

Serene Heights
Simple Pleasures of Life

VERNA

PARK TERRACE

FREEHOLD

Homes By The Creekside

Charming At Sunrise, Calming By Sunset

The latest in the Verna lifestyle home series, Park Terrace offers ample space for larger and cosier family living. 76 units of 22' x 75' freehold terrace residences, surrounded by an open lawn and winding creekside parkland with captivating natural views. Wake up to simplicity, and come home to serenity.

*6.95-acre Signature
Park Terrace Close
to Lush Nature
and Gentle Waters.*



Iconic façade design with wide 22ft. frontage.

Space To Grow The Family

Roomy living and dining areas that connect seamlessly for delightful family moments.



Inter-connected living area and dining space.

Room To Nurture The Soul

Wide and airy interior, accentuated with large windows showcasing the soothing green outdoors.



Room spaces infused with abundant natural lighting.

Site Plan

Surrounded by Green, Embraced by Water

Legend

All types with 4 bedrooms + 3 bathrooms, land area: 22' x 75'

INTERMEDIATE (1,955 sq.ft.)

- Type A1
- Type B1

INTERMEDIATE ODD (2,011 sq.ft. & 2,019 sq.ft.)

- Type A4-1
- Type A4-2
- Type B4-1
- Type B4-2

END LOT (1,982 sq.ft.)

- Type A2-1
- Type A2-2
- Type B2-1
- Type B2-2

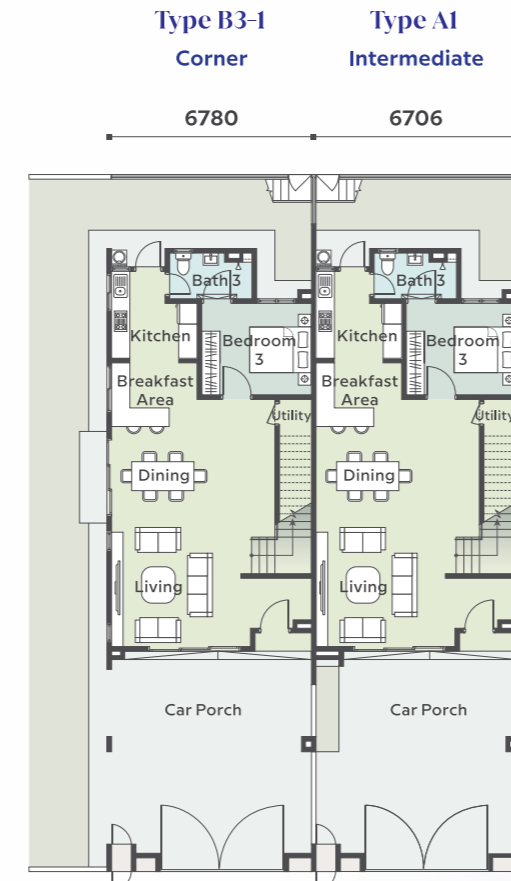
CORNER (2,037 sq.ft.)

- Type B3-1
- Type B3-2

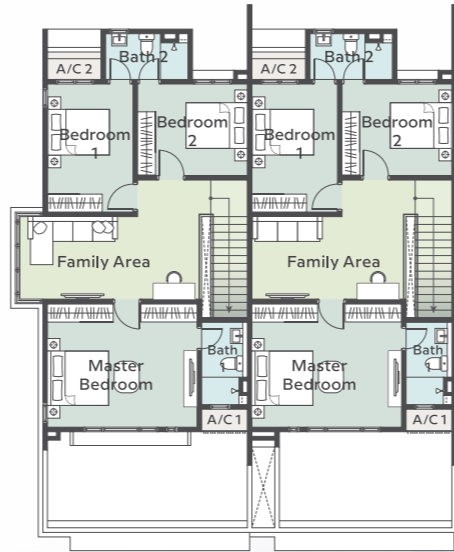


Floor Plan

Type B3-1 CORNER 2,037sq.ft. | Type A1 INTERMEDIATE 1,955sq.ft.



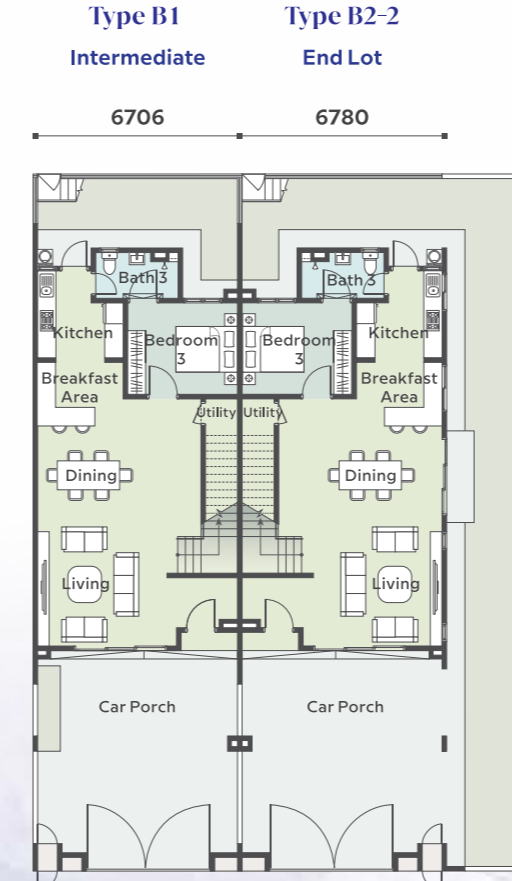
Ground Floor



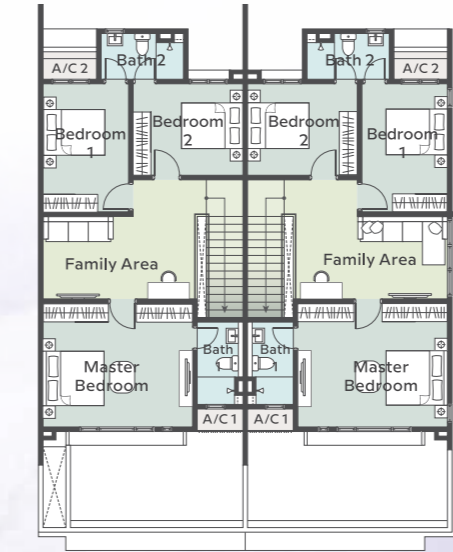
First Floor

Floor Plan

Type B1 INTERMEDIATE 1,955sq.ft. | Type B2-2 END LOT 1,982sq.ft.



Ground Floor



First Floor

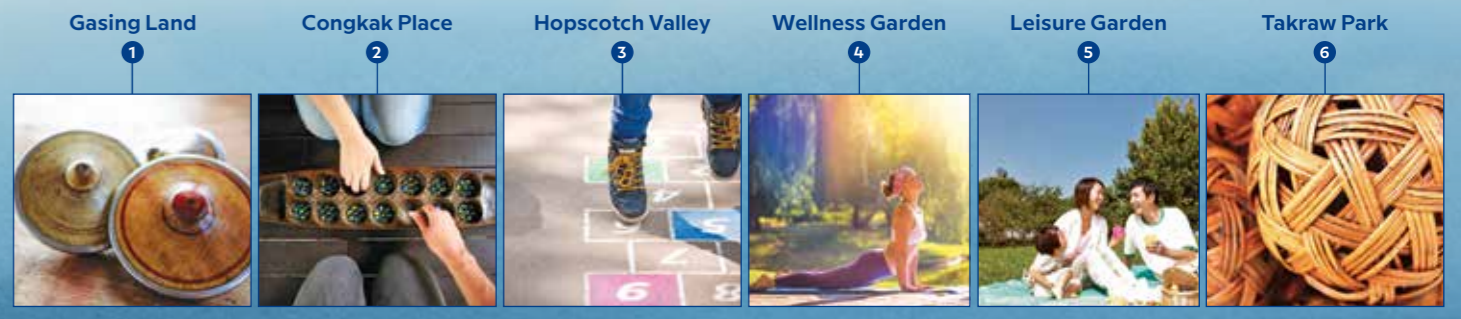
Connecting The Best of Contemporary & Community Living

Serene Heights is part of a 448-acre modern township enveloped by a creekside parkland, rustic areas and natural greenery. The sanctuary's ecosystem is carefully planned to bond generations through a community-centric lifestyle rich in timeless stories and pleasures of life.



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

The Creekside Parkland



Abundant green spaces proposed for each area.

Specifications

STRUCTURE	Reinforced Concrete	WALL FINISHES	Master Bath, Bath 1 & Bath 2 Kitchen Others	Tiles to Ceiling Height 1.5m High Tiles to Selected Walls / Plaster and Paint Plaster and Paint
WALL	Masonry Wall	FLOOR FINISHES	Living / Dining / Breakfast Area / Kitchen / Bedroom 3 / Master Bath / Bath 1 / Bath 2	Tiles
ROOF COVERING	Roof Tiles / Concrete Flat Roof		Master Bedroom / Bedroom 1 / Bedroom 2 / Family Area / Stairs	Laminated Timber Flooring
ROOF FRAMING	Metal Roof Truss	IRONMONGERY	Car Porch	Concrete Imprint
CEILING	Plaster Ceiling / Skim Coat and Paint		Others	Cement Render
WINDOW	Aluminum Framed Glass Window			
DOOR	Flush Door / Louvers Door / Aluminium Frame Sliding Door			

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.

ELECTRICAL INSTALLATION	Inter-mediate	Inter-mediate (Odd)	End	Corner
LIGHTING POINT	24	25/26	25	25
GATE LIGHTING POINT	1	1	1	1
FAN POINT	7	7	7	7
13A SWITCH SOCKET OUTLET	21	21/22	21	21
15A SWITCH SOCKET OUTLET (KITCHEN)	1	1	1	1
AIRCOND POWER POINT	5	5	5	5
WATER HEATER POINT	3	3	3	3
BOOSTER PUMP POINT	1	1	1	1
TELEPHONE POINT	1	1	1	1
DATA POINT	1	1	1	1
TV POINT	3	3	3	3
GATE BELL POINT	1	1	1	1
AUTO GATE POINT	1	1	1	1

SANITARY & PLUMBING FITTINGS	Inter-mediate	Inter-mediate (Odd)	End	Corner
WATER CLOSET	3	3	3	3
WASH BASIN AND TAP	3	3	3	3
SHOWER ROSE	3	3	3	3
PAPER ROLL HOLDER	3	3	3	3
BIB TAP	8	8	8	8
KITCHEN SINK WITH TAP	1	1	1	1
INTERNAL TELEPHONE TRUNKING & CABLING	Provided			
FENCING	Provided			

Modernity & Accessibility at Your Doorstep

Serene Heights is surrounded by growing neighbourhoods such as Bandar Baru Bangi, Kajang and Semenyih, providing a wealth of 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

- 1 Andorra Women and Children Hospital
- 2 Hospital Serdang
- 3 Hospital Islam Az-Zahrah
- 4 Hospital Pakar An-Nur
- 5 Hospital Pusrawi SMC, Bangi
- 6 KPJ Kajang Specialist Hospital
- 7 Hospital Kajang

GOLF CLUBS & PARKS

- 1 Taman Tasik Cempaka
- 2 Resort Golf Bangi
- 3 Bangi Wonderland
- 4 Danau Golf Club

SCHOOLS

- 1 Nexus International School
- 2 Tanarata International School
- 3 Global Modern Intl. School
- 4 Greenview Islamic Intl. School Bangi
- 5 Greenview Islamic Intl. School Bangi
- 6 Eaton International School
- 7 SRJK (C) Sungai Chua
- 8 SMK Jalan Bukit
- 9 SMK Convent Kajang
- 10 Sri Ayesha Islamic School

UNIVERSITIES

- 1 Universiti Putra Malaysia
- 2 Universiti Tenaga Nasional (UNITEN)
- 3 National University of Malaysia (UKM)
- 4 German Malaysian Institute
- 5 Kolej Universiti Islam Antarabangsa Selangor (KUIS)
- 6 Nottingham University

SHOPPING MALLS

- 1 Bangi Sentral
- 2 EVO Mall
- 3 Giant Hypermarket Bangi
- 4 Bangi Gateway
- 5 Tesco Bandar Puteri, Bangi
- 6 Metro Shopping Mall Kajang
- 7 Tesco Semenyih

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IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

VERNA PARK TERRACE • Developer: Symphony Hills Sdn Bhd (347800-M) • Address: Clubhouse Symphony Hills, Persiaran Simfoni, Cyber 9, 63000 Cyberjaya, Selangor • Developer's License No.: 11186-14/04-2023/0370(L) • Validity Period: 23/4/2021 - 22/04/2023 • Advertising & Sales Permit No.: 11186-14/04-2023/0370(P) • Validity Period: 23/4/2021 - 22/04/2023 • Approving Authority: Majlis Perbandaran Kajang • Building Plan Approval No.: Bil. (15) dlm.MPKj.2/P/14/2020 • Type: 2-Storey Terrace House • Land Tenure: Freehold • Land Encumbrances: Nil • Restriction In Interest: Nil • No. Of Units: 76 • Built-up Area: 1,955 - 2,111sq.ft. • Price: (Min.) RM697,800 (Max.) RM1,248,000 • Expected Date Of Completion: April 2023 • 7% Bumiputera Discount

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