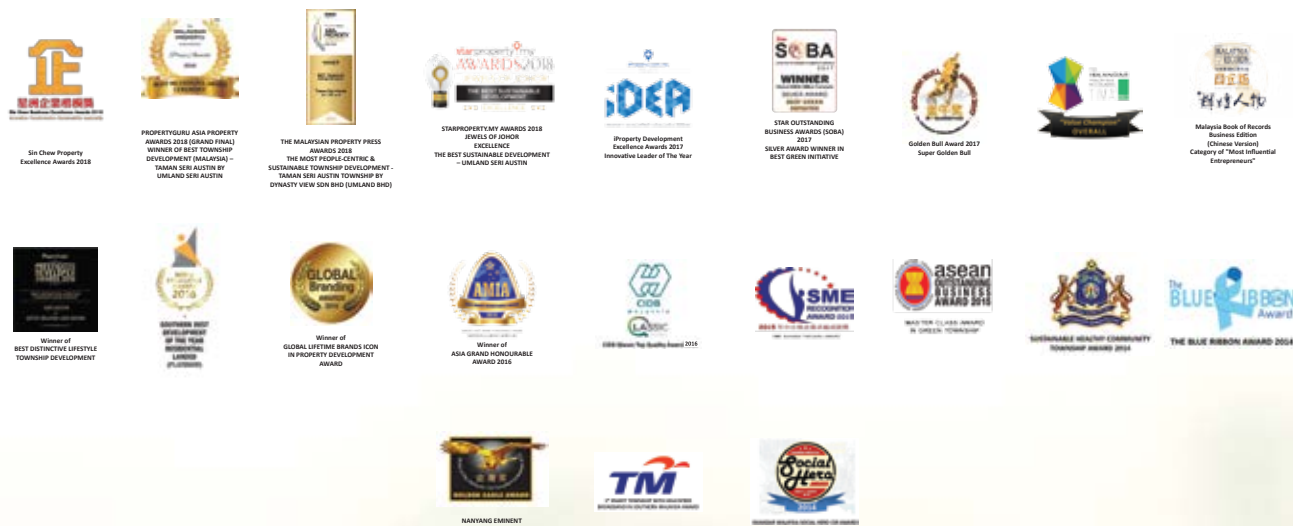


CAMELLIA RESIDENCE



SERI AUSTIN 御景园
Simply Better

Iklan Ini Telah Diluluskan oleh
Jabatan Perumahan Negara

REHDA
JOHOR

UMLAND
UNITED MALAYAN LAND BHD

DYNASTY VIEW SDN BHD (644369-M)
(A wholly-owned subsidiary of UMLAND)
Seri Austin Gallery:
Jalan Seri Austin 1, Taman Seri Austin,
81100 Johor Bahru, Johor.
Fax: 07-351 3202

07 354 1111
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Open Daily 8:30 a.m - 5:30 p.m
Including Sunday & Public Holiday

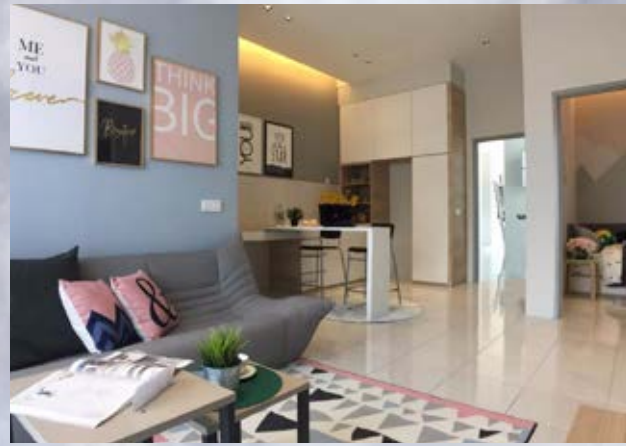
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An architectural rendering of the Camellia Residence, featuring two tall, modern apartment blocks with a mix of white and brown facade panels. The buildings are situated behind a large, covered parking area. In the foreground, there is a landscaped entrance with a guardhouse and a sign that reads 'RESIDENCE KAMELIA'. The area is surrounded by lush greenery, including palm trees and other tropical plants. The sky is blue with scattered white clouds.

Families have all they need to blossom

at Camellia Residence. Coming in two 20-storey apartment blocks, Camellia offers three layouts for your selection.

So whether you are a singleton desiring a place of your own or a young couple who want the right environment to raise your family, Camellia Residence is just perfect for you.



For optimum safety and privacy,

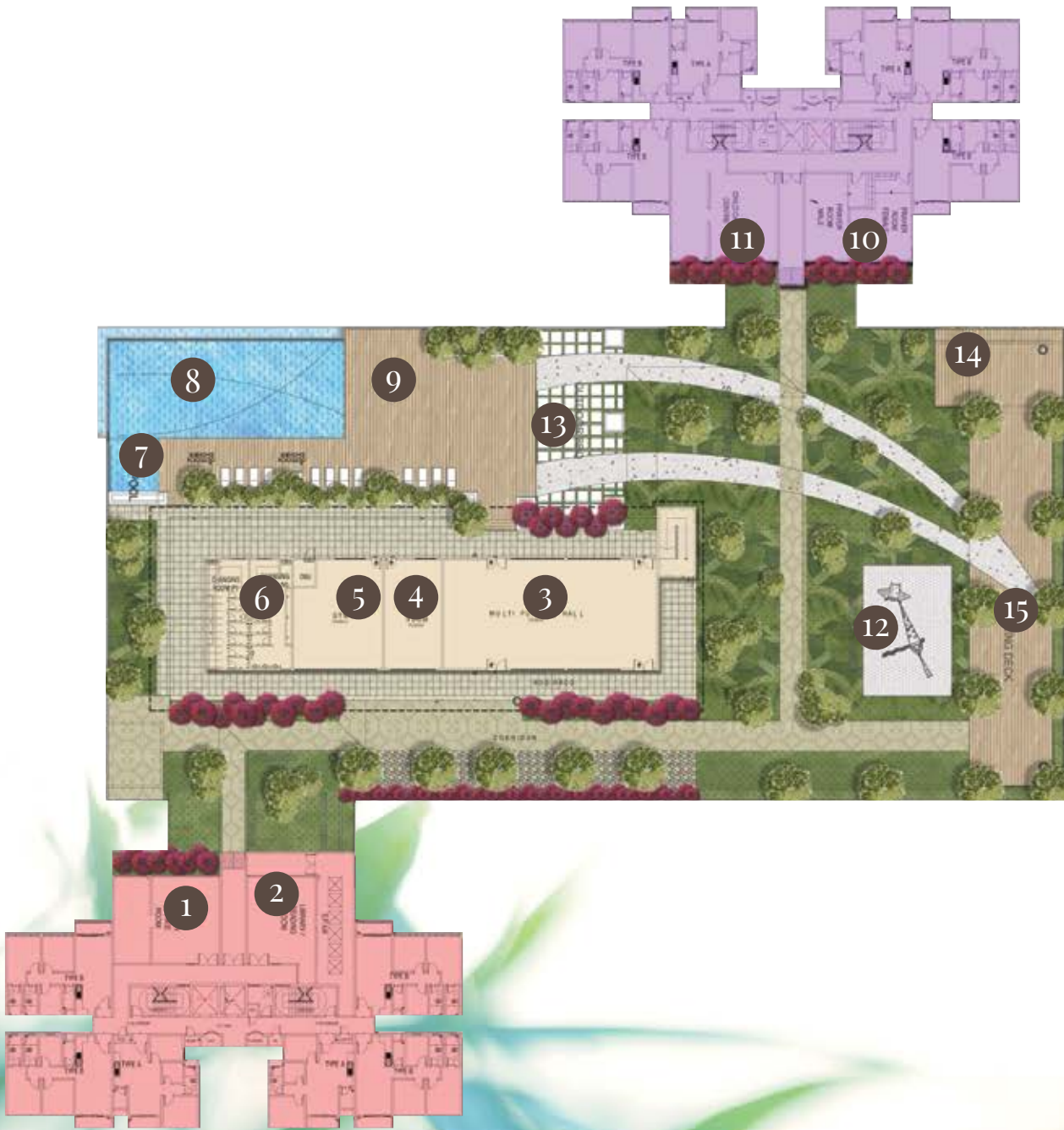
there are only 8 units per floor with the elevators only a short walk away. CCTVs are strategically located within the premises and monitored round-the-clock from the guardhouse.

Camellia Residence is an exclusive area with perimeter fencing and limited entry points. Two covered car parks will be provided for every unit.



SITE PLAN

When Camellia Residence is ready to welcome its resident it will be a community in full bloom. Whether young or old, everyone will enjoy the many leisure facilities available here. A pedestrianised plaza links both towers to Camellia Residence's green parks and resort-like facilities.



Swimming Pool



Gymnasium



Reading Room



Lounge Room



Playground

- | | | |
|------------------------------|------------------|-----------------------------------|
| 1. Lounge Room (Space only) | 6. Changing Room | 11. Childcare Centre (Space only) |
| 2. Reading Room (Space only) | 7. Kids' Pool | 12. Playground |
| 3. Multi-purpose Hall | 8. Swimming Pool | 13. Outdoor BBQ |
| 4. Launderette (Space only) | 9. Pool Deck | 14 & 15. Viewing Deck |
| 5. Gymnasium | 10. Prayer Room | |

Note: All the above items are subject to variations, modification, and substitution as required by the authorities or recommended by the architect or engineer.

FLOOR PLAN



TYPE A

61.04 sqm / 657 sq ft
2 bedrooms + 1 study room



TYPE B

75.99 sqm / 818 sq ft
3 bedrooms

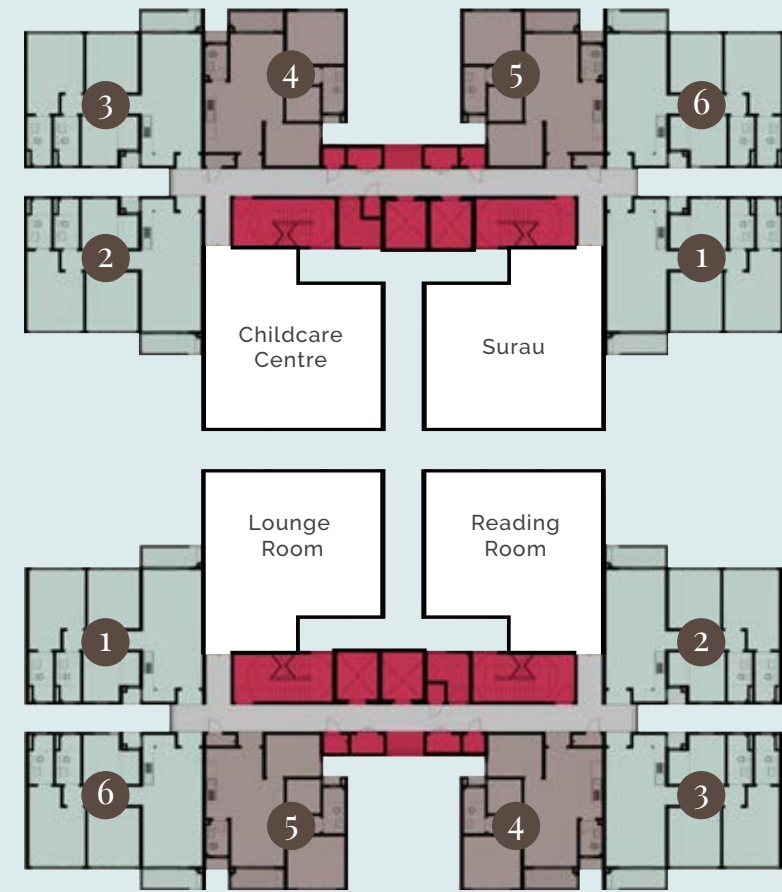


TYPE C

88.26 sqm / 950 sq ft
3 bedrooms

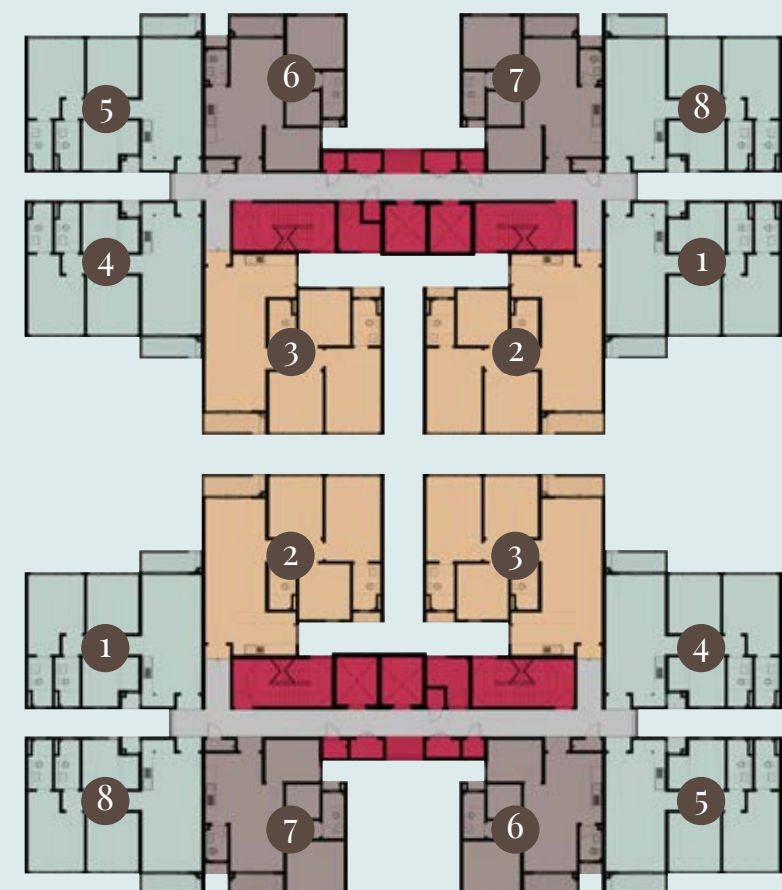
Unit Numbering

Floor Layout for Level 2



Unit Numbering

Floor Layout for Level 3 to Level 20



SPECIFICATIONS

Structure	: Reinforced Concrete	
Wall	: Reinforced Concreted Wall / Brick Wall	
Roof Covering	: Reinforced Concrete	
Ceiling	: Skim Coating / Plaster Ceiling	
Windows	: Aluminum Frame Glass Window	
Doors	: Fire Rated Door / Flush Door / Sliding Glass Door / Timber Marine Plywood Door	
Ironmongery	: Quality Locksets	
Wall Finishes	: Internal Walls	- Plastered Walls Finished and Paint
	: External Walls	- Plastered Walls Finished and Paint
	: Kitchen	- Wall Tiles up to 1.6 meter height / plaster and paint
	: Bathrooms	- Wall Tiles up to ceiling height
Floor Finishes	: Foyer/Living/Dining/Kitchen	- Tiles
	: Bedrooms	- Tiles
	: Balcony / Yard	- Tiles
	: Bathrooms	- Tiles
	: Others	- Cement Render

Sanitary and Plumbing Fittings:

	Type A	Type B	Type C
Wash Basin	2	2	2
Water Closet	2	2	2
Shower Rose	1	2	2
Tap	4	4	4
Tissue Roll Holder	2	2	2
Kitchen Sink	1	1	1

Electrical Installation:

	Type A	Type B	Type C
Lighting Point	11	13	13
13A Power Point	10	10	10
15A Power Point	1	1	1
Air-Cond Point	2	2	2
Ceiling Fan Point	2	2	2
Water Heater Point	1	1	1
TV Point	2	2	2
Fibre Wall Socket Point	1	1	1
Door Bell Point	1	1	1

Located within an Award-winning Township



Camellia Residence is part of Taman Seri Austin. In 2014, Taman Seri Austin was recognised as the first Smart Healthy City & Communities Township in Iskandar Malaysia.

Sited within the Tebrau growth corridor in Johor Bahru, Taman Seri Austin promises excellent accessibility via a network of highways including the Tebrau highway, North-South highway and Senai-Desaru highway.

Nearby amenities include a 36-hole golf and country resort and popular commercial centres such as AEON, TESCO, IKEA and Sunway College.