Project report: Semanja Villa

Facts as published, each with its source. Built by Kolaboro on 25 Nov 2026 from its public data. No verdicts.

Certificate

In short

Semanja Villa is listed as under construction in Hulu Langat, Selangor, Malaysia, by Excel Glamour Housing Sdn. Bhd. The handover date on record is October 2028. A permit number is published. Transparency score: 100 of 100. 6 of 6 developer claims we tested are confirmed. Last checked 25 Nov 2026.

Key facts

Developer: Excel Glamour Housing Sdn. Bhd.
source: https://teduh.kpkt.gov.my/api/projek-swasta/14294-4

Location: Hulu Langat, Selangor, Malaysia
source: https://teduh.kpkt.gov.my/api/projek-swasta/14294-4

Stage: under construction
source: https://teduh.kpkt.gov.my/api/projek-swasta/14294-4

Handover on record: October 2028
source: https://teduh.kpkt.gov.my/api/projek-swasta/14294-4

Permit or licence number: Developer licence 14294/03-2028/0328(A); Advertising and sales permit 14294-4/04-2028/0332(A)-(S)
source: https://teduh.kpkt.gov.my/api/projek-swasta/14294-4

Price from: MYR 100,000 - 229,000
source: https://teduh.kpkt.gov.my/api/projek-swasta/14294-4

Payment plan: not published

Last checked: 25 Nov 2026

Page we read: https://teduh.kpkt.gov.my/api/projek-swasta/14294-4

Transparency checklist

Transparency score: 100 of 100

[x] Developer identified by legal name: Legal name: Excel Glamour Housing Sdn. Bhd.

[?] Developer found in an official company register: Not checked

[x] Permit or licence number published: Number published: Developer licence 14294/03-2028/0328(A); Advertising and sales permit 14294-4/04-2028/0332(A)-(S)

[x] Permit confirmed by a register or independent source: Confirmed (registry)

[x] Handover date published: Published: October 2028

[?] Handover date record: Not enough dated history yet

[x] Deposit protection stated: Escrow, bank guarantee or insurance stated

[x] Address or plot location published: Precise enough for a map pin

[?] Developer website health: Developer website not checked by us

[?] Official lists screened: not screened yet

[x] Price published: Price published

https://kolaboro.com/methods/transparency-score/

Changes on record

25 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/semanja-villa/

25 Nov 2026: Official register checked: Malaysia KPKT TEDUH register
https://kolaboro.com/registers/

Sources

https://teduh.kpkt.gov.my/api/projek-swasta/14294-4

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.

The live page has the latest data: https://kolaboro.com/projects/semanja-villa/
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