

DAHLÍA & DANIEL

FREEHOLD

Queenie +6012-322 1234



“A safe haven”

Enjoy all the conveniences and privileges of a modern development, amid a natural environment.

Know that you are in a safe space, as soon as you enter Dahlía & Daniel. With its full security, right from the guardhouse.





* Artist's Impression Only

02

A HOME WHERE
LUXURY MEETS
COMFORT



Dahlía & Daníel was designed to maximise the wellbeing of all in the family, from the youngest to the eldest.

03

The larger than usual living room is made for family gatherings. The extended covered porch is for hosting gatherings and the spacious space outside the kitchen is for you to cook up a storm.

“A prestigious
choice as your
home”



Savour the journey of life in a living environment,
designed for your comfort and convenience, nestled in the
lap of luxury.

Find solace in its serenity, be inspired by its beauty and
elegance. Dahlía & Daniel is your ideal home.

CAR PORCH
CAN FIT
3 CARS
COMFORTABLY





06

THIS IS
INSPIRED
LIVING



“Beautifully crafted homes”

Designed for contemporary living to maximise comfort and utility.

To accentuate the space and bring in the light.

The elegant facade and charming interiors will surely appeal to all.

07



REFRESH,
RECHARGE,
REFUEL



“Perfect amenities for all generations”

Live in matured neighbourhood with facilities for a quality lifestyle that promotes health and well-being for residents of all ages.

Enjoy close-knit community living with all the conveniences you need in a pristine environment.



1.5m

→

Run/Walk around residential enclave on foot... because you can.

1.5m wide internal walkway

2.4m

→

Space big enough for all fitness and sports regime.

2.4m wide main road walkway cum bicycle track

"A healthier happier outlook at life"



"A neighbourhood that is incomparable"

Enjoy coming home to nature, to a community which is modern yet with strong elements of neighbourhood camaraderie. Savour a quality lifestyle which promotes health and happiness within its gorgeous surroundings.

PREMIUM
FEATURES
IN DAHLÍA &
DANIEL



FREEHOLD



LOW DENSITY



GATED & GUARDED



LUSH GREENERY



STRATEGIC
LOCATION



VARIETY OF
FACILITIES



11' HIGH CEILING



HIDDEN CABLING



CONCEAL DRAINAGE
(MORE PARKING & CHILD
SAFETY)

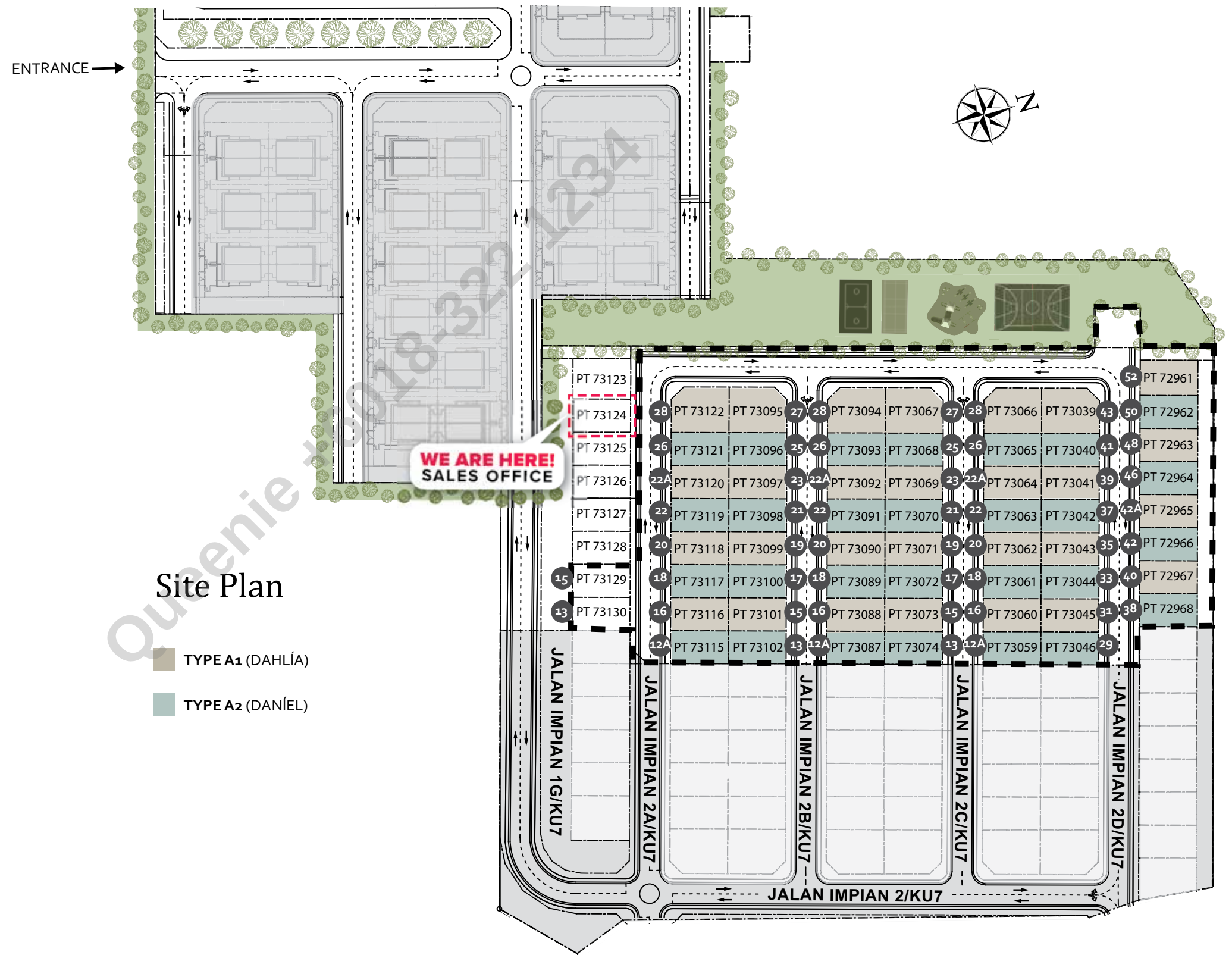


FIBRE OPTIC
CONNECTION READY



PARK 3 CARS

Variety of facilities:
Playground,
Multipurpose Court,
Jogging Track/Bicycle
Land/Walking Path



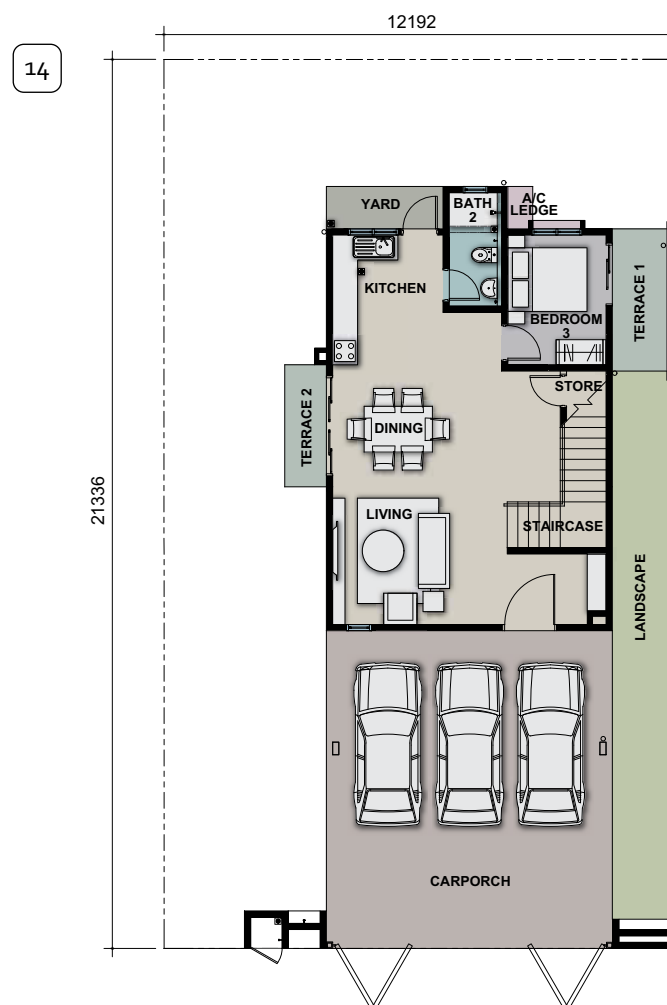


- Designed with 4 bedrooms and spacious balconies
- All bedrooms at 1st floor with bathroom
- Car porch can fit 3 cars comfortably

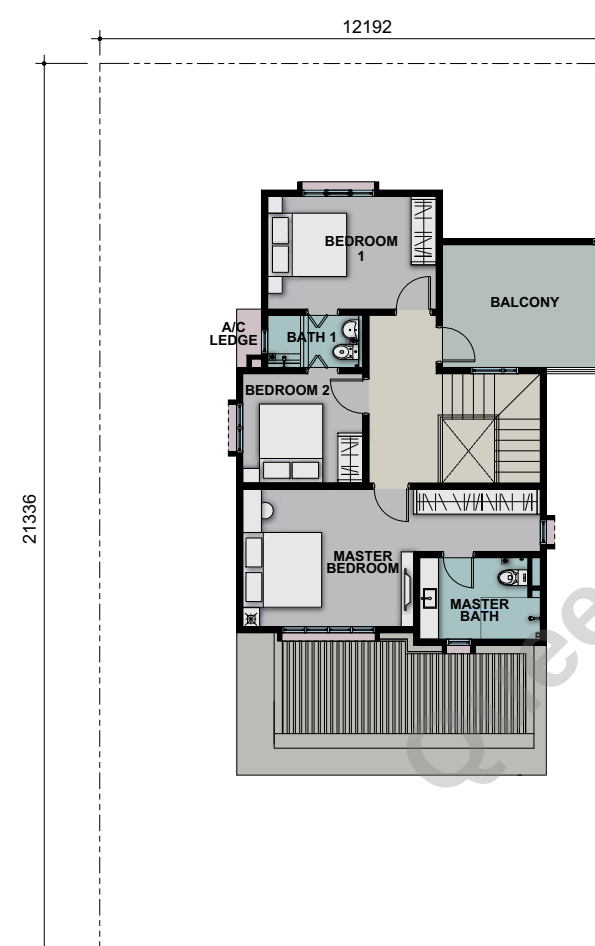
* Artist's Impression Only

STANDARD
LOT SIZE:
40' X 70'

**Double Storey
Link Bungalow**
Built-up area: 1,920 sq ft



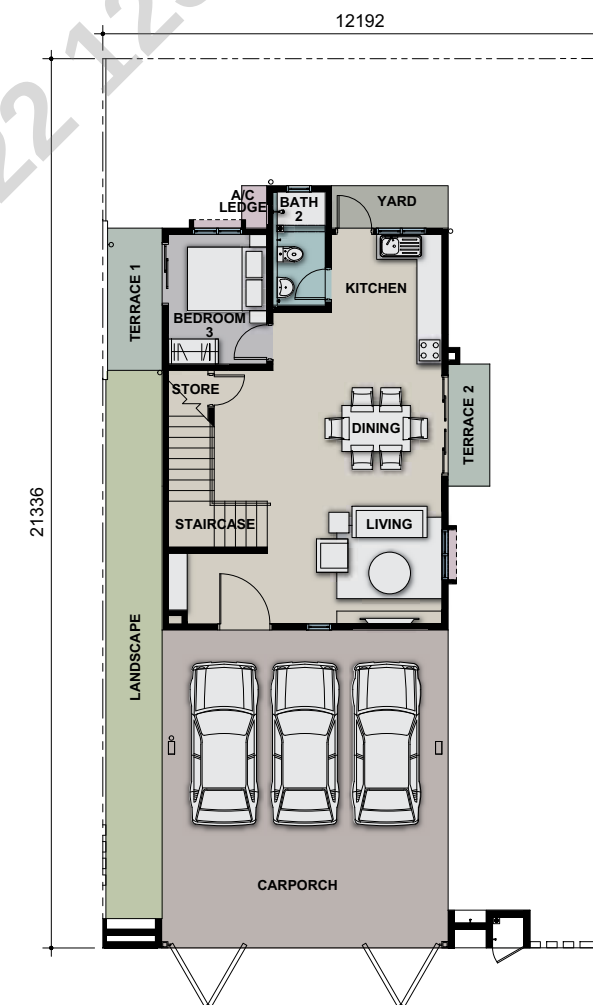
Ground Floor Plan



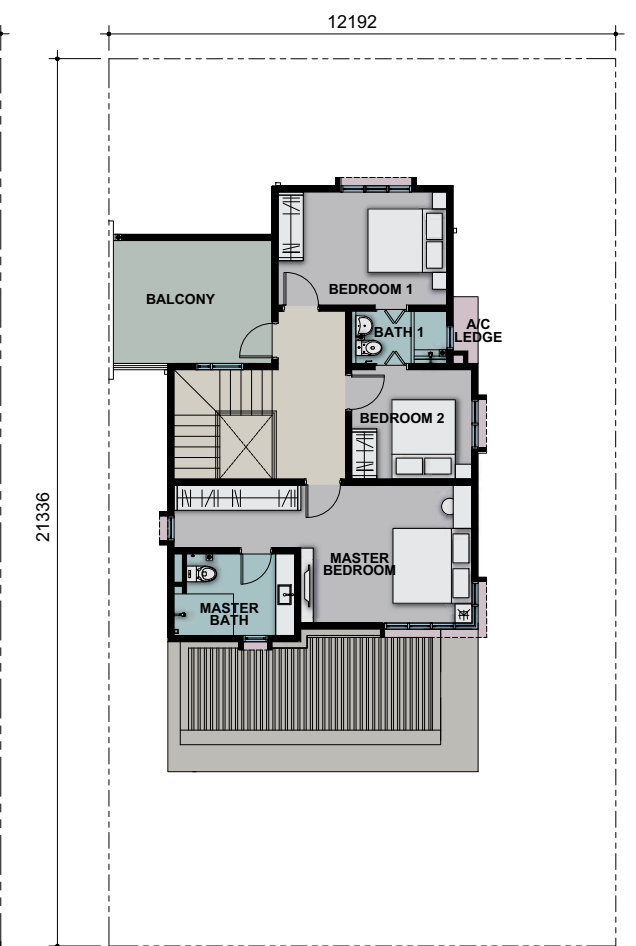
First Floor Plan

Type
A1
DAHLIA

Type
A2
DANIEL



Ground Floor Plan



First Floor Plan

Specifications

- Structure

:

Reinforced Concrete Structure
- Wall

:

Brickwall / R.C Wall
- Roof Covering

:

Metal Deck Roofing
- Ceiling

:

Plaster Board Ceiling and Paint / Cement Board Ceiling and Paint / Skim Coat Paint
- Windows

:

Aluminium Framed with Glass Panel
- Doors

:

Main Entrance Door

-

Timber Door

Other Doors

-

Plywood Flush Door / Aluminium Framed Glass Sliding Door / Timber Louvered Door / Bi – Fold Door

Ironmongery : Quality Locksets

- Wall Finishes

:

Bathrooms

-

Porcelain Tiles

Kitchen

-

Porcelain Tiles to 1500mm Height

Internal Walls

-

Plaster & Paint

External Walls

-

Plaster & Paint
- Floor Finishes

:

Living & Dining

-

Porcelain Tiles

Kitchen

-

Porcelain Tiles

Bedrooms

-

Porcelain Tiles / Laminated Flooring

Staircase

-

Laminated Flooring

Bathrooms

-

Ceramic Tiles

Terrace 1

-

Cement Render

Terrace 2

-

Porcelain Tiles

Car Porch

-

Concrete Imprint

Store

-

Cement Render

Balcony

-

Cement Render

Others

-

Cement Render

Sanitary and Plumbing Fittings

:

	A1 / A2
Water Closet	3
Wash Basin & Tap	3
Toilet Roll Holder	3
Shower Rose	3
Sink & Tap	1
Bib Tap	5

Electrical Installation

:

	A1 / A2
Electrical Distribution Board	1
Ceiling / Wall Lighting Points	30
Ceiling Fan Points	5
Power Points	20
Air Conditioner Points	4
Water Heater Points	2
Gate Light Point	2
Auto Gate Point	1
Door & Chime Bell Point	1

Fencing : Brick Wall and Steel Mesh Fencing

Notes :
The specifications are subjected to change(s) by local authorities, the developer, project architect and other consultants as they deem fit.

LOCATION
MAP

Taman Seri Residensi Sales Gallery

A project by:

NEU ESTATES SDN BHD (348591-M)
N-16-01, Penthouse, Level 16, First Subang, Jalan SS15/4G,
47500 Subang Jaya, Selangor Darul Ehsan, Malaysia.

Housing Developer's License: 14239/09-2027/0833(R). Validity Date: 27/09/2022-26/09/2027. Advertising Permit: 14239-6/05-2025/0504(N)-(L). Validity Date: 02/05/2023-01/05/2025. Approving Authority: Majlis Perbandaran Klang. Reference No: (29)dlm MPK/BGN-600-4/1/150033-P-P-P. Tenure of Land: Freehold. Expected Date of Completion: December 2025. Land Charge: Nil. No. of Units: 64. Selling Price: RM1,086,000 (min) - RM1,961,000 (max). Bumiputra Discount: 7%.

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