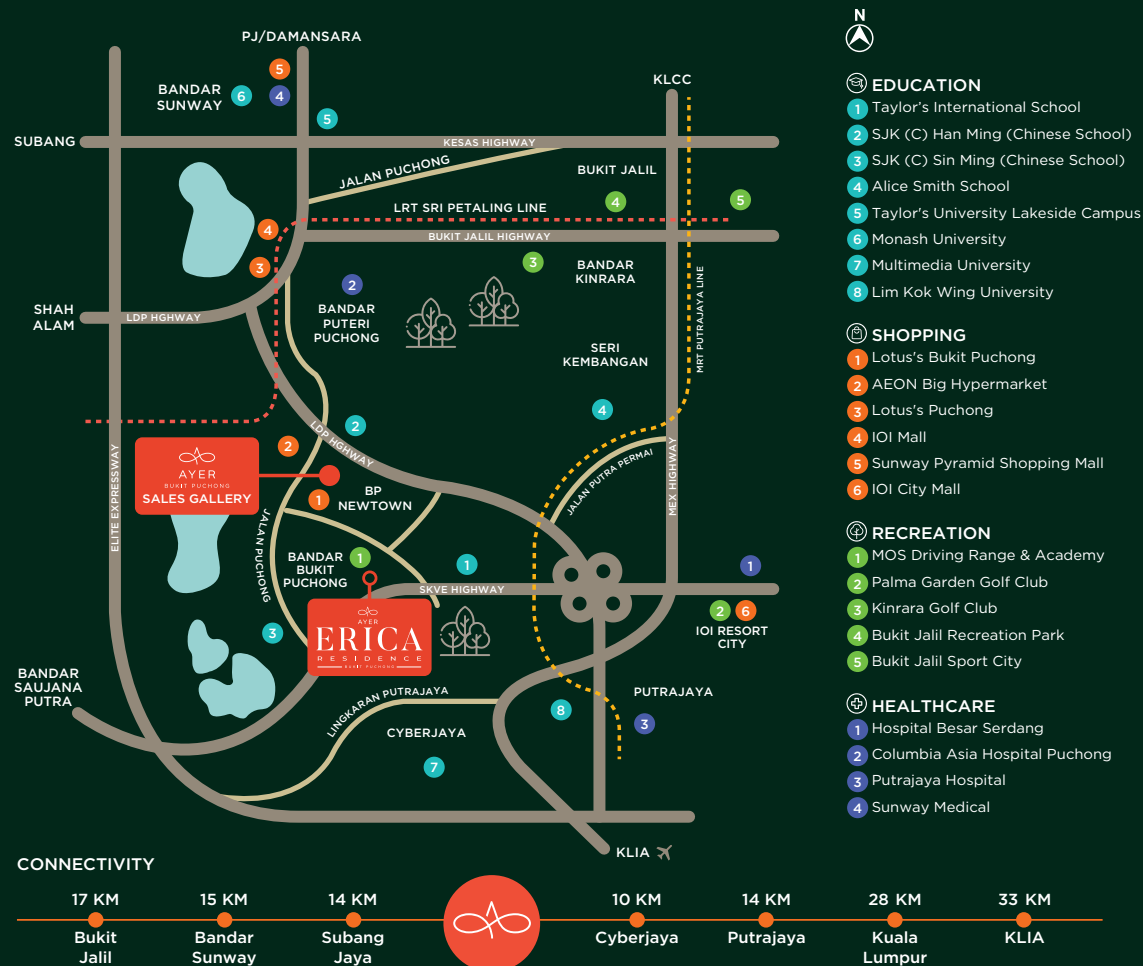


Strategically Located for Ultimate Convenience

Enjoy the benefits of living in a well-established and growing township with proximity to top educational institutions, shopping malls, and recreational facilities. Whether you're commuting to work or exploring the city, everything is conveniently close by.



- EDUCATION**
- Taylor's International School
 - SJK (C) Han Ming (Chinese School)
 - SJK (C) Sin Ming (Chinese School)
 - Alice Smith School
 - Taylor's University Lakeside Campus
 - Monash University
 - Multimedia University
 - Lim Kok Wing University
- SHOPPING**
- Lotus's Bukit Puchong
 - AEON Big Hypermarket
 - Lotus's Puchong
 - IOI Mall
 - Sunway Pyramid Shopping Mall
 - IOI City Mall
- RECREATION**
- MOS Driving Range & Academy
 - Palma Garden Golf Club
 - Kinrara Golf Club
 - Bukit Jalil Recreation Park
 - Bukit Jalil Sport City
- HEALTHCARE**
- Hospital Besar Serdang
 - Columbia Asia Hospital Puchong
 - Putrajaya Hospital
 - Sunway Medical



BUKIT HITAM DEVELOPMENT SDN BHD (203394-W)
(A member of AYER)
Lot 59244, Jalan BP 7/15, Bandar Bukit Puchong,
47120 Puchong, Selangor Darul Ehsan, Malaysia
T: 03-8068 3388 F: 03-8068 1322
E: general@ayer.com.my



011 3333 1988
03 8068 3388
www.ayer.com.my



Scan to visit our website



Luxury & Sustainability
in Perfect Harmony

SEMI-D

CRAFTED BY



Developer: Bukit Hitam Development Sdn. Bhd. - 199001011824 (203394-W) • Developer's Licence No: 6533/12-2027/1472 (A) • Validity: 15/12/2022 - 14/12/2027 • Advertising & Sale Permit No: 6533-19/07-2026/0655(A)-(L) • Validity: 20/07/2024 - 19/07/2026 • Type of House: 3 Storey Semi D • Approving Authority: Majlis Perbandaran Sepang • Building Plan Ref No. MPSEPANG 600-34/1/194 (10) • Land Tenure: Freehold • Restriction of Interest: NIL • Expected Completion Date: July 2026 • Total Units: 68 Unit • 3-Storey Semi D (35' x 70') 50 Unit • Selling Price: RM2,396,900 (Minimum) • RM3,168,000 (Maximum) • 3-Storey Semi D (35' x 80') 18 Unit • Selling Price: RM2,488,200 (Minimum) • RM2,754,400 (Maximum) • 7% Bumiputera Discount.

Iklan ini telah diluluskan oleh Jabatan Perumahan Negara.

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An Unmatched Living Experience Like None Other

Each home at Erica Residence is thoughtfully designed with luxurious but practical features. Enjoy the privacy of a rooftop sky deck, the convenience of dual master suites, and the beauty of bright, naturally-lit living spaces. With only 68 units available, each home offers a unique blend of exclusivity and community.



Exclusive Low-Density Living

With only 68 units, Erica Residence offers a private and serene community, ensuring tranquility and exclusivity for its residents.



First Landed Home Scheme to Receive Platinum GreenRE Award (Provisional)

Erica Residence sets the standard with Platinum GreenRE certification, integrating advanced eco-friendly features for a greener, healthier lifestyle.



Freehold

Benefit from the security and long-term value of freehold ownership, ensuring that your investment lasts for generations.



Dual Master Suites

Each home offers two luxurious master suites with en-suite bathrooms, ideal for multi-generational living or hosting guests with utmost privacy.



Private Sky Deck

Unwind or entertain on your private rooftop sky deck, a unique feature that offers breathtaking views and an exclusive space for relaxation.



Naturally-lit Lanai

Your Personalized Hobby Studio: Enjoy all-weather comfort in this sheltered outdoor space designed for your hobbies.



Welcome to Erica Residence

Your Gateway to Elegant Living



At Erica Residence, your lifestyle is elevated with a range of thoughtfully designed amenities. Begin with a refined and welcoming entrance that sets the tone for the upscale living within. Stay active on our outdoor fitness areas, or unwind at the garden pavilion. Families will love the children's playground and half-court basketball area, while social gatherings flourish at the elevated viewing deck. Garden seating spots invite relaxation amidst lush landscapes. Erica Residence offers a vibrant, engaging environment that enhances every aspect of your life.



Discover
a Lifestyle of Convenience and Connectivity

Step into a world of unparalleled comfort and innovation at Erica Residence, situated in the heart of Bukit Puchong. These 3-storey semi-detached homes are designed with modern families in mind, offering a harmonious blend of style, comfort, and sustainability. Erica Residence is not just a place to live, but a lifestyle to be embraced.



An Integral Part of the Thriving Bukit Puchong Masterplan



Exclusive
Dream Home Awaits

Discover the perfect blend of luxury and sustainability at Erica Residence in Bukit Puchong. These exquisite 3-storey semi-detached homes are designed to offer you a life of unparalleled comfort and convenience. Nestled in a vibrant and well-connected neighborhood, Erica Residence is the ideal choice for discerning homeowners who value both elegance and sustainable living.



TRANQUIL SETTING WITH 68 EXCLUSIVE LANDED HOMES



FIRST

Landed Home Scheme to Receive Platinum GreenRE Award In Malaysia (Provisional)

As the first landed home scheme in Malaysia to receive the prestigious Platinum GreenRE award (Provisional), Erica Residence set a new standard for eco-friendly living without compromising on comfort and style.

PASSIVE DESIGN

- Enhanced Glazing
- Daylight Harvesting via Skylight
- Roof Insulation
- Efficient Stack Ventilation
- Window Design Facilitating Cross Ventilation

ENERGY EFFICIENCY

- 5-star rated ceiling fan
- LED street lighting
- Solar hot water system
- Timer at car porch

Energy Efficiency Made Easy

- Timer: Significantly reduce your energy consumption.
- Solar Hot Water: Embrace clean energy and heat your water naturally with solar power.
- Interior Glazing: Illuminates your space naturally.

Seamless Ventilation Design

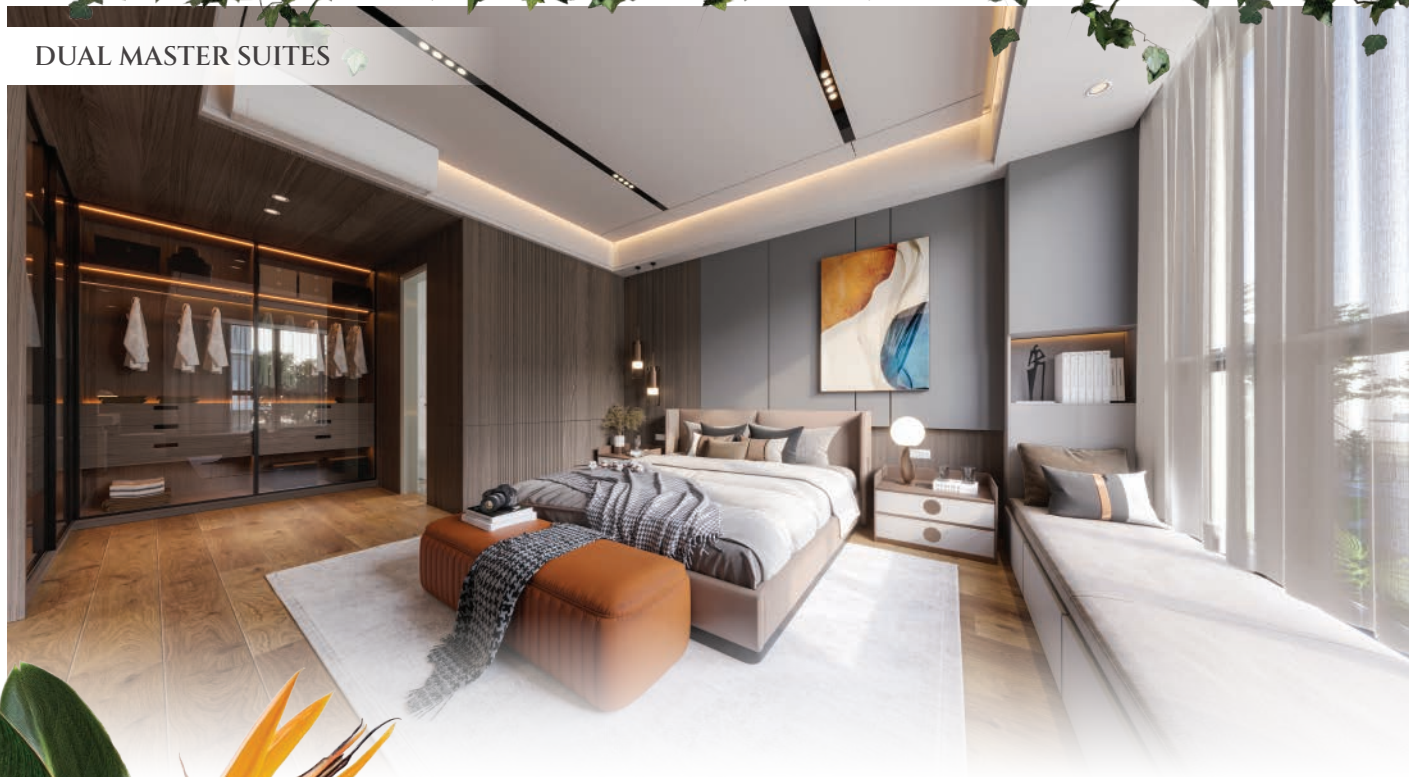
- Effective airflow management enhances temperature control and minimizes energy consumption.

Maximize Natural Light

- Maximize daylight harvesting with strategically placed skylights



DUAL MASTER SUITES



PRIVATE SKY DECK



Thoughtfully
Designed Living Spaces

Explore our thoughtfully designed home that caters to different lifestyle needs. Each home features spacious layout with areas dedicated to family bonding, relaxation, and entertainment. With options like dual master bedrooms, a private sky deck, and future-ready spaces, Erica Residence offers the perfect balance of comfort and modern living.



LUXURIOUS FAMILY HALL



NATURALLY-LIT LANAI



3 STOREY SEMI-DETACHED HOMES (Intermediate)

Lot size : 35' x 70'
: 2,450 sq. ft.
Built-Up : 3,399 sq.ft.

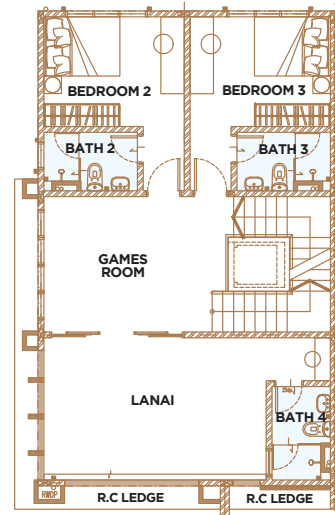
2 Master Bedrooms
2 Bedrooms, 1 Utility Room & 1 Games Room
1 Spacious Lanai, 1 Family Area
6 Baths and 1 Powder Room



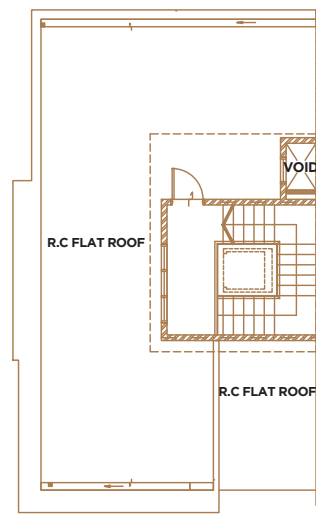
3 STOREY SEMI-DETACHED HOMES (Intermediate)

Lot size : 35' x 80'
: 2,800 sq. ft.
Built-Up : 3,399 sq.ft.

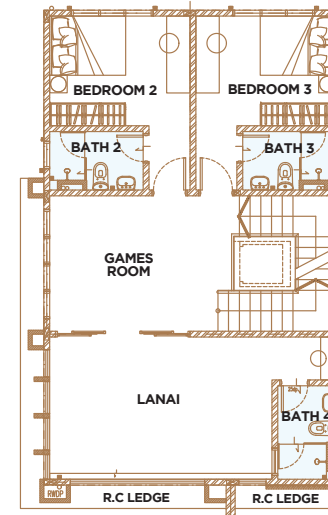
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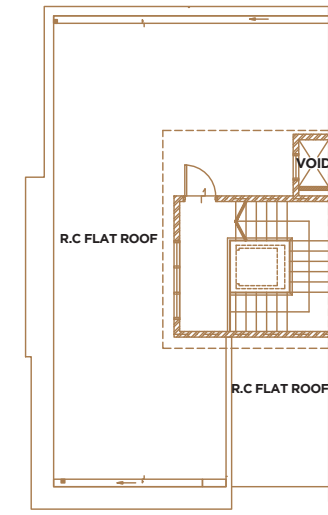
SECOND FLOOR



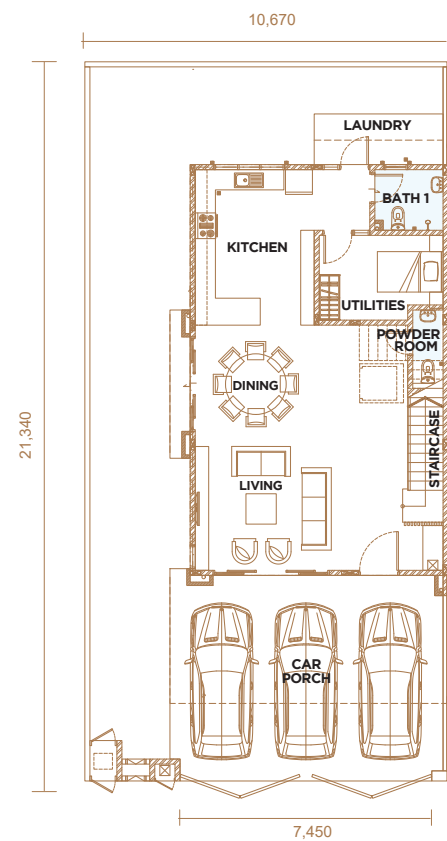
ROOF



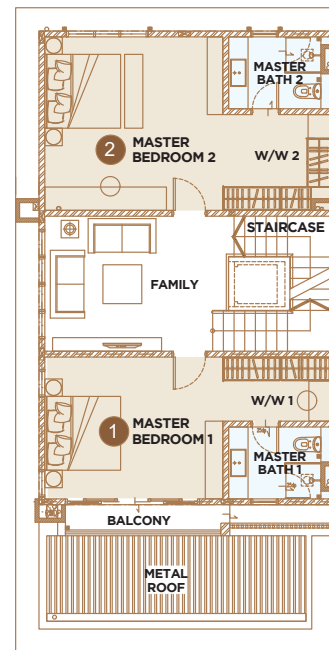
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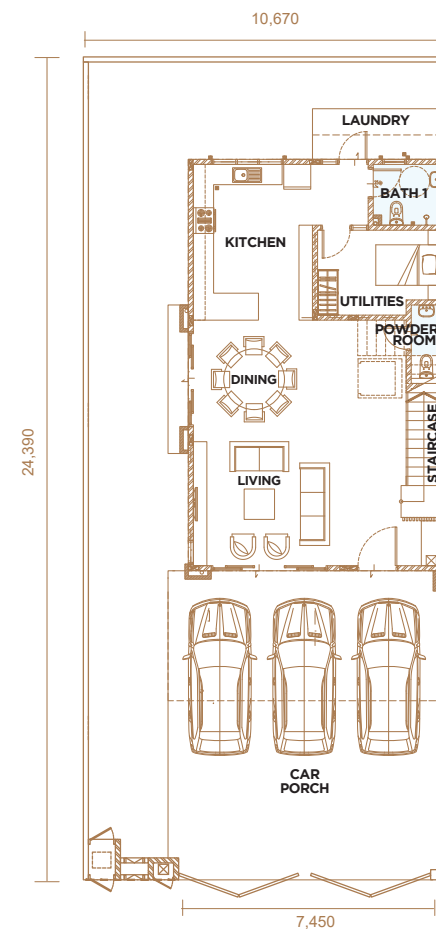
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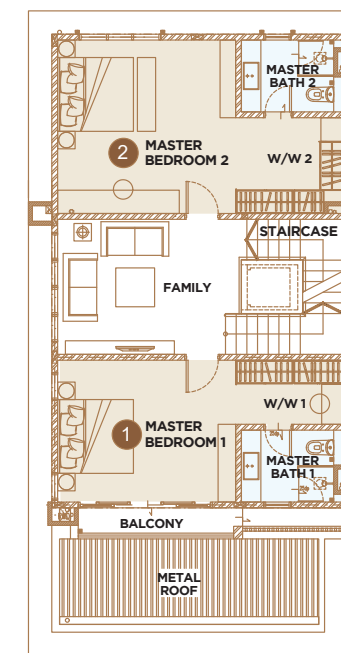
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



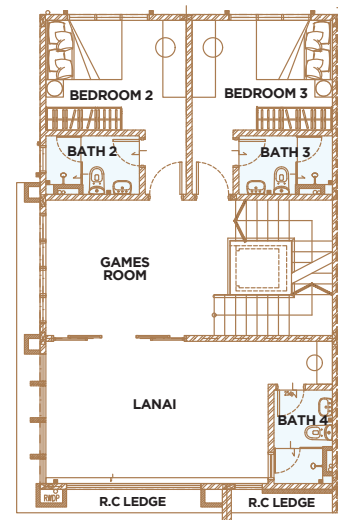
FIRST FLOOR



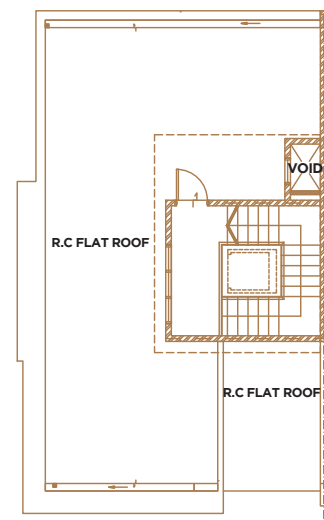
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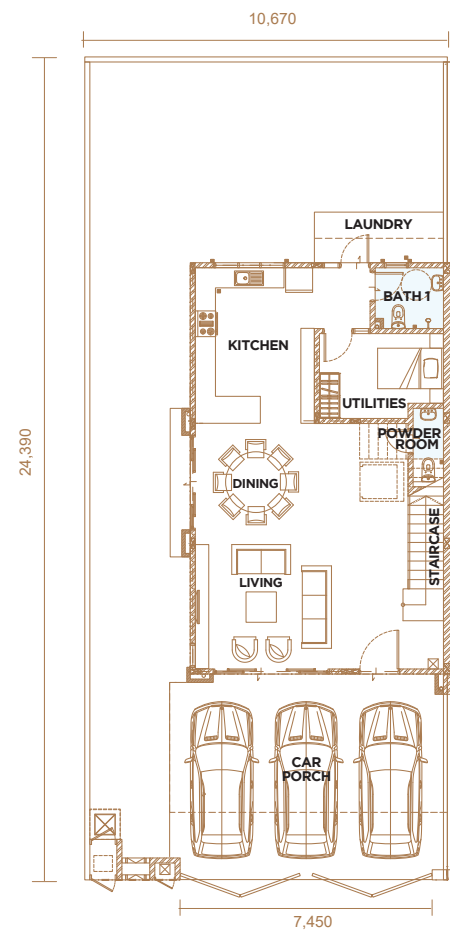
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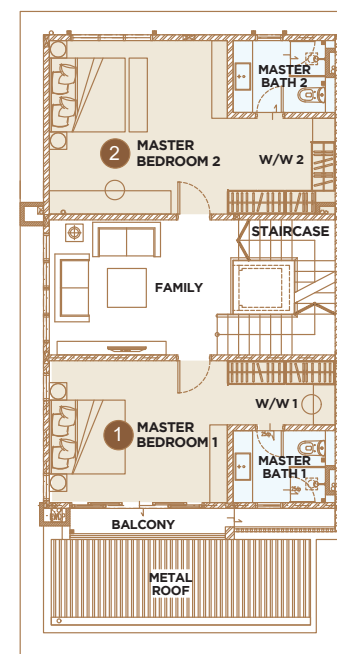
SECOND FLOOR



ROOF



GROUND FLOOR



FIRST FLOOR

SPECIFICATION

Type	Area	Finishes
Structure		Reinforced Concrete
Wall		Masonry
Roof		RC Flat Roof
	Car Porch	RC Frame with Metal Roof
Ceiling		Plaster / Skim Coat / Plasterboard , Cement Board
Windows		Aluminium Frame with Glass/ Louvre Window
Doors	Main Door Other Doors	Timber Timber / Aluminium / Aluminium Frame with Glass
	Main Gate	M.S Slide & Fold Gate
Wall Finishes	Kitchen Yard Master Bath / Bathrooms Others	Tile Finish (Up to 1500mm Height) Plaster & Paint Tile Finish Plaster & Paint
Floor Finishes	Master Bedroom/ Bedrooms/ Family Living/ Dining/ Kitchen/ Utilities Master Bath / Bathrooms Lanai Car Porch/ Laundry Balcony AC Ledges Staircase	Laminated Flooring Tile Finish Tile Finish Tile Finish Tile Finish Tile Finish Cement Finish Laminated Timber
Ironmongery		Locksets with Accessories
Railing	Staircase	MS Railing with Painted Finish
Sanitary & Plumbing Fittings		Water Closet, Basin, Tap, Shower, Bidet Toilet Paper Holder

