

A decorative border made of various watercolor-style floral and foliage elements in shades of green, blue, orange, and red, framing the central text.

T A M A N
Seri
RESIDENSI
喜 林 园

45 lush acres of freehold land strategically
located in North Klang uniting both the
township and nature in perfect harmony

座落于巴生北部45英亩永久土地上
融合了自然界美景的高档住宅区



**Step into your haven, away
from the bustling city
beyond the compound.
Refresh, recharge, refuel.**

迈入在闹市中的宁静天堂。恢复
精力、精神抖擞、活力充沛。

Allow the greenery surrounding
to provide you with the
sanctuary you need.

让周围舒适青葱景色成为您
梦寐以求的殿堂。

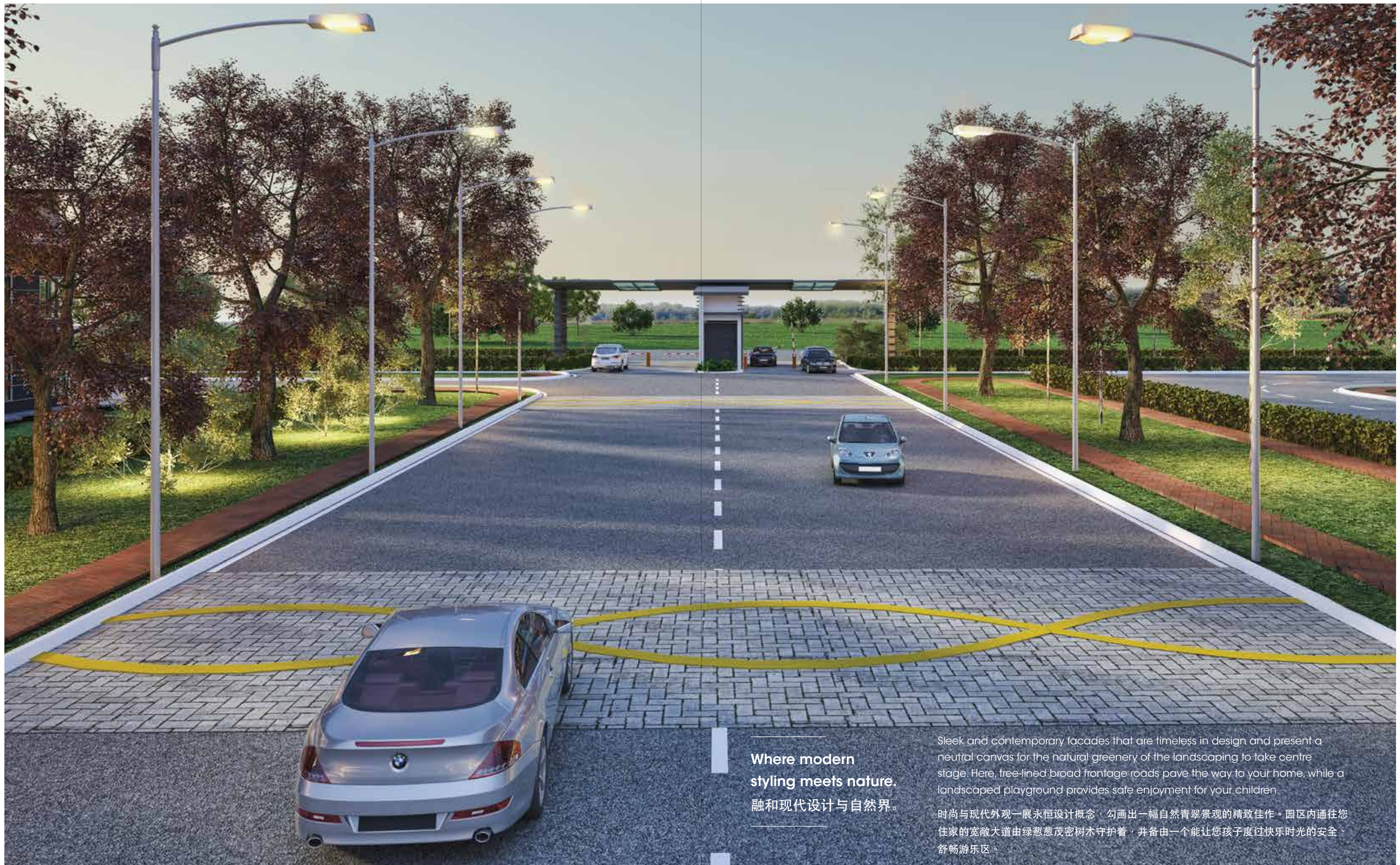


Experience the privilege of a modern development yet be embraced by nature.

在自然界的环抱里体验着现代设备的优质享受。

Be welcomed by a guardhouse that will see to your safety and security needs. Drive in through landscaped streets lined with tall leafy trees. Feel the immense luxury right from the entrance.

园区入口处的警卫室将保障着您的安全与满足所需的保安需求。堂皇入口、亮丽景观和沿途的高挺茂密树木都标榜着大气、富贵、豪华。



Where modern
styling meets nature.
融和现代设计与自然界。

Sleek and contemporary facades that are timeless in design and present a neutral canvas for the natural greenery of the landscaping to take centre stage. Here, free-lined broad frontage roads pave the way to your home, while a landscaped playground provides safe enjoyment for your children.

时尚与现代外观一展永恒设计概念，勾画出一幅自然青翠景观的精致佳作。园区内通往您住家的宽敞大道由葱葱茂密树木守护着，并备有一个能让您孩子度过快乐时光的安全、舒畅游乐区。



**A neighbourhood that is
incomparable.**

这是个无法攀比的住宅区。

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.

让您能享受到自然界、体验到现代又富深厚睦邻情谊的家。一处让您在美丽景观下，细细体验着促进健康与幸福的品味、优质生活方式。



Live the life of your dreams.
活出您的梦想生活。

Enjoy the journey of life. Savour a lifestyle which goes beyond luxury. Embrace the environment. Find solace in the serenity that is offered. Live it up in elegance and subtle style. This is inspired living.

享受生命旅程。沉浸在非奢华可言喻的生活里。拥抱着自然，浸透于宁静中的慰藉。活出生命中的优雅与细腻。这是激发生命力的生活。

Homes so beautifully crafted.

精心设计的家园。

Various designs to suit your discerning needs. Designed to accentuate space and complemented by high-ceilings for an airy and naturally lighted home. Elegant, contemporary, minimalist and charming. Perfect for you. Perfect for families.

多种设计供有敏锐兼有品味的您筛选。设计是以著重空间和挑高天花板以便屋内通风、明亮为主。雅典、现代、简约、迷人款式。适合您。适合您一家。





Enjoy the joy and
pleasures of family life
at Taman Seri Residensi.

享受着喜林园欣喜、快乐
的幸福家庭生活。

Because family matters.
因为家人是瑰宝。



Phase 1 / 第一期 (Fennel)

- Two-storey cluster villas /
双层别墅

Phase 2a / 第2a期 (Primrosé)

- Two-storey linked semi-detached
双层连接半独立洋房

Phase 2b / 第2b期 (Rosevillé)

- Single storey linked semi-detached
单层连接半独立式洋房

Create a better home.
建构一个更棒的温馨家园。

Phase 2a / 第2a期

primrosé

Growing together in
blissfully.

惬意幸福的一起成长。

The two-storey linked semi-detached houses are luxurious in space and is complemented by specially designed high-ceilings to ensure the it receives the best of natural light and ventilation. Featuring contemporary architecture, Primrosé Taman Seri Residensi is simple yet elegant, exuding a minimalist feel.

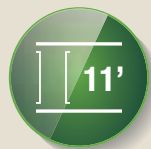
Generously endowed, the houses allow for individual privacy, but with the ability to still keep the family close-knitted with the numerous family spaces within the ground and upper floor. These are ingredients of a harmonious home.

这双层连接半独立洋房有着宽敞豪华空间，并专门设计成能享受到自然光线与凉风习习的挑高天花板设计。Primrosé 喜林园具备现代建筑特色的简约、雅典风味，散发着精简不失优雅风情。

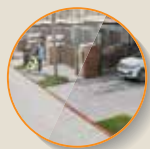
其上、下两层的间隔设计不只能让家人间各自保有私人空间，且又不失培养密切的感情。这是家庭和睦的主要因素。



PARK 2 CARS
2个车位



11' HIGH CEILING
11'高天花板



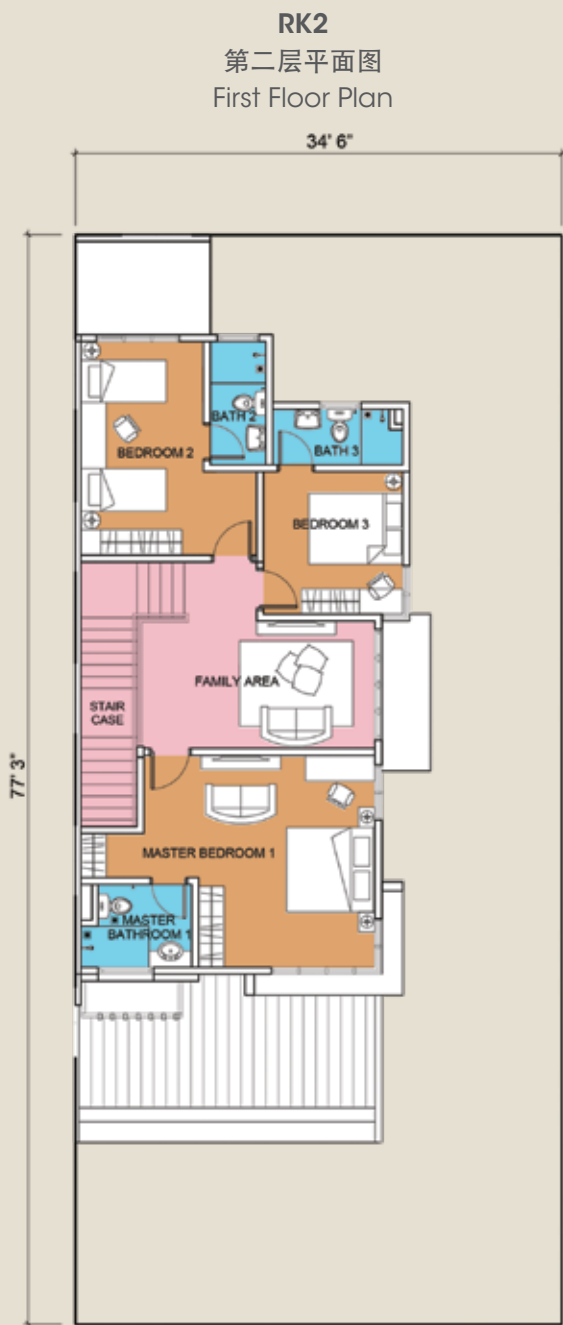
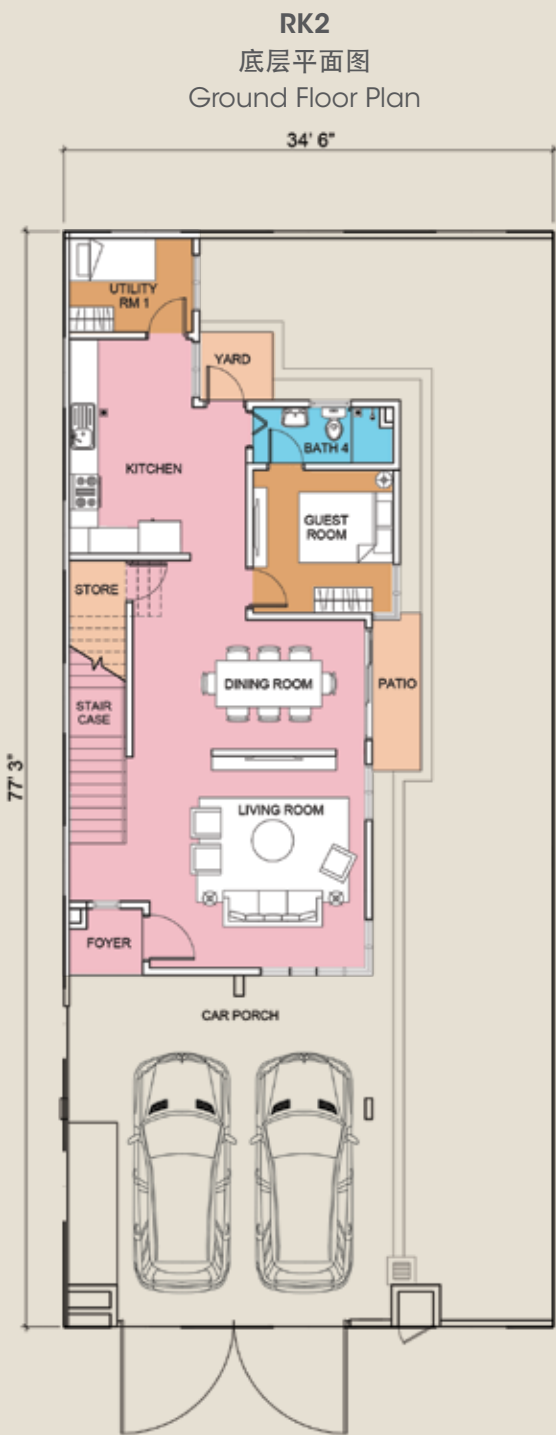
CONCEAL DRAINAGE
(MORE PARKING & CHILD SAFETY)
隐形排水 (多泊车位 & 儿童安全)



Floor Plan / 楼层平面图

2 Storey Linked Semi-D (76 units) / 双层连接半独立式 (76个单位)

- Lot size / 单位大小: 34.5' x 77' – 59' x 77'
- Built-up area / 建筑面积: 2,274 sq ft / 2,274 平方尺



Specifications / 规范

Structure	: Reinforced Concrete Structure																				
Wall	: Brickwall / Blocks / R.C. Wall																				
Roof covering	: Metal deck roofing																				
Ceiling	: Plaster Ceiling / Skim Coat & Paint / Asbestos Free Ceiling																				
Windows	: Aluminium Framed Glass Panel																				
Doors	: Main entrance door - Timber Door Other doors - Plywood Flush Door / Aluminium Framed Glass Sliding Door																				
Ironmongery	: Quality Locksets																				
Wall Finishes	: Bathrooms - Ceramic Tiles to 2100mm Height Kitchen - Ceramic Tiles to 1500mm Height Internal Walls - Plaster & Paint External Walls - Plaster & Paint																				
Floor Finishes	: Living & Dining - Porcelain Tiles Kitchen - Porcelain Tiles Utility Room & Store - Cement Render Bathrooms - Ceramic Tiles Family Area - Porcelain Tiles Guestroom & Bedrooms - Porcelain Tiles Staircase - Laminated Timber Yard - Cement Render Car porch - Concrete imprint																				
Sanitary and Plumbing Fittings	: <table><tr><th></th><th>RK2</th></tr><tr><td>Water Closet</td><td>4</td></tr><tr><td>Wash Basin & Tap</td><td>4</td></tr><tr><td>Toilet Roll Holder</td><td>4</td></tr><tr><td>Soap Holder</td><td>4</td></tr><tr><td>Shower Rose</td><td>4</td></tr><tr><td>Sink & Tap</td><td>1</td></tr><tr><td>Hose Bib Tap</td><td>6</td></tr></table>		RK2	Water Closet	4	Wash Basin & Tap	4	Toilet Roll Holder	4	Soap Holder	4	Shower Rose	4	Sink & Tap	1	Hose Bib Tap	6				
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Fencing	: Brick Wall and Steel Mesh Fencing																				

Notes :
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Phase 2b / 第2b期

ROSEVILLÉ

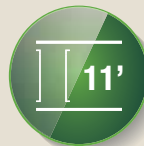
Keeping ties close to the heart.
心心相系的和乐关系。

A single storey linked semi-detached which infusing modern design with environmental sensibility, and in the process creating sustainable luxury homes that serious homemakers are looking for. Designed with privacy and comfort in mind, yet still offers to keep everyone together to maintain the closeness that is desired. Stylish and modern, you can't go wrong with Rosevillé.

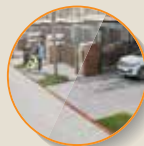
具现代式设计的单层连接半独立式洋房与环境融合一体，并且是心系创建恒久豪华家园者的首选。以隐私和舒适为设计重点，但又不失让家人能和乐相处为主。具品味与现代于一体，Rosevillé 是您美好的家园选择。



PARK 3 CARS
3个车位



11' HIGH CEILING
11'高天花板



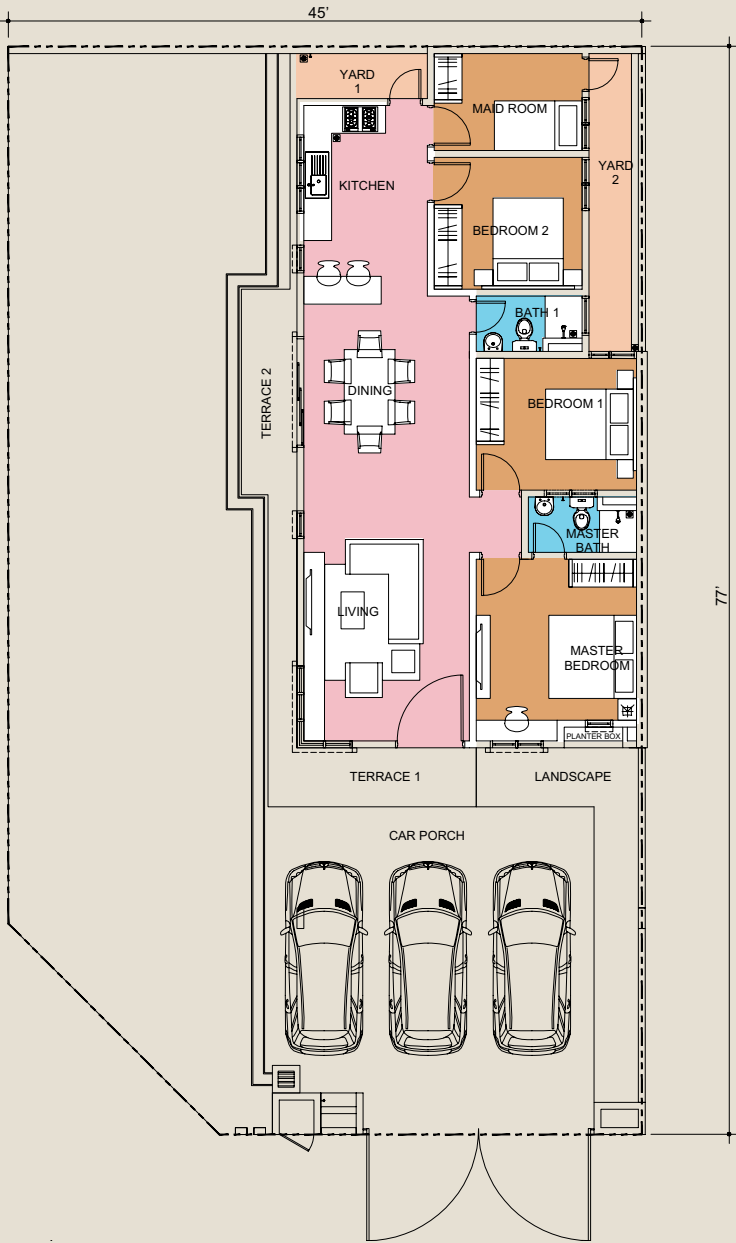
CONCEAL DRAINAGE
(MORE PARKING & CHILD SAFETY)
隐形排水 (多泊车位 & 儿童安全)



Floor Plan / 楼层平面图

Single Story Link Semi-D (60 units) / 单层连接半独立式 (60个单位)

- Lot size / 单位大小: 35' x 77' – 45' x 77'
- Built-up area / 建筑面积: 1,624 sq ft / 平方尺



Specifications / 规范

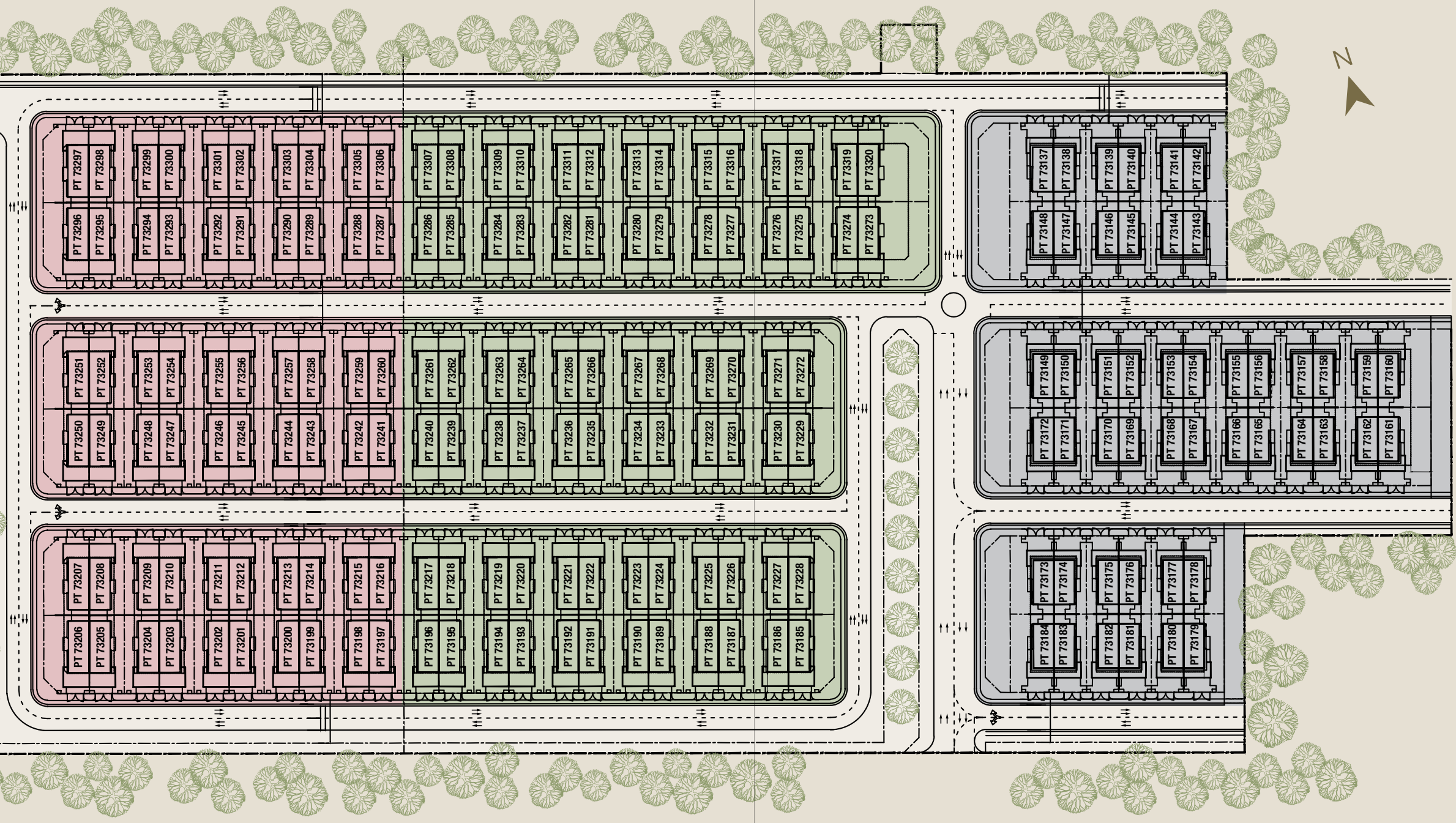
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Fencing	: Brick Wall and Steel Mesh Fencing																				

Notes :
The specifications are subjected to change(s) by local authorities, the developer, project architect and other consultants.
The Developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out save for the item or items marked with an * which may be deleted if not applicable.

ROSEVILLÉ

primrose
(80% Sold / 已售出80%)

Fennel
(100% Sold Out / 售罄)



Ideally located at the fringe of Klang town.

座落于巴生市区理想的近郊地带。

Less than 15 minutes to the nearest core amenities,Taman Seri Residensi provides you with the best of both worlds such as medical services, transport hubs, schools, commercial centres and shopping malls for your everyday needs. Savour the joy of avoiding long travels and traffic congestion, with all these amenities almost at your doorstep.

所以邻近主要便利设施都仅距离喜林园约15分钟，让您坐拥两个截然不同世界的最佳优点，包括满足您每天需求的医药服务、交通中心、学校、商业中心和购物中心。这些位于邻近的设施能让您沉浸于无需舟车劳顿和交通阻塞的欣喜。

Premium features in Taman Seri Residensi.
喜林园独特卖点。



FREEHOLD
永久产权



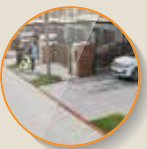
LOW DENSITY
低密度



PARK 3 CARS
3个车位



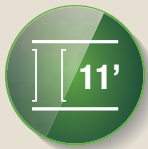
GATED & GUARDED
设有门卫及守卫



CONCEAL DRAINAGE
(MORE PARKING & CHILD SAFETY)
隐形排水 (多泊车位 & 儿童安全)



HIDDEN CABLING
隐藏线路



11' HIGH CEILING
11'高天花板



FIBRE OPTIC
CONNECTION READY
已有光纤连接



4.8 ACRES
LUSH GRENNERY
4.8亩的葱郁地



STRATEGIC
LOCATION
优势的地理位置



VARIETY OF
FACILITIES
各种设施

VARIETY OF FACILITIES /
各种设施:
playgrounds, basketball
court, jogging track/bicycle
land/walking path,
badminton court, sepak
takraw court
游乐场、篮球场、慢跑跑道
/自行车道/步行道、羽毛球
场、藤球场

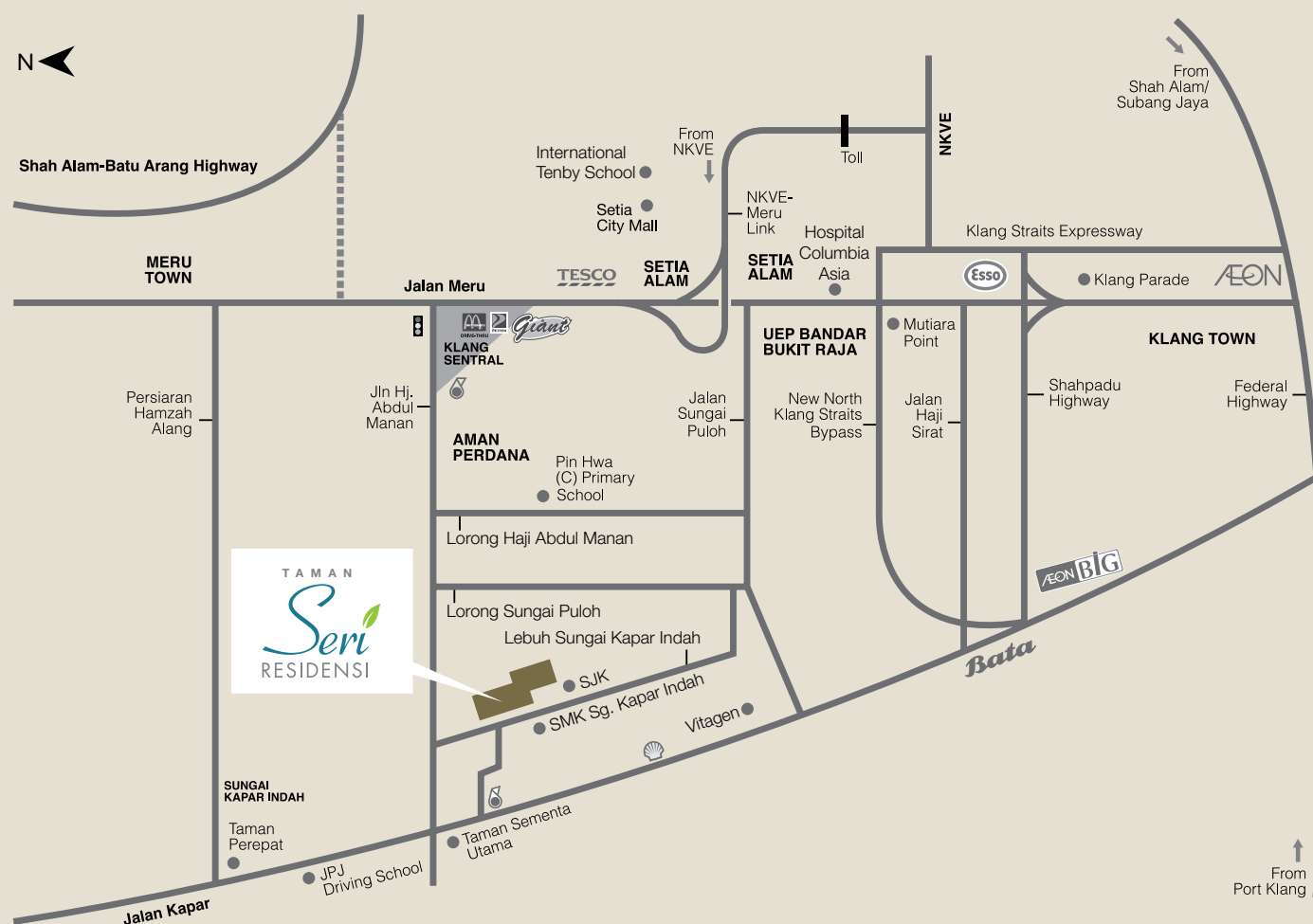
Shopping Malls / 购物中心

- Klang Parade / 巴生百利广场
- AEON Jusco Shopping Mall Bukit Raja / 武吉拉惹 AEON Jusco 购物中心
- Setia City Mall / 实达城购物中心
- Tesco Hypermarket Setia Alam / 实达亚南特易购霸级市场
- Bus & Taxi Terminal Klang Sentral / 巴生巴士与计程车总站
- Giant Hypermarket Klang Sentral / 巴生总站巨人霸级市场
- Eonsave Supermarket Klang Utama / 巴生卫星市宜康省超级市场
- My Mydin / 迈丁

Other Amenities / 其他便利设施

- Petrol Stations / 添油站
- Longest Night Market in Klang and Shah Alam / 巴生与沙亚南最长夜市
- Clinics / 诊所
- Police Station / 警察局
- Kindergarten / 幼儿园
- Colleges / 学院
- SJK (C) Pin Hwa Primary School / 滨华国民型华小
- Secondary Schools / 中学
- International School / 国际学校
- Commercial Centre / 商业中心





Taman Seri Residensi Sales Gallery / 销售中心

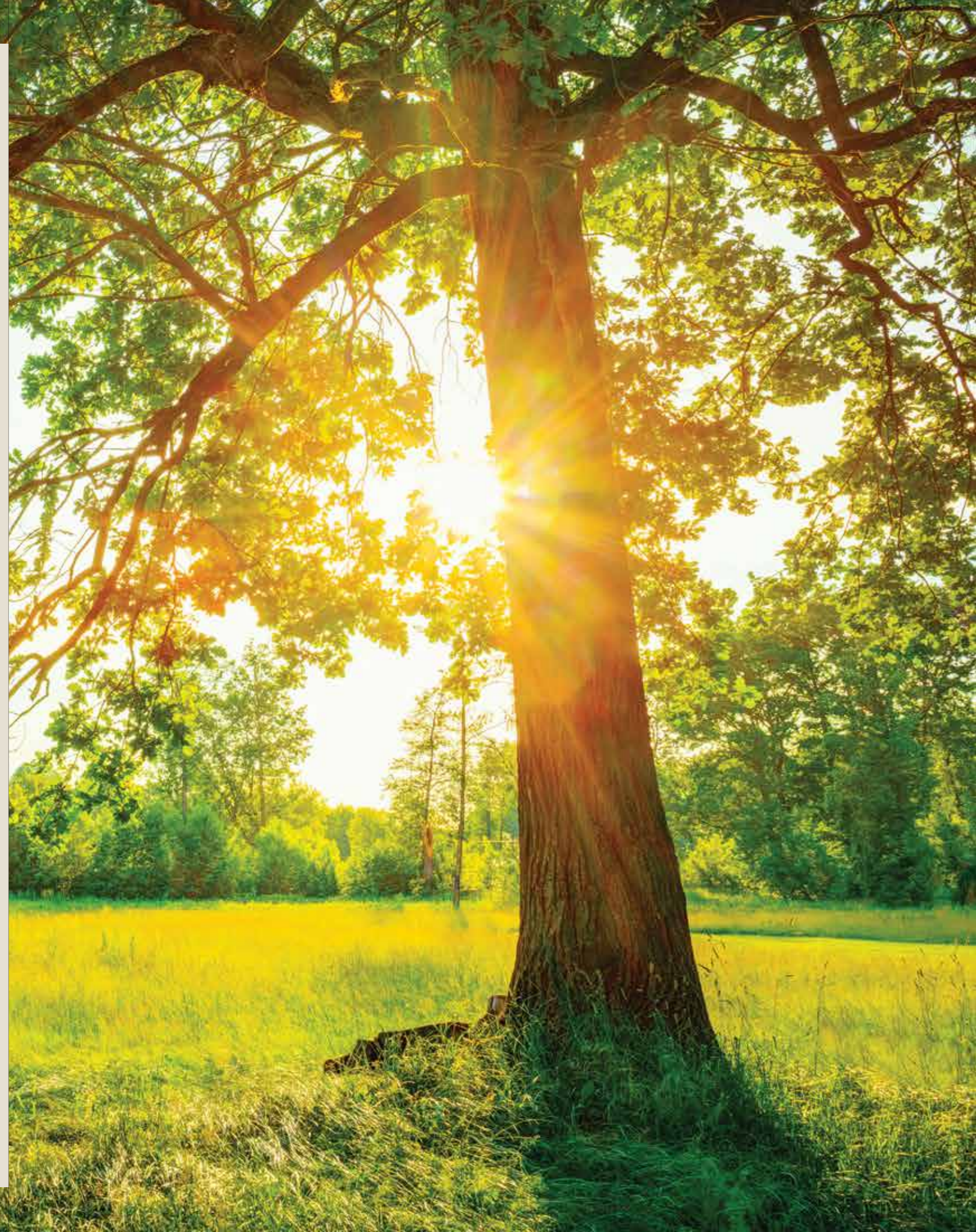
Lebuh Sungai Kapar Indah
Sungai Kapar Indah
42200 Kapar
Selangor Darul Ehsan
Malaysia

GPS Code
3.100544, 101.374733

Sales Enquiries / 销售咨询
1300 22 9898

Developer / 发展商

NPO LAND 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
www.titijaya.com.my

A project by / 计划发起者:



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