

Rafflesia

— @HILL 3 —

ESCAPE TO NATURE'S TRANQUILLITY, ENTER A REALM OF EXCLUSIVITY.

Stay 330m above sea level yet closer to the grounds of soul-soothing nature. Indulge in a private retreat on the hill yet open to lush landscapes of natural paradise; your luxurious living is about to be elevated to new heights, exclusively to you only.





KUALA LUMPUR

BANGSAR

TTDI

MUTIARA DAMANSARA

BANDAR UTAMA

Find your calm in serene oasis

Immerse into the height of luxury in a natural paradise, with a home 330m above sea level on the hill, enveloped by the splendour of mother nature at its finest. A gentle breeze wafts over the natural landscape, serenaded by symphonies of melodious birds and rustling leaves, making the chaos of city life a distant memory.

REDEFINING THE PINNACLE OF LUXURIOUS LIVING



Artist's Impression Only



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.

ESSENTIALLY LUXURIOUS, ABSOLUTELY VERDUROUS



Create your memories through every step

Nestled amidst a lush green haven, each space is meticulously crafted to harmonise with the verdant surroundings, inviting you to indulge in moments of pure delight with your loved ones. From tranquil solitude to jovial gatherings, let the serenity of this natural paradise be the perfect backdrop for cherished memories.



Site Plan



LEGEND

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



Rafflesia
HILL 3



Redefine your elegance with stunning facade

A stunning architecture that graces the cul-de-sacs with urban elegance, the masterpiece is set to make a sophisticated statement that welcomes you to a world of refined and timeless beauty.

Artist's Impression Only

SPACIOUS ABODES AMIDST GENEROUS GREENSCAPES

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

FILL YOUR SENSES WITH NATURE'S DELIGHT



Artist's Impression Only



Comfort your senses in nature's embrace

Every visit to the most private enclave of your home is a feast for your eyes with the resplendence of nature that surrounds your elegant bedroom. From the moment you rise to the instant you find comfort in your bed, luxuriate in the serenity and beauty of the natural world, with a breathtaking view right outside your window that is sure to rejuvenate your senses and fill your day with positive energy.

RELISH PRIVATE COMFORT ON THE HILL



Maximise your leisure for ultimate pleasure

Vast in grandeur and breathtaking in sight, this outdoor sanctuary offers endless possibilities for relaxation and entertainment. Play, eat, connect, or repose at your leisure, it is the place for your outdoor pleasure. With its abundance of space, there is more room to create cherished memories.

TYPE C&C1

3-STOREY

LAND SIZE 40'X80' (Varies)

BUILD-UP 3,655sq.ft



BEDROOMS
5+2



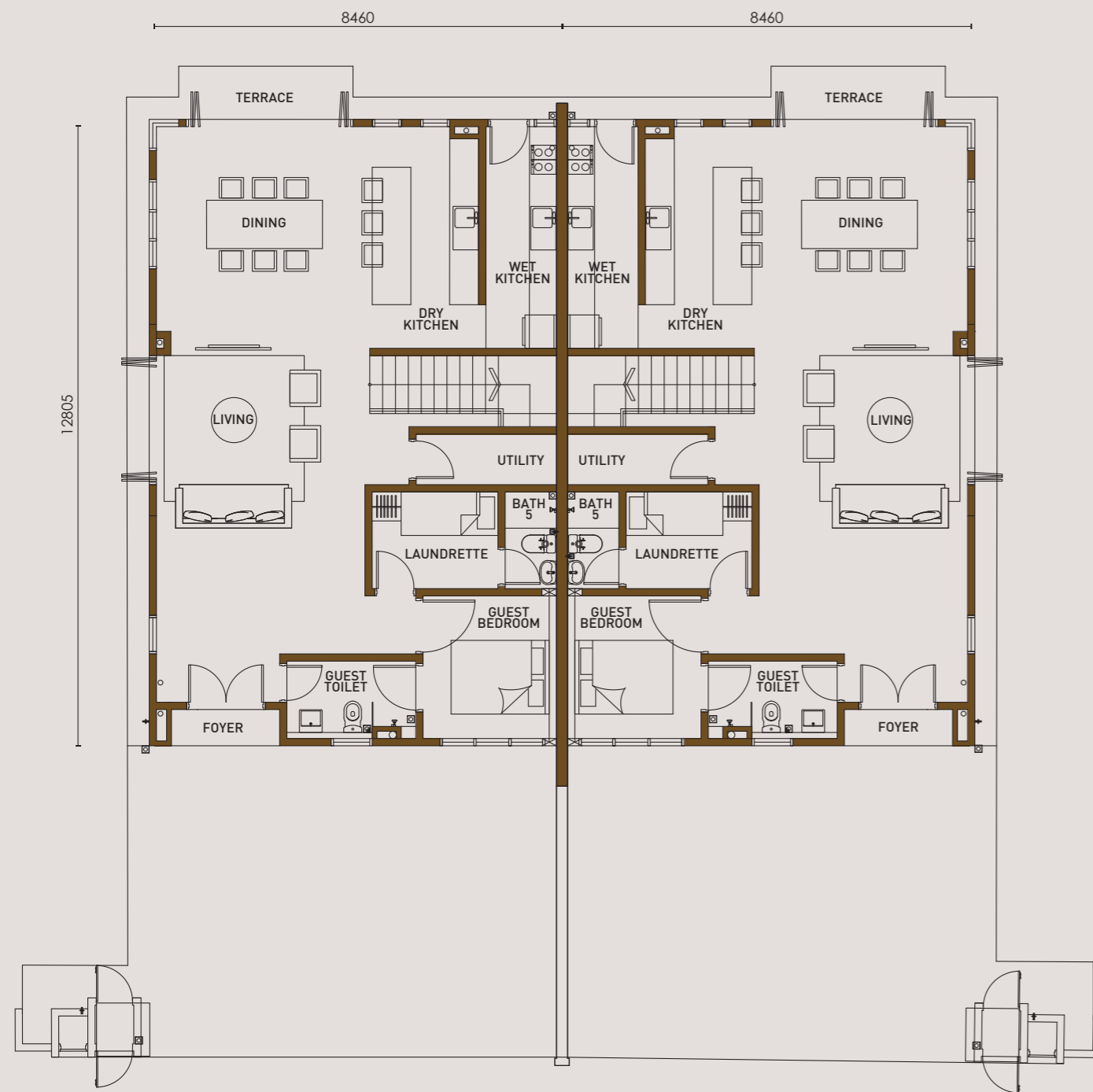
BATHS
6



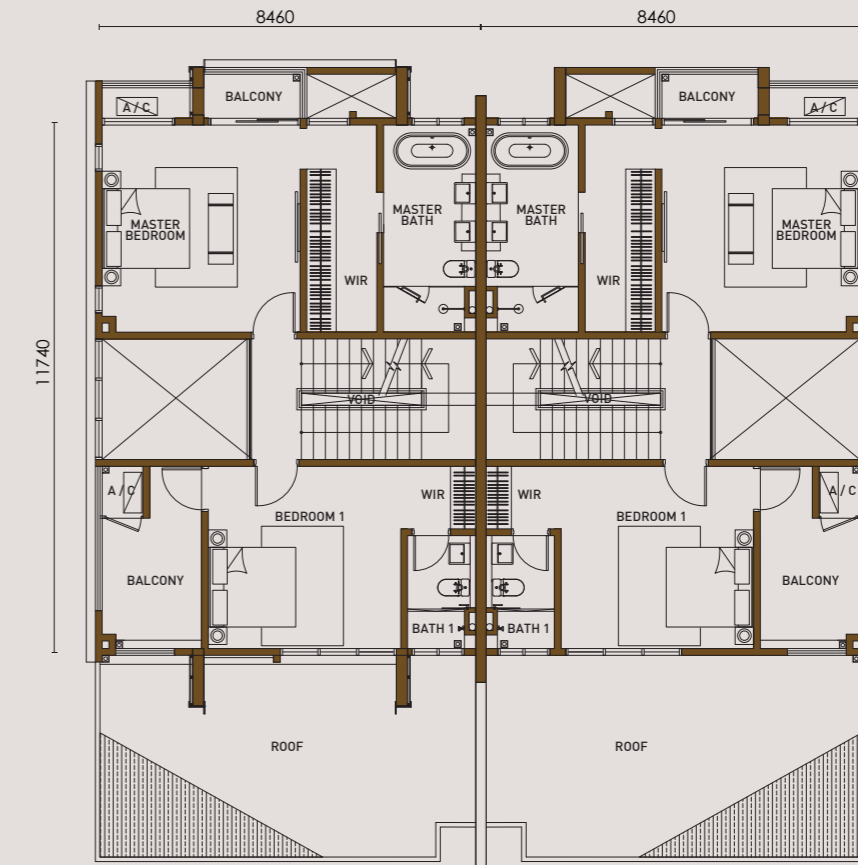
CAR PARKS
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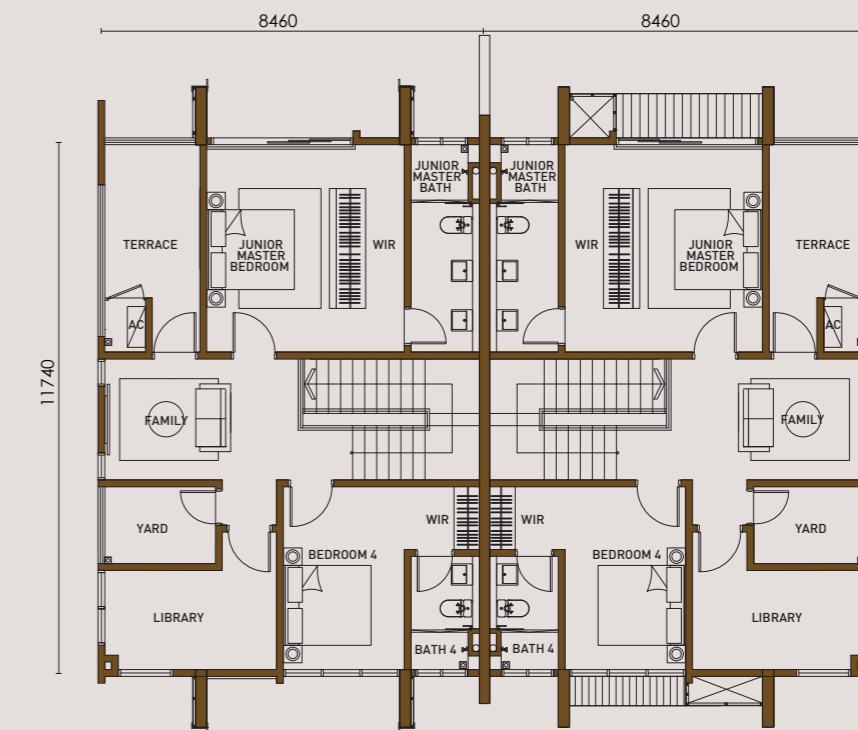
High-Quality Living Perfected With Sophistication
And Your Taste For Elegance



Ground Floor



First Floor



Second Floor



Modern Living On The Hill With Lush Landscapes
And Nature's Symphonies

TYPE D&D1

3-STOREY

LAND SIZE 40'X80' (Varies)

BUILD-UP 3,655sq.ft



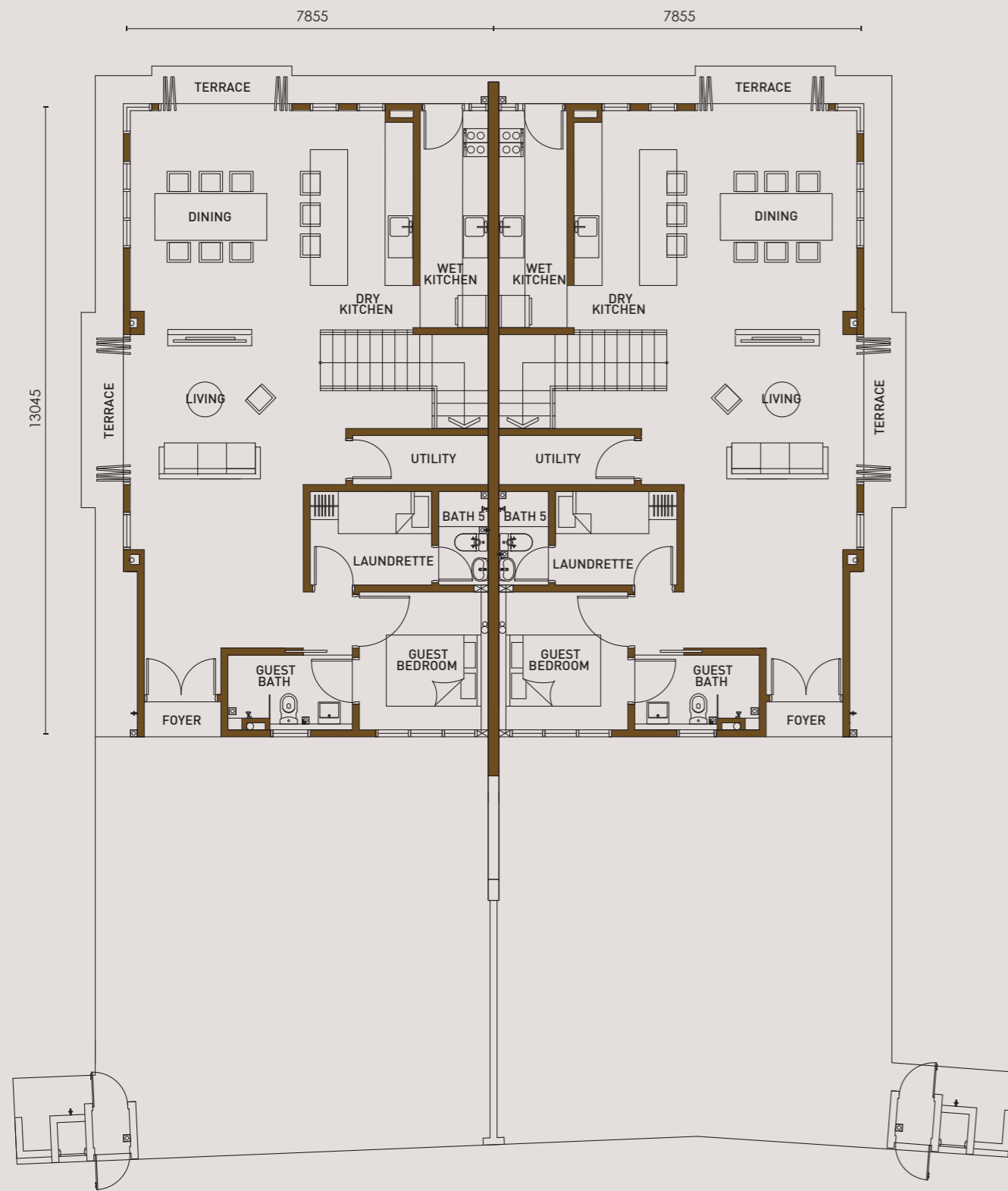
BEDROOMS
5+2



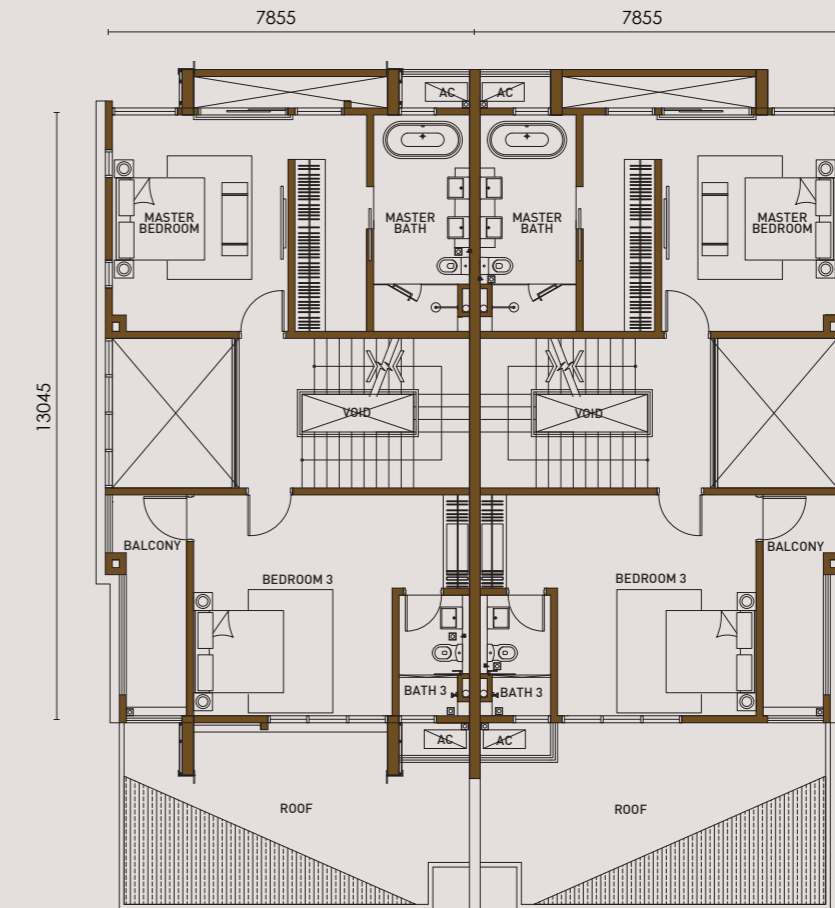
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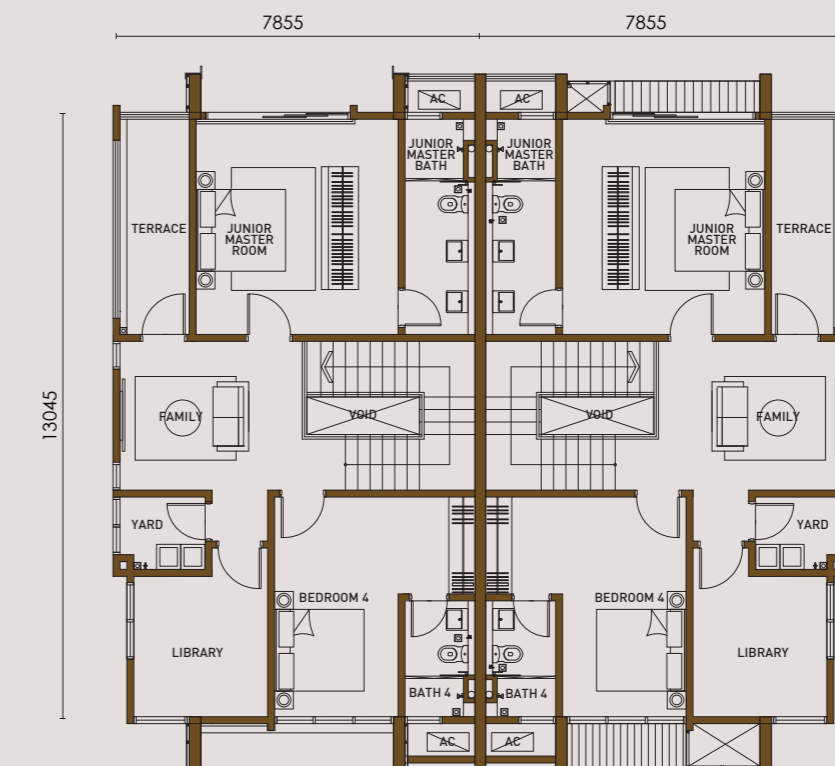
CAR PARKS
3



Ground Floor



First Floor



Second Floor

TYPE E&E1

3-STOREY

LAND SIZE 40'X80' (Varies)

BUILD-UP 3,879sq.ft



BEDROOMS
5+2



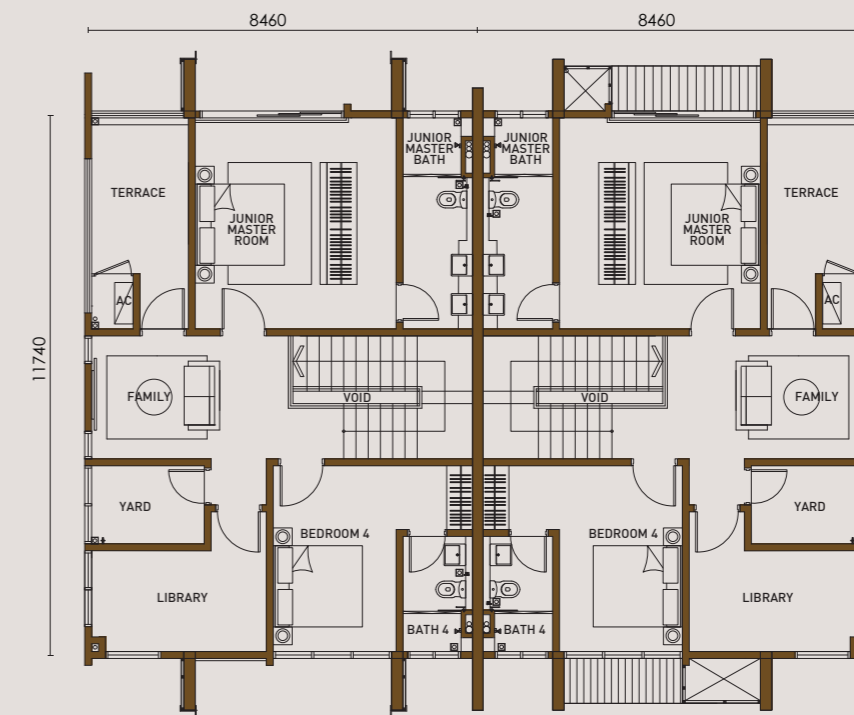
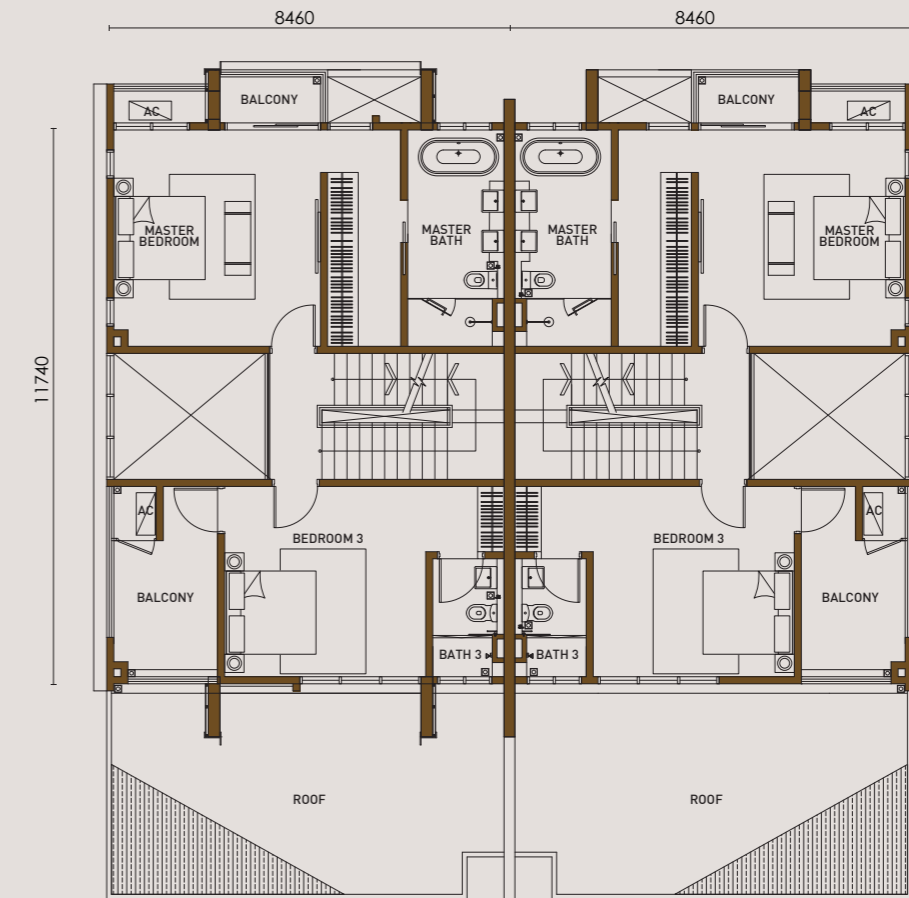
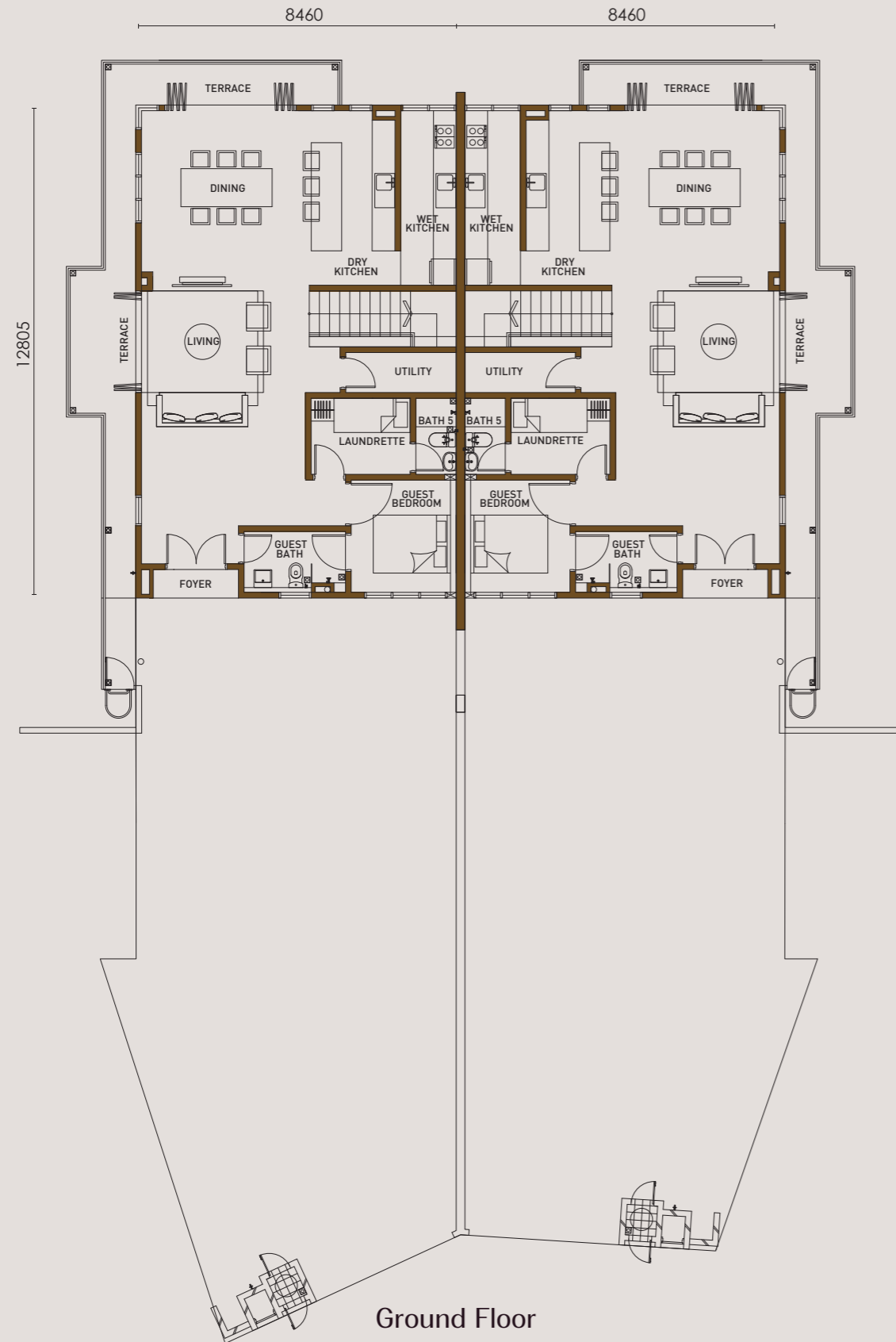
BATHS
6



CAR PARKS
3



Discover The Beauty Of Nature, Serenity And Quality Living - All In Your Private Oasis



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

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.



THOMSON HOSPITAL

One of the fastest-growing private hospitals in Malaysia that provides comprehensive health care services with advanced medical facilities and is less than 10KM away.



MUTIARA DAMANSARA

Home to The Curve Mall and the IKEA Damansara, secure all your furnishing needs from an area less than 5KM away or even through convenient public transport that links to the area.



MONT KIARA

Visit the well-known Plaza Mont Kiara, and take a stroll through their popular bazaar, the area is also home to two international schools and numerous cafes, being around 12KM away and only requiring a 15-min drive to reach.



BANDAR UTAMA

Once the largest mall in Malaysia, 1 Utama remains a large focal point for shoppers in the area, providing a wide variety of options for shoppers, Bandar Utama also features a community centre with numerous facilities, all less than 10KM away.



TTDI

An affluent mid-size township, TTDI offers a range of retail shops, restaurants and high-rise office buildings such as Menara Ken and Plaza VADS. Located less than 10KM away.

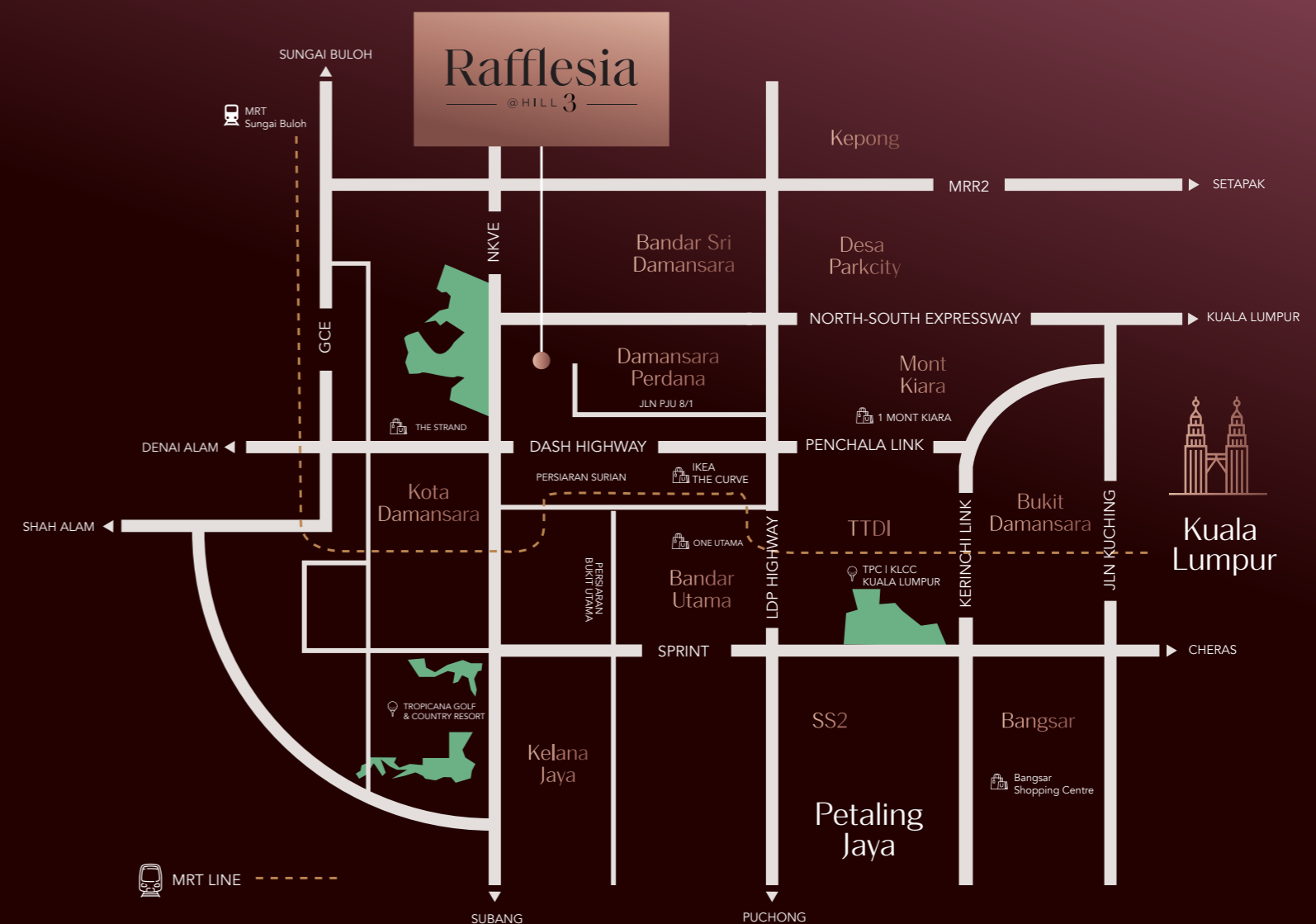


KLGCC

Located in the heart of KL, this celebrated golf course has 36 holes, a clubhouse restaurant and a pro shop, surrounded by exquisite, lush greeneries, it is also a sought-after wedding venue within a short 20-min drive.

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.



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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

