



*Serene Heights*  
Simple Pleasures Of Life Semenyih

**Intrika**

SERENE HEIGHTS

The **NEST** Series by UEM Sunrise®

Intricately Inspiring. Delicately Inviting.

# Artfully Inspired For Life's Intricate Moments.



## TIMELESS. BOUNDLESS.

Embrace the charmed life at Intrika, where artistry and architecture mingle to craft the ideal space for multi-generational needs. Ample 20' x 70' or 22' x 95' double-storey terrace homes infused with timeless Nusantara touches, capturing a sense of splendor from the lush garden area to breezy indoors. Here, the joy of personal space, family and community interconnect for a cherished portrait of life.



1 Verdant pocket parks & walkways for relaxing daily strolls.



2 Nusantara-style façade designed with modern minimalism

### 4 ELEMENTS TO CRAFT THE INTRIKA LIVING EXPERIENCE



Living & Dining  
Artist's Impression



Master Bedroom  
Artist's Impression



3 Wide balcony & window spaces to welcome natural light.



4 Every unit comes with backyard garden for additional leisure space.

Immerse in your personal Nusantara sanctuary right at home, enveloped by gentle nature and sublime artisanship.



EMBODYING NATURE'S ELEGANCE,  
PURSUING A SIMPLE LIFE



Type A Façade  
Artist's Impression



Park with Gazebo & Playground  
Artist's Impression



Nestled within the elevated site of Serene Heights, Intrika flourishes with vibrant greenscapes and thoughtfully-planned modern communities.



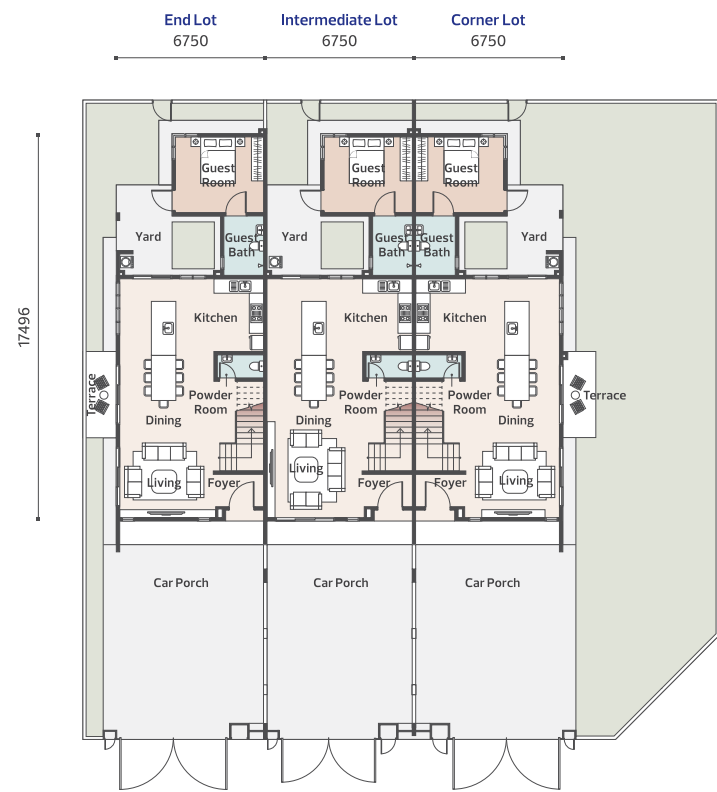
**TYPE A**

LAND SIZE  
22' x 95'  
(6.7m x 29m)

BUILT-UP  
2,322ft<sup>2</sup> (216m<sup>2</sup>)  
to 2,442ft<sup>2</sup> (227m<sup>2</sup>)

**FLOOR PLAN**

• Ground Floor •



• First Floor •



**TYPE A FEATURES**

Master bedroom attached with lanai balcony facing central park.

Separate back room convertible to guest room or home office.

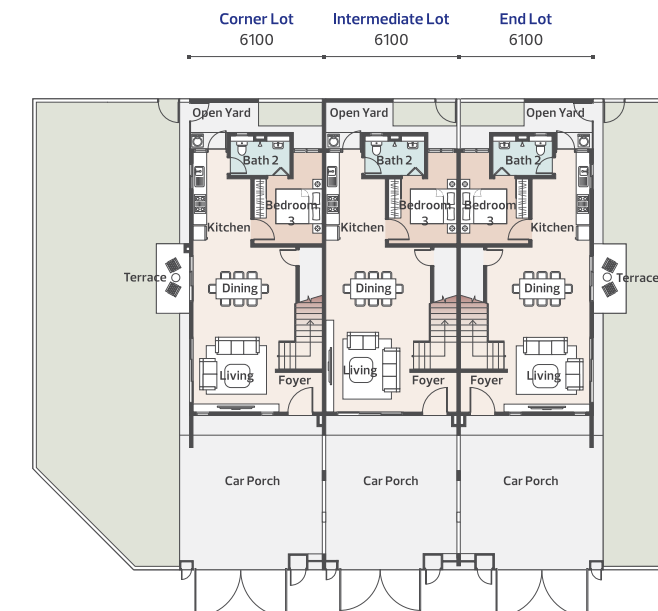
**TYPE B1**

LAND SIZE  
20' x 70'  
(6.1m x 21.3m)

BUILT-UP  
1,914ft<sup>2</sup> (178m<sup>2</sup>)  
to 2,010ft<sup>2</sup> (187m<sup>2</sup>)

**FLOOR PLAN**

• Ground Floor •



• First Floor •



**TYPE B FEATURES**

Open backyard that can be purposed as a herb garden or BBQ area.

Master bedroom attached with wide balcony for extra outdoor space.

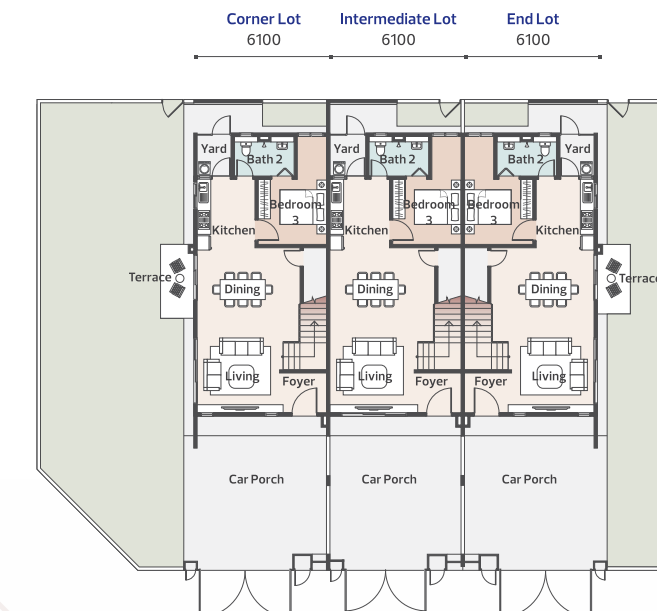
**TYPE B2**

LAND SIZE  
20' x 70'  
(6.1m x 21.3m)

BUILT-UP  
1,927ft<sup>2</sup> (179m<sup>2</sup>)  
to 2,027ft<sup>2</sup> (188m<sup>2</sup>)

**FLOOR PLAN**

• Ground Floor •



• First Floor •



**MASTER PLAN**  
**Serene Heights**

448-acre masterplan purposed as a future-ready residential township with upcoming commercial square, natural landscapes and creekside parkland.



Type B Façade  
Artist's Impression

**SPECIFICATIONS**

<b>STRUCTURE</b>	Reinforced Concrete	<b>WINDOWS</b>	Bronze Anodized Aluminium Frame Glass Window
<b>WALL</b>	Internal Wall: Cement Sand Brick Party Wall: Clay Brick	<b>IRONMONGERY</b>	Lockset with Accessories
<b>ROOF COVERING</b>	Roof Tiles / Concrete Flat Roof (WHERE APPLICABLE)	<b>FLOOR FINISHES</b>	Living, Dining, Foyer, Kitchen, Guest Room: 600 x 600 mm Porcelain Tiles - Polished Master Bedroom, Bedroom 1 & 2, Family Area & Staircase: Laminated Flooring
<b>ROOF FRAMING</b>	Metal Roof Truss	<b>All Bathrooms, Terrace &amp; Balcony</b>	300 x 600 mm Porcelain Tiles (MATT)
<b>CEILING</b>	Plaster Ceiling / Skim Coat & Paint (WHERE APPLICABLE)	<b>Refuse Compartment</b>	300 x 300 mm Homogenous Tiles (MATT)
<b>DOORS</b>	Main Entrance, Guest Bedroom Door: Tubular Core 3.3mm HDMR Board c/w 6s Vinyl L Laminate Both Side Bedroom, Bathroom & Kitchen Door: Standard Core 3.3mm HDMR Board c/w 6s Vinyl L Laminate Both Side Other Doors: Aluminium Framed Sliding Door	<b>Car Porch</b>	Concrete Imprint
		<b>Yard</b>	300 x 300 mm Ceramic tiles (MAT)
		<b>A/C Ledge &amp; Apron</b>	Cement Render

**WALL FINISHES**

External Wall	Plaster & Paint
All bathrooms, Powder Room	300 x 600 mm Porcelain Tiles (MATT) up to 2.4 m Height
Kitchen	300 x 600 mm Ceramic Tiles (MATT) up to 1.5 m Height, Plaster & Paint Above
Refuse Compartment	300 x 300 mm Homogenous Tiles (MATT)
Others - Interior	Plaster & Paint
Kitchen	Sink with Tap
Powder Room, Guest Bath, Master Bath, Bath 1 & Bath 2	Water Closet, Wash Basin & Tap, Hand Bidet, Shower Rose, Paper Roll Holder, Bib Tap (MASTER BATHROOM ONLY)
Car Porch & Yard	Tap

**SANITARY & PLUMBING FITTINGS**

**ELECTRICAL INSTALLATIONS**

	TYPE A Corner/End Lot	TYPE A Intermediate	TYPE B Corner/End Lot	TYPE B Intermediate
Light Point	28	26	26	24
Gate Light Point	1	1	1	1
Fan Point	7	7	7	7
Power Point	20	20	19	19
Air Conditioning Point	6	6	5	5
Water Heater Power Point	4	4	3	3
Telephone / Data Point	2	2	2	2
TV Point	1	1	1	1
Door Bell Point	1	1	1	1
Auto Gate Point	1	1	1	1

The land configuration, dimensions and area vary from unit to unit. A copy of the plan showing the actual configuration and measurements of any lot can be made available upon request.



# Urban Conveniences Within Reach

Serene Heights sits close to numerous established neighbourhoods and with excellent connectivity between Kuala Lumpur, Putrajaya and Cyberjaya. The surrounding area of Bangi is primed for growth, ensuring continued growth for years to come.



## HOSPITAL

1	Hospital Pakar An-Nur	13KM
2	Hospital Islam Az-Zahrah	16KM
3	KPJ Kajang Specialist Hospital	16KM
4	Hospital Serdang	24KM
5	Andorra Women and Children Hospital	33KM

## GOLF CLUBS & PARKS

1	Bangi Wonderland	5KM
2	Bangi Golf Resort	17KM
3	Taman Tasik Cempaka	17KM

## SCHOOLS

1	Sekolah Kebangsaan Rinching Hillir	3KM
2	Beverly International School (Islamic)	10KM
3	Sri Ayesha Islamic School	17KM
4	SRJK (C) Sungai Chua	20KM
5	Nexus International School	24KM

## SHOPPING MALLS

1	Lotus Bandar Puteri, Bangi	6KM
2	Bangi Gateway	15KM
3	Bangi Sentral	17KM
4	EVO Mall	20KM
5	IOI City Mall, Putrajaya	25KM

## UNIVERSITIES

1	Kolej Universiti Islam Antarabangsa Selangor (KUIS)	6KM
2	Nottingham University	9KM
3	National University of Malaysia (UKM)	14KM
4	German Malaysian Institute	17KM
5	Universiti Tenaga Nasional (UNITEN)	23KM

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**INTRIKA (Fasa 3A1)** • Developer: Symphony Hills Sdn Bhd (347800-M) • Address: Clubhouse Symphony Hills, Persiaran Simfoni, Cyber 9, 63000 Cyberjaya, Selangor • Developer's License No.: 11186/04 - 2028/0829 (R) • Validity Period: 27/04/2023 - 26/04/2028 • Advertising & Sales Permit No.: 11186-16/08-2025/0966(N)-(L) • Validity Period: 25/08/2023 - 24/08/2025 • Approving Authority: Majlis Perbandaran Kajang • Building Plan Approval No.: MPK/OSC/A12/3/29-2022 Bil ( ) dim.MPK/2/P/45/2022 • Type: 2-Storey Terrace House • Land Tenure: Freehold • Land Encumbrances: Nil • Restriction In Interest: Nil • No. Of Units: Type A - 19 Units • Price: (Min.) RM886,800 (Max.) RM1,319,777.78 • Built-up Area: 216 - 227 Sqm. • Type B2 - 21 Units • Price: (Min.) RM714,800 (Max.) RM1,048,666.67 • Built-up Area: 179 - 188 Sqm. • Type B1 - 84 Units • Price: (Min.) RM701,800 (Max.) RM1,059,777.78 • Built-up Area: 178 - 187 Sqm. • Expected Date Of Completion: September 2025 • 7% Bumiputera Discount

**DISCLAIMER:** All art rendering and photographs contained are artist's impressions only. All the above items are subject to variations, modifications and substitutions as may be required by the Authorities and the architect and engineer. All plans, layout, information and specifications are subject to change and cannot form part of the offer or contract. While every reasonable care has been taken in preparing this project brief, the developer cannot be held responsible for any variations or inaccuracy.