

SIME DARBY PROPERTY INDUSTRIAL

SERENIA
— INDUSTRIAL PARK —

THE S-SERIES

S-PARK

2-STOREY SHOP OFFICES



AT THE HEART OF CONNECTED BUSINESS COMMUNITY

Strategically positioned within southern Klang Valley, S-Park puts your business within reach of key highways, airports, the city centre and Port Klang—creating an address built for accessibility, visibility and growth.

SIME DARBY PROPERTY INDUSTRIAL
SERENIA
— INDUSTRIAL PARK —

THE **S**-SERIES



UNMATCHED 360° HIGHWAY EXPOSURE

Vantage points from ELITE Highway, FT29 Putrajaya-Cyberjaya Expressway and Serenia City Interchange.



STRATEGIC BUSINESS ADDRESS

Positioned within the thriving Serenia City township, with direct connectivity to the ELITE Highway, FT29 Putrajaya-Cyberjaya Expressway, and Serenia City Interchange.



MAIN INGRESS/ EGRESS

Set right by the industrial park's main entrance and exit, S-Park offers easy logistics, enhanced security and smooth operations.



EXPANSIVE PARKING FRONTAGE

Expansive retail parking frontage just steps from the storefront, delivering effortless convenience.

S-PARK



**SERENIA
LAKESIDE MALL**

Future Development

SITE PLAN

LEGEND

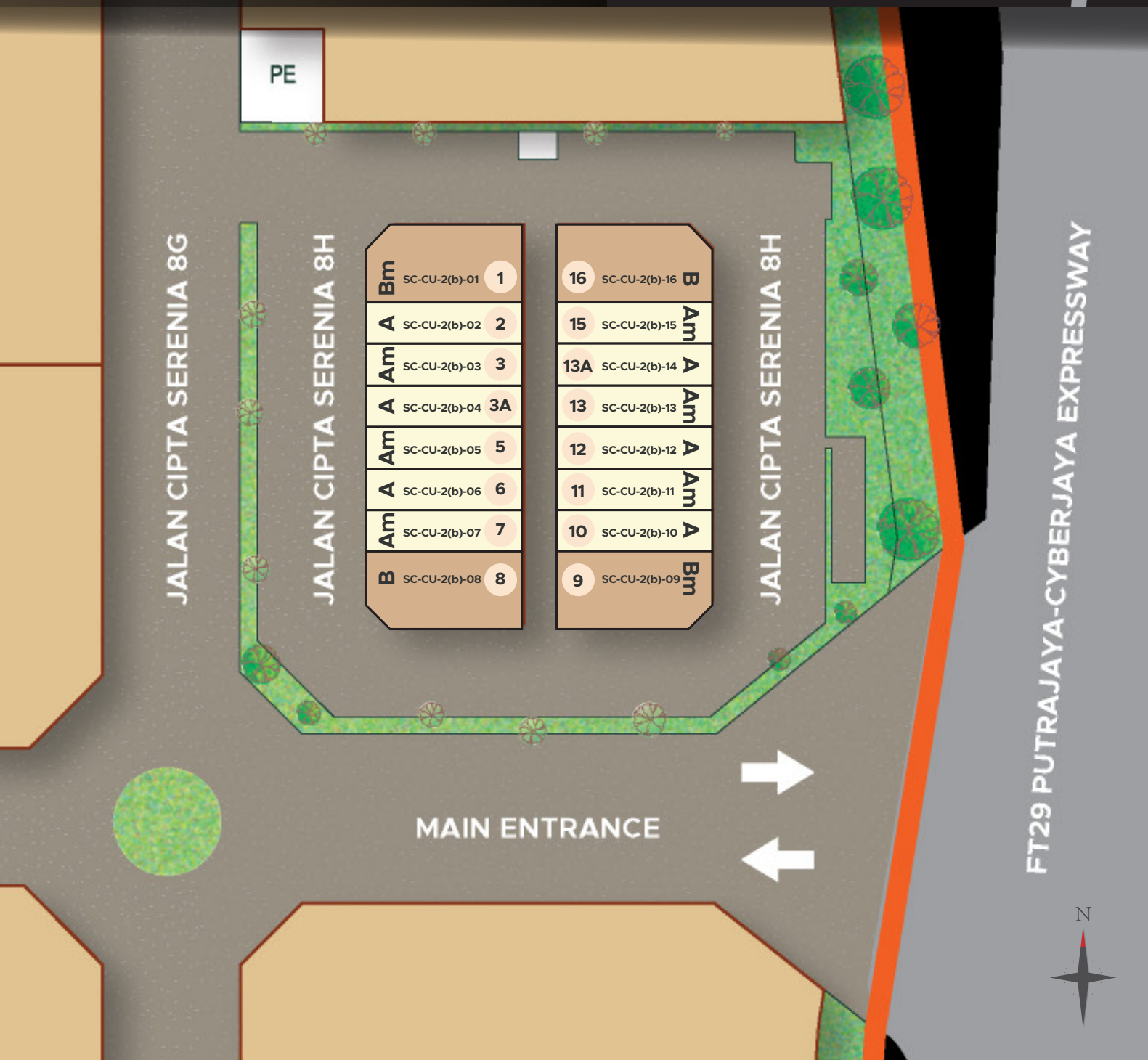
Intermediate Unit

Corner Unit

Lot Number SC-CU-2(b)-01

Type of Unit A

Unit Number 1



FLOOR PLAN

TYPE

A/Am

INTERMEDIATE

LOT SIZE

24' X 90'

BUILD UP AREA (SQFT)

4,319

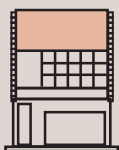
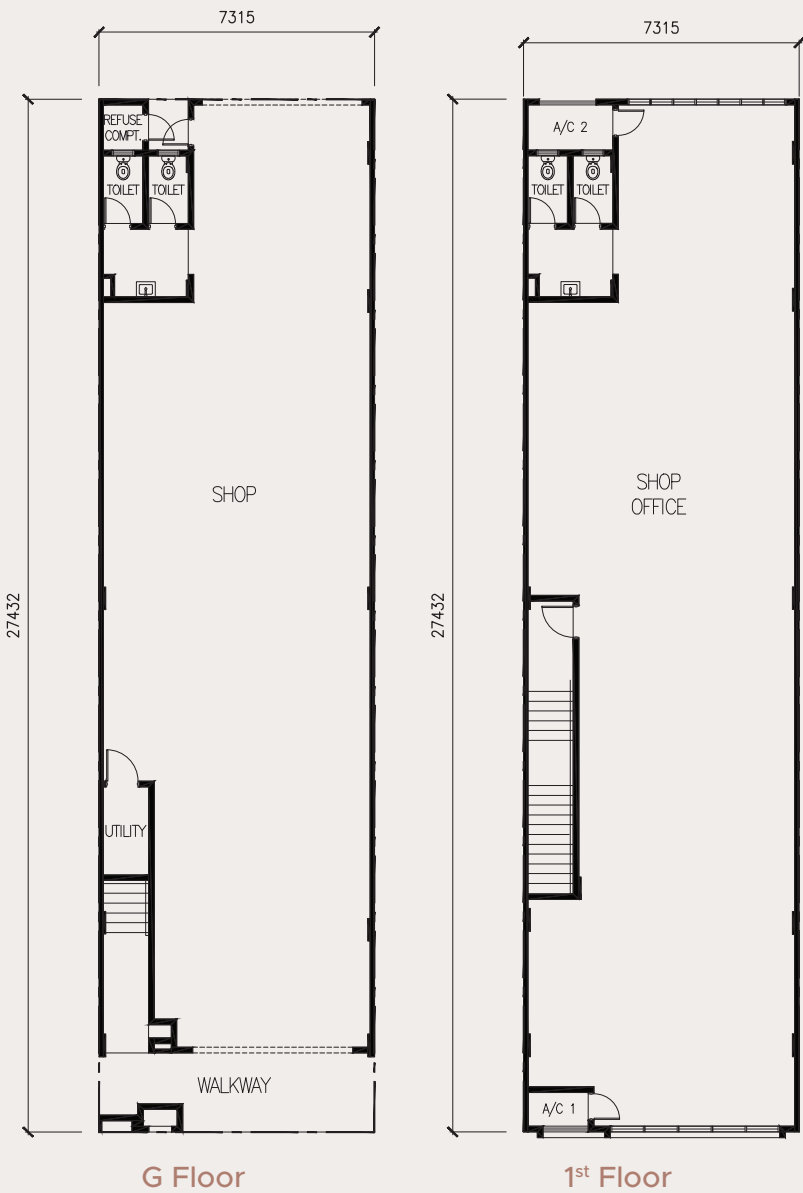
NUMBER OF UNIT(S)

12

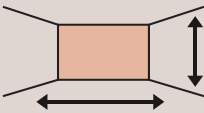
POWER SUPPLY

GF : 60A

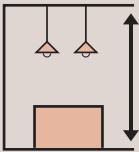
1F : 60A



Contemporary architectural facade with high-impact strategic signage



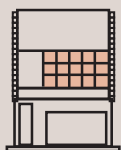
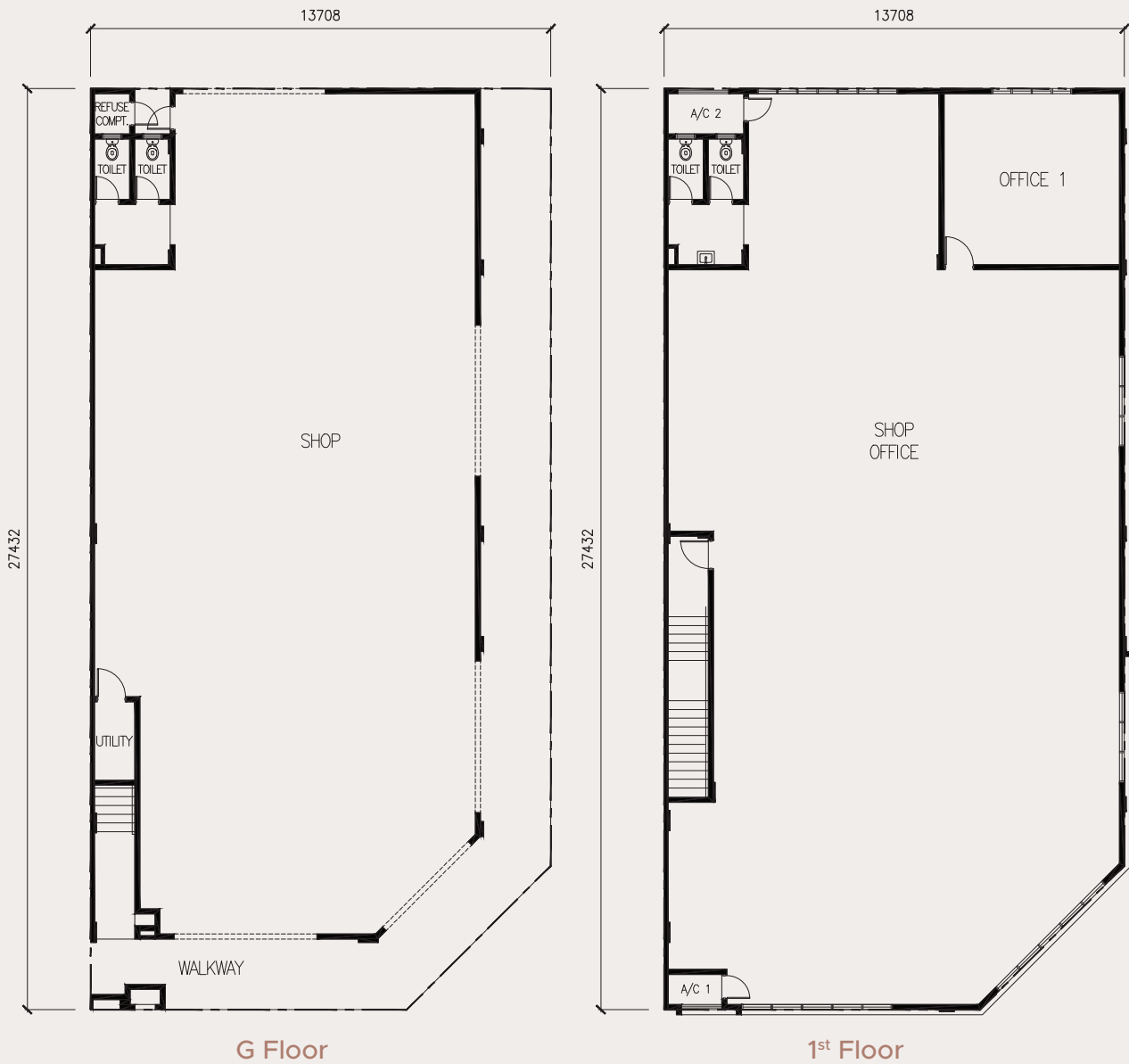
Expansive interior layout



Enhanced high-ceiling layout, offering a 12 ft ground floor and 10 ft first-floor clearance

TYPE
B/Bm
CORNER

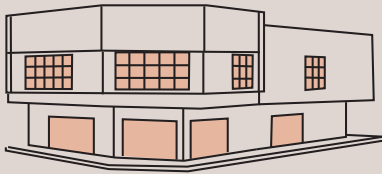
LOT SIZE	BUILD UP AREA (SQFT)	NUMBER OF UNIT(S)	POWER SUPPLY
45' X 90'	7,897	4	GF : 60A 1F : 60A



Large first-floor windows tailored for vibrant cafés and lifestyle gathering spaces



Corner units featuring a built-in office room



Multi-sided openings for optimal natural daylight and enhanced airflow in every corner unit

SPECIFICATION

Structure	: Reinforced Concrete / Steel Structure		
Wall	: Masonry		
Roof Covering	: Decking		
Roof Framing	: Metal		
Ceiling	: Suspended Ceiling / Skim Coat		
Windows	: Aluminium Frame, Glass Panel/Glass Louvres		
Doors	: Fire Rated / Timber Flush / Roller Shutter		
Ironmongeries	: Locksets With Accessories		
Wall Finishes	: Plaster & Paint		
Floor Finishes	Toilets	: Tiles / Plaster & Paint	
		: Cement Render	
Sanitary & Plumbing Fittings	Toilets	: Tiles	
		: Sanitary Wares & Fittings	
Electrical Installations	Description	Intermediate Unit	Corner Unit
	Light Point	✓	✓
	Power Point	✓	✓
	Fan Point	✓	✓
	Air-Conditioning Point	✓	✓
	Telecommunication Point	✓	✓
Miscellaneous	: Refuse Compartment		
	: TNB Compartment		
	: Water Meter Compartment		
	: Letter Box		

SECURE A PIECE OF THE AWARD-WINNING COLLECTION



MASTERPLAN



LEGENDS

- Residential
- Commercial
- Industrial
- Amenities / Public Space
- Sales Gallery
- School
- Clinic
- Fire Station
- Police Station
- Mosque
- Surau
- Public Hall/ Community Complex

PARKS

- P1 Serenia City Central Park
- P2 Serenity Park
- P3 Aman North Park
- P4 Aman South Park
- P5 Bayu North Park
- P6 Bayu South Park
- P7 Bayu Community Park
- P8 Puncak Community Park
- P9 Adventure Food Forest

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

Serenia City Sales Gallery

Open Daily: 9:30am - 6:00pm (including public holidays)
03-8760 0505
www.simedarbyproperty.com

SERENIA
CITY

Sime Darby Property

Disclaimer: Any sketches, illustrations, renderings, images, pictures, amenities, food services, resort services, unit finishes, designs, materials, plans, specifications, art and/or visuals shown and featured in this brochure including the interior design concepts, colour schemes and suggested furnishings in the completed unit/development are artist's impression and for illustrative purposes only and shall not be taken as a representation, express or implied, of the final detail of the exterior or interior of the actual development or a unit that is to be or is being purchased by the purchaser or of the items that will be delivered with the purchaser's unit/ the development. The design and construction of the development is subject to first obtaining the appropriate authority's approval(s) which may require the developer to alter any design, plan, or layout depicted. Accordingly, the developer expressly reserves the right to modify, revise, or withdraw any or all of the same without any liability being incurred by the developer. In the event of any discrepancy between the sale and purchase agreement and the information, perspectives and plans contained in this brochure, the terms of the sale and purchase agreement which form the entire agreement between the purchaser and the developer shall prevail.