

Prestigious development by



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 lines) Fax: 05-226 2635



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: 9429-38/01-2025/0077(R)-(L)
Validity Period: 26/01/2024 to 25/01/2025
Approving Authority: Majlis Bandaraya Ipoh
MBI Approved Plan No: Bil(09)dIm.MBI. OSC(469-B)L/B/6/143/594/21
Land Tenure: Freehold
Land Encumbrance: Nil
Expected Completion Date: Dec 2024
Total Unit: 100 units, Balance Unit: 64 Units (Double Storey Semi - Detached)
Selling Price: RM 1,190,775(min) - RM 1,798,200 (max)
Unit: 4 unit of Double Storey Bangalow
Total Unit: 4 units, Balance Unit: 0 Units (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.

发展商准证: 9429-38/01-2025/0077(R)-(L)
有效期限: 26/01/2024 至 25/01/2025
广告及销售准证: 9429-38/01-2025/0077(R)-(L)
有效期限: 26/01/2024 至 25/01/2025
批准当局: Majlis Bandaraya Ipoh
MBI 图测批准号码: BIL(09)DLM.MBI.OSC(469-B)L/B/6/143/594/21
地契: 永久地契
抵押: 无
预定竣工日期: 2024年12月
总单位: 100单位, 单位数量: 64单位 (双层半独立洋房)
双层半独立式洋价格: RM1,190,775(最低)至RM1,798,200(最高)
总单位: 4单位, 单位数量: 0单位 (双层独立式洋房)
双层独立式洋房: RM1,861,000(最低)至RM1,948,400(最高)
发展商: 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%土著折扣于土著单位

"THIS ADVERTISEMENT WAS APPROVED BY JABATAN PERUMAHAN NEGARA"



S E R I TERATAI

Phase 6.2(2)

MASTER SUBZONES

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
翠林城医院



E SALES GALLERY
翠林城销售廊

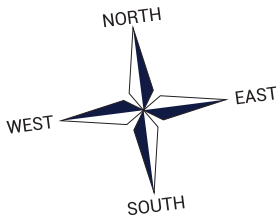


F BOTANI VILLAGE
翠林城综合商业中心



SITE PLAN

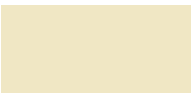
位置图



BUNGALOW
独立式洋房



SEMI - D
半独立式



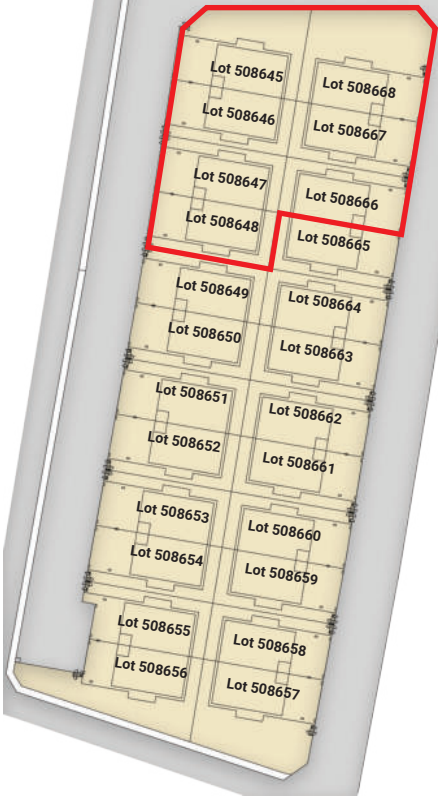
Double Storey Semi- Detached
100 Units
Built-up at $\pm 3,646$ sq.ft
100间, 建筑面积 $\pm 3,646$ 平方尺



Double Storey Bungalow
4 Units of Type A
Built-up at $\pm 5,461$ sq.ft
4间A类型, 建筑面积 $\pm 5,461$ 平方尺



Bumiputra Lot
土著单位



GREEN & SUSTAINABLE LIVING CONCEPT



TO BUILD A MORE ECO-CONSCIOUS COMMUNITY, SUCH AWARENESS
IS BEST INSTILLED FROM YOUNG!

Water is a natural resource vital to all. As part of Bandar Seri Botani's green initiatives to conserve water, homes are equipped with water harvesting system for gardening and other utility use.



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 township. 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.





2 STOREY SEMI DETACHED

双层半独立式洋房

Type Semi D: 97 units
Ceiling height: ± 11'-0"
Lot size: from ± 40' x ± 90'



ELEVATIONS



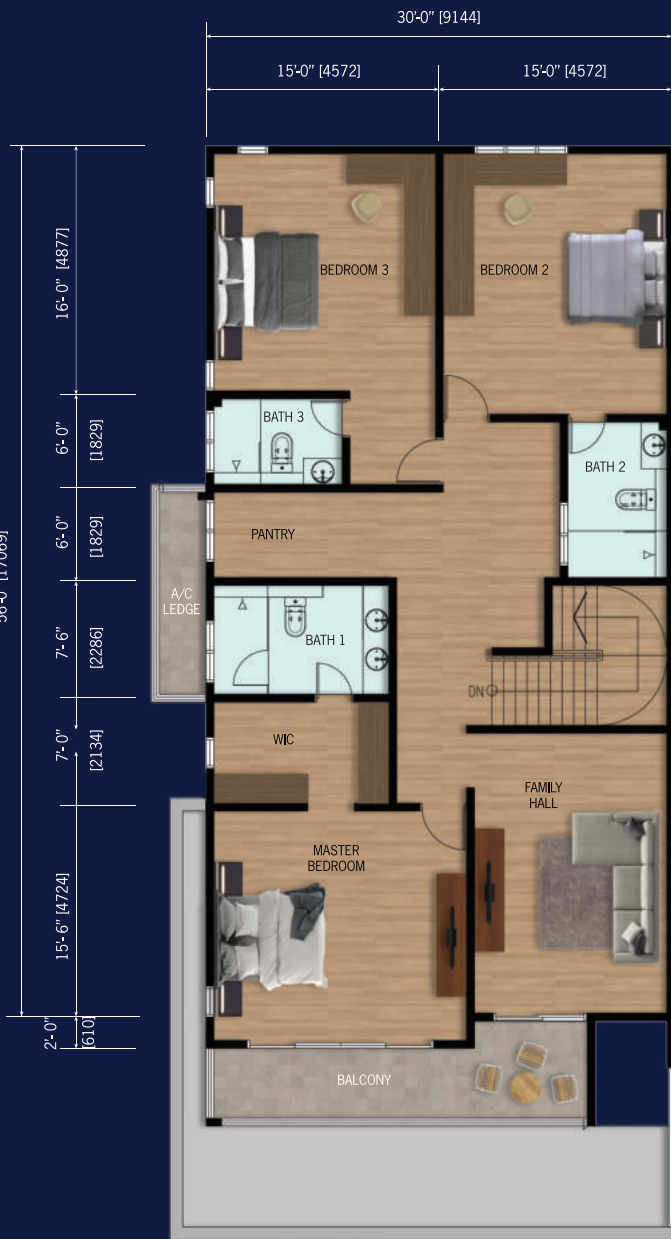
FRONT ELEVATION

REAR ELEVATION

GROUND FLOOR PLAN
一楼平面图



FIRST FLOOR PLAN
二楼平面图



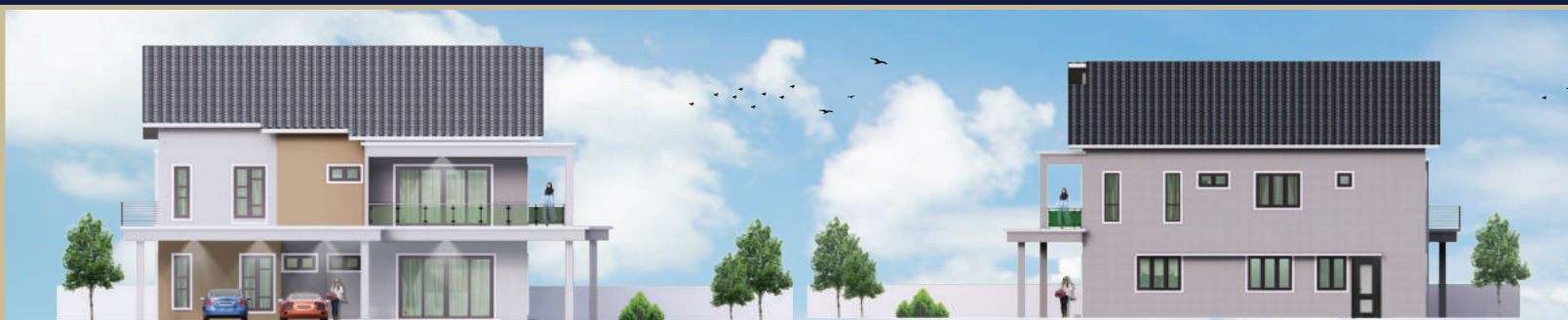
EXCLUSIVE 2 STOREY BUNGALOW

双层豪华独立式洋房

Type A: 4 units
Ceiling height: $\pm 11'-0''$
Lot size: from $\pm 90' \times 90'$



ELEVATIONS



FRONT ELEVATION

REAR ELEVATION

GROUND FLOOR PLAN

一楼平面图



FIRST FLOOR PLAN

二楼平面图





HOMES AS INDIVIDUAL
AS YOU ARE



With concepts and styles which will captivate and inspire, Series 6.2(2) delivers all the essentials and more. While at the same time giving you the space needed to make your mark on your new home.

It is important to us that you live in homes which suits your needs and lifestyle. We offer amenities without compromising space and specification.

Aesthetically pleasing, secure and illustrate what modern living is all about, Series 6.2(2) is ready to be embraced as your home.



STUNNING DESIGN COUPLES
WITH EXPERT CRAFTSMANSHIP



Perfect for hosting events or simple family dinners, the dining room has abundant space to cater to all.

The contemporary finishes of Series 6.2(2) provide a perfect balance for comfort and style, everything needed to create the perfect dining experience.



FORM & FUNCTION



Kitchens are not just a place to prepare, cook and store food - they are essentially the heart of the home. With the open floor plan, this helps the kitchen to blend in beautifully within the surroundings; offering great views and providing a balance between comfort and functionality.



ROOM TO RELAX



An intimate and comfortable sanctuary, our bedrooms are also a haven to be enjoyed, not just a place to rest

Each bedroom is spacious and filled with natural light, with the master bedroom having an indulgent en-suite and walk in closet.

Our bathrooms are luxurious yet practical, where we have made an effort to ensure that it is not simply a forgotten 'add on' to the house.

SPECIFICATIONS / 建筑规格

STRUCTURE	Reinforced concrete frame	
结构	钢筋混凝土	
WALL	Brick	
墙	砖墙	
ROOFING COVERING	Clay roofing tile/Reinforced concrete flat roof	
屋瓦	粘土屋瓦/钢筋混凝土屋瓦	
ROOF FRAMING	G.I metal roof truss	
屋梁	镀锌铁	
CEILING	Plaster ceiling/cement fibre board/skim coating	
天花板	石膏天花板/水泥纤维板/粉灰层	
WINDOWS	Aluminium frame windows	
窗	铝框窗	
DOORS	Front/rear/side	- Timber/aluminium doors
门	前/后/侧	木板门/铝框滑动门
	Baths	- Timber/aluminium doors
	浴室	木板门/铝框滑动门
	Others	- Timber
	其他	木板门
FLOOR FINISHES	Living, Dining, Dry Kitchen, Wet Kitchen, Alcove,	
地面装饰	Maid Room, Bedroom 4,	
	Bathrooms & Balcony	- Ceramic tiles
	客厅, 饭厅, 干厨房, 湿厨房, ALCOVE,	
	佣人房, 卧室4, 浴室和阳台	瓷砖
	Master Bedroom, WIC, Family Hall, Pantry,	
	Staircase, Bedroom 2&3	- Timber flooring
	主人卧室, 更衣室, 小偏厅, 茶水间	
	楼梯, 卧室2&3	木板地面
	Car Porch, Foyer & Patio	- Homogeneous tiles
	车棚, 门厅及庭院	瓷砖
	Other areas	- Cement rendering
	其他	抹灰
WALL FINISHES	Wet Kitchen & Bathrooms	- Ceramic wall tiles to ceiling height
墙面装饰	湿厨房 & 浴室	瓷砖镶至天花板高
	Other areas	- Cement plastering
	其他	抹灰
PAINT	Internal wall	- Emulsion paint
髹漆	室内	乳胶漆
	External wall	- External paint
	室外	外墙漆
	Timber/Metal surface	- Gloss paint
	木/铁表面	光面漆
FENCING	Brickwall fencing	
篱笆	砖墙	
GATES	Metal grille gate	
铁闸	铁花闸门	
MISCELLANEOUS	Letter box	
其他	信箱	
	Alarm system c/w 13A power supply	
	防盗系统配备13A电源	
	Booster pump c/w 13A power supply	
	增压泵系统配备13A电源	
	Solar water heater c/w 15A power supply	
	太阳能热水系统配备	
	Kitchen slab with decorative doors at wet kitchen	
	湿厨房柱头附设装饰门	
SECURITY METAL	All aluminium windows & sliding doors	
GRILLES	External door & windows	
铁花	大门 & 窗	
TURFING	Nil	
草坪	无	
GAS PIPING	Nil	
煤气管道	无	

SEMI - D

Sanitary and Plumbing Fittings	
卫生装置	
Sitting WC	5 set
坐厕	5 套
Wash basin	6 set
洗手盆	6 套
Double bowl kitchen sink	1 no
不锈钢双盆洗碗盆	1 套
Shower points	5 nos
花洒	5 套
Shower screen / panel	4 nos
浴室屏风	4 套
Electrical Installation and Internal Telecommunication	
Trunking and Cabling	
电器设备及内部通讯线管	
Ceiling light point c/w switch	64 nos
电灯位带开关器	64 个
Wall light point c/w switch	8 nos
壁灯位带开关器	8 个
2 way switch for wall light	2 nos
双路开关壁灯位	2 个
2 way switch for ceiling light	3 nos
双路开关电灯位	3 个
Fan points	9 nos
风扇位	9 个
Exhaust fan points	4 nos
抽风机位	4 个
13 amp power points	46 nos
13安培电插座	46 个
13 amp power points with on/off switch	3 nos
13安培电插座带开关器	3 个
15 amp water heater point	1 no
15安培热水插座	1 个
15 amp air-cond points (without starter)	9 nos
15安培冷气插座 (不包括启动器)	9 个
T.V. aerial points	3 nos
电视插座	3 个
Unifi point	1 no
Unifi电插座	1 个
Door bell point	1 no
门铃插座	1 个
Pillar light points	2 nos
柱头灯插座	2 个
Auto gate point	2 nos
自动铁闸门电插座	2 个
Car charger point	1 no
电动车充电位	1 个
SWA Cable for garden	1 no
SWA 庭院电缆	1 个
3 phase electrical supply	
三相大电	



STRUCTURE

结构 Reinforced concrete frame

WALL 墙 Brick 砖墙

ROOFING COVERING 屋瓦 Clay roofing tile/Reinforced concrete flat roof

ROOF FRAMING 屋梁 G.I metal roof truss

CEILING 天花板 Plaster ceiling/cement fibre board/skim coating

WINDOWS 窗 石膏天花板/水泥纤维板/粉灰层 Aluminium frame windows

DOORS 门 铝框窗

Front/rear/side - Timber/aluminium doors
前/后/侧 木板门/铝框滑动门
Baths - Timber/aluminium doors
浴室 木板门/铝框滑动门
Others - Timber
其他 木板门

FLOOR FINISHES

地面装饰 Lounge, Living, Dining, Dry Kitchen, Wet Kitchen, Powder room & Store room, Maid Room, Bedroom 5,

Bathrooms & Balcony - Ceramic tiles
会客厅, 客厅, 饭厅, 干厨房, 湿厨房, 梳妆间&储物室, 佣人房, 卧室5, 浴室和阳台 瓷砖

Master Bedroom, Closet, Study/babyroom, Family Area, Staircase, Bedroom 2,3&4 - Timber flooring

主人卧室, 更衣间, 阅读, 婴儿房, 小客厅, 楼梯, 卧室2,3&4 木板地面

Car Porch, Foyer & Patio - Homogeneous tiles
车棚, 门厅及庭院 瓷砖

Other areas - Cement rendering
其他 抹灰

WALL FINISHES

墙面装饰 Wet Kitchen, Baths & Powder room - Ceramic wall tiles to ceiling height
湿厨房, 浴室及梳妆间 瓷砖镶至天花板高

Other areas - Cement plastering
其他 抹灰

PAINT

髹漆 Internal wall - Emulsion paint
室内 乳胶漆
External wall - External paint
室外 外墙漆
Timber/Metal surface - Gloss paint
木/铁表面 光面漆

FENCING

篱笆 Brickwall fencing 砖墙

GATES

铁闸 Metal grille gate 铁花闸门

MISCELLANEOUS

其他 Letter box 信箱
Alarm system c/w 13A power supply 防盗系统配备13A电源
Booster pump c/w 13A power supply 增压泵系统配备13A电源
Solar water heater c/w 15A power supply 太阳能热水系统配备
Kitchen slab with decorative doors at wet kitchen 湿厨房柱头附设装饰门

SECURITY METAL

GRILLES External door & windows 大门 & 窗

TURFING 草坪 Nil 无

GAS PIPING 煤气管道 Nil 无

Sanitary and Plumbing Fittings

卫生装置 8 set

Sitting WC 坐厕 8套

Wash basin 洗手盆 9 set

Double bowl kitchen sink 不锈钢双盆洗碗盆 9套

Shower points 花洒 1 no

Shower screen / panel 浴室屏风 7 no

Electrical Installation and Internal Telecommunication Trunking and Cabling 电器设备及内部通讯线管 7个

Ceiling light point c/w switch 电灯位带开关器 4 set

Wall light point c/w switch 壁灯位带开关器 4套

2 way switch for wall light 二路开关壁灯位

Fan points 风扇位 126 nos

Exhaust fan points 抽风机位 126个

13 amp power points 13安培电插座 14 nos

13 amp power points with on/off switch 13安培电插座带开关器 14个

15 amp water heater point 15安培热水插座 2 nos

15 amp air-cond points (without starter) 15安培冷气插座(不包括启动器) 2个

T.V. aerial points 电视插座 12 nos

Unifi point Unifi电插座 12个

Door bell point 门铃插座 7 nos

Pillar light points 柱头灯插座 7个

Auto gate points 自动铁闸门电插座 55 nos

Car charger point 电动车充电位 55个

SWA Cable for garden 庭院电缆 3 nos

3 phase electrical supply 三相大电 3个

A photograph of a cozy interior corner. A window at the top shows a view of trees. On the windowsill are two glass jars with candles, a pinecone, and a bottle. Below the window is a daybed with white and orange pillows and a white blanket. In front of the daybed is a low wooden table with a white cup, a book, and a small decorative box. To the left is a large woven basket filled with driftwood. The floor is covered with a patterned rug.

RELAX

No matter the situation, after a long day at work or simply in need of some rejuvenation, we designed our homes to aid in your time of relaxation. With plenty of natural light and carefully selected furniture, its ambience provides you a stress-free environment.

LOCATION MAP 位置图

