

Located in the thriving township of Bangi.

Nestled in a peaceful neighbourhood, Serene Heights is located near Bandar Baru Bangi, Kajang and Semenyih; as well as easy access to schools and other education institutions, banks, shops and other essential amenities.

Surrounding Amenities

- Schools**
 - Sek. Rendah Sri Al-Amin, Bangi
 - Rafflesia International & Private Schools
 - Tanarata International School
 - Various public primary & secondary schools
- Hospitals**
 - Hospital Serdang
 - KPJ Kajang Specialist Hospital
 - Hospital Puswari SMC, Bangi
 - Hospital Kajang
- Golf Clubs & Park**
 - Danau Golf Club
 - Kajang Hills Golf Club
 - Bangi Golf Club
 - Taman Tasik Cempaka
- Universities**
 - UNITEN • UKM, Bangi
 - German Malaysian Institute • UPM
 - Nottingham University • KUIS

Shopping Malls

- Giant, Bangi • Bangi Gateway
- Tesco, Semenyih • IOI City Mall

1800 888 008 • www.sereneheights.com.my

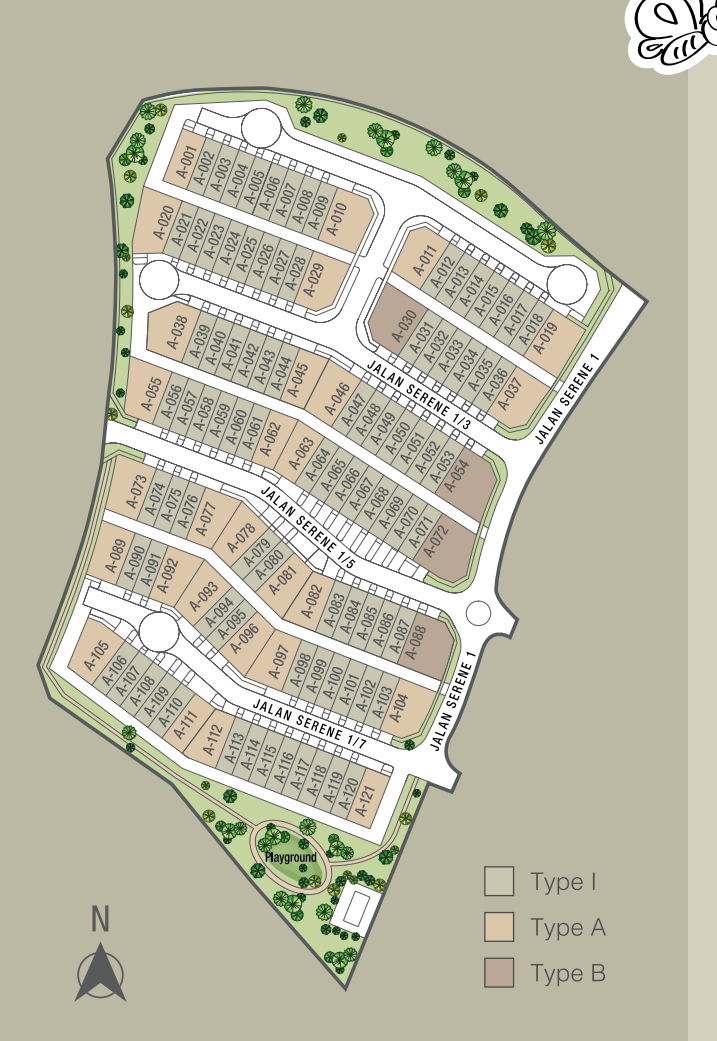


Developer:
Symphony Hills Sdn Bhd (347800-M)
 (A Subsidiary of UEM Sunrise Berhad)
 Clubhouse Symphony Hills, Persiaran Simfoni, Cyber 9, 63000 Cyberjaya, Selangor.

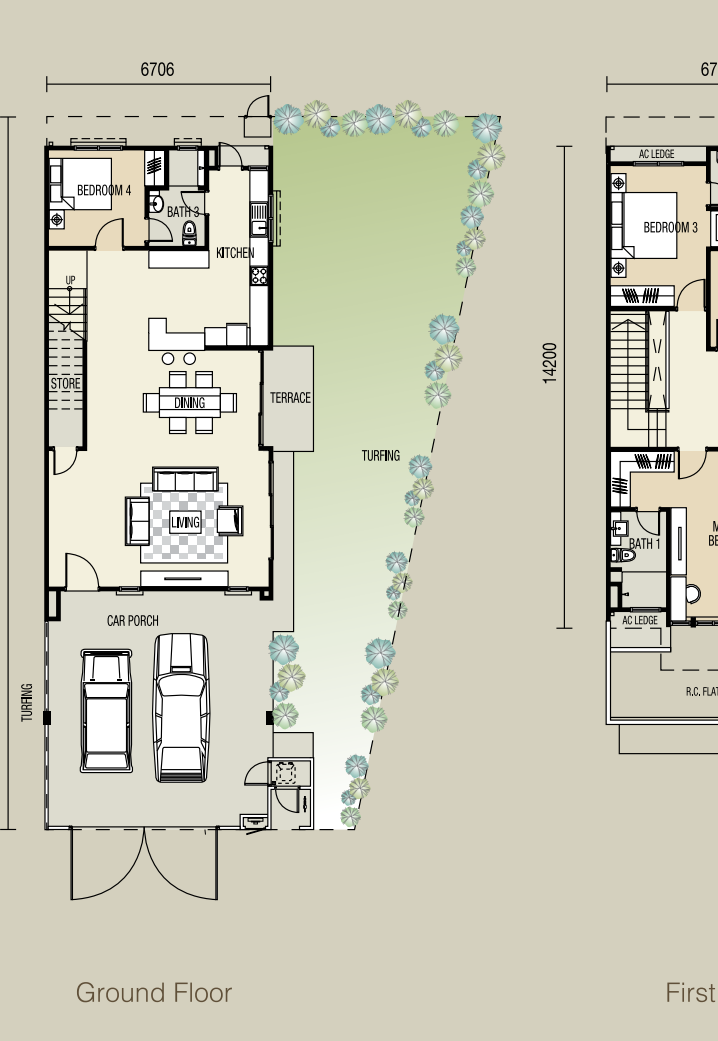
Serene Heights Sales Gallery
 Persiaran Serene, Serene Heights,
 43500 Semenyih, Selangor.

ACACIA • Developer Licence: 11186-4/05-2017/0448(L) • Validity Period: 26/05/2015 - 25/05/2017 • Advertising & Sales Permit: 11186-4/05-2017/0448(P) • Validity Period: 26/05/2015 - 25/05/2017 • Approving Authority: Majlis Perbandaran Kajang • Reference No.: Bil. 1101/dm.MPK/ 2/P/5/7/2014 • Type: 1A2, 2-Storey Terrace House • Developer: Symphony Hills Sdn Bhd, Persiaran Simfoni, Cyber 9, 63000 Cyberjaya, Selangor. • Tenure of Land: Freehold • Land Encumbrances: Nil • Restriction In Interest: Nil • No. of Units: 121 • Built-up Area: 2,143 - 2,837 sq. ft. • Selling Price: (Min) RM660,800 (Max) RM1,161,800 • Expected Date of Completion: June 2018 • 7% Bumiputera Discount • Disclaimer: All illustrations and images are artist impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or the developer's consultants. This material shall not be construed or deemed to be representation by the developer in any way whatsoever and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the owner, developer and managers cannot be held liable for variations. For avoidance of doubt on the actual information, specifications, or plans, please always refer to the Sale and Purchase Agreement entered into between the developer and the purchaser.

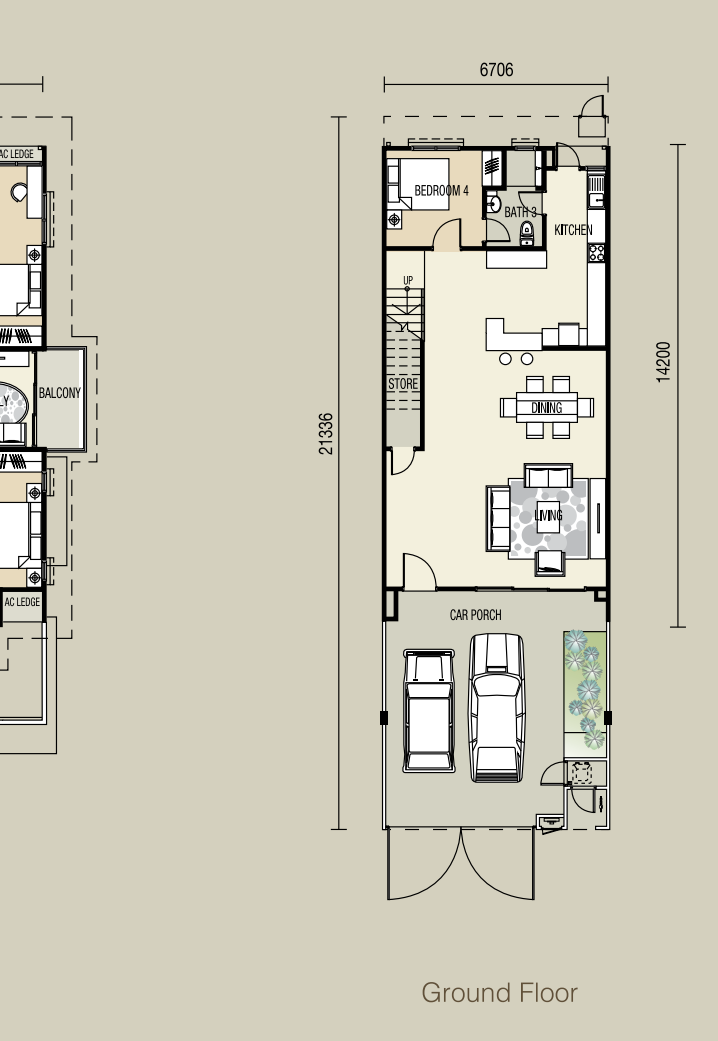
Site Plan



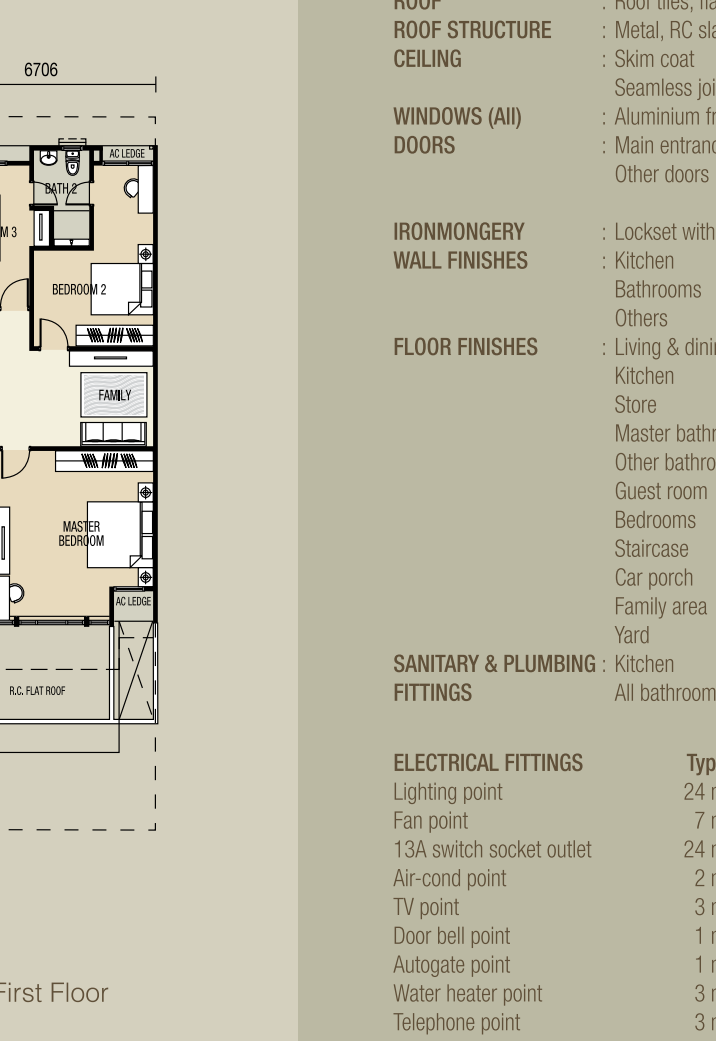
Floor Plan - Type A



Floor Plan - Type I



Floor Plan - Type I

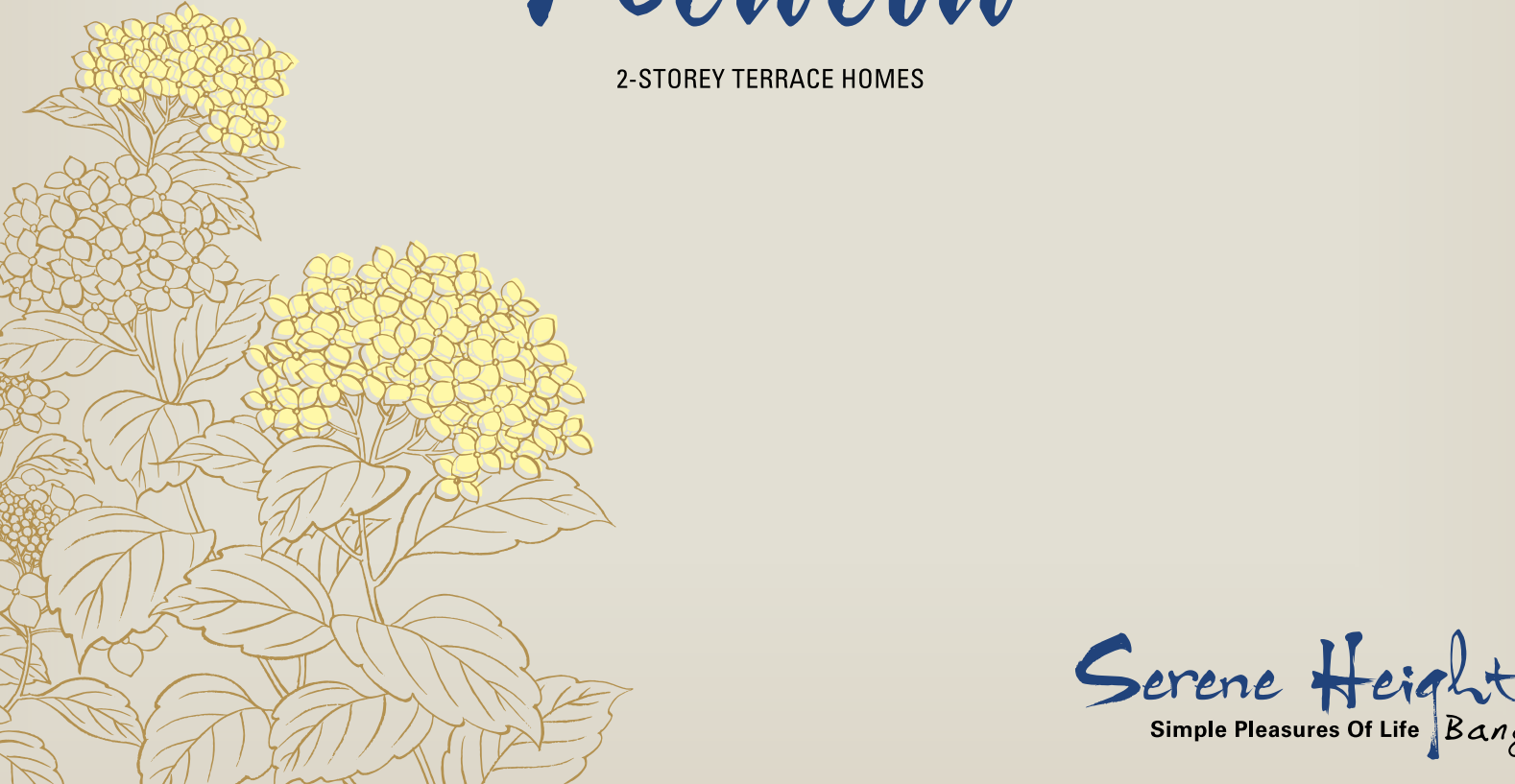


STRUCTURE	Specifications
WALL	: Reinforced concrete
ROOF	: Brickwall
ROOF STRUCTURE	: Roof tiles, flat roof
CEILING	: Metal, RC slab
	: Skim coat
	: Seamless joint ceiling board
WINDOWS (All)	: Aluminium frame
DOORS	: Main entrance : Timber
	: Other doors : Plywood flush door / Aluminium framed sliding
IRONMONGERY	: Lockset with accessories
WALL FINISHES	: Kitchen : Tiles up to 1.5m height
	: Bathrooms : Tiles up to 2.1m height
	: Others : Plaster & paint
FLOOR FINISHES	: Living & dining : Ceramic tiles
	: Kitchen : Ceramic tiles
	: Store : Cement render
	: Master bathroom : Porcelain tiles
	: Other bathrooms : Porcelain tiles
	: Guest room : Ceramic tiles
	: Bedrooms : Ceramic tiles
	: Staircase : Ceramic tiles
	: Car porch : Broom finished cement render
	: Family area : Ceramic tiles
	: Yard : Cement render
SANITARY & PLUMBING	: Kitchen : Single sink with tap
FITTINGS	: All bathrooms : Wash basin, tissue holder, shower rose, water closet & hand bidet

	Type I	Type A
ELECTRICAL FITTINGS		
Lighting point	24 nos.	26 nos.
Fan point	7 nos.	7 nos.
13A switch socket outlet	24 nos.	25 nos.
Air-cond point	2 nos.	2 nos.
TV point	3 nos.	3 nos.
Door bell point	1 no.	1 no.
Autogate point	1 no.	1 no.
Water heater point	3 nos.	3 nos.
Telephone point	3 nos.	3 nos.

Acacia

2-STOREY TERRACE HOMES



Serene Heights
 Simple Pleasures Of Life Bangi



Life's Simple Joys.
Relive It All In
A Modern Township.

Life is filled with simple pleasures. At Serene Heights, you can relive these little gifts of life that bring so much joy. Come and rekindle the fond memories of your childhood at the dedicated green zones and recreational parks.



Disclaimer: All the above will be completed in phases/stages as may be determined by the developer from time to time and are subject to variations, modifications and substitutions without notification as may be required by the relevant authorities or the developer's consultants.



Artist's impression only.



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Acacia

2-STOREY TERRACE HOMES

Designed with modern comforts and nostalgia

Come home to a stylish living space tinged with nostalgic touches.

- Standard land area: 22' x 70'
- Built-up from 2,143 sf
- 4 bedrooms & 3 bathrooms
- Family area with high ceiling