





A Nourishing Land is Crucial for Life to Spring Forth & Grow

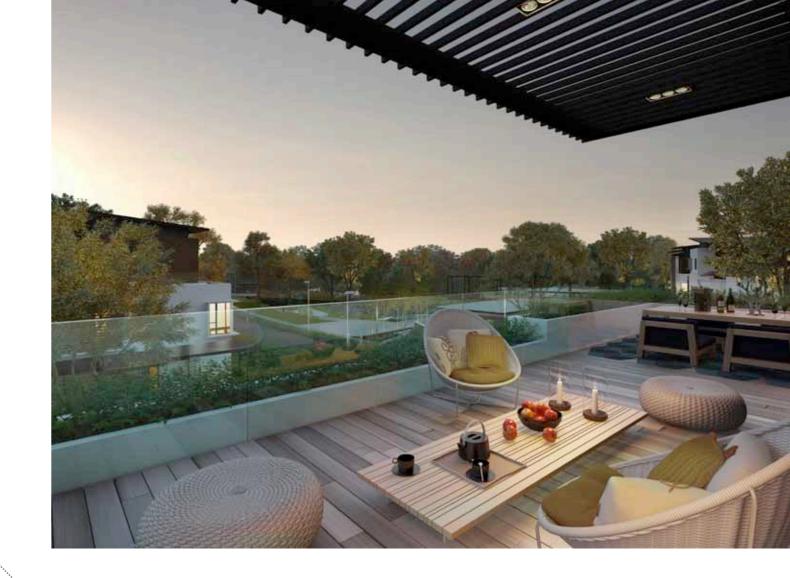
Built around this simple philosophy is the enclave of Long Branch, which lays the groundwork for a green and diverse community to flourish and thrive.



A New Sanctuary

Long Branch is an exclusive low-density development with only 101 bungalows resting on 21.86 acres of landscaped greenery. Entry to this guarded neighbourhood is via an impressive guardhouse, offering a slew of unobtrusive security features that run like clockwork behind the scenes. These elements combine to create high-end community living with an emphasis on privacy and peace of mind.





Contemporary Design

The master plan of Long Branch is centred on balancing individualism and community. Homes are clustered around cul-de-sac, and the open gate design creates an extended space for children and adults to gather and interact with each other, fostering stronger community ties. The cul-de-sac also constrain vehicular speeds, therefore creating a quieter streetscape and a safer neighbourhood for children to play in.

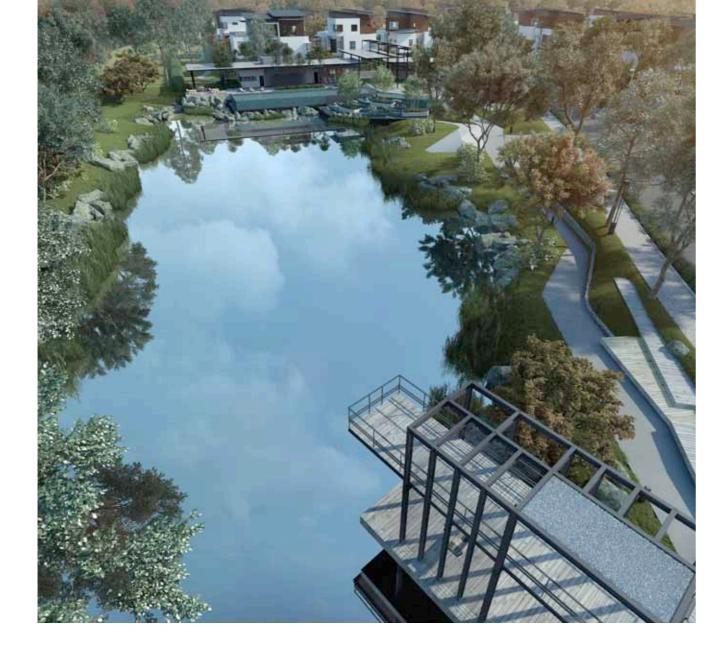
Sense of Wellbeing

A firm proponent of a simpler, greener way of life, Long Branch is adorned by a Family Park, Backyard Garder Wellness Park and many green belts of landscaped trees and shrubs. It is peppered with seats and pavilions, and is linked by pedestrian pathways, ideal for strolling, jogging, or just sitting down with friends and family to take in the soothing surrounds. A community conduit, the Linear Park nurtures new bonds between residents and fosters a better sense of togetherness for all.









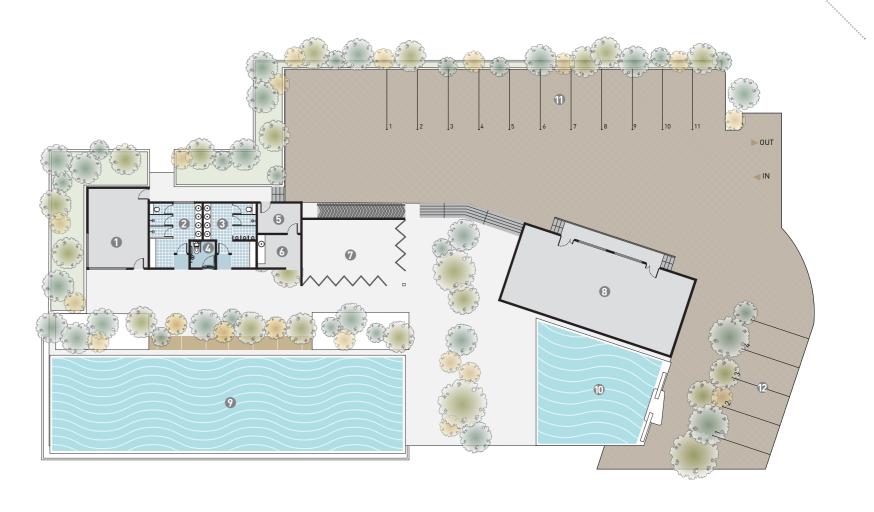
An Indulging Experience

Oriented to have the best view of a beautiful lake, the exclusive residents' only clubhouse is designed from the ground up to offer a resort lifestyle within the city limits. Modern architecture rendered in a mix of elements like wood and glass evokes an inviting yet tropical allure, and a spectacular swimming pool ringed by a wooden deck ups the ante on glamour and luxury.

Club House Floor Plan

- 1 Management Office
 - Office
- 2 Female Bath3 Male Bath
- _
- Disable Washroom
- **5** Store
- 6 Pantry
- 7 Functional Room

- 8 Gym / Yoga
- Adult Pool
- **(1)** Wading Pool
- Car Park 01
- Car Park 02

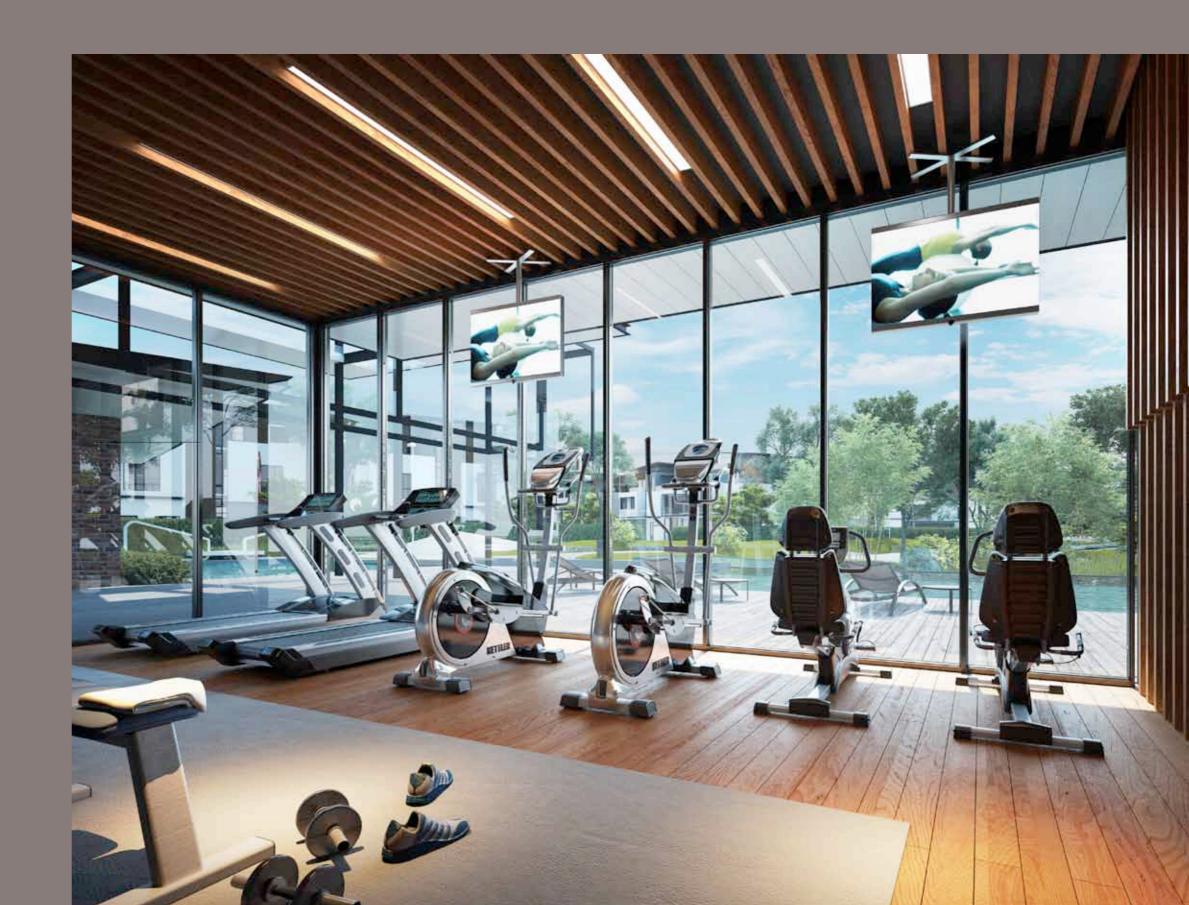




The Sophisticated Hangout

The facilities in the clubhouse include a spacious function room and a fully equipped gym, both walled with glass and overlooking views of soothing blue. From a trendy pool party to a cosy intimate gathering, the function room with its impressive views is a stylish place to entertain and impress.





The Alluring Space

Living areas are double volume, creating an instant dramatic impact upon stepping foot into the bungalow. This central feature maximises the view from within and floods the interior with natural light and ventilation, while glazing and strategically placed louvres reduce heat penetration and provide privacy.





Informal Living • Type

Inspire The Senses

Sometimes, a simple delineation of space makes for a more functional, flexible home. Long Branch bungalows are separated into private and entertaining areas, with activity centred around the open plan living, dining and kitchen areas. Full height windows and sliding glass doors create a seamless connection with the outdoors, and a shaded terrace annexed to the living space is the perfect spot for an alfresco breakfast or a relaxing high tea.

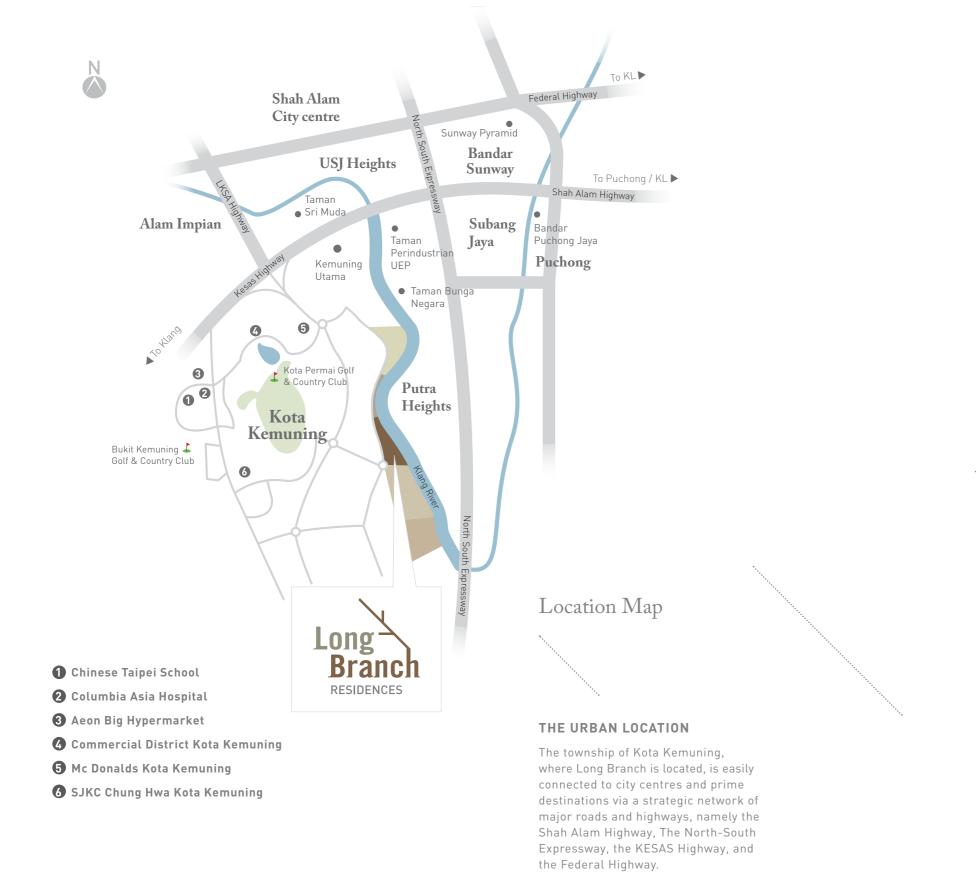
errace - Type A

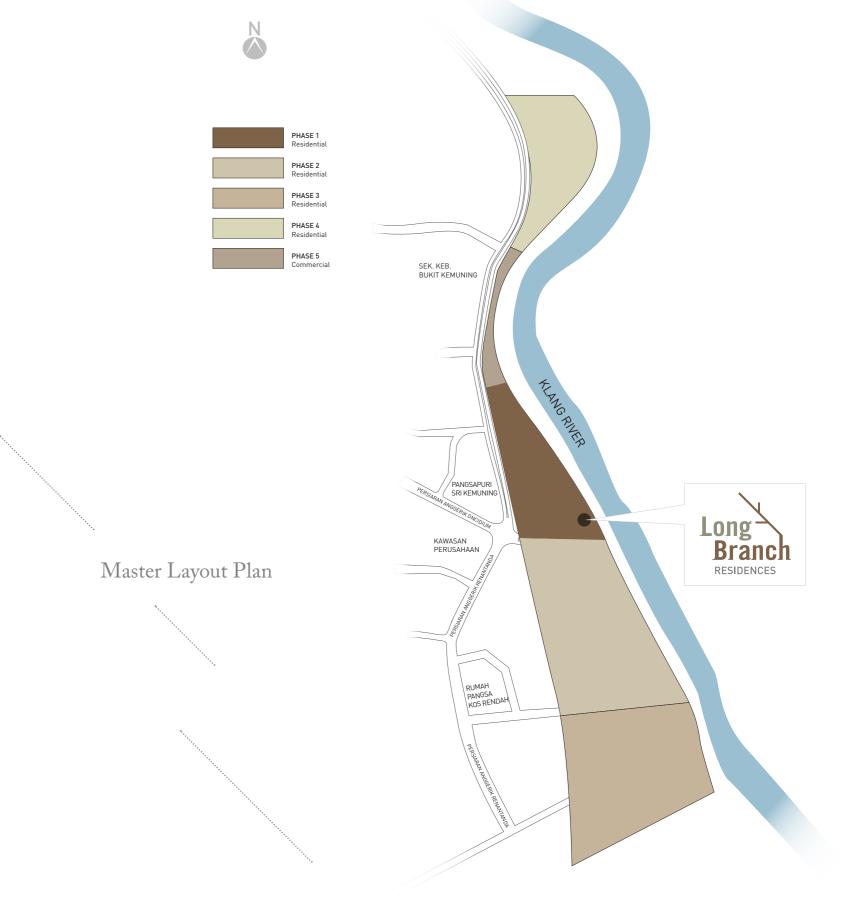


Elements At Play











Site Concept Plan 2 1/2 STOREY BUNGALOWS

Tenure of land \ Leasehold

Project Site Area \ 21.86 acres

Total Units \ 101 units

- 1 Guardhouse
- 2 Retention Lake
- 3 Club House
- 4 Linear Park
- 5 Half Basketball Court
- **6** Adventure Playground
- **7** Exercise Corner
- 8 Aroma Garden / Reflexology Corner





CRIME PREVENTION & SECURITY FEATURES

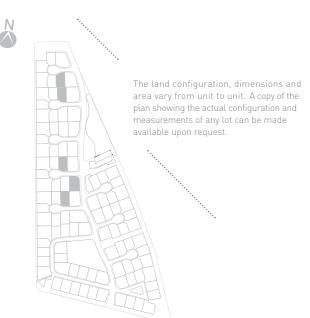
- Single entrance with guardhouse, separate in / out lanes for residents and visitors, and boom gates monitored by high resolution CCTV
- Residents' vehicle access control system with transponders
- Visitor access / exit control management system at guardhouse
- Intercom system from residential units to quardhouse

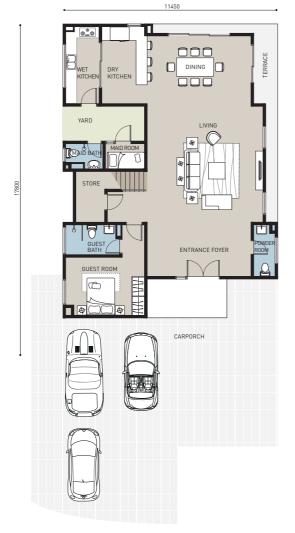
- Individual home alarm system provided to all units
- Emergency panic button provided to all units
- Perimeter security with high quality welded mesh fencing monitored by CCTV, video motion detection and fence protection system linked to a computerized alarm handling system
- Round-the-clock manned guardhouse, security control room and patrolling

Type A/A1

Unit Size: Approx. 5447 sf. Build-up Area: 6116 sf.

8 units









∵. Second Floor ∵.





Type A/A1 5+1 Be

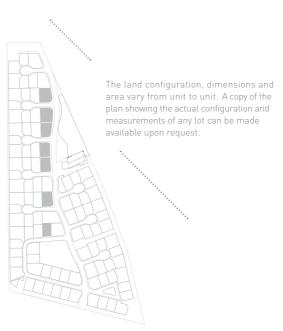
5 + 1 Bedrooms / 8 Bathrooms

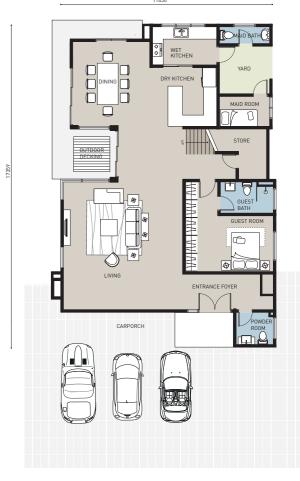


Type B

Unit Size: Approx. 5242 sf. Build-up Area: 6019 sf.

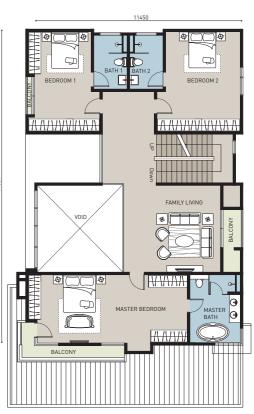
7 units





∵. Ground Floor ∵.



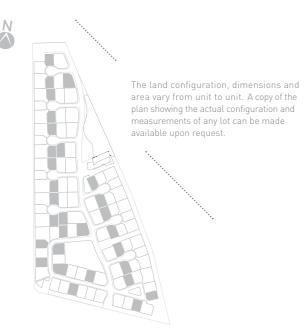


🗽 First Floor 🔌

Type C/C1

Unit Size: Approx. 4607 sf. Build-up Area: 5169 sf.

30 units

















- 1 Bedrooms / 8 Bathrooms



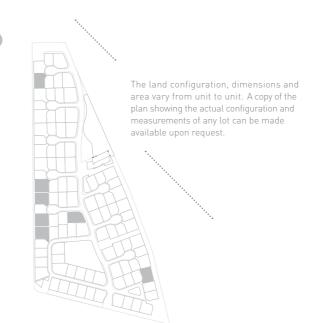
Type D/D1 6+1 Bedrooms / 9 Bathrooms



Type D/D1

Unit Size: Approx. 7395 sf. Build-up Area: 7063 sf.

7 units





∴. Ground Floor ∴.



∴ Second Floor ∴.



∿. First Floor ∿.

Type E

Unit Size: Approx. 5188 sf. Build-up Area: 5710 sf.

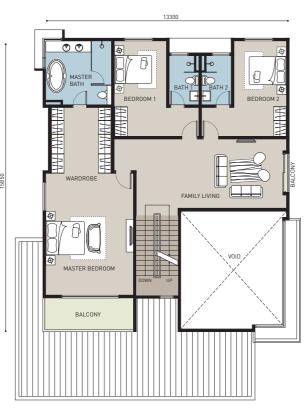
4 units





∴ Ground Floor ∴.





∵. Second Floor ∵.

∴ First Floor ∴.





Type F/F1

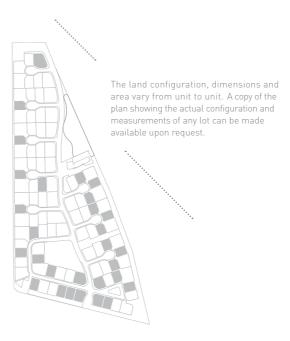
5+1 Bedrooms / 7 Bathrooms





Unit Size: Approx. 4424 sf. Build-up Area: 4942 sf.

29 units











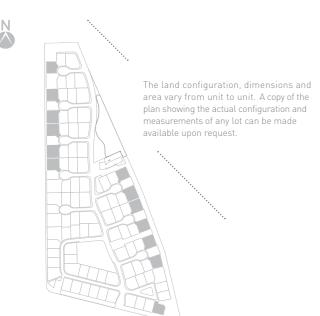
∵. Second Floor ∵.

∵. First Floor ∵.

Type G/G1

Unit Size: Approx. 5726 sf. Build-up Area: 6081 sf.

13 units





🤼 Ground Floor 🔌





∵. Second Floor ∵.

∵. First Floor ∵.

Type G/G1

6+1 Bedrooms / 8 Bathrooms



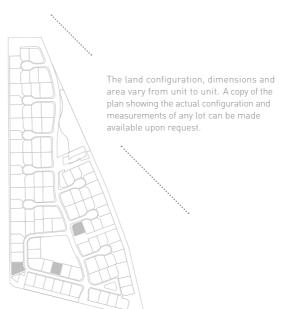
5+1 Bedrooms / 8 Bathroom



Type H

Unit Size: Approx. 5231 sf. Build-up Area: 5494 sf.

3 units





∵. Ground Floor ∵.

BEDROOM 3 INFORMAL LIVING
BALCONY



∵.. Second Floor ∵..

∵. First Floor ∵.

Specifications

STRUCTURE	Reinforced Concrete Framework							
WALL	Clay Brick / Cement Sand Brick							
ROOF COVER	R.C. Roof/Metal Decking							
ROOF SRTUCTURE	Proprietary steel truss roof system with insulation							
CEILING	Skim Coat/Plaster Board Ceiling							
WINDOWS	Powder Coated Aluminium Frame Clear Glass Powder Coated Aluminium Sunshade Louvres							
DOORS	Main Entrance	Solid Door						
	Others	Timber Flush Door Powder Coated Aluminium Frame Sliding Glass Do						
OCKS	Quality Lock Set							
FLOOR FINISH	Car Porch	Concrete Paving						
	Entrance	Quality Tiles						
	Living Room	Quality Tiles						
	Dinning Room	Quality Tiles						
	Dry Kitchen	Quality Tiles						
	Wet Kitchen	Quality Tiles						
	Yard / Utility	Quality Tiles						
	Store	Quality Tiles						
	Bedrooms	Solid Timber Flooring						
	Master Bath	Quality Tiles						
	Baths & Powder Room	Quality Tiles						
	Informal Living / Family Area	Quality Tiles						
	Terrace	Quality Tiles						
	Balcony	Quality Tiles						
	Staircase	Solid Timber Flooring						
	Roof Garden	Quality Tiles / Cement Render						
WALL FINISH	Master Bath	Quality Tiles						
	Bathroom & Powder Room	Quality Tiles						
	Dry Kitchen	Plaster & Paint						
	Wet Kitchen	Plaster & Paint						
	Internal	Emulsion Paint						
	External	Weather - Shield Paint						
		Stone wall cladding @ Car porch Wall						

SANITARY WARE	Water Closet				Varies						
	Bathtub Basin Shower Head				1 unit						
				Varies Varies							
	Kitchen Sink				2 units						
FENCE	Low Brick wall Plaster & Paint with Grove Lines										
EXTRA FEATURE	Rain Water Harvesting System										
	Solar Panel Hot Water System										
ELECTRICAL AND TELEPHONE INSTALLATION		А	В	С	D	Е	F	G	Н		
	Lighting Point	55	55	52	75	55	52	62	52		
	Ceiling Fan Point	9	9	9	10	8	9	10	9		
	Power Point	45	45	42	45	45	44	45	42		
	Air-Condition Point	10	10	10	12	10	10	12	11		
	Telephone Point	4	4	4	4	4	4	4	4		
	Television Point	4	4	4	4	4	4	4	4		
	Intercom	1	1	1	1	1	1	1	1		
	Electrical	1	1	1	1	1	1	1	1		
	Door Bell Point	1	1	1	1	1	1	1	1		

Company Profile



BCB Berhad was incorporated in Malaysia as a private limited company in 1988 under the name of Kemajuan Buditama Sdn Bhd. In 1996, the company was listed on the Main Board of the KLSE as BCB Berhad.

BCB Berhad Group is led by its founder, Dato' Tan Seng Leong, who is known as the "Father of Kluang" for his key role in the town's significant growth. Dato' Tan, the President of Johor Associated Chinese Chambers of Commerce, also holds the position of President of Kluang Chinese Chamber of Commerce and Industry.

Over the years, the Group has purchased and developed over 4,000 acres of land, and is today highly respected for its mixed development projects in Malaysia.

The Group's principal activities include property development, real estate management, hotel management, project management, road construction, manufacturing of concrete products and trading of building materials.

Successful property developments include residential, retail and hotel projects as well as shop offices in Kluang, Batu Pahat, Johor Bahru, Pontian, Yong Peng, Parit Raja and Seremban.

For enquiries, please call $03\ 5525\ 5899$ www.bcbbhd.com.my



BCB BERHAD 172003-W

Lot 29-1 ,No. 8 , Jalan Anggerik Vanilla BE 31/BE , Kota Kemuning Seksyen 31, 40460 Shah Alam , Selangor .

Developer's License No.: 000-00/00-0000/000 • Validity Period: 00/0/00000 • Advertising & Sales Permit No.: XXXX-XX/XXXXXXXXXXXXX
• Validity Period: XX/XX/XXXX - XX/XX/XXXX • Approving Authority: Majits Bandaraya Shah Alam • Building Plan Reference No.: MBSA/BGN/
BB/600-1(PS)/SEK31/0275-2012 • Land Tenure: Lease hold [Expiry 2112] • Total No. of Units: 101 units • Expected Completion Date: Phase 1: June
2016 • Built-up Areas: 000sq.ft. - 0,000sq.ft. Land Encumbrances: Nil. Selling Price: RM2,017,018 [min] - RM10,000,000 [max] • 7% DISCOUNT FOR
BUMIPUTERA • Express condition: The land cannot be transferred, or changed without approval from relevant authorities.

It information contained herein lincluding specifications, plan measurements and illustrations) are subject to amendments, variations and modifications without notification as may be equired by the relevant authorities or developer's consultants and is not intended to form and cannot form part of an offer and contract. Whilst every reasonable care has been taken in repairing this information, the developer cannot be held liable for any variation or inaccuracy.



A nurturing green concept community