

# Intrika3

SERENE HEIGHTS

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by **UEM Sunrise**



Type B1 Facade

## A Harmony of Natural Light & Nature in Nusantara Living

### BALANCE OF LIFE WITHIN NATURE & PRIVACY

Bathed in natural light, embraced by thriving greenery, and enlivened by fresh air — Intrika 3 captures the perfect balance, inspired by the timeless essences of Nusantara. Tucked away in the most private enclave of the Intrika series, the open-concept living and dining spaces are designed to welcome in abundant natural light pouring through expansive sliding doors and windows. With a private terrace garden and an extendable backyard, each residence is thoughtfully envisioned to embrace your family's story for years to come.



Contemporary Nusantara-inspired architecture



Private backyard garden provides additional space



Scenic walkways designed for relaxing strolls



Wide balcony space to ensure ample natural light



Type B1 Living & Dining

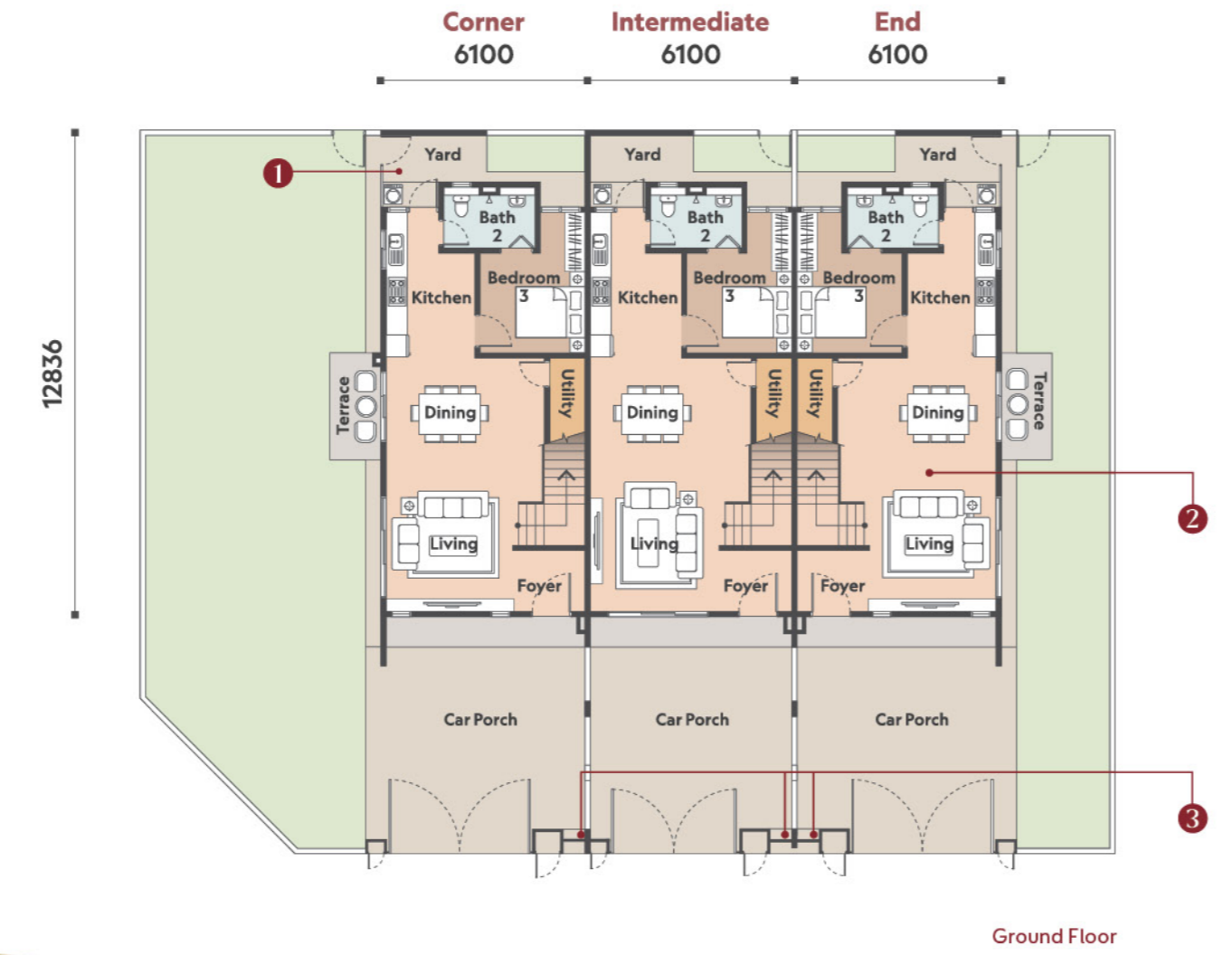
Crafting Life's Intricate Moments,  
Reviving the Senses Through Nature



# TYPE B1

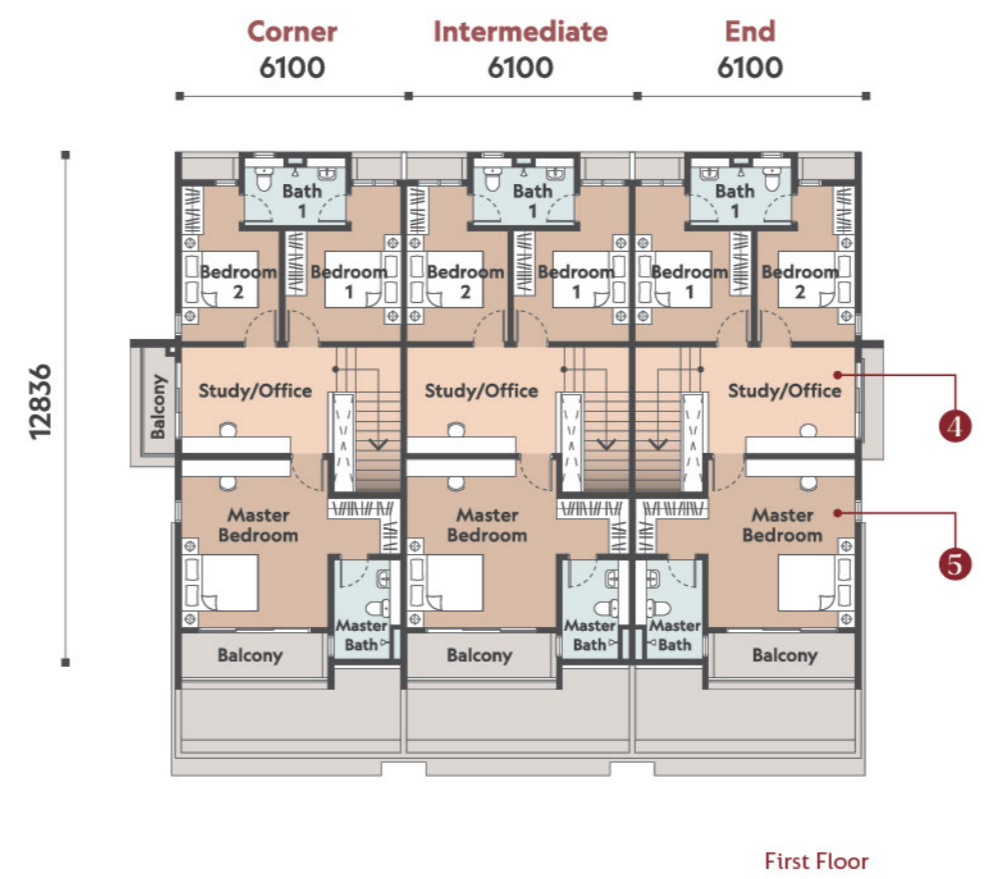
**Land Area**  
20' x 70'  
(6.1m x 21.3m)

**Built-Up**  
178sqm (1,914 sqft)  
to 187sqm (2,010 sqft)



Ground Floor

- TYPE B1 FEATURES**
- 1 An open backyard that can be re-purposed as a herb garden or extended as part of wet kitchen.
  - 2 Living room designed with an open plan for maximum spaciousness.
  - 3 Each unit features a covered parcel ledge that protects your deliveries from both rain and theft.
  - 4 A versatile family room easily convertible into a home office or study area.
  - 5 A spacious master bedroom, perfect for designing your own walk-in closet.

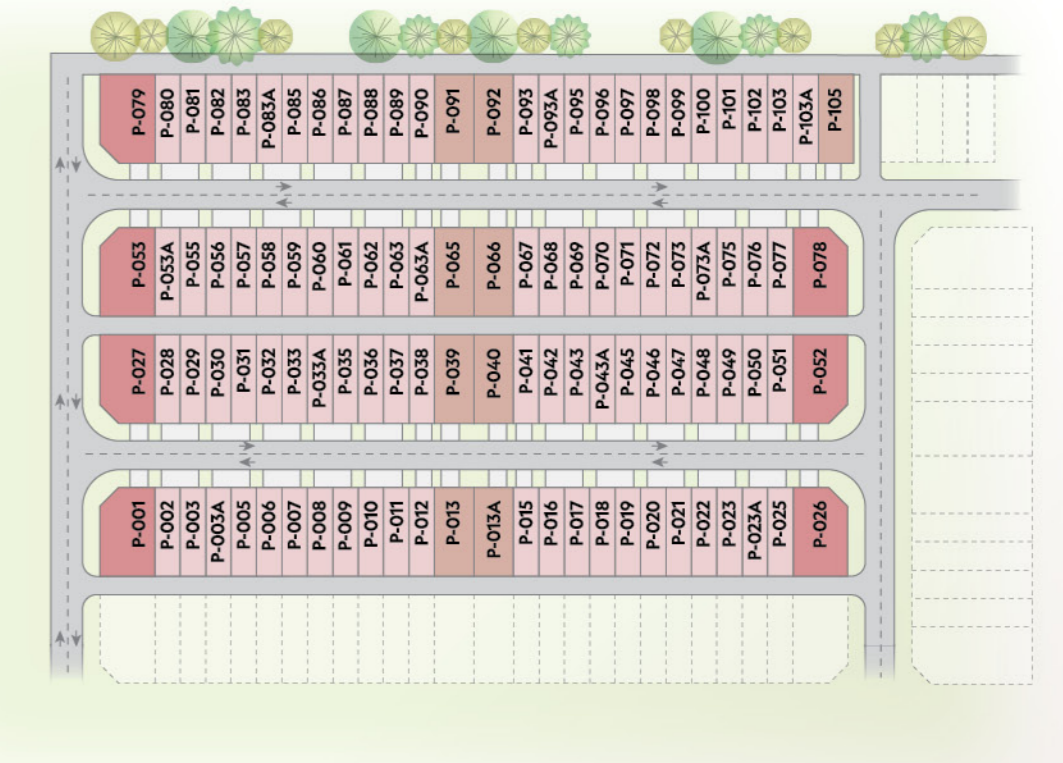


First Floor

**SITE PLAN**

Nestled within the most secluded enclave of Serene Heights, Intrika 3 assures utmost privacy and an environment rich in verdant foliage, fostering a healthier and more serene way of living.

Corner Intermediate End Type B1  
20' x 70' (6.1m x 21.3m)



## SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALL	Masonry Wall
ROOF COVERING	Roof Tiles / Concrete / Metal Deck
ROOF FRAMING	Metal
CEILING	Plaster / Gypsum Board / Skim Coat
DOORS	Main Entrance: Laminated Timber Door Other Doors: Flush Door / Aluminium Sliding Door
WINDOWS	Aluminium Frame Glass Window
IRONMONGERY	Lockset with Accessories

FLOOR FINISHES	Living / Foyer / Dining	Tiles
	Kitchen	Tiles
	Bedroom 3	Tiles
	Terrace / Balcony	Tiles
	Car Porch	Concrete Imprint
	Master Bedroom / Bedroom 1 / Bedroom 2 / Staircase / Study / Office	Laminated Timber Flooring
	Master Bath / Bath 1 / Bath 2	Tiles
	Yard	Tiles / Cement Render
	Apron / Others	Cement Render

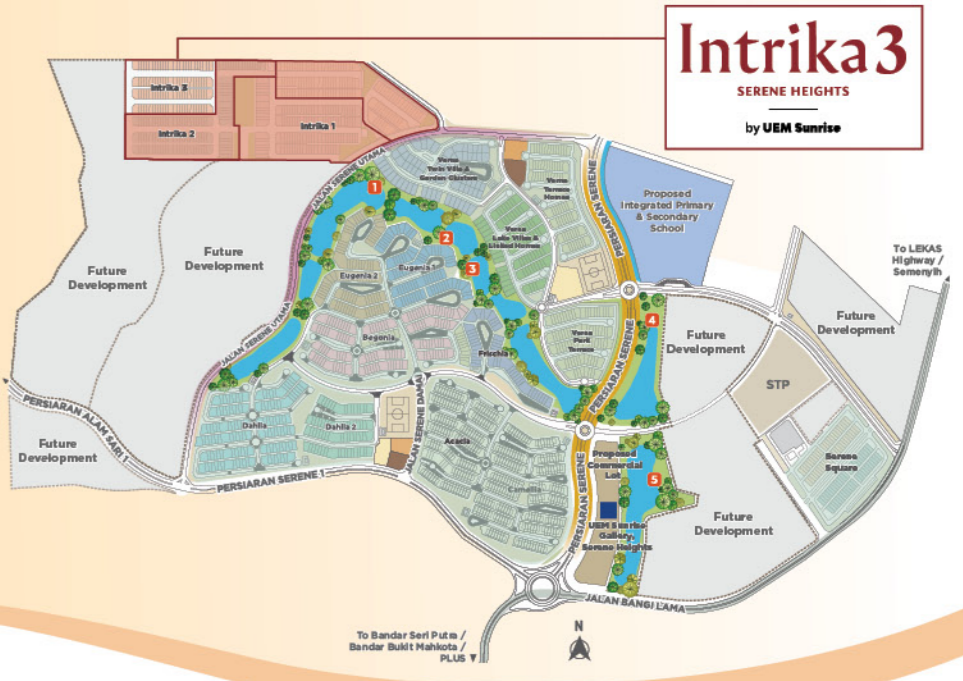
WALL FINISHES	External Wall	Plaster & Paint
	Master Bath / Bath 1 / Bath 2	Tiles up to Ceiling Height
	Kitchen	1.5m High Tiles / Plaster & Paint
	Others	Plaster & Paint

SANITARY & PLUMBING FITTINGS	Kitchen	Kitchen Sink & Tap
	Master Bath / Bath 1 / Bath 2	Sanitary Wares & Fittings
	Car Porch / Yard	Water Tap

ELECTRICAL INSTALLATIONS	TYPE B1 Intermediate	TYPE B1 Corner / End	
	Light Point	24	26
	Gate Light Point	1	1
	Fan Point	7	7
	Power Point	19	19
	Air Conditioning Point	5	5
	Water Heater / Power Point	3	3
	Telephone / Data Point	2	2
	TV Point	1	1
	Door Bell Point	1	1
	Anti Gate Point	1	1

## MASTER PLAN Serene Heights

A 448-acre master plan, designed as a future-ready residential township, featuring an upcoming commercial square, natural landscapes and creekside parkland.



## Creekside Parkland

- LEGEND**
- Multi-purpose Hall Site
  - Tropika Boulevard
  - Surau Site
  - Street of Blooms
  - Kindergarten Site
  - UEM Sunrise Gallery, Serene Heights
  - Gating Land
  - Hopsotch Valley
  - Wellness Garden
  - Leisure Garden
  - Takraw Park

Type B1 Corner Residence

The land configuration, dimensions and area vary from unit to unit. A copy of the plan showing the actual configuration and measurements of any lot can be made available upon request.

# Urban Conveniences Within Reach

Serene Heights is conveniently located near established neighbourhoods, offering excellent connectivity to Kuala Lumpur, Putrajaya and Cyberjaya. With the surrounding area of Bangi primed for development, this location promises sustained growth for years to come.



## HOSPITALS

1	Hospital Pakar An-Nur	13KM
2	Hospital Islam Az-Zahrah	16KM
3	KPJ Kajang Specialist Hospital	16KM
4	Hospital Serdang	24KM
5	Andorra Women and Children Hospital	33KM

## GOLF CLUBS & RECREATION

1	Bangi Wonderland	5KM
2	Bangi Golf Resort	17KM
3	Taman Tasik Cempaka	17KM

## SCHOOLS

1	Sekolah Kebangsaan Rinching Hilir	3KM
2	Beverly International School (Islamic)	10KM
3	Sri Ayesha Islamic School	17KM
4	S.J.K (C) Sungai Chua	20KM
5	Nexus International School	24KM

## SHOPPING MALLS

1	Lotus's Bandar Puteri, Bangi	6KM
2	Bangi Gateway	15KM
3	Bangi Sentral	17KM
4	EVO Mall	20KM
5	IOI City Mall, Putrajaya	25KM

## UNIVERSITIES

1	Kolej Universiti Islam Antarabangsa Selangor (KUIS)	6KM
2	Nottingham University	9KM
3	National University of Malaysia (UKM)	14KM
4	German Malaysian Institute	17KM
5	Universiti Tenaga Nasional (UNITEN)	23KM

## About UEM Sunrise Berhad

UEM Sunrise Berhad is a public-listed company and one of Malaysia's leading property developers. It is the flagship company for township and property development businesses of UEM Group Berhad and Khazanah Nasional Berhad. With core competencies in macro township development, high-rise residential, commercial, retail and integrated developments, UEM Sunrise is the master developer of Iskandar Puteri Johor, envisioned to become Southeast Asia's largest fully integrated urban development. The company is also renowned as the pioneer developer of award-winning and upmarket properties, mainly located in the affluent Mont'Kiara enclave as well as surrounding neighbourhoods in the Greater Kuala Lumpur area. UEM Sunrise has extended their mark internationally, most notably in Australia.



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

INTRIKA 3 (Phase 3A-4) • Developer: Symphony Hills Sdn Bhd (347800-M) • Address: Clubhouse Symphony Hills, Persiaran Simfoni, Cyber 9, 63000 Cyberjaya, Selangor. • Developer's License No.: 11186/04-2028/0829(A)  
• Validity Period: 27/04/2023 - 26/04/2028 • Advertising & Sales Permit No.: 11186-19/07-2027/0615(N)-(L) • Validity Period: 2 Years (28/07/2025 - 27/07/2027) • Approving Authority: Majlis Perbandaran Kajang  
• Building Plan Approval No.: MPKJ/OSC/A12/3/6-2023 Bil (20) dlm.MPKJ 2/P/12/2023 • Property Type: 2-Storey Terrace House • Land Tenure: Freehold • Land Encumbrances: Nil • Restriction In Interest: Nil  
• No. Of Units: Type B1 - 105 Units • Price: (Min.) RM730,800 (Max.) RM1,107,220 • Built-up Area: 178 - 187 Sq.m. • Expected Date Of Completion: April 2027 • 7% Bumiputera Discount