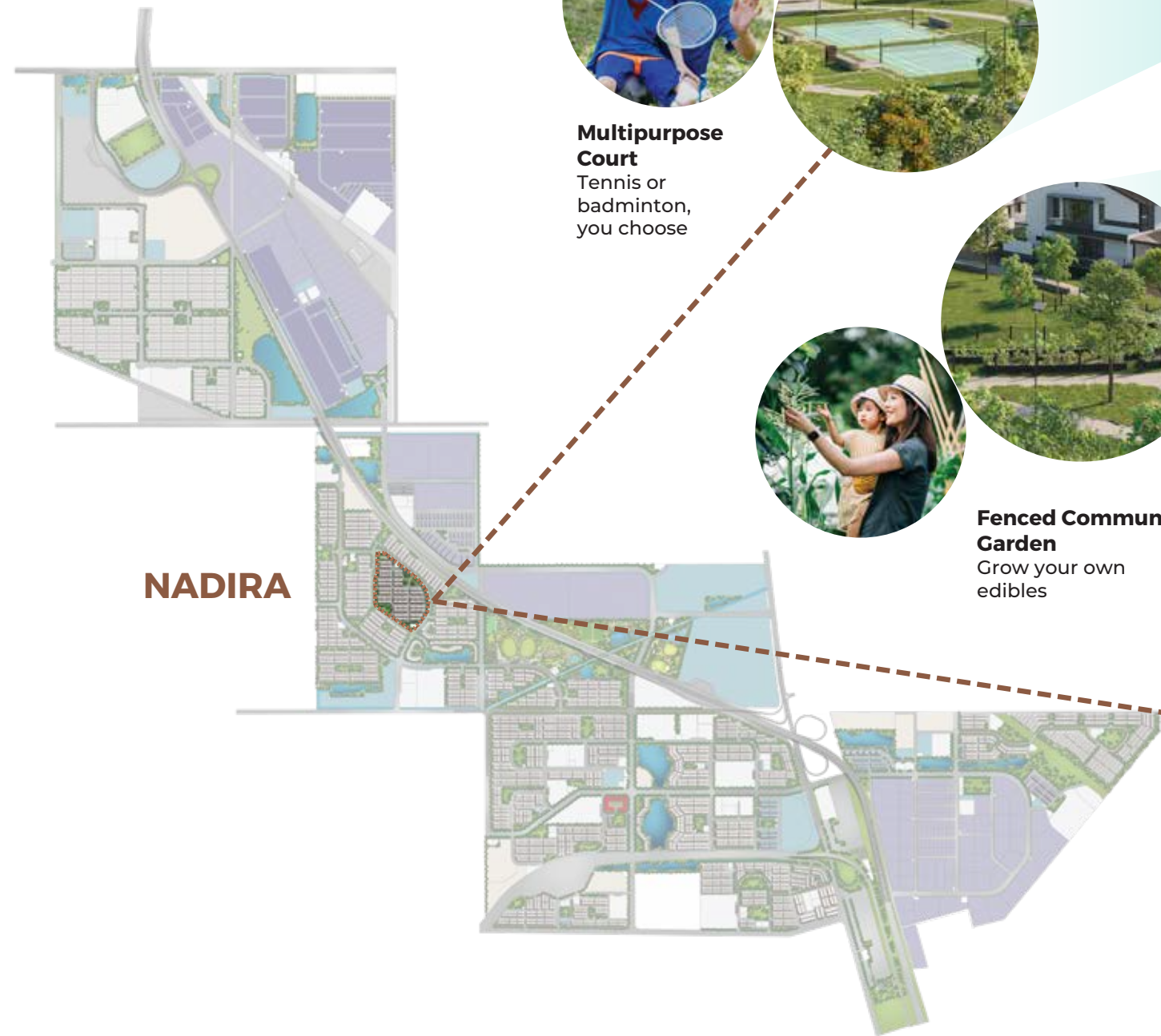


III
LIVE WELL
AT NADIRA 3



BE PART OF THE NADIRA COMMUNITY

Your home in Nadira 3 also comes with access to parks and facilities within the entire Nadira development.



Basketball Court
Have fun shooting hoops



Fitness Station
Fit for all ages, even the elderly



Multipurpose Court
Tennis or badminton, you choose



Fenced Community Garden
Grow your own edibles



Playground
Fun time for the little ones



Main Entrance



NADIRA 3 SITE PLAN

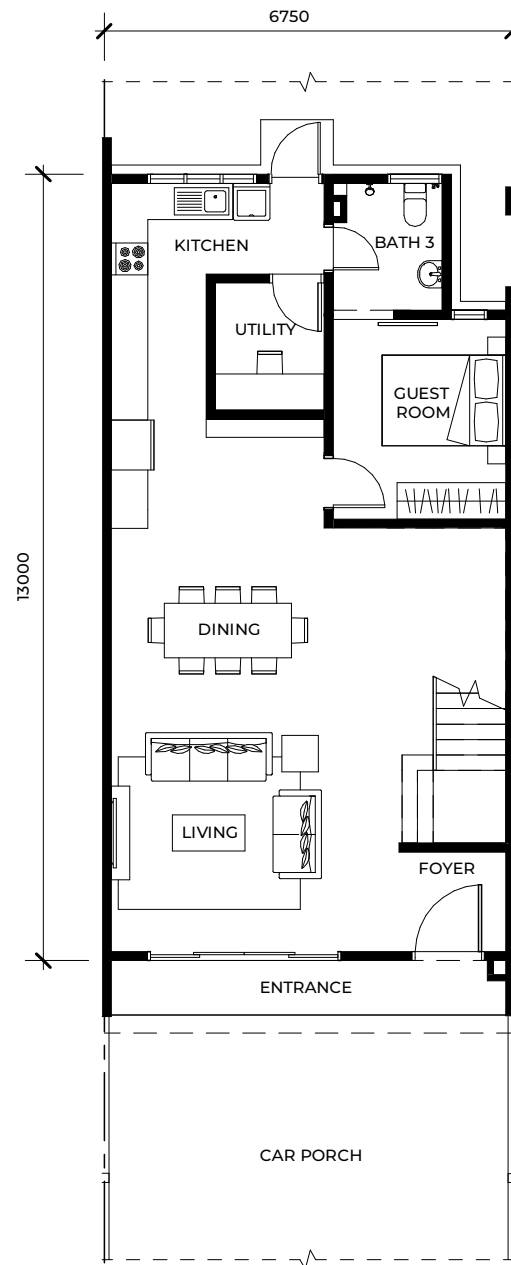
- Type A/AM
Intermediate Unit | 22' x 75'
- Type E/EM
End Unit | 24' x 75'
- Type C/CM
Corner Unit | 24' x 75'
- Address Number
- R1B-001 Lot Number
- AM Type of Unit



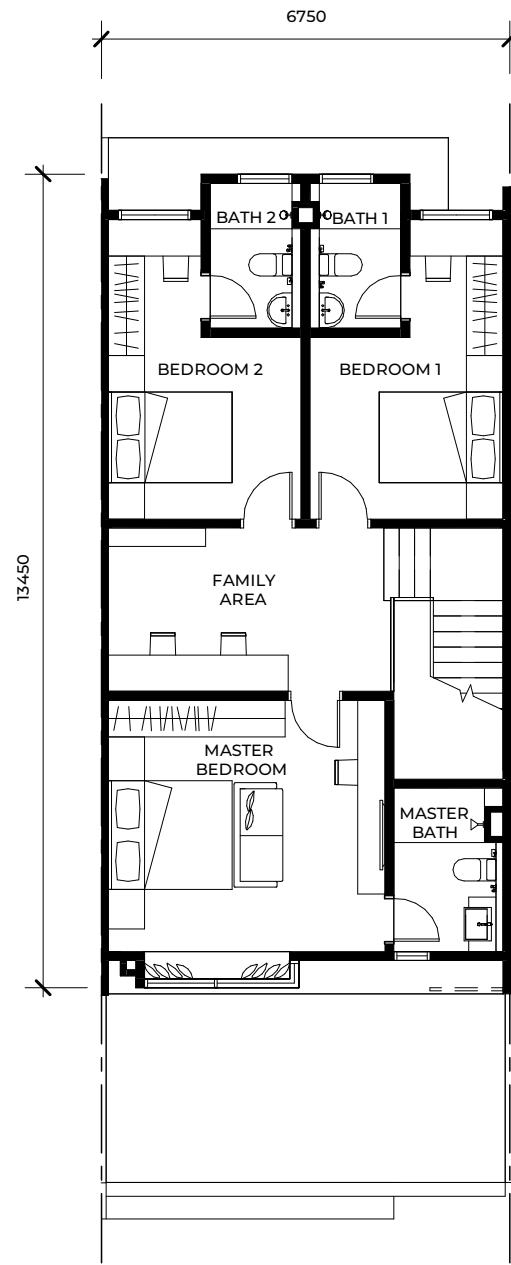
FLOOR PLANS

Type A Intermediate Unit

				
Land Size 22'x75'	Built-up Area 2,092 sq ft	Bedrooms 4	Bathrooms 4	Utility Room 1



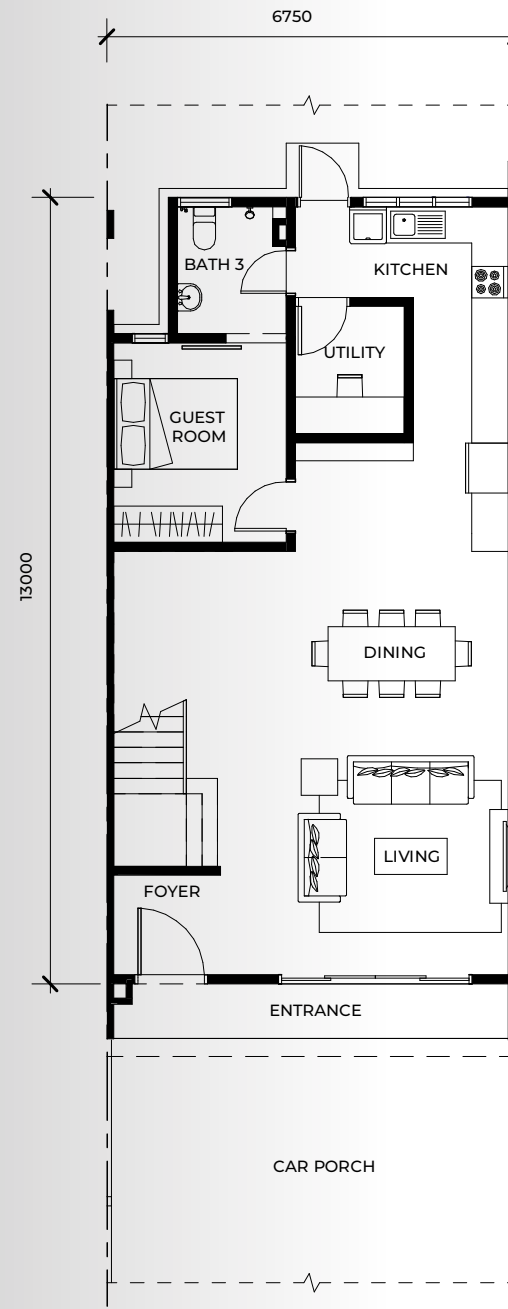
GROUND FLOOR



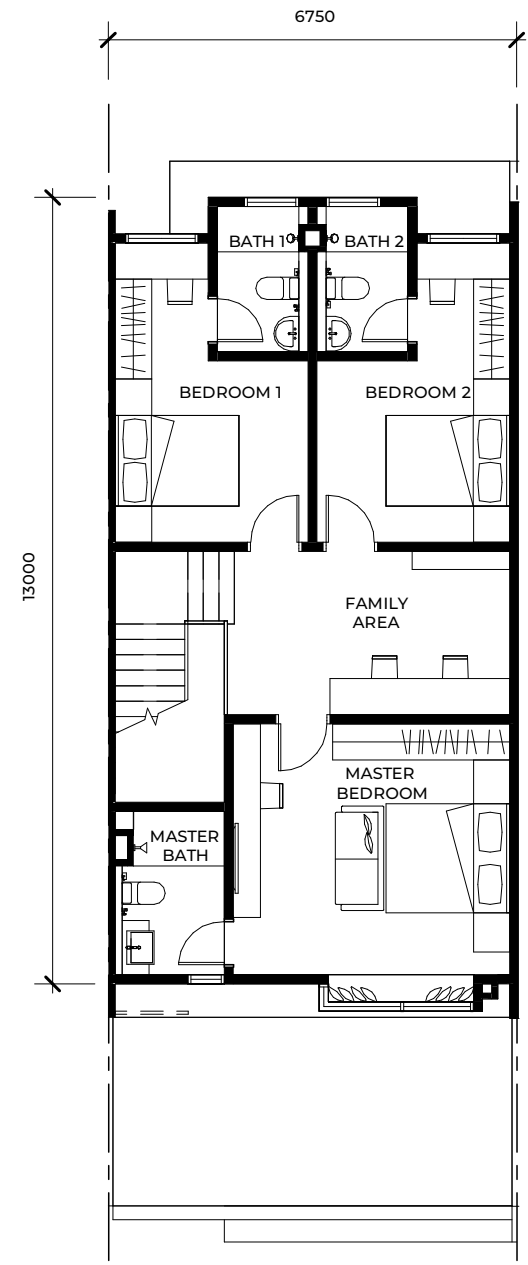
FIRST FLOOR

Type Am Intermediate Unit

				
Land Size 22'x75'	Built-up Area 2,092 sq ft	Bedrooms 4	Bathrooms 4	Utility Room 1



GROUND FLOOR

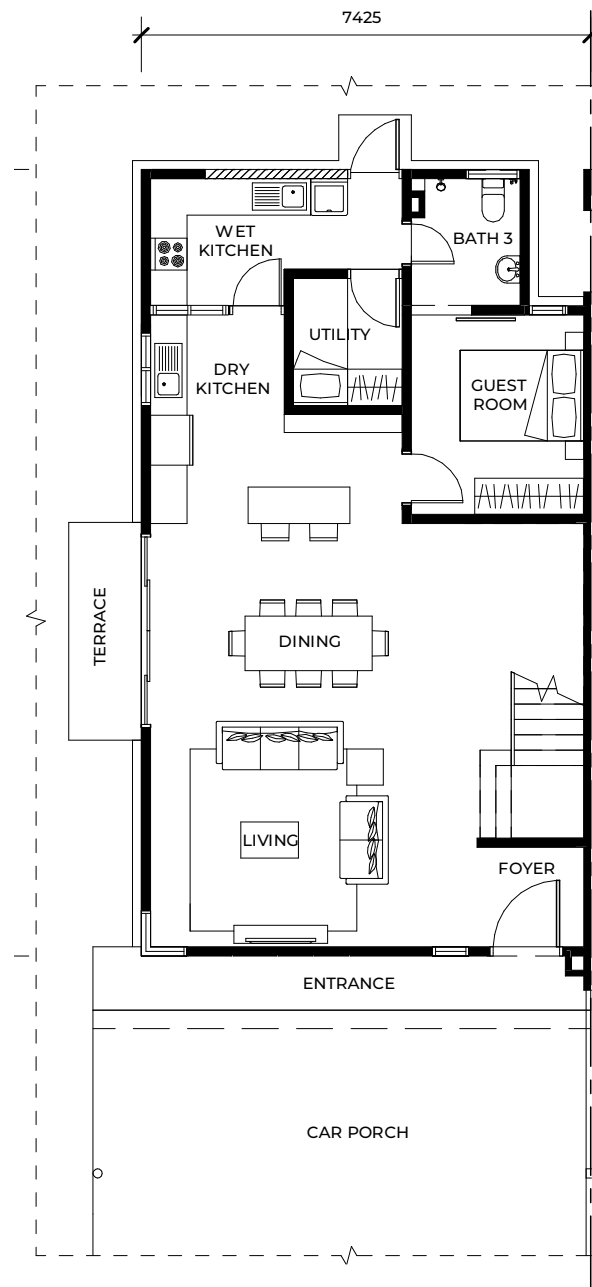


FIRST FLOOR

FLOOR PLANS

Type E End Unit

				
Land Size 24'x75'	Built-up Area 2,356 sq ft	Bedrooms 4	Bathrooms 4	Utility Room 1



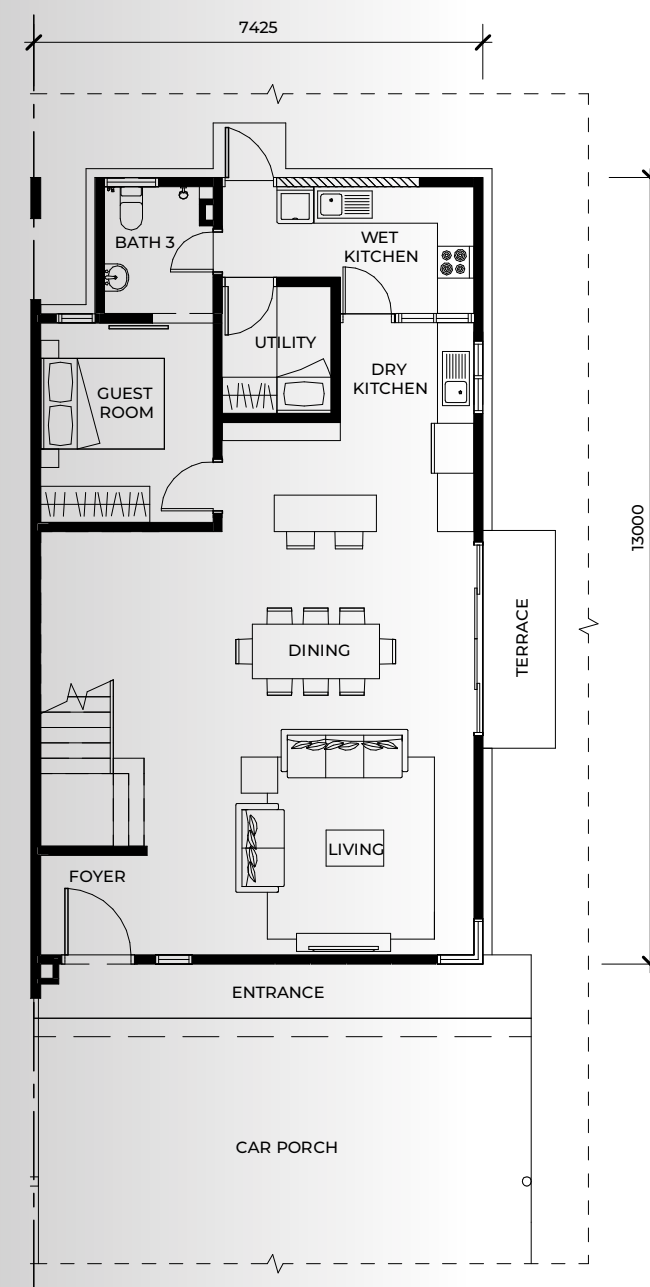
GROUND FLOOR



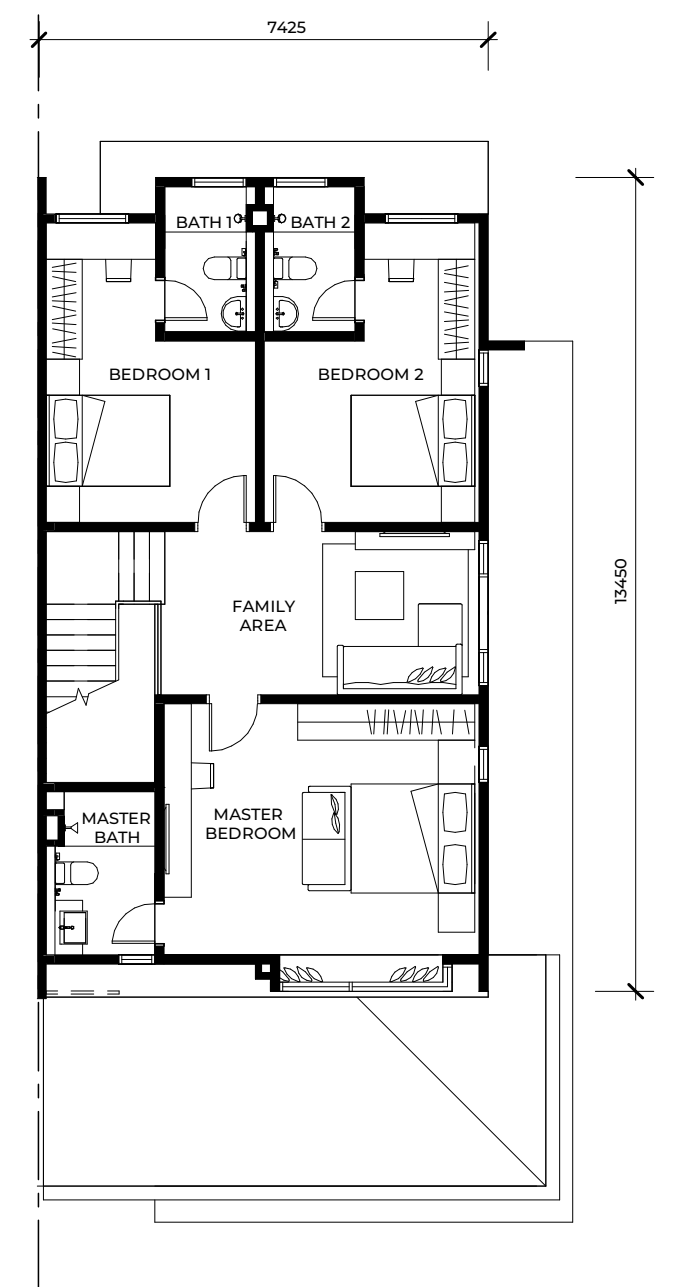
FIRST FLOOR

Type Em End Unit

				
Land Size 24'x75'	Built-up Area 2,356 sq ft	Bedrooms 4	Bathrooms 4	Utility Room 1



GROUND FLOOR

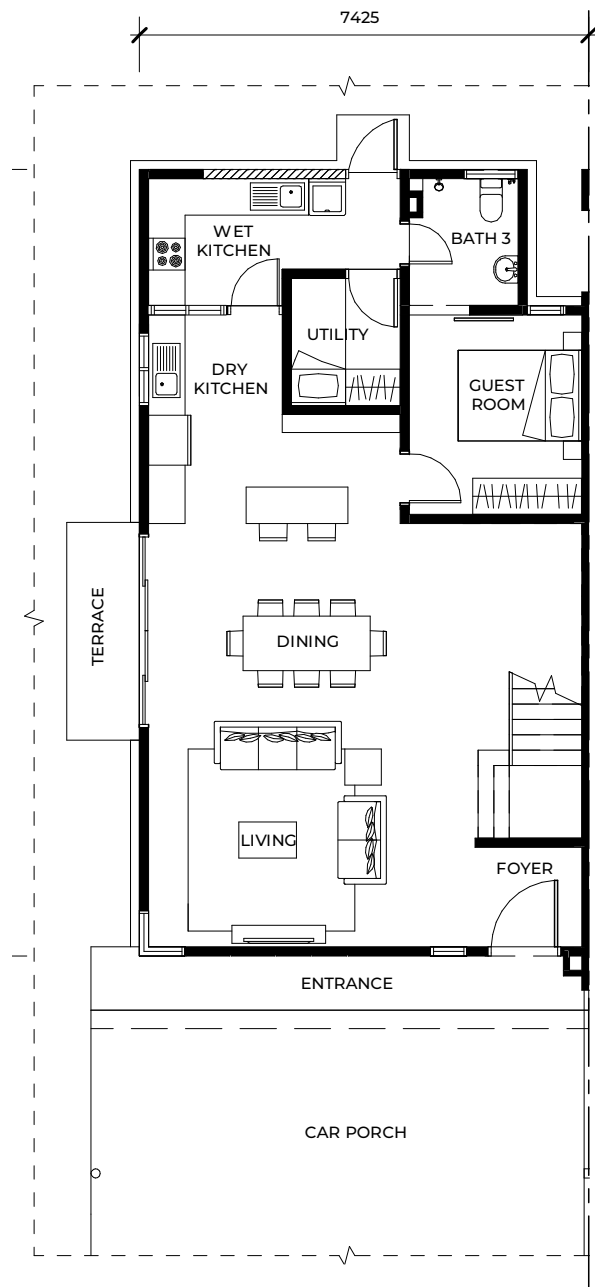


FIRST FLOOR

FLOOR PLANS

Type C Corner Unit

				
Land Size 24'x75'	Built-up Area 2,356 sq ft	Bedrooms 4	Bathrooms 4	Utility Room 1




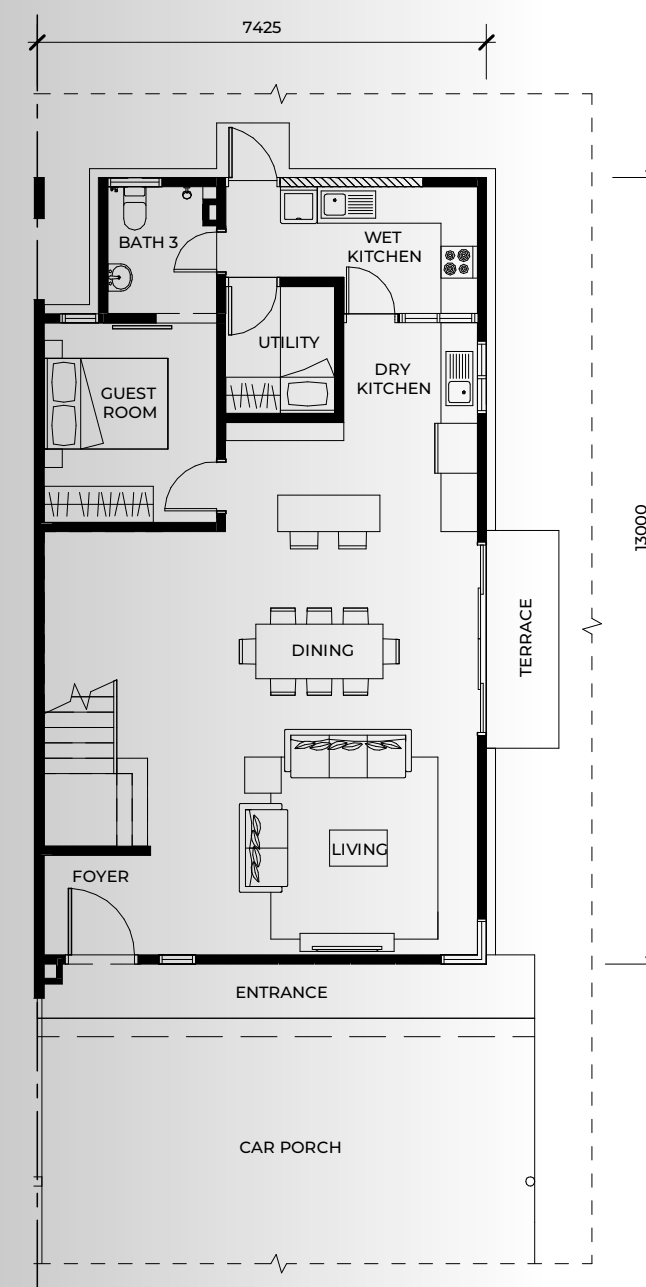
GROUND FLOOR



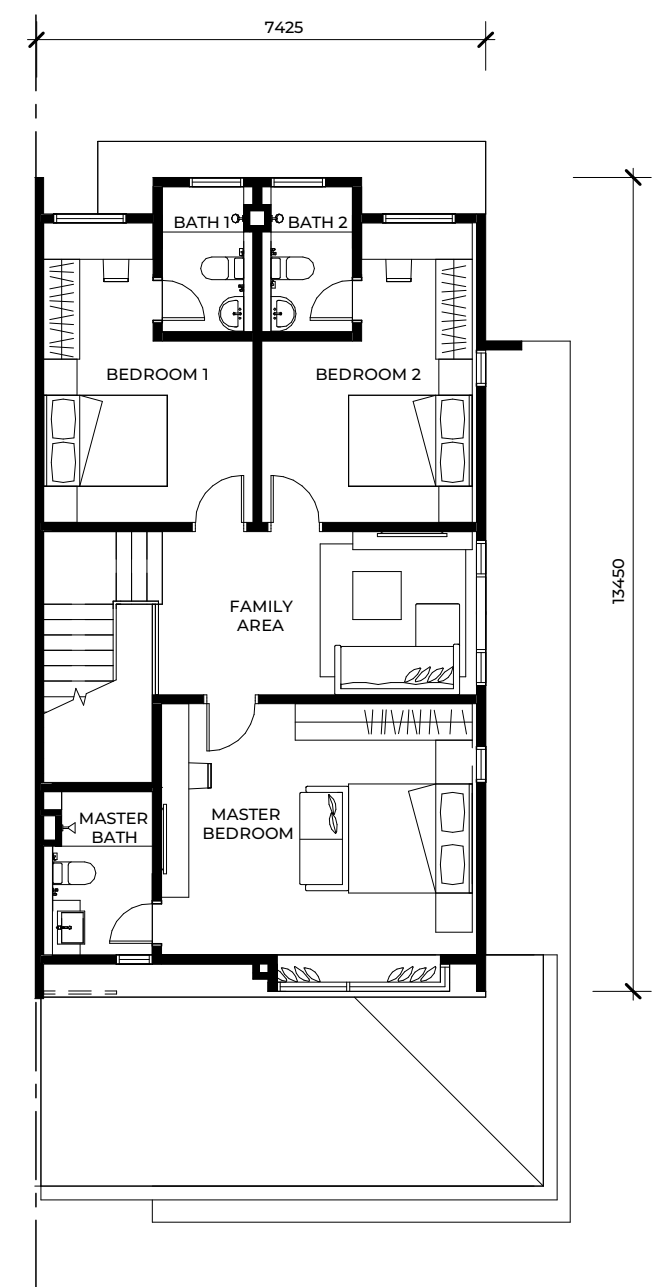
FIRST FLOOR

Type Cm Corner Unit

				
Land Size 24'x75'	Built-up Area 2,356 sq ft	Bedrooms 4	Bathrooms 4	Utility Room 1



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

Structure	: Reinforced Concrete			
Wall	: Masonry			
Roof Covering	: Concrete Roof Tiles / Metal Deck			
Roof Truss	: Metal			
Ceiling	: Plaster Board / Cement Board / Skim Coat			
Windows	: Aluminium Framed Glass Panel			
Doors	Main Entrance	: Solid Core Door		
	Sliding	: Aluminium Framed Glass Panel (Living)		
		: Flush Sliding Door (Bathroom 3)		
	Other Doors	: Flush Door / Sliding Flush Door		
Ironmongery	: Lockset with accessories			
Floor Finishes	Foyer, Living & Dining	: Porcelain Tiles		
	Kitchen	: Porcelain Tiles		
	Guest Bedroom	: Porcelain Tiles		
	Master Bathroom	: Porcelain Tiles		
	Bathroom 3	: Ceramic Tiles		
	Bathroom 1 & 2	: Ceramic Tiles		
	Bedrooms (First Floor)	: Laminated Flooring		
	Family Area	: Laminated Flooring		
	Staircase	: Laminated Flooring		
	Car Porch	: Concrete		
	Terrace	: Porcelain Tiles		
	Wall	Finishes External	: Plaster and Paint	
		Kitchen	: Porcelain Tiles / Plaster and Pain	
Master Bathroom		: Porcelain Tiles		
Bathroom 3		: Ceramic Tiles		
Bathroom 1 & 2		: Ceramic Tiles		
Others		: Plaster and Paint		
Sanitary Installation	Kitchen	: Sink with Tap		
	All Bathrooms	: Sanitary wares and Fittings		
	Car Porch	: Tap		
Electrical Installation		Type A,Am	Type E,Em	Type C,Cm
	Light Point	: 24	25	25
	Gate Light Point	: 1	1	1
	Power Point	: 25	25	25
	Fan Point	: 7	7	7
	Air-Cond Point (with piping)	: 2	2	2
	Air-Cond Point	: 3	3	3
	Water Heater Point	: 4	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
	Internal Telephone Trunking & Cabling	: Provided		
Fencing & Gate	: Masonry / Metal			
Turfing	: Spot Turfing			
Miscellaneous	: Refuse Compartment, Parcel & Letter Box			
	: TNB Compartment			
	: Basic Alarm System			

PROUDLY SUSTAINABLE, PROUDLY SIME DARBY PROPERTY

In 2015, the United Nations unveiled its 2030 Sustainable Development Goals (SD) as a call to action to achieve balanced, sustainable development, end poverty, protect the planet, and ensure that people can prosper and live peacefully by 2030.

For over 10 years, sustainability has been Sime Darby Property's beacon that is embedded and nurtured within our corporate culture. The UN's Sustainable Development Goals further guide us to reinforce our commitment to achieve balance and limit our impacts on the environment to develop sustainable townships. We continuously reflect upon our actions, ensuring they are in line with these goals as we work towards achieving sustainability.



ABOUT SIME DARBY PROPERTY BERHAD

Sime Darby Property is a leading property developer with a strong success rate of developing sustainable communities for over 47 years. With 24 active townships/developments, Sime Darby Property has a wide reach that encompasses assets and operations across the globe. It marks its presence in the UK as part of a Malaysian consortium to develop the iconic Battersea Power Station Project in central London.

As a responsible corporate player, Sime Darby Property and its philanthropic arm Yayasan Sime Darby (YSD) actively roll out various initiatives to assist the underprivileged communities living within and nearby its townships nationwide. A multi-award winning property group with numerous international and local accolades, Sime Darby Property is the only Malaysian property developer to be selected as an index component of Dow Jones Sustainability Indices (DJSI) for the second consecutive year.

It is also 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 10th consecutive Gold at the Putra Brand Awards 2019 and its 6th consecutive Top 10 Developers Awards at the BCI Asia 2015. 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.

For more information, log on to www.simedarbyproperty.com



For enquiries

03 3361 7288

www.simedarbyproperty.com



Phase R1B

No of Units: 139. Type: Double Storey Terrace Homes. Expected Date of Completion: March 2025. 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. : (27) in MPK/BCN-600-5/1/0072(2022). Developed by: 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. Selling Price : RM 1,173,888.00 (min) – RM 2,437,888.00 (max). Bumiputera Discount: 7% (Quota Applies).

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEVELOPMENT

All pictures and sketches in this publication are artists' impression/renderings for illustration purposes only while all visual renditions of interiors are mere artists' perspectives and shall not be taken as the identical representation of the actual state thereof. Nothing contained in this publication and/or visualisation shall constitute or be construed to constitute part of the formal Sale and Purchase Agreement or a representation or warranty on part of Sime Darby Property, unless expressly and specifically incorporated in the formal Sale and Purchase Agreement. Prospective purchasers are advised to read and inspect the Sale and Purchase Agreement together with its enclosures prior to signing the same. Sime Darby Property shall not be held responsible for any error or inaccuracy nor be liable for any losses and/or damages that may be suffered or sustained resulting from any reliance on this publication and/or visualisation or any part thereof.

