



SEMI-DETACHED

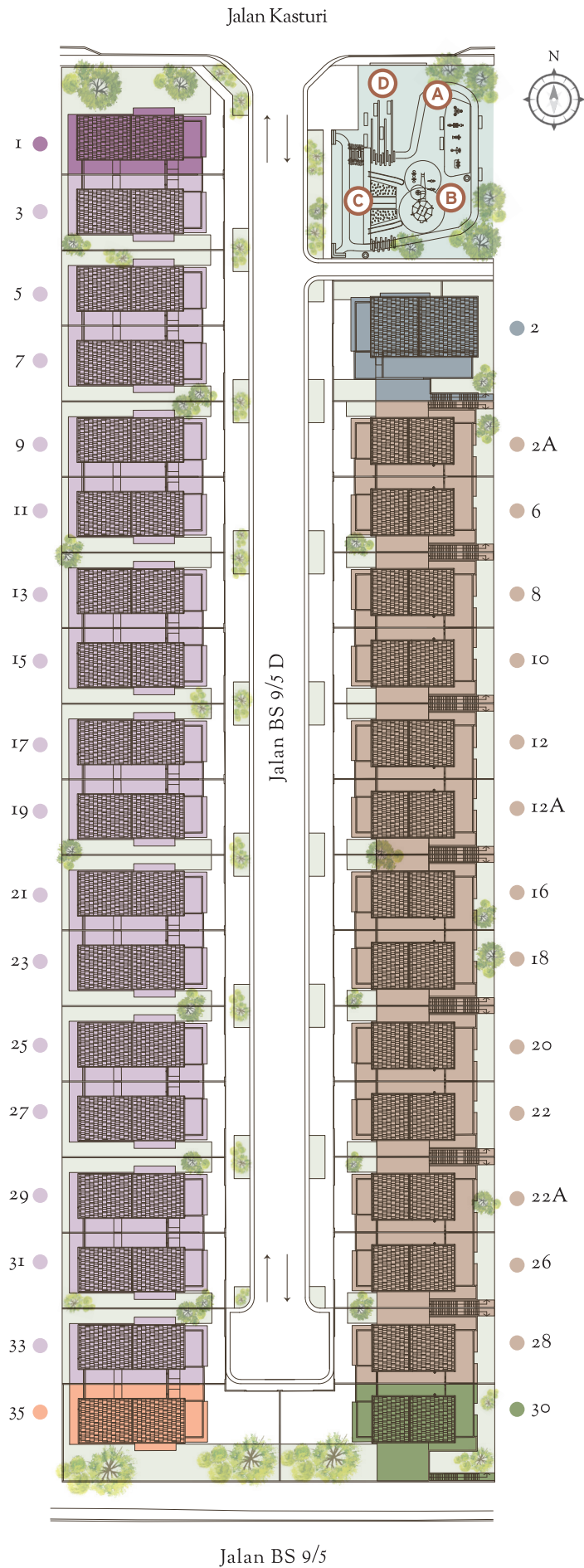
- TYPE A
35' x 76'
- TYPE A (CORNER 1)
50' x 76'
- TYPE A (CORNER 2)
45' x 101'
- TYPE B
35' x 75'
- TYPE B (CORNER)
45' x 100'

BUNGALOW

- TYPE C
56' x 75'

FACILITIES LEGEND

- A OUTDOOR GYM
- B KIDS' PLAYGROUND
- C SLIDES & ROCK CLIMBING
- D GARDEN BENCH



SPECIFICATIONS

STRUCTURE	Reinforced Concrete Structure
WALL	Masonry
ROOF	Roof Tiles / Metal Deck / Reinforced Concrete
CEILING	Skim Coat / Plaster Ceiling
FLOOR FINISHES LIVING / DINING / DRY KITCHEN / WET KITCHEN / BEDROOM 5 BATHS / LINEN / BALCONY / TERRACES / YARD / CAR PORCH	Tiles
UPPER FLOORS BEDROOMS / STUDY / FAMILY / STAIRCASE / ENTERTAINMENT ROOM	Laminated Timber
OTHERS	Cement Render
FENCING	Brick wall
WALL FINISHES MASTER BATHROOM OTHER BATHS WET KITCHEN OTHER AREA	Tiles / Mirror Tiles Tiles (up to 1500 mm Height) / Plaster & Paint Plaster & Paint
DOORS MAIN ENTRANCE BEDROOMS & BATHS STORE WET KITCHEN OTHERS	Timber Door Flush Door Louvred Door Metal Door / Flush Door Aluminium Framed Sliding Door / Flush Door
IRONMONGERY	Quality Lockset
WINDOWS	Aluminium Framed Glass Window
SANITARY & PLUMBING FITTINGS	TYPE A TYPE B TYPE C
KITCHEN SINK & TAP	1 1 1
WATER CLOSET & BIDET	6 6 7
WASH BASIN & TAP	6 6 7
SHOWER	6 6 7
BATHTUB	1 - 1
WATER TAP	3 5 3
ELECTRICAL INSTALLATION	
LIGHT POINT	53 55 65
POWER POINT	61 57 73
WATER HEATER POINT	6 6 7
AIR CONDITIONING POINT	9 8 10
FAN POINT	9 8 8
TELEPHONE POINT	4 3 4
TV POINT	4 3 4
DOOR BELL POINT	1 1 1
AUTOGATE POINT	1 1 1
HOME LIFT	- - 1
INTERNAL TELEPHONE TRUNKING & CABLING	Provided

WINFAR
SERAIYA HILL SDN BHD
(FORMERLY KNOWN AS WINFAR ADVANCE SDN BHD)
C-1-1, Seri Gembira Avenue, 6, Jalan Senang Ria,
Taman Gembira, 58200 Kuala Lumpur.
T 03-7986 0012



012 720 9606
012 960 9602
www.seraiyahill.my

Developer: Seraiya Hill Sdn Bhd 201301031320 (1061149-T) • Developer's License: 30491/06-2028/0168(A) • Validity Period: 30/06/2023 - 29/06/2028 • Advertisement & Sale Permit: 30491-1/11-2025/1265(N)-L • Validity Period: 24/11/2023 - 23/11/2025 • Total Number of Units: Type A - 18 Units, Type B - 14 Units, Type C - 1 Unit • Selling Price: Type A RM 2,699,000.00 (Min) - RM 3,125,000.00 (Max), Type B RM 2,480,000.00 (Min) - RM 2,956,000.00 (Max), Type C RM 4,518,000.00 • Bumiputera Discount: 7% • Land Tenure: Freehold • Land Encumbrances: Alliance Bank • Approving Authority: Majlis Bandaraya Subang Jaya

The items and information contained herein are subject to variations, modifications and substitutions as may be required by the relevant approving authorities and/or recommended by the developer's architect and do not constitute or form a part of an offer or contract or any representation or warranty. All illustrations and pictures are artist impressions only and are not identical to or be the exact representation of the actual final product and/or forming part of the product. The proprietor, developer and its employees expressly disclaim any and all responsibility and liability for any loss, damage or inconvenience of any kind, whether expressed or implied, caused by or due to any difference, error, omission, inaccuracy, change or discrepancy between the information contained herein and the actual final product.

THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA

SERAIYA
BY THE HILL

SEMI-DETACHED . BUNGALOW . FREEHOLD . BUKIT SERDANG

LAYOUT PLANS

TYPE A
3-STOREY SEMI-DETACHED

3,615 sqft 5+1 Bedrooms 6 Baths



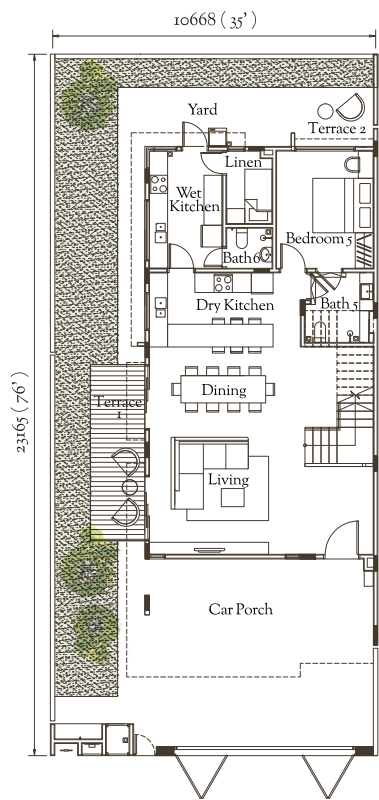
TYPE B
3-STOREY SEMI-DETACHED
WITH LOWER GROUND

4,225 sqft 5+1 Bedrooms 6 Baths

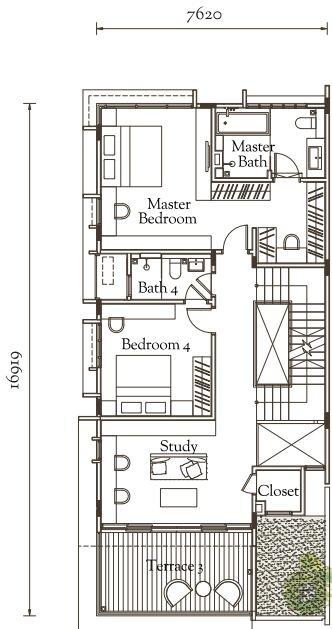


TYPE C
3-STOREY BUNGALOW
WITH LOWER GROUND

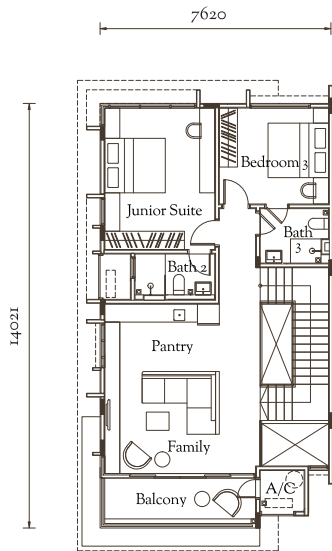
5,517 sqft 5+1 Bedrooms 7 Baths



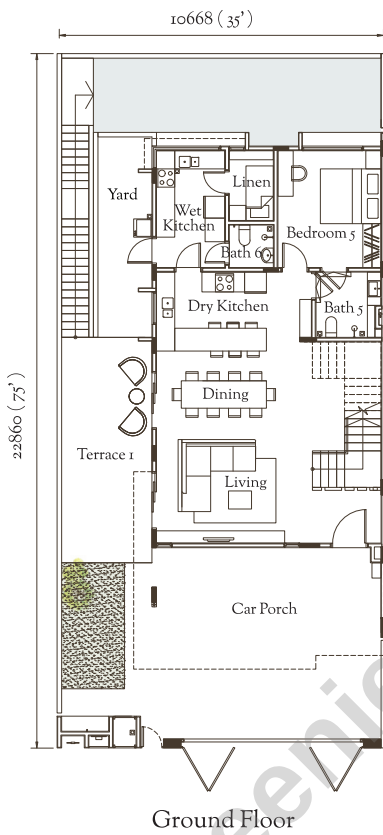
Ground Floor



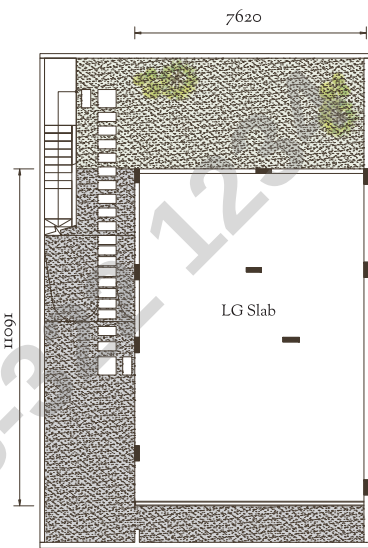
First Floor



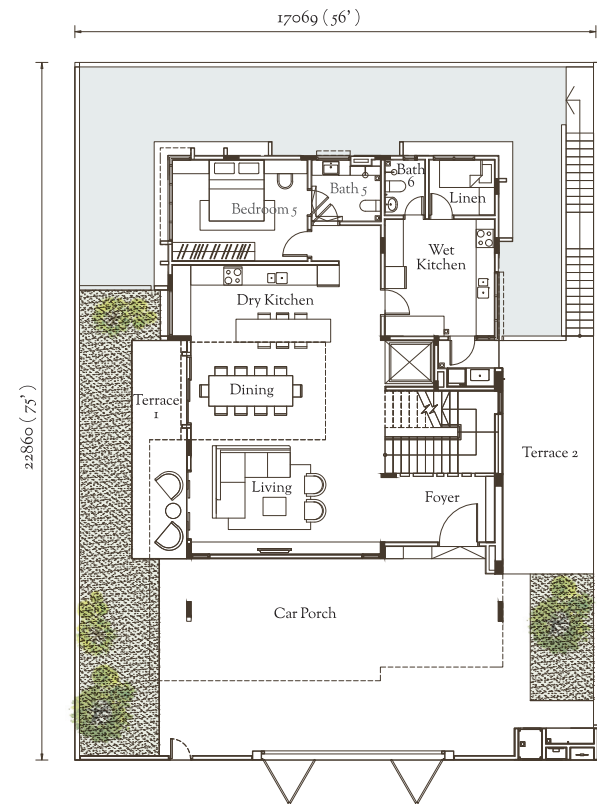
Second Floor



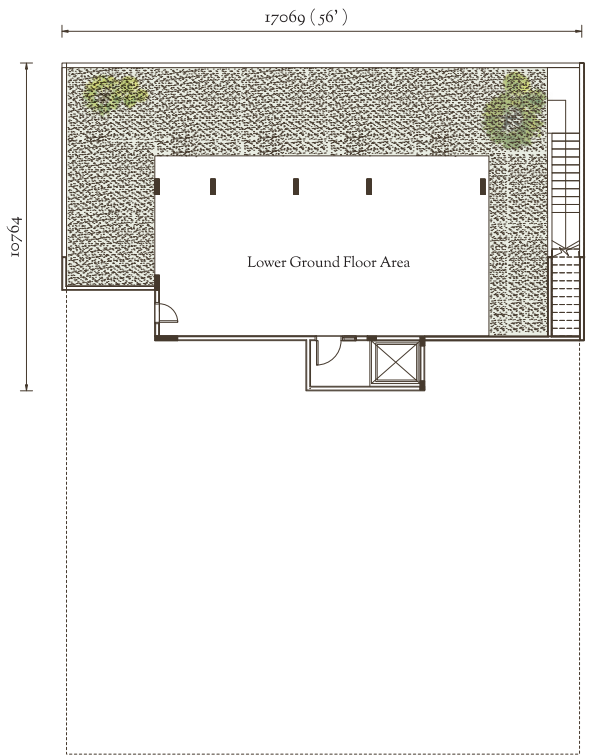
Ground Floor



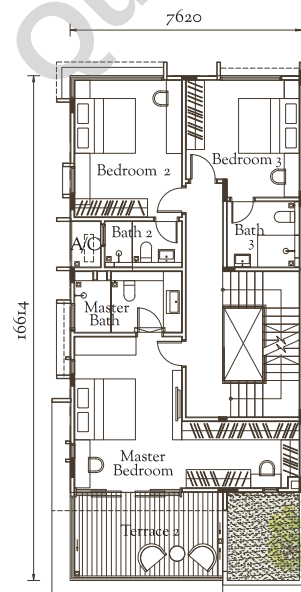
Lower Ground Floor



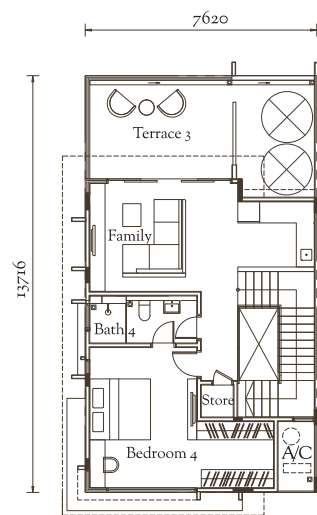
Ground Floor



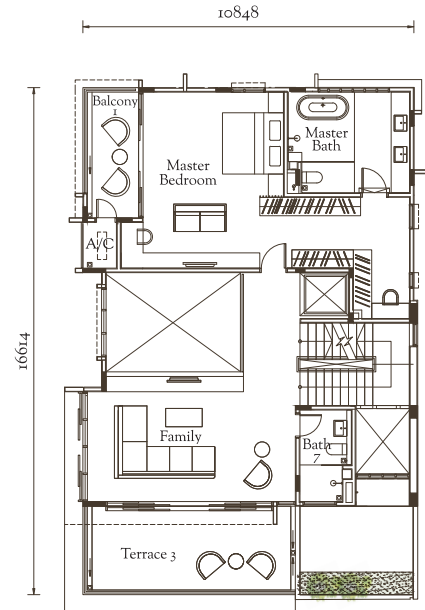
Lower Ground Floor



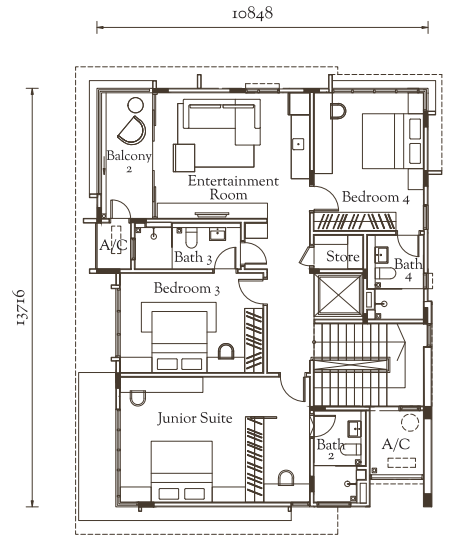
First Floor



Second Floor



First Floor



Second Floor

