



# The Rise

FINAL PHASE

**FREEHOLD  
ZERO-LOT BUNGALOWS**

# URBAN LIVING ELEVATED *to Greater Heights*

Amid the rolling hills and serene valleys of Rawang lies a thoughtfully designed township that elevates modern living. Spanning 895 acres, Emerald Rawang is a master-planned community that embraces green landscapes, gated residences, and a modern recreational hub.

Discover a blend of urban convenience and tranquil living. Welcome to Emerald Rawang, where your dream lifestyle reaches greater heights.



895-Acre  
Masterplan



38.8-Acre  
Central Park



6.5km Jogging  
& Cycling Path



Lush Green  
Landscaped Surroundings



面积895英亩  
的总体规划



占地38.8英亩  
的中央公园



6.5公里慢跑  
道及脚踏车径



精心打造  
的景观环境

## 优质的城市生活

山林环绕，环境幽静的万挠城镇中，坐落着一个精心设计，将现代生活品味升华尽致的幽美小镇。占地895英亩，Emerald Rawang作为一项总体规划的社区发展计划，包含一片青葱绿地、保安完善的围篱式住宅区，以及一个男女老幼皆宜，休闲与娱乐齐全的中心。欢迎亲临Emerald Rawang，尽情探索城市便利与宁静生活的完美相融，让您梦想的生活方式更上一层楼，拥有焕然全新的体验！














## An Exclusive Centre FOR COMMUNITY

### 社区专享中心

At the heart of Emerald Rawang lies Emerald Central, a lifestyle hub offering a range of lifestyle experiences for all. From recreational facilities to fine dining and retail outlets, every aspect of life here is designed to bring fulfilment and create a sense of belonging. Welcome to a place where communities thrive, and life is complete.

作为Emerald Rawang的主要生活中心项目，不论是娱乐设施，高级餐饮和零售商店选项，Emerald Central 为住户提供应有尽有的全方位生活体验，在各个方面尽可能为所有阶层创造人人皆可拥有的满足感和归属感。欢迎入住这个生机勃勃，生活美满的好社区！



-   
Grocer
-   
Retail Stores
-   
Alfresco Dining
-   
Bucket Splash
-   
Swimming Pool
-   
Wading Pool
-   
Jacuzzi
-   
Changing Room
-   
Indoor Gym
-   
Multipurpose Hall
-   
Indoor Badminton Courts
-   
Lounge



Visitor's Parking

## AN ELEVATED STANDARD of Private Living

### 生活由此焕然一新

-   
Highest Point in Emerald Rawang  
位于Emerald Rawang 最高处
-   
Low Density  
低住户密度
-   
Multi-Generational Facilities  
家庭友好设施便利
-   
100m to the Central Park  
距离中央公园仅仅100米

Upon the highest point in Emerald Rawang, The Rise (Final Phase) offers zero-lot bungalows where privacy and breathtaking views come together in harmony. Crafted with the finest materials, each home promises an atmosphere of tranquillity and comfort that elevates your lifestyle.

位于Emerald Rawang 项目的最高点，The Rise 房产为您提供一个专属的零地段洋房聚居地，将您的隐私需要和令人赞叹的秀丽美景完美相容，一居两得！

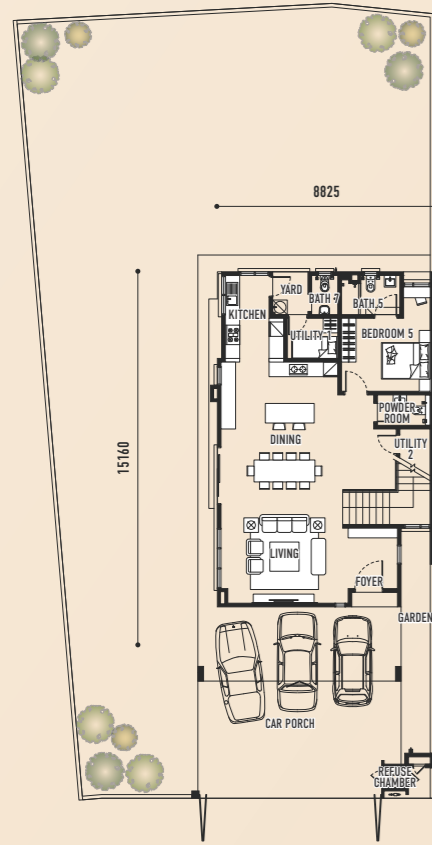


Playground

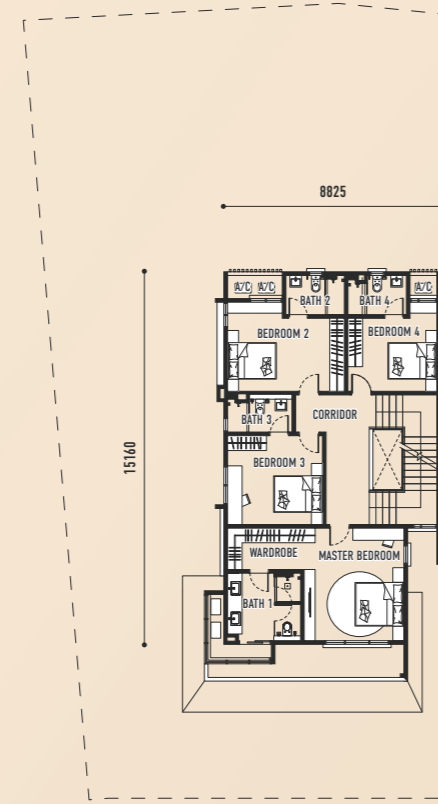
Artist's Impression Only

# TYPE B

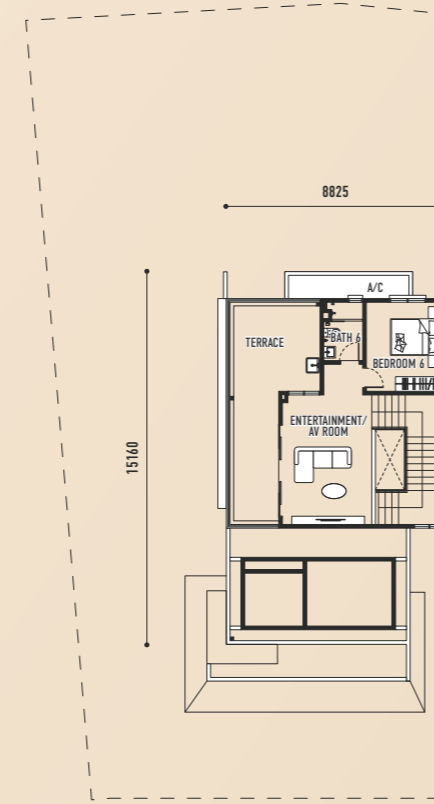
LAND AREA 49'X85'	BUILT-UP 3,714sf	BEDROOMS 6+1	BATHS 7+1	ENTERTAINMENT/A.V. ROOM 1
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GROUND FLOOR



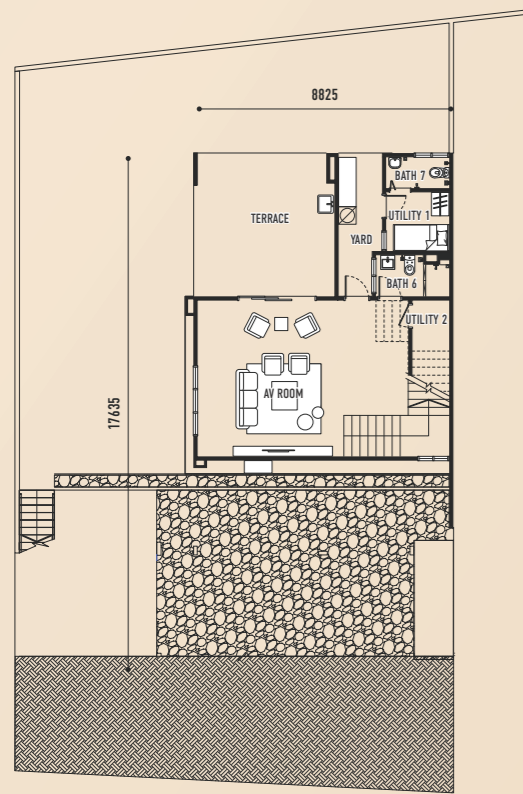
FIRST FLOOR



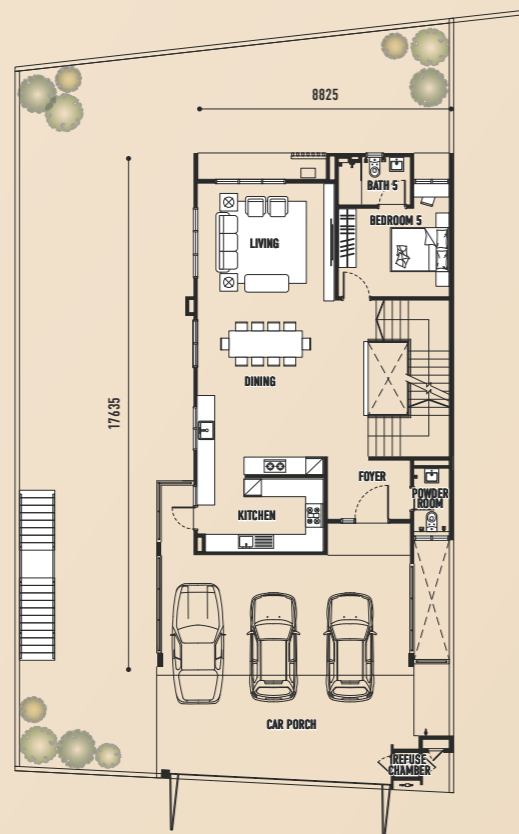
SECOND FLOOR

# TYPE D

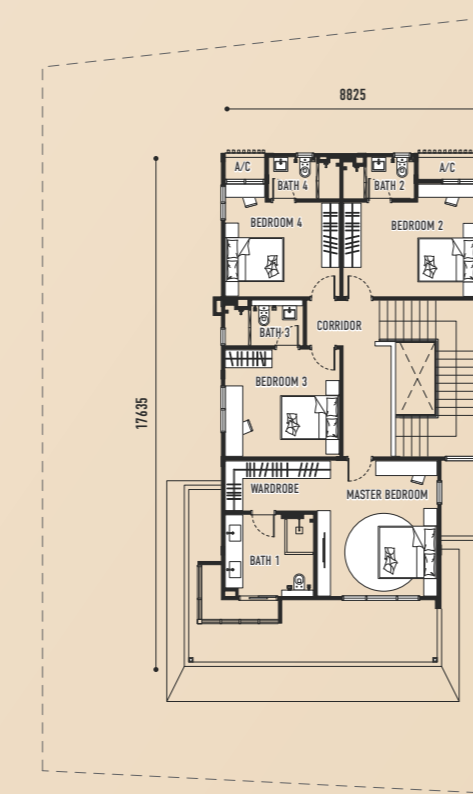
LAND AREA 50'X88'	BUILT-UP 3,735sf	BEDROOMS 5+1	BATHS 7+1	ENTERTAINMENT/A.V. ROOM 1
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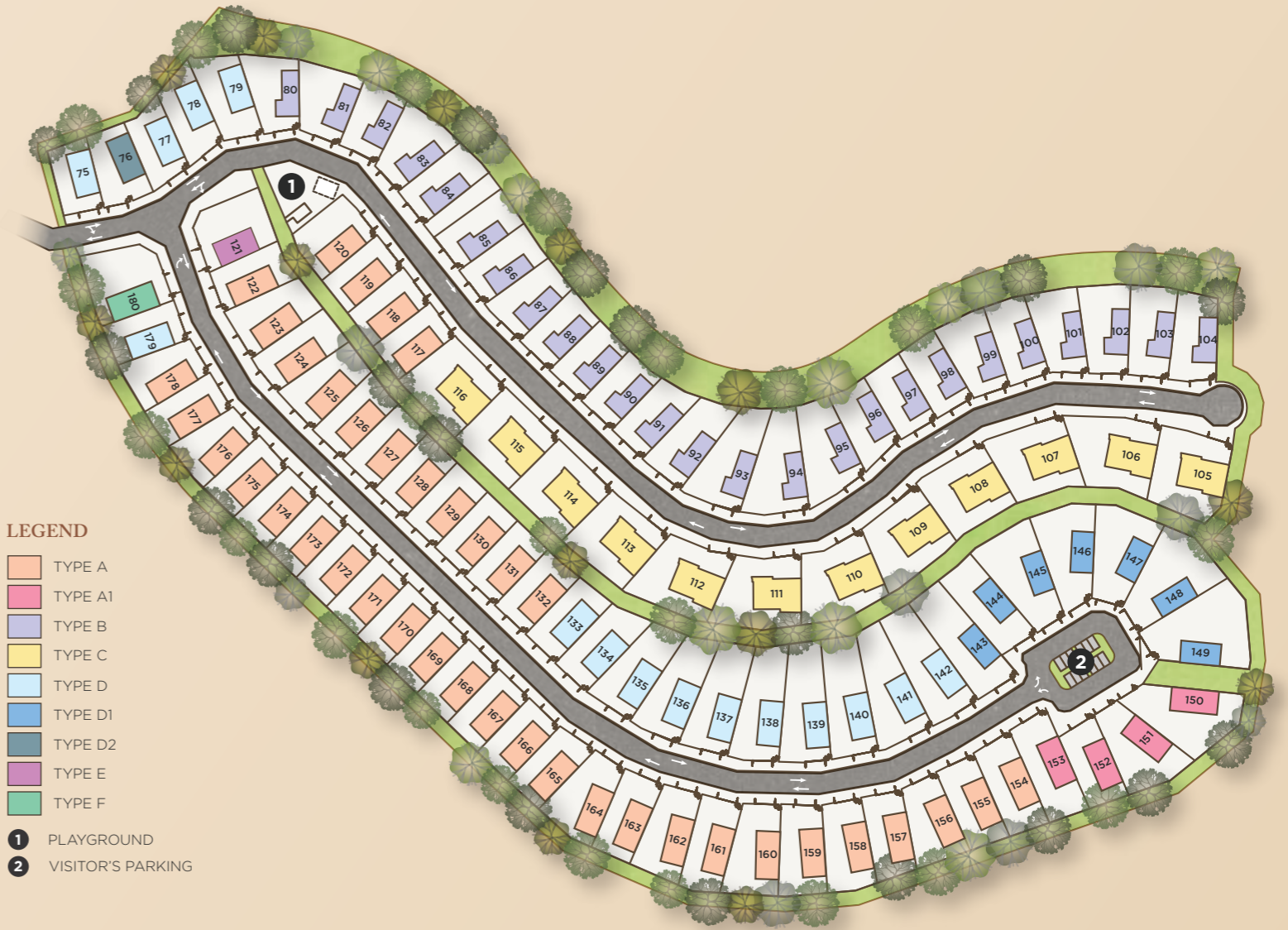
LOWER GROUND



GROUND FLOOR



FIRST FLOOR



### LEGEND

- TYPE A
- TYPE A1
- TYPE B
- TYPE C
- TYPE D
- TYPE D1
- TYPE D2
- TYPE E
- TYPE F
- 1 PLAYGROUND
- 2 VISITOR'S PARKING

## SPECIFICATIONS

<b>STRUCTURE</b>	Reinforced Concrete Frame	
<b>WALL</b>	Masonry Walls	
<b>ROOF COVERING</b>	Metal Deck Roofing / Reinforced Concrete Roof	
<b>ROOF FRAMING</b>	Metal Roof Trusses / Reinforced Concrete Frame	
<b>CEILING</b>	Skim Coat & Paint / Plaster Ceiling	
<b>WINDOWS</b>	Aluminium Framed Glass Window	
<b>DOOR</b>	Foyer	Timber Solid Core Door
	Bath 6	Folding Door
	Bath 1, 2, 3, 4 & 5, Powder Room,	Flush Door
	All Bedrooms, Kitchen, Utility 1	
	Utility 2	Flush Door With Louvre
	Dining	Aluminium Framed Sliding Glass Door
	Roof Top Access	Aluminium Louvre Access
<b>IRONMONGERY</b>	Quality Lockset	
<b>WALL FINISHES</b>	Kitchen	1.5m High Tiles on Selected
	All Baths & Powder Room	Tiles to Ceiling Height
	Other Walls	Plaster and Paint
<b>FLOOR FINISHES</b>	Living, Dining, Foyer,	Tiles
	Kitchen, Yard, Utility 1, Utility 2	
	Refuse, Bedroom 5	Engineered Timber Flooring
	Internal Staircase	
	All Baths & Powder Room	Tiles
	Car Porch	Concrete Imprint
	AC Ledge	Cement Screed
<b>INTERNAL TELECOMMUNICATION TRUNKING AND CABLING</b>	Concealed	
<b>FENCING</b>	Masonry Brick Wall	
<b>TURFING</b>	Turfing	

SANITARY AND PLUMBING FITTINGS:	TYPE	A	B	C	D	E	F
Wash Basin		8	9	8	9	8	6
Wash Basin (Laundry)		-	-	-	-	-	6
Basin Tap		8	9	8	9	8	1
Basin Tap (Laundry)		-	-	-	-	-	1
Pedestal WC		-	-	-	-	8	6
Water Closet		7	8	7	8	-	-
Shower Set		5	6	5	6	7	5
Shower Rose (Bath 6 Only, Bath 7 for Type B & D)		1	1	1	1	2	1
Bath Tub		-	-	-	-	1	1
Toilet Roll Holder		7	8	7	8	8	6
Bib Tap (All Baths & Powder Room)		7	8	7	8	8	6
Kitchen Sink		1	1	1	1	2	2
Kitchen Tap		1	1	1	1	2	2
Hose Tap at Yard		1	1	1	1	-	-
Bib Tap (External)		2	2	1	2	2	2
Bib Tap at Yard		-	-	-	-	1	1

ELECTRICAL INSTALLATION :	TYPE	A	B	C	D	E	F
Fiber Termination Box		1	1	1	1	1	1
Fiber Wall Socket		1	1	1	1	1	1
Air Conditioning Point		7	9	8	8	9	8
Lighting Point		41	52	48	50	60	57
Ceiling Fan Point		7	9	8	9	8	8
Wall Fan Point		1	1	1	1	1	1
13A Power Point		33	38	37	38	33	31
15A Power Point		2	2	2	2	1	1
Electrical Distribution Board		2	2	2	2	3	3
Autogate Point		2	2	2	2	1	1
Door Bell Point		1	1	1	1	1	1
SMATV Point		1	1	1	1	4	4
Telephone Point		-	-	-	-	3	3
Data Point		-	-	-	-	2	3
Water Heater Point		4	5	4	5	6	4
Storage Water Heater		1	1	1	1	-	-
Exhaust Fan (Powder Room)		1	1	-	-	-	-
Booster Pump Point		1	1	1	1	-	-

# RISING ABOVE WITH *Accessibility and Convenience*

交通发达便利俱全  
更升华的高端生活

Connections abound at Emerald Rawang. Served by major highways and a nearby railway station, traveling is effortless. A plethora of retail, education, and dining options are set to elevate your experience at Emerald Rawang. Here, accessibility meets comfort, making every day a seamless blend of ease and opportunity.

Emerald Rawang一带的交通联接尤其发达，各大高速公路便捷互联，附近更备有火车站，让出行变得非常便利。此外，Emerald Rawang更为您备足各式各样的零售、教育和餐饮选项，确保您的生活时刻过得顺心圆满。透过畅行无阻的交通便利，与生活高度舒适感的完美契合，不仅让您每一天的生活倍感安心无忧，也充满着无穷的惊喜和机会。



A JOINT DEVELOPMENT BY:



**EMERALD RAWANG SALES GALLERY**  
Lot 1286, Pejabat Jualan Sementara,  
Kota Emerald, 48000, Rawang, Selangor  
Emerald Rawang Sales Gallery

**1300 1300 16**  
guocoland.com.my/emeraldrawang/

Pemaju : GLM Emerald West (Rawang) Sdn Bhd (507881-D) • Alamat : Tingkat 13, Wisma GuocoLand, Damansara City, No.6, Jalan Damanlela, Bukit Damansara, 50490, Kuala Lumpur. • No Lesen Pemaju: 9722/07-2028/1009(R) • Tempoh Sah Laku : 20/07/2023 - 19/07/2028 • No Permit Iklan & Jualan: 9722-18/03-2027/019(N)-(L) Fasa 2E • Tempoh Sah Laku : 07/03/2025 - 06/03/2027 Fasa 2E • No Permit Iklan & Jualan: 9722-17/03-2027/0187(N)-(L) Fasa 2F • Tempoh Sah Laku : 07/03/2025 - 06/03/2027 Fasa 2F • No Permit Iklan & Jualan: 9722-20/03-2027/0188(N)-(L) Fasa 2G • Tempoh Sah Laku : 07/03/2025 - 06/03/2027 Fasa 2G • No Permit Iklan & Jualan: 9722-19/03-2027/0189(N)-(L) Fasa 2H • Tempoh Sah Laku : 07/03/2025 - 06/03/2027 Fasa 2H • Pihak Berkujasa Yang Meluluskan: Majlis Perbandaran Selangor • No Kelulusan Pelan Bangunan: BIL(15) DLM MPS 3/2-1371/1134(PB/PND)(A)F2E-F2H • Babanan Tanah: Public Bank • Regangan Tanah: Hak Milik Kekal • Tarikh Dijangka siap: Oktober 2028 • Jenis Rumah : Rumah Zero Lot Banglo • Jumlah unit: 36 unit Fasa 2E • Harga Jualan : RUMAH SESEBUAH 3 TINGKAT (JENIS D, D2, E, F): RM2,998,050 (MIN) - RM3,297,050 (MAKS) & RUMAH SESEBUAH 2 TINGKAT (JENIS A): RM2,571,500 (MIN) - RM2,487,450 (MAKS) • Jumlah unit: 29 unit Fasa 2F • Harga Jualan : RUMAH SESEBUAH 3 TINGKAT (JENIS D, D1): RM3,208,500 (MIN) - RM3,617,900 (MAKS) & RUMAH SESEBUAH 2 TINGKAT (JENIS A, A1): RM2,424,200 (MIN) - RM2,816,350 (MAKS) • Jumlah unit: 21 unit Fasa 2G • Harga Jualan : RUMAH SESEBUAH 3 TINGKAT (JENIS B): RM3,014,150 (MIN) - RM3,178,600 (MAKS) & RUMAH SESEBUAH 2 TINGKAT (JENIS A, C): RM2,371,300 (MIN) - RM3,245,300 (MAKS) • Jumlah unit: 20 unit Fasa 2H • Harga Jualan : RUMAH SESEBUAH 3 TINGKAT (JENIS B): RM3,040,600 (MIN) - RM3,303,950 (MAKS) & RUMAH SESEBUAH 2 TINGKAT (JENIS C): RM3,217,700 (MIN) - RM3,349,950 (MAKS) • Sekatan Kepentingan: Tiada.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.  
\*MAKLUMAT PEMAJUAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY\*