

# Ametrine

*DOUBLE STOREY BUNGALOW*

SERI  AUSTIN  
HILLS

Actual Show House



## True Premier Living

### Outstanding Features

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- Fiber optics telephone cables
- No overhead electric cables
- Gated guarded community
- Quality large floor tiles for living, dining area & master bedroom ( Type A )
- Laminated timber flooring at 1st floor ( Type B )
- Internal CCTV wiring for individual unit
- Complete of alarm system for individual unit
- CCTV at perimeter fencing
- Wider entrance gate & car porch



# SERI AUSTIN HILLS



Convenience



Indulgence



Lifestyle

One of Johor Bahru finest freehold Development,

Ametrine @ Seri Austin Hills sits within the vicinity of ISKANDAR Development Region

- Gateway to a bustling township with abundance of amenities

Here in this luxuries residence, vibrance and serenity are at your fingertips

## Living By The Park

# Ametrine 1

DOUBLE STOREY BUNGALOW



Land Area **46' x 90'**

Built-up area **3,150 sq.ft.**

## Specification | Type A

### STRUCTURE

Reinforced Concrete Frame

### WALL

Clay Brick with Cement Plaster Finish

### ROOFING

Reinforced Concrete Flat Roof & Metal Deck

### CEILING

Skim Coating to Ground Floor

Plaster Ceiling to 1st Floor

### DOORS

Solid Decorative Timber Door with Fixed Tempered Glass

For Main Entrance, Solid Decorative Timber Door / Plywood Flush Door / Bronze Anodized Aluminium Frame Glass Sliding Door

### WINDOWS

Aluminium Frame Casement Window

Aluminium Frame Top Hung Window

Aluminium Frame Sliding Window

### FLOOR FINISHES

Porcelain Polished Tiles

Living / Dining / Foyer / Dry Kitchen / All Bedrooms / Family Area

Porcelain Tiles

Wet Kitchen / Staircase / All Bathrooms /

Car Porch / Driveway / Balcony / Terrace 1 & Terrace 2

Ceramic Tiles

Utility 1 / Utility 2

### WALL FINISHES

Dry Kitchen & Wet Kitchen - Porcelain Wall Tiles to 1500mm Height

All Bathrooms - Porcelain Wall Tiles to Ceiling Height

Others Areas - Cement Render

### PAINTING

External : Weather Resistant Paint

Internal : Emulsion Paint

### FENCING

Mild Steel Gate With Brick Pier c/w Refuse Chamber & Letter Box

Brick Fencing / Brick Fencing With Mild Steel Grille

### SANITARY INSTALLATION

Kitchen Sink - 1 No

Water Closet - 6 Nos

Basin - 5 Nos

Soap Holder - 6 Nos

Paper Holder - 6 Nos

Shower Mixer - 5 Nos

Shower Rose - 1 No

Hand Bidet - 1 No

Bip Tap - 8 Nos

### ELECTRICAL INSTALLATIONS

Lighting Points - 36 Nos

Air-Cond Points - 2 Nos

13 A Power Points - 26 Nos

Ceiling Fan Points - 8 Nos

Telephone Points - 2 Nos

Water Heater Point - 1 No

Gate Light Points - 2 Nos

Bell Point - 1 No

TV Points - 2 Nos

Autogate Point - 1 No





# True Premier Living

A FINE SETTING OF  
PROMINENCE AND  
PRESTIGE

Floor Plan

Type A



Ground Floor Plan



First Floor Plan



# Ametrine<sup>2</sup>

DOUBLE STOREY BUNGALOW



Land Area **46' x 90'**

Built-up area **3,172 sq.ft.**

## Specification | Type B

### STRUCTURE

Reinforced Concrete Frame

### WALL

Clay Brick with Cement Plaster Finish

### ROOFING

Reinforced Concrete Flat Roof & Metal Deck

### CEILING

Skim Coating to Ground Floor  
Plaster Ceiling to 1st Floor

### DOORS

Solid Decorative Timber Door with Fixed Tempered Glass  
For Main Entrance, Solid Decorative Timber Door / Plywood Flush Door /  
Bronze Anodized Aluminium Frame Glass Sliding Door

### WINDOWS

Aluminium Frame Casement Window  
Aluminium Frame Top Hung Window  
Aluminium Frame Sliding Window

### FLOOR FINISHES

Porcelain Polished Tiles

Living / Dining / Bedroom 4 / Rumpus / Dry Kitchen

Porcelain Tiles

Wet Kitchen / All Bathrooms / Car Porch / Driveway / Terrace /  
Balcony 1 & Balcony 2

Laminated Timber

Master Bedroom, Bedroom 2 & 3 / Family Area / Staircase

Ceramic Tiles - Utility 1 / Utility 2

### WALL FINISHES

Dry Kitchen & Wet Kitchen - Porcelain Wall Tiles to 1500mm Height

All Bathrooms - Porcelain Wall Tiles to Ceiling Height

Others Areas - Cement Render

### PAINTING

External - Weather Resistant Paint / Internal - Emulsion Paint

### FENCING

Mild Steel Gate With Brick Pier c/w Refuse Chamber & Letter Box  
Brick Fencing / Brick Fencing With Mild Steel Grille

### SANITARY INSTALLATION

Kitchen Sink	- 2 Nos
Water Closet	- 5 Nos
Basin	- 4 Nos
Soap Holder	- 5 Nos
Paper Holder	- 5 Nos
Shower Mixer	- 4 Nos
Shower Rose	- 1 No
Hand Bidet	- 1 No
Bip Tap	- 6 Nos

### ELECTRICAL INSTALLATIONS

Lighting Points	- 36 Nos
Air-Cond Points	- 2 Nos
13 A Power Points	- 28 Nos
Ceiling Fan Points	- 7 Nos
Telephone Points	- 2 Nos
Water Heater Point	- 1 No
Gate Light Points	- 2 Nos
Bell Point	- 1 No
TV Points	- 2 Nos
Autogate Point	- 1 No



Actual Show House



# True Premier Living

SERENITY,  
SET AMIDST PRIME  
CITY LIVING

Floor Plan

Type B



Ground Floor Plan



First Floor Plan

**SERI AUSTIN** 御景园  
*Simply Better*

Another quality development by  
**UMLAND**  
United Malaysian Land Bhd

**07 3541111**

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DYNASTY VIEW SDN BHD (644369-M)  
A wholly-owned subsidiary of UMLAND

Opens Daily 8:30am ~ 5:30pm

Seri Austin Sales Gallery

Jalan Seri Austin 1, Taman Seri Austin, 81100 Johor Bahru, Johor.

Fax : 07 351 3202



A Member of REHDA

• Developer's License No : 9565-12/11-2014/1443 • Valid : 24/11/2011 – 23/11/2014 • Advertisement & Sales Permit No: 9565-12/74/2013(01) • Valid: 10/01/2012 – 09/01/2013 • Expected Date of Completion : July 2013 • Building Plans Approving Authority : MJB • Building Plans Approval No. : PL/PB72/2011 • Tenure of Land : Freehold • Encumbrances : OCBC • Total Units : 37 units • Price : Type A - RM1,281,000 (min), RM1,398,500 (max), Type B - RM1,241,000 (min), RM1,313,500 (max)