



THE  
Serenade

AT THE GLADES

THE  
GLADES  
PUTRA HEIGHTS



The Glades

**LIVE EXCLUSIVELY  
IN A PLACE LIKE  
NO OTHER**



An actual image of The Glades clubhouse

The vision of an inspiring, sustainable, future-ready way of life is no longer a dream because a relaxing 20-minute drive away from Kuala Lumpur's city limits lies an exclusive sanctuary like no other.

This is the future of sustainable living, with a clear focus on nature, community and safety and it's ready for you... at The Glades in Putra Heights.



An actual image of the jogging path in The Glades

Live luxuriously in  
the most prestigious  
residential enclave  
in Putra Heights.



Artist's impression of The Serenade  
on actual aerial view image of The Glades

Come home to a green,  
tranquil escape and feel  
yourself unwind.





Private and  
**EXCLUSIVE**

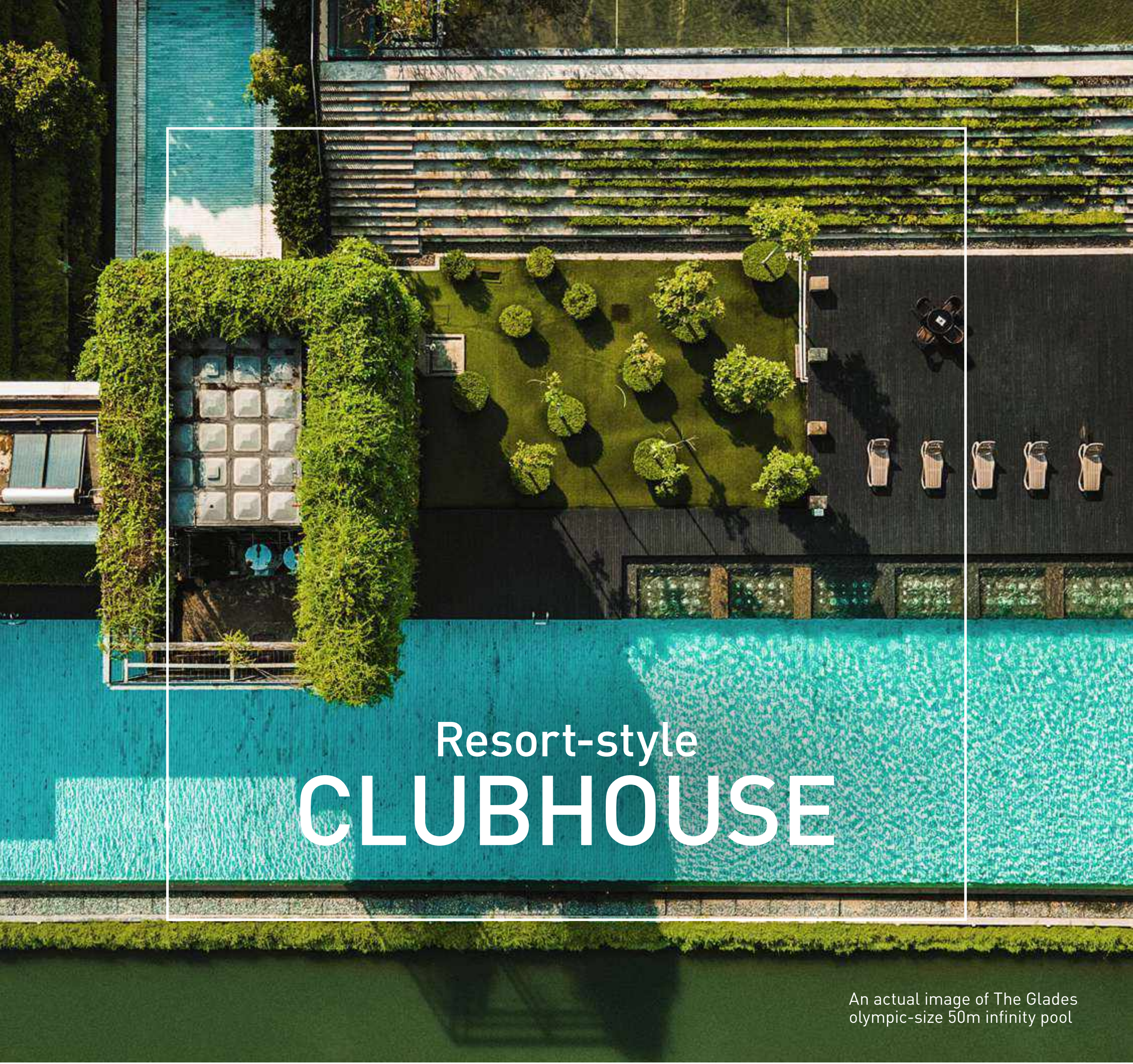
An actual image of The Glades  
grand entrance

Nestled within the premium gated and guarded enclave of The Glades, enjoy everyday peace of mind with 24-hour security systems, electrified perimeter fencing and CCTV surveillance.

The magical waterways — the focal point of The Glades that opens up before you and sets the stage for an incredible lifestyle that is in harmony with nature. Revel in mesmerising vistas of lush greens and manicured pockets of nature at every turn. This inspiringly beautiful sanctuary beckons you home.

Mesmerising vistas of  
**GREENS AND  
WATERWAYS**

An actual image of  
The Glades' waterway



## Resort-style CLUBHOUSE

An actual image of The Glades  
olympic-size 50m infinity pool

Enjoy the residents-only waterfront clubhouse with exclusive facilities for the whole family. Get some laps in or have a refreshing dip in the 50m infinity pool overlooking the waterways. The children too can have fun splashing away.

Have some 'me' time unwinding in the jacuzzi or relaxing in the sauna. Take in the beautiful surroundings as you find your zen in the yoga studio.



Stay active as a family at the tennis courts. Jog or take a stroll to experience the beauty of nature at every turn on the meandering paths.





Come and experience resort-inspired living in The Glades with our exclusive clubhouse facilities.

**OLYMPIC-SIZE  
50M INFINITY POOL**

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**JACUZZIS AND SAUNAS**

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**TENNIS COURT**

---

**YOGA STUDIO**

---

**GYMNASIUM**

---

**MULTIPURPOSE ROOM**



# THE Serenade

AT THE GLADES

An oasis of calm and beauty  
**EXCLUSIVELY  
YOURS**

The Serenade—it sings to you. Low-density condominiums with mesmerising vistas of The Glades, a sanctuary that sings to your soul and speaks to your heart. Live luxuriously in the retreat you've always dreamed of. Now is the time.

Artist's impression of The Serenade's garden plaza at night



Artist's impression of The Serenade's main drop-off area

## Limited-edition **CONDOMINIUMS**

Modern, stylish and spacious homes in the perfect setting to just live your life. The Serenade offers a variety of layout choices in practical, functional sizes to suit any family no matter the life stage.

The ample windows, large openings and wide balconies infuse the home with natural light and encourage ventilation for a brighter, more airy living environment. The open concept home, thoughtfully designed for your wellbeing, has spaces to work, learn and to just be together as a family.



Artist's impression of Type D  
(dual key) master bedroom 2

With a family's growing and changing needs, additional storage space is also provided to store items that take up space in the home such as baby car seats, prams, bicycles and even luggage bags, giving the family more space to create memories together.



**5  
LAYOUT  
TYPES**

**1,335 -  
2,465 SQ FT  
SPACIOUS LAYOUTS**

**UP TO  
4+1  
BEDROOMS**

**2 - 3  
PARKING  
BAYS**

**SPACIOUS  
BALCONY  
SEMI-OUTDOOR SPACE**

**LARGE STORAGE  
COMPARTMENT  
AT CAR PARK**



Artist's impression of  
The Serenade's garden plaza

# SPECIAL GARDEN PLAZA UNITS

with a private garden

Among the 122 units of low-rise condominiums available, special units are located at the garden plaza level. These units enjoy a seamless transition between your beautiful indoors and the outdoor spaces of your private garden. An ideal alternative for those in search of landed homes.

**20**  
**EXCLUSIVE UNITS**  
LIMITED-EDITION

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UP TO  
**1,023 SQ FT**  
PRIVATE GARDEN AREA

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**GARDEN TERRACE**  
EXTENDED OUTDOOR  
LIVING SPACE

# LAVISH DUAL KEY UNITS

The Serenade's dual key units have the most lavish living spaces designed with a large balcony, suited for large families or multigenerational ones.

The additional private living suite with its own master bedroom and bath, cosy living lounge and kitchenette provides more privacy if you have parents living with you.



**2,217 - 2,465 SQ FT**  
SPACIOUS LAYOUTS

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**2 MASTER SUITES**

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**ENSUITE BATHS**  
FOR ALL BEDROOMS

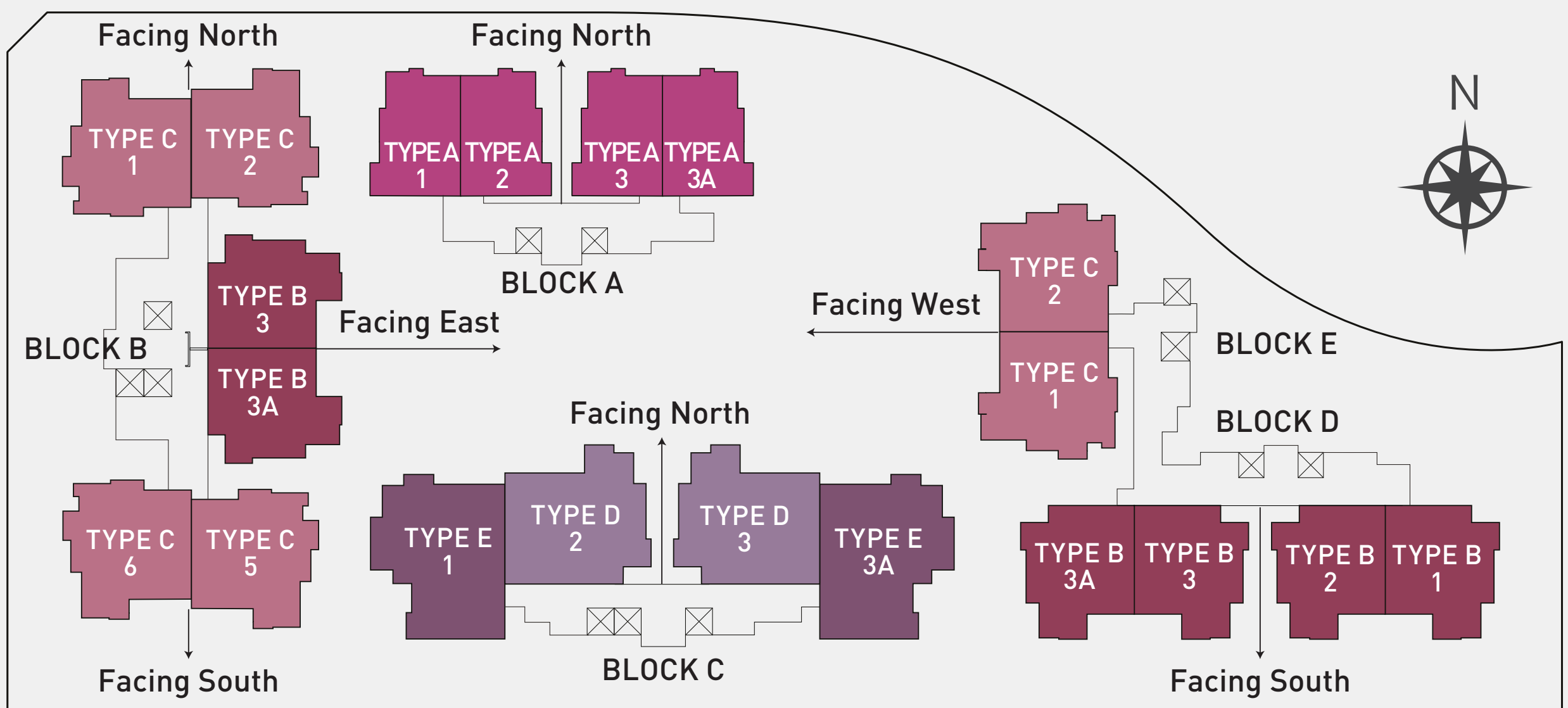
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**SPACIOUS BALCONY**  
SEMI-OUTDOOR SPACE

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**PRIVATE LIVING SUITE**  
WITH KITCHENETTE

# SITE PLAN



# FACILITIES PLAN



1. Waiting Area (Level 1)

2. Waiting Lounge (Level 1 & B1)

3. Surau (Level 1)

4. Toilets (Level 1)

5. Children's Playground (Level 2)

6. Control Room (Level 1)

7. Mail Room (Level 1)


8. Multipurpose Room (Level 1)

9. Family Pavilion (Level 2)

10. Open Plaza (Level 2)

11. Open Lawn (Level 2)

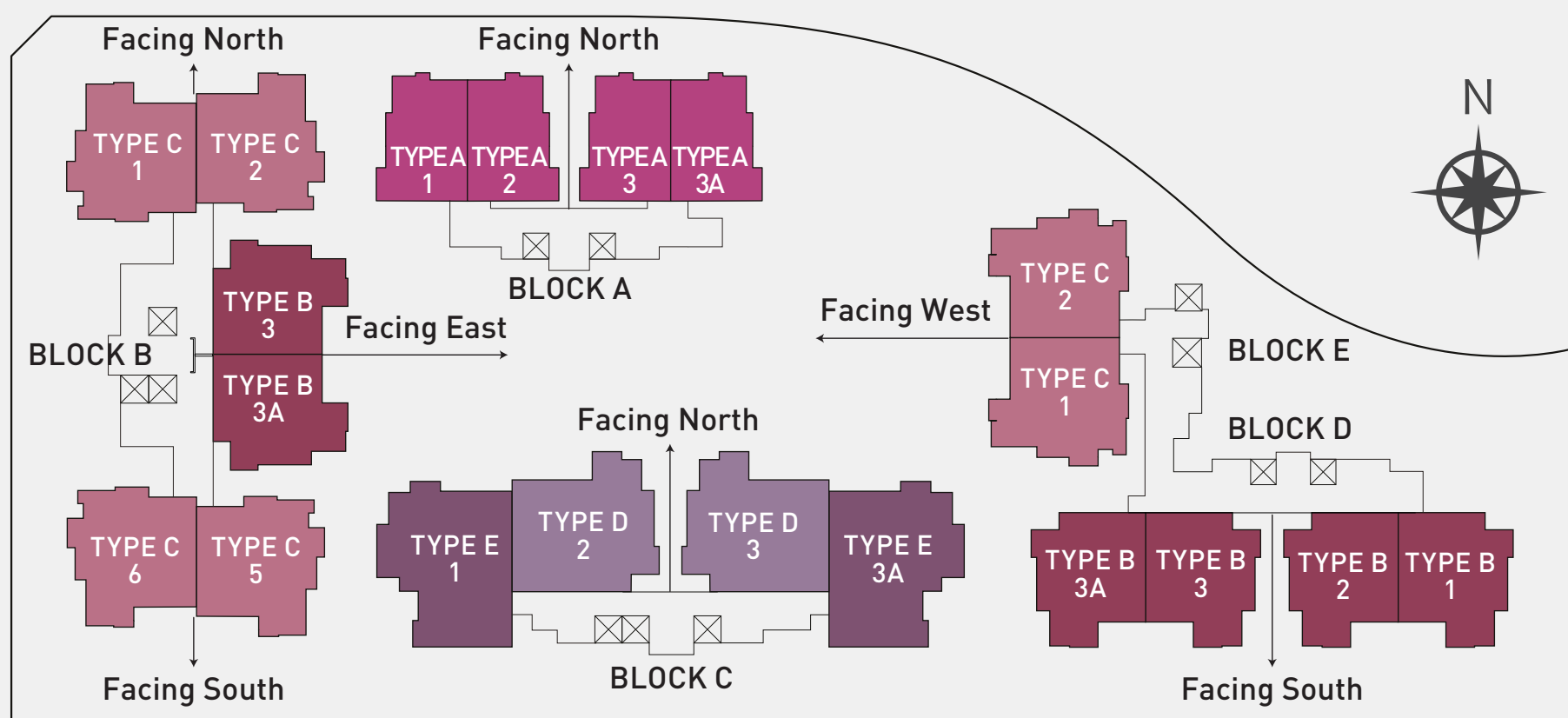
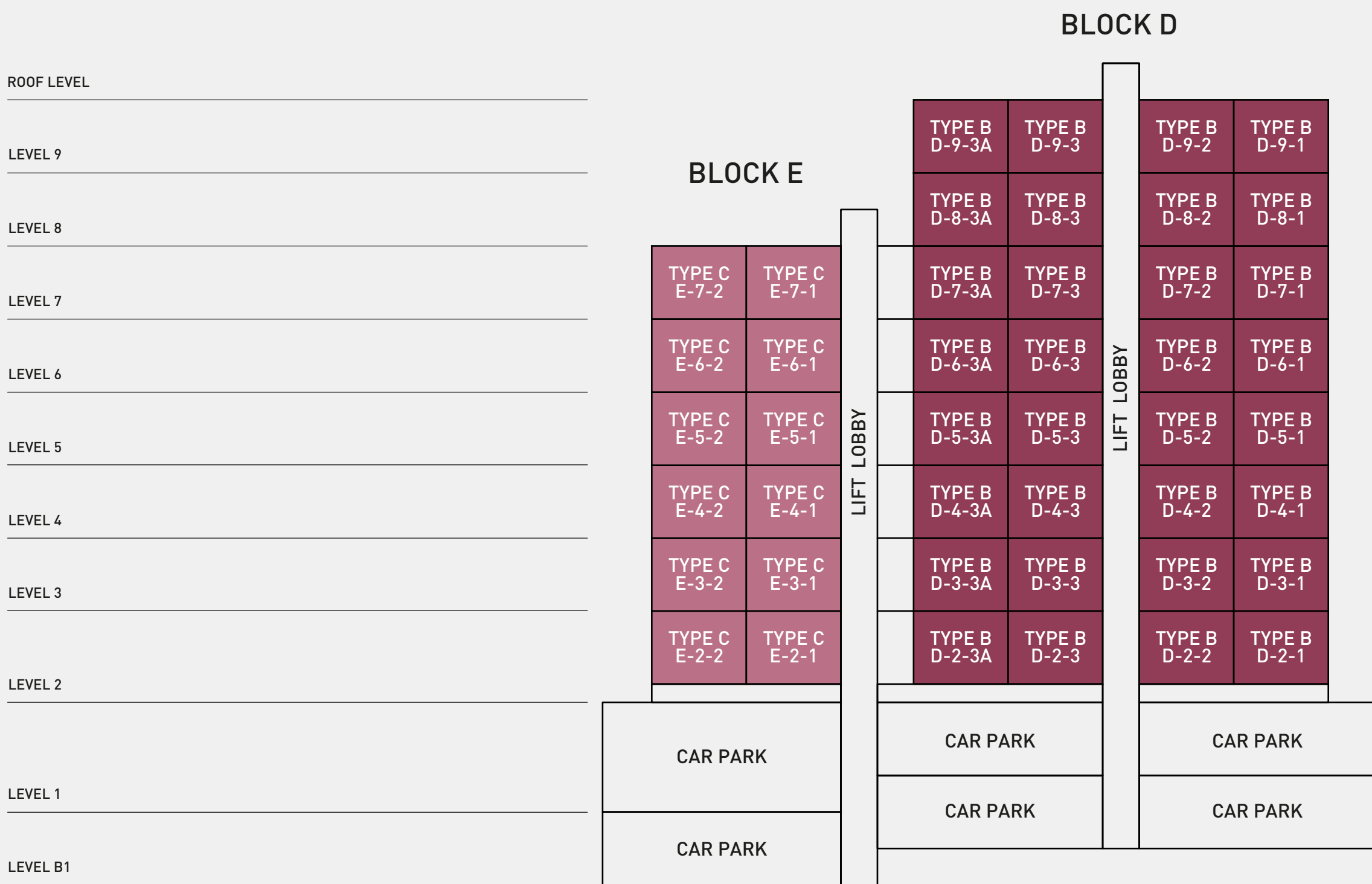
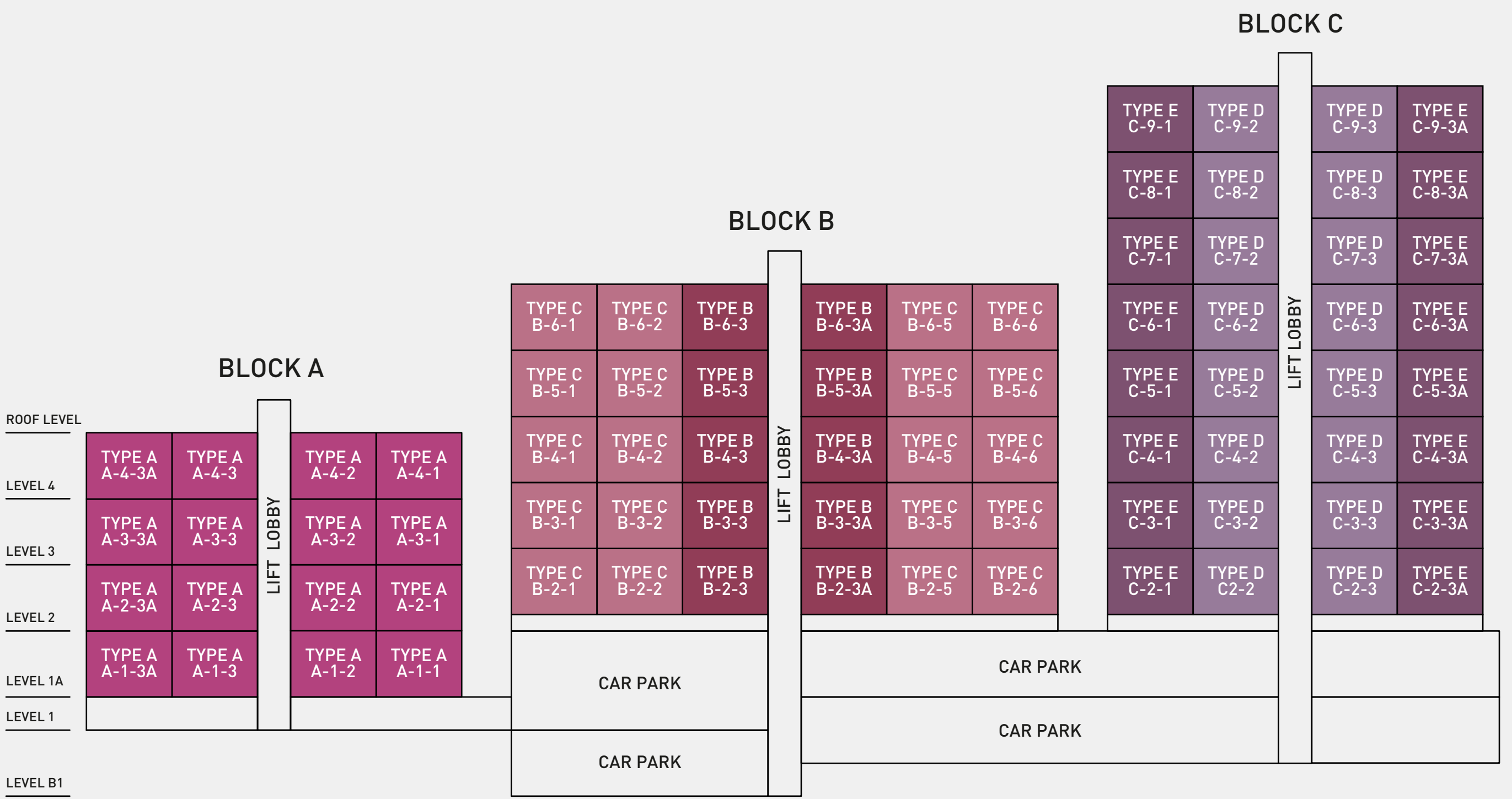
12. Reflective Pond (Level 2)

 Private Gardens

 Parking Bays



# STOREY PLAN



- TYPE A
- TYPE B
- TYPE C
- TYPE D
- TYPE E

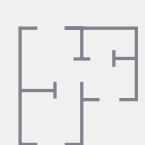
## Floor Plans



# THE PERFECT BEGINNING

Suitable for young couples looking for a stylish and spacious home to start a new life together. Enjoy the utmost flexibility in converting any of the additional bedrooms into a home office, gaming room or an AV room for epic movie date nights at home.

## Type A



1,335 SQ FT



3 BEDROOMS



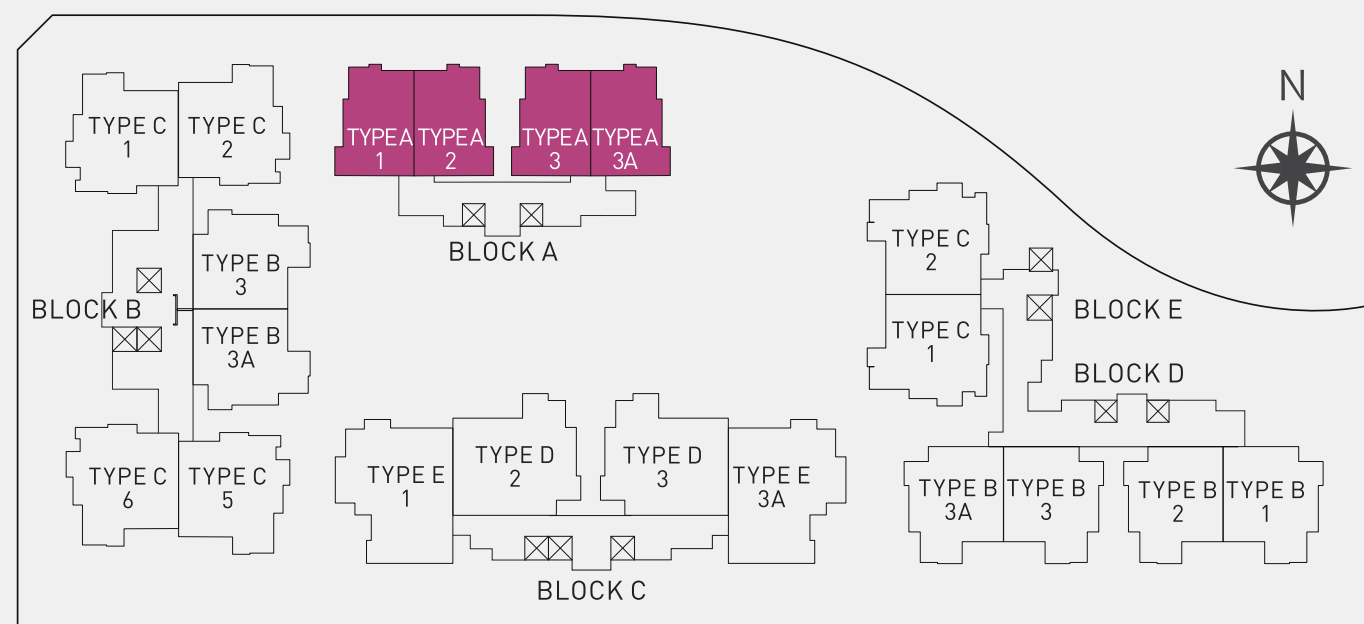
3 BATHROOMS



2 PARKING BAYS  
+ 1 STORAGE

# TYPE A FLOOR PLANS

## Typical Unit



## Type A

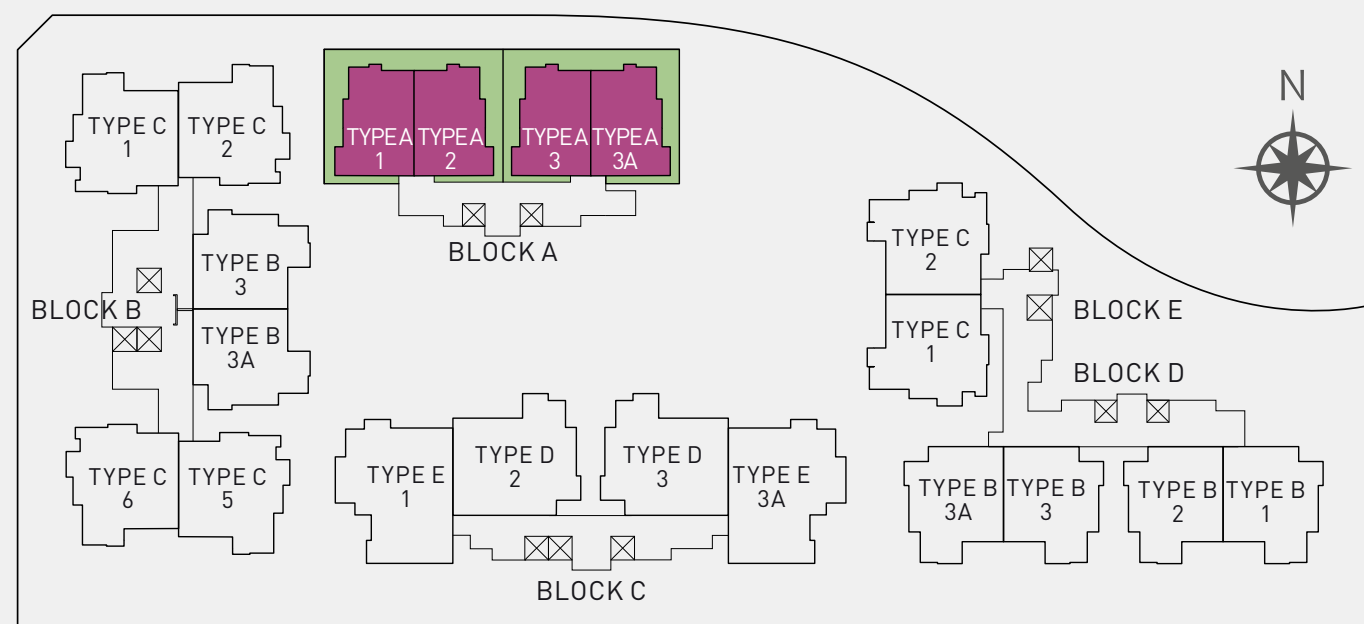
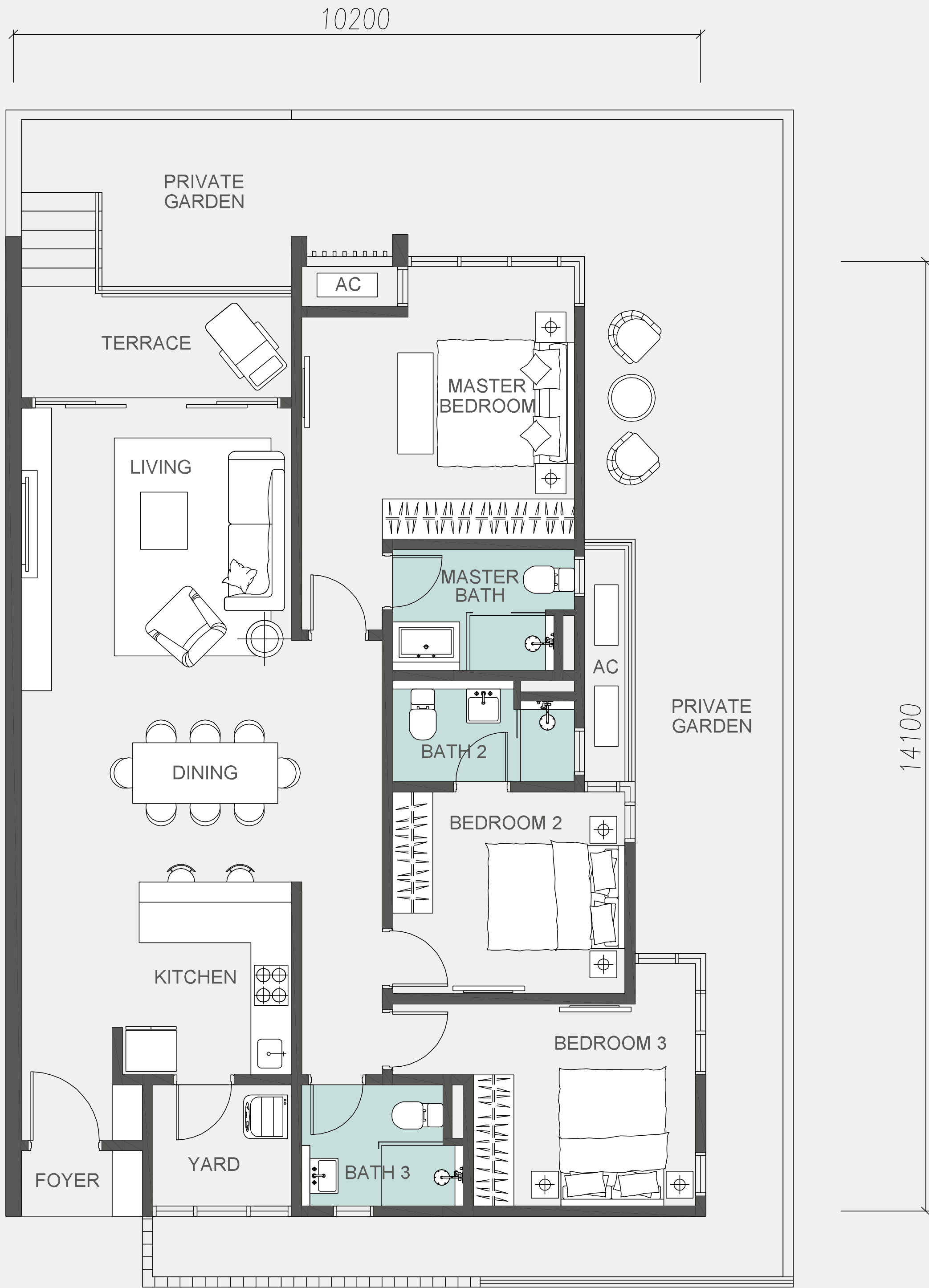
- 1,335 SQ FT
- 3 BEDROOMS
- 3 BATHROOMS
- 2 PARKING BAYS  
+ 1 STORAGE

# TYPE A FLOOR PLANS

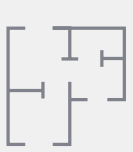
## Garden Plaza Unit

Number of units: 4

Garden area: 743 sq ft



## Type A Garden Plaza Unit

 1,335 SQ FT

 3 BEDROOMS

 3 BATHROOMS

 2 PARKING BAYS  
+ 1 STORAGE

# Floor Plans



## THAT NEXT CHAPTER IN LIFE

The extra space provides more room for those thinking of starting a family. Turn one of the bedrooms into a nursery or child's room. The open plan living, dining and dry kitchen makes for easy interaction with your children as you're preparing a meal in the kitchen.

### Type B



1,690 SQ FT



3 BEDROOMS  
+ 1 UTILITY



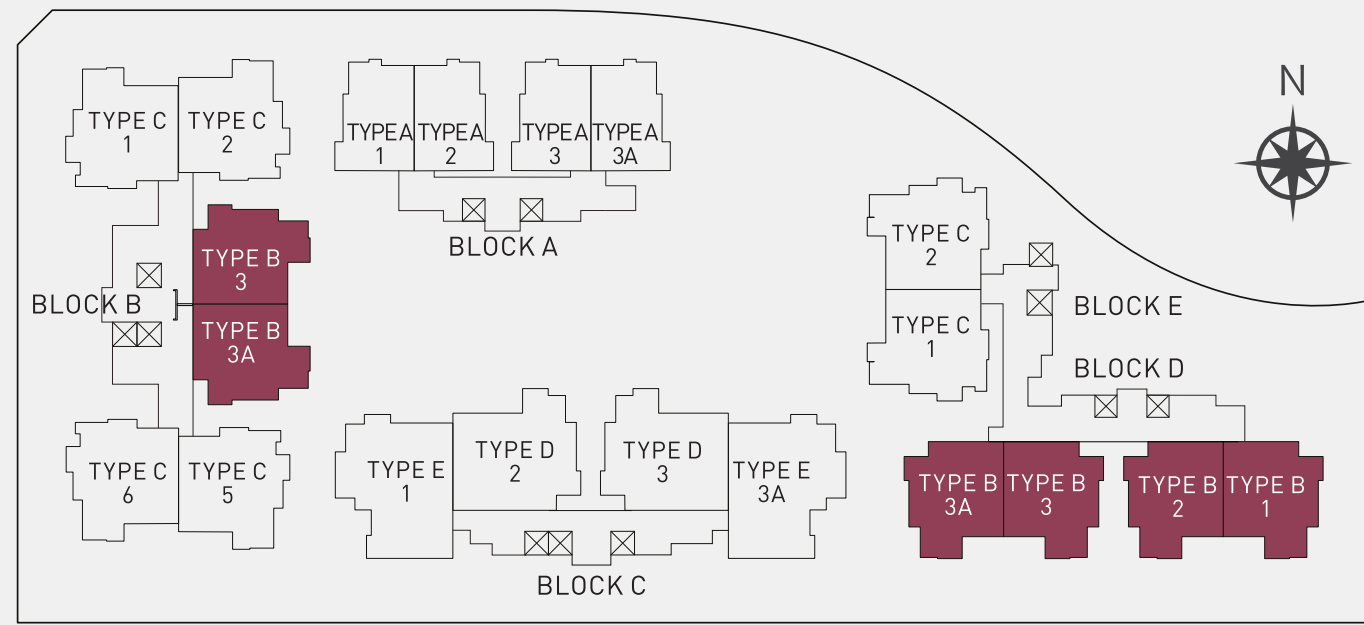
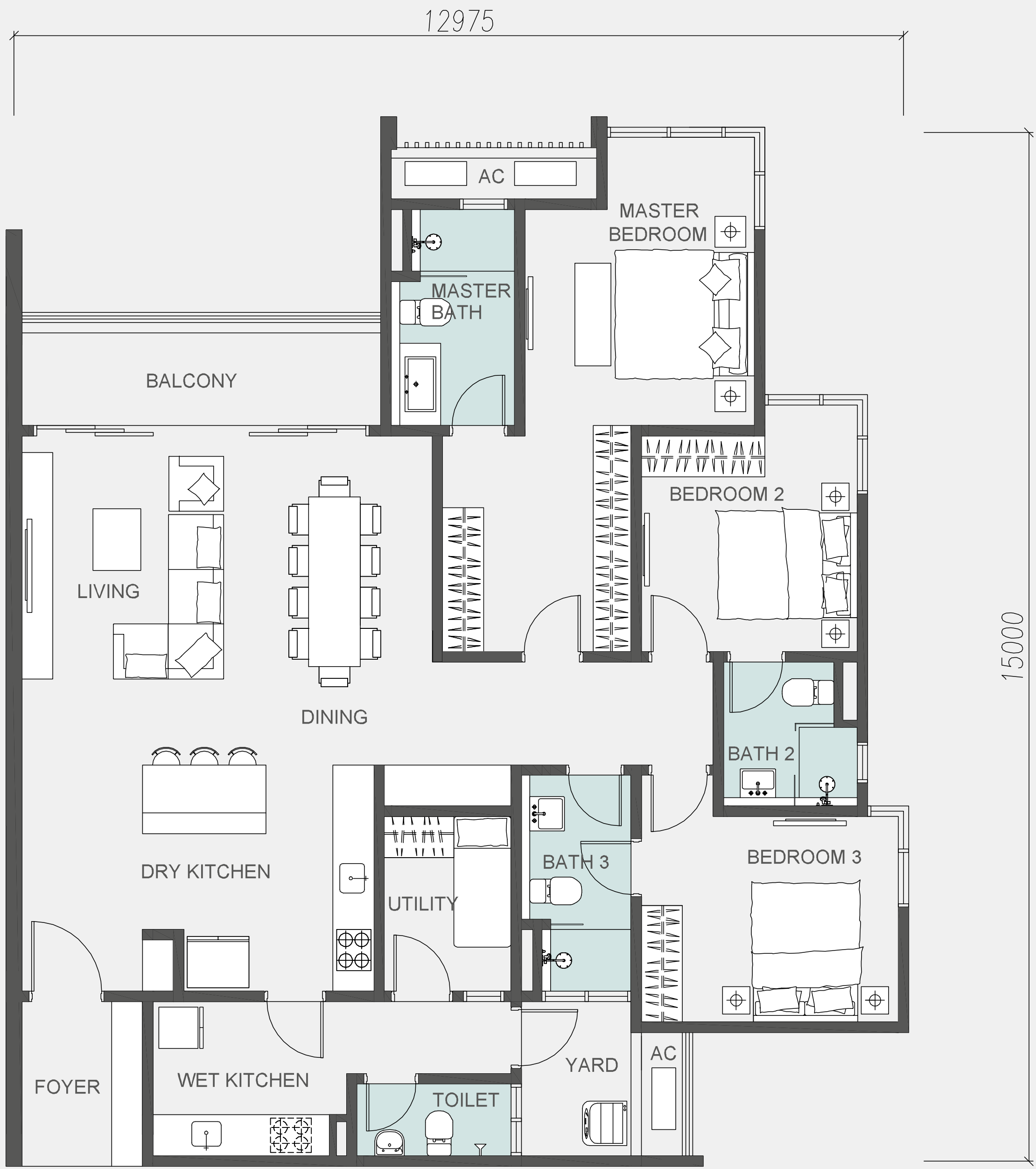
4 BATHROOMS



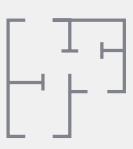
2 PARKING BAYS  
+ 1 STORAGE

# TYPE B FLOOR PLANS

## Typical Unit



## Type B

 1,690 SQ FT

 3 BEDROOMS  
+ 1 UTILITY

 4 BATHROOMS

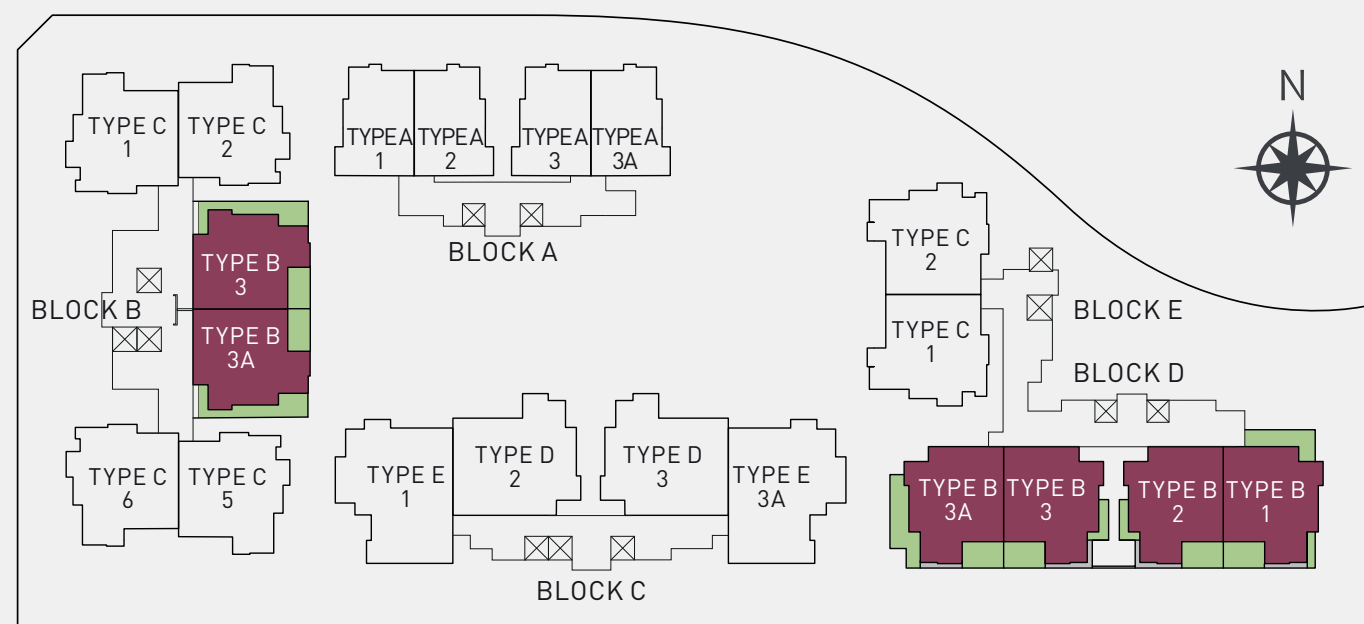
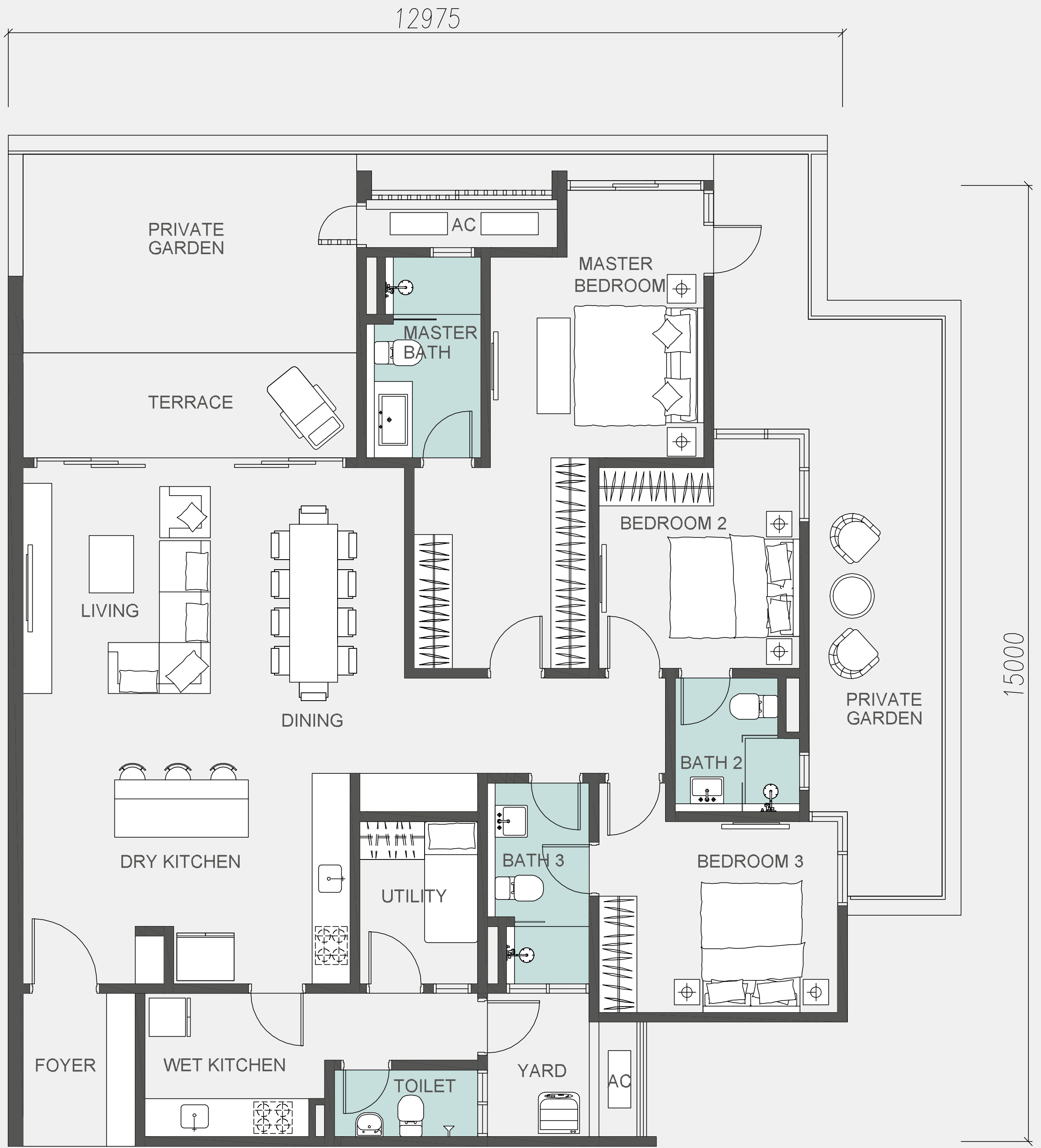
 2 PARKING BAYS  
+ 1 STORAGE

# TYPE B FLOOR PLANS

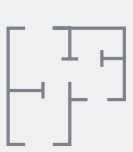
## Garden Plaza Unit

Number of units: 6

Garden area: 280 - 495 sq ft



## Type B Garden Plaza Unit

 1,690 SQ FT

 3 BEDROOMS  
+ 1 UTILITY

 4 BATHROOMS

 2 PARKING BAYS  
+ 1 STORAGE

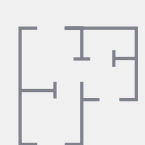
## Floor Plans



# MORE SPACE FOR PRIVACY

Its 3 spacious bedrooms with ensuite baths provide much needed privacy for parents and their growing children. A space of repose for each person to call their own.

## Type C



1,905 SQ FT



3 BEDROOMS  
+ 1 UTILITY



4 BATHROOMS

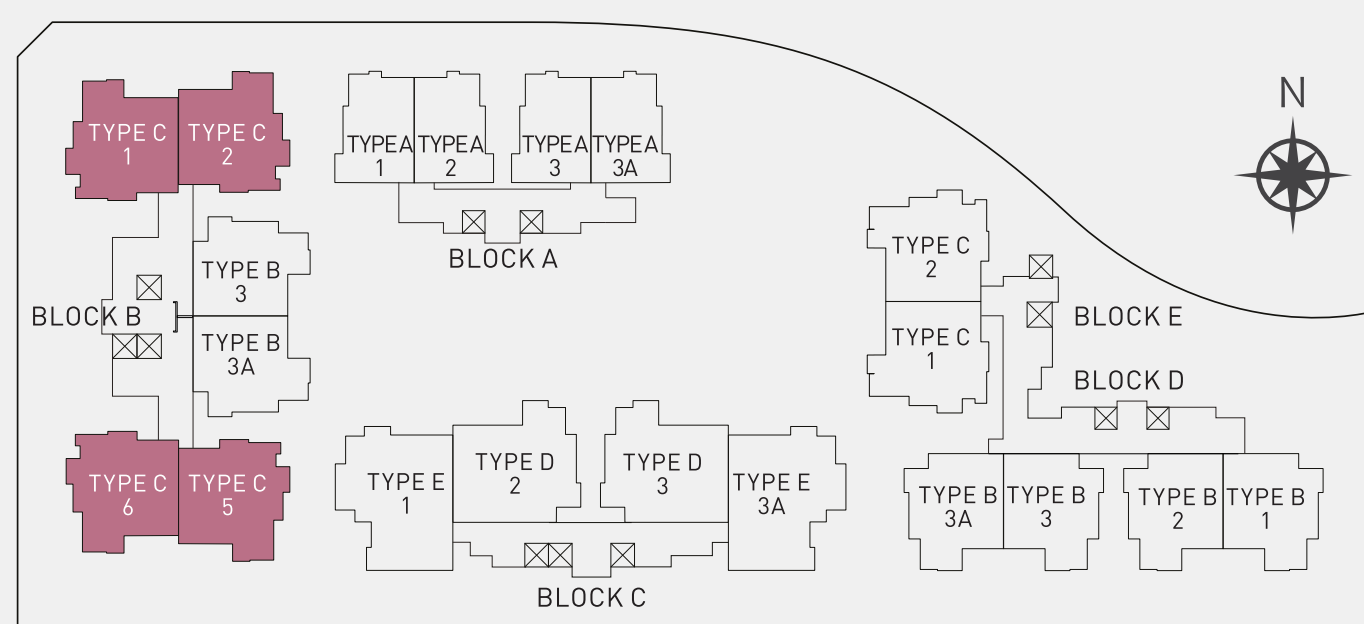


3 PARKING BAYS  
+ 1 STORAGE




# TYPE C FLOOR PLANS

## Typical Unit



## Type C

 1,905 SQ FT

 3 BEDROOMS  
+ 1 UTILITY

 4 BATHROOMS

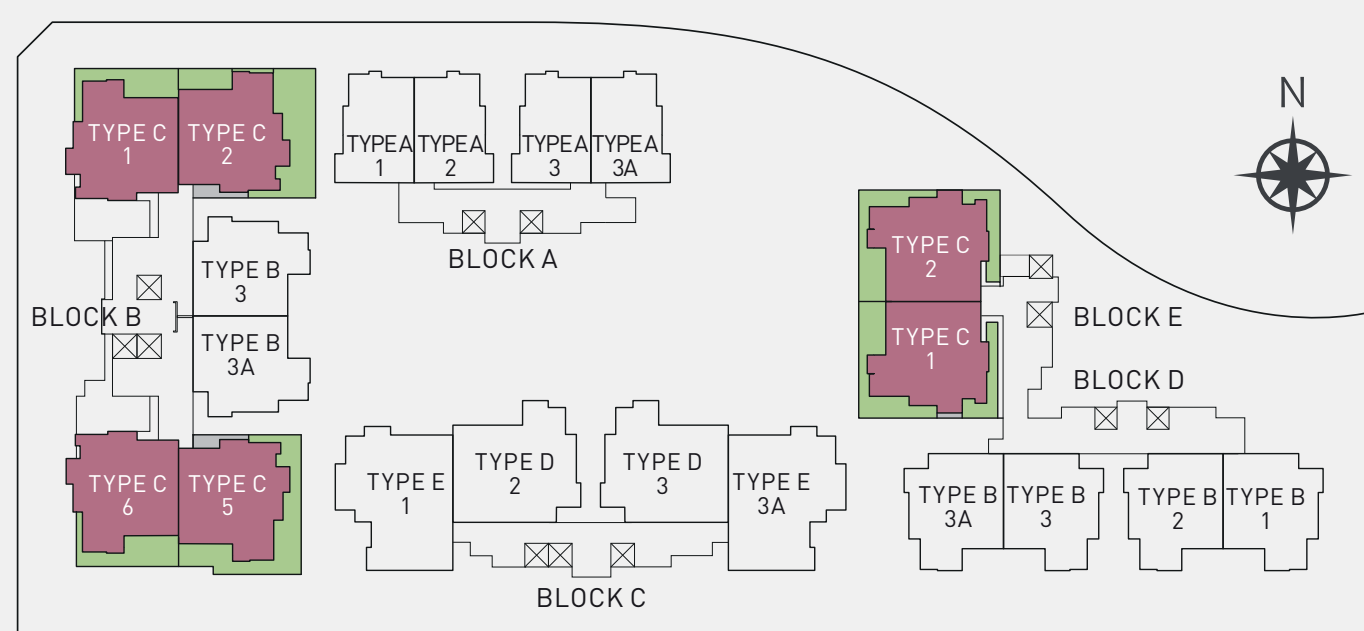
 3 PARKING BAYS  
+ 1 STORAGE

# TYPE C FLOOR PLANS

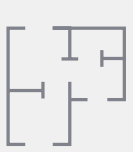
## Garden Plaza Unit

Number of units: 6


Garden area: 431 - 1,023 sq ft



## Type C Garden Plaza Unit

 1,905 SQ FT

 3 BEDROOMS  
+ 1 UTILITY

 4 BATHROOMS

 3 PARKING BAYS  
+ 1 STORAGE

## Floor Plans



# A LITTLE ESCAPE

Whether it is a space to work-from-home or simply relax, take advantage of the spacious balcony to enjoy the fresh air. Sip your coffee, listen to some music, boost your productivity or just escape from the world.

Having a balcony enlarges the living space and is a great space for socialising. It also allows natural ventilation into the home, making it airy and welcoming.

## Type C with Lanai



1,905 SQ FT



3 BEDROOMS  
+ 1 UTILITY



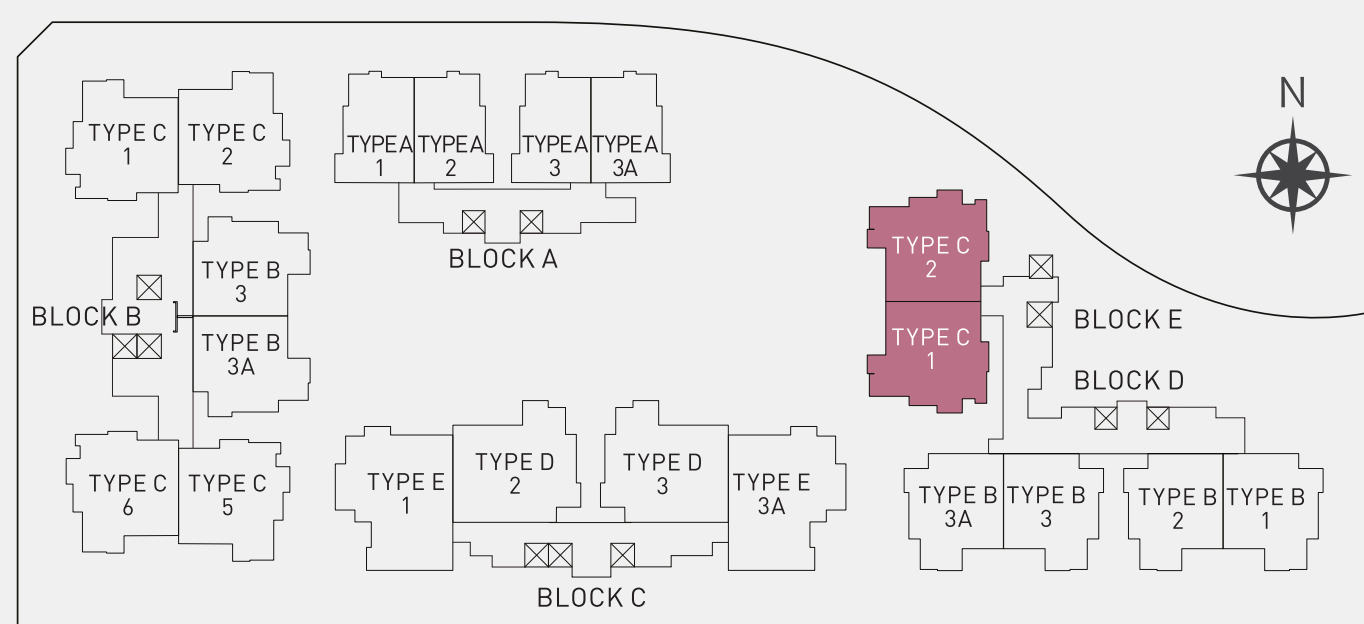
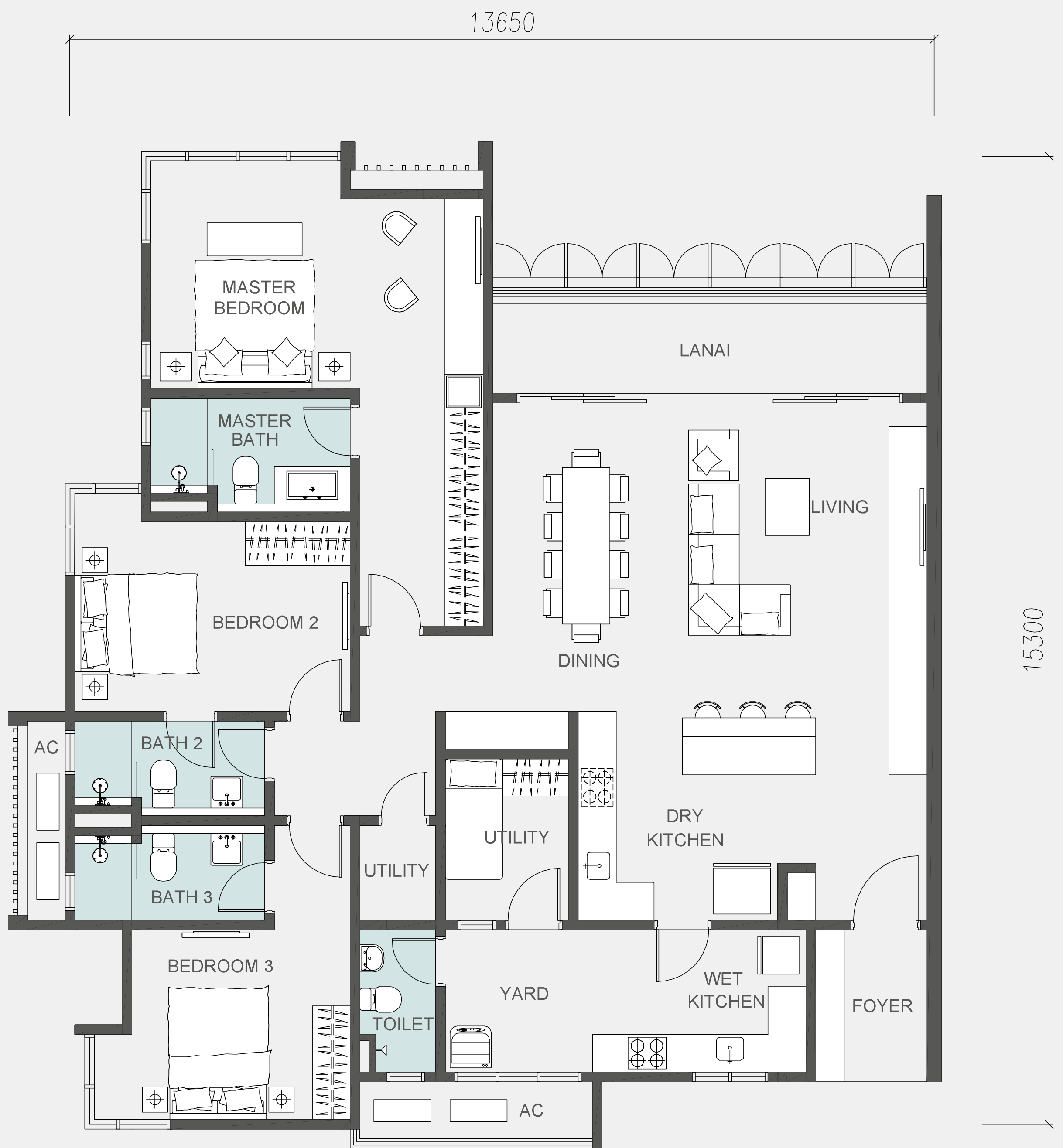
4 BATHROOMS




3 PARKING BAYS  
+ 1 STORAGE

# TYPE C WITH LANAI FLOOR PLANS

Typical Unit



## Type C with Lanai

 1,905 SQ FT

 3 BEDROOMS  
+ 1 UTILITY

 4 BATHROOMS

 3 PARKING BAYS  
+ 1 STORAGE

# Floor Plans

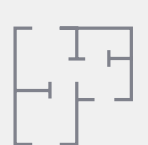


Artist's impression  
of Type D living room

## AMPLE ROOM TO GROW

This luxurious dual key unit provides ample room for the family to grow and create lasting memories together. The children can even play in the spacious living area safely as you host close friends over for Sunday brunch.

### Type D



2,217 SQ FT



4 BEDROOMS  
+ 1 UTILITY



5 BATHROOMS



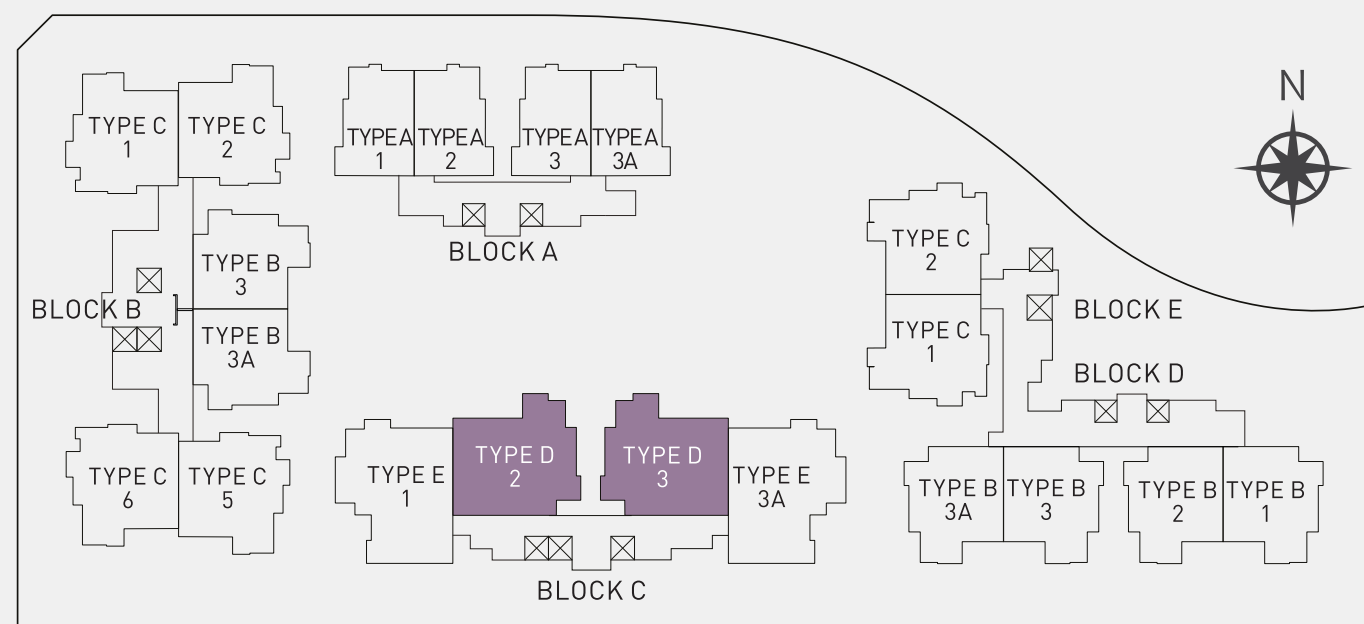
3 PARKING BAYS  
+ 1 STORAGE

# TYPE D FLOOR PLANS

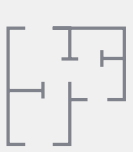
## Typical Unit

Main Unit: 1,736 sq ft

Dual Key: 481 sq ft



## Type D

 2,217 SQ FT

 4 BEDROOMS  
+ 1 UTILITY

 5 BATHROOMS

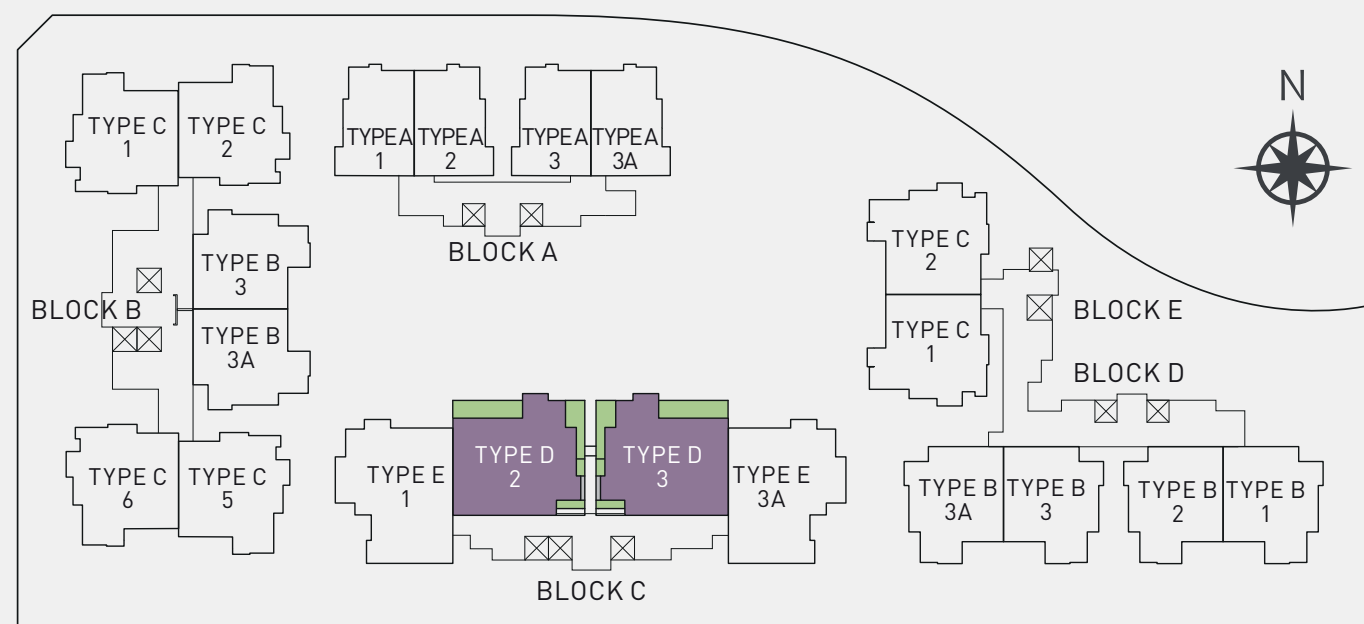
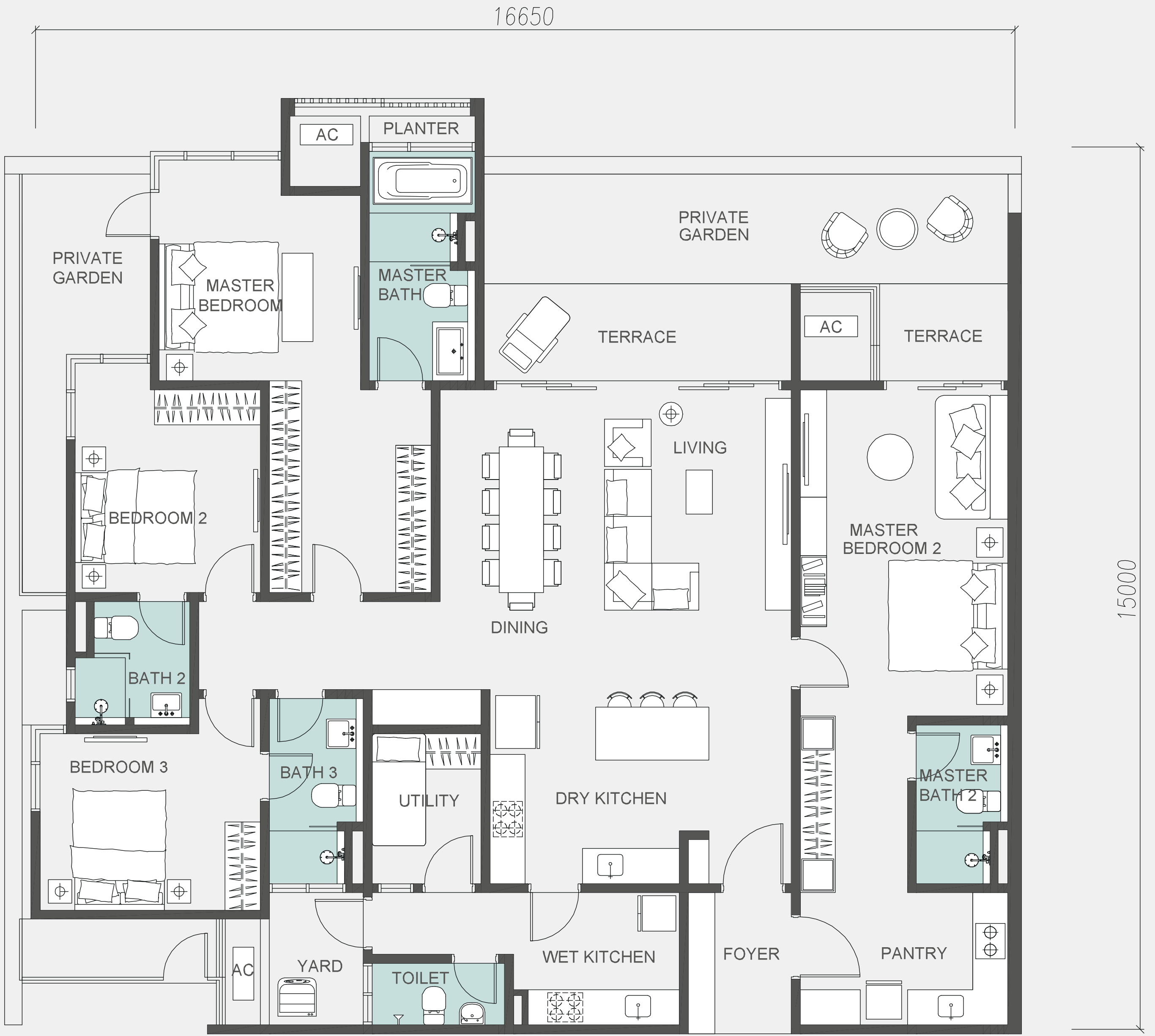
 3 PARKING BAYS  
+ 1 STORAGE

# TYPE D FLOOR PLANS

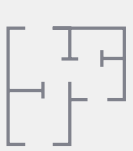
## Garden Plaza Unit

Number of units: 2

Garden area: 334 sq ft



## Type D Garden Plaza Unit

 2,217 SQ FT

 4 BEDROOMS  
+ 1 UTILITY

 5 BATHROOMS

 3 PARKING BAYS  
+ 1 STORAGE

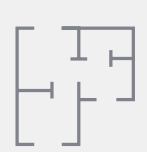
# Floor Plans



## LAVISH LIVING

The largest of the dual key units with the most spacious living spaces & a wide balcony for hosting intimate gatherings with close friends and family.

### Type E



2,465 SQ FT



4 BEDROOMS  
+ 1 UTILITY



5 BATHROOMS



3 PARKING BAYS  
+ 1 STORAGE

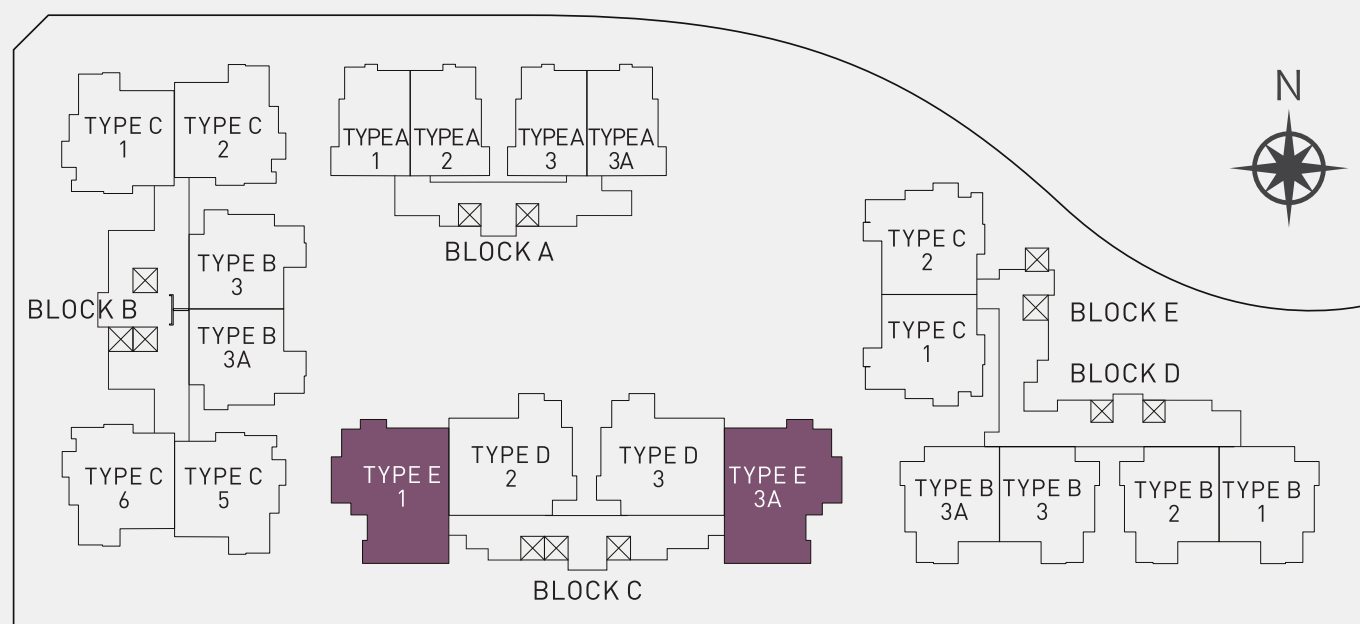
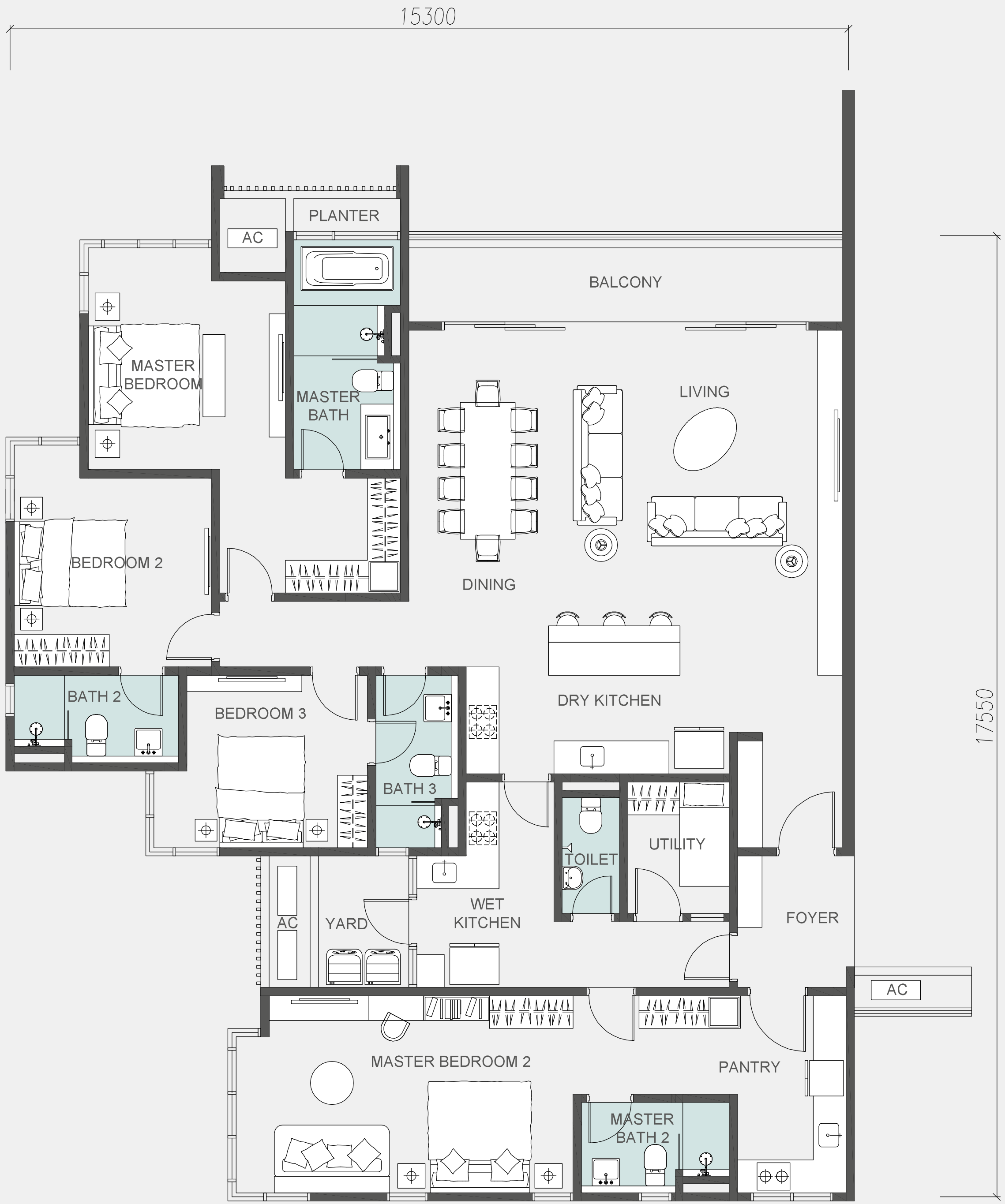


# TYPE E FLOOR PLANS

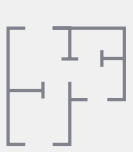
## Typical Unit

Main Unit: 2,015 sq ft

Dual Key: 450 sq ft



## Type E

 2,465 SQ FT

 4 BEDROOMS  
+ 1 UTILITY

 5 BATHROOMS

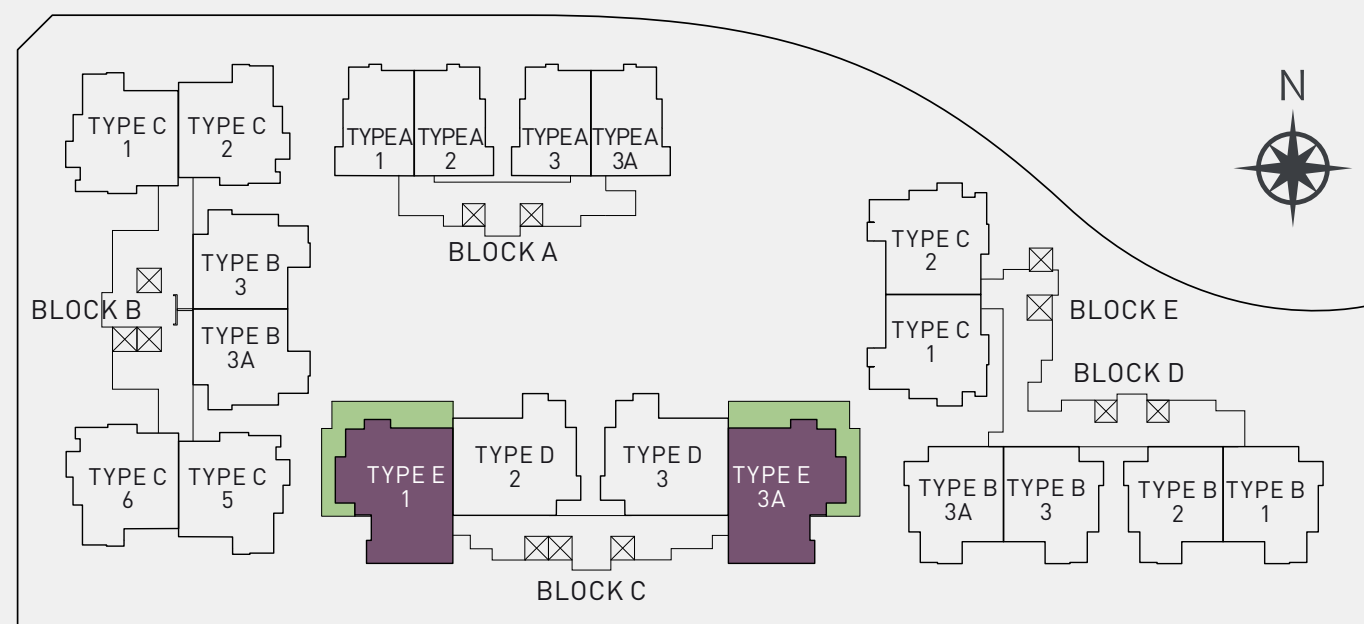
 3 PARKING BAYS  
+ 1 STORAGE

# TYPE E FLOOR PLANS

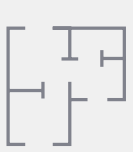
## Garden Plaza Unit

Number of units: 2


Garden area: 797 - 807 sq ft



## Type E Garden Plaza Unit

 2,465 SQ FT

 4 BEDROOMS  
+ 1 UTILITY

 5 BATHROOMS

 3 PARKING BAYS  
+ 1 STORAGE

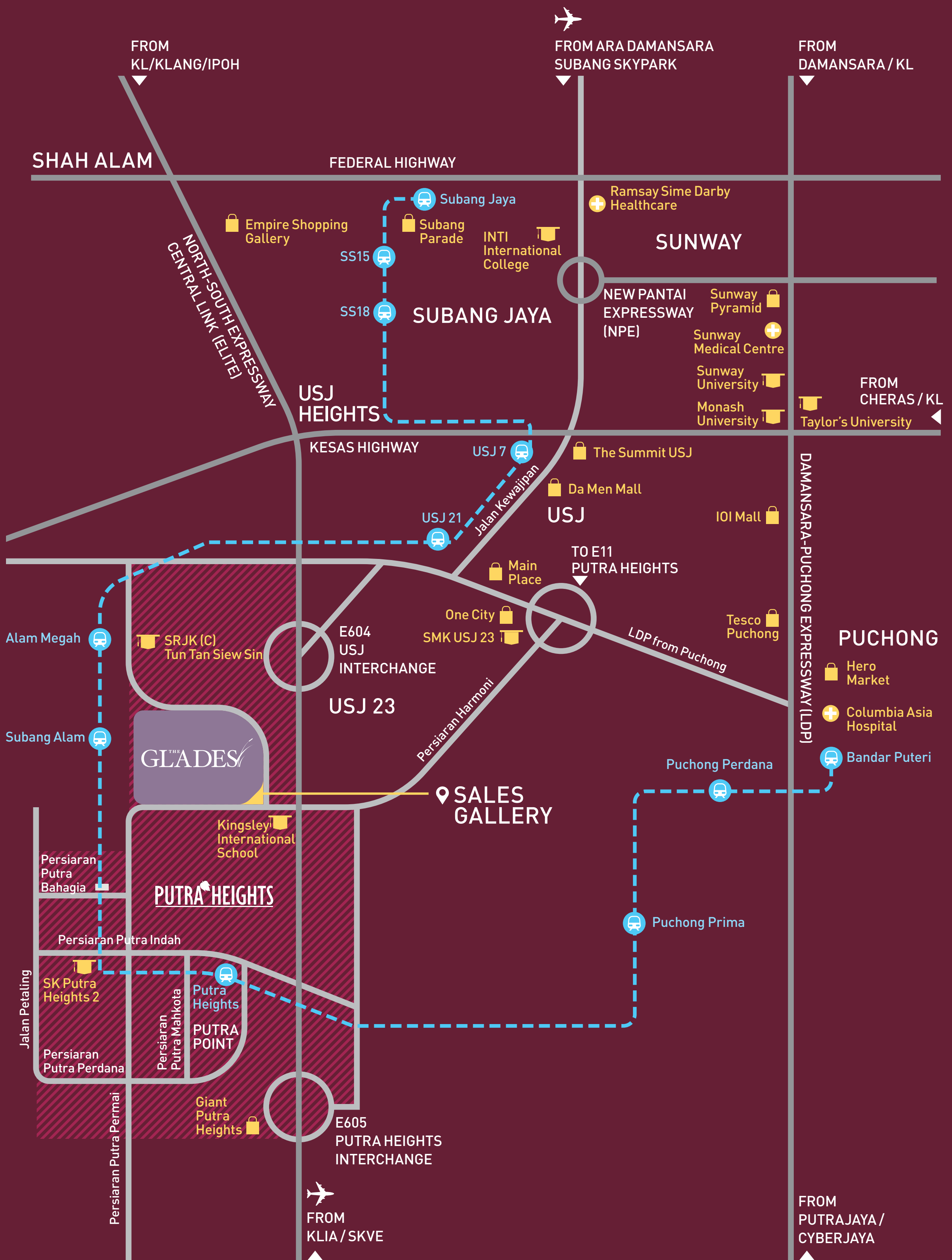
# SPECIFICATIONS

<b>STRUCTURE</b>	: Reinforced Concrete				
<b>WALL</b>	: Masonry				
<b>ROOF FRAMING</b>	: Reinforced Concrete				
<b>CEILING</b>	: Plaster / Skim Coat				
<b>WINDOWS</b>	: Aluminium Framed				
<b>DOORS</b>					
Main Door	: Timber				
Other Doors	: Timber Flush / Aluminium Framed				
<b>IRONMONGERY</b>	: Locksets with Accessories				
<b>WALL FINISHES</b>					
Kitchen	: Porcelain Tile / Plaster & Paint				
Bathrooms / Toilet	: Porcelain Tile				
Others	: Plaster & Paint				
<b>FLOOR FINISHES</b>					
Master Bedrooms, Bedroom 2 & 3	: Laminated Timber Flooring				
Others	: Porcelain Tile				
AC Ledges	: Cement Render				
Private Garden	: Turfing / Cement Render				
<b>SANITARY &amp; PLUMBING FITTINGS</b>	: Sanitary Wares & Fittings				
<b>ELECTRICAL INSTALLATION</b>	<b>TYPE A</b>	<b>TYPE B</b>	<b>TYPE C</b>	<b>TYPE D</b>	<b>TYPE E</b>
Light Point	: 22	28	31	35	35
Power Point	: 17	21	22	31	31
Fan Point	: 5	6	6	7	7
Data Point	: 4	4	4	5	5
Telephone Point	: 1	1	1	1	1
SMATV Point	: 2	2	2	3	3
Bell Point	: 1	1	1	1	1
Water Heater Point	: 3	4	4	5	5
Air-Cond Point	: 4	4	5	6	6
<b>OTHERS</b>					
Liquified Petroleum Gas (LPG) Outlet	: 1	1	1	1	1
Intercom	: 1	1	1	1	1
Home Alarm	: 1	1	1	1	1
Internal Telecommunication Trunking & Cabling	: Provided				
Gas Piping	: Centralised				



# LOCATION MAP

The Glades enjoys excellent connectivity with easy access to major highways like the LDP (via Persiaran Harmoni), ELITE (direct through the Putra Heights Interchange), NKVE, KESAS, SKVE, Federal Highway and NPE, while the Subang Alam LRT station is about 730m away.



Address: Level 2, The Glades Plaza Off, Persiaran Putra Perdana, Section 3, 47650 Subang Jaya, Selangor

Opens daily: 9.30am - 6.00pm (including public holidays)



An actual image of The Glades' residents-only clubhouse



Sime Darby Property is a leading property developer with a strong success rate of developing sustainable communities for 50 years. With 25 active townships/developments, Sime Darby Property has a wide reach that encompasses assets and operations across the country. It marks its presence in the UK as part of a Malaysian consortium to develop the iconic Battersea Power Station Project in central London.

As a responsible corporate player, Sime Darby Property and its philanthropic arm, Yayasan Sime Darby (YSD) actively implement various initiatives to assist underprivileged communities living within and nearby its townships. A multi award-winning property group with numerous international and local accolades, Sime Darby Property is a constituent of the MSCI ACWI Small Cap Index with MSCI ESG Rating of BBB and is rated by the Carbon Disclosure Project.

Sime Darby Property is honoured to be recognised with numerous real estate industry awards throughout the years. In 2021, the Group continues to be recognised as a top property developer in 'The Edge Malaysia's Top Property Developers Awards', achieving the feat for the tenth year running. The Group was also named as 'EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award 2021', as well as the winner in PwC's 'Building Trust Awards 2021' under the FBM Mid 70 Index category.

For more information, log on to [www.simedarbyproperty.com](http://www.simedarbyproperty.com).

[For More Info](#)



Property

For a personalised tour

**03 5198 0888**

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

**PUTRA HEIGHTS**



Property

No of units: 122 • Type: Condominium • Expected Date of Completion: September 2026 • Land: Free from Encumbrances • Tenure of Land: Freehold • Developer's License No: 3927/03-2029/0138(R) • Validity: 04/03/2024 - 03/03/2029 • Advertising and Sales Permit No: 3927-154/09-2025/0170(A)-(S) • Validity: 13/9/2022 - 12/9/2025 • Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Subang Jaya • Reference No: MBSJ.BGN.BP3.600-1/10/4/2 (20) • Developed by: Sime Darby Property (Bukit Raja) Sdn Bhd (Co. No. 198001002885), Tingkat 10, Blok G, No. 2, Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. • Selling Price: RM1,350,000.00 (min) - RM2,469,000.00 (max) • 7% Bumiputera Discount.

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