

50 RESIDENSI
 TAKING
 EXCLUSIVITY
 TO NEW HEIGHTS
 OF LUXURY

CONNECTIVITY
 TO VIRTUALLY ALL PARTS
 OF THE KLANG VALLEY

Excellent accessibility in and around Cahaya SPK:

- Guthrie Corridor Expressway (GCE)
- Shah Alam-Batu Arang Highway
- Federal Highway & NKVE via Batu Tiga
- Proposed Damansara-Shah Alam Elevated Expressway (DASH)

A stone's throw away from:

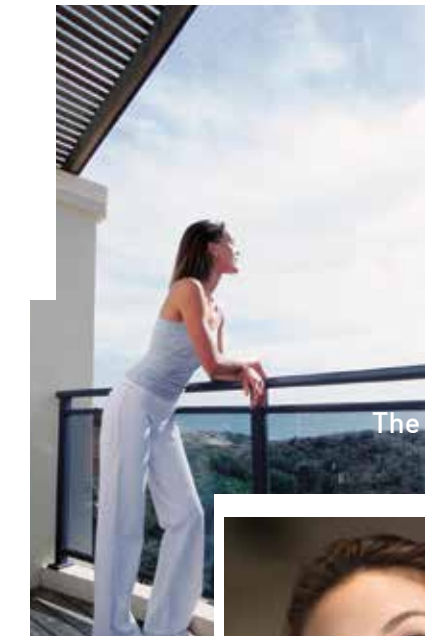
- Bukit Jelutong - 7KM
- Glenmarie - 8KM
- Subang Jaya / Bandar Sunway - 12KM
- Kota Damansara via Tropicana Link - 10KM
- Damansara/PJ - 12KM



CONVENIENCES

RIGHT AT YOUR DOORSTEP

- Primary-/Secondary-level public and private schools
- Universiti Teknologi Mara (UiTM)
- Montez Golf & Country Club, Sultan Salahuddin Abdul Aziz Shah Golf Club, Tropicana Golf & Country Resort
- Tesco, Tesco Extra, Giant, Mydin, Plaza Jelutong and Space U8



SECURITY & PRIVACY
 The **KEY ELEMENTS**
 that define exclusive living



Another development by:



Cahaya SPK Sales Gallery
 No.1, Jalan Hijau Serindit U9/68,
 Cahaya SPK, Seksyen U9, 40150 Shah Alam.
 Tel: (03) 7847-2288 Fax: (03) 7842-3516

Call Us For A Personalised Introduction:
7847-2288 / 5949
www.spkb.net/spkhomes
 GPS co-ordinates: N 03° 08.418' | E 101° 30.140'

Log on to the independent
 Buyer's Forum to chat with our buyers
www.cahayaspk.net

Developer: S.J. Properties Sdn. Bhd. • Address: Cahaya SPK Club Resort, No. 1, Jalan Hijau Serindit U9/68, Cahaya SPK, Seksyen U9, 40150, Shah Alam, Selangor Tel: (03) 7846-4407 • Developer's License No: 10154-4/06-2016/917 • Validity: 01/07/2011 hingga 29/06/2016 • Advertising & Sales Permit No.:10154-4/02-2015/01257(P) • Validity: 05/02/2014 to 04/02/2015 • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan Approval No: MBSA/OSC/SEK/UB/0023/2012 • Land Encumbrances: Maybank Berhad • Land Tenure: 99 Years Leasehold (Expiration 27/12/2108) • Expected Date of Completion: June 2016 • Total Units: 50 • 2-Storey townhouse Selling Price: RM 760,500 (min) & RM 1,000,000 (max) • 3-Storey townhouse Selling Price: RM 1,100,000 (min) & RM 1,300,000 (max) • 3-Storey Semi-Detached Selling Price: RM 2,100,000 (min) & RM 2,150,000 (max) • 3-Storey Superlink Selling Price: RM 1,100,000 (min) & RM 1,300,000 (max) • Restriction Interest: This land can be transferred, pledged or charged after receipt of consent from relevant authorities. Terms & Conditions apply.



Sweeping views from the Rooftop Garden Terrace

HERALDING AN
EXTRAORDINARY
LIFESTYLE

Exclusivity

Prestige in a low-density enclave of only 50 residences.

Enclave

A secure enclave with multi-tier security that provides peace-of-mind to residents and visitors alike.

Elegant

Innovative Rooftop Garden Terraces that allow you to luxuriate in complete privacy.

Elevation

Perched on an undulating terrain with scenic views of the entire township and beyond.

Enjoyment

Wholesome recreational amenities just around the corner at Cahaya SPK Resort Club.

**GATED & GUARDED
COMMUNITY**



50 RESIDENSI's Total Fortified Security Features provide the latest in safety with:

Perimeter fencing

Security surveillance featuring 24-hr patrolling with CCTV monitoring at main entrance and selected points

2-way communication via intercom to guardhouse

Barrier gate with card access at main entrance

Integrated Security Alarm System with Central Monitoring System (CMS) linked to guardhouse

Emergency Panic Button Linked to Guardhouse

2 units of Smoke Detector

Motion detector light point at car porch area



COMPLIMENTARY
Cahaya SPK Resort Club Membership*



Children's fun pool



Well-equipped gymnasium



Tennis courts



Landscaped parks throughout the township

**A HUB OF DISTINCTION
A COMPLETE COMMUNITY**

50 RESIDENSI is part of the distinguished township that is Cahaya SPK, a low-density, 500-acre resort township, where exclusivity and privacy is key with only 6 units per acre.

Daily needs are met at the 11-acre commercial centre while minds are soothed within the 78 acres of crystalline lakes and canals, scenic garden parks, and a 3.2km jogging path generously laid-out throughout the township.

**SIMPLE PLEASURES
EXCLUSIVE INDULGENCE**

Nestled amidst the expansive Lakepark, the 38,000 s.f. Cahaya SPK Resort Club unveils the joy of exclusive living with a kaleidoscope of resort-quality amenities for residents' and visitors' recreational, leisure, wellness, and dining pleasure.



The wealth of facilities at Cahaya SPK Resort Club simply melts away the stresses of modern living, replacing it with a rejuvenated, refreshed you.

Olympic-length swimming pool

**GREEN BUILDING FEATURES
BETTER TOMORROW, ENHANCED VALUE**

50 RESIDENSI is designed with Green Building Features and every home contributes towards a cleaner, greener tomorrow. More importantly, it enhances the investment value of your property.

Rain water harvesting system (in common areas) for a more sustainable and cost-effective water supply

Low VOC (volatile organic compounds) paints to reduce air-borne hazards



Double-volume feature

A choice of exquisite homes for a select few...

2 & 3-Storey Supertlink Homes

3-Storey Semi-D Homes



Sleek, 28-ft wide facade design