

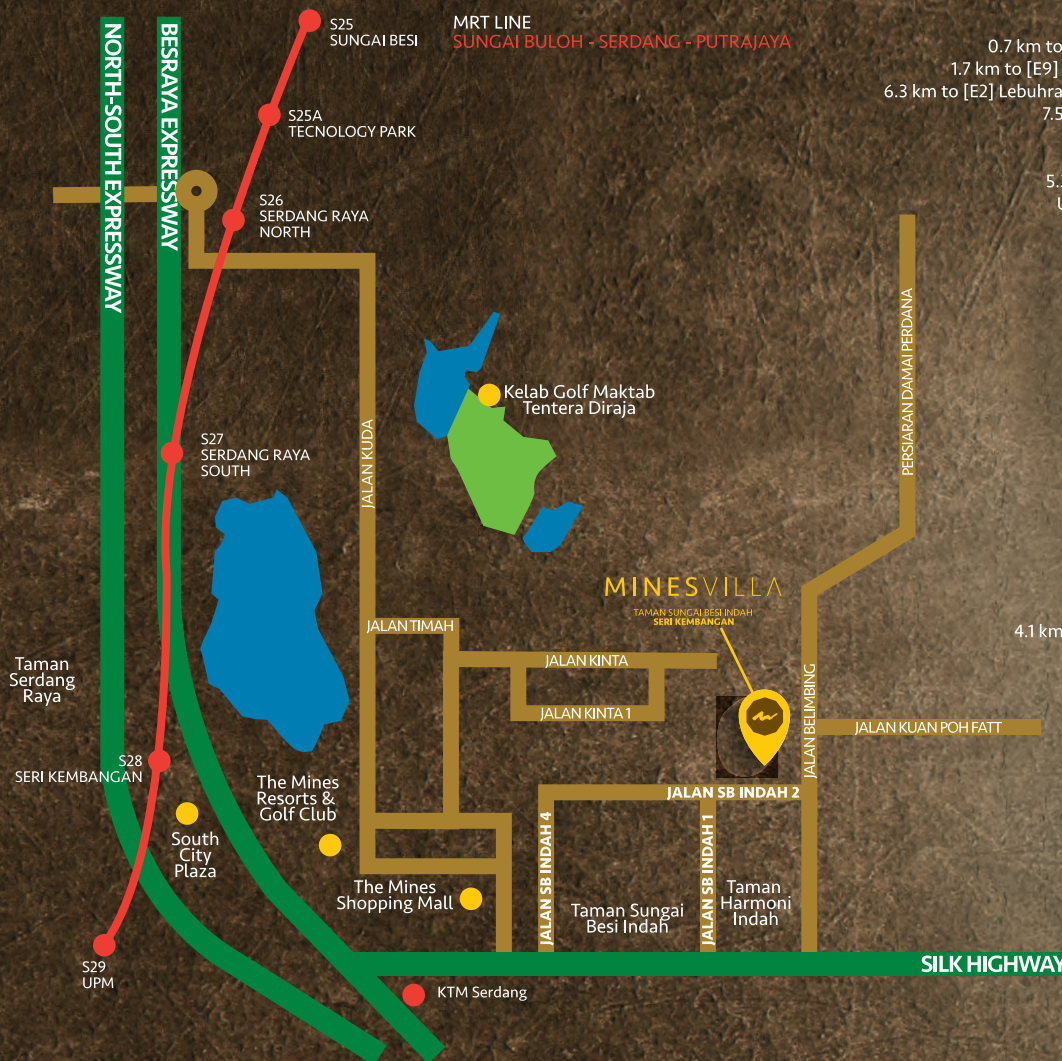


## VISITING CONTEMPORARY

Nestled within the vicinity of Taman Sungai Besi Indah, Seri Kembangan lies a hidden gem situated on a 2.5 acre freehold land.

Welcome to Mines Villa. A lush beautifully landscaped development consisting 10 units of 3 storey bungalows and 4 units of meticulously crafted link bungalows.

Step into a low-density, guarded exclusive neighbourhood where your privacy and peace- of-mind is assured within.



## LOCATION MAP

### ACCESSIBILITY

0.7 km to [E18] Lebuhraya SILK (Kajang SILK Highway)  
1.7 km to [E9] Lebuhraya Sungai Besi (Besraya Expressway)  
6.3 km to [E2] Lebuhraya Utara Selatan (North-South Expressway)  
7.5 km to [28] Jalan Lingkar Tengah 2 (MRR2)

### PUBLIC TRANSPORT

5.3 km to KTM Serdang Lebuhraya Sungai Besi  
Upcoming MRT Line 2 (S28- Seri Kembangan)

### SHOPPING

1.5 km to The Mines Shopping Mall  
3.7 km to South City Plaza  
5.1 km to AEON Cheras Selatan  
11 km to IOI City Mall

### NATURE PARK & RECREATION

1.9 km to The Mines Wonderland  
2.3 km to Mines Golf & Country Club  
8.6 km to Selangor Turf Club  
8.5 km to Palace of the Golden Horses  
10.6 km to Recreation Park Bukit Jalil

### EDUCATION CENTRES

2.5 km to SMK Bandar Damai Perdana  
2.6 km to SJK ( C ) Balakong  
4.1 km to SJK ( C ) Kung Man  
4.1 km to Australian International School Malaysia  
5.8 km to SMK Seri Kembangan  
5.9 km to Universiti Putra Malaysia (UPM)  
8.8 km to UTAR City Campus

### MEDICAL CENTRES

4.7 km to Columbia Asia Hospital  
8.7 km to Sungai Long Medical Center  
10.5 km to Hospital Serdang



### V DEVELOPMENT

Visionary inspired development by  
**HANDY GOALS DEVELOPMENT SDN BHD** (609475-A)

A subsidiary of  
**V DEVELOPMENT SDN BHD** (101506-A)

### SALES GALLERY & OPERATIONS

No.8, Jalan Seri Utara 1, Sri Utara Business Park,  
Batu 7 off Jalan Ipoh, 68100 Kuala Lumpur.



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F +603 6250 1256  
W [www.vdevelopment.com.my](http://www.vdevelopment.com.my)

### SITE SALES OFFICE & SHOW UNITS

No. 1, Jalan Sungai Besi Indah 2/16, Taman Sungai Besi Indah  
43300 Seri Kembangan, Selangor Darul Ehsan

FOR ENQUIRIES  
**+6017 301 8038 | +6011 2683 1733**

GPS COORDINATE  
**3.029462, 101.729517**



**Mines Villa @ Taman Sg Besi Indah**



## MINESVILLA

TAMAN SUNGAI BESI INDAH  
SERI KEMBANGAN

**EXCLUSIVE 14 UNITS FREEHOLD  
BUNGALOWS & LINK BUNGALOWS**

All information, specifications, renderings, visual representation and plans are correct at the time of publication and are subject to change as may be required by us and/or the relevant authorities and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements or representations of fact. Visual representations, illustrations, photographs, art renderings and other graphic representation are intended to portray only artist's impressions and cannot be regarded as representation of fact.





BUNGALOW TYPE A



BUNGALOW TYPE B2



BUNGALOW TYPE C

# VILLAS OF INDULGENCE

Wake up every morning to first class eco-inspired views, as one breathes in the fresh air from the morning dew drops. An inspiring sight to behold for those who value the finer details in life, right from the creature comforts of your bedroom.

Inviting interiors at 3,992 sq. ft. of built-up marvel plays from around the perception of space, where airy hallways complimented with adequate sunlight enshrine your double volume living room settings like a work of art.

STRUCTURE	Reinforced concrete	
WALL	Clay brick / Lightweight concrete block	
ROOFING COVERING	Metal deck roof / Reinforced concrete flat roof (water tank)	
ROOF STRUCTURE	Steel roofing framing	
CEILING	Plaster ceiling / Skim coat	
WINDOWS	Powder coated aluminum frame window	
DOORS	Main Entrance Others  Solid core timber door Solid core chipboard flush door / Solid core chipboard flush door with waterproofing panel / Flush door with timber louvers panel / Powder coated aluminum frame door	
IRONMONGERIES	Quality lockset	
WALL FINISHES	Bathroom Kitchen Others  Porcelain tiles up to ceiling height Ceramic tiles up to ceiling height Plaster and paint	
FLOOR FINISHES	Ground Floor, Bathroom First & Second Floor, Stairs Car Porch Others  Porcelain tiles Laminated flooring Concrete imprint Cement render	
SANITARY & PLUMBING FITTINGS (BUNGALOW TYPE A)	Kitchen Sink	2
	Water Closet	7
	Wash Basin	7
	Bath Tub	1
	Shower Head	7
	Sink Tap	2
	Basin Tap	7
	Bip Tap	2
	Hand Bidet	7
ELECTRICAL INSTALLATION (BUNGALOW TYPE A)	Lighting Point	58
	Gate Light Point	2
	Ceiling Fan Point	9
	Power Socket Point	39
	Washing Machine Point	1
	Air Conditioning Point	9
	Water Heater Point	5
	Cooker Hood Point	1
	Oven Point	1
	Door Bell Point	1
	Autogate Point	1
	CCTV Point	2
	Tel Point	3
	TV Point	2
	Data Point	2
ELECTRICAL SUPPLY	63A 3-phase 415V distribution board	
SECURITY SYSTEM	Standalone	
GATE	Painted mild steel folding gates / Painted mild steel side gate	
FENCING	1500mm high brick wall fence	
TURFING	Within compound	

## GENERAL SPECIFICATION

