Nature in the Midst of Living
Phase 7.3(1)

**FLOOR PLAN**

**Type B5**

Double Storey Terrace Houses

**Intermediate unit / 中间单位**

Lot size:

20’x80’

Built-up area: 2,303sq ft

Price: from RM 405,000/ RM 415,000
Specifications / 建筑规格

Structure
- Reinforced concrete frame
- 钢筋混凝土

Walls
- Brickwork
- 砖墙

Roofing Covering
- Cement roofing tiles
- 水泥瓦

Roof Framing
- Timber / metal roof trusses
- 木梁/钢梁

Ceiling
- Plaster ceiling / cement fibre sheet / skim coating
- 天花板 石膏板

Windows
- Aluminium frame windows
- 铝框窗

Doors & Ironmongery
- Front / rear / side
- 前后/门

Floor Finishes
- Living, foyer, dining, meals, kitchen, laundry, bedrooms, walk in closet, family area, bathrooms, staircase & balcony
- 客厅,厨房,浴室,卧室,走道,衣帽间,楼梯及阳台

Wall Finishes
- Kitchen cum laundry & baths
- 厨房及浴室

Paint
- Internal wall finish
- 室内墙漆

Fencing
- Brickwall fencing
- 砖墙

Gates
- Metal grille gate
- 铁艺门

Miscellaneous
- Letter box
- 信箱

Sanitary And Plumbing Fittings
- Siting WC
- 洗手间
- Wash basin
- 洗手台
- Double bowl kitchen sink
- 双槽厨房水槽
- Shower points
- 淋浴

Electrical Installation & Internal Telecommunication Trunking & Cabling
- Type
- A1, A2, A3, B1, B2, C, D1, D2

Lighting points
- 11 nos
- 照明

Fan points
- 9 nos
- 扇位

Exhaust fan points
- 3 nos
- 抽风扇

13 amp power points
- 23 nos
- 13安培插座

15 amp power points
- 23 nos
- 15安培插座

T.V. aerial points
- 3 nos
- 电视天线

Astro points
- 3 nos
- 星座

Telephone points
- 2 nos
- 电话

Air-cond point (without starter)
- 3 nos
- 冷气（不含启动器）

Door bell point
- 1 nos
- 门铃

Rear light points
- 2 nos
- 后灯

Auto gate point
- 1 nos
- 自动门

FREEHOLD

Lot size:
from 40’x80’
Built-up area: 2,680sq ft
Price: RM610,196
SITEPLAN

305 units
DOUBLE STOREY TERRACE HOUSES & BUNGALOW

End lot
- Type C: Built-up: 6,650 sq.ft, 5 units
- Type D1: Built-up: 5,683 sq.ft, 90 units
- Type D2: Built-up: 4,995 sq.ft, 3 units

Corner
- Type A1: Built-up: 6,680 sq.ft, 1 unit
- Type A2: Built-up: 5,135 sq.ft, 1 unit
- Type A3: Built-up: 5,221 sq.ft, 4 units
- Type A4: Built-up: 6,680 sq.ft, 18 units
- Type A5: Built-up: 5,992 sq.ft, 3 units

Intermediate
- Type B1: (10' x 77') Built-up: 8,534 sq.ft, 5 units
- Type B2: (10' x 70') Built-up: 7,363 sq.ft, 3 units
- Type B3: (10' x 40') Built-up: 6,179 sq.ft, 1 unit
- Type B4: (10' x 80') Built-up: 7,303 sq.ft, 11 units
- Type B5: (10' x 60') Built-up: 7,303 sq.ft, 1 unit
- Type B6: (10' x 70') Built-up: 6,295 sq.ft, 29 units

Double Storey Bungalow
- Type E: Built-up: 5,509 sq.ft, 1 unit

Phase T302: 34' x 80' 173 units

Bumi Lot
Prestigious development by
Taiko Group

Developer / 发展商
PINJI BOTANICS SDN. BHD. (1201977-A)
No 1, Jalan Zaria, Bandar Indahpark, 31400 Ipoh, Perak. Fax 05-322-6668/323-6633
Website : www.bandarseribotani.com

For enquiries, please call
05-323 6622 / 019-570 1604

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All illustrations are artist impression only. Nothing herein shall form part of an offer or contract or to be construed as any representation by the developer or its agent. All areas and measurements stated herein are approximate and subject to adjustment on final survey.


Approving Authority: Majlis Bandaraya Ipoh
MBR Approved Plan No: B1/14/08/00001208/0000000015
Land Tenure: Freehold
Land Encumbrance: Nil
Expected Completion Date: May 2018
Units: 304 units
Selling Price: RM371,585 - RM1,064,745
7% discount for Bumiputera on bumiputera lot.

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