



**A NURTURING  
HOME *for* ALL**

**FREEHOLD**

**SUPERLINK TERRACE**

**CLUSTER SEMI-D**





“OUR HOME  
is WHERE  
OUR  
HEARTS *are*  
HAPPIEST.”

Nestled on 4.14 acres of freehold land, Dahlia Bukit Puchong is ideal for the modern, multi-generational household.

Low-density enclave of just 43 units, fostering an intimate sense of community and family togetherness.

Dahlia welcomes you to a living experience like no other.



Artist impression only



“MY SPACIOUS LANDED HOME *is the BEST INVESTMENT I’VE MADE.*”

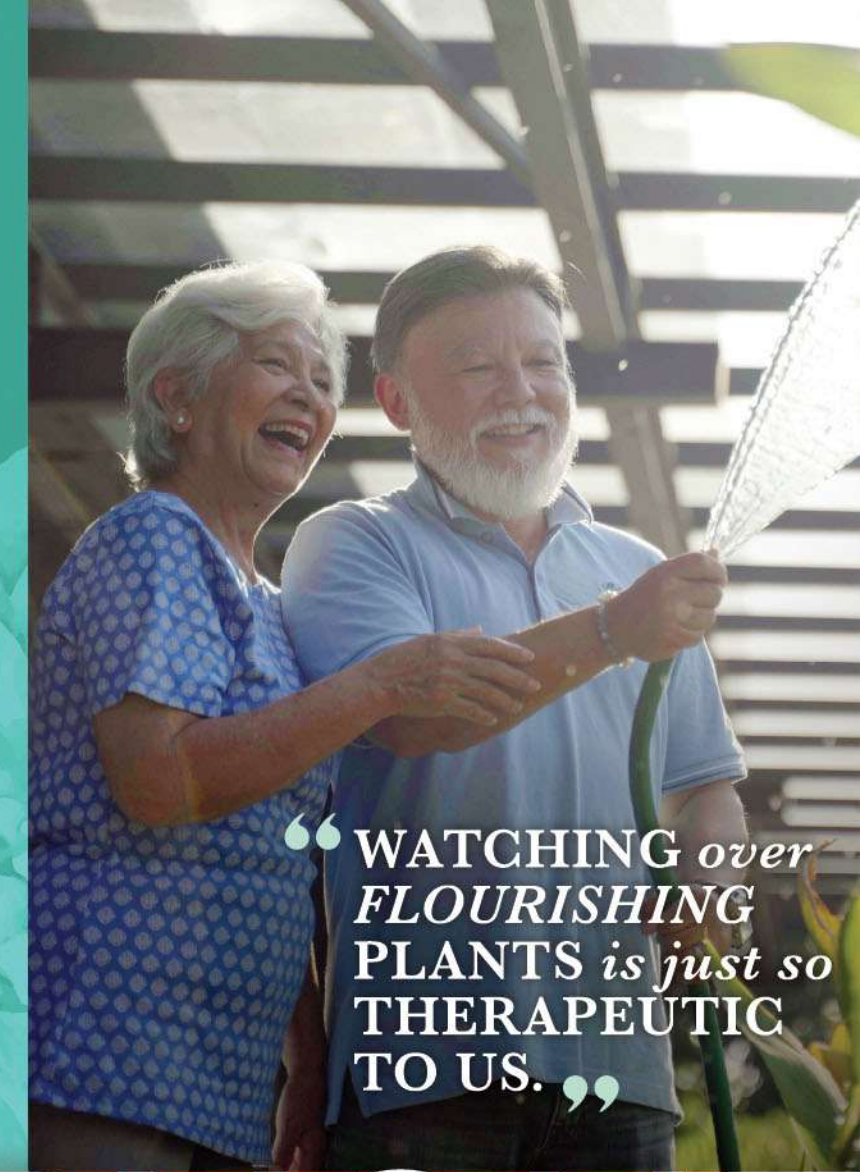


### FIND PEACE IN PRACTICAL SPACES

-  Wider porch for 2 to 3 cars
-  Spacious homes for family needs
-  Expansive, connected and open floor plans
-  Peaceful ambiance with ample natural light

### COMFORT & CONVENIENCE UNDER ONE ROOF

-  Ground floor bedroom with ensuite bathroom
-  Land to curate an alfresco patio
-  Serene parkside walking pathways
-  Park with pocket garden for medicinal plants



“WATCHING *over FLOURISHING PLANTS is just so THERAPEUTIC TO US.*”

# A PLACE *for* EVERYONE

### A WORLD OF VIBRANCE CENTRED ON YOU

-  Proximity to life-enriching amenities
-  Variety of urban commercial outlets
-  Seamless connectivity via roads and highways
-  Abundance of nearby conveniences

“THE MATURE SURROUNDING AMENITIES *make DAILY LIFE a JOY.*”

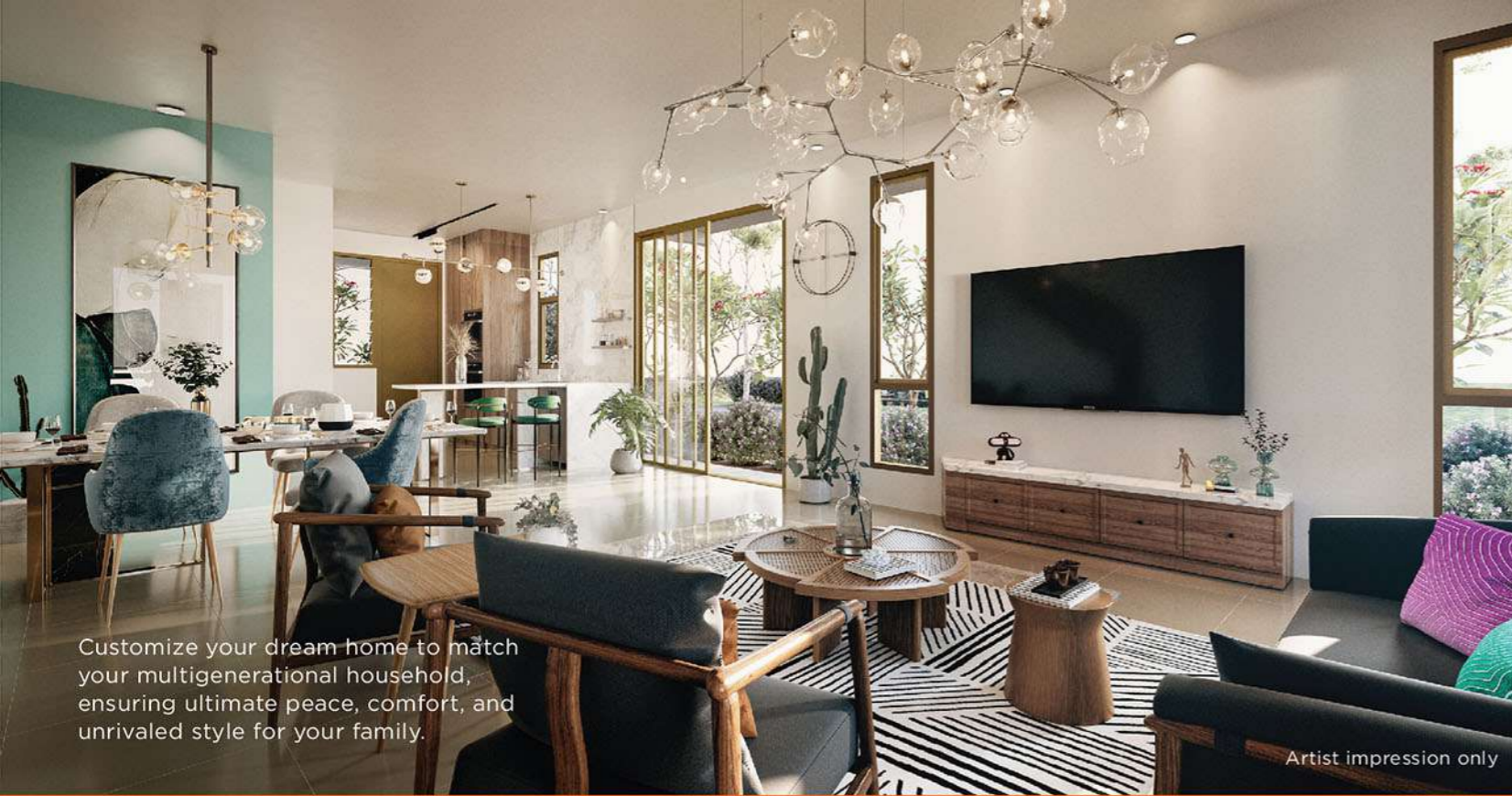


“MOMMY *says i learn at the BEST SCHOOL in the NEIGHBOURHOOD.*”

### GIVE THEM THE BEST START IN LIFE

-  Spaces that inspire creativity
-  More room to play, indoors and outdoors
-  Pristine environment for happy and healthy growing
-  Walking distance to acclaimed international school





Customize your dream home to match your multigenerational household, ensuring ultimate peace, comfort, and unrivaled style for your family.

Artist impression only

## SITE PLAN



- 2-STOREY SUPERLINK TERRACE
- TYPE A/A(M) INTERMEDIATE
- TYPE A2 END LOT
- TYPE A1 END LOT
- 2-STOREY CLUSTER SEMI-D
- TYPE B/B(M) INTERMEDIATE
- TYPE B1 CORNER LOT
- TYPE B2 END LOT
- TYPE C/C(M) INTERMEDIATE
- TYPE C1 CORNER LOT
- TYPE C2 END LOT



FREEHOLD LANDED WITH INDIVIDUAL TITLE



LOW DENSITY ONLY 43 UNITS



UNIQUELY WIDE FRONTAGE



NEXT TO ACCLAIMED INTERNATIONAL SCHOOL



GROWING TOWNSHIP OF BUKIT PUCHONG



ENERGY EFFICIENT & OPTIMIZED THERMAL COMFORT



SPACIOUS MULTI-GENERATIONAL LIVING



MODERN TROPICAL ARCHITECTURE



Bring the outdoors inside and immerse yourself in the embrace of vast, open spaces adorned with timeless modern-tropical designs.

Artist impression only



Nurture your very own private oasis, tailored to family-bonding activities in restful pockets of peace—perfect for playtime or a moment's pause.

Artist impression only





Artist impression only

# CLUSTER SEMI-D

4 Bedrooms 4 Bathrooms

TYPE B / B(M) / B1 / B2 / C / C(M) / C1 / C2

LOT SIZE

36' X 65'  
INTERMEDIATE

49' 10" X 65' / 51' X 65'  
CORNER

41' X 65'  
END LOT

BUILT-UP AREA

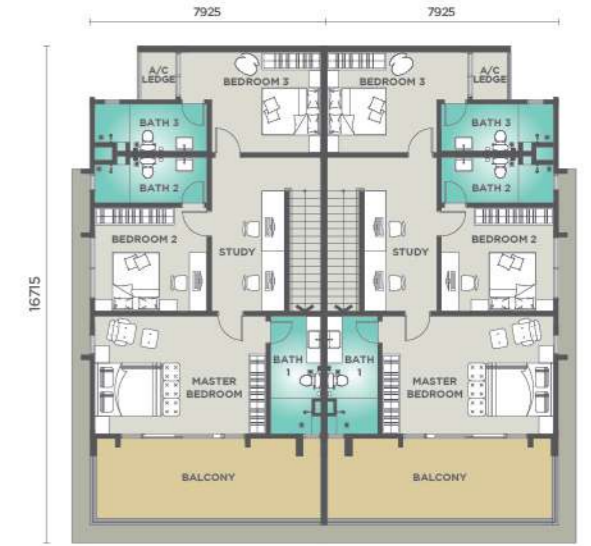
2,830 SQFT

Dahlia's two-storey cluster homes are the perfect choice for sizable families to indulge in luxurious urban living. This collection features a uniquely wide frontage, which gives the homes a welcoming and impressive quality.

## FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

## SPECIFICATION

Structure	Reinforced Concrete
Wall	Brickwall / Lightweight Block*
Roof	Roof Tiles / Concrete Roof*
Ceiling	Skim Coated Finish / Ceiling Board*
Windows	Aluminium Frame Window
Doors	Main Door: Timber Other Doors: Timber / Aluminium with Glass / Aluminium Door*
Ironmongery	Locksets with Accessories
Wall Finishes	Kitchen: Tiles / Plaster and Paint Master Bedroom / Bedroom 2, 3 & 4: Plaster and Paint Yard / Living / Dining: Plaster and Paint Master Bath / Bathrooms: Tiles

\*To Where Applicable

Floor Finishes	Master Bedroom / Bedroom 2 & 3 / Study Area / Staircase	Timber Laminated
	Living / Dining / Bedroom 4 / Master Bath / Bathrooms / Kitchen / Yard / Terrace / Balcony / Car Porch	Tiles
	Apron / Utility / AC Ledges	Cement Render
Sanitary & Plumbing Fittings	Bathrooms	Wash Basin, Water Closet, Shower, Tap, Toilet Roll Holder
Electrical Installation	Lighting Point	24 nos
	13A Power Point	22 nos
	15A Power Point	1 no
	Door Bell Point	1 no
	Air Cond Point	6 nos
	Water Heater Point	4 nos
	Ceiling Fan Point	5 nos
	Fibre Wall Socket / Termination	1 no
	SMATV Outlet	1 no
	Electrical Distribution Board	1 no





Artist impression only

# SUPERLINK TERRACE

4 Bedrooms 4 Bathrooms

TYPE A / A(M) / A1 / A2

LOT SIZE

26' X 66'  
INTERMEDIATE

36' X 66'  
END LOT

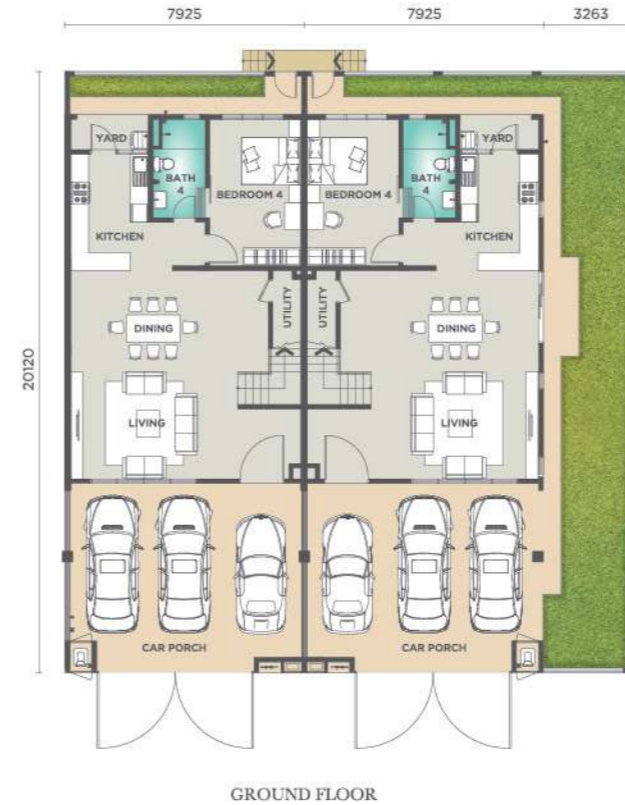
BUILT-UP AREA

2,520 SQFT  
INTERMEDIATE

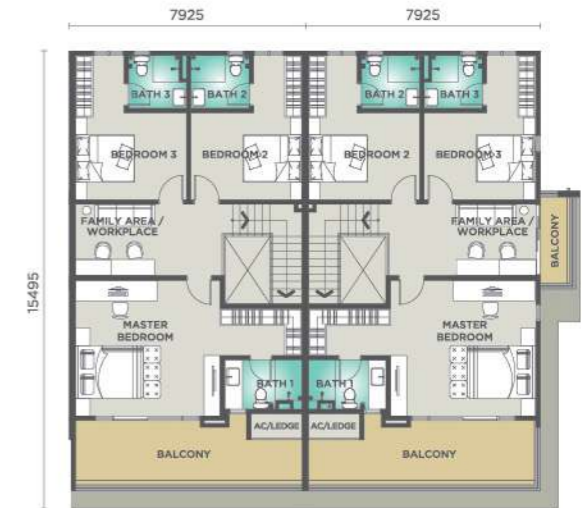
2,636 SQFT  
END LOT

The two-storey superlink terraced homes bring design and composition to the everyday contemporary lifestyle. Generous living halls and bedrooms make multigenerational living not only possible, but a hallmark of the enclave.

## FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

### SPECIFICATION

Structure	Reinforced Concrete
Wall	Brickwall / Lightweight Block*
Roof	Roof Tiles / Concrete Roof*
Ceiling	Skim Coated Finish / Ceiling Board*
Windows	Aluminium Frame Window
Doors	Main Door: Timber Other Doors: Timber / Aluminium with Glass / Aluminium Door*
Ironmongery	Locksets with Accessories
Wall Finishes	Kitchen: Tiles / Plaster and Paint Master Bedroom / Bedrooms / Family Area / Yard / Living / Dining: Plaster and Paint Master Bath / Bathrooms: Tiles

\*To Where Applicable

Floor Finishes	Master Bedroom / Bedrooms / Family Area / Living / Dining / Master Bath / Bathrooms / Kitchen / Yard / Terrace / Balcony / Car Porch / Staircase	Tiles
	Apron / Utility / AC Ledges	Cement Render
Sanitary & Plumbing Fittings	Bathrooms	Wash Basin, Water Closet, Shower, Tap, Toilet Roll Holder
Electrical Installation	Lighting Point 13A Power Point 15A Power Point Door Bell Point Air Cond Point Water Heater Point Ceiling Fan Point Fibre Wall Socket / Termination SMATV Outlet Electrical Distribution Board	23 nos 21 nos 1 no 1 no 6 nos 4 nos 5 nos 1 no 1 no 1 no





- EDUCATION**
  - 1 Taylor's International School
  - 2 SJK (C) Han Ming (Chinese School)
  - 3 SJK (C) Sin Ming (Chinese School)
  - 4 Alice Smith School
  - 5 Taylor's University Lakeside Campus
  - 6 Monash University
  - 7 Multimedia University
  - 8 Lim Kok Wing University
- SHOPPING**
  - 1 Lotus's Bukit Puchong
  - 2 AEON Big Hypermarket
  - 3 Lotus's Puchong
  - 4 IOI Mall
  - 5 Sunway Pyramid Shopping Mall
  - 6 IOI City Mall
- RECREATION**
  - 1 MOS Driving Range & Academy
  - 2 Palma Garden Golf Club
  - 3 Kinrara Golf Club
  - 4 Bukit Jalil Recreation Park
  - 5 Bukit Jalil Sport City
- HEALTHCARE**
  - 1 Hospital Besar Serdang
  - 2 Columbia Asia Hospital Puchong
  - 3 Putrajaya Hospital
  - 4 Sunway Medical

**CONNECTIVITY**



TAMAN EQUINE

PUTRA PERMAI

PUTRAJAYA

CYBERJAYA



FORESTON

Artist impression only



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 PUCHONG  
 SALES GALLERY

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Developer: BUKIT HITAM DEVELOPMENT SDN BHD - 199001011824 (203394-W) • Developer's License No.: 6533/12 -2027/1472 (a) • Validity Period: 15/12/2022 - 14/12/2027 • Advertising & Sales Permit No.: 6533-18/09-2025/1041(A)-(L) • Validity Period: 15/09/2023-14/09/2025 • Type of Property: 2-Storey Terrace House, 2-Storey Cluster Home • Approving Authority: MAJLIS PERBANDARAN SEPANG • Building Plan No.: MPSEPANG 600-34/1/184 (10) • Land Tenure: Freehold • Restriction in Interest: NIL • Expected Completion Date: September 2025 • Total Units: 2-Storey Terrace House - 15 Units • 2-Storey Cluster Home - 28 Units • Selling Price (RM): 2-Storey Terrace House RM1,432,560 (Min) ; RM1,632,960 (Max) • 2-Storey Cluster Home RM1,690,560 (Min) ; RM1,870,560 (Max) • 7% Discount for Bumiputera.

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