

Luminous Ascent

• SALES KIT •



Oil Palm Plantation

Our aim is to be the top local plantation group globally, producing superior oil palm products by incorporating the best practices into our daily activities. This establishes us as a leading player in oil palm plantation in Malaysia.



Hospitality

Our aim is to offer functional and conveniently located properties for rent, as part of our property development efforts in Malaysia.



Property Development

Provide high-quality, aesthetically pleasing, functional, and strategically located housing developments as a property developer in Malaysia.



Investment Holding

We are a Malaysia-based investment holding company focusing on strategic property acquisitions. Our expertise and knowledge allow us to optimize holdings and achieve strong returns for investors.



Kajang — The Rising Oasis In South Klang Valley



Semanja Kajang is ideally located at Kajang —Southern corridor of Greater Kuala Lumpur and easy connected to suburb such as Cheras, Balakong, Sri Kembangan, Puchong, Bangi and Putrajaya.



Well connected via network of major highways including Cheras-Kajang Expressway (Grand Saga), SILK, SKVE, LEKAS, EKVE (latest), North-South Highway, Kajang-Semenyih Bypass.



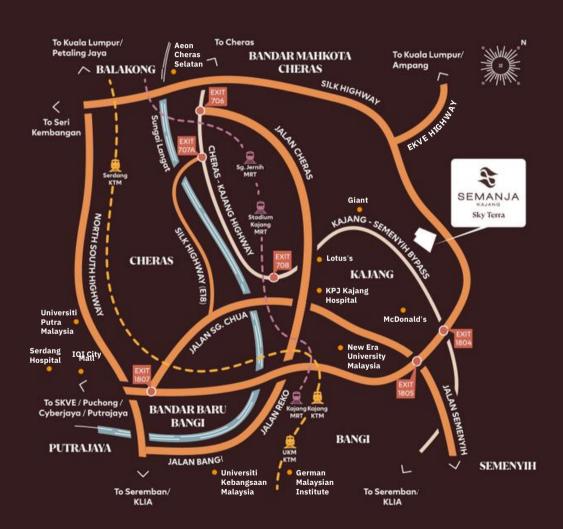
The KTM Commuter train service provides for residents who use public transportation to other major cities, connecting Kajang via the Rawang-Seremban route, the route stops at Kajang station which is located in Kajang town center.











Main Road

Highway

Bandar Sungai Long

EXIT 707A Sungai Balak

Saujana Impian

Kajang Perdana

EXIT Kajang Prima

Sungai Ramal

Accessibilities

To Kajang Komuter / MRT Sg. Jernih

7 To Semenyih

To Bandar Baru Bangi VIASILKHIGHWAY

To Cheras
VIACHERAS- KAJANG

To Putrajaya / Cyberjaya

VIASILKHIGHWAY

To Ampang
VIAEKVEHIGHWAY

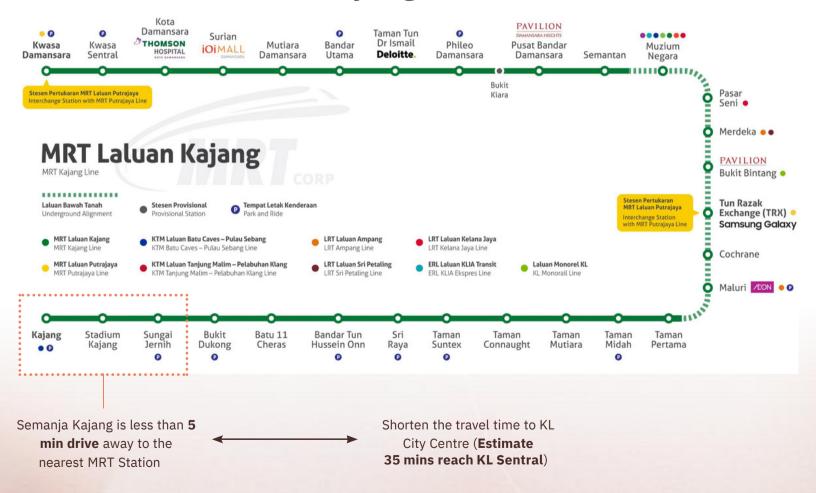
To Seremban
VIACHERAS -KAJANG /
SEREMBAN HIGHWAY







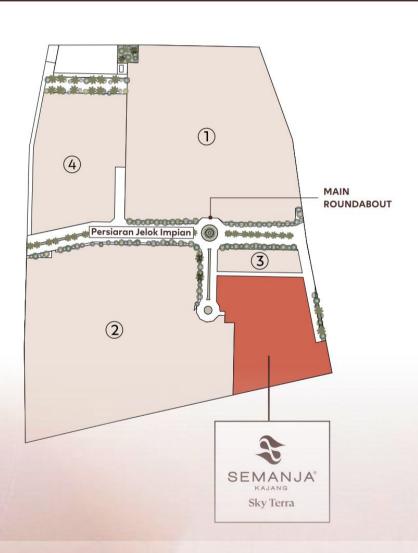
MRT Kajang Line









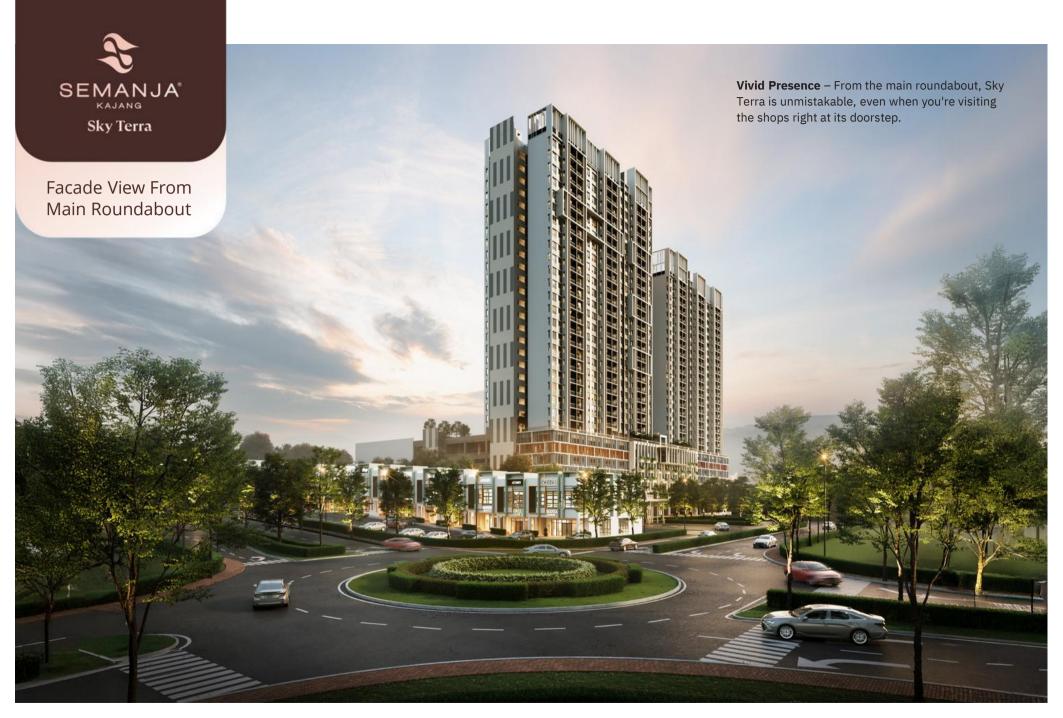


58 Acres of Brilliance

FREEHOLD MASTER PLAN

Conceived from the very essence of refined living, Semanja Kajang's design harmonises nature-oriented principles with exceptional functional spaces. The holistic master plan extends beyond the individual unit, meticulously integrating common areas to intricately connect every phase and foster profound community bonds, ultimately actualising our company's philosophy of — **flourishing together.**

- Park Terraces | 97 Units of Terrace Homes (Completed in 2018)
- (2) Garden Homes | 136 Units Semi-Detached Homes & Bungalow (Completed in 2024)
- **F15teen** | 15 Units of 2-Storey Shoplot (Completed in 2025)
- Town Villas | 180 Units of Townhouses
 (Under construction, expected to be completed in 2027)















Core of Living

3 Key Pillars of Sky Terra



Spend more of life connecting to the ones that matter.
At Sky Terra, the city centre sits conveniently close to home.

CONVENIENCE READY



Breathe easy with daily peace of mind, enveloped by glorious unobstructed views.

LOW DENSITY



Home becomes haven in pockets of greenery, perfect for smiling and sharing together.

LUSH LANDSCAPES









Lifestyle Facilities Plan

GROUND LEVEL

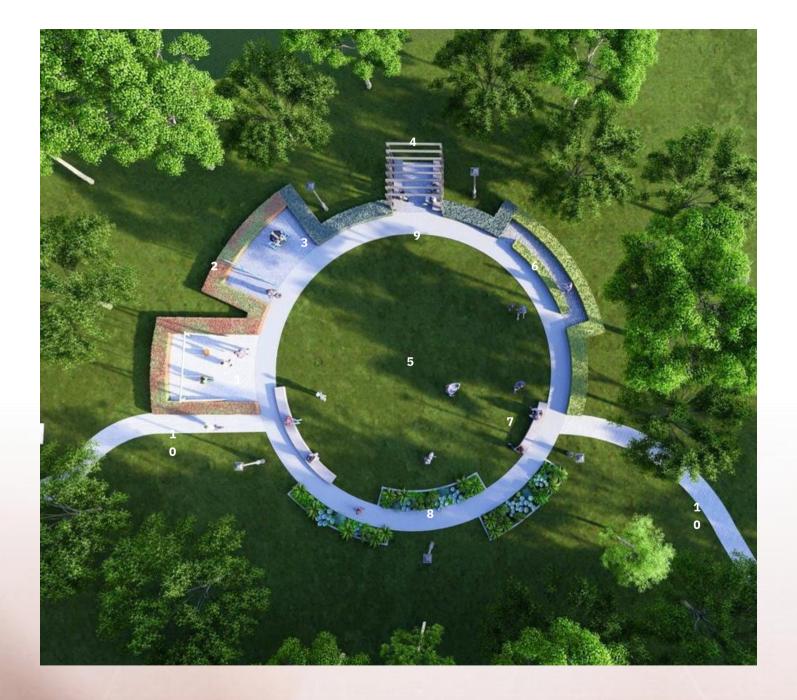
- Grand Entrance & Visitor Check Point
- Bluedale Pond Drop-off & Lobby Lounge
- (Covered Area) Cardio Track (500m)
- 4 Family Garden Visitor Car Park (Total 59
- 5 lots)
- 6

Cardio Track – Conquer slopes and invigorate your run amidst lush greenery, an ideal challenge for every runner.











Family Garden
(enlarged plan)

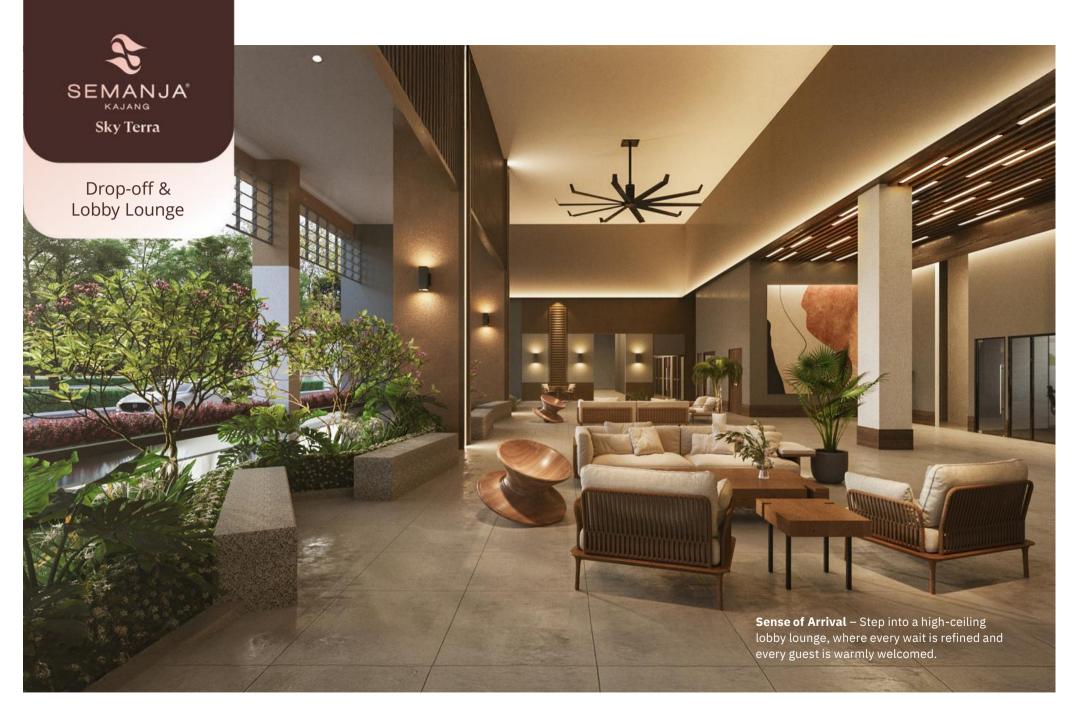
LOWER GROUND LEVEL

- 1 FunSwing
- 2 Parcourse
- 3 Outdoor
- 4 Gym Cabana
- 5 Tai-Chi Lawn
- 6 Reflexology Walk
- 7 Seating Herbs
- 8 Garden Starry Trail
- 9 Cardio Track (500m)
- 10



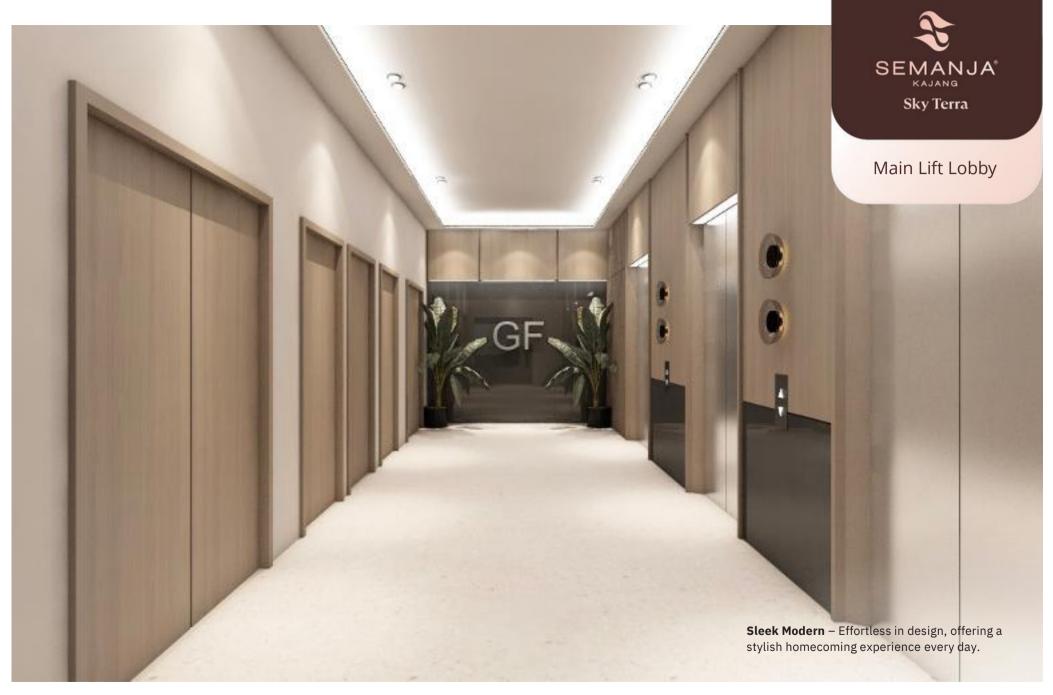


























Lifestyle Facilities Plan

LEVEL 7 (PODIUM)

- Reflexology Path
- 2 Sky Box (Viewingdeck & play nook)
- 3 Yoga Deck
- 4 Fitness Corner
- 5 Herbs Garden
- 6 Lap Pool Kid's
- 7 Splash Pool Pool
- 8 Cabana
- 9 Hammock Lawn
- Green Tunnel
- Clubhouse (1st floor- multi-purpose hall cum badmintoncourt, 2nd floor-bar lounge & AV room)
- 12 Glamping Area
- 13 Playhouse (play nook)
- Sandy Play Kid's
- 15 Playground BBQ Area
- Observation Pavilion (
 - Look out point)







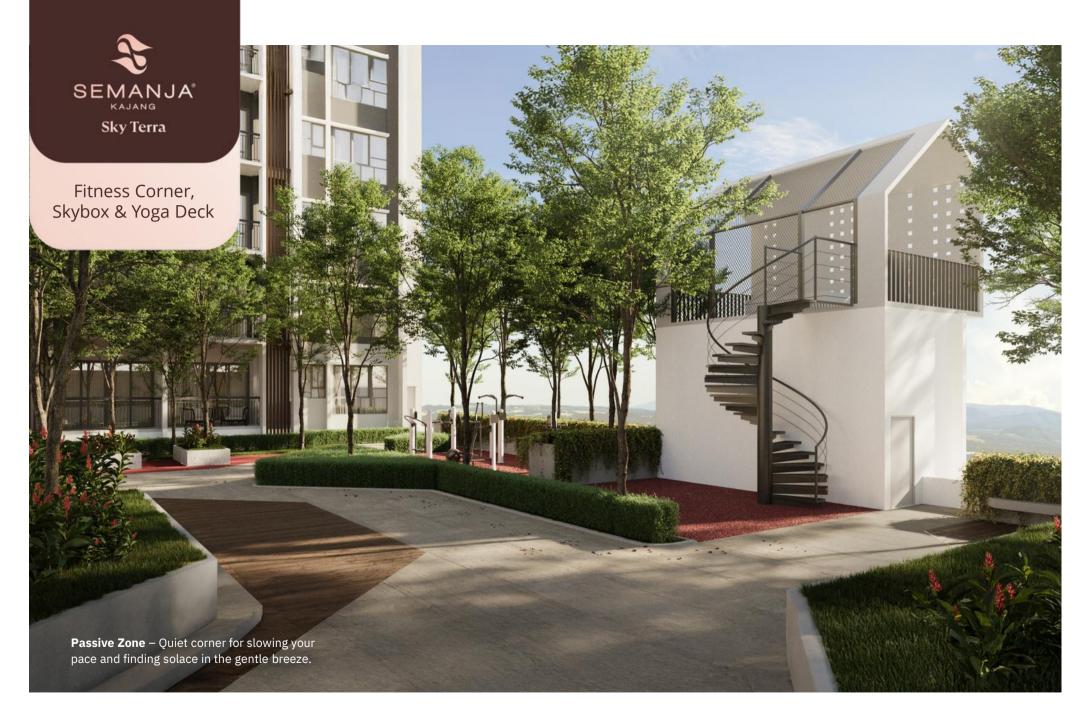












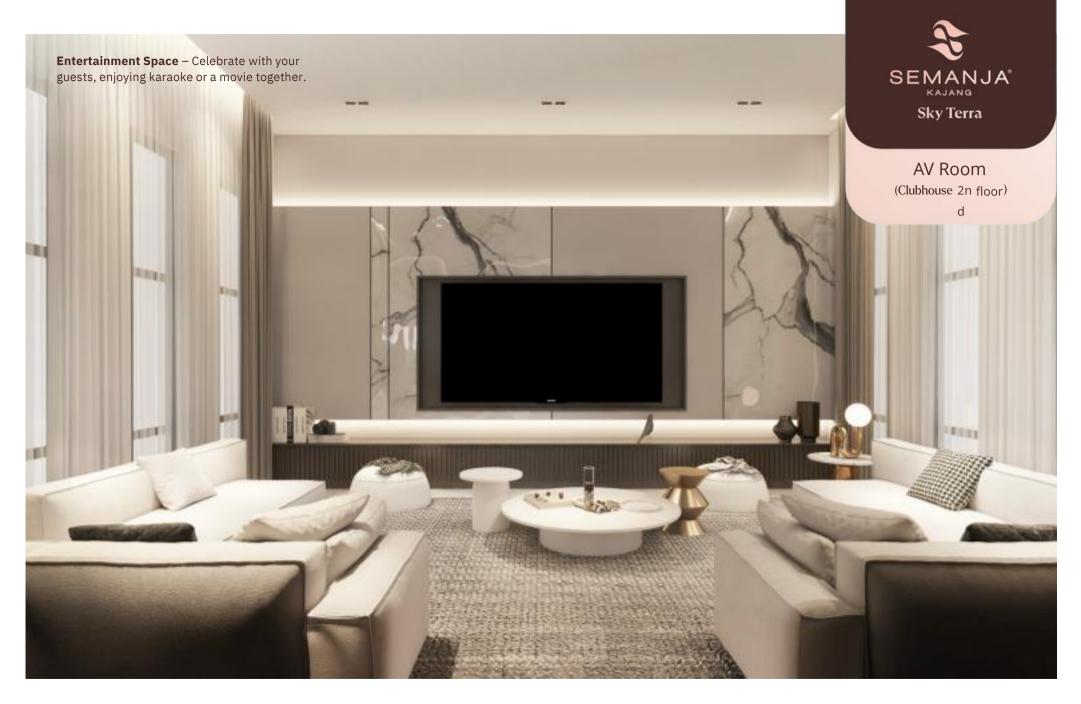


















Rise & Shine

Sky Terra Product Features

1

AMPLE PARKING & DRIVE WAY

Ample parking ensures convenience for both residents and visitors. Our one-way drive lanes are thoughtfully designed to provide peace of mind and enhance safety for all drivers.



EMBRACED BY GREENERY

From the entrance along to the lower ground area until the podium and sky terrace, landscapes are intentionally planned through every corner. Even the facade also implement with vertical greens.



6 ZONES OF LIFESTYLE FACILITIES

Including Nature, Passive, Fun, Cool, Fitness and Breezy zones. Each is meticulously designed with complete equipment and integrated hardscapes and softscapes, providing an ideal setting for your daily routines and activities.



UNOBSTRUCTED VIEW FROM ALL SIDED

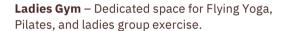
As the sole high-rise in the area, Sky Terra offers an unparalleled open living space. Enjoy 360° panoramic views from dawn to dusk, transforming every moment into a cherished spectacle.







Ladies Gym (Level 6 – Fitness Centre)







Level 6 – Fitness Center with breathtaking vistas











Workout Studio (Level 6 – Fitness Centre)

Workout Studio – Push your limits, building endurance and momentum in our fully equipped gym, perfectly suited for your routine.

Level 6 – Fitness Center with breathtaking vistas













Lifestyle Facilities Plan

LEVEL 30 (TOWER A - SKY TERRACE)

- Sky Bar
- 2 Seating Pod (Surrounded by planter)
- 3 Look Out Cabana
- 4 Sky Lounge

Sky Terrace – The only condominium in the vicinity to feature a sky facilities with truly unobstructed panoramic views.











Sky Bar (Tower A Level 30)

Cherish Moment – An elevated setting to celebrate with friends and family. This outdoor bar and lounge area is ideal for memorable al fresco parties.











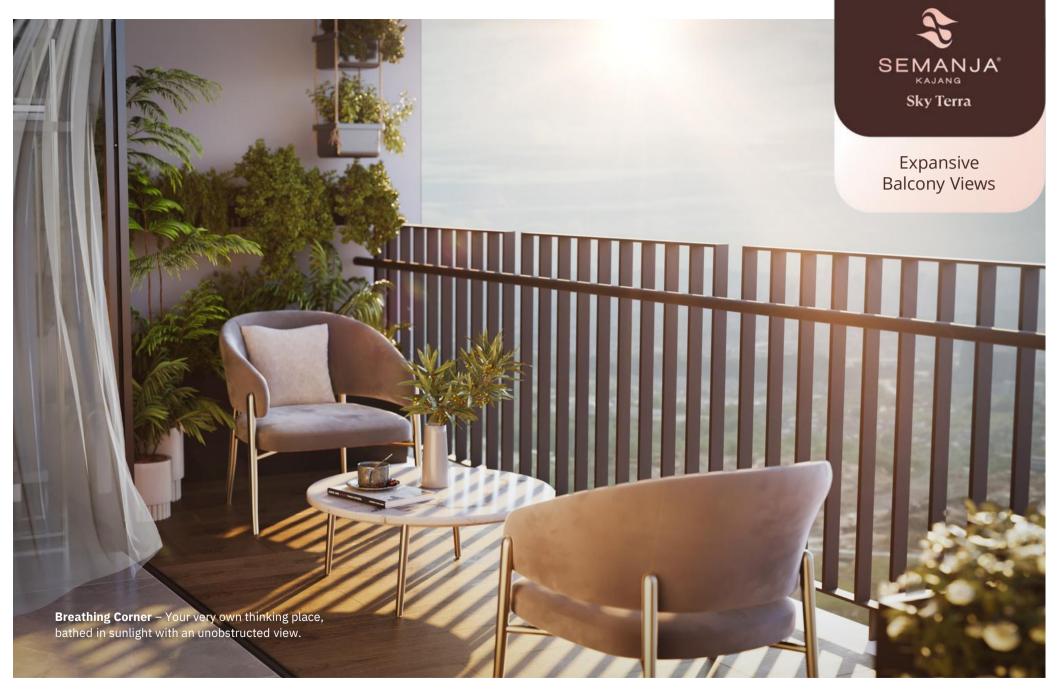
(South / West View)













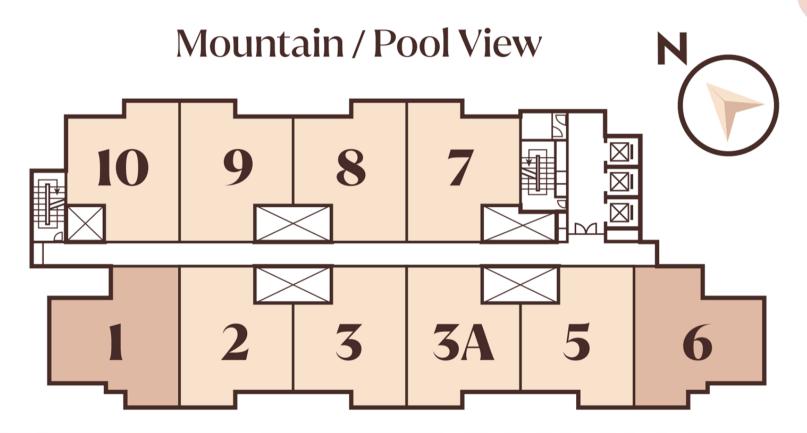








(South / West View)



Kajang City View







Typical Floor Plan

Type A

1,086 sq.ft 45

4 Bedrooms

2 Bathrooms

2-3 Car Park









Typical Floor Plan

Type B

1,004 sq.ft 182

3 Bedrooms

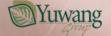
2 Bathrooms

2–3 Car Park

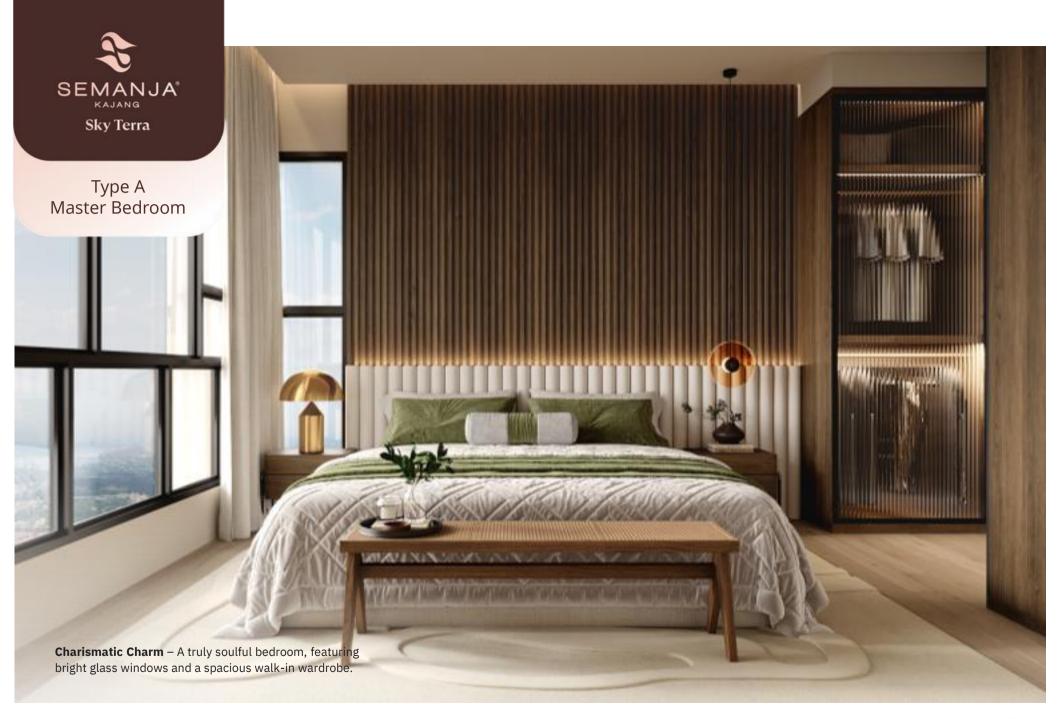


9400















Unit Features

 MORE ROOMS, MORE PRIVACY.

Each unit features a **3-4 room layout**, comfortably

accommodating families of 4-5 and providing ample

space for children throughout their formative years.

 LAYOUTS OPTIMISED FOR EVERYDAY ACTIVITIES.

From a convenient yard for cleaning and storage to a welcoming

kitchen, a comfortable living room, and a sun-bathed balcony,

every section is thoughtfully designed for a complete life.

 DESIGNING FOR ABUNDANT LIGHT.

Enjoy a brighter, healthier home with wide windows

in every room, even every bathrooms, providing

ample natural light and excellent ventilation.







