

Serene Heights

Simple Pleasures of Life

VERNA
TWIN VILLAS & GARDEN CLUSTERS

Rekindling The Art Of Living Large

Life's Simple Pleasures

Refreshed by Nature

A Home Where Life Never Grows Old

Spanning across 448 acres of freehold land in Semenyih, Serene Heights is a future-ready township infused with natural landscapes and community spaces. Revisit here a lifestyle of the good old days, when people spent quality time together outdoors.

Sited at the heart of Serene Heights, Verna is an exclusive neighbourhood surrounded by the 25-acre public Creekside Parkland with breezy waterways and recreational spaces. Your personal place of inspired living, right at home.





Lush greenery and calming
waters for moments
of pure serenity.

• CREEKSIDE PARKLAND •



Wake up to the soft morning glow and fresh breeze of the outdoors.

More Space For More To Life.

**Modern homes inspired
for life's finest moments.**

The first of its kind development in Serene Heights, Verna Twin Villas & Garden Clusters offer a 9.23-acre freehold enclave with spacious residential units of 2,126 sq.ft. to 2,567 sq.ft. Each unit comes with 4 bedrooms as well as 2 car parks, ensuring ample space for all your family needs. The ideal balance of personal exclusivity and generational growth, under one roof.



35' x 80' | Verna Twin Villas

Two design styles to cater for your personal taste.



Revel in the spacious
outdoors, where treasured
moments never end.

• LINEAR PARK •



35' x 60' | Verna Garden Clusters
Wider frontage with stylish modern design.

Draw close to nature inside and outside of home. From the birds chirping in your private garden, to laughter of children playing in the nearby Creekside Parkland and linear park, there's always room to unwind and rediscover life.

**Breathed By Nature,
Embraced By Exclusivity.**

Stylish interior spaces refreshed by the outdoors.

The living spaces of Verna Twin Villas & Garden Clusters are designed to infuse optimal natural light and ventilation. For a breath of fresh air, step out into your very own private garden and delight in cherished family moments spent together.



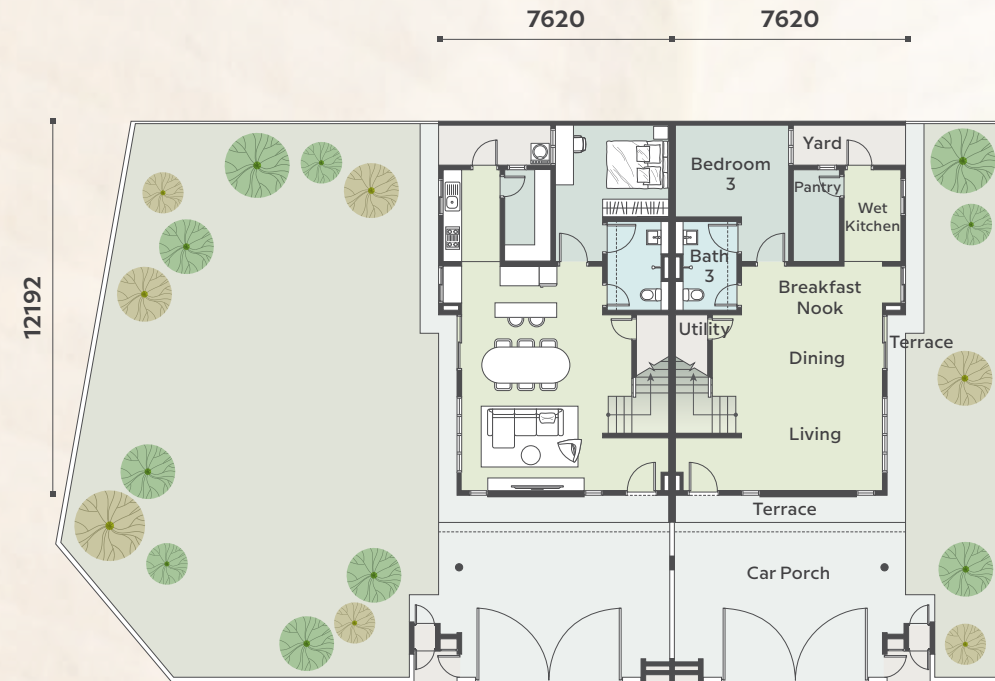
Wide living and dining hall with high windows and sliding door for cosy morning views.

Floor Plan

Garden Clusters

Type A

BUILT-UP SIZE
2,126 Sq.ft. LOT SIZE
35' x 60'



Ground Floor

Type B

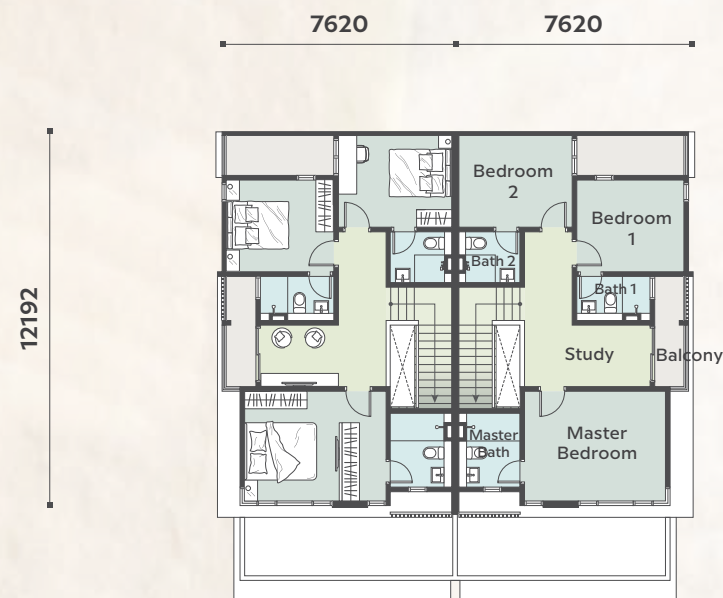
BUILT-UP SIZE
2,567 Sq.ft. LOT SIZE
35' x 80'



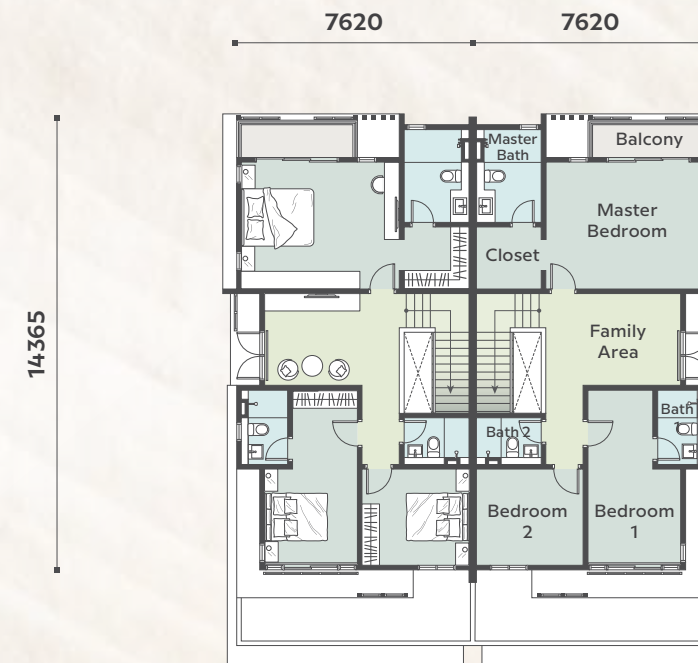
Floor Plan

Twin Villas

Ground Floor



First Floor



First Floor

Floor Plan

Twin Villas

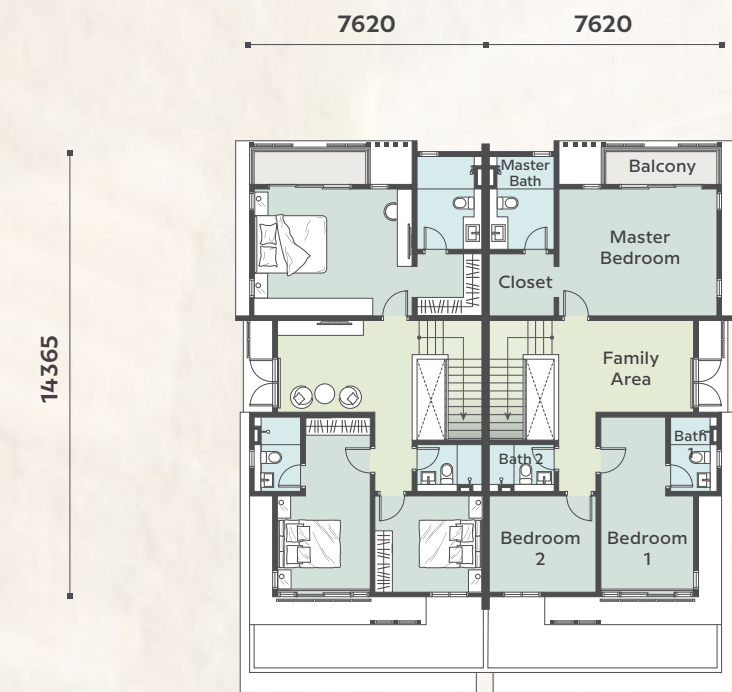
Type C

BUILT-UP SIZE
2,567 Sq.ft.

LOT SIZE
35' x 80'



Ground Floor



First Floor

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.

So Much Fun to Discover, So Many Moments to Treasure

Where Nature and Adventure Meet

Bicycle paths, walking tracks and more. With an extensive network of community recreational amenities, Serene Heights invites you to the desired place for a healthy outdoor lifestyle.

From enriching family playtime to leisurely solitude moments, or fun-filled sports and fitness activities, your personal adventure is waiting to be discovered every day.



GASING LAND

CONGKAK PLACE

HOPSCOTCH VALLEY

WELLNESS GARDEN

LEISURE GARDEN

TAKRAW PARK



LEGEND

- Multi-purpose Hall Site
- Surau Site
- Kindergarden Site
- Tropika Boulevard
- Street of Blooms
- Serene Heights Sales Gallery

Site Plan



The Joy of Contemporary Living, Shared Together

Legend

Garden Clusters (35' x 60') **Twin Villas (35' x 80')**

■ Type A | 2,126 Sq.ft.
 ■ Type B | 2,567 Sq.ft.
 ■ Type C | 2,567 Sq.ft.



Verna Twin Villas & Garden Cluster Homes surrounded by pristine parklands

Specification **Type A • Garden Clusters** **Type B & C • Twin Villas**

STRUCTURE	Reinforced concrete		
WALL	Masonry wall		
ROOF COVERING	Roof tiles / Concrete flat roof		
ROOF FRAMING	Metal roof truss		
CEILING	Plaster ceiling / Cement board ceiling / Skim coat and paint		
WINDOWS	Aluminium framed glass window		
DOORS	Flush door / Louvers door / Aluminium framed sliding door / MS plate door (Type B & C)		
IRONMONGERY	Locksets		
WALL FINISHES	Master Bath, Bath 1, Bath 2 & Bath 3 Wet Kitchen (Type A) Kitchen (Type B & C) Others	Tiles to ceiling height / Plaster and paint 1.5m high tiles to selected wall / Plaster and paint Plaster and paint	Living / Dining / Breakfast Nook / Wet Kitchen / Pantry / Master Bath / Bath 1 / Bath 2 / Bath 3 / Bedroom 3 / Terrace / Yard / Balcony / Car Porch Master Bedroom / Bedroom 1 / Bedroom 2 / Study / Staircase Others
FLOOR FINISHES (Type A)			Tiles
FLOOR FINISHES (Type B & C)			Tiles
			Laminated Timber Flooring
			Cement render
			Laminated Timber Flooring
			Cement render

ELECTRICAL INSTALLATION	TYPE A	TYPE B & C
LIGHTING POINT	24	26
POWER POINT	24	25
FAN POINT	7	7
TV POINT	3	3
TELEPHONE POINT	2	2
DATA POINT	2	2
AIR-CONDITIONING POWER POINT	5	5
WATER HEATER POWER POINT	2	2
DOOR BELL POINT	1	1
AUTO GATE POINT	1	1

SANITARY AND PLUMBING FITTINGS	TYPE A	TYPE B & C
WATER CLOSET	4	4
WASH BASIN AND TAP	4	4
HAND BIDET	4	4
SHOWER	4	4
PAPER ROLL HOLDER	4	4
BIB TAP	4	4
HOSE BIB TAP	3	3
KITCHEN SINK WITH TAP	1	1
INTERNAL TELEPHONE TRUNKING & CABLING	Provided	
FENCING	Provided	

Modernity & Accessibility at Your Doorstep

Located in the fast-rising town of Semenyih, Serene Heights is surrounded by growing neighbourhoods such as Bandar Baru Bangi, Kajang and Bukit Mahkota which provide various amenities and conveniences for daily living. A well-established network of highways ensures excellent accessibility to KL city centre as well as other prominent locations within the Klang Valley.



HOSPITAL	SCHOOLS	UNIVERSITIES	SHOPPING MALLS
<ol style="list-style-type: none"> Andorra Women and Children Hospital Hospital Serdang Hospital Islam Az-Zahrah Hospital Pakar An-Nur Hospital Pusrawi SMC, Bangi KPJ Kajang Specialist Hospital Hospital Kajang 	<ol style="list-style-type: none"> Nexus International School Tanarata International School Global Modern Intl. School Greenview Islamic Intl. School Bangi Greenview Islamic Intl. School Bangi Eaton International School SRJK (C) Sungai Chua SMK Jalan Bukit SMK Convent Kajang Sri Ayesha Islamic School 	<ol style="list-style-type: none"> Universiti Putra Malaysia Universiti Tenaga Nasional (UNITEN) National University of Malaysia (UKM) German Malaysian Institute Kolej Universiti Islam Antarabangsa Selangor (KUIS) Nottingham University 	<ol style="list-style-type: none"> Bangi Sentral EVO Mall Giant Hypermarket Bangi Bangi Gateway Tesco Bandar Puteri, Bangi Metro Shopping Mall Kajang Tesco Semenyih

GOLF CLUBS & PARKS
<ol style="list-style-type: none"> Taman Tasik Cempaka Resort Golf Bangi Bangi Wonderland Danau Golf Club

A Journey of Happiness



Finding happiness is a personal quest and a personal choice.

We believe that everyone has a right to happiness and having a part in someone else's happiness feels good, makes us happy, and is fulfilling. We will continue to conscientiously create opportunities for others to find their happiness and in doing so, find ours too.

Building Trust



Caring, Honest, Involved, Enthusiastic & Fun-loving C.H.I.E.F.

Caring, Honest, Involved, Enthusiastic and Fun-loving Brand Values set the tone on how we achieve our purpose and delivering its promise.

Create Memories



Inspiring joy and happiness one space at a time

We create spaces that are planned, designed, built and curated to inspire togetherness and contentment. To genuinely be optimistic that today will be a good day and to go home feeling fulfilled that in some small way we have been able to help someone find their happy.

About UEM Sunrise Berhad

UEM Sunrise Berhad ("UEM Sunrise" or the "Company") is a public-listed Company and one of Malaysia's leading property developers. It is the flagship Company for township and property development businesses of UEM Group Berhad ("UEM Group") and Khazanah Nasional Berhad ("Khazanah"). The Company has core competencies in macro township development; high-rise residential, commercial, retail and integrated developments; as well as property management services. UEM Sunrise is the master developer of Iskandar Puteri, Johor, envisioned to become the largest fully integrated urban development in Southeast Asia. The Company is also renowned as the pioneer developer of award-winning and upmarket developments, located largely in the affluent Mont'Kiara enclave as well as surrounding neighbourhoods in Greater Kuala Lumpur area. UEM Sunrise has extended its mark internationally with acclaimed properties in Singapore, Australia, Canada and South Africa.

Inspired by the ethos and tagline "**Find Your Happy**", the Company endeavours to inspire joy and happiness one space at a time, with its people, driven by the core values of C.H.I.E.F. (Caring, Honest, Involved, Enthusiastic, Fun-loving).

Please visit our website at www.uemsunrise.com for more information.



A member of UEM Group

Find your Happy

Come Home to Happiness

1800 888 008
uemsunrise.com

THE EDGE *Top Property
Developers Awards*
2020

CX ASIA
EXCELLENCE
AWARDS 2020

PUTRA
BRAND AWARDS
2020
SILVER

UEM 
SUNRISE

A member of UEM Group

Find your
Happy

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

VERNA GARDEN CLUSTERS & Verna Twin Villas • Pemaju: Symphony Hills Sdn Bhd (347800-M) • Alamat: Clubhouse Symphony Hills, Persiaran Simfoni, Cyber 9, 63000 Cyberjaya, Selangor • No. Lesen Pemaju: 11186-13/03-2023/0213(L) • Tempoh Sah: 13/3/2021 – 13/3/2023 • No. Permit Iklan dan Jualan: 11186-13/03-2023/0213(P) • Tempoh Sah: 13/3/2021 – 12/3/2023 • Pihak Berkuasa yang Meluluskan: Majlis Perbandaran Kajang
• No. Rujukan: Bil. (11) dlm.MPKJ.2/P/19/2020 • Jenis Hartanah: Rumah Kluster 2 Tingkat • Hak Milik Tanah: Pegangan Kekal • Bebanan Tanah: Tiada • Sekatan Kepentingan: Tiada • Jumlah Unit: 48 • Luas Binaan: 2,126 kps.
• Harga: (Min.) RM848,800 (Maks.) RM1,286,620 • Tarikh Dijangka Siap: Mac 2023 • Diskaun Bumiputera 7% • Jenis Hartanah: Rumah Berkembar 2 Tingkat Tingkat • Hak Milik Tanah: Pegangan Kekal • Bebanan Tanah: Tiada
• Sekatan Kepentingan: Tiada • Jumlah Unit: 24 • Luas Binaan: 2,567 kps. • Harga: (Min.) RM1,119,800 (Maks.) RM1,613,220 • Tarikh Dijangka Siap: Mac 2023 • Diskaun Bumiputera 7%

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.