



Chemara Hills
SEREMBAN

SIPHONIA
SUPERLINK

Rediscover Harmony

A warmth that invokes a return to the nostalgic days where everyone knows their neighbours; a community of healthy and natural spaces; an enclave so wholesome and distinct it fosters a sense of belonging and camaraderie between residents.

Chemara Hills, where memories are cherished,
and new ones are made, every day.

Humanist Philosophies Inspire Modern Contentment

Nestled against the lush slopes of Chemara Hills, this affluent gated sanctuary offers charming homes complemented by 24-hour security services. Elegance personified, the pleasant and welcoming ambiance of the enclave gives a hint of the rewarding lifestyle of the community beyond.



Exclusive Residential Enclave

Nature's Embrace Soothes The Urban Soul

Jogging and cycling paths meander around the serene lake in the heart of Chemara Hills, arbour'd by the draping branches of slender trees. Residents of all ages are free to roam and be inspired by the profusion of colours tingeing the gently-lapping waters of the breathtaking lake.





Fulfilling Relationships Spur Blossoming Ties

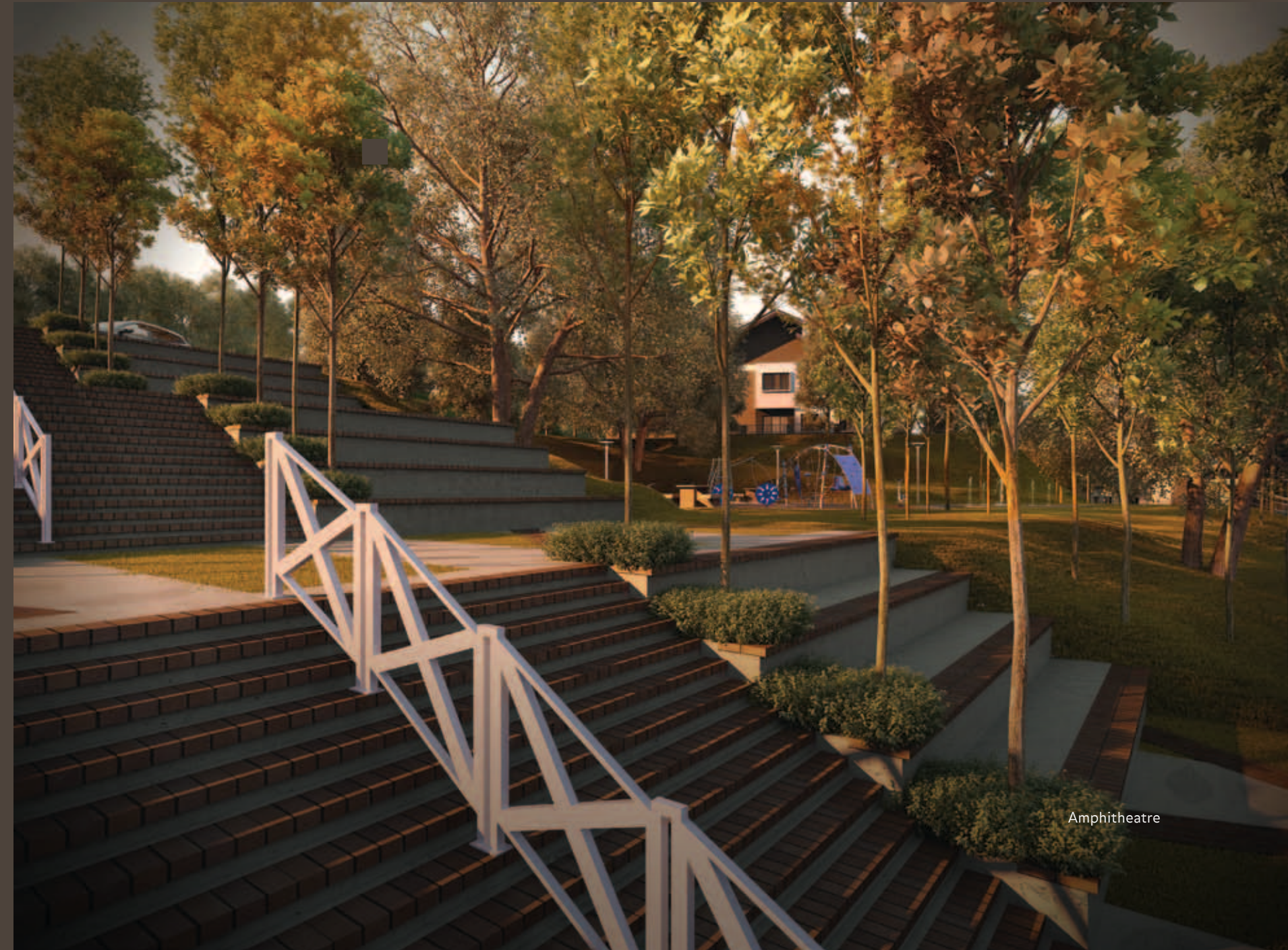
An architectural attraction in its own right, the glass walls of the Pavilion is the perfect vantage point to appreciate the pristine lake. This is the community heart for residents' gatherings and casual meetings.



Central Park

Diverse Choices For Discerning Tastes

Generous allocation of land for leisure and recreation are the hallmark of Chemara Hills. The Central Park, located on a lushly landscaped plateau, is a haven for children to roam free, while the gently-terraced Amphitheatre is a natural community centre, where residents can stroll, read, play and be entertained.



Amphitheatre



Multi Sports Court & Playground

Restful Surroundings Prompt Peace And Serenity

Striking a balance between the tropical and the contemporary, Chemara Hills accentuates the beauty of Mother Nature while maintaining effortless modernity. Leafy canopy trees and blossoming shrubs populate the neighbourhood. Playgrounds and pocket parks scattered throughout makes the appreciation of natural beauty a mere stone's throw from the homes.



Play Area



Sophisticated Design Influences Contemporary Lifestyle

The philosophy of Chemara Hills is centred on balancing individualism and community. Siphonia homes are designed to entice various needs and desires. With a multitude of versatile layouts and green attractions, it is just natural to pursue a harmonious and modern lifestyle.



Type A (Corner) Living Room

The Relaxing Lifestyle

Form and function both in unity, the wide open spaces of Siphonia homes are designed to create living areas that are spacious, luxurious and welcoming, with fresh air and natural light.

The Gourmet's Haven

An open plan dining and kitchen flows fluidly, yet maintains enough delineation to maintain the separate function of each area. Luxurious in size, the spaciousness adds to the drama and airy lightness, ensuring that no matter guest or resident, everyone who walks into the dining room is suitably impressed.



Type A (Corner) Kitchen



Type A (Corner) Dining



Type B (End) Master Bedroom

The Personal Sanctuary

Siphonia homes boast of 4+1 bedrooms and 5 bathrooms. Substantial in size and featuring laminated timber floors on the first floor, these private retreats are flexible enough for a range of lifestyles. The master bedroom has an additional screened balcony, blurring the lines between the indoors and out, as well as a luxurious walk-in wardrobe.



The Lanai

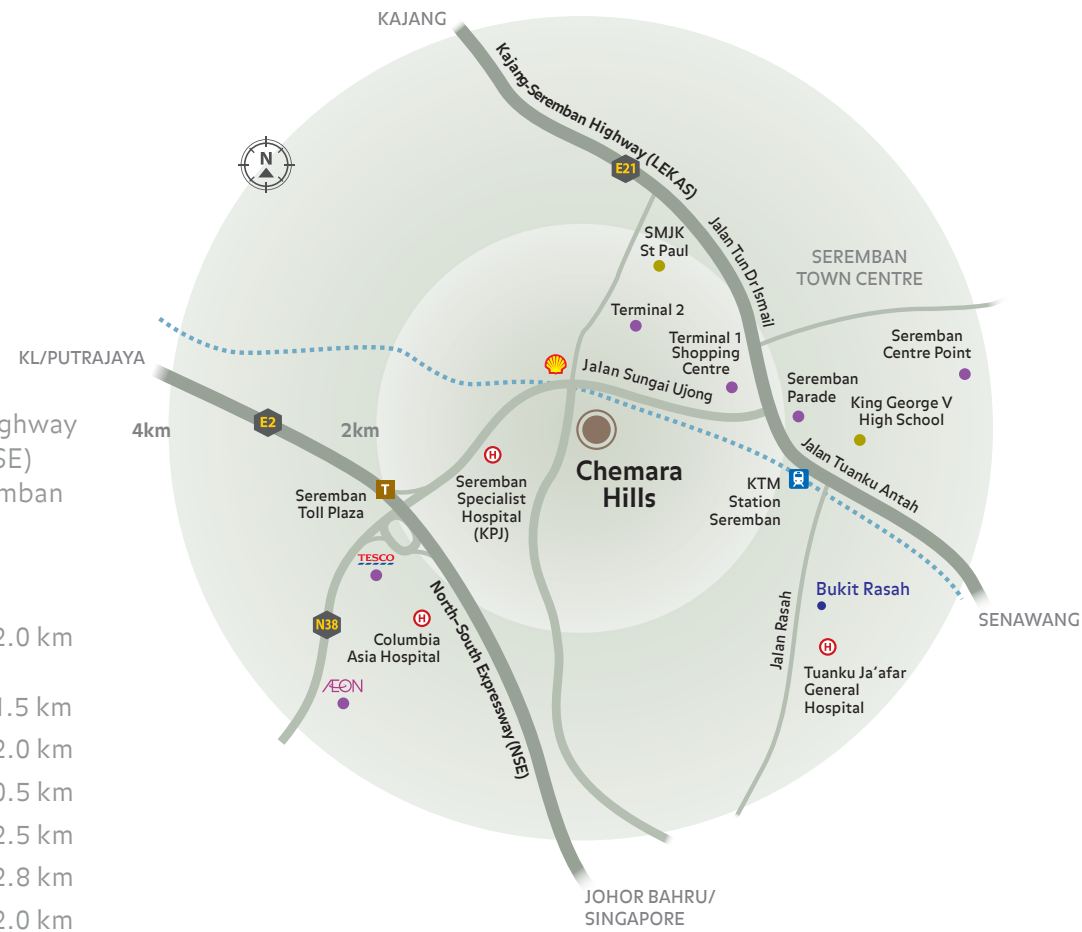
Relax over a cup of coffee and a favourite book, or an afternoon nap. Whatever the lifestyle, the lanai offers an inspiring and streamlined outdoor space to suit discerning tastes.

The Location

Easy accessible from Kajang-Seremban Highway (LEKAS) and North-South Expressway (NSE) by turning to Jalan Sungai Ujong and Seremban Middle Ring Road (MRRS).

Nearby Conveniences:

- Seremban Town - approx. 2.0 km
- Seremban Bus Terminal / Terminal 1 Shopping Centre - approx. 1.5 km
- KTM Komuter Station - approx. 2.0 km
- KPJ Seremban Specialist - approx. 0.5 km
- Tesco Extra Hypermarket - approx. 2.5 km
- AEON Shopping Mall - approx. 2.8 km
- Seremban Parade - approx. 2.0 km



SIPHONIA

SUPERLINK

Site Plan (Phase 1)

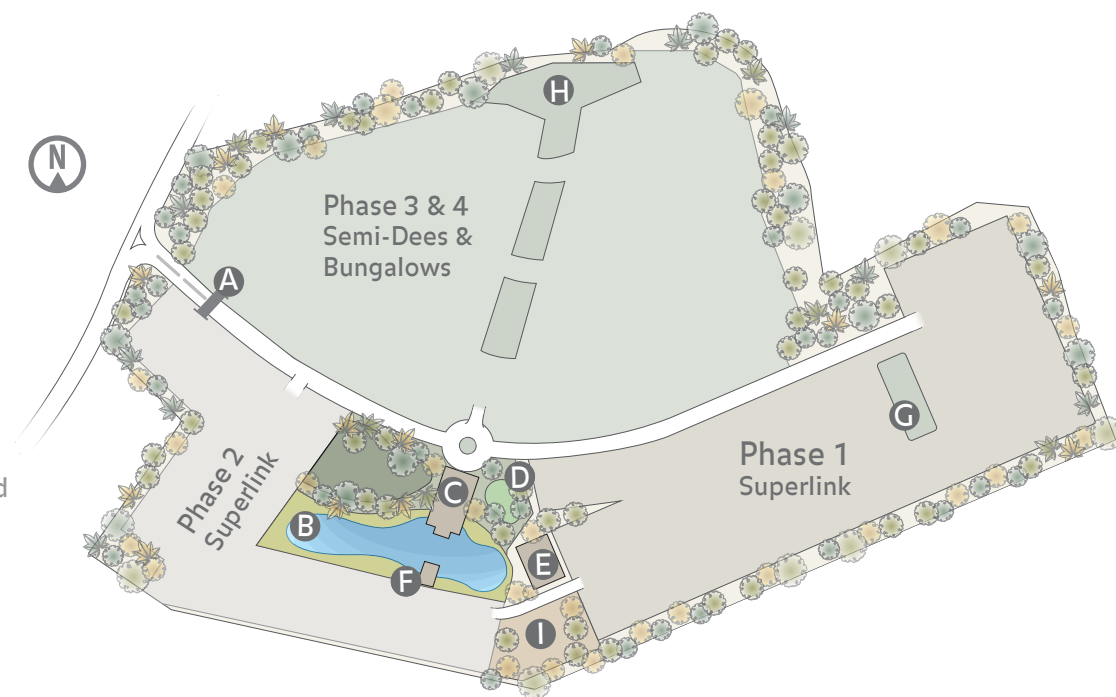
Total Units \ 114 Units

- Type A1 & A2**
Intermediate / 34 units
- Type A3 & A4**
Corner / 5 units
- Type A5 & A6**
End / 3 units
- Type B1 & B2**
Intermediate / 54 units
- Type B3**
Corner / 1 unit
- Type B5 & B6**
End / 17 units



Master Layout Plan

- A** Entrance
- B** Lake
- C** Amphitheatre
- D** Play Area
- E** Community Pavilion
- F** Viewing Deck
- G** Multi Sports Court & Playground
- H** Linear Garden
- I** Surau



TYPE A

4+1 Bedrooms & 5 Bathrooms

42 units

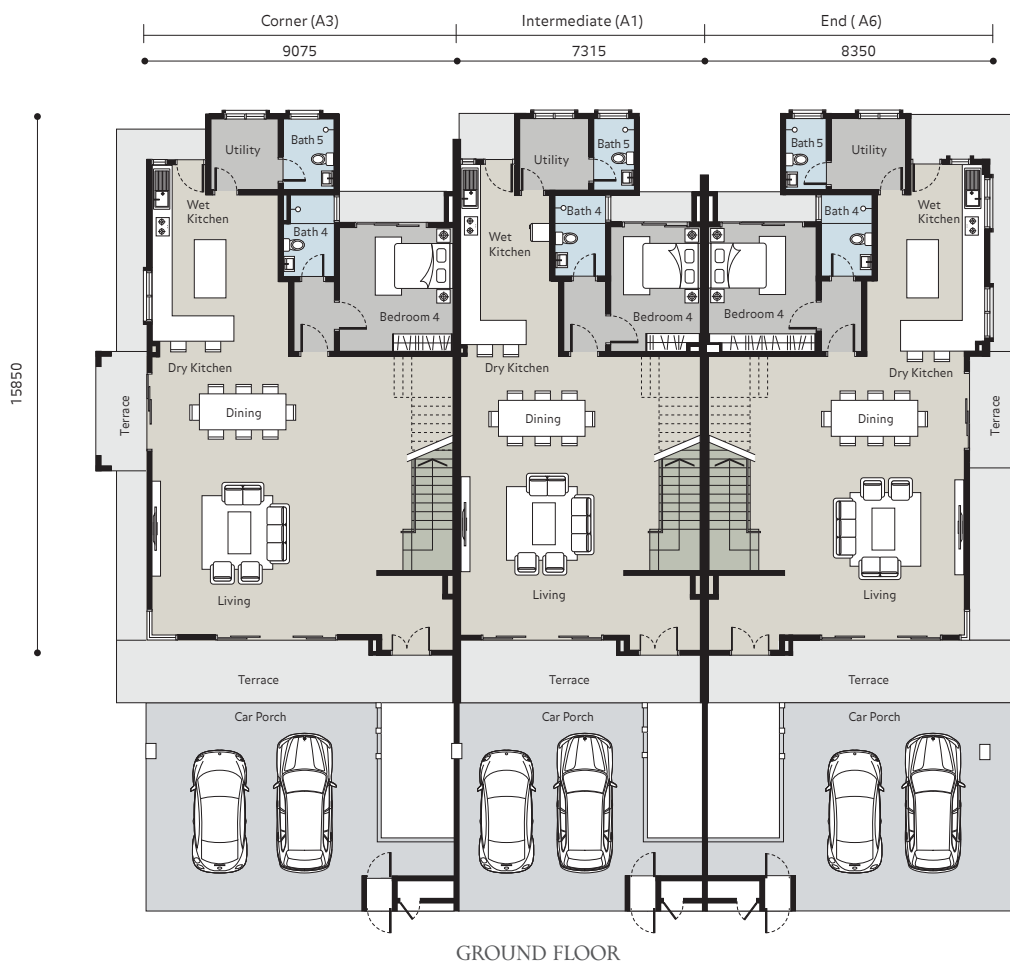
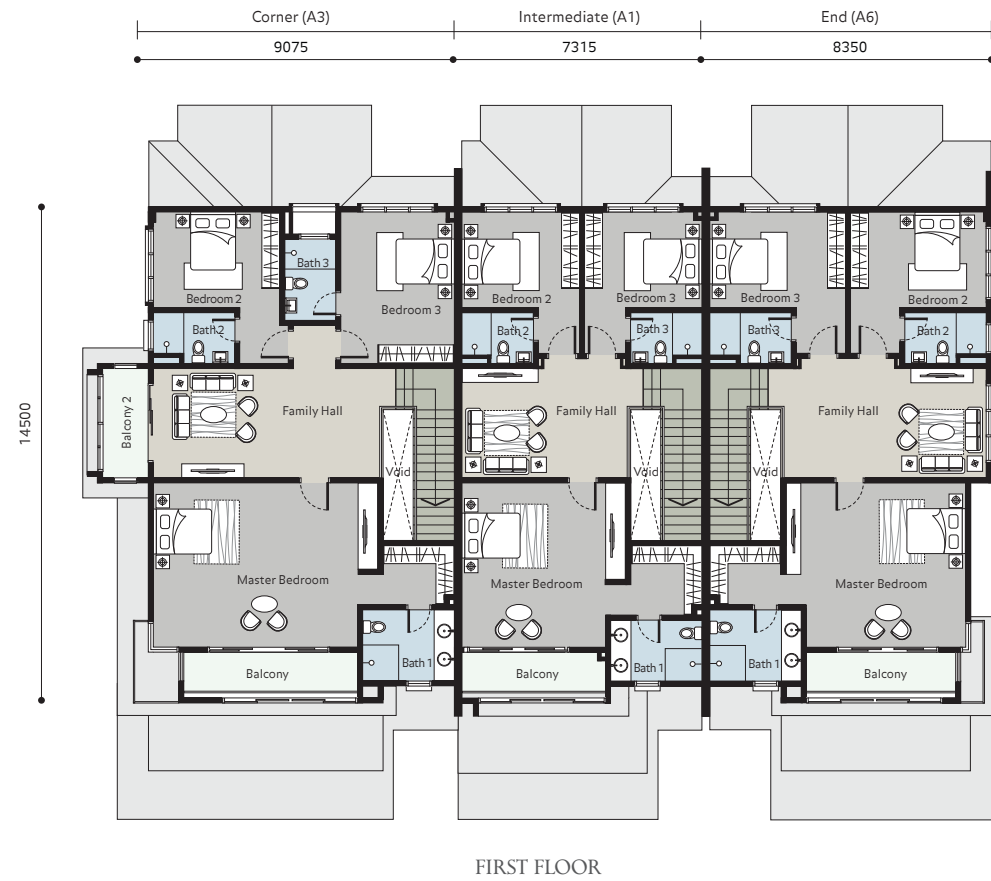
Built-up Area:

- 3,304 sf. | Corner
- 2,557 sf. | Intermediate
- 2,932 sf. | End



TYPE A

TYPICAL FLOOR PLANS



SPECIFICATIONS

Structure	Reinforced Concrete			
Wall	Masonry wall			
Roofing Covering	Roof Tiles / Flat Roof			
Roof Framing	Metal / Reinforced Concrete			
Ceiling	Skim Coat			
	Plaster Ceiling			
	Cement Board			
Windows	All	Aluminium Framed		
Doors	Main Entrance	Timber		
	Other Doors	Flush Door / Aluminium Framed Sliding		
Ironmongery	Lockset with Accessories			
Wall Finishes	Wet Kitchen	Ceramic Tiles		
	Dry Kitchen	Plaster & Paint		
	Bathroom	Ceramic Tiles		
	Others	Plaster & Paint		
Floor Finishes	Living & Dining	Porcelain Tiles		
	Wet Kitchen	Porcelain Tiles		
	Dry Kitchen	Porcelain Tiles		
	Master Bedroom, Bedroom 2 & 3	Laminated Timber		
	Bedroom 4	Porcelain Tiles		
	Utility	Ceramic Tiles		
	Family Hall	Laminated Timber		
	Staircase	Laminated Timber		
	Bath 1	Porcelain Tiles		
	Bath 2, 3, 4, 5	Ceramic Tiles		
	Balcony	Porcelain Tiles		
	Terrace	Porcelain Tiles		
	Car Porch	Wash Aggregate / Tiles		
Sanitary & Plumbing Fittings	Wet Kitchen	Sink with Tap		
	Bathroom	Wash Basin, Water Closet & Hand Bidet, Shower, Tissue Holder		
Electrical Installations		A1	A3	A6
	Lighting Point	29	35	33
	Gate Light Point	1	1	1
	Auto Gate Point	1	1	1
	Fan Point	8	8	8
	Bell Point	1	1	1
	Power Point	22	25	25
	Air-Cond Point	5	5	5
	Television Point	3	3	3
	Water Heater Point	4	4	4
	Telephone Point	2	2	2
Fencing	Masonry With Mild Steel Gate			



TYPE B

4+1 Bedrooms & 5 Bathrooms

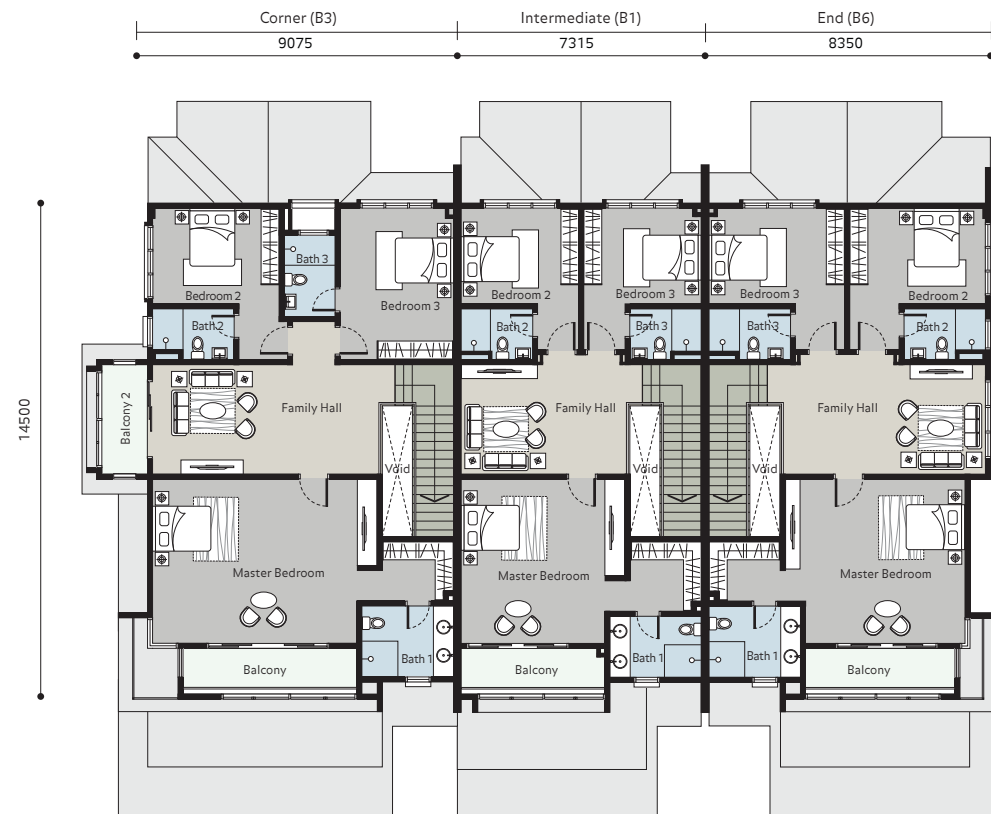
72 units

Built-up Area:

- 3,304 sf. | Corner
 - 2,557 sf. | Intermediate
 - 2,932 sf. | End
-

TYPE B

TYPICAL FLOOR PLANS



FIRST FLOOR



GROUND FLOOR

SPECIFICATIONS

Structure	Reinforced Concrete			
Wall	Masonry wall			
Roofing Covering	Roof Tiles / Flat Roof			
Roof Framing	Metal / Reinforced Concrete			
Ceiling	Skim Coat Plaster Ceiling Cement Board			
Windows	All	Aluminium Framed		
Doors	Main Entrance	Timber		
	Other Doors	Flush Door / Aluminium Framed Sliding		
Ironmongery	Lockset with Accessories			
Wall Finishes	Wet Kitchen	Ceramic Tiles		
	Dry Kitchen	Plaster & Paint		
	Bathroom	Ceramic Tiles		
	Others	Plaster & Paint		
Floor Finishes	Living & Dining	Porcelain Tiles		
	Wet Kitchen	Porcelain Tiles		
	Dry Kitchen	Porcelain Tiles		
	Master Bedroom, Bedroom 2 & 3	Laminated Timber		
	Bedroom 4	Porcelain Tiles		
	Utility	Ceramic Tiles		
	Family Hall	Laminated Timber		
	Staircase	Laminated Timber		
	Bath 1	Porcelain Tiles		
	Bath 2, 3, 4, 5	Ceramic Tiles		
	Balcony	Porcelain Tiles		
	Terrace	Porcelain Tiles		
	Car Porch	Wash Aggregate / Tiles		
Sanitary & Plumbing Fittings	Wet Kitchen	Sink with Tap		
	Bathroom	Wash Basin, Water Closet & Hand Bidet, Shower, Tissue Holder		
Electrical Installations		B1	B3	B6
	Lighting Point	29	35	33
	Gate Light Point	1	1	1
	Auto Gate Point	1	1	1
	Fan Point	8	8	8
	Bell Point	1	1	1
	Power Point	22	25	25
	Air-Cond Point	5	5	5
	Television Point	3	3	3
	Water Heater Point	4	4	4
	Telephone Point	2	2	2
Fencing	Masonry With Mild Steel Gate			



Property

ABOUT SIME DARBY PROPERTY

Sime Darby Property is the property arm of Sime Darby Berhad, a global conglomerate operating in over 20 countries. On the back of a successful 40-year track record of developing sustainable communities, Sime Darby Property has to date built more than 12 townships that are home to some 90,000 families.

It has a global reach that encompasses assets and operations in Australia, Singapore, United Kingdom, and Vietnam. In the UK, as part of a Malaysian consortium, Sime Darby Property is the developer of the iconic Battersea Power Station project in central London.

Sime Darby Property is a multiple award-winning property group with numerous local and international accolades. It is 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. Sime Darby Property has been recognised as a Putra Brand Icon for winning the Putra Brand Awards consecutively for four years. It is the only property developer in Malaysia to have won this prestigious award. The company also achieved the Gold award in the recent Reader's Digest Trusted Brand 2013. These two awards affirm the company as the developer of choice from a customer perspective.

Sime Darby Property was ranked as one of Malaysia's top three developers in the annual The Edge Top Property Developers Awards 2013, a recognition which the company has consistently received since 2009. The company was also named as one of the top ten developers by BCI Asia in 2013, this being the third consecutive win for the company. Most recently Sime Darby Property was named as the best developer in Malaysia in the South East Asia Property Awards 2013. Its luxury development, Seri Pilmoor, was also named the Best Villa Development in Malaysia. This is the second consecutive win for the company as The Residence at The Glades, Putra Heights won in 2012. Winning these awards recognises the company's dedication to strong financial performance and delivering high quality homes. It is a consistent reflection of the company's commitment to develop a portfolio of sustainable developments and meet its corporate vision of being a leader in building sustainable communities.

The company is also the first organisation in Malaysia to receive the ISO 50002:2011 certification, a gold standard for energy efficiency from SIRIM QAS International for successfully implementing energy management system to its property assets.



Presenting Regia - double storey 30' x 69' superlink homes at Elmina, Shah Alam. Of modern and contemporary design, its wide frontage introduces a more impressive facade. The clean lines provide sense of calming order to the architectural form.



The Veo Condominium, located east of Kuala Lumpur is set against picturesque Klang Gates Quartz Ridge offering an exciting urban lifestyle that incorporates sustainable innovations and features.

Bukit Jelutong



Primo I and II comprises of 2 1/2-storey bungalows with sub-basement and 3-storey bungalows located in the established and award winning property development township of Bukit Jelutong. These luxury homes are low in density and are secured with perimeter fencing



The gated and guarded luxury community of Seri Pilmoor in Ara Damansara is inspired by equatorial living where semi-detached homes and bungalows (an award winning villa by SEAPA 2013) are spacious and in harmony with their surroundings.

Denai Alam



Thistle Grove, an exclusive development of 32ft wide 3-storey superlink homes in Denai Alam, Shah Alam. Carved in an award winning township, these homes will delight you with its elegant double frontage design and an open plan layout that accentuates a sense of space within your home.



The Glades in Putra Heights is a gated and guarded enclave of high-end homes consisting of bungalows (accorded The Best Villa Development in Malaysia by SEAPA 2012), cluster villas, superlink and townhouses with landscaped walkways and open parks, its own 'Residents-only' waterfront clubhouse, waterways, shared facilities and amenities emphasising on sustainable living, making life here a dream come true.



Developing homes, building lifestyles

At Sime Darby Property, we do not merely build houses, we design homes that complement the way you live life. From the distinct townships where these homes are built to the exclusive features that come with each property, our homes are an extension of your personality and lifestyle. Ranging from bungalows with large open spaces to entertain guests to cosy serviced apartments perfect for two, you will find your ideal Sime Darby Property home that reflects who you are and what you aspire in life.

Chemara Hills Gallery

Persiaran Bukit Chemara, 70200 Seremban, Negeri Sembilan.

Open daily: 9.30 am - 6.30 pm including public holidays

Tel : 06-768 7688

GPS: 2.7176052, 101.9230791

SIPHONIA No. of units: 114 | Type: Terrace | Expected Date of Completion: December 2015 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 13310-1/12-2015/01062(L) | Validity: 21/12/2013 - 20/12/2015 | Advertising & Sales Permit No.: 13310-1/12-2015/01062(P) | Validity: 21/12/2013 - 20/12/2015 | Appropriate Authority which Approves the Building Plans: Majlis Perbandaran Seremban | Reference No.: MPS.KB 1-27/12 | Developed by: Sime Darby Chemara Sdn Berhad (Co. No. 218906-A), Level 10, Block G, No. 2, Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling Price: RM728,888 (min.) - RM1,446,754 (max.) | 10% Bumiputera discount (Quota applies)

All rendering content are artist's impression. The information contained herein is subject to changes without prior notification as may be required by the relevant authorities, developer's architects or appointed agents and cannot form part of an offer or contract. The name of the development is subject to the approval by the relevant authorities. Actual built-up units may vary slightly from measurement provided. Whilst every care has been taken in providing this information, the developer cannot be held liable for any variations. Please refer to the sale and purchase agreement of the actual unit for specification and description approved by the authorities and the actual unit shall be constructed accordingly. The items are subject to variations, modifications and substitution as may be recommended by the Company's consultants and/or relevant Approving Authorities.

Cover page printed on Cocoon Offset White paper 100% Recycled with FSC Certification
Content pages printed on Olin Rough High White paper with FSC Certification
Contributes towards Forest Management and Development



1800 88 1118
www.simedarbyproperty.com

Malaysia's Top Property Developer

