



SERIAUSTIN 御景园

07 354 1111

Opens Daily 8:30am - 5:30pm
(Including Sunday & Public Holiday)

DYNASTY VIEW SDN BHD (544369-M)
A wholly-owned subsidiary of UMLAND

Another quality development by
UMLAND
United Malaysian Land Bhd

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81100 Johor Bahru, Johor.
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SERIAUSTIN
HILLS

• Developer's License No.: 9565-1407-2015/1026 • Valid : 30-07-2012 to 29-07-2015 • Advertisement & Sales Permit No.: 9565-14/1893(2013)08 • Valid : 03-08-2012 to 02-08-2013
• Expected Completion Date : SD1 - Sep 2014, SD2 - Feb 2015 • Building Plans Approving Authority : MBJB • Building Plans Approval No. : MBJB/2012/14/BGM/1(1/5) • Tenure of Land : Freehold
• Encumbrances : OCBC • Total Units : SD1 - 71 units, SD2 - 66 units • Price : Type SD1 : RM 544,750 (min), RM 683,500 (max), Type SD2 : RM 537,250 (min), RM 691,000 (max)





OUTSTANDING FEATURES

- Double volume dining space
- Large walk-in wardrobe space
- Connecting bridge to master bedroom
- Internal courtyard design
- Fiber optics telephone cables
- No overhead electric cables
- Gated & Guarded Community
- Wide and lengthy car porch with tiles
- Quality large floor tiles for living, dining and all bedrooms
- Full height wall tiles for all bathrooms
- Wider staircase with timber handrail and tempered glass railing



LIVING BY THE PARK

@ Seri Austin Hills presents a unique new residential development situated at the heart of Iskandar Johor.

Its conveniently located within minutes to the North South Express Way and EDL highway. Besides being close to such natural beauty you are also a step away from all the modern conveniences like Aeon Shopping Centre, Tesco hyper market and etc.

This prestigious new development is strictly for families who enjoy the finer things in life. Clad with quality fittings and features this developments will be a bliss to live in.

TM Unifi
FREE 2 Years

- TM Residential Package VIP 5
- Video - HYPV TV Basic Channels
- Free Calls To TM Fixed Lines Nationwide
- Streamyx Zone ID
- Download / Upload up to 5 MBPS



FLOOR PLAN TYPE I



Ground Floor Plan



First Floor Plan

TRUE
PREMIER
LIVING
SERENITY



LIVING ROOM



MASTER BEDROOM



DINING AREA



Land Area
26' X 80'

Built-up Area
2,588 sq.ft.

STRUCTURE

Reinforced Concrete Frame

WALL

Brickwall with Cement Plaster

ROOFING COVERING

Concrete roof tiles, Reinforced concrete, Metal Deck roof

ROOF FRAMING

Tantalized timber

IRONMONGERY

Quality lockset

WINDOWS

Aluminium Frame Casement Glass Windows,
Aluminium Frame Sliding Glass Windows,
Aluminium Frame Top Hung Glass Windows,
Aluminium Frame Fixed Glass Windows

DOORS

Solid timber door for main entrance,
Plywood flush door for bedrooms

FLOOR FINISHES

Porcelain Tiles

Living / Dining / Guest room / Dry Kitchen / Staircase /
All Bedrooms / Family Area

Ceramic Tiles

Yard / Wet Kitchen / Store

Non Slip Porcelain Tiles

All Bathrooms / Balcony / Car Porch / Driveway

WALL FINISHES

External wall - Weather resistant paint

Internal wall - Emulsion paint

Kitchen - Ceramic Wall Tiles to 1500mm height

Master Bath / Bathroom 2 - Porcelain Wall Tiles to ceiling height

Bathroom 3

Bathroom 1 - Porcelain Wall Tiles to 2400mm height

CEILING

Fibrous plaster, asbestos free cement sheet,
skim coating to concrete slab soffits

FENCING

Half-brick wall with decorative mild steel gate panel

SANITARY AND PLUMBING FITTING

Water closet - 4 Nos

Water basin - 4 Nos

Shower rose - 4 Nos

Toilet roll holder - 4 Nos

Hose bib tap - 2 Nos

Hand bidet - 4 Nos

Basin tap - 4 Nos

Kitchen sink - 1 No

ELECTRICAL INSTALLATIONS

Lighting point - 24 Nos

13 amp. power point - 21 Nos

Fan point - 7 Nos

TV Point - 2 Nos

Telephone point - 2 Nos

Internet point - 2 Nos

Air-cond point - 4 Nos

Water Heater point - 4 Nos

CCTV point - 2 Nos

Burglar Alarm System - 1 Lot

Gate Post Lighting point - 2 Nos

Bell point - 1 No

Autogate point - 1 Lot



FLOOR PLAN TYPE 2



Ground Floor Plan



First Floor Plan

TRUE PREMIER LIVING SERENITY



LIVING ROOM



MASTER BEDROOM



DINING AREA



Land Area
24' X 80'

Built-up Area
2,473 sq.ft.

STRUCTURE

Reinforced Concrete Frame

WALL

Brickwall with Cement Plaster

ROOFING COVERING

Concrete roof tiles, Reinforced concrete, Metal Deck roof

ROOF FRAMING

Tantalized timber

IRONMONGERY

Quality lockset

WINDOWS

Aluminium Frame Casement Glass Windows,
Aluminium Frame Sliding Glass Windows,
Aluminium Frame Top Hung Glass Windows,
Aluminium Frame Fixed Glass Windows

DOORS

Solid timber door for main entrance,
Plywood flush door for bedrooms

FLOOR FINISHES

Porcelain Tiles
Living / Dining / Guest room / Dry Kitchen / Staircase /
All Bedrooms / Family Area

Ceramic Tiles

Yard / Wet Kitchen / Store

Non Slip Porcelain Tiles

All Bathrooms / Terrace / Balcony / Car Porch / Driveway

WALL FINISHES

External wall - Weather resistant paint
Internal wall - Emulsion paint
Kitchen - Ceramic Wall Tiles to 1500mm height
Master Bath / Bathroom 1 / Bathroom 3 / Bathroom 4 - Porcelain Wall Tiles to ceiling height
Bathroom 2 - Porcelain Wall Tiles to 2400mm height

CEILING

Fibrous plaster, asbestos free cement sheet,
skim coating to concrete slab soffits

FENCING

Half-brick wall with decorative mild steel gate panel

SANITARY AND PLUMBING FITTING

Water closet - 5 Nos
Water basin - 5 Nos
Shower rose - 5 Nos
Toilet roll holder - 5 Nos
Hose bib tap - 2 Nos
Hand bidet - 5 Nos
Basin tap - 5 Nos
Kitchen sink - 1 No

ELECTRICAL INSTALLATIONS

Lighting point - 24 Nos
13 amp. power point - 21 Nos
Fan point - 8 Nos
TV Point - 2 Nos
Telephone point - 2 Nos
Internet point - 2 Nos
Air-cond point - 4 Nos
Water Heater point - 5 Nos
CCTV point - 2 Nos
Burglar Alarm System - 1 Lot
Gate Post Lighting point - 2 Nos
Bell point - 1 No
Autogate point - 1 Lot