



Mawar | Indah

20' x 65' | Double Storey Terrace | 20' x 70'



Resort Living

Kota Seriemas is a development by PNB Development Sdn. Berhad, a master developer that believes in pursuing quality developments whilst protecting and nurturing its landbanks through innovative and sustainable practices.

There's so much that Kota Seriemas has to offer, few residential estates come close to it.

Kota Seriemas

Enjoy Life



The Good Life: Eight lakes for exceptional living

Kota Seriemas is exceptionally different from most developers. We have provided for 8 linked lakes over 88 acres, to flow across our hills and valleys, creating an open environment of green fields. So there is always a lake within walking distance from any property you select in Kota Seriemas.

All the facilities conceptualized at the start of the project including a Golf & Country Club, a 18 hole public golf course, d'Streetmall and an on-site university to boot. Convenience shopping and F&B outlets form the pulse of social life in Kota Seriemas.

Enjoy life. It's real.

Master Plan:
Kota Seriemas



Overall Site Plan:
Laman Mawar

- Mawar Indah —● Size: 20' x 70'
- Size: 20' x 65'
- Mawar Qaseh



Mawar | Indah

Mawar Indah is conceptualized for young families with growing children. Build in modern contemporary but timeless style, with different options to cater for varied lifestyle demands.



Private Playground: Open spaces for open minds

At Mawar Indah, there is a playground for children (and their friends). The open playground will provide days, weeks and many years of fun running around in the open spaces.



Mawar | Indah

Double Storey Terrace
20' x 65'



TYPE A : 59 units | TYPE E : 12 units | TYPE 2A : 5 units | TYPE C4 : 3 units

Type A

Intermediate Unit
Built-up : 1,646 sq.ft.

4 Bedrooms with 3 Bathrooms



Ground Floor

First Floor

Type E

End Unit
Built-up : 1,685 sq.ft.

4 Bedrooms with 3 Bathrooms



Ground Floor

First Floor



Type 2A

Corner Unit
Built-up : 2,234 sq.ft.

4 + 1 Bedrooms with 4 Bathrooms



Ground Floor

First Floor

Type C4

Corner Unit
Built-up : 1,792 sq.ft.

4 + 1 Bedrooms with 3 Bathrooms



Ground Floor

First Floor





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Double Storey Terrace
20' x 70'



TYPE A : 87 units | TYPE C1 : 10 units | TYPE C2 : 4 units | TYPE C3 : 2 units

Type A

Intermediate Unit
Built-up : 1,727 sq.ft.

4 Bedrooms with 4 Bathrooms



Ground Floor

First Floor

Type C1

Corner Unit
Built-up : 1,860 sq.ft.

4 + 1 Bedrooms with 4 Bathrooms



Ground Floor

First Floor



Type C2

Corner Unit
Built-up : 2,246 sq.ft.

4 + 1 Bedrooms with 4 Bathrooms



Type C3

Corner Unit
Built-up : 2,335 sq.ft.

4 + 1 Bedrooms with 4 Bathrooms



Building Descriptions

a) Structure		: Reinforced Concrete Frame
b) Wall		: Brickwall
c) Roofing Covering		: Concrete Roof Tiles
d) Roof Framing		: Steel Trusses
e) Ceiling		: Skim Coat / Plaster Ceiling
f) Windows	: All	: Aluminium Framed : Casement Glass / Fixed Glass / Top Hung Glass
g) Doors	: Main Entrance : Other Doors	: Decorative Timber Door : Plywood Flush / Plywood Louvers / Sliding Glass
h) Ironmongery		: Quality Lockset
i) Wall Finishes	: External & Internal Wall : Kitchen : Bathrooms	: Cement Plaster with Paint Finish : Tiles up to selected height : Tiles up to selected height
j) Floor Finishes	: Living & Dining : Kitchen : Bedrooms : Family Area : Guest Room : Master Bathroom : Bathroom : Utility (Type 2A/C1/C2/C3/C4) : Car Porch & Driveway : Yard : Terrace : Linen	: Porcelain Tiles : Porcelain Tiles : Laminated Timber Flooring : Laminated Timber Flooring : Porcelain Tiles : Ceramic Tiles : Ceramic Tiles : Ceramic Tiles : Homogeneous Tiles : Ceramic Tiles : Ceramic Tiles : Cement Render
k) Sanitary Fittings		: Pedestal Water Closet / Wash Hand Basin & Tap / Shower Rose & Tap / Bip Tap / Toilet Roll Holder / Soap Holder / Hand Bidet / Kitchen Sink / Sink Tap
l) Electrical Fittings		: Light Points / Ceiling Fan Points / 13A Power Point / TV Points / Water Heater Point / Air-Cond Point / Door Bell Point / Data/Internet Point / Auto Gate Point
m) Fencing		: Chain link with M.S.Gate
n) Others		: Garbage Compartment / Letter Box / Electrical Meter Compartment



- 54 km to Kuala Lumpur
- 30 km to Seremban town
- 5 minutes drive from Sepang F1 circuit
- 15 minutes drive from KLIA and the KLIA 2
- 15 minutes drive from Nilai town
- 30 minutes drive from Putrajaya

In the Epicentre of the new Southern Growth Area comprising Putrajaya, Cyberjaya and home to the Xiamen University & Sepang

- Accessible via
- KL - Seremban Highway
 - Elite Highway (exit at KLIA)
 - Putrajaya/Cyberjaya Dengkil Highway
 - LEKAS Highway
 - High Speed Rail station at Seremban reduces travel time to Kuala Lumpur in minutes



www.seriemas.my

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PNBD

PNB Development Sdn. Berhad

Another Exciting Project by **SERIEMAS DEVELOPMENT SDN. BERHAD** 122570-H (A member of PNB Development Sdn. Berhad, the Master Developer)

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