



SIMFONI EAST PHASE 4E



SALES KIT

LYRA – SINGLE STOREY BUNGALOW



YOUR ASPIRATIONS, DEFINED

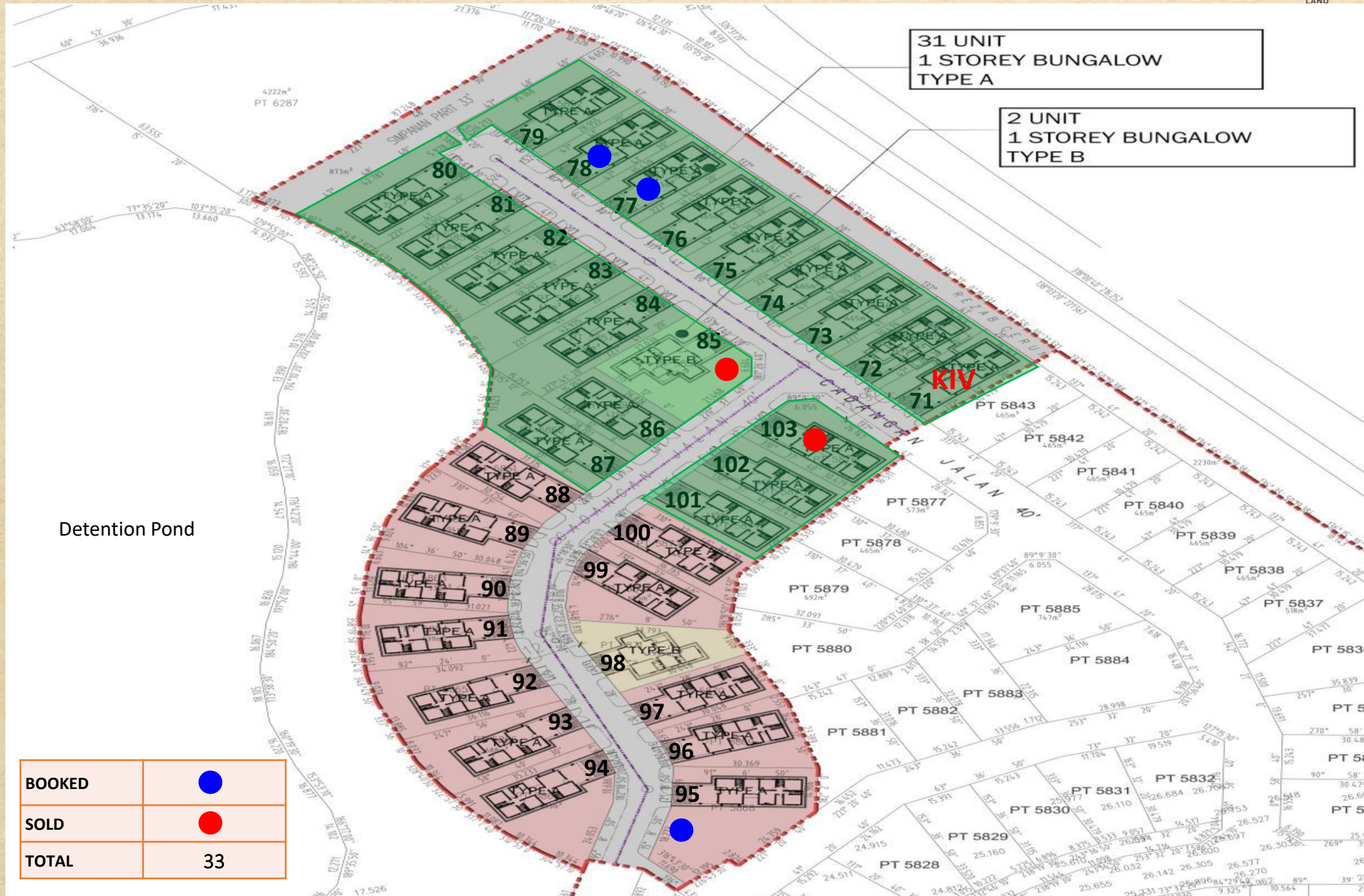
An aerial rendering of the Simfoni East residential development. The image shows a large-scale housing project with numerous rows of terraced houses and some high-rise apartment buildings. A prominent feature is a large, irregularly shaped lake in the center-right. To the left of the lake is a large green field with a circular structure, possibly a sports field or community center. A river or canal flows along the top left edge. The entire development is surrounded by lush greenery and trees. The sky is hazy, suggesting a distant horizon.

*The East is where
Innovation Resides*

Simfoni East | Aerial View*



LYRA - SINGLE STOREY BUNGALOW - PLOT PLAN



LYRA – SINGLE STOREY BUNGALOW – DESIGN PERSPECTIVE – TYPE A



LYRA – SINGLE STOREY BUNGALOW – DESIGN PERSPECTIVE – TYPE A



LYRA - SINGLE STOREY BUNGALOW - FLOOR PLAN - TYPE A



SINGLE STOREY BUNGALOW TYPE A - PHASE 4E PLAN		
SPACE	AREA (SQM)	AREA (SQFT)
LIVING	25.78	277.49
DINING	17.32	186.43
KITCHEN	17.27	185.89
MASTER BEDROOM	18.93	203.76
BEDROOM 2	15.60	167.92
BEDROOM 3	15.21	163.72
BEDROOM 4	13.65	146.93
MASTER BATH	4.12	44.35
BATH 2	3.64	39.18
BATH 3	4.12	44.35
CIRCULATION	4.53	48.76
TERRACE	3.90	41.98
YARD	5.91	63.61
PORCH	27.67	297.84
AREA (NETT)	140.17	1,508.78
AREA (GROSS)	177.65	1,912.21
AREA (SUBMISSION)	158.91	1,710.49

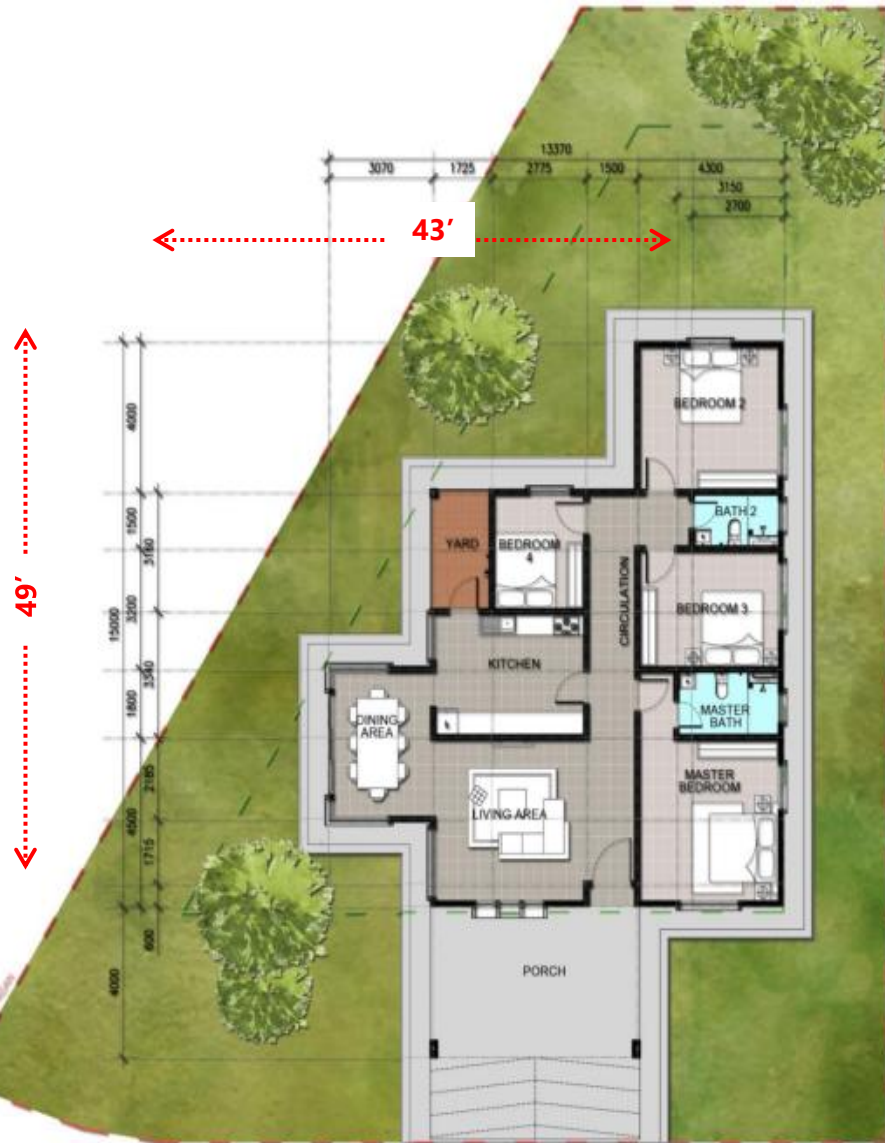
LYRA - SINGLE STOREY BUNGALOW - DESIGN PERSPECTIVE - TYPE B



LYRA – SINGLE STOREY BUNGALOW – DESIGN PERSPECTIVE – TYPE B



LYRA – SINGLE STOREY BUNGALOW – FLOOR PLAN – TYPE B



SINGLE STOREY BUNGALOW TYPE B		
SPACE	AREA (SQM)	AREA (SQFT)
LIVING	26.10	280.94
DINING	12.23	131.64
KITCHEN	15.03	161.78
MASTER BEDROOM	21.42	230.56
BEDROOM 2	17.20	185.14
BEDROOM 3	13.76	148.11
BEDROOM 4	8.80	94.72
MASTER BATH	5.67	61.03
BATH 2	4.05	43.59
CIRCULATION	12.15	130.78
YARD	5.45	58.66
PORCH	24.90	268.02
AREA (NETT)	136.41	1,468.31
AREA (GROSS)	166.76	1,794.99
AREA (SUBMISSION)	151.59	1,631.65

LYRA – SINGLE STOREY BUNGALOW – PROMOTION PACKAGE

No.	Promotion Package & Information
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1	Booking Fee – Cashless
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2	10% Rebate
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3	Subsidized Legal fees : fully covered
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5	Expecting Completion Date – May 2026
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6	HDA SIMFONI EAST PHASE 4E – MAYBANK (MALAYAN BANKING BERHAD) - 552022716878
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7	Advertising Permit & Developer's License – 2926-57/05-2026/0461(N)-(L)
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TERMS AND CONDITIONS

*Additional Rebate RM3,000 for those loan approval within 2 months for commercial bank and 3 months for LPPSA

*Another Prestigious
Product by*



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LOT 1, BANDAR DARULAMAN, P.O. BOX 12, 06007 JITRA, KEDAH DARUL AMAN
04 917 8080



**Bandar
Darulaman**
JITRA
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