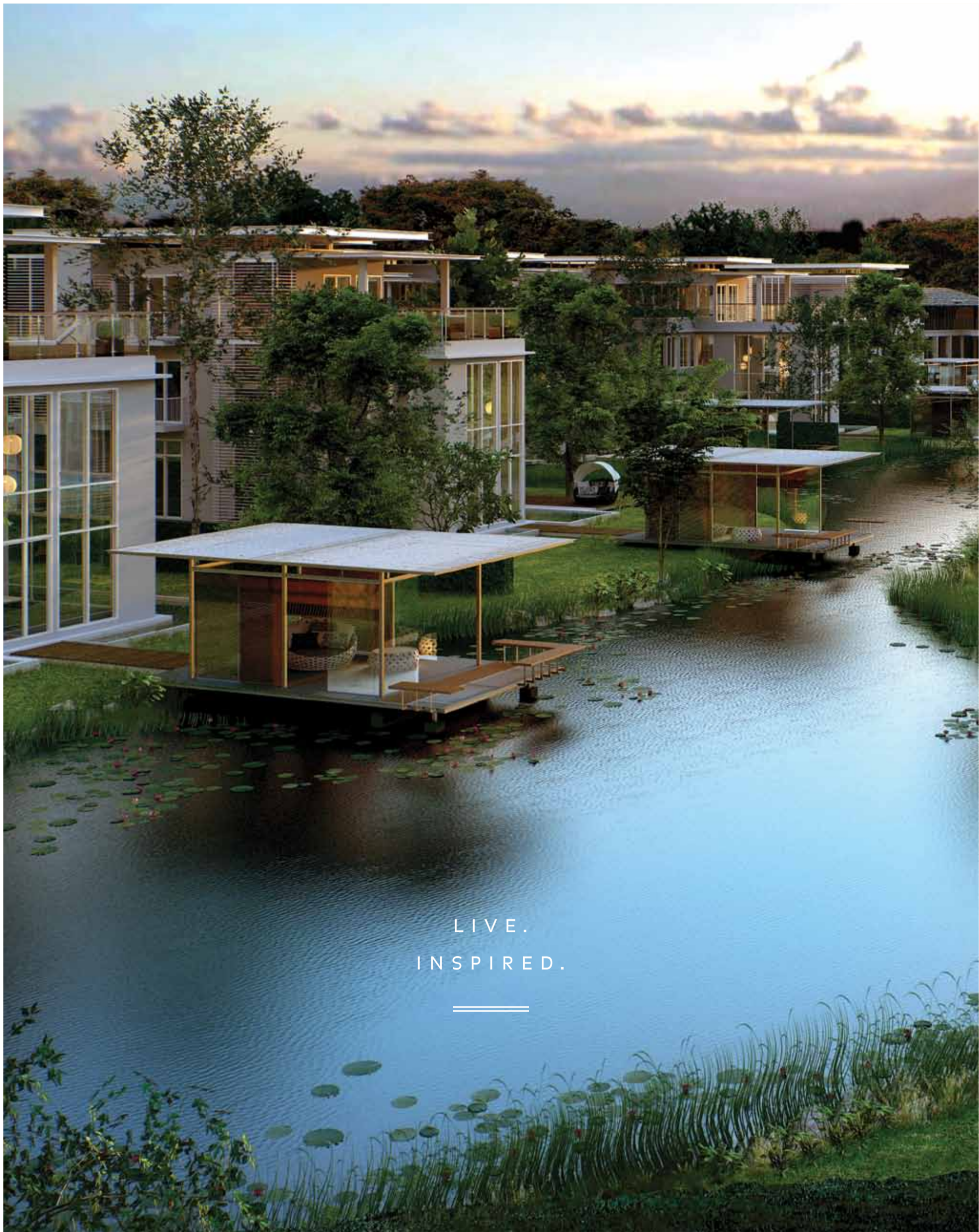


THE  
GLADES

LIVE.  
INSPIRED.

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LIVE.  
INSPIRED.



THE  
VISION



INSPIRED LIVING  
AMIDST A SUSTAINABLY  
CONCEIVED **SANCTUARY**  
OF 56 ACRES.

The vision of an inspiring, sustainable, future-ready way of life is no longer a dream because a relaxing 20-minute drive away from Kuala Lumpur's city limits lies an exclusive residential sanctuary like no other. This is the future of sustainable living, with a clear focus on nature, community and technology...and it's ready for you at The Glades in Putra Heights.

## LUXURIATE IN A COMMUNITY THAT'S BEEN SPECIALLY DESIGNED FOR ALL STAGES OF LIFE.

The Glades has been carefully planned to offer a range of homes for practically all stages of life. You'll also find an amazing breadth of sustainable features implemented across the entire sanctuary. As well as advanced technologies that thoughtfully simplifies your life.





**THE ENSEMBLE SUPERLINK HOMES**

- 3 & 3 1/2-Storey
- Rooms with attached bathrooms
- Unique pavilion concept
- Water feature and garden (type A)
- Courtyard and large terrace (type B)
- Private room at lower ground floor (type B)



**THE ENCORE CLUSTER VILLAS**

- 2 & 2 1/2-Storey
- Rooms with en-suite bathrooms
- Attached private garden
- Terrace with private dip pool at ground floor
- Cosy multi-purpose attic, terrace and private dip pool on attic floor (type A)



**THE RESIDENCES BUNGALOWS**

- 3-Storey
- Water feature and private swimming pool
- Open terrace for outdoor activities
- Private elevator
- Magnificent views of water body and landscaped gardens (selected units)



**THE MEWS TOWNHOUSES**

- 1 & 2 1/2-Storey
- Rooms with en-suite bathrooms
- Private suite on second floor (type A and A1)
- Private family area on first floor (type A and A1)
- Attached private garden (type B)



**SOUTH BROOKE CONDOMINIUM**

- Exclusive condominium lifestyle
- Panoramic views
- Maximum natural lighting and ventilation

**NORTH BROOKE CONDOMINIUM**

- Exclusive condominium lifestyle
- Panoramic views
- Maximum natural lighting and ventilation



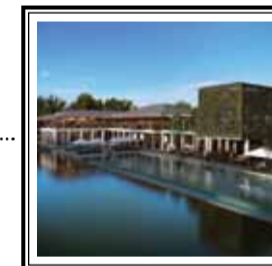
**EXPERIENCE A WATERSIDE LIFESTYLE THAT INSPIRES LIKE NO OTHER**

The Glades is created around an inspiring series of waterways that gently weaves its way amongst majestic bungalows.



**THE GLADES CLUBHOUSE**

Indulge in the resort luxury of a private clubhouse and other facilities. Our residents-only waterfront clubhouse spectacularly recreates the atmosphere of a luxury tropical resort environment for residents.



**THE GLADES ENTRANCE STATEMENT**

At The Glades, our entrance archway is much more than an architectural statement, it's a warm welcome home to the reassuring luxury tropical resort environment for its residents.



**THE GLADES PLAZA**

Located just before the entrance archway into this development, The Glades Plaza is a dedicated retail mall created for the convenience of its residents as well as the residents of Putra Heights. It comprises a selection of F&B outlets and convenience stores.



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THE  
WATERWAYS



EXPERIENCE A  
**WATERSIDE LIFESTYLE**  
THAT **INSPIRES LIKE**  
NO OTHER.

The focal point of The Glades is an inspiring series of waterways that opens up before you, and sets the stage for an incredible lifestyle that is harmony with nature.



THE BREATHTAKING WATERWAYS  
AT THE GLADES STRETCH OUT FROM  
THE CENTRE OF THE 56-ACRE DEVELOPMENT  
LIKE STREAMS ALONGSIDE WHICH THE  
RESIDENCES BUNGALOWS ARE LOCATED.



The Glades is a truly unique green enclave that has been specially conceived around a series of waterways to deliver a breathtaking serene and harmonious lifestyle. This is true waterside living, where the waterways gently weave their way amongst majestic bungalows. This significant body of natural waterways is designed to inspire with its beautifully stunning views.



THE ROMANCE OF WATERSIDE LIVING  
COMES ALIVE AT THE RESIDENCES.

THE  
LANDSCAPE



DISCOVER  
THE MAGICAL,  
RESTORATIVE POWER  
OF NATURE.

At The Glades, every encounter  
with its lush landscaping has  
the ability to soothe the mind  
and nurture the soul.

Both the landscape and streetscape adopts an informal language of intimate courtyards, gardens, conservatories and waterways that create a sense of calm, a **sense of sanctuary**.

A picturesque ring road circumnavigates the entire development, gently winding past the shady canopy of trees, and the colour and vibrance of the lush landscaping found throughout.

Every aspect of the landscaping has been especially designed to blur the boundaries between outdoor and indoor living, and not reduced to afterthoughts.





THERE IS A SENSE OF CALM  
AND SANCTUARY IN THE RELAXING,  
INFORMAL STREETScape AND  
INTIMATE COURTYARDS TO BE FOUND  
THROUGHOUT THE GLADES.

THE  
PEACE-OF-MIND



TAKE COMFORT IN A  
LEVEL OF **SECURITY** AND  
**CONVENIENCE** THAT LEAVES  
NOTHING FOR GRANTED.

At The Glades, **Peace-of-Mind** is so valued, nothing is left to chance. Here, innovations in home technologies and security have been seamlessly integrated. And every effort has been taken to provide you with the kind of luxury to which you have become accustomed.

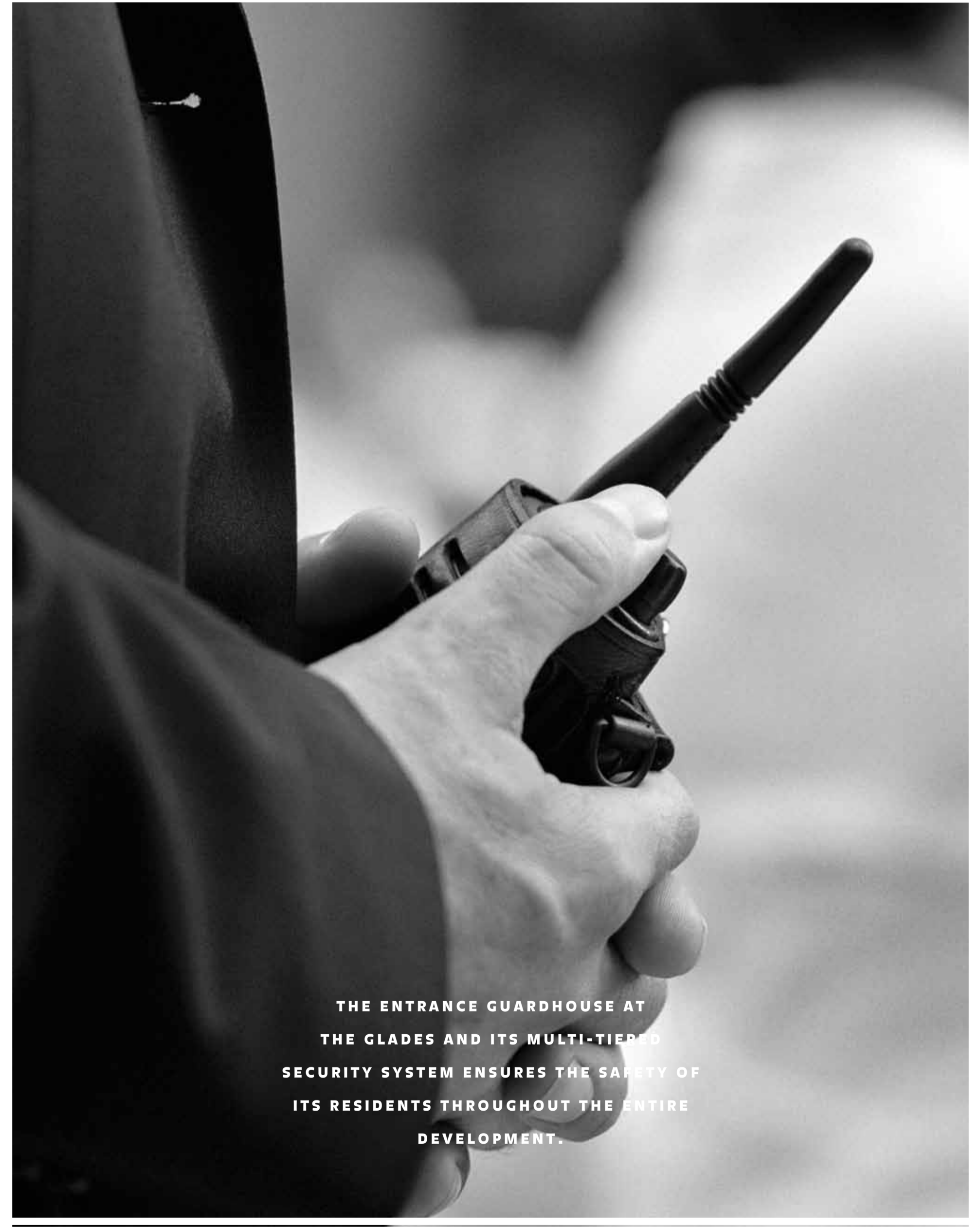
The Glades is a **gated and guarded development** that provides a **multi-tiered security system** which includes:

- 24-hour security presence at the entrance
- A guard patrolling system,
- A visitor management system,
- CCTV surveillance at strategic areas,
- Perimeter power fencing throughout the development

A Home Alarm System installed in every home provides greater peace-of-mind, with call assist buttons linked to the security station.

Fibre-to-the-Home (FTTH) for the local infrastructure allows residents to make voice and video calls throughout the entire neighbourhood including the main guard post as well as facility booking services. The external telecommunication infrastructure at The Glades is ready to be equipped by the service provider to deliver high speed broadband connectivity upon application of the services by the residences.

A Home Automation System is provided to help simplify your life. The integrated system can be programmed to control home security features, selected air-conditioners and lights.



THE ENTRANCE GUARDHOUSE AT  
THE GLADES AND ITS MULTI-TIERED  
SECURITY SYSTEM ENSURES THE SAFETY OF  
ITS RESIDENTS THROUGHOUT THE ENTIRE  
DEVELOPMENT.

THE  
SUSTAINABILITY



**LIVE SUSTAINABLY  
IN HOMES BUILT FOR  
TODAY, BUT ENVISIONED  
FOR THE FUTURE.**

The true beauty of The Glades is much more than what the eye can see. It is the breadth of sustainable features that permeate the entire sanctuary, passionately implemented at every facet of the development.

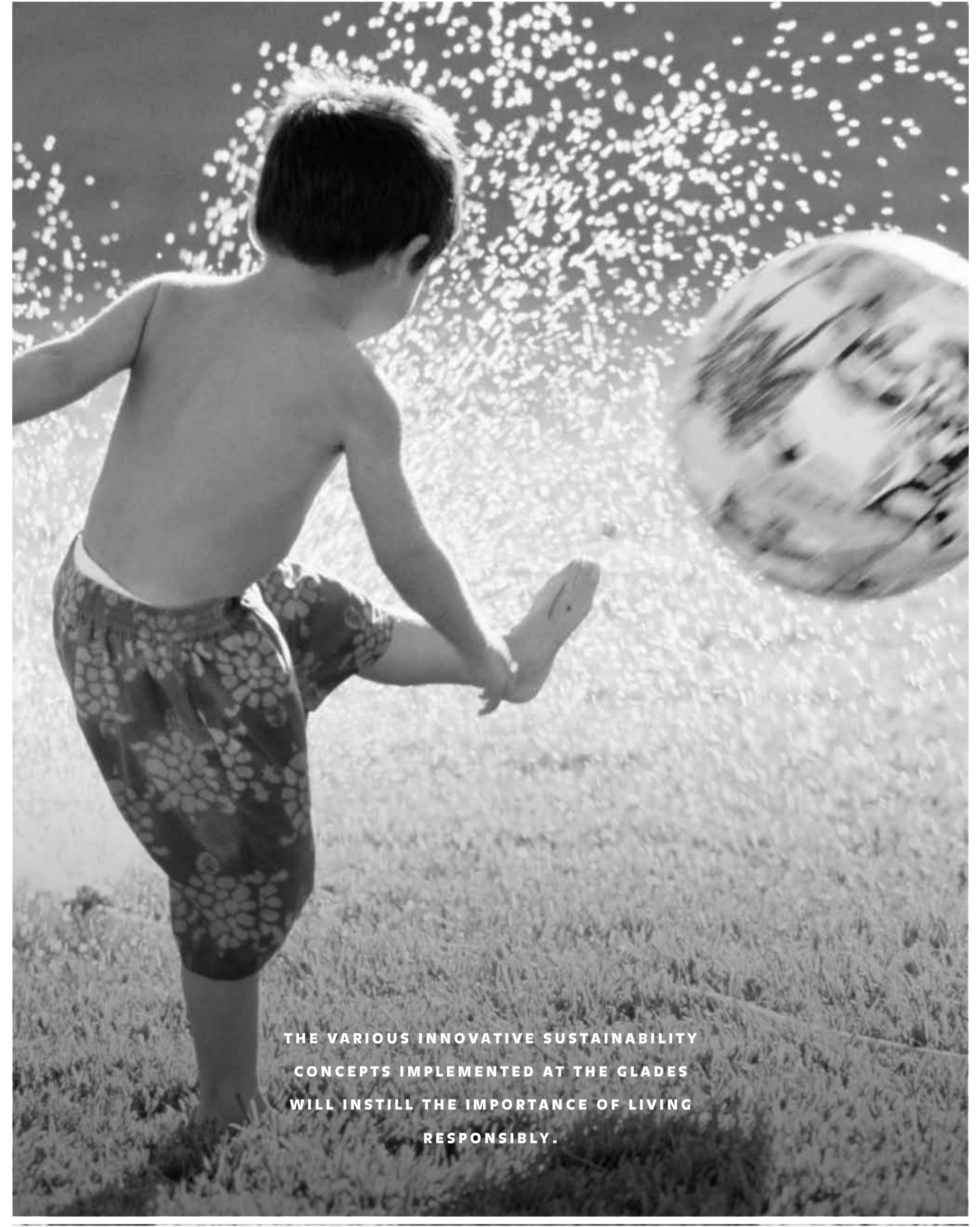
In line with Sime Darby Property's vision of being "The Leader in Building Sustainable Communities", The Glades puts into practice various innovative sustainable concepts that can be seen in the architecture and features around the development.

Concepts such as designs that bring in **ample natural ventilation**, **double volume spaces** to further cool the interior and reduce dependency on artificial lighting and cooling, and generous amounts of large windows that naturally brighten the interior spaces.

Other features that embrace sustainability include LED street lights and compound lights, **Automated Waste Management System**, and **Centralised Water Filtration and Liquefied Petroleum Gas (LPG) Systems**. For selected properties, there is a **Rainwater Harvesting System** to make full use of collected rain water.

The waterways at The Glades have been created with a specially designed **bio-filtration system**, with carefully selected aquatic plants and fishes as part of its natural ecosystem, so as to achieve a self sustainable waterbody over time.

Finally, to further enhance this township, age-old **Feng Shui** principles have been adopted to ensure harmony with nature.



THE VARIOUS INNOVATIVE SUSTAINABILITY  
CONCEPTS IMPLEMENTED AT THE GLADES  
WILL INSTILL THE IMPORTANCE OF LIVING  
RESPONSIBLY.



THE  
LUXURIES



**INDULGE IN THE  
RESORT LUXURY OF A  
RESIDENTS-ONLY  
CLUBHOUSE.**

This visionary sanctuary extends your space far beyond the confines of your home to let your friends and family bond in the refined privacy of a waterfront clubhouse.

The **Residents-Only Waterfront Clubhouse** in the heart of The Glades spectacularly recreates the atmosphere of a luxury tropical resort environment for its residents.

Here, relaxation takes the form of a 50m infinity swimming pool, mini Jacuzzis, kids' pool, gym, saunas, tennis courts, a yoga deck, a viewing deck, an open terrace, a BBQ area, cafe and more.



THE CLUBHOUSE AT THE GLADES  
RECREATES THE EXPERIENCE OF A  
TROPICAL RESORT LIFESTYLE FOR ITS  
RESIDENTS WITH ITS PANORAMIC VIEWS  
OF THE SPECTACULAR WATERWAYS.

THE  
COMMUNITY



ENJOY **CONNECTIVITY**  
THAT MAKES THE  
WORLD SEEM SO FAR  
**YET SO NEAR.**

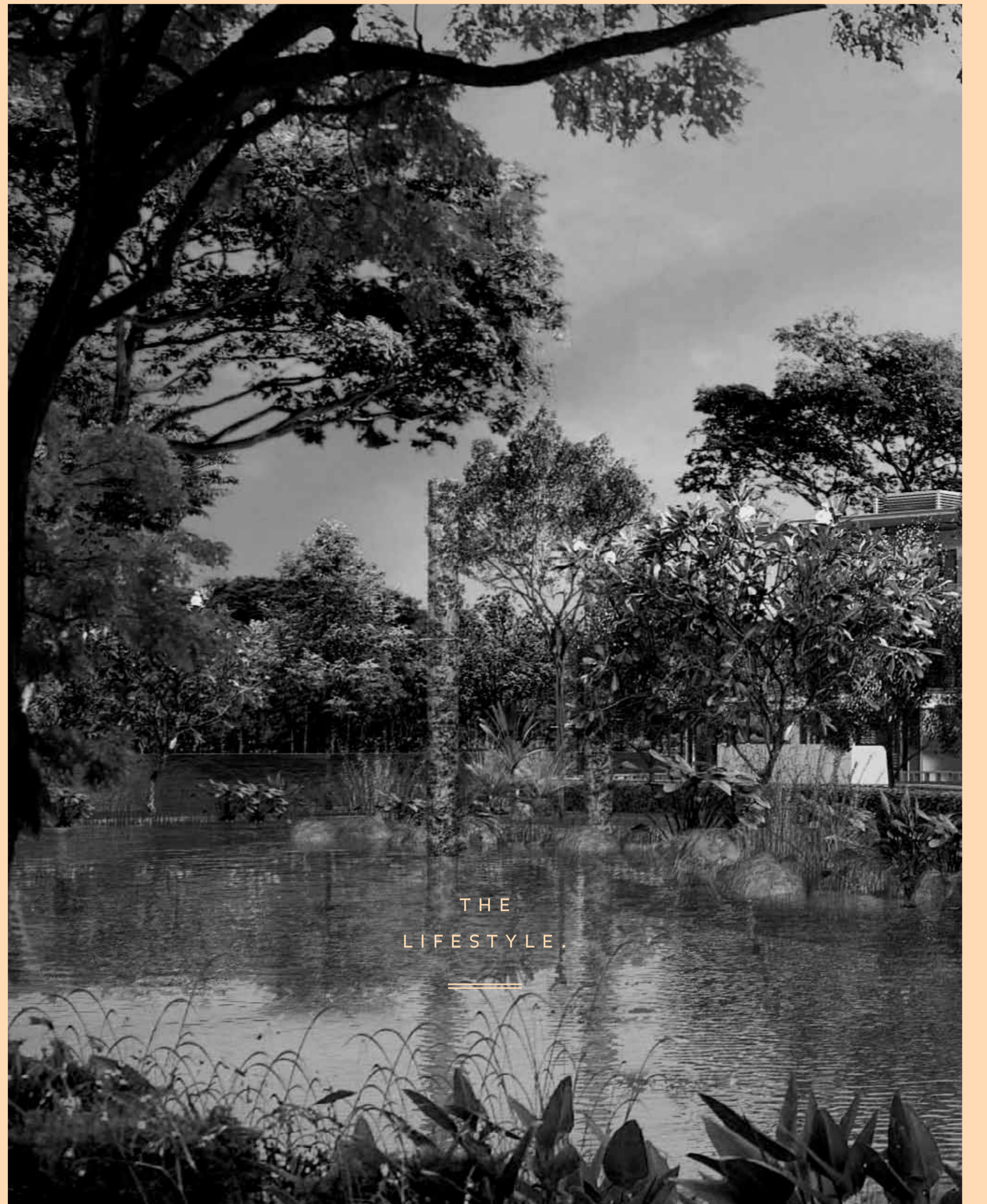
The Glades lies at the heart of a self-sufficient community. There's even a Retail Plaza at its doorsteps to complement the surrounding amenities at Putra Heights. Coming up in the near future, a proposed commercial hub that is part of a masterplan for Transit-oriented development—an extension of the city's Light Rail Transit (LRT) system.

With the convenience of the Putra Heights Interchange, the USJ Interchange, and the NKVE, LDP, ELITE, KESAS, SKVE and Federal highways, **accessibility and connectivity** to The Glades is without question. Even Kuala Lumpur International Airport is a mere 28 minutes away.

At its very doorstep is The Glades Plaza, a retail village designed to complement the facilities already within the enclave, in service of its residents and the greater Putra Heights community. Within Putra Heights, there is the Kingsley International School, Chinese-medium schools as well as a Giant Hypermarket.

Slightly further afield are various matured townships where **every conceivable business and service** is easily available, international universities have their campuses, and the choices of lifestyle, entertainment and shopping attractions are never ending. Nearby, in Subang Jaya, is an educational hub where INTI College, Taylor's College and Sri KL International School are located.





THE  
LIFESTYLE.

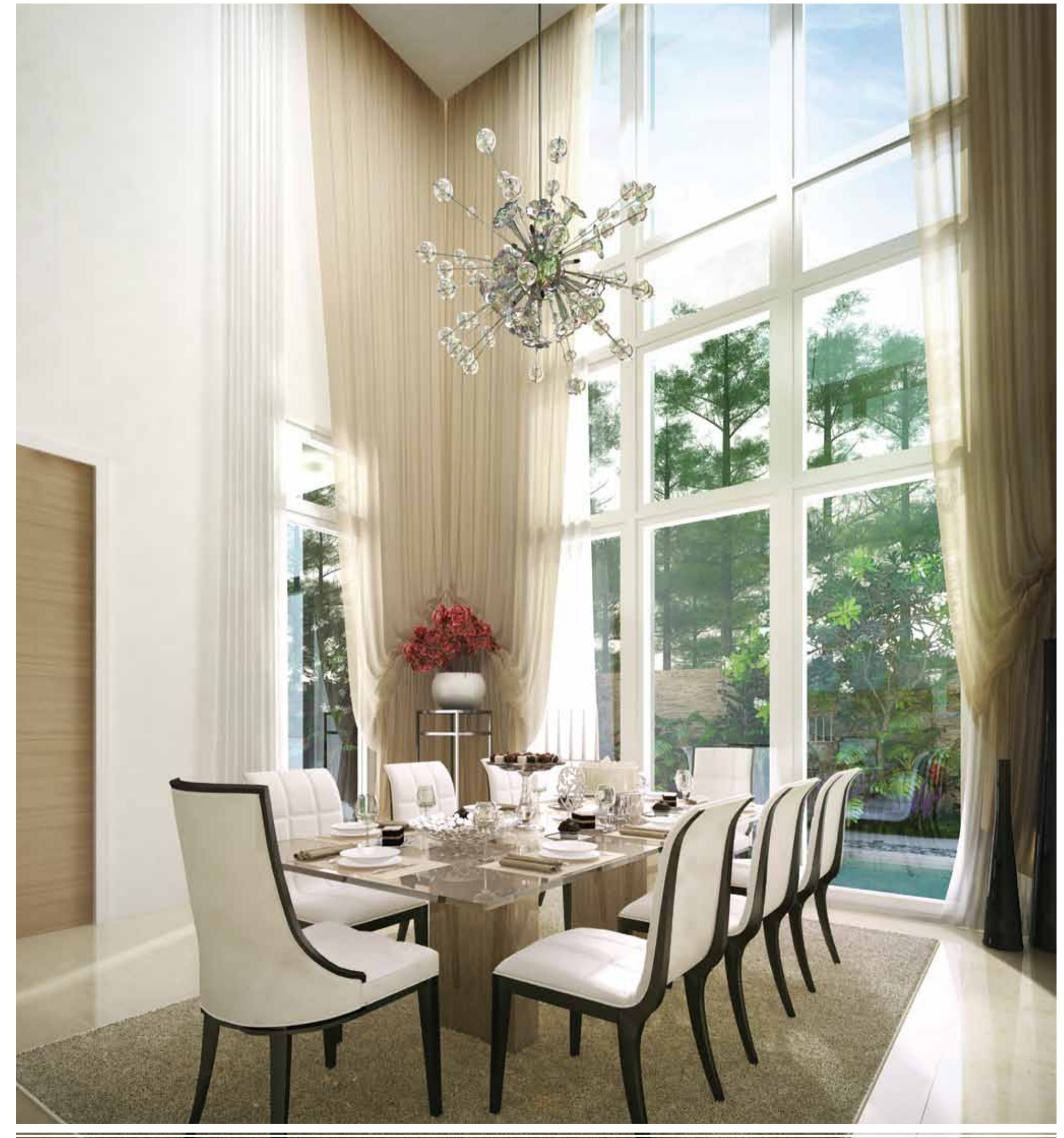
THE  
RESIDENCES

ULTRA-MODERN BUNGALOW STYLES WITH A FRESH CONTEMPORARY TWIST



The spacious **3-storey bungalows** of The Residences have won the distinction of **The Best Villa In Malaysia Award** in the 2012 South East Asia Property Awards (SEAPA). With gross built-up areas from 6,500 sq ft, in five distinct variations, each bungalow is designed in an ultra-modern yet tropical fashion.

The extensive use of glass, screens and massive windows let in **panoramic views of either the waterways or the landscaped gardens**. Luxury here comes in the form of a private elevator, water feature, a private swimming pool and an open terrace for outdoor activities.



THE  
ENSEMBLE

SUPERLINK HOMES IN A MODERN CONTEMPORARY STYLE WITH COURTYARDS THAT LOOK OUT TO THE SURROUNDINGS





These 3 and 3½-storey superlink homes come in two types: **Courtyard with a water feature and a unique pavilion** (type A), and **Courtyard and large terrace** (type B); both in a contemporary tropical design. With gross built-up from 4,400 sq ft, both variations feature rooms with en-suite bathrooms, and intimate and interesting spaces that offer surrounding views the surrounding views. Type B also features a private room at the lower ground floor.



THE  
MEWS

UNIQUE TOWNHOUSES WITH TWO MIRRORED DUPLEXES SET ON TOP OF A SINGLE STOREY UNIT WITH A PRIVATE GARDEN OF ITS OWN



Designed to look like four-storey semi-detached homes, these unique **1 and 2 1/2-storey townhouses** come in 2 typical designs, with sizes from gross unit areas of 3,200 sq ft, making them perfect for multi-generational living and those starting out.

The single-storey unit on the ground floor (type B) boasts an **attached private garden**, while the two mirrored duplexes (type A and type A1) above have a **private family area** on the first floor, and a **private suite** on the second floor.



THE  
ENCORE

CLUSTER VILLAS THAT LOOK INTO AN INTERNAL WATER FEATURE WITH A REFRESHING DIP POOL



The Encore villas have been uniquely designed as a series of **2 and 2 1/2-storey cluster villas** to introduce the sense of living in a private close-knit community of a prestigious enclave. With gross built-up areas from 4,900 sq ft, each villa looks into an internal water feature with a **refreshing private dip pool**. These exceptional homes offer refined luxury features such as spacious living and dining areas, well designed rooms and en-suite master bathroom with a private outdoor bath.



NORTH &  
SOUTH BROOKE

TWO CONDOMINIUMS FEATURING CONTEMPORARY ARCHITECTURE AND DESIGN IN A LUSH GARDEN SETTING





Property

#### ABOUT SIME DARBY PROPERTY

Sime Darby Property is the property arm of Bursa Malaysia-listed Sime Darby Berhad, a Malaysia-based diversified multinational with a market capitalisation of around RM60 billion (approx. USD20 billion) and a history that spans over a century. As a leading integrated property group, its core businesses are Property Development and Property Investment. It is currently Malaysia's largest property developer in terms of revenue, property landbank and active developments.

On the back of a successful 40-year track record of developing sustainable communities, Sime Darby Property has to date built 12 townships that are home to some 85,000 families or 425,000 individuals. From an illustrious tradition of developing themed townships and commercial centres, the company is on a journey of innovation and creativity to spearhead various initiatives including integrated and niche developments, re-generation of transit-oriented developments, business centres and retail malls.

In addition to Malaysia, it also has a global reach that encompasses assets and operations in Australia, Singapore, United Kingdom and Vietnam. Sime Darby Property is a multiple award-winning property group with numerous local and international accolades. Over the past four years, it has consistently been ranked amongst the Top 3 in The Edge Malaysia's Top Property Developers Awards. It is also the first Malaysian property developer to be awarded the international FIABCI Prix de Excellence awards.

In 2012, Sime Darby Property bagged the Prime Minister's Hibiscus Award for Environmental Excellence. It was also named Top 10 Developer in the regional BCI Asia Awards 2012, marking its second consecutive win. Its luxury development, The Residences in Putra Heights, Selangor, was also selected as the Best Villa Development in Malaysia at the South East Asia Property Awards (SEAPA) 2012.

FOR MORE INFORMATION, LOG ON TO [WWW.SIMEDARBYPROPERTY.COM](http://WWW.SIMEDARBYPROPERTY.COM)

#### PROVEN TRACK RECORD

In recent years, Sime Darby Property has delivered trend-setting residences from Isola in Subang Jaya, to the established townships of Ara Damansara and Bukit Jelutong. When you acquire your new home at The Glades, you can be assured of an excellence that has given Sime Darby Property the reputation of developer of choice.

Sime Darby Property homes share characteristics that place them above the norm. With lush greenery, resort-class facilities and innovative security measures, they provide residents with the opportunity to achieve an excellent quality of life. They also offer easy and convenient access for residents to reach the various parts of the Klang Valley, including the centre of Kuala Lumpur, Putrajaya and KLIA.

As a well-established player that can look back upon a history of achievements spanning several decades, you can be assured that the projects delivered by Sime Darby Property will continue to raise the bar for quality and class.



The gated and guarded luxury community of Seri Pilmoor in Ara Damansara is inspired by equatorial living where bungalow and semi-detached homes are spacious and in harmony with their surroundings.



Kenny Hills Residence is a private, freehold enclave that consists of luxury condo villas. These exquisite homes are set within a gated and guarded community at the coveted address of Bukit Tunku.



Primo comprises 2 1/2-storey bungalows with sub-basement; and 3-storey bungalows located in the established township of Bukit Jelutong. These luxury homes are low in density and are secured with perimeter fencing.



The guarded tropical resort homes of Novella IO, 2 1/2-storey semi-detached homes with attic, are specially designed for those who delight in pleasure gardens and exotic features.



Avalon and Avalon II are the final phase of 2 and 3-storey bungalows, nestled in the guarded development within the fast-growing township of USJ Heights.



Safira, Saujana Impian—set on lushly landscaped gardens—are distinctive 2 and 2 1/2-storey bungalows created to indulge the senses.



Sprawling over prime orchards is Planters' Haven, an ultra low-density gated and guarded enclave set amidst wooded landscapes and horse trails, and equipped with modern amenities as well as a spectacular Lakeside Clubhouse and riding stables.

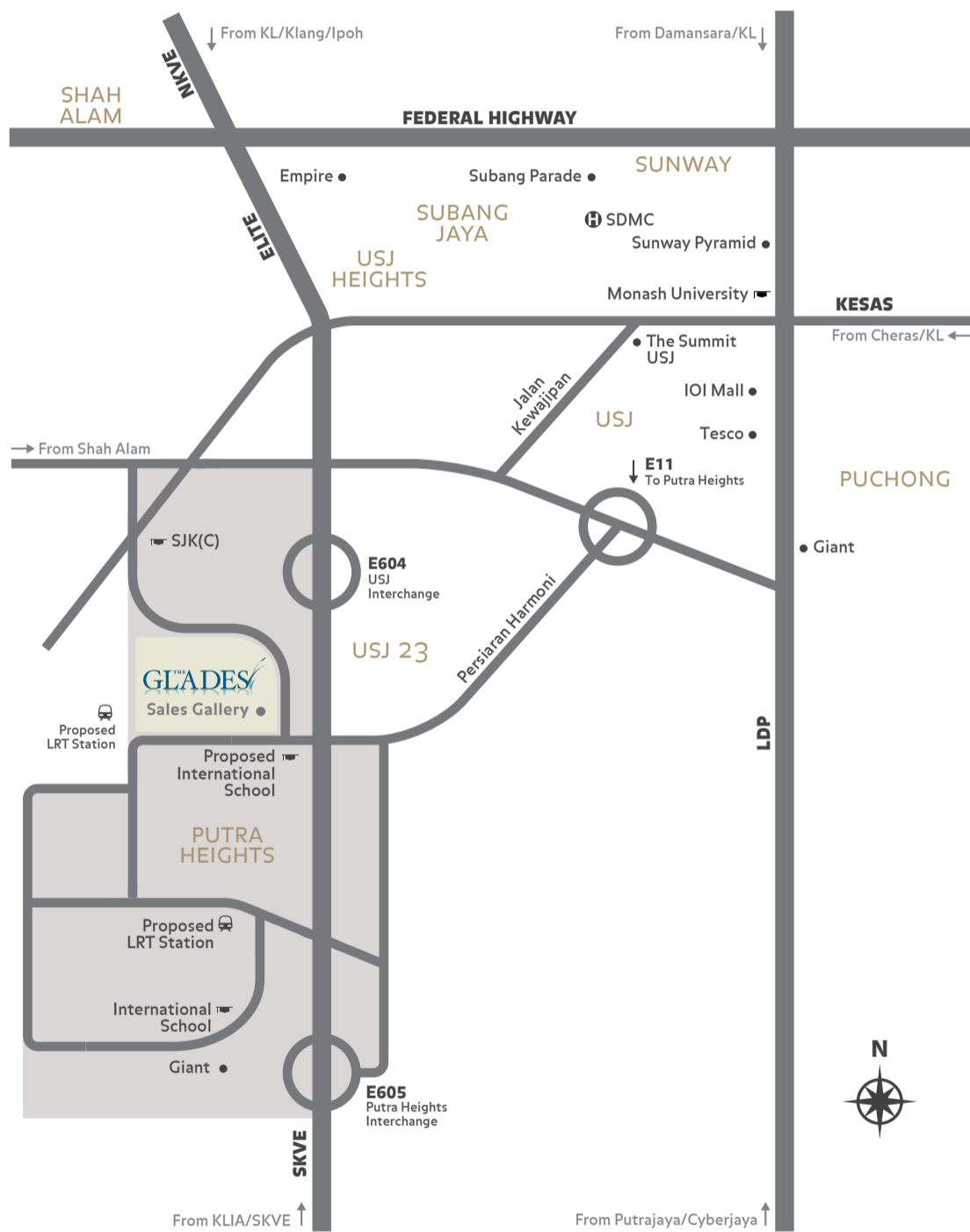


East Residence KLCC comprises gated and guarded 4-storey courtyard homes fringing the 12th fairway of the prestigious Kuala Lumpur Golf and Country Club.



ISOLA represents serviced apartments with the emphasis on security. Located in the heart of Subang Jaya, these homes are designed for sophisticated urbanites who seek a home with a view and the privacy to enjoy a first-class lifestyle.

# THE GLADES LOCATION MAP



## THE GLADES SALES GALLERY

Off Persiaran Putra Perdana, Section 3, Putra Heights, 47650 Subang Jaya, Selangor. Tel: 03-5198 0888.

Open daily: 9:30am – 6:30pm including Public Holidays. GPS: 3.008523, 101.577077

No. of Units and Type : 56 units 3 & 3 1/2 Storey Superlink Homes (The Ensemble) | 78 units 1 & 2 1/2 Storey Townhouses (The Mews) | 48 units 2 & 2 1/2 Storey Cluster Villas (The Encore) | 80 units 3 Storey Bungalows (The Residences) | Expected Date of Completion: May 2014 | Land: Free from Encumbrances | Tenure of Land : Freehold | Developer's License No.: 3927-104/07-2013/799 | Validity: 13/07/2010 - 12/07/2013 | Advertising & Sales Permit No.: 3927-104/1506/2013(07) | Validity: 19/07/2012 - 12/07/2013 | Appropriate Authority which Approves the Building Plans: Majlis Perbandaran Subang Jaya | Reference No.: MPSJ/BGN/KW/B-9/30(21) (The Ensemble, The Mews and The Encore) | MPSJ/BGN/KW/B-9/29(22) (The Residences) | Developed by: Sime Darby USJ Development Sdn Bhd (formerly known as Sime UEP Development Sdn Bhd) (Co. No. 56669-W), Level 10, Block G, No. 2, Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling Price: RM2,174,000 (min.) – RM4,595,500 (max.) (The Ensemble) | RM1,425,000 (min.) – RM2,685,800 (max.) (The Mews) | RM2,967,000 (min.) – RM5,536,500 (max.) (The Encore) | RM3,888,000 (min.) – RM9,807,000 (max.) (The Residences) | 7% Bumiputera discount (Quota applies)

All rendering content are artist's impression. The information contained herein is subject to changes without prior notification as may be required by the relevant authorities, developer's architects or appointed agents and cannot form part of an offer or contract. The name of the development is subject to the approval by the relevant authorities. Actual unit areas or built-up units may vary slightly from measurement provided. Whilst every care has been taken in providing this information, the developer including its agents cannot be held liable for any variations. Please refer to the sale and purchase agreement of the actual unit for specification and description approved by the authorities and the actual unit shall be constructed accordingly. The items are subject to variations, modifications and substitution as may be recommended by the Company's consultants and/or relevant Approving Authorities.





**1800 88 1118**  
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