

Serene Heights

Simple Pleasures of Life



Frischia
Double Storey Terrace Homes



Life's Simple Pleasures

Refreshed by Nature





A home where life never grows old

Spanning across 448 acres of freehold land in Semenyih, Serene Heights is envisioned as a future-ready township infused with a wealth of natural landscapes and enriching community spaces. Here, life harkens back to the good old days when people spent quality time together outdoors.

The lush 25-acre Creekside Parkland houses a meandering waterway, and jogging and bicycle tracks for precious family moments together. As one steps through the entrance to the wide and tree-shaded Tropika Boulevard. Truly, a home where life never grows old.





Refreshing Greens, Calming Blues Skies, and Everything in Between.

Where Home and Haven Meet.

Every day starts and ends with sweeping vistas across the lake and greenery. With double frontage design, residents can freely enjoy the picturesque beauty of surrounding gardens, while retreating to the exclusivity of their own private sanctuary.





The Bright & Breezy Side of Life

*Where Enrichment and
Elegance Meet.*

Designed to create a seamless flow from the outdoors to indoors, little architectural details enhance the natural light and ventilation you can embrace at home. Immerse yourself in the gentle touches of nature, and abundant green views that accompany your every waking moment.



Inspired by Timeless Style, Imagined for Boundless Living

*Where Design and
Versatility Meet.*

Living spaces are carefully crafted to exude artistry and elegance from the façade, leading to an interior of sublime modern functionality. Sumptuous double storeys of 2,225 to 2,497 sq.ft. offer ample space for quality family time, as well as rejuvenating me-time.



Floor Plans

**TYPE
1B**

**TYPE
1A**

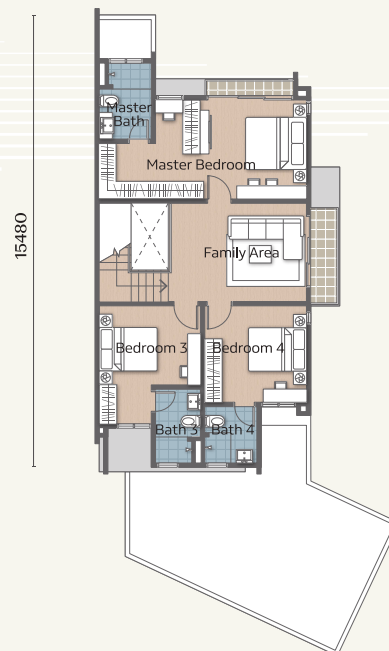
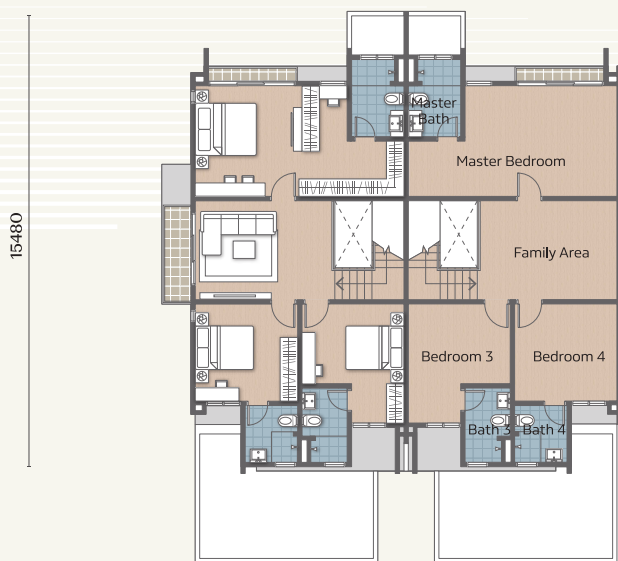
**TYPE
1C**

Double Frontage Units

End Unit
2,292 sq ft
24' x 75'

Intermediate Unit
2,258 sq ft
24' x 75'

Intermediate Odd Unit
2,474 sq ft
24' x 75'



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.

Floor Plans

**TYPE
2C**

**TYPE
2A**

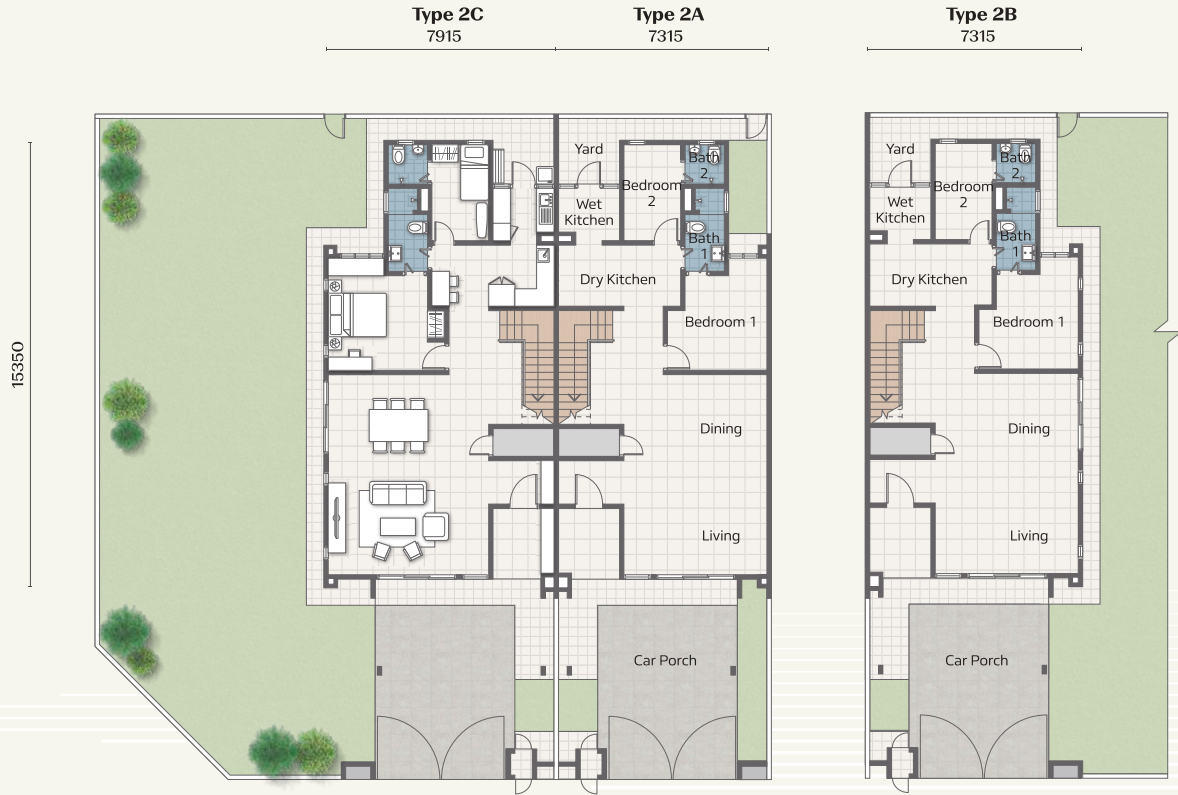
**TYPE
2B**

Standard Units

Corner Unit
2,401 sq ft
26' x 75'

Intermediate Unit
2,231 sq ft
24' x 75'

End Unit
2,265 sq ft
24' x 75'



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.

Floor Plan

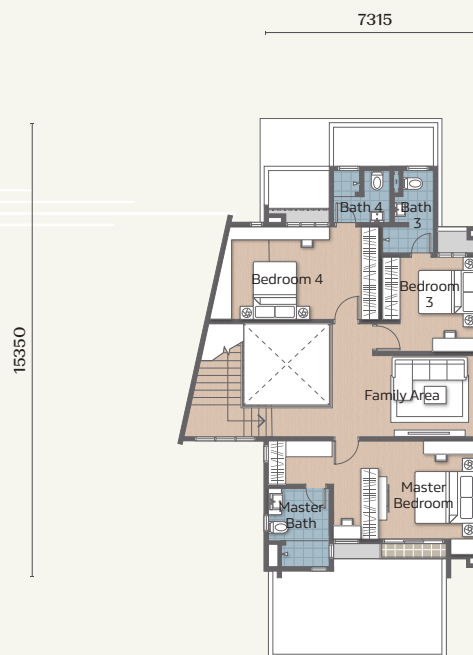
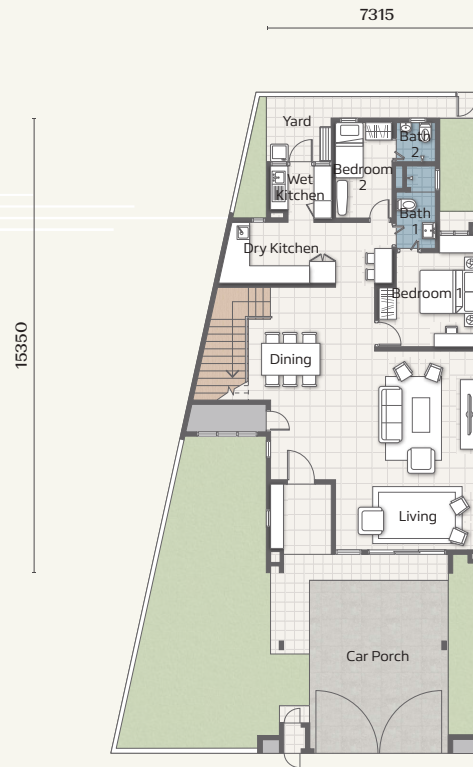
Standard Unit

TYPE
2D

Intermediate Odd Unit

2,497 sq ft

24' x 75'



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.

So Much Fun to Discover, So Many Moments to Treasure

Where Nature and Adventure Meet.

Bicycle paths, walking tracks and more. With an extensive network of community recreational amenities, Serene Heights invites you to the desired place for a healthy and fun-filled outdoor lifestyle.

From enriching family playtime to leisurely solitude moments, or vigorous sports and fitness activities, your personal adventure is waiting to be discovered every day.



1

2

3

4

5

6



PARKLAND

Themed Playzones

- 1 Hopscotch Valley
- 2 Gasing Land
- 3 Congkak Place
- 4 Takraw Park

Recreational Parks

- 5 Wellness Garden
- 6 Leisure Garden

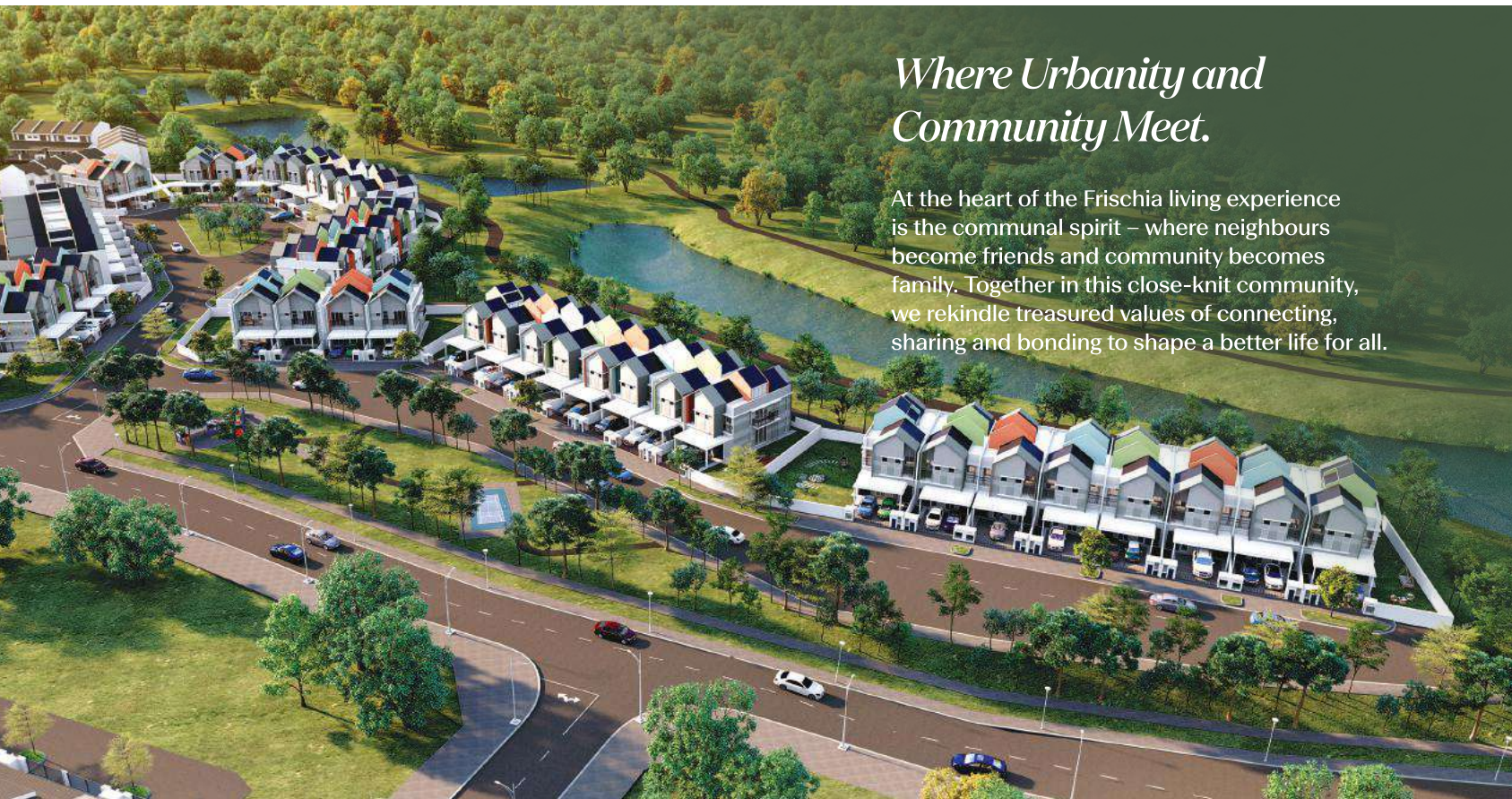
- Multi-purpose Hall Site
- Surau Site
- Kindergarden Site
- Tropika Boulevard
- Street of Blooms
- Serene Heights Sales Gallery

The Joy of Contemporary Living, Shared Together



LEGEND

	Type 1A		Type 1F		Type 2E
	Type 1B		Type 2A		Type 2F
	Type 1C		Type 2B		Type 2G
	Type 1D		Type 2C		
	Type 1E		Type 2D		



Where Urbanity and Community Meet.

At the heart of the Frischia living experience is the communal spirit – where neighbours become friends and community becomes family. Together in this close-knit community, we rekindle treasured values of connecting, sharing and bonding to shape a better life for all.

Specifications

STRUCTURE	Reinforced Concrete Frame	FLOOR FINISHES	Porch	Concrete Imprint
WALL	Masonry Walls		Terrace	Porcelain Tiles
ROOF STRUCTURE	Lightweight Metal Structure		Living Room / Dining Room	Porcelain Tiles
ROOF	Concrete Roof Tiles / Flat Roof		Bathrooms	Porcelain Tiles
CEILING	Ground Floor	Skim Coat Finish / Plaster Ceiling	Dry Kitchen	Porcelain Tiles
	First Floor	Skim Coat Finish / Plaster Ceiling	Wet Kitchen	Porcelain Tiles
WINDOW		Aluminum Frame Glass Window	Ground Floor Bedrooms	Porcelain Tiles
DOOR	Main Entrance	Solid Core Timber Door	Balcony	Ceramic Tiles
	Living Room	Sliding Glass Door	Master Bedroom	Laminated Timber
	Bedrooms	Timber Flush Door	First Floor Bedrooms	Laminated Timber
	Bathrooms	Timber Flush Door / Foldable Door	Family Area	Laminated Timber
	Store Room	Half Louvred Flush Door	Store Room	Cement Render
IRONMONGERY	Lock sets with accessories	WALL FINISHES	Master Bathroom	Porcelain Tiles up to 2.4m height
			Typical Bathrooms	Porcelain Tiles up to 2.1m height
			Wet Kitchen	Porcelain Tiles up to 1.5m height
			Others	Plaster & Paint

SANITARY WARES & FITTINGS

Kitchen	Single Sink with tap
Master Bathroom	Wash Basin with tap, Hand Shower, Water Closet & Tissue Holder
Typical Bathrooms	Wash Basin with tap, Shower Rose, Water Closet & Tissue Holder
Maid's Bathroom	Wash Basin with tap, Shower Rose, Water Closet, & Bib Tap

Modernity & Accessibility at Your Doorstep

Located in the fast-rising town of Semenyih, Serene Heights is surrounded by growing neighbourhoods such as Bandar Baru Bangi, Kajang and Bukit Mahkota which provide various amenities and conveniences for daily living. A well-established network of highways ensures excellent accessibility to KL city centre as well as other prominent locations within the Klang Valley.



HOSPITAL

- 1 Hospital Islam Az-Zahrah
- 2 Hospital Pakar An-Nur
- 3 Hospital Serdang
- 4 KPJ Kajang Specialist Hospital
- 5 Hospital Kajang
- 6 Andorra Women and Children Hospital
- 7 Hospital Pusrawi SMC, Bangi

GOLF CLUBS & PARKS

- 1 Bangi Golf Resort
- 2 Bangi Wonderland
- 3 Danau Golf Club
- 4 Taman Tasik Cempaka

SCHOOLS

- 1 Greenview Islamic Intl School Bangi
- 2 Sri Ayesha Islamic School
- 3 Nexus International School
- 4 anarata International School
- 5 Global Modern Intl School
- 6 Eaton International School
- 7 SRJK (C) Sungai Chua
- 8 SMK Convent Kajang
- 9 SMK Jalan Bukit
- 10 Greenview Islamic Intl School Bangii

UNIVERSITIES

- 1 German Malaysian Institute
- 2 National University of Malaysia
- 3 Nottingham University
- 4 KUIS (Kolej Universiti Islam Antarabangsa Selangor)
- 5 UNITEN (Universiti Tenaga Nasional)
- 6 Universiti Putra Malaysia

SHOPPING MALLS

- 1 Metro Shopping Mall Kajang
- 2 EVO Mall
- 3 Bangi Sentral
- 4 Giant Hypermarket Bangi
- 5 Bangi Gateway
- 6 Tesco Bandar Puteri, Bangi
- 7 Tesco Semenyih

A Journey of Happiness

Finding happiness is a personal quest and a personal choice.

We believe that everyone has a right to happiness and having a part in someone else's happiness feels good, makes us happy, and is fulfilling. We will continue to conscientiously create opportunities for others to find their happiness and in doing so, find ours too.



Building Trust

Find your
Happy



Inspiring joy and happiness one space at a time

We create spaces that are planned, designed, built and curated to inspire togetherness and contentment. To genuinely be optimistic that today will be a good day and to go home feeling fulfilled that in some small way we have been able to help someone find their happy.

Create Memories



**Caring, Honest, Involved,
Enthusiastic & Fun-loving
C.H.I.E.F.**

Caring, Honest, Involved, Enthusiastic and Fun-loving Brand Values set the tone on how we achieve our purpose and delivering its promise.



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FRISCHIA • **Developer:** Symphony Hills Sdn Bhd (347800-M) • **Address:** Clubhouse Symphony Hills, Persiaran Simfoni, Cyber 9, 63000 Cyberjaya, Selangor • **Developer's License No.:** 11186-11/06-2022/0334(L) • **Validity Period:** 10/06/2020 – 09/06/2022 • **Advertising & Sales Permit No.:** 11186-11/06-2022/0334(P) • **Validity Period:** 10/06/2020 – 09/06/2022 • **Approving Authority:** Majlis Perbandaran Kajang • **Building Plan Approval No.:** Bil. (14) dlm. MPKj.2/P/41/2019 • **Type:** 2-Storey Terrace House • **Land Tenure:** Freehold • **Land Encumbrances:** Nil • **Restriction In Interest:** Nil • **No. Of Units:** 47 • **Built-up Area:** 2,225–2,497 sq.ft. • **Price:** (Min.) RM745,800 (Max.) RM1,209,570 • **Expected Date Of Completion:** June 2022 • 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.