



西湖區

ACACIA
HEIGHTS



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

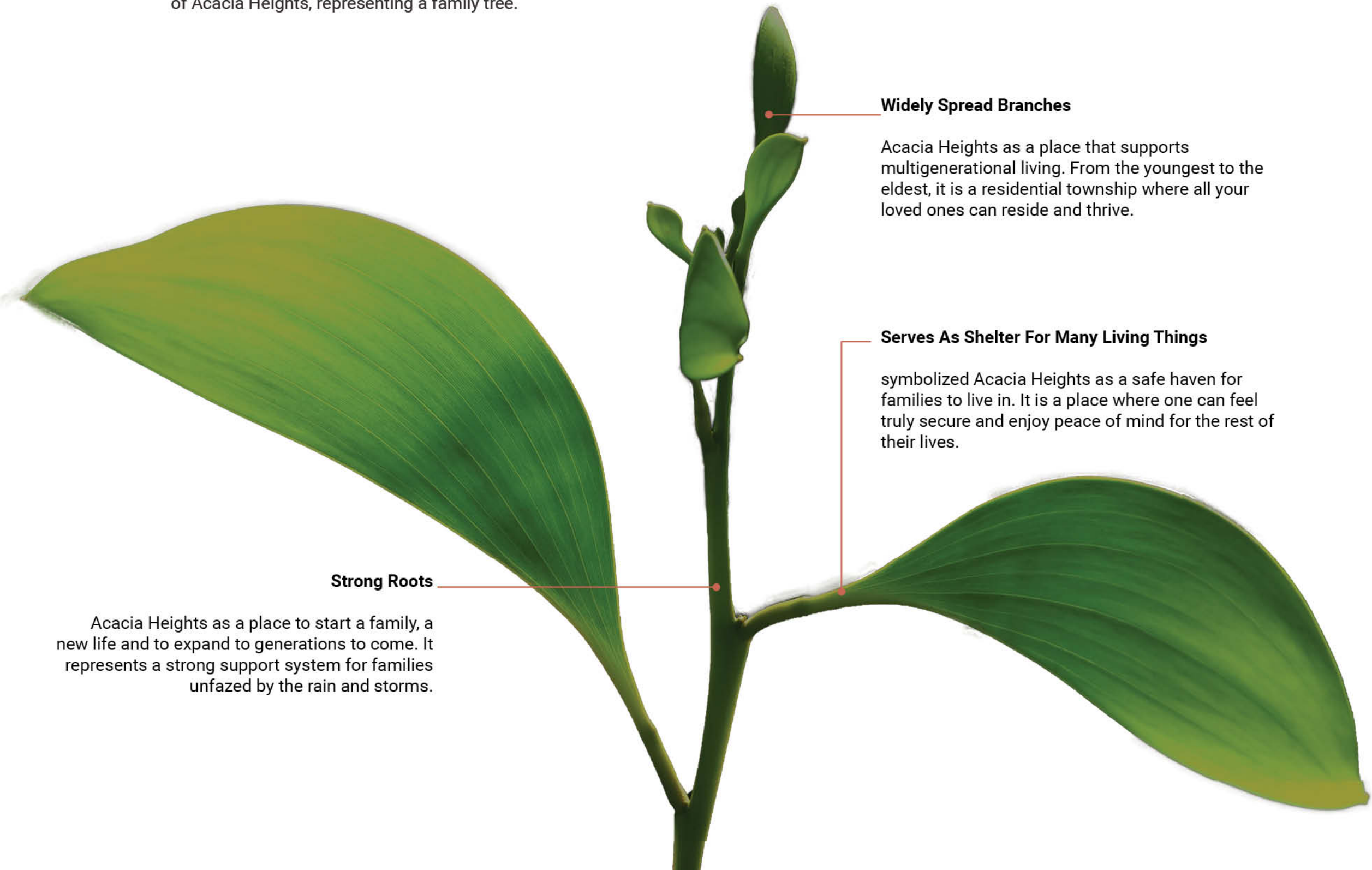
Acacia Heights as a place that supports multigenerational living. From the youngest to the eldest, it is a residential township where all your loved ones can reside and thrive.

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.



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

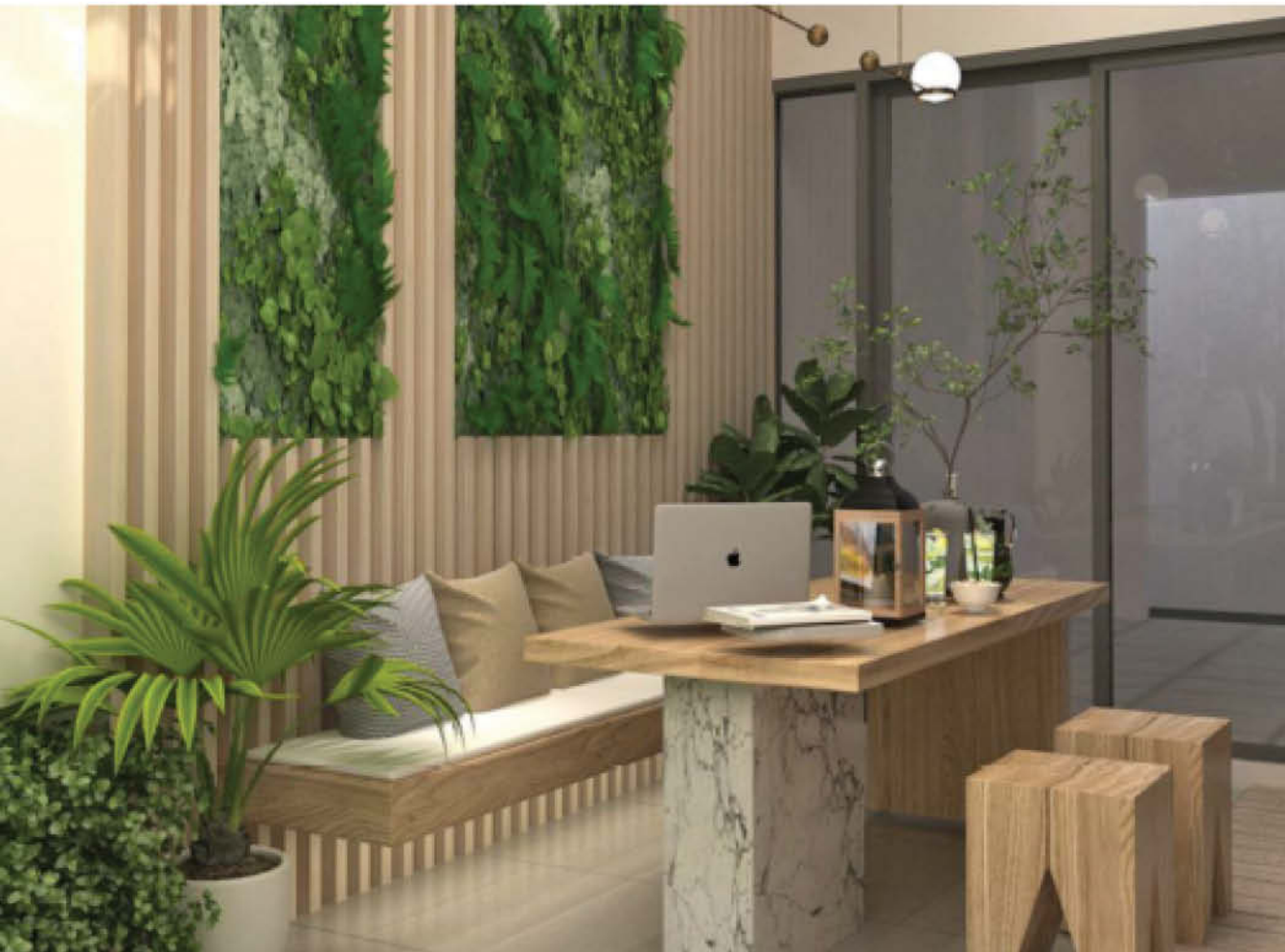
 Project Entrance

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.



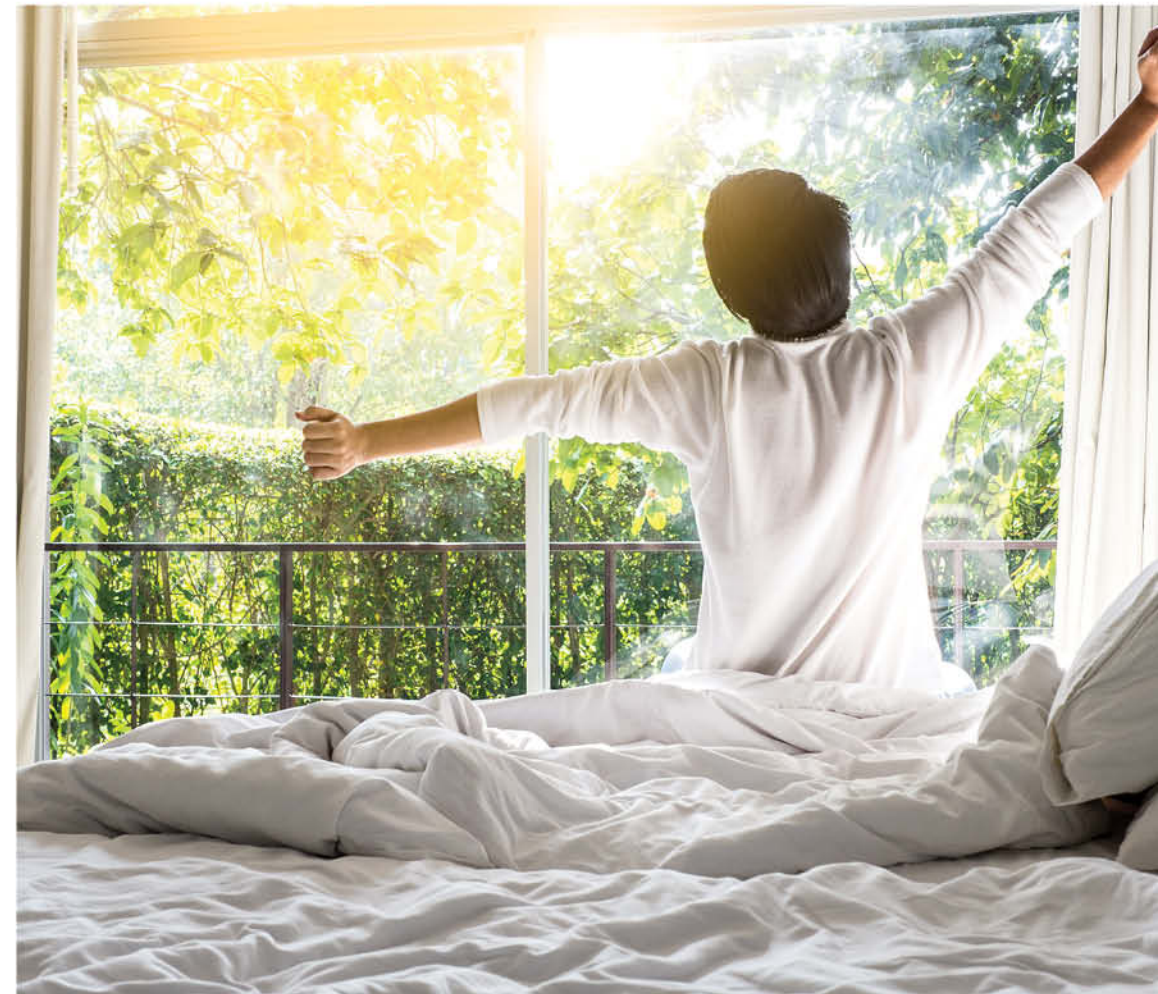
STAY CONNECTED

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

9KM

10 mins



KLUANG TOWN

13KM

13 mins



AYER HITAM TOLL

45KM

50 mins



BATU PAHAT

96KM

1 hour 14 mins



JOHOR BAHRU TOWN

135KM

2 hours



CIQ
SECOND LINK



LEGEND

EDUCATION

- 1 Min = SJKC Sri Lalang
- 3 Mins = SK Seri Lalang, Kluang
- 6 Mins = SJK(C) Chiau Min
- 7 Mins = SMK Seri Lalang
- 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 Lalang 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 Lalang - 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

N



Highway

Main Road

KTM Station

River

Another Award-Winning Township by:



SINCE 1981

BUILDING DREAMS • IMPROVING LIVES

Call / Whatsapp for more information:

017-673 5003

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 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: 12354/02-2024/0175(A) • Tempoh Sah: 16/04/2023 - 15/04/2028 • No. Permit Iklan: 20100-1/04-2025/0264(R)-(L) • Tempoh Sah: 16/04/2024 - 15/04/2025 • Pihak Berkuasa Yang Meluluskan: Majlis Perbandaran Kluang • No. Kelulusan: MPK/599/300/6/12/2020 • Tarikh Jangka Siap: Disember 2024 • Pegangan Tanah: Kekal • Bebanan Tanah: Public Islamic Bank Berhad • Rumah Kluster 2 Tingkat (48 unit) Harga: (Min.) RM509,888 - (Maks.) RM907,888 • Rumah Berkembar 2 Tingkat (32 unit) Harga: (Min.) RM533,888 - (Maks.) RM935,888 • Rumah Sesebuah 2 Tingkat (9 unit) Harga: (Min.) RM720,888 - (Maks.) RM1,190,888 • Iklan ini telah diluluskan oleh Jabatan Perumahan Negara.