



A PARK WITHIN A PARK

serintin

BUSINESS WITH A **green** TOUCH

## a DREAM HAVEN INSPIRED FOR ECO LIVING



Serintin is a 26-acre guarded neighbourhood comprising eco-inspired residential and commercial developments that embody the fine qualities of serene living. Strategically located in the green idyllic vicinity of Mantin, Negeri Sembilan, Serintin is blessed with a mesmerizing vista of the impressive Titiwangsa Mountain Range. Complemented by the allure of lush surrounding landscape amidst ease and comfort of modern conveniences.

Eco-sustainability takes precedence through unique conceptualization of the elegant residences and contemporary commercial units. Well-planned design ensures efficient utilization of energy while minimizes wastage of resources. Residents will also appreciate over 2 acres of lush landscaped park with spacious piazza, jogging track, resting decks and playground.





PLANNED WITH  
EVERYTHING  
MORE AND  
NOTHING LESS



Serintin represents a timely effort to create high quality living spaces that transcend the catchphrase of 'lifestyle' and instead focuses on practicality, affordability and sustainability. It blends the best of two worlds: the lush serene living environment, and the ease and conveniences of the modern age.

Tucked away from the hustle and bustle yet easily accessible via LEKAS (Kajang - Seremban) Highway and the North South Highway. Despite its eco-inspired settings, Serintin is surrounded by excellent facilities, institutes of higher learning and other modern amenities in the town of Mantin.

# BUSINESS POTENTIAL MEETS READY OPPORTUNITIES

Serintin commercial lots benefit from an ideal location fronting the busy main Jalan Martin trunk road. Sensible wide frontage design with column free corridor ensures better visibility to the passing traffic for greater business exposure. Comfortable walking distance from Serintin residences further enhances the appeal to guaranteed customers. Besides serving the immediate community of Serintin, surrounding mature neighbourhoods also provide high potential catchment prospects for business owners.





# SEIZE THE PERFECT TIMING TO OWN AN INVESTMENT FRIENDLY ASSET

Be among the first to take advantage of this promising investment opportunity to enjoy admirable returns and swift property value appreciation.



2°50'06.6"N 101°52'03.3"E



## ACCESSIBILITY

13km from Seremban via LEKAS  
(or 8 mins drive)

47km from Kuala Lumpur via NKVE  
(or 28 mins drive)

33km from KLIA via ELITE  
(or 20 mins drive)

22km from Salak Tinggi  
(or 14 mins drive)

### AMENITY

UKM campus  
University Sains Islam Malaysia  
Kolej Tuanku Jaffar  
Staffield Country Resort  
Legenda Education Group



# SPECIFICATIONS

# master plan

## SHOPLOTS BUILDING

1. **STRUCTURE**
  - Reinforced concrete frames
2. **WALL**
  - Clay / Cement bricks / Ventilation block
3. **ROOF**
  - Metal deck / Concrete flat roof
4. **ROOF STRUCTURE**
  - Galvanized steel roof truss
5. **CEILING**
  - Plaster ceiling / Asbestos-free ceiling boards / Skim coating to soffit
6. **WINDOWS**
  - Toilets
    - Aluminium framed glass window
  - First Floor
    - Aluminium framed glass window
  - Refuse Chamber
    - Aluminium fixed louvres
7. **DOORS**
  - Ground Floor
    - Roller shutter
  - Toilet / A/C Ledge Partition Room
    - Timber door
  - Refuse Chamber
    - Metal door
  - First Floor Main Door
    - Fire door
8. **LOCKS**
  - Quality locksets.
9. **WALL FINISHES**
  - Toilet
    - 7'0" height quality ceramic wall tiles
  - Pantry
    - 5'0" high quality ceramic wall tiles
  - Other
    - Emulsion paint
10. **FLOOR FINISHES**
  - Ground Floor
    - Cement render
  - First Floor
    - Cement render
  - Staircase
    - Cement render with nosing tile
  - Toilet
    - Quality ceramic tiles
  - Verandah
    - Cement render
11. **SANITARYWARE & FITTINGS**
  - Single Bowl
    - 2 nos
  - Kitchen Sink
    - 2 nos
  - Kitchen Sink Tap
    - 2 nos
  - Pedestal WC
    - 3 nos
  - Squatting Pan WC
    - 1 no.
  - Wash Basin
    - 4 nos
  - Basin Tap
    - 4 nos
  - Toilet Roll Holder
    - 4 nos
  - Tap
    - 4 nos
12. **WATER TANK**
  - Approved tank
13. **MECHANICAL INSTALLATION**
  - Lift (3 storey shop)



FLOOR  
PLAN

ELEVATION  
PLAN

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