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# Boustead Properties Berhad: Creating Another New Flagship Township

Nestled amidst the serene landscapes of Semenyih, Selangor, Mutiara Hills stands as a testament to thoughtful urban planning and sustainable living. Developed by Boustead Properties Berhad, this burgeoning residential hub harmonises with its natural surroundings while offering modern conveniences just 30 kilometres from Kuala Lumpur.

## Easy Access

The township's strategic location provides easy access to major highways like LEKAS, SILK, and PLUS, ensuring seamless connectivity to nearby towns and Kuala Lumpur. This accessibility, coupled with a family-friendly environment boasting schools, hospitals, and recreational facilities, makes Mutiara Hills an attractive choice for those looking to establish roots in a vibrant community. Notably, the development is adjacent to Nottingham University, Tenby International School, Kolej Tuanku Jaafar, and other educational institutions, enhancing its appeal for families.

## Modern Homes and Development Phases

Mutiara Hills is being developed under a 12 to 15-year master plan focused on nature and environmental sustainability. "Balau Homes One was launched progressively since April 2021 and consists of 230 units of 2-Storey Terrace Houses.

This phase has fully sold out, reflecting strong demand for these nature-integrated homes," Khairul says.

Looking ahead, the development is preparing for the launch of Balau Homes 2 and Commercial Hub this year. Balau Homes 2 consists of 274 units with built-up size from 1,534 sq.ft. - 2,271 sq.ft. These upcoming phases will further enhance the community, providing both living spaces and commercial amenities to meet the diverse needs of future residents.

## Embracing Nature and Community

Mutiara Hills is more than just a residential development; it's a sanctuary where lush greenery meets contemporary living. The township's master plan integrates sustainable practices, earning Bronze in the prestigious Provisional GreenRE Certification for Township category. This commitment is exemplified by initiatives like the Mutiara Hills Riverpark, a collaborative effort with the Forest Research Institute Malaysia (FRIM). Stretching along the Sungai Rinching river for 2.1 kilometres, this linear park features walking and cycling trails, ideal for outdoor enthusiasts seeking tranquility amidst nature.

## Your Gateway to Serene Living

Mutiara Hills epitomises the evolution of Semenyih into a dynamic residential hub where nature and modernity converge. Whether you seek a tranquil environment away from the city's bustle, a community-oriented lifestyle, or proximity to diverse attractions, Mutiara Hills offers a compelling choice. With its commitment to sustainability, quality amenities, and scenic surroundings, Mutiara Hills stands poised as an ideal destination for discerning property buyers seeking a harmonious blend of nature and urban convenience.



“Each phase of development is designed as a flourishing modern multigenerational community, integrating natural surroundings with public spaces, parks, lakes, cycling and jogging tracks, suraus, amenities, and leisure facilities, reflecting the new urbanist concept and ensuring modern conveniences are seamlessly woven into the community fabric.” Khairul says.



\*Aerial view of Balau Homes 1 & 2 - Artist's impression