



SERENiA[™]
AIORA 2
Fasa A6-2

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

Alami Kediaman Yang Diselubungi Kebahagiaan Setiap Hari

Alami kehidupan komuniti eksklusif yang penuh dengan kegembiraan di lokasi unggul Serenia City. Ditempatkan di atas tanah hakmilik kekal seluas 28-ekar, koleksi kediaman disini menawarkan konsep baru dimana para penghuni boleh mengalami gaya hidup komuniti yang bahagia dan dikelilingi keindahan alam sekitar.

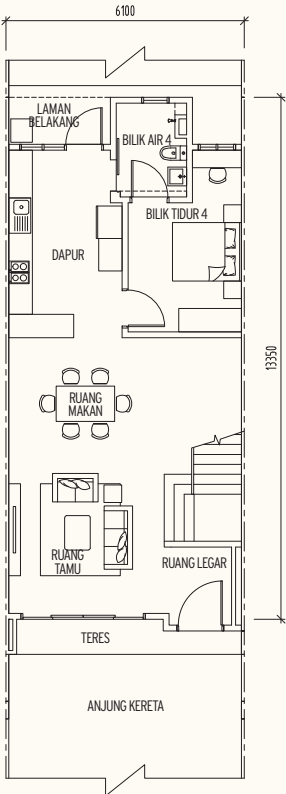


Kediaman hakmilik kekal
yang luas dan moden

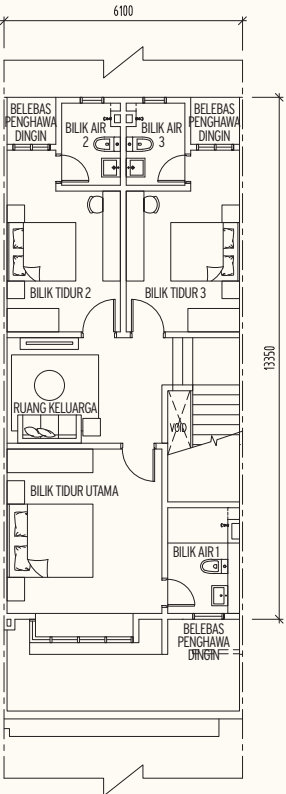
20' x 70' | 4 bilik tidur + 4 bilik air



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

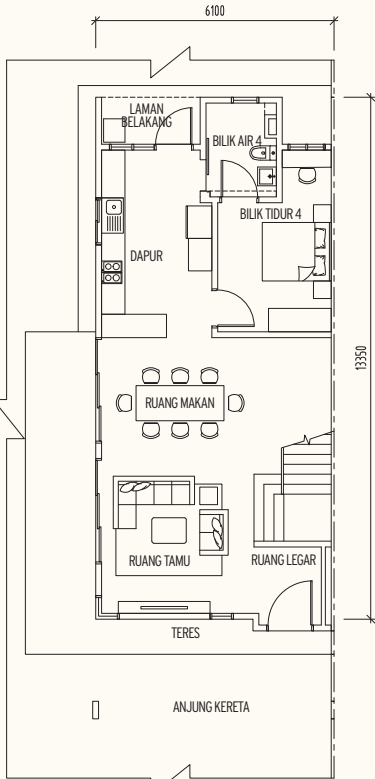


Tingkat Bawah

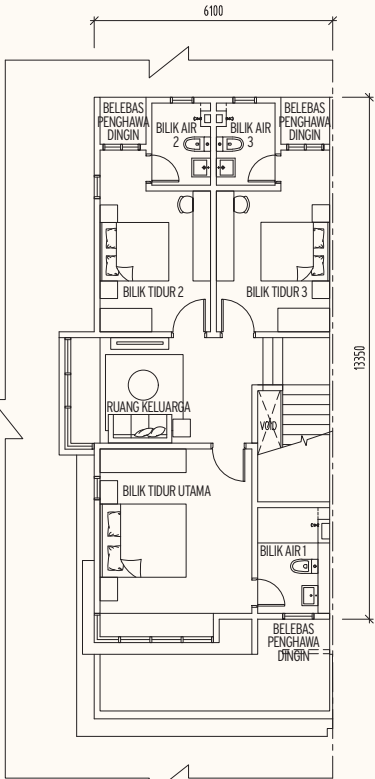


Tingkat Satu

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



Tingkat Bawah



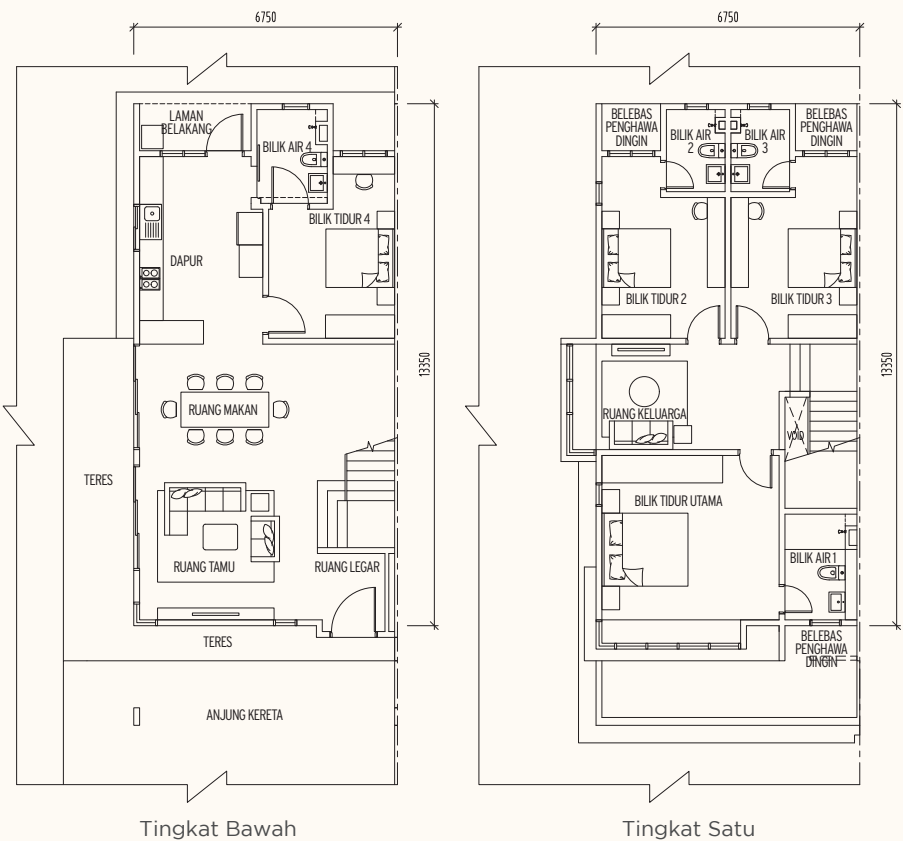
Tingkat Satu

Alami kediaman yang direka khas untuk kehidupan multi-generasi

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: 138. Baki Unit: Jenis A, 102 unit; Jenis C, 13 unit. Jenis E, 23 unit. Jenis: Rumah Teres Dua Tingkat. Tarikh Dijangka Siap: November 2023. Bebanan Tanah: Tiada. Pegangan Tanah: Kekal. No. Lesen Pemaju: 6785/J1-2023/0062(A). Tempoh Sah: 20/11/2021 - 19/11/2023. No. Permit Iklan & Jualan: Tempoh Sah: Pihak Berkuasa Meluluskan Binaan: Majlis Perbandaran Sepang. Rujukan Pelan Bangunan: MPSepang 600-34-4/197(1). Pemaju: Sime Darby Property (Serenia City) Sdn Bhd. No. Pendaftaran Syarikat: 198401004766 (Dahuluinya dikenali sebagai Sime Darby Serenia City Development Sdn Bhd.; No Syarikat (17285-M), Level 10, Block G, No 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Harga Jualan: Jenis A, 102 unit, RM 964,888.00 (maks). Jenis C, 13 unit, RM 1,541,888.00 (min) - RM 1,604,888.00 (maks). Jenis E, 23 unit, RM 1,168,888.00 (min) - RM 1,231,888.00 (maks). Harga Jualan bagi Baki Unit: Jenis A, 102 unit, RM 964,888.00 (min) - RM 1,027,888.00 (maks). Jenis C, 13 unit, RM 1,541,888.00 (min) - RM 1,604,888.00 (maks). Jenis E, 23 unit, RM 1,168,888.00 (min) - RM 1,231,888.00 (maks). Sekatan Kepentingan: Tiada.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



03 8760 0505
www.simedarbyproperty.com





SERENiA[™]
AIORA 2
Phase A6-2

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. Nestled on 28-acres of freehold land, you will find a collection of residences that redefines the concept of home with indoor and outdoor spaces where families can share happy moments together within a private community.

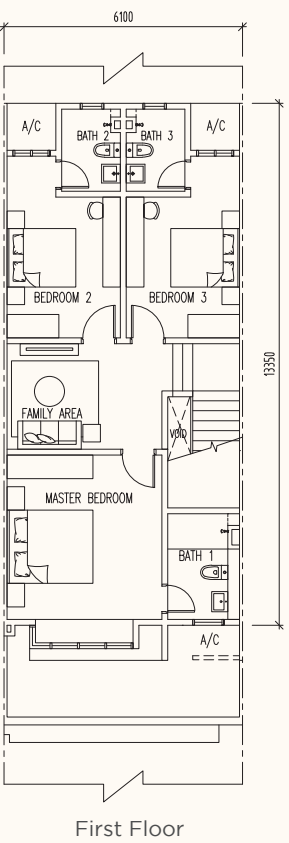
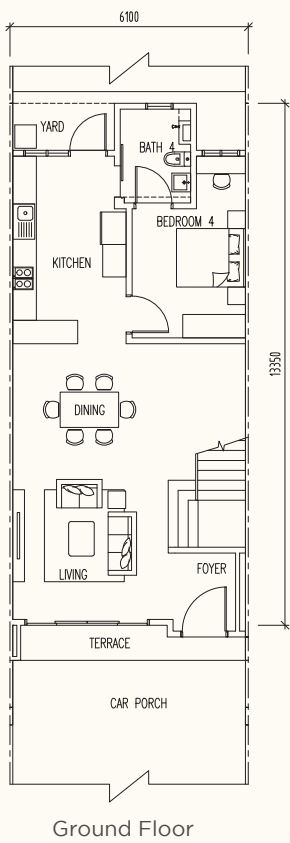


Spacious and modern
freehold homes

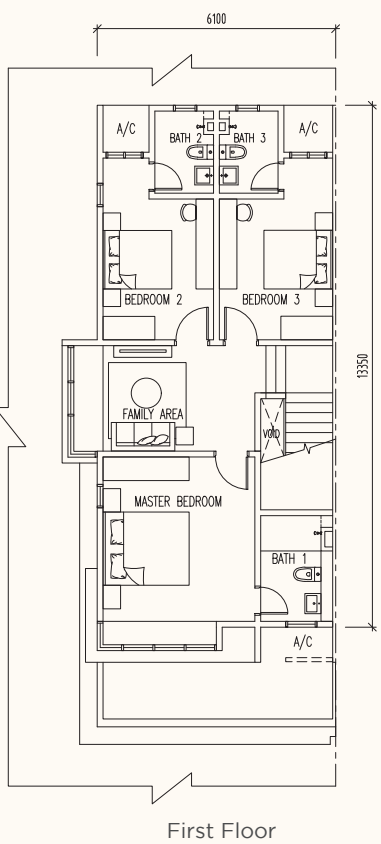
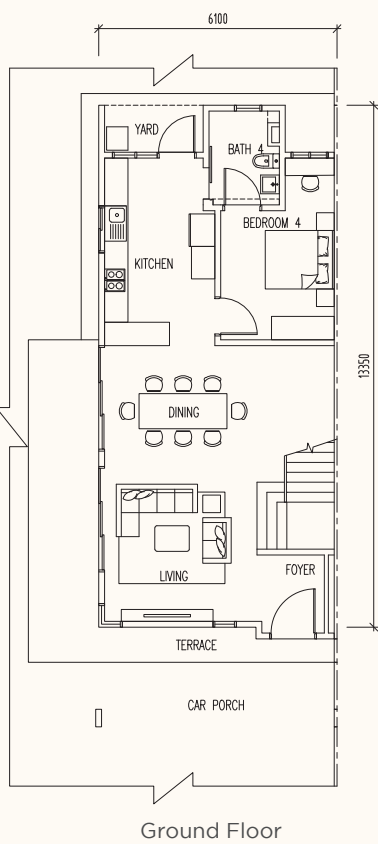
20' x 70' | 4 bedrooms + 4 bathrooms



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



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

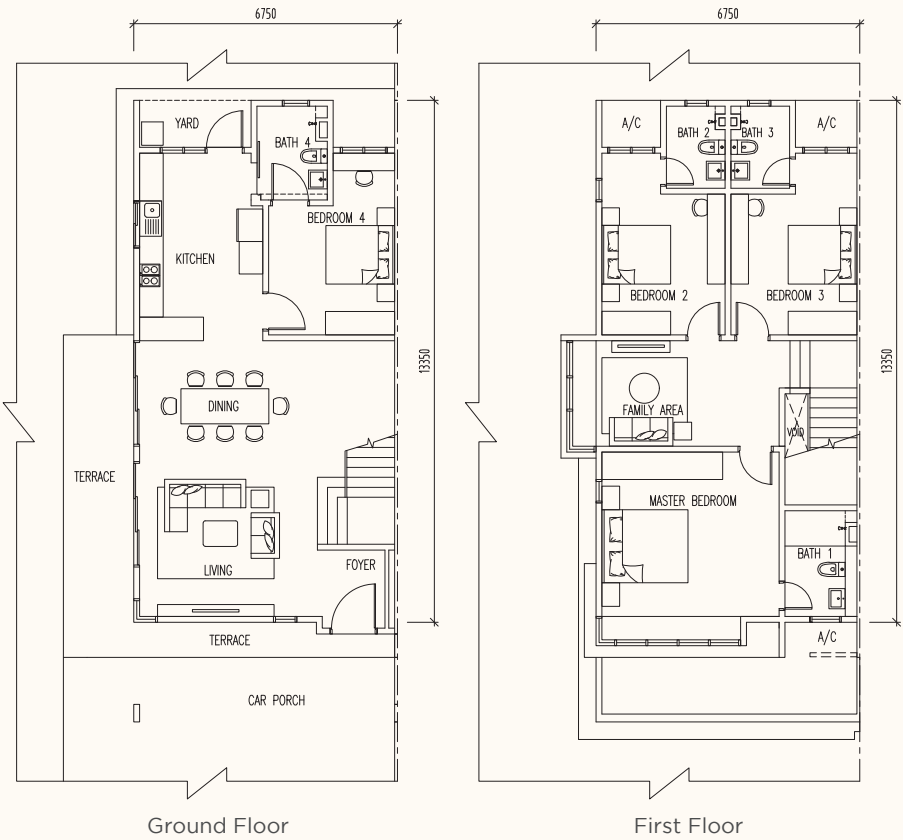


Live in a home that is designed for multi-generation living

22' x 70' | 4 bedrooms + 4 bathrooms



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



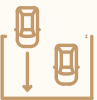
Larger built-up



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		

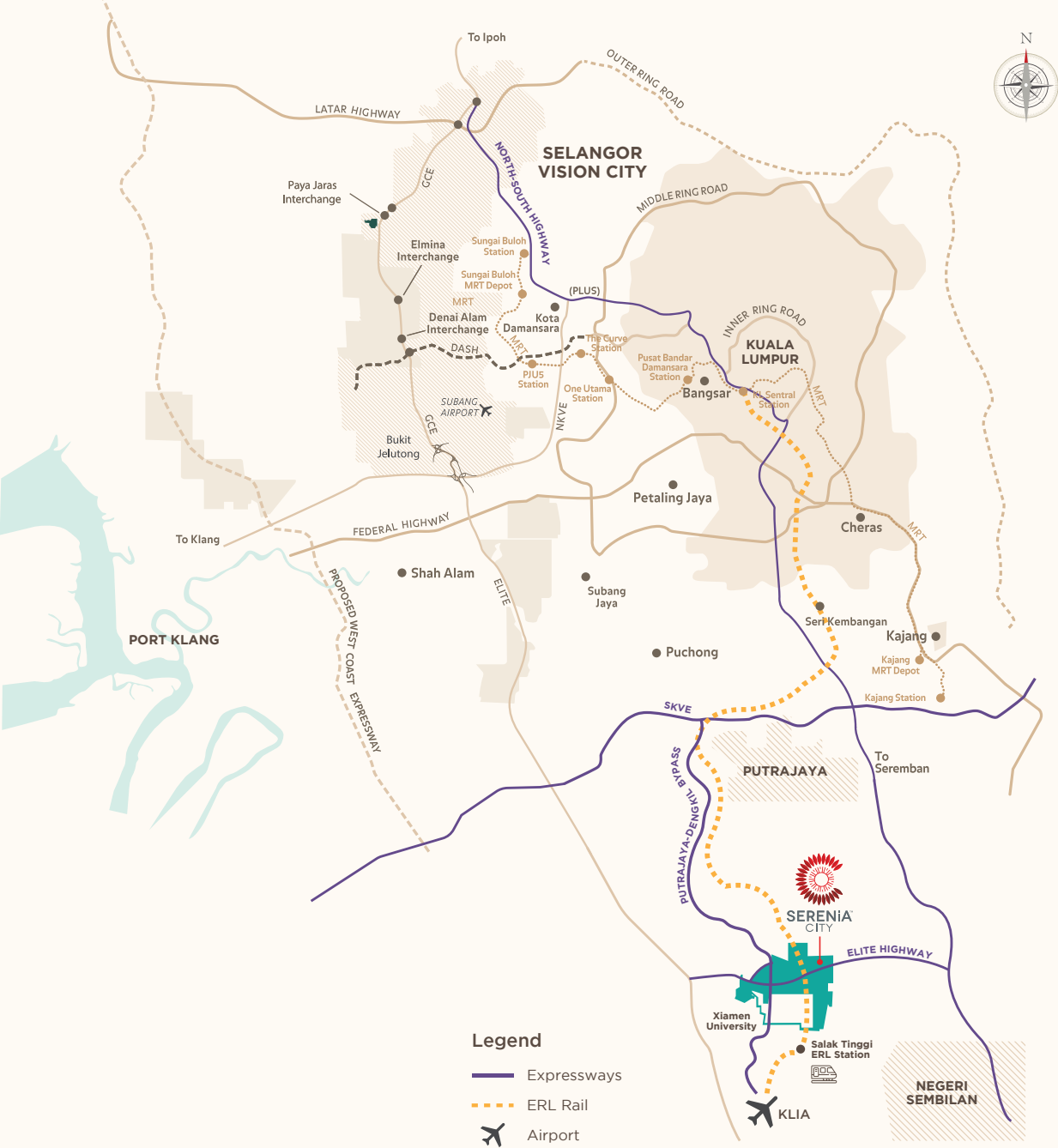
Site Plan



Masterplan



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
Tel : 03 8760 0505

No of Units: 138. Balance of Units: Type A, 102 units. Type C, 13 units. Type E, 23 units. Type: Double Storey Terrace Homes. Expected Date of Completion: November 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. :MPSepang 600-34/4/197(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, 102 units, RM 964,888.00 (min) – RM 1,027,888.00 (max). Type C, 13 units, RM 1,541,888.00 (min) – RM 1,604,888.00 (max). Type E, 23 units, RM 1,168,888.00 (min) – RM 1,231,888.00 (max). Selling Price for Balance Units: : Type A, 102 unit, RM 964,888.00 (min) – RM 1,027,888.00 (max). Type C, 13 unit, RM 1,541,888.00 (min) – RM 1,604,888.00 (max). Type E, 23 unit, RM 1,168,888.00 (min) – RM 1,231,888.00 (max). Restriction in Interest: None.

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