



Property



40' x 80'
2-STOREY SEMI-DETACHED HOMES

—
FREEHOLD



SERENIA
CITY

Serenia Aqila's name was inspired by an endangered species of bird, the *Aquila Nipalensis*. Also known as the Steppe Eagle, the grand and majestic nature of eagles is the perfect embodiment of Serenia City's first semi-detached homes.

The Steppe Eagle is also featured in the logo, and is combined with the leaf that pays homage to Serenia City's tea plantation roots. The logo is completed with a tree motif that represents the 120-year-old trees within Serenia City that have been preserved to maintain the township's history.



Eagle



Leaf



Tree

EXPERIENCE THE ESSENCE OF TRANQUILITY

Bask in a life of effortless serenity. Designed for the ultimate balance between nature and living, the greenery outside is integrated effortlessly into the home through wide open spaces that come together with indoor green pockets, natural skylight, and meticulous design details. Wake up every morning to fresh air, the gentle rays of sunshine, and a comforting sense of tranquility for the entire family within your very own private sanctuary.

ONE WITH LUXURY

AND NATURE

Serenia Aqila rethinks the concept of a modern-day luxury home. Introducing natural skylight and lush greenery into spacious living areas, Serenia Aqila offers a brand new definition of curated comfort into the heart of your home.



**Artist's impression only*

HERE, EVENINGS BECOME A REASON TO CELEBRATE

As the sun begins its descent below the horizon, its golden rays highlight the fine, modern façade that is both aesthetically beautiful and inspired by the soothing essence of nature. Within the home, evenings are transformed into something special thanks to a balcony that offers stunning views of the evening sunset. Savour every moment within your sanctuary, from dawn to dusk.

40' x 80'

3,030 SQUARE FEET

5+1 BEDROOMS

5 BATHROOMS



**Artist's impression only*



**Artist's impression only*

AN
INTERIOR
ENVISIONED
WITH A
PRACTICAL
CHARM

A SENSE OF PRACTICAL LUXURY

Live and luxuriate within nature, all from the comfort of your own home. Here, the living room flows into the dining room, creating a seamless environment where people, nature, and a perfectly crafted built interior come together.



**Artist's impression only*

MULTI GENERATIONAL

At over 3,000 sq. ft., Serenia Aqila is Serenia City's largest home to date. The 5 spacious bedrooms, 3 ample car parks, and a large dining area easily accommodate a larger family – plus other family members and friends for special occasions. Inclusive multigenerational features are also integrated throughout the home, keeping the entire family closer under one roof.

CAR PORCH
WITH 3 PARKING
SPACES

LUXURIOUS GARDEN
SUITE FOR GUESTS &
FAMILY

ACCESSIBILITY FEATURES
IN THE GROUND FLOOR
BATHROOM



**Artist's impression only*

The dining area is a well-crafted blend of luxury, comfort, and inclusivity where large families can dine overlooking the beautiful private garden.

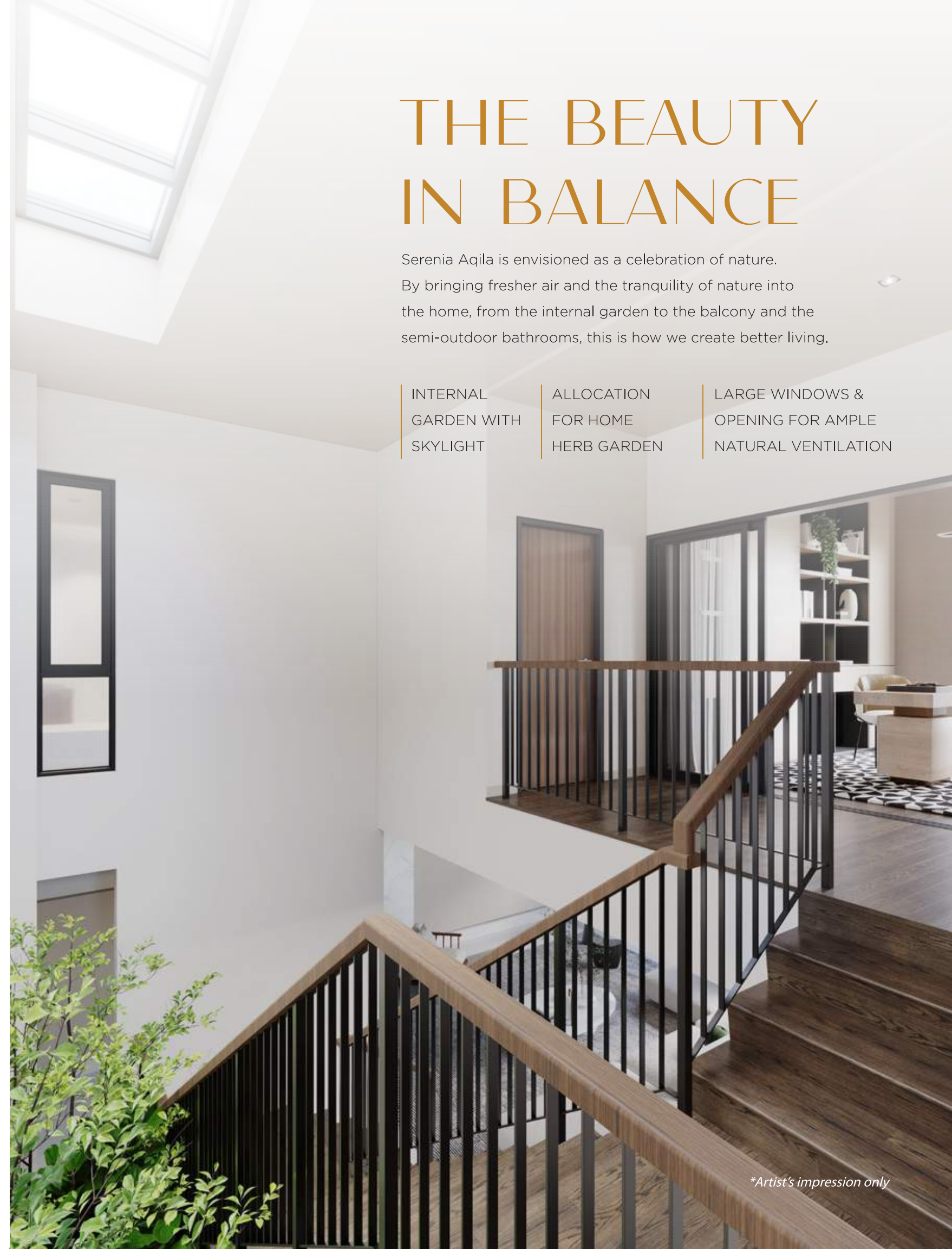
THE BEAUTY IN BALANCE

Serenia Aqila is envisioned as a celebration of nature. By bringing fresher air and the tranquility of nature into the home, from the internal garden to the balcony and the semi-outdoor bathrooms, this is how we create better living.

INTERNAL
GARDEN WITH
SKYLIGHT

ALLOCATION
FOR HOME
HERB GARDEN

LARGE WINDOWS &
OPENING FOR AMPLE
NATURAL VENTILATION



**Artist's impression only*

LIVE IN PERFECT HARMONY



**Artist's impression only*



**Artist's impression only*

Head up the stairs and find a cosy open landing that can be transformed into a home office, study, library, or an additional bedroom; the possibilities are endless. The open skylight that is close by brings natural lighting and verdant greenery closer to you, shaping an environment that is both balanced and beautiful.

A
COMFORTING
BEDROOM

A
CHARMING
STUDY AREA

AN
ELEGANT
LIBRARY

AN
EXPANSIVE
FAMILY LOUNGE



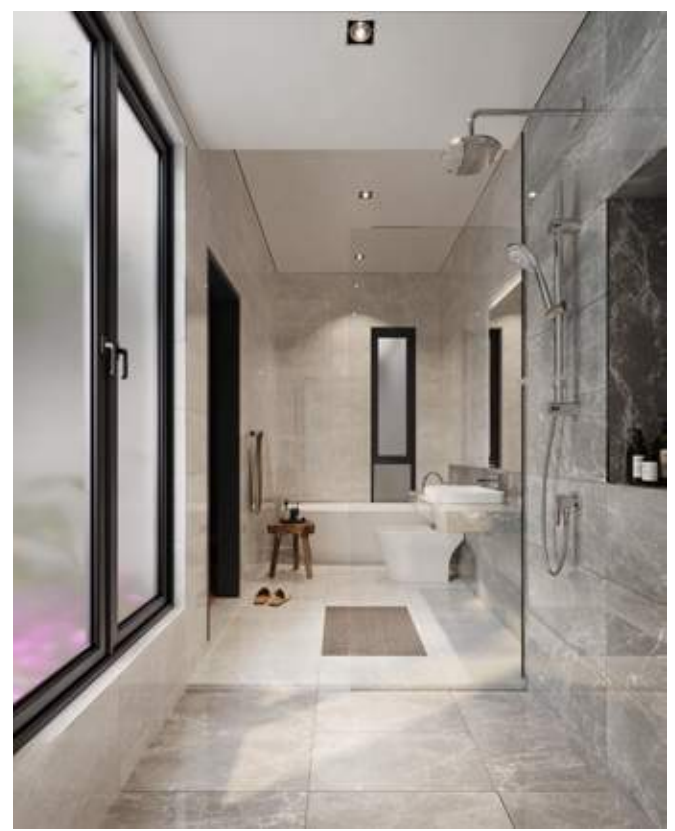
Planned for easy configuration, the expansive master bedroom allows a seamless partitioning of space to create a dedicated walk-in wardrobe. Revel in the comfort of a bedroom just the way you have always wanted it.

SEAMLESS ACCESS TO THE BALCONY

WIDE WINDOWS AND HIGH CEILINGS

DEDICATED SPACE FOR WALK-IN WARDROBE

MASTER BATHROOM WITH FREE-STANDING BATHTUB



**Artist's impression only*

THERE'S
ALWAYS
ROOM FOR
AN ADDED
TOUCH OF
LUXURY

A
LIFE IN
HARMONIOUS
FLOW



**Artist's impression only*

PASSIVE HYGIENE

As a sanctuary, the home is where we should feel safest. Live pampered and reassured, even in matters of the health, through thoughtful amenities that include a wash area at the entrance for easier sanitisation, a parcel drop box for reduced contact, a built-in water filter to keep you better hydrated, and improved indoor ventilation for your general health.

PARCEL
DROP BOX



WATER
FILTER POINT



SHOE
CABINET
SPACE



WASH AREA
AT ENTRANCE



WHERE
THE PATH
TO NATURE
LEADS YOU
HOME



Serenia Aqila is close to the 8.4-acre Serenity Park, one of Serenia City's most iconic parks and home to three 120-year-old trees. Take brisk morning walks or leisurely evening strolls with your family, all within the comfort of this park.



**Actual image taken at Serenity Park, superimposed with artist's impression of Serenia Aqila*

FACILITY PLAN

The surrounding green areas around the homes have been envisioned as an extension of your home's garden, and transformed into an adventurous space. Meticulously designed, all these green spaces are linked together, creating a cheerful environment that allows families and multiple generations to bond, relax, and enjoy nature to its fullest.



- A Energetic Park (0.35 acres)**
 - Mound Area
- B Leisure Park (0.65 acres)**
 - Sitting Area
 - Lawn Area
 - Outdoor Fitness Area
 - Shelter
 - See-saw Area
- C Energetic Park (0.61 acres)**
 - Kick-About Area
 - Mound Area
 - Jogging Track
- D Meadow Park (1.6 acres)**
 - Walkway
- E Delight Park (0.25 acres)**
 - Walkway
 - Swing
 - Playground Area
 - Mound Area
 - Shelter

FITTINGS PLUS+

- A** USB Charging Point at Master Bedroom
- B** Air Conditioning Power Point with Piping (All Bedrooms & Living)
- C** Basic Alarm System
- D** Outdoor Water Filter Power Point & Auto Gate Power Point
- E** Water Heater Power Point (All Bathrooms)
- F** Booster Pump
- G** 3-Phase Supply with Surge Protection
- H** Internet Connectivity Ready
- I** Parcel Drop Box
- J** Wash Area

GREEN FEATURES

- K** Solar Conduit Ready
- L** EV Isolator Power Point
- M** Rainwater Harvesting Tank

STANDARD FEATURES & SPECIFICATIONS

- 1** Laminated Engineered Timber Door
- 2** Engineered Timber Flooring (First Floor & Staircase)
- 3** Quality Sanitary-Wares and Fittings
- 4** Complete Roof System



*Artist's impression only

FITTINGS PLUS+



SERENIA CITY

MASTER LAYOUT PLAN



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 Serenia Twin Park
- P8 Puncak North Park
- P9 Puncak South Park
- P10 Cipta North Park
- P11 Adventure Park



FIFA certified football field located within the main central park.



Malaysia's biggest kinetic sculpture, certified by The Malaysia Book of Records.



Salak Tinggi ERL Station connects to KL Sentral within 27 mins.



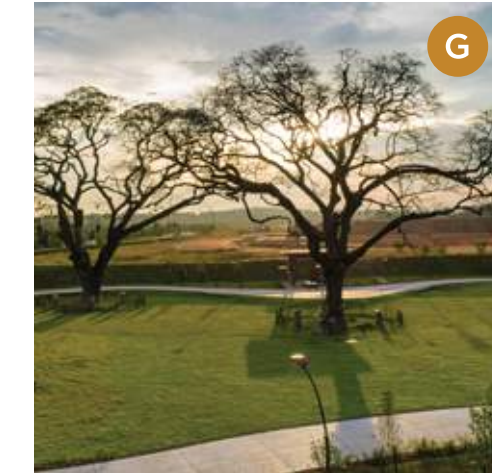
50km dedicated jogging & cycling track, enhanced with CPTED passive security.



Xiamen University within close proximity to all Serenia City residents, offering world class education.



Serenia City's central park, at 32-acres in size, complete with various lakes, facilities and sculptures.



The 8.4-acre Serenity Park, home to 3 trees that are close to 120 years of age.



Neighbourhood shops offer easy access to necessities and conveniences.



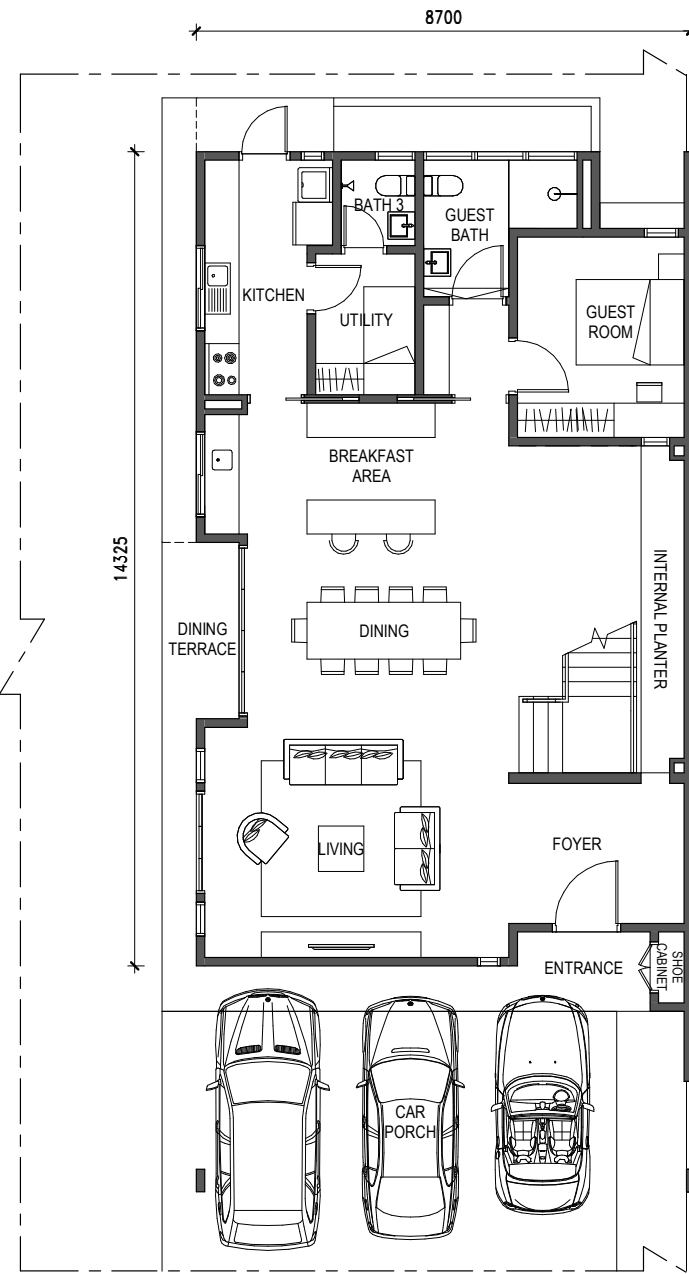
The symbolic Iora Bird sculpture to represent the endangered green iora bird species.

AERIAL VIEW

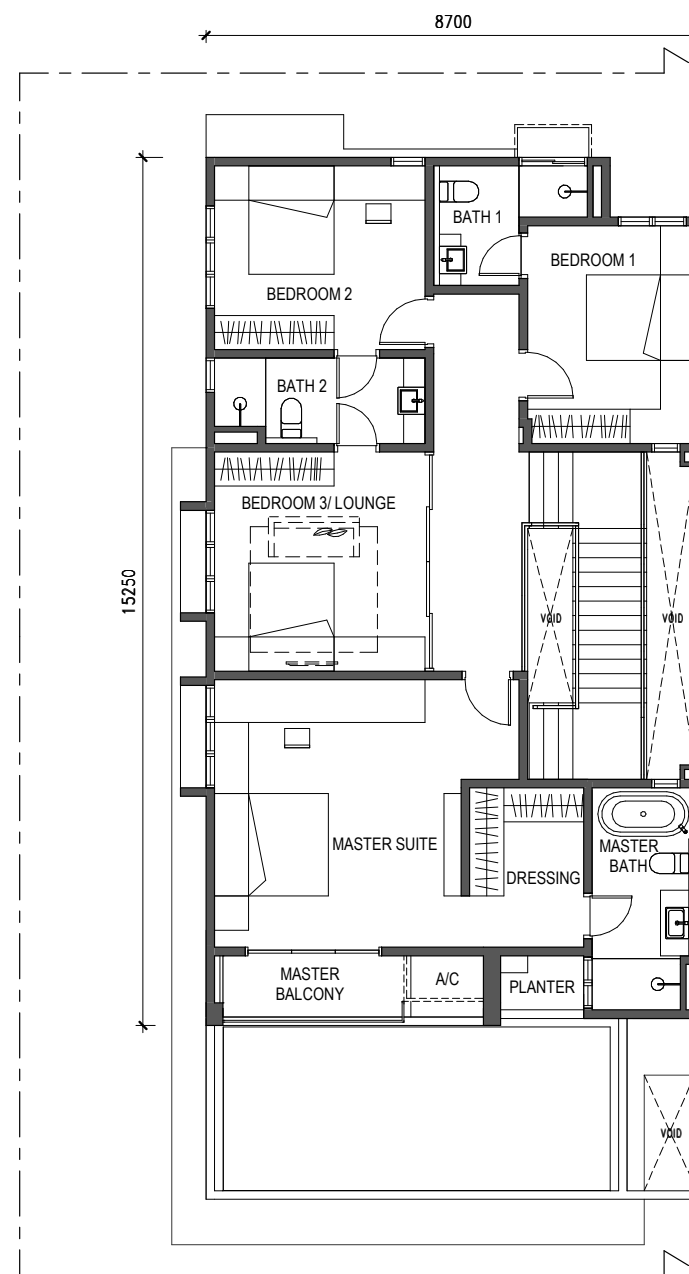
FLOOR PLANS

TYPE A

40' X 80' | 3,030 SQFT | 5+1 BEDROOMS | 5 BATHROOMS



GROUND FLOOR

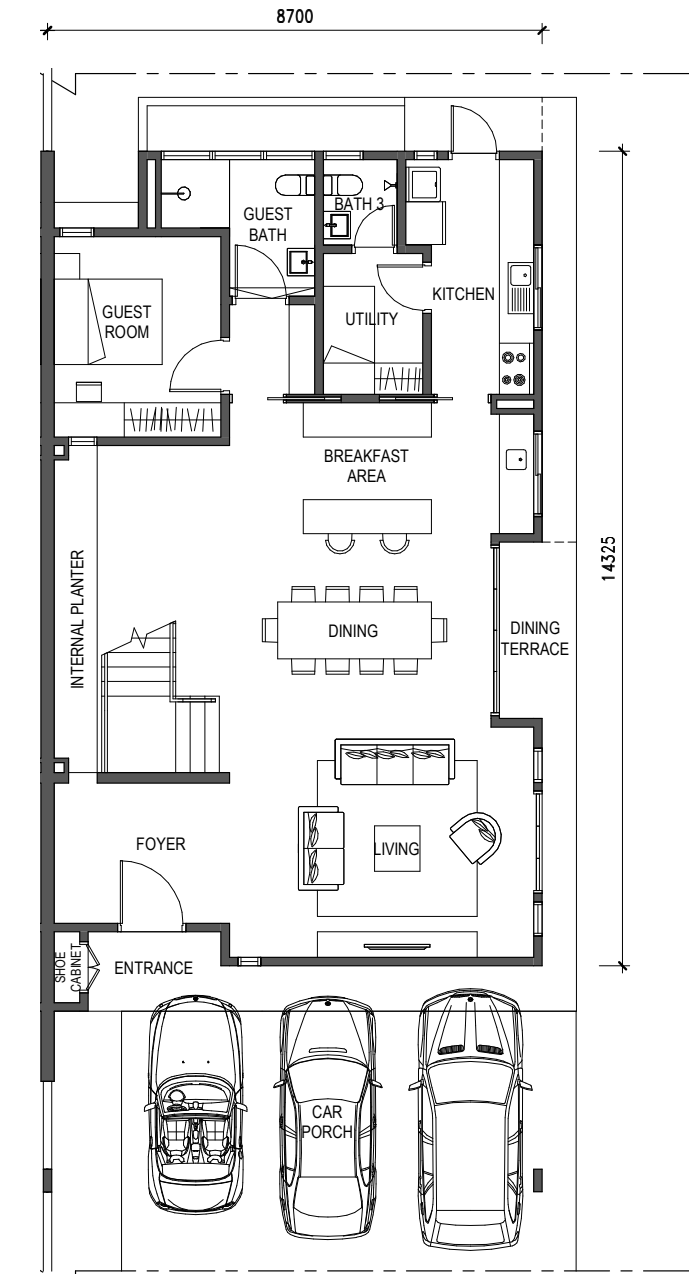


FIRST FLOOR

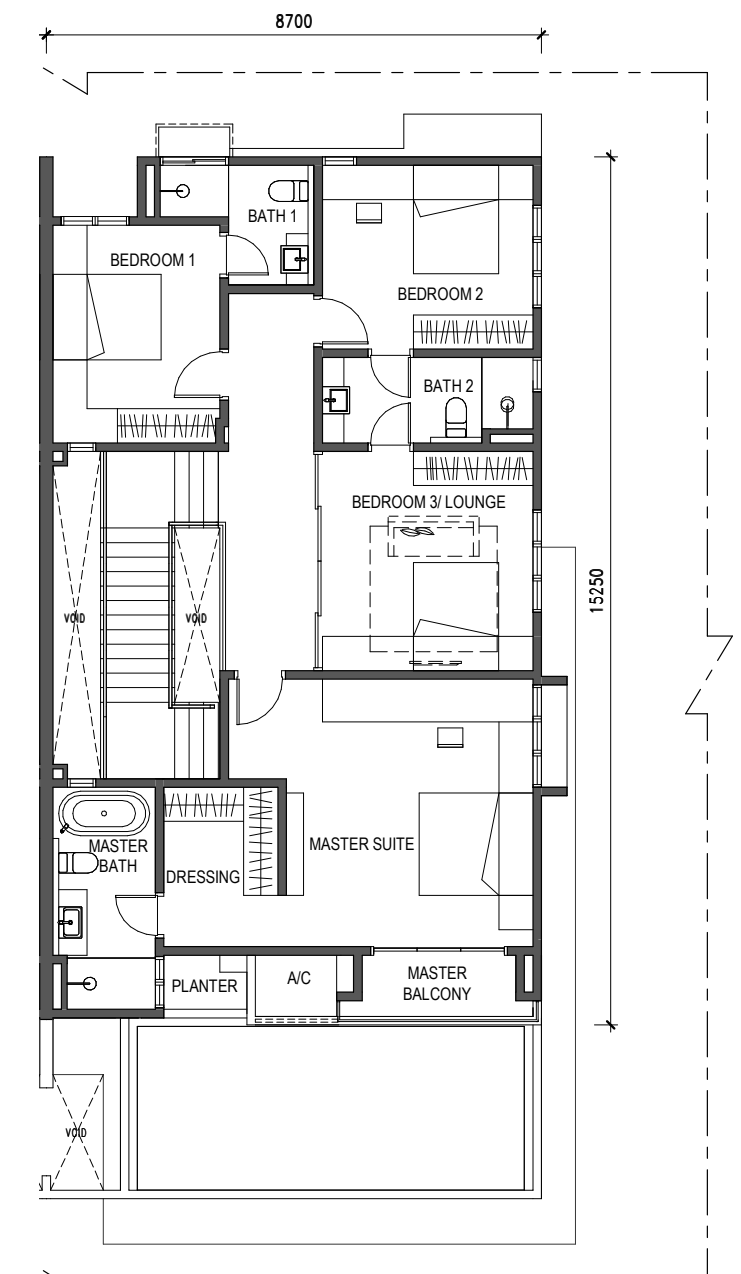
FLOOR PLANS

TYPE A1

40' X 80' | 3,030 SQFT | 5+1 BEDROOMS | 5 BATHROOMS



GROUND FLOOR

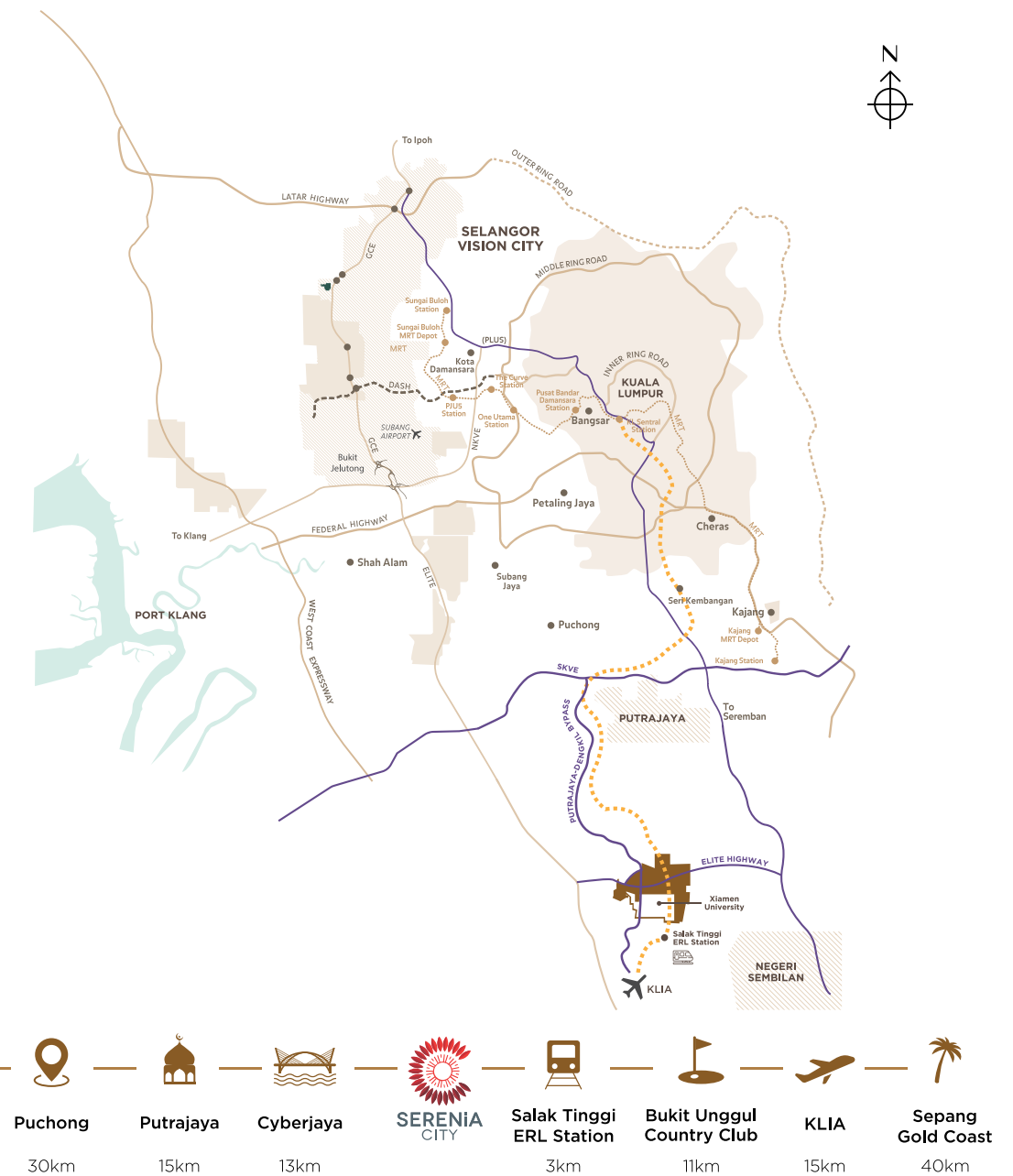


FIRST FLOOR

SPECIFICATIONS

| | |
|---|--|
| Structure | : Reinforced Concrete |
| Wall | : Masonry |
| Roof Covering | : Reinforced Concrete / Roof Tiles / Metal Deck |
| Roof Framing | : Metal |
| Ceiling | : Plaster Board / Cement Board / Skim Coat |
| Windows | : Aluminium Framed Glass Panel |
| Doors | : Main Entrance : Laminated Engineered Timber Door : Other Doors : Aluminium Framed Sliding / Folding Door : Aluminium Framed Sliding Door : Flush Door : Flush Sliding Door |
| Ironmongery | : Lockset with Accessories |
| Wall Finishes | : Kitchen : Ceramic Tiles / Plaster and Paint : Master Bath : Porcelain Tiles / Mirror : Bath 1, Bath 2 and Guest Bath : Porcelain Tiles : Bath 3 : Ceramic Tiles / Plaster and Paint : Others : Plaster and Paint |
| Floor Finishes | : Entrance, Living & Dining : Porcelain Tiles : Master Suite : Engineered Timber : Bedroom 1, Bedroom 2 and Bedroom 3 : Engineered Timber : Master Bath, Bath 1, Bath 2 and Guest Bath : Porcelain Tiles : Guest Room : Porcelain Tiles : Staircase : Engineered Timber : Kitchen : Ceramic Tiles : Utility & Bath 3 : Ceramic Tiles : Car Porch : Concrete Imprint : Terrace & Balcony : Porcelain Tiles |
| Sanitary Installation | : Kitchen : Sink with Tap : Bathrooms : Sanitary Wares and Fittings : Garden : Tap : Car Porch : Tap |
| Electrical Installation | : Light Point : 38 : Gate Light Point : 1 : Fan Point : 8 : Power Point : 27 : Water Heater Power Point : 4 : Air-Conditioning Power Point with Piping : 6 : TV Point : 2 : Door Bell Point : 1 : Auto Gate Power Point : 1 : Fibre Wall Socket (FWS) : 1 : Data Point : 2 : USB Charging Port : 2 |
| Internal Telecommunication Trunking & Cabling | : Provided |
| Fencing | : Masonry |
| Turfing | : Spot Turfing |
| Miscellaneous | : Letter Box : Refuse Compartment : TNB Meter Compartment : Rainwater Harvesting Tank : Basic Alarm System |

LOCATION MAP



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 - 6:30pm (including public holidays)
03-8760 0505
www.simedarbyproperty.com

Scan to find out more



No. of Units: 72. Type: Double Storey Semi Detached Homes. Expected Date of Completion: October 2024. Land: Free From Encumbrances. Developer's License No.: 6785/11-2023/0062(A). Validity: 20J1,2021 - 19J1,2023. Advertising & Sales Permit No: 6785-24/10-2024/0236(N)-(L). Validity: 1710,2022 - 1610,2024. Approval Authority: Majlis Perbandaran Sepang. Building Plan Approval No.: MPSPG 600-34/4/221(9). Developer: Sime Darby Property (Serenia City) Sdn Bhd. Registration Co. No.: 198401004766 (formally known as Sime Darby Serenia City Development Sdn Bhd). Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Selling Price: Type: A/A1, 72 units, RM1,712,888.00 (min) - RM2,760,888.00 (max). Bumiputera Discount : 7% (Quota Applies).

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEVELOPMENT

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.

PROUDLY SUSTAINABLE, PROUDLY SIME DARBY PROPERTY

In 2015, the United Nations unveiled its 2030 Sustainable Development Goals (SDG) as a call to action to achieve balanced, sustainable development, end poverty, protect the planet, and ensure that people can prosper and live peacefully by 2030.

For over 10 years, sustainability has been Sime Darby Property's beacon that is embedded and nurtured within our corporate culture. The UN's Sustainable Development Goals further guide us to reinforce our commitment to achieve balance and limit our impacts on the environment to develop sustainable townships. We continuously reflect upon our actions, ensuring they are in line with these goals as we work towards achieving sustainability.



THE LEADING DEVELOPER OF SUSTAINABLE TOWNSHIPS AND COMMUNITIES

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 multiaward-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.

