



FREEHOLD | LOW DENSITY

88 UNIT OF EXCLUSIVE FREEHOLD
DEVELOPMENT IN SEMENYIH

**8 ACRES PRIME
RESIDENTIAL
LANDS**

OPEN FOR SALES



**GUARDED
COMMUNITY**



Specifications

STRUCTURE

WALL
ROOF
CEILING
WINDOWS
DOORS

FLOOR FINISHES

Living 1 / Dining / Kitchen
Master Bath / Bath 1 / Bath 2
Terrace / Balcony / Staircase
Living 2 / All Bedrooms
Car porch / Drive way
Refuse Chamber
Other Area

WALL FINISHES

Kitchen
Master Bath / Bath 1 / Bath 2
Others

SANITARY

Master Bathroom / Bath 1 / Bath 2

Reinforced concrete frame
Common brick with plaster
Metal deck roof / R.C Flat roof
Fibrous Plaster / Cement board
Aluminum framed window
Timber flush door / Metal door frame /
Aluminum frame sliding door (Corner lot)

Tiles
Tiles
Tiles
Tiles
Concrete Imprint
Tiles
Cement render

Tiles (Approx. up to 1800mm height)
Tiles
Plaster and paint

Pedestal wc / Wash hand basin /
Toilet roll holder / Shower rose

INSTALLATION

Kitchen

ELECTRICAL INSTALLATION

13A Plug Points
Light Points
Fan Points
Phone Points
TV Points
Air-conditioning Points
Water Heater Points
Door Bell Point
Auto-gate Point

FENCING

Mild Steel on Brickwork / Chain Link

PAINTING

Acrylic paint / emulsion paint

OTHER FEATURES

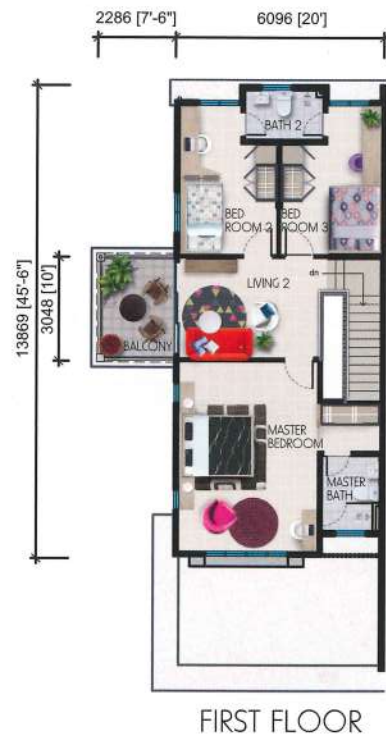
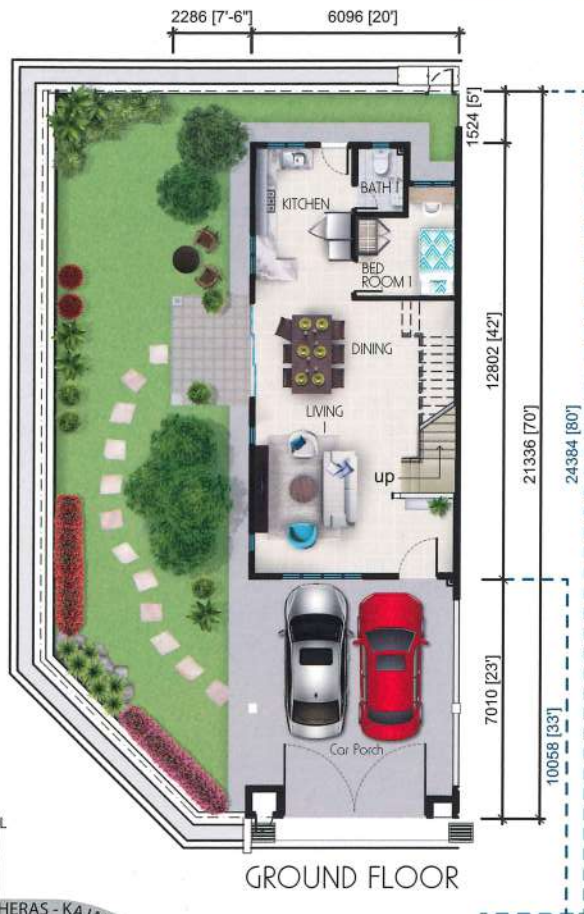
Refuse chamber with letter box compartment

Sink – single bowl with drainer

Corner	Intermediate / End
16	16
22	20
7	7
2	2
2	2
2	2
2	2
1	1
1	1

Notes: All items stated above are subject to variations, modifications and substitutions as to comply with the relevant authorities and by-laws as they arise.

Unit Layout



20'x70' / 20'x80'
Approx. Built-up:
1700sf

4 Bedrooms
3 Bathrooms

Location Map



Legend

- University & College
- Primary / Secondary School
- Entertainment / Shopping Mall
- Leisure & Recreation
- Medical Center

S1

SERI NOVA DEVELOPMENT SDN. BHD. (1026887-W)

No.7-G, Jalan Panglima off Persiaran Mahkota, Cheras, Bandar Mahkota Cheras, 43200 Kajang, Selangor.

Tel : 03-90191999 / 03-90191199 | Fax : 03-90114915 | Email : serinovadevelopment@hotmail.com

• No. Lesen Pemaju : 14437-1/07-2018/0558 (L) • Tempoh Sah : 22/07/2016 hingga 21/07/2018 • No. Permit Iklan & Jualan : 14437-1/07-2018/0558 (P) • Tempoh Sah : 22/07/2016 hingga 21/07/2018 • Pihak Berkuasa yang Meluluskan : Majlis Perbandaran Kajang • Kelulusan Pelan Bangunan : Bil (15) dlm .MPKJ 2/P/3/2016 • Tarikh Dijangka Siap : Ogos 2018 • Jenis Pegangan Tanah : Kekal • Bebanan Tanah : Tiada • Nama Pemajuan : S1 Residences • Harga Jualan : Rumah Teres 2 Tingkat (20' x 70') RM 550,000 (MIN) - RM 675,000.00 (MAX), Rumah Teres 2 Tingkat (20' x 80') RM 580,000 (MIN) - RM 696,000.00 (MAX) • Bumiputera Diskaun : 7% • Jumlah Unit : Rumah Teres 2 Tingkat (20' x 70') - 72 Unit, Rumah Teres 2 Tingkat (20' x 80') - 16 Unit

BOOK NOW:

03-90191999/1199