



**BROADLEAF**  
RESIDENCES

# LIVE LARGE FOR LIFE

## BROADLEAF RESIDENCES BY HOMETREE

Luxury homes of modernist ideas and styles take centre stage.  
Where facilities and nature are purposefully crafted around  
large residential homes. Like the netted veins of a leaf,  
revitalising the souls and bringing those like-minded affluent society  
together in an exclusive community.



### HOMETREE, AWARD-WINNING INTEGRATED TOWNSHIP



Best Luxury Landed Development



Best Luxury Landed Development



Best Family Living Development



Best Residential Landed Development



Best Showhouse Interior Design



Best of Multi-Generation Homes



Malaysia Outstanding ESG Impact Corporate Excellence Award



# AMIDST

LAVISH EXPERIENCES

Entry to this guarded neighbourhood via an impressive guardhouse, offering a slew of unobtrusive security features that run like clockwork behind the scenes. These elements combine to create high-end community living with an emphasis on privacy and peace of mind.




<b>6 -TIER 24 HOURS SECURITY</b>	<ul style="list-style-type: none"> <li>✓ Electrical Fencing</li> </ul>	<ul style="list-style-type: none"> <li>✓ Patrolling</li> </ul>
	<ul style="list-style-type: none"> <li>✓ Guardhouse</li> </ul>	<ul style="list-style-type: none"> <li>✓ CCTV</li> </ul>
	<ul style="list-style-type: none"> <li>✓ Security Intercomm</li> </ul>	<ul style="list-style-type: none"> <li>✓ RFID</li> </ul>



PROJECT SITE AREA  
49 acres

TOTAL UNITS  
295 units

 3 STOREY BUNGALOW  
51 units

 3 STOREY SEMI-D  
244 units



- 1 2 Storey Clubhouse
- 2 Playground
- 3 Linear Park
- 4 Basketball, Futsal Court
- 5 Outdoor Gym, Foot Reflexology
- 6 Mini Golf Putting Green
- 7 Guardhouse



## THE HALLMARK *of* INDULGENCE

The clubhouse's lavish recreational facilities are spread over 2 levels of self-indulgent and mingling spaces with immaculate verdant or pool view for a liberal and opulent lifestyle enjoyment **within walking distance.**

- ✓ Swimming Pool
- ✓ Wading Pool
- ✓ Gymnasium
- ✓ Yoga Room
- ✓ Function Room
- ✓ Linear Park
- ✓ Playground
- ✓ Basketball Court
- ✓ Futsal Court
- ✓ Mini Golf Putting Green
- ✓ Outdoor Gym
- ✓ Foot Reflexology
- ✓ Pet-Friendly Park

*Artist's Impression Only*

**Double volume and high ceiling** epitomises that feeling of enormity with open space and floor to ceiling windows that bring the **natural sunlight inside**. The living room exudes a sense of immense graciousness as you stride across to the dining or kitchen area.







**SEMI-D**  
4654 sf.

Artist's Impression Only

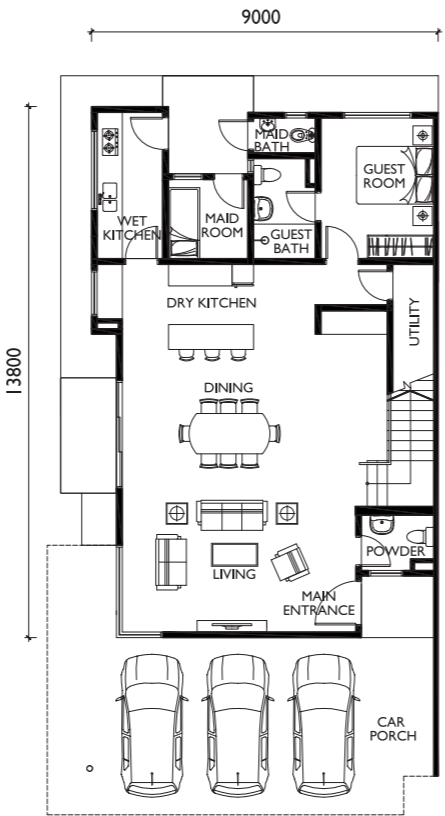
3-Storey  
6 + 1 Bedrooms  
7 Bathrooms + 2 Powder Rooms

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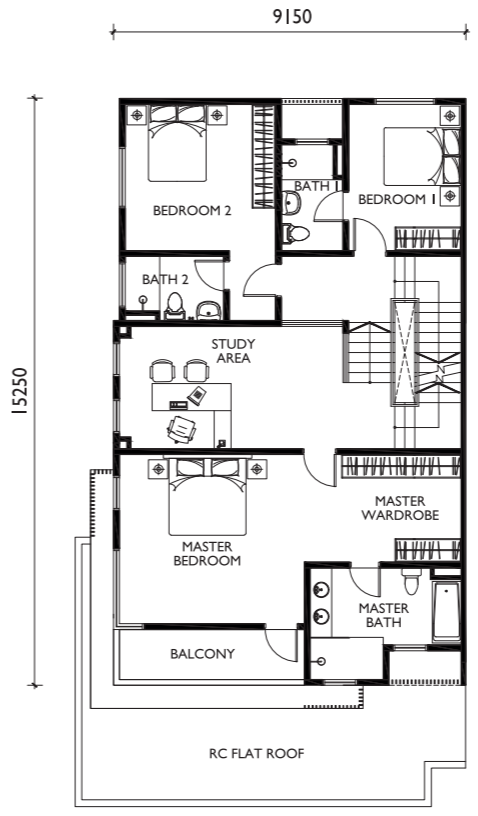
Land Area  
Approx. 3111 – 7858 sf.

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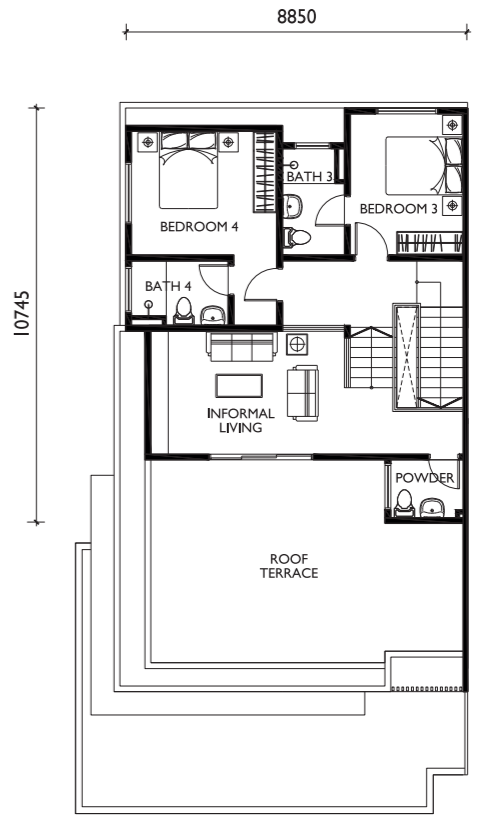
Approx 14ft High Ceiling



Ground Floor



First Floor



Second Floor



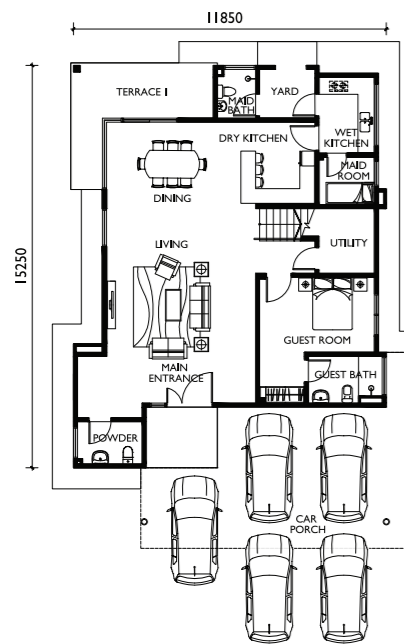


BUNGALOW  
**TYPE C**  
5169 sf.

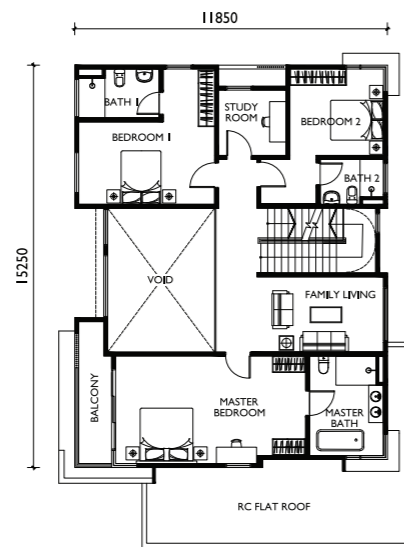
BUNGALOW  
**TYPE B**  
6019 sf.

3-Storey | 5+1 Bedrooms | 7 Bathrooms + 1 Powder Room | Land Area : Approx. 4790 – 6178 sf.

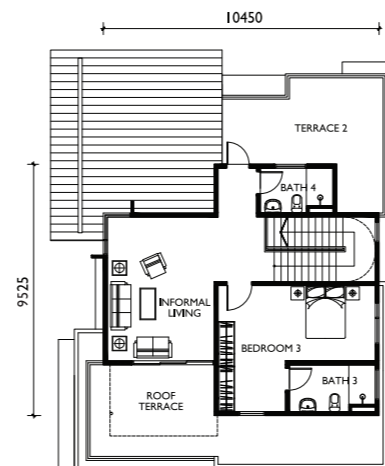
3-Storey | 5+1 Bedrooms | 7 Bathrooms + 1 Powder Room | Land Area : Approx. 5242 – 6760 sf.



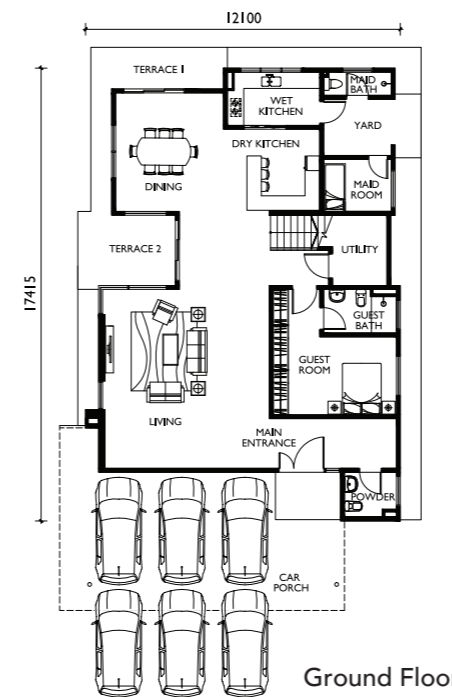
Ground Floor



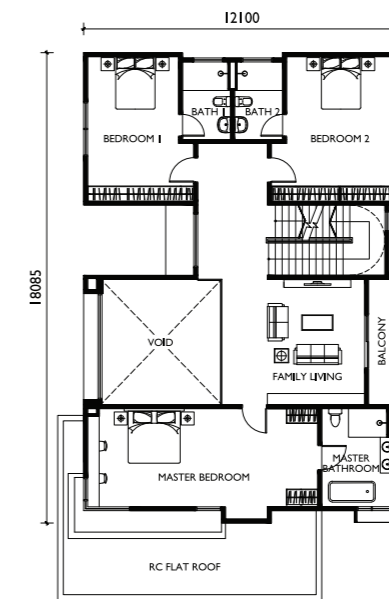
First Floor



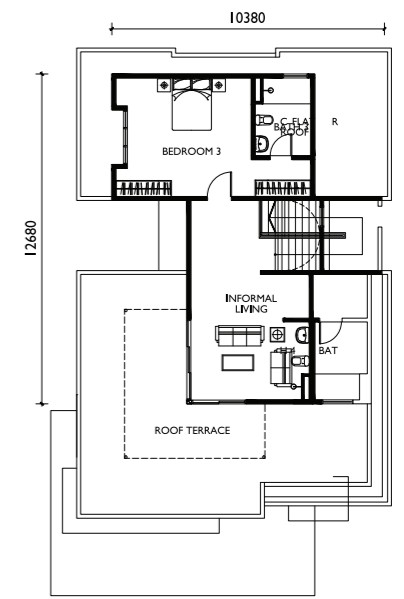
Second Floor



Ground Floor



First Floor



Second Floor

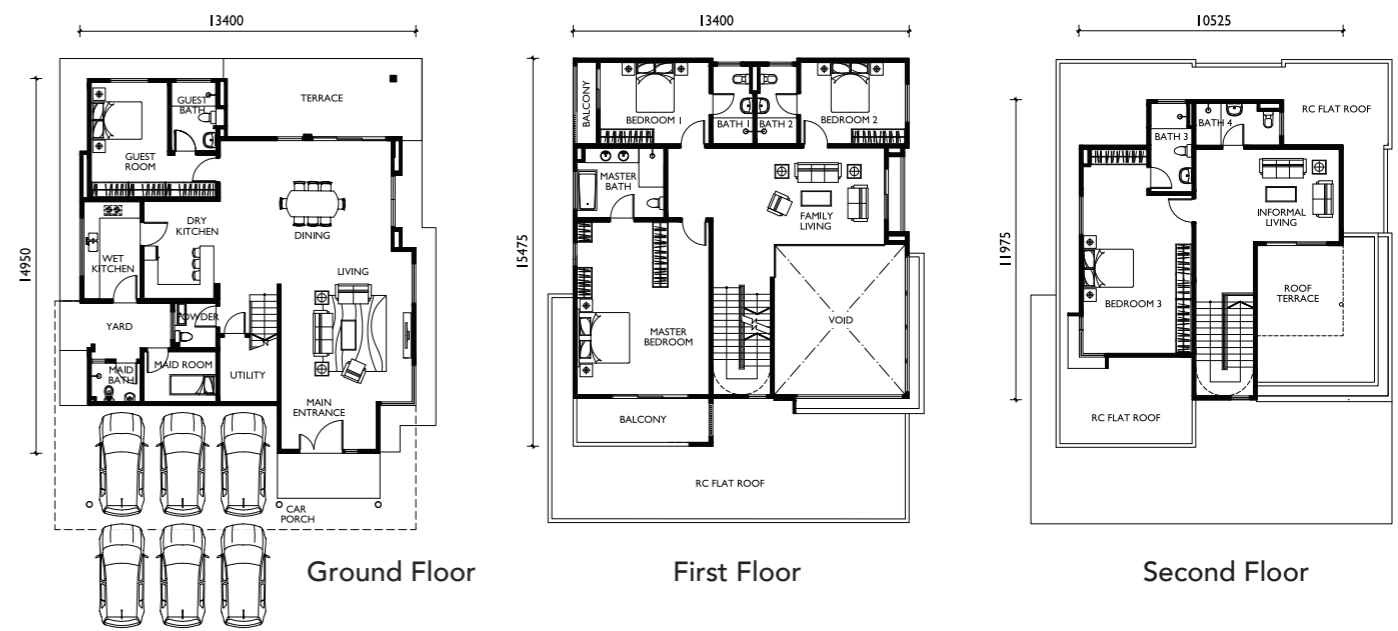
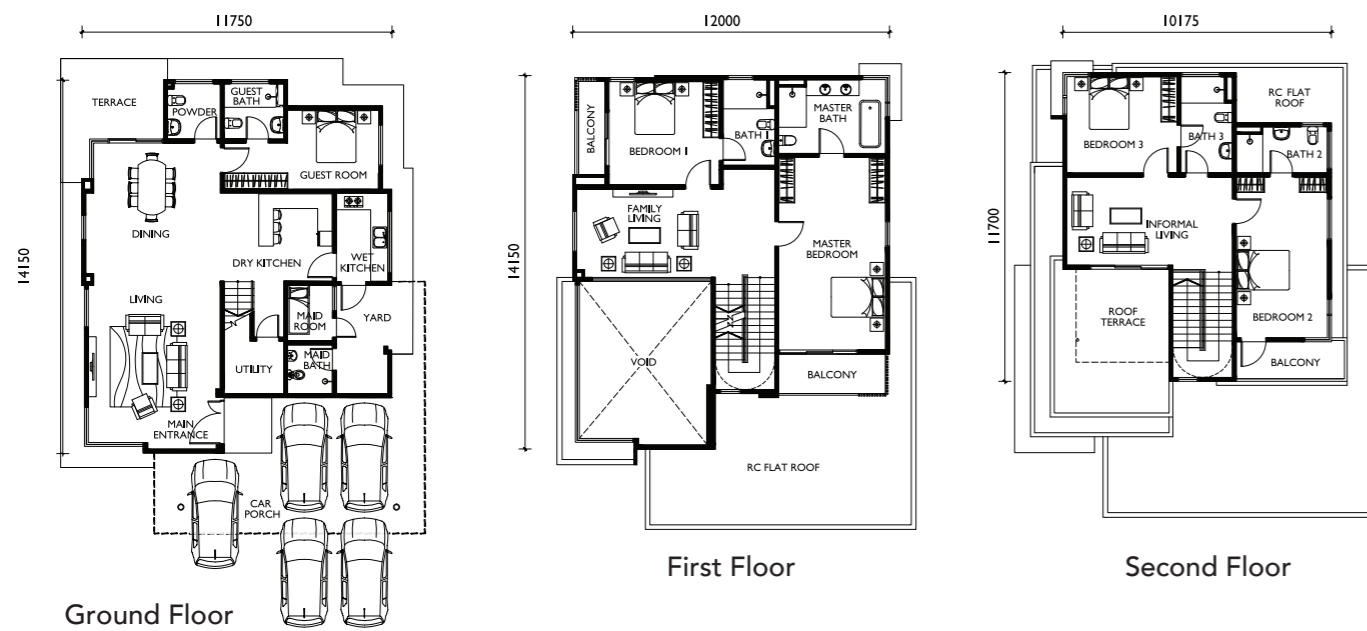


BUNGALOW  
**TYPE F**  
 4942 sf.

BUNGALOW  
**TYPE H**  
 5494 sf.

3-Storey | 5+1 Bedrooms | 6 Bathrooms + 1 Powder Room | Land Area : Approx. 4553 – 7174 sf.

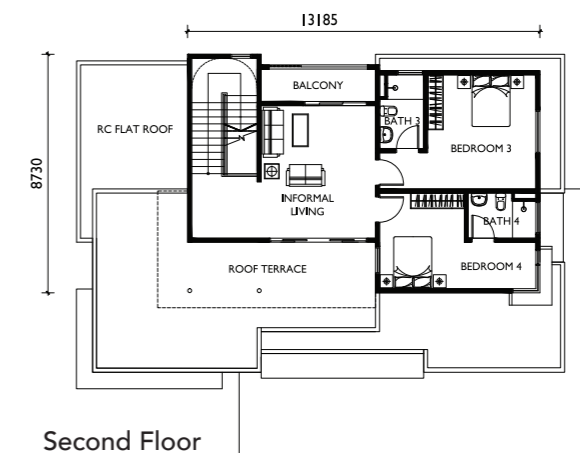
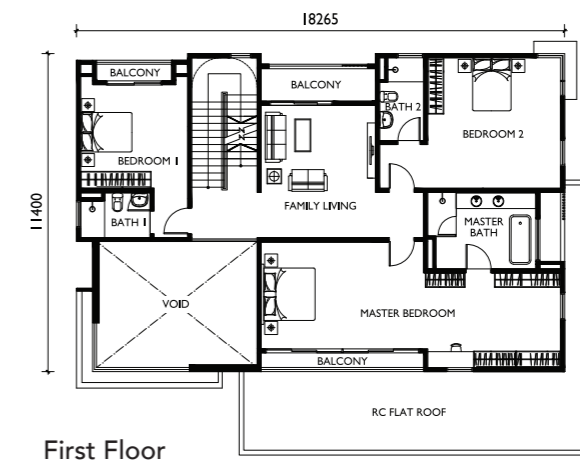
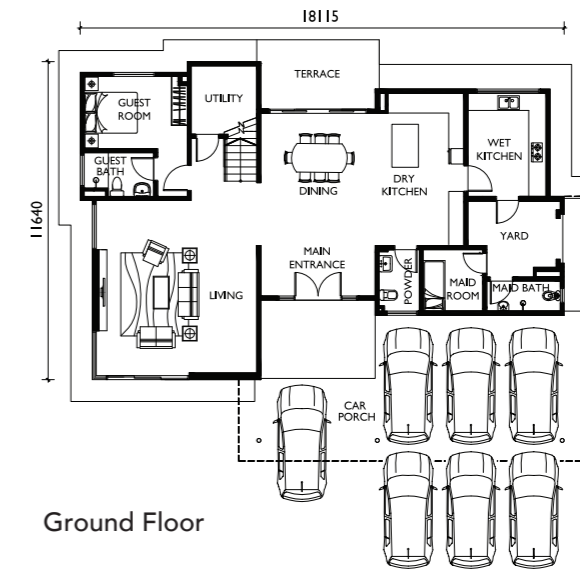
3-Storey | 5+1 Bedrooms | 7 Bathrooms + 1 Powder Room | Land Area : Approx. 5081 – 6114 sf.



BUNGALOW  
**TYPE G**  
 6081 sf.



3-Storey | 6+1 Bedrooms | 7 Bathrooms + 1 Powder Room | Land Area : Approx. 5382 – 7061 sf.



# SPECIFICATIONS

		B/B1	C/C1	F/F1	G/G1	H/H1	SD/SD-1
Structure	Reinforced Concrete	✓	✓	✓	✓	✓	✓
Walls	Reinforced Concrete Wall/Brick Wall	✓	✓	✓	✓	✓	✓
Roofs	R.C Roof/Metal Roofing System	-	-	-	-	-	✓
	R.C Roof/Bitumen Waterproof Membrane Roofing System	✓	✓	✓	✓	✓	-
Ceiling Finishes	Skim Coat/Plasterboard Ceiling	✓	✓	✓	✓	✓	✓
Doors	Main Entrance/Entrance Foyer : Timber Door	✓	✓	✓	✓	✓	✓
	Others : Timber Door/Aluminium Frame Sliding Glass Door	✓	✓	✓	✓	✓	✓
Windows	Aluminium Frame Glass/Aluminium Frame Sunshade Louvres	✓	✓	✓	✓	✓	✓
Flooring	Car porch : Quality Tiles	✓	✓	✓	✓	✓	✓
	Living/Dining : Quality Tiles	✓	✓	✓	✓	✓	✓
	Dry Kitchen : Quality Tiles	✓	✓	✓	✓	✓	✓
	Wet Kitchen : Quality Tiles	✓	✓	✓	✓	✓	✓
	Yard/Utility : Quality Tiles	✓	✓	✓	✓	✓	✓
	Guest Room : Quality Tiles	✓	✓	✓	✓	✓	✓
	Bedrooms : Timber Flooring	✓	✓	✓	✓	✓	✓
	Study Room : Timber Flooring	-	✓	-	-	-	-
	Master Bath : Quality Tiles	✓	✓	✓	✓	✓	✓
	Toilet : Quality Tiles	-	-	-	-	-	✓
	Bathrooms/Powder : Quality Tiles	✓	✓	✓	✓	✓	✓
	Study Area : Timber Flooring	-	-	-	-	-	✓
	Informal/Family Living : Timber Flooring	✓	✓	✓	✓	✓	✓
	Terrace : Quality Tiles	✓	✓	✓	✓	✓	-
	Balcony : Quality Tiles	✓	✓	✓	✓	✓	✓
	Staircase : Timber Flooring	✓	✓	✓	✓	✓	✓
	Roof Terrace : Quality Tiles/Cement Render	✓	✓	✓	✓	✓	✓
Wall Finishes	Master Bath : Quality Tiles	✓	✓	✓	✓	✓	✓
	Toilet : Quality Tiles	-	-	-	-	-	✓
	Bathrooms/Powder Tiles	✓	✓	✓	✓	✓	✓
	Dry Kitchen : Plaster & Paint	✓	✓	✓	✓	✓	✓
	Wet Kitchen : Quality Tiles	✓	✓	✓	✓	✓	✓
	Internal : Paint	✓	✓	✓	✓	✓	✓
	External : Weather-Shield Paint	-	-	-	-	-	✓
	External : Paint/Textured Paint/Stone Wall Cladding@Car Porch Wall	✓	✓	✓	✓	✓	-
Sanitary Fittings	Water Closet	8	8	7	8	8	9
	Bathtub	1	1	1	1	1	1
	Basin	9	9	8	9	9	10
	Showerhead	7	7	6	7	7	7
	Kitchen Sink	1	1	1	1	1	1
Fence	Low Brick Wall/Plaster & Paint	✓	✓	✓	✓	✓	✓
Extra Features	Rainwater Harvesting System	✓	✓	✓	✓	✓	✓
	Hot Water Storage System	✓	✓	✓	✓	✓	✓
Electrical Fittings	Light Point	70	74	64	86	71	71
	Fan Point	9	9	9	10	9	10
	Power Point	52	56	53	56	52	53
	Air-Cond. Point	10	10	10	11	9	10
	Data Point	5	5	5	5	5	5
	Television Point	4	4	4	4	4	4
	Telephone Point	1	1	1	1	1	1
	Intercom	1	1	1	1	1	1
	Electrical DB	3	3	3	3	3	3
	Door Bell Point	1	1	1	1	1	1
Security Alarm System	Quality Alarm System	✓	✓	✓	✓	✓	✓
Ironmongery	Quality Lockset	✓	✓	✓	✓	✓	✓

Note: The vendor shall at its own cost and expenses install or construct all of the items listed above in accordance to the description set out save for the item or items marked with an \* which may be deleted if not applicable.

# PROMINENT LOCATION

All in the Vicinity of Conveniences



**BCB Development Sdn. Bhd.** (493302-U)  
 Lot 29-1, No. 8, Jalan Anggerik Vanilla BE 31/BE,  
 Kota Kemuning Seksyen 31, 40460 Shah Alam Selangor

Broadleaf Residences Sales Gallery & Show Unit  
 03-5525 5899 / 017-876 0289



BCB Development Sdn. Bhd. (493302-U) • No. Lesen Pemaju: 13053-4/04-2023/0351(L) • Tempoh Sah: 16/04/2021 - 15/04/2023 • No. Permit Iklan: 13053-4/04-2023/0351(P) • Tempoh Sah: 16/04/2021 - 15/04/2023 • Pihak Berkuasa yang Meluluskan Pelan: Majlis Bandaraya Shah Alam • No. Kelulusan Pelan Bangunan: MBSA/BGN/BB/600-1(PS)/SEK:31/0032-2017 • Hak Milik Tanah: Pajak tempoh 99 tahun (berakhir 4 Julai 2112) • Bebanan Tanah: United Overseas Bank (Malaysia) Bhd • Harga: Ruman Banglo RM3,077,000.00 (min.) - RM4,364,000.00 (maks.) | Rumah Berkembar RM2,087,000.00 (min.) - RM3,370,000.00 (maks.) • Jumlah Unit: 295 (Ruman Banglo 51 unit | Rumah Berkembar 244 unit) • Tarikh dijangka siap: Jun 2024 • Diskaun 7% untuk bumiputera sahaja. \* Tertakluk pada terma dan syarat.

All information contained herein (including specifications, plan measurements, art renderings, photographs and illustrations) are subject to amendments, variations and modifications without notification as may be required by the relevant authorities or developer's consultants and is not intended to form and cannot form part of an offer and contract presentation. The Developer reserves the right to alter, change or vary any information contained herein without prior notification. Whilst every reasonable care has been taken in preparing this information, the developer shall not be held responsible for any variations. For avoidance of doubt on all plans, layout, information and specifications, please refer to Sale and Purchase Agreement.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



**HOMETREE**  
KOTA KEMUNING

**151 ACRES INTEGRATED TOWNSHIP**

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**bc**b****

Building Communities & Beyond

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