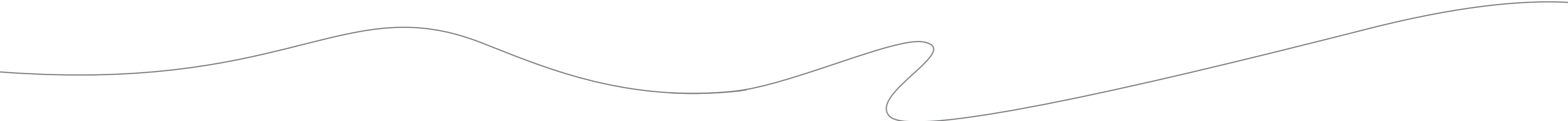


*Lake*   
Garden Villas @ Precinct 6





A BEAUTIFUL LIFE BLESSED WITH THE WONDERS OF NATURE



# 500 ACRES RESORT TOWNSHIP amidst the botanical splendour of nature



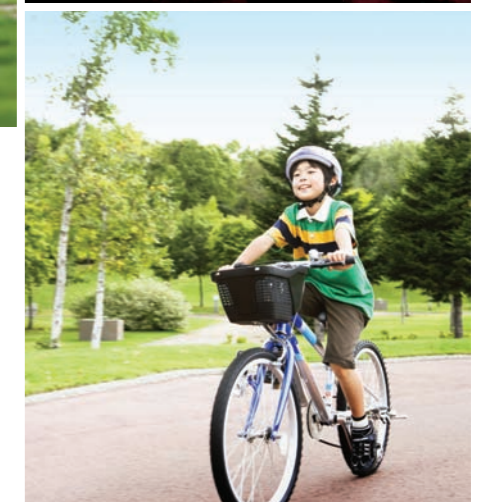
Step into Cahaya SPK 500-acre 24-hour guarded resort township and you will be amazed at the splendour of the 'tropical green' resort living environment of unspoilt natural terrain and gentle rolling slopes – a nature-inspired setting that offers all the comforts of modern living in a superbly accessible location just next to Bukit Jelutong, Shah Alam.



# 78 ACRES OF WIDE OPEN PARKS, WATER CANALS and lavishly spacious playgrounds



78 acres of wide open parks



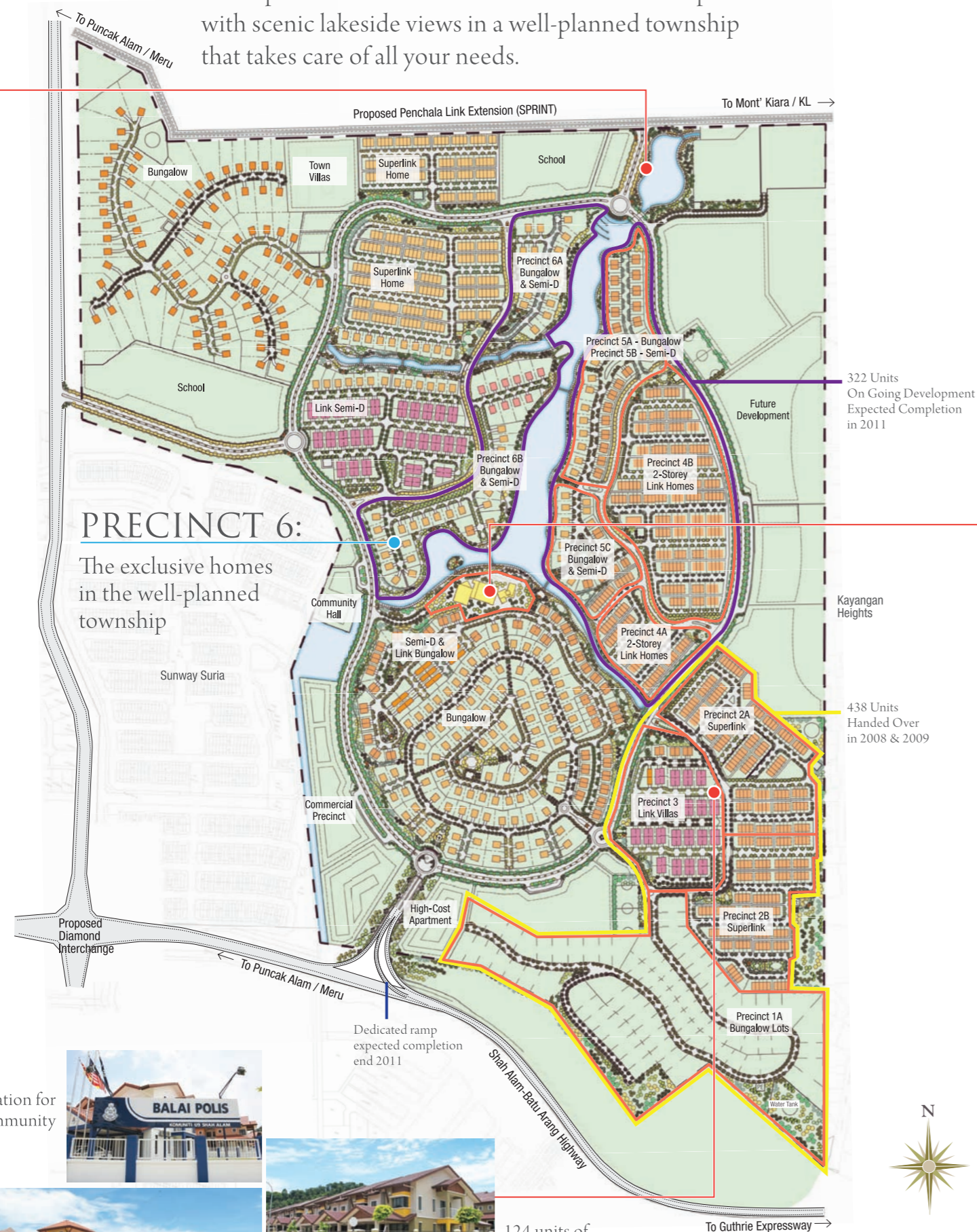
## Back to the basic. Sharing togetherness.

Crisp, fresh air. Morning walks and leisurely evening saunters. Quiet moments by a lake. Playful games in a park. A truly nurturing environment for family. Absolute peace of mind - both in the comfort of your home and in the beautiful natural surroundings around it.

These are some of the rewards of living in Cahaya SPK

# Cahaya SPK Master Plan. Beyond Your Expectations

A 'Tropical Green' resort-home environment coupled with scenic lakeside views in a well-planned township that takes care of all your needs.



## PRECINCT 6:

The exclusive homes in the well-planned township

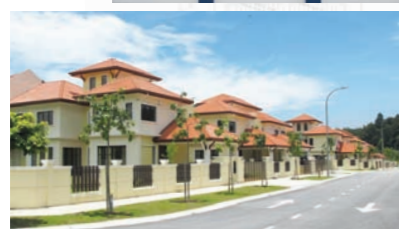
322 Units  
On Going Development  
Expected Completion  
in 2011

438 Units  
Handed Over  
in 2008 & 2009

Dedicated police station for Cahaya SPK community



Dedicated ramp  
expected completion  
end 2011



92 units of 2-Storey Link Semi-D @ Precinct 3 handed over in 2009



124 units of 2-Storey Superlink Homes @ Precinct 2B handed over in 2009



142 units of 2-Storey Superlink Homes @ Precinct 2A handed over in 2009



## 25,000 S.F. FULL FLEDGED LAKESIDE RESORT CLUB

Indulge in the full amenities of the Cahaya SPK Resort Club where the warmth of the welcome is still tangible. As a resident, you and your family will enjoy exclusive membership of the Club and become part of an elite community. Here an Olympic-length pool and other club facilities provide you with a wide array of activities for the entire family. Swim, work-out or just sit back and take in the calming sights of the natural tranquil surroundings outside. An integral feature of the development is designed to complement, if not enhance, the lifestyle of residents.



- Swimming Pool & Wading Pool • Fitness/Wellness Centre • Steam Bath • Retail Outlets • Tennis Courts • Squash Courts • Multi-Purpose Hall • Badminton Court • Basketball Court • Games Room • Children Playground • Table Tennis • Pool Table • Prayer Rooms • Changing Room With Locker Facilities • Cafe & Restaurant • Convenient Store • Broadband Internet Access Within Clubhouse Area • Outdoor Exercise Station • Reflexology Path

# COMTEMPORARY FLAIR

AMIDST A BLISSFUL SECURED COMMUNITY

*Lake*  
Garden Villas @ Precinct 6

Be part of a very special community in a low density gated and guarded enclave dedicated to sumptuous luxuries of life. Ownership is exclusive, and with distinct contemporary designs of residential options available, you'll find the home that suits your lifestyle perfectly, the home where you belong ... amidst the magnificence of a wholesome and spectacular surrounding.





Large balcony  
with panoramic views



Jacuzzi & shower cubical  
at master bedroom



Living or dining area  
to integrate with outdoor area

Spacious garden  
for outdoor activities



## SUMPTUOUS DESIGN THAT DEFINES QUALITY LIVING

### HOME SECURITY SYSTEM

Security surveillance with 24-hour CCTV monitoring at main entrance and selected points • Guardhouse at single entry / exit point • Barrier gate with card access at main entrance • 24-hour patrolling of security guards • Integrated security alarm system with central monitoring system (CMS) linked to guardhouse • 2-way communication via intercom to guardhouse • Emergency panic button linked to guardhouse

### EXTRA FEATURES

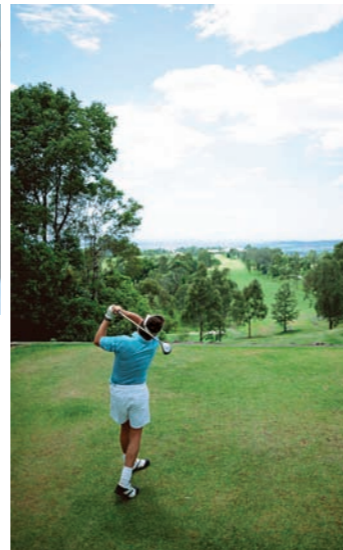
3-phase wiring • 1 No. motion detector light point at car porch area • 2 Nos smoke detectors • Whirlpool bath • Frameless tempered glass shower screen for master bathroom • Vanity top with 2 basins for master bathroom • Water booster pump • Air-cond points to living, dining and all bedrooms except utility room • 3 Astro points to living, family and master bedroom

### GREEN BUILDING FEATURES

Rain water harvesting system • Solar hot water system to all the bathrooms except powder room and utility bathroom • Tinted glass to reduce heat • Roof insulation • Environmentally friendly low VOC (volatile organic compounds) paint

# SUPERB ACCESSIBILITY WITH FULL AMENITIES

- Strategically located in Shah Alam, Section U9
- Cahaya SPK is centrally located and easily accessed via:  
Access 1 - Federal Highway  
Access 2 - New Klang Valley Expressway (NKVE)  
Access 3 - Proposed Penchala Link Extension (SPRINT)
- Matured neighborhood with established conveniences / school / golf course:  
International school, UiTM, Golf course, Hypermarket



**Cahaya SPK Sales Gallery**  
No. 1, Jalan Hijau Serindit U9/68,  
Cahaya SPK, Seksyen U9, 40150 Shah Alam.  
Tel: (03) 7847-2288 Fax: (03) 7842-3516

Call Us For A Personalised Introduction:  
**7847-2288 / 5949**  
[www.spkb.net/spkhomes](http://www.spkb.net/spkhomes)  
GPS co-ordinates: N 03° 08.418' E 101° 30.140'

Log on to the independent  
Buyer's Forum to chat with our buyers  
[www.cahayaspk.net](http://www.cahayaspk.net)

Developer: S.J. Properties Sdn. Bhd. • Address: No.1, Jalan Hijau Serindit U9/68, Cahaya SPK, Seksyen U9, 40150, Shah Alam, Selangor. • Tel: (03) 7846-4407 • Developer's License No: 10154-3/07-2013/648 • Validity: 28/07/2010 to 27/07/2013 • Advertising & Sales Permit No.: 10154-3/1725/2011/09 • Validity: 02/09/2010 to 01/09/2011 • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan Approval No: MBSA/BN/BB/500-1/PS/SEK.U9/0078/2010 • Land Encumbrances: Maybank Bertani • Land Tenure: 99 Years Leasehold (Expiration: 14/02/2092) • Expected Date of Completion: August 2012 • Precinct GA - 2-Storey Bungalow • Total Units: 13 • Selling Price: RM 4,533,100 (min) & RM5,648,500 (max) • 3-Storey Bungalow • Total Units: 5 • Selling Price: RM 3,835,000 (min) & RM4,053,400 (max) • Precinct 6B - 2-Storey Bungalow • Total Units: 30 • Selling Price: RM 4,436,900 (min) & RM 5,246,800 (max) • 3-Storey Bungalow • Total Units: 3 • Selling Price: RM 3,879,200 (min) & RM 3,896,100 (max) • Restriction in interest: This land can be transferred, pledged or charged after receipt of consent from relevant authority. • The information contained herein is subject to change and cannot form part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. While every reasonable care has been taken in preparing this material, the developer cannot be held responsible for any inaccuracy.