



BANDAR Seri Alam
City of Knowledge

CITY OF KNOWLEDGE
5 Universities & Colleges + 2 International Schools +
Nam Heng Chinese Primary School + Japanese School

Bandar Seri Alam is UMLand's maiden flagship development, dotted with lakes and parks – makes it a welcome change from the concrete jungle of city living. Residents are served by a large communal park which features two lakes that are complemented with cobbled pathways, doubling as jogging and cycling paths.

Bandar Seri Alam, acknowledged as City of Knowledge is home of 5 universities & colleges, 2 International Schools, Nam Heng Chinese Primary School as well as seven other national primary and secondary schools.



ROUND THE CLOCK HOURS GATED AND GUARDED COMMUNITY

Citrine Residenz is the latest series of 3-storey terrace houses nestled within a conducive living environment with serene landscapes and living spaces amid a tranquil and peaceful surroundings. Complete with scenic garden development, a 24-hour gated & guarded living community, Citrine Residenz assures to a relax & carefree feeling.



A PRIZED LOCATION

Bandar Seri Alam is highly sought after, and for good reason. Many of JB's main expressways are few minutes driving distance away, connecting to major areas including JB town, CIQ, Senai Airport and Singapore.



CITRINE RESIDENZ
@ BANDAR SERI ALAM
3-STOREY TERRACE HOUSES

Contemporary yet timeless design

FREEHOLD

SERI ALAM PROPERTIES SDN BHD
11, WOOD VENTURE INDUSTRIAL, 118000 SERI ALAM, LINTAS PULSA
Citrine Seri Alam, 8, Jalan Suria, Bandar Seri Alam,
81750 Johor Bahru, Johor. Fax: 07-388 8684

07 388 1111 | 019 775 1133
OPEN 9AM - 5:30PM, 7:00PM
(INCLUDING WEEKENDS & PUBLIC HOLIDAYS)

www.umland.com.my
Bandar Seri Alam
UMLand Seri Alam Gallery

Phase	Description	Unit Type	Total Units	2-Bedroom Terrace	3-Bedroom Terrace	3-Bedroom Terrace	3-Bedroom Terrace	3-Bedroom Terrace	3-Bedroom Terrace
Phase 1	Development Code No.: 217A-0009-20190210861 Valley: 22.2.2019 - 7.5.2019 Approved by State Planning: 2019-20190210861 Valley: 22.2.2019 - 23.2.2019	2-Bedroom Terrace 27' x 60' Land Area: 1,728 Subsidiary Area: 112.700 (86%) Sales Price: 556,800 (RM)	218	204	14	2-Bedroom Terrace 27' x 60' Land Area: 1,728 Subsidiary Area: 112.700 (86%) Sales Price: 556,800 (RM)	204	14	2-Bedroom Terrace 27' x 60' Land Area: 1,728 Subsidiary Area: 112.700 (86%) Sales Price: 556,800 (RM)
Phase 2	Development Code No.: 217A-0009-20190210861 Valley: 22.2.2019 - 7.5.2019 Approved by State Planning: 2019-20190210861 Valley: 22.2.2019 - 23.2.2019	2-Bedroom Terrace 27' x 60' Land Area: 1,728 Subsidiary Area: 112.700 (86%) Sales Price: 556,800 (RM)	218	204	14	2-Bedroom Terrace 27' x 60' Land Area: 1,728 Subsidiary Area: 112.700 (86%) Sales Price: 556,800 (RM)	204	14	2-Bedroom Terrace 27' x 60' Land Area: 1,728 Subsidiary Area: 112.700 (86%) Sales Price: 556,800 (RM)
Phase 3	Development Code No.: 217A-0009-20190210861 Valley: 22.2.2019 - 7.5.2019 Approved by State Planning: 2019-20190210861 Valley: 22.2.2019 - 23.2.2019	2-Bedroom Terrace 27' x 60' Land Area: 1,728 Subsidiary Area: 112.700 (86%) Sales Price: 556,800 (RM)	218	204	14	2-Bedroom Terrace 27' x 60' Land Area: 1,728 Subsidiary Area: 112.700 (86%) Sales Price: 556,800 (RM)	204	14	2-Bedroom Terrace 27' x 60' Land Area: 1,728 Subsidiary Area: 112.700 (86%) Sales Price: 556,800 (RM)

Building Plan Approval No.: MPD/2019/0210861 | Building Plan Approving Authority: MPD | Estimated Completion Date: Aug 2021 | Encouragements: N/A

The information contained herein is subject to change without notification and may be issued by the developer and cannot form part of any offer or contract. This does not constitute an offer or invitation to purchase. The price, developer and mortgage cannot be held liable for variations. All illustrations and prices are approximate only. The terms and conditions, modifications and variations may be recommended by the City or the architect and/or relevant Approving Authority.



TYPE B1

Type B1 | 3-Storey Terrace House
22' x 75' | Built-up 2,308 sq.ft.



SPECIFICATIONS

Structure	: Reinforced concrete frame	Ironmongery	: Quality lockset		
Wall	: Light weight block wall / Concrete wall / Cement board	Windows	: Aluminium frame glass windows / Aluminium frame glass louvers		
Roofing covering	: Reinforced concrete flat roof / metal roof	Doors	: Solid wood core door for main entrance, plywood flush door, aluminium frame glass door, aluminium frame sliding glass door		
Roof structure	: Metal purlins	Ceiling	: Gypsum plaster ceiling, skim coating to concrete slab soffits		
Floor Finishes	: B1: Tiles: Living/ Dining/ Family Area/ Utility Room/ Guest Living/ Master Bedroom/ Bedrooms/ Master Bath/ Porch/ Laundry/ Bathrooms/ Kitchen/ Balcony/ Staircase/ Driveway Cement Render: Apron/ Store/ Others B2/ B3: Tiles: Living/ Dining/ Family Area/ Guest Room/ Master Bedroom/ Bedrooms/ Master Bath/ Porch/ Balcony/ Foyer/ Kitchen/ Laundry/ Staircase/ Driveway Timber Board: Spiral Staircase Cement Render: Balcony/ Verandah/ Yard/ Apron/ Store/ Others	Wall Finishes	: External Wall - Weather Resistant Paint / Internal Wall - Emulsion Paint / Kitchen - Tiles 5ft height Master Bath - Tiles to ceiling height / Bathrooms - Tiles to ceiling height		
Sanitary & Plumbing Fitting	: Water Closet: 5 nos. 5 nos. 4 nos. 4 nos. 4 nos. 4 nos. Wash Basin: 2 nos. 5 nos. 4 nos. 4 nos. 4 nos. 4 nos. Basin Tap: 2 nos. 5 nos. 4 nos. 4 nos. 4 nos. 4 nos. Shower Rose: 5 nos. 5 nos. 4 nos. 4 nos. 4 nos. 4 nos. Toilet Roll Holder: 5 nos. 5 nos. 4 nos. 4 nos. 4 nos. 4 nos. Bidet Tap: 5 nos. 5 nos. 4 nos. 4 nos. 4 nos. 4 nos. Kitchen Sink: 1 no. 1 no. 1 no. 1 no. 1 no. 1 no. Sink Tap: 1 no. 1 no. 1 no. 1 no. 1 no. 1 no.	Electrical	: Lighting Point: 27 nos. 28 nos. 27 nos. 28 nos. 27 nos. 28 nos. Ceiling Fan Point: 4 nos. 4 nos. 5 nos. 5 nos. 5 nos. 5 nos. Gate post lighting point: 2 nos. 2 nos. 2 nos. 2 nos. 2 nos. 2 nos. Switch socket outlet: 14 nos. 14 nos. 10 nos. 10 nos. 10 nos. 10 nos. Water heater point: 4 nos. 4 nos. 4 nos. 4 nos. 4 nos. 4 nos. Air-Cond point: 2 nos. 2 nos. 2 nos. 2 nos. 2 nos. 2 nos. TV point: 3 nos. 3 nos. 2 nos. 2 nos. 2 nos. 2 nos. Doorbell point: 1 no. 1 no. 1 no. 1 no. 1 no. 1 no. Distribution Board: 1 no. 1 no. 1 no. 1 no. 1 no. 1 no. Fire wall socket: 1 no. 1 no. 1 no. 1 no. 1 no. 1 no. Auto gate point: 2 nos. 2 nos. 2 nos. 2 nos. 2 nos. 2 nos.	Fencing	: Steel gate, wire mesh fencing

New Living Concept layout | **Interesting Dual frontage** | **Large Land area** | **Functional built up**

Spacious Comfy sky terrace | **Spacious private garden** | **Bright & Natural lighting** | **Clear & Unhindered view**



TYPE B2 TYPE B3

Type B2 | 3-Storey Terrace House 22' x 75' | Built-up 2,507 sq.ft.
Type B3 | 3-Storey Terrace House 22' x 95' | Built-up 2,507 sq.ft.

