

# Serene Heights

Simple Pleasures Of Life Bangi

Eugenia 2  
2-Storey  
Terrace Homes  
22' x 75'



MORE THAN  
JUST A HOME

FREEHOLD



A member of UEM Group



# A BIG UPGRADE

## To The Playroom

Relive carefree moments as you share them with a new generation.

The simple pleasure of sprawling wide open spaces is worth rediscovering, and doing it together makes it all the more meaningful.



Crafted For  
**BLISSFUL  
LIVING**

Featuring bold contemporary style with hints of traditional elements, the spacious terrace homes at Eugenia 2 are the perfect complement to the lifestyle of modern families.



# SAVOUR SPACIOUSNESS

Every Day



Artist's impression

Designed with ample spaces to ensure privacy for every family member, this is the ideal choice for growing families of all sizes.

- Lot size: 22' x 75'
- Built-up: 2,081 to 2,730 sf.
- 4 bedrooms & 3 bathrooms
- Extra garden space for selected units
- Selected units facing parkland
- Internet ready



Artist's impression

# CARESSED

## By Calm

Homes at Eugenia 2 sit next to the soothing greens of the township's sprawling parkland, which stretches across the centre of Serene Heights.

- 25 acres of continuous parklands
- 1.3 km of meandering waterways
- 3.5 km of cycling & jogging paths

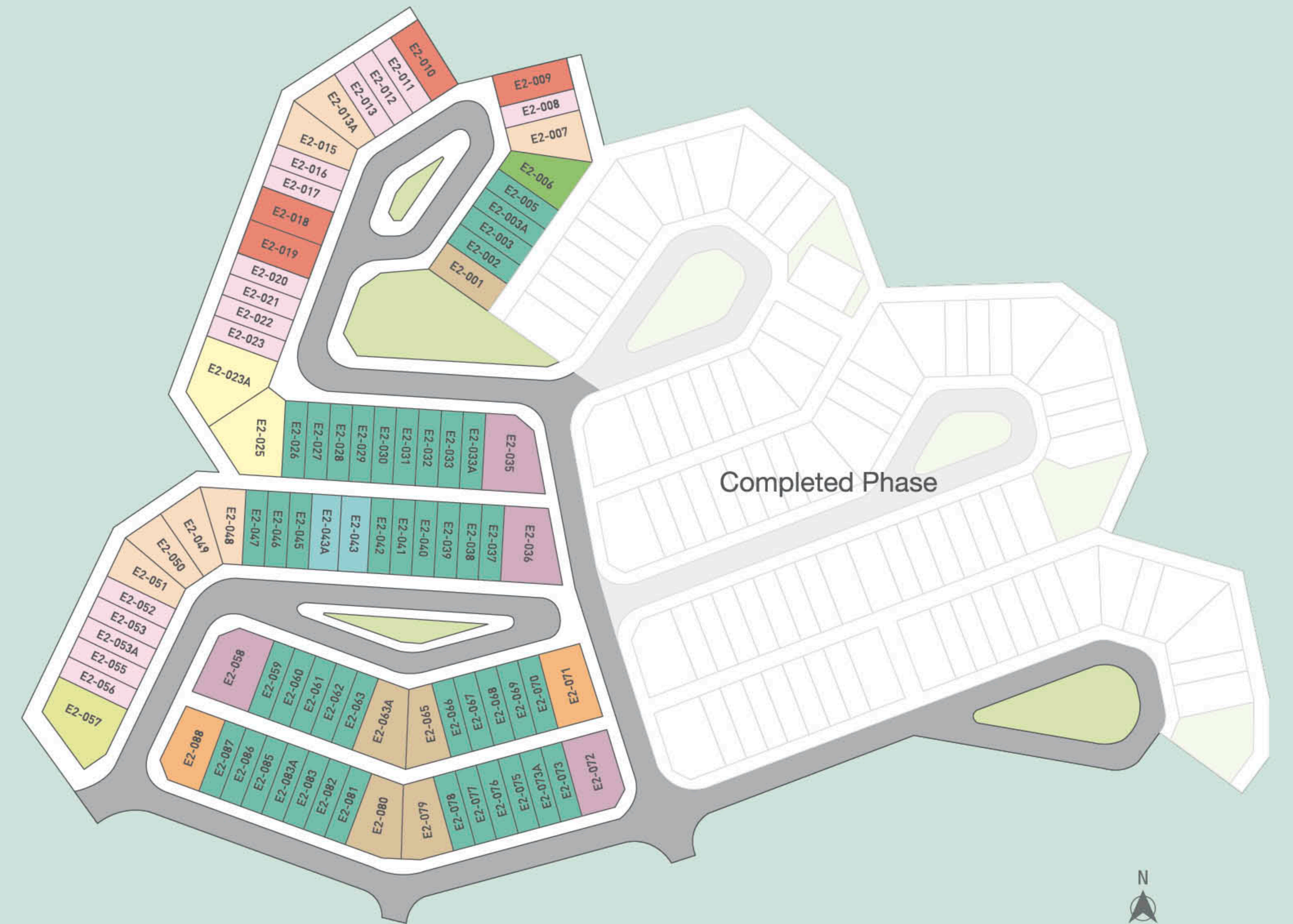


Artist's Impression

Master Plan



Site Plan



PARKLAND

- |   |   |  |   |  |
|---|---|--|---|--|
| <p>Themed Playzones</p> <ul style="list-style-type: none"> <li>1 Hopscotch Valley</li> <li>2 Gasing Land</li> <li>3 Congkak Place</li> <li>4 Takraw Park</li> </ul> | <p>Recreational Parks</p> <ul style="list-style-type: none"> <li>5 Wellness Garden</li> <li>6 Leisure Garden</li> </ul> | <ul style="list-style-type: none"> <li>Multi-Purpose Hall Site</li> <li>Surau Site</li> <li>Kindergarten Site</li> </ul> | <ul style="list-style-type: none"> <li>Tropika Boulevard</li> <li>Street Of Blooms</li> </ul> | <ul style="list-style-type: none"> <li>Serene Heights Sales Gallery</li> </ul> |
|---|---|--|---|--|

- |           |         |           |         |
|-----------|---------|-----------|---------|
| Type A1   | Type A2 | Type A2-A | Type A3 |
| Type A3-A | Type A4 | Type B1   | Type B2 |
| Type B2-A | Type B3 | Type B4   |         |

Type  
A1



Ground Floor

First Floor

Type  
A2



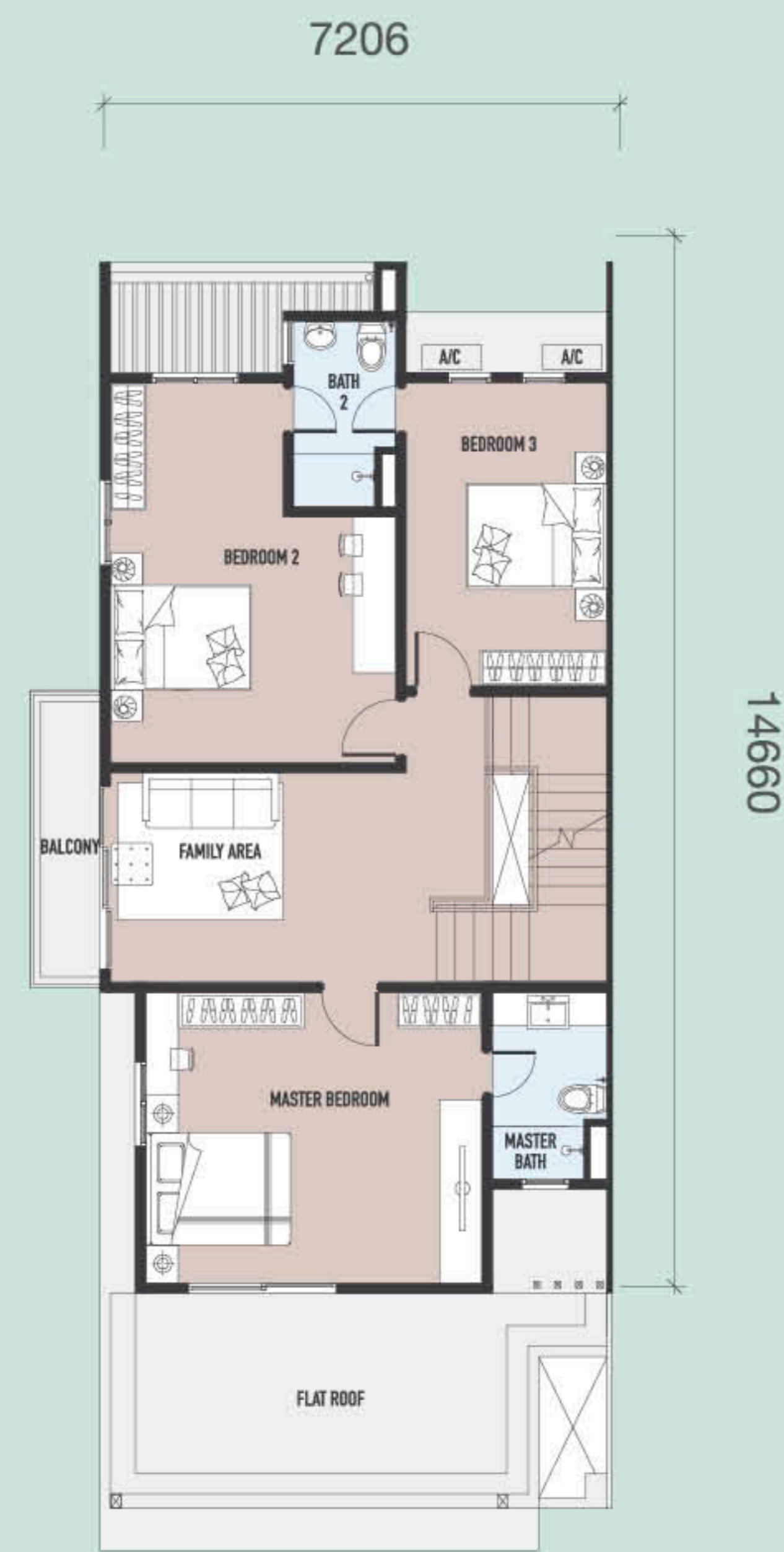
Ground Floor

First Floor

Type  
A3

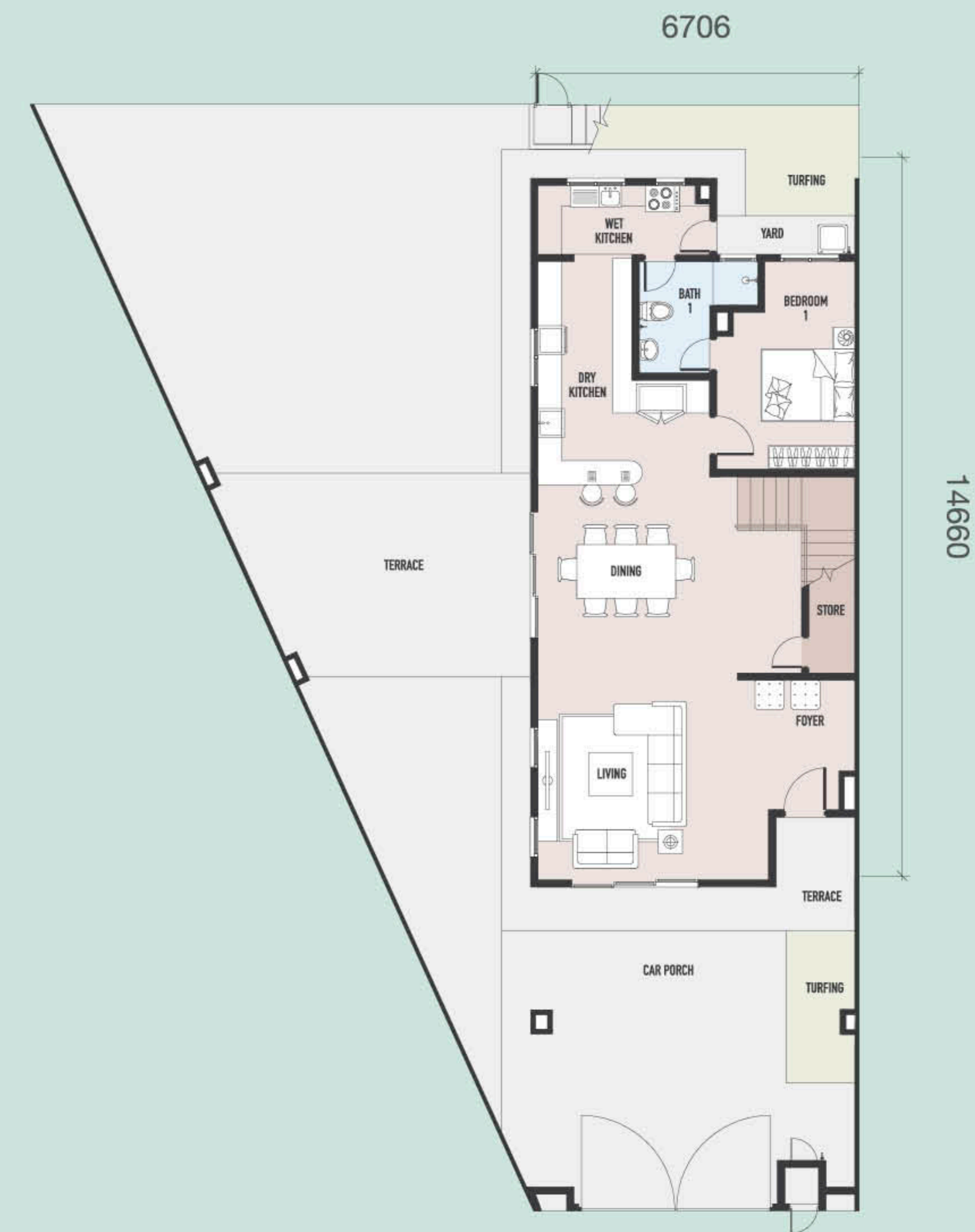


Ground Floor



First Floor

Type  
A4



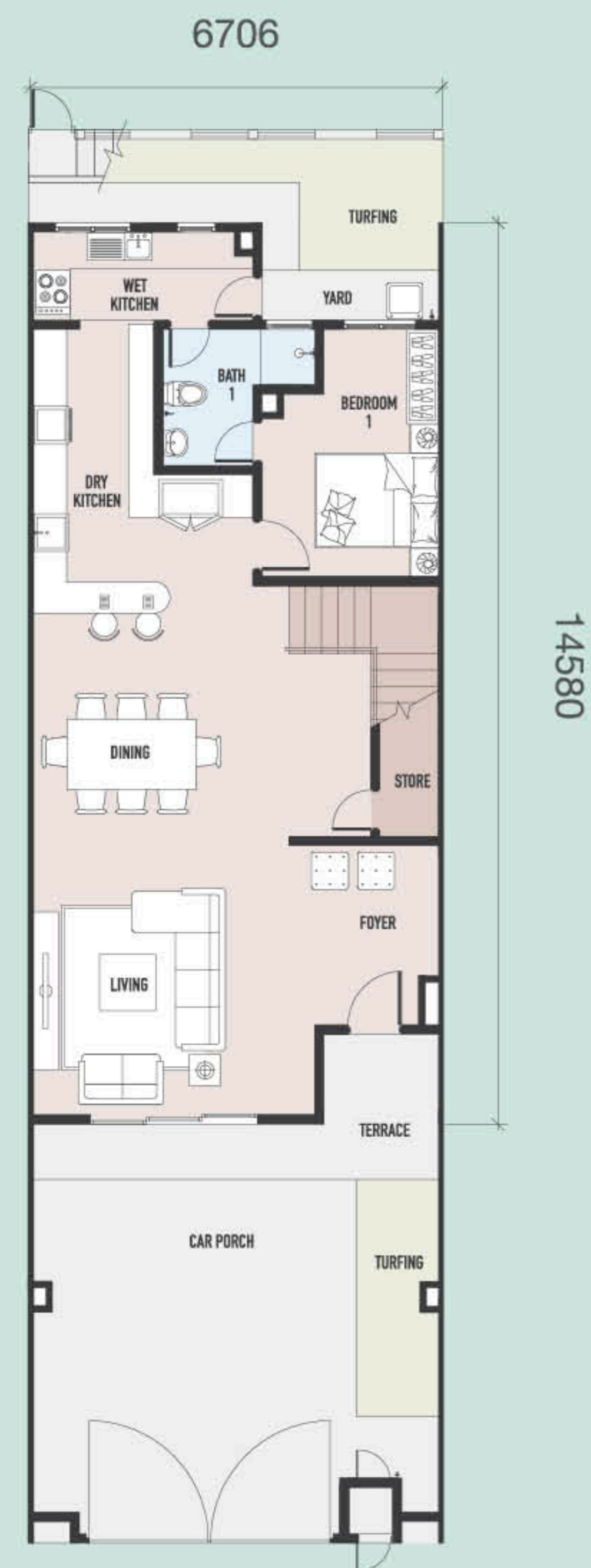
Ground Floor



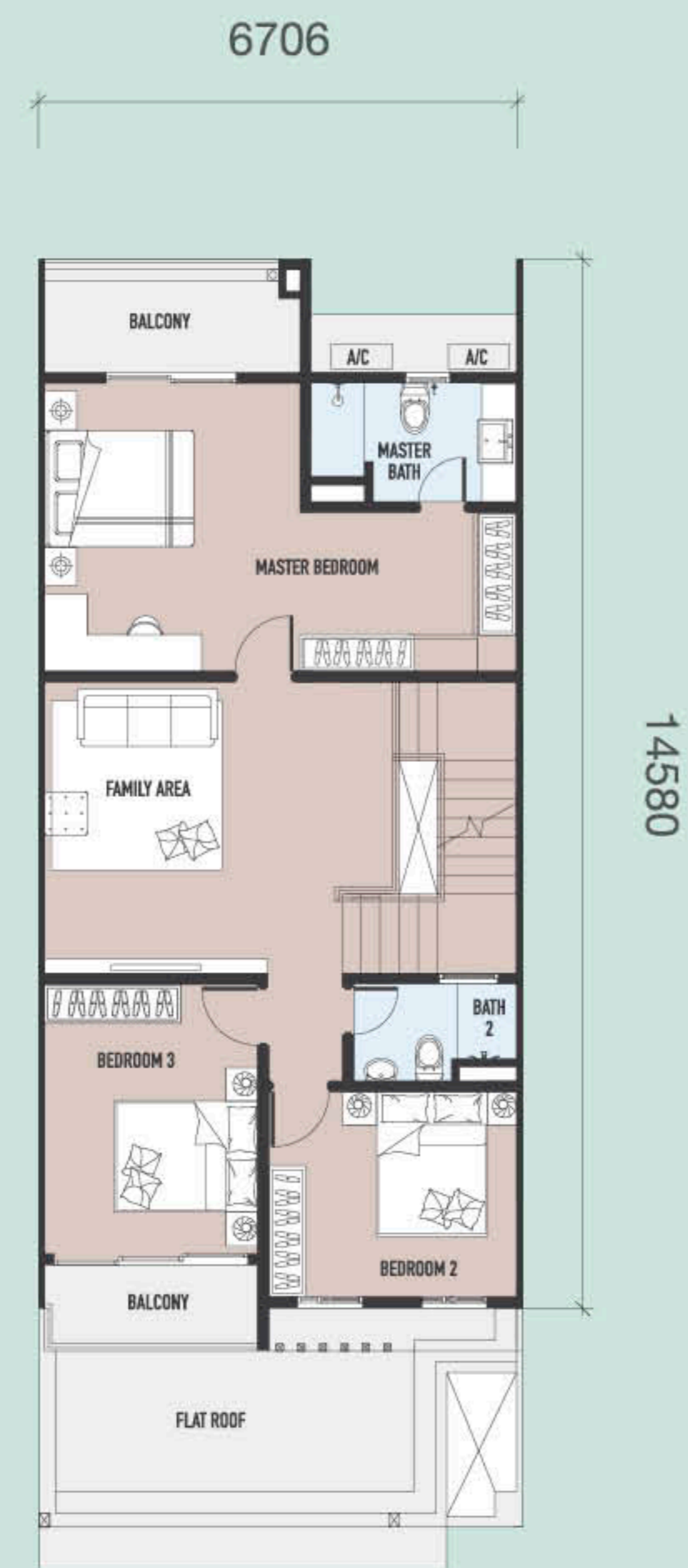
First Floor



Type  
B1

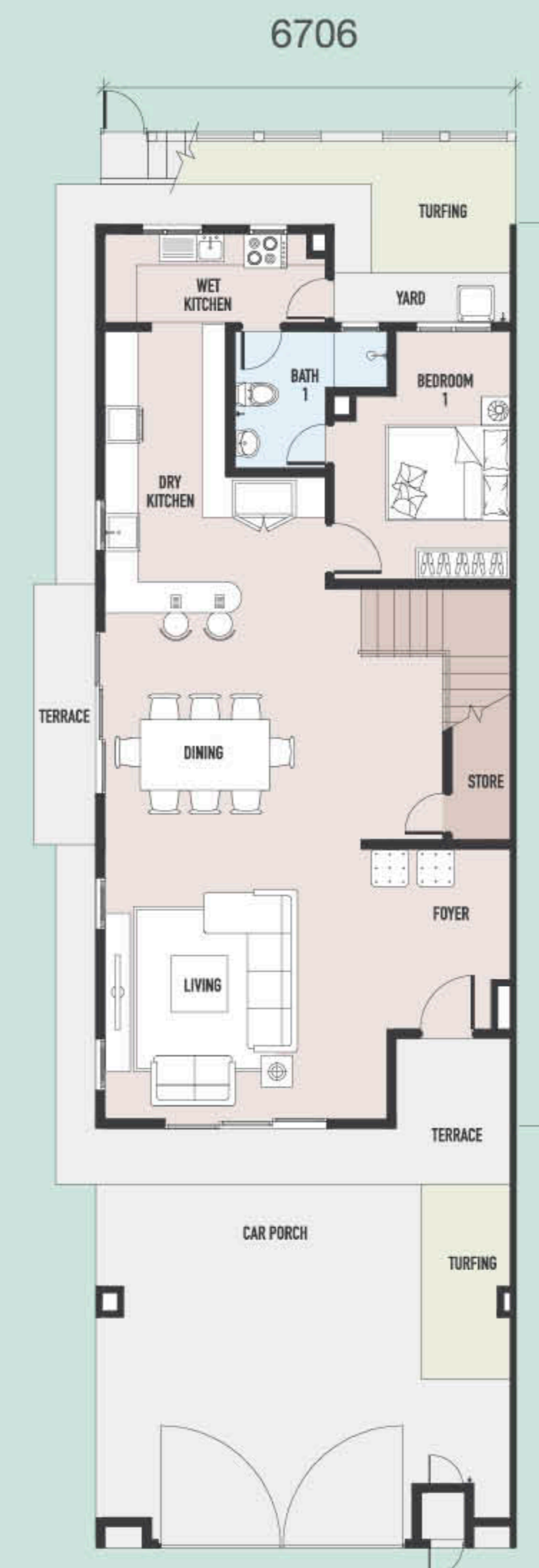


Ground Floor



First Floor

Type  
B2



Ground Floor



First Floor





**Serene Heights**  
Simple Pleasures Of Life *Bangi*

Sales Gallery

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

## Peaceful Homes In Thriving Bangi

The idyllic master-planned township of Serene Heights is surrounded by well-established amenities in the nearby neighbourhoods of Bandar Baru Bangi, Kajang and Semenyih. With a matured network of highways all around, you'll also enjoy effortless accessibility.

### Surrounding Amenities

#### Schools

- Greenview Islamic School, Bangi
- Rafflesia International & Private Schools
- Sek. Rendah Sri Al-Amin, Bangi
- Tanarata International School
- Tenby International School
- Various public primary & secondary schools

#### Hospitals

- KPJ Kajang Specialist Hospital
- Hospital Kajang
- Hospital Pusrawi SMC, Bangi
- Hospital Serdang

#### Universities

- German Malaysian Institute
- KUIS (Kolej Universiti Islam Antarabangsa Selangor)
- Nottingham University
- UKM, Bangi (Universiti Kebangsaan Malaysia)
- UNITEN (Universiti Tenaga Nasional)
- UPM (Universiti Putra Malaysia)

#### Gold Clubs & Parks

- Bangi Golf Resort
- Bangi Wonderland
- Danau Golf Club
- Taman Tasik Cempaka

#### Shopping Malls

- Bangi Gateway
- Bangi Sentral
- Evo Bangi
- Giant, Bangi
- IOI City Mall
- Tesco Bandar Puteri, Bangi
- Tesco, Semenyih

Call **1800 888 008** or visit [uemsunrise.com](http://uemsunrise.com)

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.



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EUGENIA 2 • Developer: Symphony Hills Sdn Bhd (347800-M) • Address: Clubhouse Symphony Hills, Persiaran Simfoni, Cyber 9, 63000 Cyberjaya, Selangor • Developer's License No.: 11186-10/10-2021/0913(L) • Validity Period: 09/10/2019-08/10/2021 • Advertising & Sales Permit No.: 11186-10/10-2021/0913(P) • Validity Period: 09/10/2019-08/10/2021 • Approving Authority: Majlis Perbandaran Kajang • Building Plan Approval No.: Bil.(12)dlm.MPKJ.2/P/13/2019 • Type: 2-Storey Terrace House • Land Tenure: Freehold • Land Encumbrances: Nil • Restriction In Interest: Nil • No. Of Units: 88 • Built-up Area: 2,081 - 2,730 sq. ft. • Price: (Min.) RM666,800 (Max.) RM1,163,058 • Expected Date Of Completion: October 2021 • 7% Bumiputera Discount • All information contained herein are subject to amendments without notification 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 illustrations are artist's impressions only.