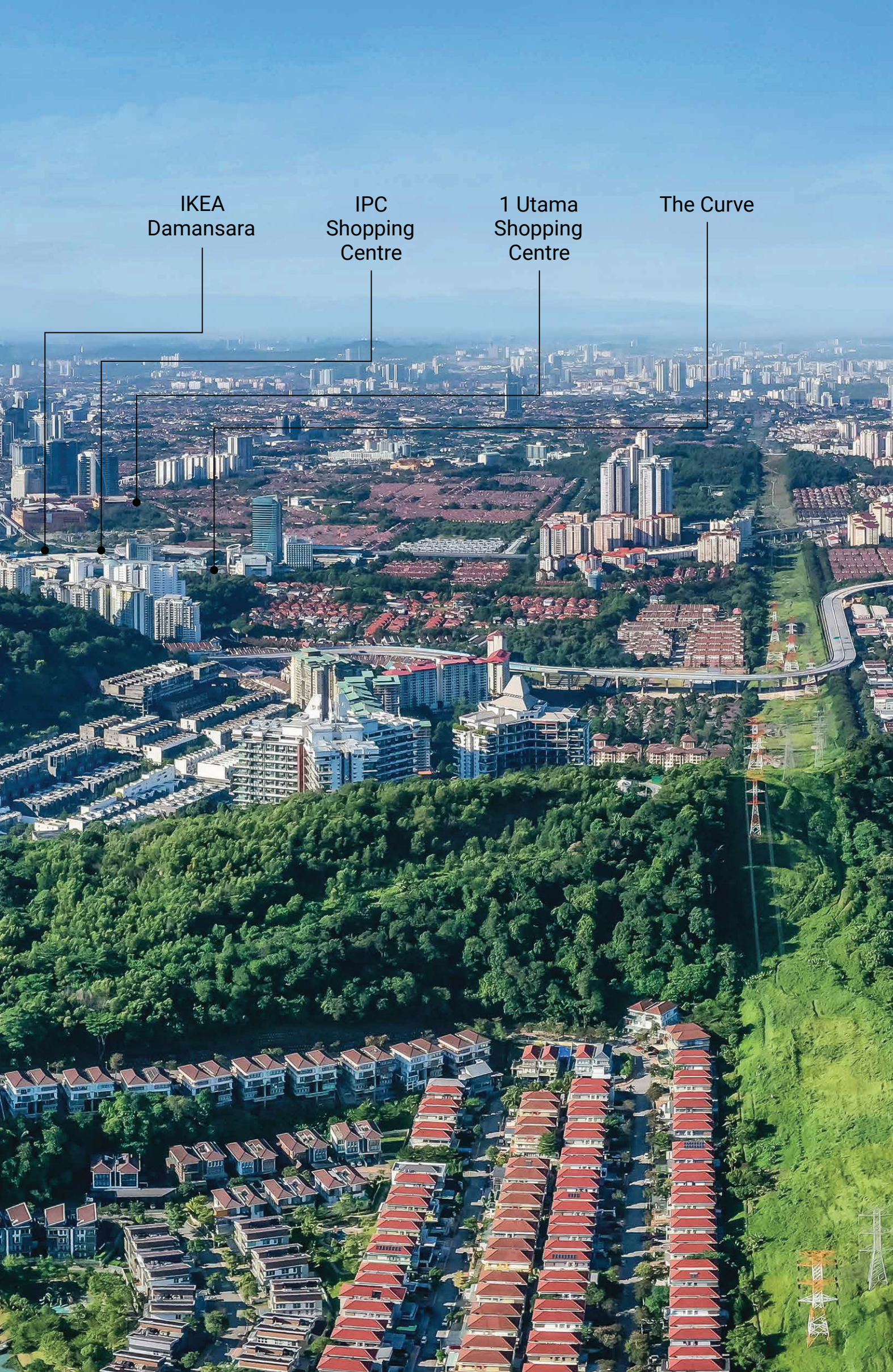




Connected to Places That Matter

With its prime positioning, indulge in unmatched convenience through seamless connections to the city and beyond. Less travel time means more time for urban pleasures, so get closer to your desired pursuits.



Highly Coveted Address
In Damansara Perdana

Unparalleled Convenience
& Integrated Neighbourhood

Near Major
Highways & MRT

+03 3099 6748
therafflesiabymkland.com

SAUJANA TRIANGLE SDN BHD (399170-W)
Rafflesia Sales Gallery, No. 1, Jalan PJU 8/12,
Bandar Damansara Perdana, 47820 Petaling Jaya,
Selangor Darul Ehsan, Malaysia.

MKLAND

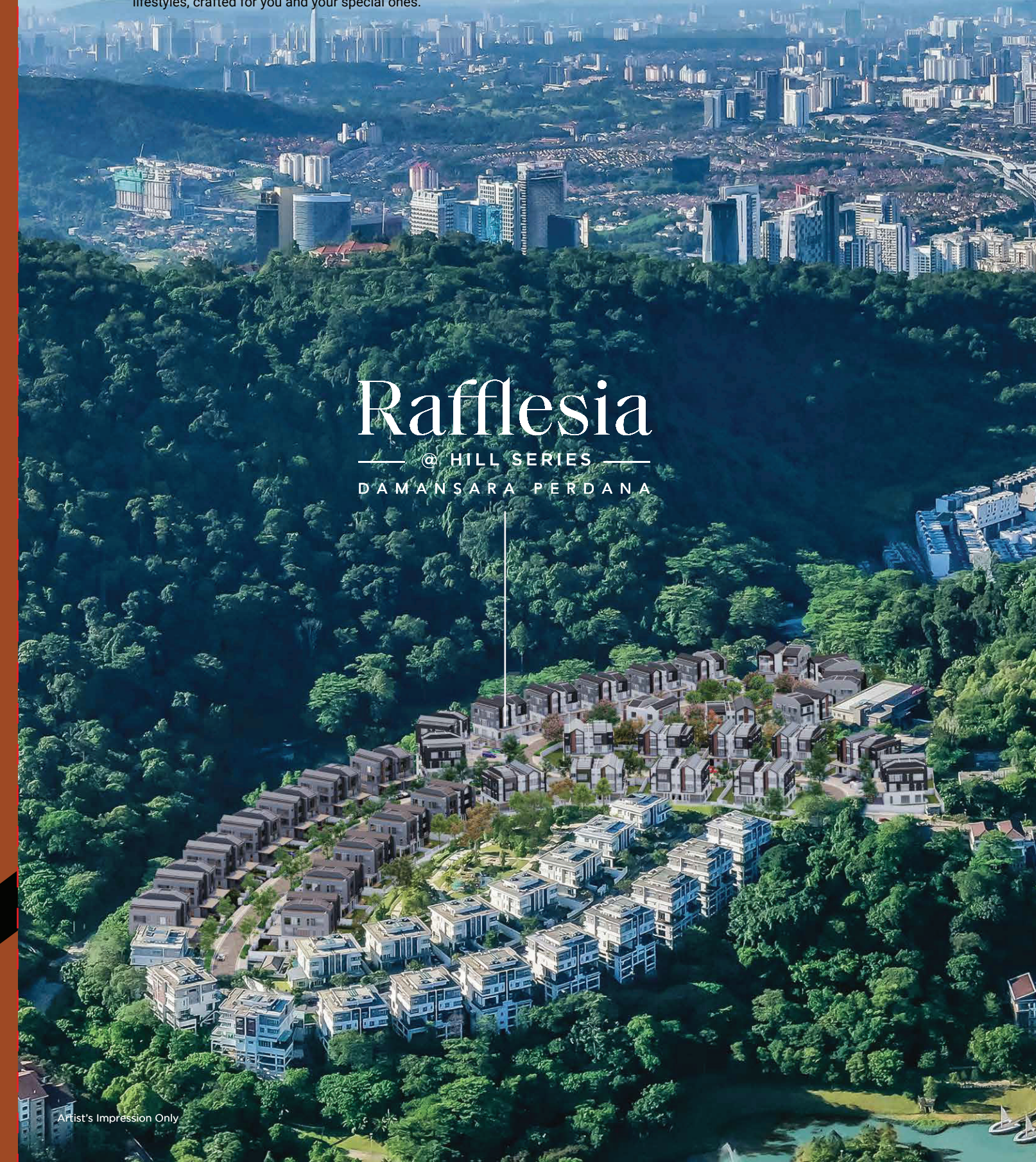
Developer: Saujana Triangle Sdn Bhd. • Developer Address: No 19, Jalan PJU 8/5H, Perdana Business Centre, Bandar Damansara Perdana, 47820, Petaling Jaya, Selangor Darul Ehsan. • Contact Info: 03-77330303 • Developer's License No: 7609/01-2023/1547(A) • Validity Period: 06/01/2023 - 05/01/2028 • Advertising & Sales Permit No: 7609-18/08/2026/0730(N)-L • Validity Period: 14/08/2024 - 13/08/2026 • Approving Authority: Majlis Perbandaran Petaling Jaya • Building Plan Reference: MBPJ/120100/1/P10/310/2023(9) • Land Encumbrances: Nil • Land Tenure: 99 years (Expiry: 13/09/2105) • Total Number of Units: 22 Units • Selling Price: RM 3,763,600 (Min) - RM 4,423,800 (Max) • Restriction in Interest: This alienated land cannot be transferred, leased or charged except with consent of the State Authority.

THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA

Rafflesia
@HILL 4
DAMANSARA PERDANA

An Urban Masterpiece Amidst Nature's Luxury

Experience the ultimate luxury, where nature's beauty and modern sophistication converge. Thoughtfully designed to enhance your well-being, these exquisite abodes offer breathtaking sights and sounds. Enjoy a wholesome environment tailored to all ages and lifestyles, crafted for you and your special ones.



Rafflesia
@ HILL SERIES
DAMANSARA PERDANA

THE FINAL PHASE

Artist's Impression Only



Comfort is a Luxury

This is a sanctuary equipped with thoughtful essentials inspired by your daily needs, simplifying your routine and bringing peace to your 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.

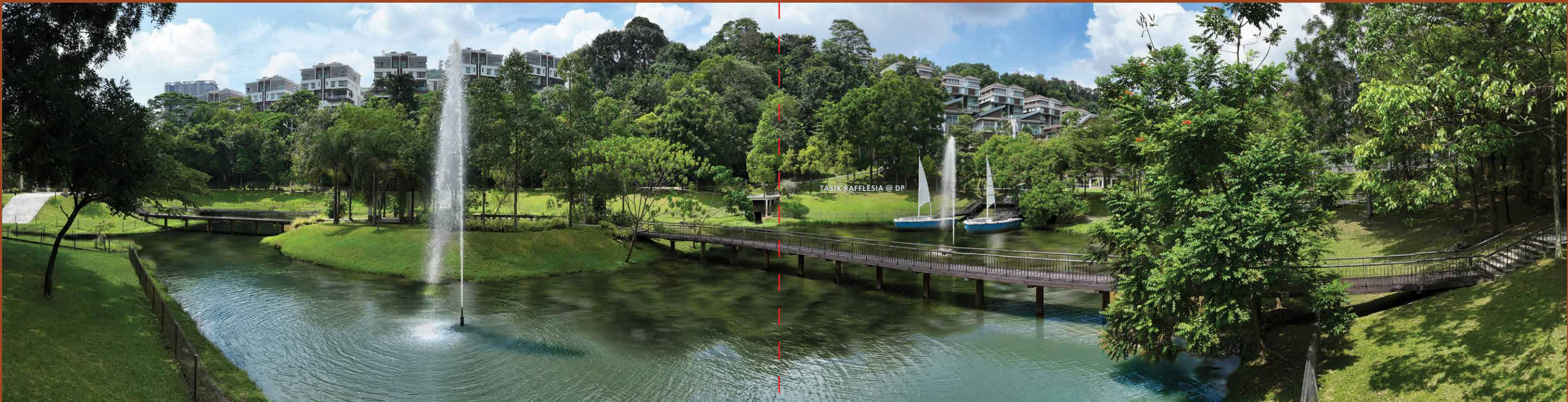


SOLAR SYSTEM (EXCLUSIVELY FROM HILL 3 & HILL 4)
Save on utility bills by leveraging electricity powered by solar energy without leaving a huge impact on the environment. It is easy to maintain and requires low maintenance costs.

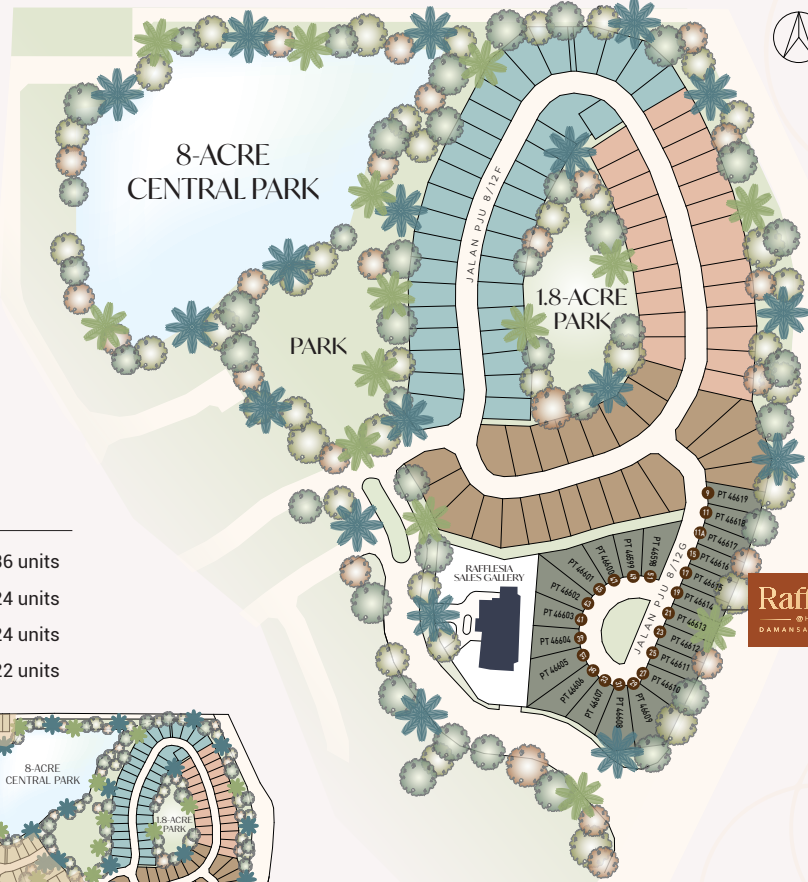


A Haven of Natural Beauty

Immerse into a luxurious enclave surrounded by a verdant linear park, where each villa is artfully integrated into the rich greenery, inviting residents to relish joyful times with their loved ones. From serene retreats to lively social gatherings, this idyllic natural paradise serves as the perfect canvas for unforgettable experiences.



Site Plan



LEGEND

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



TYPE E & E1

3-STOREY SEMI-DETACHED
LAND SIZE 40'X80' (VARIES)
BUILT-UP 3,964 SQ.FT



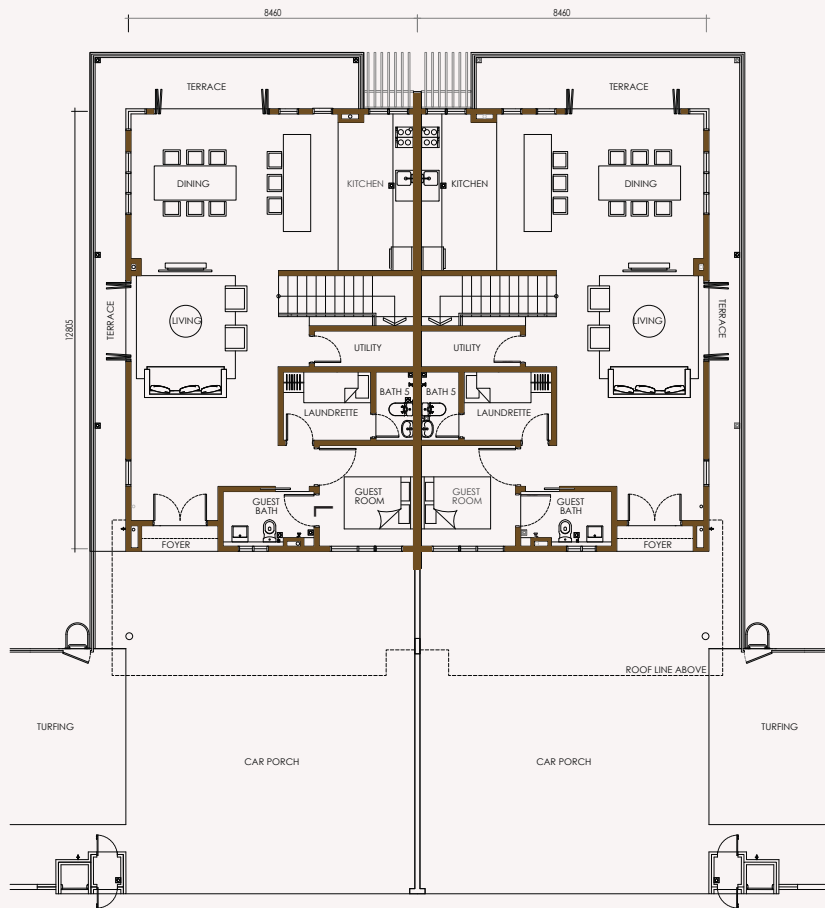
BEDROOMS
5+2



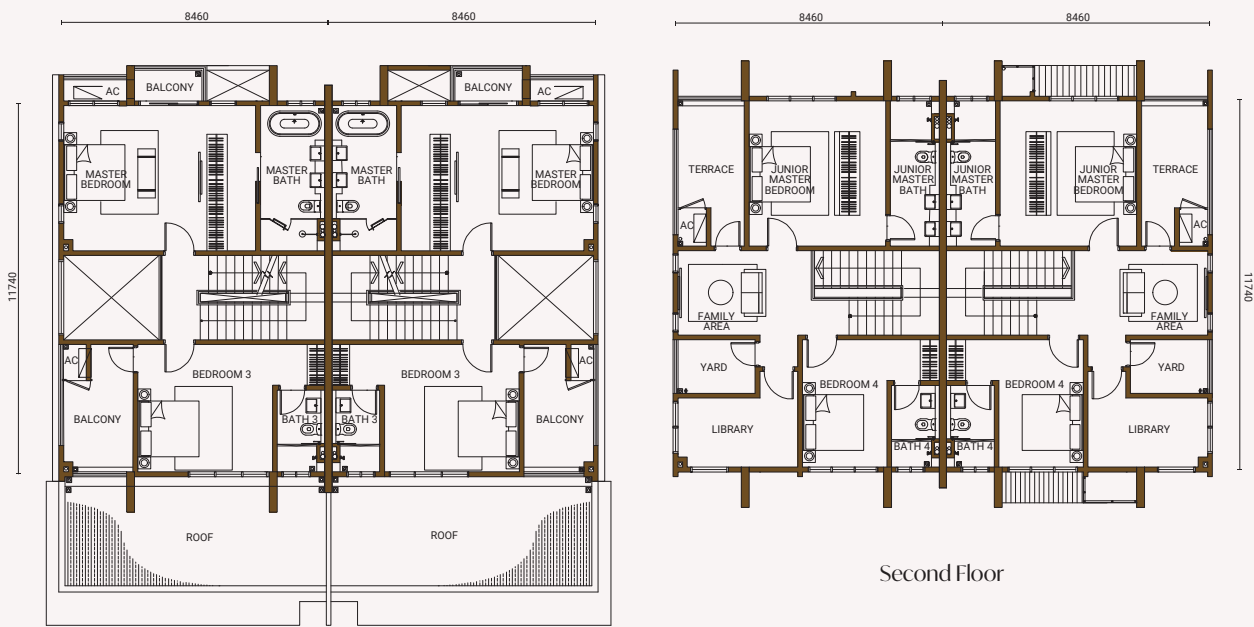
BATHROOMS
6



CAR PARKS
3



Ground Floor



First Floor

Second Floor

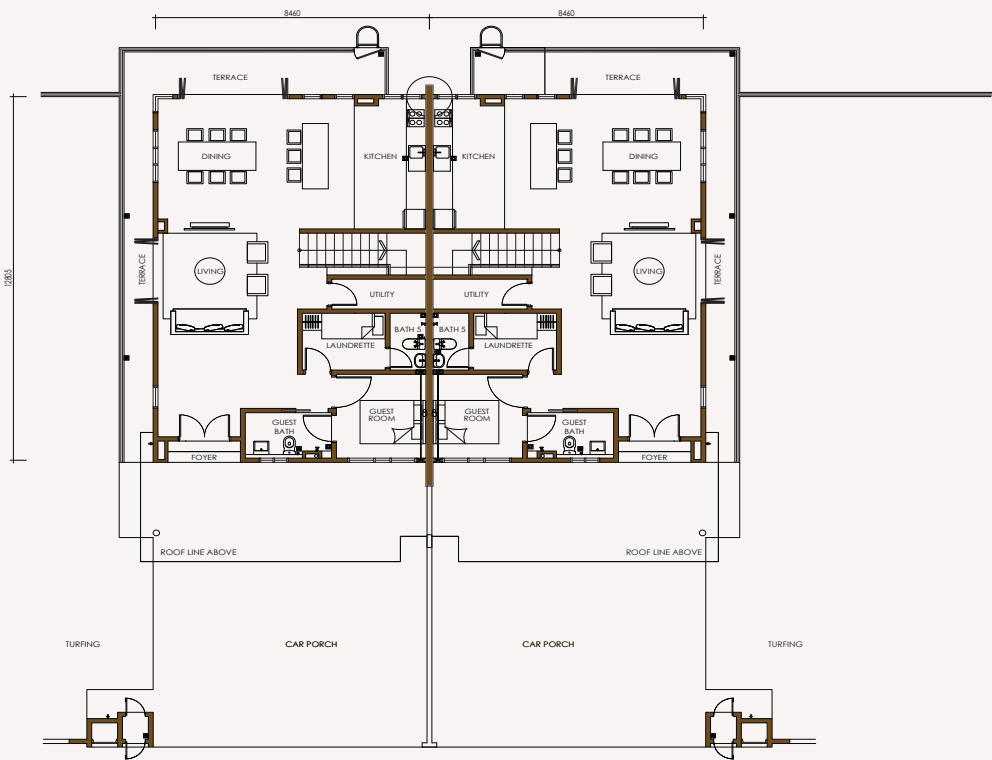
Specifications

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
	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	Concrete Imprint
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
	Kitchen	Ceramic Tiles
SANITARY & PLUMBING FITTINGS	Master Bathroom, Junior Master Bath	1 no. Bathtub (Only For Master Bathroom)
		2 nos. Wash Basin
		1 no. Water Closet
		1 no. Fixed Shower Head
		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
		1 no. Kitchen Sink
	Kitchen	
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	Galvanised Iron
	Rear Fencing	Galvanised Iron

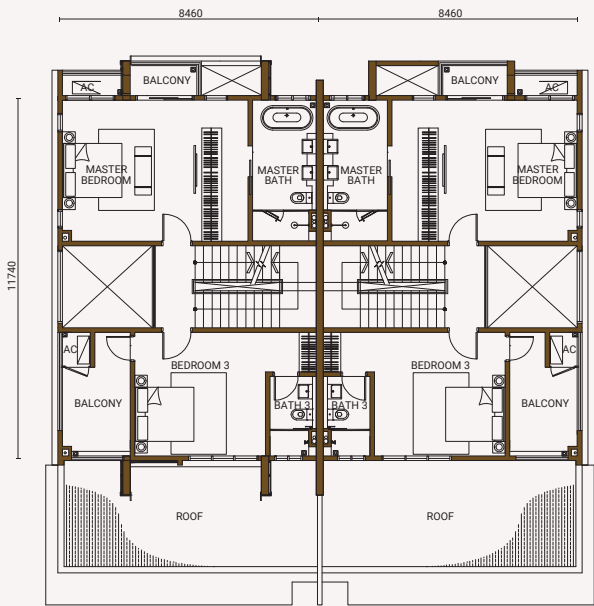
TYPE F & F1

3-STOREY SEMI-DETACHED
LAND SIZE 40'X80' (VARIES)
BUILT-UP 3,950 SQ.FT

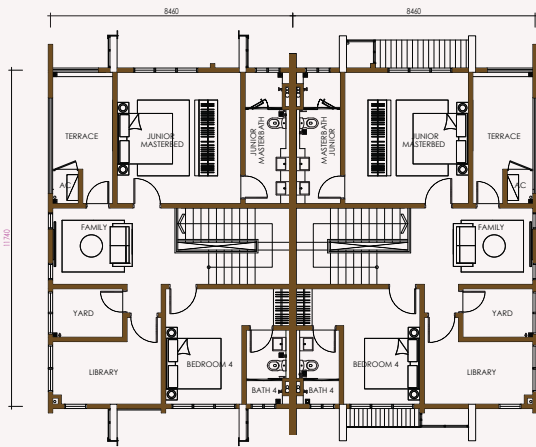
 BEDROOMS 5+2	 BATHROOMS 6	 CAR PARKS 3
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Ground Floor



First Floor



Second Floor

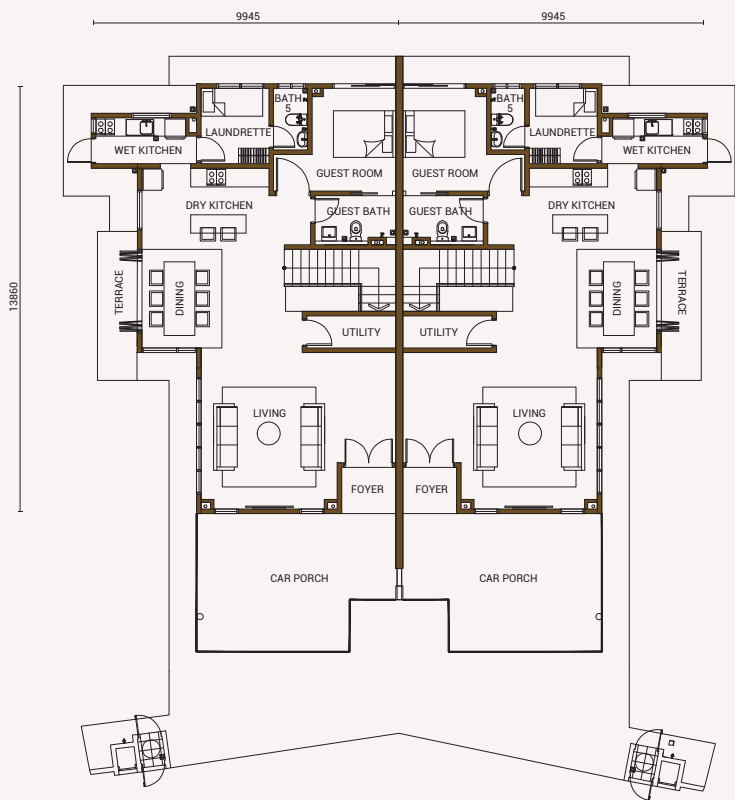
Specifications

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
	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	Concrete Imprint
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
	Kitchen	Ceramic Tiles
SANITARY & PLUMBING FITTINGS	Master Bathroom, Junior Master Bath	1 no. Bathtub (Only For Master Bathroom)
		2 nos. Wash Basin
		1 no. Water Closet
		1 no. Fixed Shower Head
		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
		1 no. Kitchen Sink
	Kitchen	
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	Galvanised Iron
	Rear Fencing	Brickwall / Galvanised Iron / Vent Block Fencing

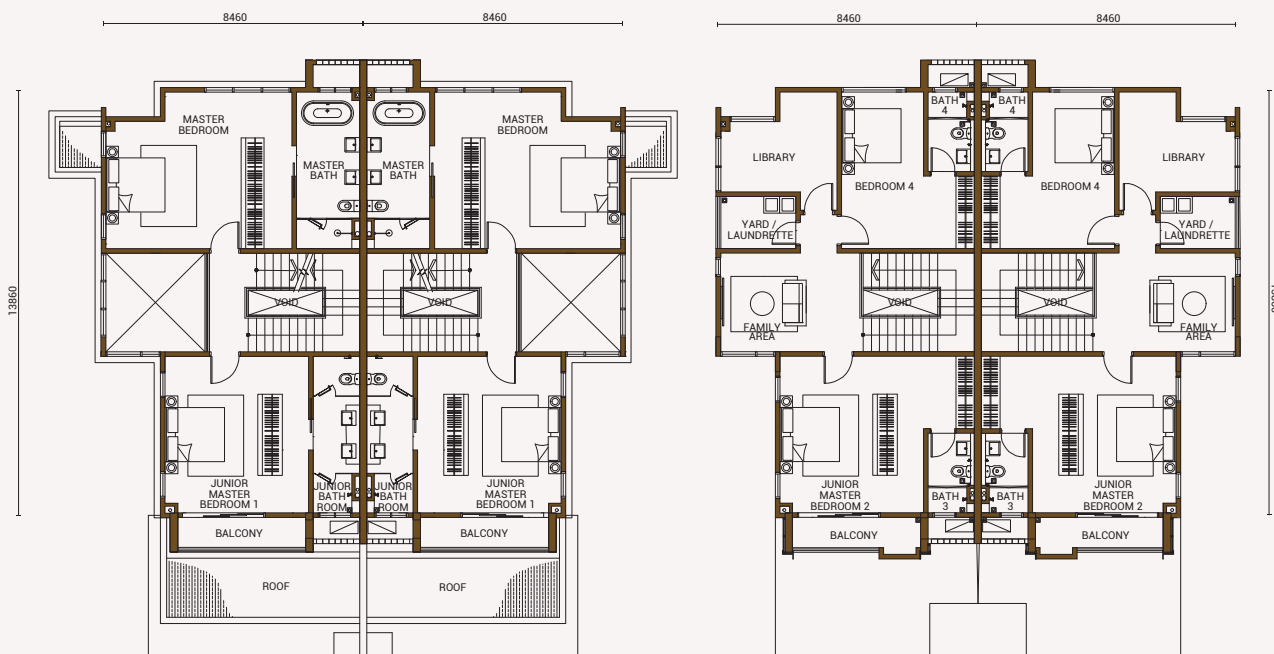
TYPE H & H1

3-STOREY SEMI-DETACHED
LAND SIZE 40'X80' (VARIES)
BUILT-UP 3,877 SQ.FT

		
BEDROOMS 5+2	BATHROOMS 6	CAR PARKS 3



Ground Floor



First Floor

Second Floor

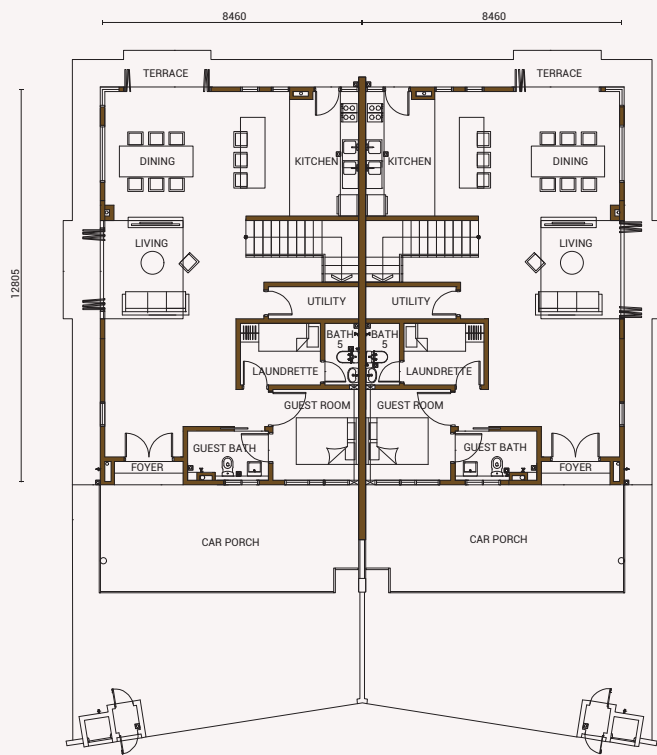
Specifications

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	Concrete Imprint
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	1 no. Bathtub (Only For Master Bathroom)
		2 nos. Wash Basin
		1 no. Water Closet
		1 no. Fixed Shower Head
		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
		1 no. Kitchen Sink
	Wet Kitchen, Dry Kitchen	
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

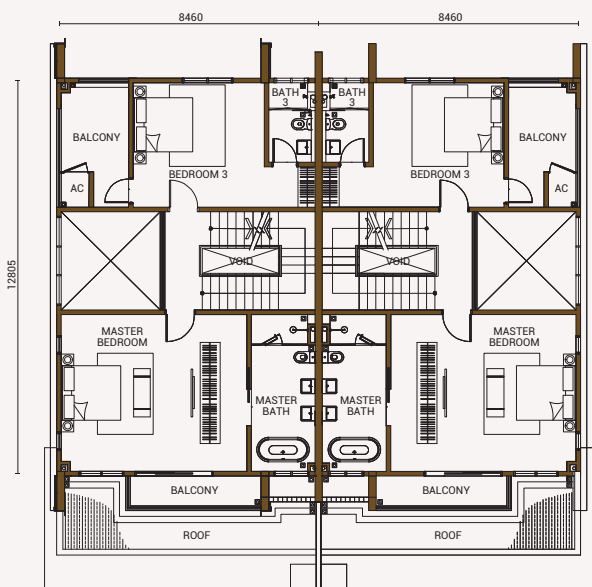
TYPE G & G1

3-STOREY SEMI-DETACHED
LAND SIZE 40'X80' (VARIES)
BUILT-UP 3,877 SQ.FT

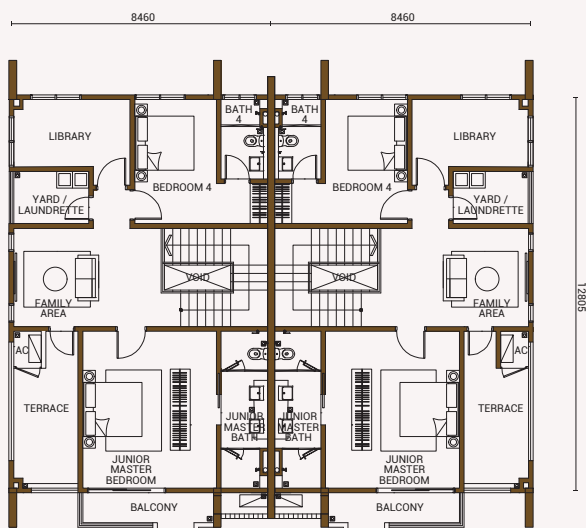
 BEDROOMS 5+2	 BATHROOMS 6	 CAR PARKS 3
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Ground Floor



First Floor



Second Floor

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
	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	Concrete Imprint
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
	Kitchen	Ceramic Tiles
SANITARY & PLUMBING FITTINGS	Master Bathroom, Junior Master Bath	1 no. Bathtub (Only For Master Bathroom)
		2 nos. Wash Basin
		1 no. Water Closet
		1 no. Fixed Shower Head
		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
		1 no. Kitchen Sink
	Kitchen	
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