



HENRY BUTCHER MALAYSIA

SALE BY TENDER
A PARCEL OF FREEHOLD LAND HELD UNDER INDIVIDUAL TITLE PARTICULARS GERAN 222492, LOT 21936, BANDAR COUNTRY HEIGHT, DAERAH ULU LANGAT, STATE OF SELANGOR DARUL EHSAN

Description

A parcel of freehold land held under individual title particulars Geran 222492, Lot 21936, Bandar Country Height, Daerah Ulu Langat, State of Selangor Darul Ehsan (hereinafter referred to as “the Property”);

The Property is almost rectangular in shape facing the SILK Highway and Lorong Cinta Alam A. An Equestrian Club is currently being operated on the Property.

Surrounding Locality

The Property is located within the development known as “Country Heights Kajang”, which is an exclusive private residential area comprise luxurious bungalow and bungalow lots. “Country Heights Kajang” is the first gated community in Malaysia developed by a well-known property developer, Country Heights Holdings Berhad. The Property is located next to an under construction project named “The Louvre Country Heights”.

The Property is about 15 minutes’ drive to Cyberjaya and Putrajaya, 10 minutes’ drive to Bangi and 30 minutes’ drive to Kuala Lumpur International Airport (KLIA). Other amenities such as Hospital Serdang and IOI City Mall are approximately 5.0 kilometers from the Property.

The Property is surrounded by other residential township within Kajang such as Jade Hills, Taman Saujana Impian, Sg. Kantan, Sg.Jelok, Sg.Ramal, Sungai Chua, Sg. Sekamat, Bandar Mahkota, Jalan Reko, Jalan Bukit, Taman Prima Saujana, Taman Kantan Permai, Taman Kajang Perdana, Taman Sri Ramal, Taman Kajang Prima and Bandar Teknologi Kajang. There are also many universities within a short driving distance such as University Putra Malaysia, University Kebangsaan Malaysia and UNITEN.

Tenure

Freehold

Total Land Area

The Property has a titled land area of approximately 28,452 square meters (approximately 7.03 acres).

Zoning

Commercial with a plot ratio 1:4

Accessibility

The Property is easily accessible via major expressways such as the SILK Highway (Kajang Traffic Dispersal Ring Road), the Kuala Lumpur – Seremban Highway and also the PLUS Highway by exiting the Kajang Interchange.

Public transport in the form of buses and taxis are readily available along the main road of the SILK Highway. The Kajang KTM and MRT stations are located approximately 4 kilometres from the Property.

Planning Considerations

Subject to the current zoning plan, the Property could be suitable for commercial developments such as development of service apartments, shop lots, hotel or office building.

All intending bidders are advised to carry out their own checks with the relevant approving authorities on the planning status of the Property and not to rely on the information provided herein and to undertake all investigations deemed necessary to determine the development potential of the Property.

Contact

For any enquiries, please contact:

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Closing Date: Friday, 5.00 p.m. 12th May 2017

Exclusive Marketing Agent:

HENRY BUTCHER REAL ESTATE SDN BHD

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All intending purchasers are advised to conduct their own investigations to confirm the planning guidelines and other requirements from the authorities and not to rely solely on the information contained herein.



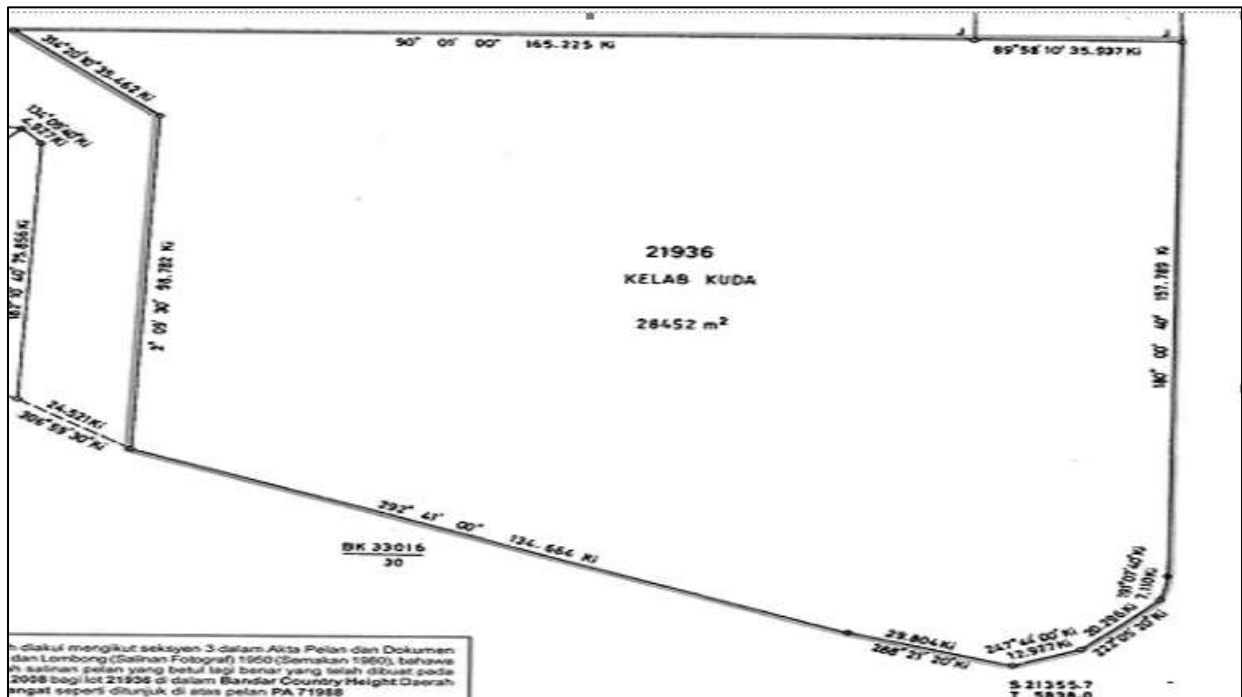
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LOCATION MAP OF THE SUBJECT PROPERTY



SITE PLAN OF THE PROPERTY



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GENERAL VIEWS OF THE PROPERTY



The view of the Property facing Lorong Cinta Alam A



The view of the Property from SILK Highway and next to The Louvre development site



The view of the Property facing the slip road Lorong Cinta Alam A from SILK Highway

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