



## SEIRING RESIDENSI SERVICED APARTMENT

90 De

AN ICONIC SPACE FOR A YOUNG URBAN LIFESTYLE

## 90C1960

### CONVENIENCE, ACCESSIBILITY, INTEGRATION

Nestled in the border of Kota Damansara and Subang, DAMAISURIA is an integrated township spread across 46 acres, where all your education, services, retail and entertainment needs are covered, ensuring the very best for your future generations.

DAMAISURIA has the finest amenities and conveniences, with various schools and shopping malls in its vicinity. It is easily accessible via the NKVE, GCE and North-South Central Link, while the proposed DASH (Damansara-Shah Alam Elevated Expressway) will form a direct link to Petaling Jaya and Kuala Lumpur.







# EXCLUSIVE YET AFFORDABLE, FAMILY LIVING AMID A NATURAL ENVIRONMENT

Set amid of lush greeneries, DAMAISURIA offers a clean, natural environment to enjoy your family life, to bring up children or to spend your golden years.

With its array of amenities, you will enjoy an exclusive lifestyle that is affordable.

DAMAISURIA offers the prudent buyer the opportunity to invest in a living space that's luxurious yet competitively priced.

## 90CL960

# AFFLUENT BUT EFFORTLESSLY ELEGANT, WITH FLEXI PRIVATE SPACE

Damansuria is an integrated township, developed in four phases.

Seiring Residensi is Phase One of the Damansuria township, consisting of serviced apartments designed for an affluent and elegant lifestyle.

Consisting of four towers, Seiring Residensi offers a selection of units with sizes ranging from 665 sq ft to 972 sq ft, with up to four bedrooms.

Featuring modern and practical layouts, these spaces have been designed to cater to the urban vibrant lifestyles of Subang denizens.





## 900000

# FOR EVERY HOME OWNER, FROM SINGLES TO FAMILIES

Thoughtful design and inventive ideas are behind every part of Seiring Residensi.

Modern facilities and unique architecture, complemented by breathtaking natural terrain and water features, form a beautiful backdrop to a habitat you can call your own.

Drive into the city with ease, explore the bustling metropolis, enjoy all the conveniences of modern living and come home to a welcoming grand entrance of your private bayside sanctuary.



### A SAFE HAVEN PRIVATE PEACEFUL PRISTINE



#### **MULTI-TIER SECURITY SYSTEMS**



MAIN ENTRANCE (For Seiring Residensi)
• Foldable Gate



#### GUARDHOUSE (Drop-off & pick-up area) • Key Access Card

• CCTV Surveillance Barrier Gate



CARPARK

• CCTV Surveillance



LIFT LOBBY • Key Access Card



LIFT ACCESS
(To dedicated floor)
• Key Access Card

• CCTV Surveillance



#### FACILITY FLOOR

(Ground, level 8 & roof top) Key Acess Card • CCTV Surveillance



## ANTI-CLIMB PERIMETER FENCING

• 6ft Height



A distinct rhythm of peace echoes throughout Seiring Residensi every minute of the day. With 24-hour surveillance coupled with a variety of uncompromising security features, residents shall have full confidence in the state of their safety.



## 900000

### NURTURE WITH NATURE

Seiring Residensi is equipped with extensive recreational and leisure amenities, designed for a healthy and active lifestyle for the young and old.

Expect not just an ordinary park, but enjoy the exclusivity of living in a serviced apartment with a play pool. Find your children having a big splash of a fun time with the colourful water slides.

An impressive variety of facilities are at your disposal here at Seiring Residensi. Exuding a resort-style ambiance with lush trees, you can lounge around the play pool and dive into the cool waters for respite.





#### HIGHLIGHTS

#### ROOF TOP

- 1. Outlook deck
- 2. Rooftop relax lounge

#### LEVEL 8

- 3. Multipurpose room
- 4. Multifunction court
- 5. Urban playground
- 6. Lookout corner
- 7. Open lawn
- 8. Signature pavilion
- 9. Jogging track
- 10. Reflexology path
- 11. Spice garden
- 12. Yoga deck
- 13. Sand pit

#### GROUND LEVEL

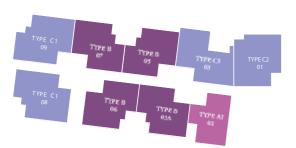
- 14. Swimming pool & Wading pool
- 15. Pool lounge
- 16. Jogging track
- 17. Sunbath deck/pool deck
- 18. Outdoor shower area
- 19. Pavilion
- 20. Children playground
- 21. Indoor Gym
- 22. Outdoor gym
- 23. Changing room
- 24. BBQ corner
- 25. Praying room





## PRIVATE SUITES LEVEL 2-7

LINEAR PARK VIEW



FACILITIES VIEW

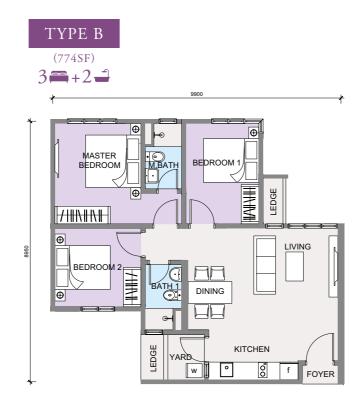
## $\frac{\text{SKY SUITES}}{\text{LEVEL 8-31}}$

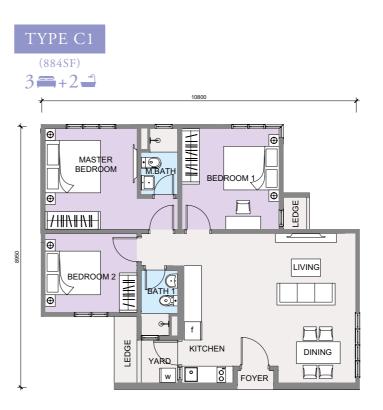
LEVEL 6-31

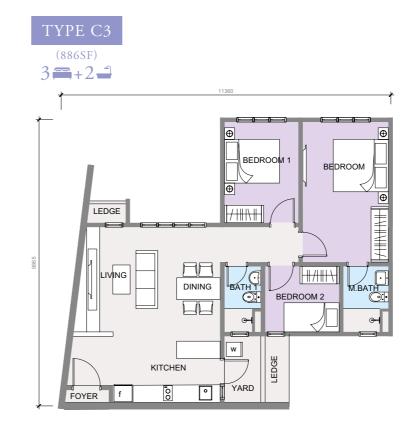


FACILITIES VIEW

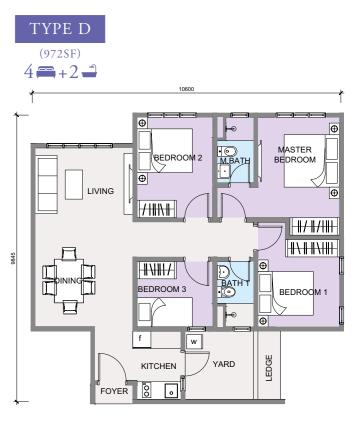












## 90 Octo

#### EASY ACCESSIBILITY TO EVERYTHING

With a direct link to the Guthrie Corridor Expressway, Seiring Residensi has an easy connection to all that is convenient. It is also a stone's throw away from the Sultan Abdul Aziz Shah Airport.

Residents are connected to various public and private schools with convenience to various options for grocery and shopping.

#### Schools

SJK (C) Subang SK TUDM Subang SMK Subang Bestari

#### University and College

REAL / Seri Cahaya School UiTM Puncak Perdana Campus Asia Pacific School HELP college Subang 2 SEGI University HELP International School

#### Shopping Mall

Star Avenue Lifesyle Mall Mydin Bukit Jelutong Jaya Grocer

#### Medical Centre

Ramsay Sime Darby Medical Centre Pusat Perubatan Tropicana

#### Recreational Park And Club

Denai Alam Recreation Riding Club Monterez Golf & Country Club































### 10 REASONS TO CHOOSE SEIRING RESIDENSI





FREEHOLD PROPERTY





EXCELLENT CONNECTIVITY Easily accessible via the New Klang Valley Expressway, Guthrie Corridor Expressway and North-South Central Link and proposed Damansara-Shah Alam Elevated Expressway



STRATEGIC LOCATION Surrounded by matured township

and amenities





SELF-CONTAINED DEVELOPMENT Equipped with all the convenience and amenities for modern urban living





EXCLUSIVE YET AFFORDABLE Competitively priced but designed with exclusive amenities



**GREEN LIFE** Located in the Central Linear Park, enjoy a healthy lifestyle





TOP NOTCH FACILITIES To cater to the needs of all residents and enable them to enjoy modern condo living





PRACTICAL & FUNCTIONAL LAYOUT Cleverly designed with usable space in all areas





MULTI-TIERED SECURITY **SYSTEMS** Gated & Guarded with 24hrs Security

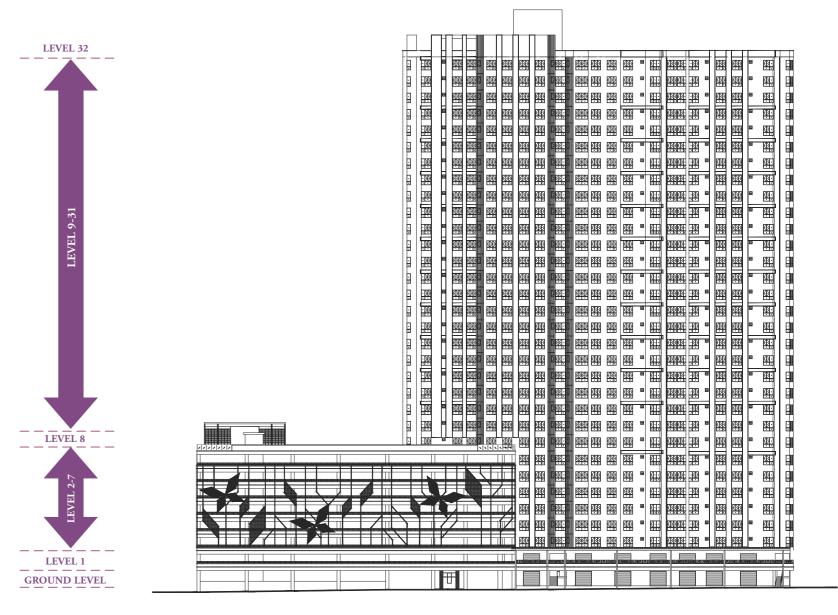




EXCELLENT INVESTMENT **OPPORTUNITY** 

With its strategic location and complete amenities, Seiring Residensi is a valued and worthy investment





LEVEL 32 - ROOF GARDEN

LEVEL 9-31 - SERVICED APARTMENT

LEVEL 8 - FACILITIES & SERVICED APARTMENT

LEVEL 2-7 - SERVICED APARTMENT & CAR PARK

LEVEL 1 - SHOP LOTS & SERVICED APARTMENT

**GROUND LEVEL** - FACILITIES & SHOP LOTS



Friendly and wide speed ramp with only 3 turns to reach top car park floor, cater for all drivers and vehicles.



Open car park space with high

#### COMFORTABLE DRIVING EXPERIENCES

Due to the large span of the ramp, it brings the brightness in, making it safe with high visibility. Drivers will not get anxiety often associated by dark buildings. Thanks to the wide space and skip level, maneuvering is easier and destination will be achieved faster.



Structure : Reinforced Concrete Structure

Wall : Brick Wall / Concrete Wall / Masonry Wall

Roof : Reinforced Concrete Flat Roof

Ceiling : Skim Coat & Paint / Plaster Ceiling & Paint

Windows : Aluminum Framed Glass Panel Window / Louver Window

Doors : Fire Rated Door / Timber Flush Door

Ironmongery : Quality Locksets

Wall Finishes : Bath : Tiles

Kitchen : Tiles

Internal Walls : Plaster & Paint / Skim Coat & Paint
External Walls : Plaster & Paint / Skim Coat & Paint

Bedroom : Tiles

Others : Tiles Yard (If applicable) : Tiles

Ledge : Cement Render

#### Sanitary Installation

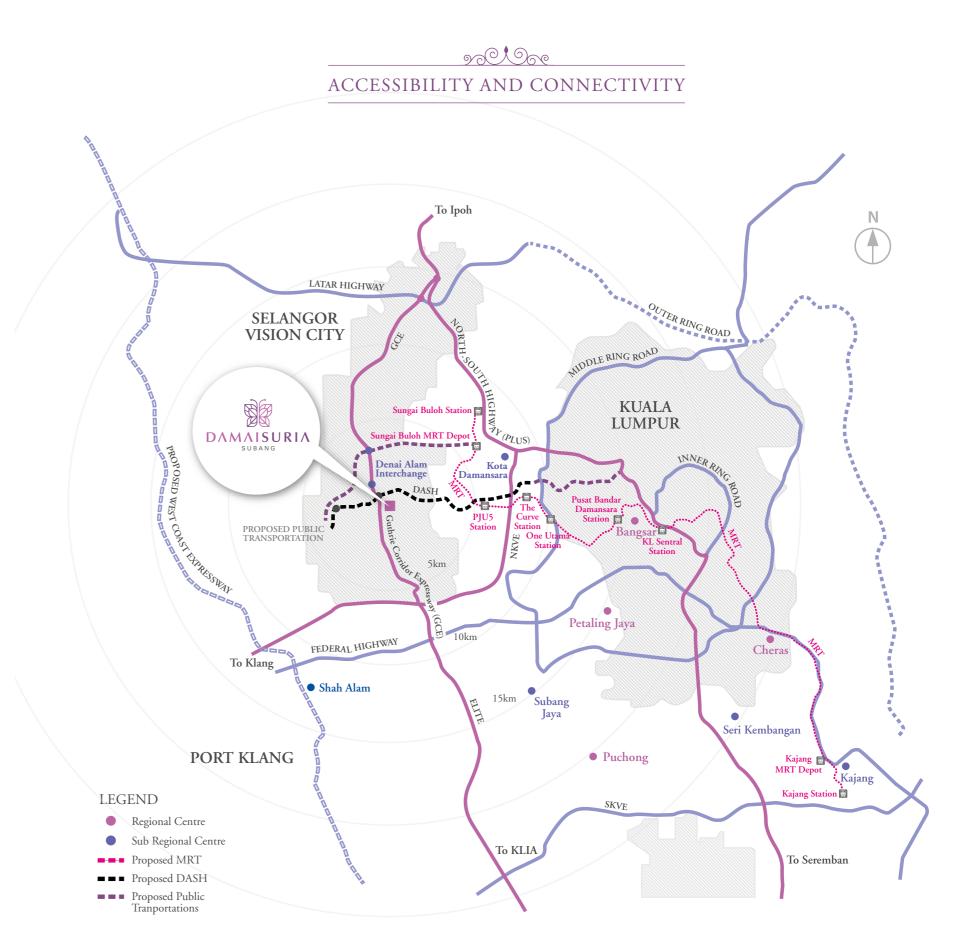
Floor Finishes :

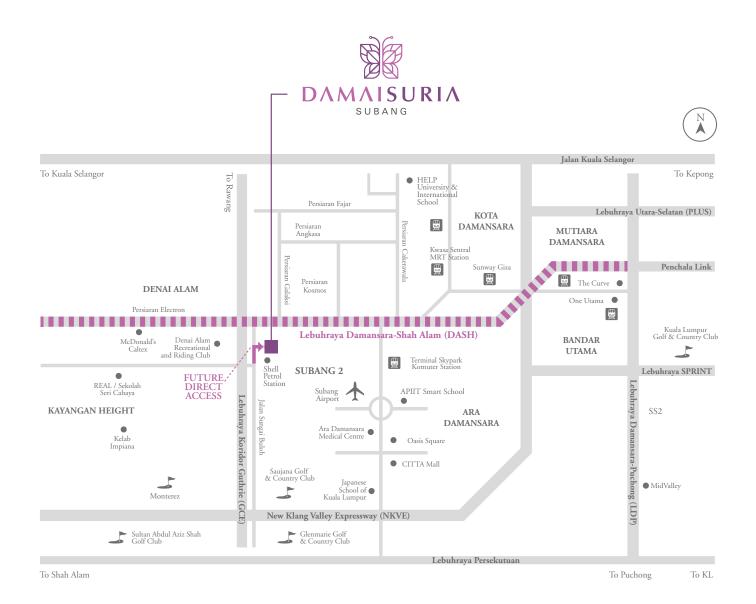
ITEMS	TYPE A1	TYPE B	TYPE C1/C2/C3	TYPE D
WATER CLOSET	1	2	2	2
BASIN & TAP	1	2	2	2
TOILET ROLL HOLDER	1	1	1	1
SHOWER ROSE	1	2	2	2
TAP	1	2	2	2
WASHING MACHINE TAP	1	1	1	1
KITCHEN SINK TAP	1	1	1	1

#### Electrical Installation

ITEMS	TYPE A1	TYPE B	TYPE C1/C2/C3	TYPE D
LIGHTING POINT	8	11	11	12
CEILING FAN POINT	4	5	5	6
13A SWITCH SOCKET OUTLET	9	11	13	15
15A SWITCH SOCKET OUTLET	1	1	1	1
FIBER WALL SOCKET	1	1	1	1
20A AIR COND POINT	2	2	3	3
15A WATER HEATER POINT	1	1	1	1

Notes: The specifications are subject to change(s) by local authorities, developer, project architect and other consultants





A Prestigious Development by



NPO BUILDERS SDN BHD (284572-T) N-16-01, Penthouse, Level 16, First Subang, Jalan SS15/4G 47500 Subang Jaya, Selangor Please visit our sales gallery at

Damai Suria @ Subang

1300 22 9898 www.damaisuria.my

No. Lesen Pemaju: 19707-1/08-2025/0832(R). Tempoh Sah: 24/8/22-23/8/25. No. Permit Pemaju: 19707-1/08-2024/1545(R)-(S). Tempoh Sah: 24/8/23-23/8/24. Pihak Berkuasa Meluluskan Permohonan: Majlis Bandaraya Shah Alam. No. Rujukan Pelan Bangunan: MBSA/BGN/BB/600-1(PB)/SEK:U6/0223-2018. Status Tanah: Pegangan Bebas. Tarikh Dijangka Siap: 2025. Beban Tanah: OCBC Al-Amin Bank Berhad. Jumlah Unit: 370 unit. Harga Jualan: RM459,300 (min) – RM722,370(mak). Approving Authority: Majlis Bandaraya Shah Alam. Approved Building Plan No.: MBSA/OSC/PB/SEK.U6/0223/2018.