

Seri Dahlia

126 Units Double Storey Terrace

双层毗连式房屋



Seri Dahlia

(phase 5.1B)

18' X 70'

18' X 65'



Master Subzone

主要分区

A SJK(C) Bandar Seri Botani
翠林城华小



D Hospital Seri Botani
翠林城医疗中心



B Peranakan Place
<Peranakan Place> 双层商铺



E Bandar Seri Botani Sales Gallery
翠林城销售廊



C Seri Botani International School
翠林城国际学校



F Botani Village
翠林城综合商业中心



Feature Highlights of Seri Dahlia's Homes

Seri Dahlia住宅独特之处

Prime location

理想地段

Compact style with functional layout

规整简洁的功能设计

Renovation free & open plan concept

省却装修费用及开放式布局

High ceiling with quality finishes

挑高天花板及优质饰面

Security features provided

提供守卫设施

Within walking distance to Eco-Park 1 with lush greenery

步行距离即可抵达充满绿意盎然的Eco-Park 1





- *We take our green initiatives further by bringing nature closer to you.*

There are more than 10,000 trees planted within Bandar Seri Botani, presenting an ecosystem to support an active outdoor lifestyle where healthy and productive activities harmonise with nature. Relax within peaceful, physical ease and freedom; and let nature indulge you and your family.

- *A learning environment for all of us.*

A pursuit towards a healthy lifestyle, Bandar Seri Botani has dedicated over 10km of jogging and cycling tracks with walk paths smartly intertwining within the townships.

What's more, the co-existence of numerous natural flora and fauna species within our 56 acres of two popular Eco parks naturally nurture a learning environment for our young and ourselves.



A desirable home
with multiple features
一个符合各式独特优点的理想之家



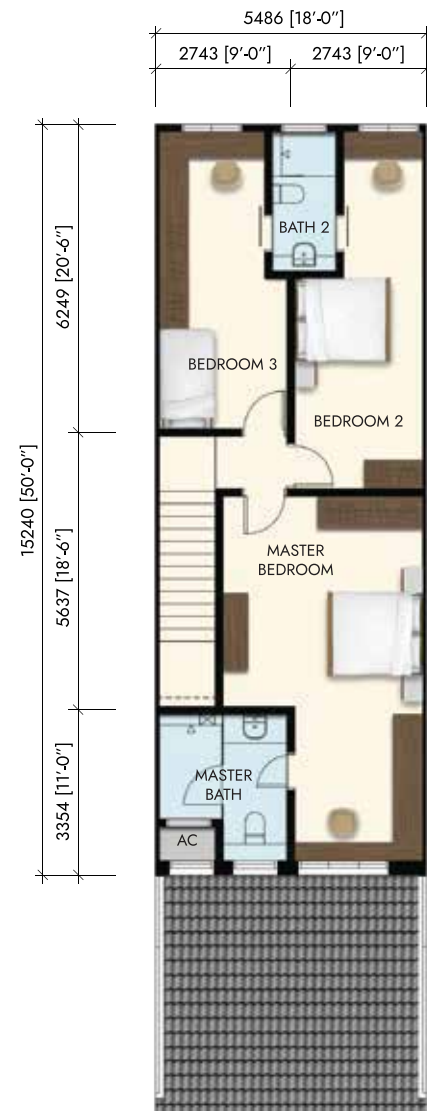


Intermediate Lot | 18' X 70'

(± 1,938 sq.ft. 平方尺起)



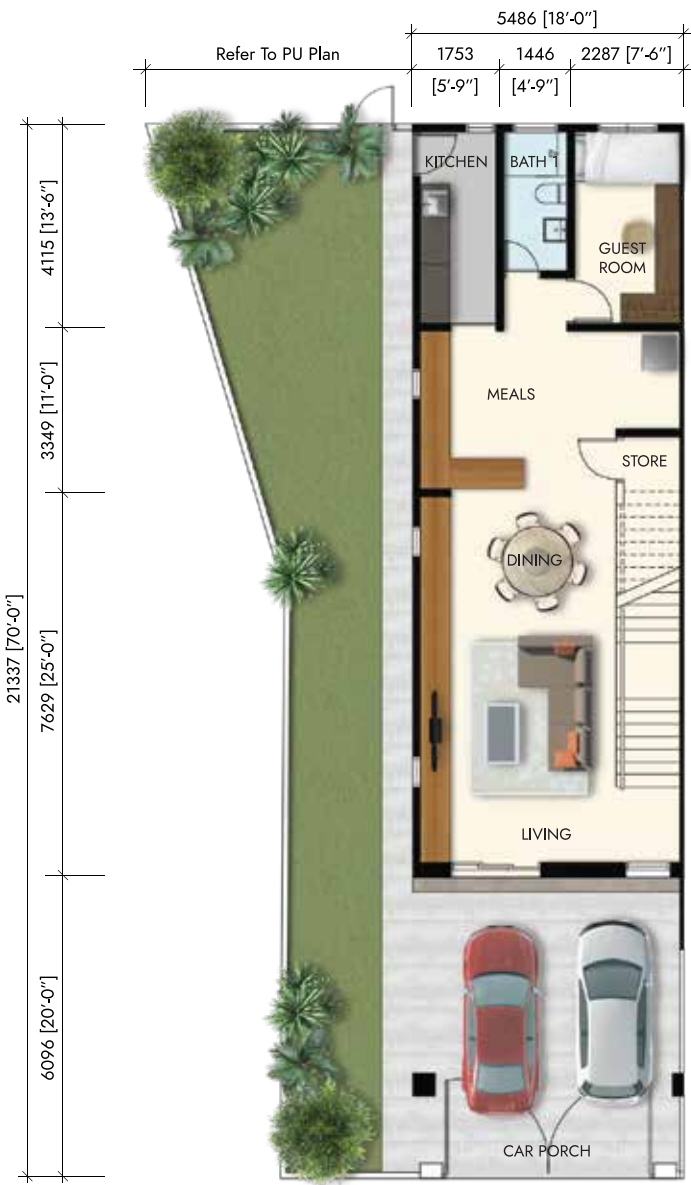
Ground Floor Plan
一楼平面图



First Floor Plan
二楼平面图

End Lot | 18' X 70'

(± 1,949 sq.ft. 平方尺起)



Ground Floor Plan
一楼平面图



First Floor Plan
二楼平面图



Ground Floor Plan
一楼平面图



First Floor Plan
二楼平面图

Corner Lot | 18' X 70' (± 2,083 sq.ft. 平方尺 起)





Corner Lot | 20' X 70' (± 2,298 sq.ft. 平方尺起)



Ground Floor Plan
一楼平面图



First Floor Plan
二楼平面图



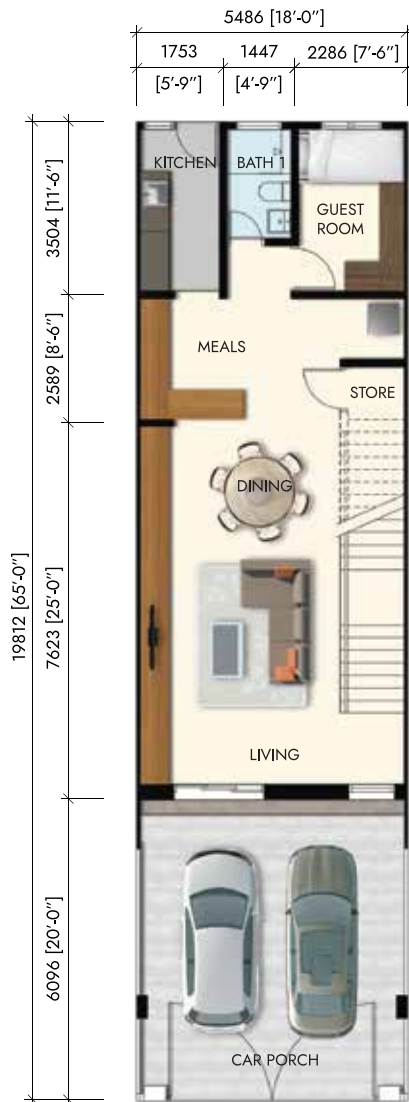
Compact style with functional layout
and open plan concept

具有规整简洁的实用功能布局和开放式设计的概念

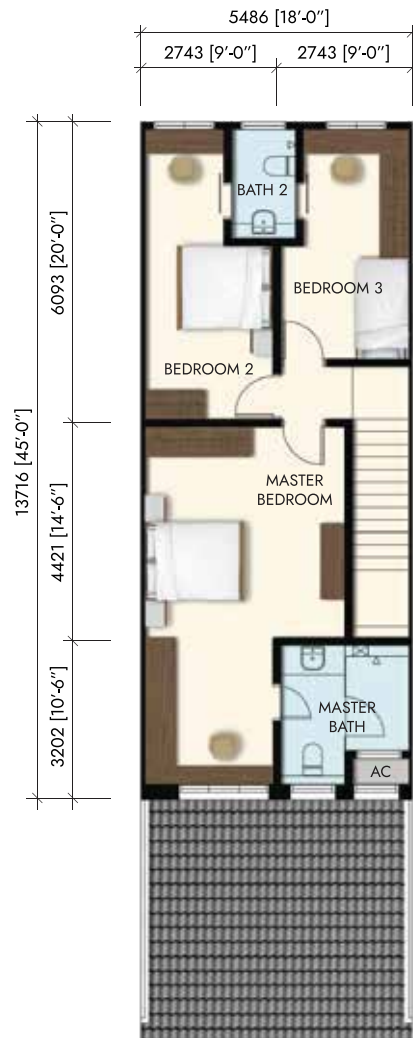


Intermediate Lot | 18' X 65'

(±1,759 sq.ft. 平方尺起)



Ground Floor Plan
一楼平面图



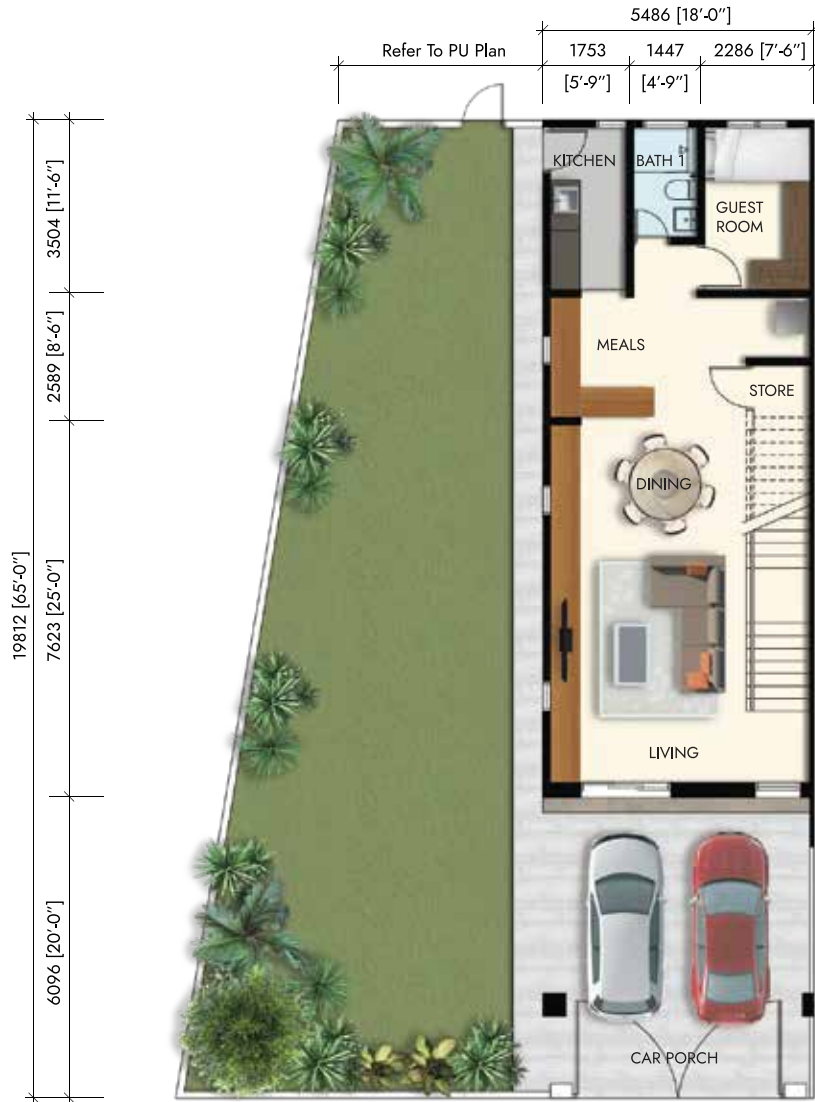
First Floor Plan
二楼平面图

Front
Elevation
正面图

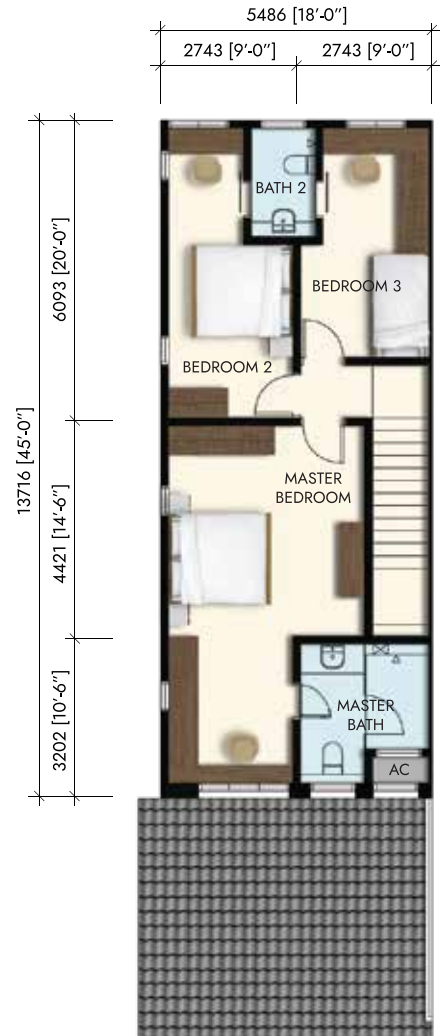


End Lot | 18' X 65'

(±1,775 sq.ft. 平方尺起)



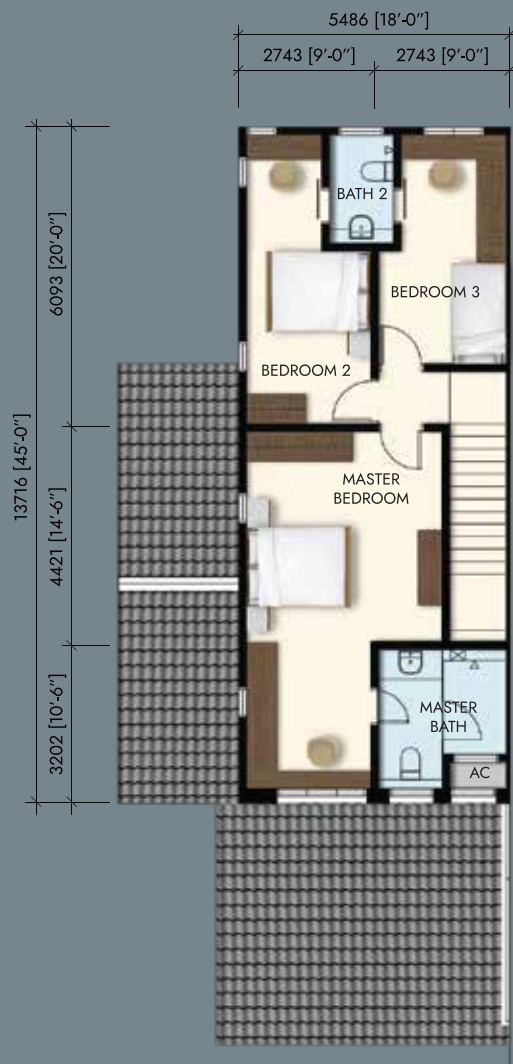
Ground Floor Plan
一楼平面图



First Floor Plan
二楼平面图

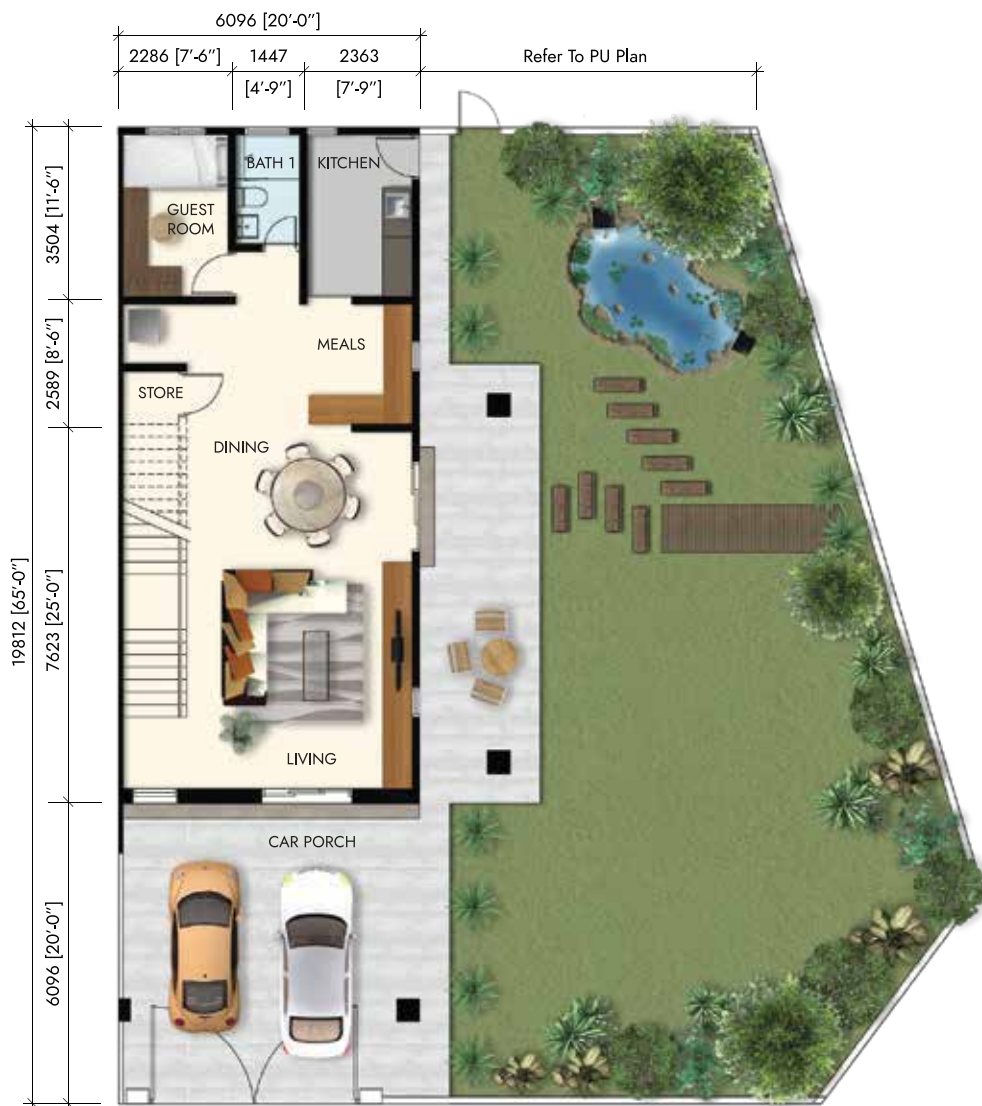


Ground Floor Plan
一楼平面图



First Floor Plan
二楼平面图

Corner Lot | 18' X 65' (±1,892 sq.ft. 平方尺起)



Ground Floor Plan
一楼平面图

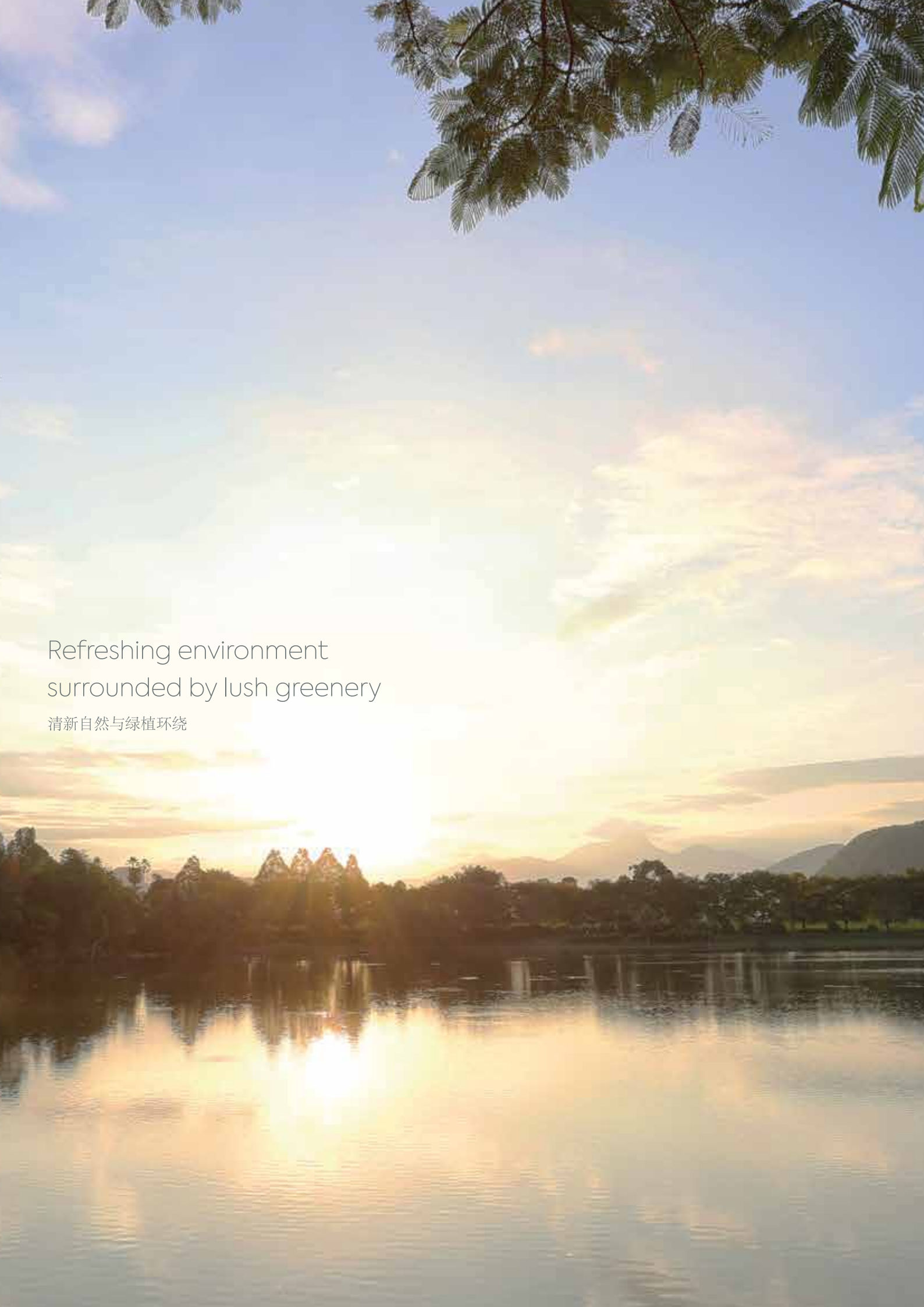


First Floor Plan
二楼平面图

Corner Lot | 20' X 65' (± 2,088 sq.ft. 平方尺起)

Side Elevation
侧面图



A full-page background image showing a sunset over a calm body of water. The sun is low on the horizon, creating a bright, warm glow that reflects on the water's surface. In the background, a building with a distinctive roofline and distant mountains are visible. The sky is filled with soft, colorful clouds. In the top right corner, there are green, feathery tree branches hanging down.

Refreshing environment
surrounded by lush greenery

清新自然与绿植环绕

SPECIFICATIONS (建筑规格)

STRUCTURE (结构)	Reinforced concrete frame (钢筋混凝土)		
WALL (墙)	Brickwork (砖墙)		
ROOF COVERING (屋瓦)	Cement roofing tiles (洋灰屋瓦)		
ROOF FRAMING (屋梁)	G.I. metal roof truss (钢结构) .		
CEILING (天花板)	Plaster ceiling (石膏天花板) / cement fibre board (Fibre 洋灰天花板) / skim coating		
WINDOWS (窗)	Aluminium frame windows (铝框窗)		
DOORS (门)	Front (前) / rear (后)	- Aluminium glass / composite door (铝/复合门)	
	Baths (浴室)	- Aluminium glass / composite door (铝/复合门)	
	Others (其它)	- Aluminium glass / composite door (铝/复合门)	
FLOOR FINISHES (地面装饰)	Living, Dining, Meals, Kitchen, Bedrooms, Baths, Staircase & Store (客厅, 饭厅, 干/湿厨房, 卧室, 浴室, 楼梯 & 杂物室)	- Ceramic tiles (瓷砖)	
	Car porch & Terrace (车棚 & 庭院)	- Homogeneous tiles (瓷砖)	
	Other areas (其它)	- Cement rendering (抹灰)	
WALL FINISHES (墙面装饰)	Kitchen (厨房) & Baths (浴室)	- Ceramic wall tiles to ceiling height (瓷砖镶至天花板高)	
SANITARY & PLUMBING INSTALLATION (卫生装置)	Sitting WC (坐厕)	18' X 65'	18' X 70'
	Wash basin (洗手盆)	3 sets (套)	3 sets (套)
	Single bowl kitchen sink (不锈钢单盆洗碗盆)	3 sets (套)	3 sets (套)
	Shower points (花洒)	1 no (个)	1 no (个)
	Shower screen / panel (浴室屏风)	3 sets (套)	3 sets (套)
		2 nos (个)	3 nos (个)
ELECTRICAL INSTALLATION (电器装置)	Ceiling light point (天花板电灯位)	32 nos (个)	32 nos (个)
	Wall light point (墙壁电灯位)	7 nos (个)	7 nos (个)
	Fan points (风扇位)	6 nos (个)	6 nos (个)
	Exhaust fan points (抽风机位)	2 nos (个)	2 nos (个)
	13 amp power points (13安培电插座)	22 nos (个)	22 nos (个)
	15 amp power points (15安培电插座)	3 nos (个)	3 nos (个)
	TV aerial points (电视插座)	2 nos (个)	2 nos (个)
	Door bell point (门钟位)	1 no (个)	1 no (个)
	Pillar light points (柱灯电插座)	2 nos (个)	2 nos (个)
	Auto gate points (自动铁闸门电插座)	2 nos (个)	2 nos (个)
PAINT (髹漆)	Internal wall (室内)	- Emulsion paint (乳胶漆)	
	External wall (室外)	- External paint (外墙漆)	
	Timber / metal surface (木/铁表面)	- Gloss paint (光面漆)	
FENCING (篱笆)	Cement brickwall fencing (砖墙)		
GATES (铁闸)	Metal grille gate (铁花闸门)	1 no (个)	
MISCELLANEOUS (其它)	Letter box (信箱)	1 no (个)	
	Kitchen slab with cabinet doors (灶台及灶台门)		
TURFING (草坪)	Nil (无)		

Location Map

位置图



Prestigious
development by
荣誉的发展项目



Developer 发展商

PINJI BOTANICS SDN. BHD. 198401008556 (121074-A)

F-1, Medan Botani (Pusat Komersial Botani Village),
Medan Botani 1A, Bandar Seri Botani, 31350 Ipoh, Perak.

Tel: **05-226 2633** (hunting line) Fax: **05-226 2635**



BANDAR SERI BOTANI



ipohseribotani.com.my

Developers License No: 9429/01-2028/1519(R)

Validity Period: 26/01/2023 to 25/01/2028

Advertising & Sales Permit No: 9429-40/12-2025/0813(R)-(L)

Validity Period: 15/12/2024 to 14/12/2025

Approving Authority: Majlis Bandaraya Ipoh

MBI Approved Plan No: Bil(15) dlm.MBI OSC (107-A)L/B/1/30/520/21

Land Tenure: Leasehold 99 years (Expiry Date: 07 July 2121)

Restrictions in Interest: Tanah ini hanya boleh dipindahmilik atau dipajak dengan kebenaran bertulis oleh Pihak Berkuasa Negeri

Land Encumbrance: Nil

Expected Completion Date: March 2025

Units: 92 units (A - 87 | B - 3 | C - 2) 18'X70' Double Storey Terrace Houses

34 units (D - 30 | E - 1 | F - 3) 18'X65' Double Storey Terrace Houses

Selling Price: 18'X70' Double Storey Terrace

A : RM496,800 (min) - RM655,930 (max)

B : RM775,880 (min) - RM946,070 (max)

C : RM695,750 (min) - RM705,815 (max)

18'X65' Double Storey Terrace

D : RM448,800 (min) - RM601,015 (max)

E : RM733,425

F : RM642,625 (min) - RM670,075 (max)

Developer: Pinji Botanics Sdn Bhd 198401008556 (121074-A) F-1, Medan Botani
(Pusat Komersial Botani Village), Medan Botani 1A, Bandar Seri Botani,
31350 Ipoh, Perak.

7% discount for bumiputra on bumiputra lot

发展商准证: 9429/01-2028/1519(R)

有效日期: 26/01/2023 to 25/01/2028

广告及销售准证: 9429-40/12-2025/0813(R)-(L)

有效期限: 15/12/2024 to 14/12/2025

批准当局: Majlis Bandaraya Ipoh

MBI图测批准号码: Bil(15) dlm.MBI OSC (107-A)L/B/1/30/520/21

地契: 99年租赁地契 (年限: 2121年7月7号)

土地利益限制: 相关土地只能得到有关当局的批准才能被转让或租赁

抵押: 无

预定竣工日期: 2025年3月

单位: 92间 (A - 87 | B - 3 | C - 2) 18'X70' 双层排屋

34间 (D - 30 | E - 1 | F - 3) 18'X65' 双层排屋

售价: 18'X70' 双层排屋

A : RM496,800 (最低) - RM655,930 (最高)

B : RM775,880 (最低) - RM946,070 (最高)

C : RM695,750 (最低) - RM705,815 (最高)

18'X65' 双层排屋

D : RM448,800 (最低) - RM601,015 (最高)

E : RM733,425

F : RM642,625 (最低) - RM670,075 (最高)

发展商: Pinji Botanics Sdn Bhd 198401008556 (121074-A) F-1, Medan Botani
(Pusat Komersial Botani Village), Medan Botani 1A, Bandar Seri Botani,
31350 Ipoh, Perak.

7% 土著折扣于土著单位

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