The background features a stylized landscape with rolling hills in shades of pink, orange, and light green. A small white bird is perched on a dark branch with several leaves in the lower right. The overall aesthetic is soft and artistic.

SPRINGWOOD™

RESIDENCES

**DOUBLE-STOREY SEMI-D
& LINK HOUSE**

We don't just build houses

**WE CRAFT HOMES AND COMMUNITIES
YOU'VE ALWAYS DREAMED OF.**

**MINI
PET ZONE**

**REFLEXOLOGY
WALKWAY**

POOLS

**COMMUNAL
GARDEN**

**SCULPTURE
PARK**

**PLAYGROUND
WITH OUTDOOR
GYM**

GYM ROOM

**JOGGING &
CYCLING TRACKS**

**MULTI-PURPOSE
HALL**



**CLUBHOUSE
DROP OFF**

CLUBHOUSE

** Artist's impression only*



Multi-facade homes with North-South orientation optimize natural light, ventilation, and energy efficiency.



A pet-friendly common area & Mini Pet Zone.



Comes with rainwater harvesting system and are solar PV installation friendly.



Communal Garden with edible plants for community connection.



Exclusive clubhouse with pools, playground, outdoor gym, reflexology walk, and jogging & cycling tracks within walking distance.



Every home comes with a electrical door lock, alarm system, parcel drop-off box, and broadband infrastructure ready for added convenience.



24-hour, multi-layered security in a gated and guarded community for peace of mind.



Material assessment guarantees durable, sustainable materials for a longer-lasting, low-maintenance home.



2.4 acres of lush greenery with a Sculpture Park, Linear Garden, and Communal Garden encouraging healthy living.



SITE PLAN

SITE AREA
(ACRES)

20

TOTAL UNIT
(UNIT)

220

DOUBLE-STOREY SEMI-D

● 40 x 80 // 72 units

DOUBLE-STOREY LINK HOUSE

22 x 70 // 95 units ● Intermediate ● End Lot

24 x 70 // 53 units ● Intermediate ● Corner ● End Lot

PERSIARAN ANGGERIK ARANDA



A. CLUBHOUSE

- Pools
- Gym Room
- Multi-purpose hall

B. CLUBHOUSE DROP OFF

C. PLAYGROUND WITH OUTDOOR GYM

D. SCULPTURE PARK

E. MINI PET ZONE

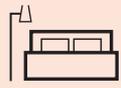
F. REFLEXOLOGY WALKWAY

G. COMMUNAL GARDEN

H. LINEAR GARDEN

I. GUARDHOUSE

DOUBLE-STOREY SEMI-D



4 Bedrooms, 5 Bathrooms

Built Up: 3280 sf.

Land Area: 3208 - 4306 sf.



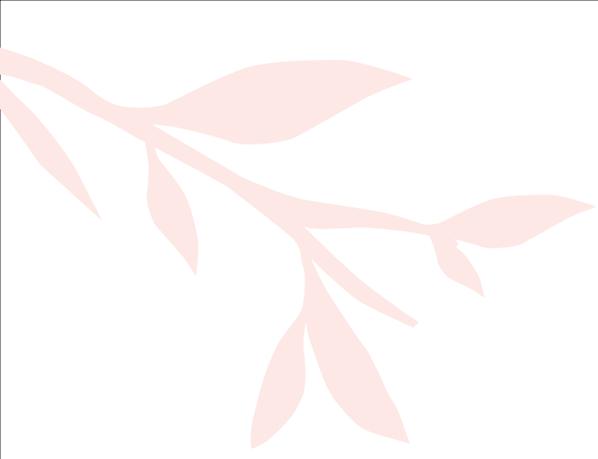
** Artist's impression only*

Multi-facade design

Open plan layout

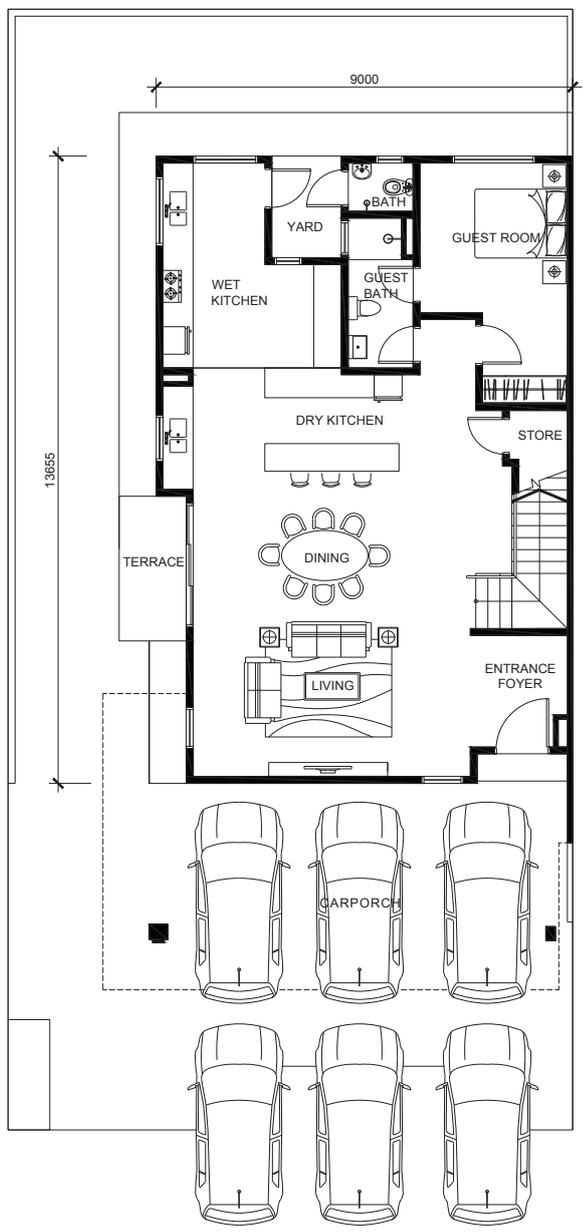
Lush landscaping

Spacious porch for up to 6 cars

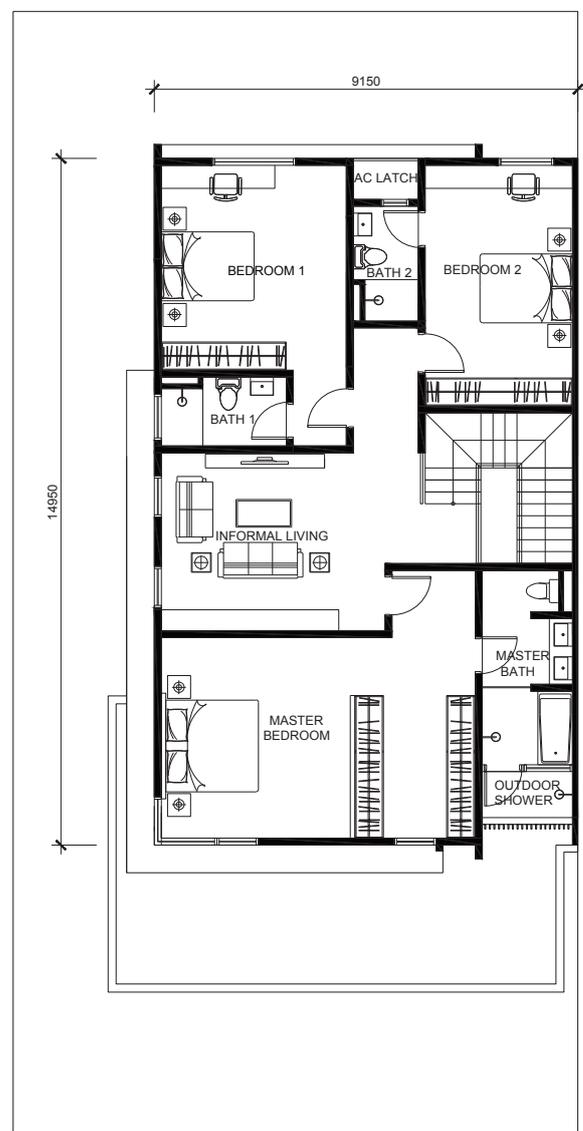


DOUBLE-STOREY SEMI-D

● 40 x 80 // Built Up: 3280 sf

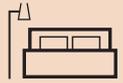


GROUND FLOOR



FIRST FLOOR

DOUBLE-STOREY LINK HOUSE



4 Bedrooms, 4 Bathrooms

Built Up: 2351 - 2775 sf.

Land Area: 1539 - 3143 sf.



** Artist's impression only*

Multi-facade design

Open plan layout

Lush landscaping

Spacious porch for up to 4 cars

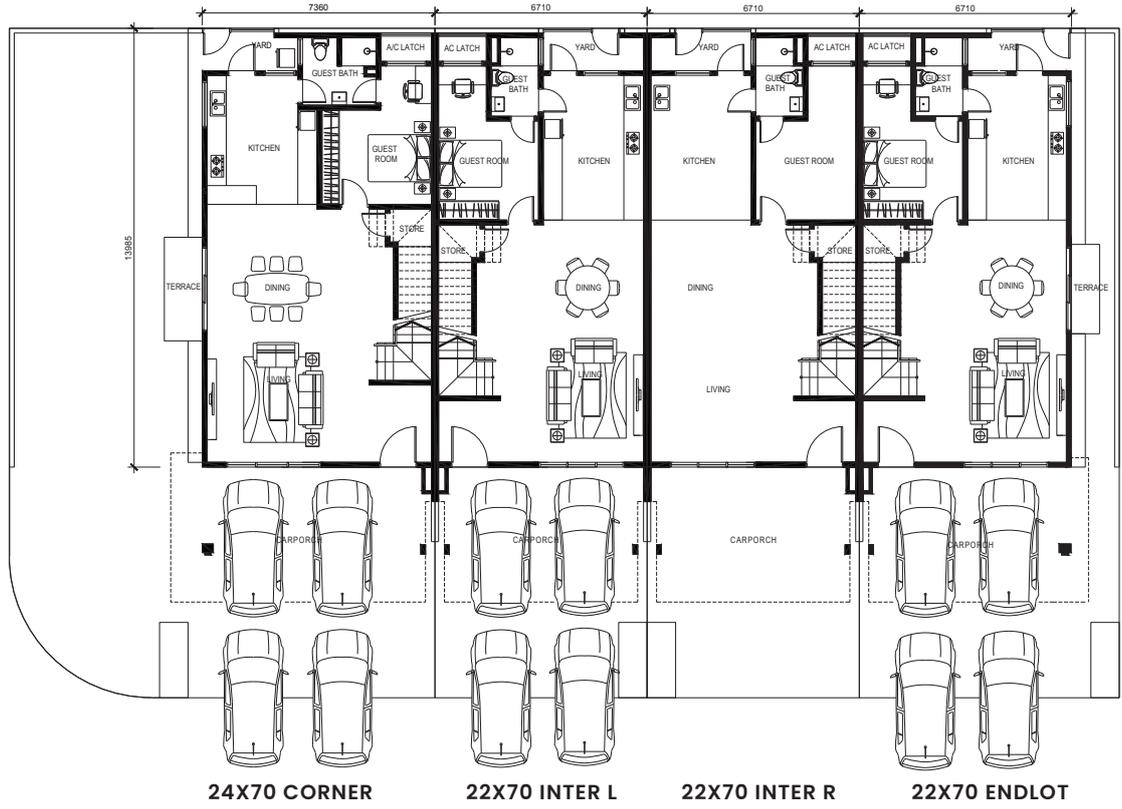
Linear garden backlane

DOUBLE-STOREY LINK HOUSE

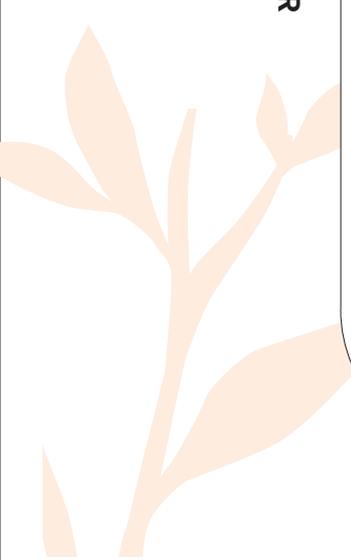
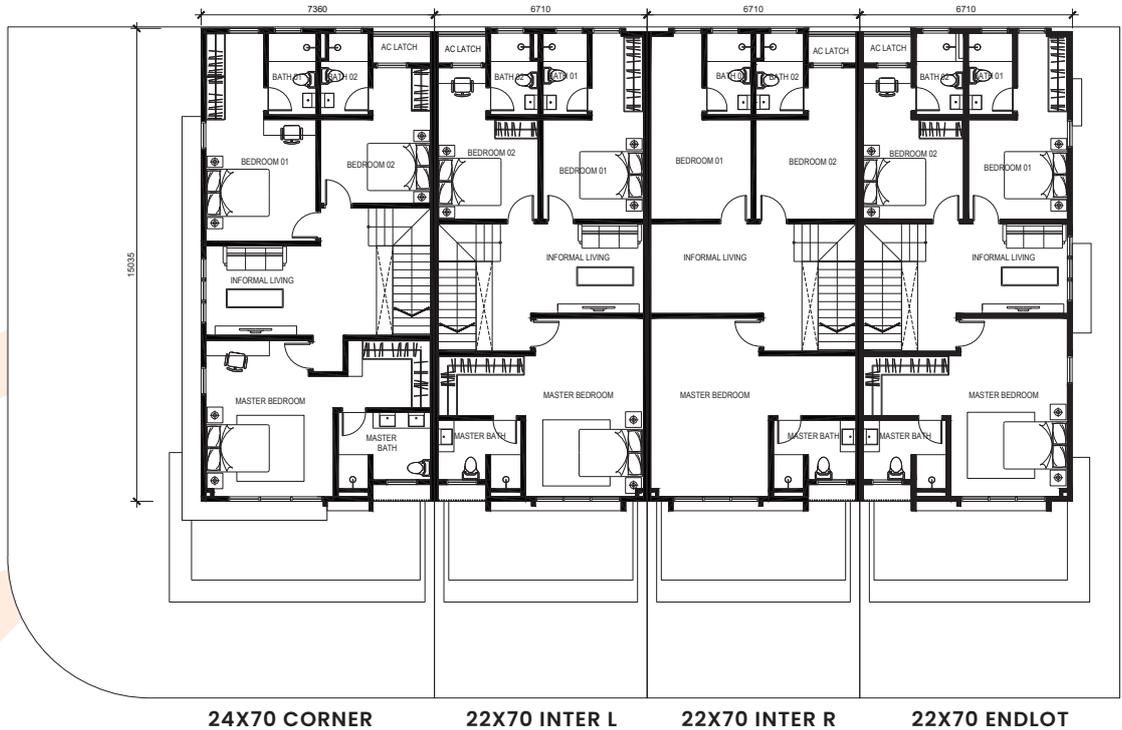
- 22 x 70 ● Intermediate // Built Up: 2351 sf.
- End Lot // Built Up: 2408 sf.
- 24 x 70 ● Corner // Built Up: 2665 sf.
- End Lot // Built Up: 2665 - 2775 sq ft

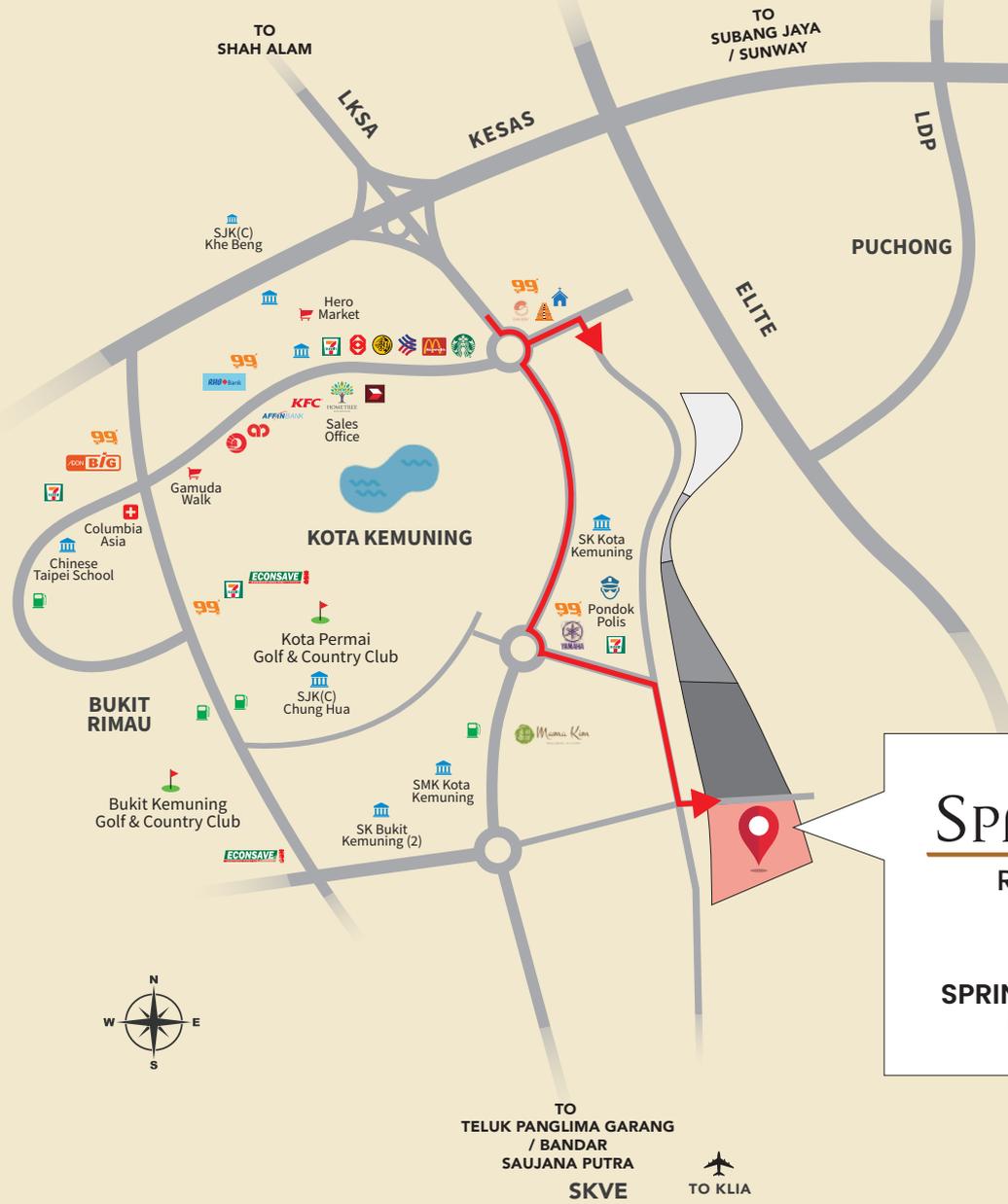


GROUND FLOOR



FIRST FLOOR





AMENITIES NEARBY
Around 5km radius

- Columbia Asia Hospital
- Kota Permai Golf and Country Club
- Banks
- Pejabat Pos Aeon Bukit Rimau
- Pondok Polis Kota Kemuning
- AEON BiG Bukit Rimau
- Hero Market
- 99 Speedmart
- Econsave Bukit Kemuning Greenville

EXCELLENT ACCESSIBILITY
Connected via major expressways:

- Shah Alam Expressway (KESAS)
- Kemuning-Shah Alam Highway (LKSA)
- North-South Expressway Central Link (ELITE)
- South Klang Valley Expressway (SKVE)

Springwood™

RESIDENCES



Springwood Residences Kota Kemuning

SPECIFICATION						SPECIFICATION					
		SEMI D	2Bx70 CORNER	22X70 END LOT	22X70 INTERMEDIATE			SEMI D	2Bx70 CORNER	22X70 END LOT	22X70 INTERMEDIATE
STRUCTURE	Reinforced Concrete	✓	✓	✓	✓	SANITARY FITTINGS	Water Closet (Unit)	5	4	4	4
WALLS	Reinforced Concrete Wall/Brick Wall	✓	✓	✓	✓		Bathroom (Unit)	1			
ROOFS	R.C Roof/Metal Roofing System	✓	✓	✓	✓		Basin (Unit)	6	5	4	4
CEILING FINISHES	Skim Coat/Plaster Ceiling	✓	✓	✓	✓		Shower Head (Unit)	7	4	4	4
DOORS	Main Entrance	✓	✓	✓	✓		Kitchen Sink (Unit)	1	1	1	1
	Others	✓	✓	✓	✓	FENCE	Brick Wall, Low Brick Wall, Plaster & Paint	✓	✓	✓	✓
	Aluminium Frame Glass Door	✓	✓	✓	✓		Metal Grill Gate	✓	✓	✓	✓
WINDOWS	Aluminium Frame Glass / Aluminium Louvres	✓	✓	✓	✓	EXTRA FEATURES	Rainwater Harvesting System	✓			
FLOORING	Carporch	✓	✓	✓	✓		Digital Lock Set for Main Entrance Door, Storage Hot Water for Masterbath	✓	✓	✓	✓
	Living, Dining	✓	✓	✓	✓	ELECTRICAL FITTINGS	Light Point	36	29	28	28
	Dry Kitchen	✓	✓	✓	✓		Fan Point	7	7	7	7
	Wet Kitchen	✓	✓	✓	✓		Power Point	28	26	26	23
	Kitchen	✓	✓	✓	✓		Air Con Point	7	7	7	7
	Yard/Store	✓	✓	✓	✓		Data Point	3	3	3	3
	Guest Room	✓	✓	✓	✓		Fibre Wall Socket	1	1	1	1
	Terrace	✓	✓	✓	✓		Telephone Point	2	2	2	2
	Staircase	✓	✓	✓	✓		Water Heater Point	4	4	4	4
	Master Bath	✓	✓	✓	✓		Electrical DB	1	1	1	1
	Baths	✓	✓	✓	✓		Doorbell Point	1	1	1	1
	Bedrooms	✓	✓	✓	✓	SECURITY					
	Informal Living	✓	✓	✓	✓	ALARM SYSTEM	Provided	✓	✓	✓	✓
WALL FINISHES	Master Bath	✓	✓	✓	✓	IRONMONGERY	Quality Lockset	✓	✓	✓	✓
	Baths	✓	✓	✓	✓	TURFING	Provided	✓	✓	✓	✓
	Kitchen	✓	✓	✓	✓	Note: The vendor shall at its own cost and expense 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					
	Dry Kitchen	✓	✓	✓	✓						
	Wet Kitchen	✓	✓	✓	✓						
	Internal	✓	✓	✓	✓						
	External	✓	✓	✓	✓						
	Weather-shield Paint, Brick Veneer, Fibre Cement Plank	✓	✓	✓	✓						
	Weather-shield Paint, Fibre Cement Plank	✓	✓	✓	✓						

BCB Development Sdn. Bhd. (493302-U) 199901018402 No. Lesen Pemijuan: 13053/04-2028/0551(A) Tempoh Sahn: 16/04/2023 sehingga 15/04/2028 • No. Permit Iklan: 13053-7/03-2028/0170(N)-S) Tempoh Sahn: 28/02/2025 sehingga 27/02/2028 • Jurutera Perunding: Ukur Sektor Sdn Bhd • Arkitek: Cool Frontier Sdn Bhd • Pihak Berkuasa yang Meluluskan Pelan: Majlis Bandaraya Shah Alam • No. Kelulusan Pelan Bangunan: MRSA/BGN/BB/600-3/2/95 • Hak Milik Tanah: Pajakan 99 Tahun (Berakhir 4 Julai 2112) • Seksatan Dan Kepentingan: Tanah ini boleh dipindahkan, dipajak, atau digadai setelah mendapat kebenaran pihak berkuasa negeri • Tarikh Dijangka Siap: Mac 2028 • Harga: 72 unit Rumah Berkembar 2 Tingkat RM1,824,000.00 (min.) - RM2,144,400.00 (maks.) 72 unit Rumah Teres 2 Tingkat RM999,700.00 (min.) - RM1,419,400.00 (maks.) • Jumlah Unit: 144 • Bebanan Tanah: UOB Bank, Johor Bahru * Tertakluk pada terma dan syarat.

T: 603-5525 5697, 603-5525 5899 / 017-876 0289 W: www.bcbhd.com.my

Lot 29, No 8, Jalan Anggerik Vanilla BE 31/BE, Seksyen 31, Kota Kemuning, 40460 Shah Alam, Selangor.

Daftar Syarikat: No. 48, 2nd & 3rd. Floor, Jalan Sentol, South Wing - Kluang Parade, 86000 Kluang, Johor E: 07-7760089



Disclaimer: 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. This information is not intended to form part of an offer or 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 the avoidance of doubt, the final terms, plans, layout, information, and specifications will be governed by the Sale and Purchase Agreement (SPA), and any discrepancies should be referred to the SPA for clarification.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

