



TAMAN
SERI
MEWAH
KLANG
ESTINIA

3

Double-Storey Link Home

Freehold • Individual Title



Introduction.

TAMAN SERI MEWAH 3

LIVE • LEARN • WORK • PLAY & THRIVE

Introducing Taman Seri Mewah's latest residential development – Taman Seri Mewah 3, where exquisite design and natural beauty coalesce to create an exceptional living environment. Besides that, Taman Seri Mewah 3 is a **Freehold** development with **individual title** ownership, meaning you do not have to worry about the lease running out, as the houseowners are owning the property outright. Moreover, houseowners possess full control over both the land and the building, with the freedom to rent, sell or modify the property as desired within the limitations of the local town council.



Prime Location & Easy Accessibility.

Taman Seri Mewah 3 offers unparalleled convenience and accessibility. Situated just a stone's throw away, you'll find prestigious locales like **99 Speedmart** in Taman Seri Mewah, hardware stores, and Restoran Nasi Kandar A1, all within a 800m or 4-minute drive. Meru Town and NSK Meru are a mere 1.8km or 5 minutes away, while Setia City Mall is a short 5.7km or 11-minute drive. Lotus's Setia Alam beckons at 6.4km or 11 minutes, and Mr. DIY shop in Meru, Klang is easily reached at 1.4km or 5 minutes. For those seeking urban adventures, **IKEA Damansara & Kota Damansara are just 27.7km or 29 minutes away via DASH (Damansara – Shah Alam Elevated Expressway)**, ensuring you're well-connected to the finest luxuries. This location is effortlessly connected to a network of highways, including the **GCE, NKVE, Shapadu Highway, WCE, and DASH.**





Enhanced Security & Safety Measures.

Taman Seri Mewah 3 features a strategic network of **CCTV cameras** that ensure your peace of mind around the clock. For added security, we offer **complimentary one-year night time security patrols**. The subsequent fees for these patrols are thoughtfully managed by the community, reinforcing our dedication to your safety. Additionally, our meticulously designed **Single Entry-Exit Point** further fortifies your privacy and security, providing you with an elevated level of protection.



Spacious Open-Plan Concept With Flawless Harmony.

Experience the pinnacle of modern living as your living, dining, and kitchen areas merge seamlessly, enhancing **ventilation and the graceful dance of natural light**. This design ethos not only fosters a grand sense of space but also cultivates familial bonds, with limitless options for personalization. **Bid adieu to hidden corners** as we ensure every inch of your abode is thoughtfully crafted, allowing parents to oversee their loved ones and eliminating any unused spaces.



Creativity Unleashed Without Constraints.

With an expansive **built-up area of 1,717 sqft**, Taman Seri Mewah 3 is tailored for families encompassing all generations. The ground floor's versatile room can transform into an elderly-friendly sanctuary, a distinguished home office, an elegant reading retreat, or a captivating hobby haven. Ascend to the upper floor, where three regal bedrooms ensure maximum privacy, while a flexible family area invites cherished moments and harmonious gatherings, enveloped in an ambiance of pure luxury.



Explore & Discover

WHAT'S INSIDE.



Note: This diagram is for illustrative purposes only and does not reflect the final position and design of the fittings.

THE SUSTAINING FEATURES.

- 1 Quality Lockset.**
Impeccable security begins with the finest quality lockset.
- 2 Spacious Access.**
A generous 21ft-wide entrance with unobtrusive car porch columns, perfectly accommodating even larger vehicles.
- 3 Abundant Natural Light.**
Expansive, strategically placed windows flood your space with daylight, reducing electricity usage and promoting refreshing cross ventilation.
- 4 Air Conditioning Points Provided**
Thoughtfully placed power points for air conditioning in the living area and master bedroom.
- 5 Warm Baths Await.**
Water heater points provided in all bathrooms.
- 6 Elegant Flooring.**
Walk on elegance with 2ft x 2ft quality porcelain tile flooring.
- 7 High-Speed Connectivity.**
Equipped with fiber optic readiness, keeping you connected at the speed of modern luxury.
- 8 Your Outdoor Canvas.**
Enjoy the outdoor backyard space, a canvas for your creativity. Whether it's a dedicated cloth drying area, a stunning flower garden, a mini workshop for personal growth, or anything your heart desires, the possibilities are limitless.

- a Perfect Orientation.**
North-South orientation shields your interior from direct sunlight, ensuring a cool and comfortable ambiance throughout the day.
- b Seamless Living.**
An open-plan concept on the ground floor provides unobstructed views and seamless interaction, harmonizing the living, dining, and kitchen spaces.
- c Versatile Space.**
The spacious ground floor room offers versatility as an elderly-friendly bedroom, a home office, a serene reading room, or a creative hobby space.
- d Masterful Master Bedroom.**
Taman Seri Mewah 3's master bedroom has been meticulously optimized to guarantee all-day comfort. Its spacious layout invites flexibility in planning and design, allowing your dream room to come to life in exquisite style.



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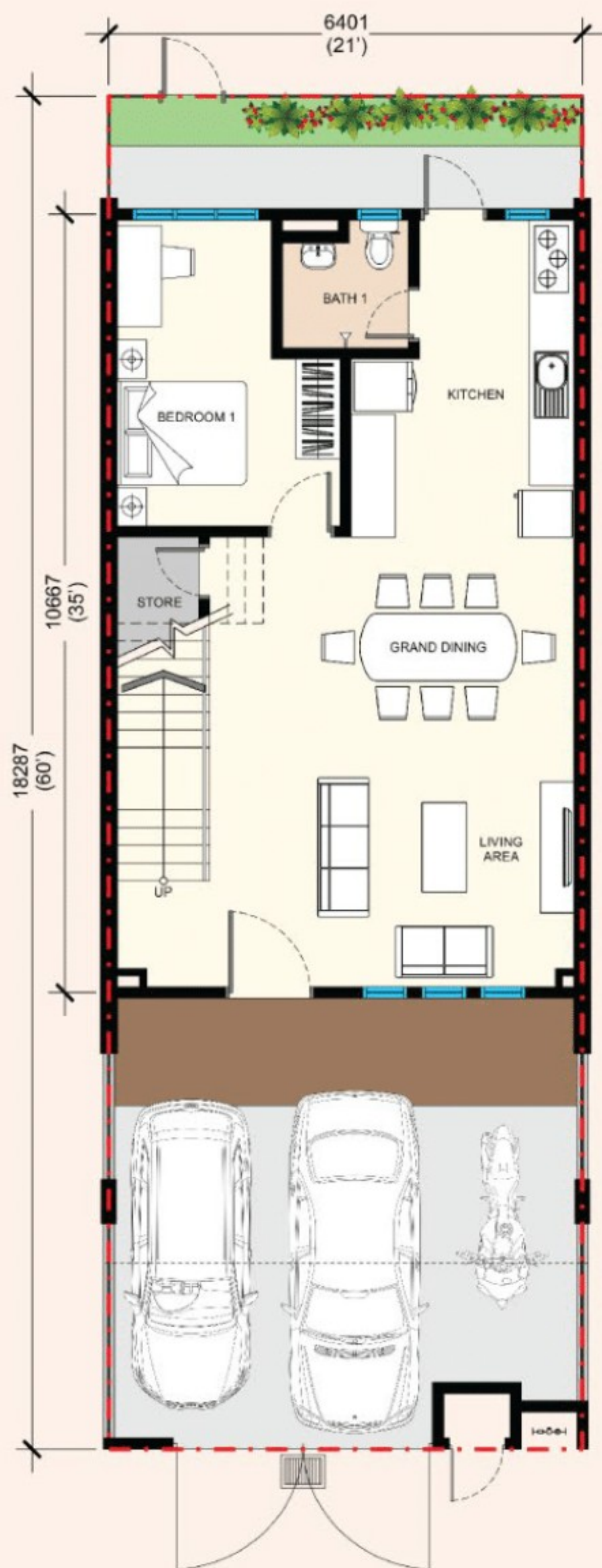


SCAN TO
TAKE A
TOUR

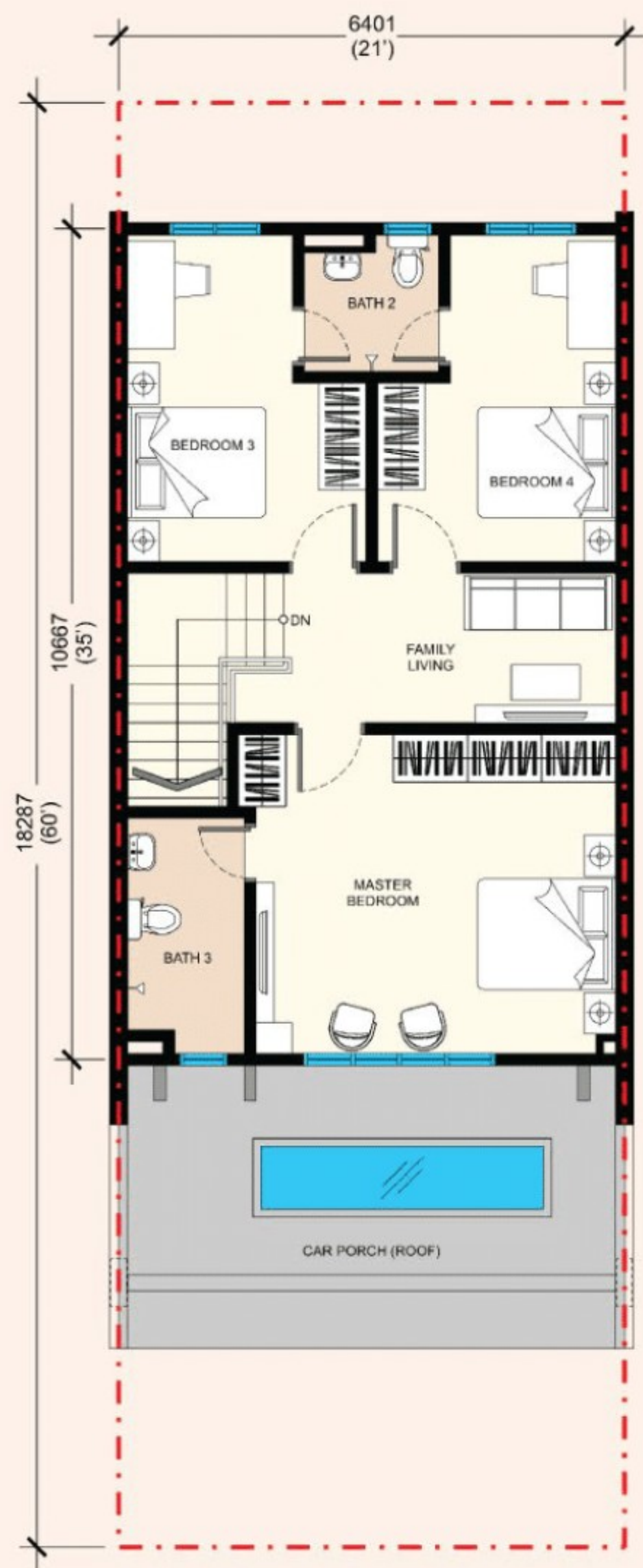


SCAN FOR
OUR
LOCATION

FLOOR PLAN



PELAN LANTAI TINGKAT BAWAH
TYPE A1



PELAN LANTAI TINGKAT SATU
TYPE A1

SPECIFICATIONS

Structure	: Reinforced Concrete Frame
Wall	: Certified Cement Sand Brick
Roof Covering	: Roof Tiles / Concrete Slab
Roof Framing	: Metal Frame
Ceiling	: Skim Coat / Plaster Ceiling Where Applicable
Windows	: Aluminium Framed Glass Window
Doors	
Main Entrance	: Timber Door
Others	: Aluminium Framed Glass Sliding Door / Flush Door
Ironmongery	: Selected Quality Locksets
Wall Finishes	
External Wall	: Skim Coat and Weather-Resistant Paint
Internal Wall	: Skim Coat and Paint
Master Bathroom	: Ceramic Tiles Up to Ceiling Height
Other Bathrooms	: Ceramic Tiles Up to 1,500mm Height
Kitchen	: Ceramic Tiles Up to 1,500mm Height

Floor Finishes	
Living / Dining / Kitchen	: Porcelain Tiles
All Bedrooms / Family	: Porcelain Tiles
All Bathrooms	: Ceramic Tiles
Store	: Cement Render
Staircase	: Ceramic Tiles
Car Porch	: Cement Render
Courtyard	: Earth

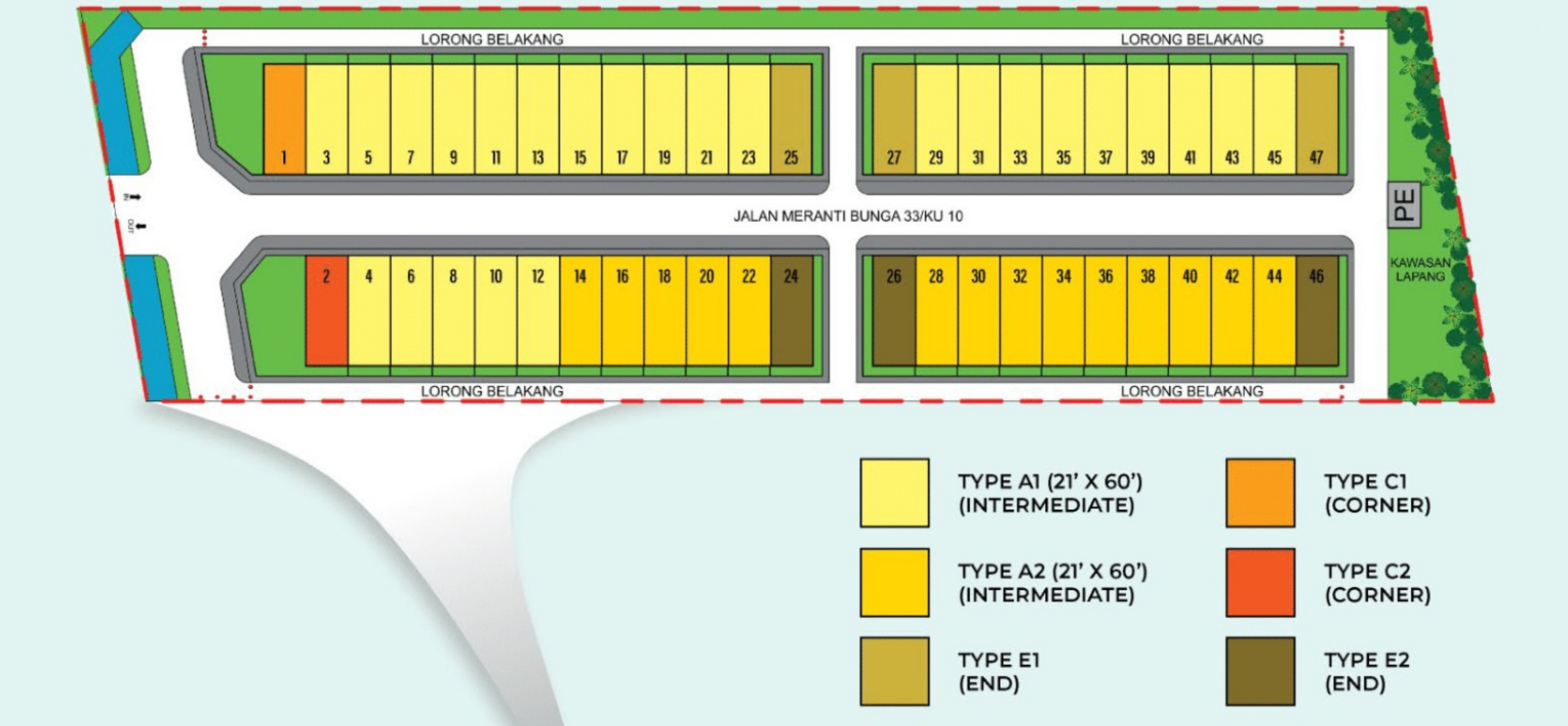
Sanitary & Plumbing Fittings	
Water Closet	: 3
Wash Basin	: 3
Shower Head	: 3
Tap	: 5
Kitchen Sink	: 1

Electrical Installation	
Lighting Point	: 17
Power Point 13A	: 14
Fan Point	: 5
Water Heater Point	: 3
Air Conditioning Point	: 2
Bell Point	: 1
Fiber Wall Socket	: 1
TV Point	: 1

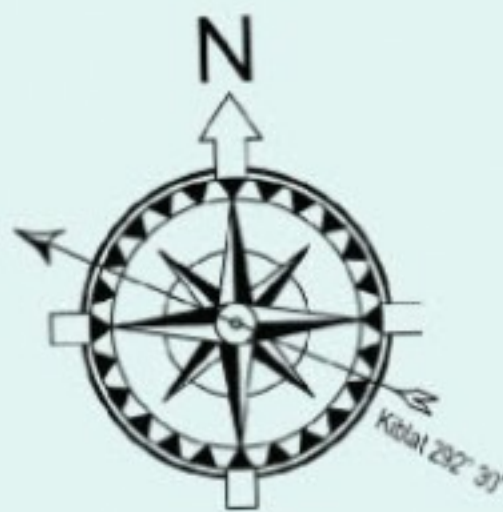
Fencing	: 1.5m Cement Sand Brick With Metal Grille / 1.5m Chain Link Fencing
Gate	: Metal
Turfing	: Spot Turfing Where Applicable

Note: The information herein is subject to change and cannot form an offer or contract, and all renderings are artist's impressions only. The developer reserves the right to modify any parts of the building, development, and/or any unit prior to completion as directed or approved by the architects and/or the relevant authorities. While every reasonable care has been taken in preparing this brochure, the developer cannot be held responsible for any inaccuracies.

SITE PLAN



MASTER PLAN



This artistic representation of Taman Seri Mewah 3 is not drawn to scale and should not be considered a master development plan. Therefore, certain detailed features may not be included and could be less than completely accurate. Proposed uses and developments depicted but not yet constructed are subject to potential changes in design, location, and land use without prior notice.

LOCATION INTRODUCTION

Indulge in the unparalleled convenience of seamless access to a meticulously established network of expressways, effortlessly connecting you to all the cherished destinations that define your refined lifestyle.


A **SETIA CITY MALL**
Approx. 5.7km or 11 minutes ride away.

B **IKEA DAMANSARA**
Approx 27.7km or 29 minutes ride away.





C **NSK MERU**
Approx 1.8km or 5 minutes ride away.

D **99 SPEEDMART @ TAMAN SERI MEWAH**
Approx 800m or 4 minutes ride away.

 **LOTUS'S SETIA ALAM**
Approx 6.4km or 11 minutes ride away.

 **SUNSURIA FORUM @ 7th AVENUE**
Approx 7.3km or 12 minutes ride away.

 **NSK TRADE CITY SETIA ALAM**
Approx 5.9km or 11 minutes ride away.

 **JAYA GROCER, ECO GRANDEUR**
Approx 12.9km or 16 minutes ride away.

*Photos are for sales illustration only.

Nearby Amenities

A **UITM PUNCAK ALAM**

Approx 13.9km or 19 minutes ride away.

B **COLUMBIA ASIA HOSPITAL KLANG**

Approx 7.5km or 12 minutes ride away.



EDUCATION & HEALTHCARE



C **HOSPITAL UITM PUNCAK ALAM**

Approx 11.9km or 16 minutes ride away.

D **TENBY SCHOOLS SETIA ECO PARK**

Approx 8.9km or 15 minutes ride away.

SEKOLAH MENENGAH KEBANGSAAN MERU

Approx 1.5km or 4 minutes ride away.

SEKOLAH KEBANGSAAN MERU JALAN TAP

Approx 5.3km or 10 minutes ride away.

SEKOLAH JENIS KEBANGSAAN (C) TIONG HUA KOK BIN

Approx 2.3km or 5 minutes ride away.

SEKOLAH RENDAH AGAMA PEKAN MERU

Approx 2.2km or 5 minutes ride away.

PENINSULA INTERNATIONAL SCHOOL AUSTRALIA

Approx 4.3km or 9 minutes ride away.

SEKOLAH JENIS KEBANGSAAN (C) PIN HWA 1 KLANG

Approx 4.7km or 9 minutes ride away.

SEKOLAH SUNGAI BINJAI

Approx 1.8km or 4 minutes ride away.

SEKOLAH KEBANGSAAN MERU 2

Approx 2.6km or 5 minutes ride away.

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Nearby Amenities

A GOLDEN SCREEN CINEMA (GSC) SETIA CITY MALL
Approx 5.7km or 11 minutes ride away.

B JSA ARENA
Approx 4.2km or 8 minutes ride away.



RECREATION.



C SHAH ALAM COMMUNITY FOREST PARKING (TRAIL HEAD C)
Approx 4.8km or 9 minutes ride away.

D MAYA PARK @ ECO ARDENCE
Approx 10.2km or 15 minutes ride away.

 **SETIA ALAM PASAR MALAM**
Approx 5.1km or 10 minutes ride away.

 **D'NETWORK @ SETIA ECO PARK**
Approx 7.4km or 14 minutes ride away.

 **GRANDEUR LABS**
Approx 12.4km or 17 minutes ride away.

 **ECO ARDENCE SETIA ALAM FOOTBALL ARENA**
Approx 10.7km or 15 minutes ride away.

 **MUDTREKKER PAINTBALL PARK**
Approx 10.2km or 14 minutes ride away.

 **MONTEREZ GOLD & COUNTRY CLUB**
Approx 14.3km or 17 minutes ride away.

 **KOLAM SRIAMERA**
Approx 1.15km or 3 minutes ride away.

 **TREX BIKE PARK**
Approx 12.8km or 20 minutes ride away.

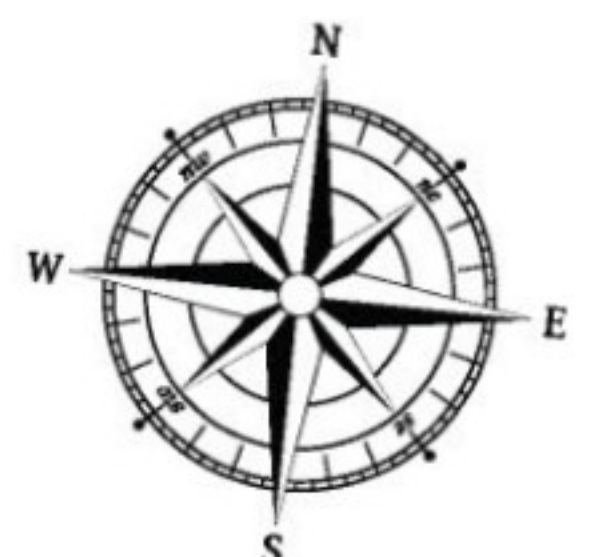
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Location Map



HIGHWAY NEARBY:

- NEW KLANG VALLEY EXPRESSWAY (NKVE)
- DAMANSARA - SHAH ALAM ELEVATED EXPRESSWAY (DASH)
- GUTHRIE CORRIDOR EXPRESSWAY (GCE)
- SHAPADU HIGHWAY
- WEST COAST EXPRESSWAY (WCE)





WHO WE ARE



Established in 2003, Estinia Group stands out as a distinguished property developer and primary contractor, devoted to the art of creating value in property development and construction across commerce, industry, residential, and versatile mixed-use domains. As a primary contractor, the Group holds a G7 CIDB registration, allowing us to undertake construction projects of any scale. The Group's impressive portfolio includes the successful development and completion of six notable housing and commercial projects with CF/CCC, such as Kristal Klang Commercial Centre, Taman Desa Permai 1, Taman Desa Permai 2, Taman Sentosa, Taman Seri Mewah 1, and Taman Seri Mewah 2. Furthermore, a promising array of projects is currently in the pipeline.



TAMAN DESA PERMAI 1
41050 Klang, Selangor.



TAMAN DESA PERMAI 2
41050 Klang, Selangor.



KRISTAL KLANG COMMERCIAL CENTRE
41050 Klang, Selangor.



TAMAN SENTOSA
41000 Klang, Selangor.



TAMAN SERI MEWAH 1
41050 Klang, Selangor.



TAMAN SERI MEWAH 2
41050 Klang, Selangor.

Our commitment to excellence transcends all facets of our work. We are dedicated to delivering unparalleled service and product quality to our valued customers. Furthermore, we adopt a proactive stance in harmonizing property development and construction practices with a strong emphasis on environmental, health, and safety considerations.



Keith
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Estinia Jaya Sdn. Bhd.,
Klang, Selangor



Estinia.com.my



Estinia Group

Developed by

ESTINIA

Property Development, Investment & Construction

Developer

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Taman Seri Mewah 3 - Type of Property: 2-Storey Terrace House - Expected Date of Completion: 4Q2026 - Land Tenure: Freehold - Total units: 47 units - All information contained herein including the measurements and illustrations are subject to amendments without notification as may be required by the authorities, developer or the developer's consultants and are not intended to form and cannot form part of an offer or contract. All measurements are approximate. All illustrations are artist's impression only. While every reasonable care has been taken in providing this information, the developer, its agent and its representative cannot be held responsible for any inaccuracies.