

**WELCOME TO
THE RESIDENCES**

OVERVIEW


The Glades, a 56-acre development, is one of Sime Darby Property's pride projects, situated in Putra Heights. It is a unique, low-density, high-end development that exudes luxury. Just a short distance away from the hustle and bustle of city life, you are connected to home by a network of highways and LRT stations.

A gated and guarded community, The Glades is spread over a lush green landscape that covers 15 acres with a series of waterways meandering from the unique, self-sustaining waterbody, designed with biological filtration, totalling almost 3.5 acres. It also features a resort-style clubhouse equipped with exclusive facilities including a 10m x 50m infinity pool with a jacuzzi, a wading pool, a gym, changing rooms, sauna, a tennis court, a multi-purpose room and a yoga deck.

An environmentally conscious development, The Glades includes sustainable features like an Automated Waste Collection System (AWCS) (1st horizontal system in Malaysia), Centralised Water Filtration, Rainwater Harvesting at selected units and a Liquefied Petroleum Gas (LPG) system.



An actual image of The Glades



THE NEXT PHASE OF LUXURY IS MORE GLORIOUS THAN EVER BEFORE

Introducing the new luxurious 3-storey homes of The Residences at The Glades. It's the next phase of The Residences that won The Best Villa in Malaysia Award, in the 2012 South East Asia Property Awards. In comparison to its predecessors, the third phase of The Residences is extremely spacious - with gross built-up areas of 6,566 sq. ft. and 7,212 sq. ft. The 15 exclusive units are designed in a modern - tropical fashion.

An actual image of The Glades Waterway.

A HIGH-END RESORT LIVING LIFESTYLE

Experience serene living by the waterways, amidst a green landscape that nurtures the soul. Feel a certain peace-of-mind that comes from knowing that the safety of you and your loved ones are in good hands. Socialise with like-minded neighbours in a waterfront clubhouse that is exclusive to the residents of The Glades. And finally, enjoy the kind of connectivity that makes a world so far seem but a short distance away.



An actual image of The Glades Clubhouse.



BE PART OF AN EXCLUSIVE COMMUNITY

A place where you spend quality time with friendly neighbours and grow together as a community, while enjoying an active lifestyle.

An actual image of The Glades Clubhouse's pool view.



An actual image of The Glades tennis court.



An actual image of The Glades Clubhouse pool view at the waterfront.



An actual image of The Glades Clubhouse entrance.

PARK, POOL, PEOPLE, ALL WITHIN SIGHT

With the accessibility of multiple high class amenities like the 50-metre swimming pool, sauna and multipurpose hall, it's hard to not embrace a relaxing and rejuvenating lifestyle here in this neighbourhood. Just take a stroll down to the beautiful waterbody and you'll be warmly greeted by lush greenery, and the sense of serenity that comes with it. That's a sure pleasure that you can look forward to every day. The luxury of modern convenience and the gifts of nature, all within reach.

LAVISHNESS, TAKEN TO NEW HEIGHTS

The breathtakingly high ceiling is accentuated with the use of glass, screens and massive windows to let in panoramic views of either the waterways or the landscaped gardens. While you can certainly choose to take the stairs to your room at the top, you do have the option of a private elevator for those lazy days. Other lifestyle choices are the plunge pool and an open terrace for outdoor activities.



Artist's impression of Type A2 bungalow.



An actual image of Type E1 bungalow.



An actual image of Type E1 bungalow.



An actual image of Type E1 bungalow.

MINIMALIST OR FULLY EMBELLISHED, THE SPACE IS YOUR CANVAS

Life within these walls should be as liberating as it is beyond them. With the high ceilings and long hallways, large common rooms and wide stairwell, you'll be in for an endless treat to the generous amount of space here. Just imagine all that you can do with it. Antiques or contemporary furnishings, western or oriental décor, photographs or oil painting – these will be the only questions you'll need to trouble yourself with. That's what we call, spacious living.



An actual image of Type E1 bungalow.



Artist's impression of Type A2 bungalow.



Artist's impression of the 15 new bungalow units.

A MODERN, TROPICAL-STYLE HOME

Enjoy living in a contemporary bungalow with a fresh tropical twist. Indulge yourself with breathtaking views of the waterways and lush green landscape from the pavilion on the highest floor of each unit, offering you the ultimate sense of serenity.



Artist's impression of Type A2 bungalow.



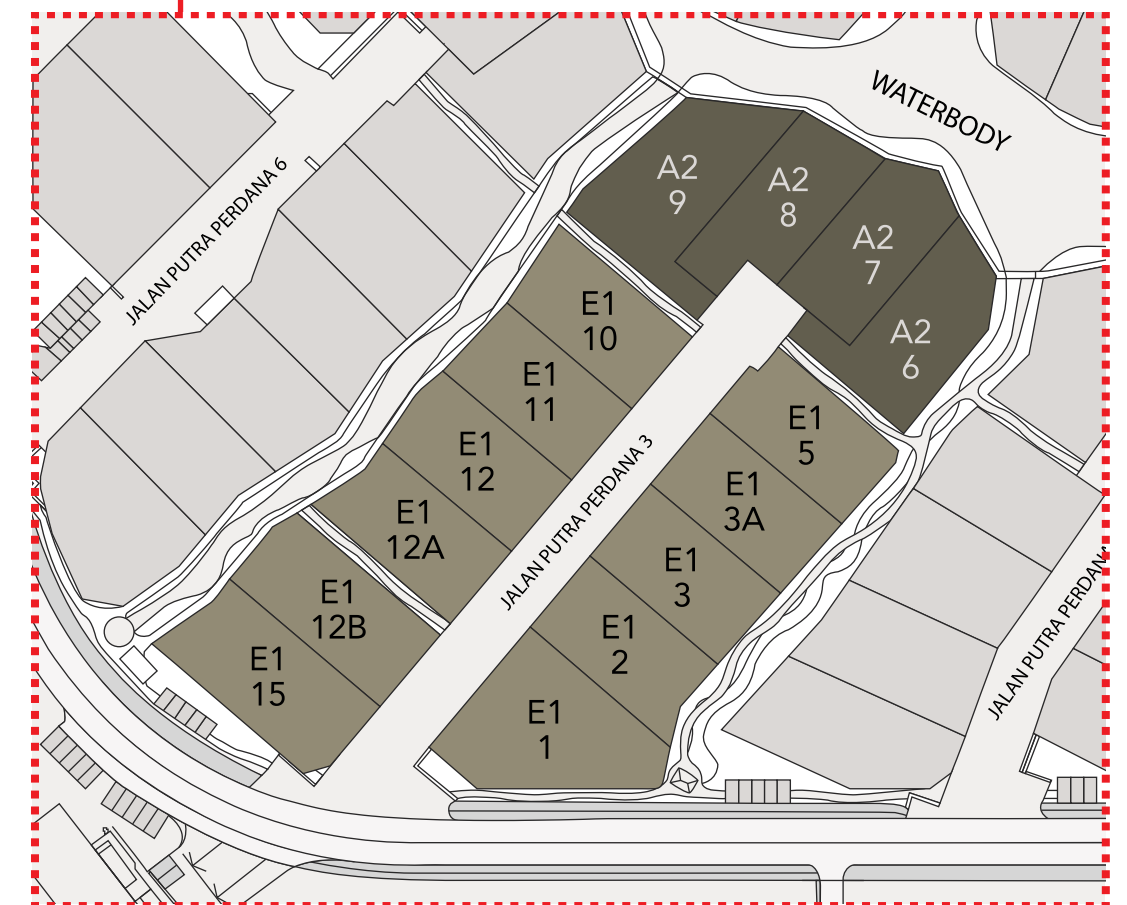
Master Plan

- The Residences
- The Mews
- The Alcove
- The Glades Clubhouse
- The Encore
- The Ensemble
- The Serenade
- The Glades Plaza



Site Plan

- Type A2
- Type E1

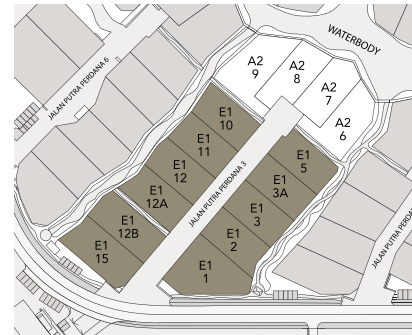


TYPE E1

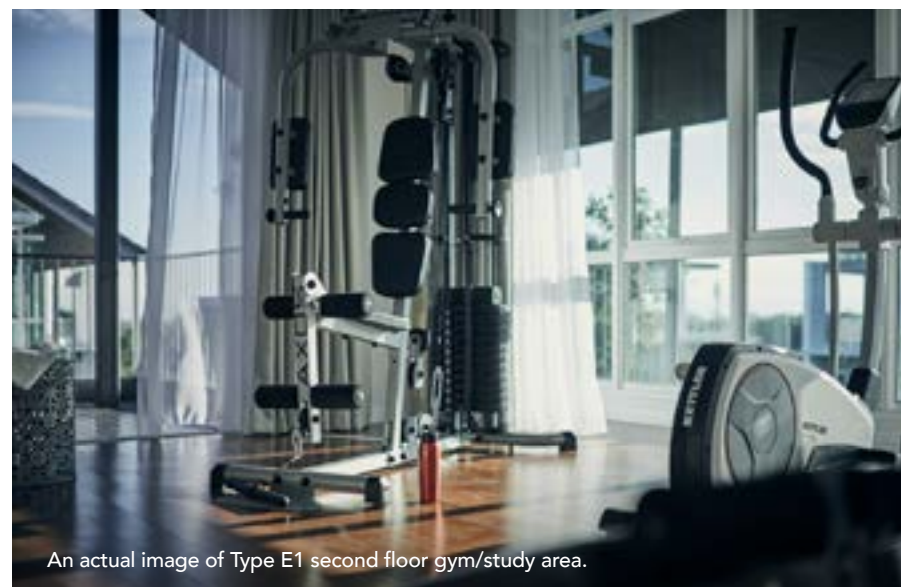
3-storey
Gross built-up area
7,212 sq.ft.

Land area
from 6,211 sq.ft.

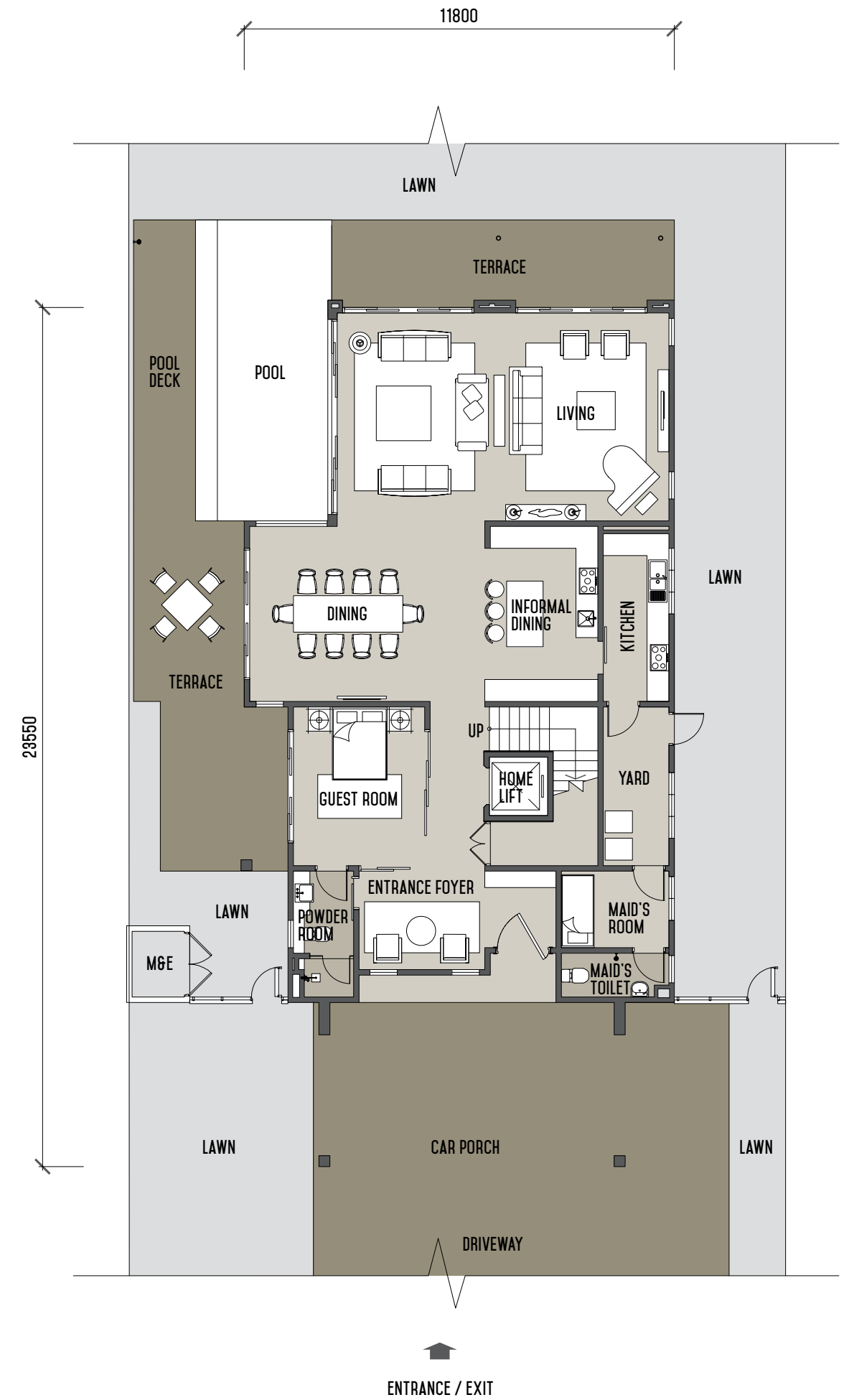
- Double-volume high ceilings in living/dining area
- Home lift
- Plunge pool



Artist's impression of Type E1 bungalow.



An actual image of Type E1 second floor gym/study area.



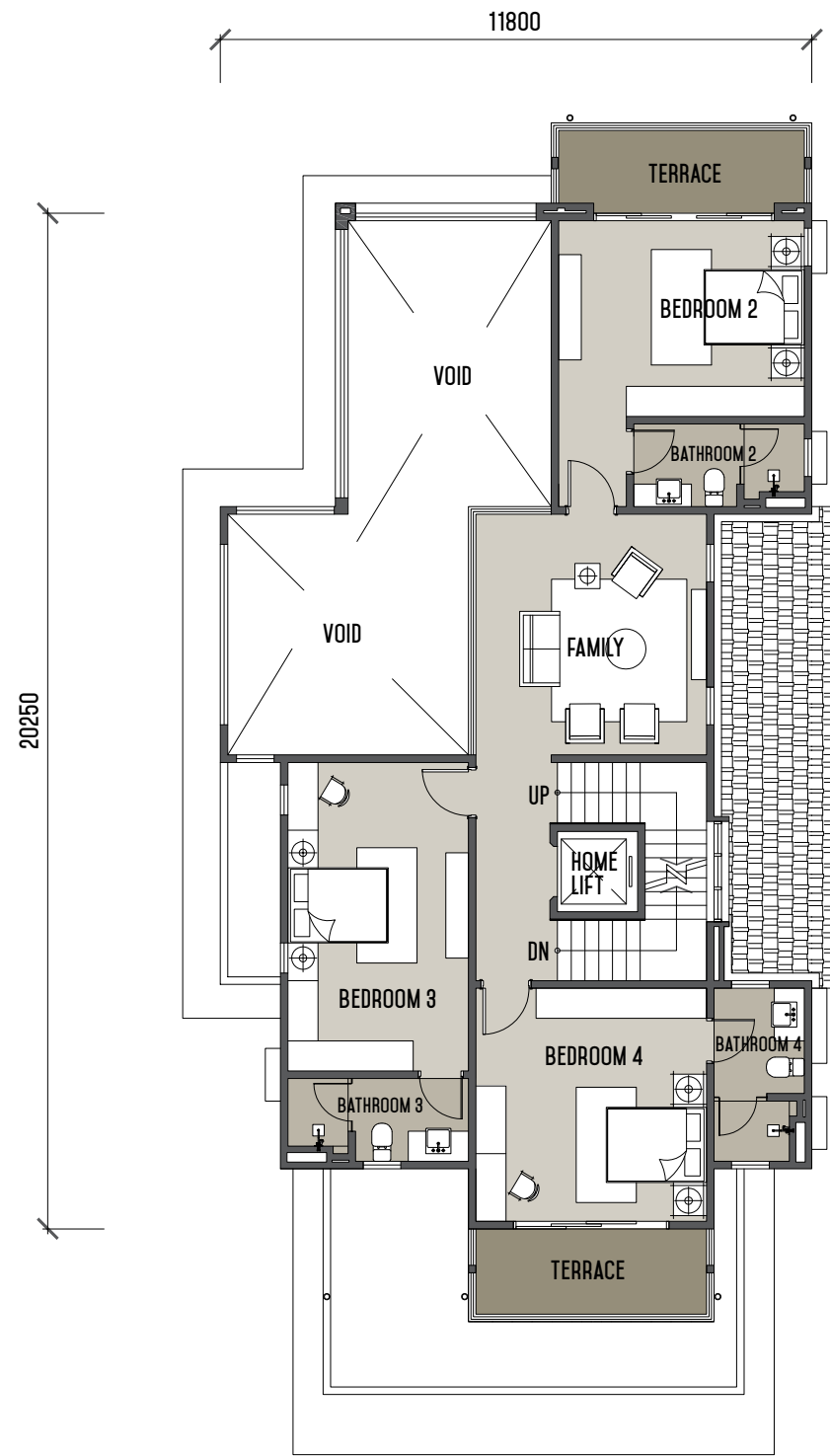
Ground Floor Plan

TYPE E1

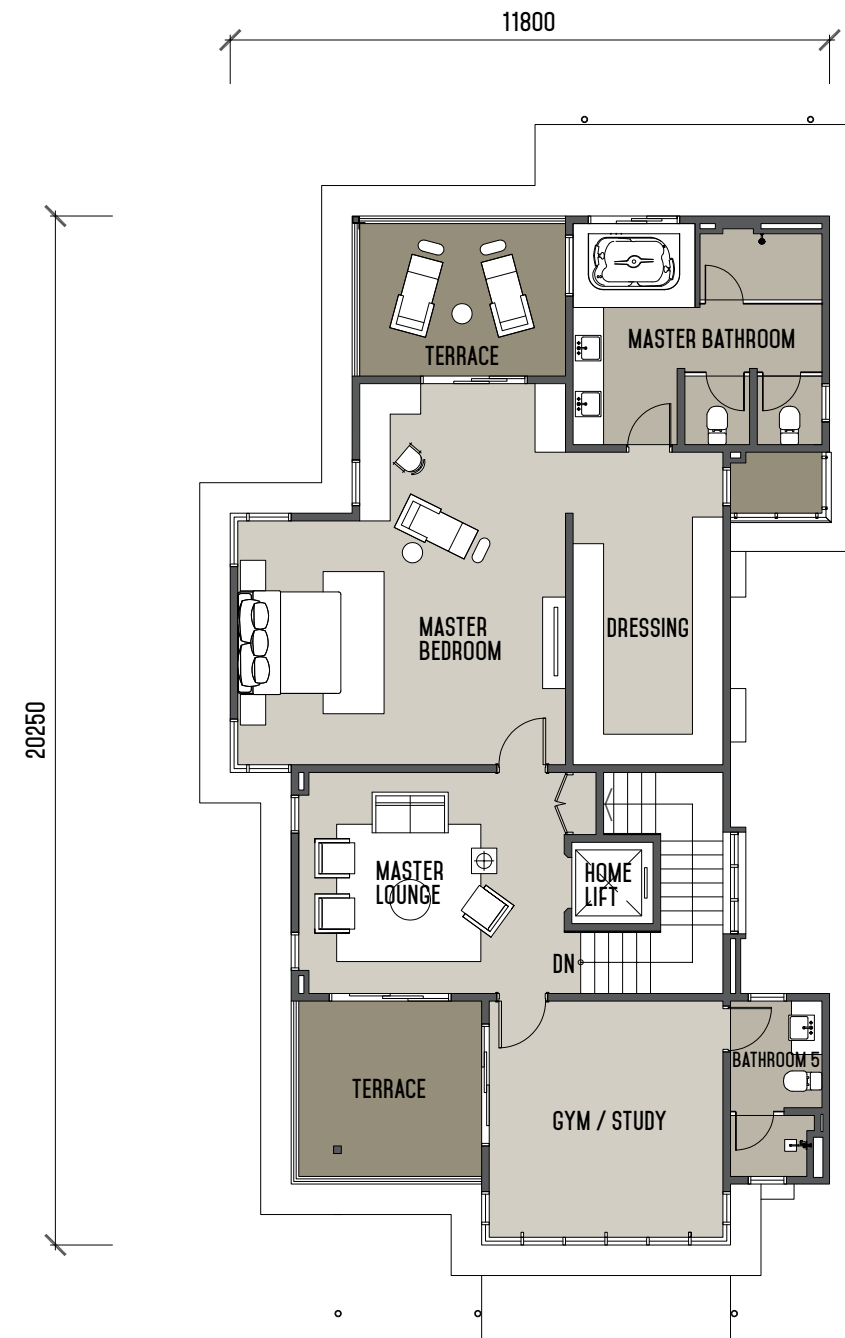
3-storey
Gross built-up area
7,212 sq.ft.

Land area
from 6,211 sq.ft.

- 5 bedrooms
- 1 maid room
- 1 study room



First Floor Plan



Second Floor Plan



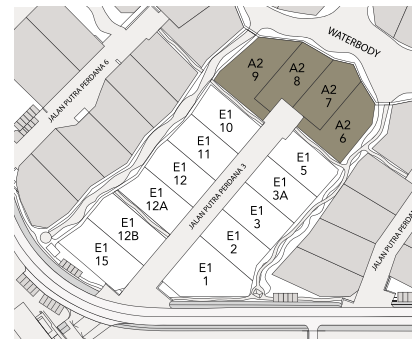
An actual image of the jogging path along a waterway.

TYPE A2

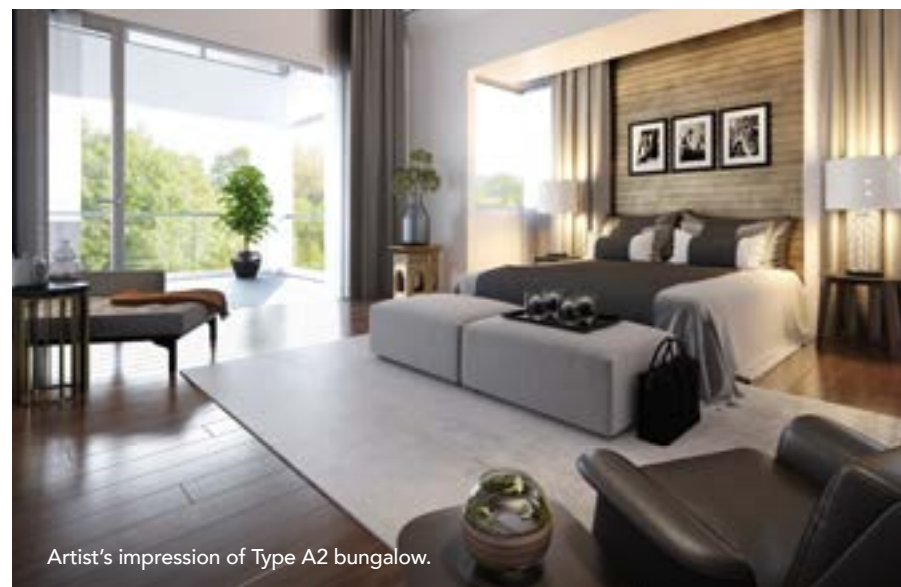
3-storey
Gross built-up area
6,566 sq.ft.

Land area
from 6,684 sq.ft.

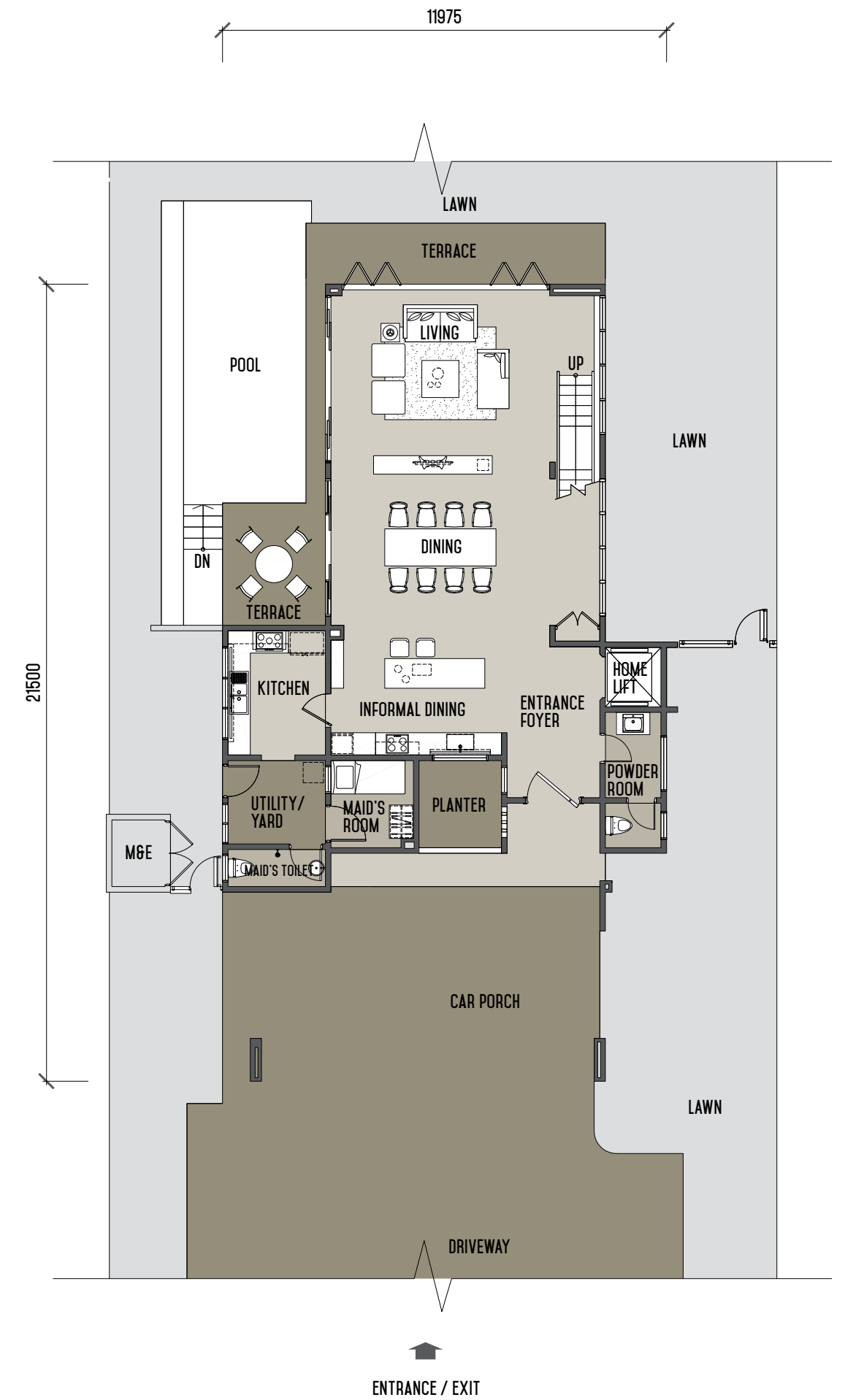
- Only 4 units
- Large open terrace, facing waterbody
- Home lift
- Plunge pool



Artist's impression of Type A2 bungalow.



Artist's impression of Type A2 bungalow.



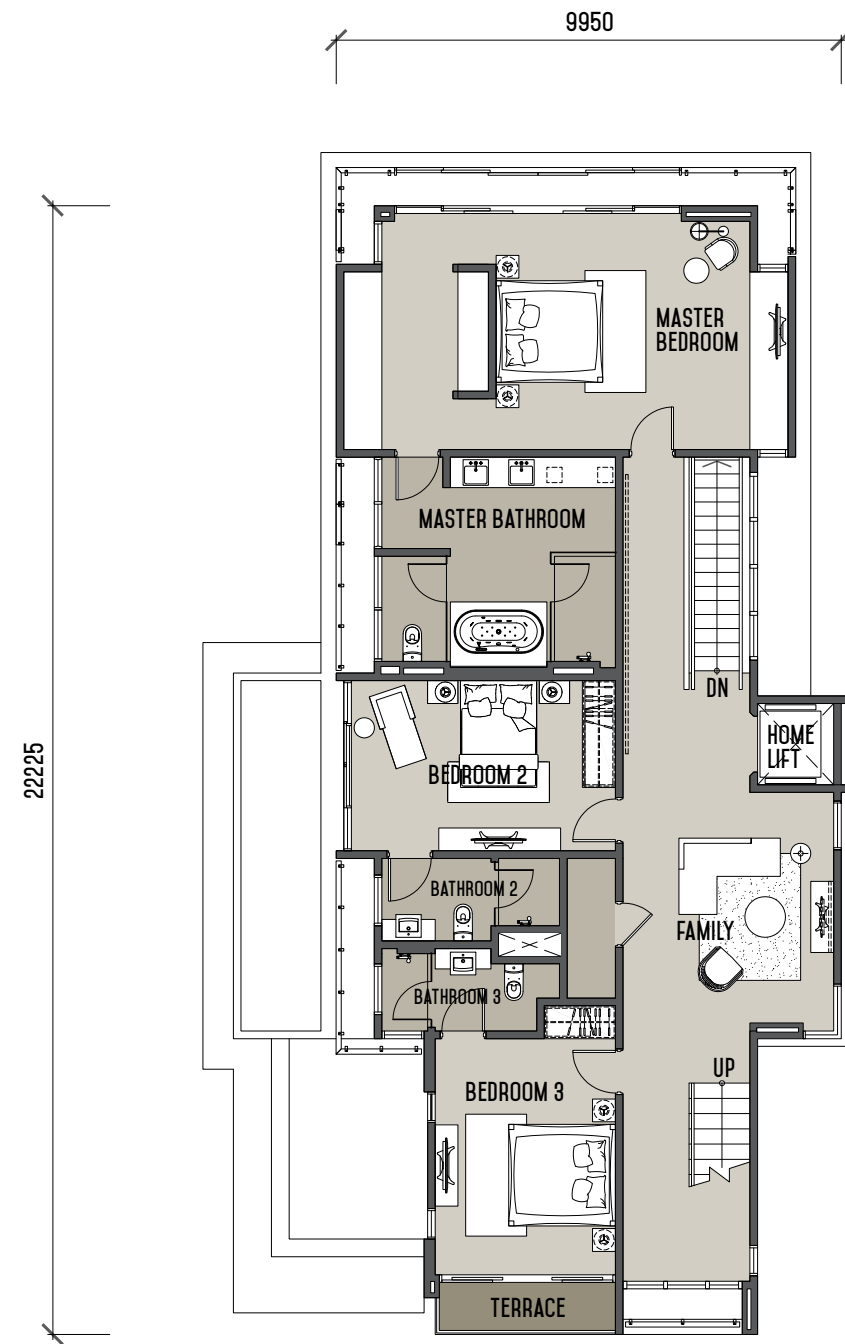
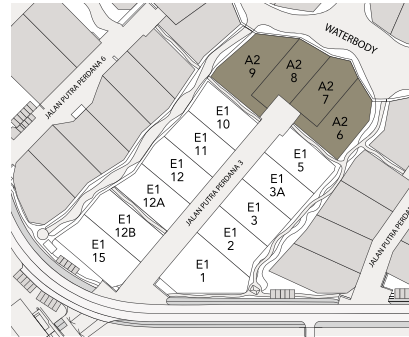
Ground Floor Plan

TYPE A2

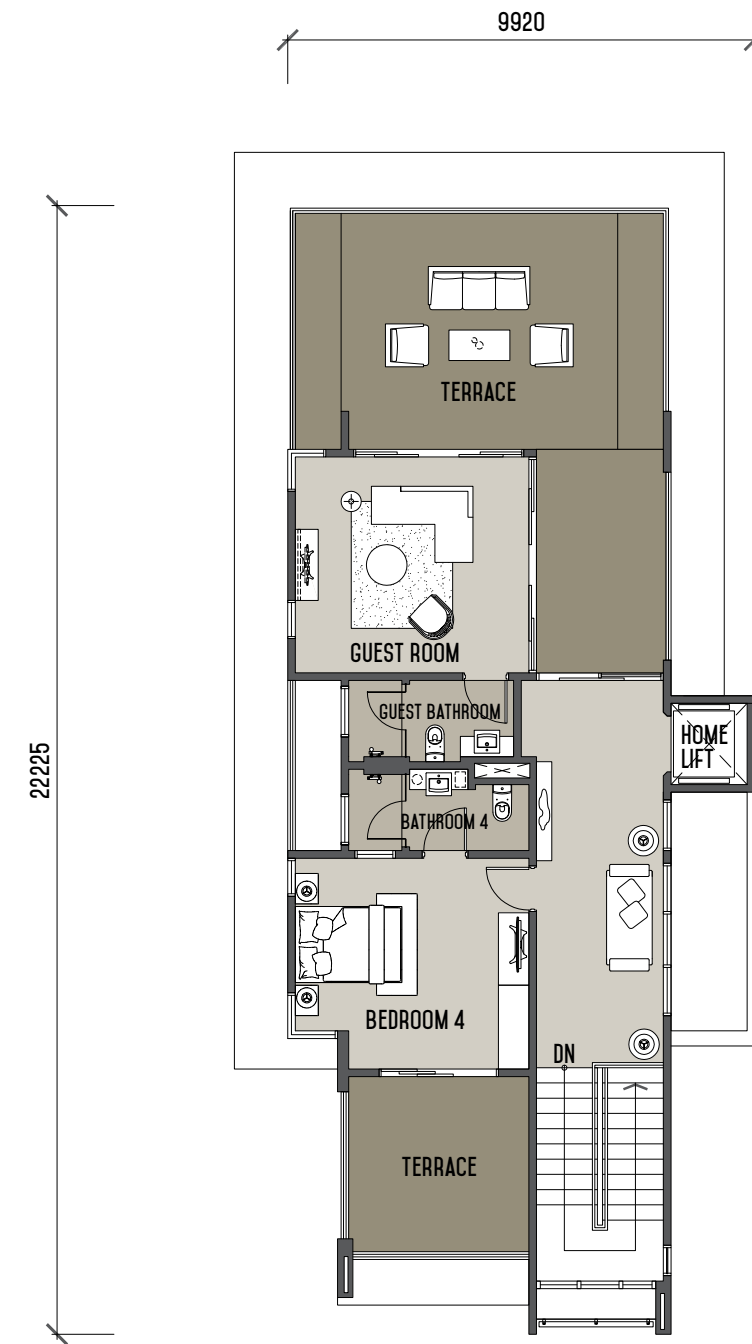
3-storey
Gross built-up area
6,566 sq.ft.

Land area
from 6,684 sq.ft.

- 5 bedrooms
- 1 maid room
- 1 utility room



First Floor Plan



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"> 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

(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 INSTALLATION	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	3	3
Air-Cond Indoor Unit	13	11
Water Heater	5	5
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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Developing Homes, Building Lifestyles

Sime Darby Property is a leading property developer with a strong success rate of developing sustainable communities for over 47 years. With 24 active townships/developments, Sime Darby Property has a wide reach that encompasses assets and operations across the globe. It marks its presence in the UK as part of a Malaysian consortium to develop the iconic Battersea Power Station Project in central London.

As a responsible corporate player, Sime Darby Property and its philanthropic arm Yayasan Sime Darby (YSD) actively roll out various initiatives to assist the underprivileged communities living within and nearby its townships nationwide. A multi-award winning property group with numerous international and local accolades, Sime Darby Property is the only Malaysian property developer to be selected as an index component of Dow Jones Sustainability Indices (DJSI) for the second consecutive year.

It is also the first Malaysian property developer to be awarded the International FIABCI Prix d'Excellence Awards twice for its Subang Jaya and UEP Subang Jaya townships. The company bagged its 10th consecutive Gold at the Putra Brand Awards 2019 and its 6th consecutive Top 10 Developers Awards at the BCI Asia 2015. Sime Darby Property has also been recognised as among the top developers in Malaysia in the annual The Edge Top Property Developers Awards, a recognition which the company consistently receives since 2009.

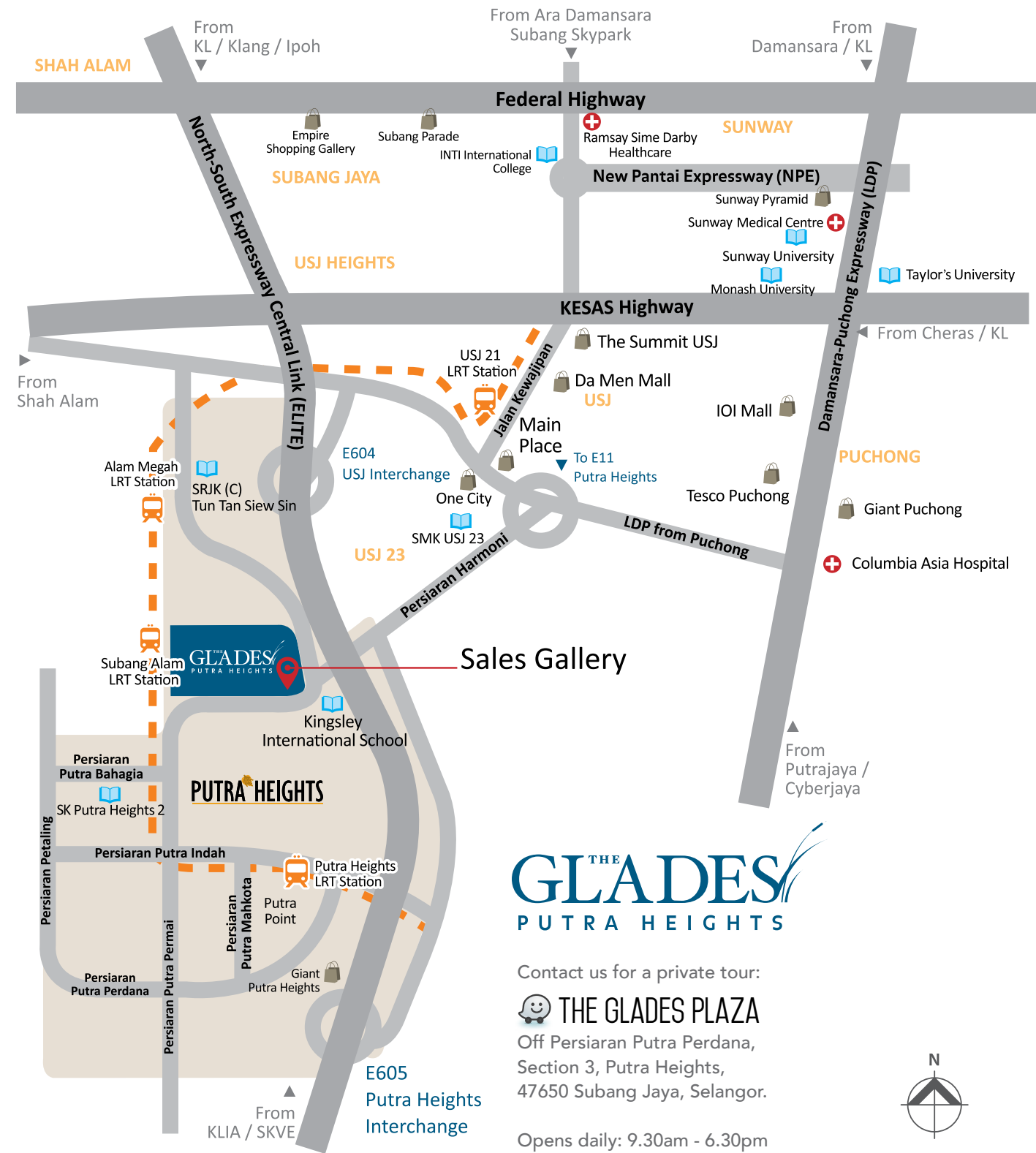


An actual image of The Glades Clubhouse.

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



THE GLADES
PUTRA HEIGHTS

Contact us for a private tour:

THE GLADES PLAZA

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

Opens daily: 9.30am - 6.30pm
(Including Public Holidays)



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:3927-134/11-2021/03282(L) • Validity: 16/11/2020 – 15/11/2021
• Advertising & Sales Permit No: 3927-134/11-2021/03282(P) • Validity: 16/11/2020 – 15/11/2021 • Appropriate Authority which Approves the Building Plans: Majlis Bandaraya 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: RM 5,286,888.00 (min) – RM 6,081,888.00 (max) • 7% Bumiputera Discount (Quota applies)

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For enquiries:

03 5198 0888

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THE **EDGE** *Top Property
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2019



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