



Outstanding Features

- Fiber Optics Telephone Cables
- No Overhead Electric Cables
- Wider staircase
- Gated & Guarded Community
- Quality Floor Tiles
- Engineered Solid Hard Wood Flooring for Staircase and First Floor
- Kitchen Cabinet with Hob and Hood
- Solar Water Heater System
- Burglar Alarm System
- Full height wall tiles for all bathroom
- Air Conditioning Systems in living and bedrooms
- Internal CCTV wiring
- Wider car porch with Tiles
- Bathroom with Shower Screen and Shower Mixer Tap
- CCTV at Perimeter Fencing
- Rain Water Harvesting Tank



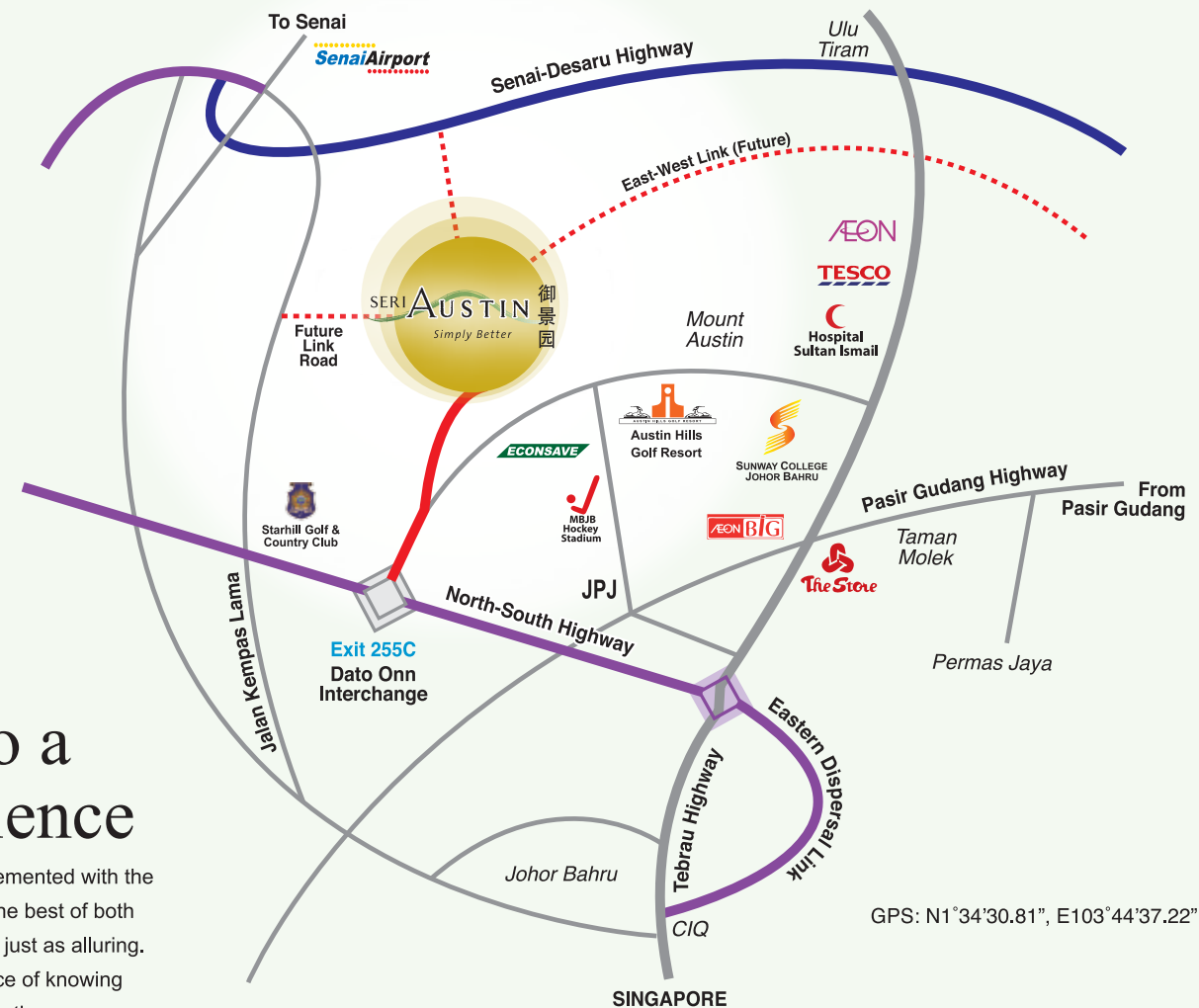
FREE 2 YEARS
TM Unifi HSBB

- TM residential package Vip 5
- Video - HYPP TV basic channels
- Free calls to TM basic channels
- Download / upload up to 5 MBPS
- Streamyx ZONE ID

The gateway to a world of convenience

At Olivine, comfort and tranquility are perfectly complemented with the luxury of convenience. Here you are lavished with the best of both worlds where staying in is inviting and heading out is just as alluring.

As you enjoy your day at home, have the assurance of knowing that everything you need and desire is just a stone's throw away.



Another quality development by
UMLAND
UNITED MALAYSIAN LAND BHD
Developer:
DYNASTY VIEW SDN BHD (644369-M)
(A wholly-owned subsidiary of UMLAND)
Seri Austin Sales Gallery:
Jalan Seri Austin 1, Taman Seri Austin,
81100 Johor Bahru, Johor. Fax: 07-351 3202

A member of
REHDA

www.facebook.com/seriaustin

Open Daily 8:30am - 5:30pm
07 354 1111
www.umland.com.my



Developer License No.: 9565-16/02-2016/166 • Validity Date: 06/02/2013-05/02/2016 • Advertising Permit No.: 9565-16/046/2014/04 • Validity Date: 06/04/2013-07/04/2014 • Approving Authority: Majlis Bandaraya Johor Bahru • Authority Building Plan No.: MBJBU/2012/14/16/158 • Total Unit: SF1: 40 Unit SF2: 46 Unit • Encumbrances: Nil • Expected Date Of Completion: SF1-May 2015, SF2-December 2015 • Selling Price: SF1 Cluster: RM1,211,586.00(Mini) RM1,335,368.00(Mini), Semi-D: RM1,451,094.00(Mini) RM1,549,284.00(Mini) SF2 Cluster: RM1,235,976.00(Mini) RM1,359,954.00(Mini), Semi-D: RM1,557,360.00(Mini) RM1,661,421.00(Mini)

SERIAUSTIN
Simply Better

御景園

SERI AUSTIN
HILLS



Come home to the *Oasis* of exclusive serenity

OLIVINE
DOUBLE STOREY
SEMI DETACHED

OLIVINE
DOUBLE STOREY
SEMI DETACHED

LAND AREA 35' x 90' | BUILT-UP AREA 3,067 sq.ft | TOTAL UNITS 22 nos



Floor Plan



GROUND FLOOR



FIRST FLOOR



Specifications

STRUCTURE	: Reinforced Concrete Frame
BUILDING WALL	: Brick with Cement Render Plaster Finish
ROOF	: Concrete Roof Tiles / R.c. Flat Roof
CEILING	: Asbestos-free Ceiling Sheet / Fibrous Plaster Board Ceiling : Skim Coat and Paint to Concrete Soffit
DOORS	: Solid Timber Panel Door Main Entrance Others : Aluminum Frame Sliding Glass Door : Plywood Flush Door
WINDOWS	: Aluminum Frame Casement Glass Window : Aluminum Frame Sliding Glass Window : Aluminum Frame Top Hung Glass Window : Aluminum Frame Fixed Glass Window
LOCKS	: Quality Locksets
FLOOR FINISHES	
Living / Dining / Guest Room	: Porcelain Tiles
Kitchen / Yard / Utility	: Porcelain Tiles
Master Bedroom / Other Bedrooms	: Engineered Solid Hard Wood Flooring
Staircase / Family Area	: Engineered Solid Hard Wood Flooring
Master Bathroom	: Porcelain Tiles
Other Bathrooms	: Ceramic Tiles
Balcony / Terrace / Porch / Driveway	: Porcelain Tiles
Store / Apron / Air-cond. Ledge	: Cement Render
WALL FINISHED	
External Wall	: Weather Resistant Paint
Internal Wall	: Emulsion Paint
Kitchen	: Porcelain Wall Tiles at 1500mm Height
Master Bathroom	: Porcelain Wall Tiles to Full Height
Other Bathrooms	: Ceramic Wall Tiles to Full Height
SANITARY INSTALLATIONS	
Wash Basin	: 5 Nos.
Water Closet	: 4 Nos.
Toilet Roll Holder	: 4 Nos.
Bath Tub	: 1 No.
Bath Tub Mixer	: 1 No.
Shower Mixer	: 3 Nos.
Shower Rose	: 4 Nos.
Hand Bidet	: 4 Nos.
Bib Tap	: 2 Nos.
Kitchen Sink	: 2 Nos.
ELECTRICAL INSTALLATIONS	
Lighting Point	: 29 Nos.
13 amp. Power Point	: 23 Nos.
TV Point	: 2 Nos.
Ceiling Fan Point	: 7 Nos.
15A Air-cond. Point	: 4 Nos.
Water Heater Point	: 4 Nos.
Solar Water Heater System	: 1 No.
Burglar Alarm System	: 1 No.
CCTV Point	: 2 Nos.
Telephone / Internet Point	: 2 Nos.
Auto Gate Point	: 1 No.
Gate Post Lighting Point	: 2 Nos.
Door Bell Point	: 1 No.
FENCING	: M.s. Gate on Brick Pier c/w Refuse Bin Compartment & Letter Box : Clay Brick Wall with M.s grille.

** All drawings and specifications are subject to changes by relevant Authorities, Engineers & Architects