



SERENiA™  
CITY



SERENiA™  
ANIRA

2-STOREY LINKED HOMES  
20' X 70' | FREEHOLD



Property

*Your lifestyle.  
Elevated.*

The Serenia Anira name is inspired from the Mycteria cinerea, or commonly known as a Milky Stork. These elegant, native waterbirds are endangered and red listed in the IUCN list. Known to have excellent resilience, they can fly over 200km in just one day.

We pay homage to the milky stork as part of Sime Darby Property's ongoing and award-winning sustainability efforts, where every nature element deserves awareness and recognition of its contribution to the world we live in. Serenia Anira and you, let us make a difference together.



## A Township That You Can Truly Call Home

Built with the community first approach, Serenia City's vision aims to create a functional, balanced, thriving and green community complemented by key ingredients for a sustainable and everlasting place to live.

Here are some township efforts built into the master plan for long-term benefits of all residents.



The Biggest Kinetic Sculpture

### GREEN COMMITMENTS

16% of the master plan dedicated to a vast green wonderland of 14 Lake Parks including Central Park, Adventure Park and Serenity Park.

### A STAND ON SUSTAINABILITY

Various efforts are in place such as a kinetic wind-powered sculpture, a rainwater harvesting amphitheatre & the preservation of three 120-year-old native trees.

### TOWNSHIP ACHIEVEMENTS

Serenia City, a proud recipient of multiple awards and accolades, is committed towards sustainable living for its well-deserving community and the surroundings at large.

### SAFETY FEATURES

Crime Prevention Through Environmental Design (CPTED) serves as a guideline for all outdoor designs to maximise security and safety.

### COMMUNITY EFFORTS

Serenia City is committed in enabling the community to interact, grow and flourish with various initiatives in place.

### PRESERVING HERITAGE

Art installations and the community heritage pavilion built with remnants of the tea plantation residence are present to celebrate this original tea plantation land.

## Your Lifestyle In Perfect Harmony

To truly achieve a highly desirable lifestyle, it starts with the creation of the perfect home. Although this place has different meanings to different people, but it will always be one where we can truly express ourselves.

To offer such a fulfilling living experience, homes here deliver 5 key needs:

### Belonging

A home is your sanctuary, a person's most personal belongings are kept in a home and it is where a person feels safe and accepted.

### Serenity

Time for yourself and your loved ones. Time to rejuvenate within natural surroundings.

### Well-being

A healthy family is one that is well engaged and has strong communications. Live where there are many opportunities to connect.



### Security

Security both inside and outside the home so that kids can play freely and you can sleep soundly.

### Community

Community living brings with it a sense of warmth, neighbourliness and belonging. Within a community, you will also have access to a wide variety of balanced amenities, all close to home.

# A Gem In The Making

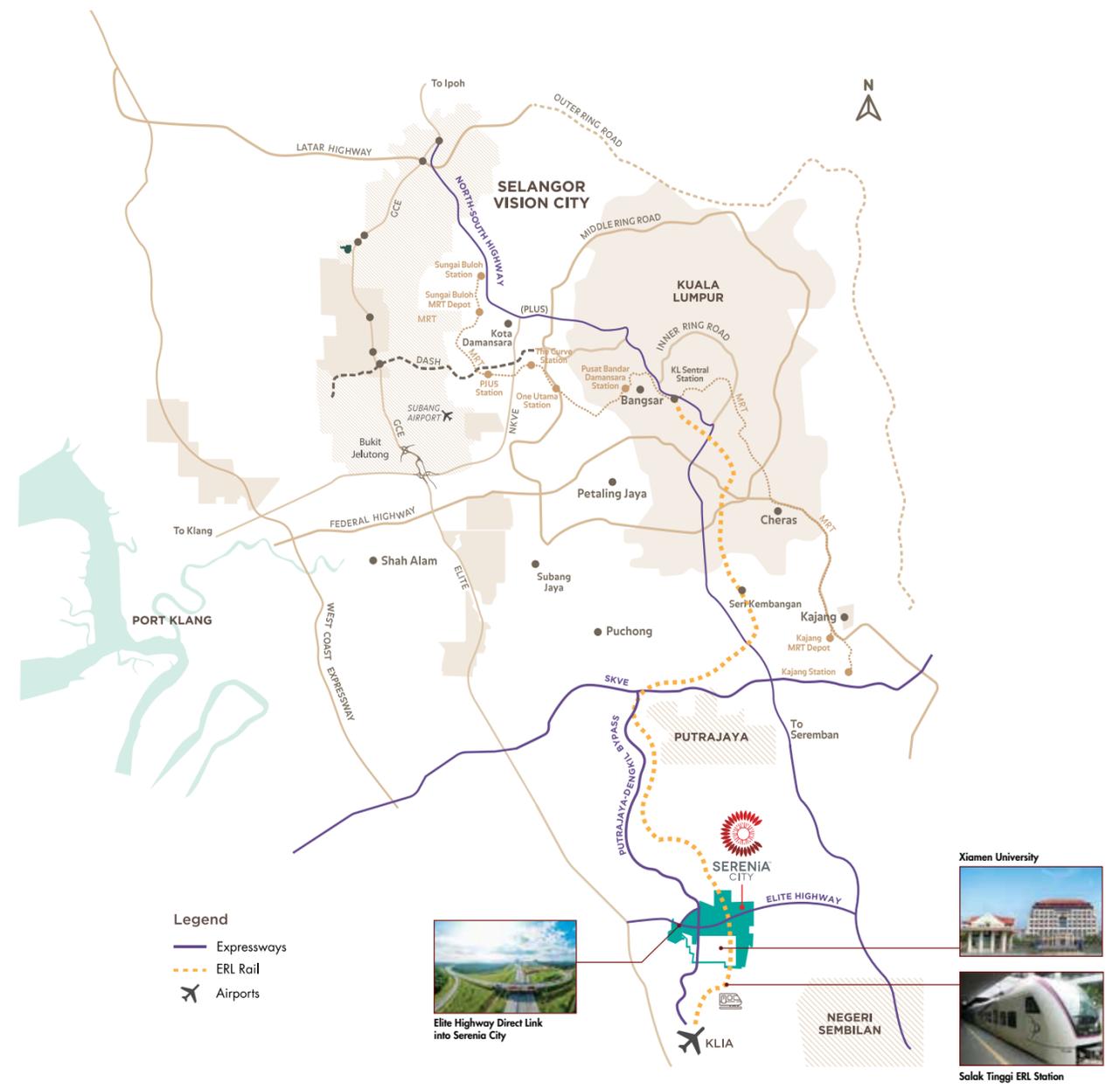
This multi-facilitated 2,370-acre freehold township brings with excellent linkages from residences to the lakes and parks with pedestrian-friendly paths and cycling trails easing connections between the precincts.



### LEGEND

- |                          |                |                                 |                           |                   |                   |
|--------------------------|----------------|---------------------------------|---------------------------|-------------------|-------------------|
| Residential              | School         | Mosque                          | Serenia City Central Park | Bayu North Park   | Puncak South Park |
| Commercial               | Clinic         | Surau                           | Serenity Park             | Bayu South Park   | Cipta North Park  |
| Industrial               | Police Station | Public Hall / Community Complex | Aman North Park           | Serenia Twin Park | Adventure Park    |
| Amenities / Public Space | Fire Station   |                                 | Aman South Park           | Puncak North Park |                   |
| Sales Gallery            |                |                                 |                           |                   |                   |

Living here is made easy with convenient access to nearby shops, restaurants and even a premium outlet. With 2 major highways connecting your home to Southern Klang Valley and the ERL train to KL Sentral in 27 minutes\*, moving around hassle-free is definitely an advantage. Travelling abroad is also advantageous with the Kuala Lumpur International Airports located very close by.



\* Travel duration is based on information from KLIA Express website.



*A Township Filled With  
Lifestyle Amenities*



25-ACRE  
CENTRAL PARK

FUTURE  
COMMERCIAL PRECINCT

8.4-ACRE  
SERENITY  
PARK

50KM  
JOGGING  
& CYCLING  
TRACKS

AMAN  
NORTH  
& SOUTH  
PARKS

SERENIA  
AIORA

ELITE HIGHWAY

ERI EXPRESSWAY | 27 mins\* to KL Sentral

# Live & Prosper With Sustainability

Sustainability efforts in Serenia City are practised throughout the built and natural spaces. The value in building a community rooted in sustainability is that your home, its surrounding environment and the people you call your neighbours will all be able to experience a township that is alive. One that remains timeless and ever vibrant. Serenia City is planned to grow better, be more valuable and more desirable through time.

### CPTED FEATURED THROUGHOUT

Running and cycling trails are built with a landscaped buffer from the main roads, while street lamps are intentionally lowered for greater illumination and safety. All these are implemented for an improved sense of security as well as quality of life.



### GENEROUS LAKES AND PARKS

Exploring a natural oasis is appealing to both kids and adults alike. Calming waters and ample green spaces leave playing to your wildest imagination.

### 120-YEAR-OLD TREES

At 8.4-acre Serenity Park, 3 preserved 120-year-old trees remain standing to honour its tea plantation roots.



### WIND-ANIMATED ENTRANCE GATE

This architectural feat is truly marvellous as the metallic mosaics, guided by the wind, create a one-of-a-kind canvas every time you pass by.



### THE AMPHITHEATRE

This one-of-a-kind amphitheatre is truly a sight to behold, and it acts as a rainwater harvester for irrigation and cleaning.

### LANDSCAPING

Being a green lung, landscaping takes the centrestage. Plants and trees are placed during the building stages, granting them time to mature in order to create an aesthetically-pleasing environment.



### ICONIC KINETIC SCULPTURE

Upon arrival, everyone is greeted by the country's biggest kinetic sculpture, as listed in The Malaysian Book of Record.

### FRAME OF SERENIA

Made completely from recycled and discarded construction materials, the Frame of Serenia is our testament to building the township responsibly and ensuring the residents live sustainably.

# 25-Acre Central Park

Besides having access to 57-acre Adventure Park and 8.4-acre Serenity Park, 25-acre Central Park features various unique activities. Meandering pedestrian walkways forming a 50km jogging and cycling track, a FIFA-size football field,

numerous landscaped Instagrammable spaces, sporting amenities are just some of them. There is never a dull day for the young and young at heart at this central townpark.





## *A Step Up In Living Well*

Inviting you to elevate your lifestyle here at Serenia Anira. Perched on higher grounds, your home within this welcoming enclave will have the best views of the entire township along with all its parks and lakes. Be greeted each morning with cool breezes and every evening to majestic sunsets.

Live well at Serenia Anira.



PEDESTRIAN WALKWAY

4-LANE ENTRANCE & GUARDHOUSE

ENTRANCE PAVILION

OPEN LAWN

SHRUBBERY FORMING GREEN PERIMETER FENCE

ENTRANCE DRIVEWAY WITH INTERLOCKING PATTERN

*Drive Up.  
Drive Home.*

From the mosaic entrance as well as the kinetic sculpture, drive past the green manicured parks, past the heritage pavilion and up the treelined driveway. At the top, a grand entrance with hues of green welcomes you home at Serenia Anira.



Artist's Impression Only

## Something For Everyone

Fresh air and open spaces paired together with the people you love makes a wonderful time spent bonding in nature.

Decked with 13 active lifestyle amenities and 15 playable equipments, Serenia Anira's main park is ever ready to welcome you at all times. Let's fill your days with excitement and endless fun.

### 13 ACTIVE LIFESTYLE AMENITIES WITH 15 PLAYABLE EQUIPMENTS

- |   |   |  |  |
|---|---|--|--|
|  Walking Logs  |  Wall Climbing   |  Stepping Walk      |  2 Spider Web   |
|  Bridge        |  Rubber Stone    |  3 Slides           |  U-drain Tunnel |
|  Rope Climbing |  2 Hole Climbing |  Arch Cross Climber |  |



## *Practical & Timeless*

Serenia Anira homes carry a modern sophisticated façade design, crafted to be timeless where its beauty and allure are maintained for many years to come. Practical elements from landscaping features to parking spaces are carefully built to ensure the aesthetics of each home are always pleasing to look at.

- (A)** A large letter box with a combination lock for contactless deliveries
- (B)** A spacious car porch fitting 2 cars

## A Space To Call Your Own

Serenia Anira adopts an open plan concept design. Not only does this design give you the most generous sense of space, but it also allows you to inspire the design, flow and function of your home.

Each home is a unique expression of its homeowner, and here, you can freely create your ideal home easily. Let your home be a reflection of your inspiration.

- Ⓐ An open plan concept for more space & flexibility
- Ⓑ A large sliding door for natural ventilation & lighting
- Ⓒ An extended ground floor plan



## Efficient Spaces Maximised For All Occasions

The interior layout of Serenia Anira is one that integrates the living area, open dining space and an open kitchen. This seamless flow presents an unobstructed view and use of space from the front door to the rear of the house. This popular layout design is a proven concept for modern and elegant urban living.

The partially-covered yard deserves a noteworthy highlight, which invites you to get outside. A key feature in any Malaysian home, this private space can be quickly transformed into a cosy setting for conversations and even "me" time, or simply a laundry area. Whatever lifestyle you choose, Serenia Anira is sure to be compatible.



Artist's Impression Only



Artist's Impression Only

- A Separate wet & dry kitchen
- B Semi-covered yard



Artist's Impression Only



Artist's Impression Only



Artist's Impression Only

## Your Space To Wind Down

The bedroom configurations at Serenia Anira are intentionally spacious. They are your private sanctuary, one that offers you privacy and comfort. Find your secret getaway here.

- (A)** A cosy large bay window for your own private retreat
- (B)** A spacious master bedroom fitting a king-size bed
- (C)** A spacious ground floor bedroom convertible to a senior bedroom, mini library or even office

## Work Or Play From Home

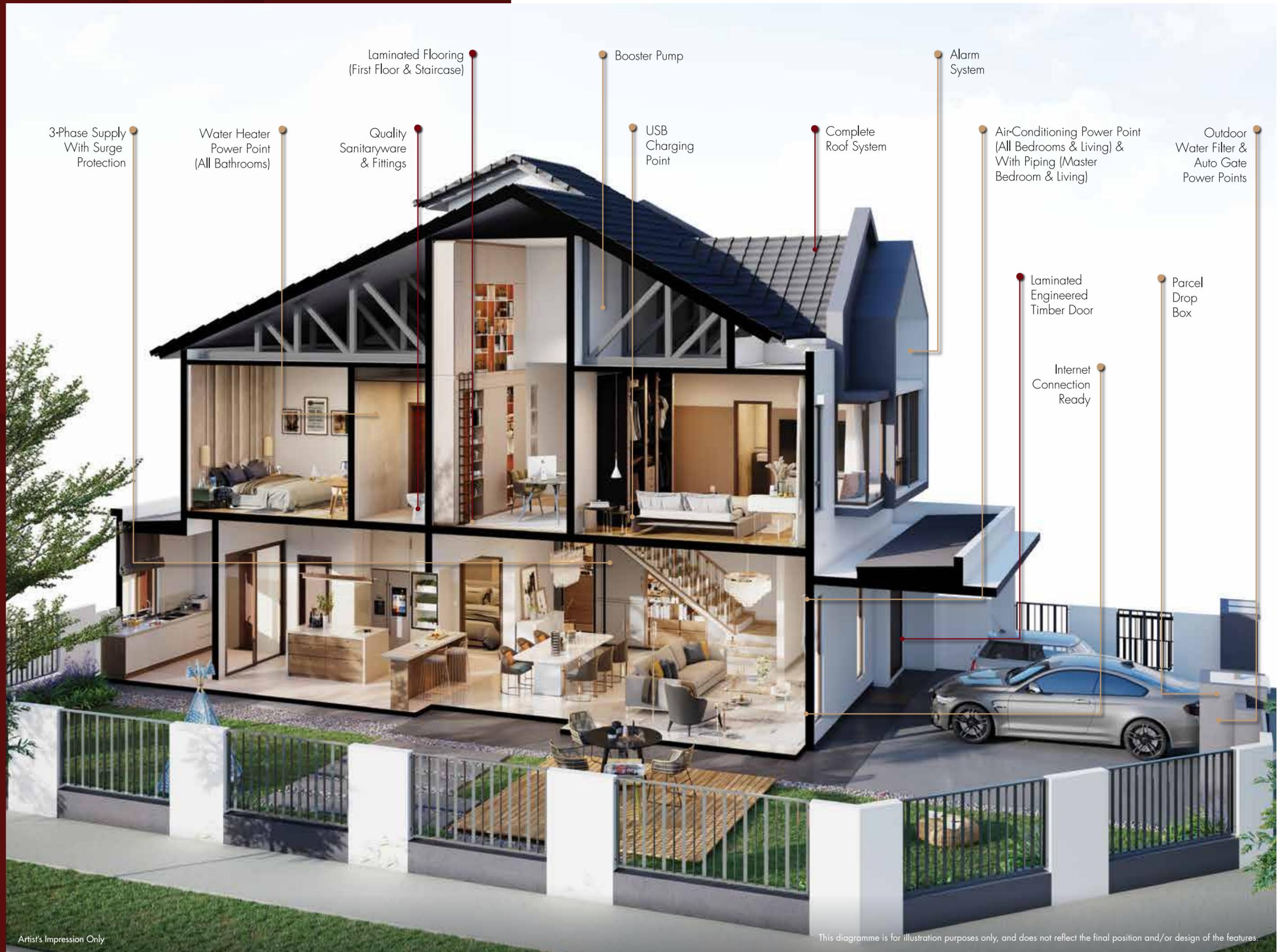
The need for work or special function areas in each home is becoming more and more a necessity in today's home needs. Serenia Anira has the perfect nook for this very purpose.



- (A)** A large bay window to create a perfect area overlooking your garden (Exclusively for Corner Unit)
- (B)** Free 2-year high-speed internet

## A Home That Makes Life Better

Each home at Serenia Anira is set to enhance the home value and comfort. From intricate architectural details to thoughtful fittings, these features ensure you live comfortably, sustainably and well.



# Site Plan



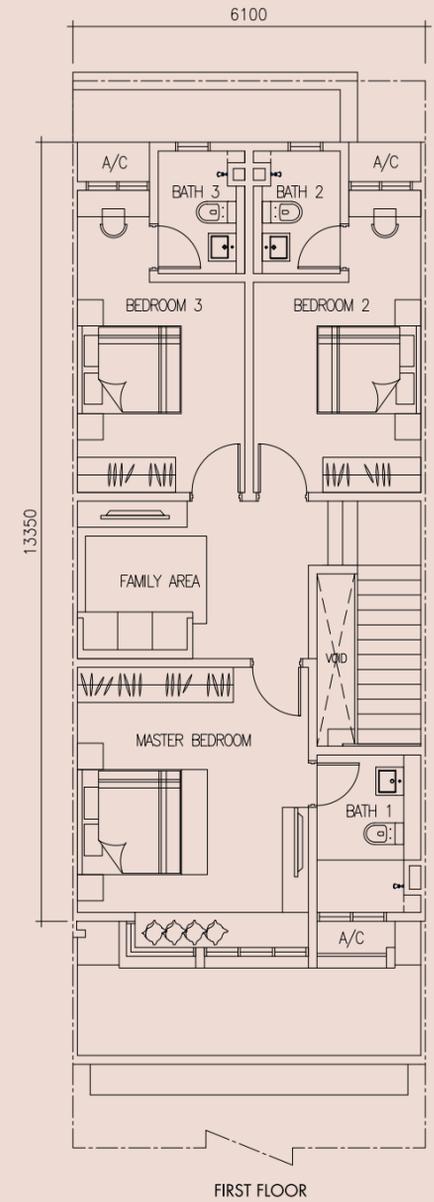
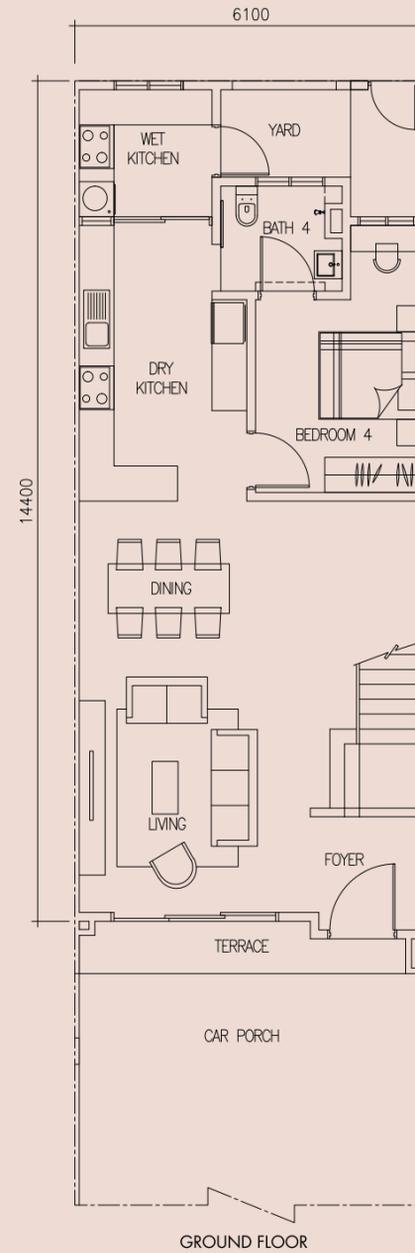
13 ACTIVE LIFESTYLE AMENITIES WITH 15 PLAYABLE EQUIPMENTS

- |                     |                    |                          |                     |
|---------------------|--------------------|--------------------------|---------------------|
| 1 Guard House       | 5 Open Lawn        | 8 Swing                  | 11 Playground       |
| 2 Gathering Area    | 6 Forest Screening | 9 Multi-purpose Court    | 12 Seesaw           |
| 3 Entrance Pavilion | 7 Mounding         | 10 Outdoor Exercise Area | 13 Central Pavilion |
| 4 Walkway           |                    |                          |                     |

# Floor Plan

## Type A/Am (Intermediate Unit)

- Land Size: 20' X 70'
- Built-up Area: 1,933 sq.ft.
- 4 Bedrooms
- 4 Bathrooms



# Floor Plan

## Type E/Em (End Unit)



Land Size:  
20' X 70'



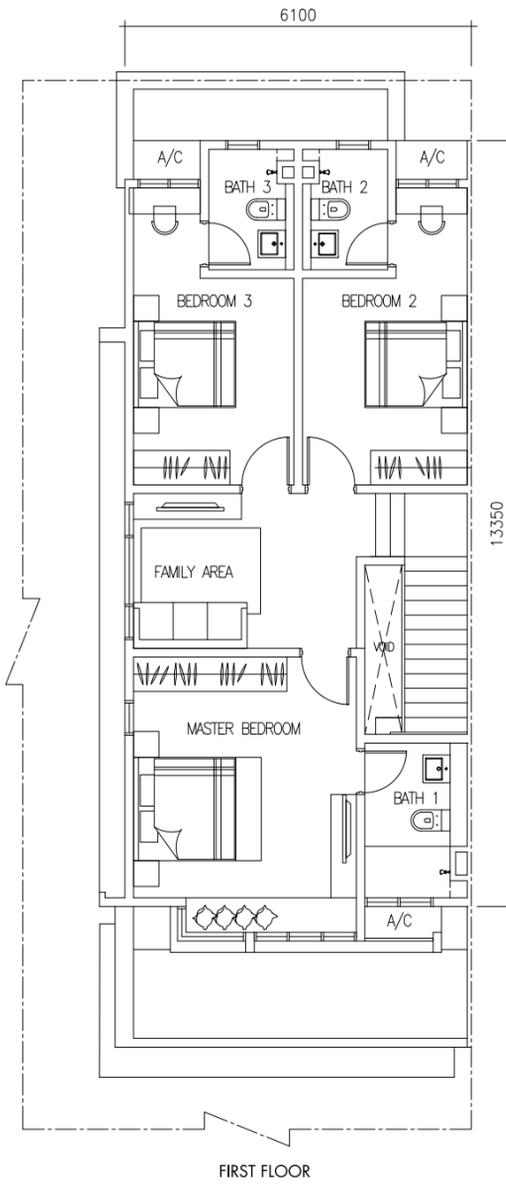
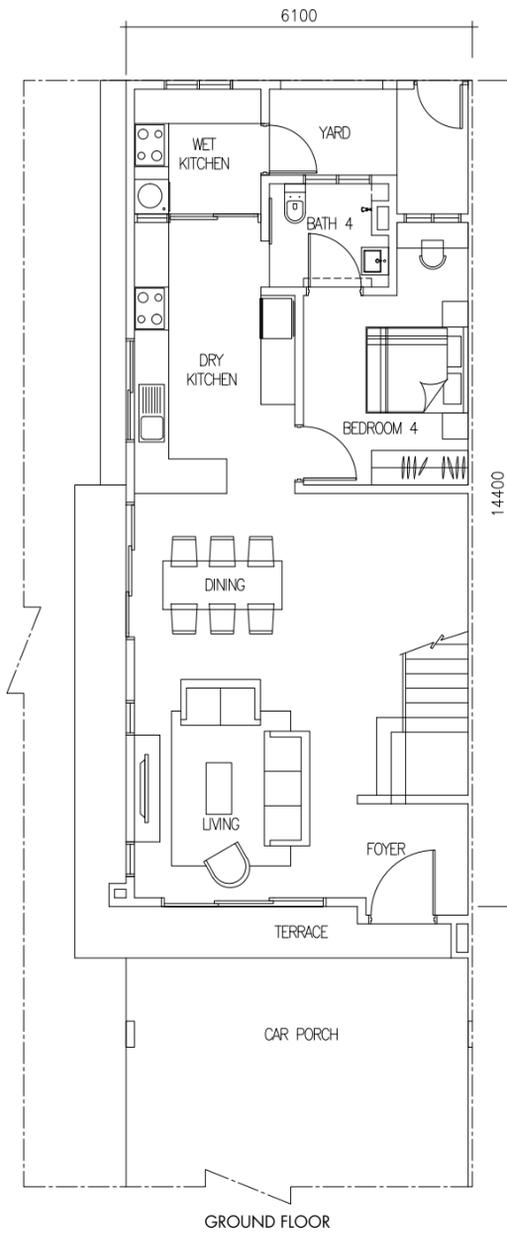
Built-up Area:  
1,991 sq.ft.



4 Bedrooms



4 Bathrooms



# Floor Plan

## Type C/Cm (Corner Unit)



Land Size:  
24' X 70'



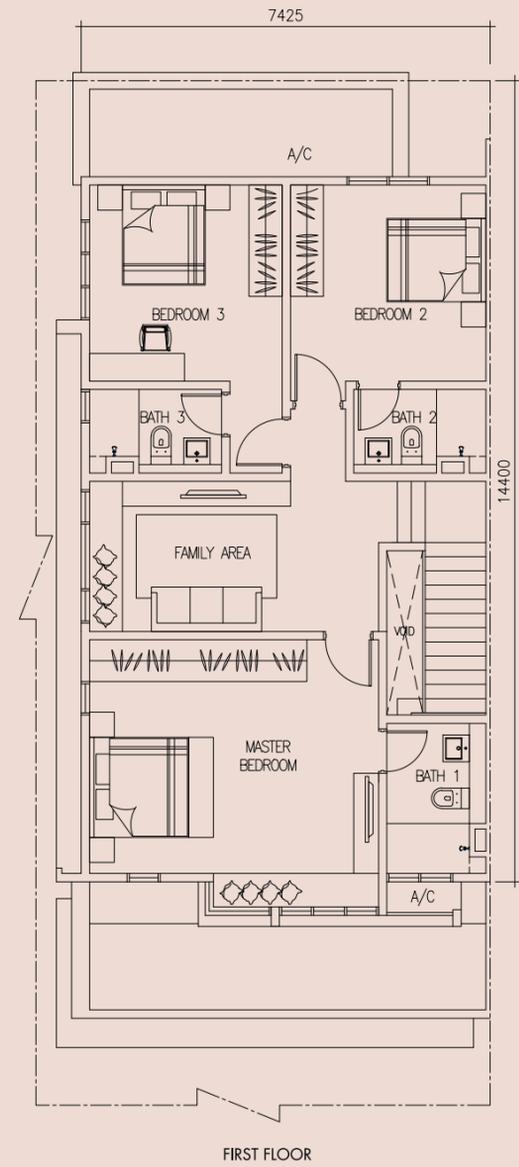
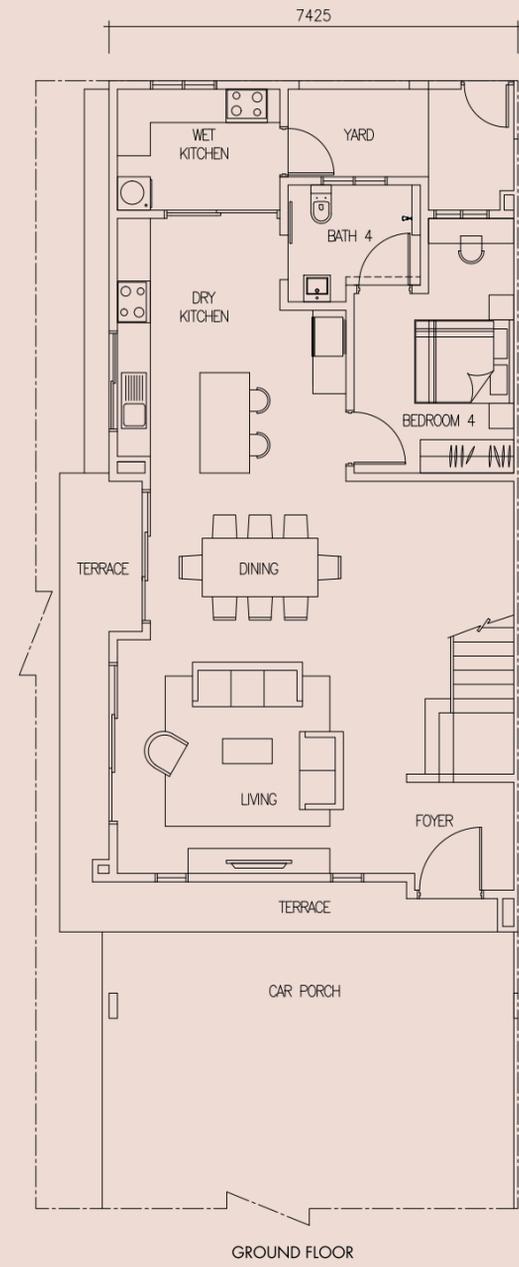
Built-up Area:  
2,362 sq.ft.



4 Bedrooms



4 Bathrooms



## Specifications

Structure	: Reinforced Concrete	
Wall	: Masonry	
Roof Covering	: Roof Tiles/Metal Deck/Reinforced Concrete	
Roof Framing	: Metal	
Ceiling	: Plaster Board/Cement Board/Skim Coat	
Windows	: All	: Aluminium Frame Glass Panel
Doors	: Main Entrance : Other Doors	: Laminated Engineered Timber Door : Flush Door : Sliding Flush Door : Aluminium Frame Sliding Glass Door
Ironmongery	: Lockset with Accessories	
Wall Finishes	: External Wall : Kitchen : Bath 1 : Bath 2, Bath 3 & Bath 4 : Others	: Plaster & Paint : Ceramic Tiles/Plaster & Paint : Porcelain Tiles/Mirror : Ceramic Tiles : Plaster & Paint
Floor Finishes	: Living & Dining : Kitchen : Master Bedroom, Bedroom 2 & 3 : Bedroom 4 : Bath 1 : Bath 2, 3 & 4 : Family Area : Staircase : Yard : Terrace : Car Porch	: Porcelain Tiles : Ceramic Tiles : Laminated Flooring : Ceramic Tiles : Porcelain Tiles : Ceramic Tiles : Laminated Flooring : Laminated Flooring : Ceramic Tiles : Porcelain Tiles : Concrete Imprint
Sanitary & Plumbing Fittings	: Kitchen : Bathrooms : Car Porch & Yard	: Sink With Tap : Sanitaryware & Fittings : Tap
Electrical Installations		A/AM    C/CM    E/EM
	: Light Point	: 22    23    22
	: Gate Light Point	: 1    1    1
	: Power Point	: 23    23    23
	: Fan Point	: 7    7    7
	: Air-conditioning Power Point	: 3    3    3
	: Air-conditioning Power Point With Piping	: 2    2    2
	: Water Heater Power Point	: 4    4    4
	: USB Charging Point	: 2    2    2
	: TV Point	: 2    2    2
	: Fibre Wall Socket	: 1    1    1
	: Data Point	: 2    2    2
	: Auto Gate Power Point	: 1    1    1
	: Door Bell Point	: 1    1    1
Internal Telecommunication Trunking & Cabling	: Provided	
Fencing	: Masonry/Metal	
Turfing	: Spot Turfing	
Miscellaneous	: TNB Meter Compartment : Letter Box/Refuse Compartment : Basic Alarm System	



## About Sime Darby Property Berhad

Sime Darby Property is a leading property developer with a strong success rate of developing sustainable communities for over 47 years. With 24 active townships/developments, Sime Darby Property has a wide reach that encompasses assets and operations across the globe. It marks its presence in the UK as part of a Malaysian consortium to develop the iconic Battersea Power Station Project in central London.

As a responsible corporate player, Sime Darby Property and its philanthropic arm Yayasan Sime Darby (YSD) actively roll out various initiatives to assist the underprivileged communities living within and nearby its townships nationwide. A multi-award winning property group with numerous international and local accolades, Sime Darby Property is the only Malaysian property developer to be selected as an index component of Dow Jones Sustainability Indices (DJSI) for the second consecutive year.

It is also the first Malaysian property developer to be awarded the International FIABCI Prix d'Excellence Awards twice for its Subang Jaya and UEP Subang Jaya townships. The company bagged its 10th consecutive Gold at the Putra Brand Awards 2019 and its 6th consecutive Top 10 Developers Awards at the BCI Asia 2015. Sime Darby Property has also been recognised as being among the top developers in Malaysia in the annual The Edge Top Property Developers Awards, a recognition which the company consistently receives since 2009.

For more information, log on to [www.simedarbyproperty.com](http://www.simedarbyproperty.com)



For enquiries,  
please call or visit us at:

**Serenia City Sales Gallery**

Lot 27999, Jalan Pintas Dengkil-Putrajaya,  
Bandar Serenia, 43900 Sepang, Selangor  
Tel : 03 8760 0505

**Show Gallery is open**

9.30am – 6.30pm daily

Scan to  
find out more



PHASE A7-2 | Stage 3

No. of Units: 96. Type: Double Storey Terrace Homes. Expected Date of Completion: October 2024. Land: Free from Encumbrances. Tenure of Land: Freehold. Developer's License No.: 6785/11-2023/0062(A). Validity: 20/11/2021 - 19/11/2023. Advertising & Sales Permit No.: 6785-23/10-2024/0219(N)-(I). Validity: 05/10/2022 - 04/10/2024. Approval Authority: Majlis Perbandaran Sepang. Building Plan Approval No.: MP.SPG 600-34/4/211(I). Developed by: Sime Darby Property (Serenia City) Sdn Bhd.: Registration Co. No. 198401004766 (formerly known as Sime Darby Serenia City Development Sdn Bhd): Registration (117285-M), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Selling Price: Type A/AM, 72 units, RM 766,888.00 (min) - RM 1,003,888.00 (max). Type E/EM, 12 units, RM 1,013,888.00 (min) - RM 1,201,888.00 (max). Type C/CM, 12 units, RM 1,288,888.00 (min) - RM 1,524,888.00 (max). Bumiputera Discount: 7% (Quota Applies).

PHASE A7-3 | Stage 2

No of Units: 116. Type: Double Storey Terrace Homes. Expected Date of Completion: July 2024. Land: Free from Encumbrances. Tenure of Land: Freehold. Developer's License No.: 6785/11-2023/0062(A). Validity: 20/11/2021 - 19/11/2023. Advertising & Sales Permit No.: 6785-22/07-2024/0090(N)-(I) Validity: 21/07/2022 - 20/07/2022. Approval Authority: Majlis Perbandaran Sepang. Building Plan Approval No.: MP.SPG 600-34/4/212(I). Developed by: Sime Darby Property (Serenia City) Sdn Bhd.: Registration Co. No. 198401004766 (formerly known as Sime Darby Serenia City Development Sdn Bhd): Registration (117285-M), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Selling Price: Type A/AM, 74 units, RM 756,888.00 (min) - RM 1,012,888.00 (max). Type E/EM, 32 units, RM 968,888.00 (min) - RM 1,451,888.00 (max). Type C/CM, 10 units, RM 1,225,888.00 (min) - RM 1,692,888.00 (max). Bumiputera Discount: 7% (Quota Applies).

PHASE A7-1 | Stage 1

No of Units: 84. Type: Double Storey Terrace Homes. Expected Date of Completion: June 2024. Land: Free from Encumbrances. Tenure of Land: Freehold. Developer's License No.: 6785/11-2023/0062(A). Validity: 20/11/2021 - 19/11/2023. Advertising & Sales Permit No.: 6785-21/05-2024/0041(N)-(I). Validity: 01/06/2022 - 31/05/2024. Approval Authority: Majlis Perbandaran Sepang. Building Plan Approval No.: MP.SPG 600-34/4/210(I). Developed by: Sime Darby Property (Serenia City) Sdn Bhd.: Registration Co. No. 198401004766 (formerly known as Sime Darby Serenia City Development Sdn Bhd): Registration (117285-M), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Selling Price: Type A/AM, 64 units, RM 735,888.00 (min) - RM 1,047,888.00 (max). Type E/EM, 8 units, RM 899,888.00 (min) - RM 1,616,888.00 (max). Type C/CM, 12 units, RM 1,154,888.00 (min) - RM 1,799,888.00 (max). Bumiputera Discount: 7% (Quota Applies).

Disclaimer: Any sketches, illustrations, renderings, images, pictures, amenities, food services, resort services, unit finishes, designs, materials, plans, specifications, art and/or visuals shown and featured in this brochure including the interior design concepts, colour schemes and suggested furnishings in the completed unit/development are artist's impression and for illustrative purposes only and shall not be taken as a representation, express or implied, of the final detail of the exterior or interior of the actual development or a unit that is to be or is being purchased by the purchaser or of the items that will be delivered with the purchaser's unit/the development. The design and construction of the development is subject to first obtaining the appropriate authority's approval(s) which may require the developer to alter any design, plan, or layout depicted. Accordingly, the developer expressly reserves the right to modify, revise, or withdraw any or all of the same without any liability being incurred by the developer. In the event of any discrepancy between the sale and purchase agreement and the information, perspectives and plans contained in this brochure, the terms of the sale and purchase agreement which form the entire agreement between the purchaser and the developer shall prevail.



SERENIA™  
CITY

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THE **EDGE** *Top Property*  
*Developers Awards*  
**2021**



DEVELOPER OF THE ICONIC  
**BATTERSEA**  
POWER STATION  
LONDON, UK

