

NURTURING LIVES IN NATURE'S ENCLAVE



LOTUS
DOUBLE-STOREY TERRACE

WHERE HOMES ARE BUILT THEN SELL

- 10% deposit on SPA & 90% upon completion
- Save on bank interest
- Choose your unit as you view it
- Protected from non-completion

* Terms & conditions apply



豪景高原
GOODVIEW 2
HEIGHTS
Sungai Long South

FREEHOLD



A perfect balance of style and coziness, designed for gracious eco living, Every corner exudes perfection and aesthetic values of living.

Live harmoniously in this selective and tranquil community, however, still maintaining high standards of privacy and safety. Spend your best days with your family here, the threshold of exclusive residency.



LOTUS
DOUBLE-STOREY TERRACE

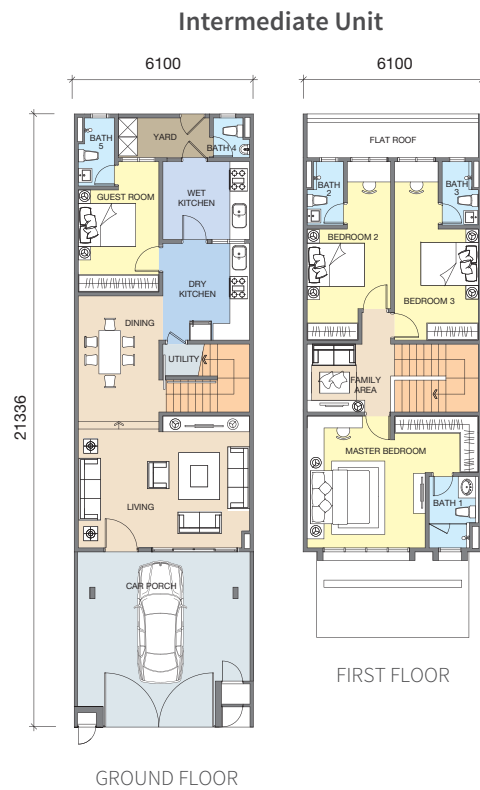
FLOOR PLAN

Type A

20' x 70'

Intermediate Unit:
2,057 sq.ft

Corner Unit:
2,206 sq.ft



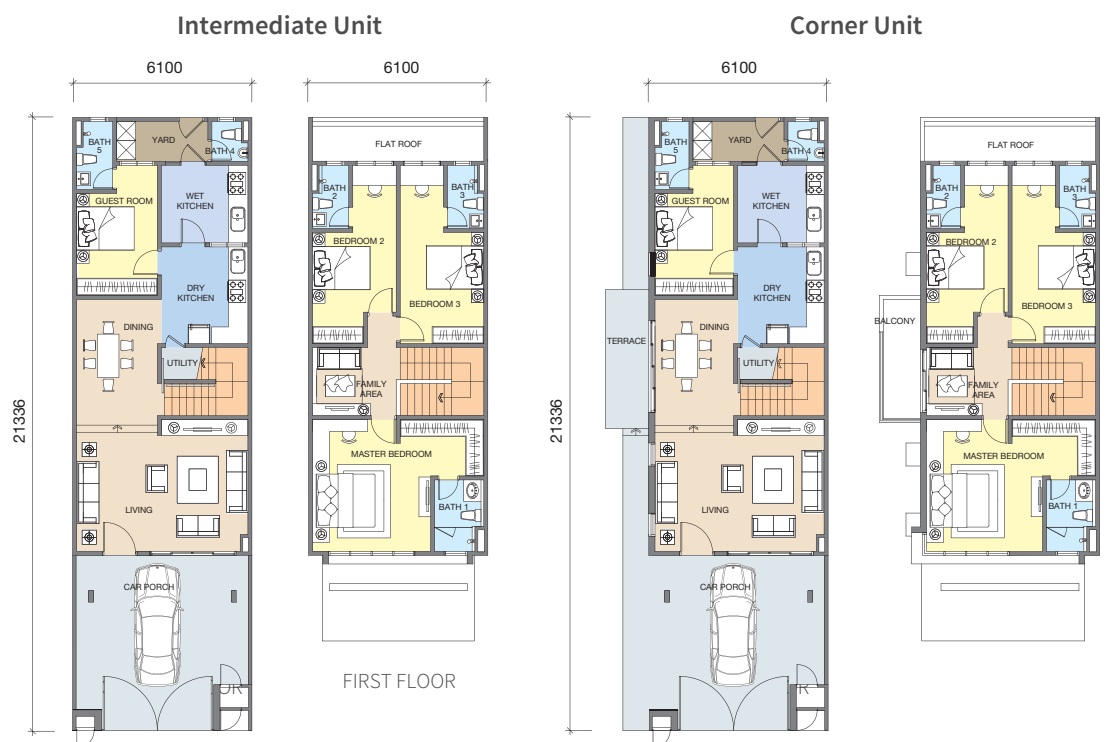


FLOOR PLAN

Type B

20' x 70'
Intermediate Unit:
2,057 sq.ft

Corner Unit:
2,206 sq.ft



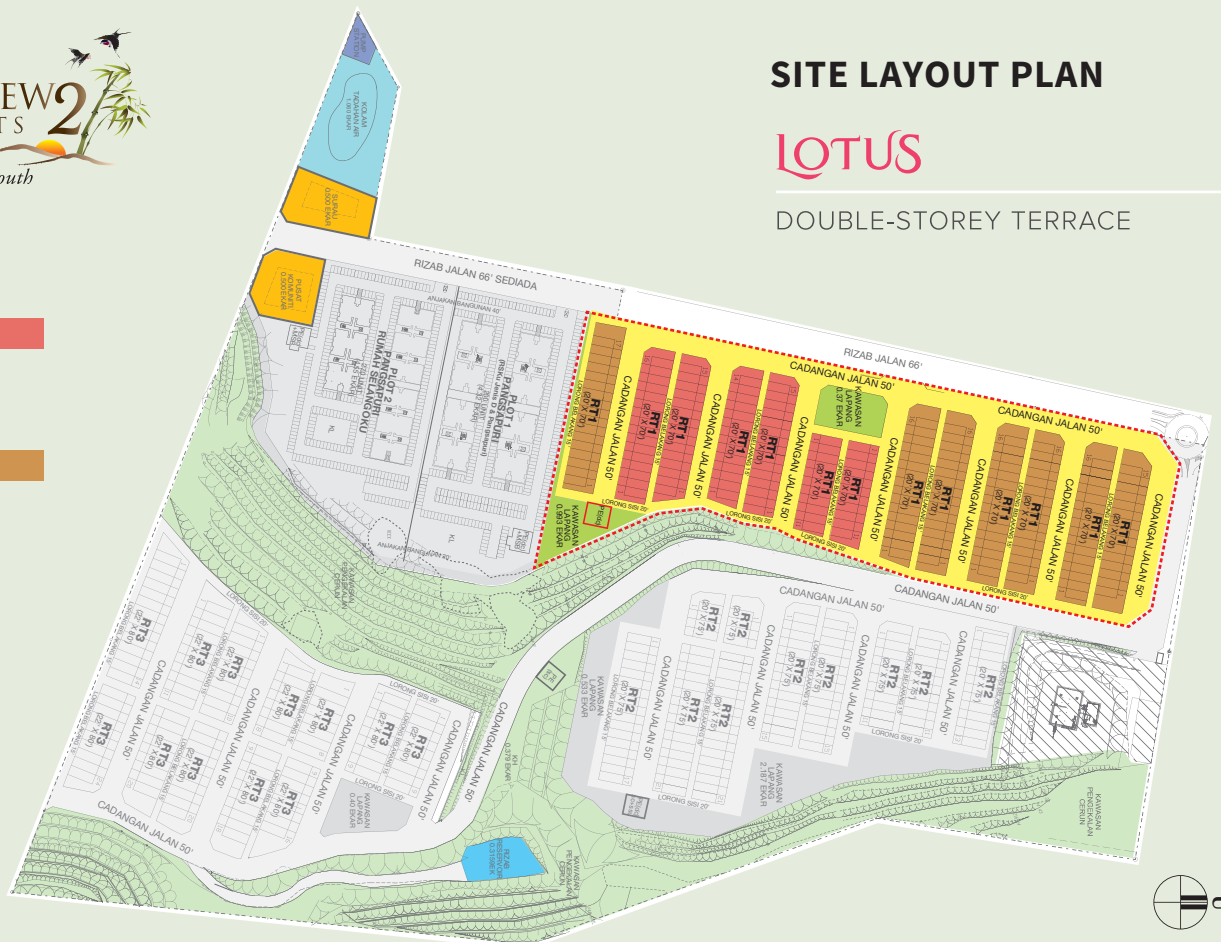
SITE LAYOUT PLAN

LOTUS

DOUBLE-STOREY TERRACE

Type A 
 82 units

Type B 
 112 units



SPECIFICATIONS

STRUCTURE & FOUNDATION

- Reinforced concrete frame and slab

ROOF

- Roof tiles on steel roof trusses
- Reinforced concrete flat roof

WALL

- Generally fairface brickwall with plaster finish wall internally
- Common bricks with plaster finish & emulsion paint on both side internal & external

WINDOW

- Powder coated aluminium frame casement window
- Powder coated aluminium frame casement window & fixed window
- Powder coated aluminium frame top hung & fixed window

DOORS

- Solid tubular core vinyl laminate door
- Aluminium framed with glass sliding door
- Water resistance plywood flush door

CEILING FINISHES

- Plaster ceiling
- Moisture resistant plaster ceiling
- Skim Coat

FLOOR FINISHES

- Dry & Wet kitchen
 - Porcelain tile / Ceramic tiles
- Living, Dining, Guest Room & Utility
 - Porcelain tiles
- Family Area
 - Ceramic tiles
- Master Bedroom, Bedroom 2 & 3
 - Ceramic tiles
- Staircase
 - Ceramic tiles
- All Bathrooms
 - Porcelain tiles / Ceramic tiles
- Balcony
 - Ceramic tiles
- Carporch
 - Concrete imprint
- Yard & Terraces
 - Ceramic tiles

WALL FINISHES

- Internal Wall
 - Skim coat/ Plaster & Paint
- Wet Kitchen & Dry Kitchen
 - Ceramic tiles (where applicable)
- Bathrooms
 - Porcelain tile / Ceramic tiles

SANITARY INSTALLATIONS

- WC
 - 5 nos
- Wash basin
 - 5 nos
- Toilet roll holder
 - 5 nos
- Shower rose
 - 4 nos
- Kitchen sink
 - 2 nos

ELECTRICAL INSTALLATIONS

- 13 Amp Socket Point
 - 23
- Light Point
 - 24 nos (intermediate unit & end unit)
 - 28 nos (corner unit)
- Fan Point
 - 2 nos
- Television Point
 - 3 nos
- Telephone Point
 - 2 nos
- Fiber Wall Socket
 - 1 no
- Air-cond point
 - 4 nos
- Water heater point
 - 3 nos
- Door Bell Point
 - 1 no
- Gate Lighting Point
 - 1 no
- Auto Gate Point
 - 1 no



E:101° 49'37.3" N:3° 0'3.8"



Goodview Heights 2 Sungai Long South



Developer :

SIN HEAP LEE DEVELOPMENT SDN BHD (42294-P)

(Fully-owned Subsidiary of SHL Consolidated Bhd)

5th Floor, Wisma Sin Heap Lee, 346 Jalan Tun Razak, 50400 Kuala Lumpur, Malaysia

Email: propertysales@shlcb.com.my

Goodview Heights Sales Gallery

Blok C-G-1, Jalan Goodview Heights 16, Goodview Heights, 43000 Kajang, Selangor

For more information, please call:

03-8740 8033 / 012-289 3293

www.shlproperty.com

No.Lesen Pemaju: 3100/10-2023/0713(A) • Tempoh sah: 08/10/2021 hingga 07/10/2023 • Permit Jualan & Pengiklanan: 3100-23/02-2025/0127(N)-(L) • Tempoh sah: 14/02/2023 hingga 13/02/2025 • Pihak berkuasa yang meluluskan pelan bangunan & no. rujukan: Majlis Perbandaran Kajang: MPKj (30)d/m.MPKj 2/P/29/2020 • Tarikh jangka siap: Mei 2024 • Jumlah 194 unit • Luas Lantai Kasar: dari 2,057 kp hingga 2,206 kp • Hakmilik tanah: Pegangan Bebas • Bebanan Tanah: Tiada • Tanah ini tidak boleh dijual, dipajak, digadai atau dipindah milik dengan apa cara sekalipun melainkan dengan kebenaran Pihak Berkuasa Negeri. • Harga Jualan: Dari RM738,800.00 - RM1,229,000.00

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

GOOD BEGINNINGS, BLOOMING VIEWS



HELICONIA

DOUBLE-STOREY TERRACE

WHERE HOMES ARE BUILT THEN SELL

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FREEHOLD



Your Garden

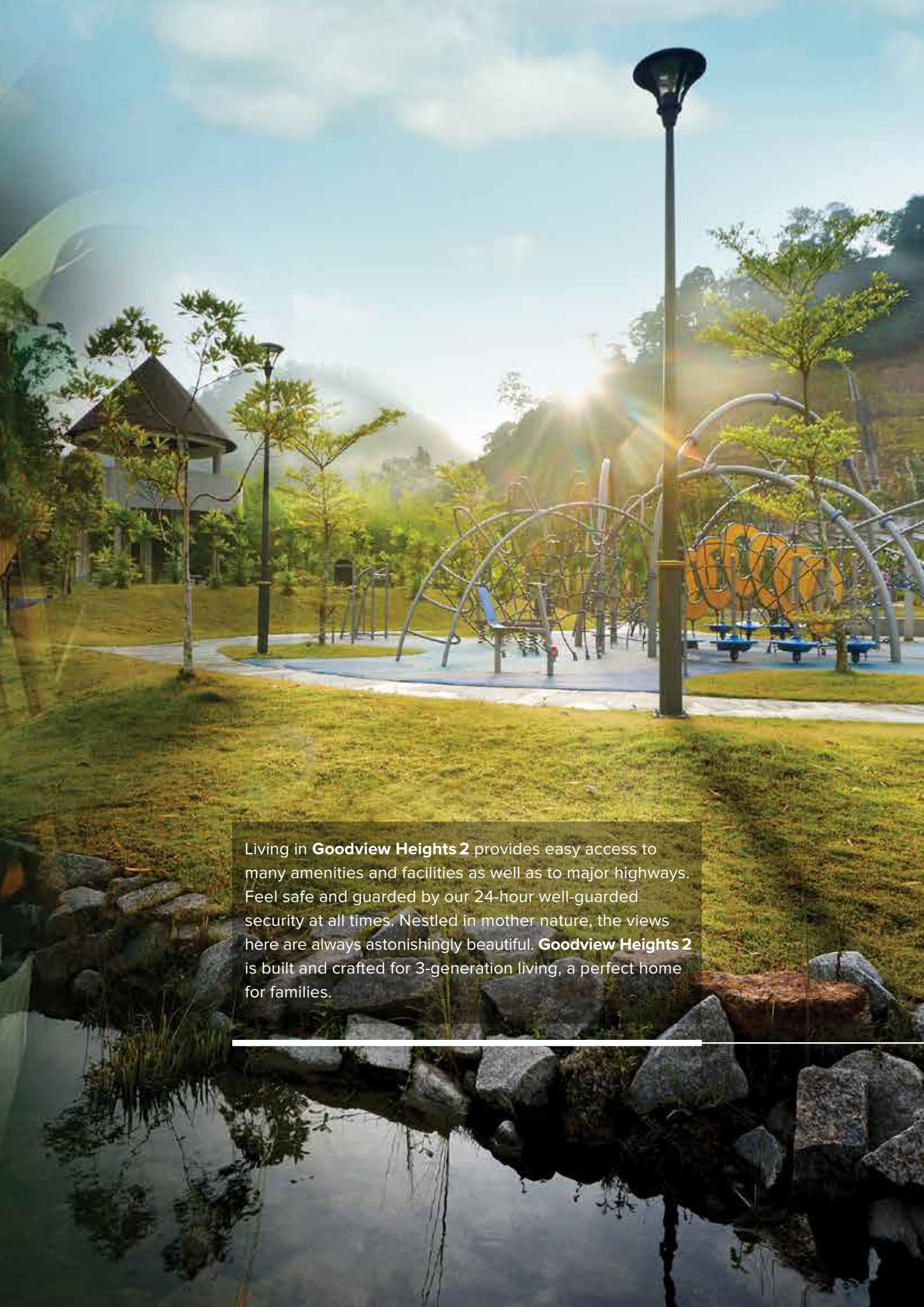
Your Playground

Your Environment

Your Home

Your Relaxation

Your Space



Living in **Goodview Heights 2** provides easy access to many amenities and facilities as well as to major highways. Feel safe and guarded by our 24-hour well-guarded security at all times. Nestled in mother nature, the views here are always astonishingly beautiful. **Goodview Heights 2** is built and crafted for 3-generation living, a perfect home for families.



Lush green parks, relaxing recreational areas and children's playgrounds in this gated and guarded sanctuary. Jogging, cycling or simply taking a stroll in **Goodview Heights 2** to experience true peace of mind.

Home is your oasis, a place to relax the body and soul. Undisturbed tranquility to spend with your loved ones.



HELICONIA 
DOUBLE-STOREY TERRACE



FLOOR PLAN

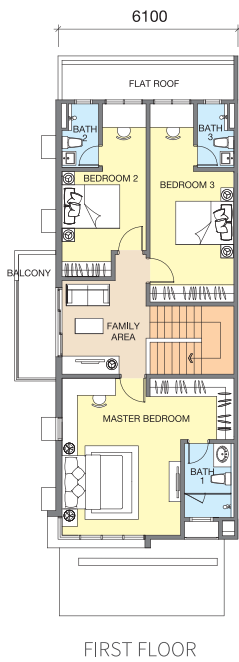
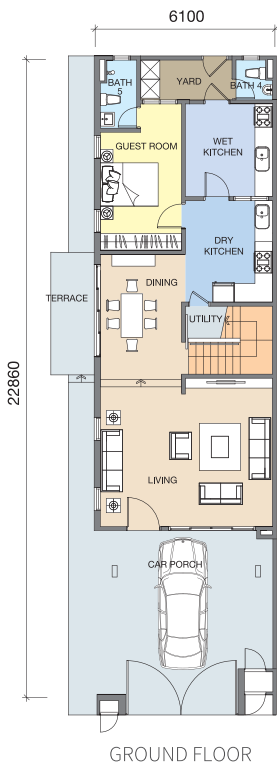
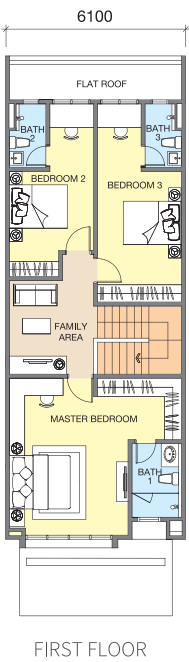
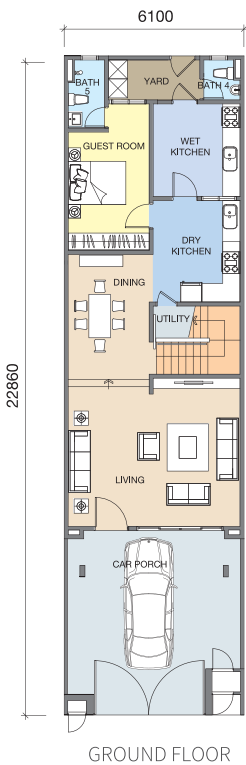
Type A

20' x 75'
Intermediate Unit:
2,238 sq.ft

Corner Unit:
2,408 sq.ft

Intermediate Unit

Corner Unit





FLOOR PLAN

Type B

20' x 75'
Intermediate Unit:
2,238 sq.ft

Corner Unit:
2,408 sq.ft



SITE LAYOUT PLAN

HELICONIA

DOUBLE-STOREY TERRACE

Type A 
 52 units

Type B 
 72 units



SPECIFICATIONS

STRUCTURE & FOUNDATION

- Reinforced concrete frame and slab

ROOF

- Roof tiles on steel roof trusses
- Reinforced concrete flat roof

WALL

- Generally fairface brickwall with plaster finish wall internally
- Common bricks with plaster finish & emulsion paint on both side internal & external

WINDOW

- Powder coated aluminium frame casement window
- Powder coated aluminium frame casement window & fixed window
- Powder coated aluminium frame top hung & fixed window

DOORS

- Solid tubular core vinyl laminate door
- Aluminium framed with glass sliding door
- Water resistance plywood flush door

CEILING FINISHES

- Plaster ceiling
- Moisture resistant plaster ceiling
- Skim Coat

FLOOR FINISHES

- Dry & Wet kitchen
- Living, Dining, Guest Room & Utility
- Family Area
- Master Bedroom, Bedroom 2 & 3
- Staircase
- All Bathrooms
- Balcony
- Carporch
- Yard & Terraces
- Porcelain tile / Ceramic tiles
- Porcelain tiles
- Ceramic tiles
- Ceramic tiles
- Ceramic tiles
- Porcelain tiles / Ceramic tiles
- Ceramic tiles
- Concrete imprint
- Ceramic tiles

WALL

FINISHES

- Internal Wall
- Wet Kitchen & Dry Kitchen
- Bathrooms
- Skim coat/ Plaster & Paint
- Ceramic tiles (where applicable)
- Porcelain tile / Ceramic tiles

SANITARY

INSTALLATIONS

- WC
- Wash basin
- Toilet roll holder
- Shower rose
- Kitchen sink
- 5 nos
- 5 nos
- 5 nos
- 4 nos
- 2 nos

ELECTRICAL

INSTALLATIONS

- 13 Amp Socket Point
- Light Point
- Fan Point
- Television Point
- Telephone Point
- Fiber Wall Socket
- Air-cond point
- Water heater point
- Door Bell Point
- Gate Lighting Point
- Auto Gate Point
- 23
- 24 nos
- 2 nos
- 3 nos
- 2 nos
- 1 no
- 4 nos
- 3 nos
- 1 no
- 1 no
- 1 no
- 28 nos (intermediate unit & end unit)
- 28 nos (corner unit)



Developer :

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No.Lesen Pemaju: 3100/10-2023/0713(A) • Tempoh sah: 08/10/2021 hingga 07/10/2023 • Permit Jualan & Pengiklanan: 3100-22/02-2025/0126(N)-(L) • Tempoh sah: 14/02/2023 hingga 13/02/2025 • Pihak berkuasa yang meluluskan pelan bangunan & no. rujukan: Majlis Perbandaran Kajang: MPKj (30)dIm.MPKj 2/P/30/2020 • Tarikh jangka siap: Ogos 2024 • Jumlah 124 unit • Luas Lantai Kasar: dari 2,238 kp hingga 2,408 kp • Hakmilik tanah: Pegangan Bebas • Bebanan Tanah: Tiada • Tanah ini tidak boleh dijual, dipajak, digadaikan atau dipindah milik dengan apa cara sekalipun melainkan dengan kebenaran Pihak Berkuasa Negeri. • Harga Jualan: Dari RM828,000 - RM1,279,000

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



SAKURA

DOUBLE-STOREY TERRACE

FREEHOLD

A PERFECT HOME, FOR EVERYDAY LIVING



Entering the last landed phase, this quaint and peaceful neighbourhood boasts a natural and tranquil environment. It naturally exudes the energy of a perfect home. Birds usually build their nest in higher places, which makes **Goodview Heights 2** the perfect place as it is located on top of the hill overlooking the entire township. Make this your home and live in mother nature's embrace.



WHERE HOMES ARE
BUILD THEN SELL

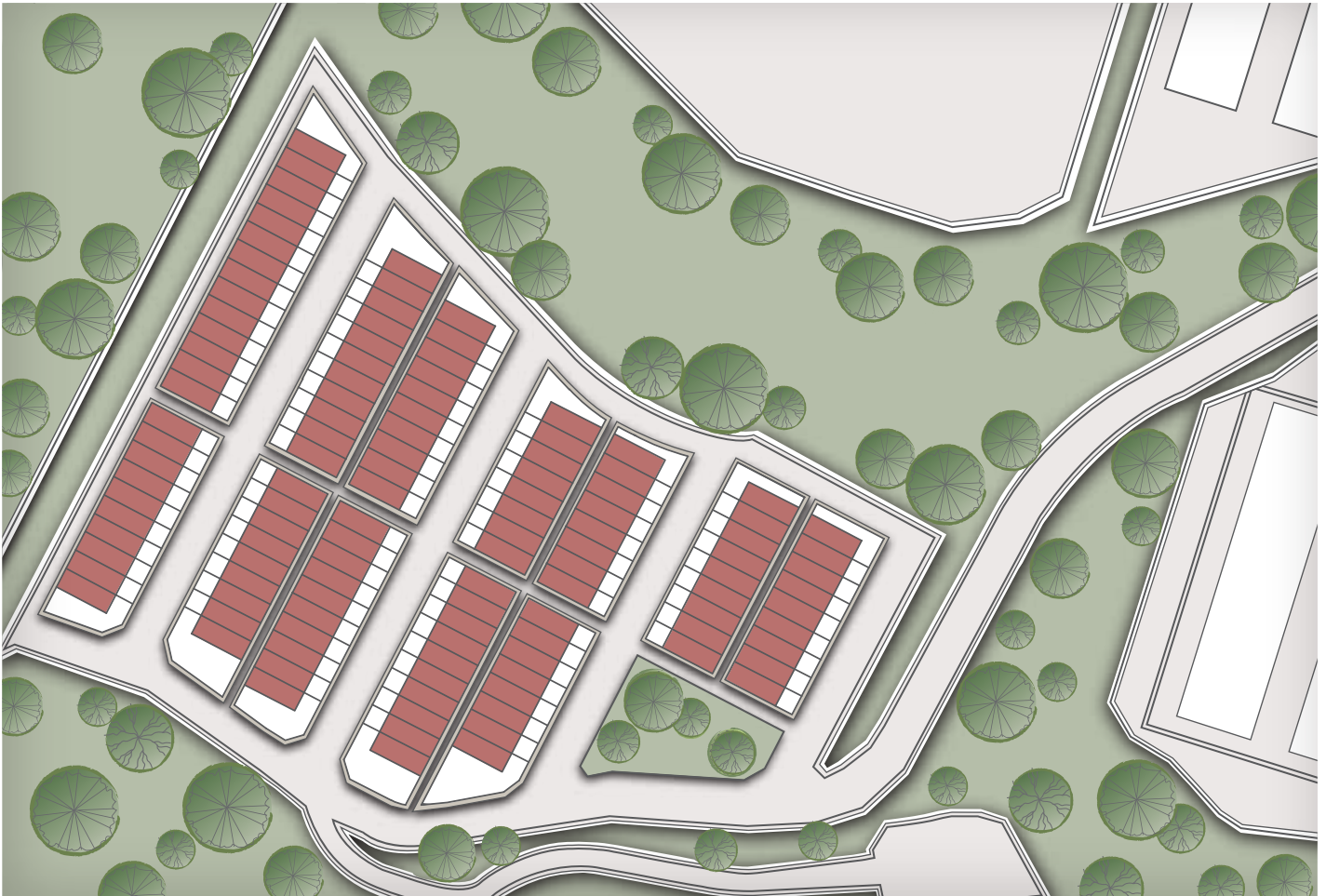


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SAKURA

DOUBLE-STOREY TERRACE



Set amidst lush greenery, a tranquil escape with scenic views. Enjoy serene landscapes on the hilltop and sustainable living in perfect harmony with nature.



GOODVIEW
HEIGHTS 2
Sungai Long South

SERENITY AND STYLE IN EVERY CORNER

Experience the serene beauty of our stylish homes nestled in a natural setting, a refreshing contrast to the bustling city life. We invite you to discover this tranquil haven for yourself.



INTERMEDIATE UNIT

22' x 80'

Built-up: 2,680 sq.ft

4 Bedrooms
5 Bathrooms



CORNER UNIT

22' x 80'

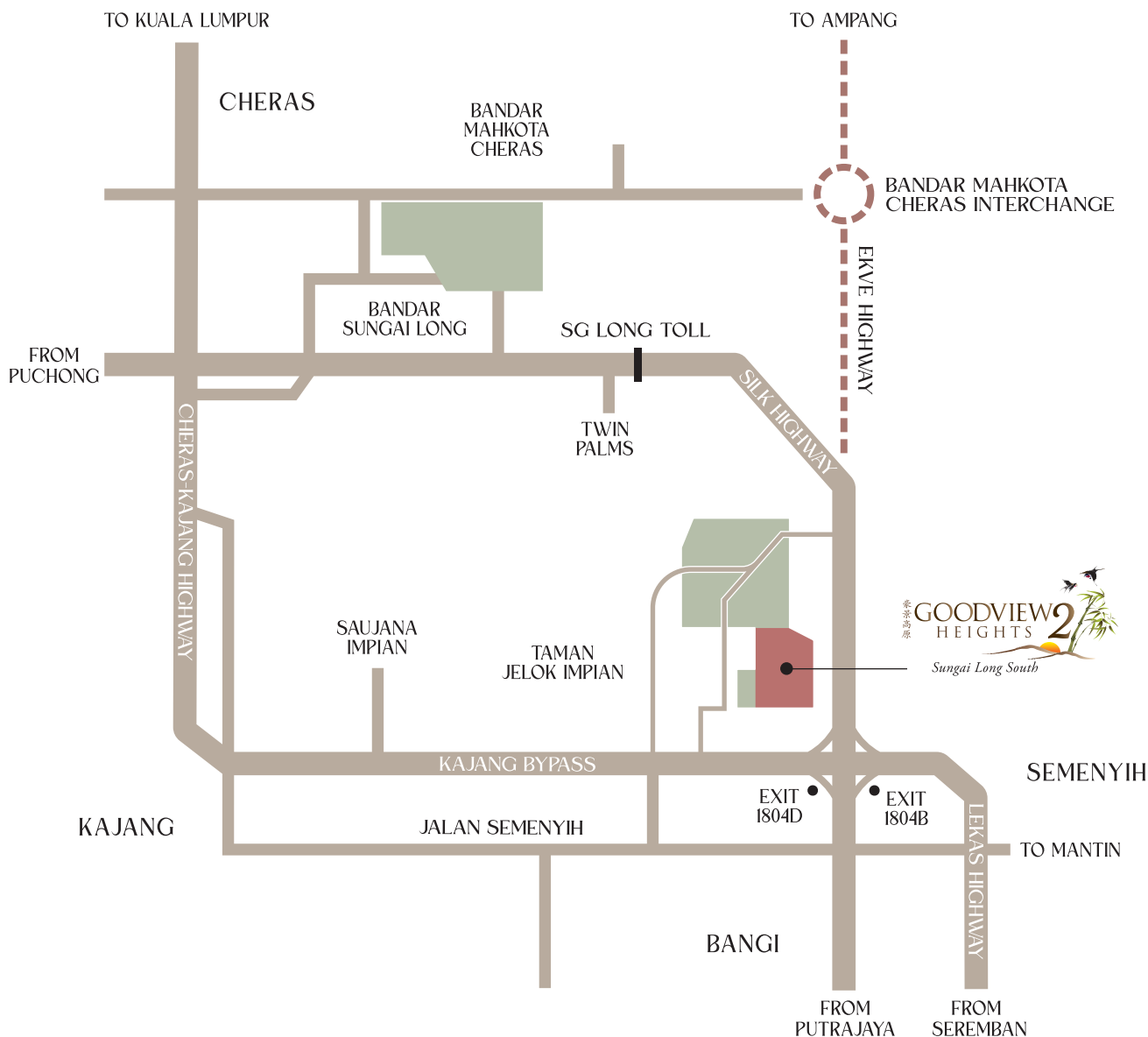
Built-up: 2,810 sq.ft

4 Bedrooms
5 Bathrooms

SPECIFICATIONS

STRUCTURE		Reinforced concrete
ROOF		Roof tiles / Concrete slab where applicable Metal trusses / Reinforced concrete where applicable
WALL	External	Brick
	Internal	Fair faced brick* / Plaster and paint where applicable
	All Bathrooms	Plaster and paint
	Dry Kitchen	Tiles
	Wet Kitchen	Tiles / Plaster and paint where applicable
WINDOW	All	Aluminium framed windows
FLOOR FINISHES	Dry and Wet kitchen	Porcelain tiles / Ceramic tiles
	Living, Dining, Guest Room	Porcelain tiles
	Family Area, Master Bedroom and Closet	Timber flooring
	Bedroom 2 and 3	Timber flooring
	Staircase	Timber flooring / Plaster and paint where applicable
	All Bathrooms and Utility	Ceramic tiles
	Balcony	Glazed porcelain
	Carporch	Cement imprint
	Terraces	Porcelain tiles
	A/C Ledge	Cement screeding
DOORS	Yard	Ceramic tiles
DOORS	Main Entrance	Laminated timber door
	Other	Timber flush door, timber louvred door, timber sliding flush door, aluminium framed glass sliding door, metal grill door
CEILING FINISHES		Plaster ceiling / Moisture resistant plaster ceiling / Skim coat
SANITARY INSTALLATIONS	WC	5 nos
	Wash Basin	5 nos
	Toilet Roll Holder	5 nos
	Shower Rose	4 nos
	Kitchen Sink	2 nos
	Shower Screen	4 nos
ELECTRICAL INSTALLATIONS	13 Amp Socket Point	23 nos
	Light Point	24 nos (Intermediate unit and end unit)
		28 nos (Corner unit)
	Fan Point	2 nos
	Television Point	3 nos
	Telephone Point	2 nos
	Fiber Wall Socket	1 no
	Air-cond Point	4 nos (Living and master bedroom with piping and drain pipe)
	Water Heater Point	3 nos
	Door Bell Point	1 no
	Gate Lighting Point	1 no
	Auto Gate Point	1 no

* Each and every facing brick is naturally unique. Colour and tone are subject to variations depending on factors such as temperature and soil. The use of mixed tone is discretionary.



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012-289 3293

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Goodview Heights
Sales Gallery



Scan here
for more info

Developer's License No.: 3100/10-2028/1247(R) • Validity Period: 08/10/2023 to 07/10/2028 • Sales & Advertising Permit: 3100-25/07-2025/0854 (N)-(L) Validity Period: 26/07/2023 to 25/07/2025
• Building Plan Approval Authority & Reference No: Kajang Municipal Council: MPKj (14) in MPKj 1/P/11/2022 • Expected Completion Date: June 2025 • Total Units: 116 • Gross Built-up Area: From 2,680 sq ft to 2,810 sq ft • Freehold • Land Encumbrance: Nil • This land cannot be sold, leased, mortgaged, or transferred in any way without State Authority approval.
• Selling Price:

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT