



Artist Impression

SPECIFICATIONS

Structure		Reinforced Concrete Framework	Kitchen:	1500mm High Ceramic Wall Tiles		
Wall		Masonry / Reinforced Concrete	All Baths: Ceramic Wall Tiles up to Ceiling Height			
Roof		Concrete Roof Tiles / Metal Roof				
Ceiling		Skim coat / Plasterboard Ceiling				
Window		Aluminium Frame Window with Glass	Sanitary Installations		Provided	
Doors		Timber Door (Entrance Door)	Gate / Fencing		Mild Steel Gate (Front), BRC Gate (Rear)	
		Plywood Flush Door (Others)			BRC Wire Fencing	
		Aluminium Frame Sliding Door With Glass (Others)	Electrical Installations		Half Brick Wall	
		Locks			Provided	
Floor Finishes	Driveway, Car Porch:	Concrete Broom Finish	Lighting Point:	21 nos.		
			13A Power Point:	17 nos.		
	Living, Dining, Bedroom 1:	Porcelain Tiles	Aircond Power Point:	2 nos.		
				Water Heater Point:	1 nos.	
	Stairs, Family Area, Master Bedroom, Bedroom 2, Bedroom 3:	Laminate Flooring	Autogate Point:	1 nos.		
				Bell Point:	1 nos.	
	Patio, Kitchen, All Baths, Refuse Compartment:	Ceramic Tiles	Data Point:	2 nos.		
Electrical Compartment, Yard, Apron, Store	Cement Render	Fan Point:	7 nos.			
		Distribution Board:	1 nos.			
		Fibre Wall Socket:	1 nos.			
			*Additional 1 nos. lighting point for all corner and end units.			
Wall Finishes	External:	Cement Plaster / Skim Coat & Paint				
	Internal:	Cement Plaster / Skim Coat & Paint				



EXCLUSIVE • LOW DENSITY •
SERENE LIVING

Developer:
Elmina Equestrian Centre (M) Sdn Bhd
Main Office: Level 1, Menara Glomac
Glomac Damansara, Jalan Damansara,
60000 Kuala Lumpur, Malaysia.
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Sales & Marketing Office:
GLOMAC BERHAD 198301015139 (110532-M)
A-G-1, Jalan Seroja 1/6, Sg. Buloh Country Resort,
47000 Sg. Buloh, Selangor Darul Ehsan, Malaysia.

03-2727 7556
property.glomac.com.my

Pemaju : Elmina Equestrian Centre (M) Sdn Bhd , 199101007570 (217880-K) | Ibu Pejabat : Aras 15, Menara Glomac, Glomac Damansara, 60000 Kuala Lumpur. Pejabat Jualan : Pejabat Jualan Glomac, A-G-1, Jln Seroja 1/6, Sg Buloh Country Resort, 47000 Sg Buloh, Selangor Darul Ehsan. Tel 03-2727 7558 No Lesen Pemaju: 14533/12-2026/1440(A) | Tempoh Sah : 16/12/2023 hingga 15/12/2026 | No Permit Iklan dan Jualan: 14533-4/04-2027/0335(N)-U | Tempoh Sah: 30/4/2025 hingga 29/4/2027 Pihak Berkuasa yang meluluskan: MAJLIS PERBANDARAN KUALA SELANGOR | No. Rujukan Pelan Bangunan: BIL(11)DLM.MPKS200.11/280/4/13/2024-02 | Bebanan Tanah : Maybank Islamic | Hak Milik : Pajakan 99 Tahun (18/12/2115) | Sekatan Tanah: Tanah ini tidak boleh dijual, dipajak, digadai atau dipindah milik melainkan dengan kebenaran Pihak Berkuasa Negeri | Jumlah Unit : 98 unit Rumah Teres 2 Tingkat | Harga Jualan 82 unit Rumah Teres 2 Tingkat - RM802,200(min), RM1,073,100(maks) | Harga Jualan 13 unit Rumah Teres 2 Tingkat - RM850,800(min) , RM884,900(maks) | Tarikh Jangka Siap : Ogos 2027 | Diskaun Bumiputera : 7%

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A PRIVATE ENCLAVE IN A THRIVING TOWNSHIP

Serai 2 offers spacious landed homes designed for togetherness, balancing privacy and connection. Set in a close-knit community with green spaces, it's where kids play freely, neighbours become friends, and a thriving lifestyle feels natural—a perfect home for today and generations to come.



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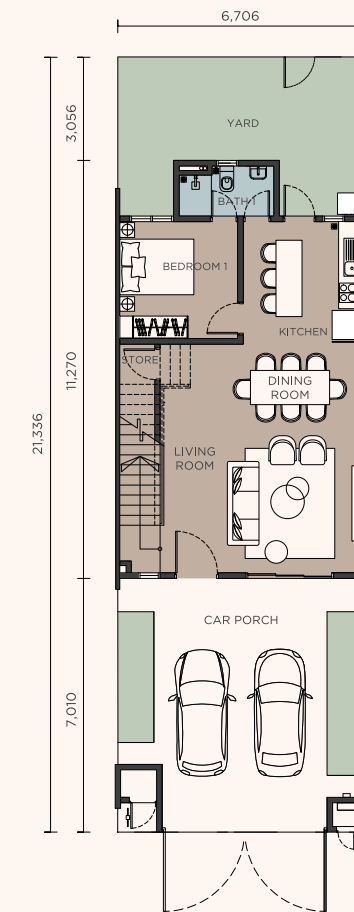
SITE PLAN



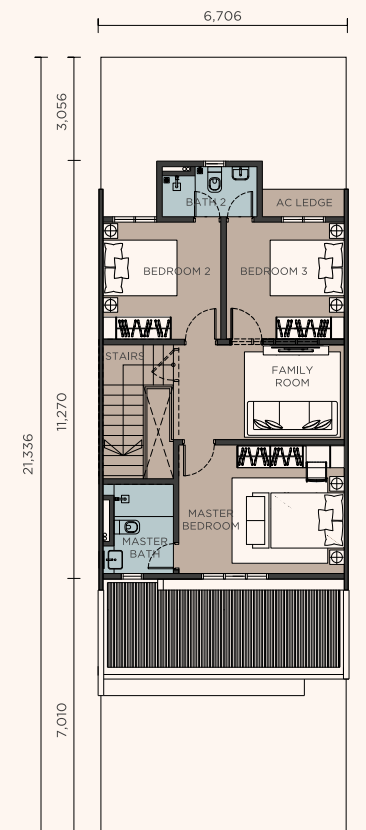
FLOOR PLANS

TYPE A

- Land Size 22'x70'
- Built-up 1,877 sq.ft. (Full Driveway)
- 4 Bedrooms
- 3 Bathrooms



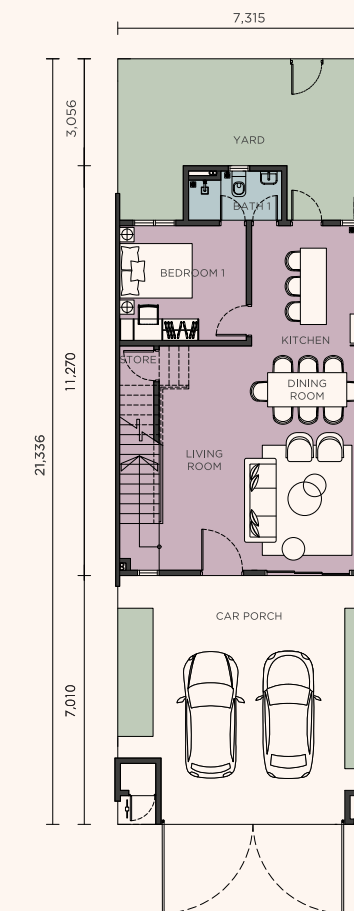
LOWER FLOOR



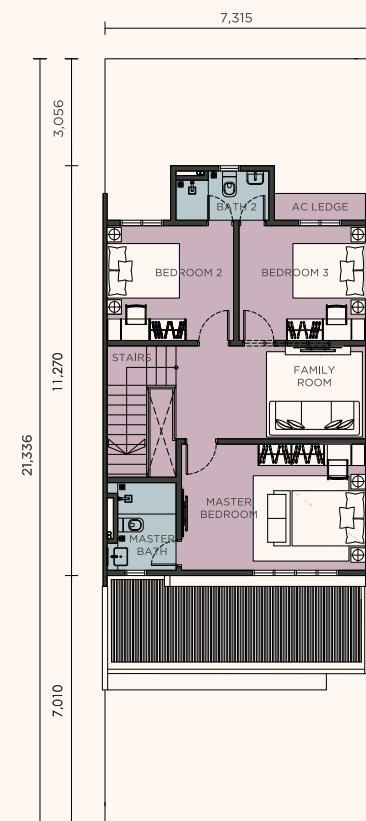
UPPER FLOOR

TYPE B

- Land Size 24'x70'
- Built-up 2,054 sq.ft. (Full Driveway)
- 4 Bedrooms
- 3 Bathrooms



LOWER FLOOR



UPPER FLOOR

