Serai 3
@ SBCR



Living,
Simplified.

A Home

That Grows With You.



Welcome to a home that simply makes sense. Where mornings feel brighter, and evenings settle into peace. Where every room is shaped for life's most meaningful moments. **Serai 3** is a thoughtful home for your family's next chapter. With only 90 homes nestled among lush greens, it offers a rare sense of space and calm, giving you room to breathe and grow.



Artist's Impression



Artist's Impression

Step Outside
Your Door into Your
Extended Oasis At The

6.6-acre
Waterfront Central Park.

The Expressive Dual-Frontage Homes



Experience Living, Expanded.

This home includes all the thoughtful features of its counterpart, elevated by a deeper connection to light and nature. Its striking dual-frontage façade makes a statement, while the living area opens onto an expansive patio, seamlessly blending the indoors with the outdoors. Upstairs, the master bedroom becomes a true owner's retreat, complete with a private balcony that serves as your serene perch above the quiet world.



Artist's Impression



Artist's Impression

Where Your Living Room Extends into the Park





Dual-Frontage Homes

Clean Lines, Clear Mind.

Step into a bright, airy sanctuary. Practical layouts and clean lines create a sense of calm, offering a timeless canvas for you to make your own.



Typical Terrace Homes

A Home Built on Practicality

A home where intelligent design meets everyday living.
Four bedrooms fit queen-sized beds with ease, and a sunlit, spacious hall invites connection. The efficient kitchen simplifies routines, while your spacious backyard offers a private oasis—perfect for play, growing herbs, or creating a flexible extension. Spacious living, effortlessly managed.

An
Open-space Layout Concept
for Flexible Living

Spacious
Column-free Car Porch for Two Cars

An Efficient Single-kitchen Design
for Effortless Living and Cost-effectiveness

8.5 - 10 ft. Backyard
for Quiet Moments or Family Time

Choice of
4 Bedrooms + 3 or 4 Bathrooms
All Comfortably Accommodating Queen-sized Beds

Curated Finishes
for a Cohesive and Modern Aesthetic

2-Storey Typical Terrace Homes

Type A
22’ x 70’

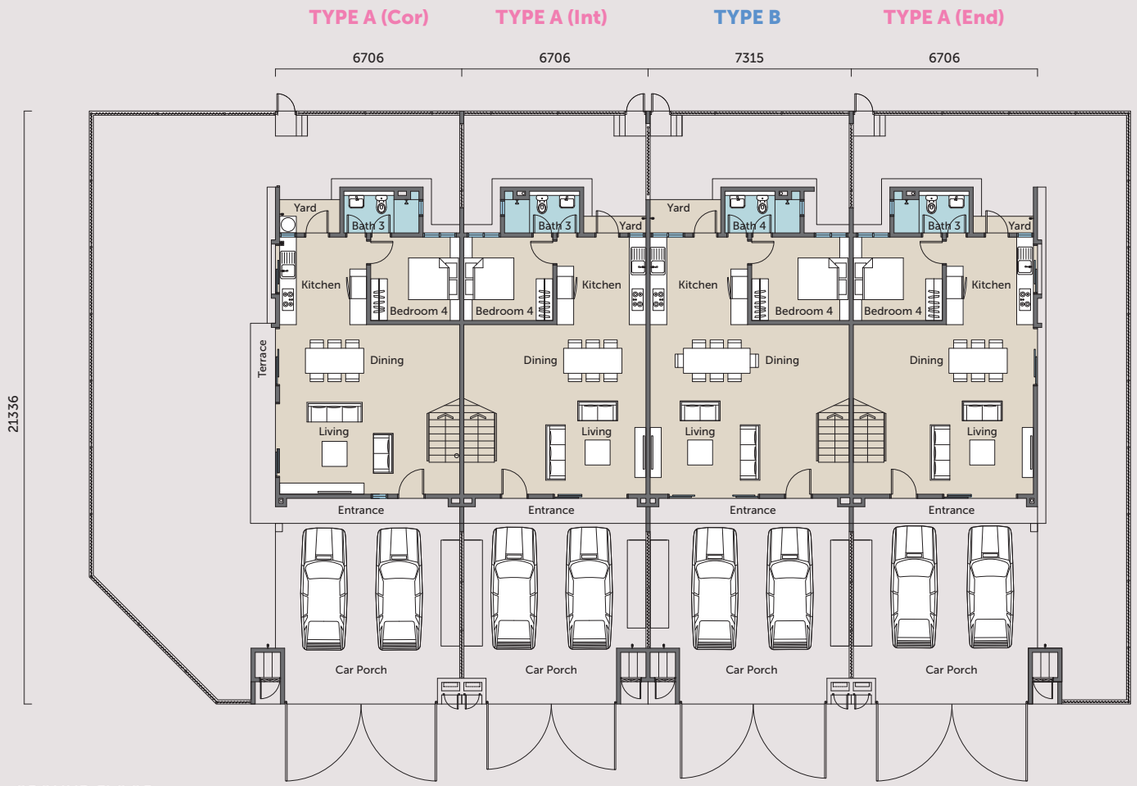
Built-up Area
Corner Lot: 2,015 sq. ft.
Intermediate & End Lot: 1,911 sq. ft.
(Include Driveway)

4 Bedrooms 3 Bathrooms

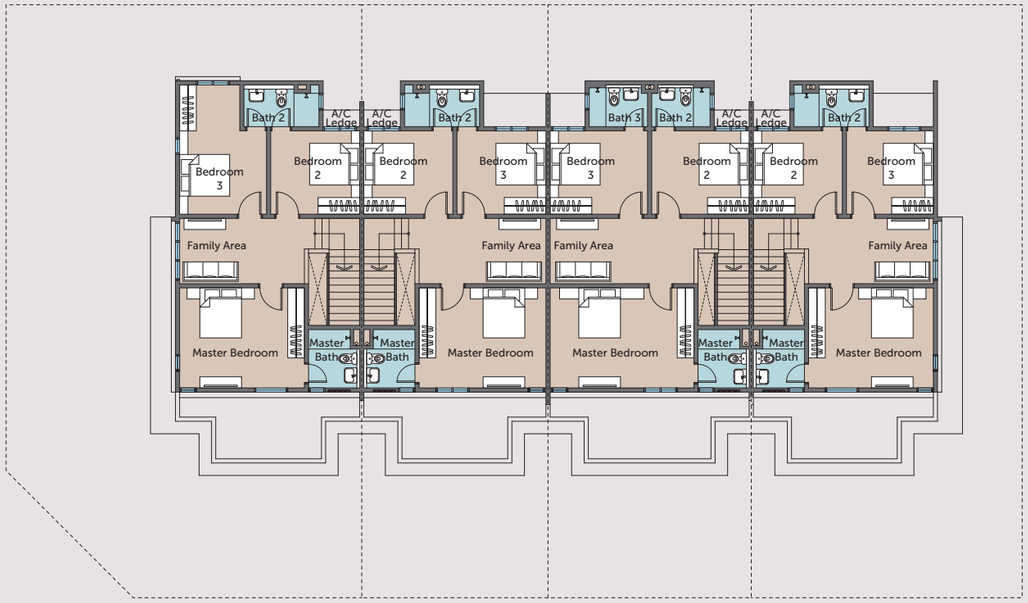
Type B
24’ x 70’

Built-up Area
Intermediate Lot: 2,093 sq. ft.
(Include Driveway)

4 Bedrooms 4 Bathrooms



GROUND FLOOR



FIRST FLOOR

2-Storey Dual-Frontage Homes

Type C
22’ x 70’

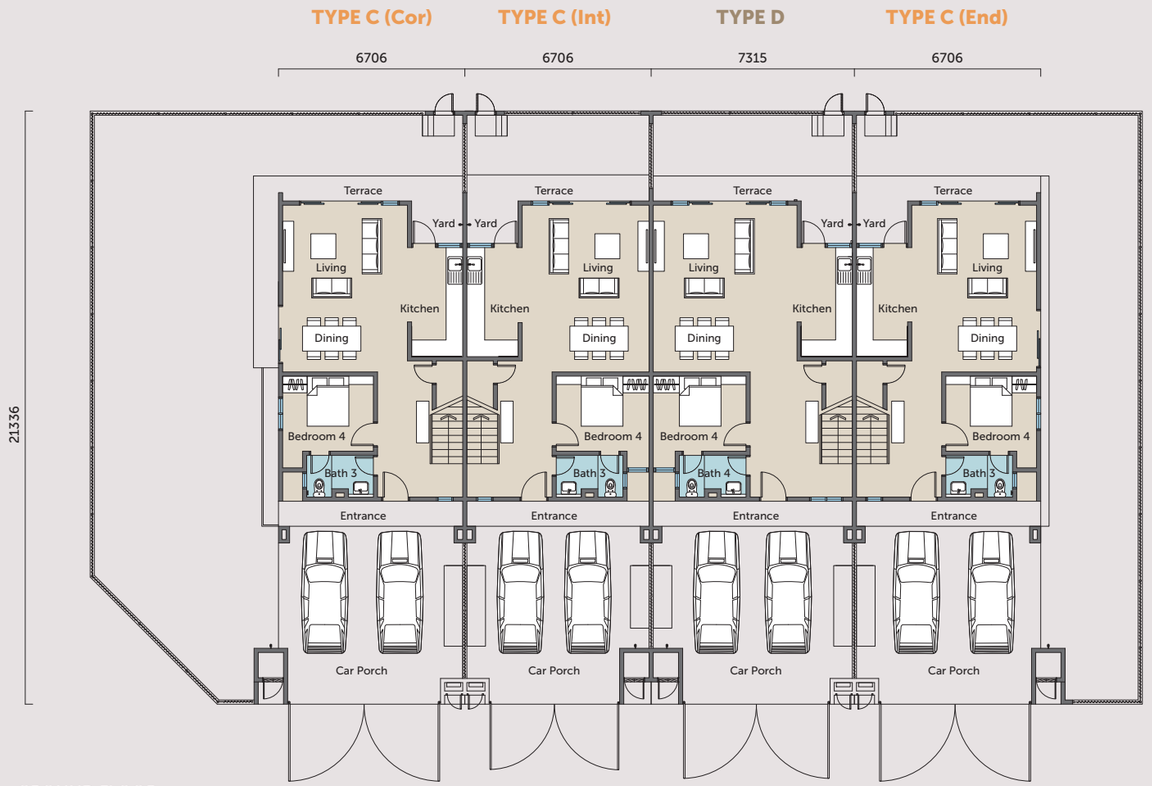
Built-up Area
Corner Lot: 2,235 sq. ft.
Intermediate & End Lot: 2,086 sq. ft.
(Include Driveway)

4 Bedrooms 3 Bathrooms

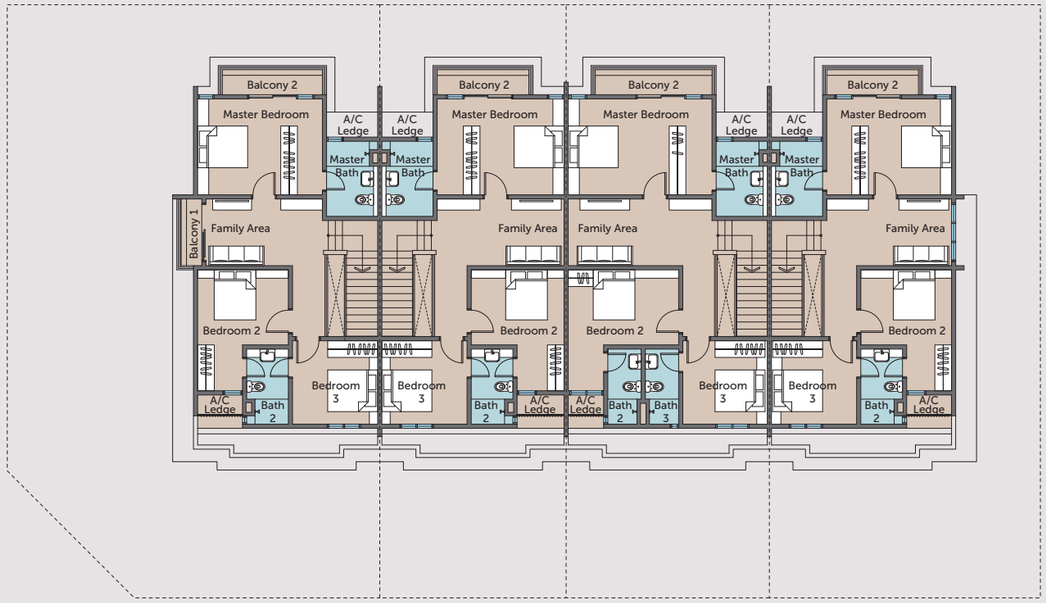
Type D
24’ x 70’

Built-up Area
Intermediate Lot: 2,325 sq. ft.
(Include Driveway)

4 Bedrooms 4 Bathrooms



GROUND FLOOR



FIRST FLOOR

Master Site Plan

LEGEND

1. Main Access Road
2. Multipurpose Court
3. Gazebo
4. Par-course
5. Reflexology Park
6. Bicycle Park
7. Multipurpose Park
8. Children's Playground
9. Jogging Path
10. Viewing Deck
11. Linear Park
12. Neighbourhood Park

Typical Unit:

- **TYPE A** 22' x 70'
- **TYPE B** 24' x 70'

Dual Frontage Unit:

- **TYPE C** 22' x 70'
- **TYPE D** 24' x 70'



Specification

Structure	Reinforced Concrete Framework	
Wall	Masonry / Reinforced Concrete	
Roof	Concrete Roof Tiles / Concrete / Metal Deck	
Ceiling	Skim Coat / Plasterboard Ceiling / Cement Board	
Window	Aluminium Frame Window with Glass	
Doors	Timber Door (Entrance Door) Plywood Flush Door (Others) Aluminium Frame Sliding Door with Glass (Others)	
Locks	Provided	
Floor Finishes	Driveway, Car Porch	: Concrete Broom Finish
	Living, Dining, Bedroom 4	: Porcelain Tiles
	Stairs, Family Area, Master Bedroom, Bedroom 2, Bedroom 3	: Laminate Flooring
	Patio, Kitchen, All Baths, Yard, Store Refuse Compartment	: Ceramic Tiles
	Electrical Compartment, Apron	: Cement Render

Wall Finishes	External	: Cement Plaster / Skim Coat & Paint / Vent Block (Type A & B) / Brick Veneers (Type C & D)
	Internal	: Cement Plaster / Skim Coat & Paint up to Ceiling Height
	Kitchen	: 1500mm High Ceramic Wall Tiles / Cement Plaster / Skim Coat & Paint
	All Baths	: Ceramic Wall Tiles up to Ceiling Height
Sanitary Installations	Provided	
Gate / Fencing	Mild Steel Gate (Front), BRC Gate (Rear) BRC Wire Fencing Half, Brick Wall	

Electrical Installations		Type (A)	Type (B)	Type (C)	Type (D)
Lighting Point	:	21 nos.	22 nos.	23 nos.	23 nos.
13A Power Point	:	17 nos.	17 nos.	17 nos.	17 nos.
Aircond Power Point	:	2 nos.	2 nos.	2 nos.	2 nos.
Water Heater Point	:	1 no.	1 no.	1 no.	1 no.
Autogate Point	:	1 no.	1 no.	1 no.	1 no.
Bell Point	:	1 no.	1 no.	1 no.	1 no.
Data Point	:	2 nos.	2 nos.	2 nos.	2 nos.
Fan Point	:	7 nos.	7 nos.	7 nos.	7 nos.
Distribution Board	:	1 no.	1 no.	1 no.	1 no.
Fibre Wall Socket	:	1 no.	1 no.	1 no.	1 no.

*Additional 1 nos. lighting point for all corner and end units.



Perfectly Placed, Perfectly Connected.

Life at **Serai 3** is beautifully simple. Perfectly positioned in Sungai Buloh Country Resort, you'll find everything you need— reputable schools, medical centres, shops, and cafes—within a 5km radius. With seamless access to six major highways, the city is within easy reach. Yet, returning home always means coming back to peace, community, and the comfort of your own space.



24km to Shah Alam

28km to Subang

28km to Kepong

30km to Petaling Jaya

33km to Kuala Lumpur

36km to Klang

For Enquiries:

03-2727 7556

property.glomac.com.my

Serai SBCR

Pemaju : Elmina Equestrian Centre (M) Sdn Bhd (217880-K) | Ibu pejabat : Aras 15, Menara Glomac, Glomac Damansara, Jalan Damansara, 60000 Kuala Lumpur | Pejabat Jualan : Pejabat Jualan Glomac, A-G-1, Jalan Seroja 1/6, Sg Buloh Country Resort, 47000 Sg Buloh, Selangor Darul Ehsan. Tel: 03-2727 7556 | No. Lesen Pemaju : 14533/12-2026/1440(A)| Tempoh Sah: 16/12/2023 hingga 15/12/2026 | No Permit Iklan dan Jualan : 14533-5/01-2028/0010(N)-(L) | Tempoh Sah : 05/01/2026 hingga 04/01/2028 | Pihak Berkuasa yang Meluluskan : Majlis Perbandaran Kuala Selangor | No. Rujukan Pelan Bangunan : BIL.(11) DLM. MPKS 200.11/280/4/13/2025-01 | Bebanan Tanah : Gadaian (Maybank Islamic Berhad) | Hakmilik : Pajakan 99 Tahun (20/08/2123) | Sekatan Tanah : Tanah ini tidak boleh dijual, dipajak, digadai atau dipindahmilik melainkan dengan kebenaran Pihak Berkuasa Negeri | Jumlah Unit: 90 unit Rumah Teres 2 Tingkat | Harga Jualan 61 Unit Rumah Teres 2 Tingkat: RM 776,000 (Min.) hingga RM 1,106,000 (Maks.) | Harga Jualan 9 Unit Rumah Teres 2 Tingkat: RM 896,000 (Min) hingga RM 931,000 (Maks. | Harga Jualan 12 Unit Rumah Teres 2 Tingkat : RM 917,000 (Min.) hingga RM 1,122,000 (Maks.) | Harga Jualan 8 Unit Rumah Teres 2 Tingkat: RM 958,000 (Min.) hingga RM 958,000 (Maks.) | Tarikh Jangka Siap : Disember 2027 | Diskaun Bumiputera : 7%

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