

MUTIARA HILLS
Semenyih

Live Your Dream

BALAU HOMES
— ONE —

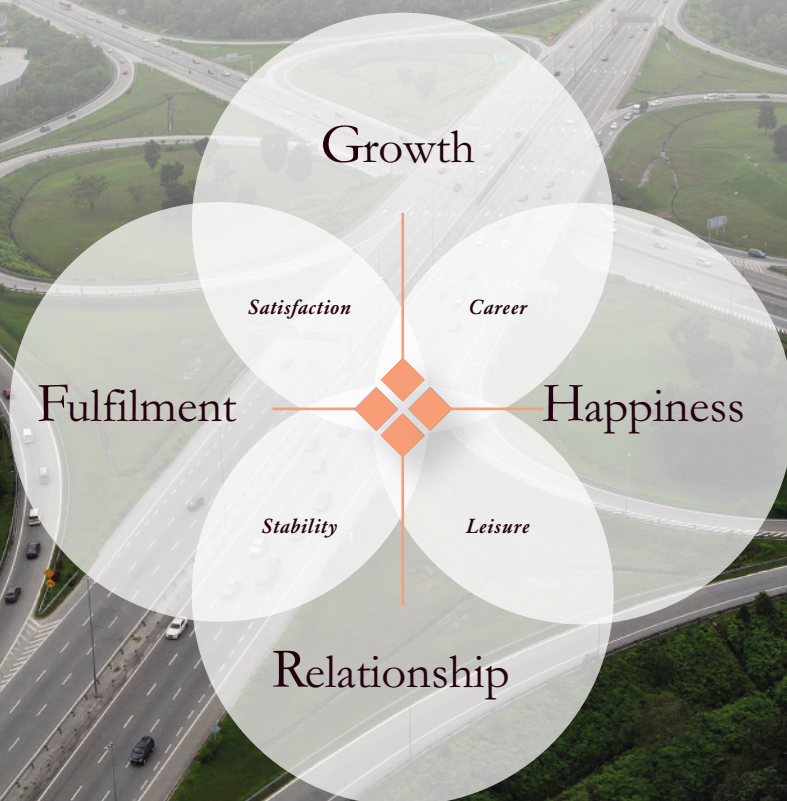
FREEHOLD
2-STOREY TERRACE
20'x70'

Designed with Emotion, Built with Passion

Beyond four walls and a roof, homes play a much larger role at influencing the fundamental upbringings of a family. A home environment orchestrates one's mood, feelings, emotions and even to behavior that in return, affects the quality of one's life.

This fundamental belief has become the beacon of inspiration for our newest township at Mutiara Hills. Here, we've taken a completely different approach by looking at how we can design our homes to invoke the right emotions to foster a living environment that is more genuine and livable.

Mutiara Hills began by understanding the needs of each emotion and harmonizing each of these specific emotions to create the perfect home environment.





Life Pillars of Mutiara Hills

At Mutiara Hills, every aspect of its development has been carefully planned to nurture growth, invoke happiness, build relationships and provide a sense of fulfilment.



Growth

Education Opportunities with close proximity to Nottingham University

New and Well-Planned Township

Spaciously Designed Homes perfect for growing families



Relationship

Pocket Lake Parks throughout Mutiara Hills

Walking distance to Broga Hill

Multigenerational Living

Semenyih Lake Country Club Only 3km Away



Fulfilment

Freehold Haven

Fully Integrated Township

Easy Accessibility



Happiness

Ample Greenery

Quality Homes

Reputable Developer

Peaceful Suburban Environment



All photos, images, brochures, illustrations shown are artist's impressions only

Life Pillars Design Elements

Throughout Balau Homes



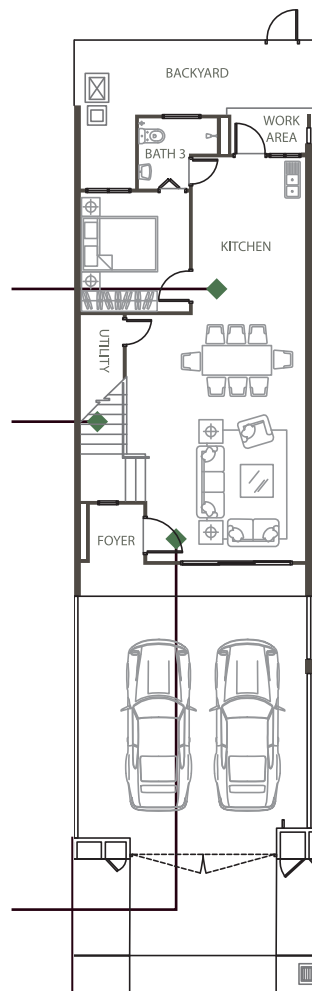
Large ground floor bedroom with direct connection to bathroom suitable to be used for guest, elderly generation or even a home office.



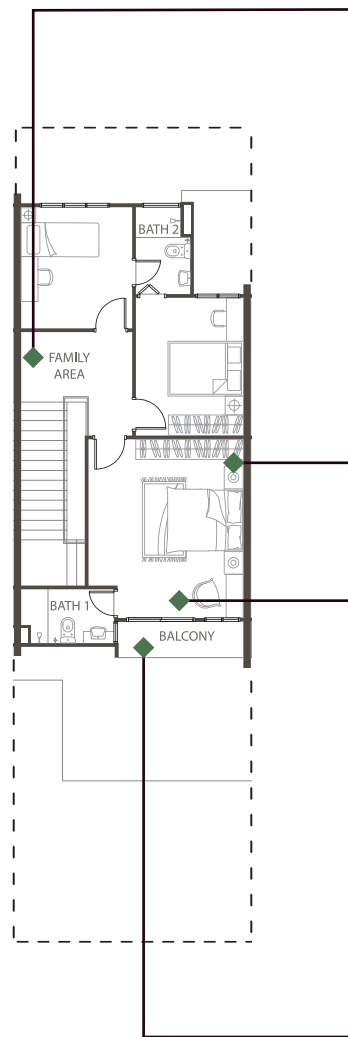
Dedicated and covered utility area to store bicycles or other equipment.



Large open plan concept for better bonding and easier interior design planning.



Ground Floor



First Floor



With a total of 4 bedrooms, these homes are designed to cater for extended families and growing families.



Large and spacious master bedroom allows for better relaxation ambience and more flexibility in design.



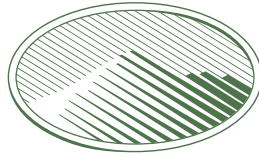
Wide large windows at all bedrooms ensure better natural ventilation and natural sunlight.



Balcony for the corner units to maximise the mesmerizing view and tranquil ambience of Mutiara Hills.

Master Layout Plan





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TYPE
1B

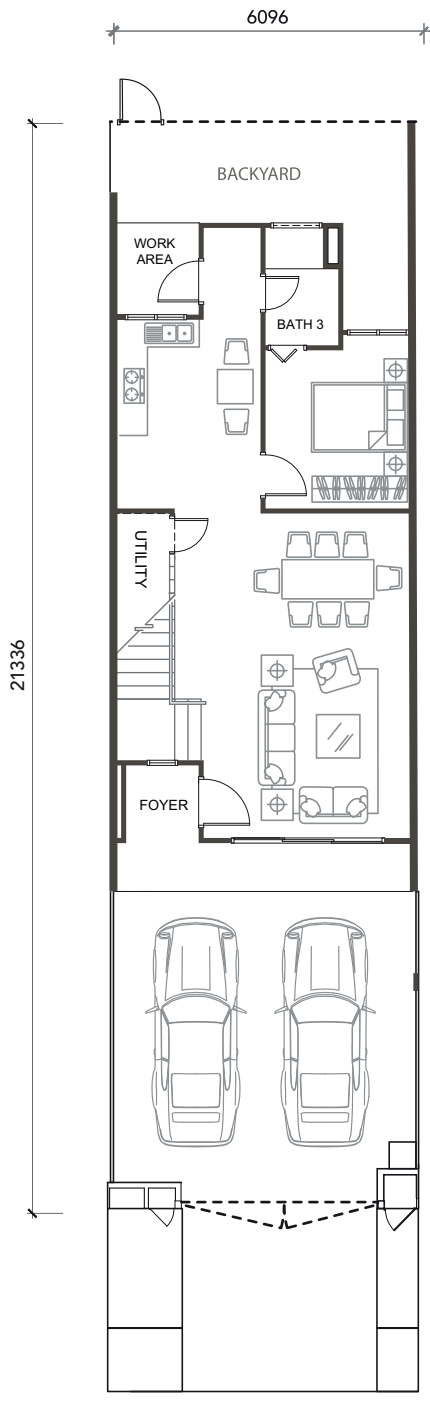
BUILT-UP AREA

1,656 sf

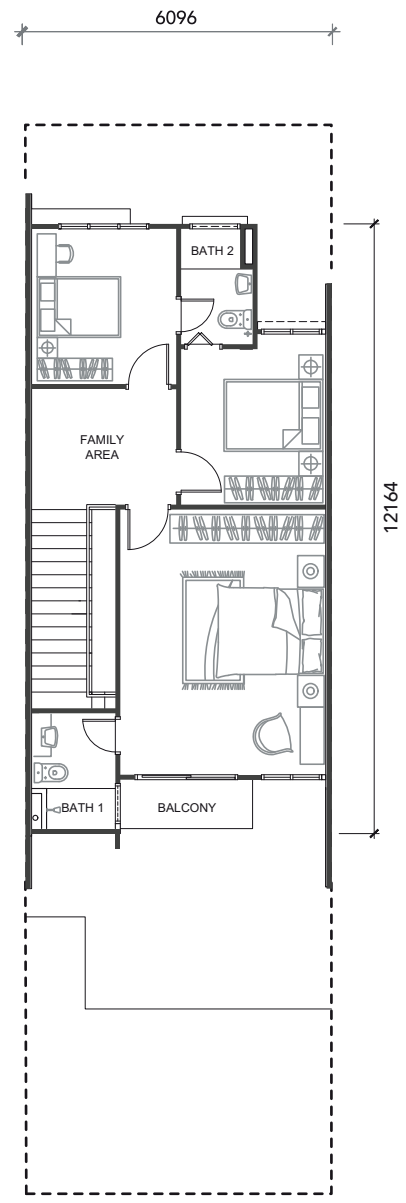
20'x70' | 2-STOREY TERRACE

4 BEDROOMS **3** BATHROOMS





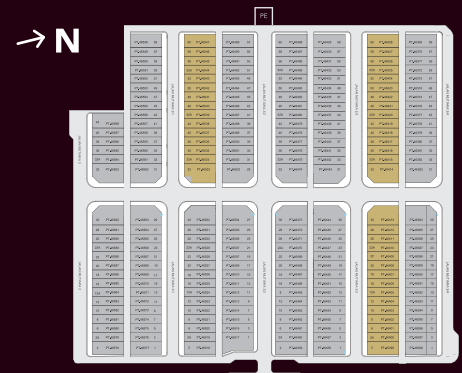
**GROUND
FLOOR**

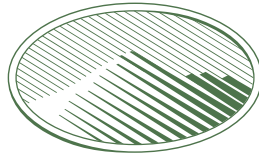


**UPPER
FLOOR**

BALAU HOMES

ONE





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TYPE
2B

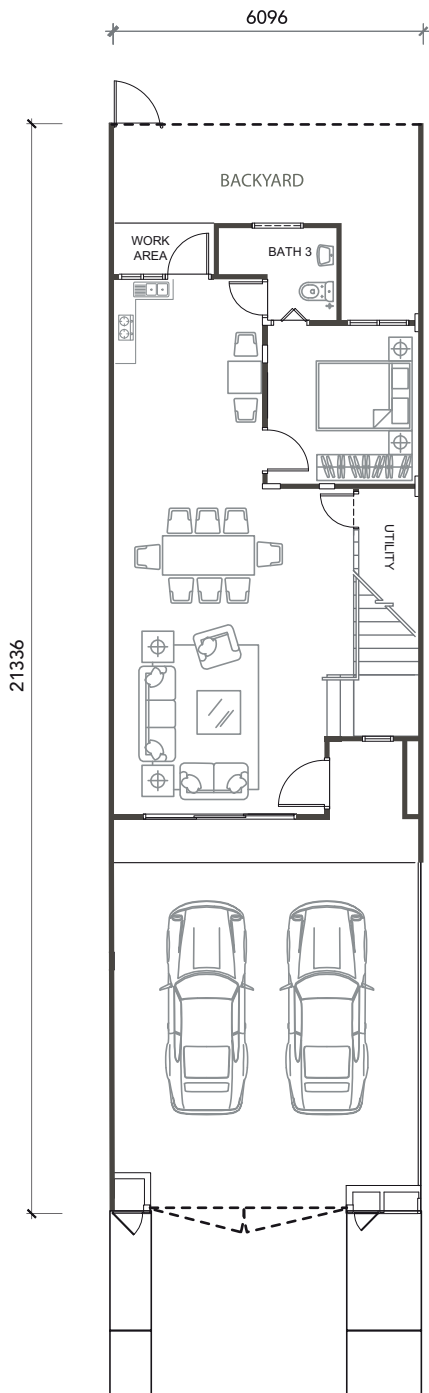
BUILT-UP AREA

1,601 sf

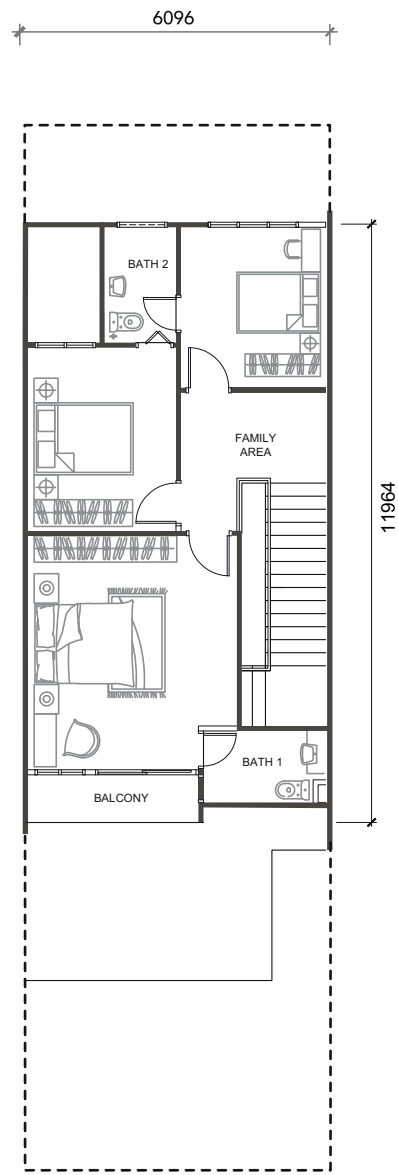
20'x70' | 2-STOREY TERRACE

4 BEDROOMS **3** BATHROOMS





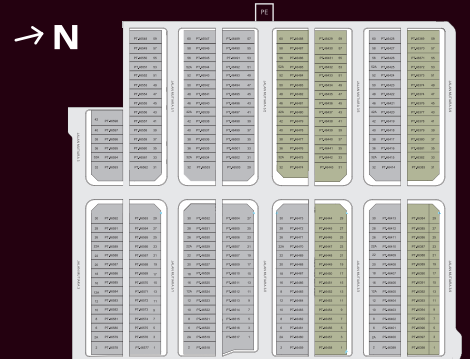
**GROUND
FLOOR**



**UPPER
FLOOR**

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BUILT-UP AREA

1,512 sf

TYPE

3B

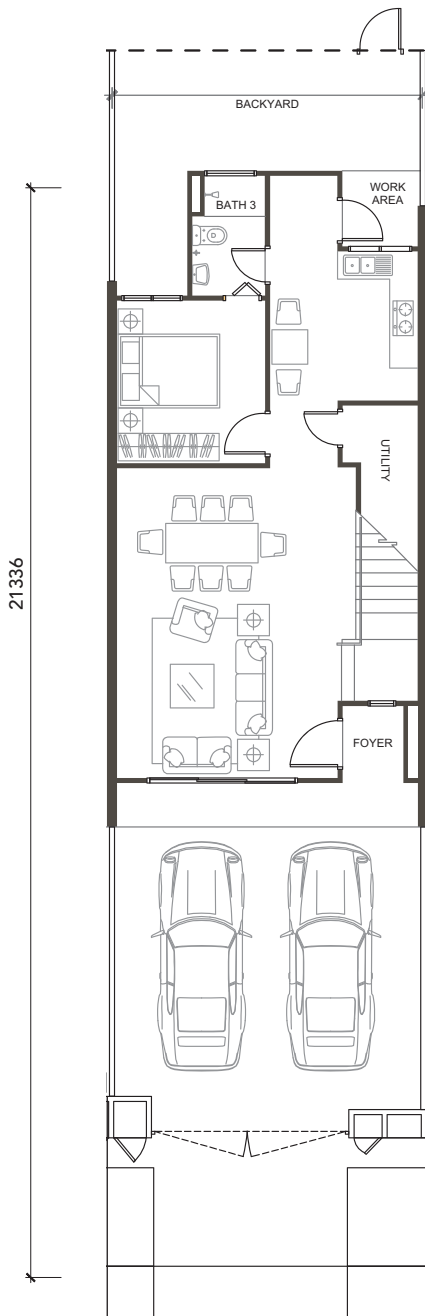
20'x70' | 2-STOREY TERRACE

4 BEDROOMS 3 BATHROOMS

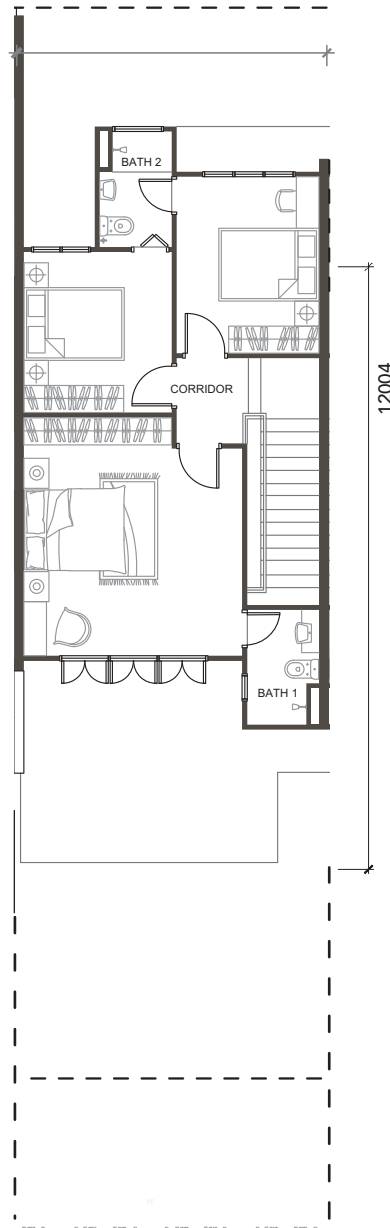


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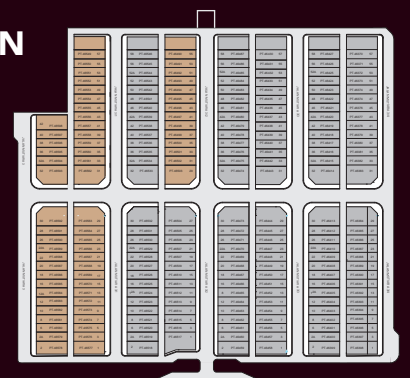
**GROUND
FLOOR**



**UPPER
FLOOR**

BALAU HOMES

— ONE —



Specifications

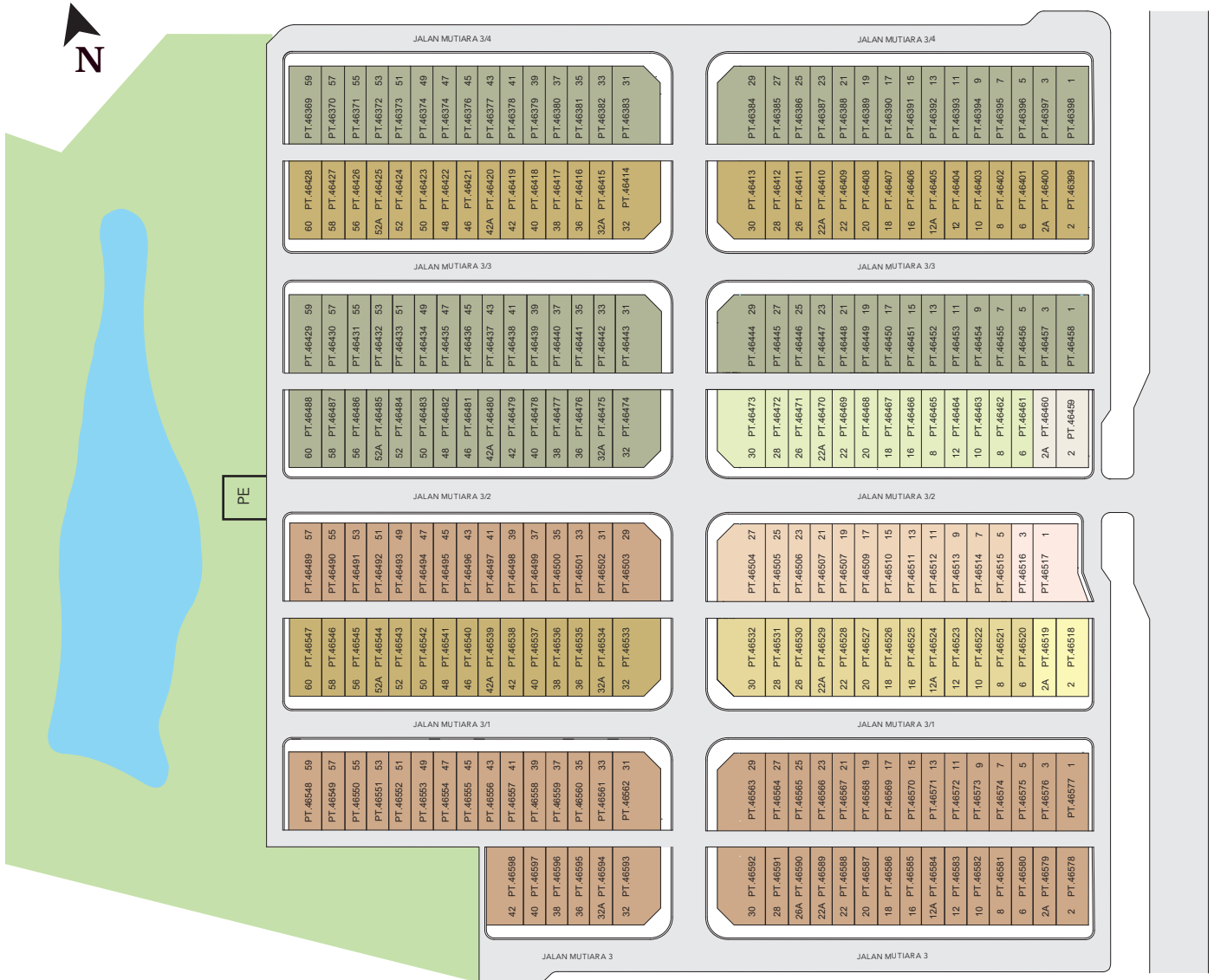
Structure		: Reinforced concrete frame
Wall		: Brick walls with plaster
Feature Wall		: Stone finish
Roof		: Concrete roof tiles / Concrete slab
Ceiling		: Skim coating / Asbestos free board / Plaster board
Floor Finishes	: Living, Dining, Kitchen, Family Hall, Bedrooms, Balcony : Utility (below staircase) : Staircase : Bathrooms, Work Area, Refuse Chamber : Terrace, Car Porch, Driveway	: Porcelain tiles : Cement render : Timber strip (thread only) : Ceramic tiles : Porcelain tiles
Wall Finishes	: External & Internal Wall : Kitchen : Bath 2 & 3 (Type 1, 1A, 1B, & 2, 2A, 2B) : Master Bathroom, Bath 3 (Type 3, 3A, 3B), Bath 4 (Type 1, 1A, 1B & 2, 2A, 2B), Refuse Chamber	: Plaster & paint : Ceramic wall tiles (1500 mm high) / Plaster & paint : Ceramic wall tiles (2100 mm high) / Plaster & pain : Ceramic wall tiles (Ceiling height)
Painting	: External : Internal : Timber & Metal Works	: Weather resistant paint : Emulsion paint : Gloss paint
Doors	: Entrance : Bathrooms : Sliding Door : Utility : Refuse Chamber : Door Frame : Others	: Decorative door : PVC door (flush door / folding door) : Glass door with aluminium frame : Timber door with louvres : Metal door with louvres : Metal door frame : Flush door
Windows	: Front, Side, Rear	: Glass window with aluminium frame and glass fiber reinforced concrete (GFRC) coping for aesthetic purpose only
Locks	: Entrance Door : Other Doors	: Decorative lockset : Quality lockset
Fittings	: Kitchen : Driveway & Work Area	: Single bowl & single drainer stainless steel sink with swivel head top : Tap
Sanitary Installation	: Master Bathroom & Other Bathroom	: Water closet, Wash hand basin, toilet roll holder : Shower rose, tap
Fencing	: Gate : Front & Side Fence : Rear Fence	: Mild Stell Gate : Mild Steel Fencing with low brick wall : Mild Steel 'BRC' fence
Other Item	: Water Tank, Fire Extinguisher, Refuse Box, Electricity Meter, Water Meter, Letter Box	: HDPE water tank

Electrical Installation	Type 1	Type 1A & 1B	Type 2	Type 2A & 2B	Type 3	Type 3A & 3B
13 Amp Power Point	19	18	18	18	19	16
Fiber Termination Box (FTB)	1	1	1	1	1	1
Fiber Wall Socket (FWS)	1	1	1	1	1	1
SMATV Outlet Point	2	2	2	2	2	2
Fan Point	7	7	7	7	7	6
Heater Point	3	2	3	2	2	2
A/C Point	3	2	3	2	3	2
Gate Bell Point	1	1	1	1	1	1
Auto Gate Point	1	1	1	1	1	1
Lighting Point (Inter)	31	28	29	28	29	28
Lighting Point (Corner)	32	28	30	29	29	28



BALAU HOMES

ONE

Site Plan



Legend

- | | | | |
|---|---|---|----------------------|
|  Type 1 |  Type 2 |  Type 3 | 1 Address Number |
|  Type 1A |  Type 2A |  Type 3A | PT. 46398 Lot Number |
|  Type 1B |  Type 2B |  Type 3B | |



VISIT OUR SALES GALLERY

Mutiara Hills Sales Gallery PT46946 Jalan Broga, 43500 Semenyih.
 Weekdays: 9am - 5pm
 Weekends: 10am - 6pm

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+603 8727 8737
+6016 214 1869



Developer: Boustead Balau Sdn Bhd, Lot 238, Level 2, The Curve, No. 6 Jalan PJU 7/3, Mutiara Damansara, 47810 Petaling Jaya, Selangor • **Developer's License No. :** 20094-2/10-2023/0738(L) • **Validity Period :** 22/10/2021 – 21/10/2023 • **Advertisement Permit No.:** 20094-2/10-2023/0738(P) • **Validity Period :** 22/10/2021 – 21/10/2023 • **Building Plan Approval No.:** MPKj/OSC/A12/3/26-2020 • **Expected Completion Date :** December 2023 • **Approving Authority :** Majlis Perbandaran Kajang • **Type :** Double Storey Terrace House (20' x 70') • **Land Tenure :** Freehold • **Restriction-In-Interest :** Nil • **Land Encumbrances :** Nil • **Total Units :** 66 Unit • **Price:** MH1B (15 units) / 1,656 sq.ft – 1,879 sq.ft / RM568,500.00 (min) – RM756,500.00 (max) / MH2B (15 units) / 1,601 sq.ft – 1,829 sq.ft / RM550,500 (min) – RM733,500.00 (max) / MH3B (36 units) / 1,512 sq.ft – 1,718 sq.ft / RM517,500.00 (min) – RM700,500.00 (max)

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