

Kota Seriemas

Resort Living In The Greater Airport City

THE BEST OF RESORT AND LEISURE. NOW, AT HOME.





FRANGIPANI VILLAS

LUXURY HOME SERIES



CONTEMPORARY, CHIC AND LIGHT AT HEART.

For seekers of serene seclusion, each Frangipani Villa is intimately designed for recreation and leisure. Made for contemporary living, every Frangipani Villa is finished with tropical touches and built with the finest of materials – all these surrounded by lush greenery. 20 units come with its own SMARTPOOL™ to plunge into.

MAKE THE MOST OF RECREATION AND LEISURE.



Now you can make time for lost time, at home. Modern tropical themed, Frangipani Villas feature large floor to ceiling-height windows to seamlessly connect the outdoors and indoors. Their high roofs and ceilings allow better air circulation, keeping homes constantly cool. Limited to 36 units, 20 of which includes a SMARTPOOL™. Your Frangipani Villa is a peaceful oasis that you cannot wait to come home to.





Illustration is artists' impression only.

SITE PLAN

TYPE A • 16 Units – 3,136 sq. ft.

TYPE B • 12 Units – 3,242 sq. ft.

TYPE C • 8 Units – 3,666 sq. ft.



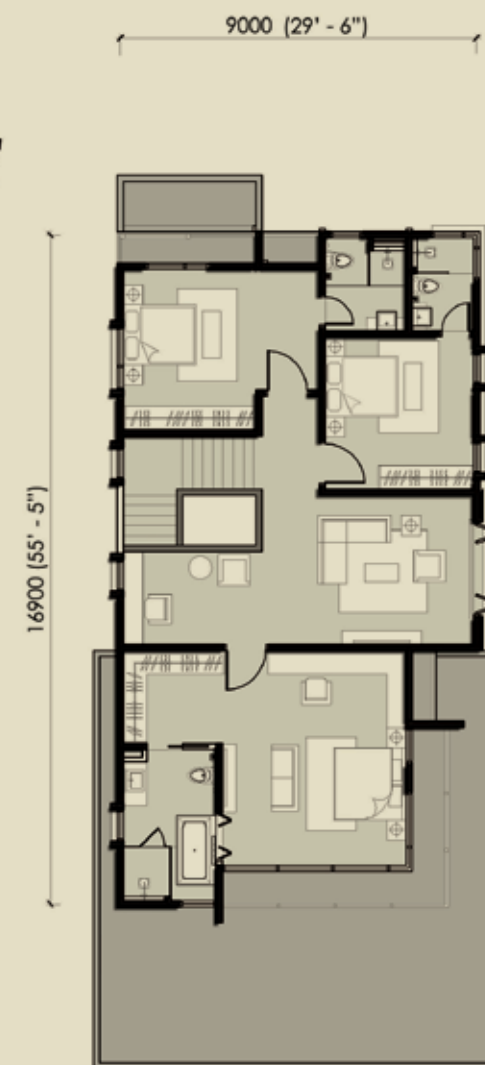
TYPE A | 3,136 sq. ft.



- 4 bedrooms with attached bathrooms
- Spacious master bedroom with walk-in wardrobe
- Master bathroom with long bathtub
- Dedicated study room
- Large family lounge
- Fully covered car park for 3 cars side-by-side
- 1 maid's room with attached bathroom



Ground Floor



First Floor

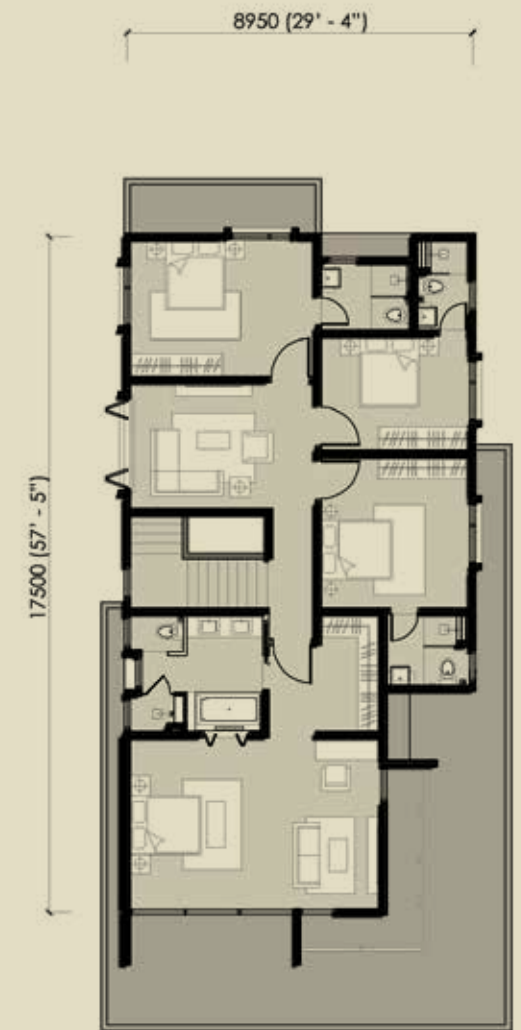
TYPE B | 3,242 sq. ft.



- 5 bedrooms with attached bathrooms
- Spacious master bedroom with walk-in wardrobe
- Master bathroom with long bathtub
- SMARTPOOLS™ view from dining room
- Fully covered car park for 3 cars side-by-side
- 1 maid's room with attached bathroom



Ground Floor

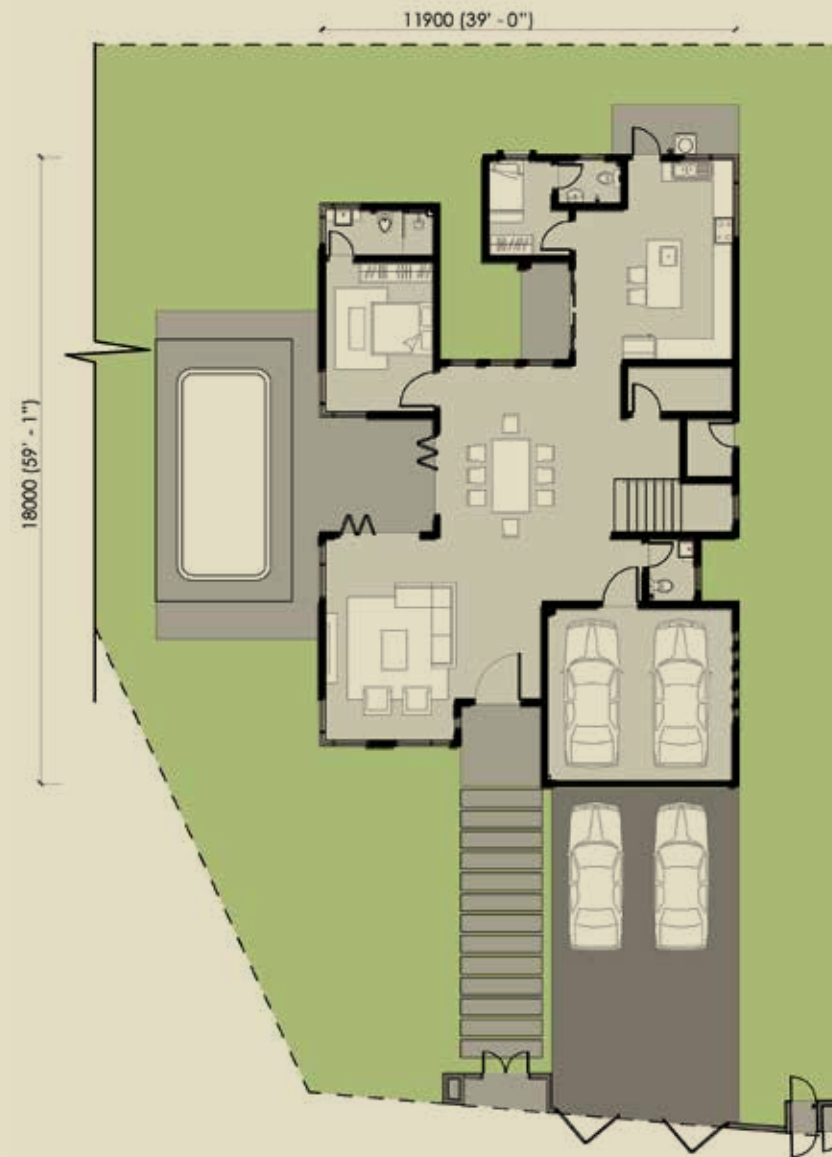


First Floor

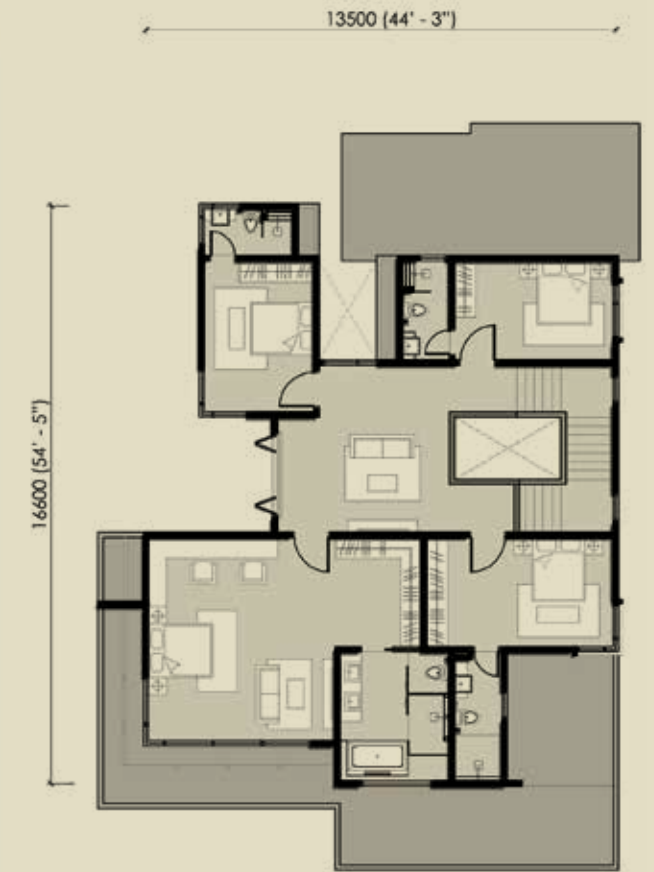
TYPE C | 3,666 sq. ft.



- 5 bedrooms with attached bathrooms
- Spacious master bedroom with walk-in wardrobe
- Master bathroom with long bathtub
- SMARTPOOLS™ view from living and dining room
- Spacious kitchen with private garden
- Garage for 2 cars & extra car park for 2 cars
- 1 maid's room with attached bathroom



Ground Floor



First Floor



Frangipani Villas
LAMAN CEMPARA

QUIET, QUAIN AND THE GREAT GREENERY BEYOND.

Away from the hustle and bustle of the City Centre, lies a township that embraces the simple pleasures in life. Dedicated to The Art of Living Well, Kota Seriemas is crafted along a private resort retreat complete with many modern trappings and comforts. It is a sanctuary to simply take pleasure in. A sanctuary you can call home.

SPECIFICATIONS

Structure		Reinforced Concrete Frame
Wall		Brick Wall
Roofing Covering		Metal Decking
Roof Framing		Steel Trusses
Ceiling		Skim Coat / Plaster Ceiling
Windows	Aluminium Frame	Casement Window Fixed Glass Window Top Hung Glass Window Fixed Louvers
Doors	Main Entrance Door Living & Dining Kitchen Master Bath Bathrooms Family Area Bedrooms Terrace Store / Garden Store	Decorative Timber Door Aluminium Frame Sliding Glass Door Aluminium Frame Folding Glass Door Timber Flush Door Sliding Timber Flush Door Timber Flush Door Aluminium Frame Folding Glass Door Timber Flush Door Aluminium Frame Sliding Glass Door Timber Louvered Door
Doors Frame	All Timber Doors	Metal Frame
Ironmongery		Quality Ironmongeries
Wall Finishes	External & Internal Walls Master Bath / Powder Room Other Bathrooms Kitchen	Cement Plaster with Paint Ceramic Wall Tiles Ceramic Wall Tiles Ceramic Wall Tiles
Flooring	Car Porch Driveway Entrance Foyer Living & Dining Kitchen Guest Room Maid's Room Store Bathrooms Bedrooms Family Area Terrace & Dry Yard Staircase Powder Room	Homogeneous Tiles Concrete Imprint Homogeneous Tiles Porcelain Tiles Ceramic Tiles Porcelain Tiles Ceramic Tiles Cement Render Ceramic Tiles Timber Flooring Timber Flooring Cement Board Timber Flooring Ceramic Tiles

Sanitary Fitting		Type A	Type B	Type C
	Pedestal Water Closet	6	7	7
	Wash Hand Basin	6	7	7
	Wash Hand Basin Tap	6	7	7
	Shower Rose	5	6	6
	Shower Rose Tap	5	6	6
	Toilet Roll Holder	5	6	6
	Hand Bidet	5	6	6
	Bip Tap	1	1	1
	Kitchen Sink	1	1	1
	Sink Tap	1	1	1
	Garden Bib Tap	2	2	2
Electrical Fitting		Type A	Type B	Type C
	Light Points	38	40	40
	Fan Points	9	9	9
	13A Power Points	26	27	27
	TV Outlets / Astro Points	3	3	3
	Water Heater Points	3	4	4
	Air-cond Points	6	7	7
	Door Bell Point	1	1	1
	Auto Gate Point	1	1	1
	Telephone Points	2	2	2
	Unifi Point	1	1	1
Pool	SMARTPOOL™ with underwater light & power outlet (for type B and C only)			
Miscellaneous	Refuse Compartment, Letterbox, Electrical Compartment and Water Meter Brick Wall Fencing			



Developed by: **Seriemas Development Sdn. Berhad** A Subsidiary of PNB Development Sdn. Berhad

• Double Storey Bungalow: Phase PT22 • Seriemas Development Sdn. Berhad, No. 1, Persiaran Impian Perdana, Saujana Impian, 43000 Kajang, Selangor. • Advertising Permit No.: 7634-13/1069/2014(04) • Validity Period: 26/04/2013 – 25/04/2014 • Developer's License No.: 7634-13/04-2015/468 • Validity Period: 12/04/2013 – 11/04/2015 • Approval Authority: Majlis Perbandaran Nilai • Building Plan Approval No.: MPN.431/1055/2009/2(1) • Expected Date of Completion: May 2015 • Land Encumbrance (if any): NIL • Tenure of Land: Freehold • No. of Units: 36 • Land Size: 50'x90' • Selling Price: From RM1,053,888 – RM1,424,888



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