



# SERI MERANTI

Phase 7.2B(2)

*Freehold*

2.5 Storey Terrace House

双层半毗连式房屋

BANDAR SERI BOTANI



Developer

**PINJI BOTANICS SDN. BHD.** 198407008556 (121074-A)

F-1, Medan Botani (Pusat Komersial Botani Village),

Medan Botani 1A, Bandar Seri Botani, 31350 Ipoh, Perak

Tel: 05-226 2633 Fax: 05-226 2635



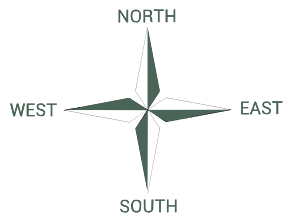
BandarSeriBotani



[www.ipohseribotani.com.my](http://www.ipohseribotani.com.my)

Developers License No: 9429/01-2028/1519(R) Validity Period: 26/01/2023 to 25/01/2028 Advertising & Sales Permit No: 9429-39/11-2024/0292(N)-(L) Validity Period: 02/11/2022 to 01/11/2024 Approving Authority: Majlis Bandaraya Ipoh  
MBI Approved Plan No: Bil(13)d/m.MBI. OSC (411-B)L/B/6/123/505/21 Land Tenure: Freehold Land Encumbrance: Nil Expected Completion Date: December 2024 Units: 90 units 22'x 75' 2.5 Storey Terrace House Selling Price: RM728,800 (min) - RM1,050,896 (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.

“THIS ADVERTISEMENT WAS APPROVED BY JABATAN PERUMAHAN NEGARA”



# MASTER SUBZONE

## 花园住宅区



**A** SJK(C) BANDAR SERI BOTANI  
翠林城华文小学



**B** PERANAKAN PLACE  
双层店铺



**C** SERI BOTANI INTERNATIONAL  
SCHOOL 翠林城国际学校



**D** HOSPITAL SERI BOTANI  
翠林城医疗中心

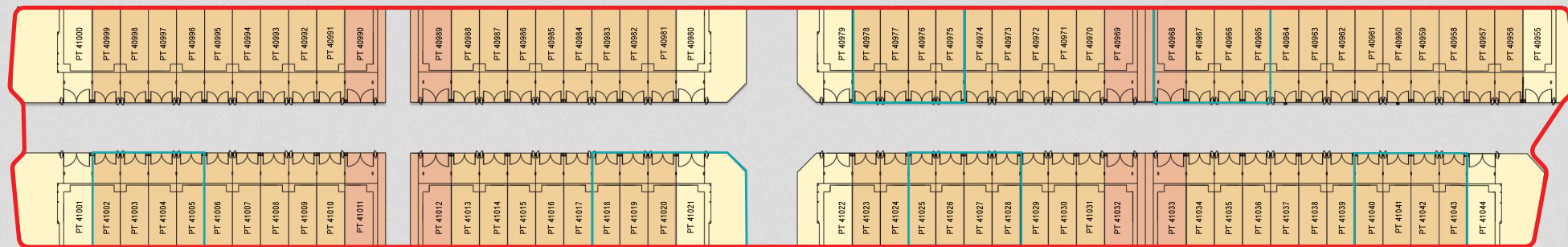
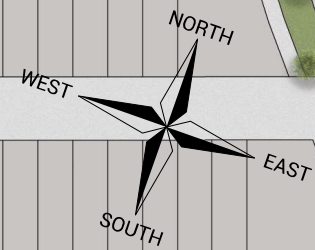


**E** SALES GALLERY  
翠林城销售廊



**F** BOTANI VILLAGE  
翠林城综合商业中心





# SITE PLAN

位置图



-  **Type A Corner Lot**  
8 Units  
Built-up:  $\pm 3,127$  sq.ft.
-  **Type B Intermediate Lot**  
74 Units  
Built-up:  $\pm 2,814$  sq.ft.
-  **Type C End Lot**  
8 Units  
Built-up:  $\pm 2,878$  sq.ft.
-  **Bumiputra Lot**



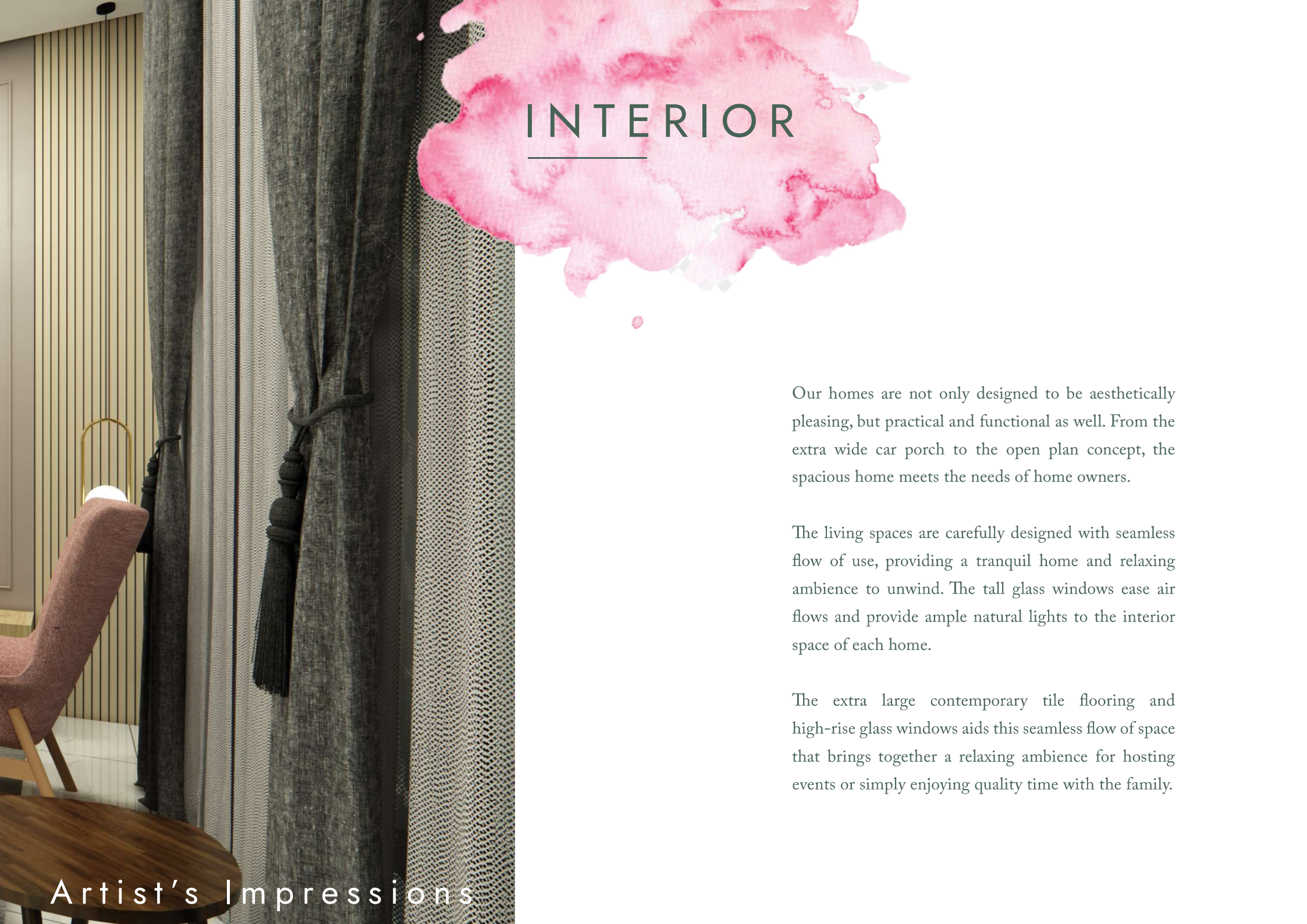


# LIVING IN THE MIDST OF NATURE

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Relatively few residential areas have the luxury of being in close proximity to parks with ample amenities such as a waterfront plaza, outdoor gym, jogging and cycling tracks, bamboo garden and amazing lakeside views. All these are available to you within Eco Park 1 & Eco Park 2, just minutes from your door step at Bandar Seri Botani.



The background of the advertisement is a photograph of a modern interior. On the left, a dark grey textured curtain is tied back with a black cord and a tassel. To the left of the curtain, a portion of a red upholstered armchair and a round wooden table are visible. The wall behind the chair has vertical gold-colored slats. On the right side of the image, there is a large, irregular pink watercolor splash. The word 'INTERIOR' is written in a dark, sans-serif font across the middle of this splash, with a thin horizontal line underneath the first few letters.

# INTERIOR

Our homes are not only designed to be aesthetically pleasing, but practical and functional as well. From the extra wide car porch to the open plan concept, the spacious home meets the needs of home owners.

The living spaces are carefully designed with seamless flow of use, providing a tranquil home and relaxing ambience to unwind. The tall glass windows ease air flows and provide ample natural lights to the interior space of each home.

The extra large contemporary tile flooring and high-rise glass windows aids this seamless flow of space that brings together a relaxing ambience for hosting events or simply enjoying quality time with the family.

Artist's Impressions



# EXTERIOR



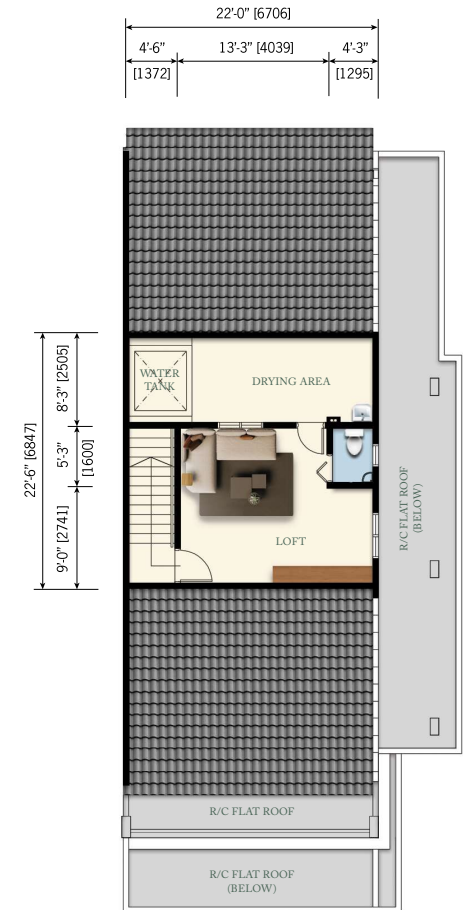
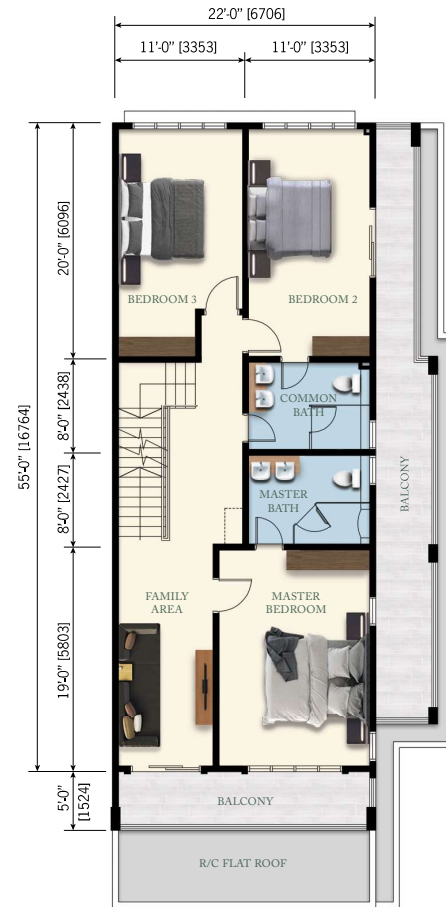
Artist's Impressions

The use of straight lines and right angles project a clean and simple house exterior with no interruptions, which is pleasing to the eye, functional and ease the use of space.

Our driveways are fitted with strong tiles for a durable finish with ample space to park your cars.

# FLOOR PLANS

## 平面图



## TYPE A: CORNER LOT (8 UNITS)

Built-up area: ±3,127 sq.ft.

Lot Size: From +/-29' / 33 x 75'

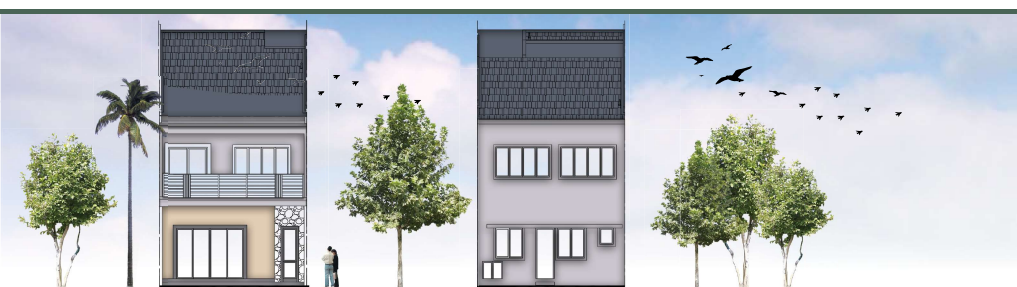
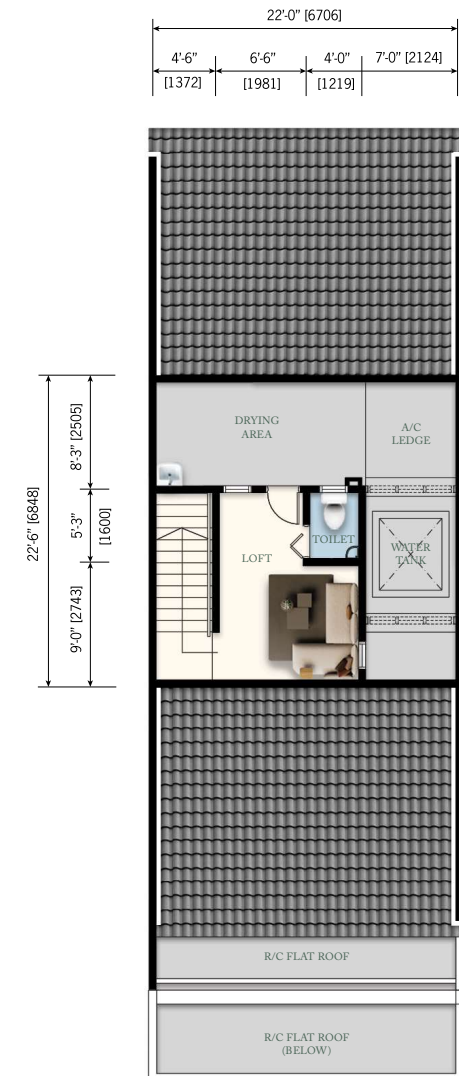
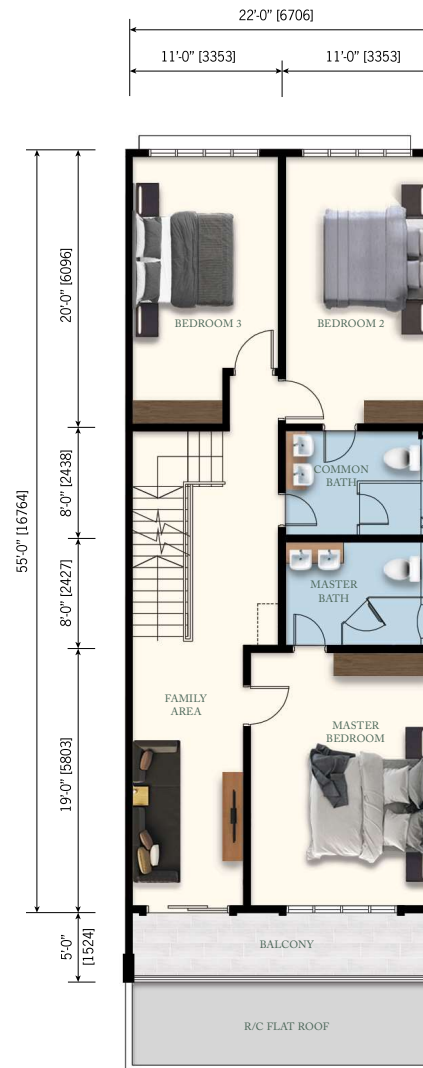
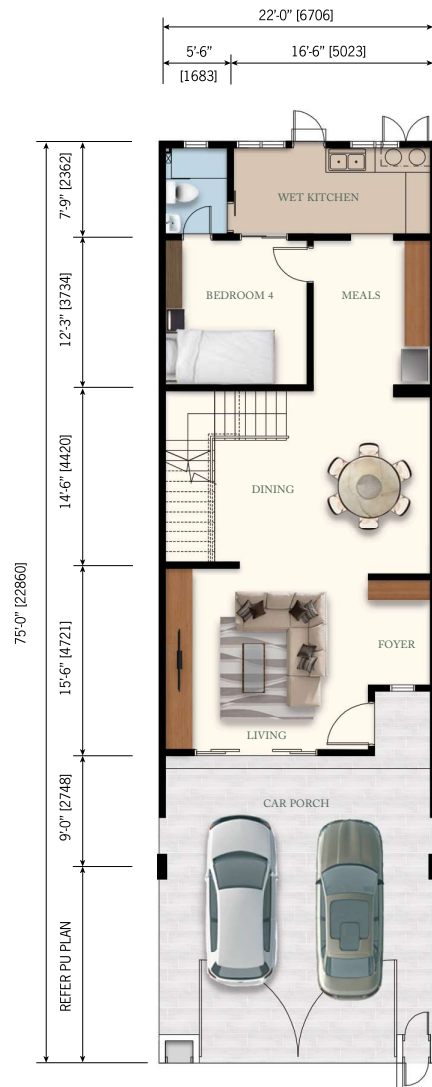
Price: RM902,658(min) to RM1,050,896(max)



FRONT

BACK

SIDE



FRONT

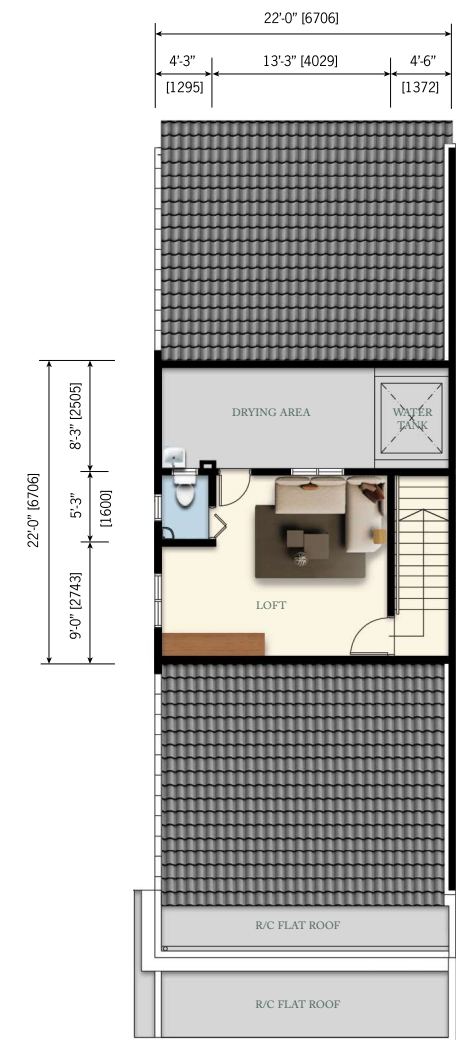
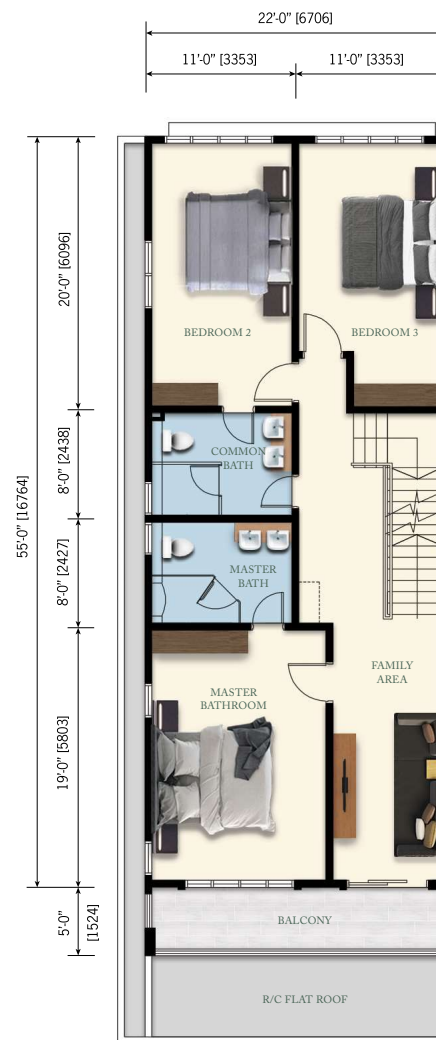
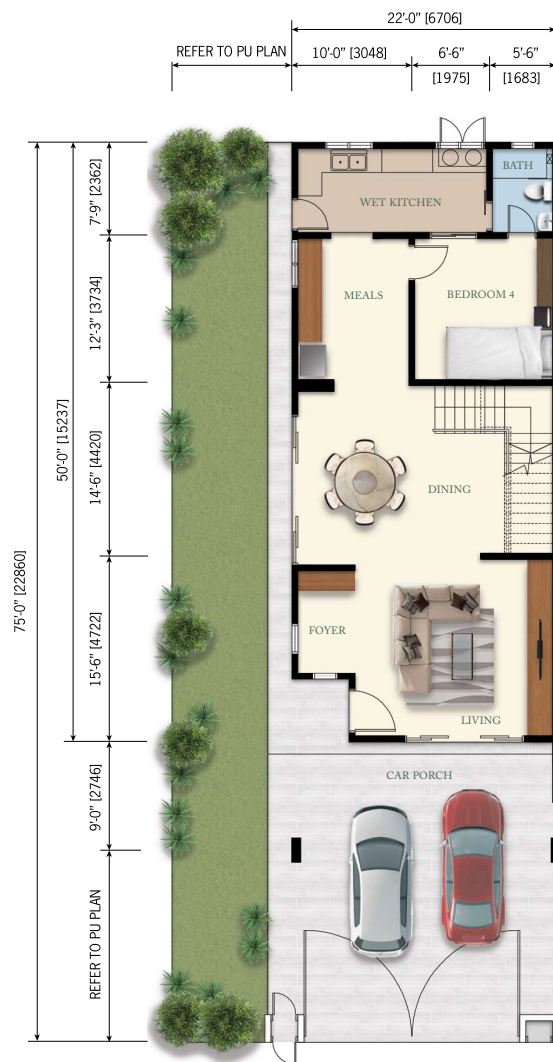
BACK

## TYPE B: INTERMEDIATE LOT (74 UNITS)

Built-up area: ±2,814 sq.ft.

Lot Size: 22' x 75'

Price: RM728,800



## TYPE C: END LOT (8 UNITS)

Built-up area: ±2,878 sq.ft.

Lot Size: 32' x 75'

Price: RM825,510



# DESIGN

## 设计

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### Neat and Spacious

Open plan concept with high ceiling

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### Full Build-up

No extensive renovation require after CCC

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# DESIGN 设计

Artist's Impressions



## Large, versatile and comfortable

Large rooms that provide versatility and comfort for you and your family

Artist's Impressions



## Large and high quality tiles

Our generous use of extra large floor tiles create a sleek aesthetic from having clean and uninterrupted breaks of large quality surfaces that are pleasing to our eyes

SPECIFICATIONS

建筑规格

STURCTURE 结构

WALL 墙

ROOFING COVERING 屋瓦

ROOF FRAMING 屋顶框架

CEILING 天花板

WINDOWS 窗

DOORS 门

FLOOR FINISHES 地面装饰

WALL FINISHES 墙面装饰

SANITARY AND PLUMBING

INSTALLATION 卫生装置

ELECTRICAL

INSTALLATION 电器装置

PAINT 髹漆

FENCING 篱笆

GATES 铁闸

MISCELLANEOUS 其他

SECURITY METAL GRILLES

安全金属格栅

TURFING 草坪

Reinforced concrete frame 钢筋混凝土

Brickwork 砖墙

Cement roofing tiles 洋灰屋瓦

Timber / G.I. metal roof truss 木 / 钢结构

Plaster ceiling/cement fibre board/skim coating 石膏天花板 / Fibre 洋灰天花板

Aluminium frame windows / metal grilles 铝框窗 / 铁花

Front/rear/side 前 / 后 / 边

Baths 浴室

Others 其他

Living, Foyer, Dining, Meals, Wet Kitchen, Bedrooms, Family Area, Staircase, Loft & Balcony

客厅, 门厅, 饭厅, 干/湿厨房, 卧室, 家庭卧室, 楼梯, 阁楼 & 阳台

Car Porch, Terrace, AC Ledge & Drying Area 车棚, 庭院, 壁架 & 烘干区

Other areas 其他地方

Wet Kitchen, Baths & Toilet 湿厨房, 浴室, 厕所

Sitting WC 坐厕

Wash Basin 洗手盆

Laundry Sink 洗衣水槽

Double bowl kitchen sink 不锈钢双盆洗碗盆

Shower points 花洒

Shower screen/panel 浴室屏风

Ceiling light point 天花板电灯位

Wall light point 墙壁电灯位

Fan points 风扇位

Exhaust fan points 抽风机位

13 amp power points 13安培电插座

15 amp power points 15安培电插座

T.V aerial points 电视插座

CAT6 / Internet points 6类双绞线 / 网络位

Air-cond points 冷气位

Door bell point 门钟位

Pillar light points 柱灯电插座

Auto gate points 自动铁闸门电插座

Gas tank 煤气桶

3 Phase Electrical Supply 三相大电

Internal wall 室内

External wall 室外

Timber/Metal surface 木/铁表面

Brickwall fencing 砖墙

Metal grille gate 铁花闸门

Letter Box 信箱

Alarm system c/w 13A power supply 防盗系统配备13A电源

Kitchen slab with decorative doors at wet kitchen 灶台以及厨房装饰门

All aluminium windows & sliding doors 铝框窗 & 滑行门

Main entrance door 大门

Rear door 后门

Nil 无

- Timber / metal / aluminium doors 木 / 铝门

- Timber / PVC / aluminium doors 木 / 塑料 / 铝门

- Timber / metal doors 木 / 铝门

- Ceramic Tiles 瓷砖

- Homogeneous tiles 瓷砖

- Cement rendering 抹灰

- Ceramic wall tiles to ceiling height 瓷砖镶至天花板高

Type A,B and C

- 4 sets 套

- 6 sets 套

- 1 no 个

- 1 no 个

- 3 nos 个

- 3 sets 套

| Type A     | Type B     | Type C     |
|------------|------------|------------|
| - 80 nos 个 | - 70 nos 个 | - 72 nos 个 |
| - 6 nos 个  | - 6 nos 个  | - 7 nos 个  |
| - 10 nos 个 | - 9 nos 个  | - 9 nos 个  |
| - 3 nos 个  | - 3 nos 个  | - 3 nos 个  |
| - 33 nos 个 | - 33 nos 个 | - 33 nos 个 |
| - 3 nos 个  | - 3 nos 个  | - 3 nos 个  |
| - 3 nos 个  | - 3 nos 个  | - 3 nos 个  |
| - 4 nos 个  | - 4 nos 个  | - 4 nos 个  |
| - 8 nos 个  | - 8 nos 个  | - 8 nos 个  |
| - 1 nos 个  | - 1 nos 个  | - 1 nos 个  |
| - 2 nos 个  | - 2 nos 个  | - 2 nos 个  |
| - 2 nos 个  | - 2 nos 个  | - 2 nos 个  |
| - 2 nos 个  | - 2 nos 个  | - 2 nos 个  |

- Emulsion paint 乳胶漆

- External paint 外墙漆

- Gloss paint 光面漆