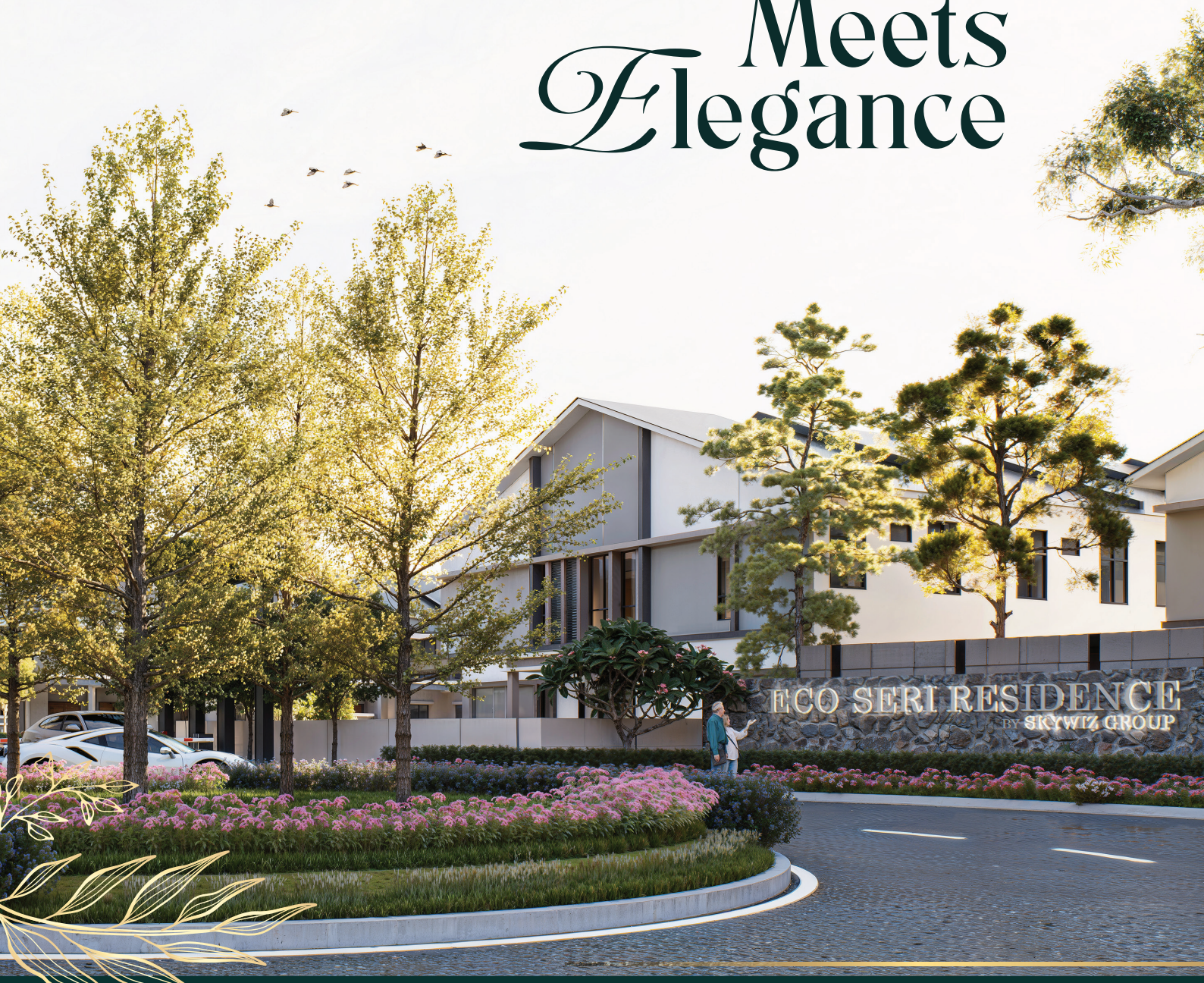
ECO SERI
RESIDENCE

WHERE COMFORT
/
Meets Elegance





/

Welcome To

Eco Seri Residence

Key Highlights

- Freehold Property
- Private & Secure Environment
- Green Living with a Peaceful Atmosphere
- Gated & Guarded Community
- Strategic Location Near Key Amenities
- Up to 10 Facilities



An Ideal Place To Call Home

LOCATION

- **Ayer Keroh, Melaka**
  A perfect blend of urban and nature.
- **Convenient Access**
  To main highways, shopping, dining, education, and healthcare facilities.

HOUSE TYPES

- **Single Storey Terrace**
  22' x 70'
  4 Bedrooms
  2 Bathrooms
- **Double Storey Terrace**
  20' x 70'
  4 Bedrooms
  3 Bathrooms

DESIGNED FOR MODERN LIVING

- Spacious interiors with an open, flowing layout.
- Designed to enhance natural light and airflow throughout the home.

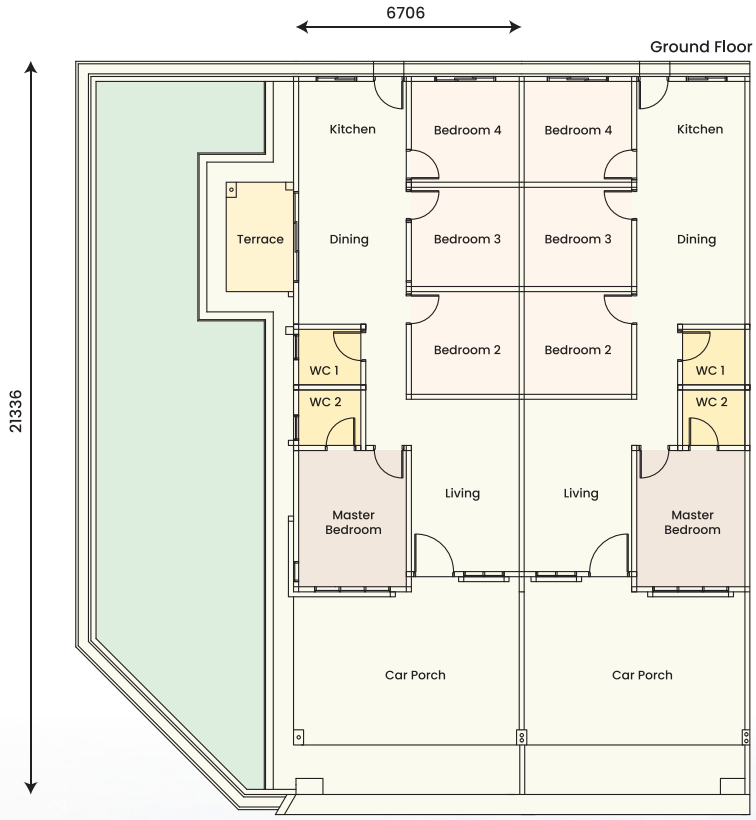


Single Storey Terrace House

22' x 70'

4 Bedrooms 2 Bathrooms

FLOOR PLAN



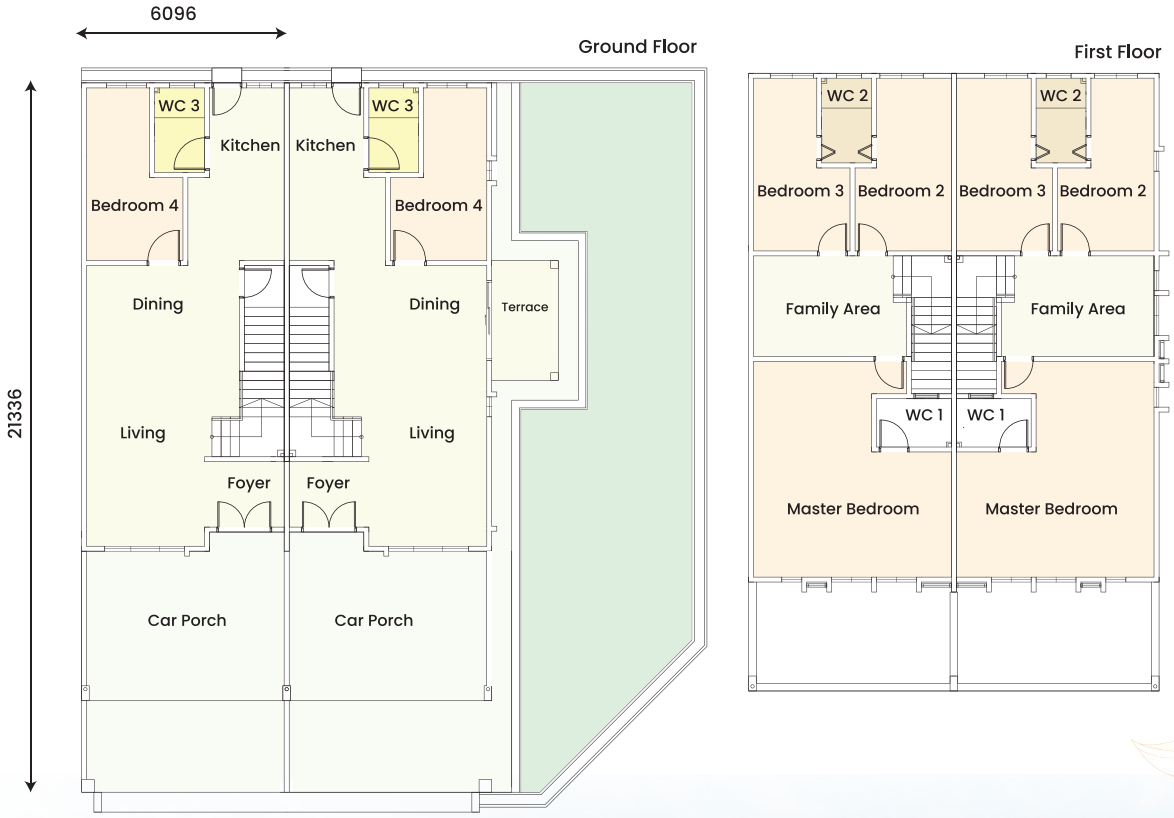


Double Storey Terrace House

20' x 70'

4 Bedrooms 3 Bathrooms

FLOOR PLAN





Facilities & Amenities

More than just a home, it's a community designed for relaxation, recreation, and convenience.



01 Grand Entrance
02 Resort-Style Swimming Pool
03 Children's Splash Pool
04 BBQ Pavilion
05 Fitness Centre
06 Relaxation Gazebo
07 Outdoor Recreation Area
08 Playpark Area
09 Multi-purpose Court
10 Playpark Area II
11 Cycling Track
12 Jogging Track
13 Backlane Pocket Garden & Pedestrian Walk Way



Strategic Location

Ayer Keroh Melaka

Proximity to Key Locations:

- **Mydin Mall** (4.8 km)
- **AEON Mall** (9.2 km)
- **NSK Trade City** (9.1 km)
- **Ayer Keroh Health Clinic** (4.6 km)
- **Pantai Hospital** (8.4 km)
- **KFC Petron Gangsa** (3.5 km)
- **McDonald's** (3.7 km)
- **Subway Mydin** (4.3 km)
- **SMK Ayer Keroh** (2.3 km)
- **UTeM Main Campus** (8.0 km)



A Smarter Way Home

A ***new roundabout*** is being added to provide our residents with more convenient access and eliminate the need for lengthy U-turns.



Specifications

	SINGLE STOREY	DOUBLE STOREY
STRUCTURE	Reinforced Concrete Frame	
WALL & FENCING	Cement Sand Brick / AAC Block / Concrete Wall / Clay Brick Wall	
ROOFING	Concrete roof tiles / RC Flat Roof / Metal Roofing Sheet	Concrete roof tiles / RC Flat Roof
ROOF STRUCTURE	Metal Trusses	
CEILING	Internal - Plaster Ceiling / Skim Coat External - Flat Sheet Ceiling / Skim Coat	
WINDOW	Aluminium Framed Casement / Sliding / Overlapped Fixed Glass / Fixed Glass Panel / Top Hung	
DOOR	Semi Solid Timber Door / Plywood Flush Door	
IRONMONGERY	Lever Lockset / Quality Lockset	
FLOORING	Tiles	
WALL TILES		
Kitchen	Tiles to 1500mm high	
Bath	Full Height Tiles	
SANITARY INSTALLATION		
Sink	1 no.	1 no.
Basin	2 nos.	3 nos.
Sitting W.C	2 nos.	3 nos.
Shower	2 nos.	3 nos.
ELECTRICAL INSTALLATION		
Lighting Point	11 nos.	22 nos.
Fan Point	6 nos.	7 nos.
Power Point	11 nos.	15 nos.
Water Heater Point	2 nos.	3 nos.
A/C Point	2 nos.	2 nos.
TV Point	1 no.	1 no.
Telephone Point	1 no.	1 no.
TURFING	Nil	
GAS PIPING	Nil	
INTERNAL TELEPHONE TRUNKING & CABLING	One (1) no. Telephone Point	
PAINTING	Internal - Emulsion Paint External - Weather Shield Paint	

SKYWIZ GROUP
PROPERTY DEVELOPMENT

+6018-292 3388
enquiry@skywizgroup.com
Level 1, Menara The Wave, Kota Laksamana Jaya, Jalan KLJ 5, 75200 Melaka
Skywiz Group
skywizgroup.com