



Vista Lavender

SERDANG HILL

//.

A place that
brings you
peace, serenity,
and connects
you with nature,
encapsulating
contemporary
living and a cozy
lifestyle that you
can call home.

A pulse in nature.

Imagine your home as a serene retreat nestled atop a hill, surrounded by lush greenery and the soothing embrace of nature.



Just a stone's throw away from a thriving commercial business area, making everyday convenience a part of your lifestyle.



Our community is designed to cater to your every need. With a wide range of facilities, you have the flexibility to tailor your experience to suit your preferences.



It truly is a pulse in nature – where the heartbeat of the outdoors harmoniously blends with the rhythms of modern living, creating an exceptional living experience that's both serene and dynamic.

Pristine area that combines
a well—balanced living with
nature and convenience
with you in mind.

Located in Taman Bukit Serdang, Seri Kembangan, easily accessible via the PLUS Expressway Southern Route, Vista Lavender enjoys a strategic location in the heart of Seri Kembangan. This prime spot places it within close proximity to Olive Hill Business Park, The Mines Shopping Mall, MRT UPM & MRT Serdang Raya. Additionally, it benefits from its position at the intersection of three highways: the Sungai Besi Expressway, North-South Expressway, and MEX highway.

01 Olive Hill Business Park – 2 mins
02 Taman Bukit Serdang – 7 mins
03 MRT UPM – 7 mins
04 MRT Serdang Raya Selatan – 10 mins
05 The Mines Shopping Mall – 11 mins
06 MRT Serdang Raya Utara – 12 mins

07 National Stadium Bukit Jalil – 17 mins
08 Kuala Lumpur City Centre – 28 mins
09 The Exchange TRX – 29 mins
10 Jalan Besar (to MEX Highway)
11 North-South Expressway
12 Sungai Besi Expressway



An elevated tranquility,
embrace uninterrupted
panoramic views.

Welcome home to a spectacular and
well-thought-out landscape design,
featuring our Signature Garden Lounges,
creating a resort-like experience right in
your own backyard—bringing luxury
closer than ever.



Artist's Impression Only



Artist's Impression Only



Artist's Impression Only

Live comfortably
with sophisticated
landscape and facilities
that were built with
you in mind.

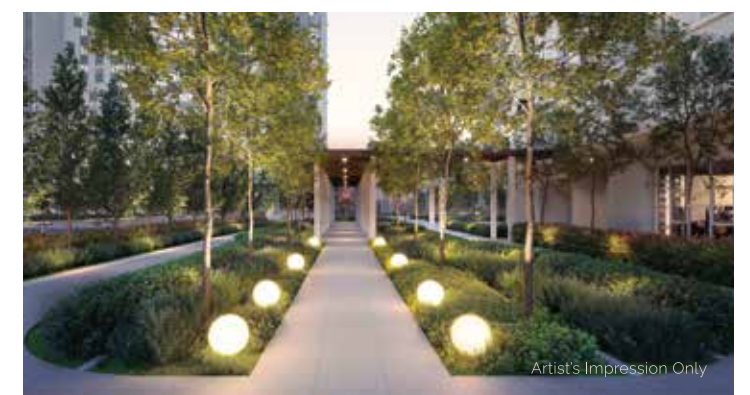
Indulge in a leisurely stroll
through our vista pool, or
unwind in our Sunken Book
Nooks Garden after a long
day of work.



Come together for
conversations and
friendly chatter at our
Lavender House, while
basking in the tranquil
beauty of the garden
surroundings.



Engage in friendly
after-work competitions
with your neighbors at
our Basketball Court,
fostering a community
spirit while creating
unforgettable memories.



Explore a world of distinctive and diverse facilities awaiting you.

Level 1



- 1. Signature Garden Lounges
- 2. Seasons Garden
- 3. Basketball Court
- 4. Celebration Seats

- 5. Linear Buffer Green
- 6. Jogging Trail
- 7. Scented Garden
- 8. Potpourri Garden

Level 5



- 9. Vista Pool
- 10. Bubbly Jacuzzi
- 11. Kids Play Pool
- 12. Family Pavilion

- 13. Spectrum Playground
- 14. Outdoor Fitness
- 15. Luminous Garden
- 16. BBQ Pits

- 17. Illuminated Walks
- 18. Sunken Book Nooks Garden
- 19. Lavender House
- 20. Follow The Sun Path

Rooftop



- 21. Moonlight Bar
- 22. Under The Cloud Seat

Floor plan.

3+1 Rooms
2 Bathrooms
965 sqft



Optional Layout 1 4 Rooms 2 Bathrooms



Optional Layout 2 3 Rooms 2 Bathrooms



Optional Layout 3 2+1 Rooms 2 Bathrooms



Optional Layout 4 2 Rooms 2 Bathrooms



Artist's Impression Only



Artist's Impression Only

A flexible layout (2 to 4 rooms) offers multifunctional living, allowing you to customize it to your needs. Enjoy your own space for various purposes, such as work, study, relaxation, and quality time with family and friends.

Seri Kembangan area, the southern gateway into Kuala Lumpur.



Leisure

1. South City Plaza	3km
2. The Mines Shopping Mall	4km
3. Equine Boulevard	4km
4. Putra Walk	4km
5. AEON Taman Equine	5km
6. NSK Seri Kembangan	6km
7. One South Street Mall	6km
8. Pasar Borong Selangor	6km
9. Giant Seri Kembangan	7km
10. The Atmosphere	7km
11. The Link 2, Bukit Jalil	9km
12. Pavilion Bukit Jalil	10km
13. Aurora Place Bukit Jalil	10km
14. IOI City Mall	12km

Recreation

15. Bukit Serdang Hiking Trail	3km
16. Farm in The City	7km
17. Bukit Jalil Recreational Park	8km
18. Stadium Bukit Jalil	8km
19. Ayer Hitam Forest Reserve	9km
20. Taman Puncak Jalil	9km
21. MAEPS Serdang	10km

MRT

22. MRT Serdang Jaya	3km
23. MRT UPM	2.5km

Hospitals

24. ANDORRA Women & Children Hospital	9km
25. Hospital Sultan Abdul Aziz Shah UPM	10km
26. KL Wellness City	10km
27. Serdang Hospital	11km

Golf Courses

28. The Mines Resort & Golf Club	5km
29. Uni Putra Golf Club	9km
30. Palm Garden Golf Club	12.2km

Education

31. SK Taman Universiti	2km
32. SMK Seri Kembangan	2km
33. Wembley International School	4km
34. SMK Seri Serdang	4km
35. Alice Smith International School	5km
36. Australia International School	5km
37. Hua Xia Private School	6km
38. Kingsgate International School	6km
39. Universiti Putra Malaysia (UPM)	6km
40. Asia Pacific University (APU)	7km
41. SJK (C) Bukit Serdang	8km
42. Rafflesia International & Private School	8km
43. Putra Business School	9km
44. International Medical University (IMU)	9km
45. Universiti Pertahanan Nasional Malaysia	11km
46. Universiti Tenaga Nasional (UNITEN)	11km
47. Taylor's International School Puchong	12km
48. Tzu Chi International School	12km

Highways

MEX Highway
Sungai Besi Expressway
North-South Expressway

To KL City

KLCC - 21km
Pavilion Bukit Bintang - 21km
PNB 118 - 19km
TRX - 18km
BBCC - 21km

Town Centres

Puchong - 18km
Subang Jaya - 20km
Mid Valley - 17km
Cyberjaya - 16km
Putrajaya - 20km
Kajang - 15km

Specification.

STRUCTURE	Reinforced Concrete Framework	
WALL	Brick / Block / RC Wall	
ROOF	RC Roof / Metal Deck Roof	
CEILING	Living, Dining, Bedroom, Utility, Balcony	: Skim Coat
	Kitchen, Yard, Bathroom	: Plasterboard Ceiling
FLOOR FINISHES	Living, Dining, Bedroom, Utility	: Selected Quality Tiles
	Kitchen, Yard, Bathroom, Balcony	: Selected Quality Tiles
WALL FINISHES	Air-Cond Ledge	: Cement Render
	External Wall	: Plaster & Paint
	Living, Dining, Bedroom, Utility, Balcony	: Paint
	Kitchen, Yard	: Tiles Up To 1500mm Height (One Side Wall Only) / Plaster & Paint
DOORS	Bathroom	: Tiles Up To Ceiling Height
	Main Entrance Door	: Fire Rated Door
	Bedroom & Others	: Plywood Flush / Engineered Wooden Door Leaves
LOCKSET	Main Door	: Selected Quality Lockset
	Bedroom & Others	: Selected Quality Lockset
WINDOWS	Aluminium Frame Glass Window	
SANITARY FITTING	Water Closet	: 2 nos.
	Wash Basin c/w Tap	: 2 nos.
	Shower Head	: 2 nos.
	Toilet Roller Holder	: 2 nos.
	Hand Bidet	: 2 nos.
	Kitchen Sink c/w Tap	: 1 no.
	Bib Tap For Washing Machine	: 1 no.
ELECTRICAL SCHEDULE	Distribution Board (DB)	: 1 no.
	Lighting Points	: 13 nos.
	Ceiling Fan Point	: 1 no.
	13A Power Points	: 12 nos.
	20A Power Point	: 1 no.
	Water Heater Points	: 2 nos.
	SMATV Points	: 2 nos.
	Fibre Wall Socket	: 1 no.
	Door Bell Point	: 1 no.
	Air-Cond Points	: 3 nos.

Building homes with heart,
creating experiences
that last.



Established in the year 2000, Orando Holdings Sdn Bhd embarked on its property development journey in 2003, rapidly achieving remarkable milestones in building excellence. Today, driven by an unwavering commitment to providing quality homes and services for the betterment of the community, our company has established itself as a highly credible developer, renowned for building homes with heart in an immensely competitive industry.

With precision design, fine craftsmanship, and a focus on functionality and comfort that enhance their value, our homes offer far more than meets the eye, meeting the diverse lifestyle needs of today. Our unwavering belief guides us to develop projects with exceptional attributes that go beyond essential housing requirements, encompassing quality, appreciation potential, elegance, and most importantly, affordability.

At Orando Holdings, we take pride in our distinction as a developer that prioritizes the needs and aspirations of our communities. Our commitment to building homes with heart sets us apart, ensuring that our residents enjoy truly exceptional living experiences.



2003	Taman Yarl
2007	Sri Angkasa Homes
2012	Vistaria Residensi
2014	Sky Vista Residensi
2016	Vila Vista
2021	Villa Crystal
2022	Lavile Kuala Lumpur

Building Type: Apartment • Developer License No.: 30489/06-2028/0166 (A) • Validity Period: 23-06-2023 to 22-06-2028 • Advertising & Sales Permit No.: 30489-1/12-2026/1322(A)-(S) • Validity Period: 13-12-2023 to 12-12-2026 • Approving Authority: Majlis Bandaraya Subang Jaya • Building Plan Approval No.: MBSJ.BGN.BP7600-1/10/4/6(24) • Land Encumbrances: United Overseas Bank (Malaysia) Bhd • Land Tenure: Freehold • Expected Date of Completion: October 2027 • Total Units: 540 Units • Block A: 270 Units • Selling Price: RM608,000 (Min), RM675,000 (Max) • Block B: 270 Units • Selling Price: RM633,000 (Min), RM698,000 (Max) • Total No. of Storeys – Block A: 31 • Block B: 32 • Bumiputra Discount: 7% • The information contained herein is subject to change and cannot form part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. While every reasonable care has been taken in preparing this material, the Developer cannot be held responsible for any inaccuracy. All the items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer.

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