

# LUMA

@ Greenhill Residence

Living With *Nature*  
1-Storey Bungalow



Where Nature  
Flourishes  
*and Families Grow*

At Luma @ Greenhill Residence, just 28 exclusive homes sit gently by the hills, a rare low-density retreat where life moves with calm and clarity. Here, nature's quiet beauty meets the comfort of space, creating a setting where families grow closer, and moments feel more meaningful.



# Spaces Designed by Nature

Inspired by the openness of nature, each bungalow is designed for multi-generational living, with airy, flowing spaces and intuitive layouts that prioritise comfort, accessibility, and long-term ease of living for all ages. A home that grows with your family, offering both comfort and connection.



# Rooted in Natural Comfort

Each of the 28 exclusive homes blends natural ease with practical comfort and everyday convenience for families to enjoy effortless living.

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Solar Hot Water System  
(Master Bathroom, Bath 1,2 &3)
- 

Airy Double-Volume Ceilings
- 

Living and Dining Areas with a View
- 

Gated Driveway with Ample Space
- 

Ensuite Comfort in Every Room
- 

Spacious 16ft Private Backyard
- 

EV Isolator Point
- 

Individual Title
- 

3-Phase Power Supply
- 

Rain Water Harvesting Tank
- 

Step-Free Living
- 

Senior-Friendly Living
- 

Adaptable Layout

## SPECIFICATIONS

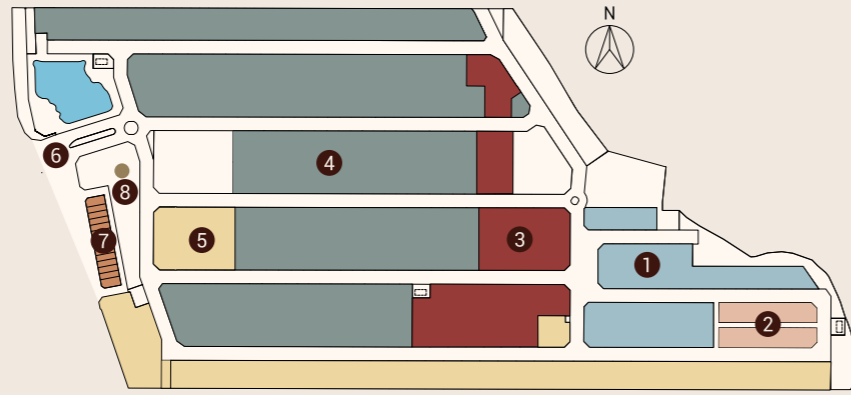
<b>STRUCTURE</b>	: Reinforced concrete	<b>SANITARY AND PLUMBING FITTINGS</b>	: Water closet	: 5
<b>WALL</b>	: Concrete / Masonry		: Wash basin	: 5
<b>ROOFING COVERING</b>	: Concrete roof tiles		: Shower rose	: 5
<b>ROOF FRAMING</b>	: Lightweight truss		: Kitchen sink	: 1
<b>CEILING</b>	: Plaster board / cement board / skim coat with paint	<b>ELECTRICAL INSTALLATION</b>	: Light point	: 38
<b>WINDOWS</b>	: Aluminium framed window		: Power point	: 27
<b>DOORS</b>	: Main Entrance - Timber door		: Fan point	: 8
	: Living, dining - Aluminium frame glass door		: Air-cond point	: 6
	: Bedrooms, bathrooms - Flush door		: TV point	: 1
	: Yard, utility, store - Flush door		: Doorbell point	: 1
<b>IRONMONGERY</b>	: Selected lockset		: Auto gate point	: 1
<b>WALL FINISHES</b>	: Kitchen - Ceramic tiles		: Instant water heater point	: 1
	: Bathrooms - Ceramic tiles to ceiling height		: EV Isolator point	: 1
	: Others - Skim coat / plaster & paint		: Solar hot water system for shower	
<b>FLOOR FINISHES</b>	: Living, dining, Kitchen - Porcelain tiles	<b>INTERNAL TELECOMMUNICATION TRUNKING AND CABLING</b>	: Fibre wall socket point	: 1
	: Master Suite, Bed 1,2,3 - Stone plastic composite (SPC)			
	: Master Bath, Bath 1,2,3 - Porcelain tiles	<b>FENCING</b>	: Concrete / masonry walls	
	: Bath 4 - Ceramic tiles			
	: Store, utility, yard - Ceramic tiles			
	: Patio - Ceramic tiles			
	: Car porch - Concrete imprint			



# MASTERPLAN

## LEGEND

- 1 Maxwell Residence
- 2 Cameron Residence
- 3 Luma Residence
- 4 Completed Development
- 5 Future Development
- 6 Entrance
- 7 Shoplots
- 8 Playground



# SITE Plan



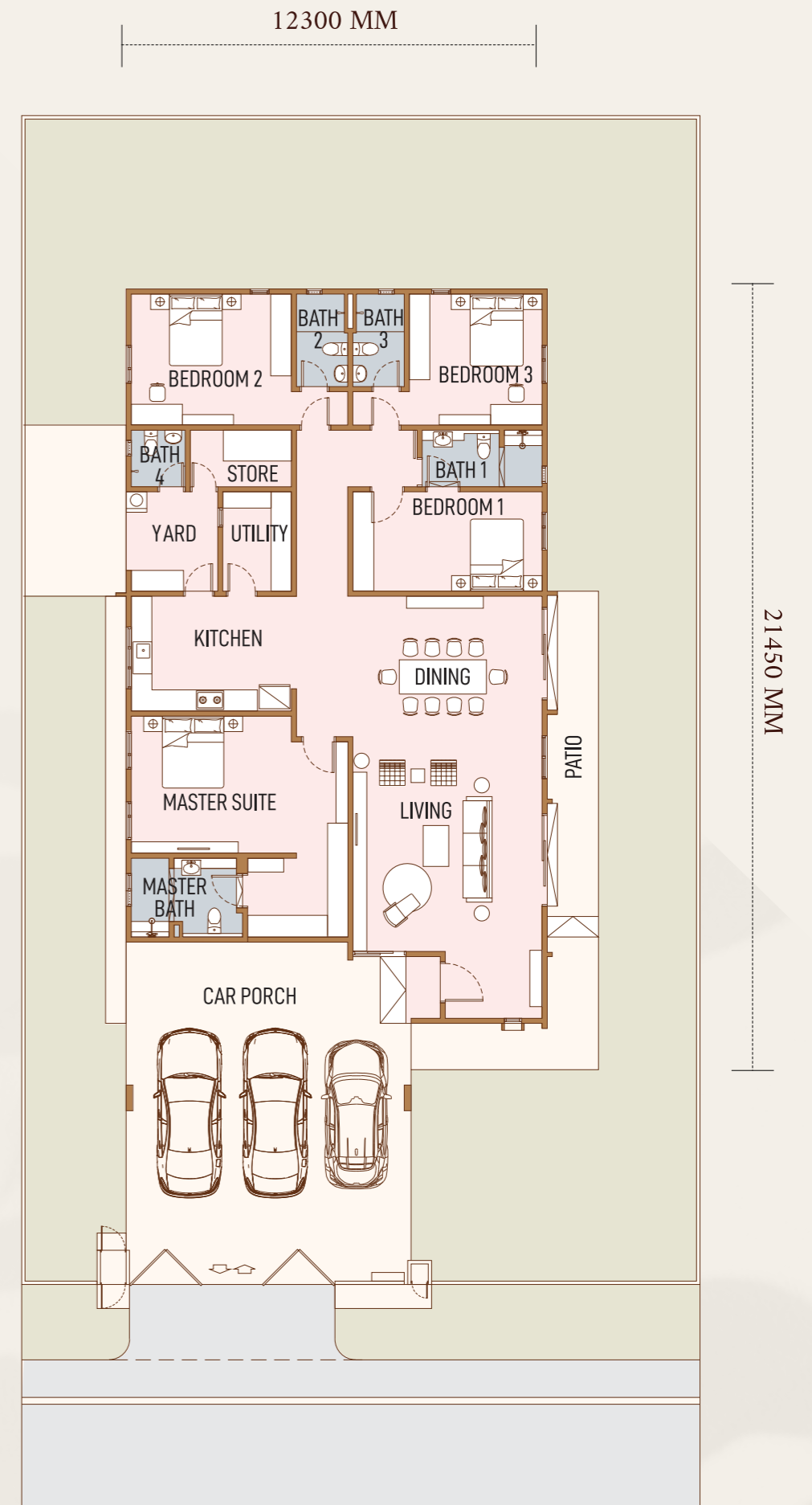
# FLOOR PLAN 1-STOREY BUNGALOW

Land Size  
**65' x 112'**

Built-up Size  
**3,461sqft**

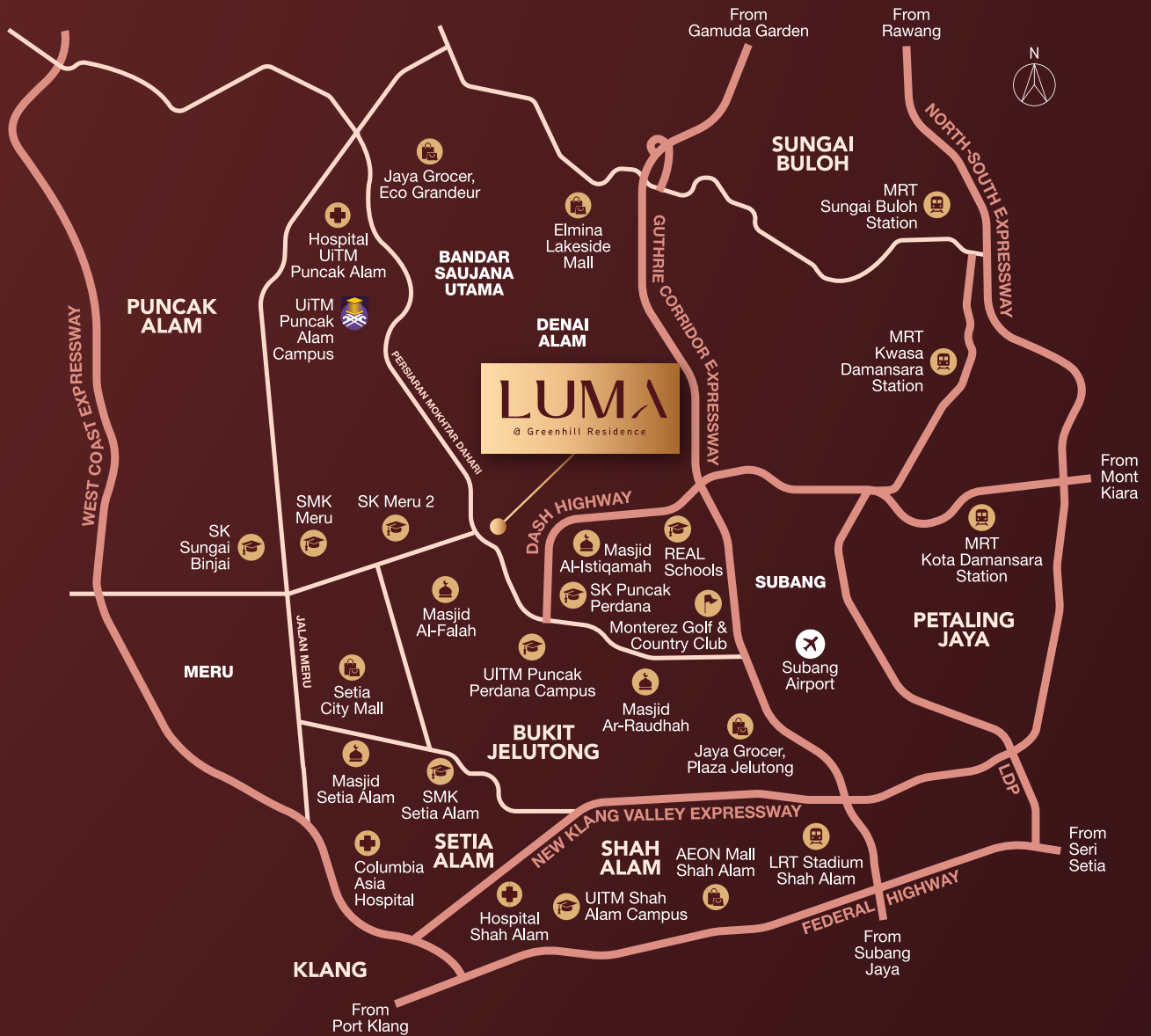
 **4 + 1**  
Bedrooms

 **5**  
Bathrooms



# By Nature's Hills, Connected TO CITY STREETS

Luma @ Greenhill Residence sits close to Shah Alam's forested hills, yet stays effortlessly connected to the city via DASH, Guthrie, and NKVE. With schools, malls, parks, and daily conveniences just minutes away, it's a place where calm living meets complete accessibility.



## RETAIL

- 6.8km Setia City Mall
- 9.7km Jaya Grocer, Plaza Jelutong
- 10.4km Jaya Grocer, Eco Grandeur
- 13.3km Elmina Lakeside Mall
- 15.3km AEON Mall Shah Alam

## EDUCATION

- 4.0km SK Meru 2
- 5.0km SK Puncak Perdana
- 5.0km UiTM Puncak Perdana Campus
- 7.0km SMK Meru
- 7.2km SK Sungai Binjai

## LANDMARKS / FACILITIES & AMENITIES

- 2.6km Masjid Al-Falah
- 5.6km Masjid Ar-Raudhah
- 8.8km Masjid Al-Istiqamah
- 9.2km Monterez Golf & Country Club
- 10.3km Masjid Setia Alam
- 14.3km LRT Stadium Shah Alam
- 15.9km MRT Kota Damansara
- 16.8km MRT Kwasa Damansara Station
- 19.2km MRT Sungai Buloh

## HEALTHCARE

- 9.3km Hospital UiTM Puncak Alam
- 10.9km Columbia Asia Hospital Klang
- 18.7km Hospital Shah Alam

A DEVELOPMENT BY:

**IEH**  
PROPERTY  
Build to Create Your Future

31, Jalan SS 4C/5, Taman Rasa Sayang, 47301 Petaling Jaya,  
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DEVELOPER: ENG HAN PROPERTY SDN BHD (200301030112(632532-H)) • No. 31, Jalan SS4C/5, Taman Rasa Sayang, 47301, Petaling Jaya, Selangor Darul Ehsan • Tel: 03-78046682 • Fax No.: 03-78046681 • Developer License No: 10437/02-2028/0438(A) • Validity Period: 15/02/2023 - 14/02/2028 • Advertising & Sales Permit No.: 10437-10/02-2028/0104(N)-L • Validity Period: 09/02/2026 - 08/02/2028 • Land Tenure: Leasehold • Length of Lease: 99 years • Restriction in Interest: The land shall not be transferred, leased, or changed without prior approval by the State of Authority • Land Encumbrances: United Overseas Bank (Malaysia) Berhad • Expected Date of Completion: February 2028 • Type of Property: 1-Storey Bungalow (65' x 112') • Total Units: 28 • Selling Price: RM1,693,000 (min) - RM2,841,000 (max) • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Reference No.: MBSA.BGN.600-3/4/460 • Discount for Bumiputra: 7%

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