

Rafflesia

— @HILL 3 —

Refine your living with nature's splendour

Indulge in the contemporary elegance of the abodes, where stunning vistas of the lush greenery and a vibrant central park are a feast to the eyes and an invigoration to the mind. Every detail is intrinsically crafted to refine your living experience and well-being, exclusively for the discerning few.





Artist's Impression only



Artist's Impression only

Expand your horizon in complete privacy

Immerse yourself in the splendour of the living hall, where a double-volume ceiling enhances the airy atmosphere and provides full picturesque views of serene nature while maintaining a sense of privacy, enveloped in a perfect balance of serenity and sophistication.



Artist's Impression only

Quality Features That Empower Quality Living

Every nook and cranny is curated with your living essentials, unique lifestyle, environment, security and comfort in mind.



UNIVERSALLY ACCESSIBLE

An elderly-friendly ground floor and guest room provide easier access for wheelchair users and encourage multi-generational living with your loved ones.



PROVIDING STUNNING DEPTH

Double-volume ceiling provides more depth to your living room, allowing you more space to come up with stunning visuals that are pleasing to the eyes.



SMART-HOME INFRASTRUCTURE READY

The potential to control aspects of your home through your smartphone, a modern concept designed to make life at home easier.



A HOME OFFICE OF QUALITY

Embrace the new work-from-home lifestyle with a fitting home office, utilizing a high-speed data point, or transform it into a creative room suitable for any need.



EN SUITE BATHROOMS

A bathroom connected to every bedroom ensures privacy and convenience for guests and family.



GUARDED & SECURED

24-hour security guards together with perimeter fencing will ensure peace of mind when you are at home or away.



A REFINED OPEN CONCEPT

Find an open concept floor plan within your new home, open to creative design and ideas and not constricted by internal walls or partitions.



RECYCLING NATURE

With sustainability in mind, each home comes with the ability to harvest rainwater, repurposing the water for other needs.



EV READY

Strategically placed charging point has been provided to help make life easier for those who wish to reduce their carbon footprint.



SOLAR SYSTEM

Save on utility bills by leveraging electricity powered by solar energy without leaving a huge impact on the environment. It is easy to maintain and requires low maintenance costs.

Site Plan



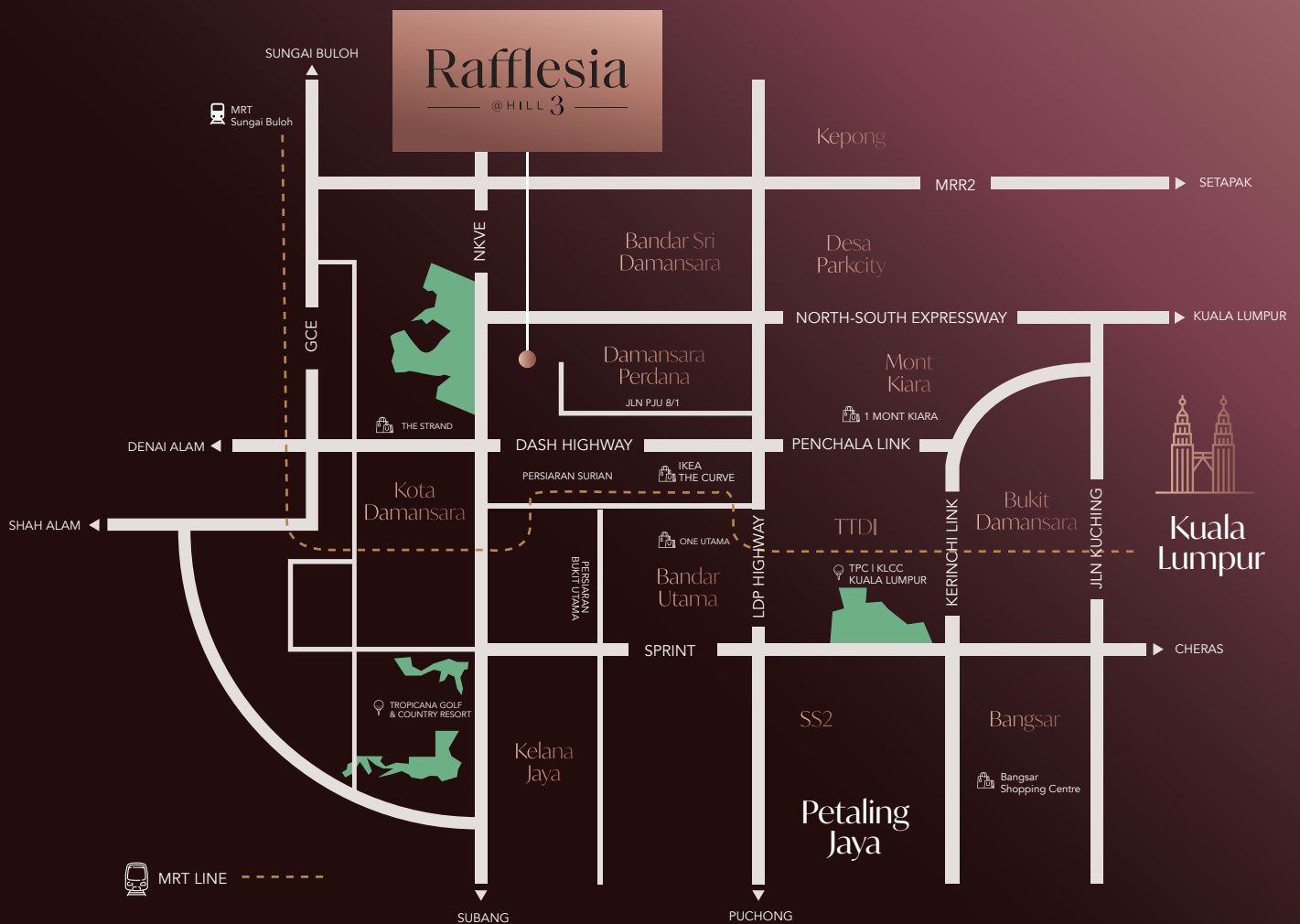
LEGEND

- Parcel B1 - 36 units
- Parcel B2 - 24 units
- Parcel B3 - 24 units
- Parcel B4 - 22 units



Living on The Hill Made Easier & Faster

Enjoy unparalleled accessibility, thanks to its strategic location with easy access to the most important highways that make up the city's lifeline. Whether you are commuting to work, running errands, or exploring the city's vibrant cultural and entertainment scene, engage in fast and convenient travel times.



+603-7733 0303
therafflesia.com.my

SAUJANA TRIANGLE SDN BHD (339170-W)
 Rafflesia Sales Gallery, No.1, Jalan PJU 8/12,
 Bandar Damansara Perdana, 47820 Petaling Jaya,
 Selangor Darul Ehsan, Malaysia.

MKLAND

Developer: Saujana Triangle Sdn Bhd. • Developer Address: No.19, Jalan PJU 8/5H, Perdana Business Centre, Bandar Damansara Perdana, 47820, Petaling Jaya, Selangor Darul Ehsan. • Contact Info: 03-77330303 • Developer's License No: 7609/01-2028/1547(A) • Validity Period: 06/01/2023 - 05/01/2028 • Advertising & Sales Permit No: 7609-17/05 - 2025/0604(N)-(L) • Validity Period: 29/05/2023 - 28/05/2025 • Approving Authority: Majlis Perbandaran Petaling Jaya • Building Plan Reference: MBPJ/120100/T/P10/310/2023(9) • Land Encumbrances: Nil • Land Tenure: 99 years (Expiry: 13/09/2105) • Total No. of Units: 24 Units • Selling Price: RM3,456,600.00 (Min) - RM3,927,700.00 (Max) • Restriction in Interest: This alienated land cannot be transferred, leased or charged except with the consent of the State Authority.

THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA

TYPE C&C1

3-STOREY

LAND SIZE 40'X80' (Varies)

BUILD-UP 3,655sq.ft



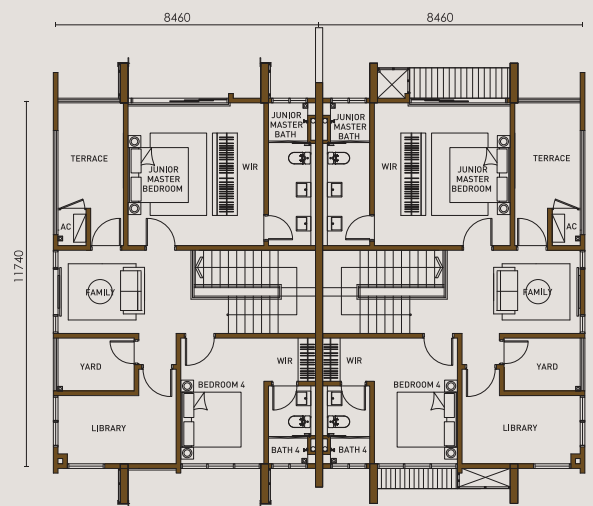
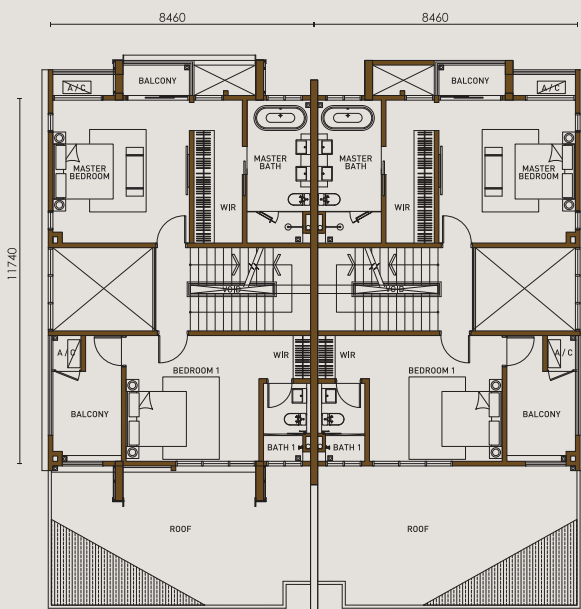
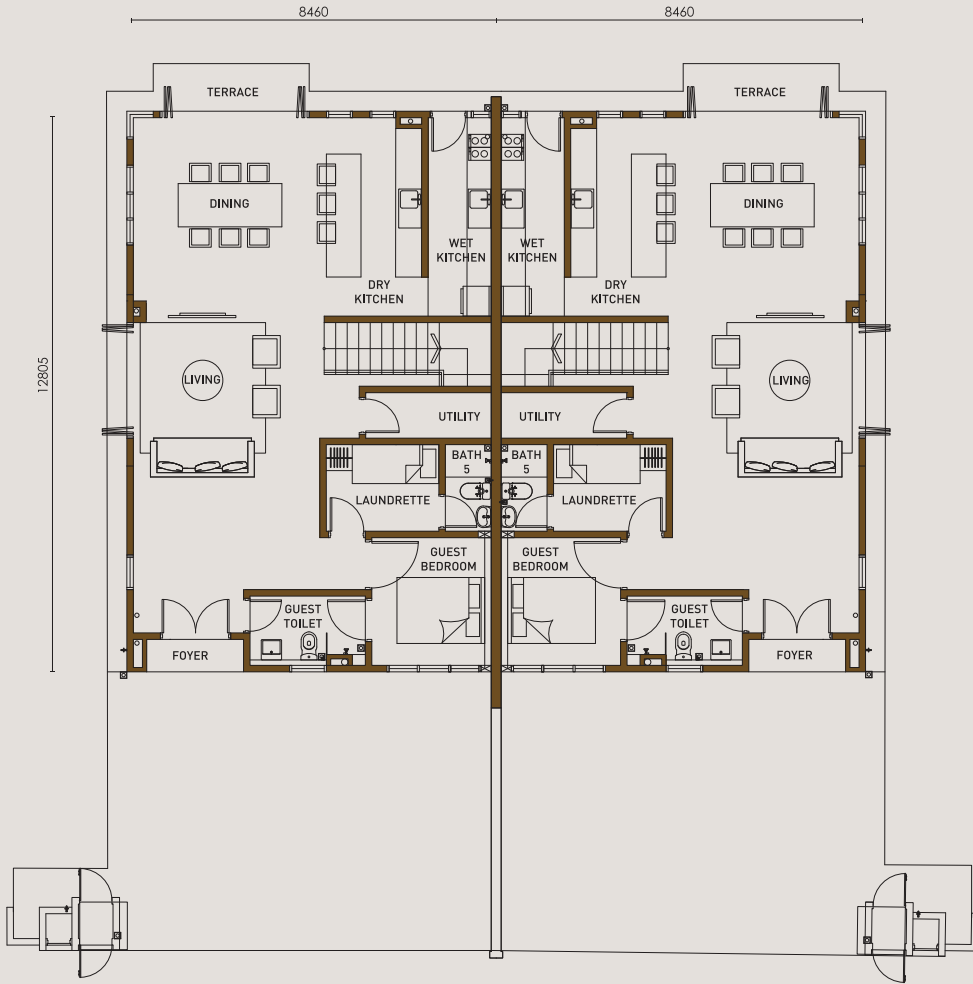
BEDROOMS
5+2



BATHS
6



CAR PARKS
3



Specifications

STRUCTURE	Reinforced Concrete Structure	
WALL	Brickwall	
ROOF COVERING	Metal Roofing	
ROOF FRAMING	Metal Roof Truss	
CEILING	Generally Plaster Board Ceiling Skim Coat Where Applicable	
WINDOWS	Aluminium Powder-Coated Frame Glass Window	
DOORS	Main Entrance	Solid Core Timber Door
	Others	Timber Flush Door Aluminium Powder-Coated Frame Glass Sliding Door Aluminium Powder-Coated Frame Glass Door Aluminium Powder-Coated Frame Glass Folding Door Louvred door
IRONMONGERY	Main Entrance	Quality Lockset
	Others	Quality Lockset
FLOOR FINISHES	Living, Dining, Foyer, Guest Bedroom	Porcelain Tiles
	Dry Kitchen, Wet Kitchen, Utility, Laundrette	Porcelain Tiles
	Master Bathroom, Junior Master Bath	Porcelain Tiles
	Bath 1, Bath 4, Bath 5, Guest Bath	Porcelain Tiles
	Yard, Balcony, Terrace	Porcelain Tiles
	Master Bedroom, Junior Master Bedroom	Laminated Floor Board
	Bedroom 1, Bedroom 4	Laminated Floor Board
	Library, Family Area, Staircase	Laminated Floor Board
	AC Ledge	Cement Render
	Car Porch, Driveway	Broom Brush Finish
WALL FINISHES	External Wall	Plaster And Weathershield Paint / Brick Cladding / Metal Cladding
	Internal Wall	Plaster And Paint
	Master Bathroom, Junior Master Bath	Porcelain Tiles
	Bath 1, Bath 4, Bath 5, Guest Bath	Porcelain Tiles
	Wet Kitchen	Ceramic Tiles
SANITARY & PLUMBING FITTINGS	Master Bathroom, Junior Master Bath	2 nos. Wash Basin 1 no. Water Closet 1 no. Fixed Shower Head 1 no. Bathtub 1 no. Handheld Shower
	Bath 1, Bath 4, Bath 5, Guest Bath	1 no. Wash Basin 1 no. Water Closet 1 no. Fixed Shower Head 1 no. Handheld Shower
	Wet Kitchen, Dry Kitchen	1 no. Kitchen Sink
ELECTRICAL INSTALLATION	Lighting Point	54 nos.
	Fan Point	10 nos.
	13A Switch Socket Outlet	40 nos.
	13A Weatherproof Switch Socket Outlet	2 nos.
	20A 3-Phase Isolator	1 no.
	Air Conditioning Point	8 nos.
	Exhaust Fan Point	1 no.
	Solar Water Heater	1 no.
	Telephone Point	3 nos.
	Data Network Point	2 nos.
	SMATV Point	2 nos.
	Door Bell Point	1 no.
	Door Bell Alarm Point	1 no.
INTERNAL TELEPHONE TRUNKING & CABLING	Telephone Cable In Concealed PVC Conduit	
FENCING	Front Fencing	Brickwall / Vent Block Fencing
	Side Fencing	Brickwall / Vent Block Fencing
	Rear Fencing	Brickwall / Galvanised Iron / Vent Block Fencing

TYPE D&D1

3-STOREY

LAND SIZE 40'X80' (Varies)

BUILD-UP 3,655sq.ft



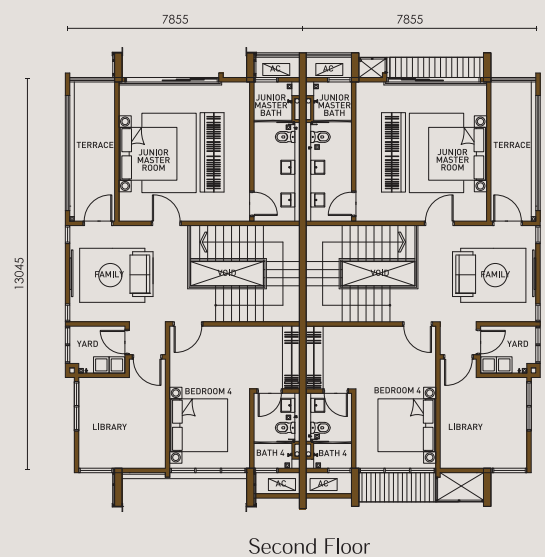
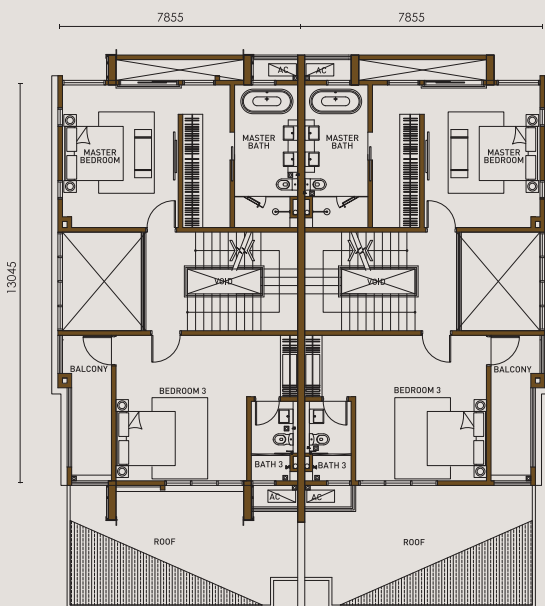
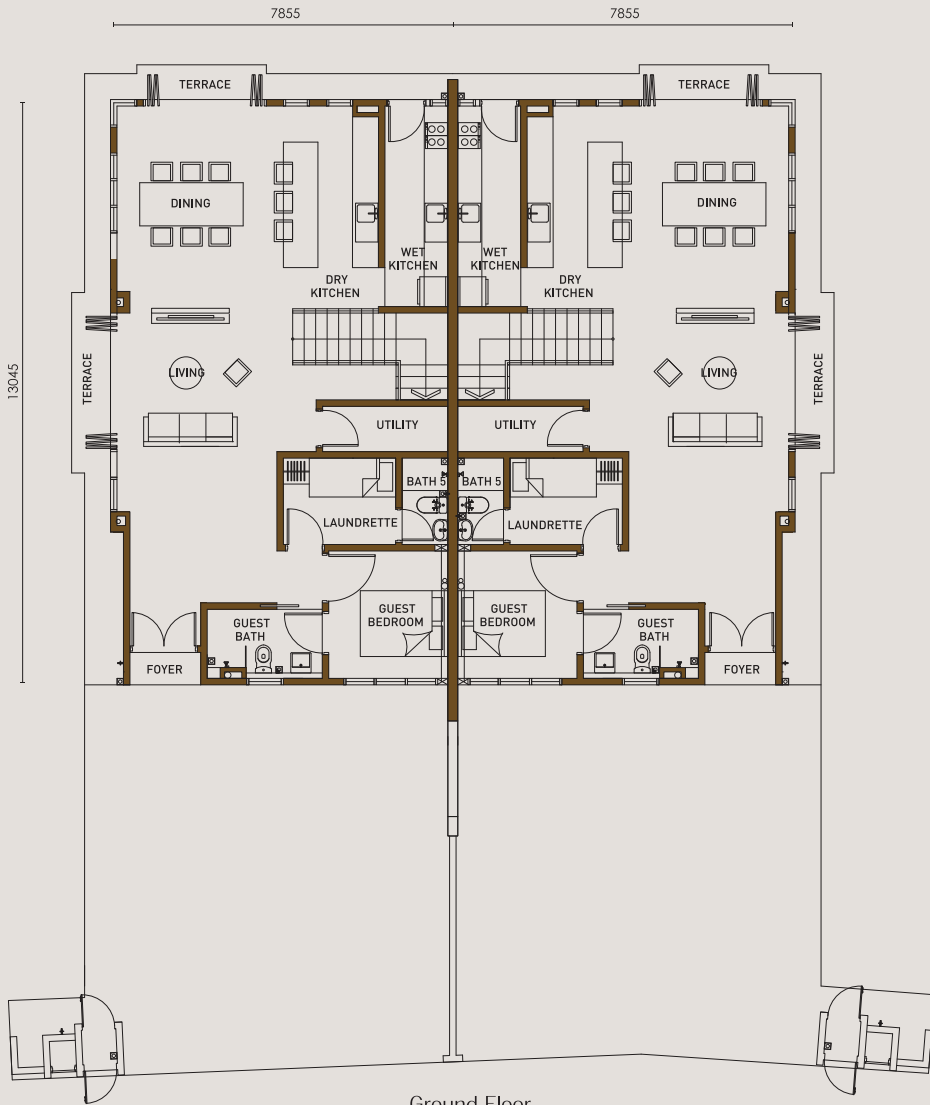
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STRUCTURE	Reinforced Concrete Structure	
WALL	Brickwall	
ROOF COVERING	Metal Roofing	
ROOF FRAMING	Metal Roof Truss	
CEILING	Generally Plaster Board Ceiling Skim Coat Where Applicable	
WINDOWS	Aluminium Powder-Coated Frame Glass Window	
DOORS	Main Entrance	Solid Core Timber Door
	Others	Timber Flush Door Aluminium Powder-Coated Frame Glass Sliding Door Aluminium Powder-Coated Frame Glass Door Aluminium Powder-Coated Frame Glass Folding Door Louvred door
IRONMONGERY	Main Entrance	Quality Lockset
	Others	Quality Lockset
FLOOR FINISHES	Living, Dining, Foyer, Guest Bedroom	Porcelain Tiles
	Dry Kitchen, Wet Kitchen, Utility, Laundrette	Porcelain Tiles
	Master Bathroom, Junior Master Bath	Porcelain Tiles
	Bath 3, Bath 4, Bath 5, Guest Bath	Porcelain Tiles
	Yard, Balcony, Terrace	Porcelain Tiles
	Master Bedroom, Junior Master Bedroom	Laminated Floor Board
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	Library, Family Area, Staircase	Laminated Floor Board
	AC Ledge	Cement Render
	Car Porch, Driveway	Broom Brush Finish
WALL FINISHES	External Wall	Plaster And Weathershield Paint / Brick Cladding / Metal Cladding
	Internal Wall	Plaster And Paint
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SANITARY & PLUMBING FITTINGS	Master Bathroom, Junior Master Bath	2 nos. Wash Basin 1 no. Water Closet 1 no. Fixed Shower Head 1 no. Bathtub 1 no. Handheld Shower
	Bath 3, Bath 4, Bath 5, Guest Bath	1 no. Wash Basin 1 no. Water Closet 1 no. Fixed Shower Head 1 no. Handheld Shower
	Wet Kitchen, Dry Kitchen	1 no. Kitchen Sink
ELECTRICAL INSTALLATION	Lighting Point	52 nos.
	Fan Point	10 nos.
	13A Switch Socket Outlet	40 nos.
	13A Weatherproof Switch Socket Outlet	2 nos.
	20A 3-Phase Isolator	1 no.
	Air Conditioning Point	8 nos.
	Exhaust Fan Point	1 no.
	Solar Water Heater	1 no.
	Telephone Point	3 nos.
	Data Network Point	2 nos.
	SMATV Point	2 nos.
	Door Bell Point	1 no.
	Door Bell Alarm Point	1 no.
INTERNAL TELEPHONE TRUNKING & CABLING	Telephone Cable In Concealed PVC Conduit	
FENCING	Front Fencing	Brickwall / Vent Block Fencing
	Side Fencing	Brickwall / Vent Block Fencing
	Rear Fencing	Brickwall / Galvanised Iron / Vent Block Fencing

TYPE E&E1

3-STOREY

LAND SIZE 40'X80' (Varies)

BUILD-UP 3,879sq.ft



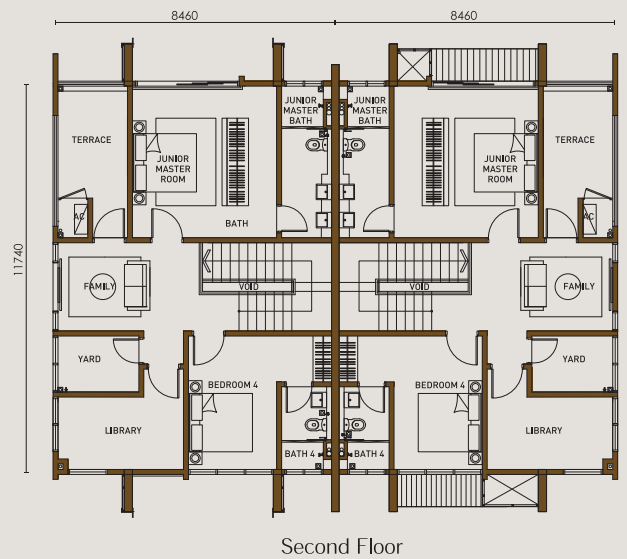
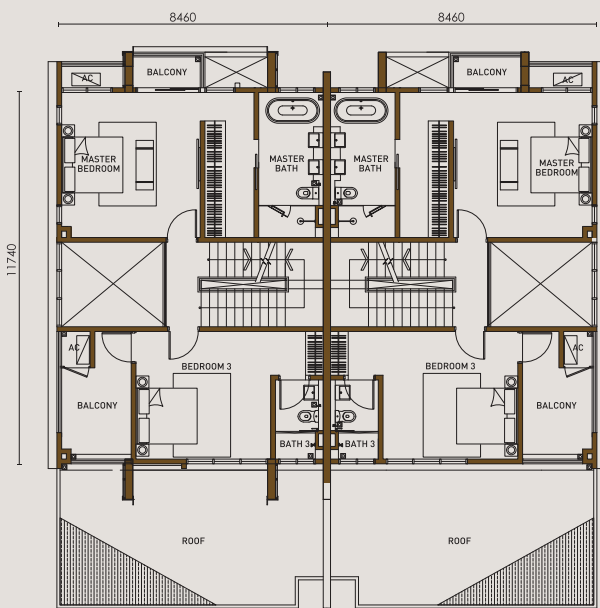
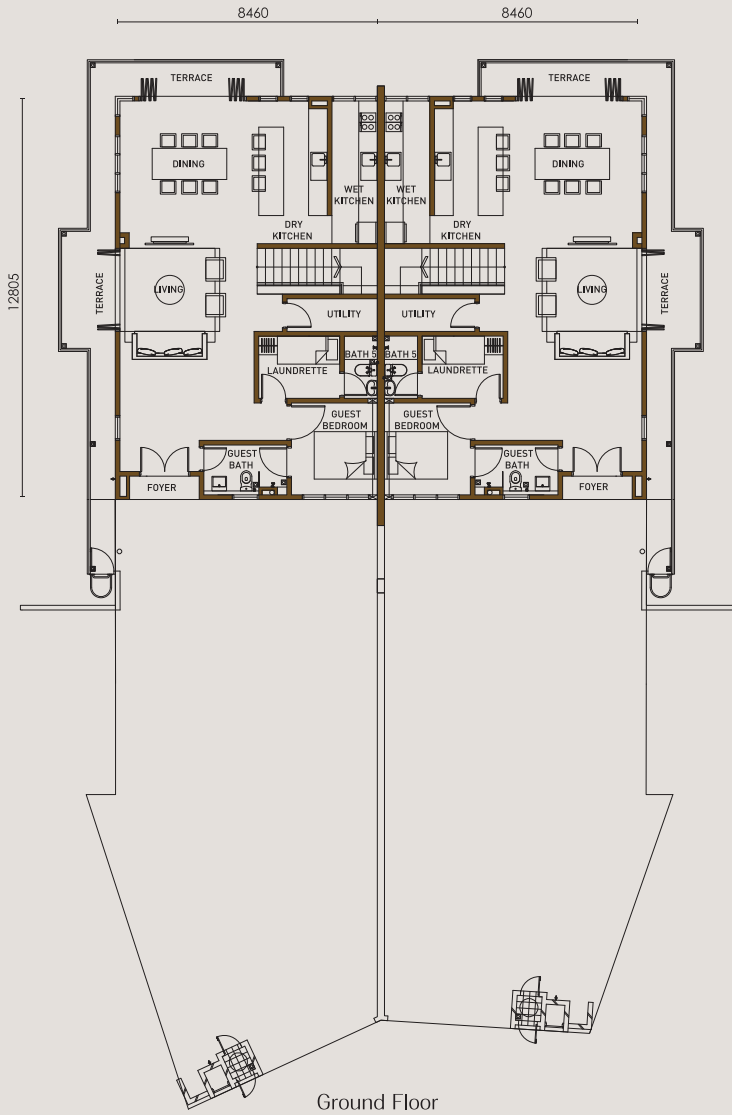
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	Data Network Point	2 nos.
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	Side Fencing	Galvanised Iron
	Rear Fencing	Galvanised Iron

