



SERENiA™

AIORA1

Fasa A6-1

RUMAH TERES 2-TINGKAT
20' X 70' | HAKMILIK KEKAL



Property

Alami Kediaman Yang Diselubungi Kebahagiaan Setiap Hari

Alami kehidupan komuniti eksklusif yang penuh dengan
kegembiraan di lokasi unggul Serenia City.

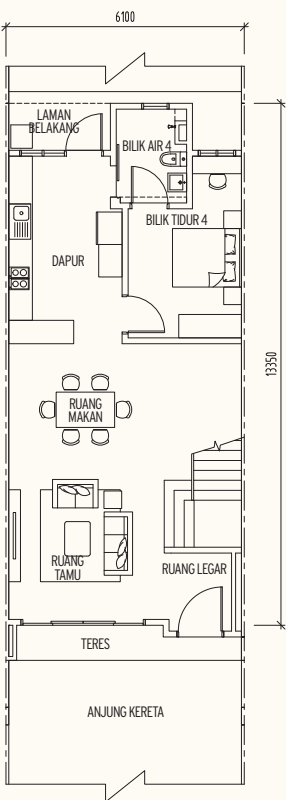


Kediaman hakmilik kekal
yang luas dan moden

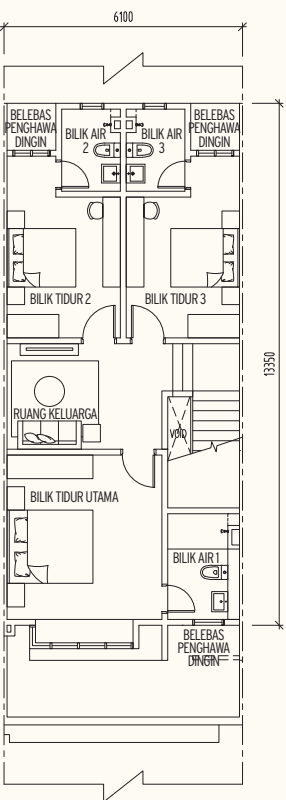
20' x 70' | 4 bilik tidur + 4 bilik air



Unit Tengah - Jenis A
20' x 70' | 1,866 k/segi

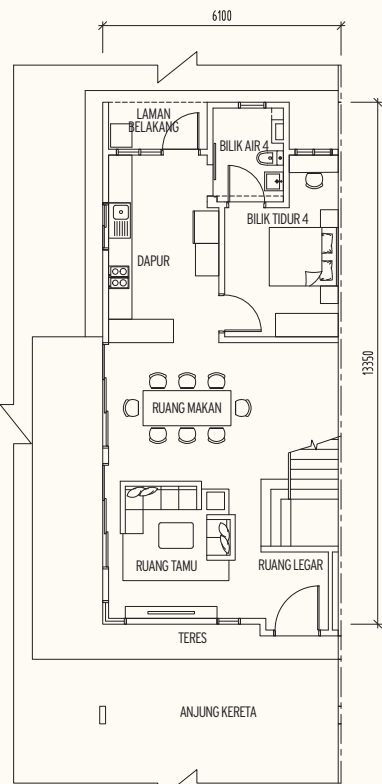


Tingkat Bawah

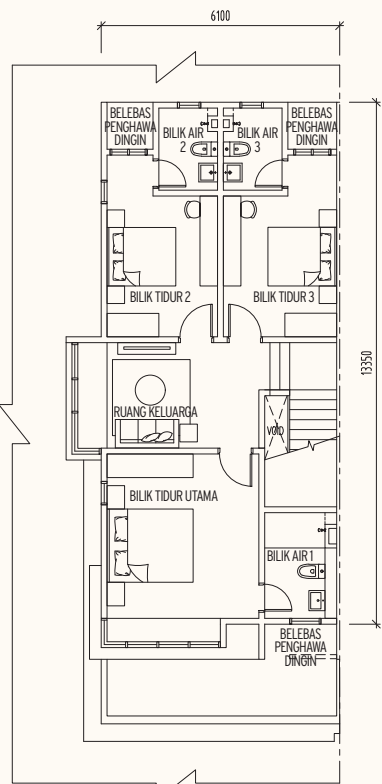


Tingkat Satu

Unit Tepi - Jenis E
20' x 70' | 1,937 k/segi



Tingkat Bawah

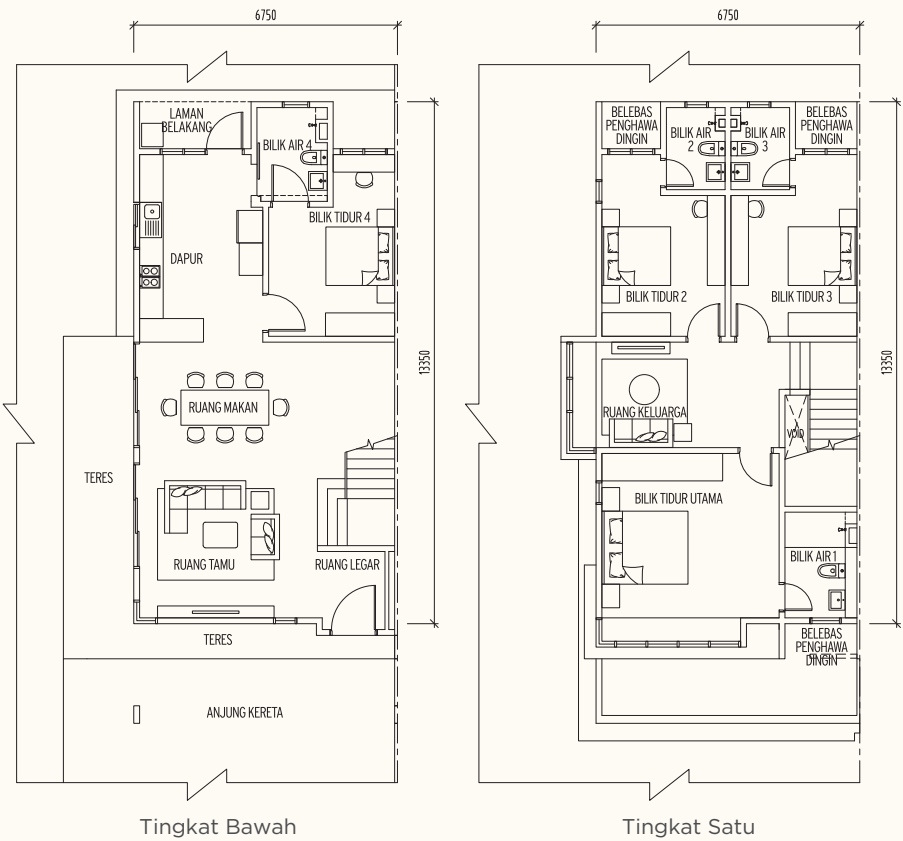


Tingkat Satu

22' x 70' | 4 bilik tidur + 4 bilik air



Unit Hujung - Jenis C
22' x 70' | 2,132 k/segi



-  Keluasan binaan yang lebih besar
-  Direka untuk kehidupan multi-generasi
-  Bilik air peribadi untuk setiap bilik
-  Anjung kereta yang lebih luas
-  Ruang keluarga serbaguna
-  FittingsPlus+ (Kelengkapan tambahan yang berkualiti)

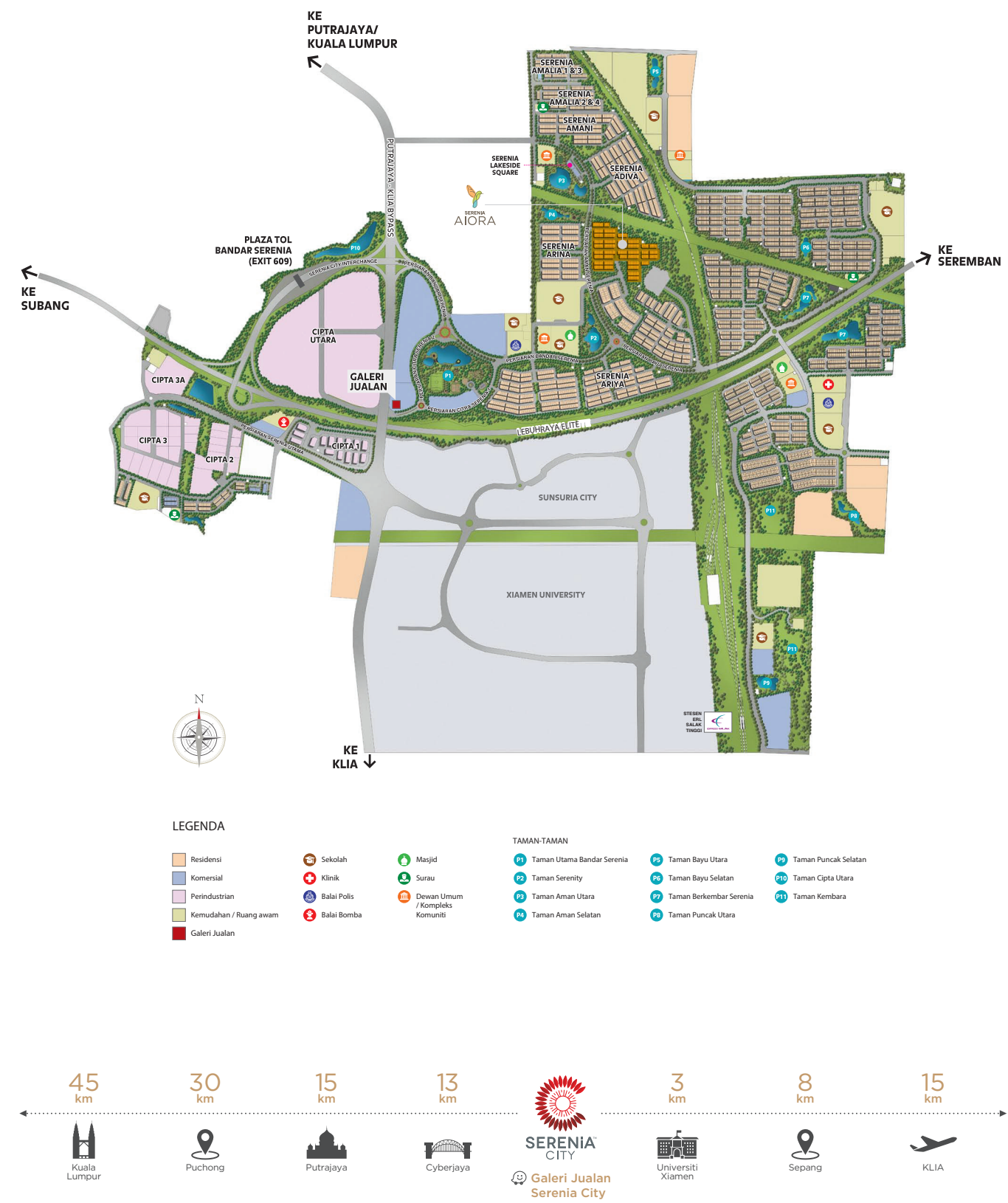
Spesifikasi

Struktur	: Konkrit Batu Tetulang			
Dinding	: Konkrit Batu Tetulang / Dinding Bata			
Bumbung	: Bumbung Jubin / Bumbung Logam / Bumbung Konterit Batu Tetulang			
Kerangka Bumbung	: Logam			
Siling	: Siling Lepa / Lapisan ‘Skim’			
Tingkap	: Semua	: Panel Kaca Kerangka Aluminium		
Pintu	: Pintu Utama : Lain-lain	: Pintu Kayu Berlamina : Pintu Rata Pintu Gelangsar Pintu Kaca Gelangsar Berbingkai Aluminium		
Set Kunci Pintu	: Set Kunci Pintu dan Peralatan			
Kemasan Dinding	: Dinding Luaran : Dapur : Bilik Air 1 : Bilik Air 2, Bilik Air 3 & Bilik Air 4 : Lain-lain	: Lepa & Cat : Jubin Seramik / Lepa & Cat : Jubin Porselin : Jubin Seramik : Lepa & Cat		
Kemasan Lantai	: Ruang Tamu & Makan : Dapur : Bilik Air 1 : Bilik Air 2, Bilik Air 3 & Bilik Air 4 : Bilik Tidur Utama, Bilik Tidur 2 & Bilik Tidur 3 : Bilik Tidur 4 : Ruang Keluarga : Tangga : Teres : Laman Belakang : Tempat Letak Kereta	: Jubin Porselin : Jubin Seramik : Jubin Porselin : Jubin Seramik : Lantai Kayu Berlamina : Jubin Seramik : Lantai Kayu Berlamina : Lantai Kayu Berlamina : Jubin Porselin : Jubin Seramik : Konkrit Bertekstur		
Alat Sanitari & Peralatan Paip	: Dapur : Bilik Air : Tempat Letak Kereta & Laman	: Singki & Pili : Alat-Alat Kebersihan dan Kelengkapan : Pili		
Pemasangan Bahan Elektrik	: Punca Lampu : Punca Lampu Pagar : Punca Kuasa : Punca Kipas : Punca Penghawa Dingin : Punca Penghawa Dingin (Dengan Perpaipan) : Punca Kuasa Pemanas Air : Punca Pengecasan USB : Punca TV : Punca Soket Fiber : Punca Data : Punca Pagar Automatik : Punca Loceng Pintu	A/AM : 21 : 1 : 23 : 7 : 3 : 2 : 4 : 2 : 2 : 1 : 2 : 1 : 1	C/CM 23 1 23 7 3 2 4 2 2 1 2 1 1	E/EM 23 1 23 7 3 2 4 2 2 1 2 1 1
Kabel Telekomunikasi Dalam	: Disediakan			
Pagar	: Dinding Bata / Keluli			
Laman Belakang	: Rumput			
Ciri-Ciri Lain Luaran	: Kebuk Meter TNB : Sistem Penggera Asas : Peti Surat & Kebuk Sampah			

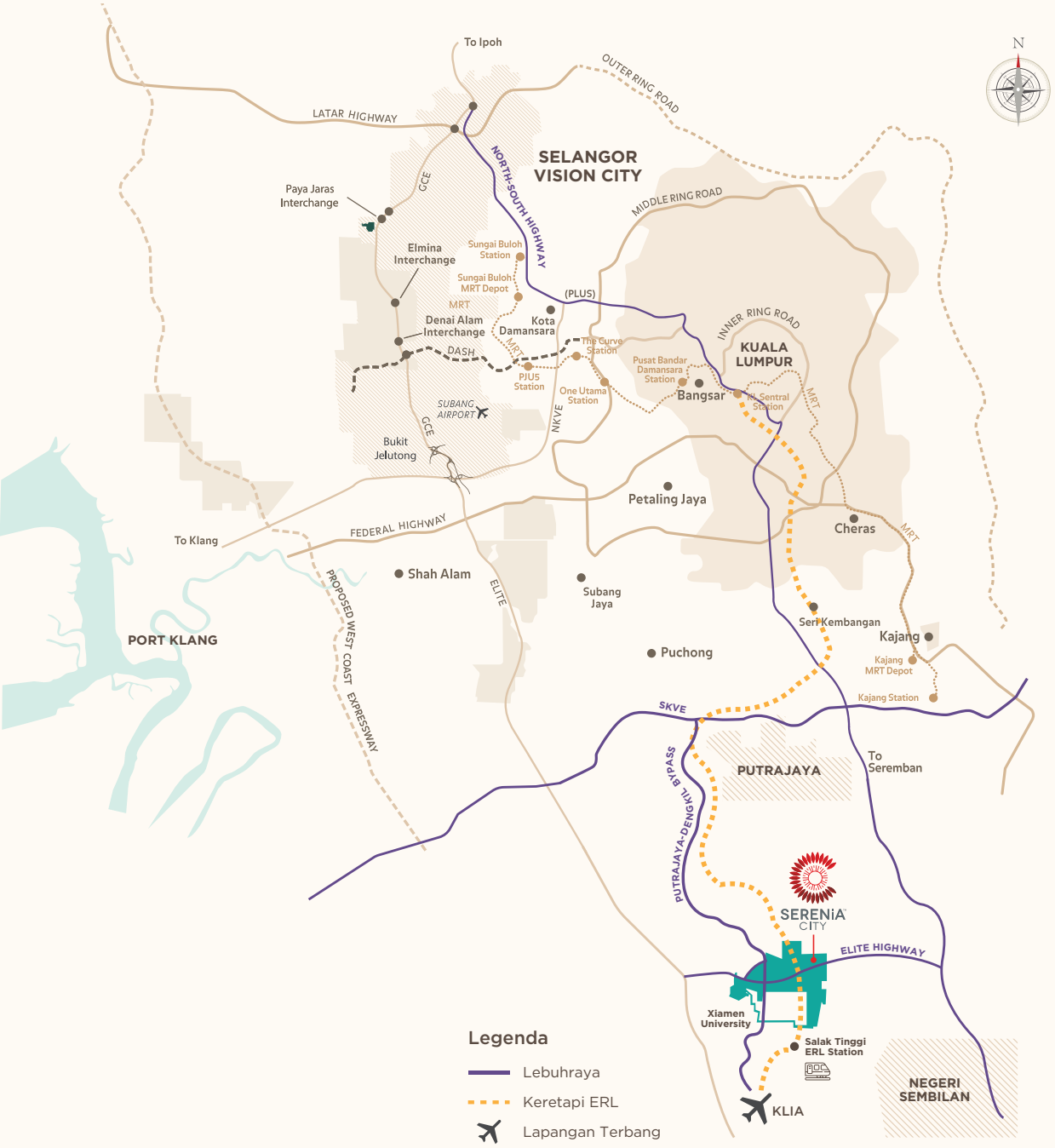
Pelan Tapak



Pelan Utama



Peta Lokasi



Untuk sebarang pertanyaan, sila hubungi atau lawati kami di:

Galeri Jualan Serenia City
Lot 27999, Jalan Pintas Dengkil-Putrajaya,
Bandar Serenia, 43900 Sepang, Selangor

Galeri Pameran dibuka
setiap hari dari 9.30 pagi - 6.30 petang
Tel : 03 8760 0505

Jumlah Unit: 144. Baki Unit: Jenis A, 0 unit. Jenis E, 1 unit. Jenis C, 0 unit. Jenis: Rumah Teres Dua Tingkat. Tarikh Dijangka Siap: Mac 2024. Bebanan Tanah: Tiada. Pegangan Tanah: Kekal. No. Lesen Pemaju: 6785/11-2028/1347(A). Tempoh Sah: 20/11/2023 - 19/11/2028. No Permit Iklan & Jualan: Tempoh Sah: Pihak Berkuasa Meluluskan Bangunan: Majlis Perbandaran Sepang. Rujukan Pelan Bangunan: MP-Sepang 600-34/4/196(11). 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), Level 10, Block G, No. 2 Jalan PUJ 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Harga Jualan: Jenis A, 104 unit, RM 940,888.00 (min) - RM 1,012,888.00 (maks). Jenis E, 22 unit, RM 1,144,888.00 (min) - RM 1,216,888.00 (maks). Jenis C, 18 unit, RM 1,517,888.00 (min) - RM 1,589,888.00 (maks). Sekatan Kepentingan: Tiada.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



03 8760 0505
www.simedarbyproperty.com





SERENiA™
AIORA1
Phase A6-1

DOUBLE-STOREY LINKED HOMES
20' X 70' | FREEHOLD

Come Home To Happiness Each Day

Feel the bliss of living in an exclusive community at
one of the highest points in Serenia City.

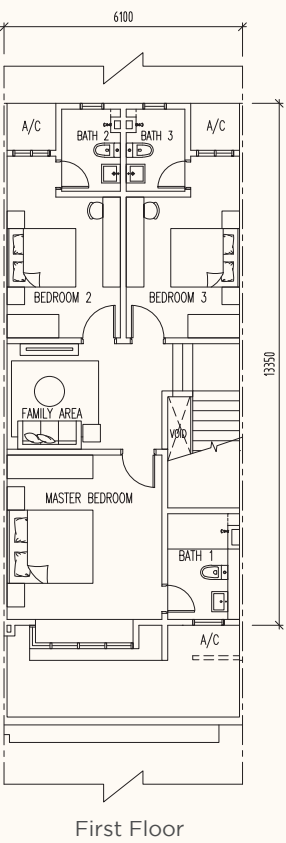
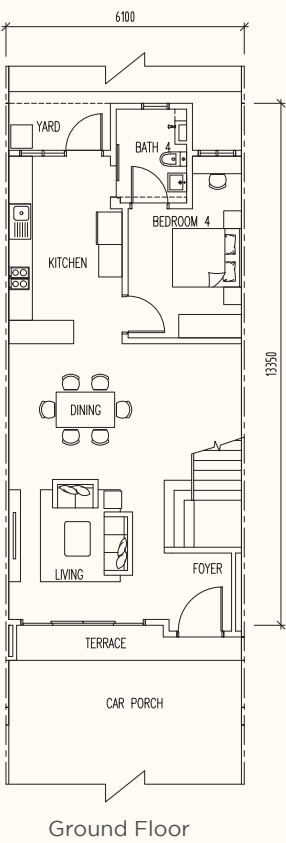


Spacious and modern
freehold homes

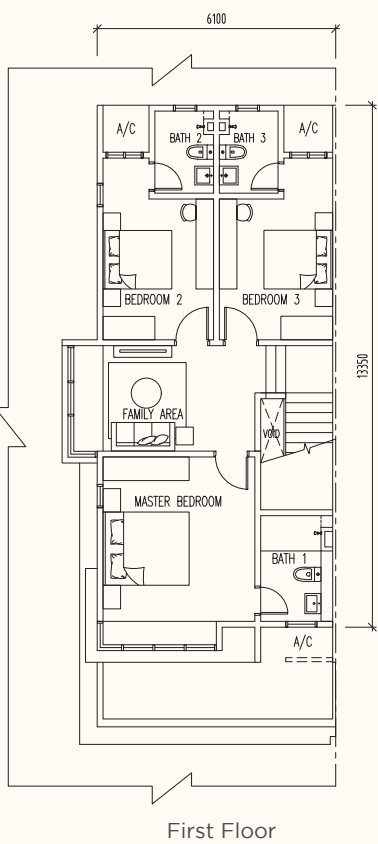
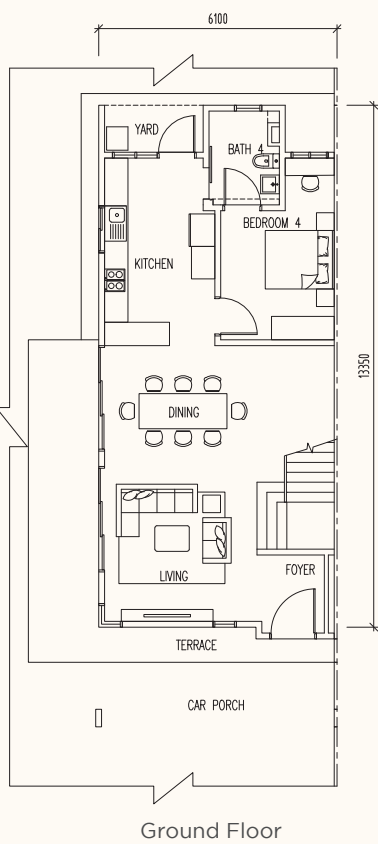
20' x 70' | 4 bedrooms + 4 bathrooms



Intermediate Unit - Type A
20' x 70' | 1,866 sq. ft.



End Unit - Type E
20' x 70' | 1,937 sq. ft.



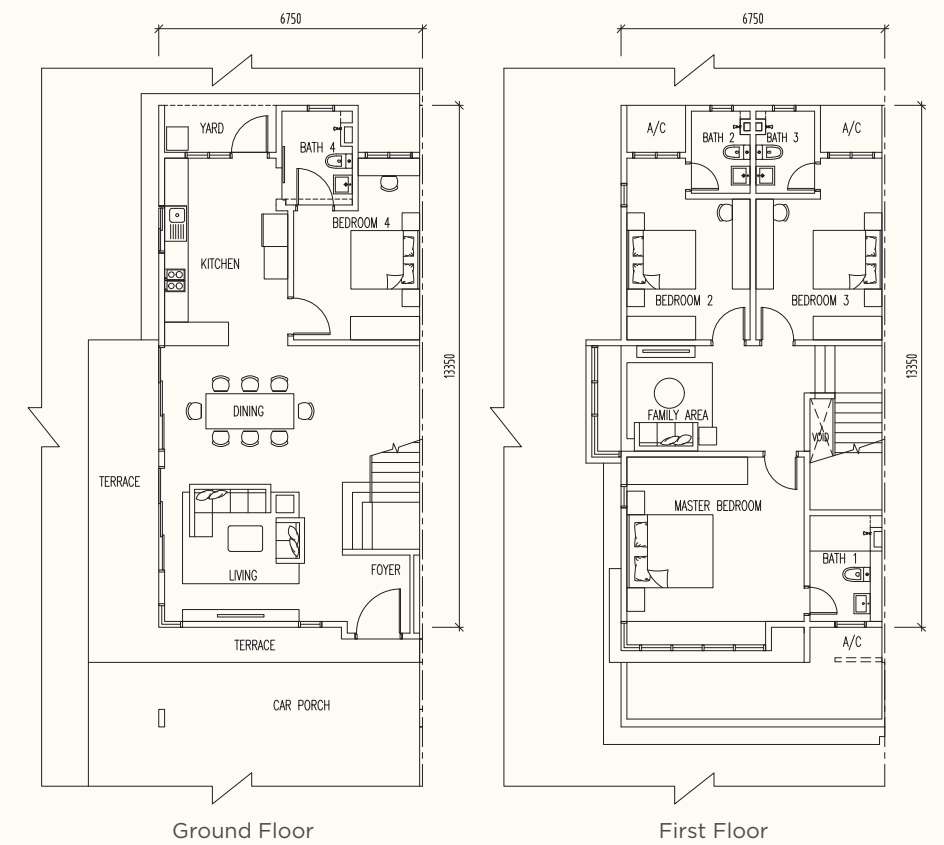
Type C

22' x 70' | 4 bedrooms + 4 bathrooms



Type C – Floor Plans

Corner Unit - Type C
22' x 70' | 2,132 sq. ft.



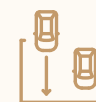
Larger built-up



Designed for multi-gen living



Ensuite bathroom for every room



Extended car porch



Versatile spaces for work from home



FittingsPlus+ (Extra inclusions & quality fittings)

Specifications

Structure		: Reinforced Concrete		
Wall		: Reinforced Concrete / Masonry		
Roof Covering		: Roof Tiles / Metal Deck / Reinforced Concrete		
Roof Framing		: Metal		
Ceiling		: Plaster Board / Cement Board / Skim Coat		
Windows	: All	: Aluminium Frame Glass Panel		
Doors	: Main Entrance : Other Doors	: Laminated Engineered Timber Door : Flush Door Sliding Flush Door Aluminium Frame Sliding Glass Door		
Ironmongery		: Lockset with Accessories		
Wall Finishes	: External Wall : Kitchen : Bath 1 : Bath 2, Bath 3 & Bath 4 : Others	: Plaster & Paint : Ceramic Tiles / Plaster & Paint : Porcelain Tiles : Ceramic Tiles : Plaster & Paint		
Floor Finishes	: Living & Dining : Kitchen : Bath 1 : Bath 2, Bath 3 & Bath 4 : Master Bedroom, Bedroom 2 & Bedroom 3 : Bedroom 4 : Family Area : Staircase : Terrace : Yard : Car Porch	: Porcelain Tiles : Ceramic Tiles : Porcelain Tiles : Ceramic Tiles : Laminated Flooring : Ceramic Tiles : Laminated Flooring : Laminated Flooring : Porcelain Tiles : Ceramic Tiles : Concrete Imprint		
Sanitary & Plumbing Fittings	: Kitchen : Bathrooms : Car Porch & Yard	: Sink with Tap : Sanitary Wares & Fittings : Tap		
Electrical Installations		A/AM	C/CM	E/EM
: Light Point		: 21	23	23
: Gate Light Point		: 1	1	1
: Power Point		: 23	23	23
: Fan Point		: 7	7	7
: Air Conditioning Power Point		: 3	3	3
: Air Conditioning Power Point with Piping		: 2	2	2
: Water Heater Power Point		: 4	4	4
: USB Charging Point		: 2	2	2
: TV Point		: 2	2	2
: Fibre Wall Socket		: 1	1	1
: Data Point		: 2	2	2
: Auto Gate Power Point		: 1	1	1
: Door Bell Point		: 1	1	1
Internal Telecommunication Trunking & Cabling		: Provided		
Fencing		: Masonry / Metal		
Turfing		: Spot Turfing		
Miscellaneous		: TNB Meter Compartment : Basic Alarm System : Letter Box / Refuse Compartment		

Site Plan



Masterplan

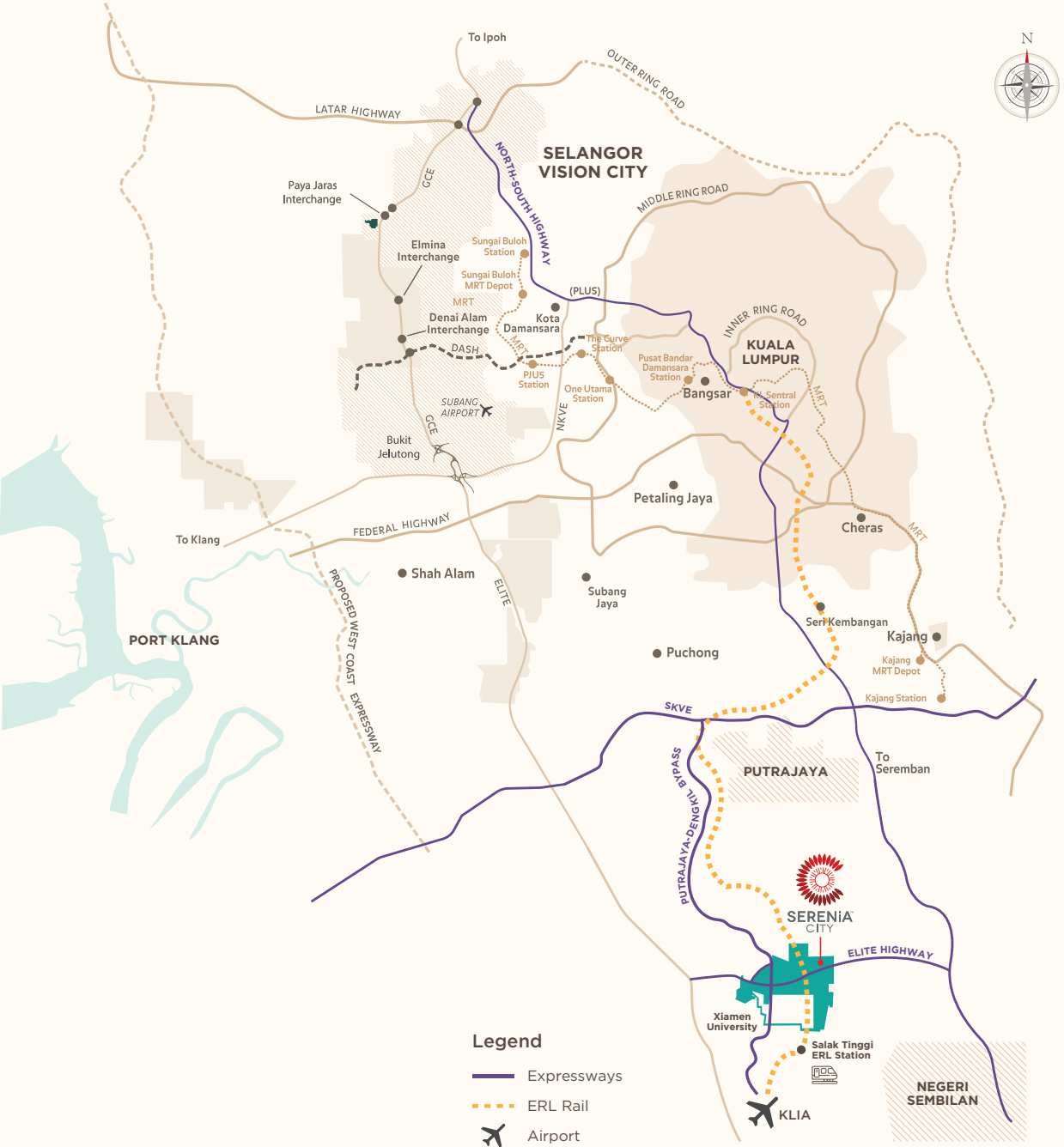


LEGEND

- | | | | | | |
|--------------------------|----------------|---------------------------------|---------------------------|-------------------|-------------------|
| Residential | School | Mosque | Serenia City Central Park | Bayu North Park | Puncak South Park |
| Commercial | Clinic | Surau | Serenity Park | Bayu South Park | Cipta North Park |
| Industrial | Police Station | Public Hall / Community Complex | Aman North Park | Serenia Twin Park | Adventure Park |
| Amenities / Public Space | Fire Station | | Aman South Park | Puncak North Park | |
| Sales Gallery | | | | | |



Location Map



Legend

- Expressways
- ERL Rail
- Airport

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
Tel : 03 8760 0505

No of Units: 144. Baki Unit: Type A, 0 unit. Type E, 1 unit. Type C, 0 unit. Type: Double Storey Terrace Homes. Expected Date of Completion: March 2024. Land: Free from Encumbrances. Tenure of Land: Freehold. 6785/11-2028/1347(A). Validity: 20/11/2023 - 19/11/2028. Advertising & Sales Permit No.: Validity: Approval Authority : Majlis Perbandaran Sepang. Building Plan Approval No. : MPSepang 600-34/4/196(11). 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 A, 104 units, RM 940,888.00 (min) - RM 1,012,888.00 (max). Type E, 22 units, RM 1,144,888.00 (min) - RM 1,216,888.00 (max). Type C, 18 units, RM 1,517,888.00 (min) - RM 1,589,888.00 (max). Restriction in Interest: None.

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