



ADIRA

— THE —
LEGACY COLLECTION

NATURE INSPIRED
2-STOREY TERRACE HOMES

—
FREEHOLD

A LIMITED RELEASE



THE BEST ADDRESS WITHIN THE CITY OF KLANG

Welcome to Bandar Bukit Raja, nestled in the lively city of Klang. As one of the happiest towns in Malaysia in 2023, experience a modern and convenient residential lifestyle in this enchanting enclave. Surround yourself with tranquil green spaces that inspire outdoor activities and relaxation. Embrace a fulfilling life in this flourishing community that combines style, convenience, and contentment.



Actual photo of West Coast Expressway



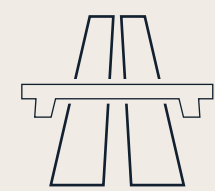
WITHIN WALKING DISTANCE
OF KLANG'S LARGEST TOWN
PARK FOR PLAY, ACTIVE
RECREATION AND SPORTS



TRAVERSE THE SEAMLESS
75KM INTERCONNECTED
JOGGING AND CYCLING
TRACK



HOMES ARE DESIGNED FOR
MULTI-GENERATIONAL LIVING,
FEATURING A LARGER FAMILY
AREA FOR YOUR LOVED ONES

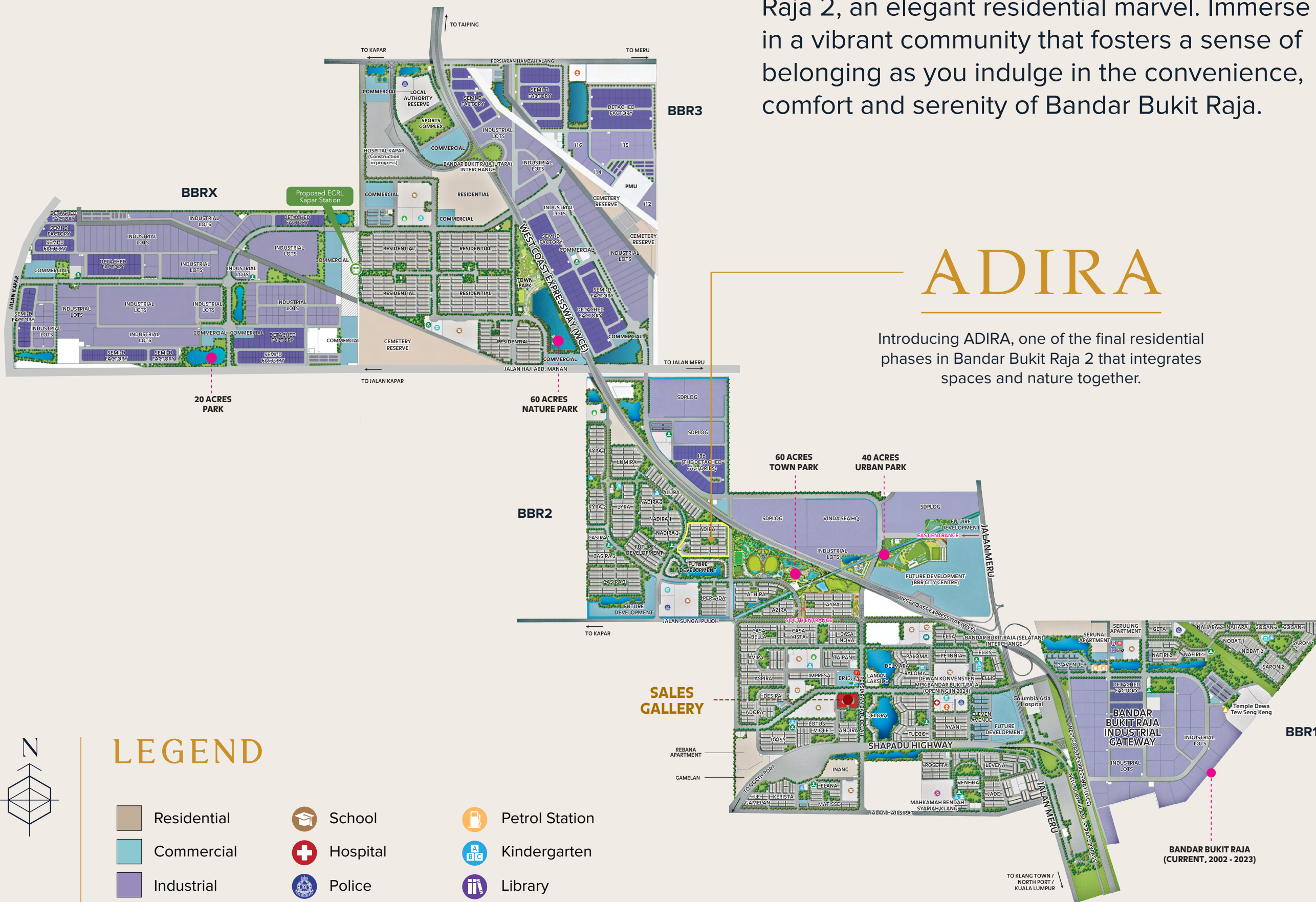


CONVENIENT ACCESSIBILITY
TO FOUR MAJOR HIGHWAYS:
WCE, NKVE, FEDERAL AND
SHAPADU

BANDAR BUKIT RAJA MASTERPLAN

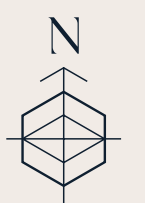
Experience the perfect blend of modern living and natural beauty in this masterplanned township. Discover seamless connectivity to major highways and a desirable distance to Kuala Lumpur, Petaling Jaya and other towns.

Explore the 60-acre Town Park at Bandar Bukit Raja 2, an elegant residential marvel. Immerse in a vibrant community that fosters a sense of belonging as you indulge in the convenience, comfort and serenity of Bandar Bukit Raja.



ADIRA

Introducing ADIRA, one of the final residential phases in Bandar Bukit Raja 2 that integrates spaces and nature together.



LEGEND

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

INSPIRED BY NATURE'S SERENITY



ADIRA

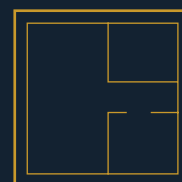
THE
LEGACY COLLECTION

As the first chapter of The Legacy Collection, ADIRA is a residential marvel that harmonises spacious, ventilated design with the tranquillity of nature across 4.7 acres of green landscapes. Featuring expansive 8ft backyards and adaptable layouts, ADIRA is more than a home – here inspiration begins with nature at your doorstep.

20' x 75' 2-STOREY
LINK HOMES

FROM 1,910 SQ.FT.
TO 2,174 SQ.FT.

4 BEDROOMS AND
4 BATHROOMS



OPEN-PLAN LAYOUT
CONNECTING LIVING,
DINING & KITCHEN AREAS



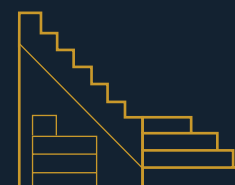
FLEXIBLE DESIGN
MAXIMISES CUSTOMISATION
& AIR VENTILATION



SPACIOUS 8FT BACKYARD FOR
EXTENSION OR
PRIVATE GARDEN



PERFECT FOR
MULTI-GENERATIONAL
LIVING WITH ELDERLY-
FRIENDLY FEATURES



OPEN SPACE UNDER THE
STAIRS FOR STORAGE, KID'S
PLAY AREA OR STUDY SPACE



DEDICATED
WET AND DRY
KITCHEN SPACE

INSPIRATION BEGINS WITH NATURE AT YOUR DOORSTEP



Artist's Impression Only

Discover a world of outdoor enjoyment right at the doorstep of your ADIRA home. With an array of amenities for people of all ages, get ready to indulge in fun times with your family, surrounded by the serenity of nature.



A MULTIFUNCTIONAL PARK
THAT IS SUITABLE FOR
ALL AGES



EXPLORE BANDAR BUKIT RAJA 2
URBAN FARM WITH DIVERSE
VEGETABLES AND HERBS



FIRST TAMAN KUCING IN
KLANG THAT PROVIDES
SHELTER FOR STRAY CATS



DEDICATED JOGGING
AND CYCLING TRACK FOR
SURROUNDING COMMUNITY

- Type A/Am**
 (Intermediate Unit)
 20' x 75' | 1,910 sq.ft.
- Type E/Em**
 (End Unit)
 22' x 75' | 2,174 sq.ft.
- Type C/Cm**
 (Corner Unit)
 22' x 75' | 2,174 sq.ft.



LEGEND

- | | | | | | | | |
|----------|--------------------|----------|---------------------|----------|-------------------|----------|------------------|
| A | JOGGING PATH | E | COMMUNITY LAWN | I | SKATEBOARD TRACK | M | FITNESS STATION |
| B | PICNIC AREA | F | KID'S TRACK | J | EPDM COURT | N | OUTDOOR EXERCISE |
| C | PAVILION | G | BIKE TRACK | K | PLAYGROUND | O | RELAXING SHELTER |
| D | MULTIPURPOSE COURT | H | ROLLER BLADES TRACK | L | BRISKWALK WALKWAY | P | LINEAR PARK |

TYPE

A

INTERMEDIATE

20' x 75'

BUILT - UP AREA

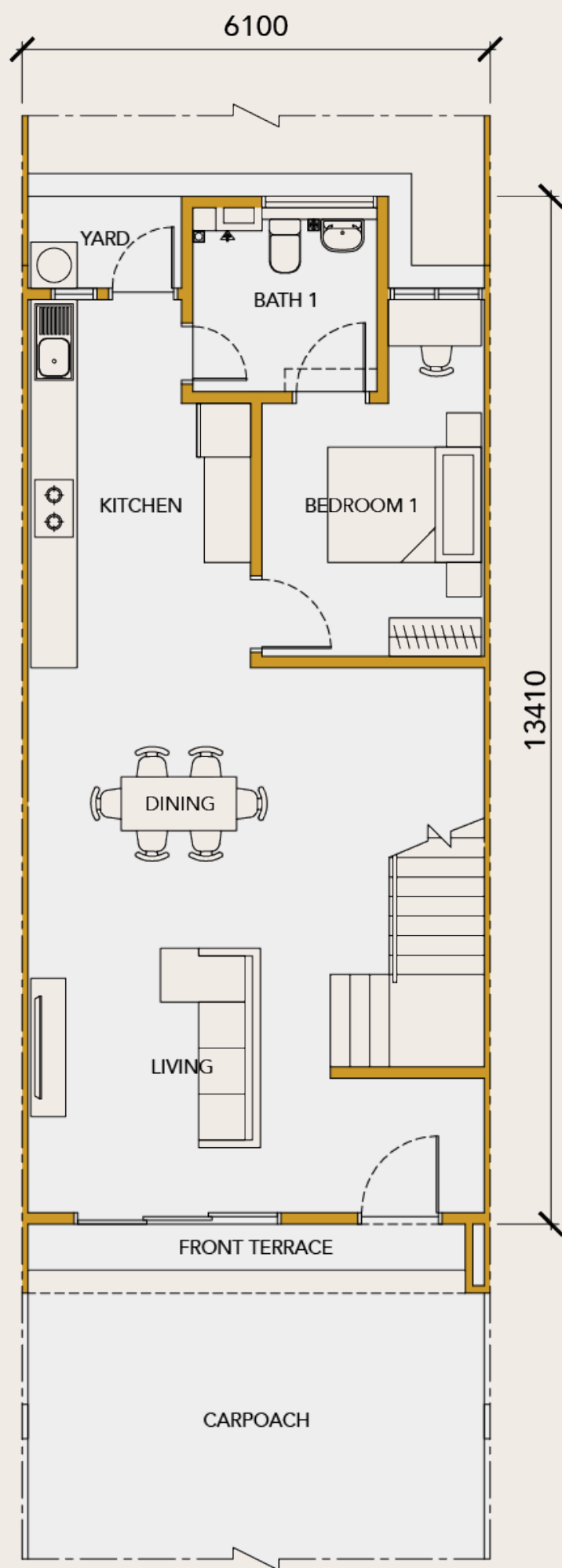
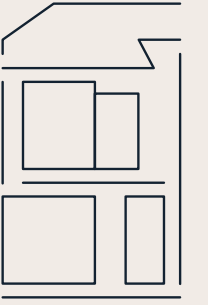
1,910 SQFT

4

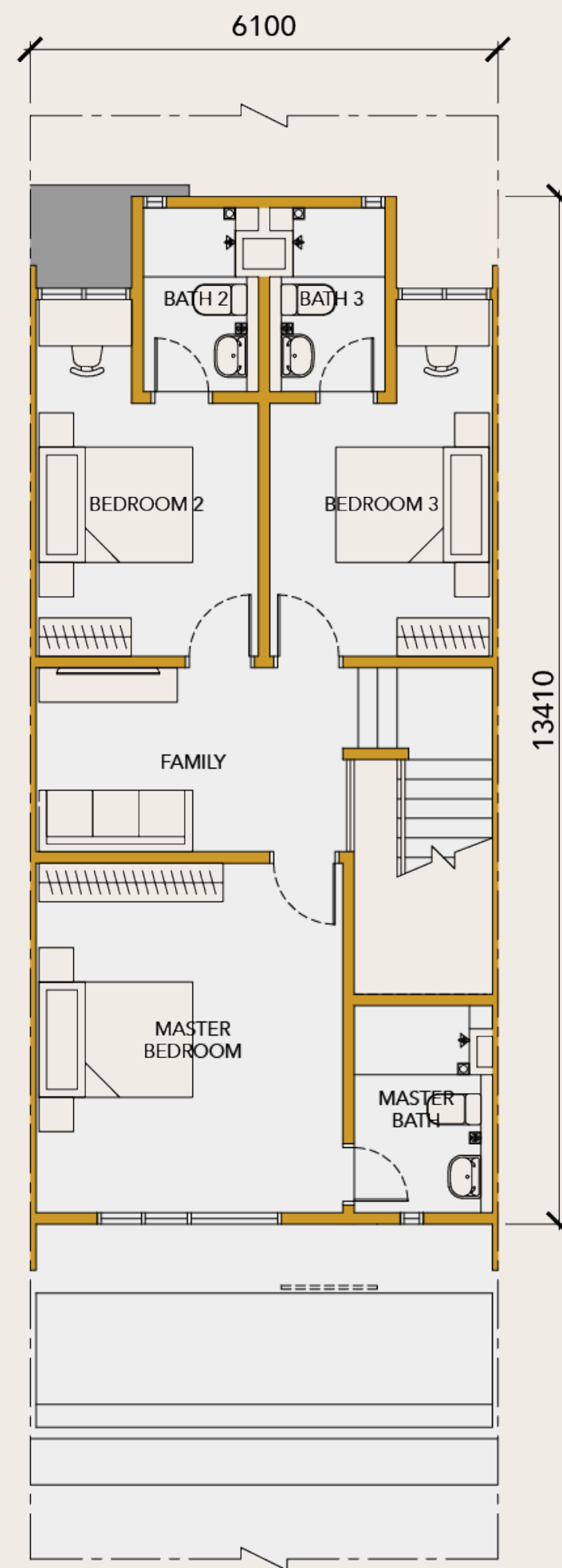
BEDROOMS

4

BATHROOMS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

TYPE

AM

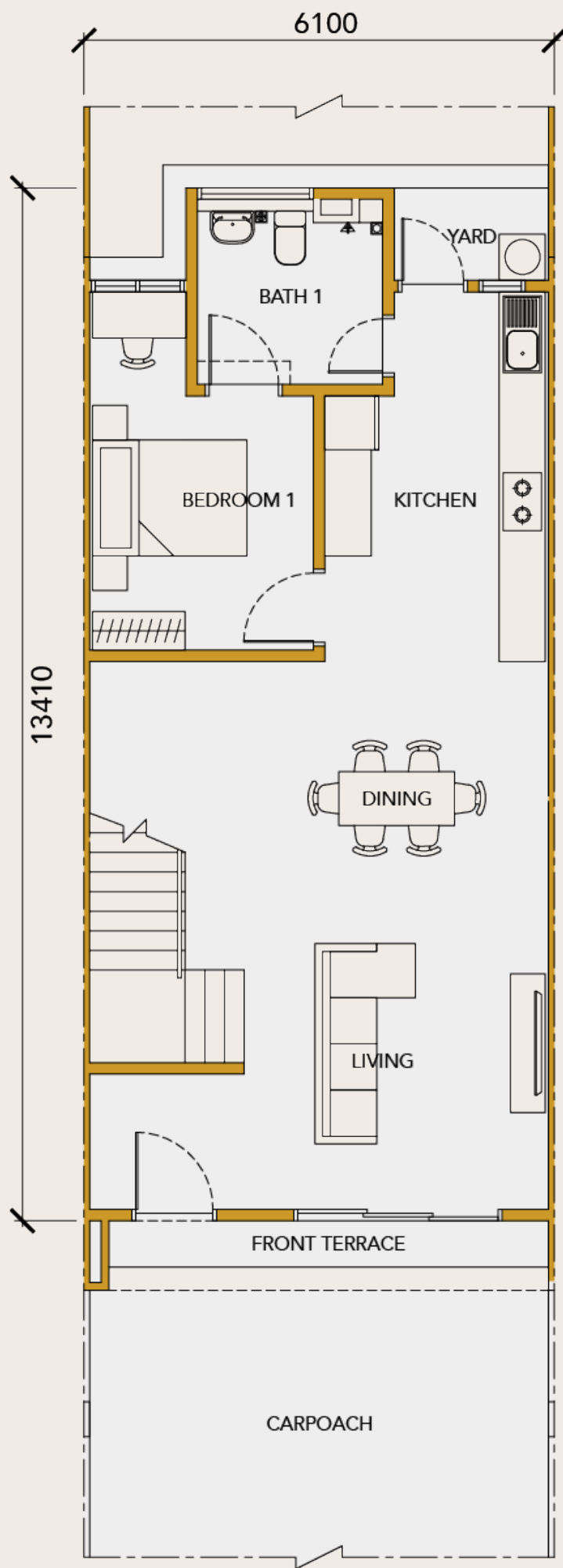
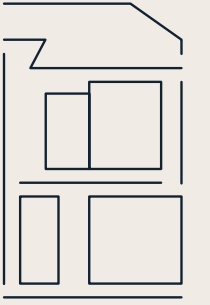
INTERMEDIATE

20' x 75'

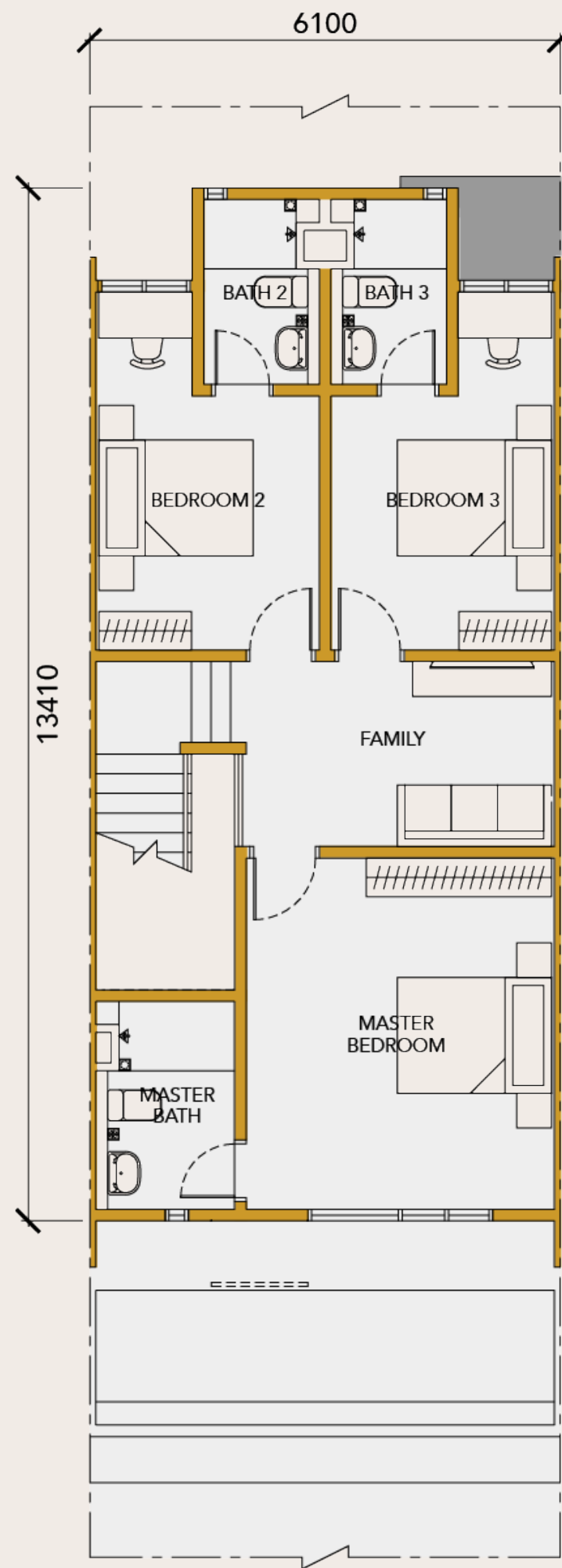
BUILT - UP AREA
1,910 SQFT

4
BEDROOMS

4
BATHROOMS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

TYPE

E

END

22' x 75'

BUILT - UP AREA

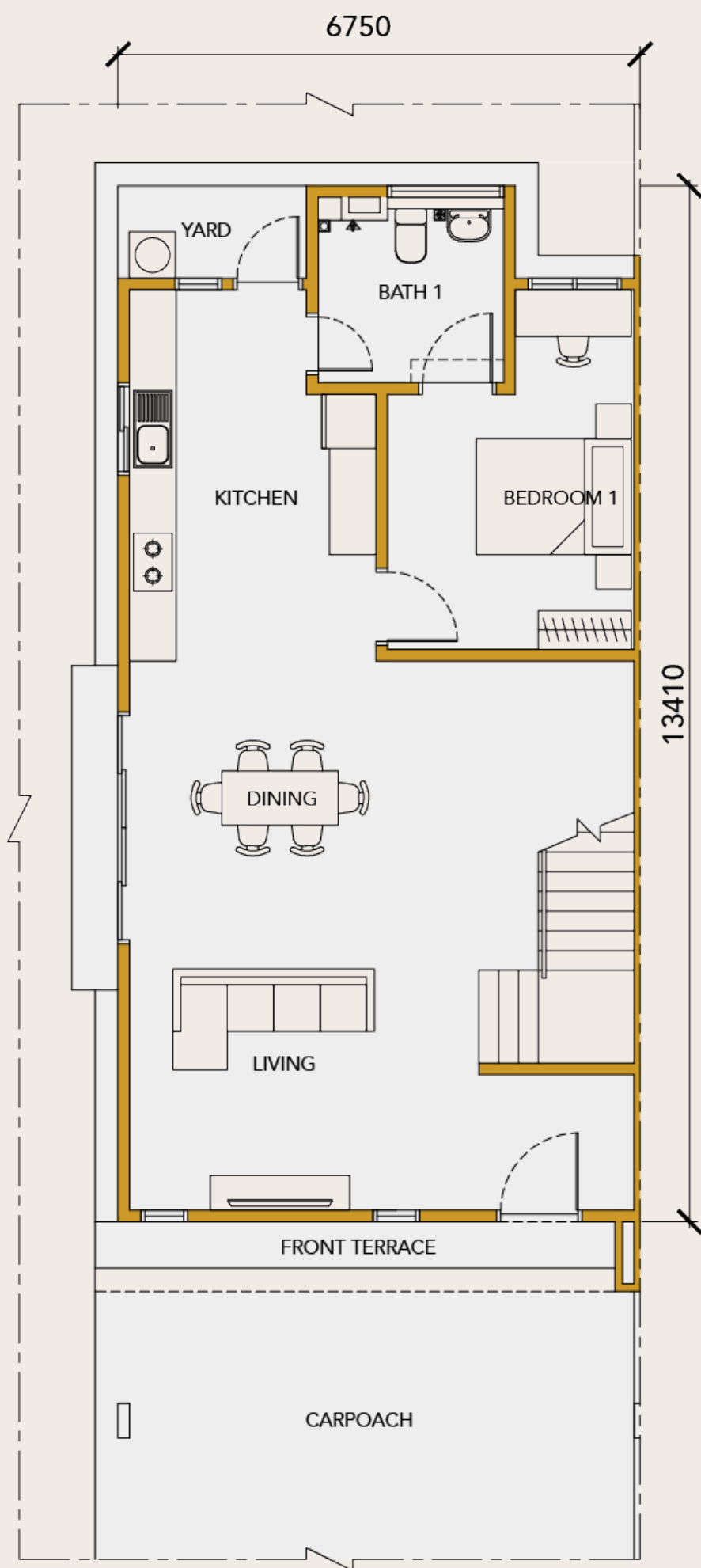
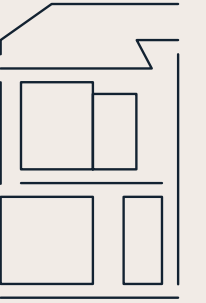
2,168 SQFT

4

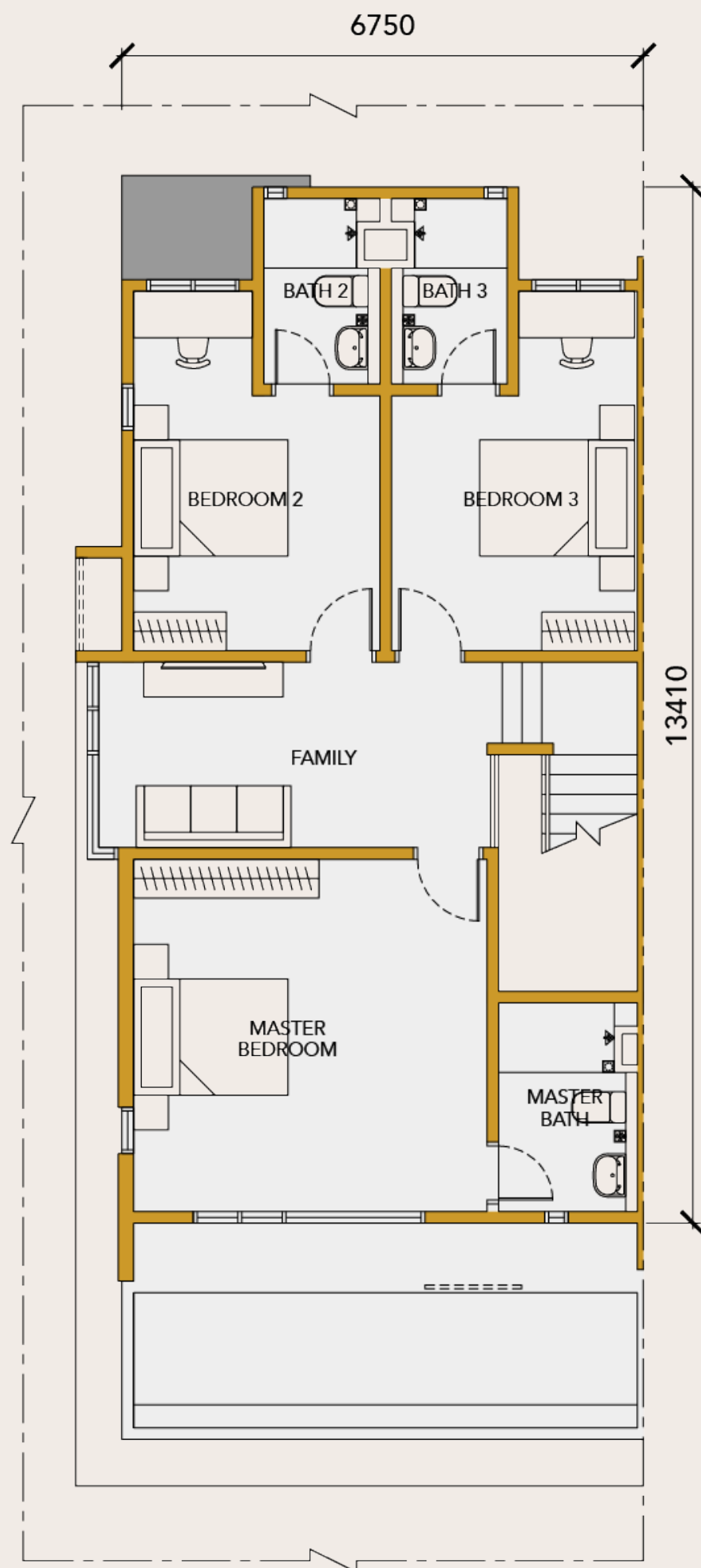
BEDROOMS

4

BATHROOMS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

TYPE

EM

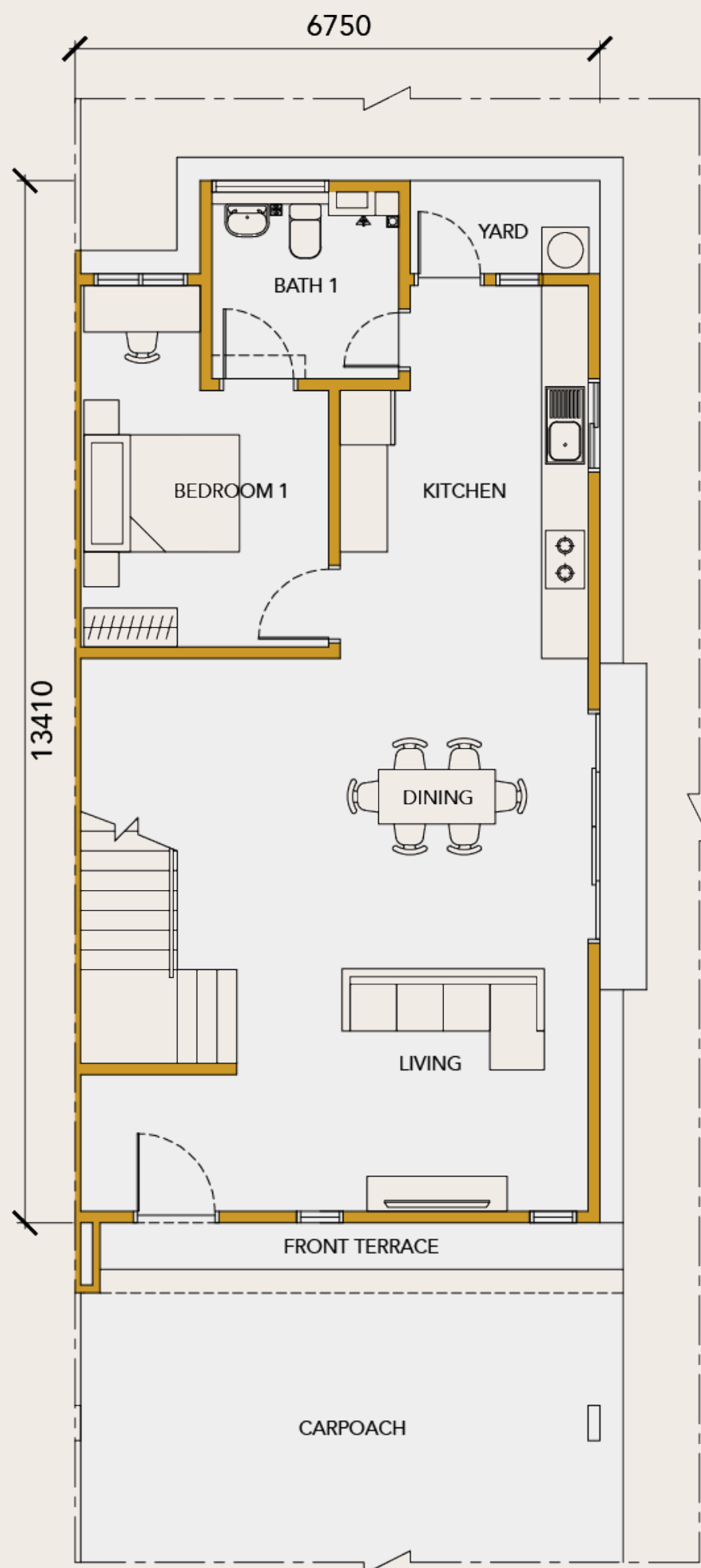
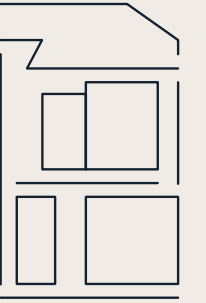
END

22' x 75'

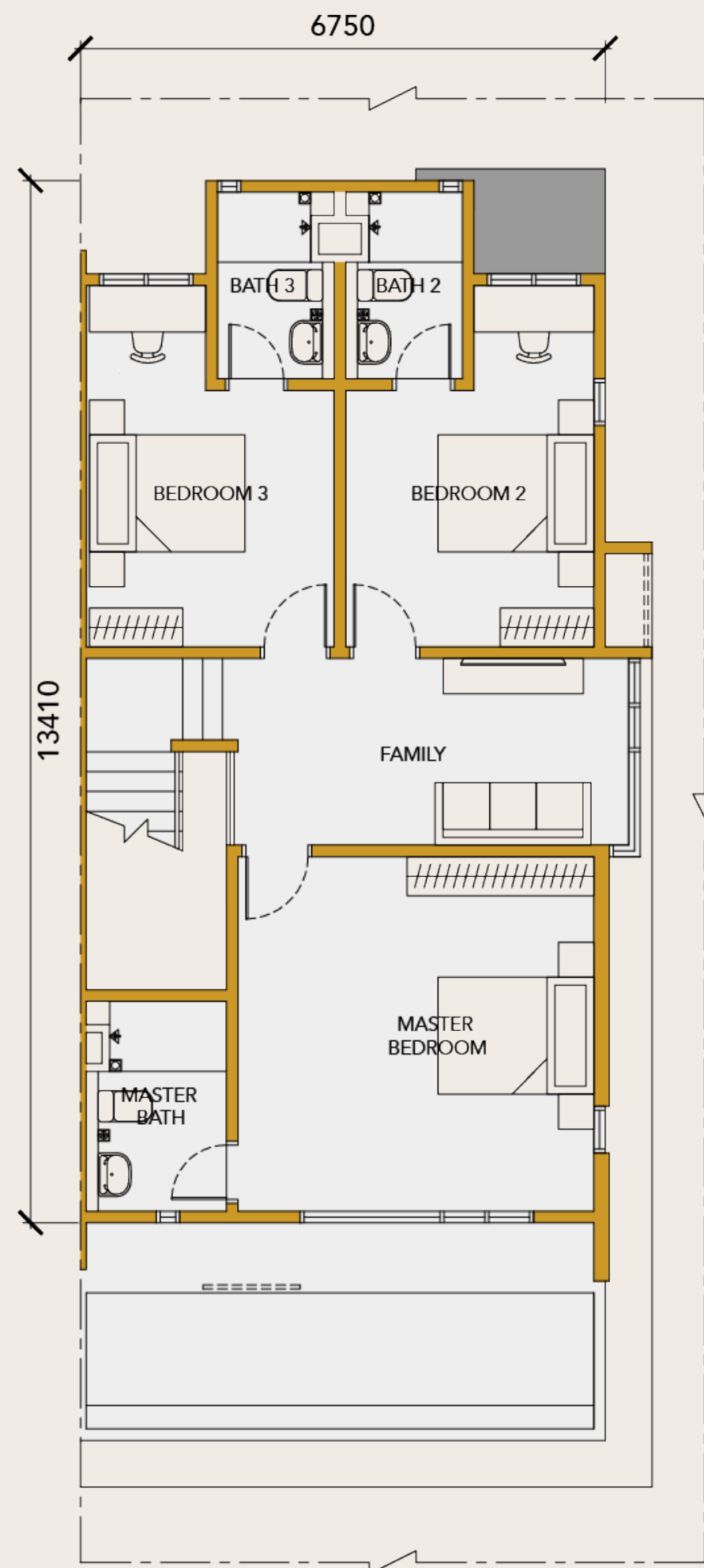
BUILT - UP AREA
2,168 SQFT

4
BEDROOMS

4
BATHROOMS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

TYPE

C

CORNER

22' x 75'

BUILT - UP AREA

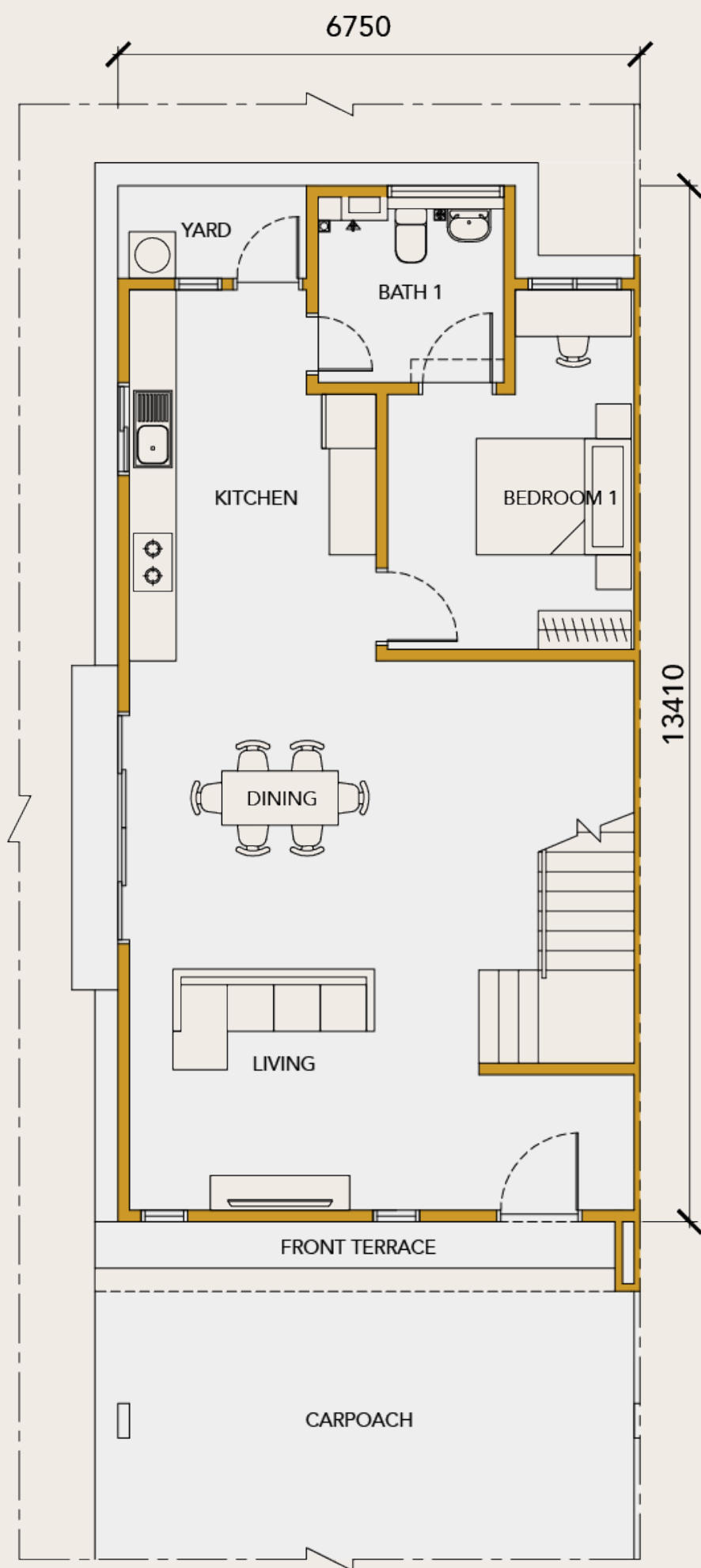
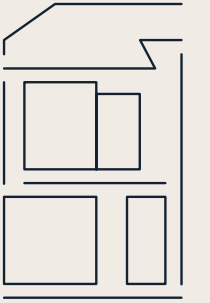
2,168 SQFT

4

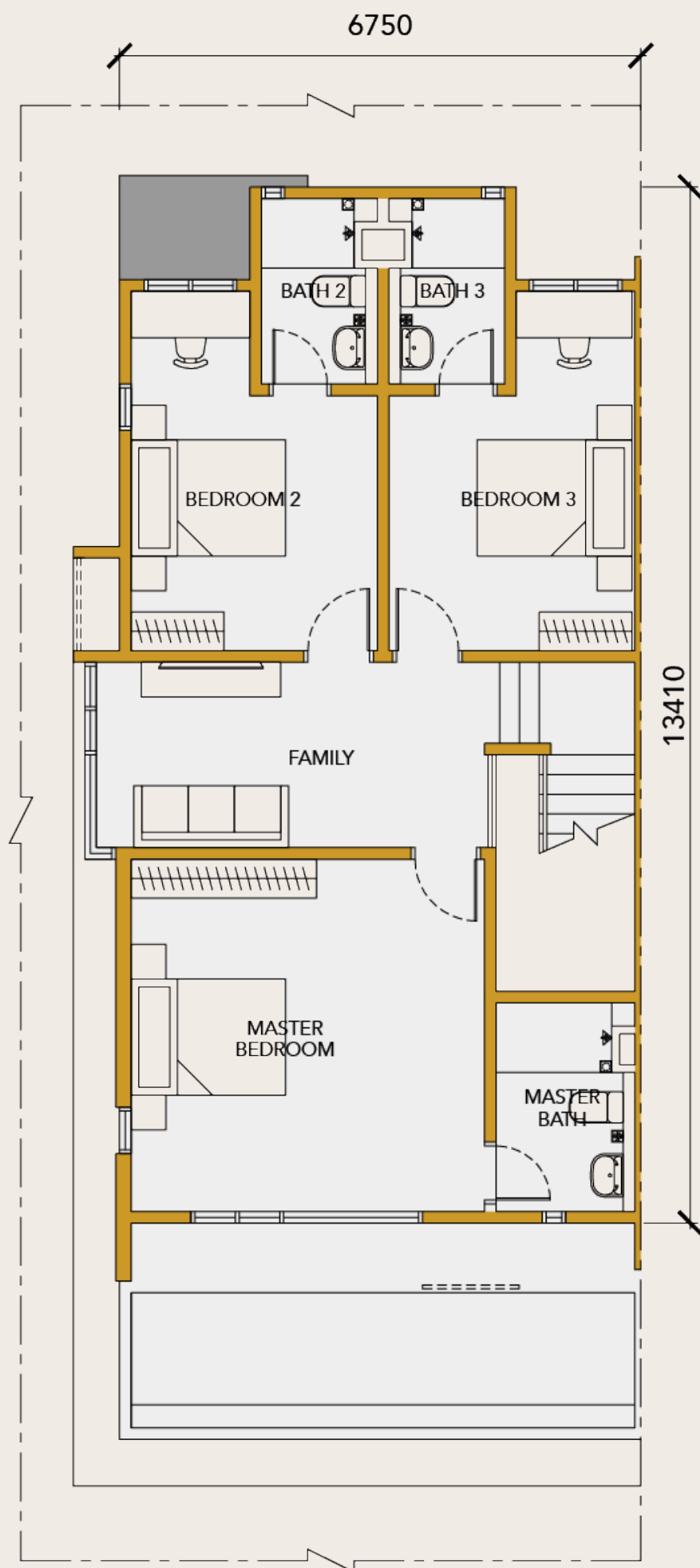
BEDROOMS

4

BATHROOMS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

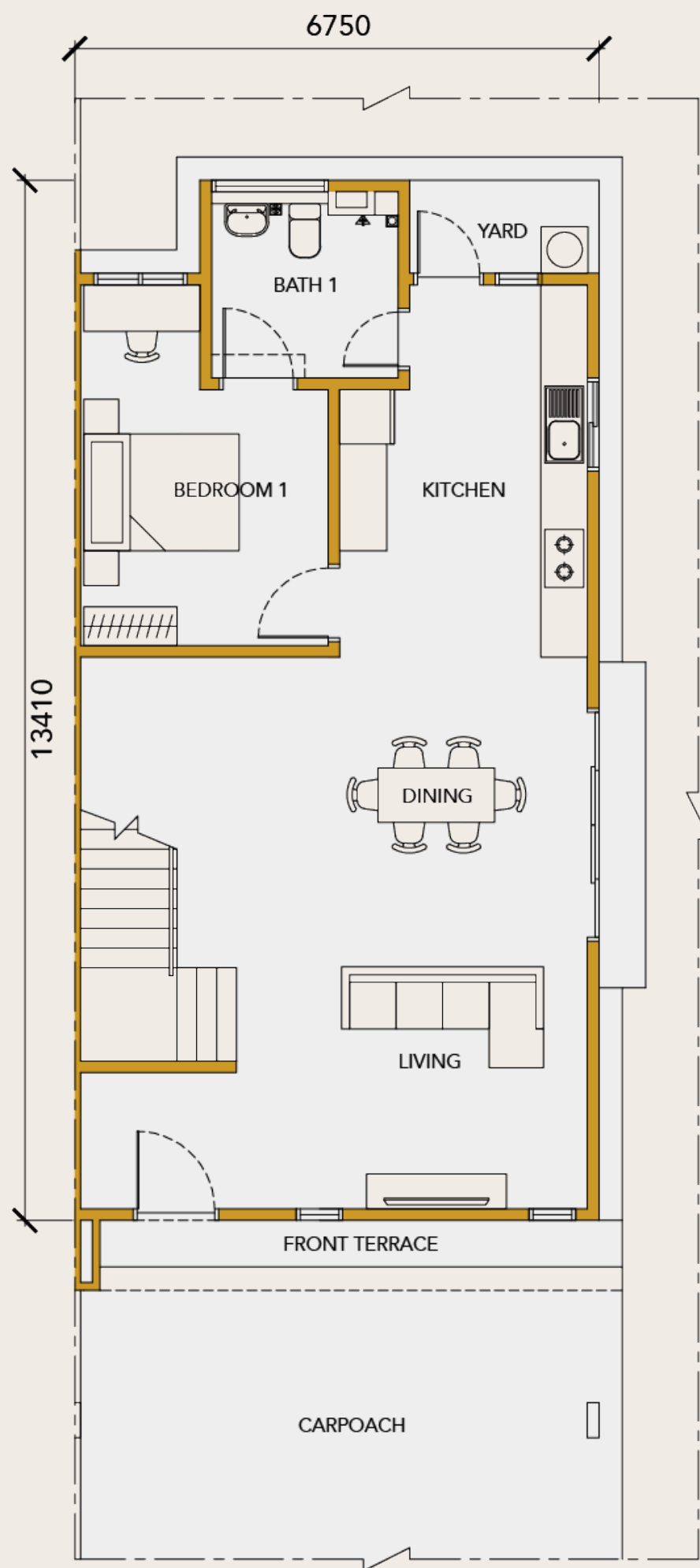
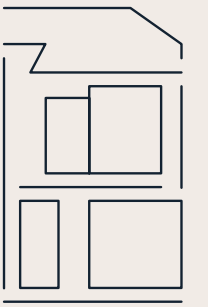
TYPE
CM
CORNER

22' x 75'

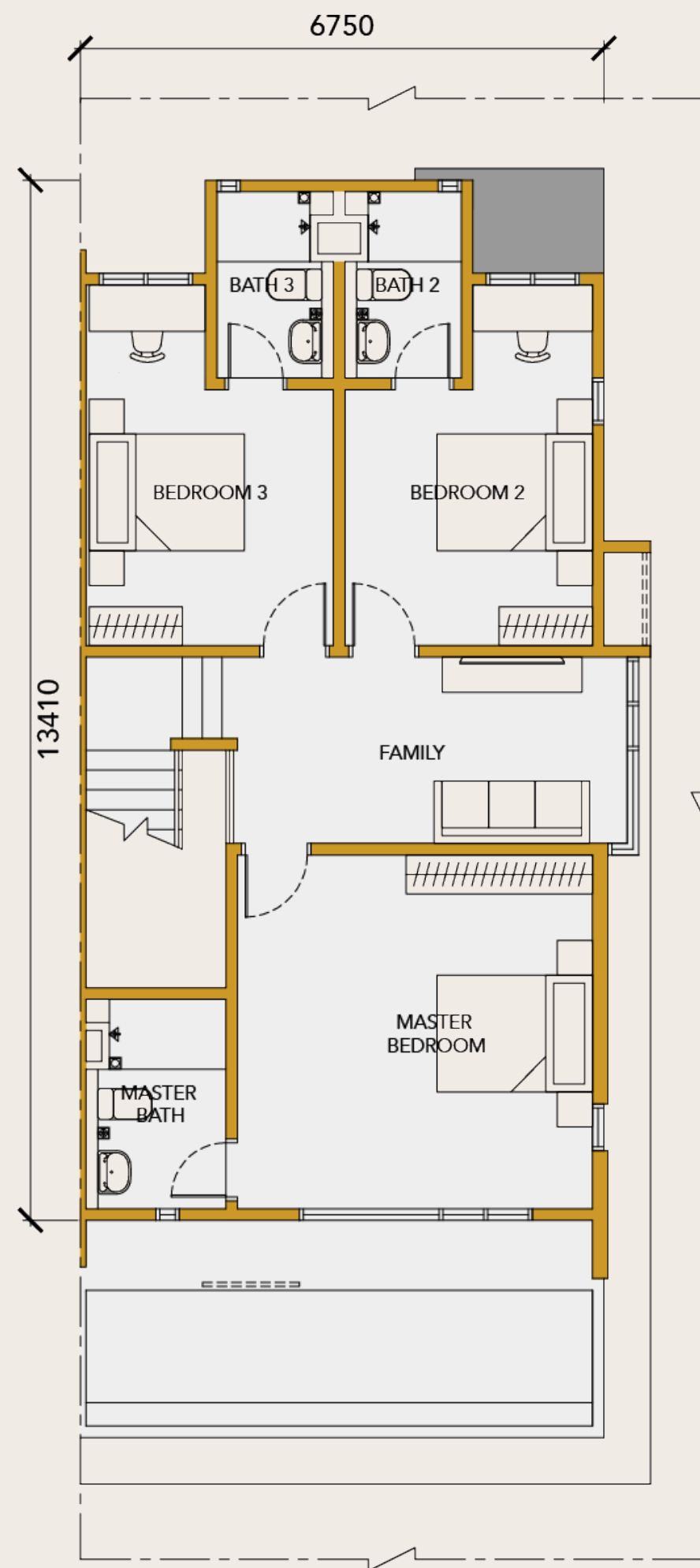
BUILT - UP AREA
2,168 SQFT

4
BEDROOMS

4
BATHROOMS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Structure		: Reinforced Concrete			
Wall		: Masonry / Reinforced Concrete			
Roof Covering		: Concrete Roof Tiles / Metal Deck			
Roof Framing		: Metal			
Ceiling		: Plasterboard / Cement Board / Skim Coat			
Windows	: All	: Aluminium Frame Glass Panel			
Doors	: Main Entrance : Other Doors	: Timber Door : Timber Door / Aluminium Frame Sliding Door			
Ironmongery		: Locksets with Accessories			
Wall Finishes	: External : Internal : Master Bath : Bath 1, Bath 2, & Bath 3 : Kitchen : Yard	: Plaster and Paint : Plaster and Paint : Porcelain Tiles up to Ceiling Height : Ceramic Tiles up to Ceiling Height : Ceramic Tiles up to 1500mm Height / Plaster and Paint : Plaster and Paint			
Floor Finishes	: Car Porch : Front Terrace & Side Terrace : Living & Dining : Kitchen : Yard : Bedroom 1 : Master Bedroom, Bedroom 2 & 3 : Family : Master Bath : Bath 1, Bath 2, & Bath 3 : Staircase	: Concrete : Homogenous Tiles : Porcelain Tiles : Porcelain Tiles : Homogenous Tiles : Porcelain Tiles : Laminated Flooring : Laminated Flooring : Porcelain Tiles : Ceramic Tiles : Laminated Flooring			
Sanitary and Plumbing Fittings	: Kitchen : All Bathrooms : Yard : Refuse Compartment	: Sink with Tap : Sanitary Wares and Fittings : Tap : Tap			
Electrical Installation			A/Am	C/Cm	E/Em
	: Light Points	:	25	26	26
	: Gate Light Points	:	1	1	1
	: Power Points	:	25	25	25
	: Fan Points	:	7	7	7
	: Door Bell Points	:	1	1	1
	: Water Heater Power Points	:	4	4	4
	: Air-Condition Power Points	:	5	5	5
	: Telecommunication Points	:	2	2	2
	: T.V. Points	:	1	1	1
	: Auto Gate Points	:	1	1	1
	: Booster Pump Power Points	:	1	1	1
Internal Telecommunication Trunking & Cabling		: Conduit and Cabling			
Fencing		: Masonry Fence / G.I. Fencing			
Gate		: M.S. Door Gate			
Miscellaneous		: Refuse Compartment and Letter Box : TNB Meter Compartment : Alarm System			

ALL WITHIN REACH



COMMERCIAL & RETAILS

- 320M**
McDonald's
Family Mart
Petrol Station

- 5KM**
Lotus's Setia Alam
Klang Parade

- 7KM**
Setia City Mall
Aeon Mall Bukit Raja

- 8KM**
Central i-City

EDUCATION INSTITUTIONS

- 2KM**
SJK(T) Ladang Bukit Rajah

- 4KM**
SK/SMK Setia Alam

- 6KM**
SJK(C) Pin Hwa 2 Klang
Peninsula International School

- 9KM**
Tenby International School

- 10KM**
UNISEL

HEALTHCARE

- 5KM**
Columbia Asia Hospital

- 6.3KM**
Government Hospital
(under construction)

- 8KM**
KPJ Klang Specialist Hospital

- 10KM**
Shah Alam Hospital
Hospital Tengku Ampuan
Rahimah

LEISURE

- 2KM**
Bandar Bukit Raja
Town Park

- 6.3KM**
Setia Alam
Community Trail

- 8KM**
Shah Alam National
Botanical Park

PORT & AIRPORTS

- 12KM**
Port Klang

- 28KM**
Subang Airport

- 60KM**
Kuala Lumpur
International Airport
(KLIA)



Bandar Bukit Raja Sales Gallery

Open Daily 9:30 a.m. - 6:00 p.m.
(including public holidays)

Contact us
03-3361 7288

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

Learn more at
www.simedarbyproperty.com/bandar-bukit-raja/adira/



PHASE R6A (Series 1). No. of Units: 109. Type: Double Storey Linked Homes. Expected Date of Completion: May 2026. Land: Free. From Encumbrances. Developer's License No.: 3927/03-2029/0138(R). Validity: 04/03/2024-03/03/2029. Advertising & Sales Permit No: 3927-163/05-2026/0425(N)-(L) Validity: 15/05/2024 - 14/05/2026 Approval Authority: Majlis Perbandaran Klang. Building Plan Approval No.: (28) dlm MPK/BGN-600-5/1/0083(2023). 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, 85 units, RM869,888.00 (min) - RM1,208,888.00 (max). Type: E/Em, 14 units, RM1,114,888.00 (min) - RM1,551,888.00 (max). Type C/Cm, 10 units, RM1,269,888.00 (min) - RM1,757,888.00 (max). Bumiputera Discount: 7% (Quota Applies). THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEVELOPMENT

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