




mahogany park
SAUJANA IMPIAN



Developing Homes, Building Lifestyles

At Sime Darby Property, we do not merely build houses, we design homes that complement the way you live life. From the distinct townships where these homes are built to the exclusive features that come with each property, our homes are an extension of your personality and lifestyle. Ranging from bungalows with large open spaces to cosy serviced apartments perfect for two, you will find your ideal Sime Darby Property home that reflects who you are and what you aspire to in life.





Aerial view of the Saujana Impian Premier Residential Enclaves and the Impian Golf & Country Club

Foreword

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Saujana Impian was envisioned as a themed residential development with an abundance of green spaces for a resort-like living experience. It is located in what used to be Braemar Estate, a rubber plantation in Kajang, a town South of Kuala Lumpur famous for its Satay – a popular delicacy of skewered marinated

beef roasted on an open fire that has earned global recognition. Development work on the 600-acre township commenced in the early 1990s and thus began the tale of what is now Kajang’s premier award-winning township.



Canopy covered avenues add to the ambiance of country resort living

Saujana Impian, Inspired by the countryside

Inspired by the countryside and staying true to its vision, Saujana Impian is planned with generous green open spaces. Its centerpiece is the famed Impian Golf & Country Club, the award-winning 18-hole championship golf course. This mature township has been described as

a resort cum residential township with the convenience of modern amenities and recreational facilities. Enjoying easy accessibility in and around the capital city of Kuala Lumpur, it is touted as one of the preferred addresses not only in Kajang but also in Southeast Greater KL.



The greens and fairways of the 18-hole championship golf course

At the heart of it all

The Impian Golf & Country Club (IGCC) is an award winning 18-hole championship golf course covering 142 acres. It is a beautiful contrast of manicured greens and fairways against lush covered avenues and walkways. The Bermuda Tifdwarf greens of this

beautiful countryside golf course are heralded as amongst the best in the country. Inspired by the beauty of the rainforest, the tropical parkland themed championship course boasts more than 5,000 trees of various species such as Mahogany, Pulai and Allamanda.

Private luxurious enclaves



A new chapter is being written in Saujana Impian. Introducing the premier residential enclaves of Saujana Impian. Covering a combined total area of more than 25 acres located in and around the golf club, the premier enclaves are dedicated to elevating both the lifestyle and quality of living in this resort-like township.

It consists of the lovely countryside twin villas of The Brymwood set within IGCC and the stately bungalows of Villa Safira – making the Saujana Impian premier enclaves the most prestigious address in Kajang, Southern Greater KL.

These high-end residential developments raise the bar in luxury living in Kajang and are defining contemporary luxury country

living – an experience no longer tucked-away inconveniently from facilities and amenities. What is special about Saujana Impian’s premier enclaves is accessibility. Located in the heart of the township but designed to be exclusive, apart and private.

Also included, as part of the new premier enclaves, Mahogany Park is a 17-storey high-rise residence with the best views in Saujana Impian.



Mahogany Park sits next to the IGCC Club House

Own the best views in Saujana Impian

Mahogany Park is defined by its amazing vistas of the golf club's greens, fairways and lush landscaped park. Its design approach is simple yet modern and contemporary with a leaning towards strong and bold lines. It is expected to be as significant a landmark to the area as is the IGCC.

Mahogany Park's elevation and location creates arguably, the best views in Saujana Impian. These amazing panoramic views of the golf course are available to the north-facing units of the residential tower.

Well designed spaces



Imagine walking into your apartment's spacious and comfortable open plan living spaces so well designed they provide a sense of order and calmness through the meticulously detailed use of space.

Natural light bathes the spacious modern interior of the apartment. Shown here, The Clover (Type C) actual show unit.



The Avens (Type A) apartment feels roomy and comfortable (actual show unit)



Open plan living offers the flexibility of a single space for you to express your personality. Shown here, The Buttercup (Type B) actual show unit



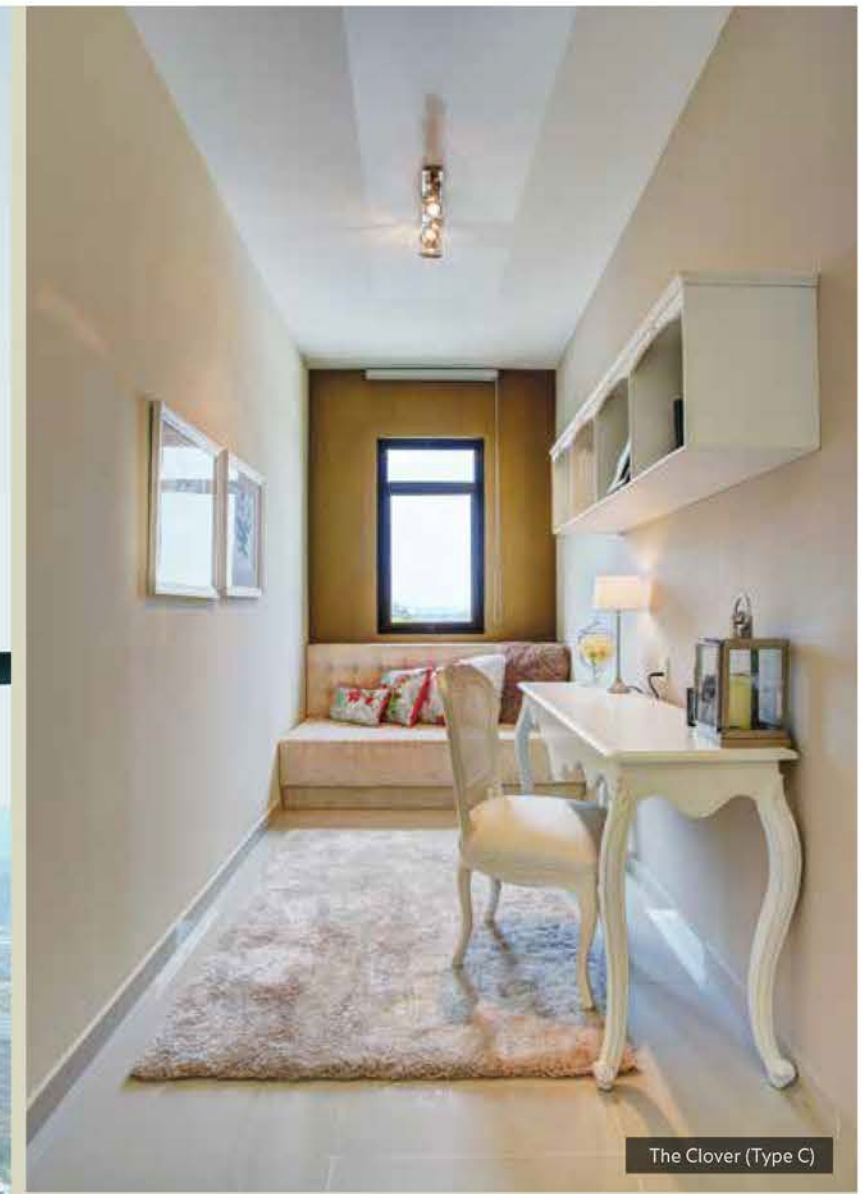
Laminated timber floorings adorn all bedrooms. Shown here, The Clover (Type C) actual show unit

Mahogany Park offers variables of four main layout types; detached or semi-detached units; all designed with the same meticulous space planning. Its 4 layout types of 3 to 4+1 bedrooms range from 872 sq ft to 1,507 sq ft.

Named after flowers and plants of the English countryside, these units have balconies or large openings that provide a direct connection to beautiful scenery and outdoors, all for you to revel in from your Mahogany Park apartment.



The Clover (Type C)



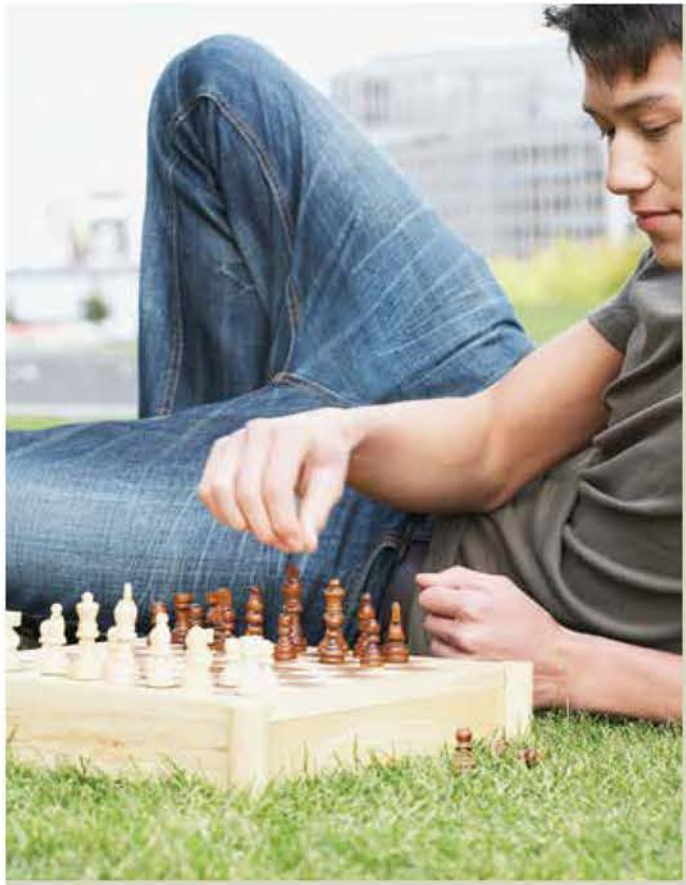
The Clover (Type C)



The Avens (Type A)

Come home to the best views in Saujana Impian

Top and bottom: The clever use of space brings out the character of your Mahogany Park apartment (actual show unit)



Countryside living at Saujana Impian



The 17-storey Mahogany Park



Mahogany Park's signature entrance

Mahogany Park. The premier high-rise residences in Saujana Impian

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Mahogany Park is a 17-storey high-rise residence set in a choice location at the main entrance to the IGCC right next to its Clubhouse. As part of the premier enclaves of Saujana Impian, Mahogany Park raises the bar in high-rise living in this modern country resort living-inspired township.



Full complementary facilities include a well-equipped gymnasium and an infinity swimming and wading pool

Conveniences start with full complementary facilities

Modern contemporary high-rise living at Mahogany Park is complete with full suite apartment recreational facilities. Its fully equipped gymnasium overlooks the deck spanning the whole length of the large infinity swimming and wading pool.

Cookouts are a-calling at the fully equipped barbeque area while a convenience store will conveniently help you manage your little needy moments. Other facilities include male and female surau, a kindergarten, launderette and multi-purpose room.



Saujana Impian Township



Shopping malls/ Hypermarkets

1. Giant
2. Tesco
3. Plaza Metro

Hospitals

1. KPJ Kajang Specialist Hospital
2. Kajang Hospital

Komuter Station

1. UKM Komuter Station
2. Kajang Komuter Station
3. Serdang Komuter Station

MRT Station

1. MRT Kajang Station
2. MRT Saujana Impian Station

The conveniences continue

Mahogany Park is conveniently accessible to and from the city centre and surrounding popular spots via a comprehensive road and rail transportation network which includes four main highways – Kajang-Seremban Expressway (LEKAS), North-South Expressway (PLUS), Kajang SILK highway and

the Cheras-Kajang Highway as well as the new MRT services in Greater KL.

It is the maiden high-rise development that is part of the Saujana Impian Premier Enclaves and the only high-rise residence next to the IGCC.



Impian Golf & Country Club

At a glance

Mahogany Park at Saujana Impian

- Freehold with good potential for real estate appreciation
- 198 detached and semi-detached units with 4 layout types offering a choice of 3 to 4+1 bedrooms
- Open plan design for spaciousness and flexibility with inspiring panoramic views of IGCC*
- Complemented with full suite apartment recreational facilities and 24-hour security – gated and guarded
- Only 30 minutes drive from Kuala Lumpur served by a network of highways plus mass rail (MRT) services targeted completion in 2017
- Convenience of amenities and services with shopping malls, supermarkets, schools, universities and hospitals in the vicinity

* North-facing units only



More valuable with time

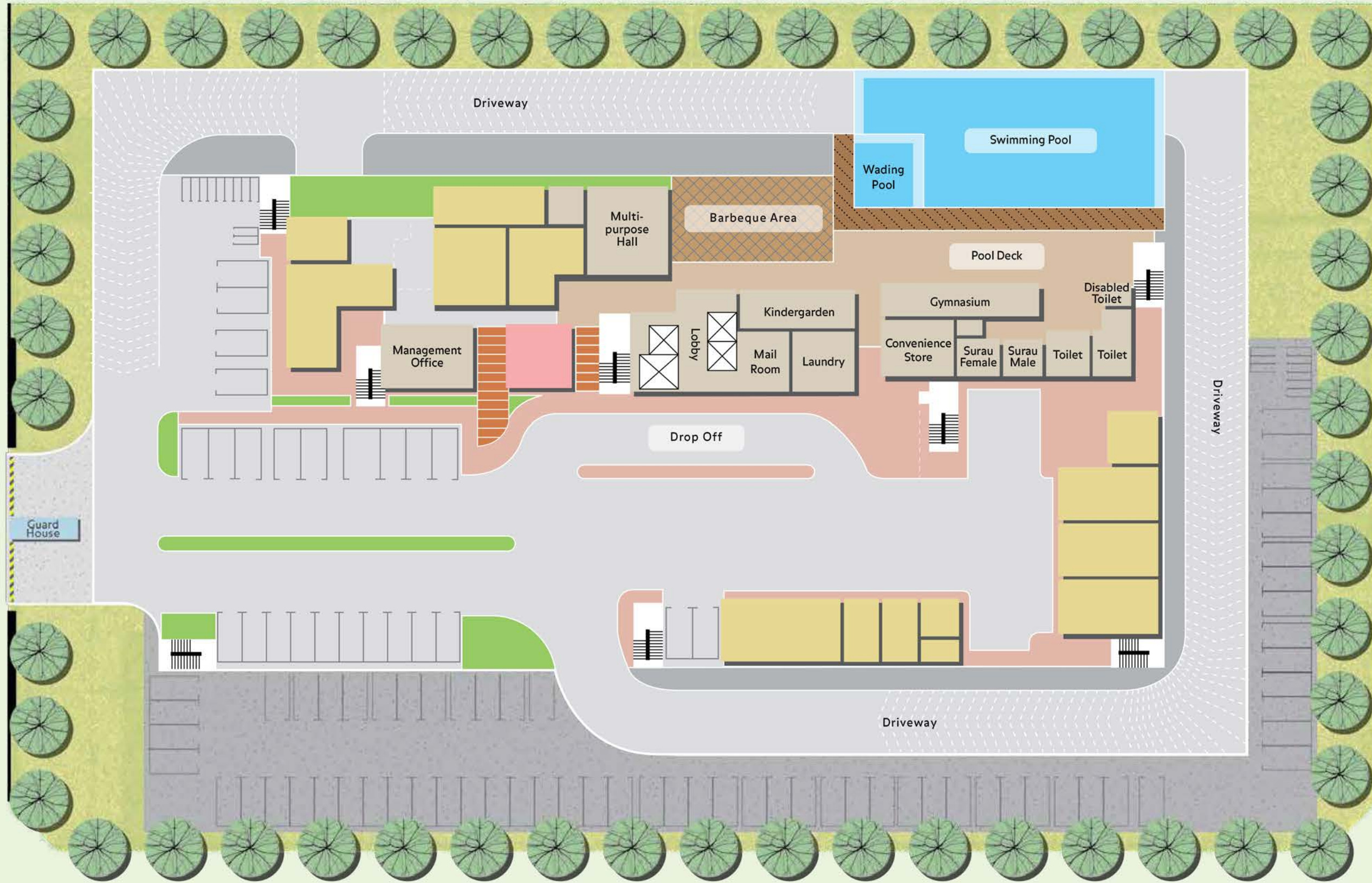
As development rapidly radiates outward from the Klang Valley, the areas and locales reached by the new LRT extension project, the Greater Kuala Lumpur MRT project plus having easy accessibility to good highway & expressway networks such as the North-South Expressway will experience an upswing in popularity. Locations like Kajang are experiencing

massive development at an impressive pace. With easy and convenient access to rail and road transportation, the choice residential developments of the Saujana Impian Premier Residential Enclaves, which include Mahogany Park, are expected to experience a rise in value becoming an area with high potential for real estate appreciation, all at once elevating its investment value.



Floor Plans

Site Plan



Legend

- Fire Control Room
- M&E Services

Storey Plan

EAST VIEW

LOWER ROOF LEVEL	TYPE C	TYPE B	TYPE B1	TYPE B1	TYPE B	TYPE D
17th LEVEL	VIEWING DECK			MP-17-1	MP-17-2	MP-17-3
16th LEVEL	MP-16-1	MP-16-2	MP-16-3	MP-16-3A	MP-16-5	MP-16-6
15th LEVEL	MP-15-1	MP-15-2	MP-15-3	MP-15-3A	MP-15-5	MP-15-6
14th LEVEL	MP-13A-1	MP-13A-2	MP-13A-3	MP-13A-3A	MP-13A-5	MP-13A-6
13th LEVEL	MP-13-1	MP-13-2	MP-13-3	MP-13-3A	MP-13-5	MP-13-6
12th LEVEL	MP-12-1	MP-12-2	MP-12-3	MP-12-3A	MP-12-5	MP-12-6
11th LEVEL	MP-11-1	MP-11-2	MP-11-3	MP-11-3A	MP-11-5	MP-11-6
10th LEVEL	MP-10-1	MP-10-2	MP-10-3	MP-10-3A	MP-10-5	MP-10-6
9th LEVEL	MP-9-1	MP-9-2	MP-9-3	MP-9-3A	MP-9-5	MP-9-6
8th LEVEL	MP-8-1	MP-8-2	MP-8-3	MP-8-3A	MP-8-5	MP-8-6
7th LEVEL	MP-7-1	MP-7-2	MP-7-3	MP-7-3A	MP-7-5	MP-7-6
6th LEVEL	MP-6-1	MP-6-2	MP-6-3	MP-6-3A	MP-6-5	MP-6-6
5th LEVEL	MP-5-1	MP-5-2	MP-5-3	MP-5-3A	MP-5-5	MP-5-6
4th LEVEL	MP-3A-1	MP-3A-2	MP-3A-3	MP-3A-3A	MP-3A-5	MP-3A-6
3rd LEVEL	MP-3-1	MP-3-2	MP-3-3	MP-3-3A	MP-3-5	MP-3-6
2nd LEVEL	MP-2-1	MP-2-2	MP-2-3	MP-2-3A	MP-2-5	MP-2-6
1st LEVEL	MP-1-1	MP-1-2	MP-1-3	MP-1-3A	MP-1-5	MP-1-6
PODIUM LEVEL						
PARKING 1						
PARKING 2						

LIFT CORE

WEST VIEW

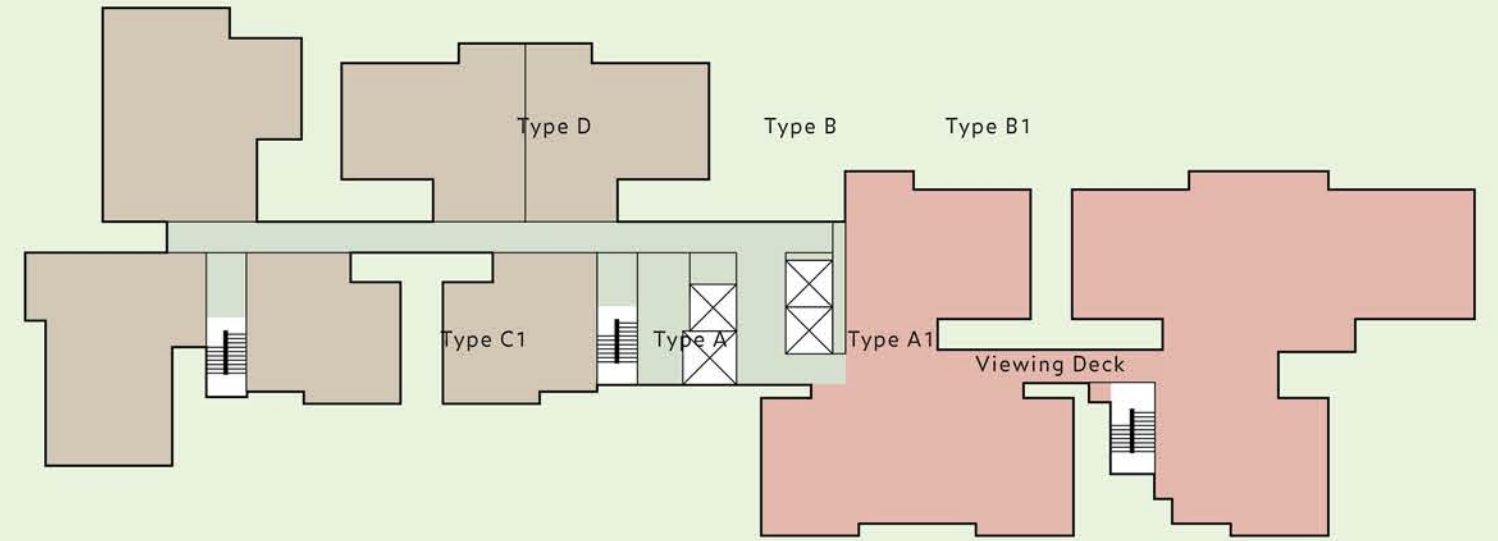
LOWER ROOF LEVEL	TYPE C1	TYPE A	TYPE A1	TYPE A1	TYPE A	TYPE A
17th LEVEL	MP-17-3A	MP-17-5	MP-17-6	VIEWING DECK		
16th LEVEL	MP-16-7	MP-16-8	MP-16-9	MP-16-10	MP-16-11	MP-16-12
15th LEVEL	MP-15-7	MP-15-8	MP-15-9	MP-15-10	MP-15-11	MP-15-12
14th LEVEL	MP-13A-7	MP-13A-8	MP-13A-9	MP-13A-10	MP-13A-11	MP-13A-12
13th LEVEL	MP-13-7	MP-13-8	MP-13-9	MP-13-10	MP-13-11	MP-13-12
12th LEVEL	MP-12-7	MP-12-8	MP-12-9	MP-12-10	MP-12-11	MP-12-12
11th LEVEL	MP-11-7	MP-11-8	MP-11-9	MP-11-10	MP-11-11	MP-11-12
10th LEVEL	MP-10-7	MP-10-8	MP-10-9	MP-10-10	MP-10-11	MP-10-12
9th LEVEL	MP-9-7	MP-9-8	MP-9-9	MP-9-10	MP-9-11	MP-9-12
8th LEVEL	MP-8-7	MP-8-8	MP-8-9	MP-8-10	MP-8-11	MP-8-12
7th LEVEL	MP-7-7	MP-7-8	MP-7-9	MP-7-10	MP-7-11	MP-7-12
6th LEVEL	MP-6-7	MP-6-8	MP-6-9	MP-6-10	MP-6-11	MP-6-12
5th LEVEL	MP-5-7	MP-5-8	MP-5-9	MP-5-10	MP-5-11	MP-5-12
4th LEVEL	MP-3A-7	MP-3A-8	MP-3A-9	MP-3A-10	MP-3A-11	MP-3A-12
3rd LEVEL	MP-3-7	MP-3-8	MP-3-9	MP-3-10	MP-3-11	MP-3-12
2nd LEVEL	MP-2-7	MP-2-8	MP-2-9	MP-2-10	MP-2-11	MP-2-12
1st LEVEL	MP-1-7	MP-1-8	MP-1-9	MP-1-10	MP-1-11	MP-1-12
PODIUM LEVEL						
PARKING 1						
PARKING 2						

LIFT CORE

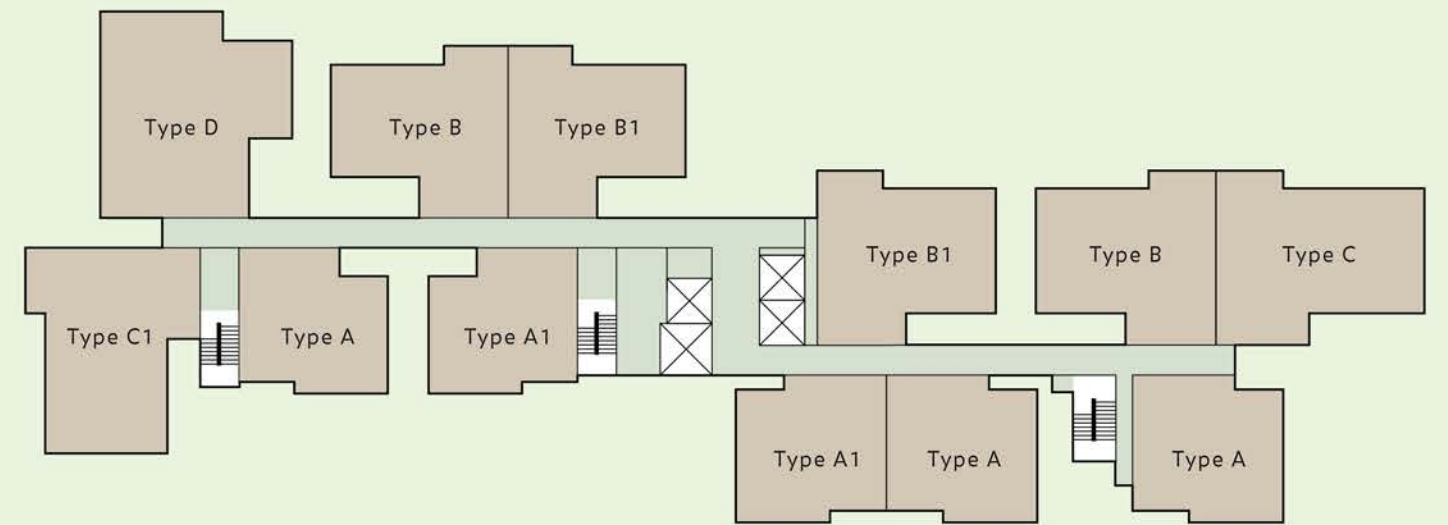


The rooftop retreat at Mahogany Park

17th Floor



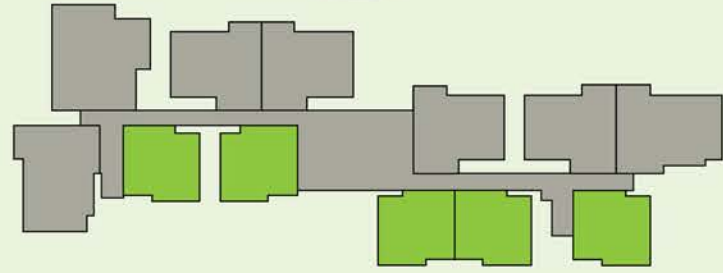
Typical Floor



Avens

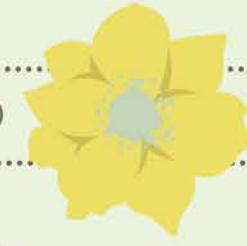


Type A & A1

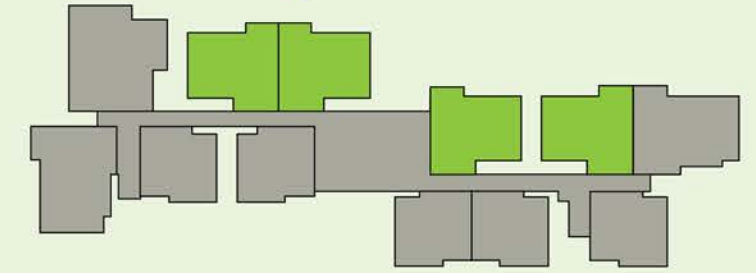


Built-up area: 872 sq ft

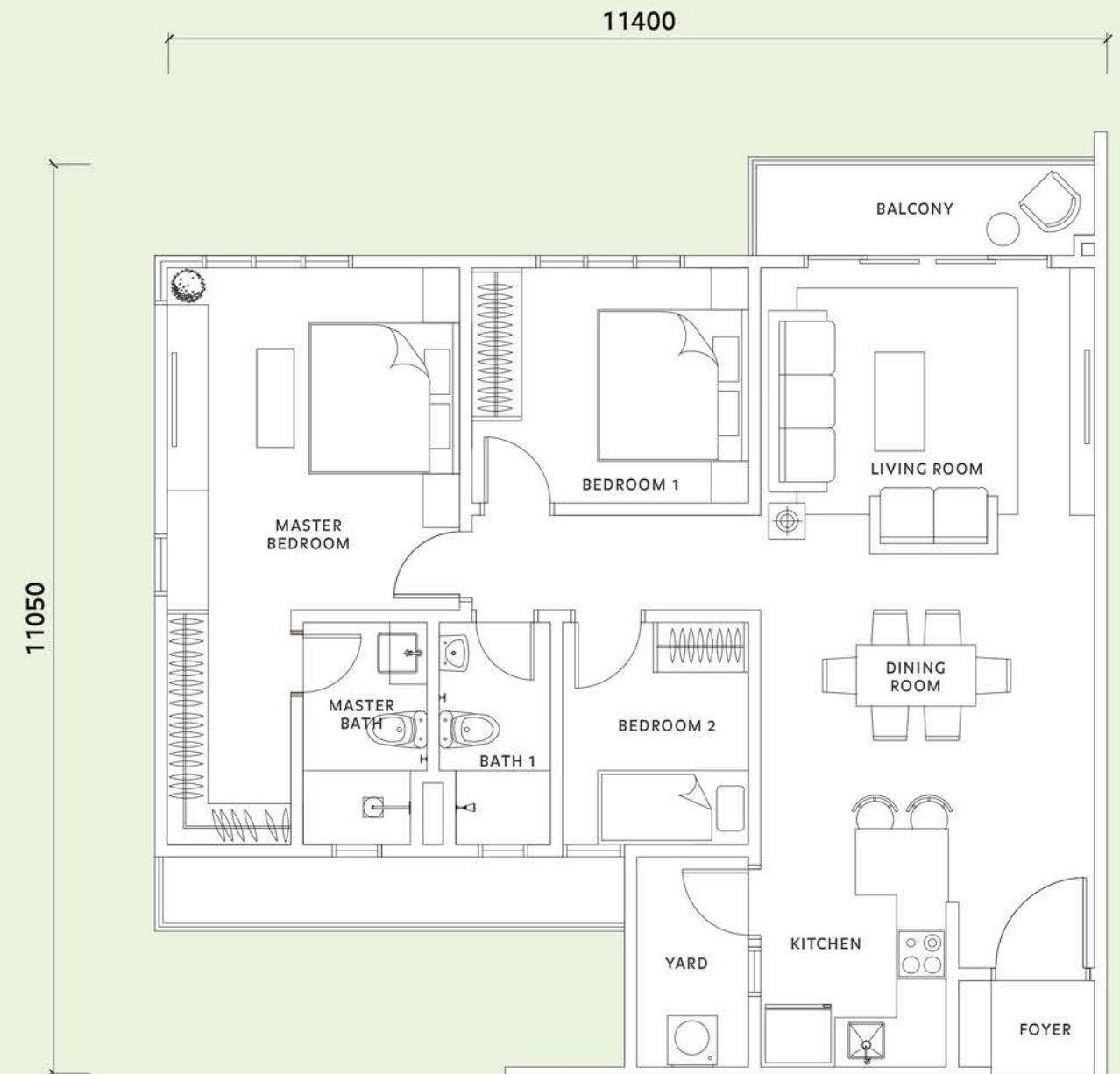
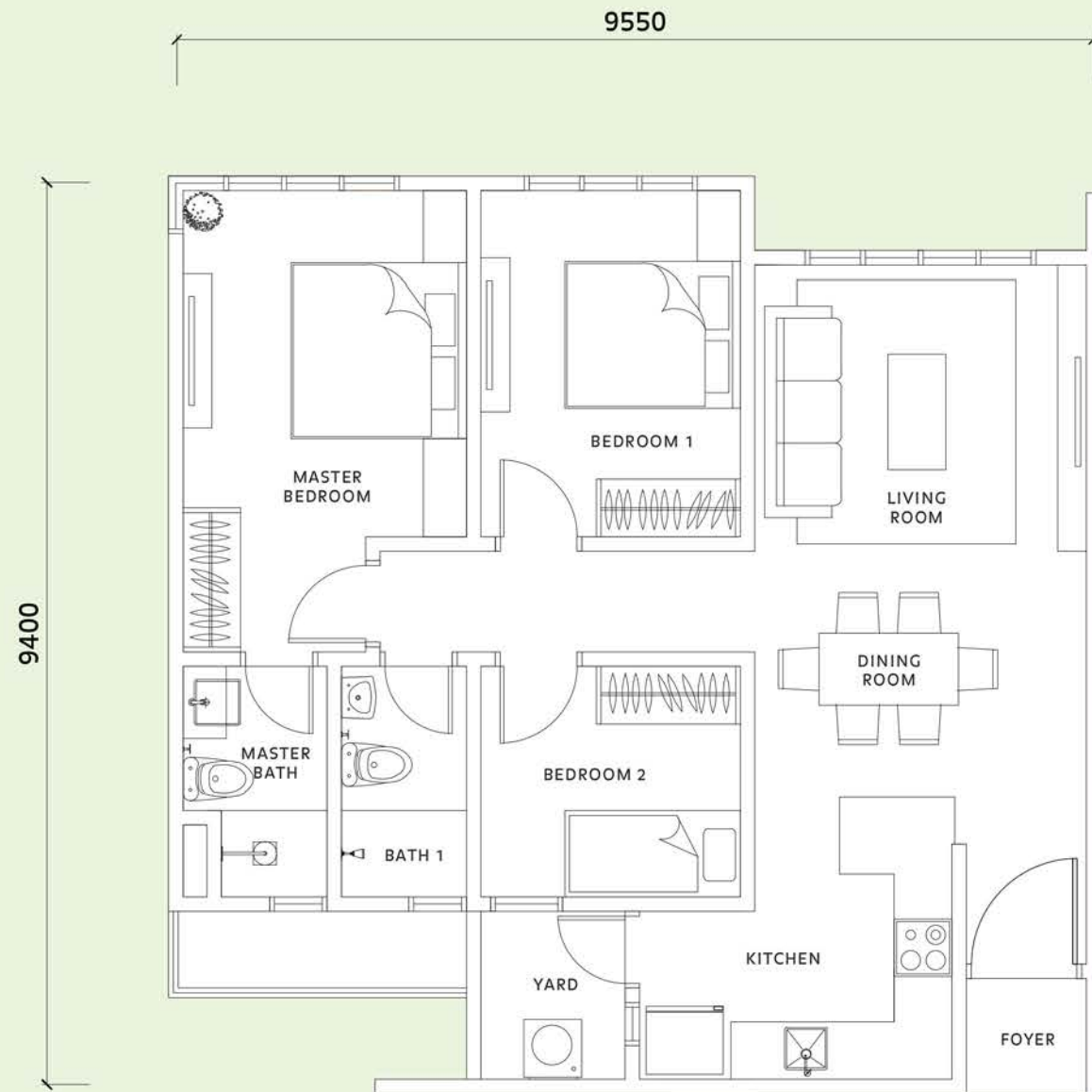
Buttercup



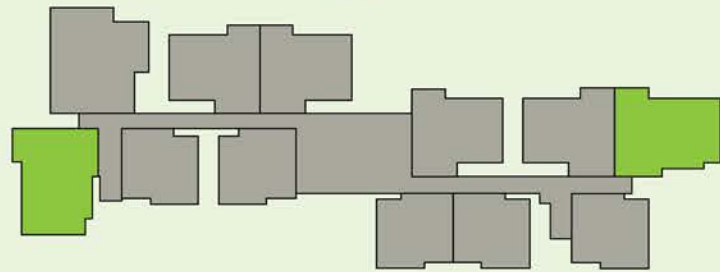
Type B & B1



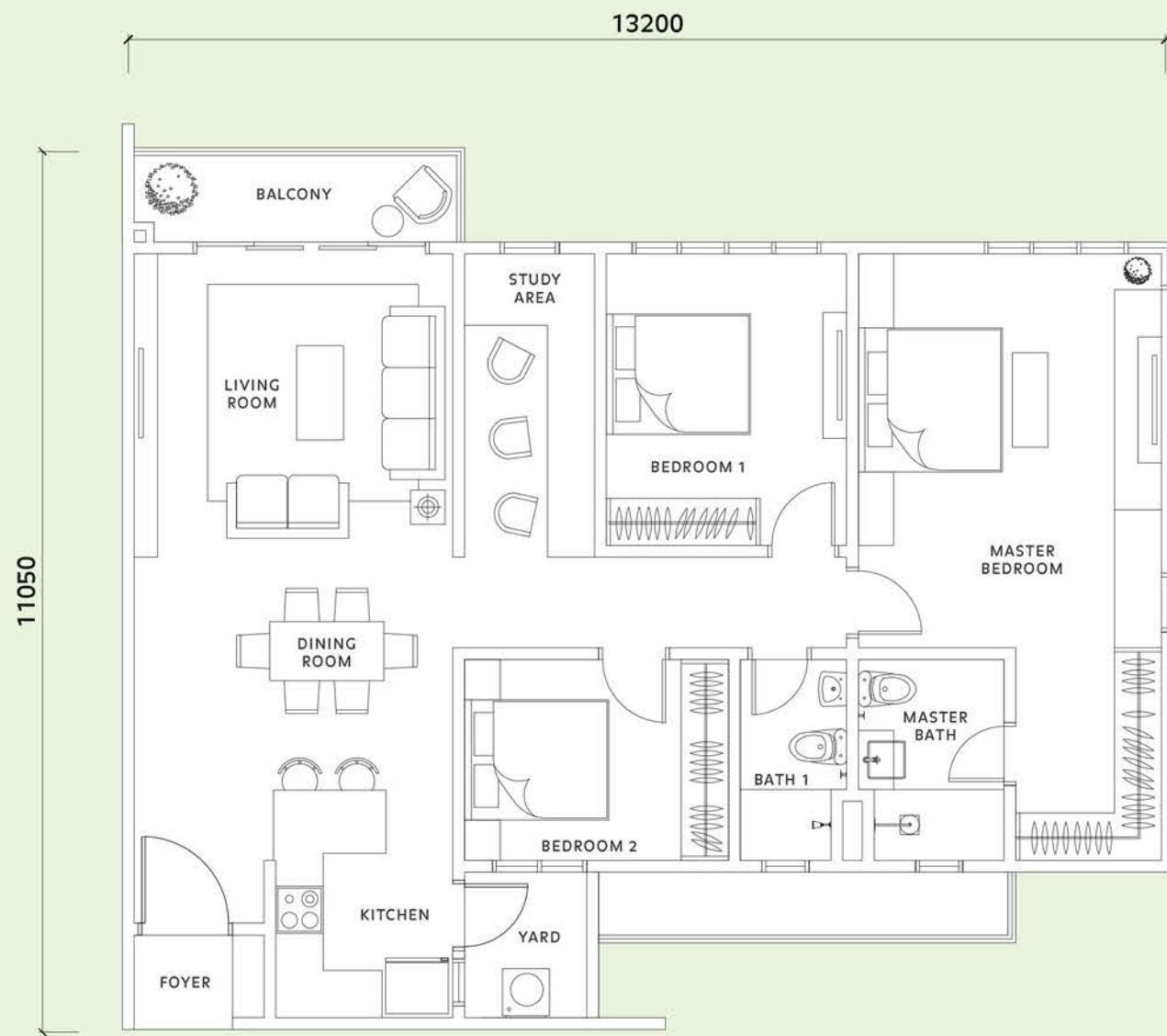
Built-up area: 1,087 sq ft



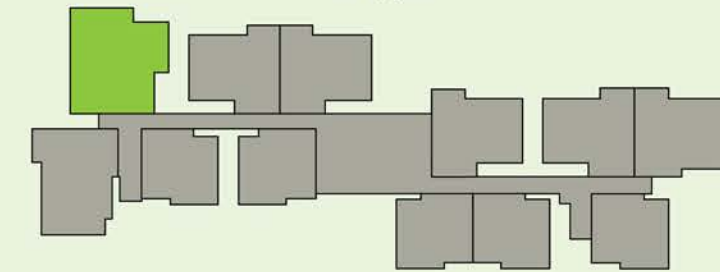
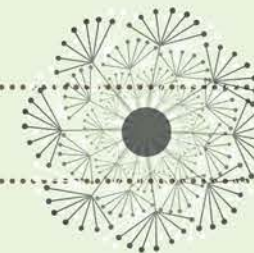
Clover Type C & C1



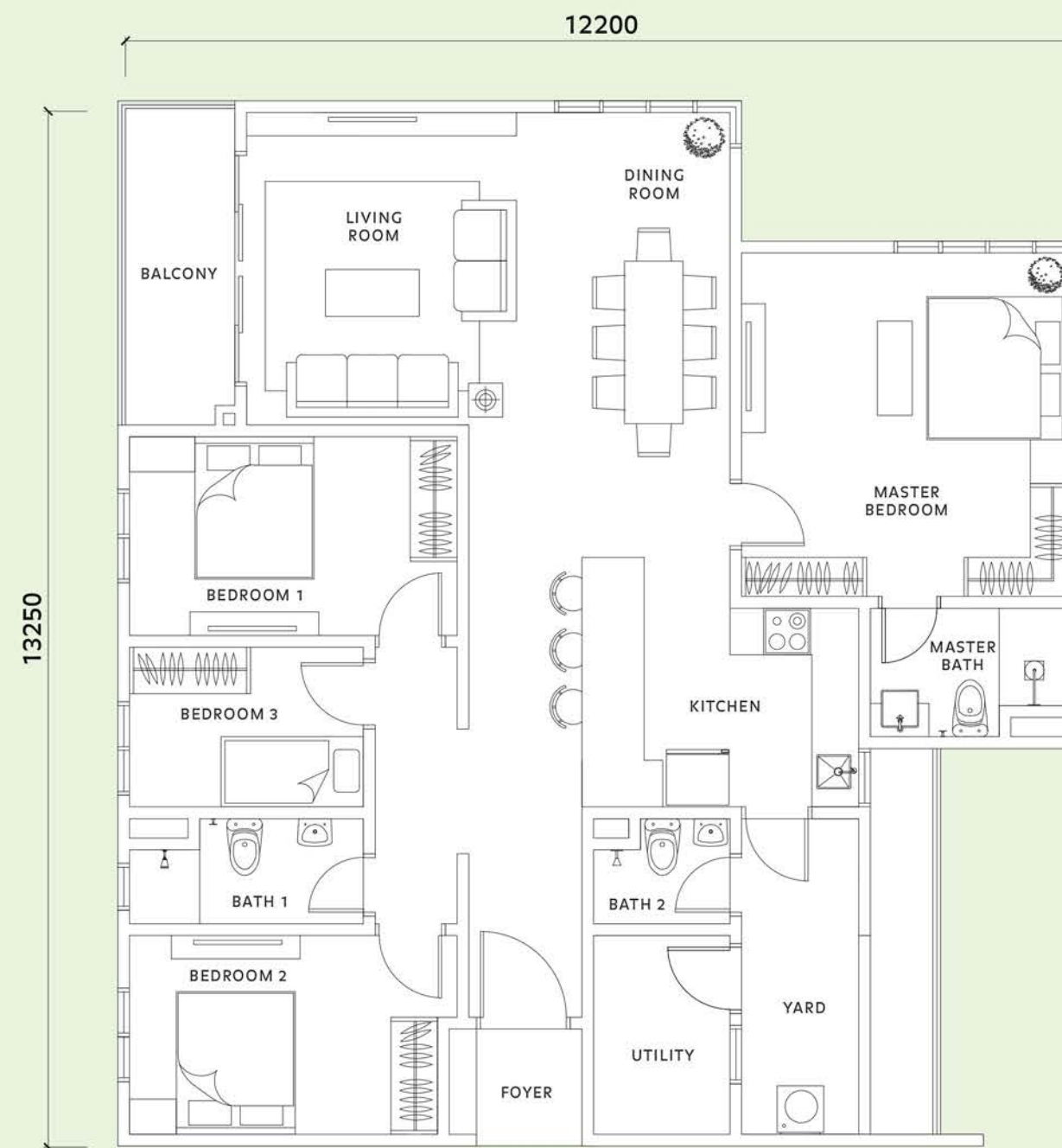
Built-up area: 1,292 sq ft



Dandelion Type D



Built-up area: 1,507 sq ft





Specifications

STRUCTURE		Reinforced Concrete
WALL		Masonry / Reinforced Concrete
ROOF		Reinforced Concrete
CEILING		Plaster / Skim Coat
WINDOWS		Aluminium frame
DOORS		Timber Door Flush Door Aluminium Sliding Door
LOCKS		Lockset with accesories
FLOOR FINISHES		
	Foyer	Porcelain Tiles
	Living / Dining	Porcelain Tiles
	Kitchen	Porcelain Tiles
	All Bedrooms	Laminated Timber
	Study Area	Porcelain Tiles
	Master Bath	Porcelain Tiles
	All Baths	Porcelain Tiles
	Yard	Porcelain Tiles
	Balcony	Porcelain Tiles
WALL FINISHES		
	General	Plaster and Paint
	Kitchen	Ceramic Tiles / Plaster & Paint.
	Master Bath	Porcelain
	Bathrooms	Porcelain / Ceramic Tiles
SANITARY FITTINGS		Generally quality fitting & wares
ELECTRICAL INSTALLATIONS		Light Points Fan Points Telephone Point Data Point Hot Water Points Air-Cond Point SMATV Point



Property

About Sime Darby Property Berhad

Sime Darby Property is the property arm of Bursa Malaysia-listed Sime Darby Berhad, a Malaysia-based diversified multinational with a market capitalisation of around RM60 billion (approx. USD20 billion) and a history that spans over a century. As a leading integrated property group, its core businesses are Property Development and Property Investment. It is currently Malaysia's largest property developer in terms of property landbank and active developments.

On the back of a successful 40-year track record of developing sustainable communities, Sime Darby Property has to date built more than 15 townships. From an illustrious tradition of developing themed townships and commercial centres, the company is on a journey of innovation and creativity to spearhead various initiatives including integrated and niche developments, re-generation of transit-oriented developments, business centres and retail malls.

Sime Darby Property is a multiple award-winning property group with numerous local and international accolades. In addition to Malaysia, it also has a global reach that encompasses assets and operations in Australia, Singapore, United Kingdom and Vietnam.

For enquiries, please call or visit us at:

Satellite Sales Office

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(Impian Golf & Country Club)

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TEL 03-4147 1700

Open daily from 9.30am–6.30pm (including Public Holidays)

No. of Units: 198 | Type : Apartment | Date of Completion: April 2017 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 4109-9/03-2016/0197(L) | Validity: 04/03/2014 – 03/03/2016 | Advertising & Sales Permit No.: 4109-9/03-2016/0197(P) | Validity: 04/03/2014 – 03/03/2016 | Appropriate Authority which Approves the Building Plans: Majlis Perbandaran Kajang | Reference No.: Bil (14) Dlm.MPKJ 1/P/40/2013 | Developed by: Sime Darby Sungai Kantan Development Sdn. Bhd. (Co. No. 25861-K) (formerly known as Sungai Kantan Development Sdn. Bhd.), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, PJU 1A, 47301 Petaling Jaya, Selangor Darul Ehsan | Selling Price: RM388,888 (min) – RM1,035,888 (max)

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



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