



# CASIRA 3

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2-STOREY LAKESIDE LINKED HOMES  
20' x 75' | FREEHOLD

**SERIES 1 & 2**



## CELEBRATE LIFE IN KLANG'S BEST ADDRESS

Live your dream lifestyle in a lush sanctuary next to a scenic lake in the heart of Bandar Bukit Raja - Klang's Best Address. At Casira 3, you'll discover more than just well-crafted linked houses. Here, you'll be embraced by nature's serene beauty in an idyllic haven that's designed to keep you connected to all that you love in life.

Come home to Casira 3, where life is all about celebrating cherished family moments together amidst nature's splendour each day.



20' x 75'  
Freehold  
2-storey  
linked homes



From  
1,700 sq.ft.  
up to  
2,066 sq.ft.



From  
4 bedrooms  
with 3  
bathrooms



10ft. backyard  
that's perfect for  
a private garden  
(intermediate units)



8.8-acres of  
lush parkland  
with a  
scenic lake





EMBRACE THE BEST OF LAKESIDE LIVING

Artist's impression only



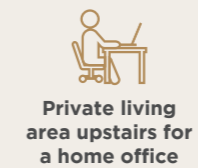
Artist's impression only

THE MASTERPLAN



PERFECT FOR MULTI-GENERATION LIVING

Experience freehold 2-storey lakeside homes that are designed for multi-generation families. These spacious homes offer versatile open plan layouts with a wheelchair-friendly seniors' suite and even a private garden for the family.



Artist's impression only

Spacious living areas for multi-gen families.



Artist's impression only

A lush garden that's your private oasis.

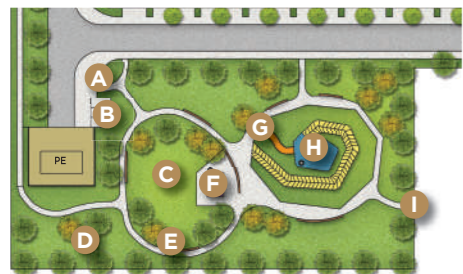


# SITE PLAN



- Legend**
- Type A/Am - Intermediate Unit
  - Type E/Em - End Unit
  - Type C/Cm - Corner Unit
  - 112 Address Number
  - R10C-001 Lot Number

## PARK FACILITIES







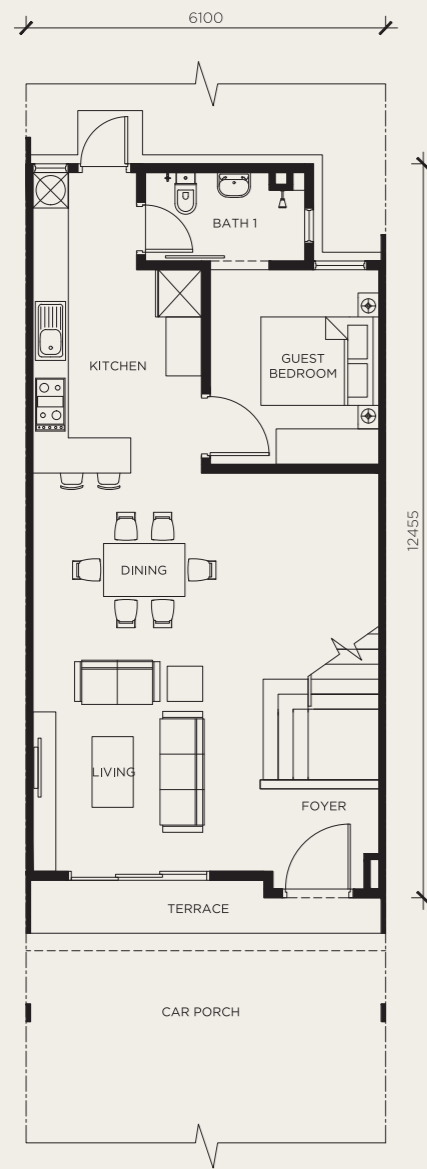
- A** Park Entrance
- B** Parking Lot
- C** Community Lawn
- D** Mini Forest
- E** Low Wall Bench
- F** Mini Pavilion
- G** Kids' Slide
- H** Viewing Point
- I** Lake Entrance
- J** Park Entrance
- K** Kids' Cycling Track
- L** Recycling Centre
- M** Mini Pavilion
- N** Community Lawn
- O** Community Pavilion
- P** Kids' Play Zone
- Q** Multi-Purpose Court
- R** Low Wall Seating
- S** 1.7km Jogging & Cycling Path
- T** 0.5km Jogging & Cycling Path



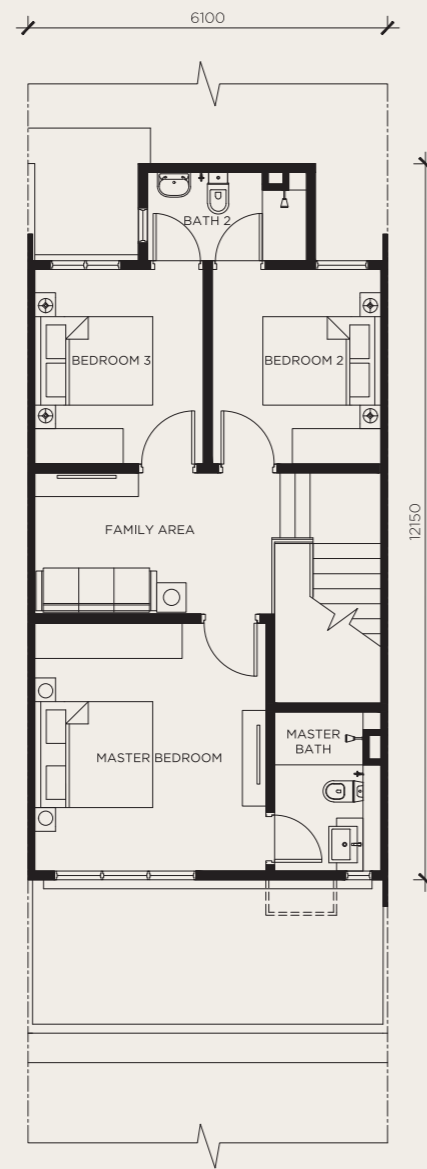
# FLOOR PLANS

## Type A Intermediate Unit

 20' x 75'  
Land Area
  1,700 sq.ft.  
Built-Up Area
  4  
Bedrooms
  3  
Bathrooms







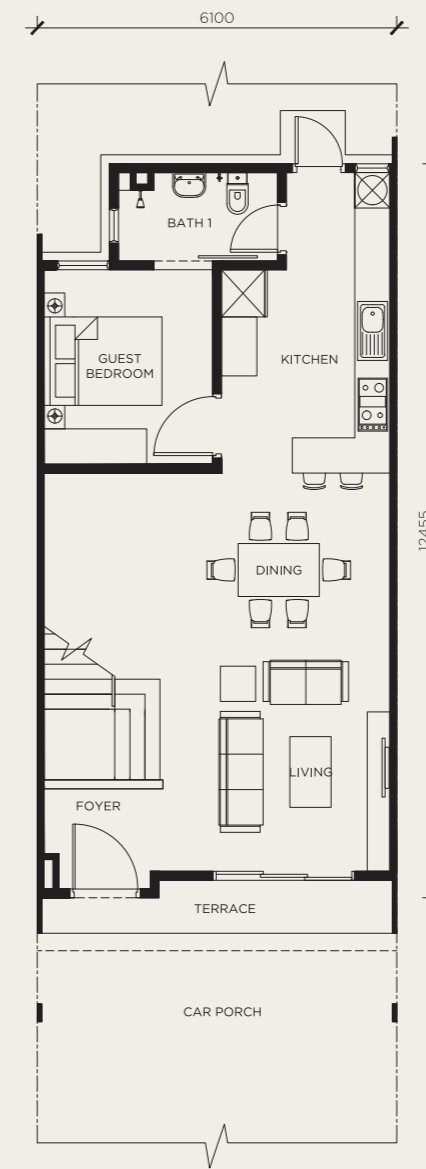
GROUND FLOOR



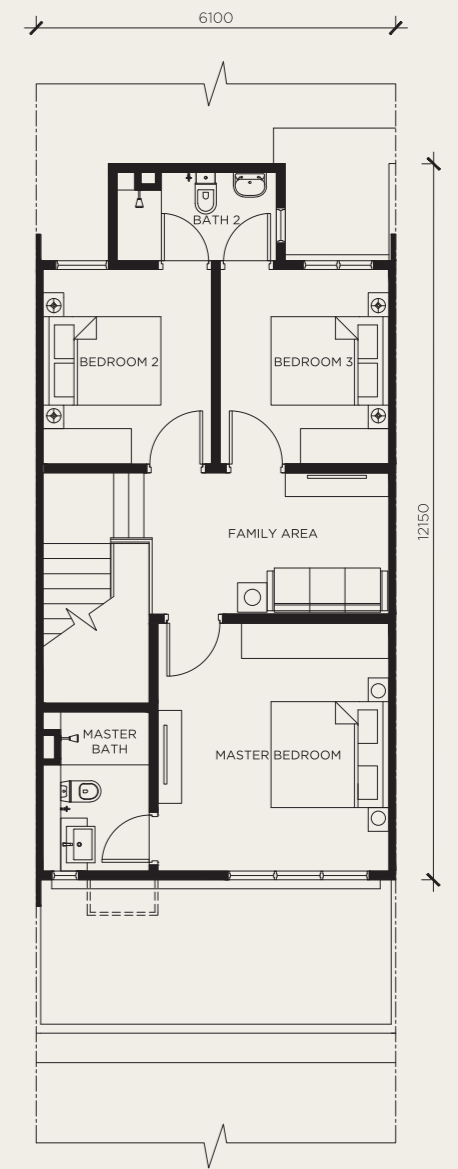
FIRST FLOOR

## Type Am Intermediate Unit

 20' x 75'  
Land Area
  1,700 sq.ft.  
Built-Up Area
  4  
Bedrooms
  3  
Bathrooms



GROUND FLOOR




FIRST FLOOR




# FLOOR PLANS

## Type E End Unit

 22' x 75'  
Land Area

 2,066 sq.ft.  
Built-Up Area

 4+1  
Bedrooms


 4  
Bathrooms

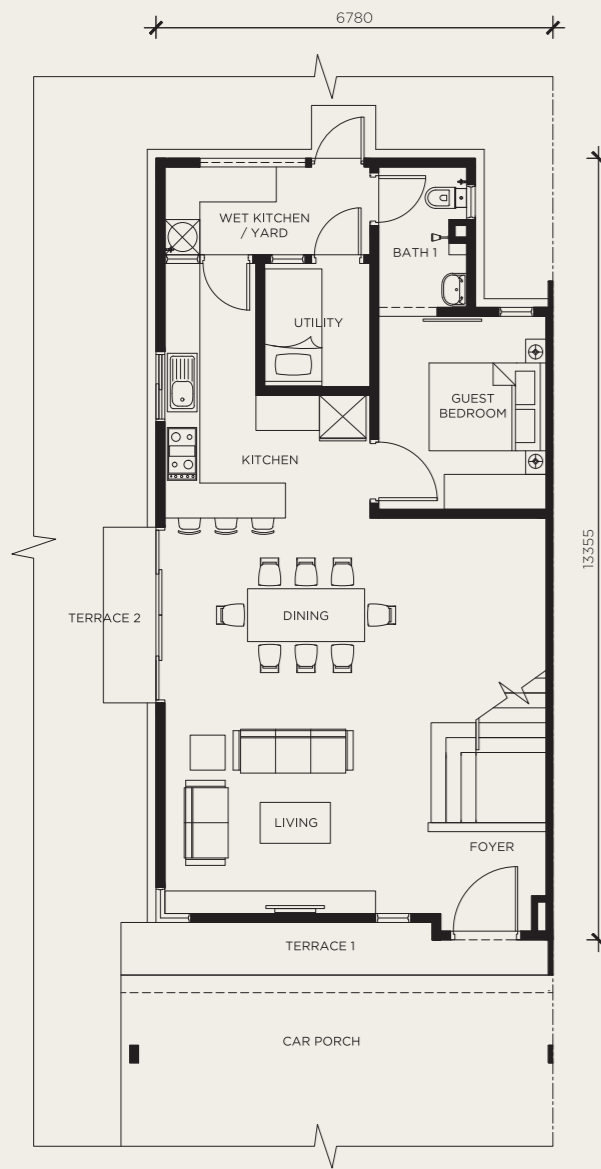
## Type Em End Unit

 22' x 75'  
Land Area

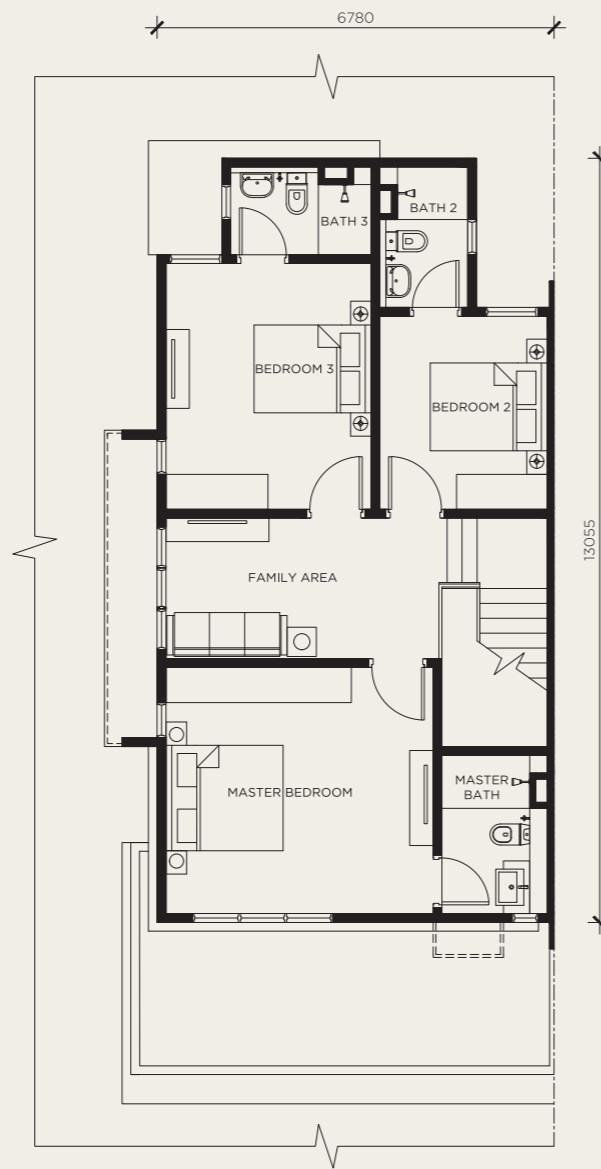
 2,066 sq.ft.  
Built-Up Area

 4+1  
Bedrooms

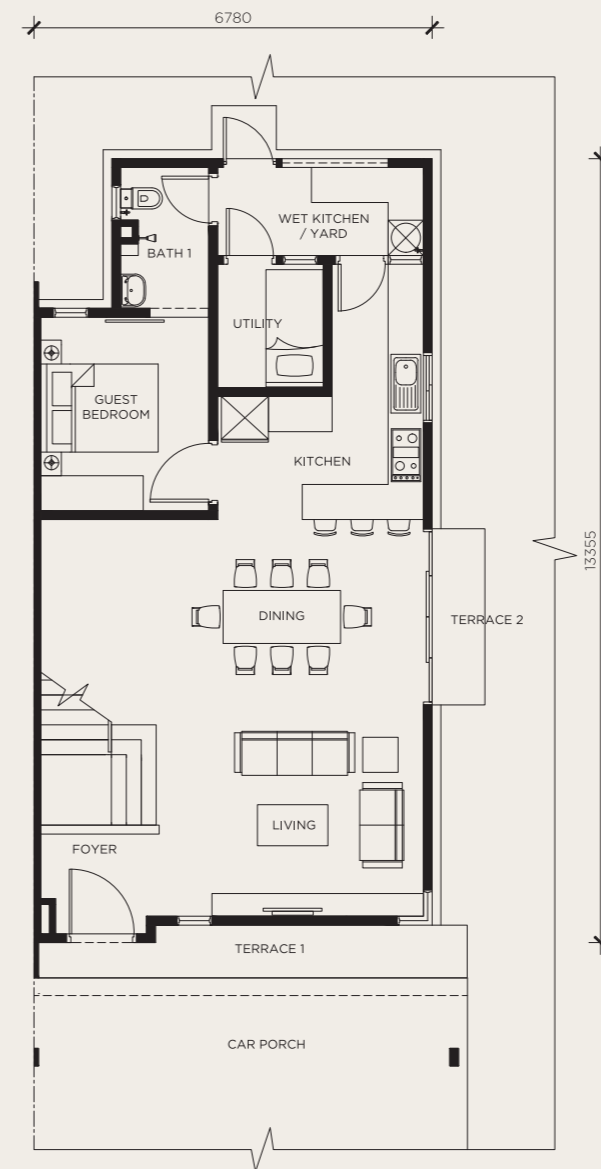
 4  
Bathrooms



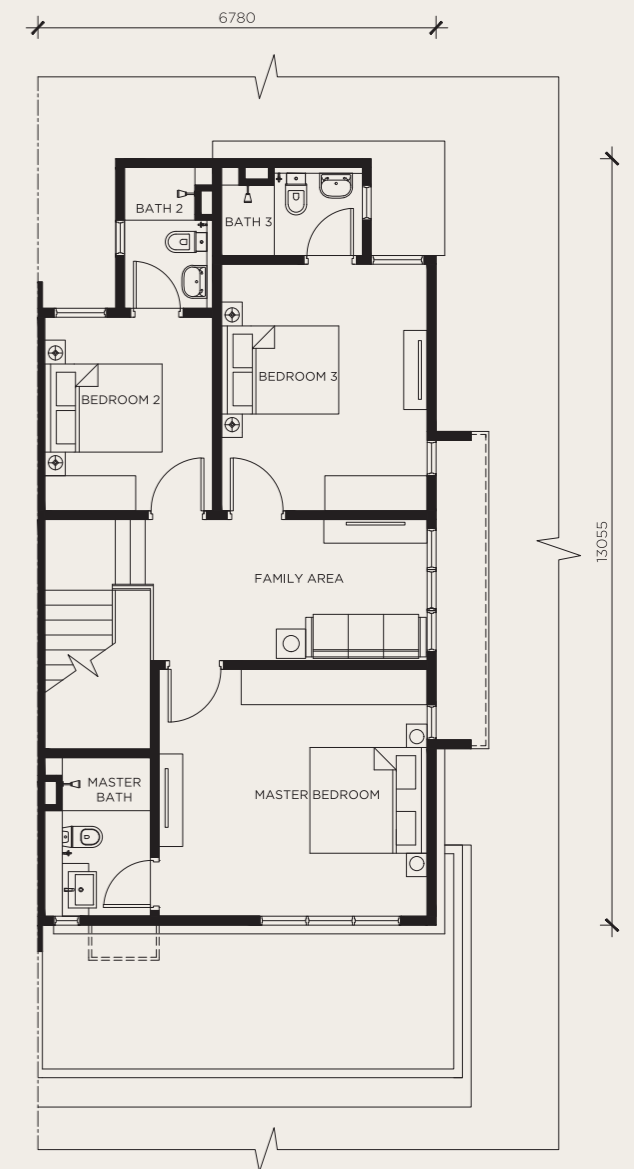
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

# FLOOR PLANS

## Type C Corner Unit

22' x 75'  
Land Area

2,066 sq.ft.  
Built-Up Area

4+1  
Bedrooms

4  
Bathrooms

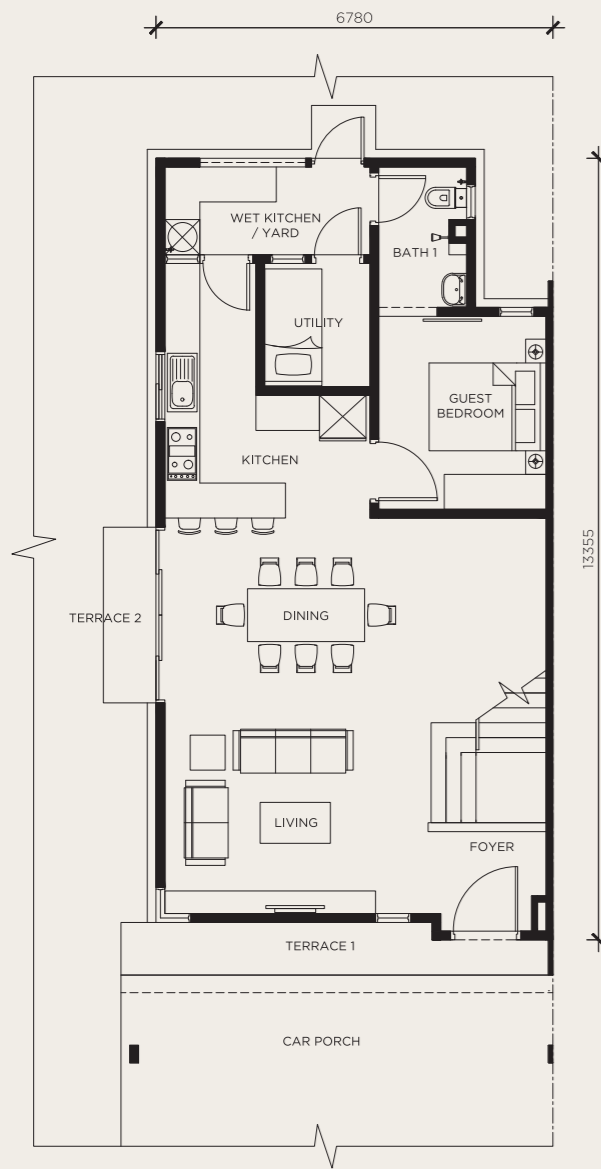
## Type Cm Corner Unit

22' x 75'  
Land Area

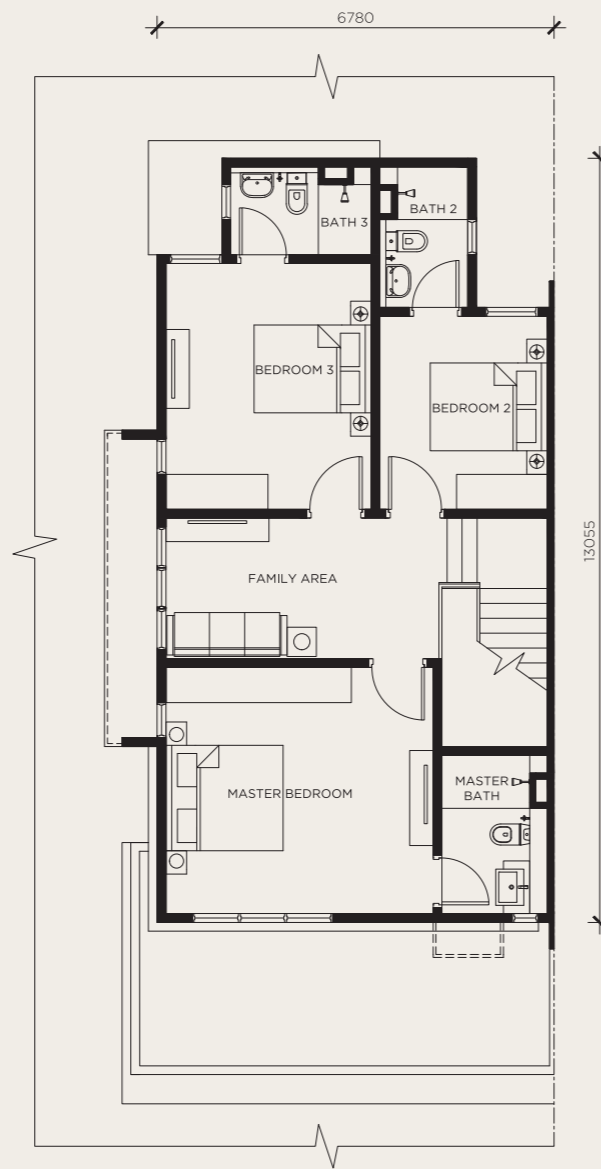
2,066 sq.ft.  
Built-Up Area

4+1  
Bedrooms

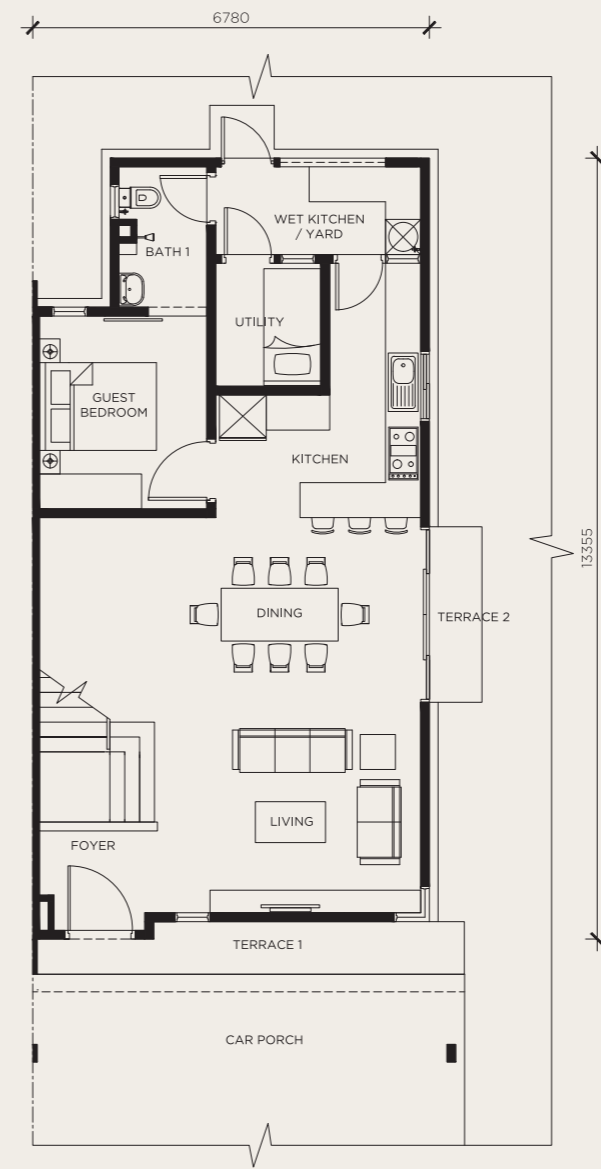
4  
Bathrooms



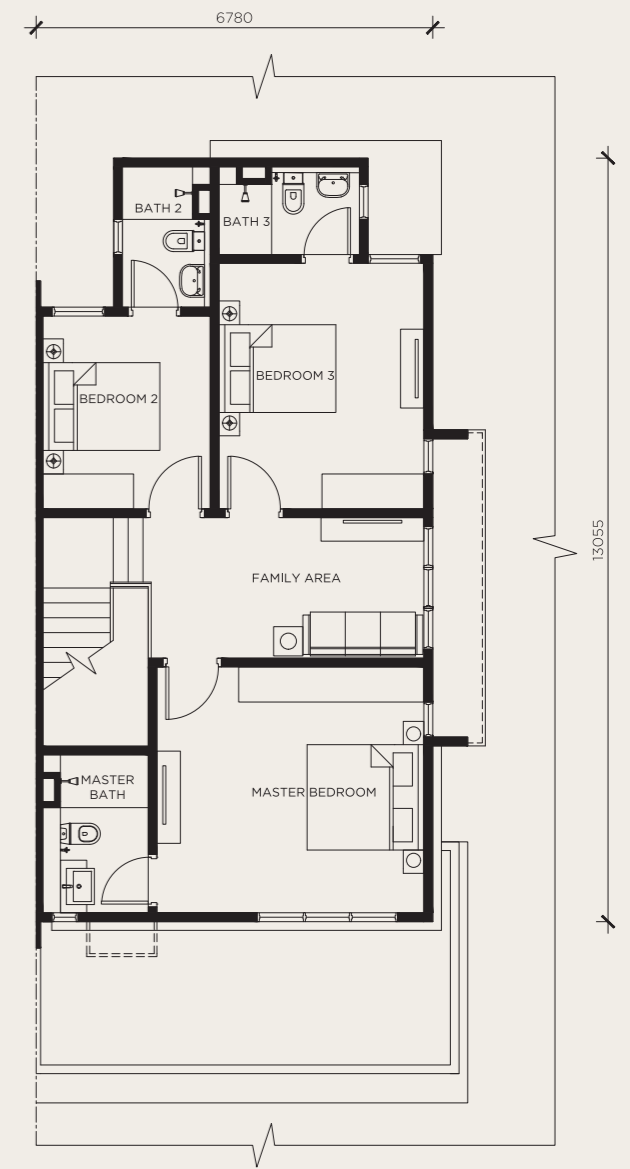
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

# SPECIFICATIONS

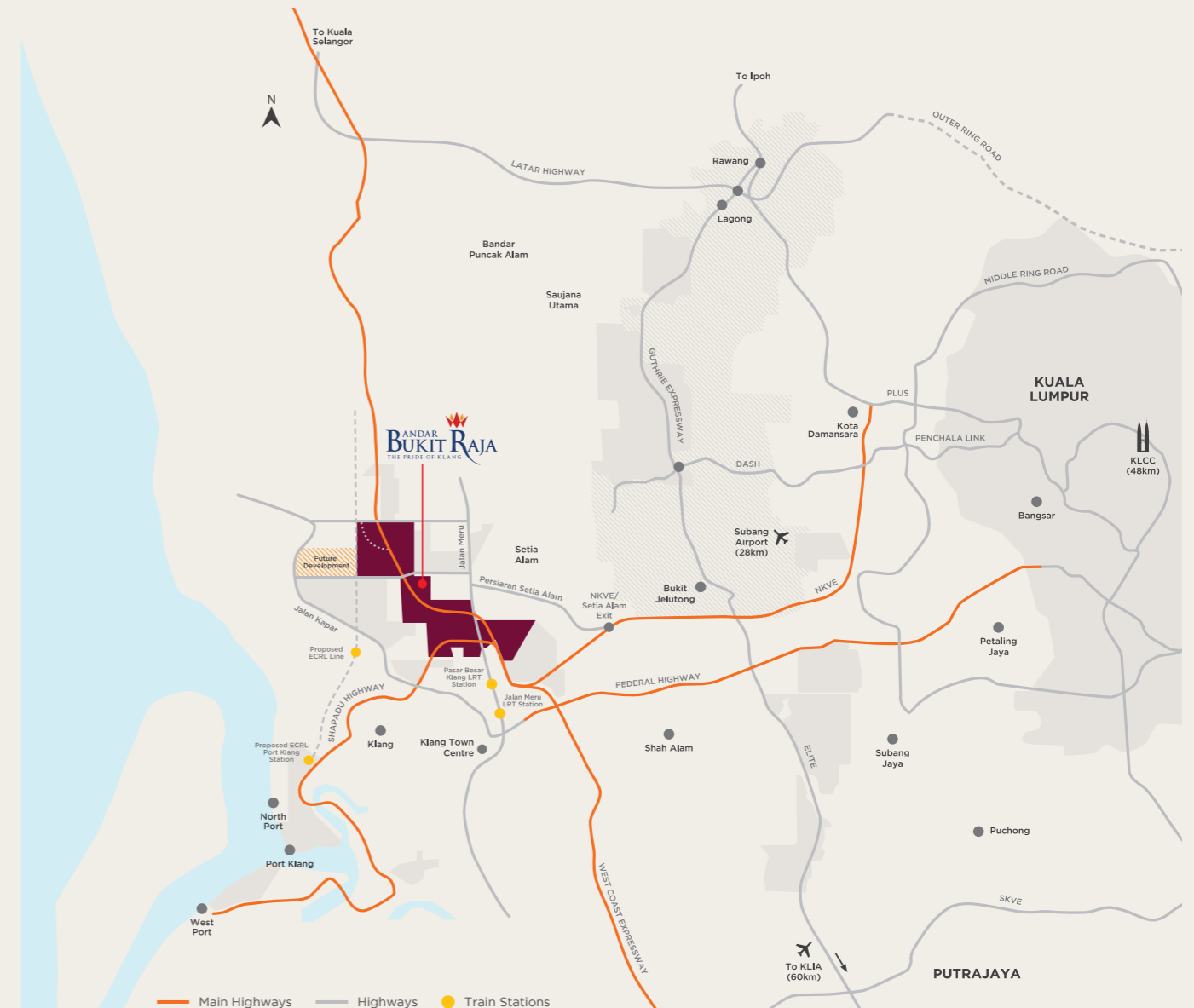
Structure	: Reinforced Concrete			
Wall	: Masonry			
Roof Covering	: Concrete Roof Tiles / Metal Deck / Concrete			
Roof Framing	: Metal			
Ceiling	: Plaster Board / Cement Board / Skim Coat			
Windows	: Aluminium Frame Glass Panel			
Doors	Main Entrance	: Solid Core Door		
	Sliding	: Aluminium Framed Glass Panel		
		: Flush Sliding Door		
	Other Doors	: Flush Door / Metal Grill Door		
Ironmongery	: Locksets with Accessories			
Floor Finishes	Foyer, Living & Dining	: Porcelain Tiles		
	Kitchen/Wet Kitchen / Yard / Utility	: Porcelain Tiles		
	Master Bathroom	: Porcelain Tiles		
	Bath 1, 2 & 3	: Ceramic Tiles		
	Guest Bedroom	: Porcelain Tiles		
	Master Bedroom, Bedroom 2 & 3	: Laminated Flooring		
	Family Area (First Floor)	: Laminated Flooring		
	Staircase	: Laminated Flooring		
	Car Porch	: Concrete		
	Terrace	: Porcelain Tiles		
Wall Finishes	Kitchen	: Porcelain Tiles / Plaster & Painting		
	Master Bathroom	: Porcelain Tiles		
	Bath 1, 2 & 3	: Ceramic Tiles		
	External	: Plaster & Painting		
	Others	: Plaster & Painting		
Sanitary and Plumbing Fittings	Kitchen	: Sink with Tap		
	Wet Kitchen / Yard	: Tap		
	Car Porch	: Tap		
	All Bathroom	: Sanitary Wares & Fitting		
Electrical Installation		Type A/Am	Type E/Em	Type C/Cm
	Light Point	: 17	21	21
	Gate Light Point	: 1	1	1
	Power Point	: 21	22	22
	Fan Point	: 7	6	6
	Air-Cond Point (With Piping)	: 2	2	2
	Air-Cond Power Point	: 3	3	3
	Water Heater Power Point	: 3	4	4
	T.V. Point	: 1	1	1
	Data Point	: 1	1	1
	Auto Gate Point	: 1	1	1
	Door Bell Point	: 1	1	1
	Wall Fan Point	: -	1	1
Internal Telephone Trunking & Cabling	: Provided			
Fencing & Gate	: Masonry / Metal			
Turfing	: Spot Turfing			
Miscellaneous	: Refuse Compartment, Parcel & Letter Box			
	: TNB Compartment			
	: Alarm Point			

# BANDAR BUKIT RAJA CLOSE TO ALL THAT YOU LOVE IN LIFE

Enjoy easy access to a well established network of expressways and public transportation to get you to all the places that you love.

## Excellent connectivity via 4 major expressways

West Coast Expressway (WCE), New Klang Valley Expressway (NKVE), Shapadu Highway & Federal Highway



### COMMERCIAL & RETAIL

- 320 m** McDonald's
- 320 m** Family Mart & Petrol Station (Under Construction)
- 5 km** Lotus's Setia Alam
- 5 km** Klang Parade
- 7 km** Setia City Mall
- 7 km** Aeon Mall Bukit Raja
- 8 km** Central i City

### EDUCATION INSTITUTIONS

- 2 km** SJK (T) Ladang Bukit Raja
- 4 km** SK/SMK Setia Alam
- 6 km** SJK (C) Pin Hwa 2 Klang
- 6 km** Peninsula International School
- 9 km** Tenby International School
- 10 km** UNISEL

### HEALTHCARE

- 5 km** Columbia Asia Hospital
- 6.3 km** Government Hospital (under construction)
- 8 km** KPJ Klang Specialist Hospital
- 10 km** Shah Alam Hospital
- 10 km** Hospital Tengku Ampuan Rahimah

### LEISURE

- 2 km** Bandar Bukit Raja Town Park
- 10 km** Setia Alam Community Trail
- 13 km** Shah Alam National Botanical Park

### PORT & AIRPORTS

- 12 km** Port Klang
- 28 km** Subang Airport
- 60 km** KL International Airport (KLIA)

For enquiries

**03 3361 7288**  
sime-darbyproperty.com



**PHASE R10C (CASIRA 3 - Siri 1)**, No. of Units: 120, Type: Double Storey Linked Homes, Expected Date of Completion: May 2025, Land: Free, From Encumbrances, Developer's License No.: 3927/03-2024/0194(A), Validity: 04.03.2022 - 03.03.2024, Advertising & Sales Permit No.: 3927-158/05-2025/0523(N)-(L) Validity: 09/05/2023 - 08/05/2025 Approval Authority: Majlis Perbandaran Klang, Building Plan Approval No.: (27) dlm MPK/BGN-600-5/1/0071(2022), Developer: Sime Darby Property (Bukit Raja) Sdn. Bhd. (Co No. 19801002885), Level 10, Block G, No. 2 Jalan PUJ 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor, Selling Price: Type: A/Am, 104 units, RM787,888.00 (min) - RM1,095,888.00 (max), Type: E/Em, 9 units, RM1,042,888.00 (min) - RM1,653,888.00 (max), Type C/Cm, 7 units, RM1,237,888.00 (min) - RM1,700,888.00 (max), Bumiputera Discount: 7% (Quota Applies), **PHASE R10D (CASIRA 3 - Siri 2)**, No. of Units: 108, Type: Double Storey Linked Homes, Expected Date of Completion: May 2025, Land: Free, From Encumbrances, Developer's License No.: 3927/03-2024/0194(A), Validity: 04.03.2022 - 03.03.2024, Advertising & Sales Permit No.: 3927-157/04-2025/0444(N)-(L) Validity: 13/04/2023 - 12/04/2025 Approval Authority: Majlis Perbandaran Klang, Building Plan Approval No.: (27) dlm MPK/BGN-600-5/1/0071(2022), Developer: Sime Darby Property (Bukit Raja) Sdn. Bhd. (Co No. 19801002885), Level 10, Block G, No. 2 Jalan PUJ 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor, Selling Price: Type: A/Am, 92 units, RM793,888.00 (min) - RM1,103,888.00 (max), Type: E/Em, 9 units, RM1,089,888.00 (min) - RM1,556,888.00 (max), Type C/Cm, 7 units, RM1,255,888.00 (min) - RM1,760,888.00 (max), Bumiputera Discount: 7% (Quota Applies), THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEVELOPMENT.

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