



ACACIA
HEIGHTS

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PUTTING YOU AT
THE FOREFRONT



Where *Love &* *Dreams* Meet



ENABLING DREAMS

From picturesque landscape to spacious multi-generational homes, Acacia Heights is another multi-award winning township developed by Sri Pengkalan Binaan Sdn. Bhd. (SPB Property). Specially designed with you and your loved ones in mind, it is the first low density and eco-township in Kluang, offering the highest quality of living and prioritising your wellness.

With 40 years experience and 6,000 homes built across Malaysia, SPB Property aims to become the region's leading developer by delivering quality, innovative and affordable homes and sustainable society. This vision enables us to offer a truly inclusive experience in Acacia Heights today.



WHAT IS ACACIA?

Acacia, commonly known as the wattles or acacias, is a large genus of shrubs and trees in the subfamily Mimosoideae of the pea family Fabaceae. (Wikipedia) An Acacia tree is the emblem of Acacia Heights, representing a family tree.

Widely Spread Branches

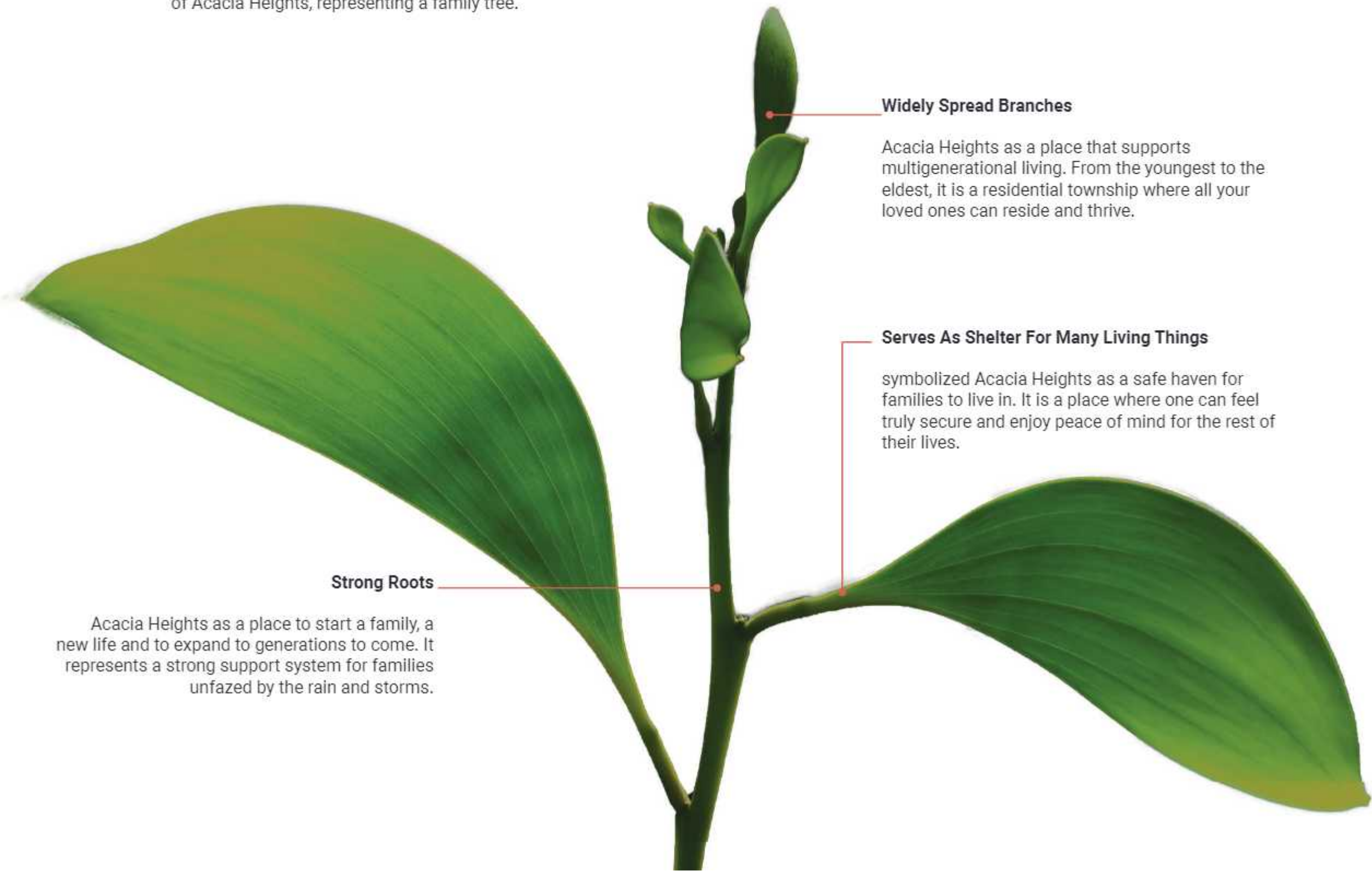
Acacia Heights as a place that supports multigenerational living. From the youngest to the eldest, it is a residential township where all your loved ones can reside and thrive.

Serves As Shelter For Many Living Things

symbolized Acacia Heights as a safe haven for families to live in. It is a place where one can feel truly secure and enjoy peace of mind for the rest of their lives.

Strong Roots

Acacia Heights as a place to start a family, a new life and to expand to generations to come. It represents a strong support system for families unfazed by the rain and storms.





MULTIGENERATIONAL LIVING


母

(Mother)

子

(Child)

母子 (Mother & Child) concept is adopted in Acacia Heights to create a multigenerational living environment where both the elder and future generations can live together in harmony. This allows intimacy between generations without sacrificing the space and privacy for each generation. That is how we believe family ties can strengthen over generations.



"Everyone has dreams. But no amount of money and success in the world could ever replace the time we spent with our loved ones. We believe that nobody should ever be made to choose between love and dreams"

YBHG Datuk Yap Pit Kian,
Founder & Chairman

WELL-BEING

Well-being, also known as wellness, prudential value or quality of life, refers to what is intrinsically valuable relative to someone. So the well-being of a person is what is ultimately good for this person, what is in the self-interest of this person. (Wikipedia)

From town planning, street detailing, landscape to building architecture, Acacia Heights is curated with your very well-being in mind. It is what keeps us going and keeps us up at night.



12.4 KILOMETERS
186 ACRES
DEVELOPMENT

TREELINED WALKWAYS
& CYCLING TRACK
(ELDERLY-FRIENDLY)

24
HOURS
SECURITY

20 CENTRAL PARK
ACRE BALANCED
ECO-SYSTEM

10 MINS WALK TO ANY
FACILITIES

15 TYPES FOR ALL
OF FACILITIES **AGES**



ACACIA HEIGHTS IS THE 1ST TOWNSHIP IN KLUANG

Offering **20 acres** of
multigenerational central park with **15**
types of facilities for all ages

Equipped with **walkways**
(Elderly friendly) and **cycling track**
throughout the whole township.

Allowing you to walk to any **facility**
within 10 minutes under the
shade of trees.

ENJOY NATURE, ANYTIME OF THE DAY



The Green Oasis

Flowering and shady trees are planted to create an overseas resort-like experience around the township and to provide sufficient shade, cooling effect and plenty of negative-ions to all residents.



Sustainable Gardening

The tree species are also selected to attract and support native birds, bees, butterflies, and other wildlife, bringing nature to your doorstep.



Habitat Gardening

A process of converting traditional landscape plans to those that attract and support native birds, bees, butterflies, and other wildlife.









SITE PLAN



- 20 acres central park
- 10 mins walk to any facilities
- 15 types of multi-generational facilities
- 12.4km treeline walkways & cycling track (Elderly friendly)
- Low density guarded community

LAND GUIDES

- Double Storey Cluster House - Type C-A1
- Double Storey Cluster House - Type C-A2
- Double Storey Semi Detached House - Type SD-A1
- Double Storey Semi Detached House - Type SD-A2
- Double Storey Semi Detached House - Type SD-A1a
- Double Storey Semi Detached House - Type SD-A2a
- Double Storey Semi Detached House - Type SD-A3
- Double Storey Semi Detached House - Type SD-A3a
- Double Storey Bungalow House - Type B-A1
- Double Storey Bungalow House - Type B-A3
- Single Storey Shoplot
- Double Storey Shoplot
- PPU - Main Distribution Substation
- KTA - Detention Pond
- LRK - Sewage Treatment Plant

24 Hours Security

Project Entrance

LIVE LAUGH LOVE



BUILT FOR WHAT TRULY MATTERS



HEALTH IS WEALTH

Your very private semi-outdoor lanai that allows you to work from home comfortably, or enjoy your cup of coffee, right next to your 10ft private garden.



STAY CONNECTED

Enjoy every second with your family on the balcony that is accessible from both family area and master bedroom, giving you much-needed privacy and room for future extension.



EVERYTHING YOU LOVE CAN BE FOUND IN ACACIA HEIGHTS

Optimised windows and openings balance the benefits of natural daylight and framed outdoor views while ensuring a total peace of mind.





6 FEATURES OF ACACIA HOMES



Multigenerational

Elderly-friendly designs and the flexibility for future extensions facilitate the opportunity for multigenerational family use, entertainment and gatherings.



Security

For added peace of mind, every home is integrated with a Smart Home system.



Sustainability

Every home uses rainwater harvesting tank for more efficient water conservation.



Health

Optimised windows and openings provide ample natural lighting and direct access to your home workout spaces.



Comfort

The insulated roof helps to reduce the indoor temperature and enhance cooling effect.



Privacy

Ample of spaces is given between houses to minimise disturbance from your neighbour.

REDEFINING LIVING EXPERIENCE



1 Not 1. Not 2. But 3 Cars!

With a car porch that can fit up to 3 cars, none of your cars would have to endure the unforgiving weather any longer.

2 10 Feet Land At Your Leisure

Put your gardening skills to good use or maybe even a lap pool on the 10 feet land.

3 Designed to Stay Connected

The connectivity between kitchen, lanai, living and dining area allows you to stay close to your family at all times!

4 Semi-Outdoor Space for Work Station or Ultimate Relaxation

Treat yourself to afternoon tea or convert into your semi-outdoor work station next to your garden!

5 Wet and Dry Kitchen Where Feasts Are Made

Love to cook and dance to your favourite playlist at the same time? Well, look no further!

6 Double Volume Ceilings

Experience the luxury of hanging your favorite grand chandelier on the double volume ceilings and be wowed!

7 Each Bedroom Can Fit Queen Size Bed

Each bedroom easily fits a queen size bed, you no need to worry !

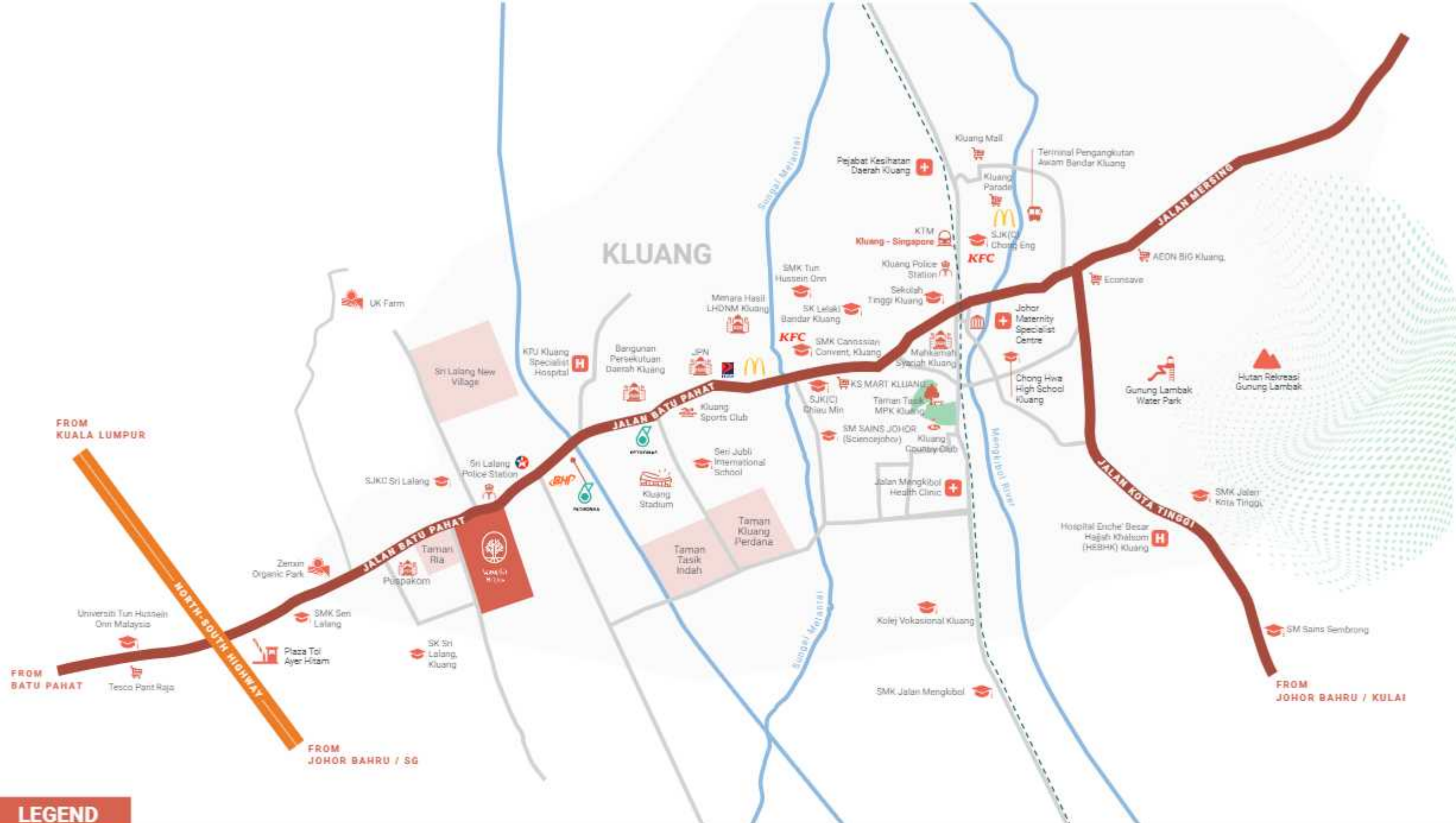
8 The Big Balcony

Relax and unwind by treating yourself to a cup of evening tea while stargazing on the balcony that is accessible from both masterbedroom and family area.



STAYING CONNECTED





EDUCATION

- 1 Min = SJKC Sri Lelang
- 3 Mins = SK Seri Lelang, Kluang
- 6 Mins = SJK(C) Chiau Min
- 7 Mins = SMK Seri Lelang
- 7 Mins = Sri Jubli International School
- 9 Mins = SMK Tun Hussein Onn
- 9 Mins = SMK Canossian Convent, Kluang
- 11 Mins = SM SAINS JOHOR (Sciencejohor)
- 11 Mins = Sekolah Tinggi Kluang
- 11 Mins = SK Lelaki Bandar Kluang
- 12 Mins = SJK(C) Chong Eng
- 12 Mins = Chong Hwa High School Kluang
- 14 Mins = Kolej Vokasional Kluang
- 14 Mins = SMK Jalan Mengkibol
- 15 Mins = SMK Jalan Kota Tinggi
- 22 Mins = SM Sains Sembrong
- 25 Mins = Universiti Tun Hussein Onn Malaysia

MEDICAL

- 5 Mins = KPJ Kluang Specialist Hospital
- 8 Mins = Rehab Healthcare Sdn Bhd
- 10 Mins = Klinik Sri Desa
- 10 Mins = Jalan Mengkibol Health Clinic
- 11 Mins = BP Healthcare @ Kluang
- 12 Mins = Johor Maternity Specialist Centre
- 15 Mins = Pejabat Kesihatan Daerah Kluang
- 16 Mins = Hospital Enche' Besar Hajjah Khalsom (HEBHK) Kluang

SECURITY & SAFETY

- 2 Mins = Sri Lelang Police Station
- 12 Mins = Kluang Police Station
- 14 Mins = Kluang Fire and Rescue Station

SHOPPING MALL

- 9 Mins = KS Mart Kluang
- 16 Mins = Econsave
- 16 Mins = Kluang Parade / Parkson
- 16 Mins = AEON BiG Kluang
- 17 Mins = Kluang Mall
- 25 Mins = Tesco Parit Raja

DRIVE-THRU

- 8 Mins = McDonald's Kluang DT
- 9 Mins = KFC Kluang 2
- 11 Mins = KFC Kluang 1
- 14 Mins = McDonald's Kluang

PUBLIC TRANSPORT

- 13 Mins = KTM
- 14 Mins = Terminal Pengangkutan Awam Bandar Kluang

PETROL STATION

- 1 Min = Caltex Sri Lelang - Jaya Goldz
- 2 Mins = BHP Service Stations
- 2 Mins = Petronas Jalan Batu Pahat
- 5 Mins = Petron Taman Saujana
- 5 Mins = Stesen Minyak Tasha (Petronas)
- 6 Mins = Petronas - Taman Desa Kluang
- 10 Mins = Petron Jalan Kluang 2

RECREATION & LEISURE

- 5 Mins = Zenxin Organic Park
- 5 Mins = Kluang Sports Club
- 6 Mins = Kluang Stadium
- 9 Mins = UK Farm
- 10 Mins = Taman Tasik MPK Kluang
- 12 Mins = Kluang Country Club
- 17 Mins = Gunung Lambak Water Park
- 18 Mins = Hutan Rekreasi Gunung Lambak

GOVERNMENT OFFICES

- 1 Min = Puspakom
- 8 Mins = Bangunan Persekutuan Daerah Kluang
- 8 Mins = JPN (Jabatan Pendaftaran Negara)
- 8 Mins = Menara Hasil LHDNM Kluang (Lembaga Hasil Dalam Negeri)
- 11 Mins = Mahkamah Syariah Kluang

BANK

- 12 Mins = Bank Muamalat
- 13 Mins = Kenanga Investment
- 12 Mins = Public Bank
- 13 Mins = UOB
- 12 Mins = Hong Leong Bank
- 14 Mins = Ambank
- 14 Mins = OCBC
- 14 Mins = BSN
- 14 Mins = Maybank
- 14 Mins = RHB Investment Bank
- 14 Mins = CIMB Bank
- 14 Mins = Bank Islam
- 14 Mins = MBSB
- 14 Mins = Bank Rakyat
- 14 Mins = Agro Bank
- 14 Mins = Alliance Bank

ABOUT US

SRI PENGKALAN BINAAN SDN BHD (SPB) was founded by Datuk Yap Pit Kian in 1981. Soon thereafter, SPB acquired its prestigious Class A Contractor License. After successfully completed various construction projects, the visionary management of SPB ventured into property development and has since emerged as one of the pivotal players in the highly competitive property development sector.

SPB's track records speak loudly. SPB has undertaken and successfully completed various development projects including the township development of Bandar Baru Masjid Tanah and Taman Maju Jasin, both projects situated in Melaka. It has also developed the 163 Acre first ever gated & guarded township of Taman Nuri that promotes seamless integration of green spaces.

SPB has earned its reputation by successfully completed joint venture projects with the Melaka State Government. It is also on track to deliver 3000 units of affordable housing.

SPB successes would not have been possible if not for the foresight and courageous vision of the board of directors of SPB and more importantly the dedication and loyalty of the management team and workforce of SPB. With SPB constantly striving for greater heights, SPB has invited 3 dynamic professionals with experience in property development, accountancy and strategy consulting to join in its board of directors in order to enhance and diversify its business and to materialize SPB's business plan and ventures.

With its many past successes in property development, SPB continues to accumulate land banks nationwide to further expand its core business. To date, SPB has amassed close to 1200 acres of prime land bank throughout Malaysia, which is valued at RM5 Billion GDV.

BOARD OF DIRECTOR

YBHG Datuk Yap Pit Kian
Founder & Chairman



YBHG Datin Loh Ngook Chan
Co-Founder & Executive
Finance Director

YBHG Datuk Jacky Yap Jyh Haur
Technical Director

- Top 10 Outstanding Young Malaysians Award 2020 (JCI)
- MBA, University of Manchester (UK)
- MEng, Telecommunication and Electronic Engineering, University of Warwick (UK)
- BSc, Telecommunication and Electronic Engineering, University of Warwick (UK)



YBHG Datuk Sean Yap Jyh Shyong
Finance Director

- Chartered Accountant (C.A.(M)), FCCA, UK
- BSc Accounting and Finance, The Warwick Business School (UK)

Ms. Yap Lih Shyan
Operations Director

- Chartered Financial Analyst (CFA Level II)
- MSc Management, London Business School (UK)
- BSc Economics, University College London (UK)



FOOTPRINT

STAR PROPERTY
AWARDS 2020
THE CORNERSTONE AWARD



220 ACRES



200 ACRES

STAR PROPERTY
AWARDS 2021
THE CORNERSTONE AWARD



163 ACRES



200 ACRES

STAR PROPERTY
AWARDS 2021
THE FAMILY - FRIENDLY AWARD



60 ACRES

THE WINNER OF
IDEA AWARDS
BEST VALUE LANDED
DEVELOPMENT 2021

STAR PROPERTY
AWARDS 2021
THE SOUTHERN STAR AWARD



200 ACRES



200 ACRES

AWARDS



ACACIA HEIGHTS THE WINNER OF IDEA AWARDS

BEST VALUE LANDED DEVELOPMENT 2021

A landed development that gives EXCEPTIONAL VALUE-FOR-MONEY to homebuyers in terms of architectural design excellence (landscaping, urban design, interior design, sustainability, security and design innovation) and property is priced affordably.



ACACIA HEIGHTS

STAR PROPERTY AWARDS 2021

— EXCELLENCE —

THE SOUTHERN STAR AWARDS

This award will go to the residential or commercial development in Southern Malaysia (Malacca and Johor) that showcase elegance in its planning, design and construction processes. This includes the host of diverse amenities that are given to residents and furnishing and fittings are selected to meet buyers' discerning tastes. An important plus point includes a strategic location that is complemented by a multitude of accessibility options.



PUNCAK KASA HEIGHTS

STAR PROPERTY AWARDS 2021

— EXCELLENCE —

THE FAMILY - FRIENDLY AWARD

The award will go to the development that puts family first. Recreational facilities and communal activities are created to foster a close bond among the family within a safe and secure environment. This is the perfect space for families to put down their roots while offering space for a growing family to live together comfortably.



TAMAN NURI

STAR PROPERTY AWARDS 2021

— HONOURS —

THE CORNERSTONE AWARD

This goes to development that delivers the best of the best for landed properties. Residents are blessed with a host of diverse amenities, furnishing and fittings selected to meet buyers' discerning criteria. An important plus point includes a strategic location that is complemented by a multitude of accessibility options.



LA CASA LUNAS

STAR PROPERTY AWARDS 2020

— HONOURS —

THE CORNERSTONE AWARD

This goes to development that delivers the best of the best for landed properties. Residents are blessed with a host of diverse amenities, furnishing and fittings selected to meet buyers' discerning criteria. An important plus point includes a strategic location that is complemented by a multitude of accessibility options.

SIJIL QLASSIC



Taman Nuri - Qlassic Quality Scoring: **72%, Highest** Quality Score in MELAKA

SPB MILESTONE



BUYER TESTIMONIAL



“Kualiti memang sangat bagus. Kalau nak bandingkan dengan projek-projek lain, saya nampak segi rekaan rumah ini lebih menarik. Itu salah satu punca kenapa I nak beli rumah ini. Taman Nuri ada pengawal keselamatan untuk setiap fasa.”

- Ammar Hamzah Bin Mohd -

“Saya rasa bangga atas pembelian rumah ini. Saya rasa banyak perbezaannya, contoh keluasan rumah, rumah Nuri lebih luas, rumah daripada pemaju lain, tidak ada ruang rehat di belakang, rumah Nuri kualiti baik dan memuaskan.”

- Mokhtar bin Affan -



“I bought this project because of Eco Living & Guarded housing area. I am most admired with Green Backlane with jogging track.”

- S Kumari -



Another Award-Winning Township by:



SINCE 1981

SRI PENGKALAN BINAAN SDN BHD

BUILDING DREAMS

Call / Whatsapp for more information:

017-672 9003

www.acaciaheights.my

Sri Pengkalan Binaan Sdn Bhd (77272-P)

HQ Address:

17A&B, Plaza Seri Kubu,
Jalan Tan Chay Yan, 75300 Melaka.

 www.spb.my  info@spb.my

Acacia Heights Sales Gallery

Tkt Bawah, No 48 Jalan Tasik
Indah 1/1 Taman Tasik Indah,
86000 Kluang, Johor.

 Acacia Heights



Disclaimer: All information, pictures, and documents contained herein are for preliminary discussion purpose only and are subject to the final layout plan approved by the local authority. No contract shall be deemed to exist or entered upon into except for a duly signed and stamped written contract.

No. Lesen Pemaju: 20100-1/00-2023/0352(J) Tempoh Sek: 15/06/2021 - 15/06/2023 No. Permit (Jalan): 20100-1/00-2023/0352(P) Tempoh Sek: 15/06/2021 - 15/06/2023 Pihak Berkuasa Yang Meluluskan: Majlis Perbandaran Kluang No. Kelulusan: MPO/599/200/8/12/2022 Tarikh Jangka Step: April 2023
Jah. Mili: Yaka/ Rumah Kuaran 2 Tingkat (18 unit) Harga: (Min.) RM302,888 - (Maks.) RM307,888 - Rumah Berlambar 2 Tingkat (32 unit) Harga: (Min.) RM502,888 - (Maks.) RM522,888 - Rumah Berabuh 2 Tingkat (8 unit) Harga: (Min.) RM720,888 - (Maks.) RM1,190,888