



SEMI-D

LIVE LARGE FOR LIFE

Broadleaf Residences by HOMETREE

Where expansive outdoors and spacious layout indoors are woven into a tapestry of remarkable family living experiences. This is where the affluent calls home.

This is where nature calls home.



PROJECT SITE AREA : 49 ACRES

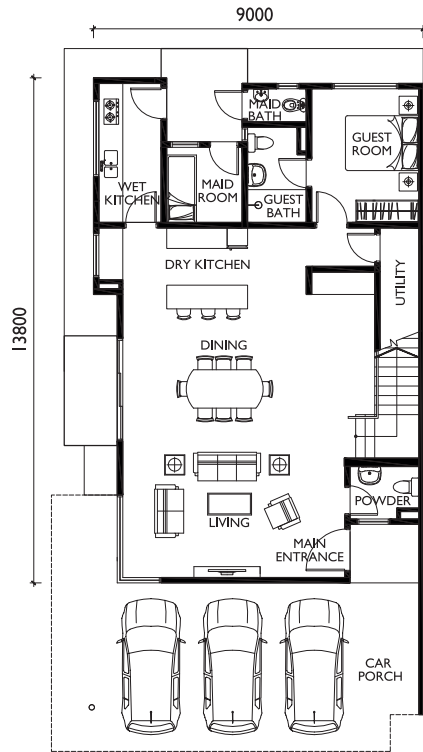
TOTAL UNITS : 295 UNITS

3-STOREY SEMI-D : 244 UNITS

3-STOREY BUNGALOW : 51 UNITS



GROUND FLOOR



SEMI-D

3-Storey

6 + 1 Bedrooms

7 Bathrooms + 2 Powder Rooms

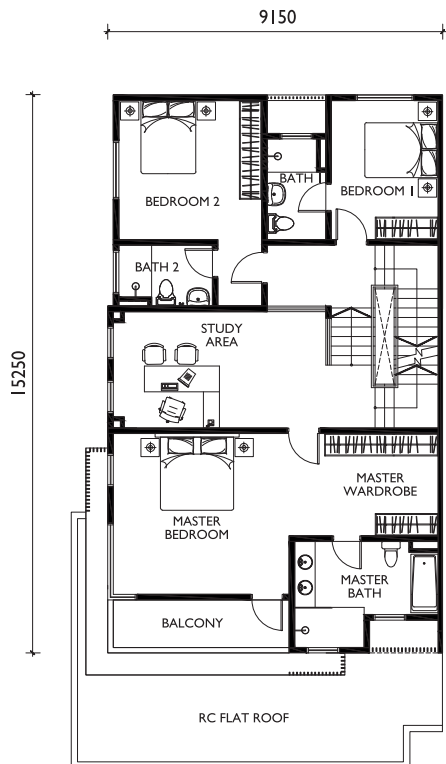
Land Area

Approx. 3,111 – 7,858 sf.

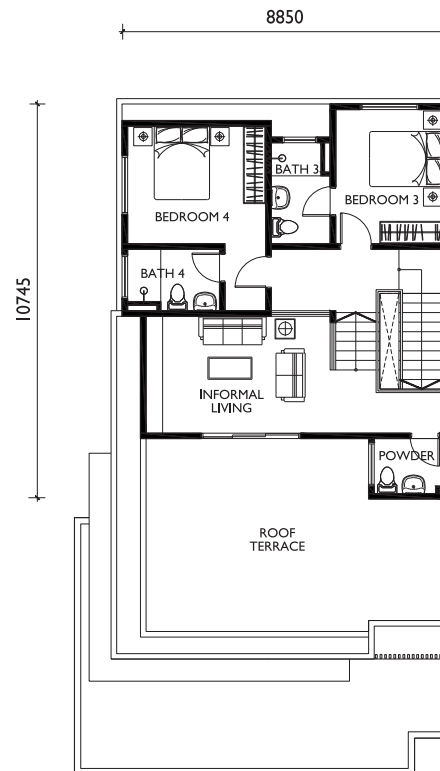
Built-Up Area

4,654 sf.

FIRST FLOOR



SECOND FLOOR



SPECIFICATIONS

		SD/SD-I
Structure	Reinforced Concrete	✓
Walls	Reinforced Concrete Wall/Brick Wall	✓
Roofs	R.C Roof/Metal Roofing System	✓
	R.C Roof/Bitumen Waterproof Membrane Roofing System	–
Ceiling Finishes	Skim Coat/Plasterboard Ceiling	✓
Doors	Main Entrance/Entrance Foyer : Timber Door	✓
	Others : Timber Door/Aluminium Frame Sliding Glass Door	✓
Windows	Aluminium Frame Glass/Aluminium Frame Sunshade Louvres	✓
Flooring	Car porch : Quality Tiles	✓
	Living/Dining : Quality Tiles	✓
	Dry Kitchen : Quality Tiles	✓
	Wet Kitchen : Quality Tiles	✓
	Yard/Utility : Quality Tiles	✓
	Guest Room : Quality Tiles	✓
	Bedrooms : Timber Flooring	✓
	Study Room : Timber Flooring	–
	Master Bath : Quality Tiles	✓
	Toilet : Quality Tiles	✓
	Bathrooms/Powder : Quality Tiles	✓
	Study Area : Timber Flooring	✓
	Informal/Family Living : Timber Flooring	✓
	Terrace : Quality Tiles	–
	Balcony : Quality Tiles	✓
	Staircase : Timber Flooring	✓
	Roof Terrace : Quality Tiles/Cement Render	✓
Wall Finishes	Master Bath : Quality Tiles	✓
	Toilet : Quality Tiles	✓
	Bathrooms/Powder : Quality Tiles	✓
	Dry Kitchen : Plaster & Paint	✓
	Wet Kitchen : Quality Tiles	✓
	Internal : Paint	✓
	External : Weather–Shield Paint	✓
	External : Paint/Textured Paint/Stone Wall Cladding@Car Porch Wall	–
Sanitary Fittings	Water Closet	9
	Bathtub	1
	Basin	10
	Showerhead	7
	Kitchen Sink	1
Fence	Low Brick Wall/Plaster & Paint	✓
Extra Features	Rainwater Harvesting System	✓
	Hot Water Storage System	✓
Electrical Fittings	Light Point	71
	Fan Point	10
	Power Point	53
	Air–Cond. Point	10
	Data Point	5
	Television Point	4
	Telephone Point	1
	Intercom	1
	Electrical DB	3
	Door Bell Point	1
Security Alarm System	Quality Alarm System	✓
Ironmongery	Quality Lockset	✓

Note: The vendor shall at its own cost and expenses install or construct all of the items listed above in accordance to the description set out save for the item or items marked with an * which may be deleted if not applicable.



BUNGALOW

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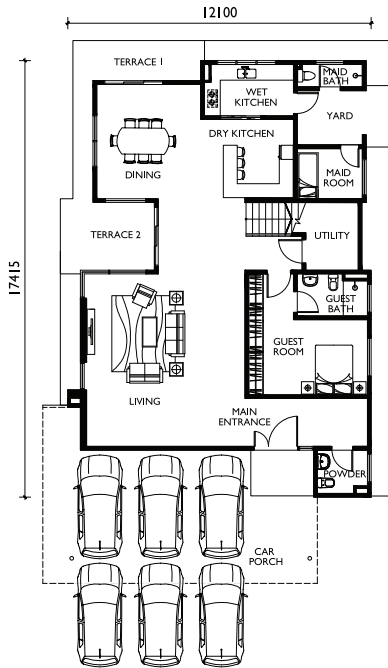
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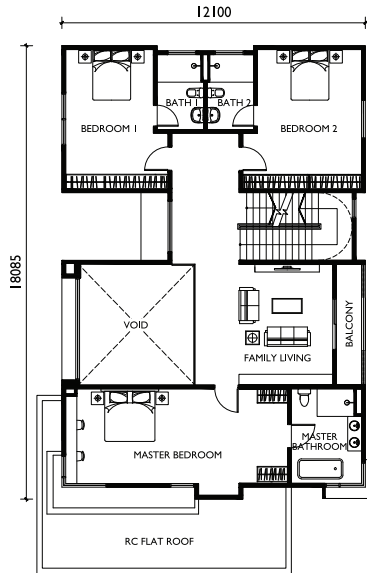
TYPE B

3-Storey | 5 + 1 Bedrooms | 7 Bathrooms + 1 Powder Room
Land Area : Approx. 5,242 – 6,760 sf. | Built-Up Area : 6,019 sf.

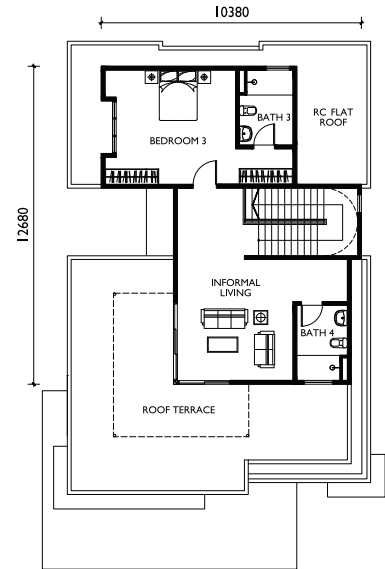
GROUND FLOOR



FIRST FLOOR



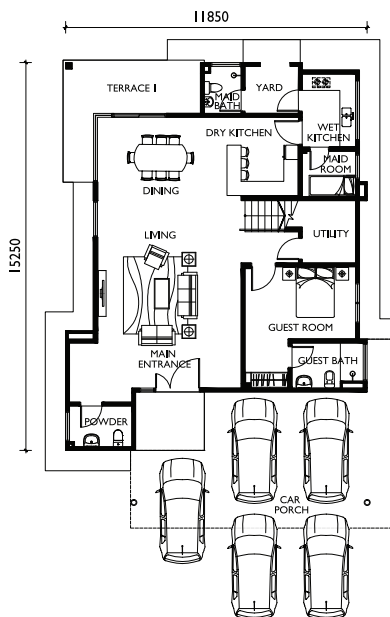
SECOND FLOOR



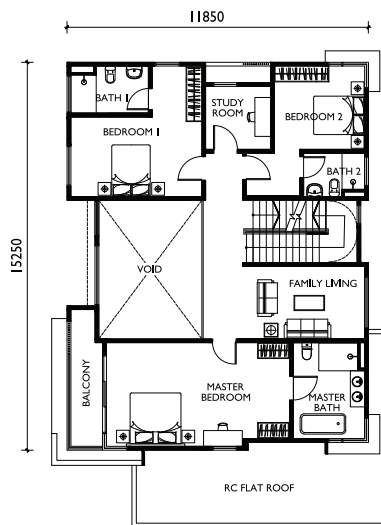
TYPE C

3-Storey | 5 + 1 Bedrooms | 7 Bathrooms + 1 Powder Room
Land Area : Approx. 4,790 – 6,178 sf. | Built-Up Area : 5,169 sf.

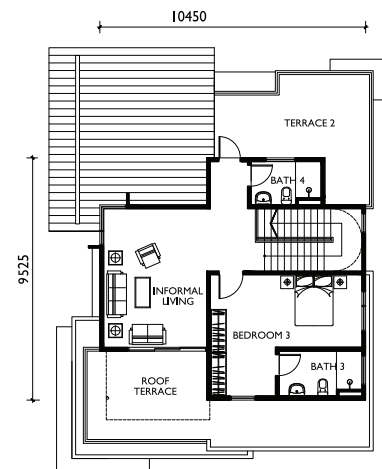
GROUND FLOOR



FIRST FLOOR



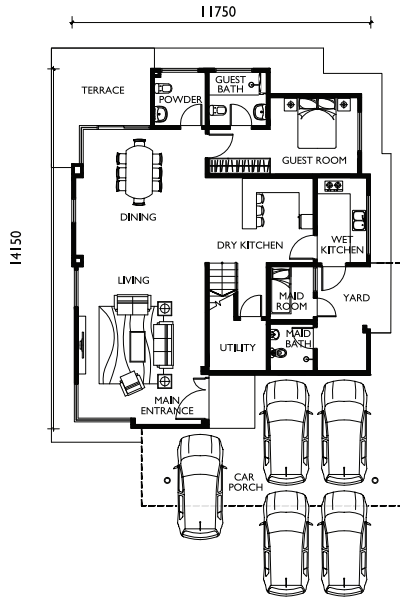
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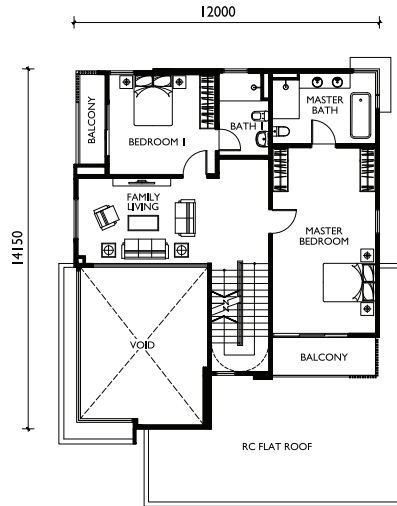
TYPE F

3-Storey | 5 + 1 Bedrooms | 6 Bathrooms + 1 Powder Room
Land Area : Approx. 4,553 – 7,174 sf. | Built-Up Area : 4,942 sf.

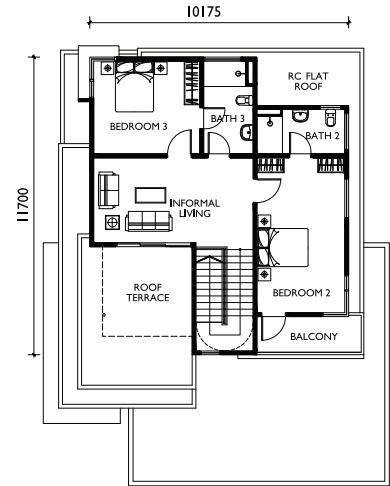
GROUND FLOOR



FIRST FLOOR



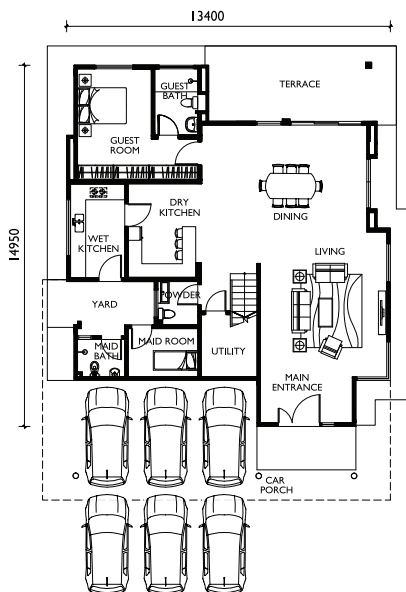
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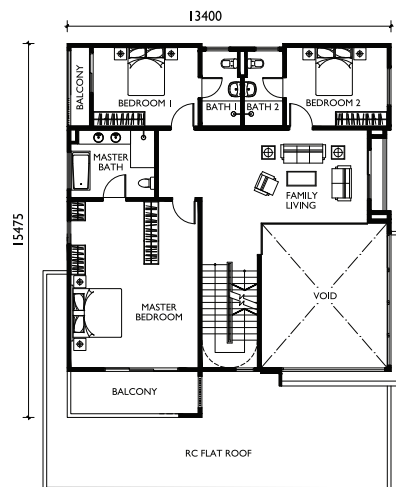
TYPE H

3-Storey | 5 + 1 Bedrooms | 7 Bathrooms + 1 Powder Room
Land Area : Approx. 5,081 – 6,114 sf. | Built-Up Area : 5,494 sf.

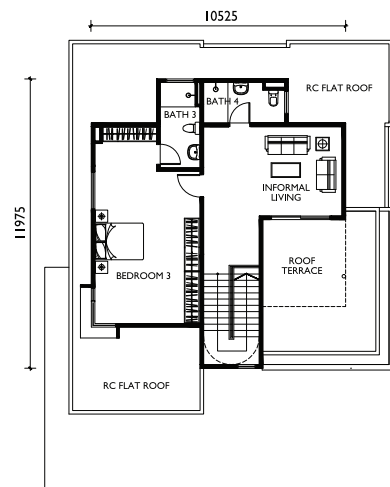
GROUND FLOOR



FIRST FLOOR



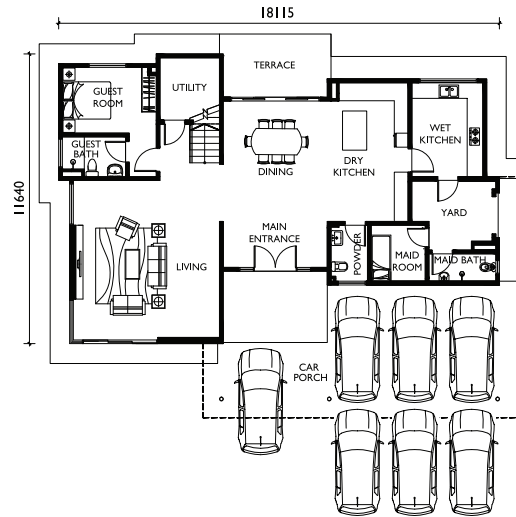
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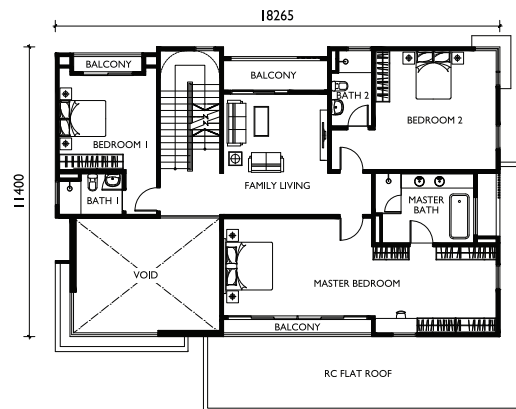
TYPE G

3-Storey | 6 + 1 Bedrooms | 7 Bathrooms + 1 Powder Room
Land Area : Approx. 5,382 – 7,061 sf.. | Built-Up Area : 6,081 sf.

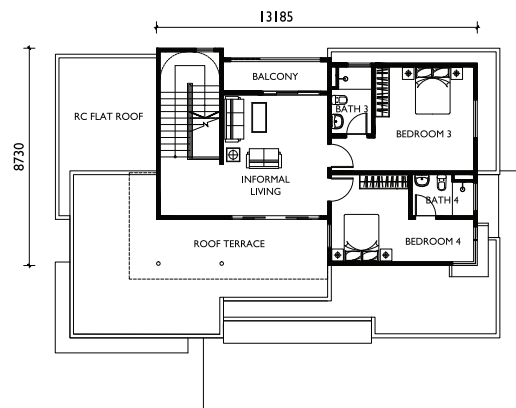
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SPECIFICATIONS

		B/B	C/C	F/F	G/G	H/H
Structure	Reinforced Concrete	✓	✓	✓	✓	✓
Walls	Reinforced Concrete Wall/Brick Wall	✓	✓	✓	✓	✓
Roofs	R.C Roof/Metal Roofing System	—	—	—	—	—
	R.C Roof/Bitumen Waterproof Membrane Roofing System	✓	✓	✓	✓	✓
Ceiling Finishes	Skim Coat/Plasterboard Ceiling	✓	✓	✓	✓	✓
Doors	Main Entrance/Entrance Foyer : Timber Door	✓	✓	✓	✓	✓
	Others : Timber Door/Aluminium Frame Sliding Glass Door	✓	✓	✓	✓	✓
Windows	Aluminium Frame Glass/Aluminium Frame Sunshade Louvres	✓	✓	✓	✓	✓
Flooring	Car porch : Quality Tiles	✓	✓	✓	✓	✓
	Living/Dining : Quality Tiles	✓	✓	✓	✓	✓
	Dry Kitchen : Quality Tiles	✓	✓	✓	✓	✓
	Wet Kitchen : Quality Tiles	✓	✓	✓	✓	✓
	Yard/Utility : Quality Tiles	✓	✓	✓	✓	✓
	Guest Room : Quality Tiles	✓	✓	✓	✓	✓
	Bedrooms : Timber Flooring	✓	✓	✓	✓	✓
	Study Room : Timber Flooring	—	✓	—	—	—
	Master Bath : Quality Tiles	✓	✓	✓	✓	✓
	Toilet : Quality Tiles	—	—	—	—	—
	Bathrooms/Powder : Quality Tiles	✓	✓	✓	✓	✓
	Study Area : Timber Flooring	—	—	—	—	—
	Informal/Family Living : Timber Flooring	✓	✓	✓	✓	✓
	Terrace : Quality Tiles	✓	✓	✓	✓	✓
	Balcony : Quality Tiles	✓	✓	✓	✓	✓
	Staircase : Timber Flooring	✓	✓	✓	✓	✓
	Roof Terrace : Quality Tiles/Cement Render	✓	✓	✓	✓	✓
Wall Finishes	Master Bath : Quality Tiles	✓	✓	✓	✓	✓
	Toilet : Quality Tiles	—	—	—	—	—
	Bathrooms/Powder : Quality Tiles	✓	✓	✓	✓	✓
	Dry Kitchen : Plaster & Paint	✓	✓	✓	✓	✓
	Wet Kitchen : Quality Tiles	✓	✓	✓	✓	✓
	Internal : Paint	✓	✓	✓	✓	✓
	External : Weather—Shield Paint	—	—	—	—	—
	External : Paint/Textured Paint/Stone Wall Cladding @Car Porch Wall	✓	✓	✓	✓	✓
Sanitary Fittings	Water Closet	8	8	7	8	8
	Bathtub	1	1	1	1	1
	Basin	9	9	8	9	9
	Showerhead	7	7	6	7	7
	Kitchen Sink	1	1	1	1	1
Fence	Low Brick Wall/Plaster & Paint	✓	✓	✓	✓	✓
Extra Features	Rainwater Harvesting System	✓	✓	✓	✓	✓
	Hot Water Storage System	✓	✓	✓	✓	✓
Electrical Fittings	Light Point	70	74	64	86	71
	Fan Point	9	9	9	10	9
	Power Point	52	56	53	56	52
	Air—Cond. Point	10	10	10	11	9
	Data Point	5	5	5	5	5
	Television Point	4	4	4	4	4
	Telephone Point	1	1	1	1	1
	Intercom	1	1	1	1	1
	Electrical DB	3	3	3	3	3
	Door Bell Point	1	1	1	1	1
Security Alarm System	Quality Alarm System	✓	✓	✓	✓	✓
Ironmongery	Quality Lockset	✓	✓	✓	✓	✓

Note: The vendor shall at its own cost and expenses install or construct all of the items listed above in accordance to the description set out save for the item or items marked with an * which may be deleted if not applicable.

BCB DEVELOPMENT SDN BHD (493302-U) Lot 29-1, No 8, Jalan Anggerik Vanilla BE 31/BE, Kota Kemuning Seksyen 31, 40460 Shah Alam Selangor.

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BCB Development Sdn. Bhd. (493302-U) • No. Lesen Pemaju: 13053/04-2028/0551(R) • Tempoh Sah: 16/04/2023 sehingga 15/04/2028 • No. Permit Iklan: 13053-5/02-2026/0206(N)-(S) • Tempoh Sah: 28/02/2023 - 27/02/2026 • Pihak Berkuasa yang Meluluskan Pelan: Majlis Bandaraya Shah Alam • No. Kelulusan Pelan Bangunan: MBSA/BGN/BB/600-1(P/S)/SEK-31/0032-2017 • Hak Milik Tanah: Pajakan tempoh 99 tahun (berakhir 4 Julai 2112) • Bebanan Tanah: United Overseas Bank (Malaysia) Bhd • Harga: Ruman Banglo RM3,077,000.00 (min.) - RM4,364,000.00 (maks.) | Rumah Berkembar RM2,087,000.00 (min.) - RM3,370,000.00 (maks.) Jumlah Unit: 295 (Ruman Banglo 51 unit | Rumah Berkembar 244 unit) Tarikh dijangka siap: Jun 2024 • Diskaun 7% untuk bumiputera sahaja. * Tertakluk pada terma dan syarat.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA