

SIME DARBY PROPERTY INDUSTRIAL

# SERENIA

— INDUSTRIAL PARK —



SERENIA™  
CITY

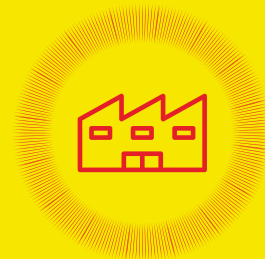
SIME DARBY PROPERTY  
**INDUSTRIAL**

The **Go-to Experts** To Grow  
Your Business With You



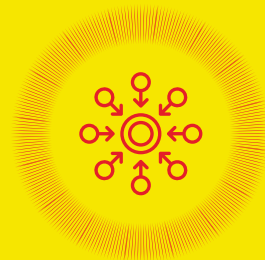
**Strategic  
Location**

Unparalleled infrastructure  
network and connectivity



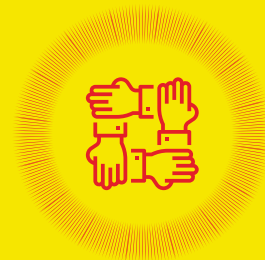
**Largest Industrial  
Real Estate Player**

Backed by more than 800 acres  
of industrial land bank



**Total Solutions  
Provider**

Comprehensive range including  
industrial lots, ready-built,  
built-to-suit and others



**Trusted and  
Reliable Partner**

The go-to experts for synergistic  
partnership, with close to 50  
years of experience

**Spark Your  
Business Growth**

The best locations, comprehensive infrastructure, and optimised connectivity: Your business is set for success with Sime Darby Property Industrial, your go-to experts in delivering business excellence for the industrial and logistics market in Malaysia. Be on the mark with everything you need to get your business up and going, thriving in a location primed for success. Let us work together to enable you to do business better.



# The **Go-to Experts** For Accessibility

Optimised for business agility and efficiency. Serenia Industrial Park is suited for those requiring great accessibility and presence in the south of Klang Valley and beyond.

## Distance To Major Landmarks

<b>15KM</b> KL International Airport (KLIA)	<b>45KM</b> KL City Centre (KLCC)	<b>48KM</b> Sultan Abdul Aziz Shah Airport (Subang Airport)	<b>60KM</b> Port Klang
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**At Serenia Industrial Park, Experience Unmatched Accessibility**

- 1** ELITE North-South Expressway Central Link
- 2** NSE Nouth-South Expressway
- 3** FT29 Putrajaya-Cyberjaya Expressway
- 4** MEX Maju Expressway



THE STRAITS OF MELAKA

# Spark To Embark The **Endless Possibilities**



BANDAR SERENIA  
TOLL PLAZA  
(EXIT 609)

CIPTA 1

ELITE HIGHWAY

SERENIA CITY INTERCHANGE

FT29 PUTRAJAYA-CYBERJAYA EXPRESSWAY

SERENIA CITY  
SALES GALLERY

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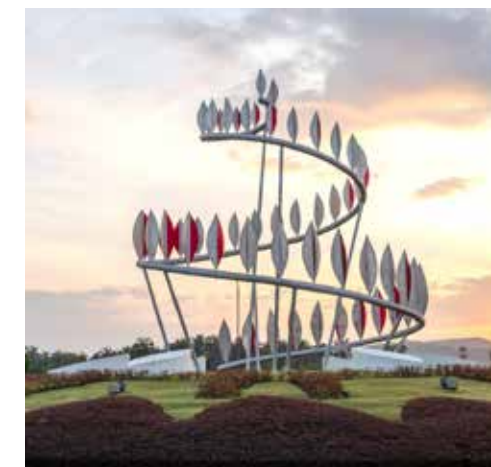
Serenia City offers an advantageous location with its strategic positioning and close proximity to major areas such as Putrajaya, Cyberjaya, and Kuala Lumpur International Airport. It is an ideal place to flourish, thanks to its master plan, which encompasses five distinct precincts covering a vast area of 2,370 acres. The development has been meticulously designed to cater to the demands of modern living and offers an exciting lifestyle experience.

# Be a Part of Sepang's Most Sustainable & Safe Community

Part of the 2,370 acres masterplan of Serenia City, Serenia Industrial Park will benefit from the overall township's surrounding developments with an estimated population of 60,000. Enjoy access to world-class educational and industrial facilities within reach, along with vast park land.



Artist's Impression Only



## Iconic Kinetic Sculpture

A key landmark in Serenia City, this wind-powered structure is listed in 'The Malaysian Book of Records' as the biggest kinetic sculpture in the country. It's unique 'tea leaves' design is inspired from the township's tea plantation roots.



## The Amphitheatre

Nestled in Serenia City's 25-acre Central Park, this one-of-a-kind amphitheatre is a great place for the community to come together and enjoy the breathtaking views here. It's unique form which enables rainwater harvesting is designed with sustainability in mind.



## CPTED Features

Serenia City is master-planned with Crime Prevention Through Environmental Design (CPTED) features that promote safety. Green hedges act as natural buffers between pedestrian paths & roads. Here, road speed bumps and pedestrian crossings are the same level to ensure smooth journey for bicycles and wheelchairs. In addition, walkways are also well-lit to ensure pedestrian safety at night.

# Integrated As Part Of The Serenia City Masterplan



Serenia City, a multi-award winning township that has earned prestigious accolades for its beautiful landscaping and thoughtfully curated facilities catering to all generations. Experience a sustainable environment where communities can flourish and thrive, surrounded by a safe and nurturing atmosphere.



LEGEND			PARKS		
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	



SIME DARBY PROPERTY INDUSTRIAL  
**SERENIA**  
 — INDUSTRIAL PARK —



**LOW-DENSITY DEVELOPMENT**

Only 1.2 units per acre.



**DIVERSE PRODUCT VARIETY**

Independent lots, semi-d and detached factories at various built-up sizes.



**360° VISIBILITY FROM MAIN ROADS**

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



**WIDE AND SPACIOUS ROADS**

With road reserve width up to 80ft. Suitable for heavy vehicles.



**CENTRALISED PARKING BAYS**

For vehicles of all sizes.



**PRIME LOCATION IN SERENIA CITY**

Surrounded by major road networks: ELITE Highway and Serenia City Interchange with direct access from FT29 Putrajaya-Cyberjaya Expressway.

**LEGEND**

- Detached Factories
- Semi-Detached Factories
- Centralised Parking Bays
- Industrial Lot | Fully sold
- Phase 3
- Phase 3A



## 6 Winning Features to Elevate Your Success



### Excellent Connectivity

- Direct connectivity to 3 major ports (Port Klang, KLIA and KLIA2)
- Express Rail Link (ERL) with direct link to KL Sentral, KLIA and KLIA2.
- 3 major highways (ELITE, NSE and MEX)
- Direct access to FT29 Putrajaya - Cyberjaya Expressway



### Exciting Development

- Serenia City Commercial Area
- 164 acres of park and connected green spaces
- Mitsui Outlet Park
- World - renowned Xiamen University



### Reliable Security

- Individual guard house provides a secure space for on-site security personnel



### Well Planned Infrastructure

- 80ft wide road reserve
- Complete infrastructure for your basic business needs



### Sustainable Features

- Natural ventilation
- Rainwater harvesting system
- Natural lighting on roof & walls of the factory
- Solar panel PV conduit ready



### Flexi-design & Architecture

- Flexible mezzanine floor
- Balcony to view warehouse
- Direct access from entrance to loading bay
- Flexible office space



## Built-to-Suit Factory Customized Solutions For Your Needs

Serenia Industrial Park provides customised, purpose-built solutions tailored to meet the specific needs of your operations, whether you are involved in conventional supply chain, cold chain, or ecommerce logistics. Our solutions are designed to fuel the growth of your business.





SIME DARBY PROPERTY INDUSTRIAL

# SERENIA

— INDUSTRIAL PARK —

## Spark A **Revolution** In Your Business

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Serenia Industrial Park offers a sleek facade, customizable interiors, abundant natural light, advanced infrastructure, seamless operations, and a sense of community, making it the ideal destination for thriving businesses in a modern setting.



# Features That Are Industry-leading

With cutting-edge features including rainwater harvesting, solar panel readiness, a wide loading bay, and an individual guard house for enhanced security, our facility stands at the forefront of the industry.



**Able To Fit 2 Trailers**  
*(Detached Factory & Semi-D Factory Type C)*



**Able To Fit 1 Trailer**  
*(Semi-D Factory Type D)*



**Floor Loading At 10-15kN/m2**  
*(Vary By Type)*



**Space Ready For Lift Installation**  
*(Detached Factory & Semi-D Factory Type C)*



**Individual Guard House Provided**

Warehouse Height Minimum At 9m

Skylight On Roof At Factory Area

Jack Roof for Natural Ventilation System (Detached Unit)

Rainwater Harvesting System

Solar Panel PV Conduit Ready

Flexible Office

EV Charger Isolator Point



Balcony To View Warehouse

Motorized Roller Shutter

Mezzanine Floor

Loading Bay

Double Volume Entrance for Detached Unit Only

Direct Access From Entrance To Loading Bay

**PHASE 3 • DETACHED FACTORIES**  
**TYPE A / AM / A1**

Number Of Units

**5**

Lot Size

**152'-190' x 308'-327'**

Built-up Area (sqft)

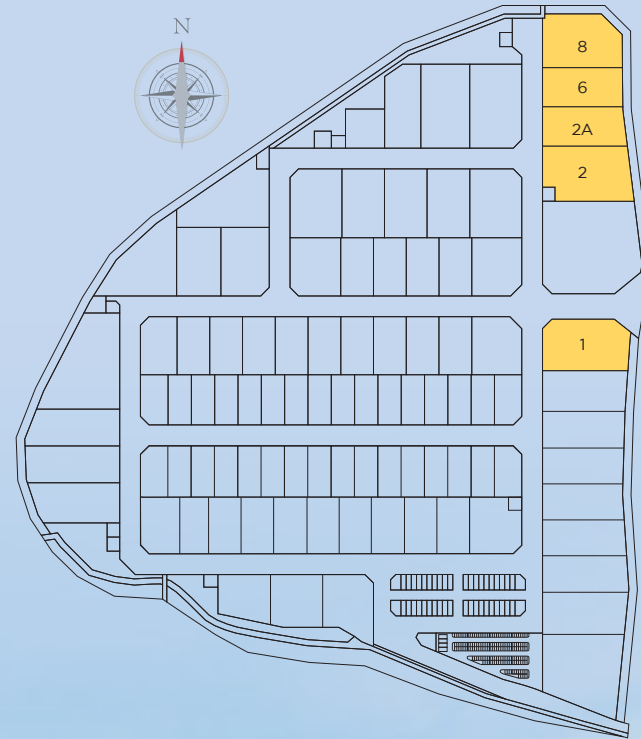
**25,354**

Floor Loading

**15kN/m2**

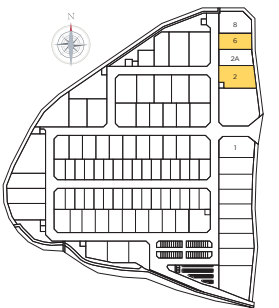
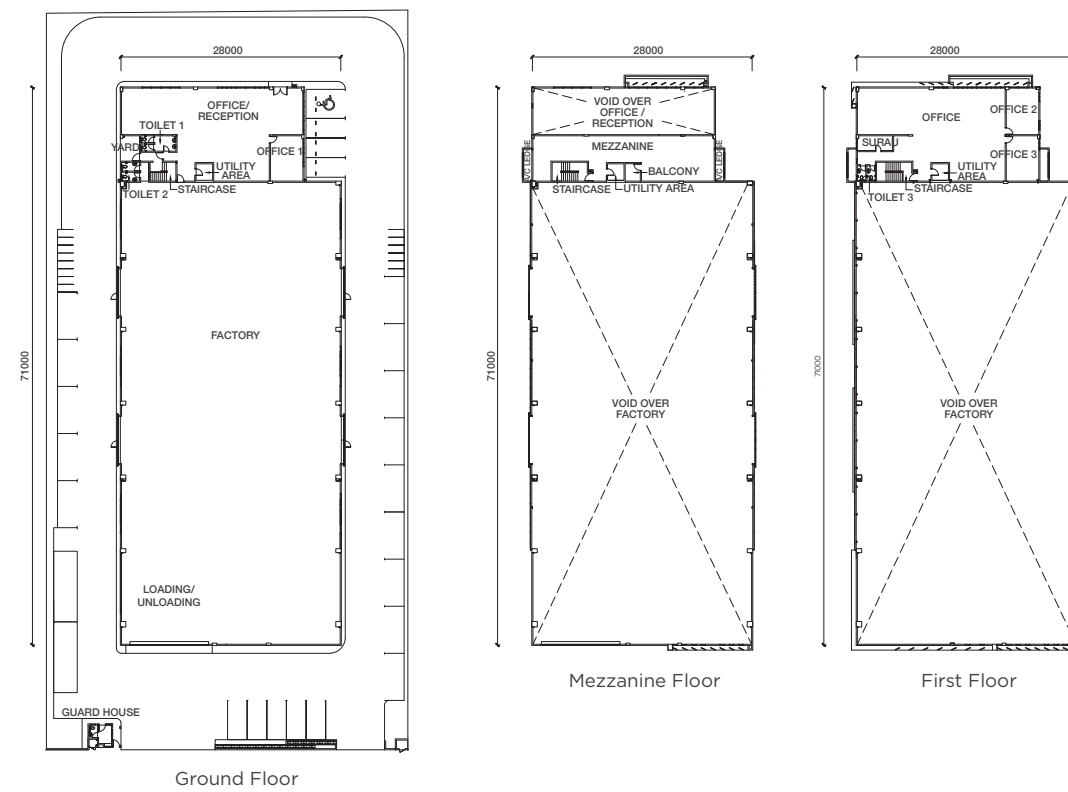
Power Supply

**400A**

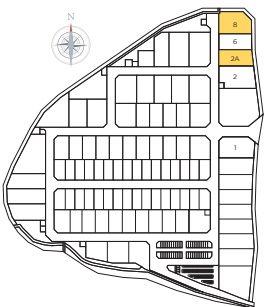
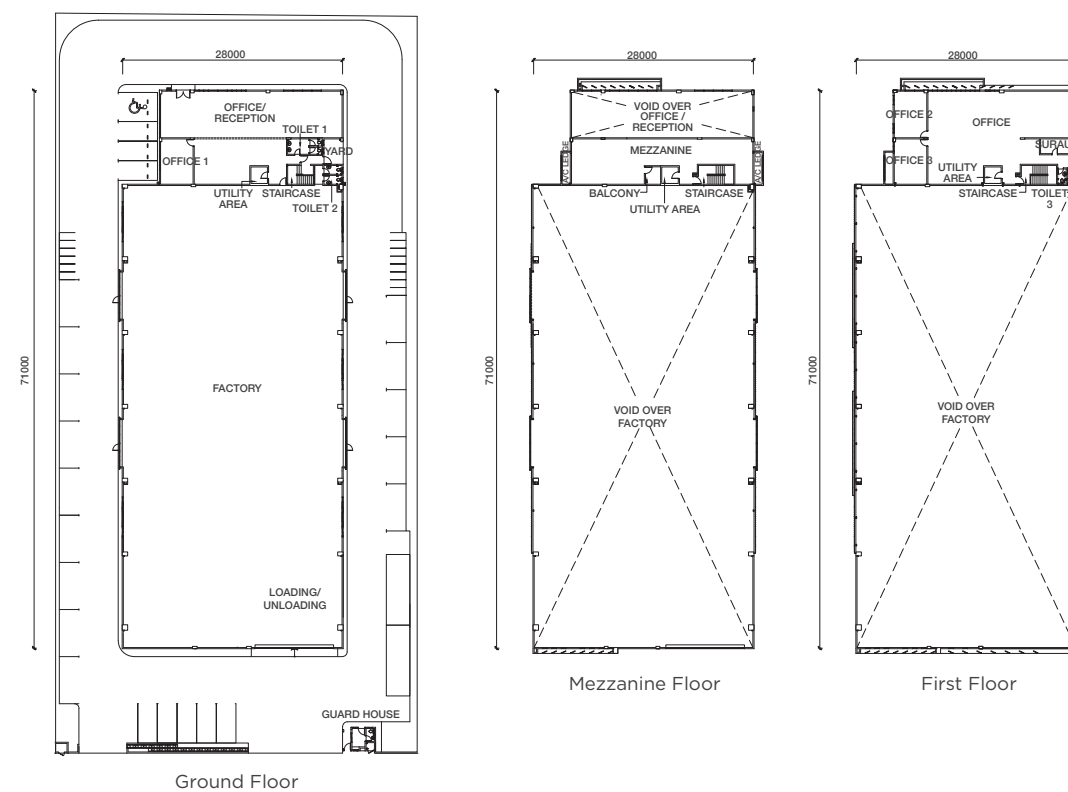


ADDRESS NO.	TYPE	ACRES
8	AM	1.382
6	A	1.074
2A	AM	1.106
2	A	1.598
1	A1	1.473

**TYPE A | DETACHED FACTORY**



**TYPE AM | DETACHED FACTORY**



Artist's Impression Only

**NOTES:**

1. All description and specifications are subject to variation, modifications and substitutions as directed or approved by relevant authorities or developer's consultants.
2. Driveway, ramps and exterior areas may vary to suit site conditions.

**PHASE 3 • SEMI-D FACTORIES  
TYPE D / DM**

Number Of Units

**16**

Lot Size

**90'-107' x 194'**

Built-up Area (sqft)

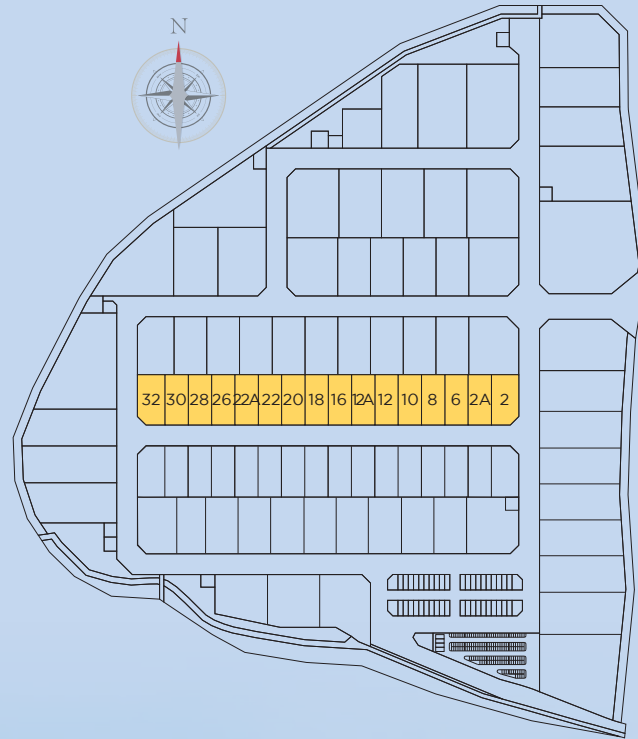
**10,363**

Floor Loading

**10kN/m2**

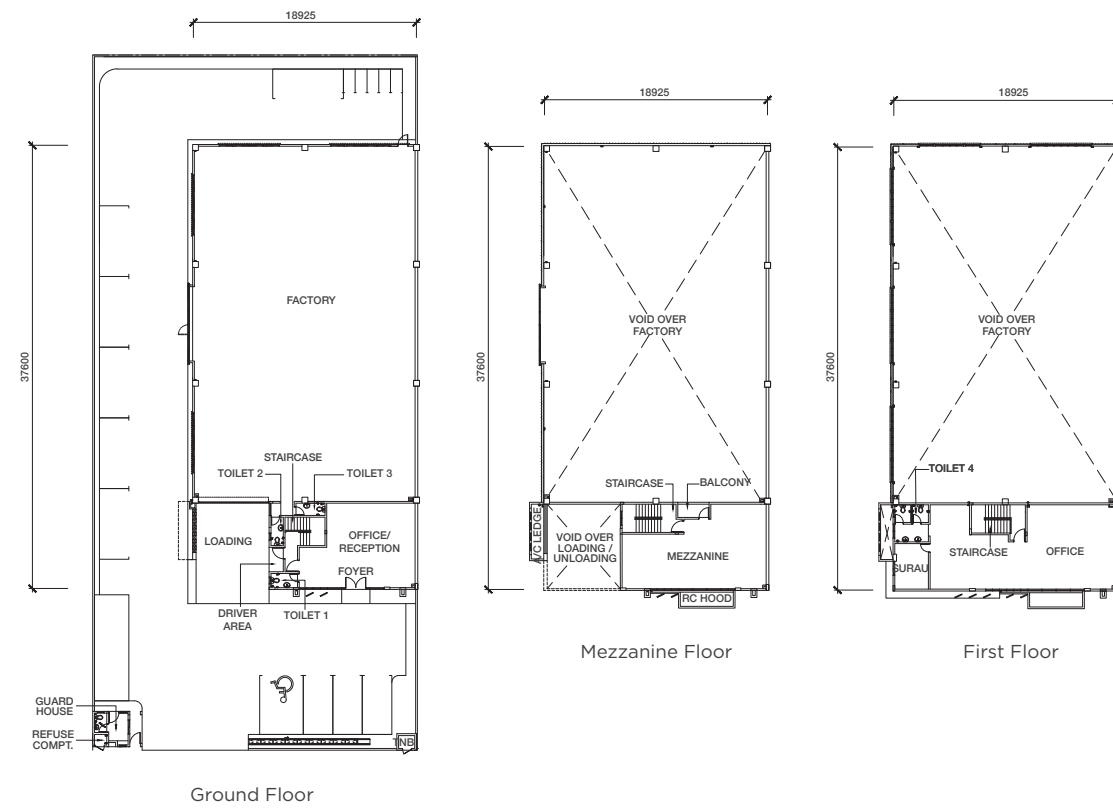
Power Supply

**200A**

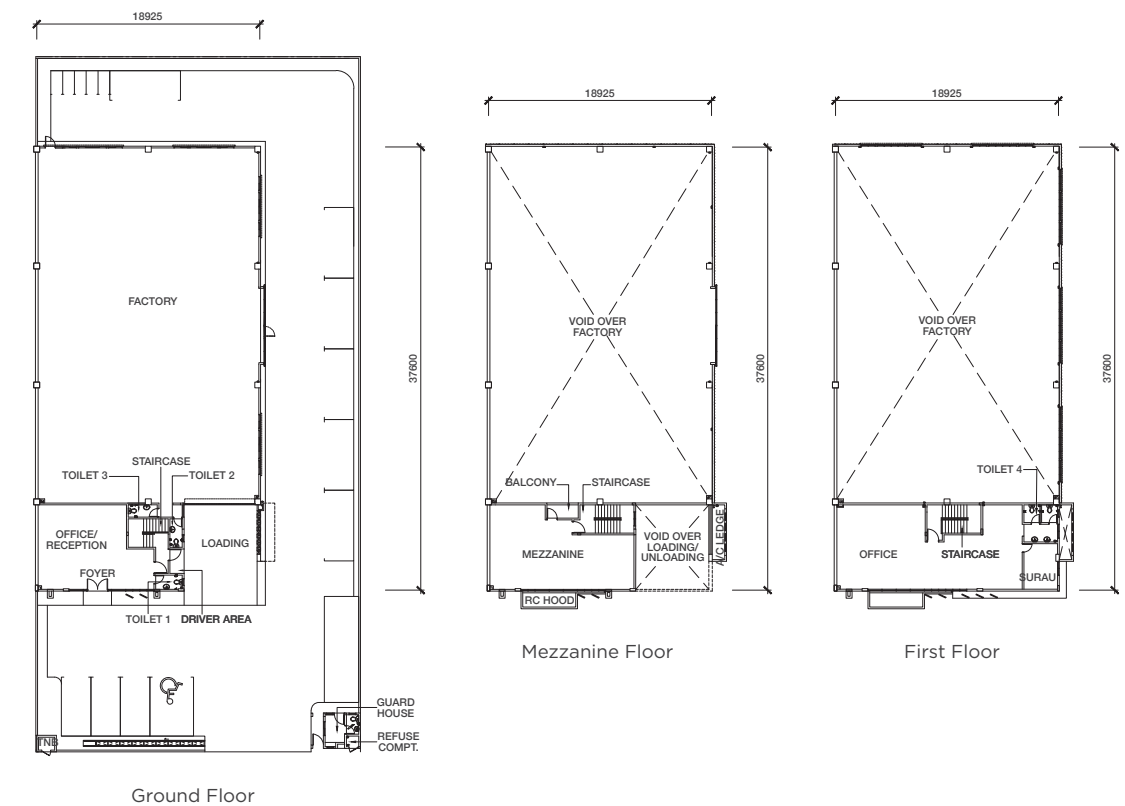


ADDRESS NO.	TYPE	ACRES	ADDRESS NO.	TYPE	ACRES
2	DM	0.455	18	DM	0.399
2A	D	0.399	20	D	0.399
6	DM	0.399	22	DM	0.399
8	D	0.399	22A	D	0.399
10	DM	0.399	26	DM	0.399
12	D	0.399	28	D	0.399
12A	DM	0.399	30	DM	0.399
16	D	0.399	32	D	0.463

**TYPE D | SEMI-D FACTORIES**



**TYPE DM | SEMI-D FACTORIES**



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**PHASE 3A • DETACHED FACTORIES**  
**TYPE B / BM**

Number Of Units

**3**

Lot Size

**193'-196' x 224'**

Built-up Area (sqft)

**22,279**

Floor Loading

**15kN/m2**

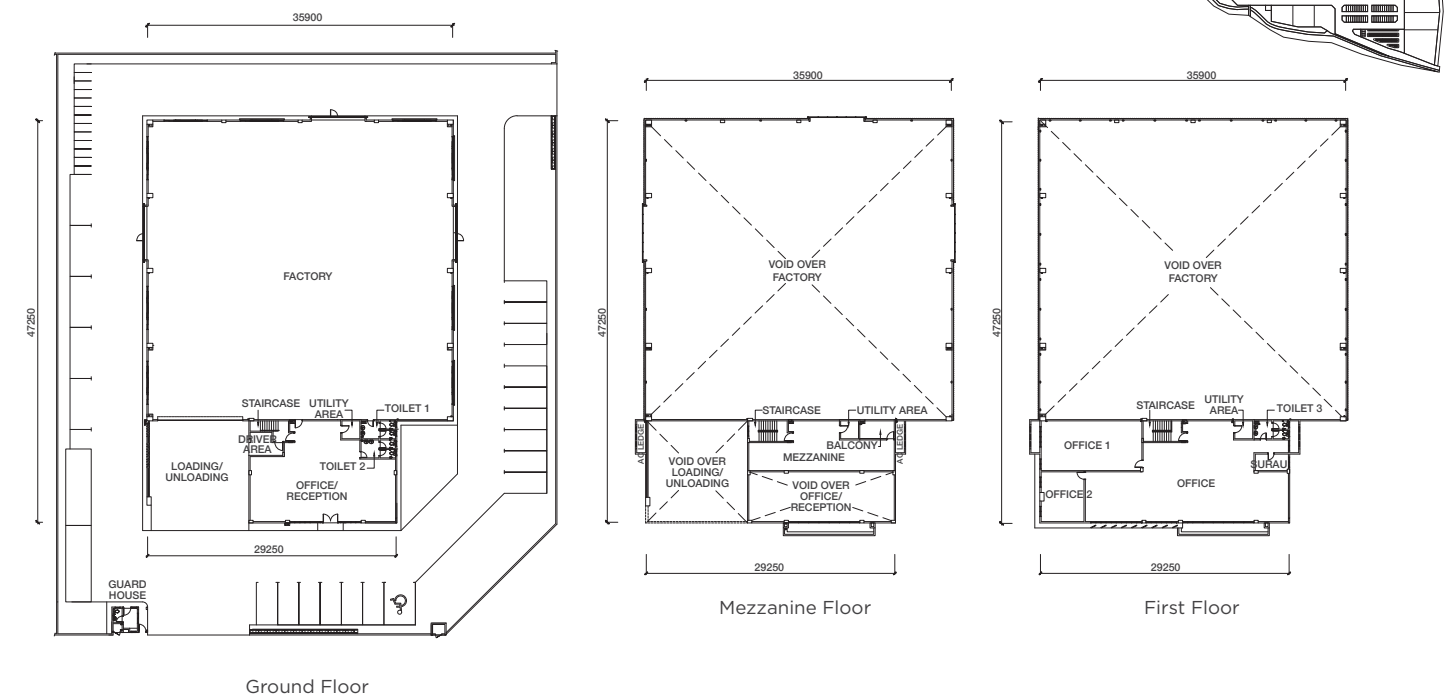
Power Supply

**400A**

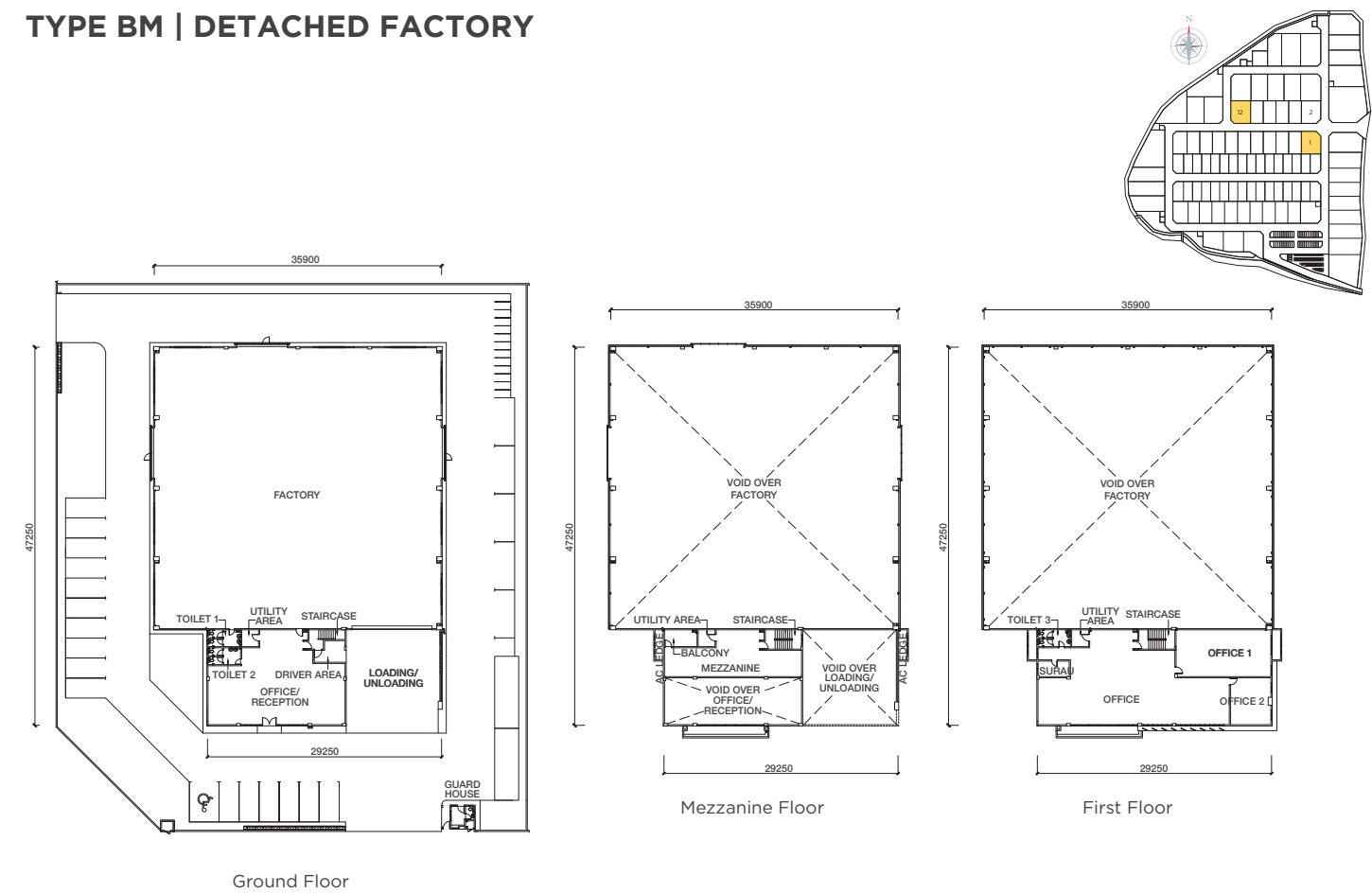
ADDRESS NO.	TYPE	ACRES
1	BM	0.967
2	B	0.973
12	BM	0.996



**TYPE B | DETACHED FACTORY**



**TYPE BM | DETACHED FACTORY**



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Artist's Impression Only

**PHASE 3A • SEMI-D FACTORIES**  
**TYPE C / CM**

Number Of Units

**14**

Lot Size

**126'-141' x 224'**

Built-up Area (sqft)

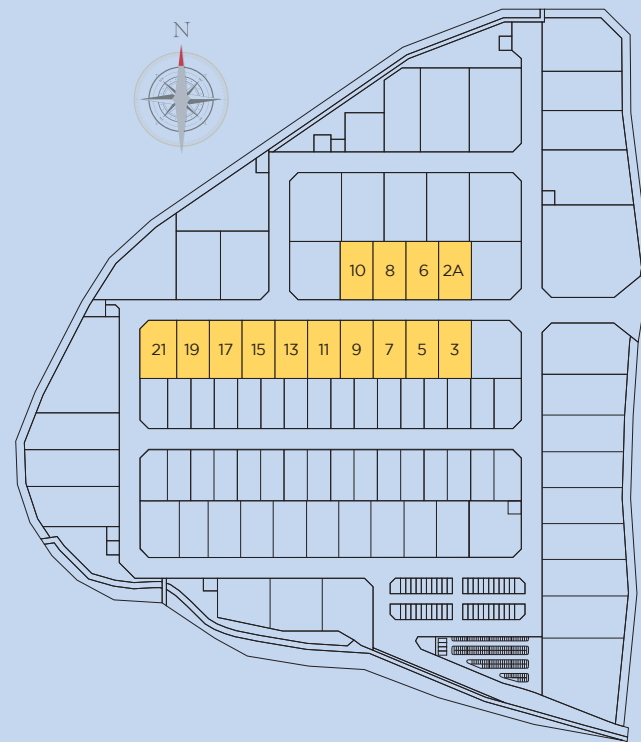
**17,608**

Floor Loading

**15kN/m2**

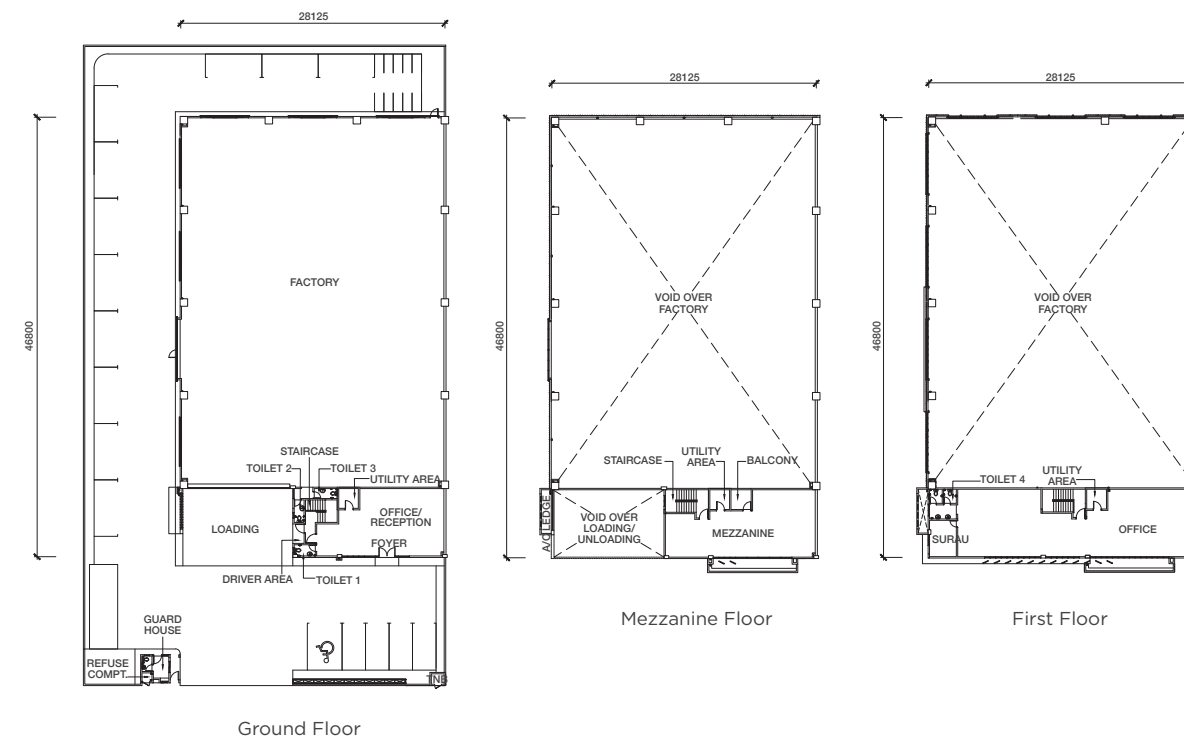
Power Supply

**300A**

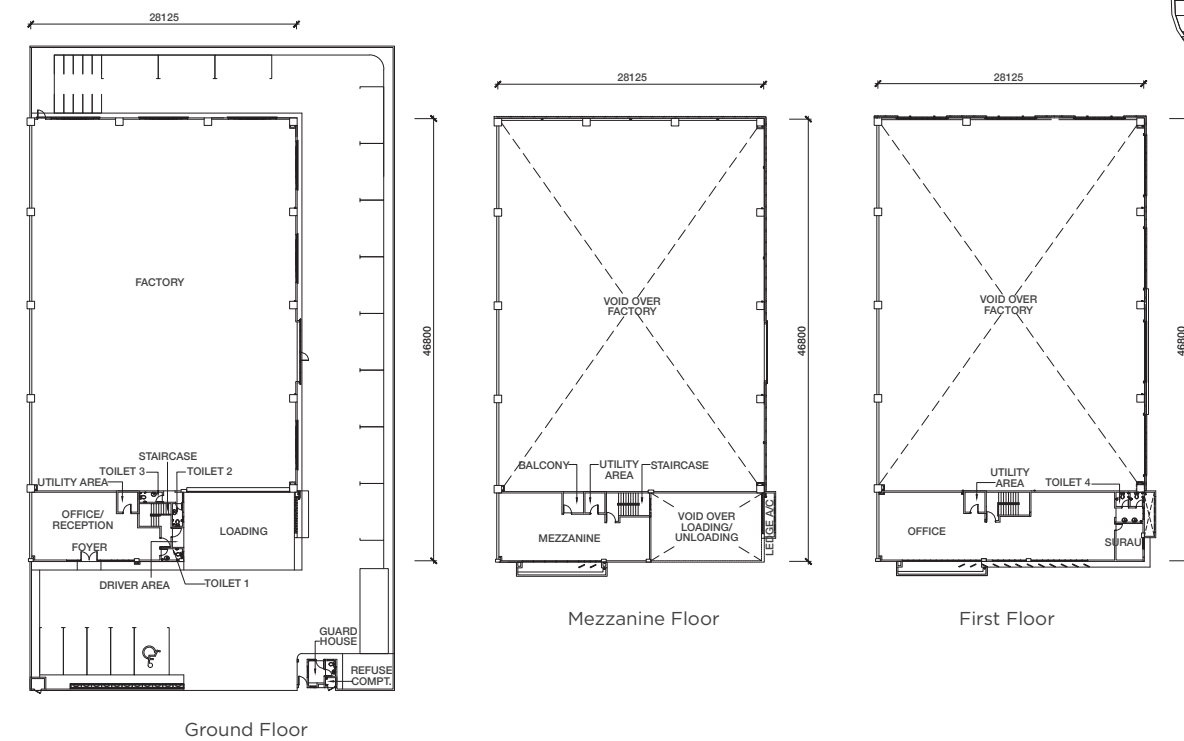


ADDRESS NO.	TYPE	ACRES	ADDRESS NO.	TYPE	ACRES
21	CM	0.712	7	C	0.649
19	C	0.649	5	CM	0.649
17	CM	0.649	3	C	0.649
15	C	0.649	2A	CM	0.651
13	CM	0.649	6	C	0.651
11	C	0.649	8	CM	0.651
9	CM	0.649	10	C	0.651

**TYPE C | SEMI-D FACTORIES**



**TYPE CM | SEMI-D FACTORIES**



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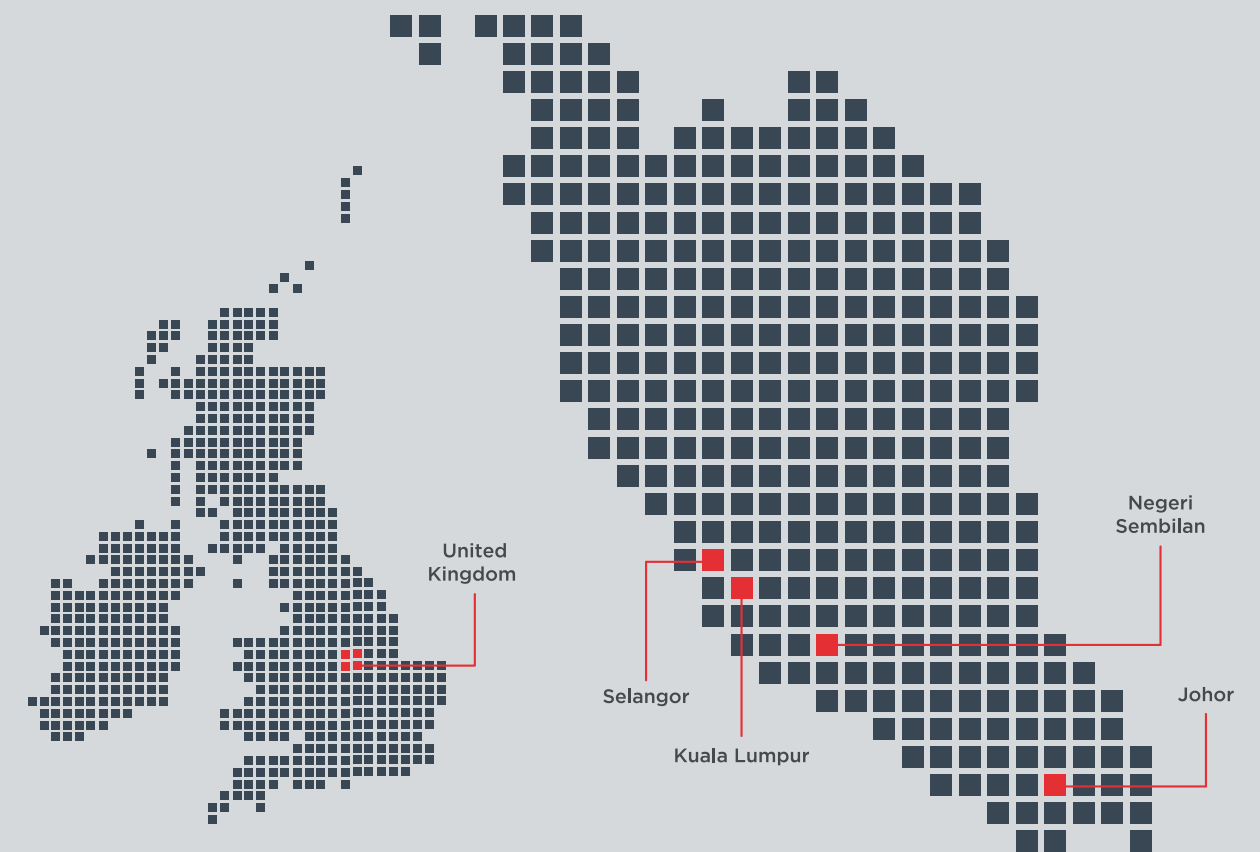
# Specifications

Structure		: Reinforced Concrete
Wall	Office	: Masonry
	Factory	: Masonry / Decking
Roof Covering		: Decking
Roof Framing		: Metal
Ceiling	: Office	: Suspended Ceiling / Skim Coat
Windows		: Aluminum Frame
Doors	: Main Entrance	: Glass Door
	: Others	: Fire Rated / Timber Flush / Roller Shutter
Ironmongeries		: Locksets with Accessories
Wall Finishes	: Office	: Plaster & Paint
	: Factory	: Plaster & Paint / Decking
	: Toilets	: Tiles/Plaster & Paint
Floor Finishes	: Office	: Cement Render
	: Factory	: Floor Hardener
	: Toilets	: Tiles
	: Surau	: Tiles
Sanitary & Plumbing Fittings :	: Toilet	: Sanitary Wares & Fittings
Electrical Installations	: Description	Type A AM    Type A1    Type B BM    Type C CM    Type D DM
	Light Point	81    81    75    56    49
	Power Point	50    50    44    42    36
	Exit Sign	14    14    13    8    8
	Emergency Lighting	14    14    12    10    8
	Isolator Point	3    2    3    3    2
	Fan Point	2    2    3    2    2
	Air-Cond Point	19    19    19    11    10
	Data Point	4    4    4    4    4
	Auto Gate Point	1    1    1    1    1
Gate & Fencing		: Mild Steel, Galvanized Iron & Masonry
Miscellaneous		: Guard House
		: Refuse Compartment
		: TNB Compartment
		: Letter Box

# Developed By Malaysia's Iconic Developer



With its 50-year track record in developing residential, commercial and industrial properties, Sime Darby Property is Malaysia's biggest property developer with presence in the United Kingdom through the redevelopment of the iconic Battersea Power Station in London. To date, it has built 25 active townships and developments in Klang Valley, Negeri Sembilan and Johor that are strategically located and connected to major highways and transportation hubs within key growth areas in Malaysia.



## Selangor

- Bandar Bukit Raja 1
- Bandar Bukit Raja 2 & 3
- Serenia City
- City of Elmina: Elmina East
- City of Elmina: Elmina West
- City of Elmina: Denai Alam & Bukit Subang
- City of Elmina: Elmina Business Park
- Bukit Jelutong
- Ara Damansara
- USJ Heights
- Putra Heights
- Saujana Impian
- SJ7
- SJCC

## Kuala Lumpur

- KLGCC Resort
- KL East
- Taman Melawati

## Negeri Sembilan

- Nilai Impian 1
- Nilai Impian 2
- Planters' Haven
- Bandar Ainsdale
- Chemara Hills
- Hamilton Nilai City

## Johor

- Bandar Universiti Pagoh
- Taman Pasir Putih

## United Kingdom

- Battersea Power Station

**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](http://www.simedarbyproperty.com)**



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