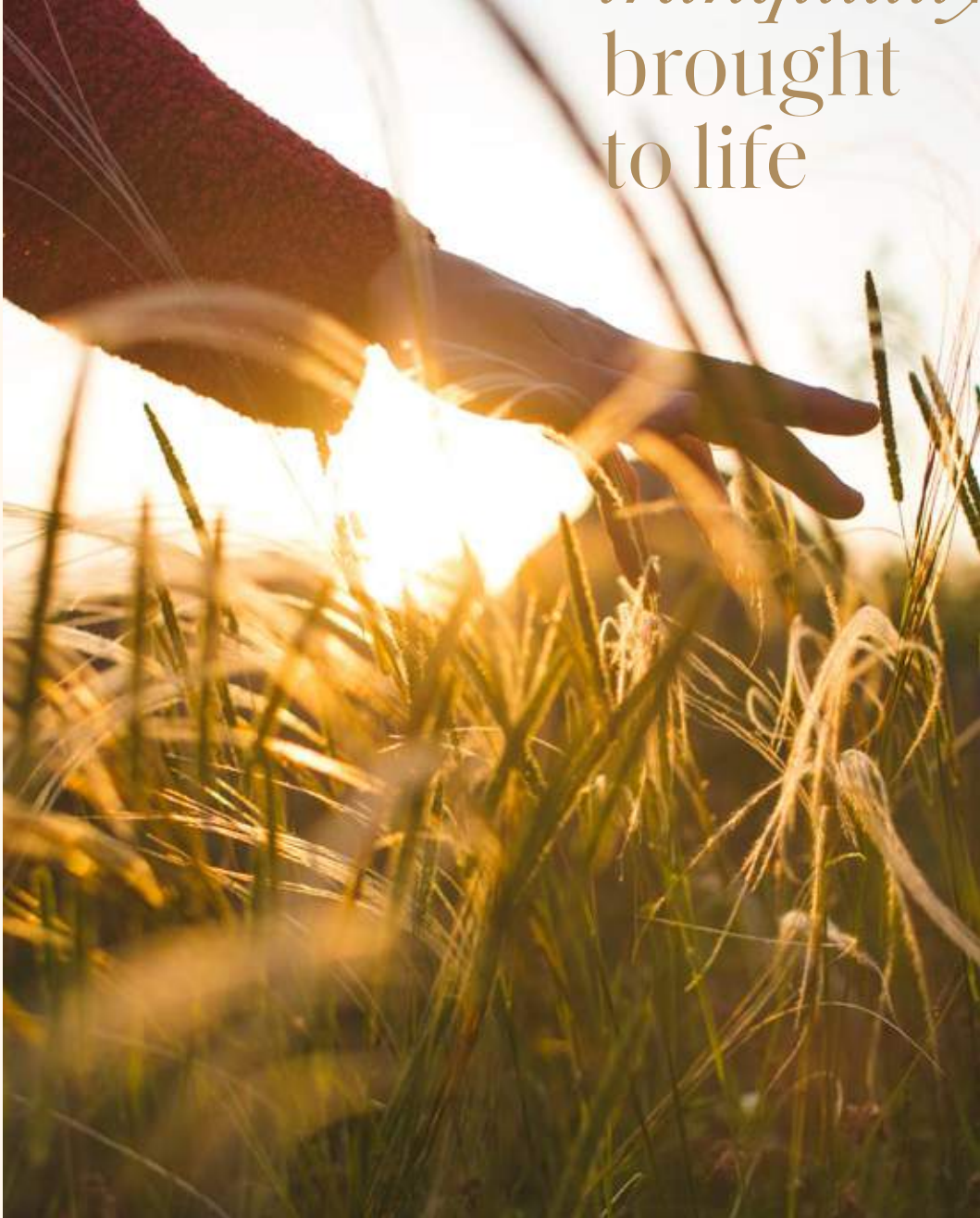


Rafflesia

—— @HILL 2 ——

A dream
of *lush*
tranquillity
brought
to life





The appreciation of *nature's* *beauty*

Appreciate the stunning view as you stay 330m above sea level surrounded by mother nature at her best, while the natural landscape provides a gentle cool breeze accompanied by an orchestra of singing birds that makes the busy and crowded city life seem like a far-off memory.



Elevating your *lifestyle*
to new *heights*

Find pleasure in making fond memories with your loved ones amidst your new home, the beautiful and calm backdrop of nature helping create that picturesque setting for memories that last a lifetime.



Unparalleled
elegance,
for a privileged few

The design of each unit is visually stunning, with bright large spaces, and a cheerful atmosphere that embraces the surrounding landscape, be free to see the nearby green parks and forest, an exclusive luxury afforded to the select few to reside here.



Intrinsically *crafted,* nestled among nature

Intrinsically created with a focus on the surrounding greenery, take the opportunity to enjoy yourself or with family and friends while walking through pathways decorated with various beautiful flora.

SitePlan





Intimate understated *elegance*

A double volume ceiling offers an open and airy feeling at the living room which is also visually stunning and pleasing to the eyes of the beholder.

Expression of Affluence & Oppulence

Have free reign with a home that lets your imagination run free, and provides the space to make it a reality, unconstructed and unshackled, creativity without limit.





Lose yourself in scenic splendour

Bask in the cool morning air atop green hills,
a serene view to place your mind at ease and
soothe your soul.



*Start your day content, surrounded by the
grandeur and ambience of nature itself right
outside your bedroom window.*



TYPE
A&A1

LAND SIZE
40'X80'

BUILD-UP
3,655sq.ft

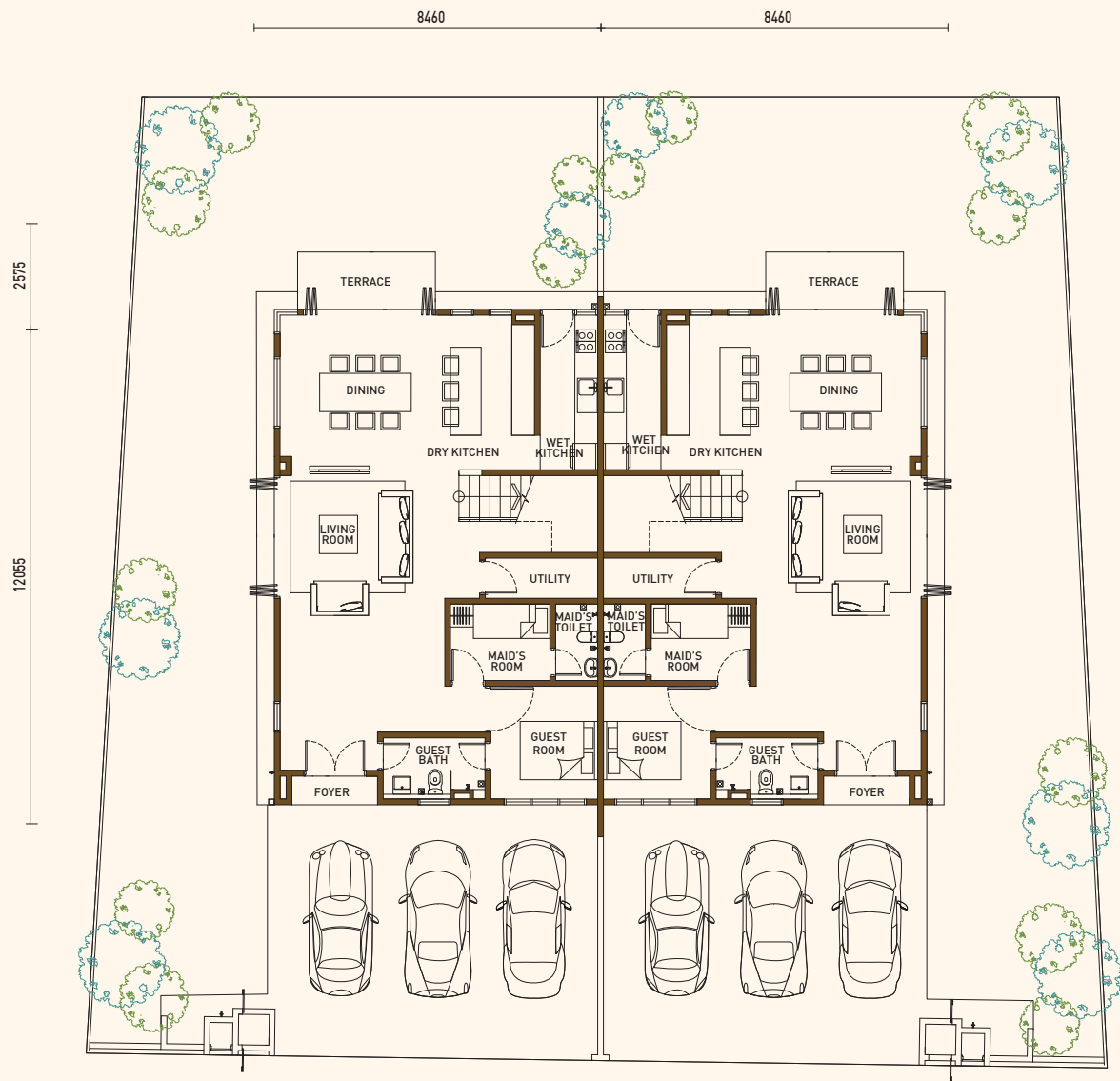
BEDROOMS
5+2

BATHS
6

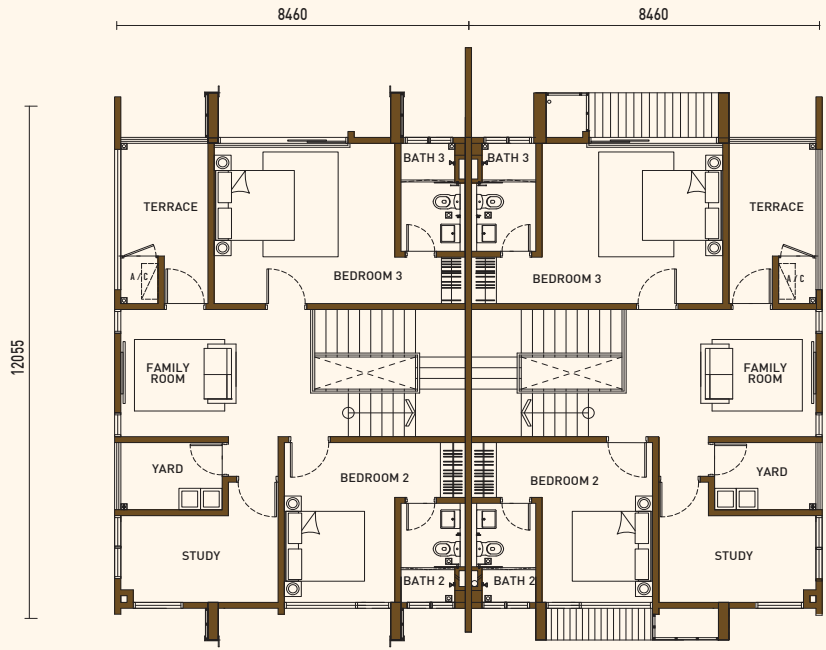
CARPARKS
3



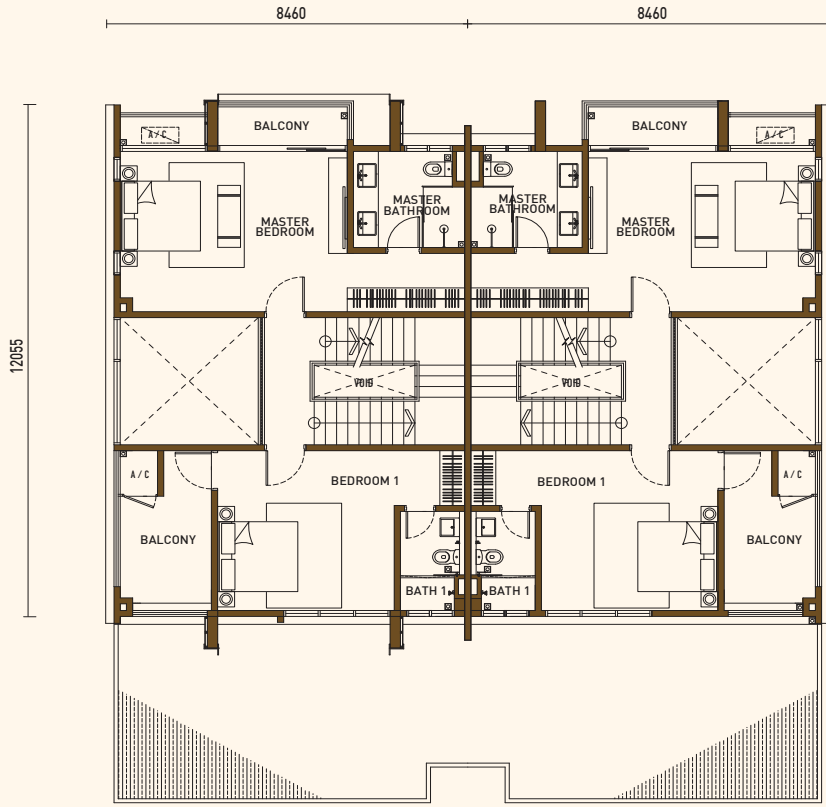
TYPE A & A1



Ground Floor



Second Floor



First Floor



TYPE
B&B1

LAND SIZE

40'X80'

BUILD-UP

3,879sq.ft

BEDROOMS

5+2

BATHS

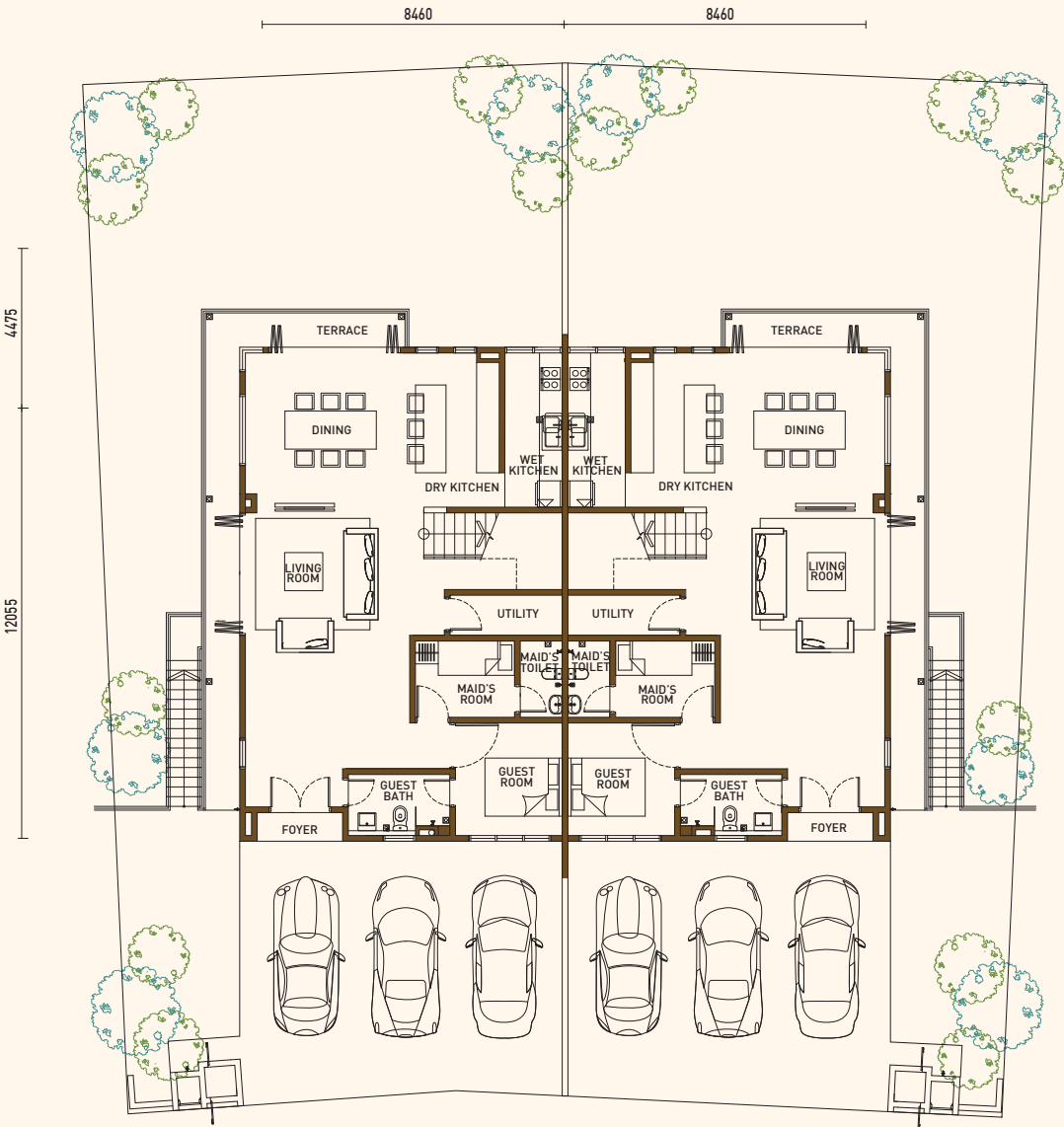
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CARPARKS

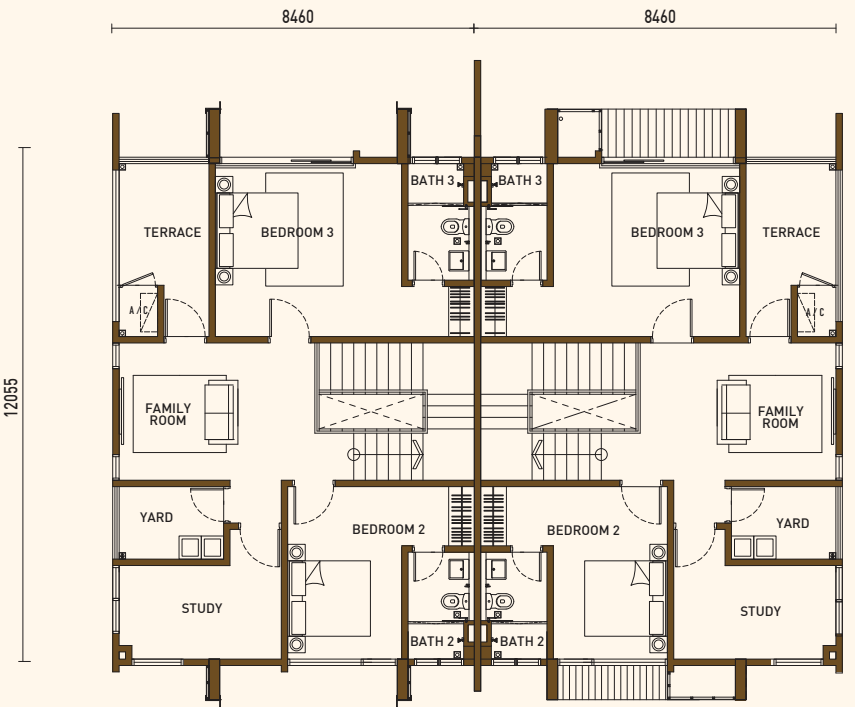
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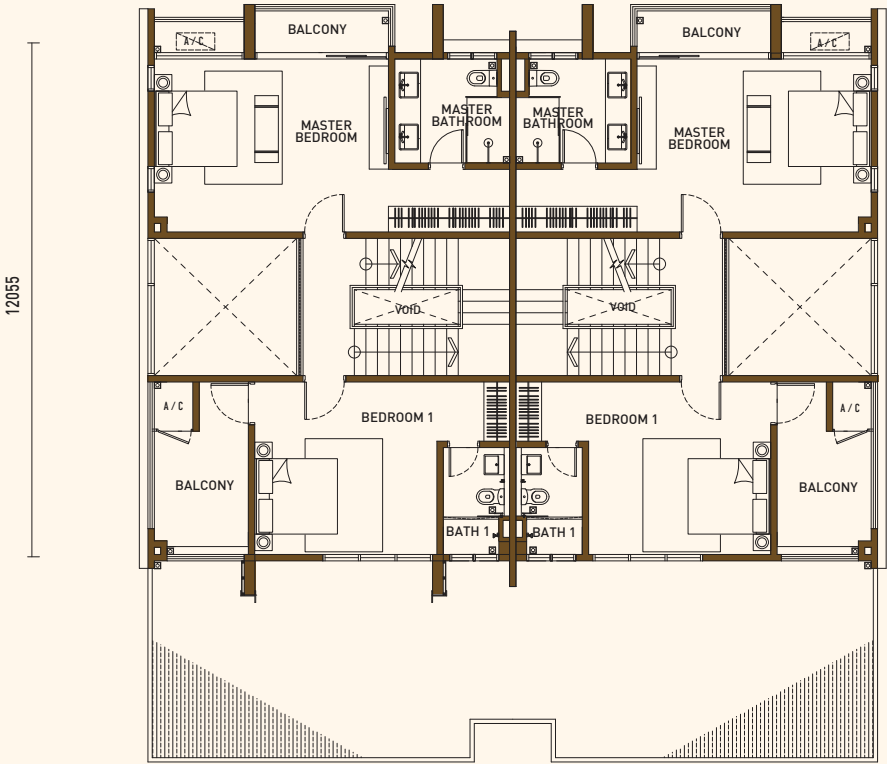
TYPE B & B1



Ground Floor



Second Floor



First Floor

Specifications

STRUCTURE	Reinforced concrete		
WALL	Bricks		
ROOFING COVERING	Metal Roof Panels		
ROOF FRAMING	Metal Frame		
CEILING	Plasterboard		
	Plaster & paint		
	Skim coat		
WINDOWS	Powder coated aluminium frame window		
DOORS	Solid door		
	Flat Plywood door		
	Powder coated aluminium frame glass door		
IRONMONGERY	Selected quality locksets		
WALL FINISH	2700 mm height ceramic tiles for the bathroom		
	3600 mm height ceramic tiles for wet kitchens		
	Plaster & paint		
FLOOR FINISHES	Living /Dining /Dry kitchen		Porcelain tiles
	Guest Room/ Utility/Wet Kitchen		Porcelain tiles / Ceramic tiles
	Toilet/Master Bath/Bathrooms		Ceramic tiles
	Master Bedroom/Bedrooms/Family		Laminated Timber Flooring
	Staircase/ Study		Laminated Timber Flooring
	Yard		Ceramic tiles
	Balcony/Terrace		Porcelain tiles / Ceramic tiles
	Car porch /Driveway		Concrete broom brush finish
SANITARY AND PLUMBING FITTINGS	Pedestal WC		6
	Wash hand basin		7
	Shower rose		6
	Toilet roll holder		6
	Stainless steel kitchen sink		1
	Hand bidet		6
ELECTRICAL INSTALLATION			
Lighting point	51	Water heater point	5
Fan point	10	Cold water pump panel point	1
13a switch socket outlet	42	Smoke detector	1
13a weatherproof switch socket outlet	2	Telephone point	3
20a 3-phase isolator	1	Data network point	2
20a cooker point	1	Smatv point	2
Air conditioning point	8	Door bell point	1
Exhaust fan point	1	Door bell alarm point	1
INTERNAL TELEPHONE TRUNKING & CABLING		Telephone wiring in embedded pvc conduit	
FENCING		Brick wall / anti-climbing fence 1.5 m high	

An Enhancement of one’s well-being

No detail overlooked, focused on improving your quality of life in every aspect.



Universally Accessible

An elderly-friendly ground floor and guest room provide easier access for wheelchair users and encourages multi-generational living with your loved ones.



Providing Stunning Depth

Double-volume ceiling provide 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-hours 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.



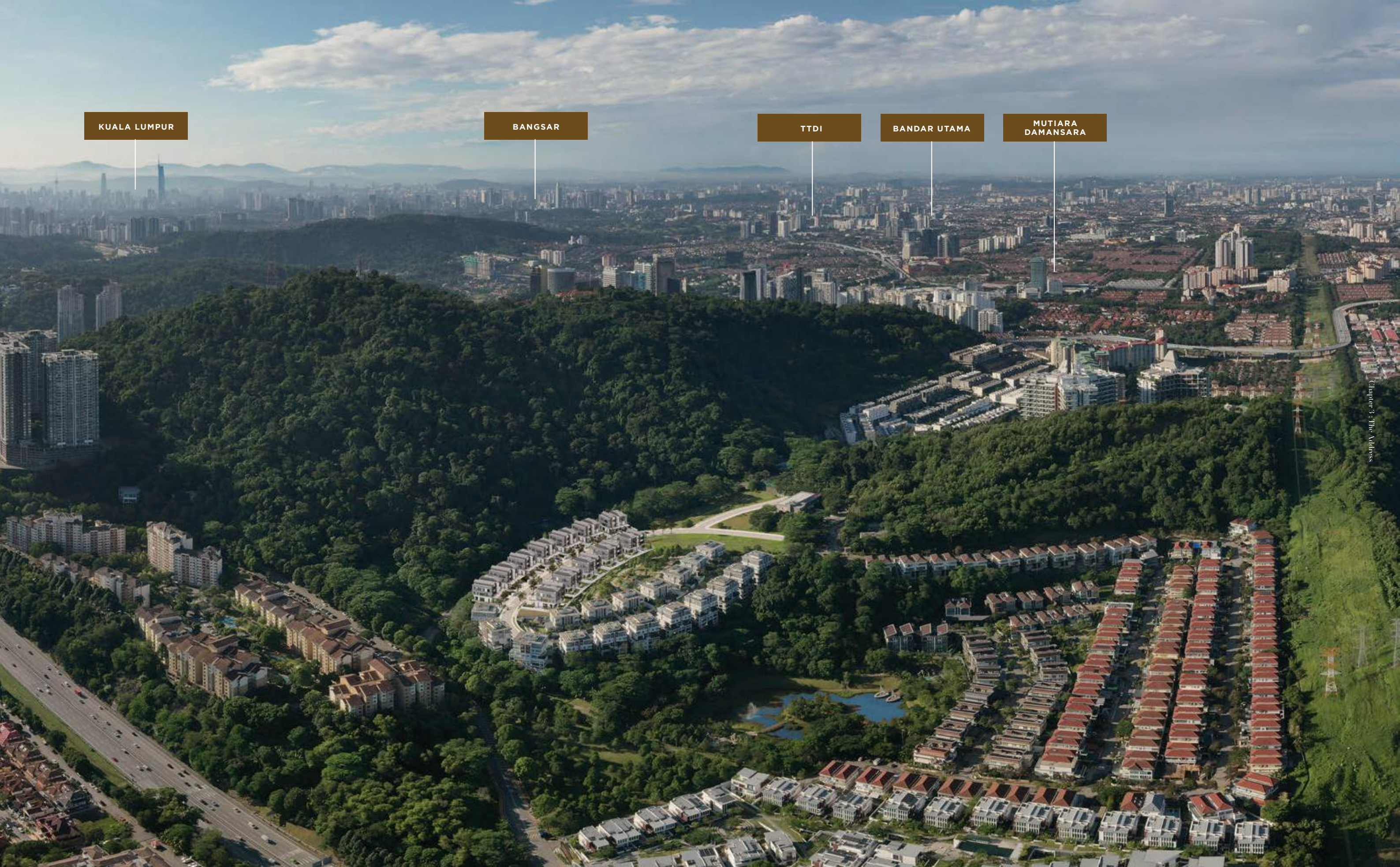
Recycling Nature

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.



KUALA LUMPUR

BANGSAR

TTDI

BANDAR UTAMA

MUTIARA DAMANSARA



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.



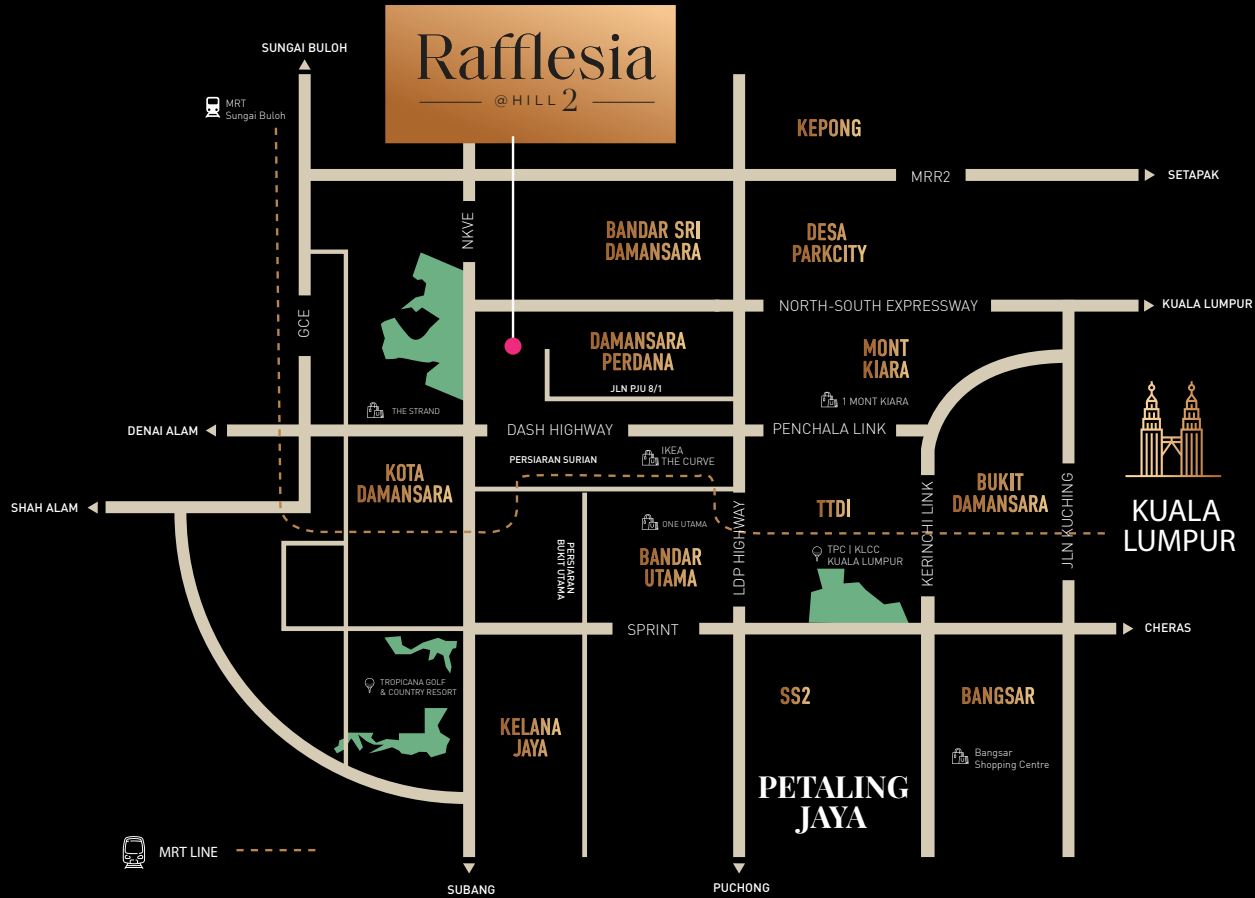
TTDI

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 gold course has 36 holes, a clubhouse restaurant and a pro shop, surrounded by exquisite, lush greeneries it is also a sought-after wedding venue and a short 20 min drive.



Accessibility
without
compromise

With easy access to important highways that make up the city's lifeline, The Rafflesia offers its residence accessibility that is hard to find anywhere else.

+603-7733 0303
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

FOLLOW US



DAMANSARA PERDANA BY MK LAND



RAFFLESIAHILL2



DAMANSARA PERDANA

Developer: Saujana Triangle Sdn Bhd. • Developer Address: No.19, PJU 8/5H, Perdana Business Centre, Bandar Damansara Perdana, 47820, Petaling Jaya, Selangor Darul Ehsan.
• Contact Info: 03-777330303 • Developers License No: • Validity Period • Advertising & Sales Permit No: • Validity Period: • Approving Authority: Majlis Perbandaran Petaling Jaya • Building Plan Reference: MBPJ/120100/T/P10/1356/2012 • Land Encumbrances: Nil • Land Tenure: 99 years (Expiry: 13/09/2105) • Expected Completion Date: December 2024 • Total No. of Units: 24 Units • Selling Price: RM2,674,000 (Min) – RM 3,875,700 (Max) • Restriction in Interest: This alienated land cannot be transferred, leased or charged except with the consent of the State Authority.

Disclaimer : All art renderings and photography contained in this document are for illustration purpose only. The developer deserves the right to modify any parts of the development or documents as directed or approved by relevant authorities. All plans layout information and specification are subject to change and cannot form part of an offer or contract presentation. While every reasonable care has been taken in preparing this document, the developer cannot be held liable for any inaccuracies.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA