

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

Universities

- UNITEN • UKM, Bangi
- German Malaysia Institute • UPM
- Nottingham University • KUIS

Shopping Malls

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

1800 888 008 • www.sereneheights.com.my



Sales Gallery GPS: N 2° 55' 0.66", E 101° 49' 1.17"

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

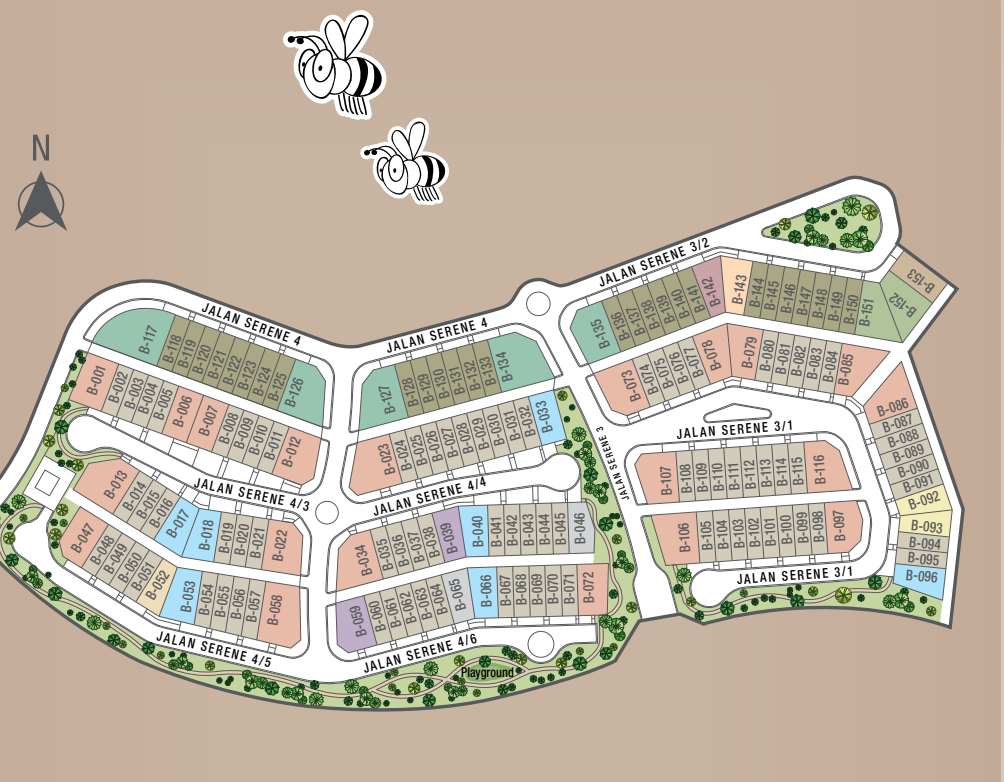
Serene Heights Sales Gallery
 Persiaran Serene, Serene Heights,
 43500 Semenyih, Selangor.

BEGONIA • Developer Licence: 11186-5/06-2017/0494(L) • Validity Period: 03/06/2015 - 02/06/2017 • Advertising & Sales Permit: 11186-5/06-2017/0494(P) • Validity Period: 03/06/2015 - 02/06/2017 • Approving Authority: Majlis Perbandaran Kajang • Reference No.: Bil 116/dim/Mpk/2/P/58/2014 • Type: 1C1 2-Storey Terrace House • Developer: Symphony Hills Sdn Bhd, (347800-M) • Address: Clubhouse Symphony Hills, Persiaran Simfoni, Cyber 9, 63000 Cyberjaya, Selangor • Tenure of Land: Freehold • Land Encumbrances: Nil • Restriction In Interest: Nil • No of Units: 153 • Built-up Area: 1,803 - 2,821 sq. ft. • Selling Price: (Mini RM717800 (Max) RM1,265,800 • Expected Date of Completion: June 2018 • 7% Bumiputera Discount • All information contained herein including the measurements and illustrations are subject to amendments without notifications as may be required by the authorities or the developer's consultants and are not intended to form and cannot form part of an offer or contract. All measurements are approximate. All illustrations are artist's impression only.



A member of UEM Group

Site Plan

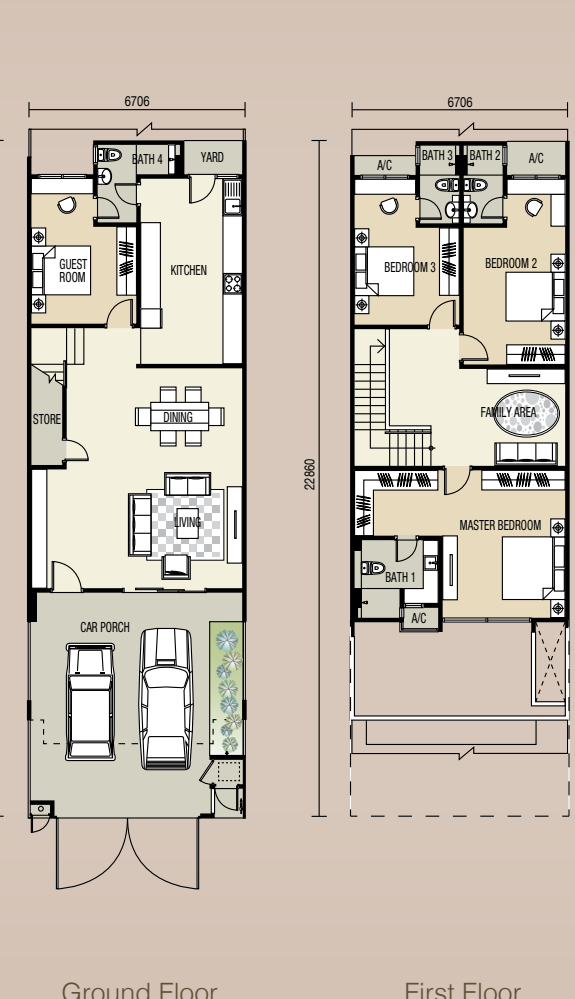


- Type A
- Type 2A1
- Type 2A2
- Type C
- Type 2C
- Type 2C1
- Type E
- Type E1
- Type E2
- Type E3
- Type 2E
- Type I
- Type 2I

Floor plan - Type I



Floor plan - Type 2I



Specifications

STRUCTURE	: Reinforced concrete	
WALL	: Brickwall	
ROOF	: Roof tiles, flat roof	
ROOF STRUCTURE	: Metal, RC slab	
CEILING	: Skim coat	
	: Plaster ceiling	
WINDOWS (All)	: Aluminium frame	
DOORS	Main entrance : Timber	Other doors : Aluminium framed sliding / flush door
IRONMONGERY	: Lockset with accessories	
WALL FINISHES	Kitchen : Tiles up to 1.5m height	Bathrooms : Tiles to ceiling
	Others : Plaster & paint	
FLOOR FINISHES	Living & dining : Porcelain tiles	Kitchen : Ceramic tiles
	Guest rooms : Ceramic tiles	Store : Cement render
	Car porch : Concrete imprint	Yard : Cement render
	Staircase : Laminated flooring	Bedrooms : Laminated flooring
	Master bathroom : Homogeneous tiles	Other bathrooms : Ceramic tiles
	Family area : Laminated flooring	
SANITARY & PLUMBING	Kitchen : Single sink with tap	
FITTINGS	All bathrooms : Wash basin, tissue holder, shower rose, water closet & hand bidet	
ELECTRICAL FITTINGS	Type I	Type 2I
Lighting point	22 nos.	23 nos.
Autogate point	1 no.	1 no.
Fan point	7 nos.	7 nos.
Door bell point	1 no.	1 no.
13A switch socket outlet	22 nos.	22 nos.
Air-cond point	5 nos.	5 nos.
TV point	3 nos.	3 nos.
Water heater point	3 nos.	4 nos.
Telephone point	2 nos.	2 nos.



Begonia

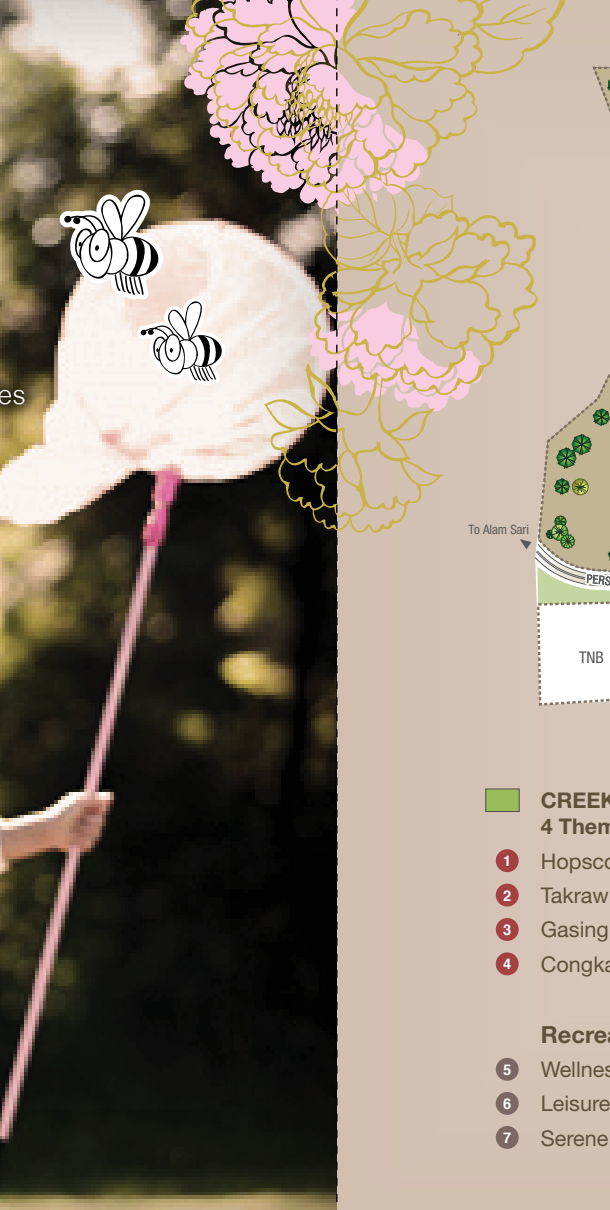
2-STOREY TERRACE HOMES





Come, relive the simple pleasures of life in a modern township.

They say the best things in life are free. Indeed, life at Serene Heights is filled with those simple pleasures that make life such a joy. Come and rekindle the fond memories of your childhood at the dedicated green zones and recreational parks.



Master Plan



Artist's impression only.



Artist's impression only.



Begonia

2-STOREY TERRACE HOMES

A stylish home with modern comforts.

- Standard land area: 22' x 70' & 22' x 75'
- Built-up from 2,204 sf
- 4 bedrooms & 3 bathrooms or 4 bathrooms
- Family area with high ceiling