



SERENIA

AMALIA

Rumah Bandar | Serenia Amalia 5



//KONSEP REKA BENTUK

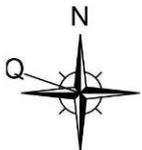
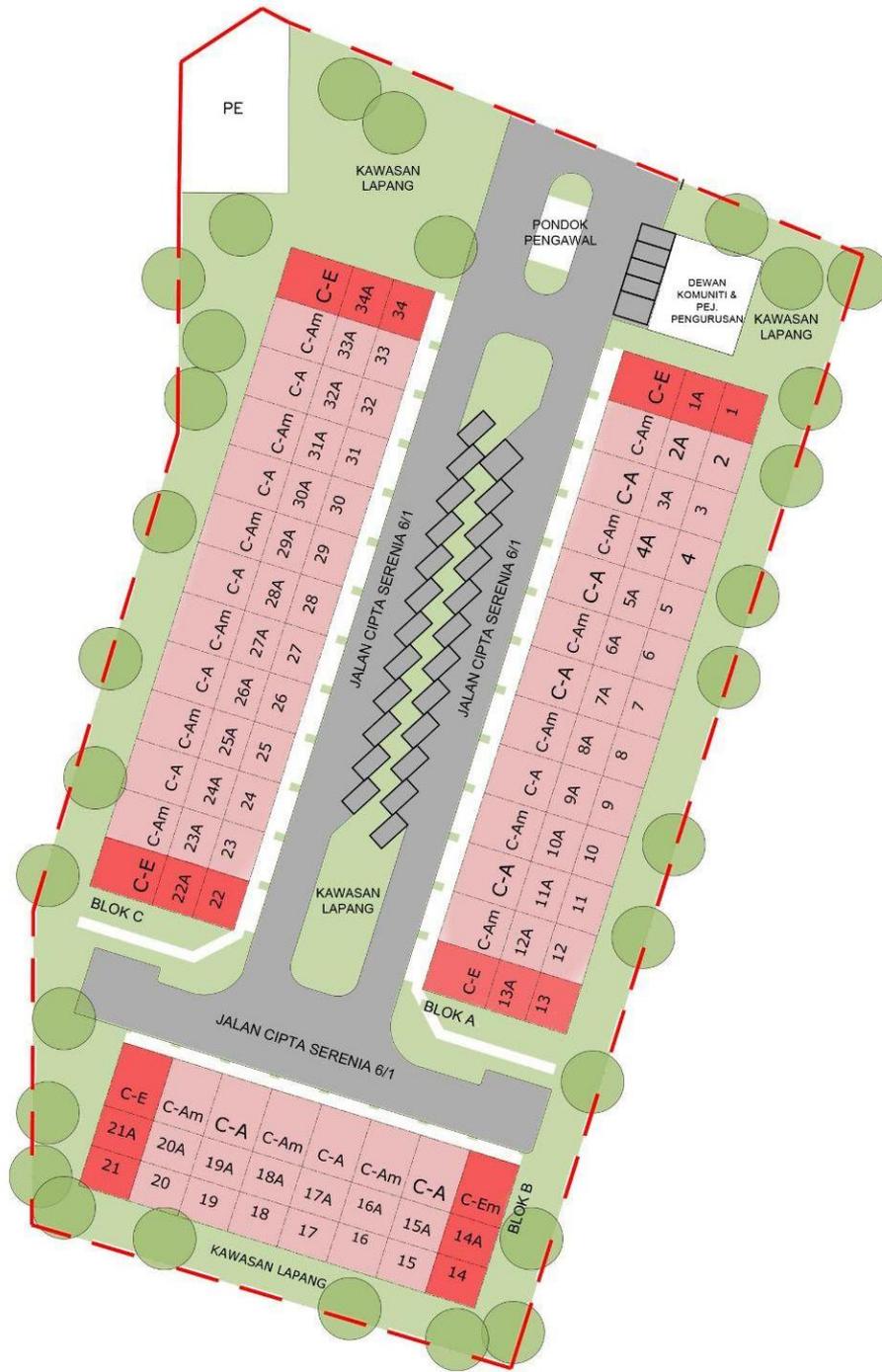
1. **Susun Atur Ruang Terbuka** Kediaman Rumah Bandar Dua Tingkat dengan pelan susun atur terbuka. Ruang tamu, ruang makan dan ruang dapur rumah dibina selari bagi memberikan ruang yang lebih harmoni, selesa, terbuka dan berhubung.
2. **Seni Bina Kontemporari:** Konsep Reka bentuk kontemporari dengan sentuhan moden melengkapi susunan dalaman yang berfungsi memenuhi keperluan setiap ahli keluarga.
3. **Susun Atur Praktikal:** Susunan terbuka menggalakkan interaksi dan kebersamaan disamping membenarkan setiap ahli keluarga mempunyai ruang privasi mereka sendiri.



//KONSEP **REKA BENTUK**

- 4. Reka Bentuk berorientasikan Keluarga:** Susun atur terbuka menggalakkan interaksi sosial dan masa berkualiti bersama keluarga dan tetamu. Reka bentuk mencerminkan semangat budaya kekeluargaan di Malaysia.
- 5. Susun Atur Fleksibel:** Penyusunan perabot yang fleksibel, memungkinkan keluarga untuk memprivadikan ruang mengikut keutamaan gaya hidup mereka

PELAN TAPAK



PELAN TAPAK

PETUNJUK

- - - - GARISAN SEMPADAN TAPAK
- C- A/AM** JENIS UNIT
- 1/2A/3** NOMBOR RUMAH

Jenis C - 1000 kp

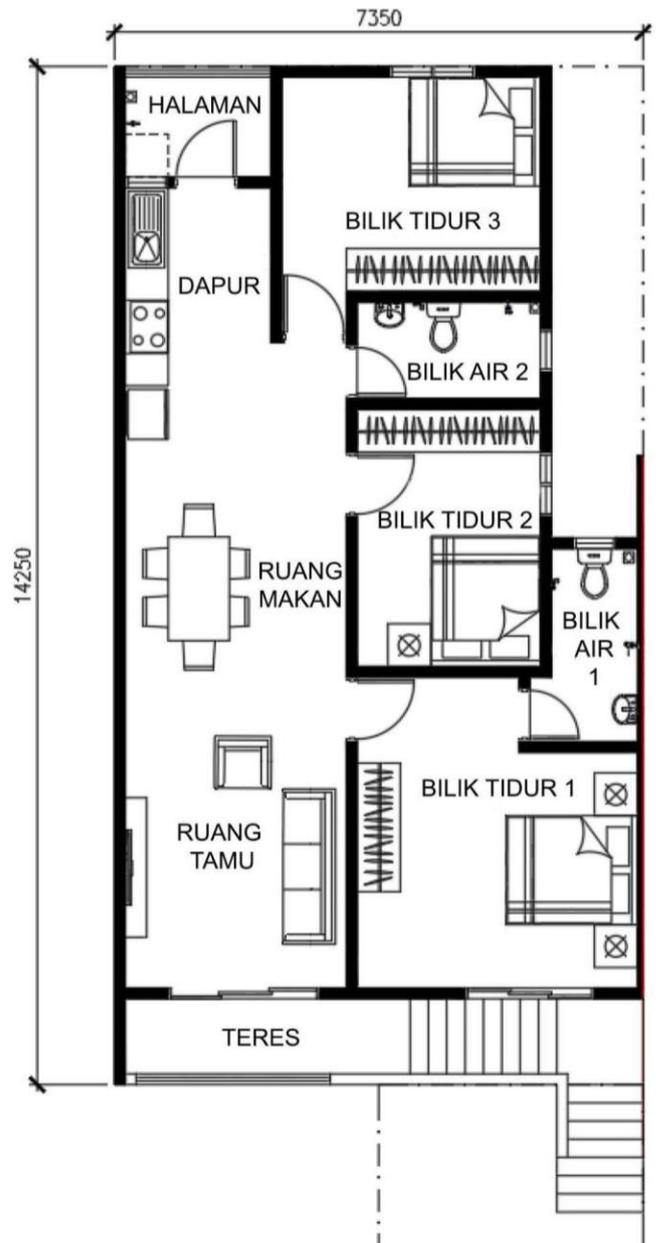
PELAN LANTAI - E / EM

UNIT HUJUNG

Saiz: 24' X 70'



PELAN ARAS BAWAH



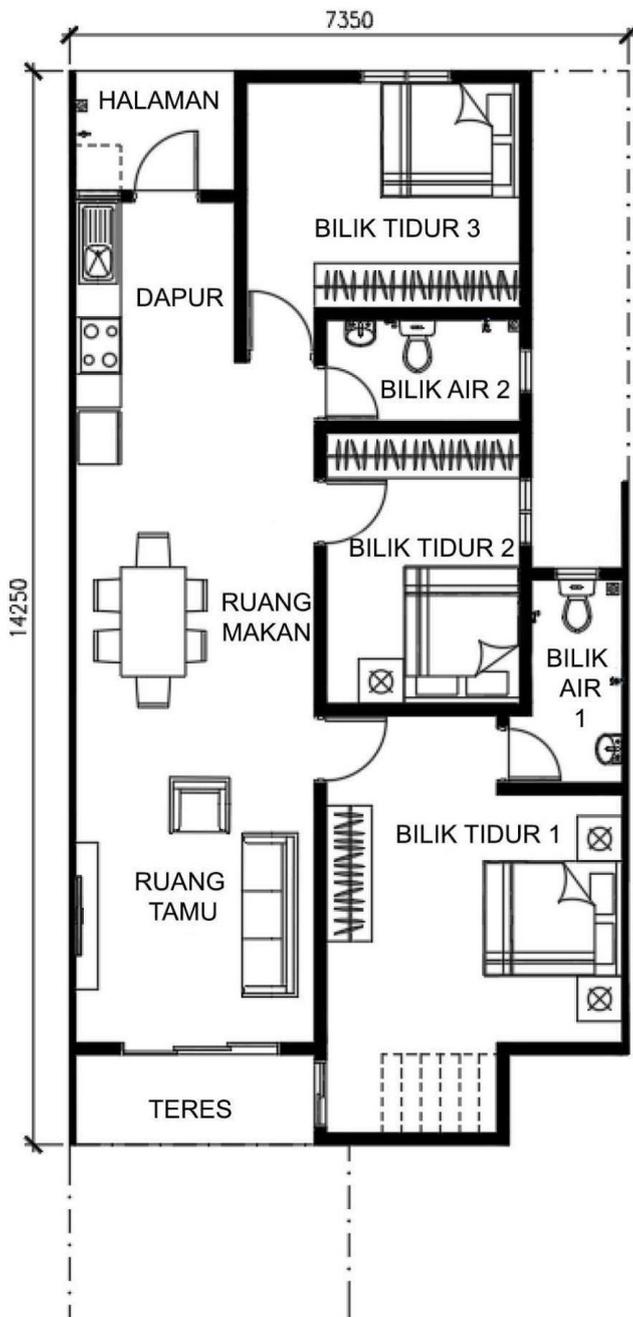
PELAN ARAS ATAS

Jenis C - 1000 kp

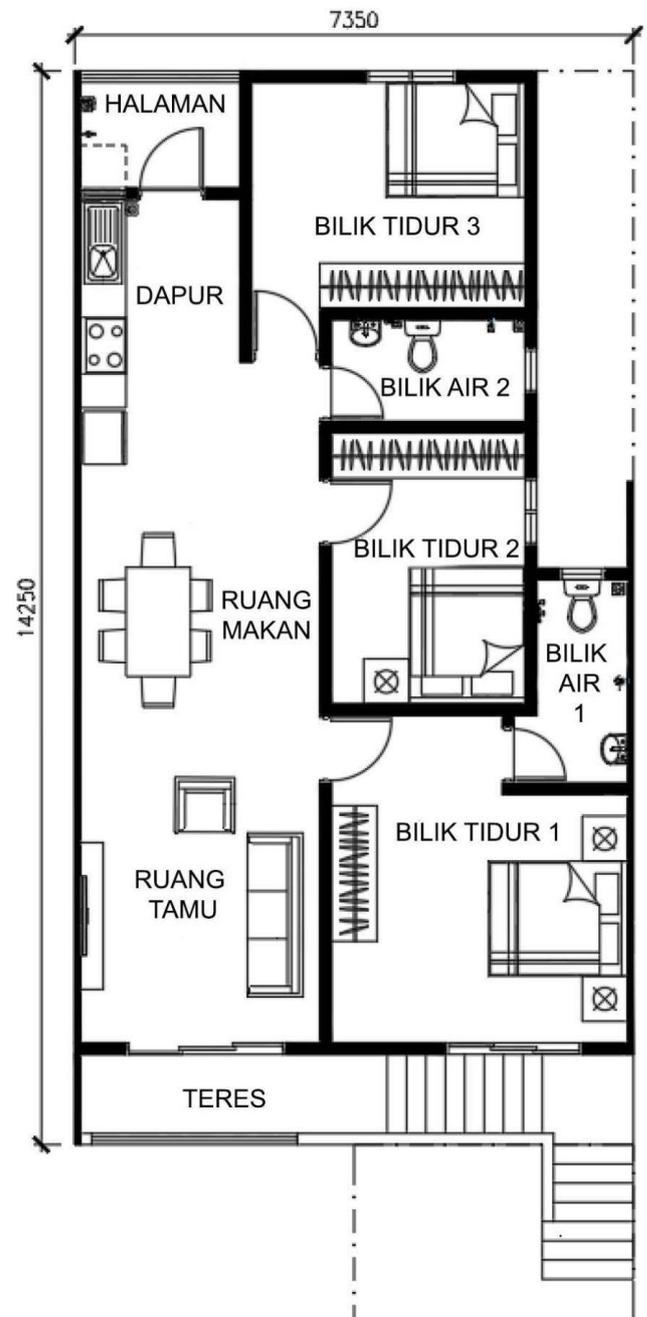
PELAN LANTAI - JENIS A / AM

UNIT TENGAH

Saiz: 24' X 70'



PELAN ARAS BAWAH



PELAN ARAS ATAS

Spesifikasi

RUMAH BANDAR JENIS C

Struktur		Konkrit Bertetulang
Dinding		Batu Bata Simen & Batu Bata
Bumbung		Genting Konkrit/Bumbung Keluli
Kerangka Bumbung		Kerangka Besi Ringan
Kemasan Siling		Kepingan Plaster / Kepingan Simen / Lepaan Simen
Tingkap	Semua Tingkap	Panel Kaca Berbingkai Aluminium
Pintu	Pintu Utama	Pintu Kaca Gelongsor Berbingkai Aluminium
	Lain-lain Pintu	Pintu Rata Bercat
Kelengkapan Pintu		Set Kunci dan Kelengkapan
Kemasan Dinding	Luaran	Lepaan Simen & Cat
	Bilik Mandi	Jubin Seramik (Sehingga Paras Siling)
	Dapur	Jubin Seramik/Lepaan Simen & Cat
	Lain-Lain Dinding	Lepaan Simen & Cat
	Luaran	Lepaan Simen & Cat
Kemasan Lantai	Ruang Tamu & Ruang Makan	Jubin Seramik
	Dapur	Jubin Seramik
	Bilik Mandi	Jubin Seramik
	Bilik Tidur	Jubin Seramik
	Tangga	Jubin Seramik
	Teres	Jubin Seramik
Pemasangan Sanitari	Dapur	Sinki & Pili
	Halaman / Anjung Kereta	Pili
	Bilik Mandi	Kelengkapan Sanitari & Pili
Pemasangan Elektrik	Punca Lampu	13
	Punca Kuasa	13
	Punca Kipas	4
	Punca Penyaman Udara	2
	Punca Pemanas Air	1
	Soket T.V.	1
	Soket Dinding Gentian	1
	Punca Loceng	1
Kabel dan Penyaluran Komunikasi Dalaman		Disediakan
Rumput		Tompokan Rumput
Lain-Lain		Kebuk Sampah
		Ruang Meter TNB
		Peti Surat



MASTER PLAN

LEGEND

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

Serenia Amalia 5

- Bilangan Unit: 68 • Jenis: Rumah Bandar • Tarikh Dijangka Siap: Julai 2027 • 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: XXXX-XX/XX-XXXX/XXXX(X)-(X) • Tempoh Sah: 22/09/2023 - 21/09/2026 • Pihak Berkuasa Meluluskan Bangunan: Majlis Perbandaran Sepang • No. Kelulusan Pelan Bangunan: MP.SPG 600-34/4/245 (9) • Pemaju: Sime Darby Property (Serenia City) Sdn. Bhd. • No. Pendaftaran Syarikat: 198401004766 (117285-M) • Alamat: Tingkat 10, Blok G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor • Harga Jualan: 68 Unit Rumah Bandar (Baki Unit: 14) RM200,000.00 • Diskaun Bumiputera: Tiada.

**IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA
MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY**



SERENIA

AMALIA

Townhouse | Serenia Amalia 5



//Design **Concept**

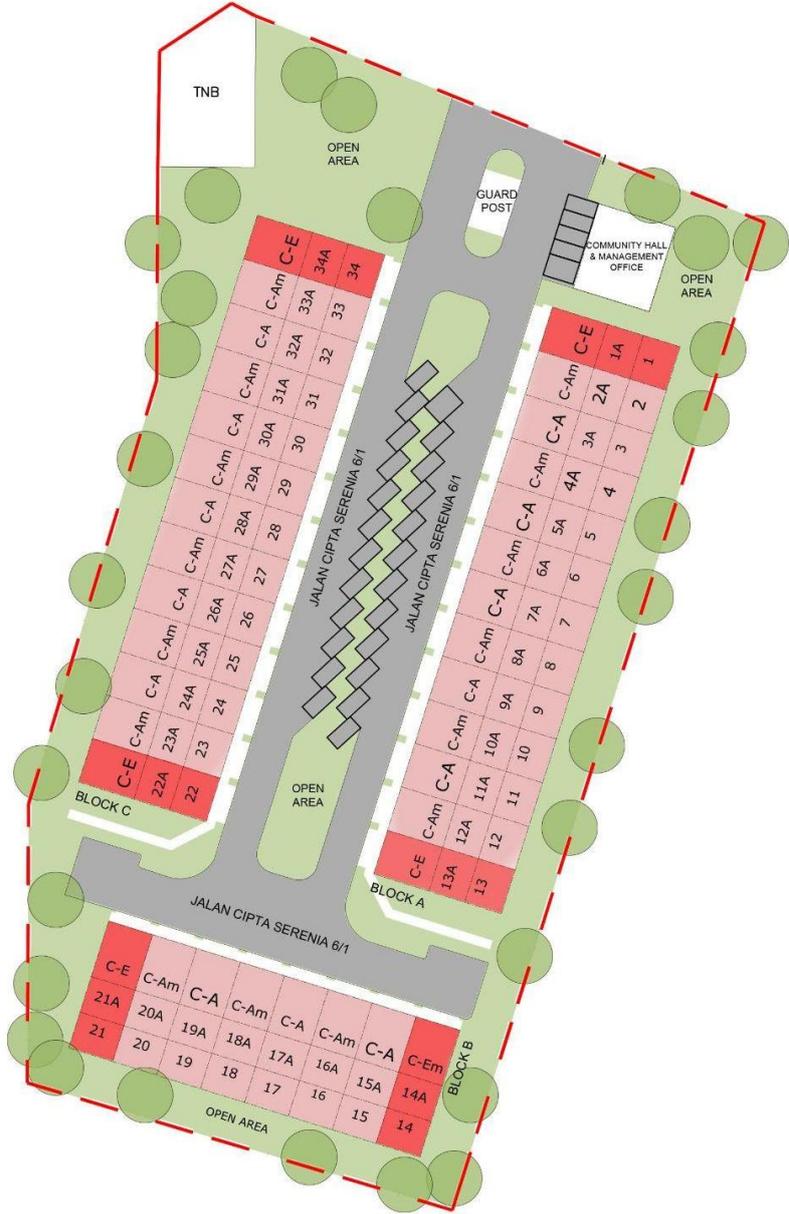
1. The Modern Open Plan Landed Townhouse concept reimagines the traditional layout by embracing an open and connected living experience, making it perfect for a family. This design proposal aims to create a harmonious space that combines the living, dining, and kitchen areas seamlessly while providing three bedrooms and two bathrooms. The architectural concept focuses on a modern facade form that reflects contemporary aesthetics, ensuring a visually striking exterior that complements the functional interior layout, catering to the unique needs and dynamics of a family.
2. The design approach for the Modern Open Plan Landed Townhouse centers around creating an inviting and functional living environment for a family. The open plan layout encourages interaction and togetherness while allowing each family member to have their own space. The design elements prioritize comfort, practicality, and versatility to accommodate the various activities and needs of a modern family.



//Design **Concept**

3. The heart of the townhouse revolves around the open plan living, dining, and kitchen area, which serves as a central gathering space for the family. The layout is designed to facilitate social interaction, making it ideal for quality family time and entertaining guests reflecting the spirit of Malaysian culture. The spaciousness of the area allows for flexible furniture arrangements, enabling the family to personalise the space according to their lifestyle preferences.
4. Bedrooms and Bathrooms: The layout provides three well-appointed bedrooms and two bathrooms, ensuring ample space for family members. The design prioritizes privacy and comfort, creating a tranquil and personal retreat for each family member.

SITE PLAN

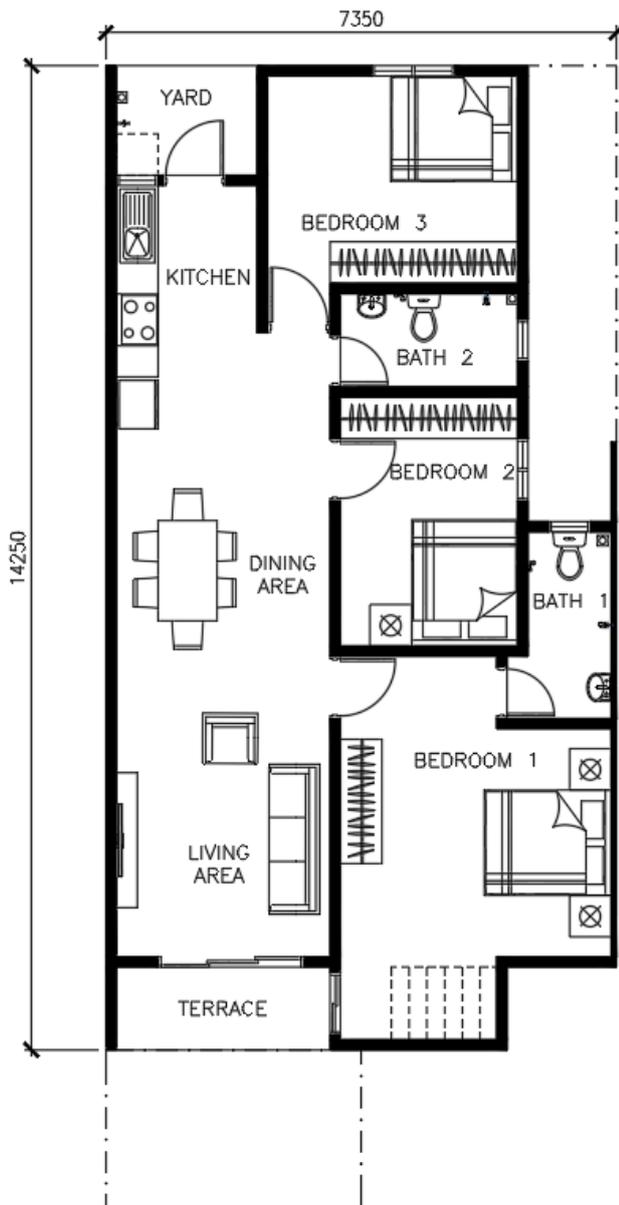


SITE PLAN

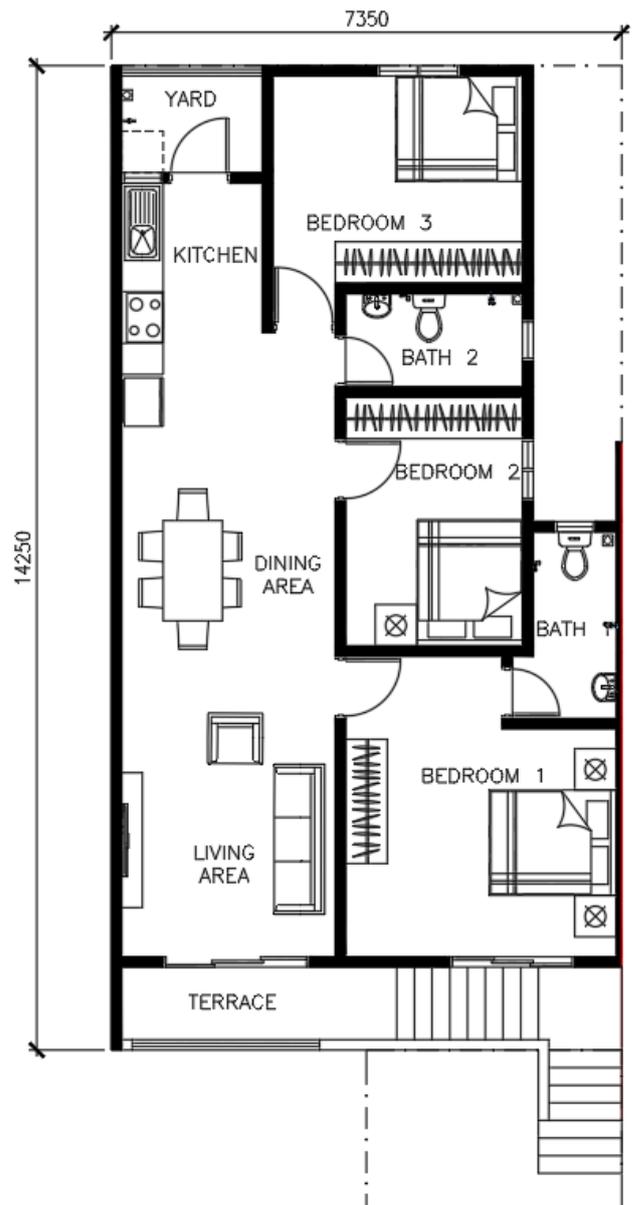
LEGEND

- - - - SITE BOUNDARIES
- A/AM** UNIT TYPE
- 1/2A/3** HOUSE NUMBER

TYPE C - 1000 SQFT
FLOOR PLANS - E / EM
END UNIT
24' X 70'

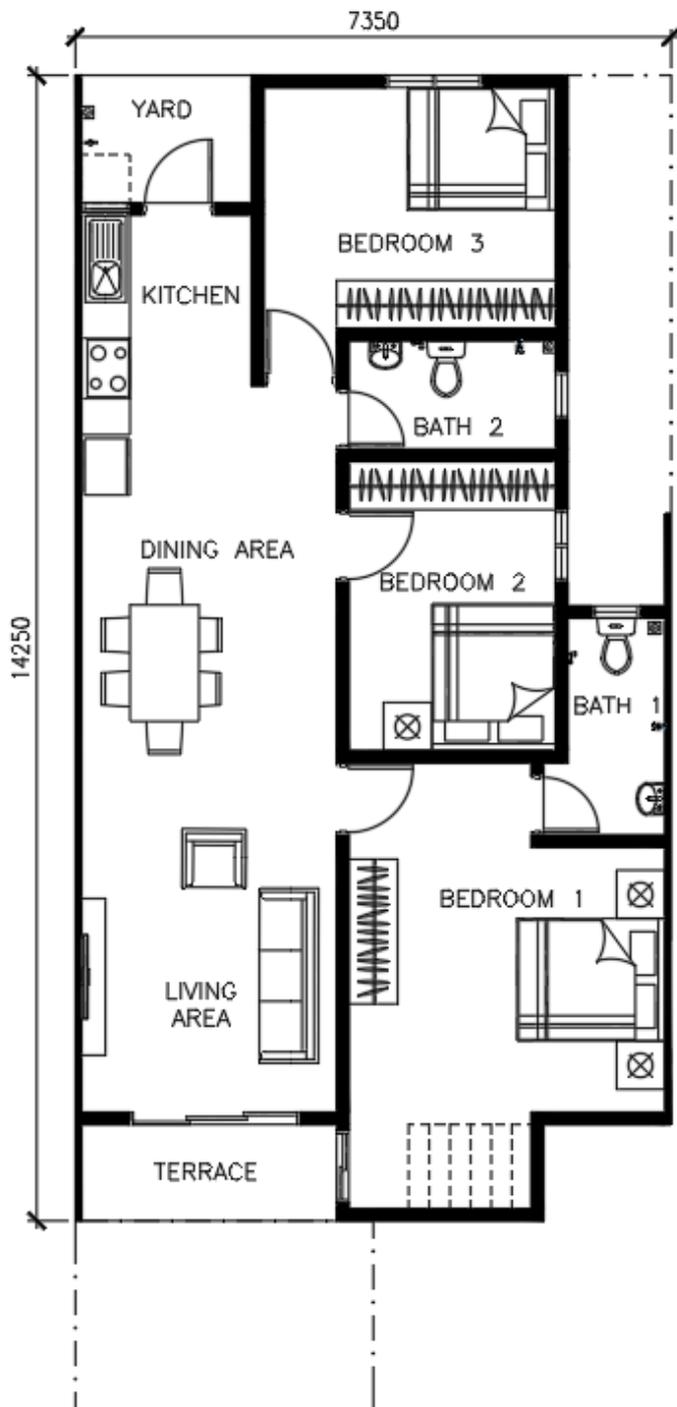


Ground Floor Unit

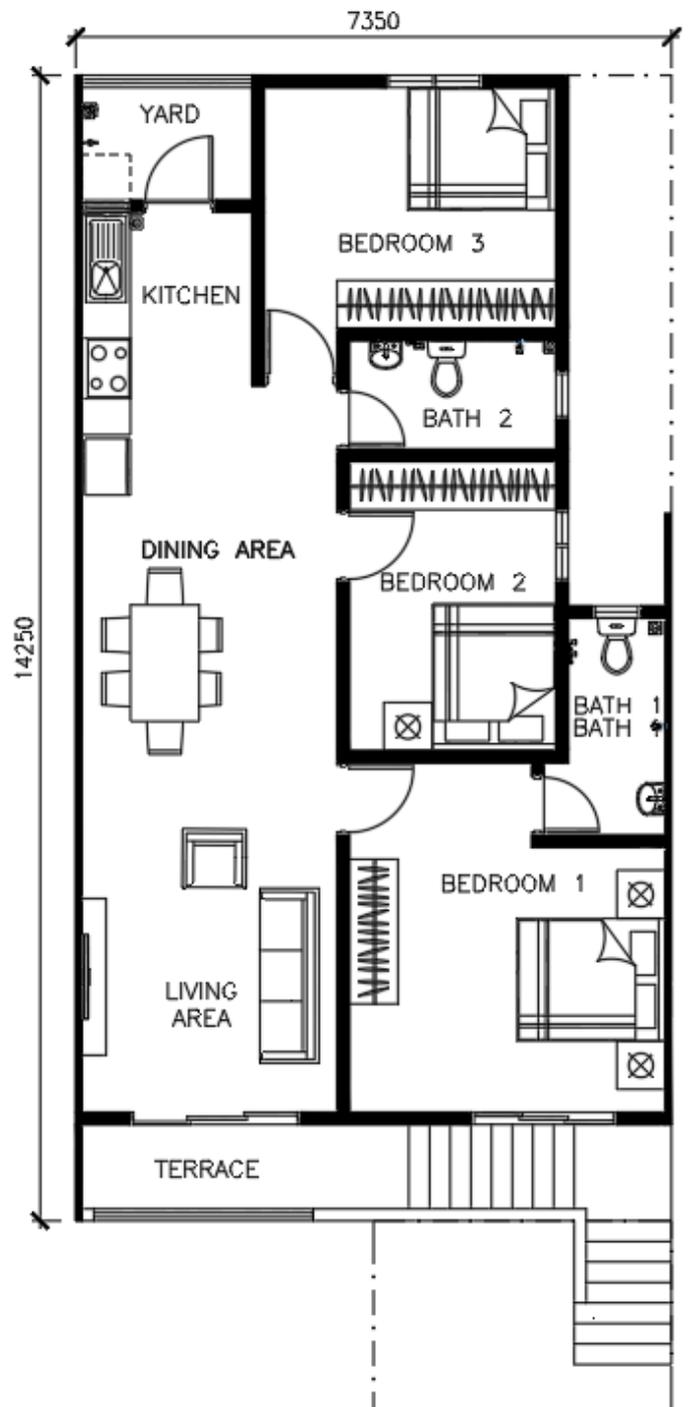


First Floor Unit

TYPE C - 1000 SQFT
 FLOOR PLANS - A/AM
INTER UNIT
 24' X 70'



Ground Floor Unit



First Floor Unit

Specification

TOWNHOUSE TYPE C

a)	Structure	:		:	Reinforced Concrete
b)	Wall	:		:	Masonry
c)	Roof Covering	:		:	Concrete Roof Tiles
d)	Roof Framing	:		:	Metal
e)	Ceiling	:		:	Plaster Board/ Cement Board/ Skim Coat
f)	Windows	:	All	:	Aluminium Frame Glass Panel
g)	Doors	:	Main Entrance	:	Aluminium Frame Sliding Glass Door
			Others Door		Painted Flush Door
h)	Ironmongeries	:		:	Locksets with Accessories
i)	Wall Finishes	:	External	:	Plaster & Paint
			Bathrooms		Ceramic Tiles (Up To Ceiling Height)
			Kitchen		Ceramic Tiles / Plaster & Paint
			Others		Plaster & Paint
j)	Floor Finishes	:	Living & Dining	:	Ceramic Tiles
			Kitchen		Ceramic Tiles
			Bathrooms		Ceramic Tiles
			Bedrooms		Ceramic Tiles
			Staircase		Ceramic Tiles
			Terrace / Yard		Ceramic Tiles
:					
k)	Sanitary & Plumbing Fittings	:	Kitchen	:	Sink with Tap
			Yard & Driveway		Tap
			Bathrooms		Sanitary Wares & Fittings
l)	Electrical Installations	:	Light point	:	13
			Power point		13
			Fan point		4
			Air-Conditioning Power Point		2
			TV Point		1
			Water Heater Point		1
			Fibre Wall Socket		1
			Doorbell Point		1
m)	Internal Telecommunication Conduit & Cabling	:		:	Provided
n)	Turfing	:		:	Spot Turfing
p)	Miscellaneous	:		:	TNB Meter Compartment
					Refuse Compartment
					Letter Box



Serenia
CITY



MASTER PLAN

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
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Sales Gallery					

Serenia Amalia 5

● Number of Units: 68 ● Type: Townhouse ● Expected Completion Date: July 2027 ● Land Encumbrance: None ● Land Tenure: Freehold ● Developer License No.: 6785/11-2023/0062 (A) ● License Validity Period: 20/11/2021 - 19/11/2023 ● Advertising & Sales Permit No : XXXX-XX/XX-XXXX/XXXX(X)-(X) ● Advertising Permit Validity Period: 22/09/2023 - 21/09/2026 ● Building Approving Authority: Sepang Municipal Council ● Building Plan Approval No.: MP.SPG 600-34/4/245 (9) ● Developer: Sime Darby Property (Serenia City) Sdn. Bhd. ● Company Registration No.: 198401004766 (117285-M) ● Address: Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor ● Selling Price: 68 Townhouse Units (Remaining Units: 14) RM200,000.00 ● Bumiputera Discount: None.

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