

S E R I TERATAI

Series 6.2(1)



Semi - Detached



PINJI BOTANICS SDN. BHD.

No.1, Jalan Zarib 8, Zarib Industrial Park, 31500 Ipoh. Perak.

Tel: 05-323 6622 (hunting lines) Fax: 05-322 2668/323 6633



BANDAR SERI BOTANI



Developer's License No: 9429-37/06-2022/0312(L)

Validity Period: 02/06/2020 to 01/06/2022

Advertising & Sales Permit No: 9429-37/06-2022/0312(P)

Validity Period: 02/06/2020 to 01/02/2020

Approving Authority: Majlis Bandaraya Ipoh

MBI Approved Plan No.: Bil(12)dIm. MBI LB01/0002717/0032/18/F00/P00/L00

Land Tenure: Freehold

Land Encumbrance: Nil

Expected Completion Date: June 2022

Unit: 46 units of Double Storey Semi - Detached

Selling Price Double Storey Semi - Detached: RM 1,028,800 (min) - RM 1,482,000 (max)

发展商准证: 9429-37/06-2022/0312(L)

有效期限: 02/06/2020至01/06/2022

广告及销售准证: 9429-37/06-2022/0312(P)

有效期限: 02/06/2020至01/06/2022

批准当局: Majlis Bandaraya Ipoh

MBI 图测批准号码: Bil(12)dIm. MBI LB01/0002717/0032/18/F00/P00/L00

地契: 永久地契

抵押: 无

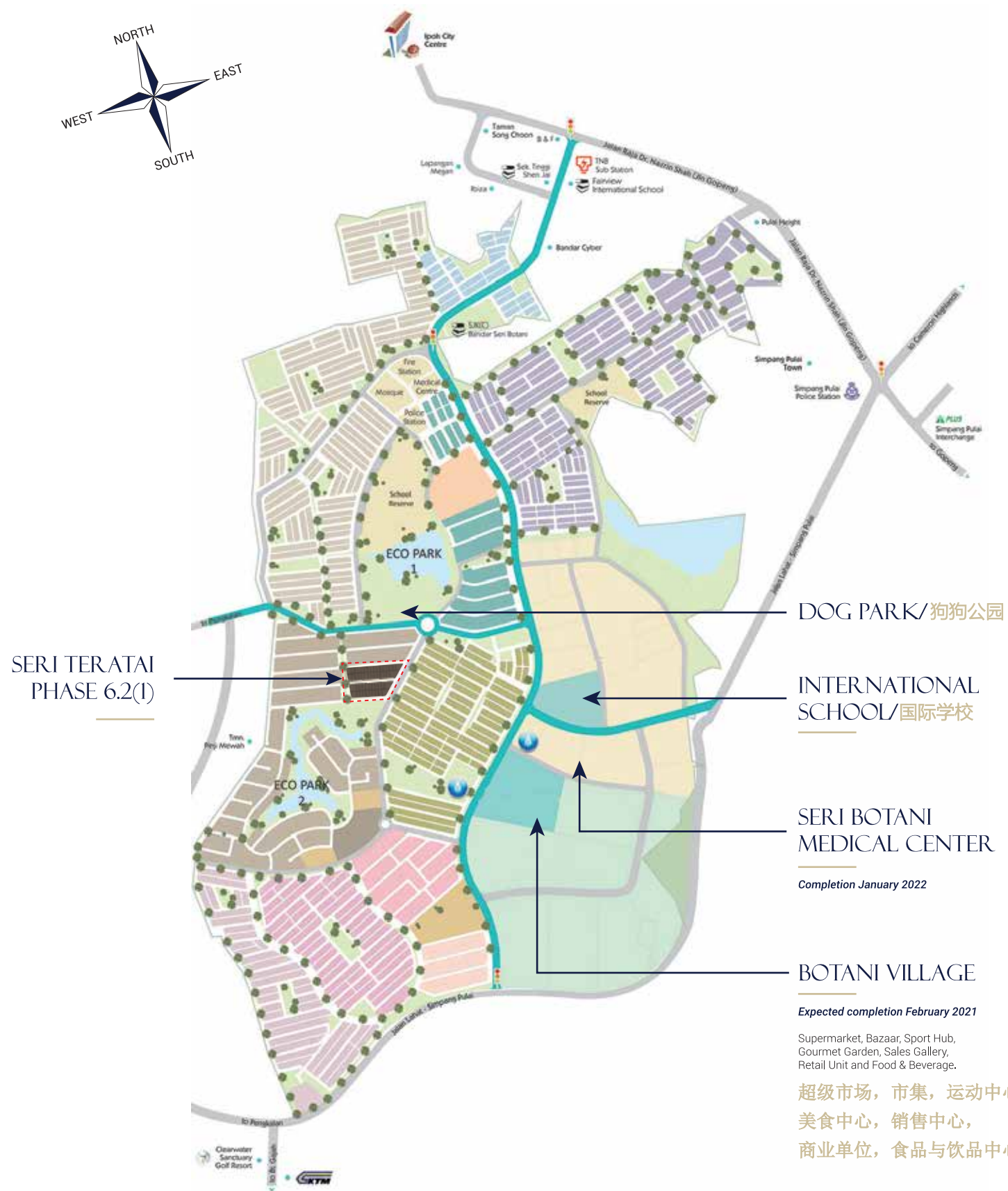
预定竣工日期: 2022年6月

单位: 46单位双层半独立式洋房

双层半独立式洋价格: RM1,028,800(最低)至 RM1,482,000(最高)

"THIS ADVERTISEMENT WAS APPROVED BY JABATAN PERUMAHAN NEGARA"

A compass rose with four points labeled NORTH, EAST, SOUTH, and WEST. The points are dark blue with white outlines. The labels are in a serif font, with 'NORTH' at the top, 'EAST' on the right, 'SOUTH' at the bottom, and 'WEST' on the left.

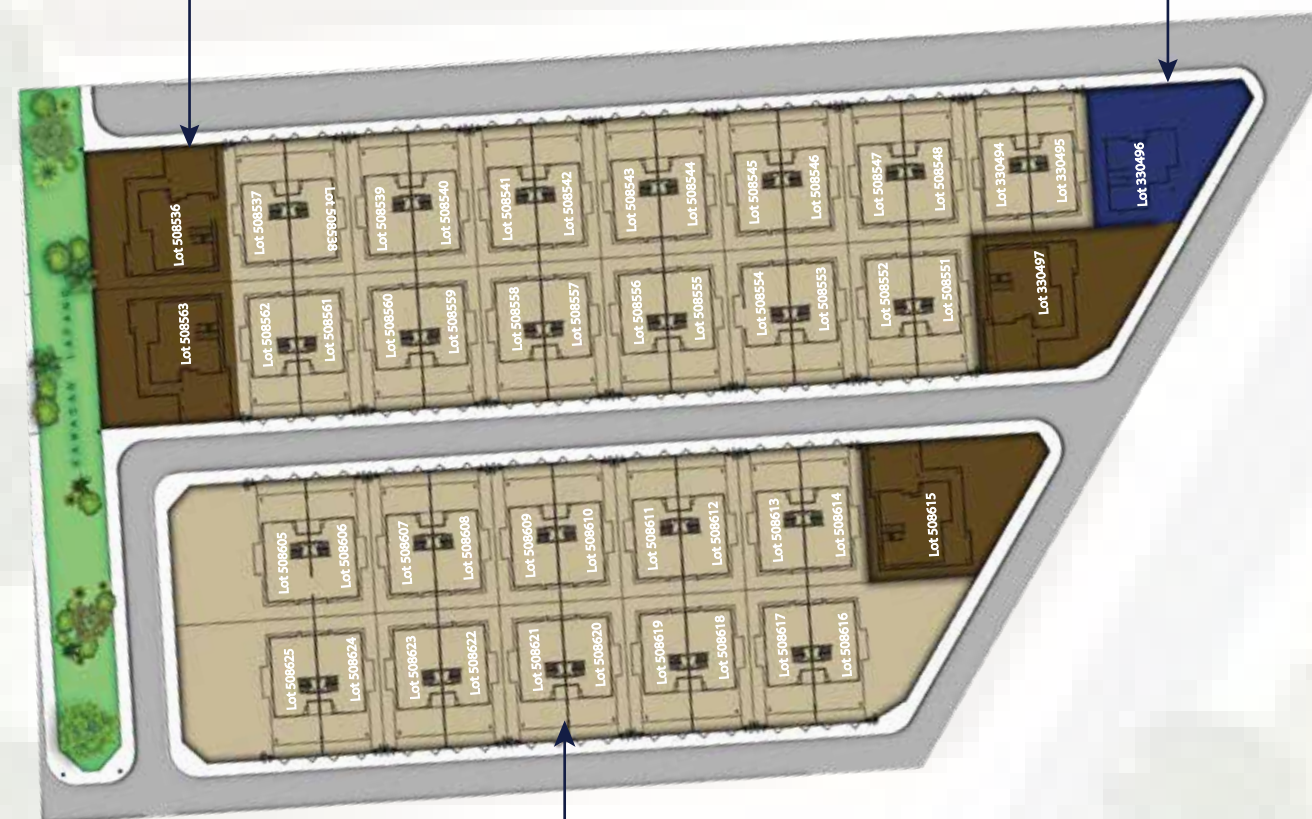


A simple compass rose with four points. The top point is labeled 'NORTH', the bottom point is labeled 'SOUTH', the left point is labeled 'WEST', and the right point is labeled 'EAST'. The rose is drawn with dark blue outlines and filled with a lighter blue color.

BUNGALOW
独立式洋房

4 Units of Type A
Built-up at ± 5,461 sq.ft
4间A类型，
建筑面积 ± 5,461 平方尺

1 Unit of Type A1
Built-up at ± 4,699 sq.ft
1间A1类型，
建筑面积 ±4,699 平方米

SEMI - D
半独立式

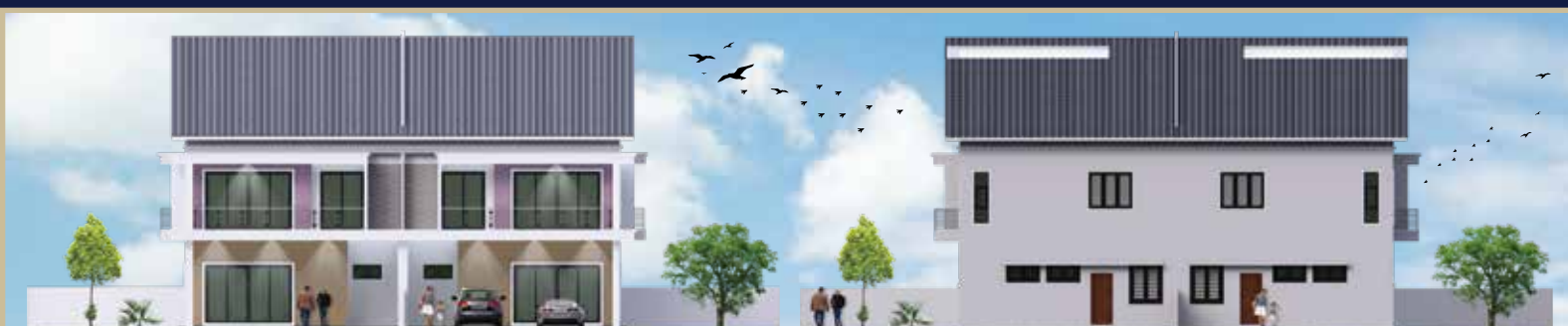
46 Units
Built-up at ± 3,640 sq.ft
46间, 建筑面积 ± 3,640 平方尺

双层半独立式洋房

Type B: 46 units
Ceiling height: +/- 11'-0"
Lot size: from 40'x90'
Price: RM1,028,800 (min) to
RM1,482,000 (max)



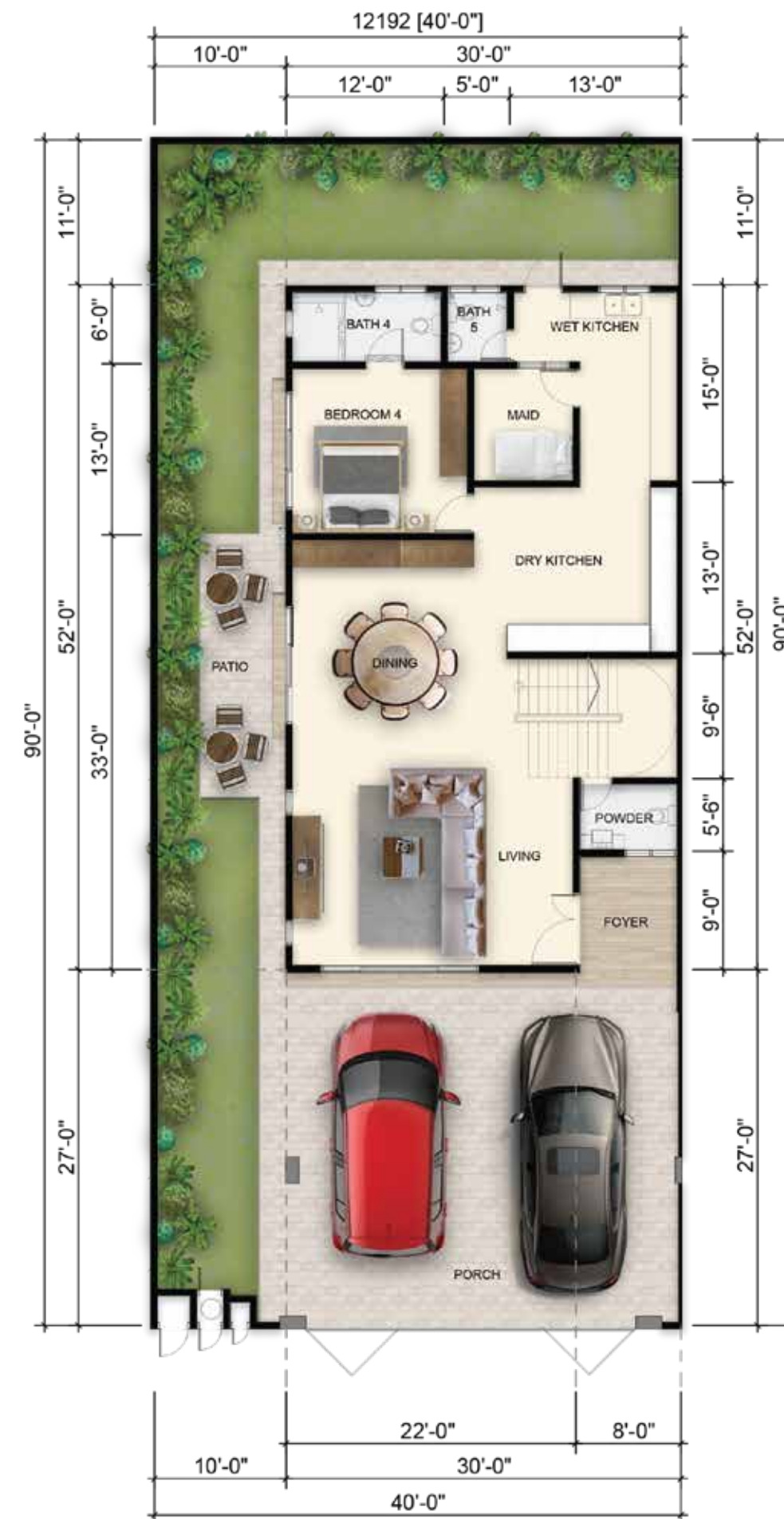
SIDE ELEVATION



FRONT ELEVATION

REAR ELEVATION

一楼平面图



二楼平面图



SPECIFICATIONS / 建筑规格

Structure 结构	Reinforced concrete frame 钢筋混凝土
Walls 墙	Brick 砖墙
Roof Covering 屋瓦	Clay roofing tiles / Reinforced concrete flat roof 粘土屋瓦 / 钢筋混凝土屋瓦
Roof Framing 屋梁	Timber / G. I. metal roof truss 木 / 镀锌铁
Ceiling 天花板	Plaster ceiling / cement fibre board / Skim coating 石膏天花板 / 水泥纤维板 / 粉灰层
Windows 窗	Aluminium frame windows 铝框窗
Doors 门	Front / rear / side 前 / 后 / 侧 - Timber / aluminium 木板门 / 铝框滑动门 Baths 浴室 - Timber / PVC / aluminium doors 木板门 / PVC门 / 铝框滑动门 Others 其它 - Timber / metal doors 木板门 / 金属门
Floor Finishes 地面装饰	Living, dining, dry kitchen, wet kitchen, powder room, maid room, bedroom 4, bathrooms & balcony. 客厅, 饭厅, 干厨房, 湿厨房, 梳妆间, 佣人房, 卧室4, 小客厅, 浴室, 茶水间, 楼梯, 更衣间和阳台 - 瓷砖 Master bedroom, closet, family hall, pantry, staircase, bedroom 2&3 主人卧室, 更衣间, 小客厅, 茶水间, 楼梯, 卧室 2 及 3 - Timber flooring - 木板地面 Car porch, foyer & patio 车棚, 门厅及庭院 Other areas 其它 - Homogeneous tiles - 瓷砖 - Cement rendering - 抹灰 - Ceramic wall tiles to ceiling height - 瓷砖镶至天花板高 - Cement plastering - 抹灰 - Emulsion paint - 乳胶漆 - External paint - 外墙漆 - Gloss paint - 光面漆
Wall Finishes 墙面装饰	Wet kitchen, baths and powder room 湿厨房, 浴室及梳妆间 Other areas 其它 Internal wall 室内 External wall 室外 Timber / Metal surface 木 / 铁表面 Brickwall fencing 砖墙 Metal grille gate 铁花闸门 Letter box 信箱 Alarm system c/w 13A power supply 防盗系统配备13A电源 Booster pump c/w 13A power supply 增压泵系统配备13A电源 Solar water heater c/w 15A power supply 太阳能热水系统配备15A电源 Kitchen slab with decorative doors at wet kitchen 湿厨房灶头附设装饰门
Paint 乳胶漆	All aluminium windows and sliding doors 所有铝框窗及滑动门及楼下前后门
Fencing 篱笆	Front and rear doors at the ground floor 所有铝框窗及滑动门及楼下前后门
Gates 铁闸	Nil 无
Miscellaneous 其它	Nil 无
Security Metal 铁花	Nil 无
Turfing 草坪	Nil 无
Gas Piping 煤气管道	Nil 无

Sanitary and Plumbing Fittings 卫生装置	6 set 6 套
Sitting WC 坐厕	7 set 7 套
Wash basin 洗手盆	1 no 1 个
Double bowl kitchen sink 不锈钢双盆洗碗盆	5 no 5 个
Shower points 花洒	3 set 3 套
Shower screen / panel 浴室屏风	
Electrical Installation and Internal Telecommunication Trunking and Cabling 电器设备及内部通讯线管	
Ceiling light point c/w switch 电灯位带开关器	30 no 30
Looping point for ceiling light Looping 电灯位	36 no 36
Wall light point c/w switch 壁灯位带开关器	8 no 8 个
Looping point for wall light Looping 电灯位	1 no 1 个
2 way switch for wall light 双路开关壁灯位	2 no 2 个
2 way switch for ceiling light 双路开关电灯位	2 no 2 个
Fan points 风扇位	9 no 9 个
Exhaust fan points 抽风机位	3 no 3 个
13 amp power points 13 安培电插座	43 no 43
13 amp power points with on/off switch 13 安培电插座带开关器	2 no 2 个
15 amp water heater point 15 安培热水插座	1 no 1 个
15 amp air-cond points (without starter) 15 安培冷气插座(不包括启动器)	7 no 7 个
T.V. aerial points 电视插座	3 no 3 个
Unifi point Unifi 电插座	1 no 1 个
Door bell point 门铃插座	1 no 1 个
Pillar light points 柱头灯插座	2 no 2 个
Auto gate point 自动铁闸门电插座	2 no 2 个
Car charger point 电动车充电位	1 no 1 个
SWA Cable for garden SWA 庭院电缆	1 no 1 个
3 phase electrical supply 三相大电	

RELAX

No matter the situation, after a long day at work or simply in need of some rejuvenation, we have designed our homes to aid in your time of relaxation. With plenty of natural light and carefully picked out furniture, its ambience provides you a stress free environment.



LIVING IN THE MIDST OF NATURE

绿 林 中 的 家 园



REVIVE, REPLENISH,
RELAX

The cosy family room located on the first floor provides a perfect environment to unwind after a long day or to just relax on those lazy Sundays being just a few steps away from your bedroom.

The high-rise glass doors with access to the balcony introduces an abundance of natural light to the area that provides both comfort and great privacy to laze around. For some fresh air, simply open the doors and step outside.

FAMILY ROOM — ARTIST IMPRESSION



INDULGE

Combining practicality and modernity, our kitchens and dining rooms are designed to cater for both social events and intimate family gatherings.



FORM & FUNCTION

Kitchens are not just a place to prepare, cook and store food - they are essentially the heart of the home. With the open floor plan, this helps the kitchen to blend in beautifully within the surroundings; offering great views and providing a balance between comfort and functionality.

COMFORT

Each home is built with the comfort for family in mind. Every room and space designed to accommodate moments and memories shared together in pure comfort.





ROOM TO RELAX

An intimate and comfortable sanctuary, our bedrooms are also a haven to be enjoyed, not just a place to rest your head.

Each bedroom is spacious and filled with natural light, with the master bedroom having an indulgent en-suite and walk in closet.

Our bathrooms are luxurious yet practical, where we have made an effort to ensure that it is not simply a forgotten 'add on' to the house.



HOMES AS INDIVIDUAL AS YOU ARE

With concepts and styles which will captivate and inspire, Series 6.2(1) delivers all the essentials - and more. While at the same time giving you the space needed to make **your** mark on your new home.

It is important to us that you live in homes which suits your needs and lifestyle. We offer amenities without compromising on space and specification.

Aesthetically pleasing, secure and exemplifying what modern living is all about, Series 6.2(1) is ready and waiting to be made a home.