



DAHLÍA & DANIEL

FREEHOLD



## “A safe haven”

Enjoy all the conveniences and privileges of a modern development, amid a natural environment.

Know that you are in a safe space, as soon as you enter Dahlía & Daniel. With its full security, right from the guardhouse.







02

A HOME WHERE  
LUXURY MEETS  
COMFORT



Dahlía & Daniel was designed to maximise the wellbeing of all in the family, from the youngest to the eldest.

03

The larger than usual living room is made for family gatherings. The extended covered porch is for hosting gatherings and the spacious space outside the kitchen is for you to cook up a storm.



“A prestigious  
choice as your  
home”



Savour the journey of life in a living environment,  
designed for your comfort and convenience, nestled in the  
lap of luxury.

Find solace in its serenity, be inspired by its beauty and  
elegance. Dahlía & Daniel is your ideal home.

CAR PORCH  
CAN FIT  
3 CARS  
COMFORTABLY







06

THIS IS  
INSPIRED  
LIVING



## “Beautifully crafted homes”

Designed for contemporary living to maximise comfort and utility.

To accentuate the space and bring in the light.

The elegant facade and charming interiors will surely appeal to all.

07



REFRESH,  
RECHARGE,  
REFUEL



## “Perfect amenities for all generations”

Live in matured neighbourhood with facilities for a quality lifestyle that promotes health and well-being for residents of all ages.

Enjoy close-knit community living with all the conveniences you need in a pristine environment.



08

09



1.5m

Run/Walk around residential enclave on foot... because you can.



1.5m wide internal walkway

2.4m

Space big enough for all fitness and sports regime.



2.4m wide main road walkway cum bicycle track



"A healthier happier outlook at life"

10



GUARDHOUSE  
\* Artist's Impression Only

11



ENTRANCE  
\* Artist's Impression Only



BASKETBALL COURT  
\* Artist's Impression Only

"A neighbourhood that is incomparable"

Enjoy coming home to nature, to a community which is modern yet with strong elements of neighbourhood camaraderie. Savour a quality lifestyle which promotes health and happiness within its gorgeous surroundings.



PREMIUM  
FEATURES  
IN DAHLÍA &  
DANIEL



FREEHOLD



LOW DENSITY



GATED & GUARDED



LUSH GREENERY



STRATEGIC  
LOCATION



VARIETY OF  
FACILITIES



11' HIGH CEILING



HIDDEN CABLING



CONCEAL DRAINAGE  
(MORE PARKING & CHILD  
SAFETY)

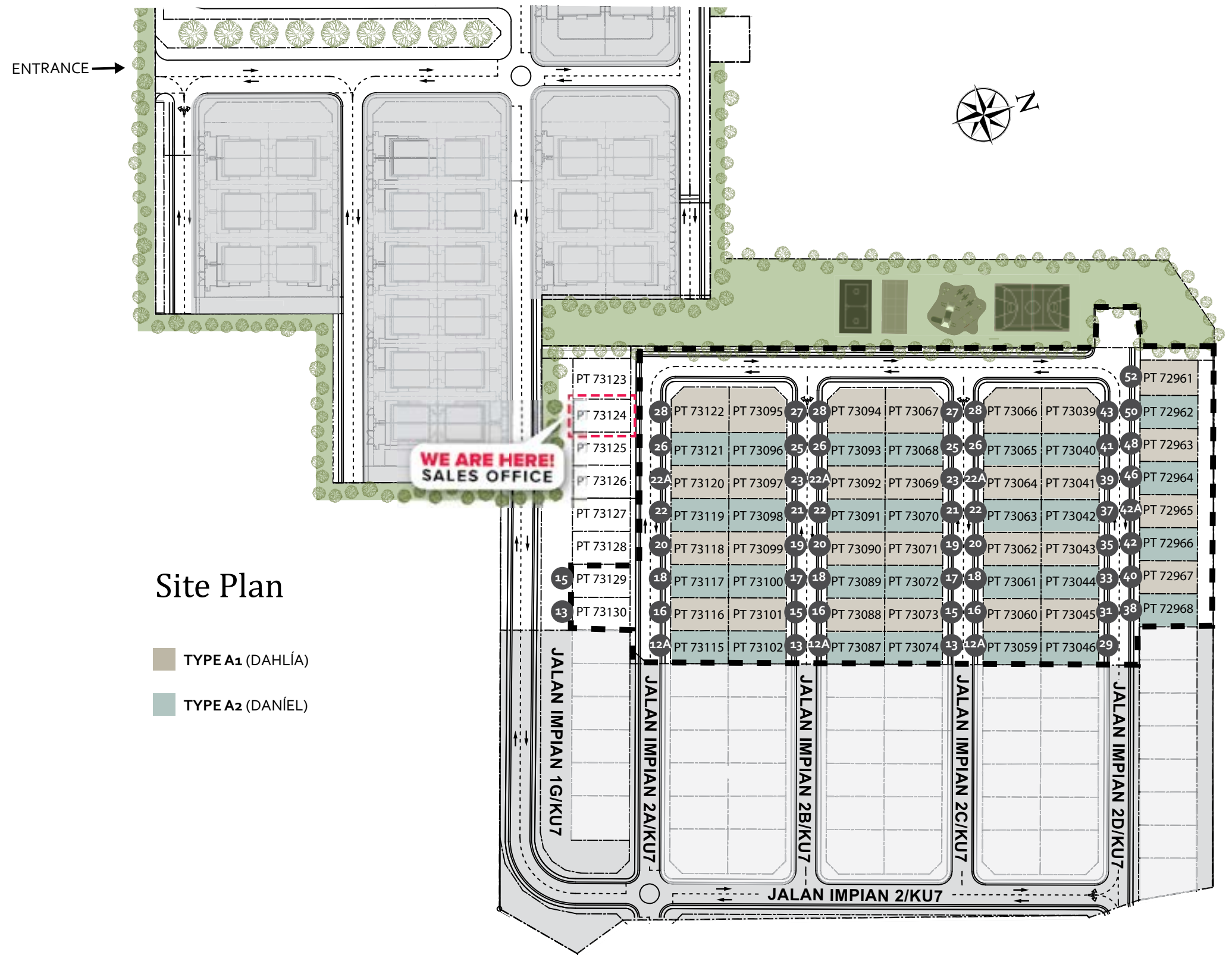


FIBRE OPTIC  
CONNECTION READY



PARK 3 CARS

Variety of facilities:  
Playground,  
Multipurpose Court,  
Jogging Track/Bicycle  
Land/Walking Path





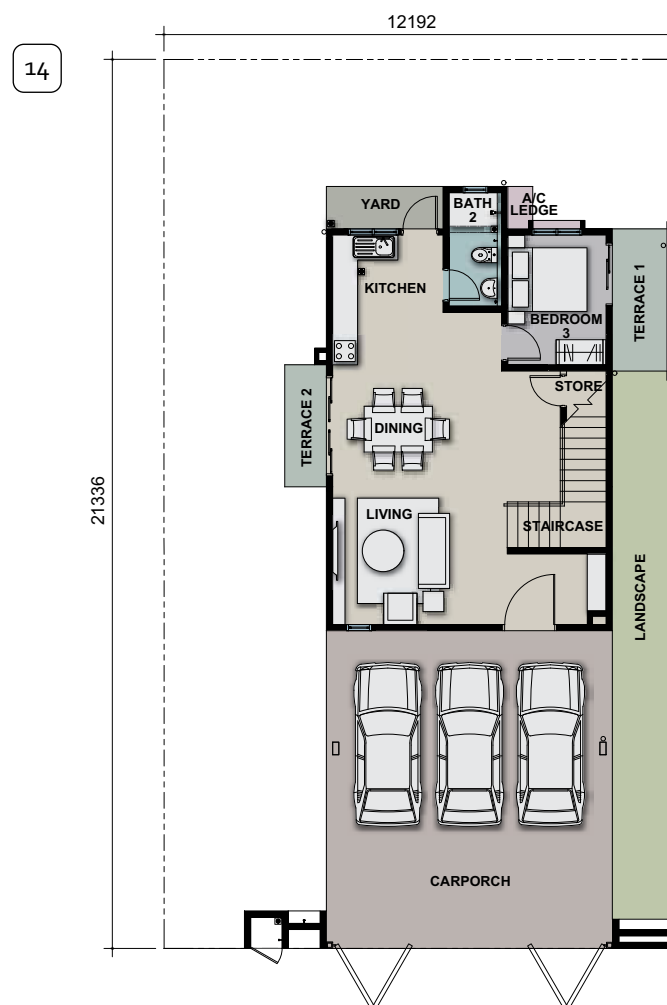


Artist's Impression Only

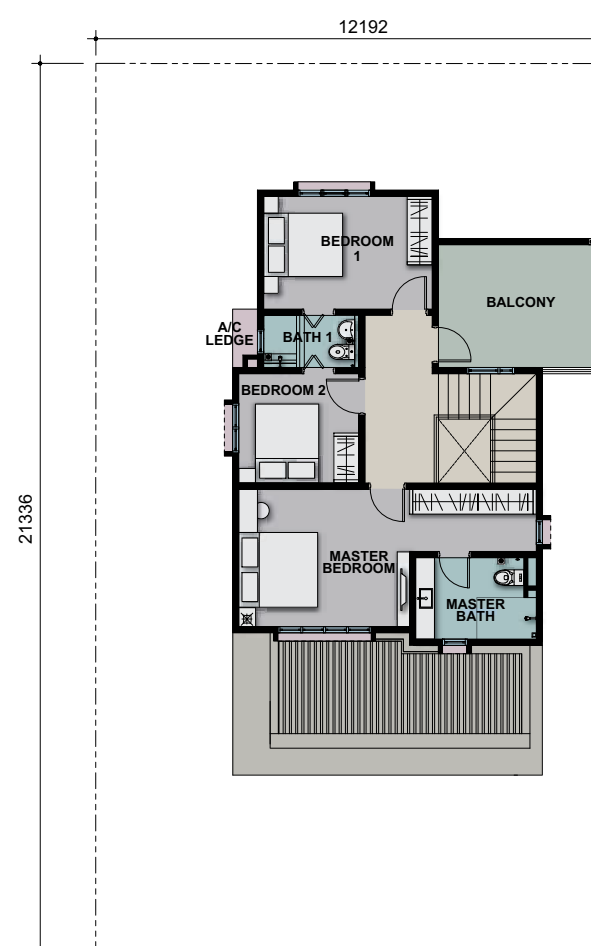
- Designed with 4 bedrooms and spacious balconies
- All bedrooms at 1<sup>st</sup> floor with bathroom
- Car porch can fit 3 cars comfortably

STANDARD  
LOT SIZE:  
**40' X 70'**

**Double Storey  
Link Bungalow**  
Built-up area: 1,920 sq ft



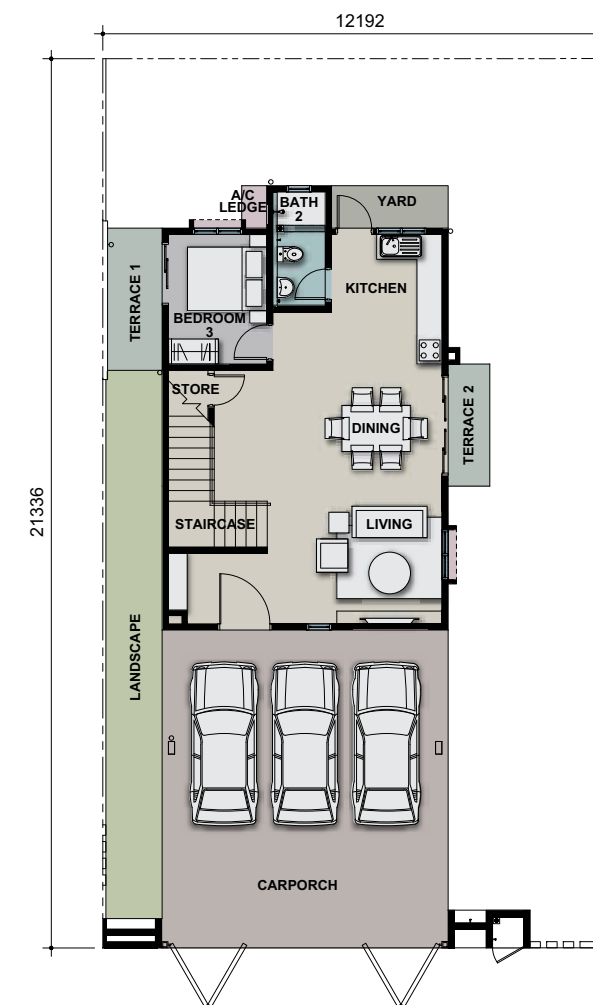
Ground Floor Plan



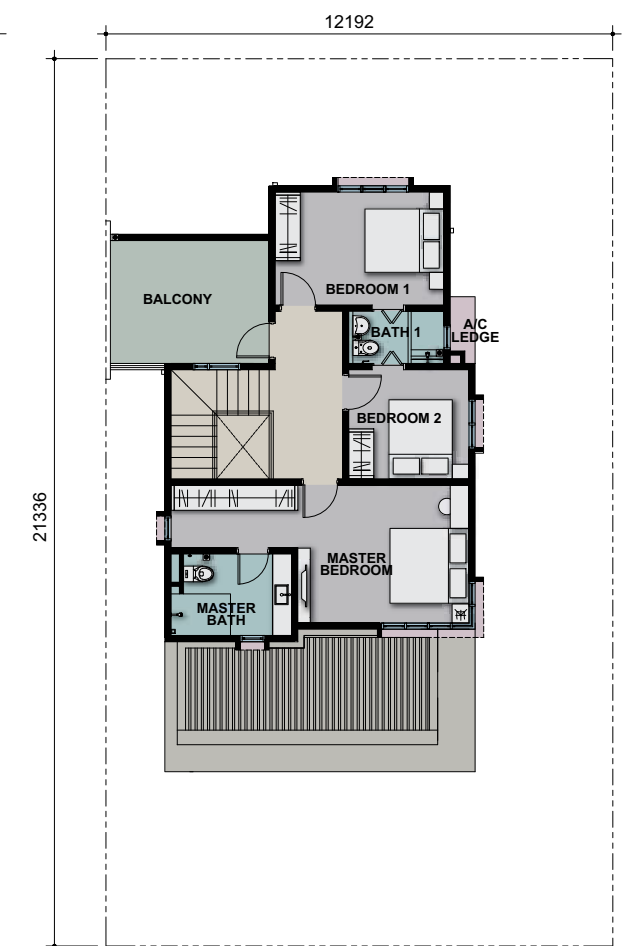
First Floor Plan

Type  
**A1**  
DAHLIA

Type  
**A2**  
DANIEL



Ground Floor Plan



First Floor Plan

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Specifications

- Structure : Reinforced Concrete Structure
- Wall : Brickwall / R.C Wall
- Roof Covering : Metal Deck Roofing
- Ceiling : Plaster Board Ceiling and Paint / Cement Board Ceiling and Paint / Skim Coat Paint
- Windows : Aluminium Framed with Glass Panel
- Doors : Main Entrance Door - Timber Door  
Other Doors - Plywood Flush Door / Aluminium Framed Glass Sliding Door / Timber Louvered Door / Bi – Fold Door

Ironmongery : Quality Locksets

- Wall Finishes :
- Bathrooms - Porcelain Tiles
  - Kitchen - Porcelain Tiles to 1500mm Height
  - Internal Walls - Plaster & Paint
  - External Walls - Plaster & Paint

- Floor Finishes :
- Living & Dining - Porcelain Tiles
  - Kitchen - Porcelain Tiles
  - Bedrooms - Porcelain Tiles / Laminated Flooring
  - Staircase - Laminated Flooring
  - Bathrooms - Ceramic Tiles
  - Terrace 1 - Cement Render
  - Terrace 2 - Porcelain Tiles
  - Car Porch - Concrete Imprint
  - Store - Cement Render
  - Balcony - Cement Render
  - Others - Cement Render

Sanitary and Plumbing Fittings :	
	A1 / A2
Water Closet	3
Wash Basin & Tap	3
Toilet Roll Holder	3
Shower Rose	3
Sink & Tap	1
Bib Tap	5

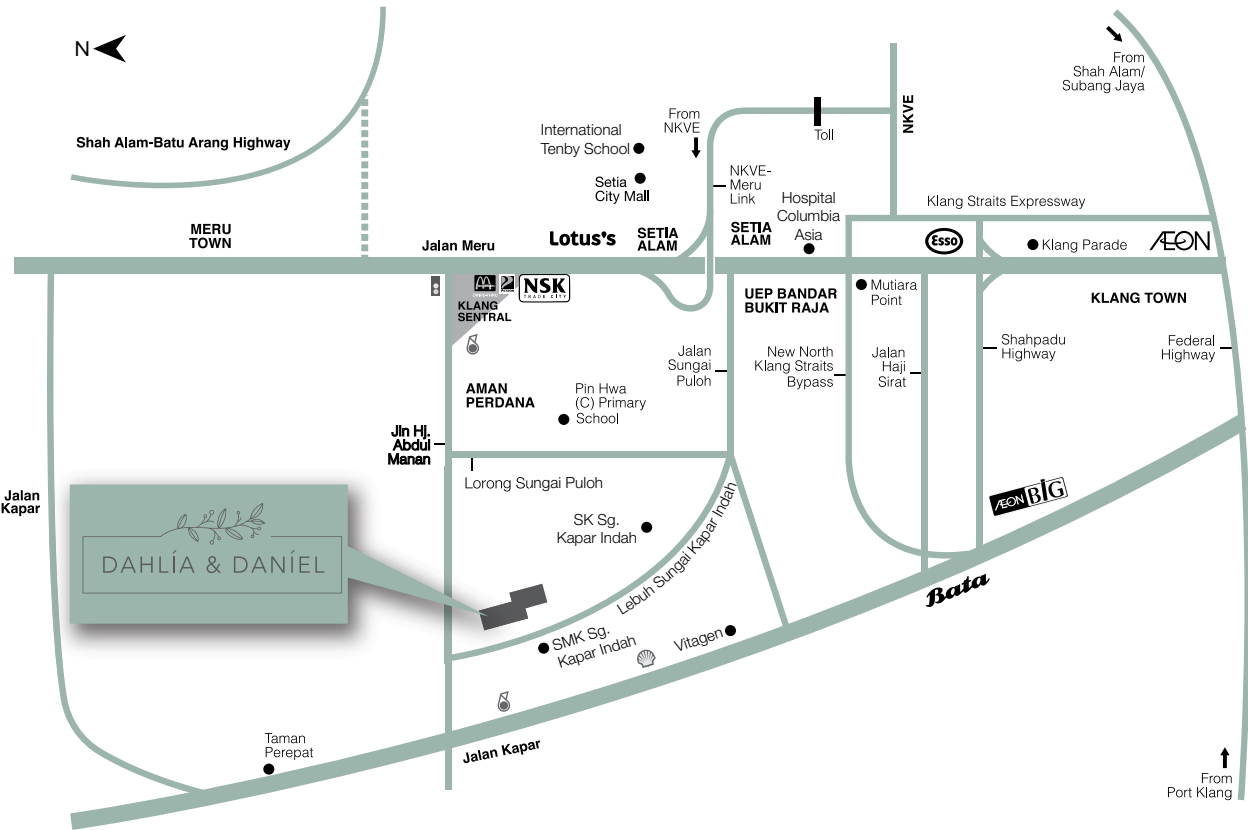
Electrical Installation :	
	A1 / A2
Electrical Distribution Board	1
Ceiling / Wall Lighting Points	30
Ceiling Fan Points	5
Power Points	20
Air Conditioner Points	4
Water Heater Points	2
Gate Light Point	2
Auto Gate Point	1
Door & Chime Bell Point	1

Fencing : Brick Wall and Steel Mesh Fencing

Notes :  
The specifications are subjected to change(s) by local authorities, the developer, project architect and other consultants as they deem fit.

LOCATION  
MAP

Taman Seri Residensi Sales Gallery



A project by:



NEU ESTATES SDN BHD (348591-M)  
N-16-01, Penthouse, Level 16, First Subang, Jalan SS15/4G,  
47500 Subang Jaya, Selangor Darul Ehsan, Malaysia.

1300 22 9898

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY

No. Lesen Pemaju: 14239/09-2027/0833(A). Tempoh Sahlaku: 27/09/2022 - 26/09/2027. No. Permit Iklan & Jualan: 14239-6/05-2026/0565(R)-(L). Tempoh Sahlaku: 02/05/2025-01/05/2026. Pegangan Tanah: Kekal. Bebanan Tanah: -. Nama Pemajuan Perumahan: Seri Resi Ph3A – Dahlia & Daniel. Tarikh Pemajuan Siap: Jun 2025. Harga Jualan: RM 1,086,000(min) – RM 1,961,000(mak). Baki Unit Belum Dijual : 41 Unit. Pihak Berkuasa Meluluskan: Majlis Bandaraya Diraja Klang. No. Rujukan Pelan Bangunan: (29)DLM MPK/BGN-600-4/1/150033-P-P-P. Diskaun Bumiputra: 7%.



