



SERENiA[™] **ARIYA 3**

Rumah Teres 2 Tingkat
20' x 70' | Pegangan Bebas

Fasa A9-3

Selamat datang ke Serenia City



LOVE TO
LIVE IT

Alami hidup yang ceria di Serenia Ariya! Rumah teres dua tingkat kami memberikan anda sekeluarga ketenteraman yang menggalakkan imaginasi sambil menikmati kemudahan di Serenia City. Serenia Ariya sebesar 123 ekar, lengkap dengan rumah-rumah yang dikelilingi hijauan dan mempunyai taman yang tersendiri.



Variasi

- 3 jenis unit dengan pelbagai saiz rumah



Hijauan

- Landskap hijau dan laman-laman indah



Selamat

- Komuniti berpagar dan terjaga



Terang & berangin

- Pembukaan tingkap dan pintu yang luas memastikan ruang rumah terang dan berangin



Berkekalan

- Direka untuk didiami pelbagai generasi

Jenis 1

Rumah yang direka khas untuk pasangan hidup dengan selesa serta dapat menyerlahkan keperibadian anda. Mulakan pengembaraan bersama dengan penuh gaya!



20' x 70' & 22' x 70'

Dari 1,589 k/segi

4 bilik tidur + 3 bilik air

Jenis 1 - Pelan Lantai





Jenis 2

Rumah yang dibina untuk keluarga yang semakin bertambah, selesa dan selamat untuk didiami bersama. Berkumpul sekeluarga pun tiada masalah. Anda akan rasa tidak sabar untuk mengharungi detik-detik indah bersama!

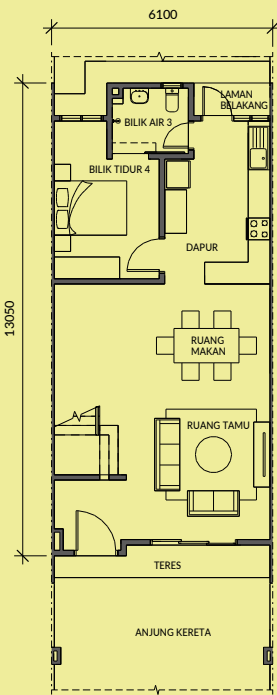
20' x 70' & 22' x 70'

Dari 1,796 k/segi

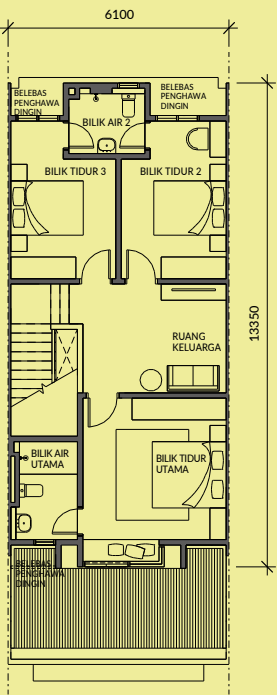
4 bilik tidur + 3 bilik air

Jenis 2 - Pelan Lantai

Unit Tengah - Jenis A2
20' x 70' | 1,796 k/segi

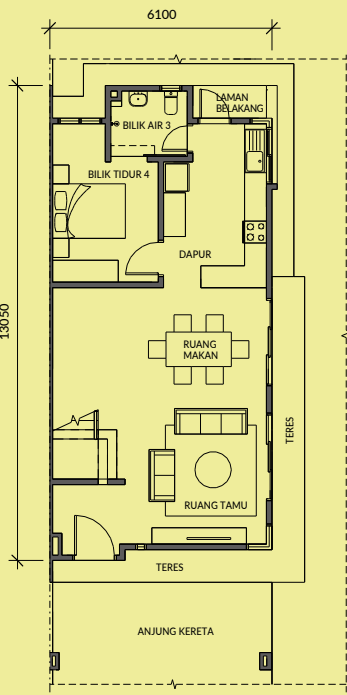


Tingkat Bawah

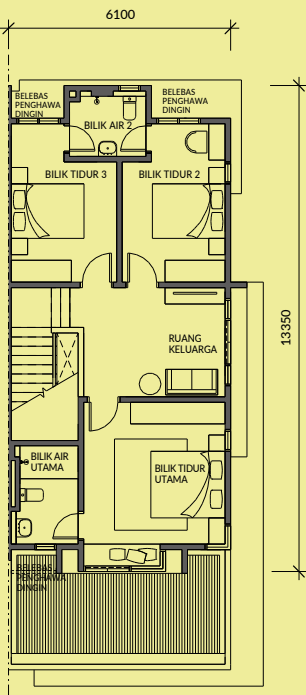


Tingkat Satu

Unit Tepi - Jenis E2
20' x 70' | 1,871 k/segi

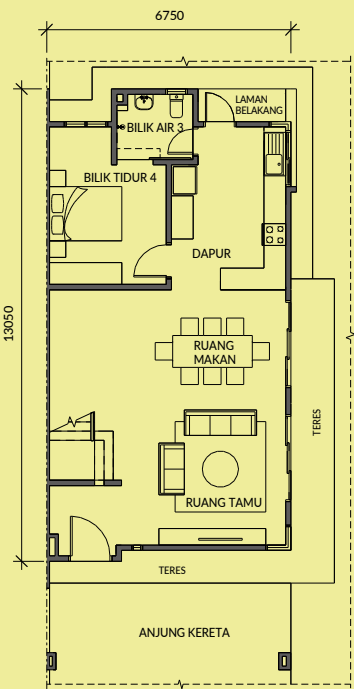


Tingkat Bawah

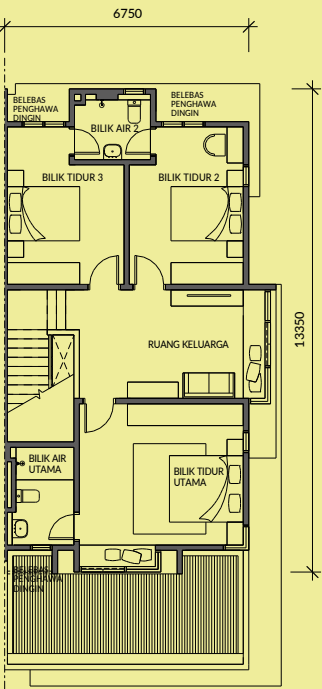


Tingkat Satu

Unit Hujung - Jenis C2
22' x 70' | 2,087 k/segi



Tingkat Bawah

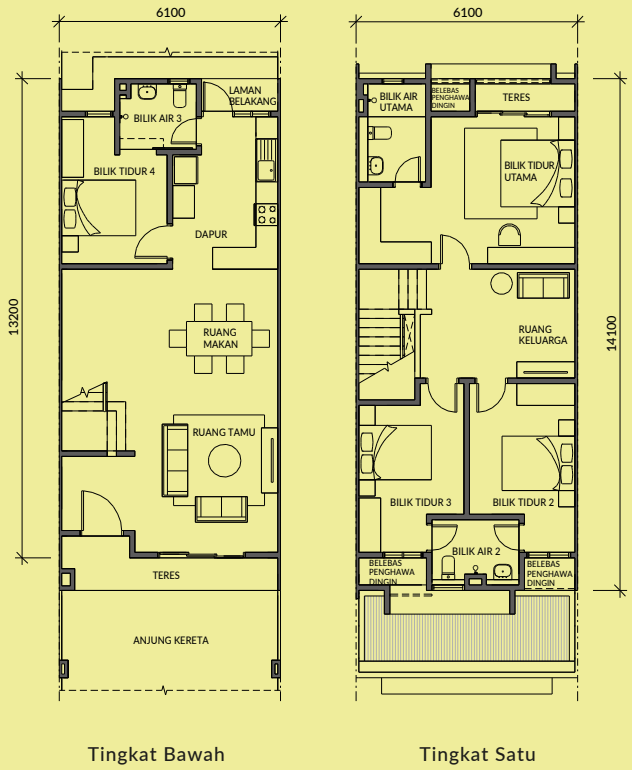


Tingkat Satu



Jenis 3 - Pelan Lantai

Unit Tengah - Jenis A3
20' x 70' | 1,934 k/segi



Jenis 3

Ikatan kekeluargaan dijalin dari generasi ke generasi. Direka untuk kesesuaian pelbagai peringkat umur, kediaman ini mempunyai banyak ruang sesuai untuk mencipta memori dan kenangan bersama.

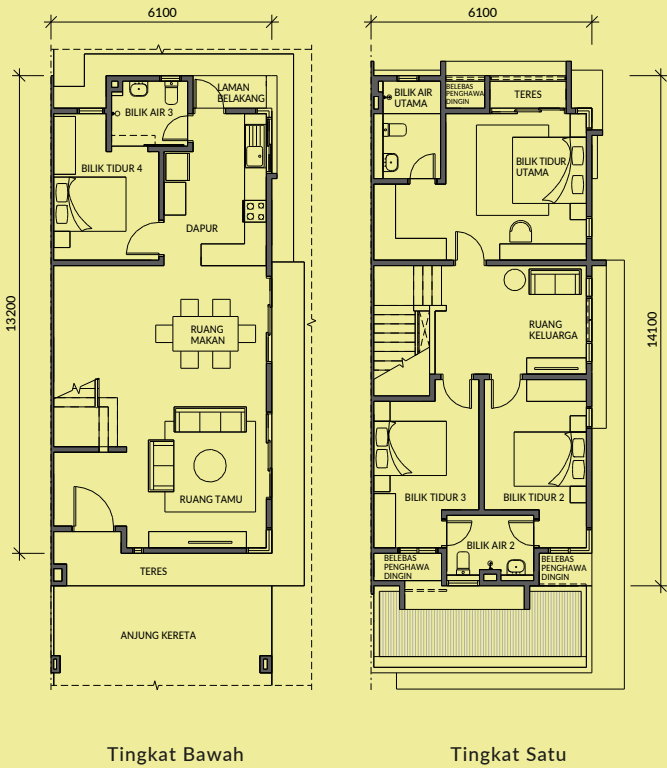
20' x 70' & 22' x 70' - 2 fasad hadapan

Dari 1,934 k/segi

4 bilik tidur + 3 bilik air



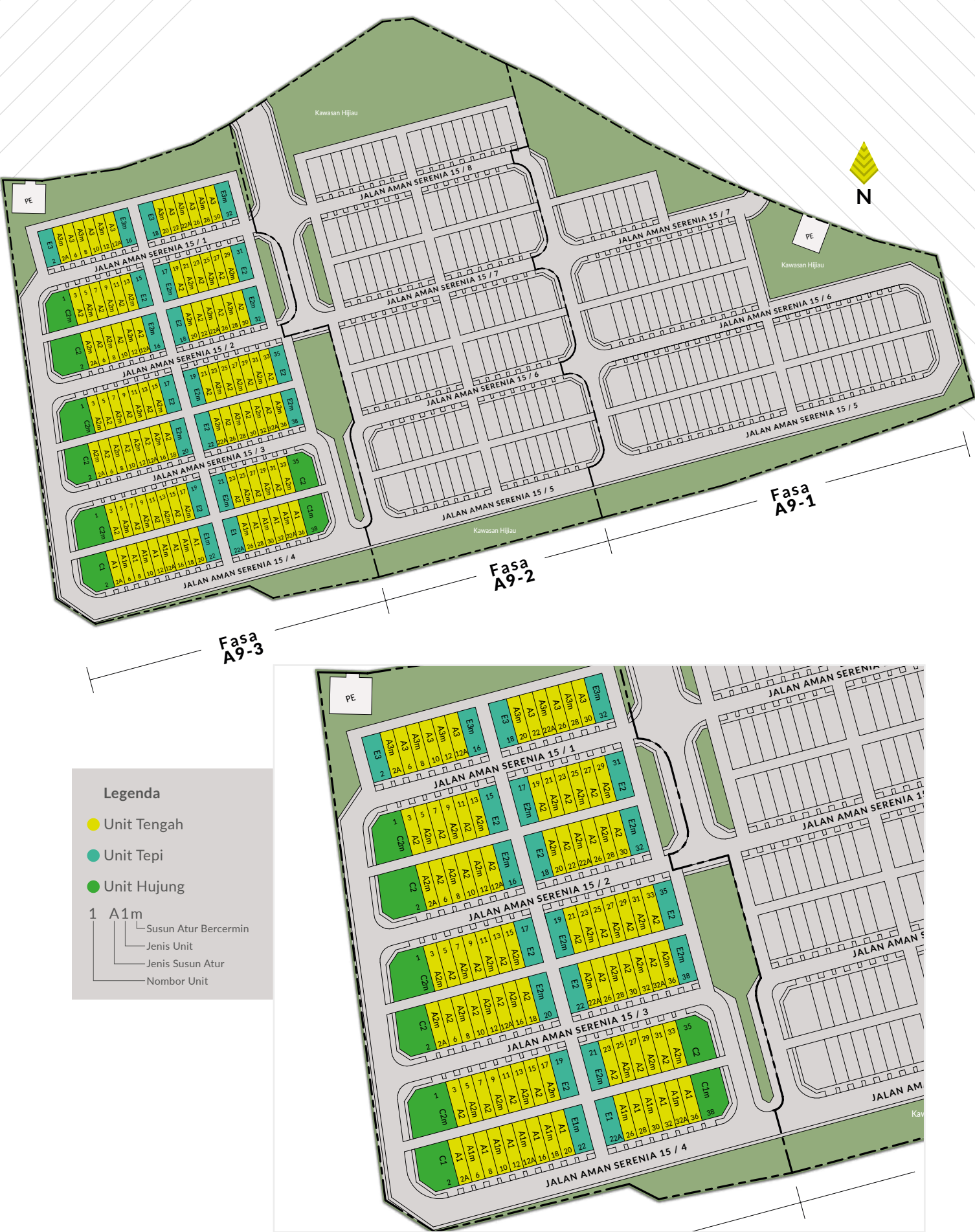
Unit Tepi - Jenis E3
20' x 70' | 2,001 k/segi



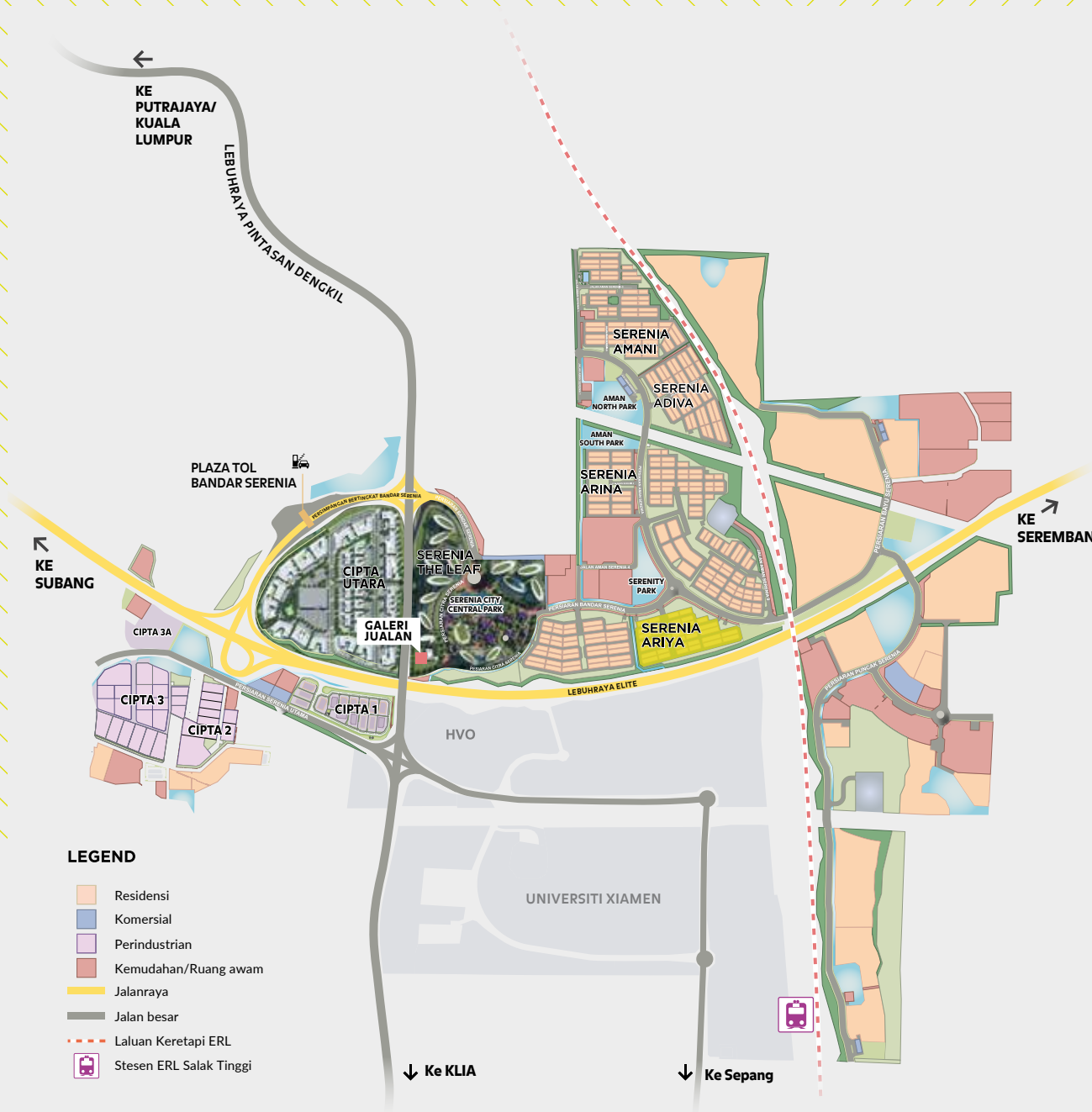
Spesifikasi

Struktur	:	Konkrit Batu Tetulang								
Dinding	:	Konkrit Batu Tetulang / Dinding Bata								
Bumbung	:	Bumbung Jubin / Bumbung Logam								
Kerangka Bumbung	:	Logam								
Siling	:	Siling Lepa / Lapisan 'Skim'								
Tingkap	:	Semua	:	Panel Kaca Kerangka Aluminium						
Pintu	:	Pintu Utama	:	Pintu Kayu Berlamina						
	:	Lain-lain	:	Pintu Rata Bercat						
				Pintu Gelangsar Bercat (Jenis 1)						
				Pintu Rata Berlamina (Jenis 2 & 3)						
				Pintu Gelangsar Berlamina (Jenis 2 & 3)						
				Pintu Kaca Gelangsar Berbingkai Aluminium						
Set Kunci Pintu	:	Set Kunci Pintu dan Peralatan								
Kemasan Dinding	:	Dinding Luaran	:	Lepa & Cat						
	:	Dapur	:	Jubin Seramik / Lepa & Cat						
	:	Bilik Air Utama	:	Lepa & Cat (Jenis 1) / Jubin Porselin (Jenis 2 & 3)						
	:	Bilik Air 2 & Bilik Air 3	:	Lepa & Cat (Jenis 1) / Jubin Seramik (Jenis 2 & 3)						
	:	Lain-lain	:	Lepa & Cat						
Kemasan Lantai	:	Ruang Tamu & Makan	:	Jubin Seramik (Jenis 1) / Jubin Porselin (Jenis 2 & 3)						
	:	Dapur	:	Jubin Seramik						
	:	Bilik Air Utama	:	Jubin Seramik (Jenis 1) / Jubin Porselin (Jenis 2 & 3)						
	:	Bilik Air 2 & Bilik Air 3	:	Jubin Seramik						
	:	Bilik Tidur 4	:	Jubin Seramik						
	:	Bilik Tidur Utama, Bilik Tidur 2 & Bilik Tidur 3	:	Lantai Kayu Berlamina						
	:	Ruang Keluarga	:	Lantai Kayu Berlamina						
	:	Tangga	:	Lantai Kayu Berlamina						
	:	Balkoni	:	Jubin Seramik (Jenis 3)						
	:	Teres	:	Jubin Porselin						
	:	Yard	:	Jubin Seramik						
	:	Tempat Letak Kereta	:	Konkrit Bertekstur						
	Alat Sanitari & Peralatan Paip	:	Dapur	:	Singki & Pili					
:		Bilik Air Utama & Bilik Air 2	:	Alat-Alat Kebersihan dan Kelengkapan						
:		Tempat Letak Kereta & Laman	:	Pili						
Pemasangan Bahan Elektrik		Jenis 1	Jenis 1	Jenis 1	Jenis 2	Jenis 2	Jenis 2	Jenis 3	Jenis 3	
		A/Am	E/Em	C/Cm	A/Am	E/Em	C/Cm	A/Am	E/Em	
	Punca Lampu	:	17	18	18	20	21	21	21	22
	Punca Lampu Pagar	:	1	1	1	1	1	1	1	1
	Punca Kuasa	:	21	21	21	24	24	24	24	24
	Punca Kipas	:	7	7	7	7	7	7	7	7
	Punca Penghawa Dingin	:	2	2	2	3	3	3	3	3
	Punca Penghawa Dingin (Dengan Perpaipan)	:	2	2	2	2	2	2	2	2
	Punca Kuasa Pemanas Air	:	2	2	2	2	2	2	2	2
	Punca Pengecasan USB	:	0	0	0	3	3	3	3	3
	Punca TV	:	1	1	1	2	2	2	2	2
	Punca Soket Fiber	:	1	1	1	1	1	1	1	1
	Punca Data	:	1	1	1	1	1	1	1	1
	Punca Pagar Automatik	:	1	1	1	1	1	1	1	1
	Punca Loceng Pintu	:	1	1	1	1	1	1	1	1
Pagar	:	Dinding Bata / Keluli								
Yard	:	Rumput								
Ciri-Ciri Lain Luaran	:	Peti Surat & Kebuk Sampah								
	:	Kebuk Meter TNB								
	:	Sistem Penggera Asas								

Pelan Tapak



Pelan Utama



Peta Lokasi



Untuk sebarang pertanyaan,
sila hubungi atau
lawati kami di:

Serenia City Sales Gallery
Lot 27999,
Jalan Pintas Dengkil-Putrajaya
Bandar Serenia
43900 Sepang, Selangor

Galeri Pameran dibuka
setiap hari dari 9.30am - 6.30pm

03 8760 0505

Jumlah Unit: 122. Baki Unit: Jenis 1, 0 unit. Jenis 2, 23 unit. Jenis 3, 3 unit. Jenis: Rumah Teres 2 Tingkat. Tarikh Dijangka Siap: December 2023. Bebanan Tanah: Tiada. Pegangan Tanah: Bebas. No. Lesen Pemaju: 6785/11-2023/0062(A). Tempoh Sah: 20/11/2021 - 19/11/2023. No. Permit Iklan & Jualan: 600-34/4/160(I) Pemaju: Sime Darby Property (Serenia City) Sdn Bhd. No. Pendaftaran Syarikat: 198401004766 (Dahulunya dikenali sebagai Sime Darby Serenia City Development Sdn Bhd). No. Syarikat (117285-M). Aras 10, Blok G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Harga Jualan bagi Jumlah Unit: Jenis 1, 19 unit, RM802,888.00 (min.) - RM1,261,888.00 (maks.); Jenis 2, 87 unit, RM877,888.00 (min.) - RM1,501,888.00 (maks.); Jenis 3, 16 unit, RM927,888.00 (min.) - RM927,888.00 (maks.). Harga Jualan bagi Baki Unit: Jenis 2, 23 unit, RM877,888.00 (min.) - RM1,501,888.00 (maks.); Jenis 3, 3 unit, RM927,888.00 (min.) - RM927,888.00 (maks.). Sekatan Kepentingan: Tiada.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



03 8760 0505
www.simedarbyproperty.com





SERENiA[™] ARiYA 3

Double-Storey Terrace Homes

20' x 70' | Freehold

PHASE A9-3

Welcome to Serenia Ariya



LOVE TO
LIVE IT

Wake up to a bright and cheery day at Serenia Ariya! Our double-storey terrace homes give you the peace of mind to let your imagination roam free as you enjoy everything this growing township of Serenia City has to offer. Located on 123 acres of land, these homes are surrounded by lush greens, with its own landscaped



Variety

- 3 unit types with various built-up sizes



Greens

- Landscaped parks and abundance of greens



Secure

- Perimeter fencing and guarded community



Bright & Airy

- Large openings for natural lighting and ventilation



Everlasting

- Made for multi-generational living

Type 1

A home designed especially for couples to live comfortably while letting their personalities shine through. Start your adventure together in style!



20' x 70' & 22' x 70'

From 1,589 sq ft

4 bedrooms + 3 bathrooms

Type 1 - Floor Plans





Type 2

G.R.O.W – grow up! A home crafted for the growing family to bond in a safe space you can call home. Things are about to get really exciting!

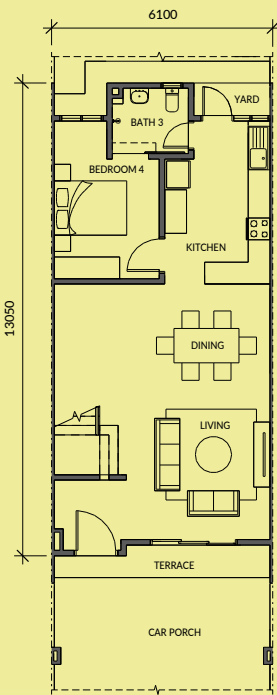
20' x 70' & 22' x 70'

From 1,796 sq ft

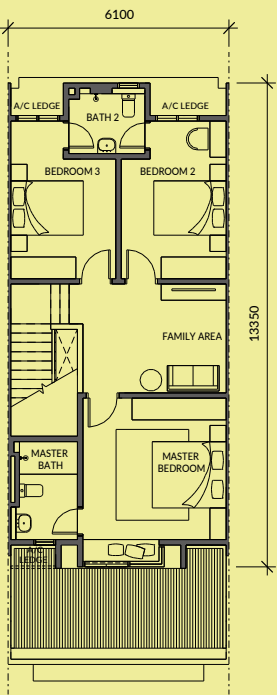
4 bedrooms + 3 bathrooms

Type 2 - Floor Plans

Intermediate Unit - Type A2
20' x 70' | 1,796 sq ft

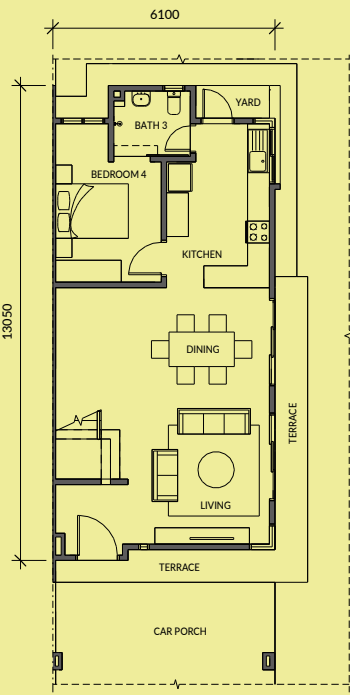


Ground Floor

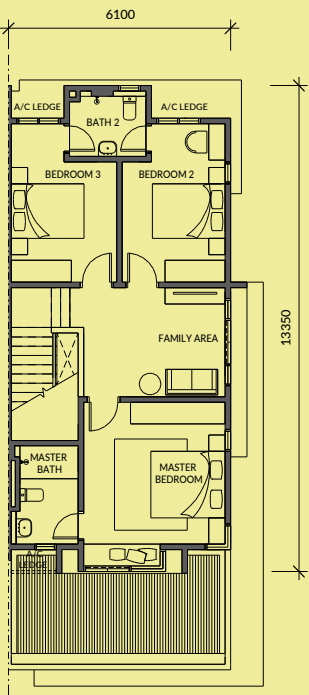


First Floor

End Unit - Type E2
20' x 70' | 1,871 sq ft

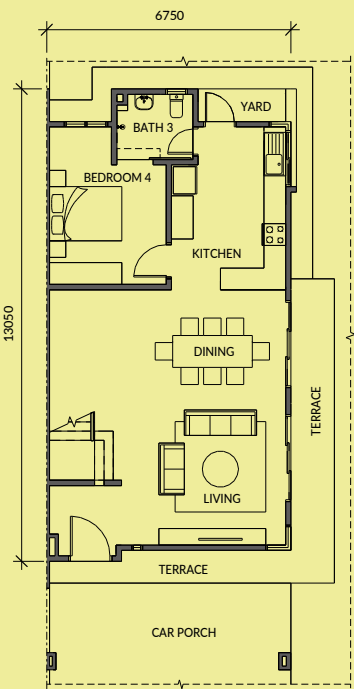


Ground Floor

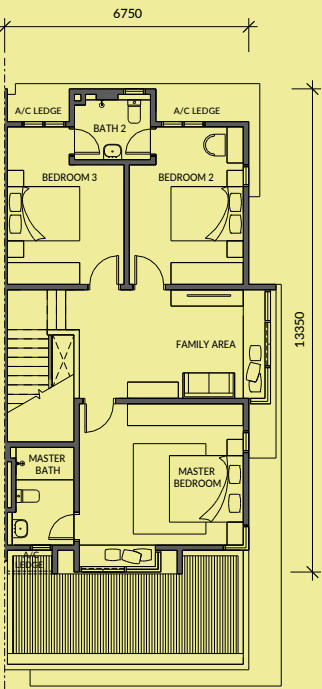


First Floor

Corner Unit - Type C2
22' x 70' | 2,087 sq ft



Ground Floor



First Floor



Type 3

Family bonds are made to last through generations. Designed for multi-generational living, these homes have abundant spaces to make memories together.

20' x 70' double frontage

From 1,934 sq ft

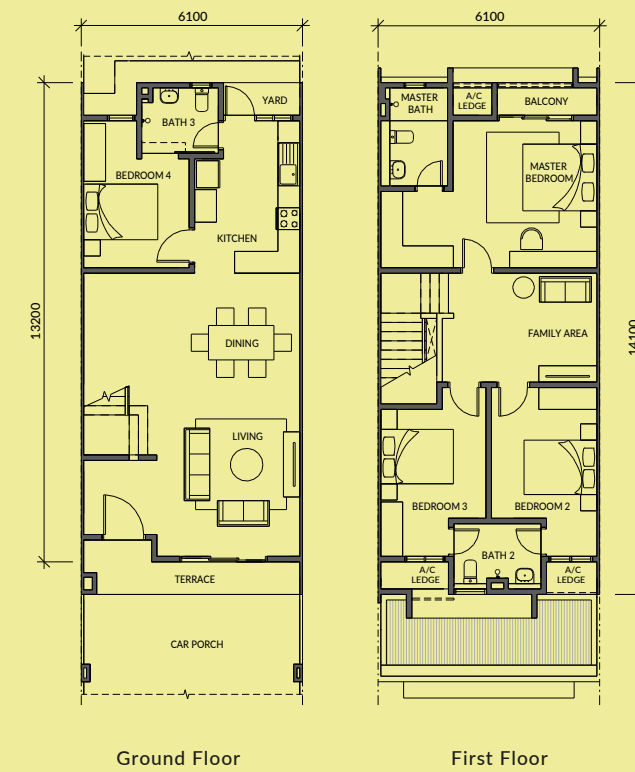
4 bedrooms + 3 bathrooms



Type 3 - Floor Plans

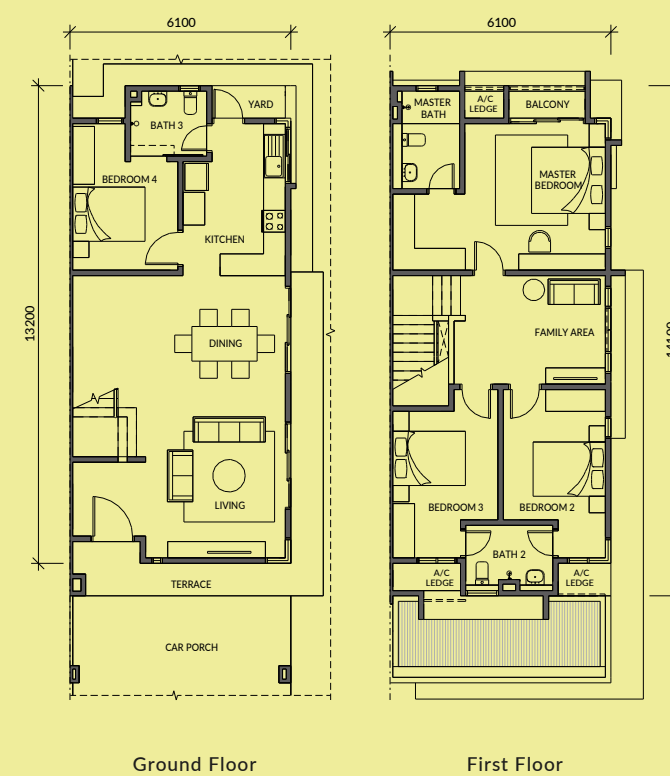
Intermediate Unit - Type A3

20' x 70' | 1,934 sq ft



End Unit - Type E3

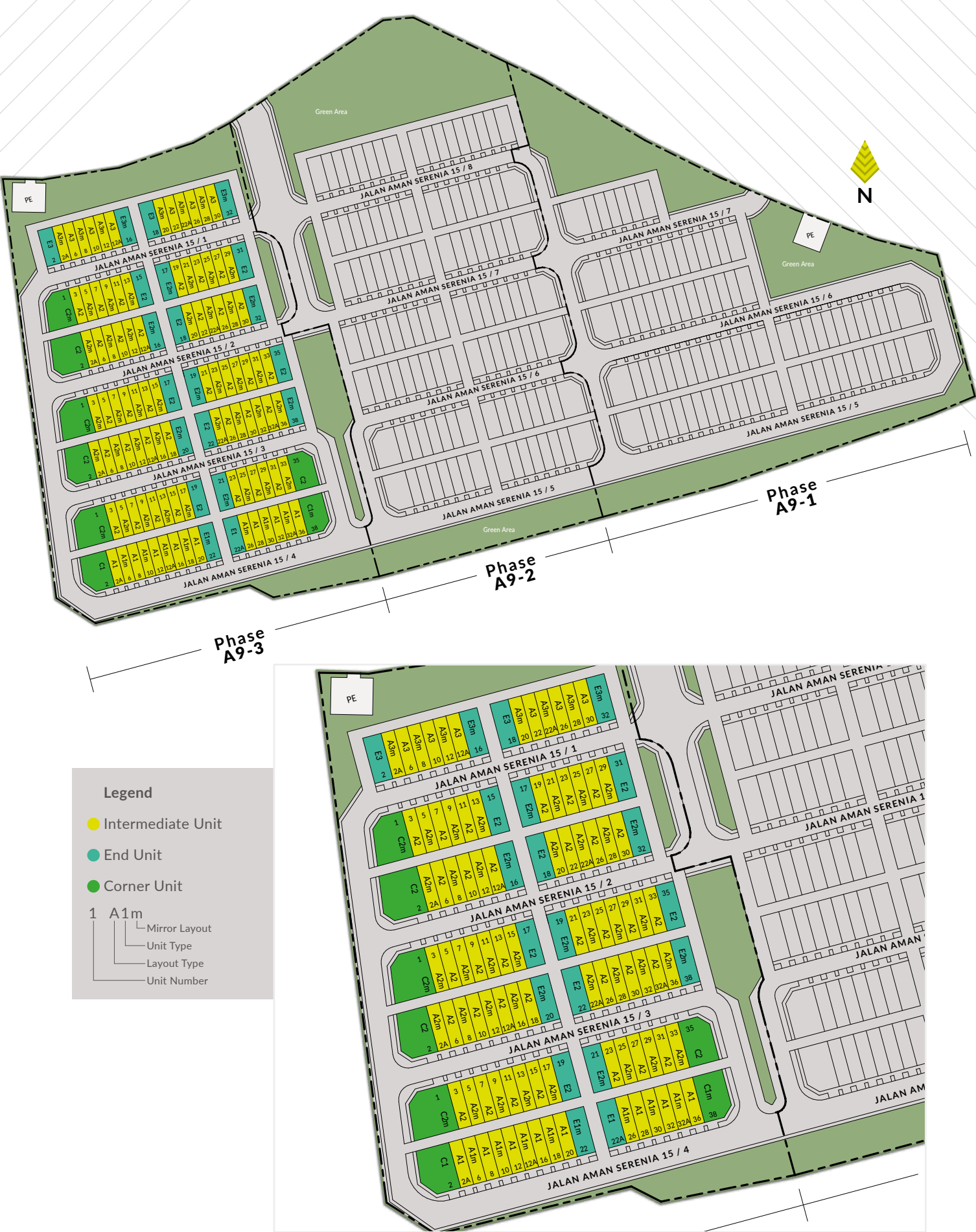
20' x 70' | 2,001 sq ft



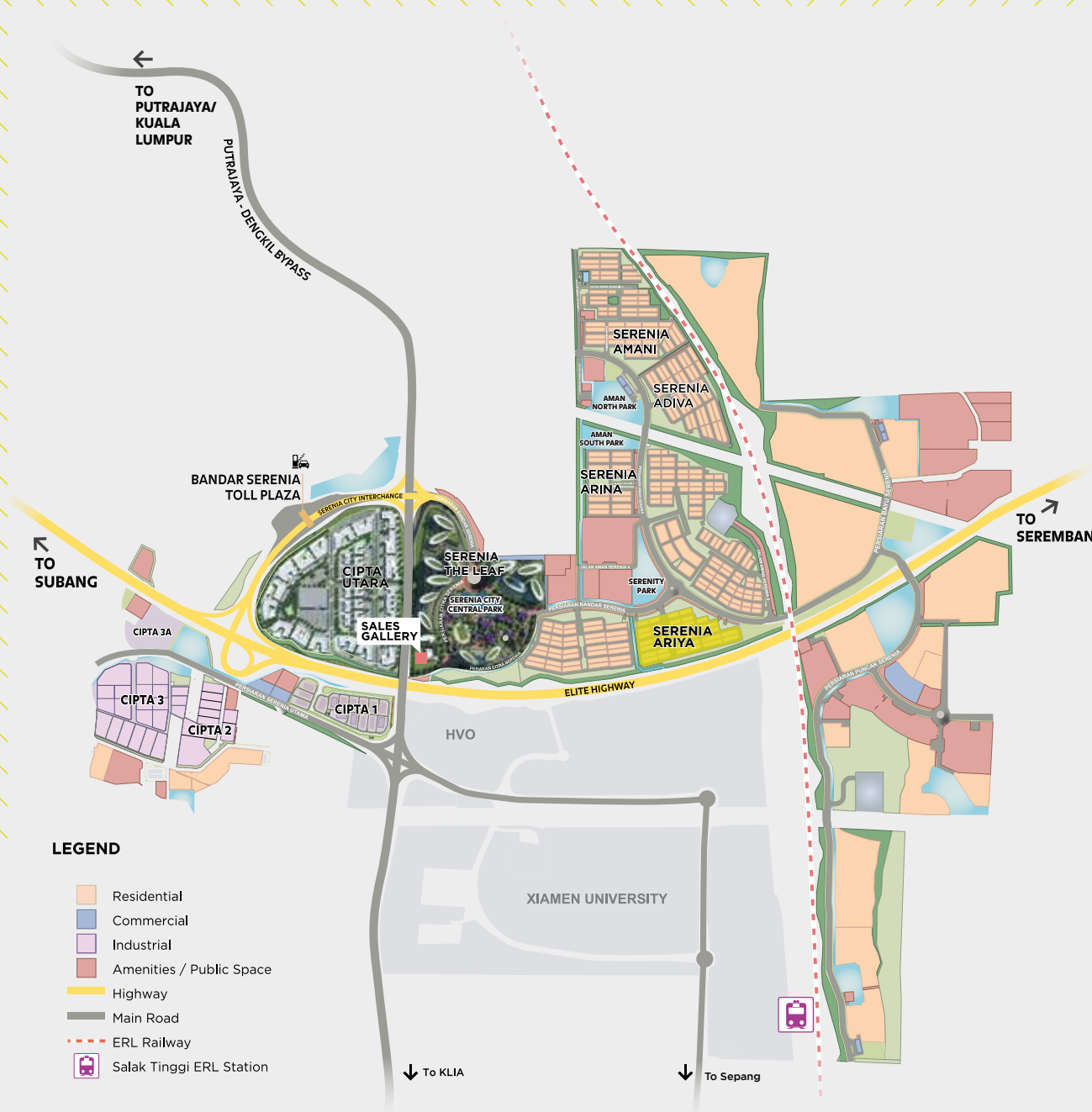
Specifications

Structure			:	Reinforced Concrete							
Wall			:	Reinforced Concrete / Masonry							
Roof Covering			:	Roof Tiles / Metal Deck							
Roof Framing			:	Metal							
Ceiling			:	Plaster Board / Cement Board / Skim Coat							
Windows			:	All	:	Aluminium Frame Glass Panel					
Doors			:	Main Entrance	:	Laminated Engineered Timber Door					
			:	Other Doors	:	Painted Flush Door					
					:	Painted Sliding Flush Door (Type 1)					
					:	Laminated Flush Door (Type 2 & 3)					
					:	Laminated Sliding Flush Door (Type 2 & 3)					
					:	Aluminium Framed Sliding Glass Door					
Ironmongery			:	Locksets with Accessories							
Wall Finishes			:	External Wall	:	Plaster & Paint					
			:	Kitchen	:	Ceramic Tiles / Plaster & Paint					
			:	Master Bath	:	Ceramic Tiles (Type 1) / Porcelain Tiles (Type 2 & 3)					
			:	Bath 2 & Bath 3	:	Ceramic Tiles					
			:	Others	:	Plaster & Paint					
Floor Finishes			:	Living & Dining	:	Ceramic Tiles (Type 1) / Porcelain Tiles (Type 2 & 3)					
			:	Kitchen	:	Ceramic Tiles					
			:	Master Bath	:	Ceramic Tiles (Type 1) / Porcelain Tiles (Type 2 & 3)					
			:	Bath 2 & Bath 3	:	Ceramic Tiles					
			:	Bedroom 4	:	Ceramic Tiles					
			:	Master Bedroom, Bedroom 2 & Bedroom 3	:	Laminated Flooring					
			:	Family Area	:	Laminated Flooring					
			:	Staircase	:	Laminated Flooring					
			:	Balcony	:	Ceramic Tiles (Type 3)					
			:	Terrace	:	Porcelain Tiles					
			:	Yard	:	Ceramic Tiles					
			:	Car Porch	:	Concrete Imprint					
Sanitary & Plumbing Fittings			:	Kitchen	:	Sink with Tap					
			:	Bathrooms	:	Sanitary Wares & Fittings					
			:	Car Porch & Yard	:	Tap					
Electrical Installation				Type 1	Type 1	Type 1	Type 2	Type 2	Type 2	Type 3	Type 3
				A/Am	E/Em	C/Cm	A/Am	E/Em	C/Cm	A/Am	E/Em
Light Point	:	17	18	18	20	21	21	21	21	22	
Gate Light Point	:	1	1	1	1	1	1	1	1	1	
Power Point	:	21	21	21	24	24	24	24	24	24	
Fan Point	:	7	7	7	7	7	7	7	7	7	
Air Conditioning Power Point	:	2	2	2	3	3	3	3	3	3	
Air Conditioning Power Point with Piping	:	2	2	2	2	2	2	2	2	2	
Water Heater Power Point	:	2	2	2	2	2	2	2	2	2	
USB Charging Point	:	0	0	0	3	3	3	3	3	3	
TV Point	:	1	1	1	2	2	2	2	2	2	
Fibre Wall Socket	:	1	1	1	1	1	1	1	1	1	
Data Point	:	1	1	1	1	1	1	1	1	1	
Auto Gate Power Point	:	1	1	1	1	1	1	1	1	1	
Door Bell Point	:	1	1	1	1	1	1	1	1	1	
Fencing			:	Masonry / Metal							
Turfing			:	Spot Turfing							
Miscellaneous			:	Letter Box / Refuse Compartment							
			:	TNB Meter Compartment							
			:	Basic Alarm System							

Site Plan



Master Plan



Location Map



For enquiries,
please call or
visit us at:

Serenia City Sales Gallery
Lot 27999,
Jalan Pintas Dengkil-Putrajaya
Bandar Serenia
43900 Sepang, Selangor

Show Gallery is open
9.30am – 6.30pm daily

03 8760 0505

No of Units: 122. Balance Unit: Type 1, 0 unit. Type 2, 23 units. Type 3, 3 units. Type: Double Storey Terrace Homes. Expected Date of Completion: December 2023. Land: Free from Encumbrances. Tenure of Land: Freehold. Developer's License No.: 6785/11-2023/0062(A). Validity: 20/11/2021 - 19/11/2023. Advertising & Sales Permit No.: Validity: Approval Authority: Majlis Perbandaran Sepang. Building Plan Approval No.:MP.SPG 600-34/4/1600 Developed by: Sime Darby Property (Serenia City) Sdn Bhd.: Registration Co No. 198401004766 (formerly known as Sime Darby Serenia City Development Sdn Bhd.: Registration (117285-M). Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Selling Price: Type 1, 19 units, RM802,888.00 (min.) – RM1,261,888.00 (max.). Type 2, 87 units, RM877,888.00 (min.) – RM1,501,888.00 (max.). Type 3, 16 units, RM927,888.00 (min.) – RM927,888.00 (max.). Selling Price for Balance Units: Type 2, 23 unit, RM877,888.00 (min.) – RM1,501,888.00 (max.). Type 3, 3 unit, RM927,888.00 (min.) – RM927,888.00 (max.). Restriction in Interest: None.

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