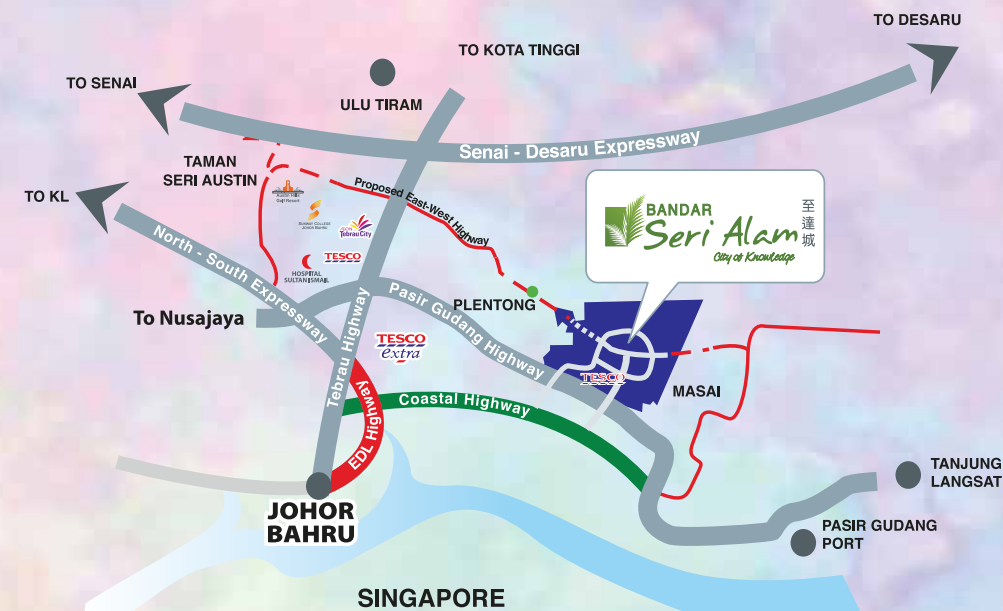


## GREEN ENVIRONMENT 绿意盎然

Come and live in homes that are blessed in close contact with nature, surrounded by shady trees amid scenic landscape of vast greenery of a Central Park, where families and their children can enjoy some quality time together.

和大自然来一场亲密接触，与家人置身于葱郁翠绿、四季绿树成荫之中的公园，享受片刻的宁静与安逸。



## CITY OF KNOWLEDGE

2 Universities + 2 Colleges + 2 International Schools  
+ Nam Heng Chinese Primary School



UNIKL  
UNIVERSITI  
KUALA LUMPUR



UTM  
UNIVERSITI  
TEKNOLOGI MARA



MRSM  
MARA JUNIOR  
SCIENCE COLLEGE



MALAYSIA  
ART SCHOOL



EXCELSIOR  
INTERNATIONAL  
SCHOOL



PEGASUS  
INTERNATIONAL  
SCHOOL



JAPANESE  
SCHOOL



NAM HENG  
CHINESE PRIMARY  
SCHOOL



## BRIGHT FUTURE 前途无量

Carrying the tagline The City of Knowledge, Seri Alam has blossomed substantially since its birth, and with all the right elements already set in place, it certainly looks set to soar to greater height.

至达城，冠以知识之城的美名，周边学校林立，教育资源完善，万事俱备占尽先机，坐享急剧飙升的增值潜力。



**SERI ALAM PROPERTIES SDN BHD** (41628-A)  
A wholly-owned subsidiary of UMLAND  
**Galleria Seri Alam (Seri Alam Sales Gallery)**  
8, Jalan Suria, Bandar Seri Alam, 81750 Johor Bahru, Johor. Fax: 07 388 8684



[www.umland.com.my](http://www.umland.com.my)  
[www.facebook.com/serialam](https://www.facebook.com/serialam)  
GPS Coordinate:  
N 1° 29' 48.1" E 103° 52' 17.4"

**07 388 1111 | 019 775 1133**  
OPEN DAILY 8.30AM - 8.00PM (including weekends & public holidays)  
早上8.30am至晚上8.00pm (包括星期日和公共假期)

Developer Licence: 3778-34/04-2017/01682(L) • Valid Date: 12.4.2016 - 11.4.2017 • Advertisement & Sales Permit No.: 3778-34/04-2017/01682(P) • Valid Date: 2.4.2016 - 11.4.2017 • Expected Completion Date: 24 months from the SPA date • Building Plan Approving Authority: MPJBT • Building Plan Approval No.: MPJBT/UBRP/3/4/2013 | MPJBT/UBRP/3/4/2013 • Encumbrances: Nil • Total units: 92 • Land Area: AMBER - 32' x 80' | IVORY - 32' x 70' • Built-up Area: AMBER - 2,303 sf | IVORY - 2,296 sf • Unit: AMBER-8 | IVORY-84 • Sale Price: Amber-RM 853,800 (Min) RM 2,001,352 (Max) | Ivory-RM 769,800 (Min) RM 1,729,464 (Max)  
The information contained herein is subject to change without notification as may be required by the relevant authorities or the developer's architect and cannot form a part of an offer or contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustrations and pictures are artist impressions only. The items are subject to variations, modifications and substitutions as may be recommended by the Company's Architect and/or relevant Approving Authorities.

Freehold 永久地契





## OPAL AMBER

半独立式双层洋楼

- 4 Bedroom 卧室
- 5 Bathroom 浴室
- 1 Utility 储藏室

DOUBLE STOREY  
SEMI-DETACHED

Land Size  
32' x 80'

Built-up area  
2,303 sf



## OPAL IVORY

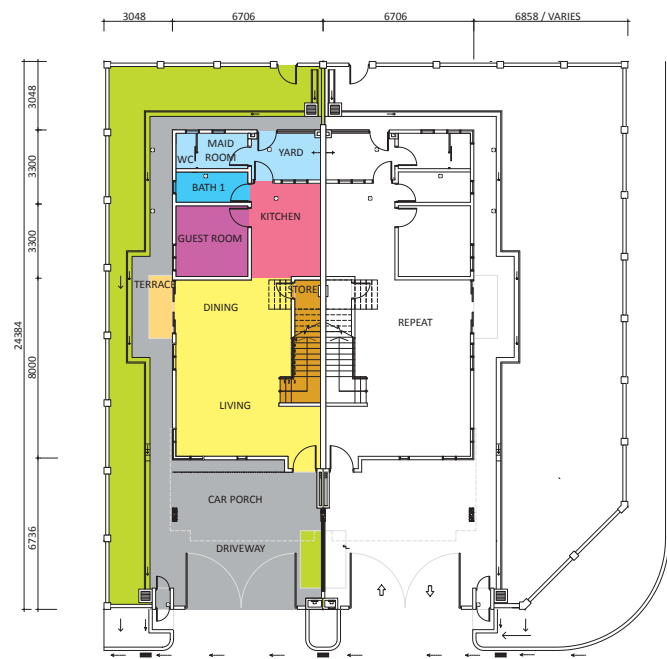
毗连式双层洋楼

- 4 Bedroom 卧室
- 4 Bathroom 浴室
- 1 Utility 储藏室

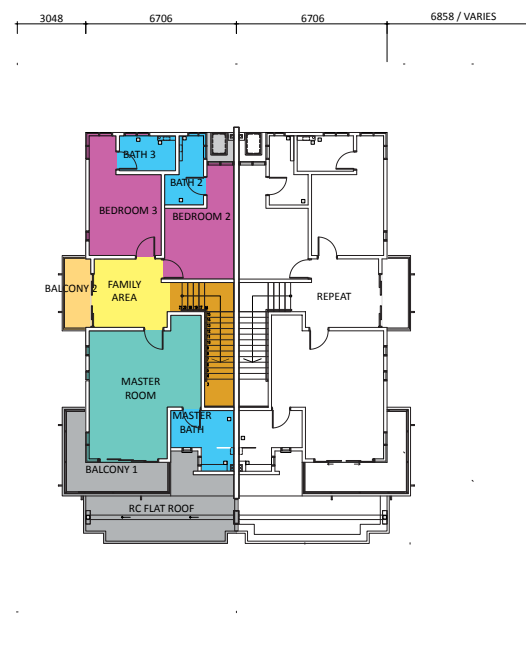
DOUBLE STOREY  
CLUSTER

Land Size  
32' x 70'

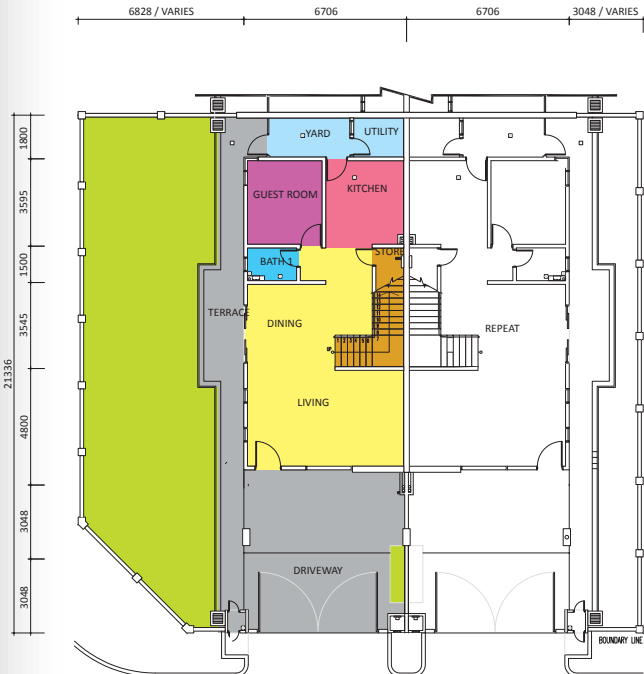
Built-up area  
2,296 sf



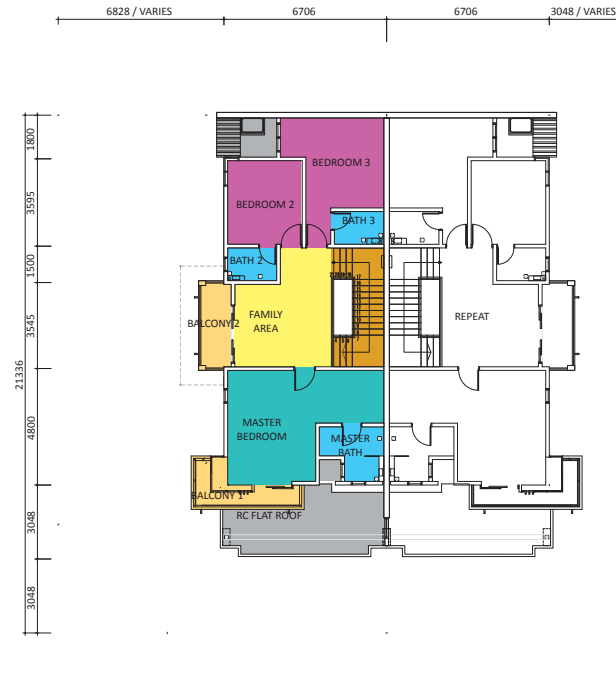
Ground Floor Plan | 底层平面图



First Floor Plan | 一楼平面图



Ground Floor Plan | 底层平面图



First Floor Plan | 一楼平面图

# SPECIFICATIONS

建筑规格

OPAL AMBER

DOUBLE STOREY SEMI - DETACHED 半独立式双层洋楼

Structure Wall Roof covering Roof framing Ironmongery Windows	Reinforced concrete structure Masonry wall Metal roof / RC flat roof G.I purlin system Quality lockset Aluminum frame casement windows, Aluminum frame sliding windows, Aluminum frame top hung windows, Aluminum frame sliding doors	Master Bath  Other Bath  Others	Tiles to 3000mm height with cement plaster & paint above Tiles to 2400mm height with cement plaster & paint above Cement plaster / Skim coat
Doors  Fencing  Ceiling	Timber flush door for main entrance, composite flush door for bedrooms & toilets Sliding folding for toilet Mild steel gate with brick pier c/w refuse chamber and letter box Fibrous plaster, asbestos-free cement sheet, skim coating to concrete slab soffits	<b>SANITARY AND PLUMBING FITTING</b> Water closet Wash basin Shower rose Toilet roll holder Bib tap Basin tap Kitchen sink Garden bib tap	5 nos. 5 nos. 5 nos. 5 nos. 6 nos. 5 nos. 1 no 1 no
<b>FLOOR FINISHES</b> Living / Dining / Kitchen / Laundry / Yard Bedrooms / Family hall / Staircase Baths Car porch / Driveway / Terrace Store / Apron	Tiles Tiles Tiles Tiles Cement render	<b>ELECTRICAL INSTALLATION</b> Lighting point Gate post lighting point 13 amp. Power point Fan point TV point Astro point Telephone point Air-con point Solar heater point Booster pump point Bell point Auto gate point	30 nos. 2 nos. 22 nos. 6 nos. 3 nos. 2 nos. 3 nos. 2 nos. 1 no. 1 no. 1 lot 1 lot
<b>WALL FINISHES</b> External wall Internal wall Kitchen	Weather Resistant paint Emulsion paint Tiles to 1500mm height with cement plaster & paint above		



OPAL IVORY  
DOUBLE STOREY CLUSTER 毗连式双层洋楼

Structure Wall Roof covering Roof framing Ironmongery Windows	Reinforced concrete structure Masonry wall Metal roof / RC flat roof G.I purlin system Quality lockset Aluminum frame casement windows, Aluminum frame sliding windows, Aluminum frame top hung windows, Aluminum frame sliding doors	Master Bath  Other Bath  Others	Tiles to 3000mm height with cement plaster & paint above Tiles to 2400mm height with cement plaster & paint above Cement plaster / Skim coat
Doors  Fencing  Ceiling	Timber flush door for main entrance, composite flush door for bedrooms & toilets Mild steel gate with brick pier c/w refuse chamber and letter box Fibrous plaster, asbestos-free cement sheet, skim coating to concrete slab soffits	<b>SANITARY AND PLUMBING FITTING</b> Water closet Wash basin Shower rose Toilet roll holder Bib tap Basin tap Kitchen sink Garden bib tap	4 nos. 5 nos. 4 nos. 4 nos. 6 nos. 5 nos. 1 no 1 no
<b>FLOOR FINISHES</b> Living / Dining / Kitchen / Laundry / Yard Bedrooms / Family hall / Staircase Baths Car porch / Driveway / Terrace Store / Apron	Tiles Tiles Tiles Tiles Cement render	<b>ELECTRICAL INSTALLATION</b> Lighting point Gate post lighting point 13 amp. Power point Fan point TV point Astro point Telephone point Air-con point Solar heater point Booster pump point Bell point Auto gate point	28 nos. 2 nos. 22 nos. 6 nos. 3 nos. 2 nos. 3 nos. 2 nos. 1 no. 1 no. 1 lot 1 lot
<b>WALL FINISHES</b> External wall Internal wall Kitchen	Weather Resistant paint Emulsion paint Tiles to 1500mm height with cement plaster & paint above		