



Luxury Apartment
D'Lagoon

LUXURY LIVING BY THE LAKE

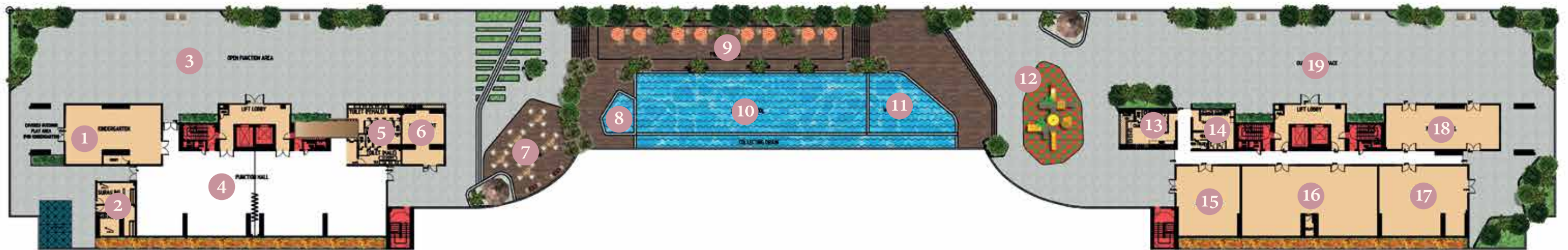
— BROUGHT TO YOU BY —



UMLAND
UNITED MALAYAN LAND BHD



TYPICAL LAYOUT PLAN



- | | | |
|----------------------|---------------------|------------------------|
| 1 Kindergarten | 5 Toilet (M & F) | 9 Decking Area |
| 2 Surau (M & F) | 6 Management Office | 10 Swimming Pool |
| 3 Open Function Area | 7 BBQ Corner | 11 Kids' Pool |
| 4 Function Hall | 8 Jacuzi | 12 Children Playground |
| 13 Changing Room (M) | 17 Reading Room | |
| 14 Changing Room (F) | 18 Meeting Hall | |
| 15 Game Room | 19 Outdoor Terrace | |
| 16 Gymnasium | | |





SPECIFICATION

STRUCTURE	Reinforced Concrete Frame
WALL	Cement Sand Bricks / Clay Bricks / RC Shear wall
ROOFING COVERING	RC Flat Roof / Metal deck roofing
ROOF FRAMING	G.I Section
CEILING	Skim coat / Fibrous Plaster Ceiling / Asbestos Free-Ceiling
WINDOWS	Aluminum Framed Casement Window / Aluminum Frame Fixed Window / Aluminum Frame Sliding Window / Aluminum Frame Top Hung Window
DOORS	Metal Frame Solid Panel Door / Metal Frame Timber Flush Door / Aluminum Frame Sliding Door / Metal Frame Marine Plywood Door / Aluminium Frame Folding Door / M.S Grill Door
IRONMONGERY	Selected Quality Lockset
FLOOR FINISHES	Tiles to Living, Dining, Family Hall, Bedrooms, Staircase, Dry Kitchen; Non-slip Tiles to Balcony, Car Porch, patio & bathrooms; Cement Render to other Areas.
WALL FINISHES	Tiles to wall at Bathrooms; Tiles to wall at Kitchen; Emulsion painting on Internal wall; Weather resistant paint on External wall.

SANITARY & PLUMBING FITTINGS

	CORNER UNIT / END UNIT	INTERMEDIATE LOT
Pedestal WC	4	4
Wash Basin	4	4
Kitchen Basin	1	1
Shower Rose	4	4
Toilet Roll Holder	4	4
Soap Dish Holder	4	4
Floor Trap	8	8
Bib Tap and Pillar Tap	10	10
Hand Bidet	4	4

ELECTRICAL INSTALLATION

Lighting Point	29	28
Fan Point	8	8
13 Amp Switch Socket Outlet	25	25
Air-Cond Point	4	4
Water Heater Point	4	4
MATV Point	3	3
Fencing Lighting Point	1	1
15 Amp Switch Socket Outlet	2	2
Solar Heater & Pump	1	1
Exhaust Fan	1	1

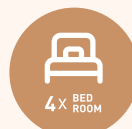
INTERNAL TELEPHONE TRUNKING AND CABLING

Telephone Point	2	2
Internet Point	2	2

GATE / FENCING

M.S Gate / Fibre Cement Fencing

Door Bell	1	1
CCTV	2	2
Alarm System	1 set	1 set



APARTMENT - TYPICAL APARTMENT UNIT LEVEL - 4



APARTMENT - TYPICAL APARTMENT UNIT LEVEL - 5-20



APARTMENT

SPECIFICATIONS



TYPE A - 807 SQFT



TYPE B - 861 SQFT



TYPE C - 1033 SQFT

STRUCTURE

Reinforced Concrete Frames

WALL

Cement Sand Bricks / Clay Bricks / RC Shear wall

ROOFING COVERING

RC Flat Roof / Metal deck roofing

ROOF FRAMING

Reinforced Concrete Frames / Steel Structure

CEILING

Skim coat / Fibrous Plaster Ceiling / Asbestos-free board

WINDOWS

Aluminum Frame Fixed Window / Aluminum Frame Sliding Window / Aluminum Frame Top Hung Window

DOORS

Metal Frame Solid Panel Door / Metal Frame Timber Flush Door / Aluminum Frame Sliding Door / Metal Frame Marine Plywood

IRONMONGERY

Selected Quality Lockset

FLOOR FINISHES

Tiles to Living, Dining, Family Hall, Bedrooms, Staircase, Dry Kitchen, Study Area, Kitchen, Non-slip Tiles to Yard, Bathroom, Balcony, Cement Render to other Areas. Floor Hardener Finishes at Car Parking Area.

WALL FINISHES

Tiles to wall at Bathrooms; Tiles to wall at Kitchen; Emulsion painting on Internal wall; Weather resistant paint on External wall.

SANITARY & PLUMBING FITTINGS

	A	B	C
Pedestal WC	2	2	2
Wash Basin	2	2	2
Kitchen Basin	1	1	1
Shower Rose	2	2	2
Toilet Roll Holder	2	2	2
Floor Trap	5	5	5
Bib Tap and Pillar Tap	6	6	6
Hand Bidet	2	2	2

ELECTRICAL INSTALLATION














Lighting Point	11	12	15
Fan Point	3	3	4
13 Amp Switch Socket Outlet	10	10	11
Air-Cond Point	2	2	3
Water Heater Point	1	1	1
MATV Point	1	1	1
Door Bell Point	1	1	1

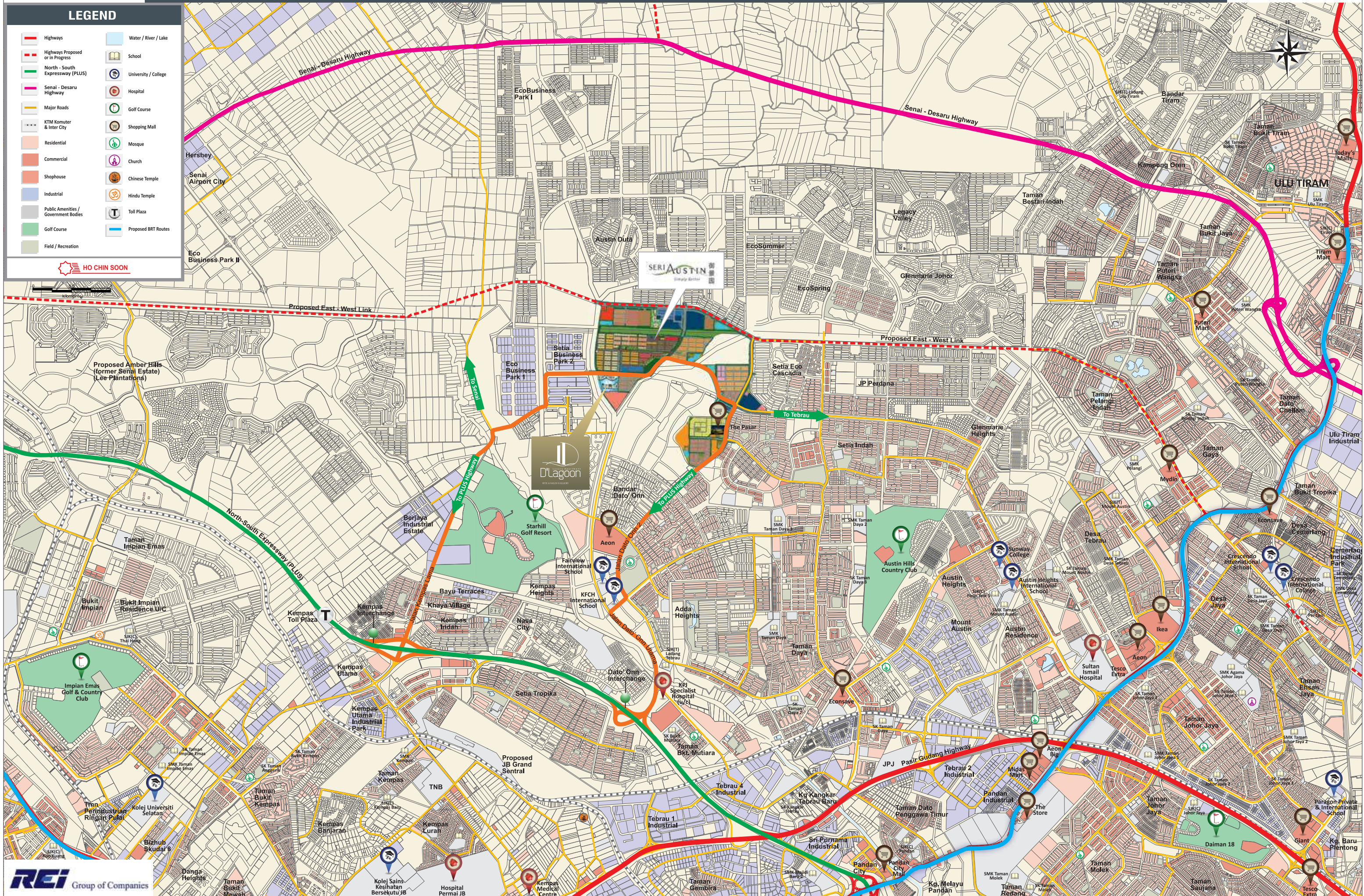
INTERNAL TELEPHONE TRUNKING AND CABLEING

Telephone Point	1	1	1
Internet Point	2	2	2



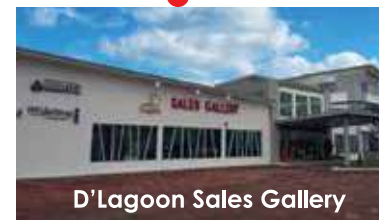
LEGEND

- | | | | |
|--|--------------------------------------|---|----------------------|
|  | Highways |  | Water / River / Lake |
|  | Highways Proposed or in Progress |  | School |
|  | North - South Expressway (PLUS) |  | University / College |
|  | Senai - Desaru Highway |  | Hospital |
|  | Major Roads |  | Golf Course |
|  | KTM Komuter & Inter City |  | Shopping Mall |
|  | Residential |  | Mosque |
|  | Commercial |  | Church |
|  | Shophouse |  | Chinese Temple |
|  | Industrial |  | Hindu Temple |
|  | Public Amenities / Government Bodies |  | Toll Plaza |
|  | Golf Course |  | Proposed BRT Routes |
|  | Field / Recreation | | |


HO CHIN SOON



D'Lagoon is a luxury apartment @ Seri Austin that is strategically located and enjoys enhanced accessibility to all the flagship zones in Iskandar Malaysia via major roads and highways. They include the Eastern Dispersal Link (EDL), North-South Highway, Pasir Gudang Highway, the Dato' Onn interchange and Tebrau-Kota Tinggi Highway. D'Lagoon is surrounded by a mature township with a abundant catchment population of 250,000 within a 5 to 10 km radius.



SERI AUSTIN 御景园
Simply Better

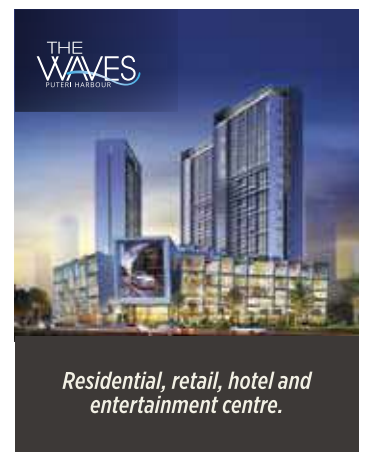


SITE PLAN



UMLand's core business is focused on property development, hospitality and construction services. The Property Development arm oversees township development and notable niche projects while the Hospitality arm operates the region's highly acclaimed serviced apartments. The construction arm, spearheaded by UMLand Builders Sdn Bhd, is specialised in construction & consultation services to ensure high standards.

Creating a pulse in Malaysia's key economic zones namely Selangor, Johor and the Iskandar growth region, Medini, UMLand has a land bank of over 1,800 acres in these key locations comprising townships and niche developments.



LOCATION MAP



D'LAGOON Sales Gallery
 (Mon - Thurs & public holidays 11am-7pm, Friday - Sunday 10am-7pm)
 Jalan Seri Austin 3/56, Taman Seri Austin, 81100 Johor Bahru, Malaysia
019 350 4919 / 03 9055 4919
<https://www.facebook.com/DLagoonJB/>
<http://www.seriaustin.com/d-lagoon.html>



SERIAUSTIN 御景園
 Simply Better
DYNASTY VIEW SDN BHD (644369-M)
 A wholly-owned subsidiary of UMLAND



SERIAUSTIN SALES GALLERY
 Jalan Seri Austin 1, Taman Seri Austin,
 81100 Johor Bahru, Johor.
 Fax: 07-351 3202
SALES GALLERY OPENS DAILY
8:30AM - 5.30PM
 INCLUDING SUNDAY AND PUBLIC HOLIDAYS

EXCLUSIVE MARKETING PARTNER
REI
 Group of Companies

ANOTHER PRESTIGIOUS PROJECT BY
UMLAND
 UNITED MALAYAN LAND BHD



D'Lagoon Developer License : 9565-21/02-2018/01232 (L) • Advertising Permit : 9565-21/02-2018/01232 (P) • Validity Date : 08/02/2017 - 07/02/2018 • Expected Date Completion : Landed Strata - October 019, Apartment - October 2020 • Building Plans Approving Authority : MBJB • Building Plan Approval No. : MBJB/UJ/2014/14/BGN/121 • Tenure of Land : Freehold • Encumbrances : Nil • Total Unit : Landed Strata - 58 units, Apartment - 204 units • Selling Price : Landed Strata RM1,179,630-00 (min) ; RM1,719,750-00 (max) , Apartment Type A : RM503,030-00 (min), RM748,500-00 (max) ; Type B : RM529,380-00 (min) ; RM781,000-00 (max) ; Type C : RM606,730-00 (min) ; RM894,750-00 (max)
 The information contained herein is subject to change without notification as may be required by the relevant authorities or the developer's architect and cannot form a part of an offer or contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variation. All illustrations and pictures are artist impressions only. The items are subject to variations, modifications and substitution as may be recommended by the Company's Architect and/or relevant Approving Authorities.