



Dahlia

2-STOREY TERRACE HOMES



A harmony between
modern living and
the good old days.

Freehold

Located in the thriving township of Bangi.

Nestled in a peaceful neighbourhood, Serene Heights is located near Bandar Baru Bangi, Kajang and Semenyih; and also enjoys easy access to schools, educational institutions, banks, shops and other essential amenities.

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

Hospitals

- KPJ Kajang Specialist Hospital
- Hospital Kajang
- Hospital Puswari SMC, Bangi
- Hospital Serdang

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

Golf Clubs & Parks

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

Call: **1800 888 008** or visit www.sereneheights.com.my

Developer:

Symphony Hills Sdn Bhd (347800-M)

(A Subsidiary of UEM Sunrise Berhad)

Clubhouse Symphony Hills, Persiaran Simfoni,
Cyber 9, 63000 Cyberjaya, Selangor.

Serene Heights Sales Gallery:

Persiaran Serene, Serene Heights,
43500 Semenyih, Selangor.



fb.com/uemsunrise



instagram.com/uem_sunrise



A member of UEM Group

DAHLIA • Developer: Symphony Hills Sdn Bhd (347800-M) Address: Clubhouse Symphony Hills, Persiaran Simfoni, Cyber 9, 63000 Cyberjaya Selangor • Developer's License: 11186-7/06-2019/0418(L) • Validity Period: 09/06/2017-08/06/2019
• Advertising & Sales Permit: 11186-7/06-2019/0418(P) • Validity Period: 09/06/2017-08/06/2019 • Approving Authority: Majlis Perbandaran Kajang • Ref. No.: BL 112 dlm MPK 2/7/40/2016 • Type: 2-Storey Terrace House • Tenure: 01 Land Freehold
• Land Encumbrances: Nil • Restriction in Interest: Nil • No. Of Units: 170 • Built-up Area: 1,343 - 2,471 sq. ft. • Price: (Mini) RM555,000 (Max.) RM1,134,360 • Expected Date Of Completion: July 2020 • 7% Bumiputera Discount • All illustrations and images are artist 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 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.



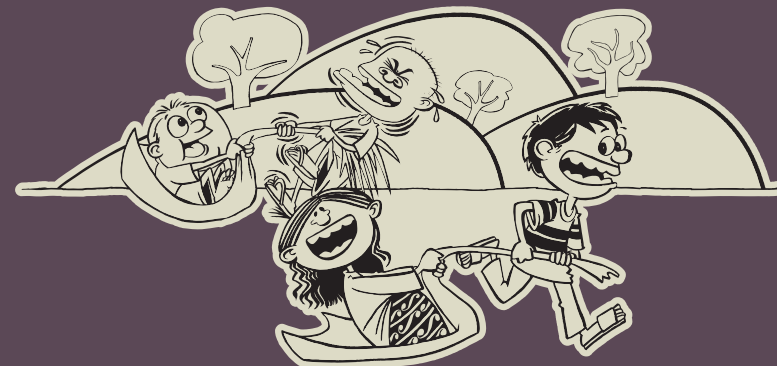




Nestled within a modern township.

They say the best things in life are free.
Indeed, life at Serene Heights is filled
with those simple joys that will rekindle
the nostalgia of the good old days.

Serene Heights is a fast-growing, modern township that comes with abundant green zones, themed playzones that are inspired by traditional games and dedicated recreational parks. It also features a 1.3 km winding waterway, and cycling and jogging track. It's the perfect township for family and community living - peaceful and conducive.



Bask in the joys of life's simple pleasures.

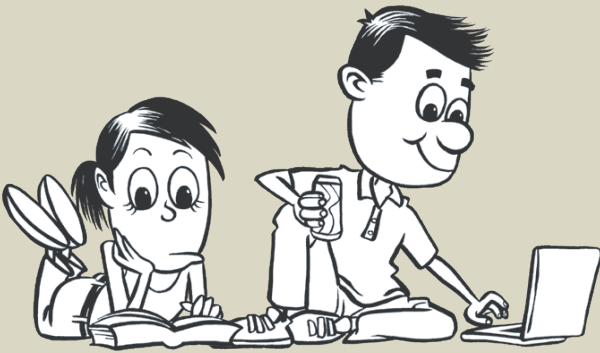




Modern beauty with a touch of tradition

Dahlia homes are designed to provide you a modern home with a hint of traditional elements. Coupled with spaciousness and well-designed layouts, for a truly comfortable home you'll enjoy.

- Land area: 20' x 70' & 22' x 70'
- Built-up: 1,943 - 2,471 sq. ft.
- 4 bedrooms & 3 / 4 bathrooms
- Family area with high ceiling



Master Plan

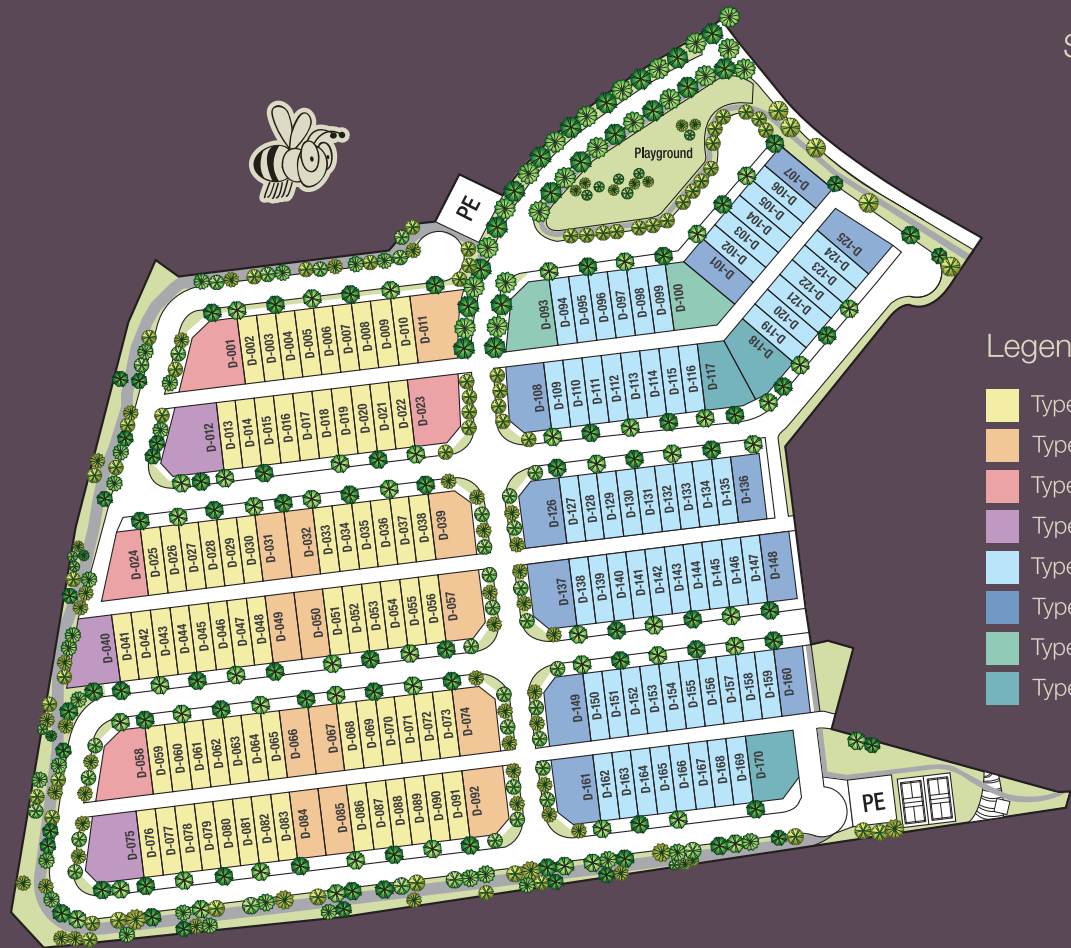


Legend

- | | |
|-------------------------------------|-------------------------|
| CREEKSIDE PARKLAND Themed Playzones | TROPIKA BOULEVARD |
| Hopscotch Valley | STREET OF BLOOMS |
| Gasing Land | Multi-Purpose Hall Site |
| Congkak Place | Surau Site |
| Takraw Park | Kindergarten Site |
| Wellness Garden | |
| Leisure Garden | |
| Serene Lakepark | |

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 variations, 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



A refreshing sight in a friendly neighbourhood.



Type A 20' x 70' • 1,943 sq. ft.
4 bedrooms + 3 bathrooms

Type A2 22' x 70' • 2,461 sq. ft.
4 bedrooms + 4 bathrooms

Type B 20' x 70' • 1,952 sq. ft.
4 bedrooms + 3 bathrooms

Type B2 22' x 70' • 2,471 sq. ft.
4 bedrooms + 4 bathrooms



STRUCTURE	: Reinforced concrete structural frames and concrete slab
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: Louvered door Living: Aluminium framed sliding glass door
IRONMONGERY	: Locksets with accessories

WALL FINISHES	: Plastered & painted
Master bathroom	: Ceramic tile full height
Bathrooms	: Ceramic tile up to 2.1m
Kitchen	: Ceramic tile up to 1.5m
Others	: Plastered & painted
FLOOR FINISHES	: Broomed finish
Driveway	: Broomed finish
Car Porch	: Ceramic tile
Entrance / terrace	: Ceramic tile
Living, dining, guest room	: Ceramic tile
Kitchen	: Ceramic tile
Store	: Cement render
Bathrooms	: Ceramic tile
Dry yard	: Cement render
Refuse compartment	: Ceramic tile
Bedrooms, family area, staircase	: Laminated timber flooring
Balcony	: Ceramic tile

SANITARY WARE & PLUMBING FITTINGS	A & B	A1 & B1	A2 & B2	A3 & B3
Water closet	: 3	4	4	4
Wash basin	: 3	4	4	4
Shower rose	: 3	4	4	4
Hand bidet	: 3	4	4	4
Water tap	: 3	4	4	4
Kitchen sink with tap	: 1	1	1	1
Dry yard with tap	: 1	1	1	1
Garden tap	: 1	1	1	1

ELECTRICAL INSTALLATIONS	A & B	A1 & B1	A2 & B2	A3 & B3
Light points	: 22	26	27	27
Fan points	: 7	7	7	7
Power points	: 22	23	23	23
Telephone outlets	: 2	2	2	2
TV outlets	: 3	3	3	3
Water heater points	: 2	3	3	3
Air-cond points	: 2	2	2	2
Door bell point	: 1	1	1	1
Autogate point	: 1	1	1	1
INTERNAL TELEPHONE TRUNKING & CABLING	: Provided			