

ALLEGRO

SYMPHONY HILLS

by **UEM Sunrise**

Twin Villas



Artist's impression of Type C facade

Homes that move you

Luxurious freehold semi-detached homes

Designed in perfect harmony for the way you live. From spacious living areas to a serene garden, every detail is composed with elegance for comfort, privacy and space for your growing family.

Embracing the idea of 'Grow in Place,' each home is thoughtfully planned for a family's everchanging rhythm, where

timeless architecture meets versatile living. Lush landscapes and natural elements blend seamlessly with contemporary design, creating an environment of effortless luxury.

Discover homes that move you – only at Allegro, Symphony Hills' limited-edition Twin Villas.

These 64 luxurious freehold semi-detached homes are thoughtfully composed for you and your loved ones.

Low-density residential enclave with 6 units per acre



Well-designed, expansive layout

Resort-style living and lush surroundings



Royale balcony with scenic views

Serene private drive with cul-de-sac



Resort-inspired master bath

Flexible multigenerational homes



Seamless indoor to outdoor living spaces

Site Plan



		
Type A	Type B	Type C
11m x 24m (36' x 80')	11m x 24m (36' x 80')	11m x 24m (36' x 80')
312 sqm (3,354 sqft)	329 sqm (3,549 sqft)	266 sqm (2,866 sqft)



Artist's impression of Type A dining

Type A

2.5-Storey Twin Villas

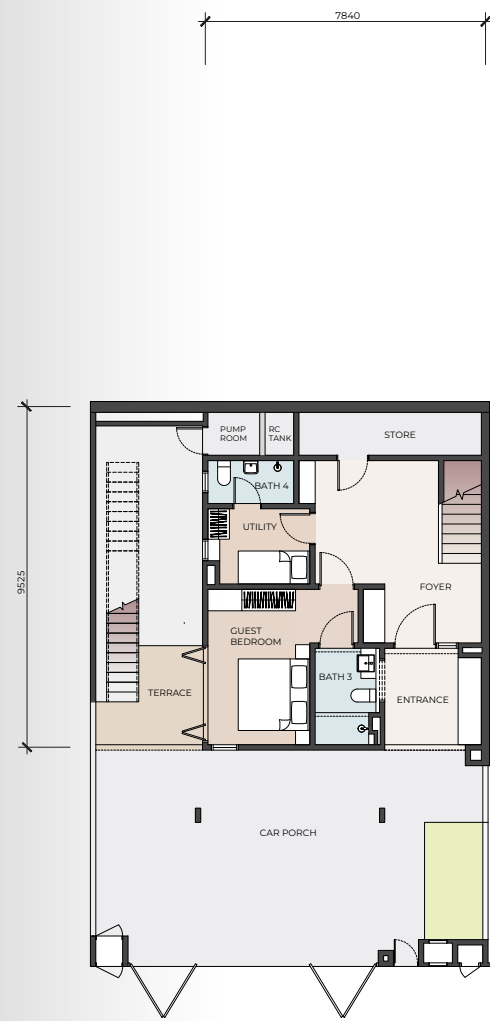
Lot size
11m x 24m / 36' x 80'

Built-up
312 sqm / 3,354 sqft

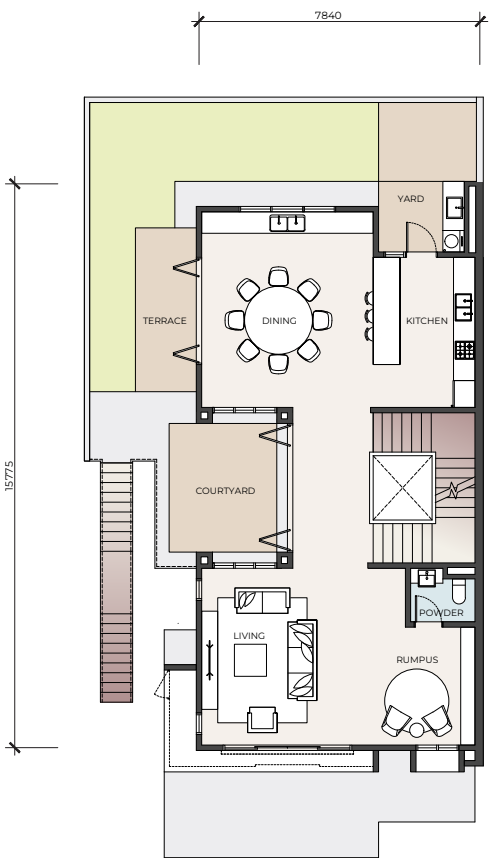
4 bedrooms with
en suite bathrooms
& 1 utility room

5 bathrooms +
1 powder room

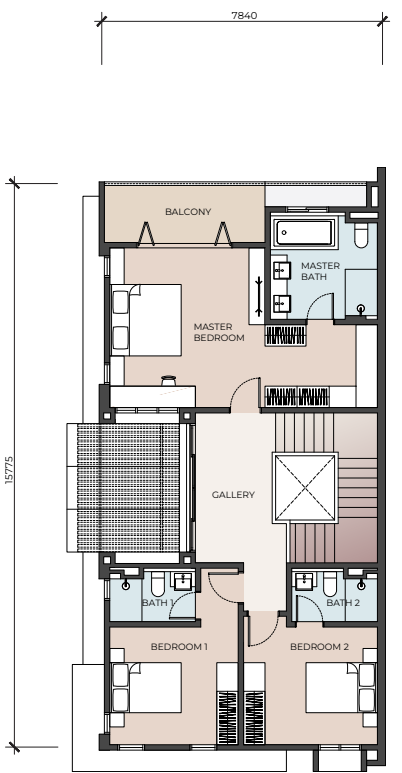
1 rumpus



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Artist's impression of Type A
living room with courtyard

Type B

2.5-Storey Twin Villas

Lot size
11m x 24m / 36' x 80'

Built-up
329 sqm / 3,549 sqft

4 bedrooms with
en suite bathrooms
& 1 utility room

5 bathrooms +
1 powder room

1 family area



Type C

2-Storey Twin Villas

Lot size
11m x 24m / 36' x 80'

Built-up
266 sqm / 2,866 sqft

4 bedrooms with
en suite bathrooms
& 1 utility room

5 bathrooms



Features

Elegant, welcoming entrance and foyer	Main living area with garden view
Large windows and skylight above staircase	His and hers basins, stylish bathtub and enclosed shower
Wheelchair-friendly entrance and guest quarters with wide doorways and ramps	Dedicated dropbox for parcel delivery
	Car porch equipped with EV charging isolator

Exclusive Features

TYPE A	Dedicated space for lift
	Flexible, multipurpose rumpus space
TYPE B	Dedicated space for lift
	Alfresco breakfast area
TYPE C	Spacious family hall

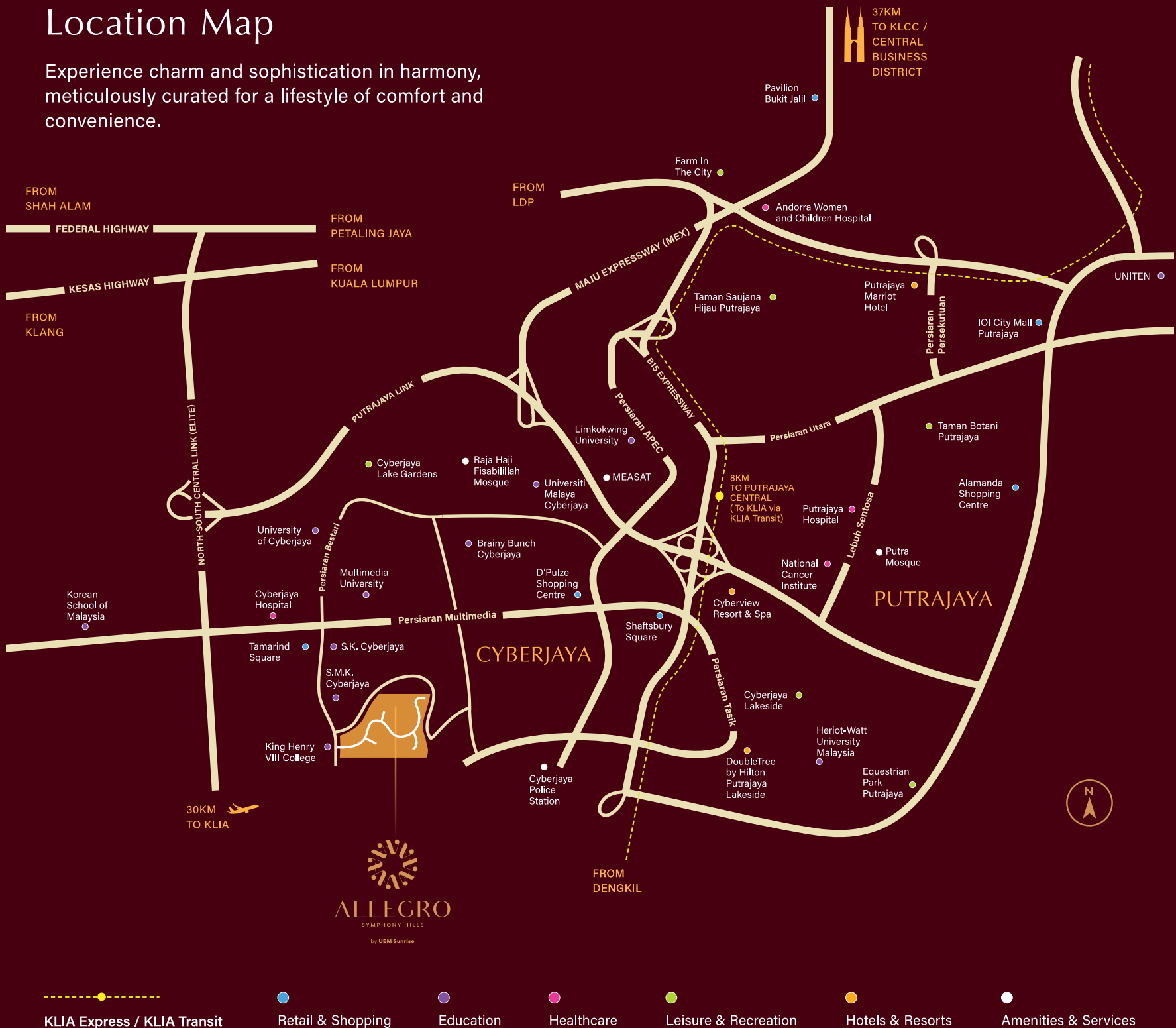
Specifications

Structure	Reinforced Concrete
Wall	Masonry Wall
Roof Covering	Roof Tiles / Concrete Flat Roof
Roof Framing	Metal Roof Truss
Ceiling	Plaster Ceiling / Skim Coat & Paint
Windows	Aluminium Framed Glass Window
Doors	Flush Door / Louvers Door / Aluminium Framed Sliding Door
Ironmongeries	Locksets
Wall Finishes	
External & Internal Wall	Plaster & Paint
Kitchen	1800mm High Tiles to Selected Wall Plaster & Paint
Bathrooms, Powder	Tiles Up to Ceiling Height

Floor Finishes	
Entrance, Terrace, Foyer, Car Porch, Guest Bedroom, Utility, Living, Rumpus, Dining, Kitchen, Yard, Breakfast Area, Balcony, Bathrooms	Tiles
Bedrooms, Gallery, Staircase, Family Area	Laminated Timber Flooring
Others	Cement Render
Sanitary & Plumbing Fittings	Water Closet, Wash Basin & Tap, Paper Roll Holder, Shower Head & Tap, Hand Bidet, Hose Bib Tap, Kitchen Sink with Tap

Location Map

Experience charm and sophistication in harmony, meticulously curated for a lifestyle of comfort and convenience.



About UEM Sunrise Berhad

UEM Sunrise Berhad is a public-listed company and one of Malaysia's leading property developers. It is the flagship company for township and property development businesses of UEM Group Berhad and Khazanah Nasional Berhad. With core competencies in macro township development, high-rise residential, commercial, retail and integrated developments, UEM Sunrise is the master developer of Iskandar Puteri Johor, envisioned to become Southeast Asia's largest fully integrated urban development. The company is also renowned as the pioneer developer of award-winning and upmarket properties, mainly located in the affluent Mont'Kiara enclave as well as surrounding neighbourhoods in the Greater Kuala Lumpur area. UEM Sunrise has extended their mark internationally, most notably in Australia.

THE EDGE *Top Property Developers Awards* 2024

CX *ASIA EXCELLENCE AWARDS 2022*

PUTRA *BERHAD AWARDS GOLD 2024*

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ALLEGRO • Developer: Symphony Hills Sdn Bhd (347800-M) • Address: Level U2, Block C5, Solaris Dutamas, No. 1, Jalan Dutamas Kuala Lumpur Wilayah Persekutuan • Developer's License No.: 11186/04-2028/0829(A) • Validity Period: 27/04/2023 - 26/04/2028 • Advertising & Sales Permit No.: 11186-18/03-2027/0261 (N)-(L) • Validity Period: 27/03/2025 - 26/03/2027 • Approving Authority: Majlis Perbandaran Sepang • Building Plan Reference No.: MPSepang 600-34/2/234(7) • Type of Property: Twin Villas Type A - 2 ½ Storey • Total No. of Unit: Type A - 20 Units • Built-up: 3,354 sqft • Price: (Min.) RM1,886,800 (Max.) RM2,567,250 • Type of property: Twin Villas Type B - 2 ½ Storey • Total No. of Unit: Type B - 38 Units • Built-up: 3,549 sqft • Price: (Min.) RM1,949,800 (Max.) RM2,769,750 • Type of Property: Twin Villas Type C - 2 Storey • Total No. of Unit: Type C - 6 Units • Built-up: 2,866 sqft • Price: (Min.) RM1,709,800 (Max.) RM2,262,250 • Type of Property: Twin Villas Type D1 - 3 Storey • Total No. of Unit: Type D1 - 2 Units • Built-up: 4,642 sqft • Price: (Min.) RM2,670,800 (Max.) RM3,376,000 • Type of Property: Twin Villas D2 - 3 Storey • Total No. of Unit: Type D2 - 2 Units • Built-up: 5,115 sqft • Price: (Min.) RM2,759,800 (Max.) RM3,453,500 • Land Tenure: Freehold • Land Encumbrances: N/A • Expected Completion Date: May 2027 • Bumiputera Discount 7%

The Opera House is owned by the Developer and managed by a third-party operator. Access to and use of the clubhouse are subject to terms and conditions imposed by the operator and/or the Developer. Its availability and operations are subject to change and may not be guaranteed on a permanent basis.

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