

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 Pusrawi SMC, Bangi
 - Hospital Kajang
- Golf Clubs & Park**
 - Danau 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.

CAMELLIA • Developer: Symphony Hills Sdn. Bhd. (347800-M) • Address: Clubhouse Symphony Hills, Persiaran Simfoni, Cyber 9, 63000 Cyberjaya, Selangor. • Developer Licence: 11186-6/06-2018/0413(L) • Advertising & Sales Permit: 11186-6/06-2018/0413(P) • Validity Period: 03/06/2016 - 02/06/2018 • Approving Authority: Majlis Perbandaran Kajang • Reference No.: Bil (12) dim.MPKJ 2/P/34/2015 • Type: 2-Storey Terrace House • Tenure of Land: Freehold • Land Encumbrances: Nil • Restriction in Interest: Nil • No. of Units: 162 • Built-up Area: 2,174 - 2,790 sq. ft. • Selling Price: (Min) RM679,420 (Max) RM1,171,620 • Expected Date of Completion: July 2019 • 7% Bumiputera Discount • All illustrations and images are artist impressions only. The information contained herein is subject to change without notification as may be required by 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.



- Type A
- Type B
- Type C
- Type D
- Type E
- Type F
- Type G
- Type H

Floor Plan - Type A



Floor Plan - Type B



Specifications

STRUCTURE	: Reinforced concrete
WALL	: Brickwall
ROOF	: Roof tiles, flat roof
ROOF STRUCTURE	: Metal truss, RC slab
CEILING	: Skim coat / Seamless joint ceiling board
WINDOWS (All)	: Natural anodized aluminium frame
DOORS	: Main door : Engineered door Other doors : Honey comb door / Aluminium framed sliding glass
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	: Terrace & balcony : Homogeneous tiles Living & dining : Ceramic tiles Bedrooms : Laminated flooring Guest room : Ceramic tiles Kitchen : Ceramic tiles Store : Cement render Master bathroom : Ceramic tiles Other bathrooms : Ceramic tiles Staircase : Laminated flooring Car porch : Broom finish Family area : Laminated flooring Yard : Cement render
SANITARY AND PLUMBING FITTINGS	: Kitchen : Single sink with tap All bathrooms : Water closet, wash basin, tissue holder, shower rose & hand bidet
ELECTRICAL FITTINGS	
Lighting point	Type A 24 nos. Type B 28 nos.
Autogate point	1 no. 1 no.
Fan point	7 nos. 7 nos.
Door bell point	1 no. 1 no.
13A switch socket outlet	24 nos. 25 nos.
Air-cond point	2 nos. 2 nos.
TV point	3 nos. 3 nos.
Water heater point	3 nos. 4 nos.
Telephone point	2 nos. 2 nos.



Serene Heights
 Simple Pleasures Of Life Bangi

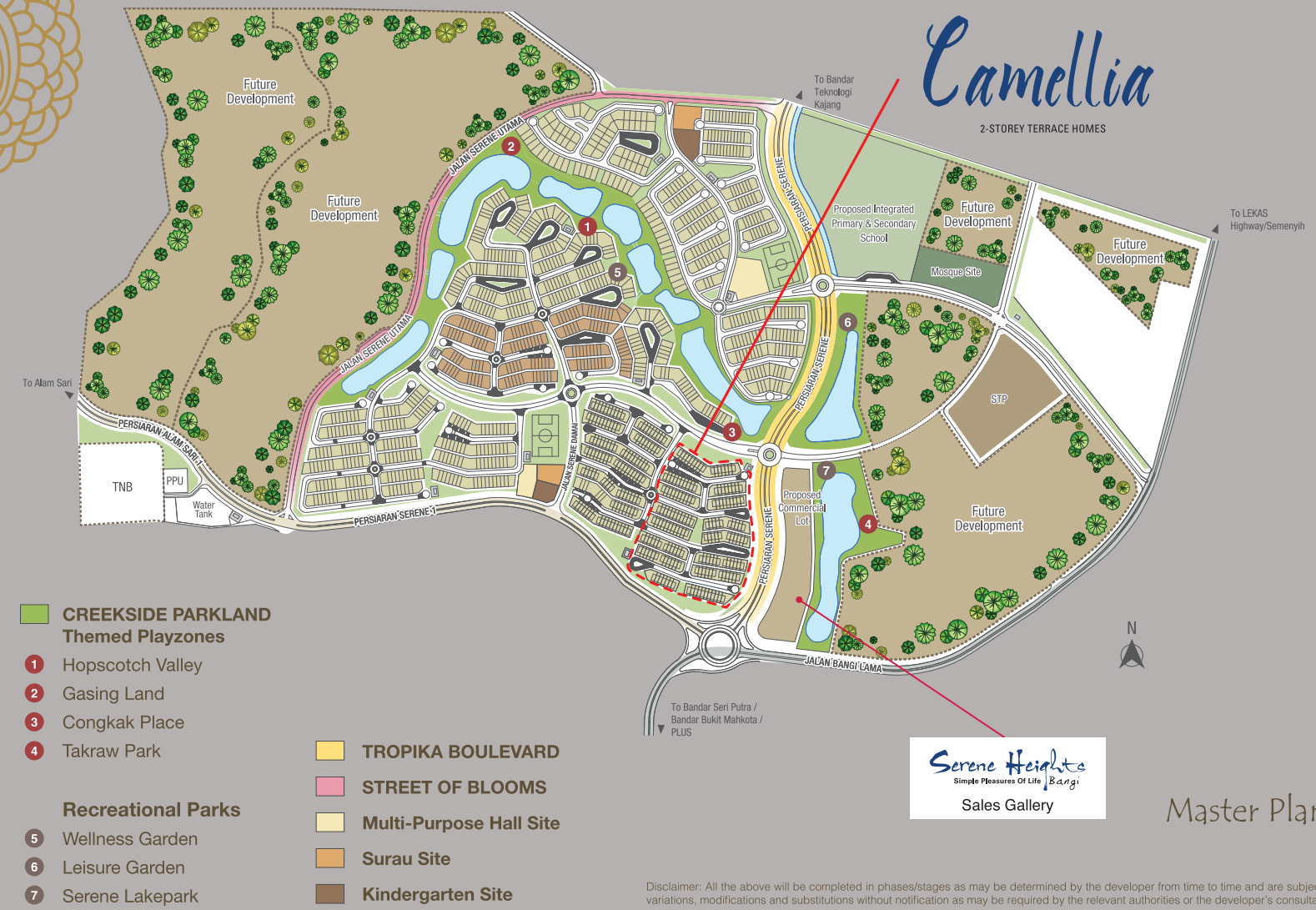
UEM
SUNRISE
 A member of UEM Group



The Joys In Life
Are Always The Simplest.
Relive It All In A
Modern Township.



A tropical urban paradise in Bangi,
Serene Heights is surrounded by lush greenery
and dedicated green zones that rekindle the
fond memories of your childhood days.



Camellia

2-STORY TERRACE HOMES

A stylish home tinged with nostalgia.

Experience the Camellia lifestyle. Complete with charming comforts tinged with nostalgia.

- Lot size from 22' x 70'
- 4 bedrooms & 3 bathrooms
- Built-up from 2,174 sq. ft.
- Family area with high ceiling



Artist's impression only