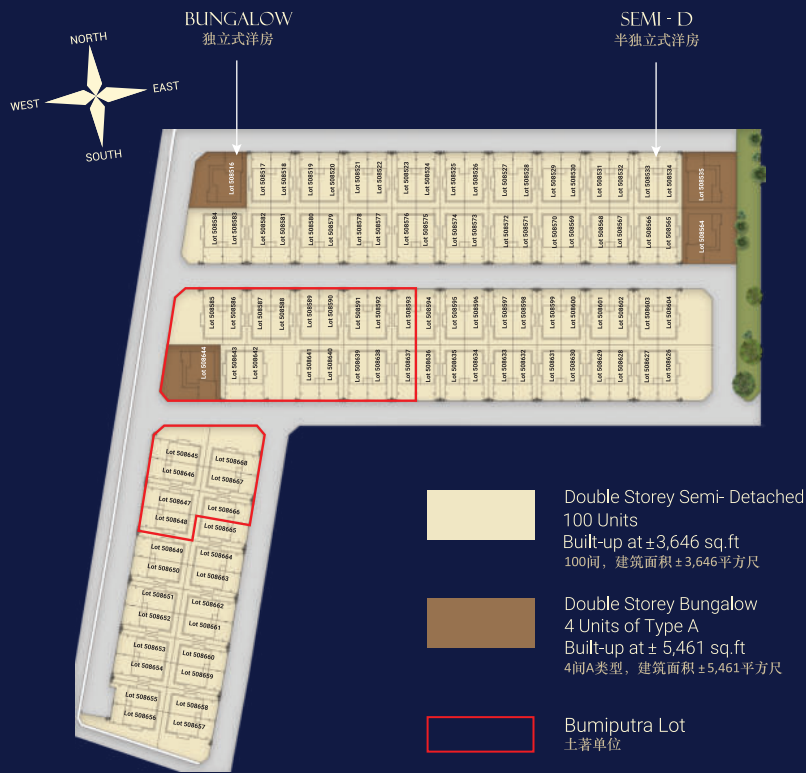


Site Plan



Specifications

STRUCTURE	Reinforced Concrete Frame	
WALL	Brick	
ROOF COVERING	Clay Roofing Tiles/Reinforced Concrete Flat Roof	
ROOF FRAMING	G.I Metal Roof Truss	
CEILING	Plaster Ceiling/Cement Fibre Board/Skim Coating	
WINDOWS	Aluminium Frame Windows	Timber/Aluminium Doors
DOORS	Front/Rear/Side	Timber/Aluminium Doors
	Baths	Timber
	Others	
FLOOR FINISHES	Living, Dining, Dry Kitchen, Wet Kitchen, Alcove, Maid Room, Bedroom 4, Bathrooms & Balcony Master Bedroom, WIC, Family Hall, Pantry, Staircase, Bedroom 2 & 3 Car Porch, Foyer & Patio Other areas	Ceramic Tiles
WALL FINISHES	Wet Kitchen & Bathrooms Other areas	Timber Flooring Homogeneous Tiles Cement Rendering Ceramic Wall Tiles to Ceiling Height Cement Plastering
SANITARY & PLUMBING INSTALLATION	Sitting WC Wash Basin Double Bowl Kitchen Sink Shower Points Shower Screen/Panel Ceiling Light Point Wall Light Point 2 Way Switch for Wall Light 2 Way Switch for Ceiling Light Fan Points Exhaust Fan Points 13 Amp Power Points 13 Amp Power Points With on/off switch 15 Amp Water Heater Point 15 Amp Air-Cond Points (without starter) T.V Aerial Points Unifi Point Door bell point Pillar Light Points Auto Gate Points Car Charger Point SWA Cable for Garden 3 Phase Electrical Supply	5 sets 6 sets 1 no 5 nos 4 sets 64 nos 8 nos 2 nos 3 nos 9 nos 4 nos 46 nos 3 nos 1 no 9 nos 3 nos 1 no 2 nos 2 nos 1 no
ELECTRICAL INSTALLATION		
PAINT	Internal Wall External Wall Timber/Metal Surface	Emulsion Paint External Paint Gloss Paint
FENCING GATES	Brickwall Fencing Metal Grille Gate	
MISCELLANEOUS	Letter Box Alarm System Booster Pump with Booster Switch Solar Water Heater with Booster Switch Kitchen Slab with Decorative Doors at Wet Kitchen All Aluminium Windows & Sliding Doors External windows & doors	
SECURITY METAL GRILLES		
TURFING	Nil	
GAS PIPING	Nil	

Bandar Seri Botani Location Map



S E R I
TERATAI
Phase 6.2(2)

Exclusive Freehold
2 Storey Semi-Detached Houses

SHOWHOUSE LOCATION

Showhouses open for viewing
Weekday (10am - 6pm)
Weekend/Public Holiday (10am - 6pm)
Viewing by appointment , contact us at

05 - 226 2633



Prestigious development by

Taiko

Developer

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

No F-1, Medan Botani (Pusat Komersial Botani Village), Medan Botani 1A, Bandar Seri Botani, 31350 Ipoh, Perak

Tel: 05-226 2633 (hunting lines) Fax: 05-2262635

BANDAR SERI BOTANI

Developer's License No: 9429-38/01-2025/0077(R)-(L) Validity Period: 26/01/2024 to 25/01/2025 Advertising & Sales Permit No: 9429-38/01-2026/0118(R)-(L) Validity Period: 26/01/2025 to 25/01/2026 Approving Authority: Majlis Bandaraya Ipoh, MBI Approved Plan No: BII(09) dlm, MBI, OSC(469-B) L/B/6/143/594/21 Land Tenure: Freehold, Land Encumbrance: Nil Expected Completion Date: Dec 2024 Total Unit: 100 unit Balance Unit: 64 unit (Double Storey Semi-Detached) Selling Price: RM1,190,775 (min) - RM1,798,200 (max) Total Unit: 4 unit Balance Unit: 0 unit (Double Storey Bungalow) Selling Price: RM1,861,000 (min) - RM1,948,400 (max), Developer: Pinji Botanics Sdn. Bhd, 198401008556 (121074-A) No. F-1, Medan Botani (Pusat Komersial Botani Village), Medan Botani 1A, Bandar Seri Botani, 31350 Ipoh, Perak, 7% Discount for Bumiputra on Bumiputra lot.

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CCC
OBTAINED

Master Subzone



Lot size: 40' x 90' (Standard Lot)

Built-up: ±3,646 sq.ft.

Ceiling Height: ±11'-0"

Price: RM1,469,853 (min) to RM1,669,420 (max)

Floor Plan & Elevation

GROUND FLOOR PLAN
一楼平面图



FIRST FLOOR PLAN
二楼平面图



Front

Side

Rear