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Actual photography of show unit - TYPE 2A1

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Show Unit Available For Viewing

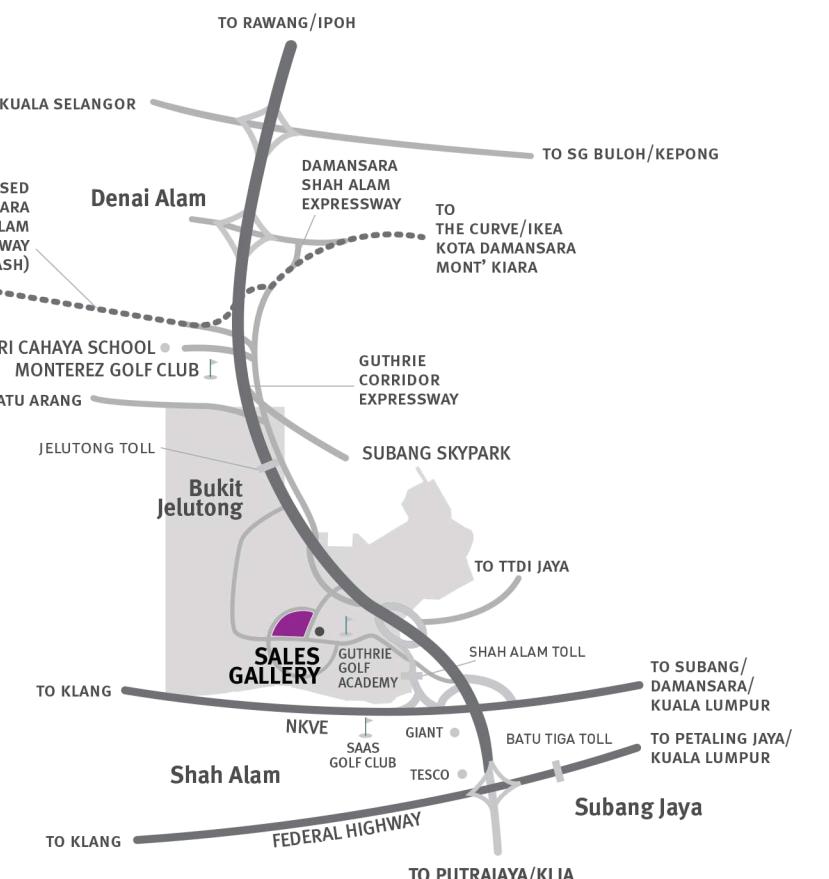
Sime Darby Sunrise Development Sdn Bhd (882264-V)

RADIA SALES GALLERY
No 2A (Lot 64406), Persiaran Tebar Layar, Seksyen U8, Bukit Jelutong, 40150 Shah Alam, Selangor D.E
GPS Coordinates: N 3° 06.131 E 101° 32.271



A Sime Darby Property and UEM Sunrise Development

Developer: Sime Darby Sunrise Development (882264-V) Developer License No: 3373-1/04-2018/09294(L) Validity Date: 19/04/2017 – 18/04/2018 Advertisement & Sales Permit: 13373-1/04-2018/09294(P) Validity Date: 19/04/2017 – 18/04/2018 Approving Authority: Majlis Bandaraya Shah Alam Building Plan References No.: MBSA/BGN/B8/600-1/P(S) SEKUB/0124/2012 Land Tenure: Freehold Expected Completion Date: December 2017 Total Units: Block B: 84 units, Block C: 152 units, Block D: 152 units, Block E: 168 units, Block F: 84 units Balance Unit: Block B: 8 unit, Block C: 15 unit, Block D: 47 unit, Block E: 149, Block F: 84 unit Built-Up: 695 sq.ft (min) – 2,126 sq.ft (max) Selling Price: Block B: RM552,500 (min) – RM2,308,800 (max), Block C: RM577,200 (min) – RM2,217,800 (max), Block D: RM633,100 (min) – RM2,330,900 (max), Block E: RM695,500 (min) – RM2,650,700 (max), Block F: RM767,000 (min) – RM2,948,400 (max) Bumiputra Discount: 7% Type of Property: Service Apartment



INSPIRED BY NATURE IN BUKIT JELUTONG


RADIA RESIDENCES

Site Plan

RESIDENCES



Common Facilities

- 1. Gymnasium
- 2. Barbecue Area
- 3. Garden
- 4. Lap Pool
- 5. Children's Pool
- 6. Children's Water Play
- 7. Reading Room
- 8. Jogging Track
- 9. Pergola Garden
- 10. Putting Green / Lawn
- 11. Children's Playground
- 12. Tennis Court
- 13. Nursery Room
- 14. Koi Pond
- 15. Butterfly Garden
- 16. Leisure Pool
- 17. Spa Pool
- 18. Sun Terrace
- 19. Lily Pond
- 20. Community Garden
- 21. Orchid Garden
- 22. Pavilion
- 23. Function Lawn
- 24. Sauna & Changing Room
- 25. Multipurpose Hall / Badminton Court
- 26. Table Tennis
- 27. Billiard Games
- 28. Car Wash Area
- 29. Access Control System
- 30. Surau

Floor Plan

- Freehold Integrated Development
- Built-up area ranging from 695 sq.ft. to 2,126 sq.ft.
- Four-acre facilities deck, featuring themed gardens, spa pools, jogging track and koi ponds
- 24-hour security with access card system and CCTV surveillance

- Fitted with kitchen cabinets, hood and hob, water heater and air-conditioning units
- Located in the mature neighborhood of Bukit Jelutong, and easily accessible via Guthrie Corridor Expressway (GCE), New Klang Valley Expressway (NKVE), Elite Highway, Federal Highway
- Upcoming shopping mall in future phase, for your convenience and lifestyle needs

TYPE 1A1 Built-up area: 695 sq.ft.

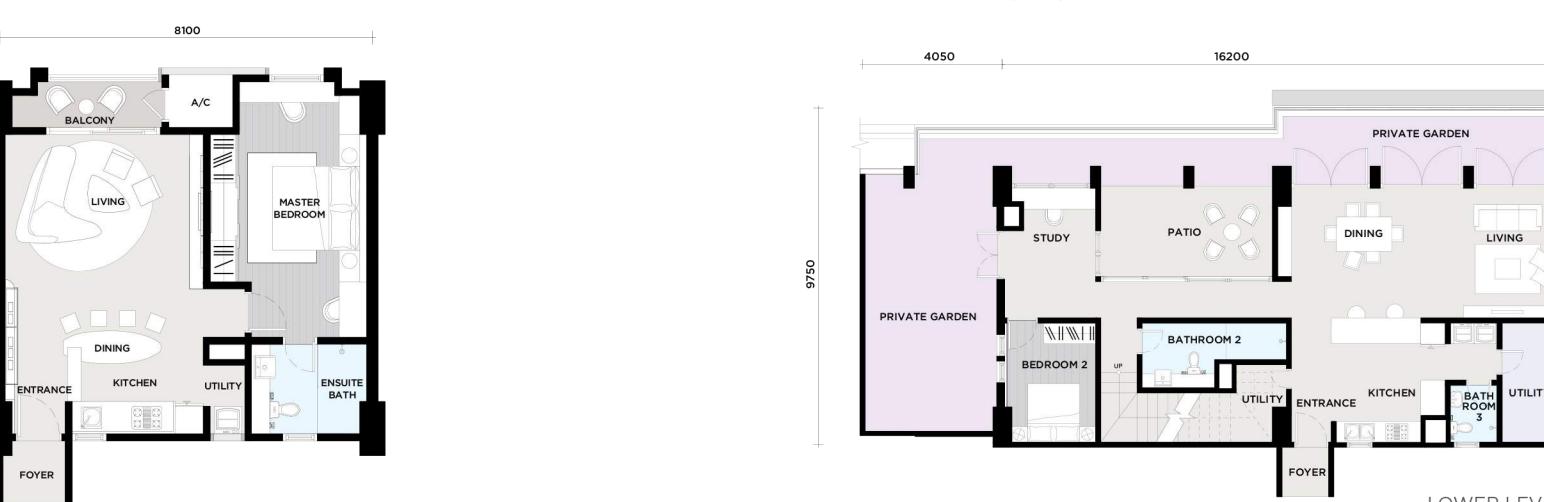
PHASE 1 & 2: Block B: Level 1, 2, 3, 3A, 7, 8, 9, 10
Block C & D: Level 1 – 10
PHASE 3 & 4: Block E: Level 1 – 11
Block F: Level 1 – 11

TYPE 6A2 Built-up area: 2,100 sq.ft.

PHASE 1 & 2: Block B: Level 11
Block C & D: Level 10
PHASE 3 & 4: Block E: Level 11

DUPLEX Built-up area: 2,100 sq.ft.

PHASE 3 & 4: Block E: Level 11



TYPE 2A1

Built-up area: 879 sq.ft.
PHASE 1 & 2: Block B: Level 1 – 11
Block C & D: Level 1 – 10
PHASE 3 & 4: Block E: Level 2, 5, 6, 7, 8, 9, 10, 11



TYPE 4C1

Built-up area: 1,253 sq.ft.
PHASE 3 & 4: Block F: Level 1 - 11



TYPE 5A1

Built-up area: 1,521 sq.ft.
PHASE 1 & 2: Block B, C & D: Level 7 - 10
PHASE 3 & 4: Block E & F: Level 7 - 11



TYPE 3A1

Built-up area: 1,033 sq.ft.
PHASE 1 & 2: Block B: Level 5 - 6
Block C & D: Level 5 - 8
PHASE 3 & 4: Block E: Level 5 - 8
Block F: Level 5 - 6



Building Specifications

STRUCTURE	Reinforced Concrete Structure
WALL	Brick Wall / Reinforced Concrete Wall
ROOFING	Concrete Flat Roof
CEILING	Internal
WINDOWS	Bathroom, Balcony / Patio*
DOORS	Aluminum Framed Windows
LOCKS	Main Entrance
FLOOR FINISHES	Internal
WALL FINISHES	Private Garden*
	Balcony / Patio*
	Main Entrance
	Internal
	Foyer, Living, Dining, Bathrooms, Kitchen, Balcony / Patio*, Private Garden*, Utility* (Except For All Type 4)
	Bedrooms, Utility* (For All Type 4)
	A/C, Shoe Rack*
	Foyer, Living, Dining, Bedrooms, Balcony / Patio*, A/C, Utility*, Private Garden*, Shoe Rack*
	Selected Quality Timber
	Cement Render
	Plaster And Paint
	Selected Quality Tiles (Floor To Ceiling Soffit)
	Kitchen
	Selected Quality Tiles / Wall Panel
	Kitchen Cabinet

*Only applicable if shown in Floor Plan of said Parcel.

Electrical Schedule

TYPE	1A1, 1A2, 1C1, 1C2	1B1, 1B2, 1D1, 1D2	2A1, 2A2, 2E1, 2E2	2B1, 2B2, 2C1, 2C2, 2D1, 2D1A, 2D2, 2D2A	3A1, 3A2	4A1, 4A2, 4C1, 4C2	4B1, 4B2	5A1, 5A2	6A1, 6A2, 6B1, 6B2, 6C1, 6C2	6D1, 6D2, 6E1, 6E2, 6F1, 6F2
ELECTRICAL DISTRIBUTION BOARD	1 No. 60 Amp Single Phase	1 No. 60 Amp Single Phase	1 No. 60 Amp Three Phase	1 No. 60 Amp Three Phase	1 No. 60 Amp Three Phase	1 No. 60 Amp Three Phase	1 No. 60 Amp Three Phase	1 No. 60 Amp Three Phase	33	31
LIGHTING POINT	12	13	12	13	16	18	19	20	26	24
POWER POINT	2	2	2	2	2	2	2	2	2	2
TELEPHONE OUTLET, TV OUTLET										
CEILING FAN POINT	2	2	3	3	3	4	4	4	5	5
COOKER OUTLET, AUDIO INTERCOM UNIT, DOOR BELL POINT	1	1	1	1	1	1	1	1	1	1
WATER HEATER POINT	1	1	2	2	2	2	2	2	3	3

Wall mounted split unit air conditioning system will be provided to (a) all bedrooms (b) all living/dining (c) utility in Type 4

Sanitary Schedule

TYPE	1A1, 1A2, 1B1, 1B2, 1C1, 1C2, 1D1, 1D2	2A1, 2A2, 2B1, 2B2, 2C1, 2C2, 2D1, 2D2, 2D2A, 2E1, 2E2	3A1, 3A2	4A1, 4A2, 4B1, 4C1, 4C2	5A1, 5A2	6A1, 6A2, 6B1, 6B2, 6C1, 6C2, 6D1, 6D2, 6E1, 6E2, 6F1, 6F2
ENSUITE BATHROOM	Water Closet C/W Hand Bidet, Toilet Roll Holder, Wash Basin C/W Tap, Shower Head Bathtub C/W Tap	Nil	Nil	Nil	Nil	Nil
BATHROOM 1	Water Closet C/W Hand Bidet, Toilet Roll Holder, Wash Basin C/W Tap, Shower Head	Nil	•	•	•	•
BATHROOM 2	Water Closet C/W Hand Bidet, Toilet Roll Holder, Wash Basin C/W Tap, Shower Head	Nil	Nil	Nil	Nil	•
BATHROOM 3	Water Closet C/W Hand Bidet, Toilet Roll Holder, Wash Basin C/W Tap, Shower Head	Nil	Nil	Nil	Nil	Nil
KITCHEN	Kitchen Sink C/W Tap	•	•	•	•	•
UTILITY (FOR TYPE 3 ONLY)	Bib Tap For Washing Machine	•	•	Nil	Nil	Nil
	Bib Tap For Washing Machine	Nil	Nil	•	Nil	Nil