

ALLEGRO

SYMPHONY HILLS

by **UEM Sunrise**

Grand Villas



Homes that move you

Luxurious freehold semi-detached homes

A symphony of space, elegance and privacy. The Grand Villas are composed for harmonious multigenerational living. From private living suites to grand master baths and flowing indoor-outdoor spaces, these Grand Villas create the perfect tempo for refined living.

Designed with luxury and practicality in perfect harmony, this rare collection of 4 limited-edition Grand Villas is a symphony of timeless sophistication.

These 4 luxurious freehold semi-detached homes are designed especially for you and your loved ones, thoughtfully curated with prestigious resort-living features.

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 D1

14m x 24m (47' x 80')
431 sqm (4,642 sqft)

Type D2

14m x 24m (47' x 80')
475 sqm (5,115 sqft)



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Artist's impression of Type D2 living room

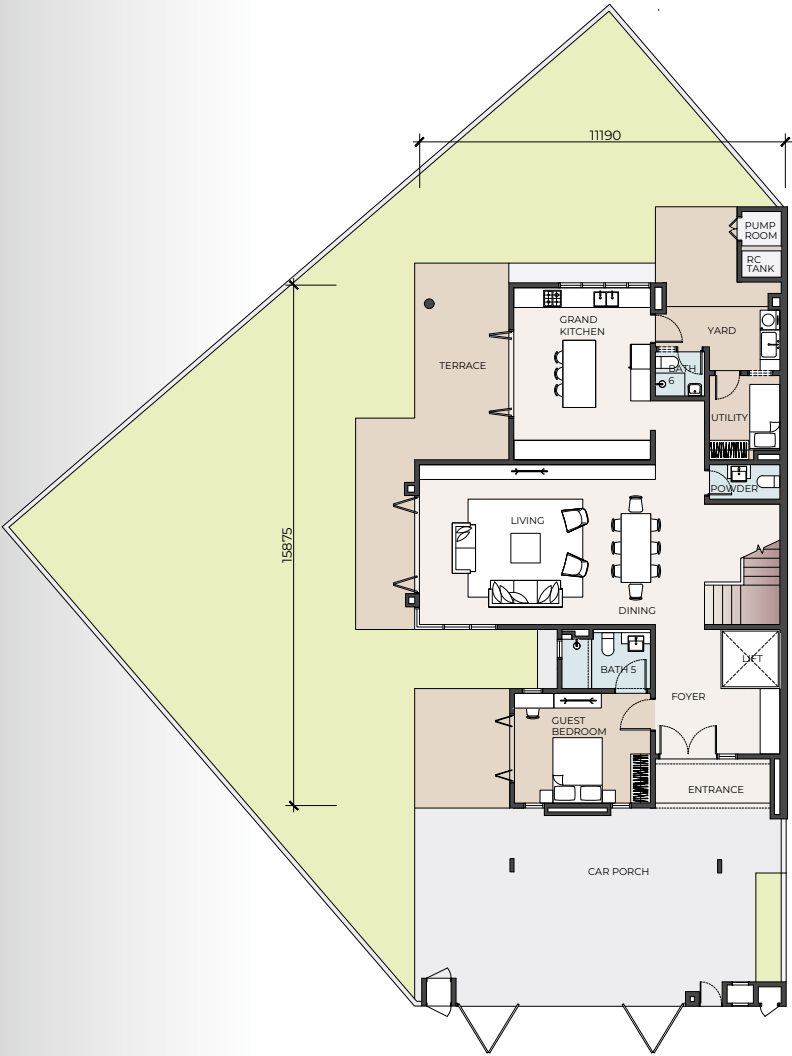
Type D1

All-in-One Home
Flexible large living suites

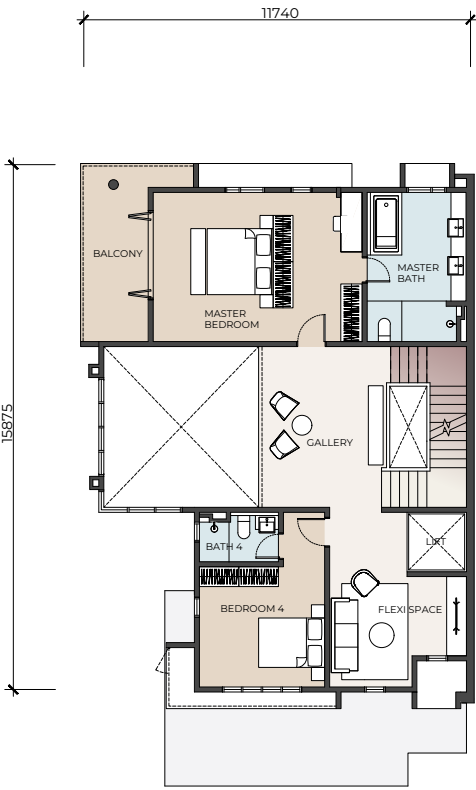
Lot size
14m x 24m / 47' x 80'

Built-up
431 sqm / 4,642 sqft

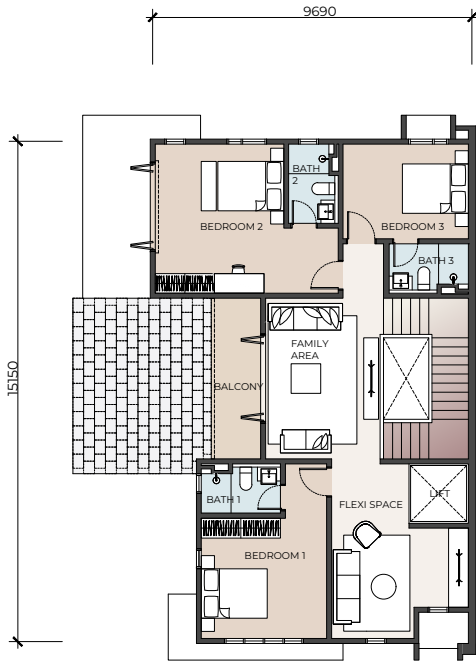
6 bedrooms with
en suite bathrooms +
1 utility room
7 bathrooms +
1 powder room



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Type D2

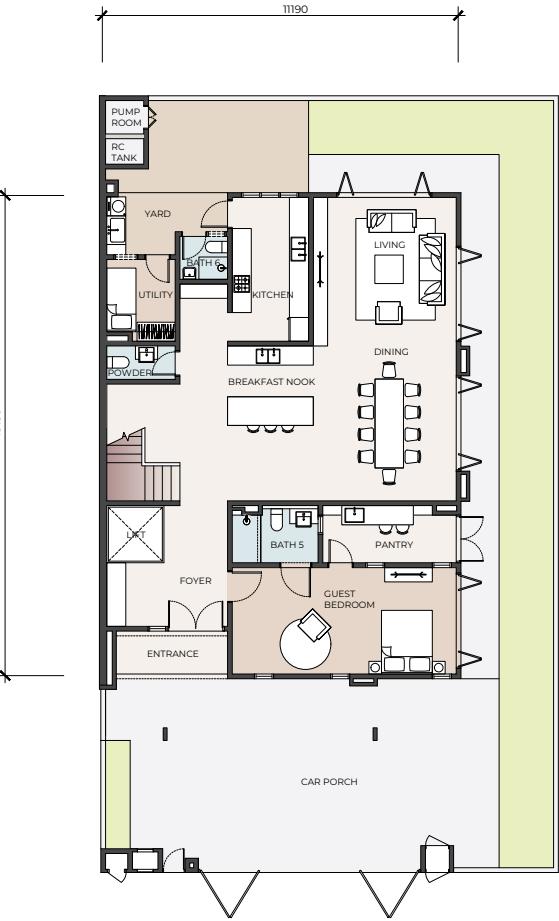
Home within a Home
Living suites on every level

Lot size
14m x 24m / 47' x 80'

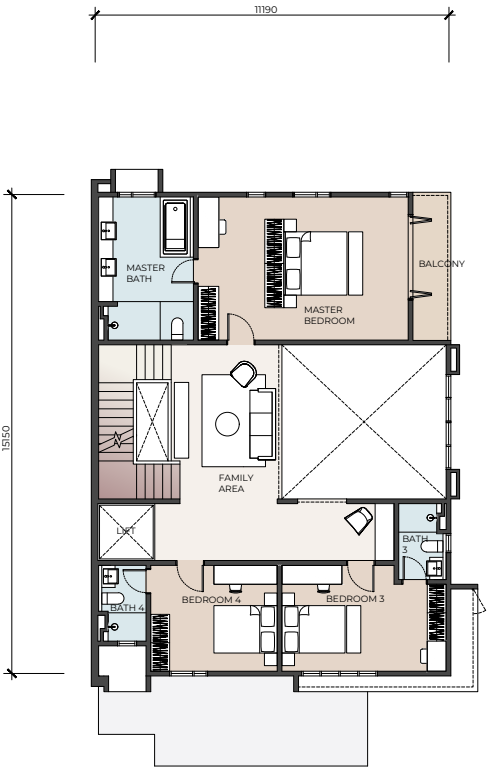
Built-up
475 sqm / 5,115 sqft

7 bedrooms with
en suite bathrooms +
1 utility room

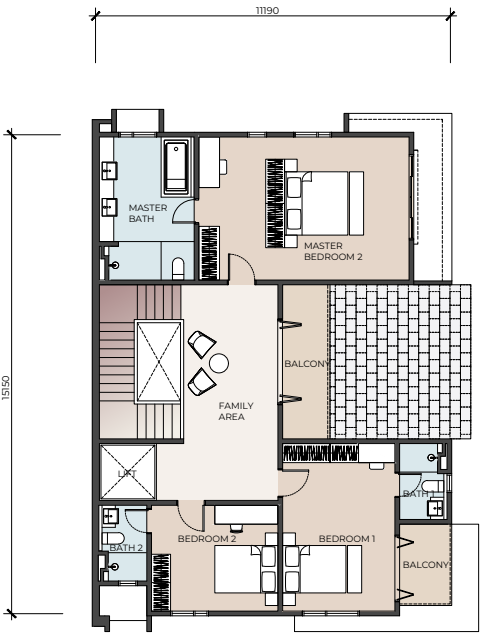
8 bathrooms +
1 powder room



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Features

Elegant, welcoming entrance and foyer	His and hers basins, stylish bathtub and enclosed shower
Large windows and double-volume living space	Dedicated dropbox for parcel delivery
Wheelchair-friendly entrance and guest quarters with wide doorways and ramps	Car porch equipped with EV charging isolator
	Dedicated lift for added ease

Exclusive Features

TYPE D1	Bright and airy double-volume living area
	Flexible space for a library or study
TYPE D2	Bright and airy double-volume dining area
	Two spacious master bedrooms on separate floors
	Dual-key guest room with personal pantry

Specifications

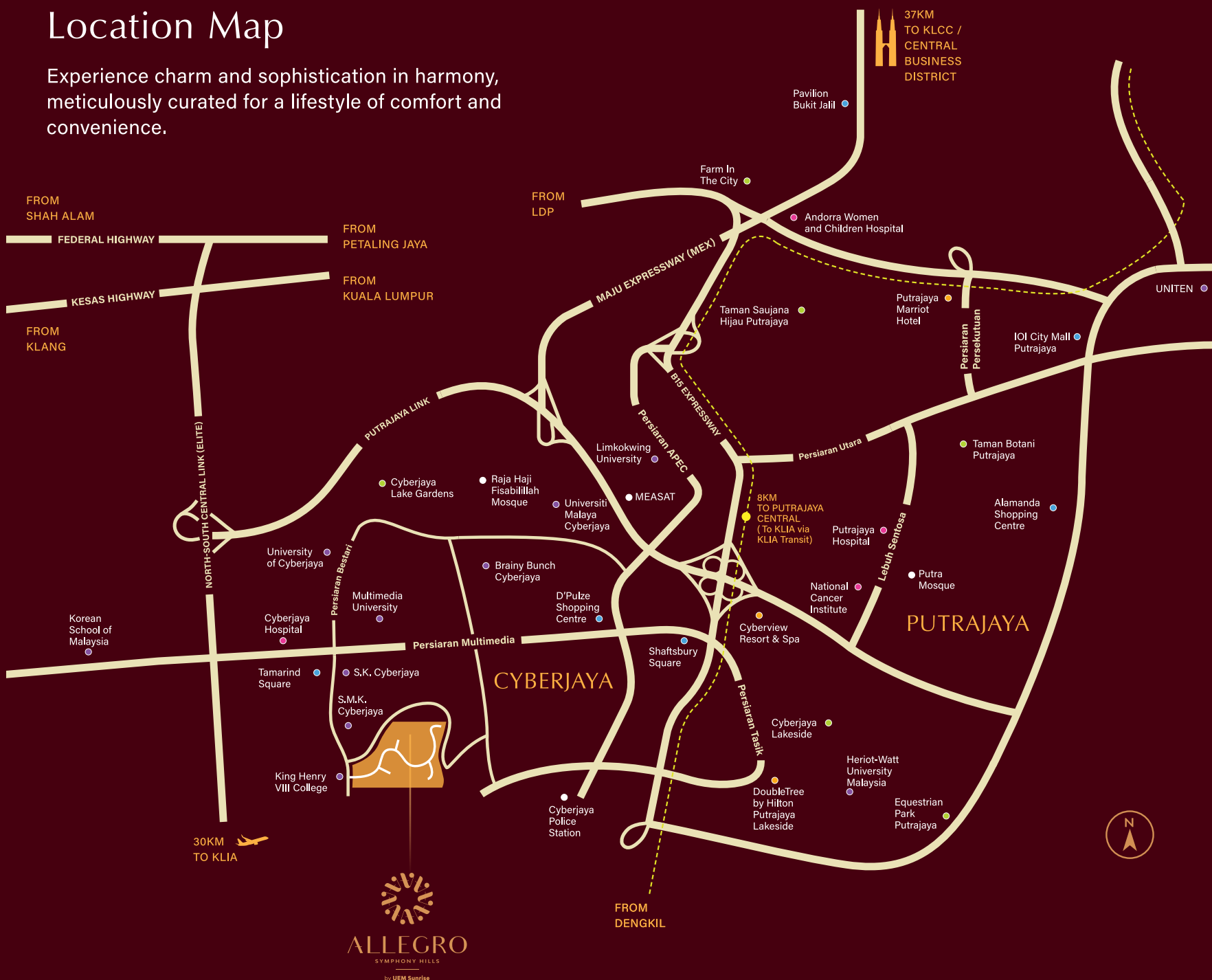
Structure	Reinforced Concrete	Floor Finishes	
Wall	Masonry Wall	Entrance, Terrace, Foyer, Car Porch, Guest Bedroom, Utility, Living, Dining, Kitchen, Yard, Pantry, Balcony, Bathrooms	Tiles
Roof Covering	Roof Tiles / Concrete Flat Roof	Bedrooms, Gallery, Staircase, Family Area, Flexi Space	Laminated Timber Flooring
Roof Framing	Metal Roof Truss	Others	Cement Render
Ceiling	Plaster Ceiling / Skim Coat & Paint	Sanitary & Plumbing Fittings	Water Closet, Wash Basin & Tap, Paper Roll Holder, Shower Head & Tap, Hand Bidet, Hose Bib Tap, Kitchen Sink with Tap
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		



Artist's impression of master bedroom

Location Map

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



- KLIA Express / KLIA Transit
- Retail & Shopping
- Education
- Healthcare
- Leisure & Recreation
- Hotels & Resorts
- Amenities & Services

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.



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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.: MP-Sepang 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 Type 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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