

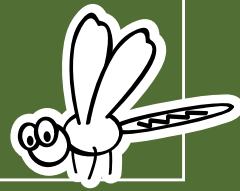
Serene Heights

Simple Pleasures Of Life *Bangi*

Eugenia 1

2-Storey
Terrace Homes
22' x 75'

MORE THAN
JUST A HOME



FREEHOLD



A member of UEM Group

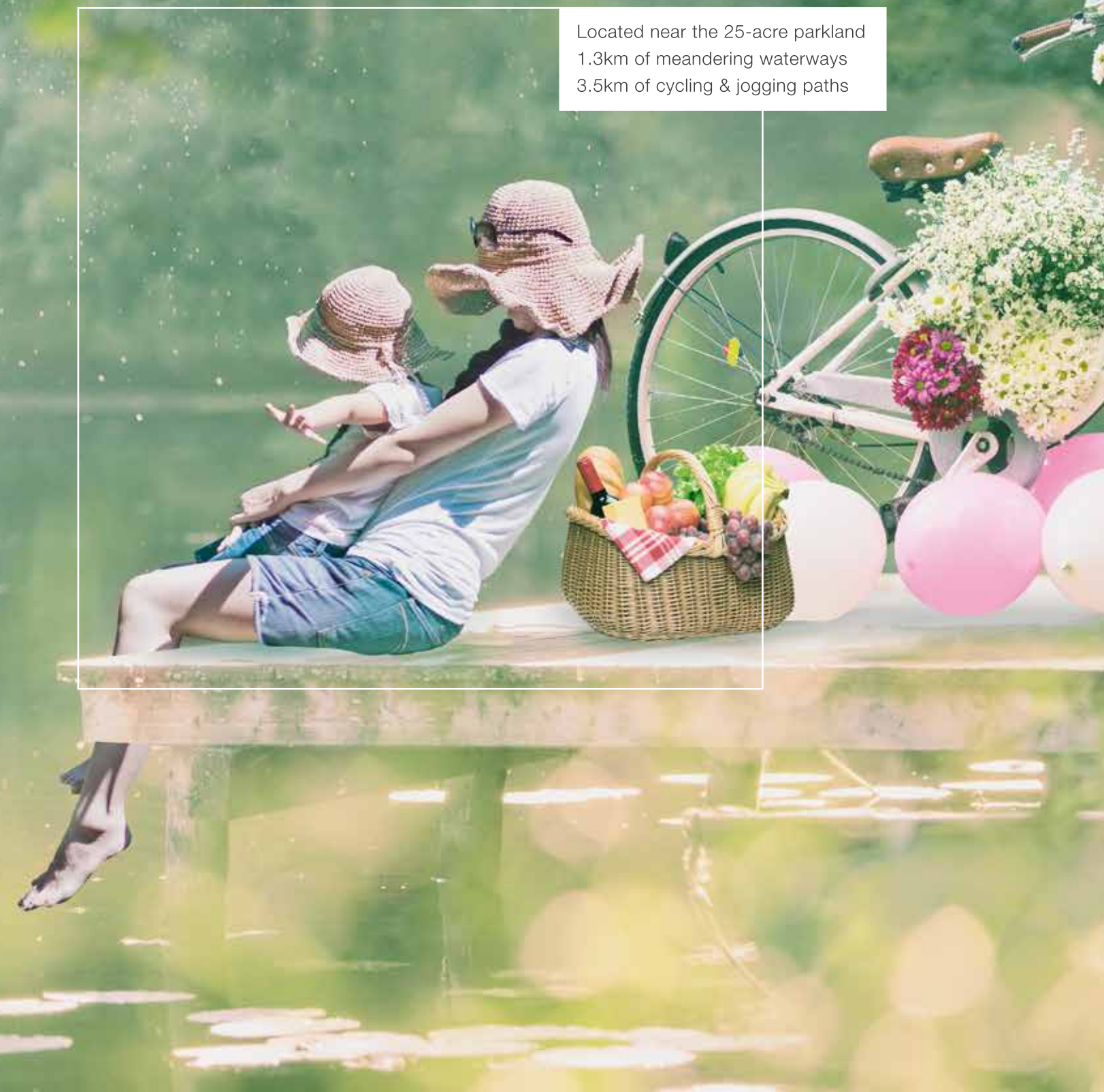
BE TOUCHED

By The Blues & Greens

Located near the 25-acre parkland
1.3km of meandering waterways
3.5km of cycling & jogging paths

Imagine sun-kissed days spent enjoying the water or exploring spacious green zones for a wholesome lifestyle. Now, you can have all this and more.

Discover **Eugenia 1**, an enclave of Serene Heights where ample open spaces invite you to roam and explore as a family - just like in the good old days.



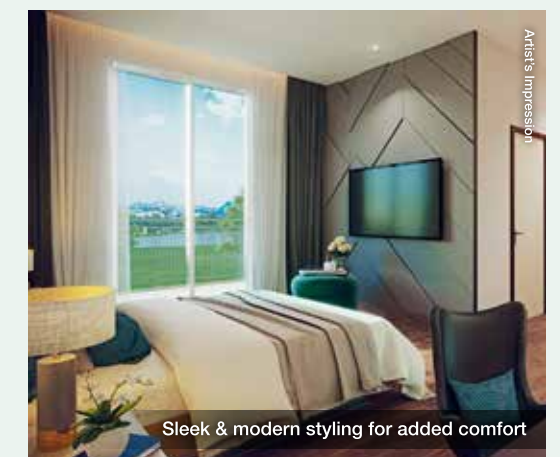


MODERN HOMES

For Serene Living

- Lot size: 22' x 75'
- Built-up from 2,081 sf.
- 4 bedrooms & 3 bathrooms
- Selected units with extra garden space available
- Internet ready

Eugenia 1 is a collection of modern terrace homes designed to offer spaciousness and comfortable living, complemented by serene surroundings of lush, calming greenery. For the privileged few, there are a limited number of homes that sit just beside the parkland's meandering waterway.





**A CALMING
ENCLAVE**



Rekindle Your Carefree Days

Serene Heights is inspired by the good old days, where wide open spaces invited us to roam and explore. To rekindle these wonderful moments, Serene Heights comes with lots of themed playzones and green parks.

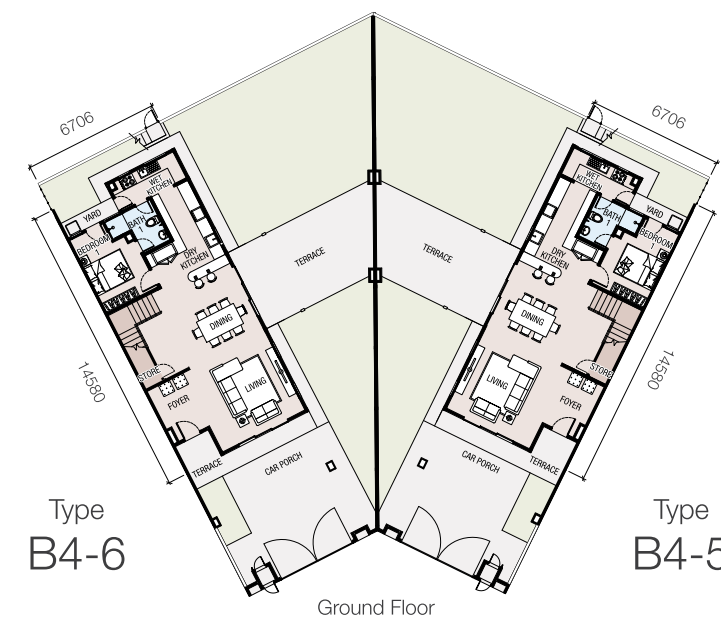
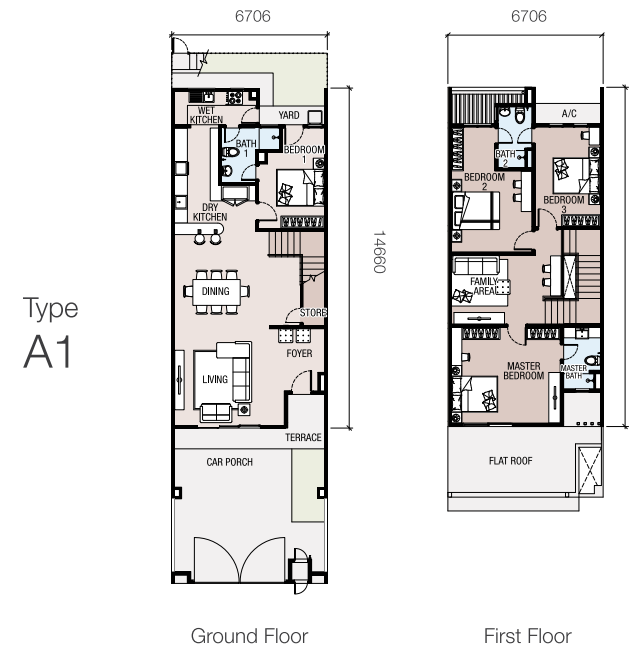
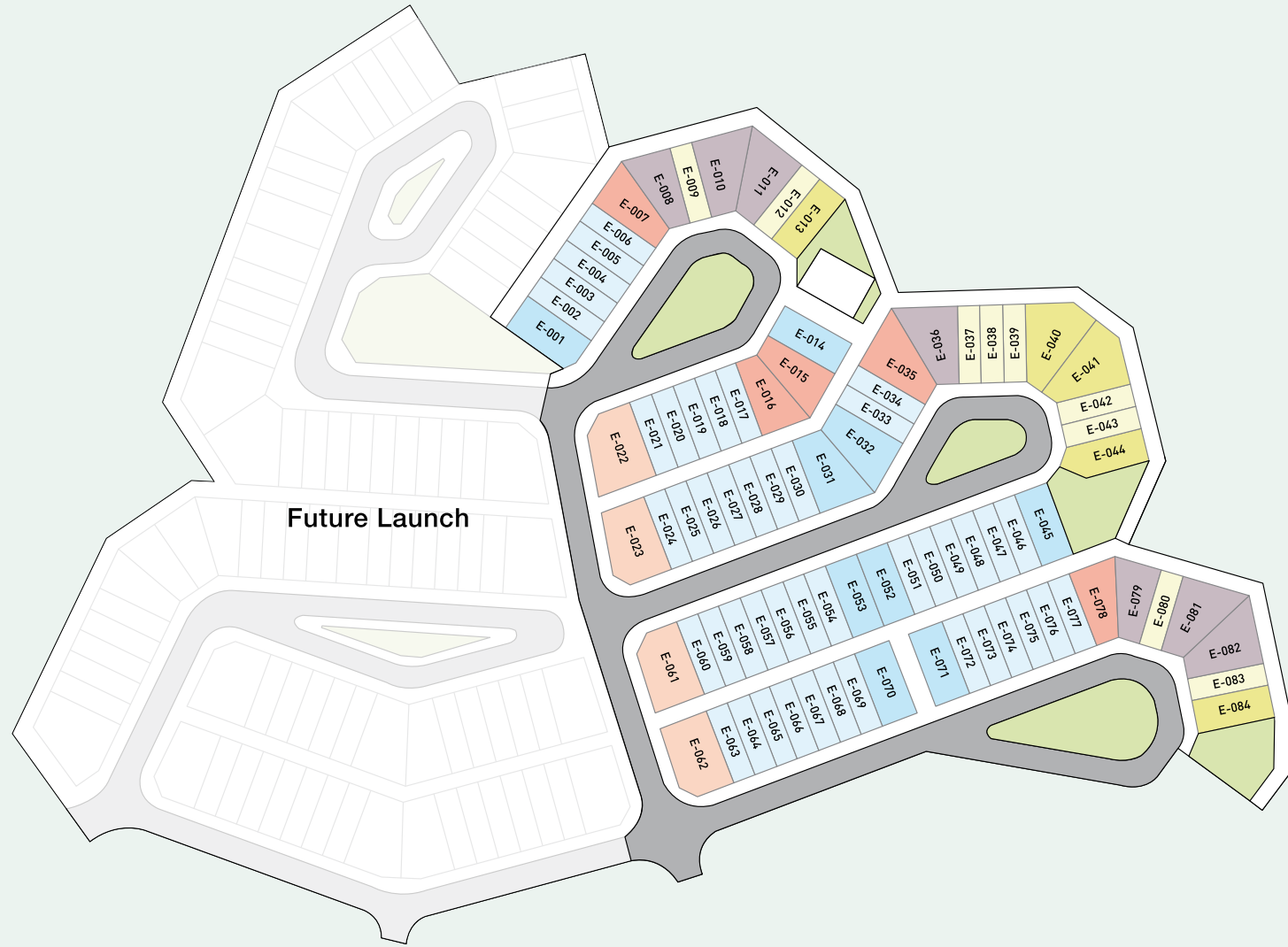


Legend

PARKLAND		Serene Heights Sales Gallery	
Themed Playzones	Recreational Parks	Tropika Boulevard	Multi-Purpose Hall Site
1 Hopscotch Valley	5 Wellness Garden	Street Of Blooms	Surau Site
2 Gasing Land	6 Leisure Garden		Kindergarten Site
3 Congkak Place			
4 Takraw Park			



- Type A1**
2,081 sf.
- Type A3**
2,270 sf.
- Type B1**
2,138 sf.
- Type B2**
2,229 sf.
- Type A4 (A4-1 - A4-5)**
2,383 - 2,645 sf.
- Type B4 (B4-1 - B4-7)**
2,529 - 2,858 sf.



STRUCTURE	: Reinforced concrete framework	WALL FINISHES	: Master bathroom : Porcelain tiles up to 2.1m height
WALL	: Masonry walls	: Common bathroom : Porcelain tiles up to 2.1m height	: Kitchen : Porcelain tiles up to 1.5m height
ROOF STRUCTURE	: Metal roof profile / flat slab	: Others : Plaster & paint	
ROOF	: Metal roof profile	SANITARY WARES	: Kitchen : Single sink with tap
CEILING	: Ground floor : Skim coat finish / plaster ceiling	: All bathrooms : Wash basin with tap, shower rose, water closet, tissue holder & bib tap	
	: First floor : Plaster ceiling		
WINDOW	: Aluminium frame glass	ELECTRICAL FITTINGS	
DOOR	: Main entrance : Metal frame solid core timber door		
	: Living room : Aluminium frame glass door		
	: Dining room : Aluminium frame glass door		
	: Bedrooms : Metal frame timber flush door		
	: Bathrooms : Metal frame timber flush door		
	: Store : Metal frame half louvered door		
IRONMONGERY	: Locksets with accessories		
FLOOR FINISHES	: Porch : Concrete imprint		
	: Terrace / balcony : Porcelain tiles		
	: Living room / dining room : Porcelain tiles		
	: Bathroom : Porcelain tiles		
	: Dry kitchen : Porcelain tiles		
	: Wet kitchen : Porcelain tiles		
	: Bedroom 1 : Porcelain tiles		
	: Master bedroom, first floor bedrooms & family area : Laminated timber		
	: Store room : Ceramic tiles		

	Type A1	Type A3	Type B1	Type B2	Type B4-5	Type B4-6
Lighting point	26	28	28	30	32	32
Fan point	7	7	7	7	7	7
Socket point	26	27	26	27	29	29
Telephone point	2	2	2	2	2	2
TV point	3	3	3	3	3	3
Water heater point	3	3	3	3	3	3
Data point	2	2	2	2	2	2
Aircond power point	5	5	5	5	5	5
Door bell point	1	1	1	1	1	1
Autogate point	1	1	1	1	1	1



Serene Heights
Simple Pleasures Of Life Bangi

Sales Gallery

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

📍 Serene Heights

Idyllic Living In Thriving Bangi

Located in Bangi, Serene Heights is surrounded by the peaceful neighbourhoods of Bandar Baru Bangi, Kajang and Semenyih. These matured neighbourhoods offer the advantage of established amenities within easy reach. Your home here also means excellent accessibility via a network of highways.

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 Pusrawi 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)

Gold Clubs & Parks

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

Shopping Malls

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

Call 1800 888 008 or visit 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

Eugenia 1 • Developer: Symphony Hills Sdn Bhd (347800-M) Address: Clubhouse Symphony Hills, Persiaran Simfoni, Cyber 9, 63000 Cyberjaya Selangor • Developer's License: 11186-8/10-2020/0893(L) • Validity Period: 11/10/2018 - 10/10/2020 • Advertising & Sales Permit: 11186-8/10-2020/0893(P) • Validity Period: 11/10/2018 - 10/10/2020 • Approving Authority: Majlis Perbandaran Kajang • Ref. No.: MPKJ.2/P/1/2018 • Type: 2-Storey Terrace House • Tenure Of Land: Freehold • Land Encumbrances: Nil • Restriction In Interest: Nil • No. Of Units: 84 • Built-up Area: 2,081 - 2,858 sq. ft. • Price: (Min.) RM658,800 (Max.) RM1,165,780 • Expected Date Of Completion: October 2020 • 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.