

Wira Heights

@Bandar Sungai Long

Nestled on a lofty plateau amidst greenery

高貴奢華的生活環境
Symphony of Quality and
Affluent Living

Wira Heights

@Bandar Sungai Long

Freehold 永久地契

Location Map 位置圖

STRATEGIC LOCATION

- Strategically located in the mature township of Bandar Sungai Long & Bandar Mahkota Cheras surrounded by ready infrastructure & amenities.
- Minutes away from urban conveniences including shopping complexes, universities, colleges, schools, restaurants, clinics, medical centres and banks.
- Easy access to Cheras-Kajang Highway, SILK Highway, LDP, Besraya Highway, North-South Highway, MRR2 and East-West Expressway

策略性位置

- 位居双溪龙镇与皇冠城的策略性城镇地带，基础设施和设备比比皆是。
- 购物商场、高等学府、中学、華小、餐馆、诊所、医疗中心与银行仅在几分钟车程之遥。
- 快捷通往蕉赖-加影大道、加影外环公路、白蒲大道、新街场大道、南北大道、第二中环公路以及东西大道。



Another prestigious residential project developed by WIRA CHERAS DEVELOPMENT SDN BHD
旺達(蕉賴)發展有限公司另一項有威信的屋業計劃

Developer / 發展商:
旺達(蕉賴)發展有限公司
WIRA CHERAS DEVELOPMENT SDN. BHD.
(A Subsidiary of SYF Resources Bhd)
No. 5, Jalan Indah 2/7, Taman Indah, 43200 Batu 11 Cheras, Selangor Darul Ehsan,
Tel: 03-9075 5333 (Hunting Line) Fax: 03-9076 5533

Exclusive Marketing Agent / 獨家市場代理員:
ROYALE RICH 皇豪
Real Estate Agent 地產
www.royalerich.com Tel: 03-7981 2822

SITE SALES OFFICE: **03-9019 7882**

Developer's License: 10887-1/07-2012/654 Validity Period: 08-07-2009 - 07-07-2012 Advertisement & Sales Permit No: 10887-1/1476/2010(07) Validity Period: 21-07-09 - 20-07-2010
Approved Authority: Majlis Perbandaran Kajang Building Plan Approved No: MPKJ 6/P/68/2008 Expected Date of Completion: May 2011 Tenure of Land: Freehold Encumbrances: Nil
Selling Price: from Min: RM821,000 - Max: 1,032,500 Total Unit: 54 units

All art renderings and photographs contained in this circular are artist's impressions only.
The developer reserve the right to modify any parts of the building prior to completion as director approved by the relevant authorities. All plans, layouts, informations are subject to change and cannot form of an offer or contract or presentation.

Well-structured space is where each area is carefully planned, designed and positioned.
穩健的结构，尽善尽美。



The luxury of space and enhanced grandeur.
气派豪华，宽敞雅致。



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Value-Added Features: 附加价值特色

- Heat-insulating clay roof tile
隔热粘土屋瓦
- Luxurious timber flooring in bedrooms and family lounge
豪華木料鋪墊睡房和家庭休息室
- Jacuzzi and shower compartment in master-bathroom
主臥室設有按摩浴缸及淋浴室
- 3-Phase electricity power supply
三相地底電源總線
- Underground incoming telephone conduit piping
地下電話線管道
- Auto-gate complete with system installation
安裝自動門以及完整系統
- 7 Telephone sockets ready for key-phone installation
7個電話插座供安裝按鍵電話機
- Alarm system complete with 2 remote motion detector
備有2個遙控物動探測器的警報系統
- CCTV recorder with 4 cameras to every family
每戶住屋設有4電眼閉路電視錄像機
- CCTV security feature at Guard House's entrance & exit
進出口處保安檢查站設有閉路電視
- Airy high floor-to-ceiling with :
超高天花板，讓空氣更加流通：
 - 13' height main lounge (ground floor)
- 13尺高客廳 (樓下)
 - 10' 6" height family lounge (1st floor)
- 10尺6寸高家庭休息室 (樓上)
- Jogging track encircling the whole playground scheme
跑道圍繞整個兒童遊戲場
- 50 ft wide road reserved and covered drainage
備有50尺寬大馬路和覆蓋溝渠
- Embraced by rich greenery, covered drainage with paved walk path
綠意盎然的環境，加蓋下水道及鋪面行人道



設計極致豪華，佈局新穎寬敞。
is masterly crafted to perfection of luxury, spaciousness with functional layout and modern sophistication.



CCTV security feature at Guard House's entrance & exit 進出口處保安檢查站設有閉路電視



- **Low density residential development offers tranquility and privacy**
低密度住宅發展，確保安逸與隱私
- **Residence with security services, static and patrolling guard**
別具一格的保安圍籬式住宅區及巡邏保安



First Floor Plan

Land Dimension/土地面積:
41 呎 x 84 呎 (standard unit/標準單位)

Built-up Area/建築面積: 3,177 sq 呎



Ground Floor Plan

Specifications 材料規格

- | | |
|----------------------------|--|
| a) Structure | : Reinforced Concrete Footings |
| Foundation Framework | : Reinforced Concrete Columns and Beams |
| b) Brick Wall | : Clay Bricks With Cement Plastering |
| c) Roofing Tiles | : Clay Roofing Tile |
| d) Roof Structure | : Timber Trusses |
| e) Ceiling | : Ground Floor - Skim Coated / Painted - Fiber Plaster Ceiling & Painted First Floor - Fiber Plaster Ceiling & Painted |
| f) Windows | : Living, Master Bedroom, Bedroom2, Bedroom 3, Bedroom 4, Utility, Dry Kitchen : Aluminum Frame Casement Window With Fixed Glass Panel Beside Family Area : Aluminum Fixed Glass Panel Master Bedroom : Aluminum Frame Casement Window With Fixed Glass Panel Beside / Aluminum Frame Casement Window Bath 1 : Aluminum Fixed Glass Panel / Aluminum Frame Top Hung Bedroom 2, Bedroom 3 Bedroom 4, Dining, Dry Kitchen Utility Bath 2, Bath 3, Bath 4 : Aluminum Frame Casement Window : Aluminum Frame Top Hung |
| g) Doors | : Living, Master Bedroom, Bedroom2, Bedroom 3, Bedroom 4, Utility, Dry Kitchen : Timber Pattern Door Dining : Aluminum Sliding Door Family Hall : Aluminum Sliding Door With Fixed Glass Panel Beside Bath 1, Bath 2, Bath 3 & Bath 4 : Plywood Flush Door Store : Timber Louvers Door |
| h) Flooring | : Dining, Living, Family Area : Porcelain Tiles Bedroom 4, Utility, Dry Kitchen, Wet Kitchen, Bath 1, Bath 2, Bath 3, Bath 4, Store, Terrace & Balcony : Ceramic Tiles Master Bedroom, Bedroom 2, Bedroom 3, Family Hall & Staircase : Timber Boarding Entrance Hall, Car Porch & Driveway : Concrete imprint |
| i) Wall Tiles | : Kitchen : 7' High Ceramic Tiles Bath1, Bath 2, Bath 3, Bath 4 : Wall Tiles To Ceiling Height |
| j) Sanitary Installation | : Aluminum Double Bowl Sink : 1 No Aluminum Single Bowl Sink : 1 No Sitting WC : 4 Nos Washbasin : 4 Nos Shower : 4 Nos |
| k) Electrical Installation | : Lighting Points : 42 Nos Wall Light Point : 4 Nos Ceiling Fan Points : 7 Nos Door Bell Point : 1 No 13A Switch Socket Outlet : 28 Nos Air Conditioning Points : 5 Nos 15A Socket Outlet Point For Jacuzzi : 1 No 15A Socket Outlet Point For Solar Heater And Pump : 1 No TV / Astro Point : 3 Nos Telephone Points : 7 Nos Auto-Gate Point : 1 No Gate Light Point : 2 Nos |
| l) External Works | : Gate : M.S. Gate Fencing : 3' High BKK With 3' High M.S.Gill |