

THE Residences

THE
GLADES 
PUTRA HEIGHTS

OVERVIEW

The Glades is a 56-acre low-density, high-end development situated in Putra Heights that exudes luxury, designed for the sensation of coming home to a tropical resort every day.

- Surrounded by lush green landscape.
- A series of waterways meandering from the self-sustaining waterbody.
- Residents-only clubhouse with exclusive facilities, including a 10m x 50m infinity pool, wading pool, jacuzzi, sauna, gym, and tennis court.
- Freehold, gated and guarded community.





THE
Residences

THE NEXT PHASE OF LUXURY IS MORE GLORIOUS THAN EVER BEFORE

Introducing the new luxurious 3-storey homes, The Residences at The Glades. Awarded The Best Villa in Malaysia in the 2012 South East Asia Property Awards, these tropical-themed bungalows are extremely spacious with gross built-up areas of 6,566 sq. ft. and 7,212 sq. ft.



THE
Residences

THE THIRD RELEASE. ONLY 15 EXCLUSIVE UNITS.

Following overwhelming response from previous phases, these luxurious bungalows marks the penultimate opportunity of owning one of the final landed properties in Putra Heights.

Artist's impression of the 15 new bungalow units.



Artist's impression of Type A2 bungalow.

MODERN DESIGN. SPACIOUS.

Whether you opt for the waterway-facing, top-floor open terrace in the Type A or the double-volume living space in Type E, The Residences makes an ideal venue to host a private party and showcase your new home.



Actual show house for Type E1 bungalow.

TYPE E1

3-storey
Gross built-up area
7,212 sq.ft.

Land area
from 6,211 sq.ft.

- Double-volume high ceilings in living/dining area
- Home lift
- Plunge pool



Artist's impression of Type E1 bungalow.



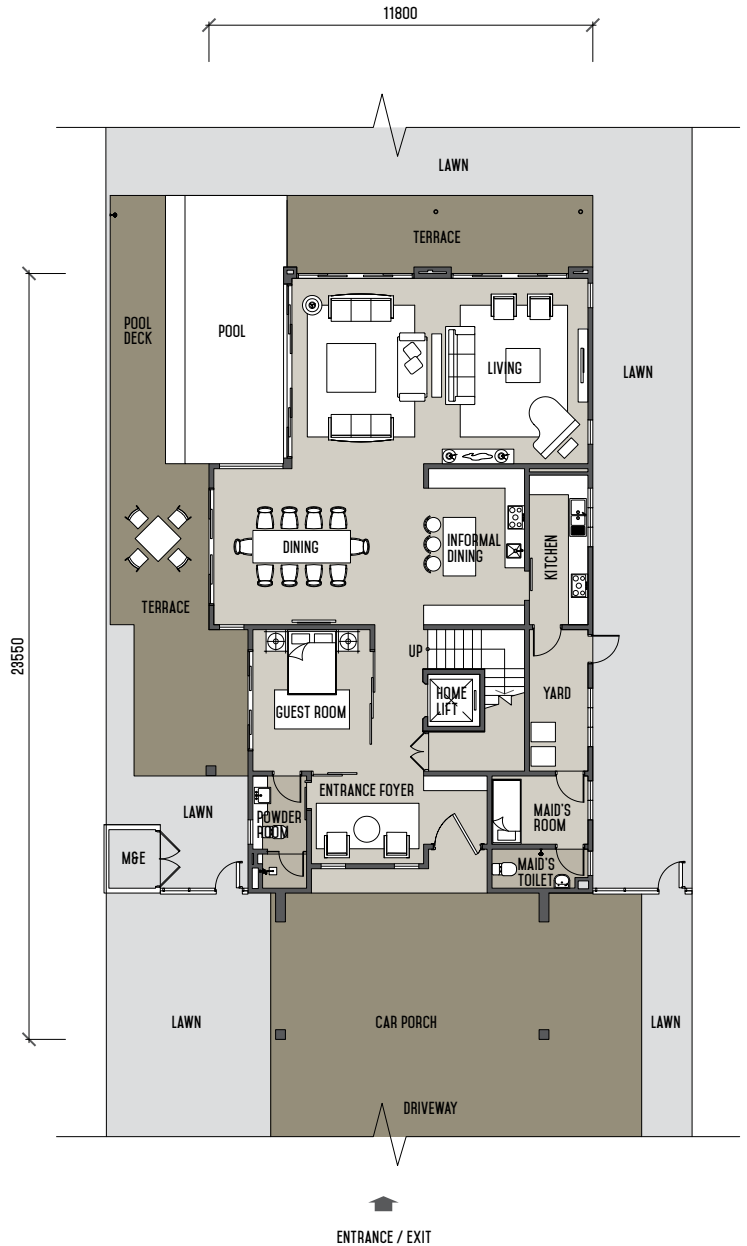
Actual show house for Type E1 bungalow.

TYPE E1

3-storey
Gross built-up area
7,212 sq.ft.

Land area
from 6,211 sq.ft.

- 5 bedrooms
- 1 maid room
- 1 study room



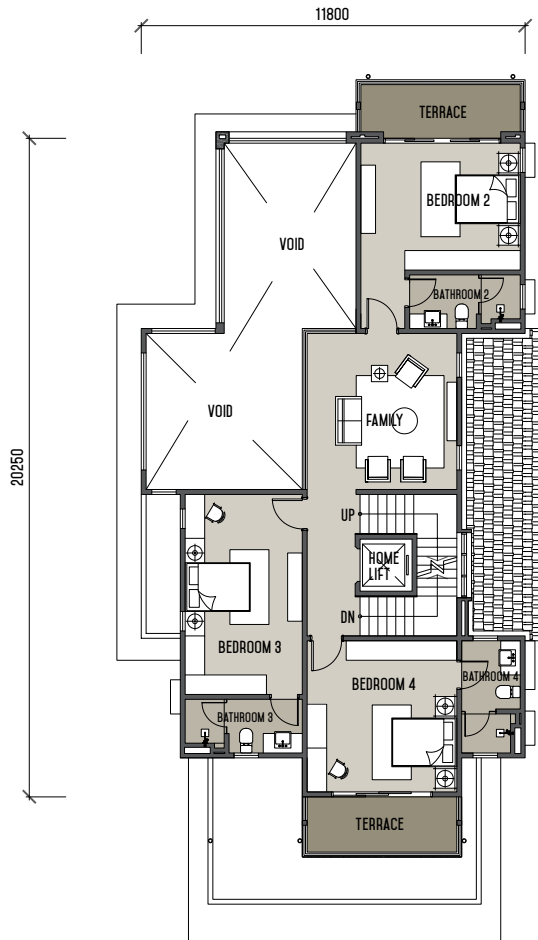
Ground Floor Plan

TYPE E1

3-storey
Gross built-up area
7,212 sq.ft.

Land area
from 6,211 sq.ft.

- 5 bedrooms
- 1 maid room
- 1 study room



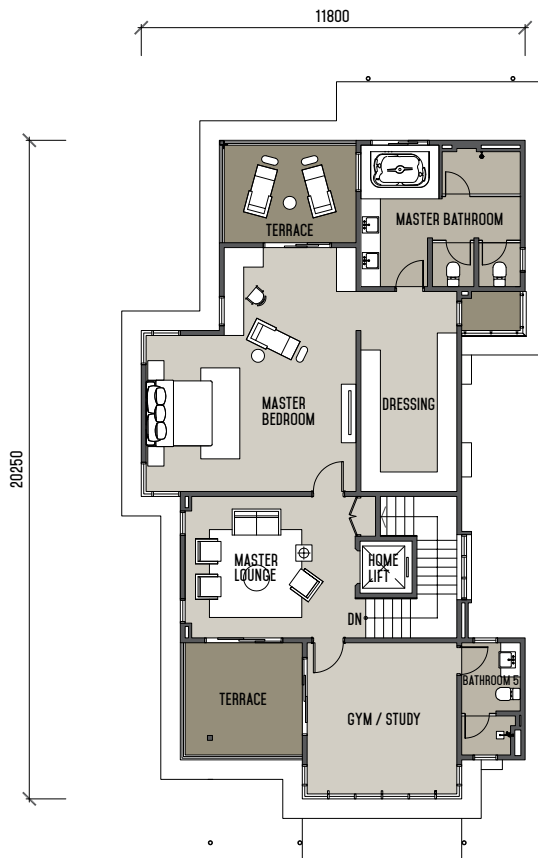
First Floor Plan

TYPE E1

3-storey
Gross built-up area
7,212 sq.ft.

Land area
from 6,211 sq.ft.

- 5 bedrooms
- 1 maid room
- 1 study room



Second Floor Plan

TYPE A2

3-storey
Gross built-up area
6,566 sq.ft.

Land area
from 6,684 sq.ft.

- Only 4 units
- Large open terrace, facing waterbody
- Home lift
- Plunge pool



Artist's impression of Type A2 bungalow.



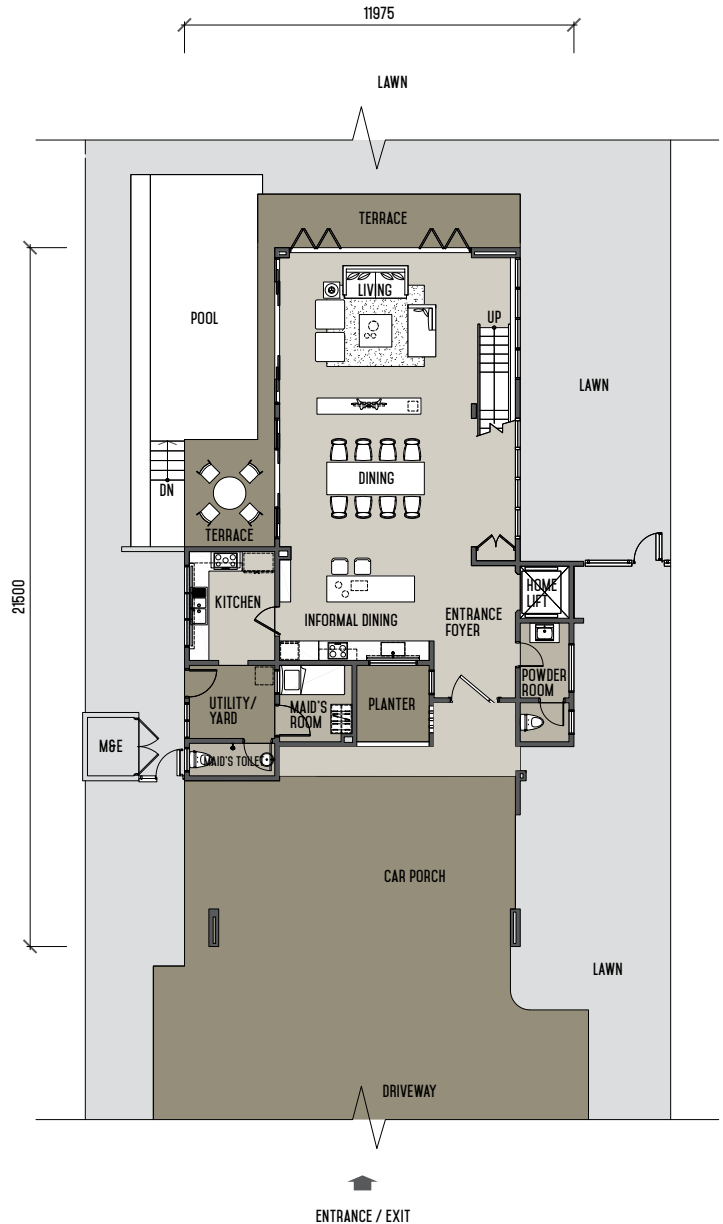
Artist's impression of Type A2 bungalow.

TYPE A2

3-storey
Gross built-up area
6,566 sq.ft.

Land area
from 6,684 sq.ft.

- 5 bedrooms
- 1 maid room
- 1 utility room



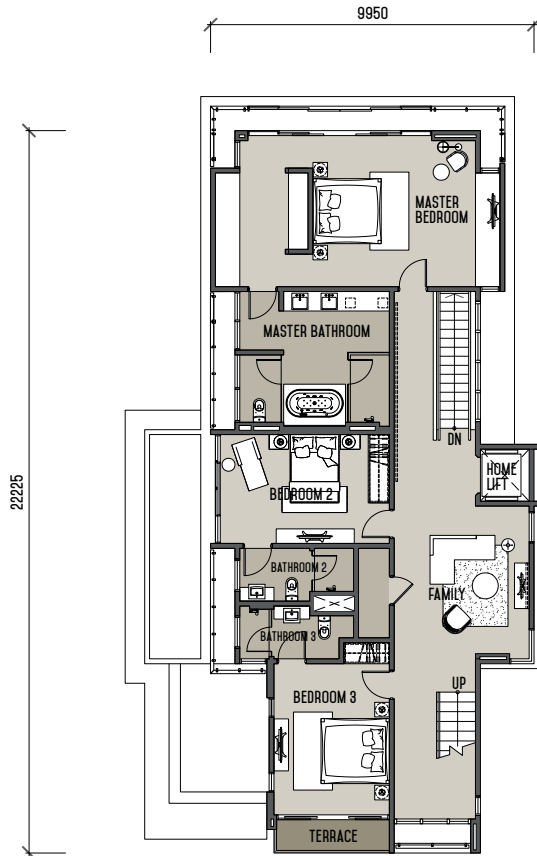
Ground Floor Plan

TYPE A2

3-storey
Gross built-up area
6,566 sq.ft.

Land area
from 6,684 sq.ft.

- 5 bedrooms
- 1 maid room
- 1 utility room



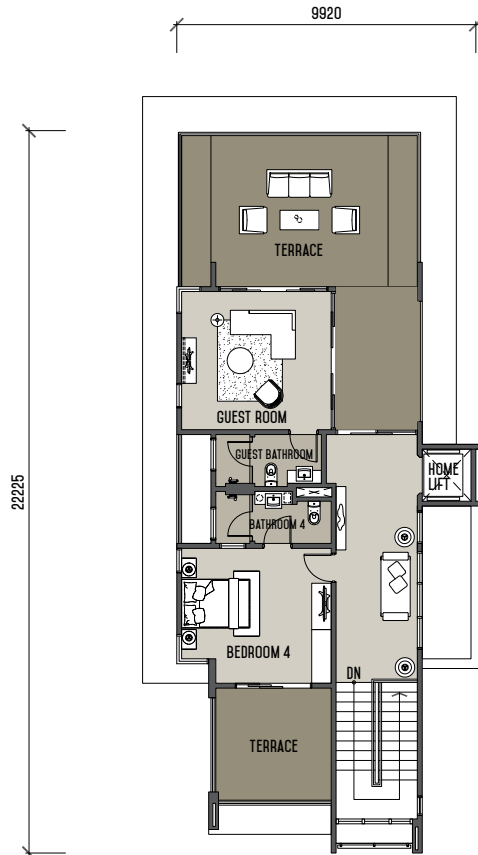
First Floor Plan

TYPE A2

3-storey
Gross built-up area
6,566 sq.ft.

Land area
from 6,684 sq.ft.

- 5 bedrooms
- 1 maid room
- 1 utility room



Second Floor Plan

Specifications (Type E1 & Type A2)

(A) STRUCTURE	<ul style="list-style-type: none"> Reinforced Concrete
(B) WALL	<ul style="list-style-type: none"> Masonry
(C) ROOF COVERING	<ul style="list-style-type: none"> Type E1 - Roof Tile / Concrete Type A2 - Metal / Concrete
(D) ROOF FRAMING	<ul style="list-style-type: none"> Type E1 - Timber / Metal Type A2 - Metal
(E) CEILING	<ul style="list-style-type: none"> Type E1 - Plaster / Skim Coat / Cement Board Type A2 - Plaster / Skim Coat
(F) WINDOWS	<ul style="list-style-type: none"> Aluminium Framed
(G) DOORS	<ul style="list-style-type: none"> Main Door Other Doors <ul style="list-style-type: none"> Timber Timber Framed / Flush / Aluminium Framed / Aluminium Framed Sliding
(H) IRONMONGERY	<ul style="list-style-type: none"> Locksets with Accessories
(I) WALL FINISHES	<ul style="list-style-type: none"> Living & Dining Informal Dining Kitchen Maid's Room / Yard / Utility Maid's Toilet Entrance Foyer Powder Room Terraces Guest Room Staircases Pool Family Master Bedroom / Bedrooms Master Bathroom / Bathrooms Dressing Master Lounge / Gym / Study Planter M&E External Walls <ul style="list-style-type: none"> Plaster & Paint Plaster & Paint Porcelain Tile Plaster & Paint Porcelain Tile Plaster & Paint Compressed Stone Plaster & Paint Plaster & Paint Plaster & Paint Tile Plaster & Paint Plaster & Paint Compressed Stone Plaster & Paint Plaster & Paint Plaster & Paint Plaster & Paint Plaster & Paint

(J) FLOOR FINISHES	<ul style="list-style-type: none"> Living & Dining Informal Dining Kitchen Maid's Room / Yard / Utility Maid's Toilet Entrance Foyer Powder Room Guest Room Staircases Pool Pool Deck / Terraces Family Master Bedroom / Bedrooms Master Bathroom / Bathrooms Dressing Master Lounge / Gym / Study Car Porch / Driveway Planter M&E <ul style="list-style-type: none"> Compressed Stone Compressed Stone Porcelain Tile Porcelain Tile Porcelain Tile Compressed Stone Compressed Stone Type E1 - Compressed Stone Type A2 - Engineered Timber Engineered Timber Tile Porcelain Tile Engineered Timber Engineered Timber Compressed Stone Engineered Timber Engineered Timber Porcelain Tile Gravel Cement Render
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(K) SANITARY & PLUMBING FITTINGS	<ul style="list-style-type: none"> Sanitary Wares & Fittings
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(L) ELECTRICAL INSTALLATIONS	TYPE E1	TYPE A2
Light Point	95	81
Power Point	53	52
Fan Point	12	11
Data Point	9	8
SMATV Point	4	4
Telephone Point	4	4
Bell Point	1	1

(M) OTHERS	TYPE E1	TYPE A2
Air-Cond Outdoor Unit	1	1
Air-Cond Indoor Unit	13	11
Solar Hot Water	1	1
Rain Water Harvesting	1	1
Home Lift	1	1
Liquified Petroleum Gas Outlet	1	1
Video Intercom	1	1
Home Alarm	1	1

(N) INTERNAL TELECOMMUNICATION TRUNKING AND CABLING	<ul style="list-style-type: none"> Provided
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(O) FENCING	<ul style="list-style-type: none"> Masonry
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(P) TURFING	<ul style="list-style-type: none"> Grass
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(Q) GAS PIPING	<ul style="list-style-type: none"> Centralised
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IT'S EASY TO COME HOME

Putra Heights is directly connected via:

- Major highways including the LDP, NKVE, KESAS, Federal Highway and ELITE through the Putra Heights Interchange and USJ Interchange.
- Putra Heights LRT Interchange station, the meeting point between Kelana Jaya LRT and Sri Petaling/Ampang LRT Line.
- Kuala Lumpur International Airport (KLIA) 38km away and Skypark Terminal 18km away.



CALL US TODAY FOR A PRIVATE TOUR

Zetty	I 012 - 232 1353	Fariz	I 012 - 632 8984
Faiz	I 013 - 977 9055	Farhana	I 017 - 685 3398
Vijay	I 012 - 913 6139	John	I 017 - 250 9488

VISIT OUR SALES GALLERY



The Glades Plaza

Off Persiaran Putra Perdana, Section 3, Putra Heights,
47650 Subang Jaya, Selangor



Property

03 5198 0888
www.simedarbyproperty.com

No. of units: 15 • Type: 3-storey Bungalow • Expected Date of Completion: October 2023 • Land: Free from Encumbrances • Tenure of Land: Freehold • Developer's License No.: 3927/03-2024/0194(A) • Validity: 04/03/2022 - 03/03/2024 • Advertising & Sales Permit No.: 3927-134/11-2023/0567(R)-(S) • Validity: 16/11/2022 - 15/11/2023 • Appropriate Authority which Approves the Building Plans: Majlis Perbandaran Subang Jaya • Reference No.: MPSJ/BGN/KW/B-9/29 Jld 2(15) • Developed by: Sime Darby Property (Bukit Raja) Sdn Bhd. (Co. No. 198001002885), Tingkat 10, Blok G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor • Selling Price: RM5,286,888.00 (min) – RM6,081,888.00 (max) • 7% Bumiputera Discount (Quota applies)

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