

SIME DARBY PROPERTY INDUSTRIAL

# SERENIA

— INDUSTRIAL PARK —

THE  -SERIES



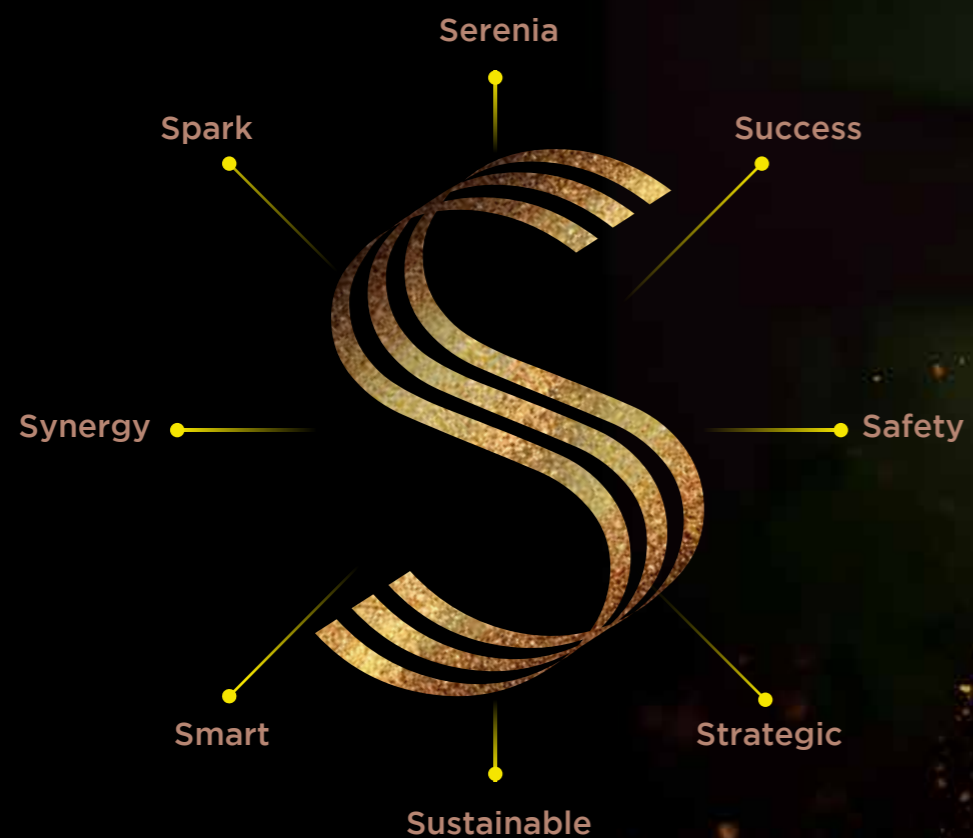
Property



## IGNITING OUTSTANDING SUCCESS

In the fast-paced world we navigate, success is a journey of determination, innovation, and relentless pursuit. "Igniting Outstanding Success" reflects the journey of The S-Series by **Serenia Industrial Park**, which encapsulates the essence of Serenia, Spark, Success, Safety, Synergy, Smart, Sustainable, and Strategic.

TIME TO SET  
YOUR SIGHTS ON SUCCESS



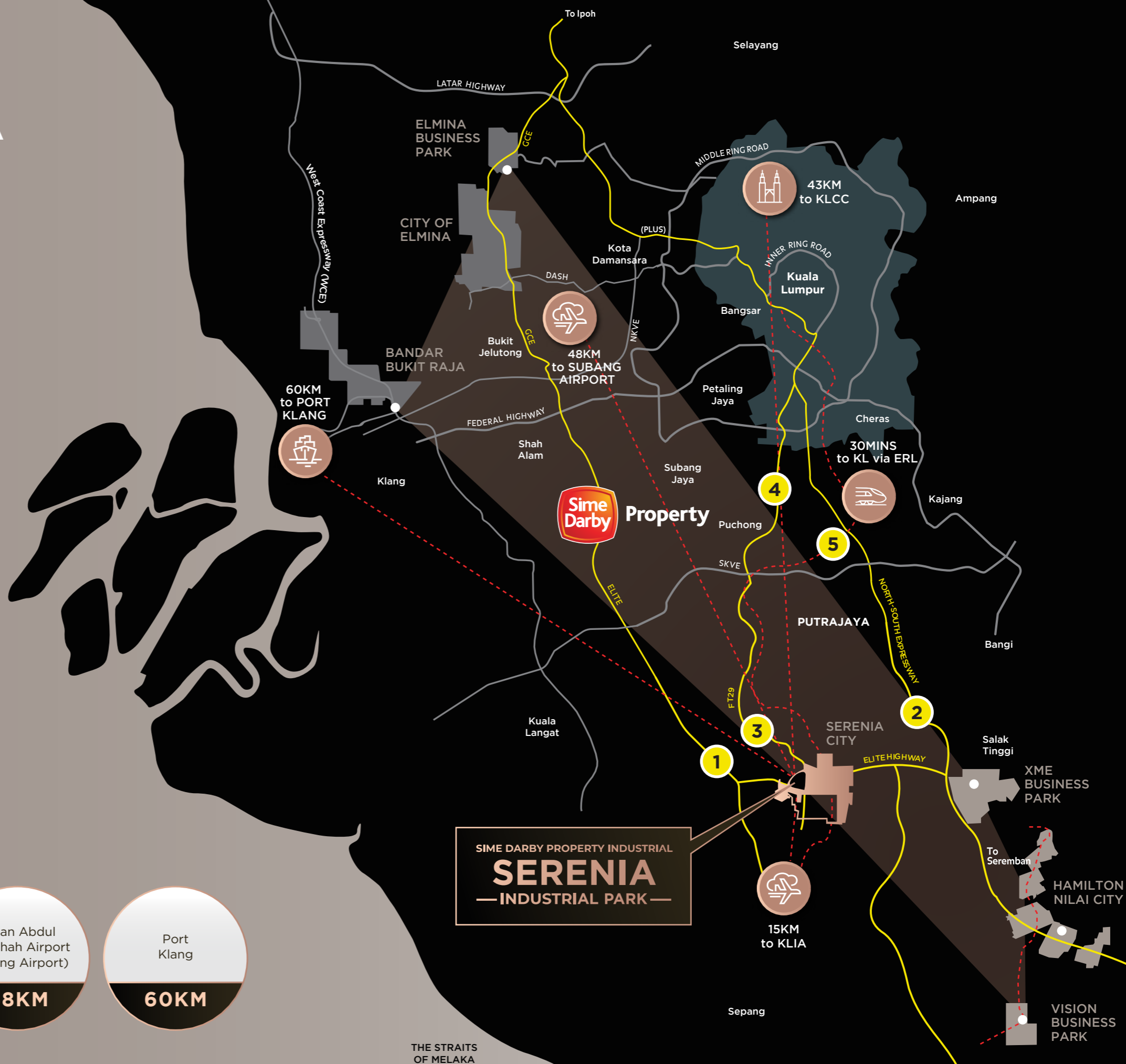


## SEAMLESSLY CONNECTED BY ROAD, RAIL, SKY, & SEA

Engineered for exceptional business agility and efficiency, Serenia Industrial Park offers unparalleled accessibility and a strategic presence in southern Klang Valley and beyond, making it the perfect choice for businesses seeking growth and connectivity.

 At Serenia Industrial Park, Experience Unmatched Accessibility

- 1** ELITE North-South Expressway Central Link
- 2** NSE North-South Expressway
- 3** FT29 Putrajaya-Cyberjaya Expressway
- 4** MEX Maju Expressway
- 5** ERL Express Rail Link







## SEIZE YOUR PREMIER INVESTMENT OPPORTUNITY

Serenia City features advanced infrastructure and exceptional highway connectivity, positioning it as a premier investment hub. Supported by strong state government backing and a sophisticated commercial ecosystem, its community-centric development aims to create a sustainable, balanced, and thriving green community, with a focus on enhancing connectivity.

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

● Bandar Serenia Toll Plaza (Exit 609)

● Serenia City Interchange

● FT29 Putrajaya-Cyberjaya Expressway

● ELITE Highway

● Cipta 1 Detached Factories



## YOUR HOMEGROWN FUTURE

Step into an ideal space where endless possibilities unfold for both present and future generations. Here, we believe in curating a community that nurtures the future right from the comfort of home. The Five Homegrown of essences of Serenia City combine to create a self-sustaining nurturing environment for people to thrive and flourish together.



OPPORTUNITIES

Opening doors to job opportunities and supporting budding entrepreneurs, we bring your business aspirations to life within this vibrant community.



LIFESTYLE

Creating a warm and welcoming community, we enhance your well-being with amenities that add joy and relaxation to life in Serenia City.



COMFORT

Our well-rounded living concept ensures convenience & comfort, enhancing your overall quality of life within the community.



AGRIHOOD

Reflecting the township's commitment to harmonious living with nature, we connect you to the beauty of Mother Earth through innovative self-sustaining agriculture efforts.



EXCITEMENT

Dedicated to thrilling your senses, we bring you vibrant and inviting experiences through inclusive & entertaining events, from enjoyable outdoor activities to lively gatherings.



\*Certified by The Malaysia Book of Records

Paying homage to Serenia City's effort to champion self-sustainability, the township is proudly home to Malaysia's Biggest Kinetic Sculpture\*. Located right at the centre of the city, across from The Corak, this iconic Kinetic Sculpture comes to life with the gust of wind, creating an enchanting welcome experience for all those who come to Serenia City.



Actual image of Serenia City's Kinetic Sculpture



## EXPERIENCE SEPANG'S TOP-RATED SUSTAINABLE & SAFE COMMUNITY

As part of the 2,370-acre masterplan of Serenia City, Serenia Industrial Park will benefit from the surrounding township developments, projected to house a population of 60,000. Enjoy convenient access to world-class educational and industrial facilities, as well as extensive parklands.



Actual Photo Taken



### 120-YEAR-OLD TREES

At 8.4-acre Serenity Park, preserved 120-year-old trees remain standing to honour its tea plantation roots.



### WILDFLOWER MEADOWS

A sense of natural beauty and tranquility, where native flora flourishes, providing a peaceful retreat and habitat for local wildlife. It's a place where nature is cherished and allowed to thrive, creating a serene and picturesque environment.



### CPTED FEATURED THROUGHOUT

Serenia City integrates Crime Prevention Through Environmental Design (CPTED) with features like green hedges for natural buffers, level road speed bumps and pedestrian crossings, and well-lit walkways ensuring safety and accessibility for all.



### SERENE LANDSCAPING

As a green lung, landscaping is central, with plants and trees integrated early to mature and enhance the aesthetic environment, including the landscaped running and cycling trails in Serenia City.



### GENEROUS LAKES AND PARKS

Exploring a natural oasis is appealing to both kids and adults alike. Calming waters and ample green spaces leave playing to your wildest imagination.



### ZEN BAMBOO TRAIL

Enjoy a 1.1km walk beneath a tunnel-shaped canopy showcasing various bamboo species, such as black bamboo, buluh gading, golden bamboo, and buluh pagar. Take a break on dedicated seats and connect with nature and your community.





**LEGEND**

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

**PARKS**

Serenia City Central Park	Bayu North Park	Puncak South Park
Serenity Park	Bayu South Park	Cipta North Park
Aman North Park	Serenia Twin Park	Adventure Park
Aman South Park	Puncak North Park	

## SECURE A PIECE OF THE AWARD-WINNING COLLECTION

Serenia City, a multi-award winning township that has garnered prestigious accolades for its beautiful landscaping and thoughtfully curated facilities catering to all generations, including Serenia Industrial Park, which recently won the **Best Industrial Park Development for the Best Business Estate Award (Excellence) in the StarProperty Awards 2024**. Experience a sustainable environment where communities can flourish and thrive, surrounded by a safe and nurturing atmosphere.





# THE S-SERIES

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

Serenia Industrial Park offers custom, purpose-built solutions for your operations, including conventional supply chain, cold chain, and e-commerce logistics.

### PHASE 6

3 DETACHED  
FACTORIES

### PHASE 5

4 DETACHED FACTORIES  
24 SEMI-DETACHED FACTORIES

DIVERSE  
PRODUCT VARIETY

80FT ROAD RESERVE  
WIDTH WITH ADDITIONAL  
STREET PARKING

SERENIA CITY INTERCHANGE

BANDAR SERENIA  
TOLL PLAZA  
(EXIT 609)

CIPTA 1

360°  
VISIBILITY FROM  
MAIN ROADS

CENTRALISED  
PARKING BAYS

FUTURE  
DEVELOPMENT

FUTURE  
SHOP OFFICES

FT29 (PUTRAJAYA-CYBERJAYA EXPRESSWAY)



# STRATEGIZING THE INDUSTRY WITH A VISIONARY PLAN

## LEGEND

- Detached Factories
- Semi-Detached Factories
- Centralised Parking Bays
- Industrial Lot
- Fully Sold
- Phase 5
- Phase 6

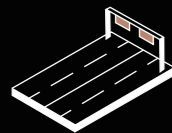




# 6 WINNING ELEMENTS FOR YOUR SUCCESS



Artist's Impression Only



## EXCELLENT CONNECTIVITY

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



## EXCITING DEVELOPMENT

- Serenia City Commercial Centre
- 283 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



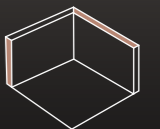
## WELL - PLANNED INFRASTRUCTURE

- 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
- EV charger isolator point ready



## FLEXI - DESIGN & ARCHITECTURE

- Balcony to view warehouse
- Direct access from entrance to loading bay
- Flexible office space
- Double volume office at first floor



## 5 ZONES OF SAFETY & SECURITY

Serenia Industrial Park offers a comprehensive, multi-tiered strategy with robust protection and security measures. This approach addresses various levels of potential risks, ensuring a secure environment for all operations.



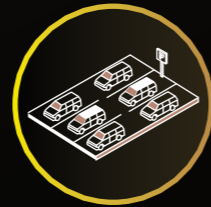
### MAIN INGRESS /EGRESS

The industrial park is meticulously designed with a single main entrance/exit point, strategically positioned to ensure stringent safety control measures. This approach not only enhances overall security but also significantly reduces potential hazards within the facility.



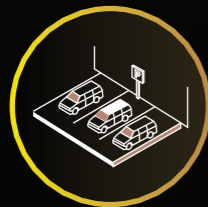
### EMERGENCY EGRESS

Serenia Industrial Park is equipped with an additional emergency exit, ensuring supplementary egress options to mitigate the risk of blockage at the primary exit.



### CENTRALISED PARKING BAYS

Designed to prioritize security and emergency access, centralized parking at Serenia Industrial Park promotes safety and convenience for employees and visitors.



### DESIGNATED PARKING FRONTING LOT

Front parking enhances safety by improving visibility and surveillance, as well as reducing emergency response times for increased safety measures.



### DEDICATED GUARDHOUSE

At each lot, dedicated security stations enforce stringent safety protocols, manage access efficiently, enable rapid emergency responses, and foster a secure work environment, ensuring the protection and safety of all within the facility.

## ENHANCE BUSINESS PERFORMANCE, START HERE

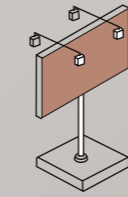
Serenia Industrial Park presents a modern setting with a sleek facade, customizable interiors, ample natural light, state-of-the-art infrastructure, efficient operations, and a vibrant community atmosphere, perfect for successful businesses.



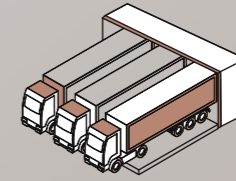


# PURPOSE-BUILT SOLUTIONS CRAFTED FOR SUCCESS

Serenia Industrial Park provides 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.



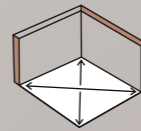
HIGHER  
VISIBILITY



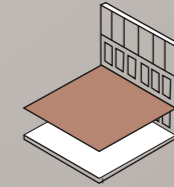
LARGER  
LOADING SPACE  
(Applicable to Type G & H)



MORE  
OFFICE SPACE



FLEXIBLE &  
CUSTOMISABLE SPACE



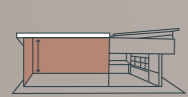
DOUBLE VOLUME  
OFFICE



ENHANCED  
SUSTAINABILITY



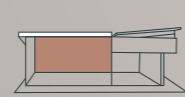




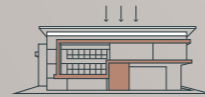
● WAREHOUSE HEIGHT MINIMUM AT 9M



● JACK ROOF FOR NATURAL VENTILATION SYSTEM (DETACHED UNIT)



● COLUMN-LESS INTERIOR WAREHOUSE



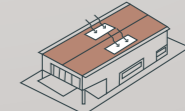
● SKYLIGHT ON ROOF AT FACTORY AREA



● BALCONY TO VIEW WAREHOUSE



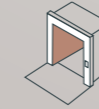
● RAINWATER HARVESTING SYSTEM



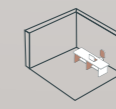
● SOLAR PANEL PV CONDUIT-READY



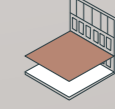
● ISOLATOR POINT FOR ENTRANCE SIGNAGE



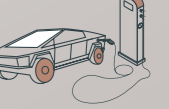
● SPACE READY FOR PASSENGER LIFT (DETACHED UNIT)



● FLEXIBLE OFFICE



● DOUBLE VOLUME OFFICE AT FIRST FLOOR



● EV CHARGER ISOLATOR POINT



Artist's Impression Only

● Features Plus+

● Sustainability Features

## SPOTLIGHTING FEATURES AT THE INDUSTRY FOREFRONT

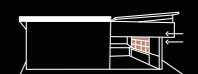
Featuring advanced amenities such as rainwater harvesting, solar panel integration readiness, expansive loading bays, and a dedicated guard house, our facility stands out as an industry leader.



● DIRECT ACCESS FROM ENTRANCE TO LOADING BAY



● MOTORIZED ROLLER SHUTTER



● MAXIMUM NATURAL VENTILATION LIGHTING AT OFFICE AREA



● SPACIOUS LOADING BAY



● MEZZANINE FLOOR



**TYPE**  
**E | Em**

**PRODUCT TYPE**  
**SEMI-DETACHED**  
**FACTORIES**

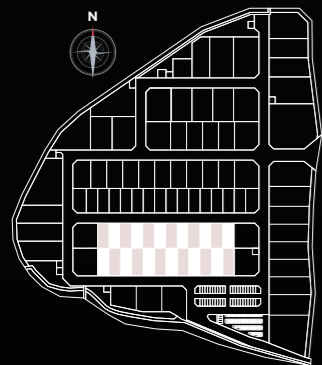
**NUMBER OF UNITS**  
**24**

**LOT SIZE**  
**90' X 209'**

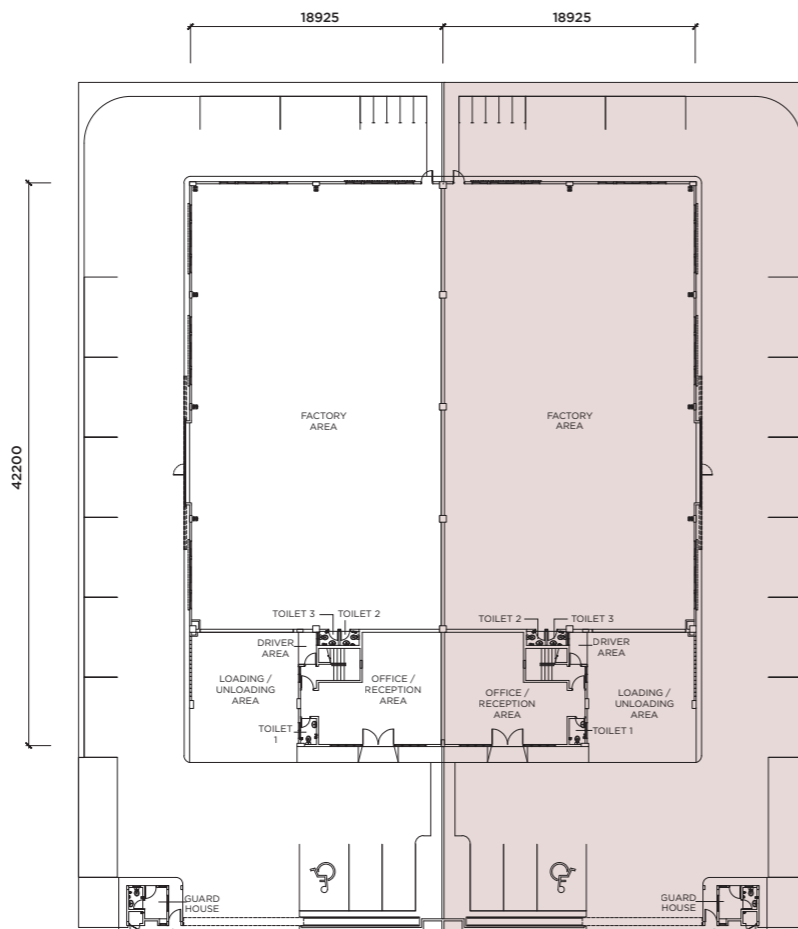
**BUILT-UP AREA (SQFT)**  
**11,600**

**FLOOR LOADING**  
**10KN/M2**

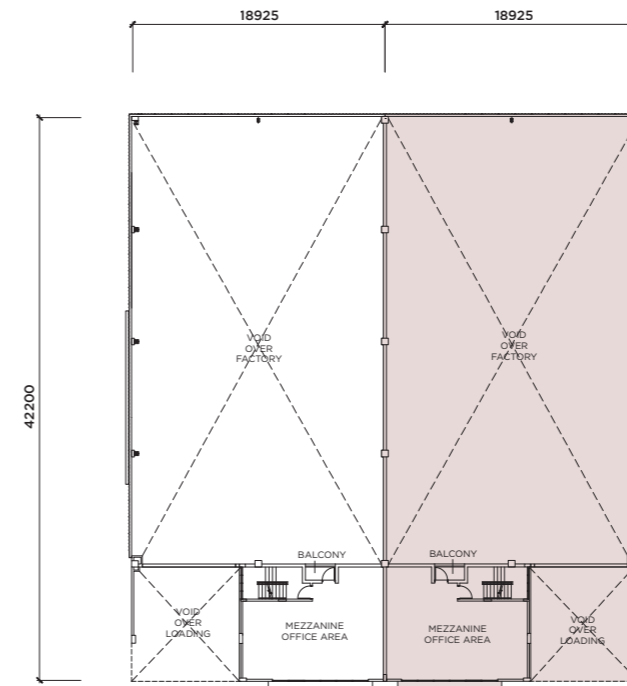
**POWER SUPPLY**  
**200A**



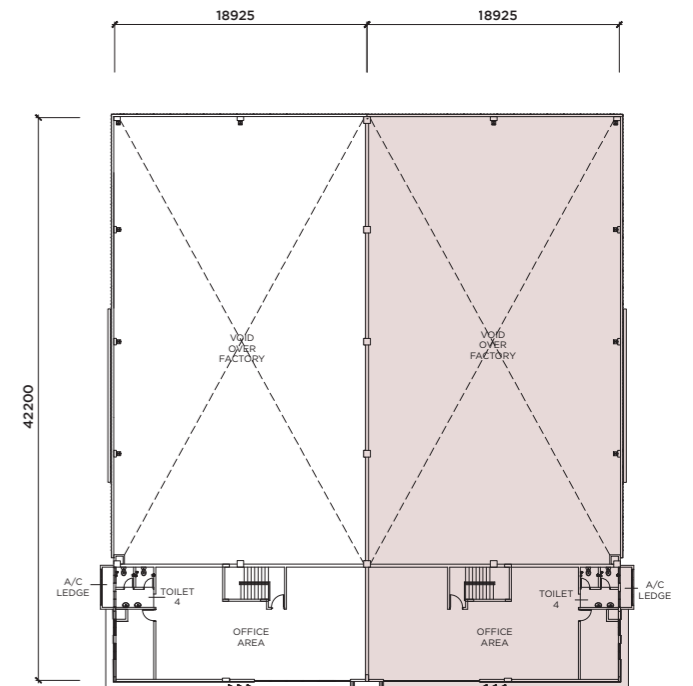
**TYPE E**  
Artist's Impression Only



Ground Floor



Mezzanine Floor



First Floor

**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



# TYPE F|Fm

PRODUCT TYPE  
**DETACHED  
FACTORIES**

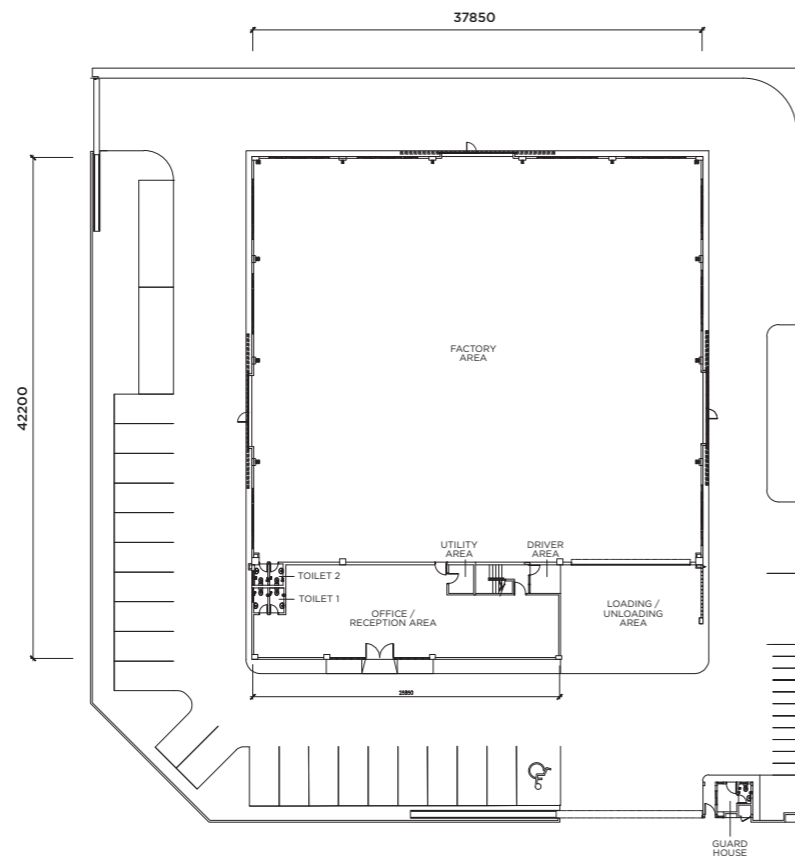
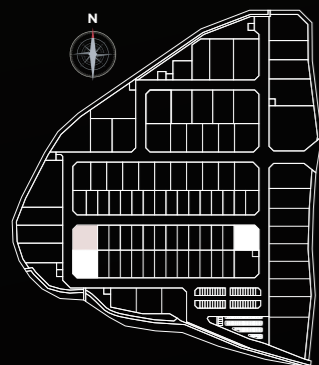
NUMBER OF UNITS  
**3**

LOT SIZE  
**195'-197' X 209'**

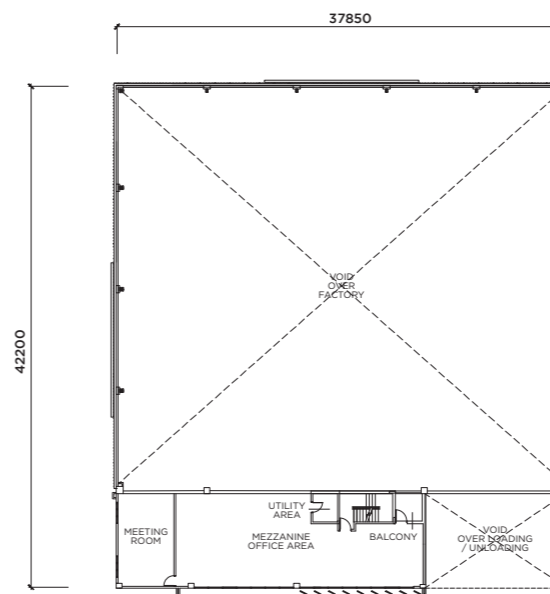
BUILT-UP AREA (SQFT)  
**23,083**

FLOOR LOADING  
**15KN/M2**

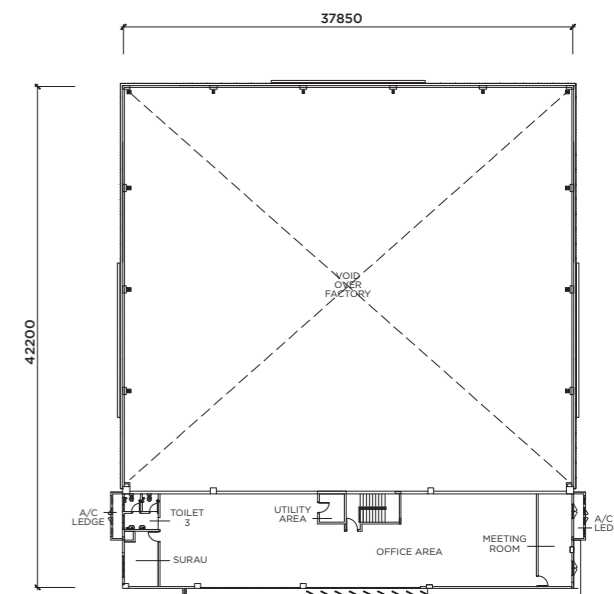
POWER SUPPLY  
**400A**



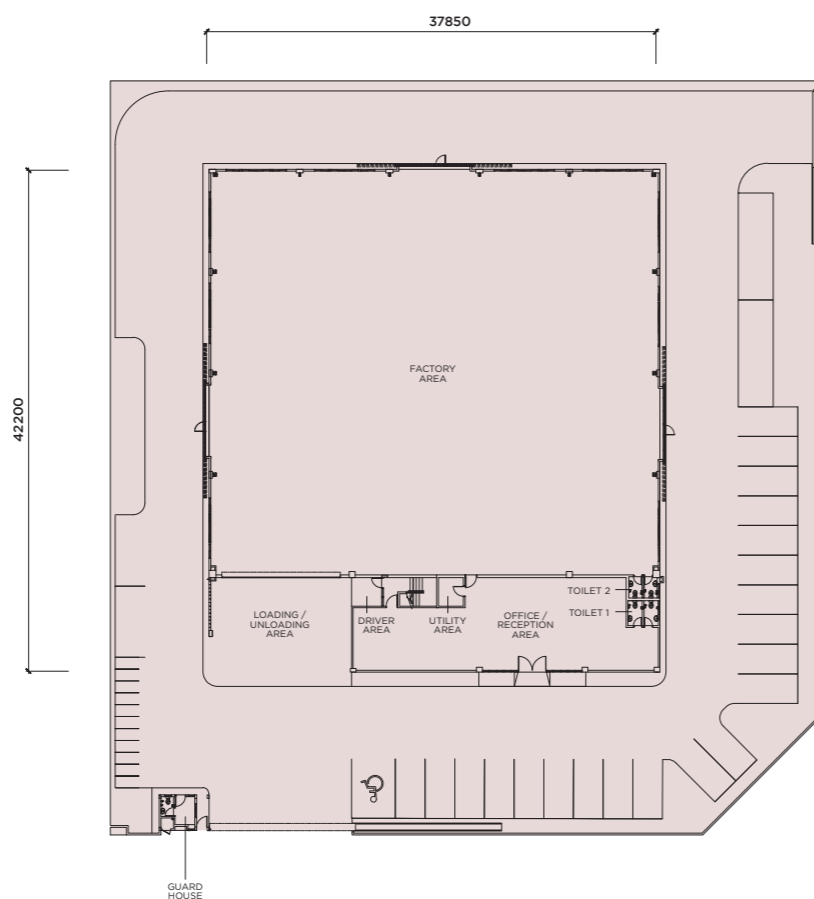
Ground Floor



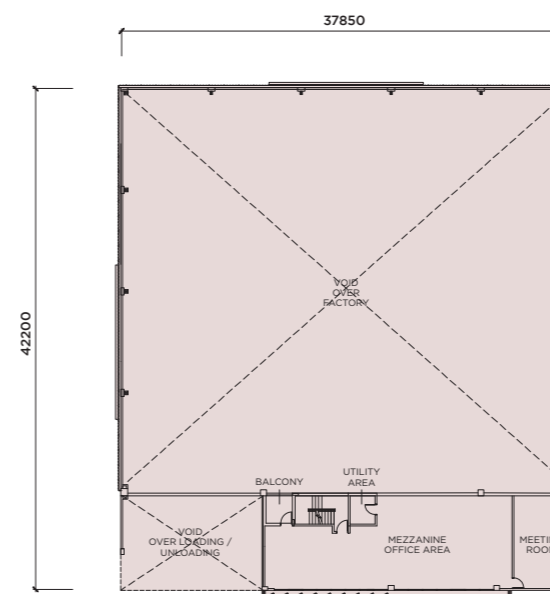
Mezzanine Floor



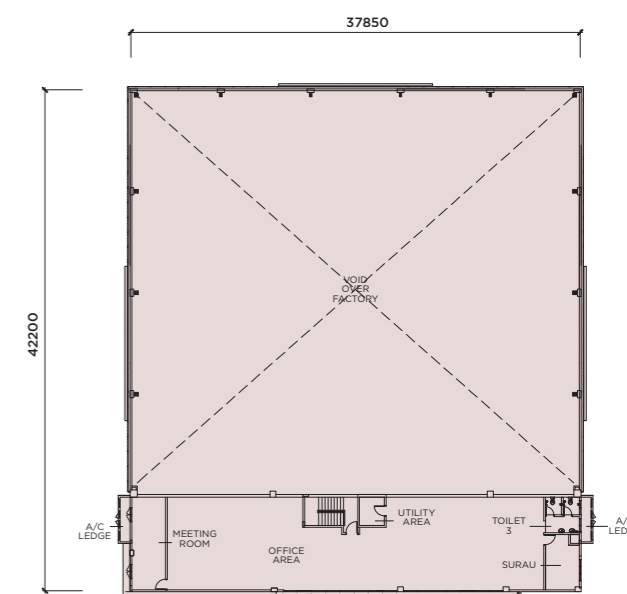
First Floor



Ground Floor



Mezzanine Floor



First Floor



# TYPE

# J

PRODUCT TYPE  
**DETACHED  
FACTORIES**

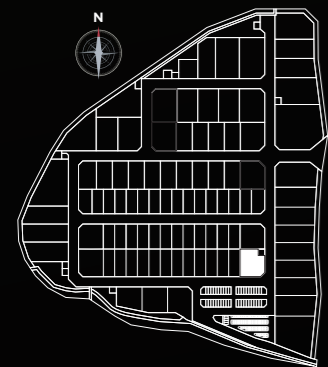
NUMBER OF UNITS  
**1**

LOT SIZE  
**195' X 209'**

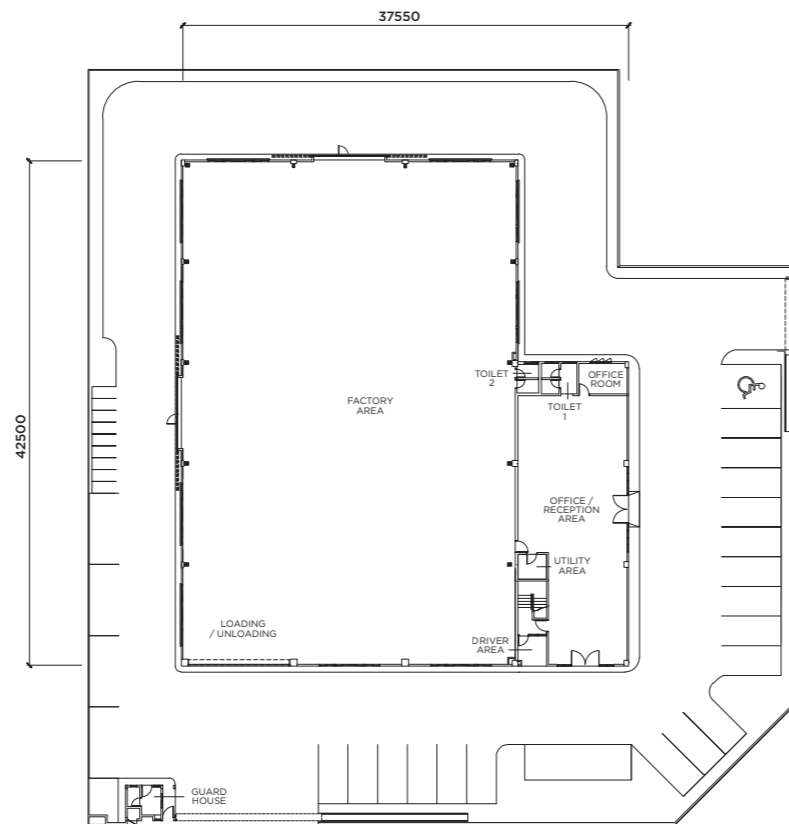
BUILT-UP AREA (SQFT)  
**20,973**

FLOOR LOADING  
**15KN/M2**

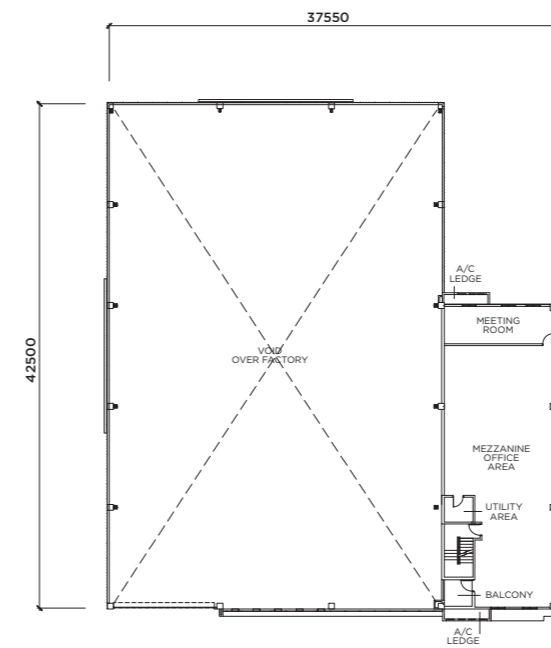
POWER SUPPLY  
**300A**



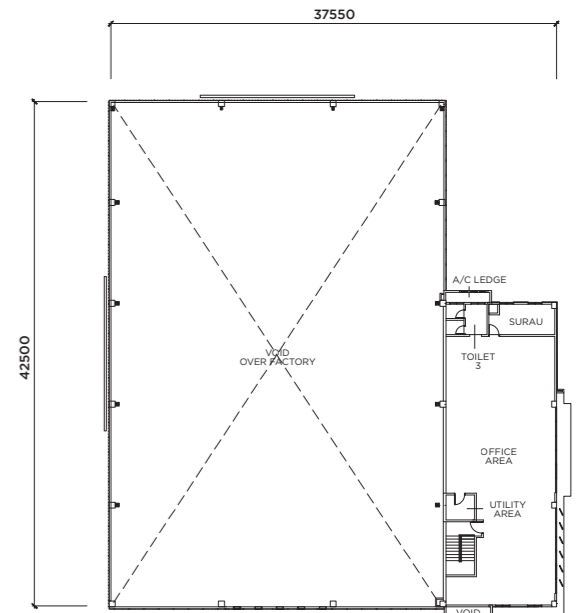
**TYPE J**  
Artist's Impression Only



Ground Floor



Mezzanine Floor



First Floor

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# TYPE G|Gm

PRODUCT TYPE  
**DETACHED  
FACTORIES**

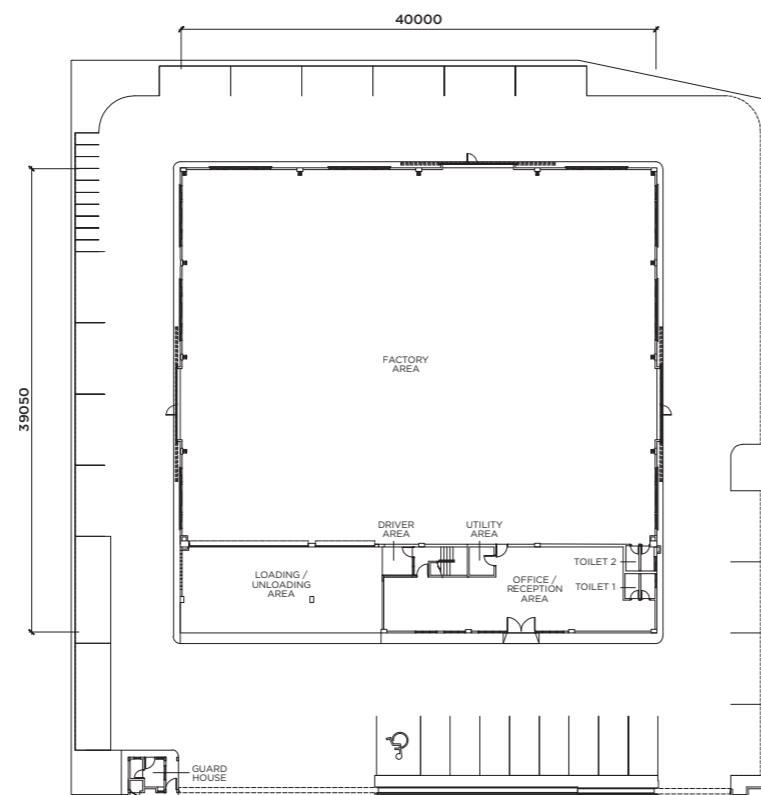
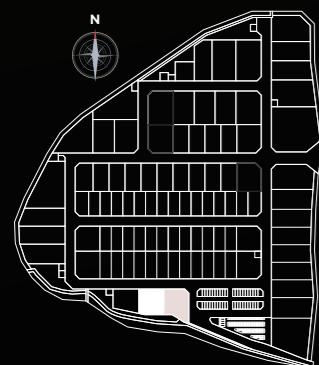
NUMBER OF UNITS  
**2**

LOT SIZE  
**192'-208' X 204'**

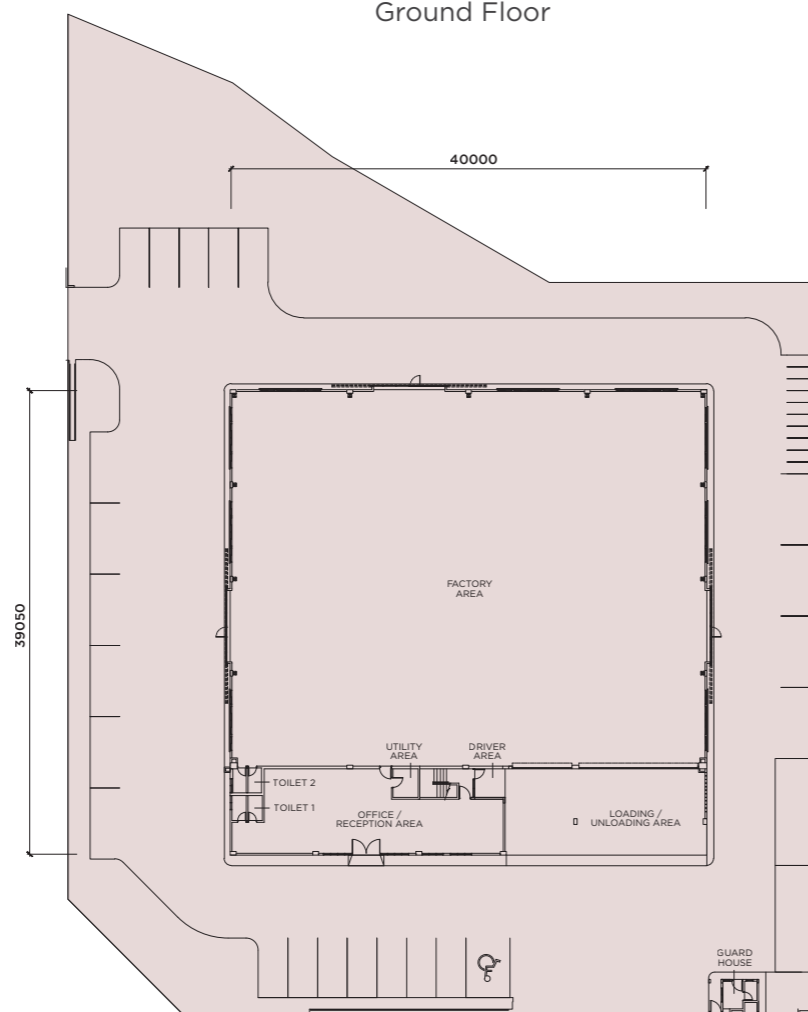
BUILT-UP AREA (SQFT)  
**22,163**

FLOOR LOADING  
**15KN/M2**

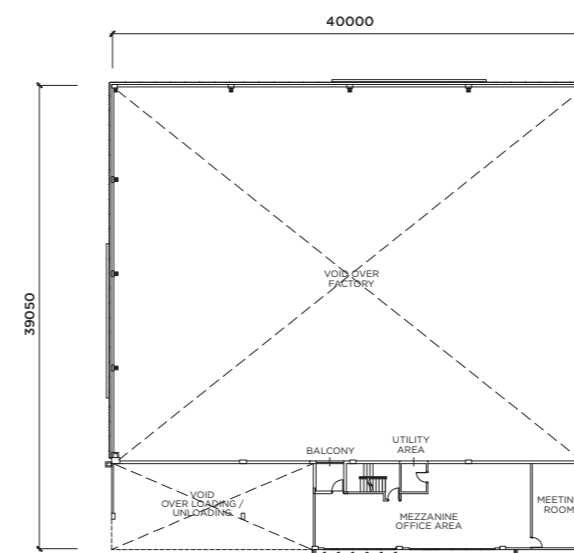
POWER SUPPLY  
**400A**



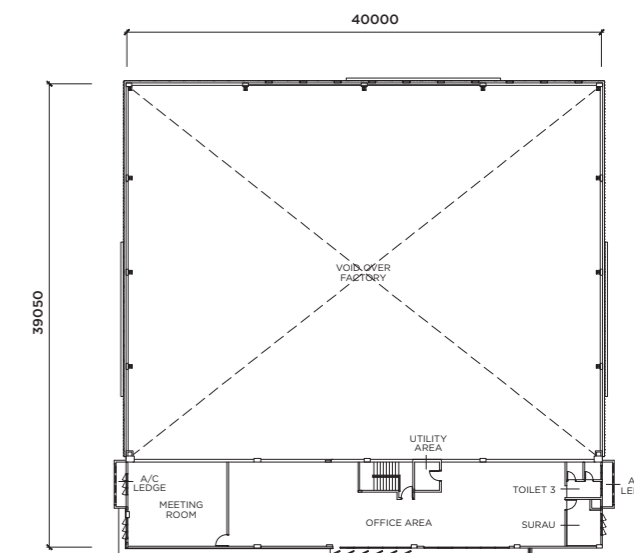
Ground Floor



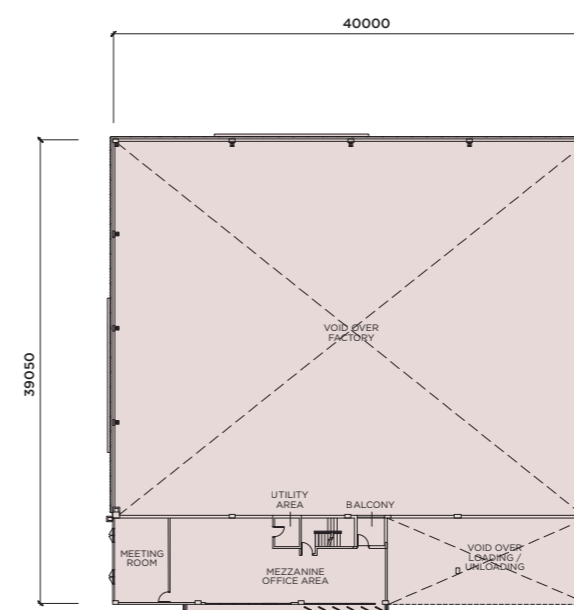
Ground Floor



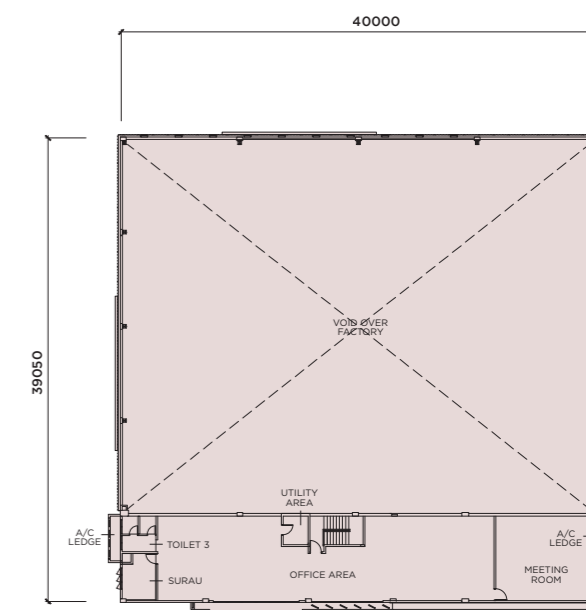
Mezzanine Floor



First Floor



Mezzanine Floor



First Floor

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TYPE

H

PRODUCT TYPE  
DETACHED  
FACTORIES

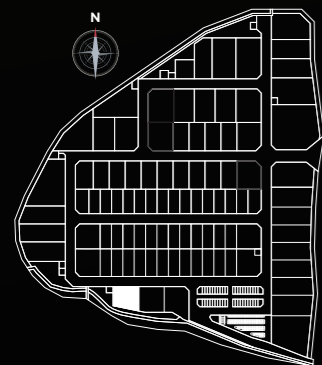
NUMBER OF UNITS  
1

LOT SIZE  
200' X 151'

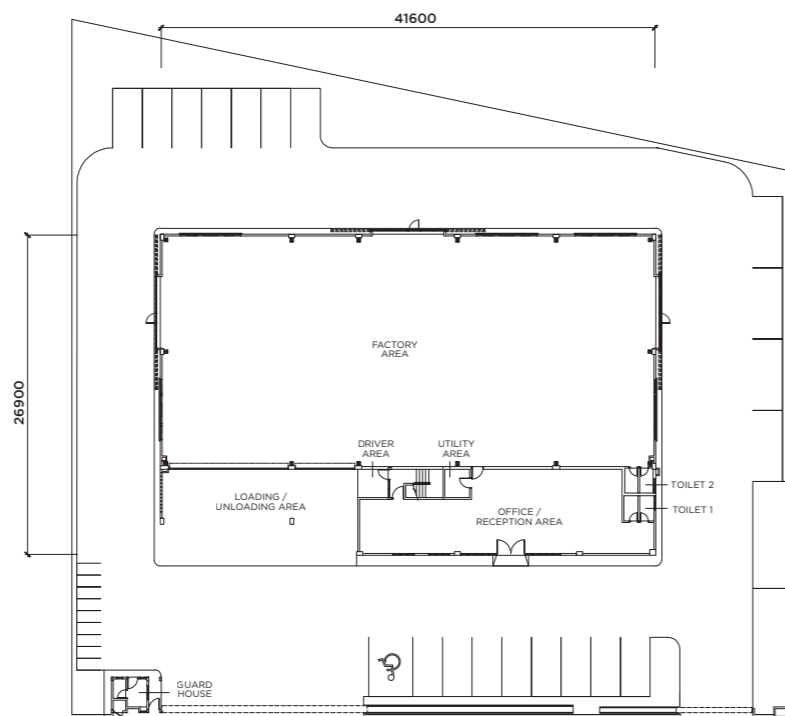
BUILT-UP AREA (SQFT)  
17,663

FLOOR LOADING  
15KN/M2

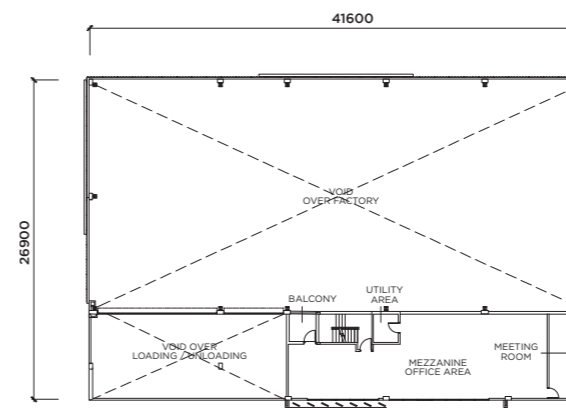
POWER SUPPLY  
300A



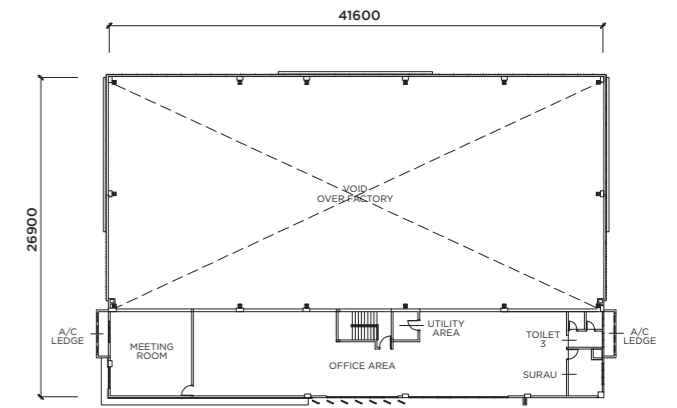
TYPE G & H  
Artist's Impression Only



Ground Floor



Mezzanine Floor



First Floor

NOTES:  
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## SPECIFICATIONS

Structure		: Reinforced Concrete / Steel Structure
Wall	Office	: Masonry
	Factory	: Masonry / Decking
Roof Covering		: Decking
Roof Framing		: Metal
Ceiling	: Office	: Suspended Ceiling / Skim Coat
Windows		: Aluminum Frame, Glass Panel / Glass Louvres
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 E Em    Type F Fm    Type J    Type G Gm    Type H
	Light Point	54            106            91            92            88
	Power Point	38            49            50            51            52
	Isolator Point	2             2             2             2             2
	Fan Point	2             2             2             2             2
	Air-Conditioning Point	11            19            19            19            19
	Telecommunication Point	7             8             7             7             8
	Auto Gate Point	1             1             1             1             1
Gate & Fencing		: Mild Steel, Galvanized Iron & Masonry
Miscellaneous		: Guard House
		: Refuse Compartment
		: TNB Compartment
		: Letter Box

# SIME DARBY PROPERTY INDUSTRIAL

## THE GO-TO EXPERTS TO GROW YOUR BUSINESS WITH YOU

### Go-To Experts for Strategic Locations

Connecting regional businesses to established industrial ecosystems; all within proximity to high-growth markets.

### Go-To Experts for Synergistic Partnerships

Offering a wide network of resources within our industrial, logistics and supply chain ecosystem.

### Go-To Experts for Integrated Solutions

Ready to support any phase of business development; from pre-development to post-development.

### Go-To Experts for Business Growth

Driven by insight and over 50 years of experience in the property market.

### Our Industrial Parks

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

SIME DARBY PROPERTY INDUSTRIAL  
**HAMILTON**  
— INDUSTRIAL PARK —

SIME DARBY PROPERTY INDUSTRIAL  
**VISION**  
— BUSINESS PARK —

SIME DARBY PROPERTY INDUSTRIAL  
**ELMINA**  
— BUSINESS PARK —

SIME DARBY PROPERTY INDUSTRIAL  
**BANDAR BUKIT RAJA**  
— INDUSTRIAL PARK 3 —

SIME DARBY PROPERTY INDUSTRIAL  
**XME NILAI**  
— BUSINESS PARK —

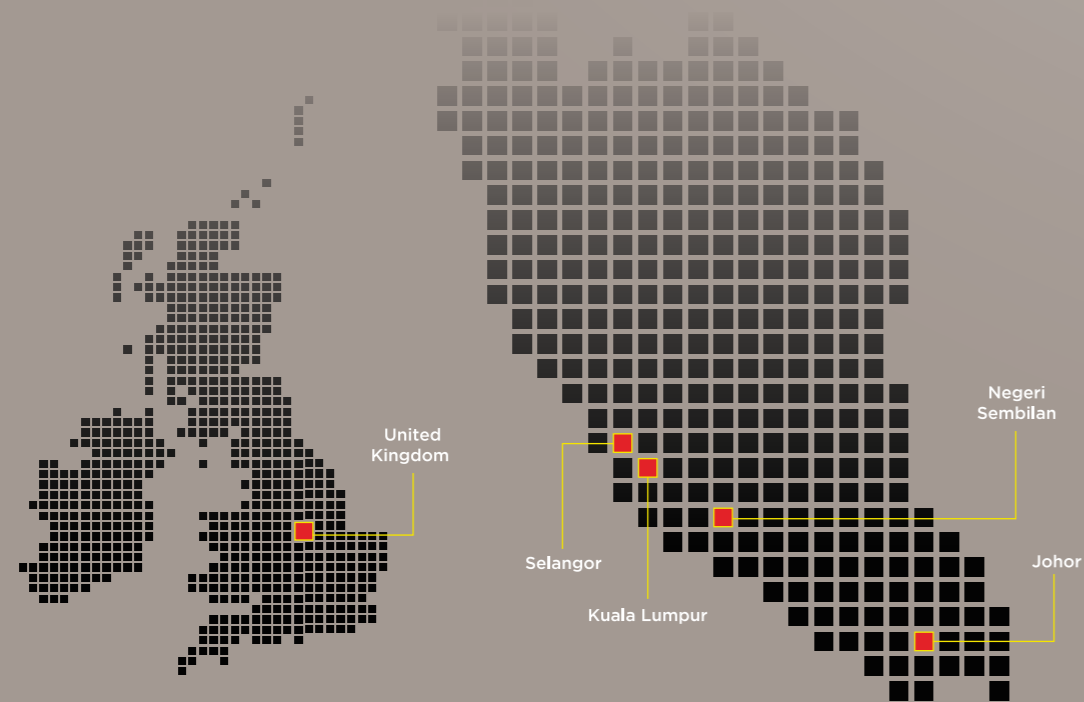
 **BANDAR  
UNIVERSITI  
PAGOH**



# DEVELOPED BY MALAYSIA'S ICONIC DEVELOPER



With over 50 years of experience, Sime Darby Property leads in creating master-planned communities, setting the benchmark for quality, innovation, and sustainability in residential, integrated and high-rise projects within its 25 townships and developments across Malaysia. It made its presence in the United Kingdom through its involvement as part of a Malaysian consortium that successfully redeveloped the iconic Battersea Power Station in Central London. As a pioneering property developer, Sime Darby Property drives the industrial and logistics segment in Selangor, Negeri Sembilan and Johor.



## 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
- Vision Business Park

## 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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