



*Artist Impression



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CORE OF LIVING



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Life will certainly be better with a comfortable home, a happy family, and a space to grow and play, more so when it's in Taman Sempurna Jaya.



Strategic Location

- Within Semenyih Town
- Accessible via Lekas, Silk, SKVE
- 30km to Kuala Lumpur City Centre
- 22km to Putrajaya
- 10km to Kajang / Bangi town

Education

- University Nottingham Malaysia
- UKM (University Kebangsaan Malaysia)
- Tenby International School
- Kolej Professional MAKA Beranang
- Vocational Education Training Academy (VETA College)

Shopping Mall

- Tesco
- IOI City Mall
- The Mines



Brogania (Actual Site)

SHOW UNIT

Open daily
10am - 6pm

GPS: 2°56'58.1"N 101°51'10.5"E

waze Brogania Terrace Homes

JWCG
JIAN WEI DEVELOPMENT SON BHD
*High class Services To Create Great Value

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f Sempurna Jaya

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*No Lot No: 18321-1/22-2025/17411 | *Tempoh Bekal: 16/03/2025 - 19/03/2025 | *No. Pendaftaran Tanah: 18321-1/22-2025/17411 | *Tempoh Bekal: 16/03/2025 - 19/03/2025 | *Pegangan Tanah: Papan Bekal | *Bekal Tanah: Tanah
*Papan Bekal: Di kawasan Distrik: Mukim Perbandaran Kajang | *No. Rujukan: SPN/2025/02017 | *Tarikh Kelulusan: 29-12-2024 | *Majlis: Unit: 128 | *Tarikh Penjualan: Penjualan dijangka: Apr. 2025 | *Harga Jualan Min: RM288,000 - Max: RM367,300
*Lokasi: Perumahan Brogania Terrace 2 Tingkat | *Kawasan: Semenyih, Selangor
*KELAN BE TELAH MELUBUKAN OLEH JABATAN PERUBAHAN NEGARA



Brogania
TAMAN SEMPURNA JAYA

IMMERSE YOURSELF IN
SEMPURNA ENVIRONMENT



20' x 65' (Build Up 1,772 Sq.Ft)
Ground Floor



First Floor



20' x 70' (Build Up 1,819 Sq.Ft)
Ground Floor



First Floor



SPECIFICATION

STRUCTURE	Reinforced Concrete Framework	FLOOR FINISHES	Living / Dining / Kitchen / Entrance Foyer	Porcelain Tiles
ROOF	Concrete Roof Tiles/Concrete Slab	Master Bedroom / Bedroom 1,2 & 3 / Family area / Staircase	Porcelain Tiles	
WALL	Brickwall	Toilet / Balcony (Corner lot only)	Ceramic Tiles	
CEILING	Skim Coat / Plasterboard	Utility Room / Car Porch / Driveway / Yard / Terrace (Corner lot only)	Cement Render	
WALL FINISHES		DOORS		
Internal	Emulsion Paint	Main Entrance	Timber Door	
External	Exterior Weather-resistant Paint	Bedroom / Bathroom / Yard	Timber Flush Door	
Master Bathroom / Bathrooms	Ceramic Tiles	Utility	Timber Louvres Door	
Kitchen	Ceramic Tiles / Plaster & Paint Finish	Terrace & Balcony (Corner lots only)	Aluminum Frame Glass Sliding Door	
Others	Plaster and Paint Finish	IRONMONGERY	Quality Lockset	
WINDOWS	Aluminum Frame Glass Window			
SANITARY AND PLUMBING FITTINGS	Water Closet - 3 Bid Tap - 5	Wash Basin - 3	Shower Head - 3	Kitchen Sink - 1

ELECTRICAL INSTALLATION

Type	20' x 65'		20' x 70'	
	Intermediate Unit / End Lot	Corner Unit	Intermediate Unit / End Lot	Corner Unit
Lighting Point	25	27	25	27
Ceiling Fan Point	7	7	7	7
Air-Conditioning Point	5	5	5	5
13A Switch Socket	23	23	23	23
Water Heater Point	3	3	3	3
Auto Gate Point	2	2	2	2
Door Bell Point	1	1	1	1
SMATV Point	2	2	2	2
Fibre Wall Socket	1	1	1	1
Single Phase DB	1	1	1	1

Spaciously yours, live the way you dream! With a full swing of the completion of Taman Sempurna Jaya, we're opening a new chapter of cosiness shelter in Semenyih.

- Freehold
- 138 units only
- Site Area 11.6 acres
- Secured with perimeter fencing & guarded
- Exclusive community greenery garden
- Modern design with natural light and ventilation.



LEGEND

- 20' x 65' (Built Up Area 1,772 Sq.Ft)
- 20' x 70' (Built Up Area 1,819 Sq.Ft)
- 20' x 70' (Built Up Area 1,876 Sq.Ft)
- 20' x 70' (Built Up Area 1,893 Sq.Ft)
- 20' x 65' (Built Up Area 1,820 Sq.Ft)
- 20' x 65' (Built Up Area 1,840 Sq.Ft)
- 4 Bedrooms + 3 Bathrooms