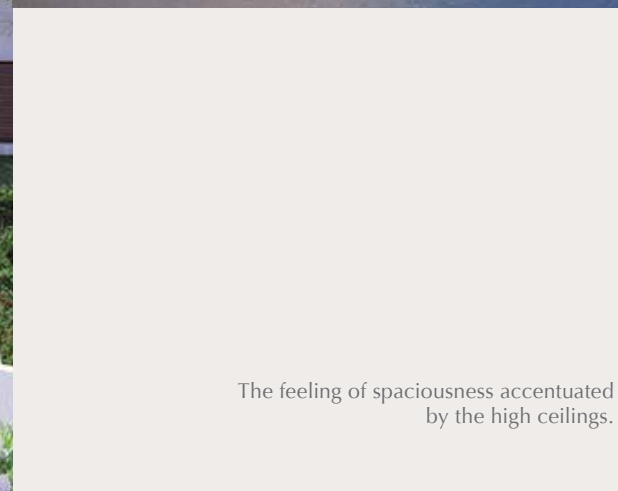


cempaka | seri  
town | villas

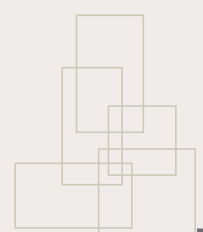




Enjoy living in the luxury of space and modern styling crafted harmoniously into the surrounding greenery.



The feeling of spaciousness accentuated by the high ceilings.



## Whether you prefer a studio loft or a duplex, you'll be enjoying a good looking investment.

Spread over 14.3 acres, this freehold gated and guarded strata development boasts contemporary-designed 168 units town houses nestled in low rise blocks. Offers a choice of sophisticated 1-bedroom studio lofts and 3-bedroom duplexes with most units having access to private adjoining car parks. With ground floor unit duplexes enjoying their own private gardens, the Cempaka Seri is a unique strata development which captures the essence of landed properties at competitive prices. Invest in this development and enjoy resort the art of living well in the fast-growing township of Kota Seriemas.



Comfortable and airy with ample sunlight and a refreshing vista.



Large windows let in the light so you can bask in its warm glow right in your living room.

FLOOR PLANS & SECTION PLANS



ANGGUN 1  
LOWER GROUND FLOOR



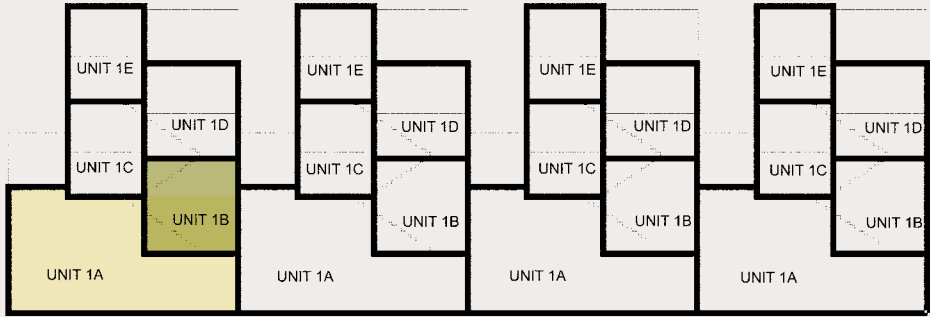
ANGGUN 2  
GROUND FLOOR



ANGGUN 3 & ANGGUN 2  
FIRST FLOOR

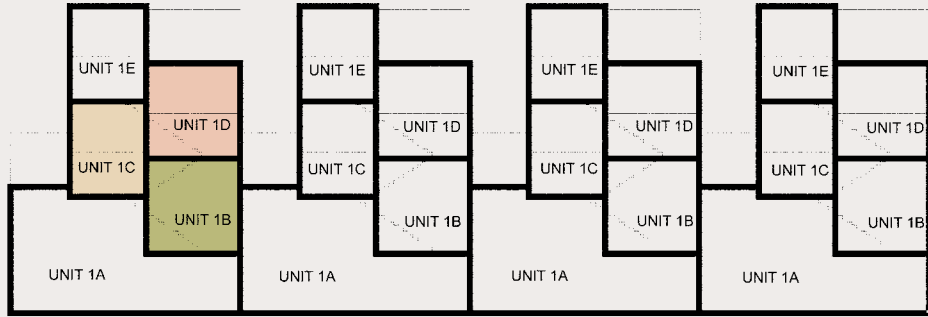


ANGGUN 3 & ANGGUN 4  
SECOND FLOOR



TYPE 1 – SECTION

Built-up Area: Type 1A – 2,540 sq. ft. • Type 1B – 880 sq. ft.  
Total built-up area is inclusive of accessory parcels.



TYPE 1 – SECTION

Built-up Area: Type 1B – 880 sq. ft. • Type 1C – 836 sq. ft. • Type 1D – 919 sq. ft.  
Total built-up area is inclusive of accessory parcels.

FLOOR PLANS & SECTION PLANS



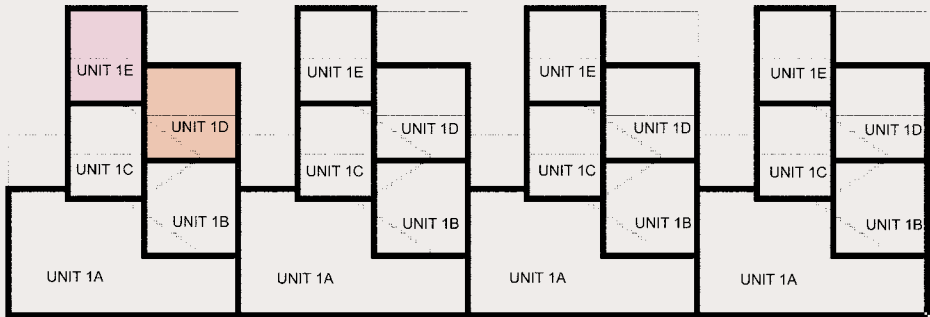
ANGGUN 5 & ANGGUN 4  
THIRD FLOOR

ANGGUN 5  
TOP LOFT FLOOR



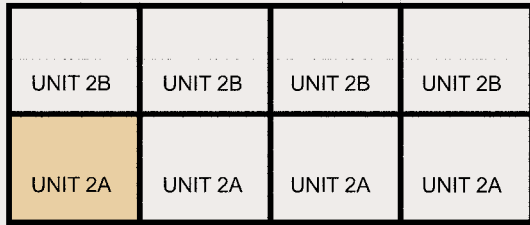
HARUM 1  
LOWER GROUND FLOOR

HARUM 1  
GROUND FLOOR



TYPE 1 – SECTION

Built-up Area: Type 1D – 919 sq. ft. • Type 1E – 862 sq. ft.  
Total built-up area is inclusive of accessory parcels.



TYPE 2 – SECTION

Built-up Area: Type 2A – 2,070 sq. ft.  
Total built-up area is inclusive of accessory parcels.

FLOOR PLANS & SECTION PLANS



**HARUM 2**  
FIRST FLOOR

**HARUM 2**  
SECOND FLOOR



**MEKAR 1 & MEKAR 2**  
GROUND FLOOR

**MEKAR 1 & MEKAR 2**  
FIRST FLOOR

**MEKAR 1 & MEKAR 2**  
SECOND FLOOR

UNIT 2B	UNIT 2B	UNIT 2B	UNIT 2B
UNIT 2A	UNIT 2A	UNIT 2A	UNIT 2A

**TYPE 2 – SECTION**  
Built-up Area: Type 2B – 1,906 sq. ft.  
Total built-up area is inclusive of accessory parcels.

UNIT 3B	UNIT 3B	UNIT 3B	UNIT 3B
UNIT 3A	UNIT 3A	UNIT 3A	UNIT 3A

**TYPE 3 – SECTION**  
Built-up Area: Type 3A – 1,781 sq. ft. • Type 3B – 1,815 sq. ft.  
Total built-up area is inclusive of accessory parcels.

# SITE PLANS



# SPECIFICATIONS

STRUCTURE	Reinforced concrete frame
WALL	Brickwall
ROOFING COVERING	Concrete roof tiles / Metal roof
ROOF FRAMING	Steel truss
CEILING	Skim coat & paint Plaster board ceiling
WINDOWS	Aluminium frame casement window Aluminium frame top hung window Aluminium frame fixed glass panel Fixed louvers
DOORS	Metal frame timber flush door Metal frame timber louver door Aluminium frame sliding glass door / glass door
IRONMONGERY	Provided
WALL FINISHES	Plaster and paint Ceramic tiles to kitchen (5' height) Ceramic tiles to bathrooms (7' height)

FLOOR FINISHES	
• DRIVEWAY / CAR PORCH / CAR PARK	Concrete imprint (except Type 1D and 1E)
• TERRACE / DRY YARD	Homogenous tiles (Type 1A, 2A, 2B, 3A and 3B)
• FOYER / LIVING / DINING	Ceramic tiles
• BEDROOMS (Ground/ Lower Ground Level)	Ceramic tiles
• BEDROOMS (1st & 2nd Floor Level)	Laminate timber flooring
• KITCHEN	Ceramic tiles
• MASTER BATHROOMS / BATHROOM	Ceramic tiles
• STAIRCASE	Laminate timber flooring
• BALCONY	Ceramic tiles (Type 1D, 1E, 2B and 3B)
• STORE	Cement render (except Type 1B, 1C, 1D and 1E)

SANITARY FITTING	TYPE 1A	TYPE 1B/1C/1D/1E	TYPE 2A/2B	TYPE 3A/3B
• WATER CLOSET	3 Nos.	1 Nos.	3 Nos.	2 Nos.
• HAND BIDET	3 Nos.	1 Nos.	3 Nos.	2 Nos.
• WASH HAND BASIN AND TAP	3 Nos.	1 Nos.	3 Nos.	2 Nos.
• SHOWER ROSE AND TAP	3 Nos.	1 Nos.	3 Nos.	2 Nos.
• KITCHEN SINK AND TAP	1 Nos.	1 Nos.	1 Nos.	1 Nos.
• BIB TAP	2 Nos.	1 Nos.	2 Nos.	2 Nos.
• TOILET ROLL HOLDER	3 Nos.	1 Nos.	3 Nos.	2 Nos.
• SOAP HOLDER	–	1 Nos.	–	–

ELECTRICAL INSTALLATION	TYPE 1A	TYPE 1B/1C	TYPE 1D/1E	TYPE 2A	TYPE 2B	TYPE 3A	TYPE 3B
• LIGHTING POINTS	22	9	10	24	24	19	23
• CEILING FAN POINTS	4	–	–	5	4	5	4
• WALL FAN POINT	–	1	1	–	–	–	–
• POWER POINTS	25	13	13	22	24	23	23
• TV POINTS	2	1	1	2	2	2	2
• WATER HEATER POINTS	3	1	1	3	3	2	2
• AIR COND POINTS (with refrigerant pipe)	4	2	2	4	4	4	4
• DOOR BELL POINT	1	1	1	1	1	1	1
• TELEPHONE POINT	2	1	1	2	2	2	2

INTERNAL TELEPHONE TRUNKING & CABLING	Provided
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# Kota Seriemas

Resort Living In The Greater Airport City

Developed by:

**Seriemas Development Sdn. Berhad** (122570-H) A Subsidiary of PNB Development Sdn. Berhad

[www.seriemas.my](http://www.seriemas.my)

• Three Storey Town House: Phase PT13.1 • Seriemas Development Sdn. Berhad, No. 1 Persiaran Impian Perdana, Saujana Impian, 43000 Kajang Selangor • Advertising Permit No.: 7634-14/08-2016/0839(P)  
 • Validity Period: 22/08/2016-21/08/2016 • Developer's License No.: 7634-14/08-2016/0839(L) • Validity Period: 22/08/2016 - 21/08/2016 • Approval Authority: Majlis Perbandaran Nilai • Building Plan Approval No. MPN.431/1575/12/2 • Expected Date Of Completion: September 2017 • Land Encumbrance (if any):NIL • Tenure of Land:Freehold • No. of Units: 168 • Land Size:24'X70' • Selling Price: RM213,833 - RM548,665