



CANDELA

HOMES OF EXQUISITE LIVING



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CRAFTED BY
BENÉTON PROPERTIES GROUP

FOR LIFE TO **THRIVE**

让生活升华

Candela is designed around the fundamentals of bringing life-inducing elements into the house - primarily, sunlight. The stairs and lightwell are essentially one and the same innovative twist that allows natural light to penetrate through the roof into both floors of this traditional terrace.

The roof profile on the exterior also has an ingenious surprise to it. It is intentionally crafted with a subtle incline, thereby creating a contemporary shade that is architecturally distinct yet functional, further enhancing the modern outlook of the house.

The light and energy of the sun is always within your house; whilst the greens around the neighbourhood offers you and your loved ones plenty fresh air every time you step out of your home. Life, can only thrive under such favorable circumstances.



A SANCTUARY OF EXQUISITE LIVING

品味生活的秘境

Open floor plan is the order of the day on the ground floor, thereby creating a flexible space for living and dining. At the upper level just underneath the lightwell, you will find a wide corridor separating the two bedrooms and the master bedroom, creating an ample private family space.



METICULOUS CRAFTSMANSHIP

精心精湛的工艺

Every square feet of Candela has been laid down with the utmost care and consideration.

The drainage and underground utility cabling are concealed for better safety and hygiene. The optimal acoustic and thermal comfort are also accomplished with the insulated metal roof system.

Candela is equipped with 3-phase electricity power supply to meet the needs of a modern family. If you are passionate about going green in your daily commute, you will appreciate the power point conveniently placed at the car porch suitable for electric vehicle charging.

In other words, Candela is designed to be future-proof.



CONDUCTIVE LIVING ENVIRONMENT

生气十足的环境

Located at the foothills of the Bukit Sungai Putih Forest Reserve, Candela is nestled within the exclusive freehold development of Suria Residen, with a remarkable low density of only seven units per acre.

Coupled with the safety and security of being within a guarded community, Candela's high ground location and serene environment offers a neighbourhood conducive for your family to thrive.



AMPLE GROWING SPACE

优裕舒适的空间

Be spoilt for space at Candela. The study room provides a versatile space that also doubles up as a home office or playroom. The wide, column-free car porch allows for another family car under shade should the need arise.

Spacious wet and dry kitchens make it possible for the entire family to join in the fun of meal preparation. Every bedroom comes with ensuite bathroom to ensure everyone will have privacy for elegant living.



SUSTAINABLE LIVING DESIGN

凝聚朝气的的设计

The smart design of Candela, made possible through the utilisation of contemporary architectural elements, coupled with a practical layout that gives rise to the possibility of flexible multigenerational living.

Inspired by nature and sustainability, Candela aspires to create a perfect home by incorporating green approach such as natural lighting and ventilation.



SITE PLAN



LEGEND

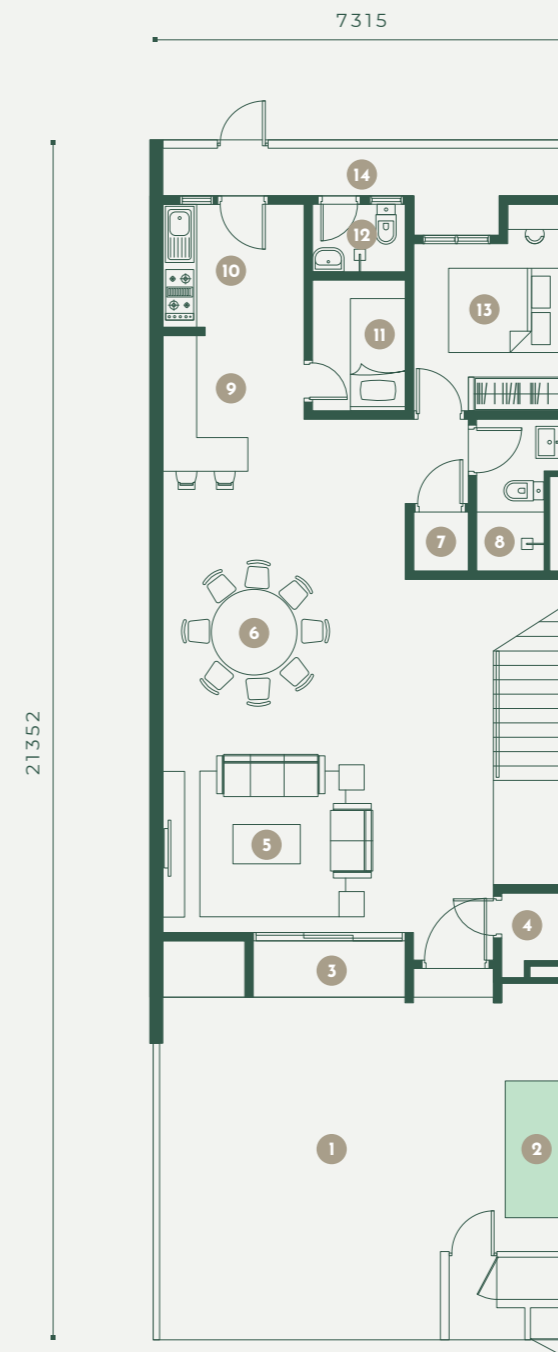
- 2-Storey Superlink Home (Corner Unit)
- 2-Storey Superlink Home (Intermediate Unit)
- 2-Storey Superlink Home (End Unit)
- Completed Home
- 1** Guard House
- 2** Central Facilities Area
 - Playground
 - Swimming Pool
 - Wading Pool
 - Changing Room
 - Gymnasium
 - Barbeque Pit
- 3** Retention Pond

TYPE

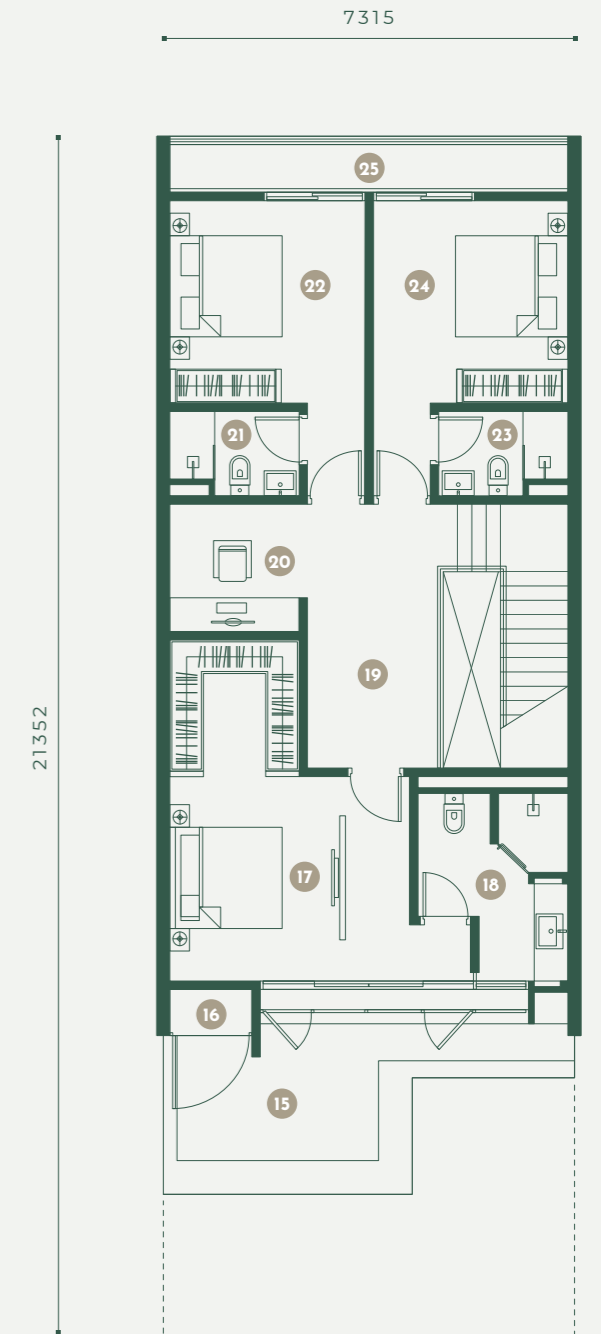
1

INTERMEDIATE UNIT

| | |
|------------------|---------------|
| NO. OF BEDROOMS | 4+1 |
| NO. OF BATHROOMS | 5 |
| LOT SIZE | 24' x 70' |
| BUILT-UP AREA | 2,560 SQ. FT. |



GROUND FLOOR

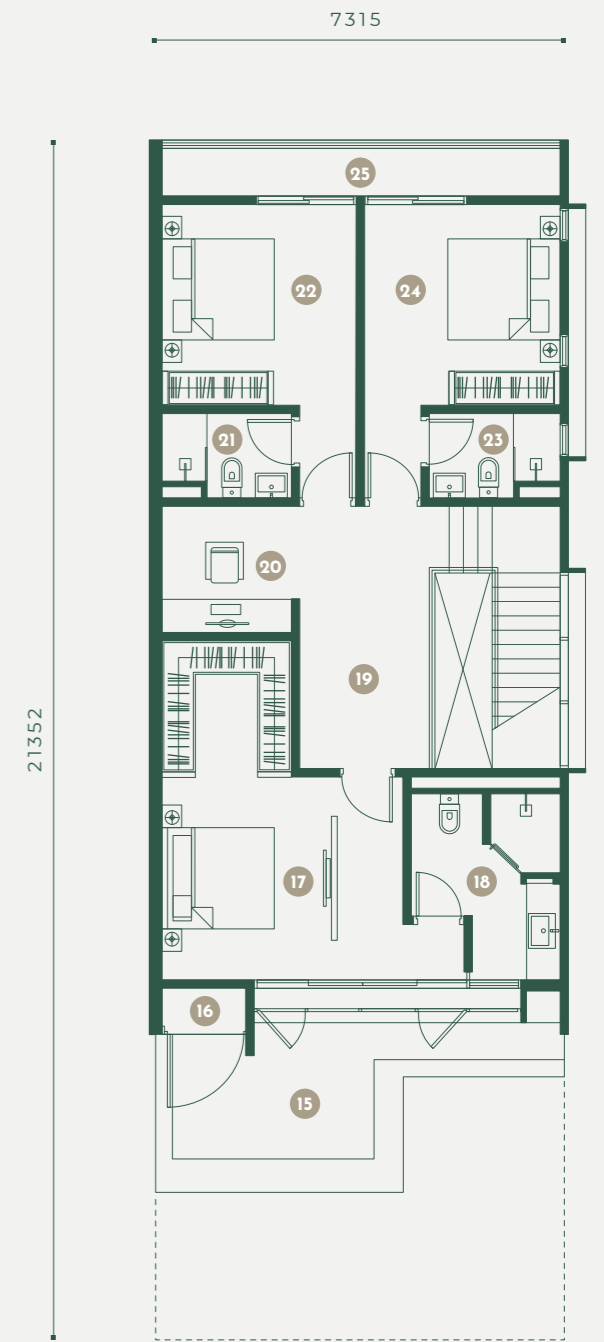
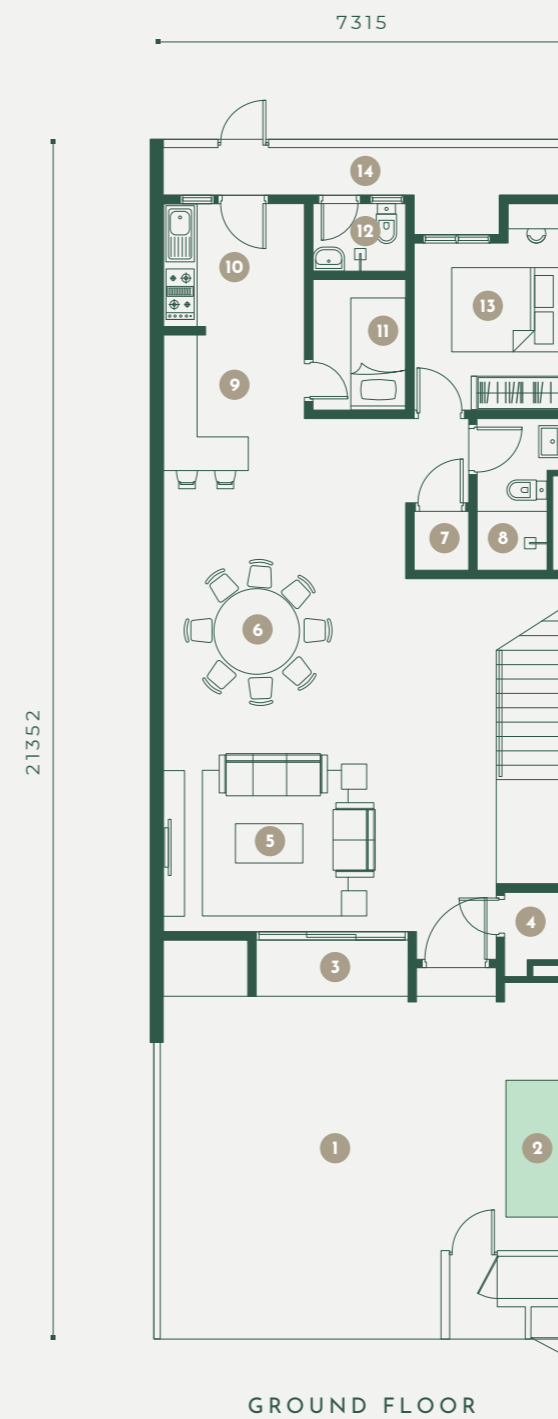


FIRST FLOOR

- | | |
|-----------------|--------------------|
| 1. Car Porch | 14. Yard |
| 2. Turfing | 15. Roof |
| 3. Terrace | 16. A/C Ledge |
| 4. Utility | 17. Master Bedroom |
| 5. Living | 18. Master Bath |
| 6. Dining | 19. Family Area |
| 7. Store 1 | 20. Study Room |
| 8. Bath 1 | 21. Bath 2 |
| 9. Dry Kitchen | 22. Bedroom 2 |
| 10. Wet Kitchen | 23. Bath 3 |
| 11. Store 2 | 24. Bedroom 3 |
| 12. Bath 5 | 25. Balcony |
| 13. Guest Room | |

TYPE 2A END UNIT

| | |
|------------------|---------------|
| NO. OF BEDROOMS | 4+1 |
| NO. OF BATHROOMS | 5 |
| LOT SIZE | 24' x 70' |
| BUILT-UP AREA | 2,584 SQ. FT. |

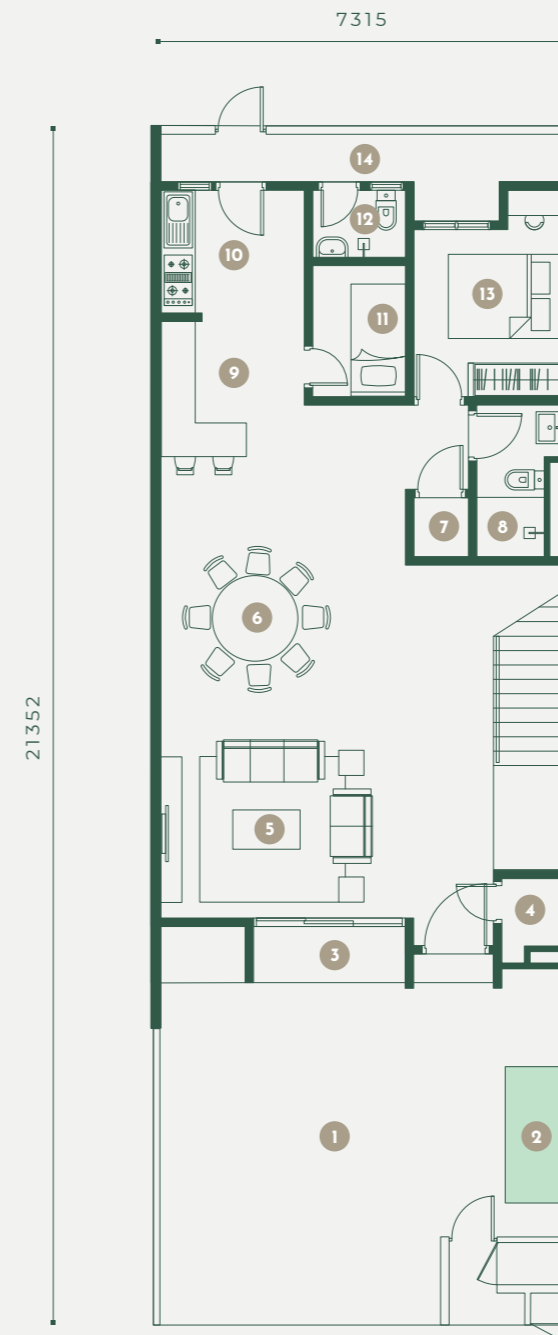


- | | |
|-----------------|--------------------|
| 1. Car Porch | 14. Yard |
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| 11. Store 2 | 24. Bedroom 3 |
| 12. Bath 5 | 25. Balcony |
| 13. Guest Room | |

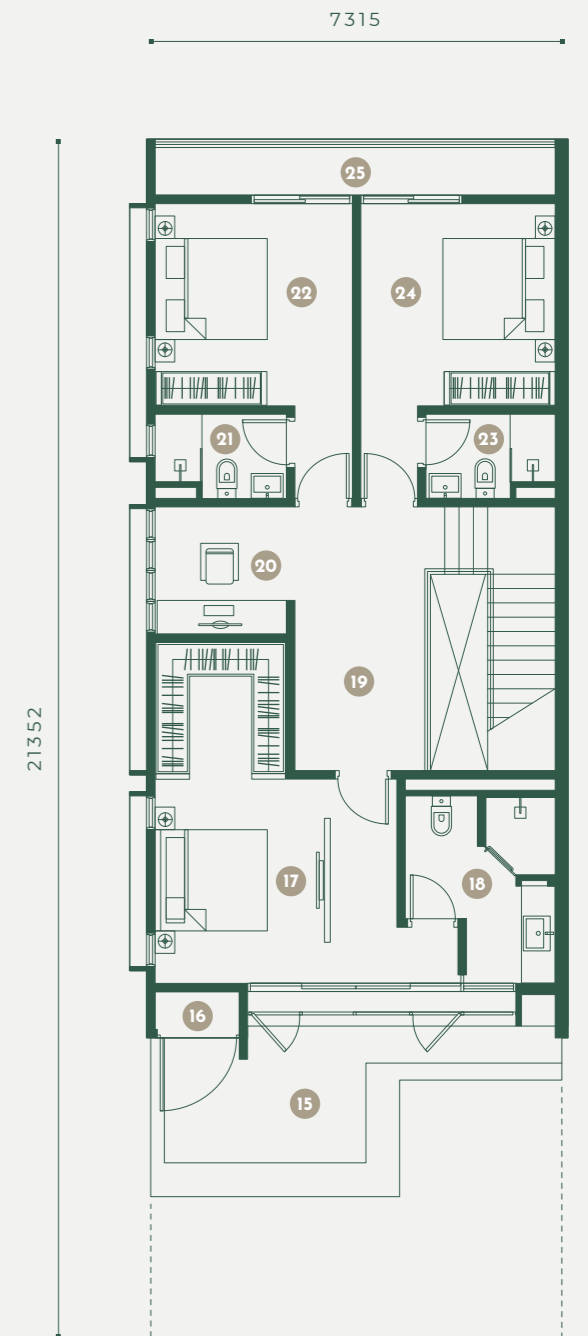
TYPE 2B

END UNIT

| | |
|------------------|---------------|
| NO. OF BEDROOMS | 4+1 |
| NO. OF BATHROOMS | 5 |
| LOT SIZE | 24' x 70' |
| BUILT-UP AREA | 2,583 SQ. FT. |



GROUND FLOOR



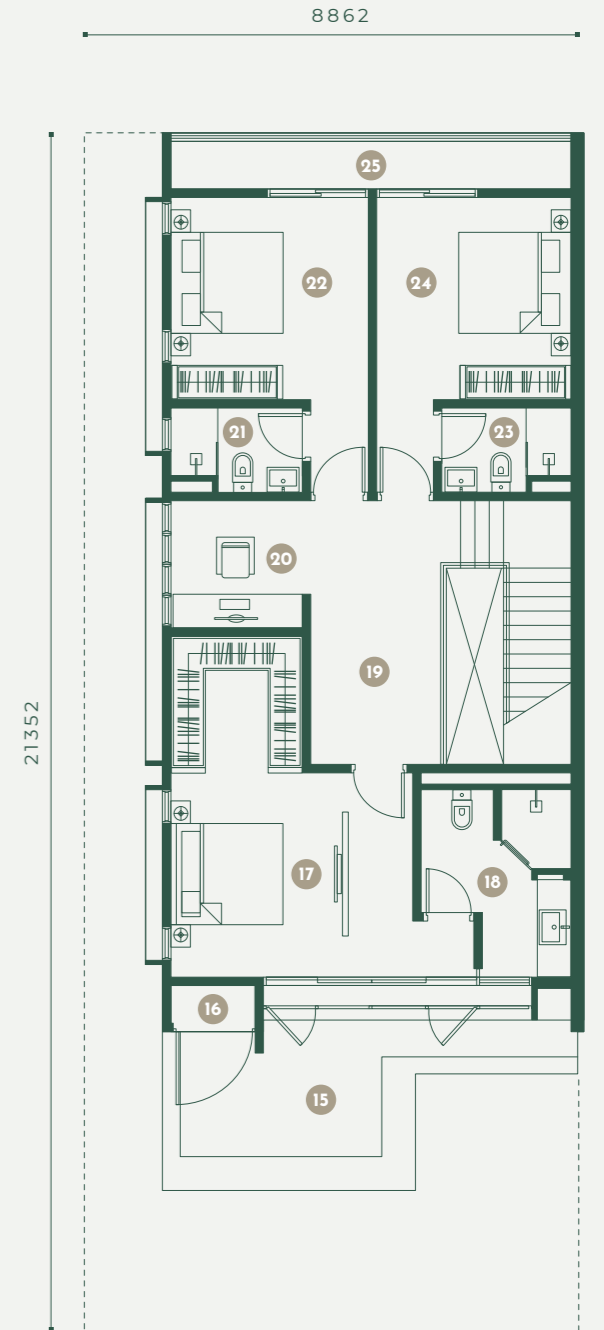
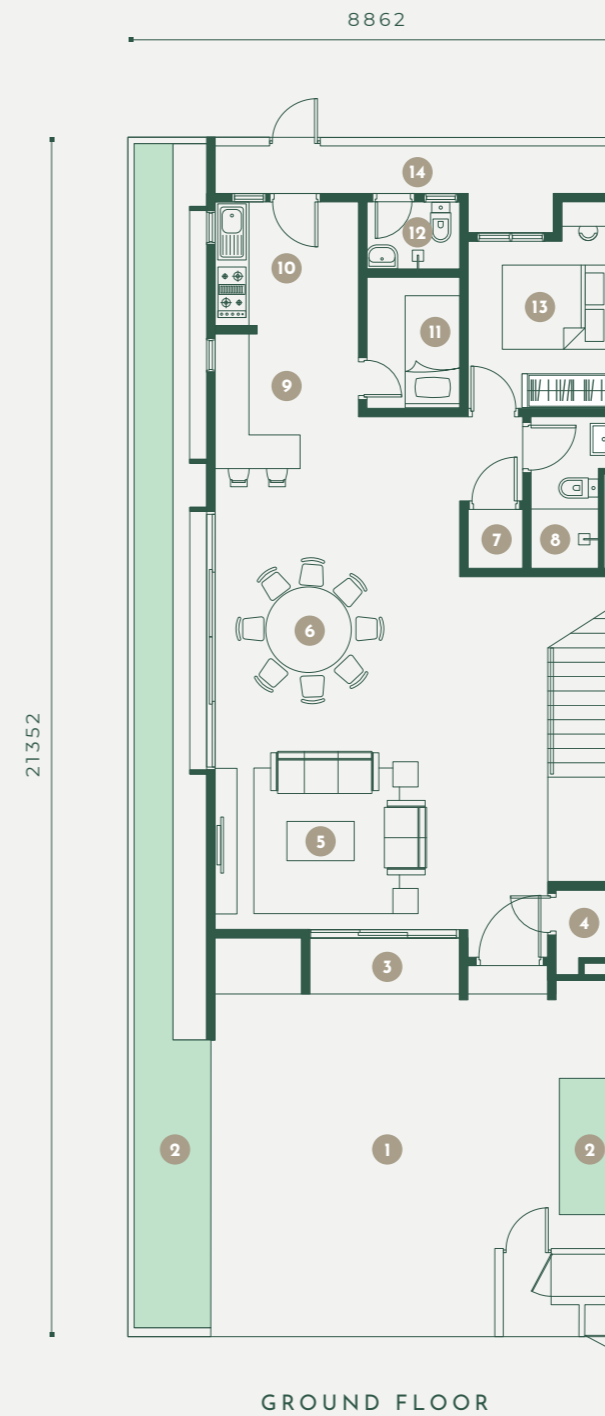
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- | | |
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| 10. Wet Kitchen | 23. Bath 3 |
| 11. Store 2 | 24. Bedroom 3 |
| 12. Bath 5 | 25. Balcony |
| 13. Guest Room | |

TYPE 3A

CORNER UNIT

| | |
|------------------|---------------|
| NO. OF BEDROOMS | 4+1 |
| NO. OF BATHROOMS | 5 |
| LOT SIZE | 29' x 70' |
| BUILT-UP AREA | 2,583 SQ. FT. |

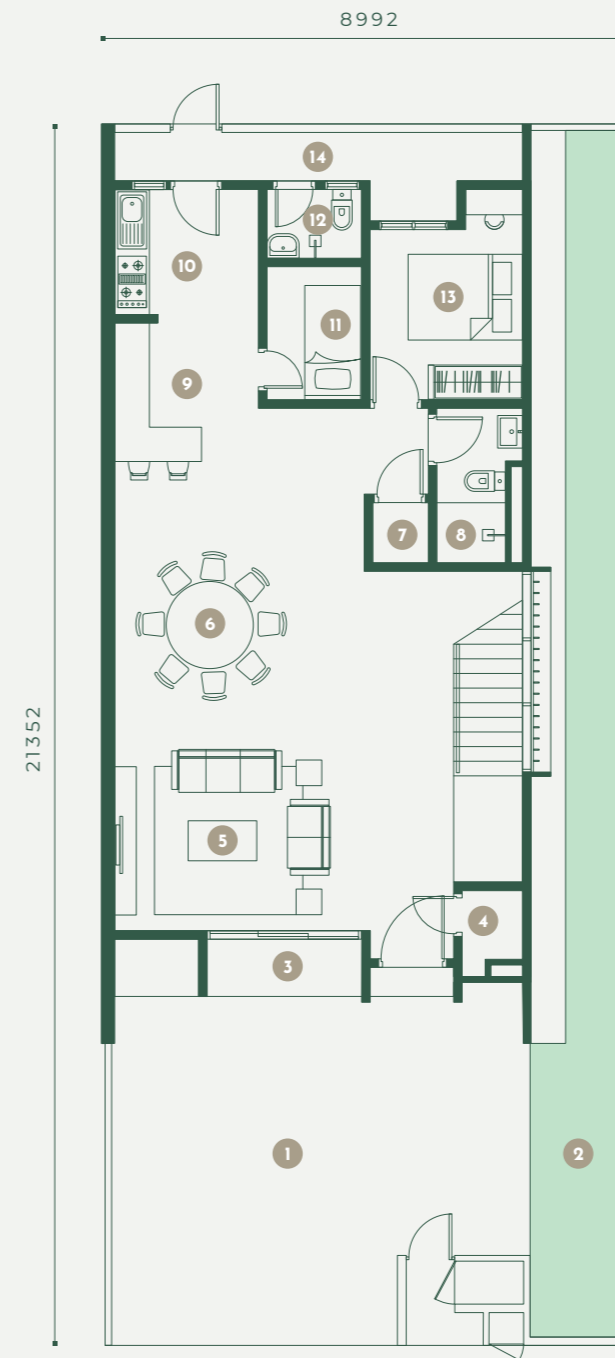


- | | |
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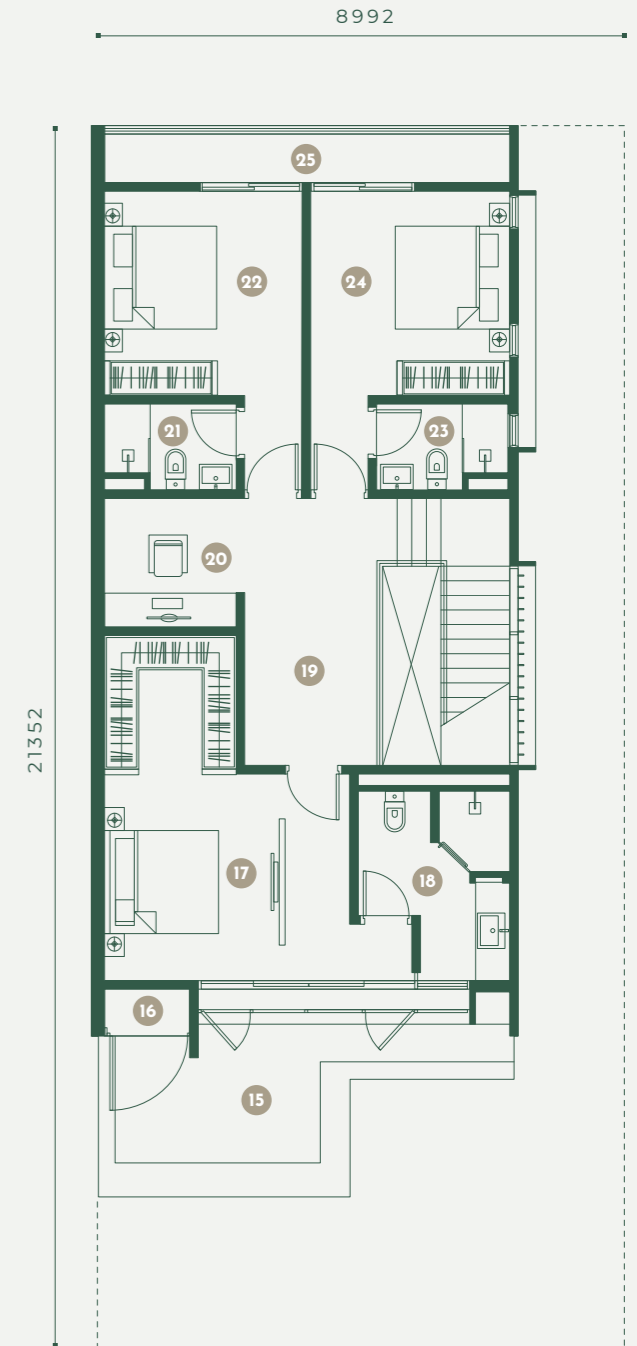
TYPE 3B

CORNER UNIT

| | |
|------------------|---------------|
| NO. OF BEDROOMS | 4+1 |
| NO. OF BATHROOMS | 5 |
| LOT SIZE | 29.5' x 70' |
| BUILT-UP AREA | 2,584 SQ. FT. |



GROUND FLOOR



FIRST FLOOR

- | | |
|-----------------|--------------------|
| 1. Car Porch | 14. Yard |
| 2. Turfing | 15. Roof |
| 3. Terrace | 16. A/C Ledge |
| 4. Utility | 17. Master Bedroom |
| 5. Living | 18. Master Bath |
| 6. Dining | 19. Family Area |
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| 13. Guest Room | |

SPECIFICATIONS

| | | | | | | |
|---|---|--|-----------|-----------|-----------|-----------|
| Structure | Reinforced Concrete | | | | | |
| Wall | Masonry / Wall Panel | | | | | |
| Roofing covering | Metal Deck Roof / Reinforced Concrete Flat Roof / Polycarbonate Sheet | | | | | |
| Roof framing | Metal Framing | | | | | |
| Ceiling | Skim Coat and Paint / Plasterboard | | | | | |
| Windows | Aluminium Frame Glass Panel | | | | | |
| Doors | Main Entrance | – Engineered Timber Door | | | | |
| | Others | – Flush Door / Louvred Door / Metal Grille Door / Aluminium Frame Sliding Glass Door | | | | |
| Ironmongery | Quality Locksets and Accessories | | | | | |
| Wall finishes | Kitchen | – Quality Tiles Up to 1.5m Height / Plaster and Paint | | | | |
| | Bath 1 / Bath 2 / Bath 3 / Master Bath | – Quality Tiles Up to Ceiling Height or 3.0m Height (whichever lower) | | | | |
| | Bath 5 | – Quality Tiles Up to 1.8m Height | | | | |
| | Refuse Compartment | – Quality Tiles / Plaster and Paint | | | | |
| | Internal / External / Others | – Plaster and Paint | | | | |
| Floor finishes | Living / Dining / Staircase / Family Area / Study Room / Bedroom 2 / Bedroom 3 / Master Bedroom | – Laminated Flooring | | | | |
| | Kitchen / Utility / Store / Terrace / Refuse Compartment / Guest Bedroom / All Bathrooms | – Quality Tiles | | | | |
| | Car Porch / Yard / Ledge / Balcony | – Concrete Imprint | | | | |
| | Others | – Cement Render | | | | |
| Sanitary and plumbing fittings | Item | Type / Quantity | | | | |
| | | 1 | 2A | 2B | 3A | 3B |
| | Kitchen Sink with Tap | 1 | 1 | 1 | 1 | 1 |
| | Wash Basin with Tap | 5 | 5 | 5 | 5 | 5 |
| | Water Closet | 5 | 5 | 5 | 5 | 5 |
| | Toilet Roll Holder | 5 | 5 | 5 | 5 | 5 |
| | Shower Rose | 5 | 5 | 5 | 5 | 5 |
| | Bib Tap | 5 | 5 | 5 | 5 | 5 |
| | Garden Tap | 1 | 1 | 1 | 1 | 1 |
| | Laundry Tap | 1 | 1 | 1 | 1 | 1 |
| Electrical installation | Item | Type / Quantity | | | | |
| | | 1 | 2A | 2B | 3A | 3B |
| | Lighting Point | 40 | 40 | 40 | 40 | 40 |
| | Power Point | 33 | 33 | 33 | 32 | 33 |
| | Fan Point | 8 | 8 | 8 | 8 | 8 |
| | Kitchen Hob Power Point | 1 | 1 | 1 | 1 | 1 |
| | Kitchen Hood Power Point | 1 | 1 | 1 | 1 | 1 |
| | Air-Conditioning Power Point (with Drain Pipe) | 5 | 5 | 5 | 5 | 5 |
| | Water Heater Power Point | 4 | 4 | 4 | 4 | 4 |
| | Booster Pump Power Point | 1 | 1 | 1 | 1 | 1 |
| | TV Point | 3 | 3 | 3 | 3 | 3 |
| | Data Point | 6 | 6 | 6 | 6 | 6 |
| | Telephone Point | 2 | 2 | 2 | 2 | 2 |
| | Auto Gate Point | 1 | 1 | 1 | 1 | 1 |
| | Door Bell Point | 1 | 1 | 1 | 1 | 1 |
| Internal telecommunication trunking and cabling | Provided | | | | | |
| Fencing | Masonry / Metal Fencing | | | | | |
| Turfing | Provided | | | | | |
| Miscellaneous | Letter Box, Refuse Compartment & TNB Meter Compartment | | | | | |

LOCATION MAP



EDUCATIONAL INSTITUTES

1. Cempaka International School
2. Oxburgh International School
3. Beaconhouse Newlands International School
4. Sri Sempurna International School
5. UCSI International School
6. UCSI University
7. SJKC Batu 9 Cheras
8. SJKC Taman Connaught
9. SK Taman Puteri
10. SK Taman Cuepacs
11. SK Taman Segar
12. SK Taman Bukit Teratai
13. SMK Taman Seraya
14. SMK Taman Connaught
15. SMK Cheras
16. SMK Cheras Perdana

MALLS & GROCERS

1. NSK Trade City Batu 9
2. Cheras Leisure Mall
3. Cheras Sentral Mall
4. EkoCheras Mall
5. BMC Mall
6. Econsave Segar Perdana
7. Econsave Alam Jaya
8. Suntex Market & Community Hall
9. Aeon Big
10. Aeon Cheras Selatan
11. NSK Balakong
12. TF Value Mart
13. Mines 2
14. Lotus's Cheras
15. Viva Shopping Mall

SPORT CENTRES

1. Bubble Sports Complex
2. The Challenger Sports Centre

MEDICAL CENTRES

1. UKM Medical Centre
2. Pantai Hospital Cheras
3. Cheras Rehabilitation Hospital
4. Cheras 9th Mile Health Clinic
5. Columbia Asia Hospital Cheras



Scan for location

Established in 1975, the privately-owned Benéton Properties Group is a leading developer and designer of avant-garde residential and commercial properties. We are acknowledged for our sensitive and innovative approach to the art of property development. As a key player in our industry, we aspire to be more than a developer.

Rather, our objective is to be a partner in helping owners to create their dream home and state-of-the-art commercial buildings, through enhanced services and practical, well-thought-out designs that are created in close cooperation with our internationally acclaimed consultants. We are an international property developer and investment company with a significant presence in Malaysia, United Kingdom and Australia.

AWARDS

Over the years, developments by Benéton Properties Group have evolved into landmarks in their own right. Such achievements are a reflection of our carefully nurtured growth from strength to strength. Some of our accolades include:

2021 EdgeProp-ILAM Malaysia's Sustainable Landscape Awards
(Landscape Design, Gold) for Irama Wangsa

2014 FIABCI Malaysia Property Award for Building of the Year
(Residential, High Rise) for Rhombus

2013 Malaysia Institute of Architects Gold Award
(Multiple Residential, High Rise) for Rhombus

2008 Malaysia Institute of Architects Award for Architectural Excellence
(Residential, High Rise) for 2 Hampshire

2007 FIABCI Malaysia Property Award for Building of the Year
(Residential, High Rise) for Stonor Park



OUR DEVELOPMENTS



RHOMBUS, BANGSAR, KL



ZHAMPSHIRE, KLCC



PRESTIJ, KOTA DAMANSARA

STONOR PARK, KLCC

- 2019 – IRAMA WANGSA, WANGSA MAJU, KL
- 2014 – PRESTIJ, KOTA DAMANSARA
- 2011 – RHOMBUS, BANGSAR, KL
- 2009 – BANGSAR PEAK, BANGSAR, KL
- 2008 – VIVA RESIDENCY, JALAN IPOH, KL
- 2008 – ZHAMPSHIRE, KLCC
- 2006 – STONOR PARK, KLCC
- 2006 – PRIMA VILLA, TAMAN MELAWATI, KL
- 2005 – PRIMA COURT, TAMAN MELAWATI, KL
- 2003 – PRIMA UKAY, TAMAN MELAWATI, KL
- 2003 – TAMAN TAMPOI INDAH II, JOHOR
- 1999 – MENARA PERKESO, JALAN AMPANG, KL
- 1996 – MENARA CHAN, KLCC
- 1992 – DESA ALPHA, JALAN IPOH, KL



IRAMA WANGSA, WANGSA MAJU, KL

SUSTAIN VISIONS SDN BHD (199821-U)

(A member of Benéton Properties Group)

Level 18, Menara Chan, 138 Jalan Ampang, 50450 Kuala Lumpur

T +603 2715 1166 **F** +603 2715 6777

Developer: Sustain Visions Sdn Bhd (199821-U) | Address: Level 18, Menara Chan, 138 Jalan Ampang, 50450 Kuala Lumpur | Tel: 03-2715 1166 | Developer's License No.:30345/01-2028/0022(N)
Validity Period:14/01/2023 – 13/01/2028 | Advertisement and Sale Permit No.: 30345-1/04-2025/0452(N)-(L) | Validity Period:15/04/2023 – 14/04/2025 | Approving Authority: Majlis Perbandaran
Kajang | Building Plan Reference No.: MPKj 6/P/11/2022 | Expected Date of Completion: April 2025 | Land Tenure: Freehold | Land Encumbrances: Nil | Restriction In Interest: Nil | Type of
Property: 2-Storey Terrace House | No. of Units: 25 | Selling Price: RM1,199,000.00 (Min.) – RM1,426,000.00 (Max.) | Bumiputera Discount: 7%

Disclaimer: All information contained here (including figures, specifications, plan measurement 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 or contract. All images, pictures, plans and illustrations are artist's impressions only and may be subjected to changes. Any dispute arising therein shall not be the subject matter of any claims for damages, compensation and/ or whatsoever. Whilst every reasonable care has been taken in preparing this information, the developer cannot be held liable for any variation or inaccuracy.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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properties



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