



Serene Heights  
Simple Pleasures Of Life Bangi

# Dahlia 2

2-Storey Terrace Homes • 24' x 70'

*Bigger Space  
To Live Life In Full Bloom*



*Sometimes,  
The Best Things  
In Life Are Simple*



Wide open spaces, lots of greenery, fun zones to play. These simple things kept us happy when we were growing up. So now your family can too - in Serene Heights.

This wonderful township is perfect for families to spend quality time outdoors, experiencing lush landscapes, themed playzones and recreational parks.



# *Where Spacious Living Takes On A Broader Meaning*

Welcome home to Dahlia 2 – a fine collection of modern terrace homes with a touch of tropical influence. Designed to give you more spaciousness, Dahlia 2 homes have practicality in mind. With a comfortable flow of living areas, it complements the wide open spaces of Serene Heights.







*Tropical  
Design Meets*

*Bold Modern  
Style*

Wholesome living is always something we can all look forward to at Serene Heights.

The Dahlia 2 double-storey terrace homes let you enjoy even more space, with a larger built-up and lot size. Based on the design concept of Tropical Resort, Dahlia 2 has elements of wood, large openings and louvers inspired by the kampung house.



Artist's impression





Artist's impression

# Comfortable & Capacious



Artist's impression

With open-plan layouts and large openings for optimal views, natural lighting and ventilation, the homes at Dahlia 2 create a sense of even greater spaciousness.

Combining practicality in layout designs, the integration of indoor and outdoor space has been carefully considered. This has resulted in a home that is truly suitable for the changing needs of today's growing families.



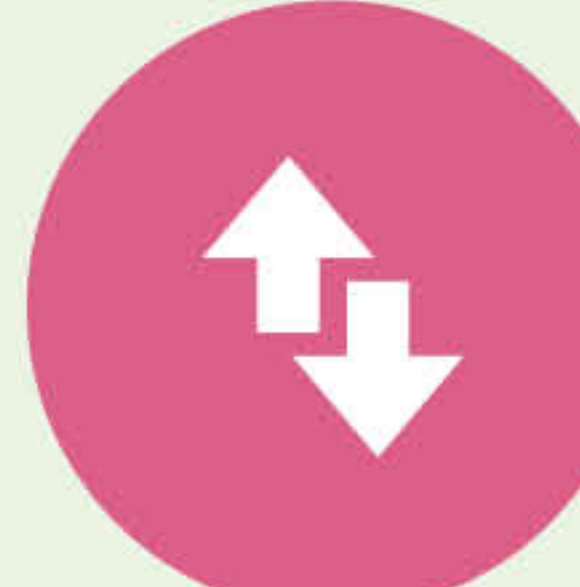
Large lot size of 24' x 70'



Spacious built-up from 2,165 to 2,480 sq. ft.



4+1 bedrooms & 4+1 bathrooms



Selected units with dual frontage





Legend

- |  |  |
|--|--|
| <span style="color: green;">■</span> PARKLAND          | <span style="color: yellow;">■</span> TROPIKA BOULEVARD          |
| <b>Themed Playzones</b>                                | <span style="color: pink;">■</span> STREET OF BLOOMS             |
| <span style="color: red;">●</span> 1 Hopscotch Valley  | <span style="color: lightblue;">■</span> Multi-purpose Hall Site |
| <span style="color: red;">●</span> 2 Gasing Land       | <span style="color: orange;">■</span> Surau Site                 |
| <span style="color: red;">●</span> 3 Congkak Place     | <span style="color: brown;">■</span> Kindergarten Site           |
| <span style="color: red;">●</span> 4 Takraw Park       |  |
| <b>Recreational Parks</b>                              |  |
| <span style="color: brown;">●</span> 5 Wellness Garden |  |
| <span style="color: brown;">●</span> 6 Leisure Garden  |  |

Disclaimer: All the above will be completed in phases/stages as may be determined by the developer from time to time and are subject to variation, modifications and substitutions without notification as may be required by the relevant authorities or the developer's consultants.

**Serene Heights**  
Simple Pleasures Of Life *Bangi*  
**Sales Gallery**



Site Plan



## Caressed By Sprawling Greens

Give your family the chance to enjoy the fun and excitement of living with large, sprawling spaces.

Return to the days when living in spaciousness was an everyday luxury and relive your fond memories from yesteryear together.



**Floor Plan**

**Type A - Intermediate**  
 24' x 70'  
 2,165 sq. ft.  
 -  
 4 Bedrooms + 4 Bathrooms



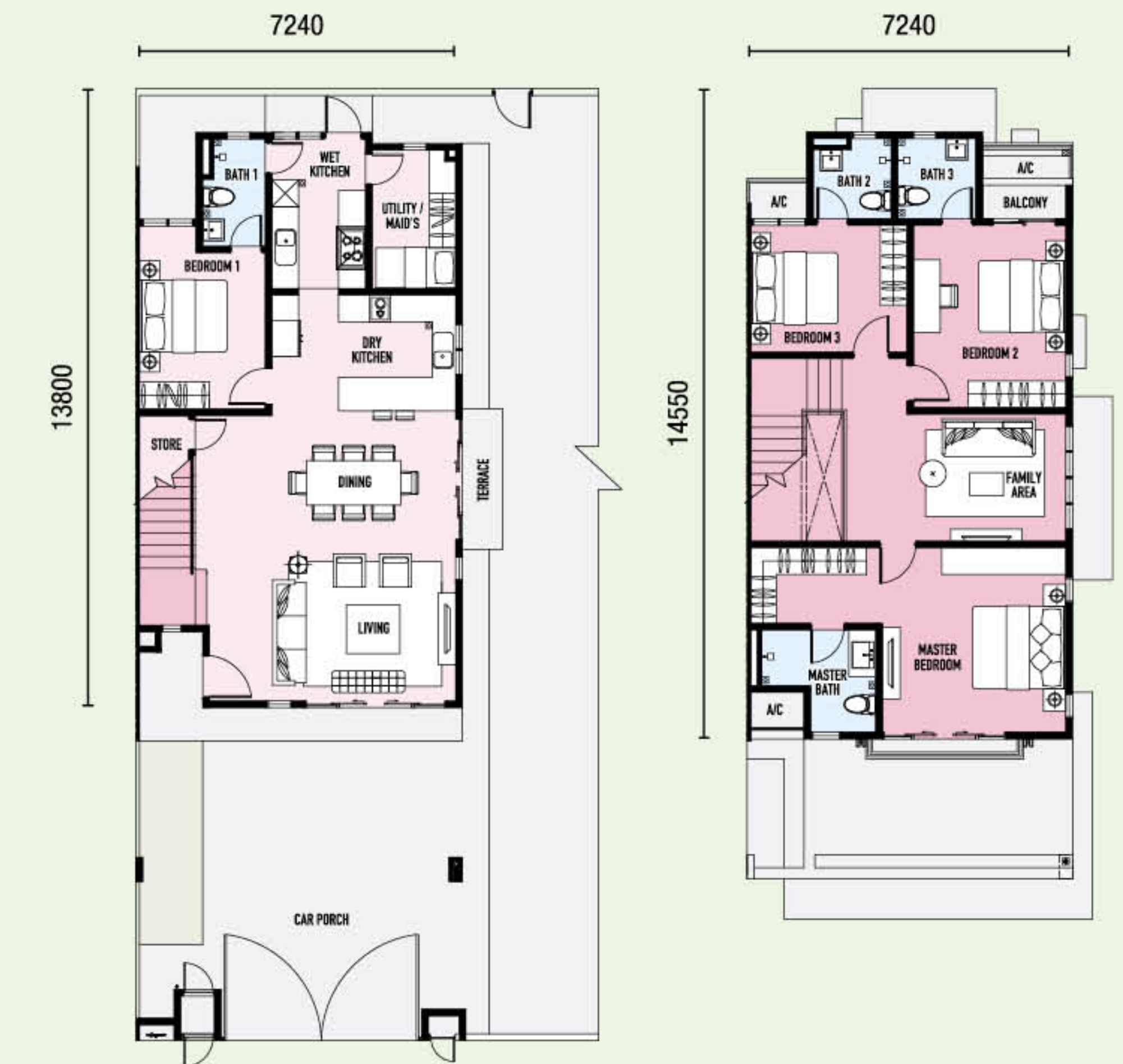
**Type B - End Lot**  
 24' x 70'  
 2,173 sq. ft.  
 -  
 4 Bedrooms + 4 Bathrooms



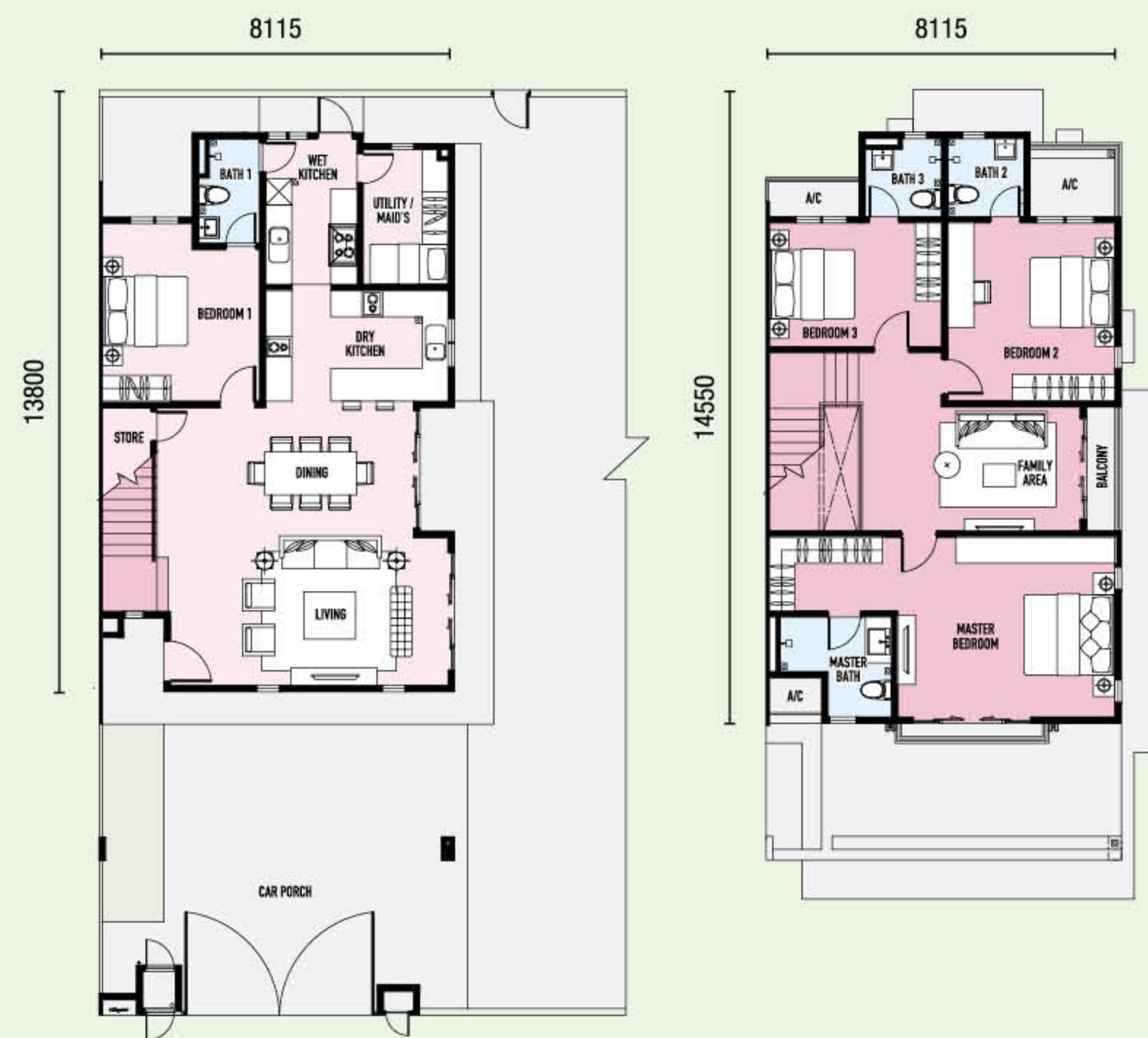
**Type D - Intermediate (Dual Frontage)**  
 24' x 70'  
 2,185 sq. ft.  
 -  
 4 Bedrooms + 4 Bathrooms



**Type E - End Lot (Dual Frontage)**  
 24' x 70'  
 2,192 sq. ft.  
 -  
 4 Bedrooms + 4 Bathrooms



**Type C - Corner**  
 27' x 70'  
 2,460 sq. ft.  
 -  
 4 Bedrooms + 4 Bathrooms



**Type F - Corner (Dual Frontage)**  
 27' x 70'  
 2,480 sq. ft.  
 -  
 4 Bedrooms + 4 Bathrooms

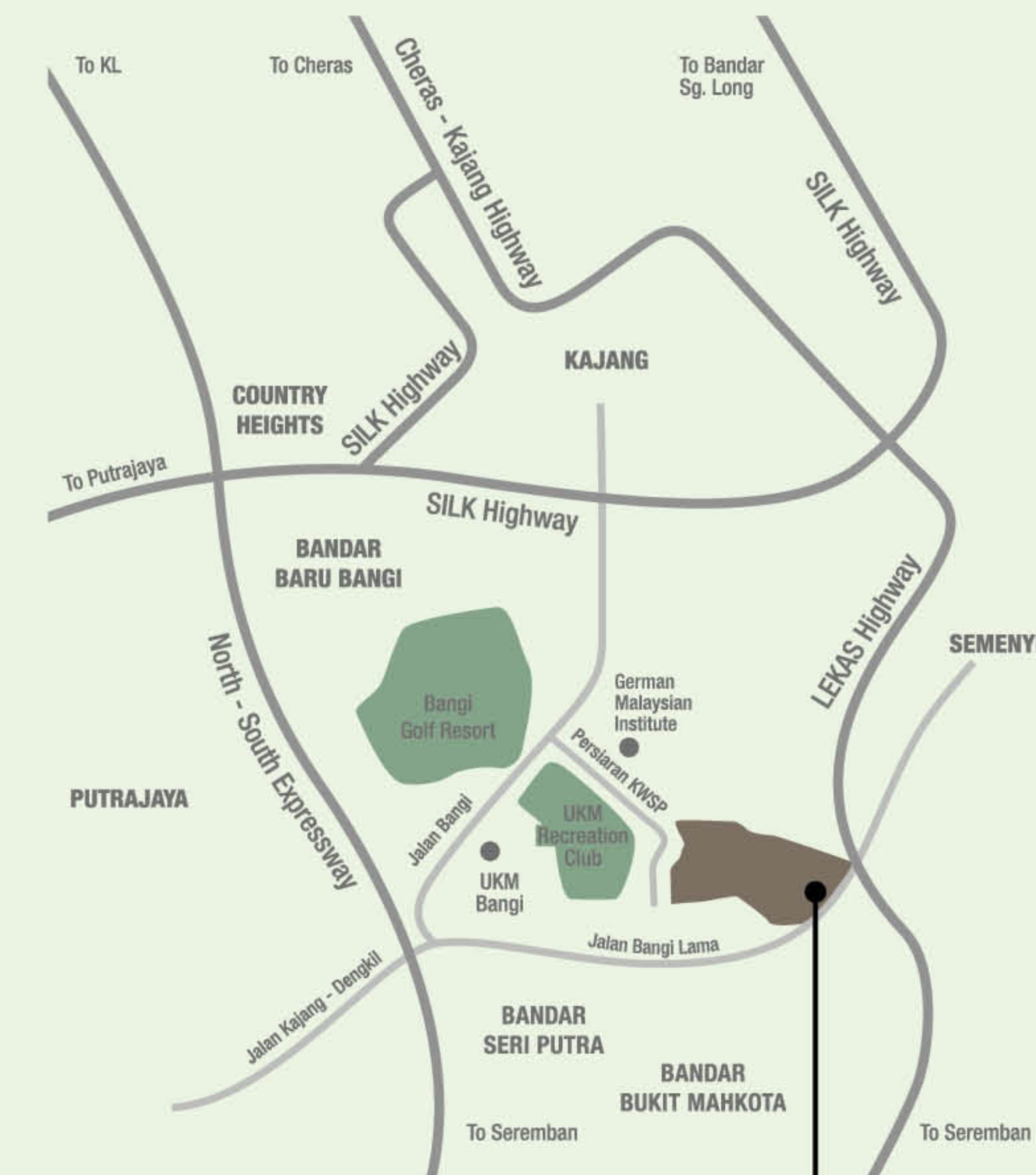




## Specifications

STRUCTURE	Reinforced concrete					
WALL	Brick wall					
ROOF COVERING	Concrete roof tiles					
ROOF STRUCTURE	Lightweight steel trusses					
CEILING	Plaster ceiling, Skim coated & painted					
WINDOWS	Aluminium framed casement window, Aluminium framed top hung window					
DOORS	Metal frame Entrance : Solid core timber door Bedrooms, bathrooms, kitchen : Flushed door Store : Half louvered door Living : Aluminium framed sliding glass door					
IRONMONGERY	Locksets with accessories					
WALL FINISHES	Internal & external : Plastered & painted Master bathroom : Porcelain tile full height Bathrooms : Porcelain tile up to 2.1m Kitchen : Porcelain tile up to 1.5m Others : Plastered & painted					
FLOOR FINISHES	Driveway : Concrete imprint Car porch : Concrete imprint Entrance / terrace : Porcelain tile Living, dining, guest room : Porcelain tile Kitchen : Porcelain tile Bedroom 1 : Porcelain tile Store : Ceramic tile Bathrooms : Porcelain tile Dry yard : Ceramic tile Refuse compartment : Ceramic tile Bedrooms, family area, staircase : Laminated timber flooring Balcony : Porcelain tile					
SANITARY WARE & PLUMBING FITTINGS						
Water closet	4					
Wash basin	4					
Shower rose	4					
Water tap	4					
Kitchen sink with tap	1					
Dry yard with tap	1					
Garden tap	1					
ELECTRICAL INSTALLATIONS	Type A	Type B	Type C	Type D	Type E	Type F
Light points	35	36	38	36	37	39
Fan points	8	8	8	8	8	8
Power points	22	23	23	22	23	23
Telephone outlets	2	2	2	2	2	2
TV outlets	3	3	3	3	3	3
Water heater points	4	4	4	4	4	4
Air-cond points	5	6	6	5	6	6
Door bell point	1	1	1	1	1	1
Autogate point	1	1	1	1	1	1
INTERNAL TELEPHONE TRUNKING & CABLING	Provided					
FENCING	Nil					
LAWN	Nil					
GAS PIPING	Nil					

# In The Thriving Heart Of Bangi



**Serene Heights**  
Simple Pleasures Of Life Bangi

**Sales Gallery**  
Sales Gallery GPS:  
N 2° 55' 0.66", E 101° 49' 1.17"  
Serene Heights

Surrounded by peaceful neighbourhoods like Bandar Baru Bangi, Kajang and Semenyih, Serene Heights offers a range of matured amenities, coupled with easy access to a comprehensive highway network.

#### Surrounding Amenities

##### Schools

- Greenview Islamic School, Bangi
- Rafflesia International & Private Schools
- Sek. Rendah Sri Al-Amin, Bangi
- Tanarata International School
- Tenby International School
- Various public primary & secondary schools

##### Universities

- German Malaysian Institute
- KUIS (Kolej Universiti Islam Antarabangsa Selangor)
- Nottingham University
- UKM, Bangi (Universiti Kebangsaan Malaysia)
- UNITEN (Universiti Tenaga Nasional)
- UPM (Universiti Putra Malaysia)

##### Shopping Malls

- Bangi Gateway
- Bangi Sentral
- Giant, Bangi
- IOI City Mall
- Tesco Bandar Puteri, Bangi
- Tesco, Semenyih

##### Hospitals

- KPJ Kajang Specialist Hospital
- Hospital Kajang
- Hospital Serdang
- Poliklinik Pusrawi SMC, Kajang

##### Golf Clubs & Parks

- Bangi Golf Resort
- Bangi Wonderland
- Danau Golf Club
- Taman Tasik Cempaka



Developer:  
Symphony Hills Sdn Bhd (347800-M) (A subsidiary of UEM Sunrise Berhad) Clubhouse Symphony Hills, Persiaran Simfoni, Cyber 9, 63000 Cyberjaya, Selangor.

DAHLIA 2 • Developer: Symphony Hills Sdn Bhd (347800-M) • Address: Clubhouse Symphony Hills, Persiaran Simfoni, Cyber 9, 63000 Cyberjaya, Selangor • Developer's License No.: 11186-9/04-2021/0393(L) • Validity Period: 27/04/2019 - 26/04/2021 • Advertising & Sales Permit No.: 11186-9/04-2021/0393(P) • Validity Period: 27/04/2019 - 26/04/2021 • Approving Authority: Majlis Perbandaran Kajang • Building Plan Approval No.: Bil. (14) dlm.MPKJ.2/P/43/2018 • Type: 2-Storey Terrace House • Land Tenure: Freehold • Land Encumbrances: Nil • Restriction In Interest: Nil • No. Of Units: 74 • Built-up Area: 2,165 - 2,480 sq. ft. • Price: (Min.) RM724,800 (Max.) RM1,149,280 • Expected Date Of Completion: May 2021 • 7% Bumiputera Discount • All illustrations and images are artist's impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or the developer's consultants. This material shall not be construed or deemed to be a representation by the developer in any way whatsoever and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the owner, developer and managers cannot be held liable for variations. For avoidance of doubt on the actual information, specifications, or plans, please always refer to the Sale and Purchase Agreement entered into between the developer and the purchaser.



***1800 888 008***  
***sereneheights.com.my***

