



SERENIA[™] ARIYA

Double-Storey Terrace Homes
20' x 70' | Freehold



Say Hello to Serenia City — Garden City of KLIA



MALAYSIAN LANDSCAPE ARCHITECT AWARD 2018 & 2019
BEST LANDSCAPE MASTER PLAN



The Biggest Kinetic Sculpture

Welcome to Serenia City — a well-connected township dubbed the Garden City of KLIA.

Live your aspirations in this award-winning landscaped masterplan designed with liveability, accessibility and community in mind.

#LIVEYOUR
ASPIRATIONS



The 3 Pillars of Serenia City



Liveability

- Stunning 25-acre park with Malaysia's biggest kinetic sculpture
- Neighbourhood lakes surrounded by lush greens
- 45-acre prime commercial hub
- Neighbourhood retail centre – Serenia Lakeside Square



Accessibility

- Excellent connectivity via road, rail and air
- Dedicated Serenia City Interchange (Exit 609)
- Highly accessible through ELITE Highway, FT29 and PLUS Highway
- Rail connectivity via Salak Tinggi ERL Station to KLIA 1 & 2 and KL Sentral



Community

- Near an established education hub including Xiamen University
- Close to major retail malls like Mitsui Outlet Park and DPULZE Shopping Centre Cyberjaya
- Convenient access to Hospital Putrajaya and other healthcare facilities
- International tourists attractions such as Sepang International Circuit and Putrajaya Administrative Centre within reach





Artist's impressions only.

SERENIA[™]
ARIYA



**Modern
Facade**

- Trendy tudor-inspired homes



Variety

- 3 unit types with various built-up sizes



Greens

- Landscaped parks and abundance of greens



Secure

- Perimeter fencing and guarded community



**Bright
& Airy**

- Large openings for natural lighting and ventilation



Everlasting

- Spacious open plan homes made for multi-generational living

The Ariya Community Park — Outdoor Spaces You'll Love

Live your best life surrounded by beautiful gardens and a 2-acre park. Become a healthier version of you!

- JOGGING & CYCLING TRACKS
- FITNESS STATIONS
- MULTIPURPOSE COURT

- COMMUNITY PLAZA
- SHELTER PAVILION
- STARGAZING LOUNGE

- CHILDREN'S PLAYGROUND
- LINEAR PARK

Type 1 20' x 70' | From 1,589 sq ft | 4 bedrooms 3 bathrooms

A Place for You and Me

A home designed especially for couples to live comfortably while letting their personalities shine through. Start your adventure together in style!

The Adventure Begins Here

PANORAMIC VIEW FROM
BAY WINDOW*

SPACIOUS YARD FOR
PRIVATE GARDEN

WIDER ROAD
WITH OPEN VIEW

*Selected units only

Artist's impressions only.

Type 2

20' x 70' | From 1,796 sq ft | 4 bedrooms 3 bathrooms

Fun Times Growing Up

G.R.O.W — grow up! Crafted for the growing family to bond in a safe space you can call home. Things are about to get really exciting!

The Next Phase of Life Together

VERSATILE BAY WINDOW FOR A BRIGHTER ROOM

ATTRACTIVE VIEW OF LINEAR PARK*

OPEN PLAN LAYOUT FOR OPTIMUM FLEXIBILITY

*Selected units only

Artist's impressions only.

Type 3 20' x 70' | From 1,934 sq ft | 4 bedrooms 3 bathrooms

For Everlasting Memories

Family bonds are made to last through generations. Designed for multi-generational living, these double frontage homes have abundant spaces to make memories together.

Made to Last

**CUSTOMISE
SPACE**
FOR WINDOW SEAT
FACING THE LAWN*

**WIDER VIEW FOR
SEAMLESS CONNECTION
TO GREENS**

*Selected units only

Artist's impressions only.

Double Frontage Homes — Greenery just a Step Away

These Type 3 double frontage homes are not only beautiful but give you direct access to the Ariya Community Park. It's time to keep fit and active with your loved ones!

SCENIC VIEW FROM
MASTER
BEDROOM

ELEGANT
DOUBLE FRONTAGE
DESIGN

DIRECT CONNECTION TO
ARIYA
COMMUNITY
PARK

Love to Live Expressively

EXTENSIVE OPENINGS FOR
BRIGHT &
AIRY VIBE

WIDER DOORWAYS
FOR GROUND FLOOR
BEDROOM

SPACIOUS
OPEN PLAN
LAYOUT

The open plan concept creates a sense of spaciousness and allows the ultimate flexibility in arranging and decorating your home. It's time to unleash the interior designer in you!

Love to Live Comfortably

FASCINATING VIEW FROM BAY WINDOW*

HIGH CEILING FOR VERSATILITY & LUXURY

CONVERTIBLE AREA FOR PREFERRED UTILISATION

The cosy family room is specially designed with a bay window for that perfect reading nook.

*Corner units only

Artist's impressions only.

Ample and
Relaxing

TALL WINDOWS
FOR ADDED SUNLIGHT

ARIYA COMMUNITY
PARK VIEW FROM
BALCONY*

GENEROUS SPACE
FOR WALK-IN-WARDROBE*

*Type 3 only

Artist's impressions only.

Floor Plan

Type 1 (A1)

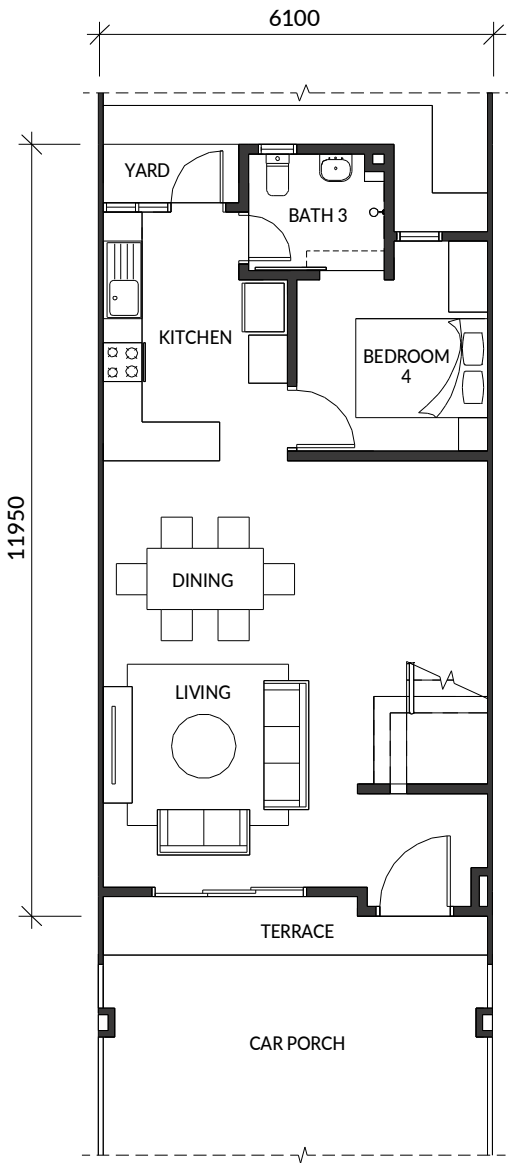
Intermediate Unit

20' x 70'

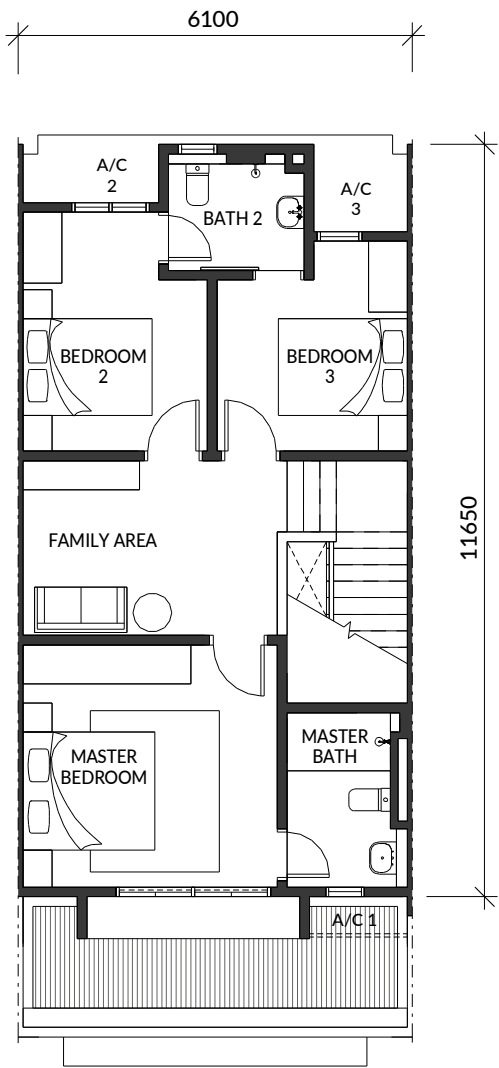
From 1,589 sq ft

4 bedrooms

3 bathrooms



Ground Floor



First Floor

Floor Plan

Type 1 (E1)

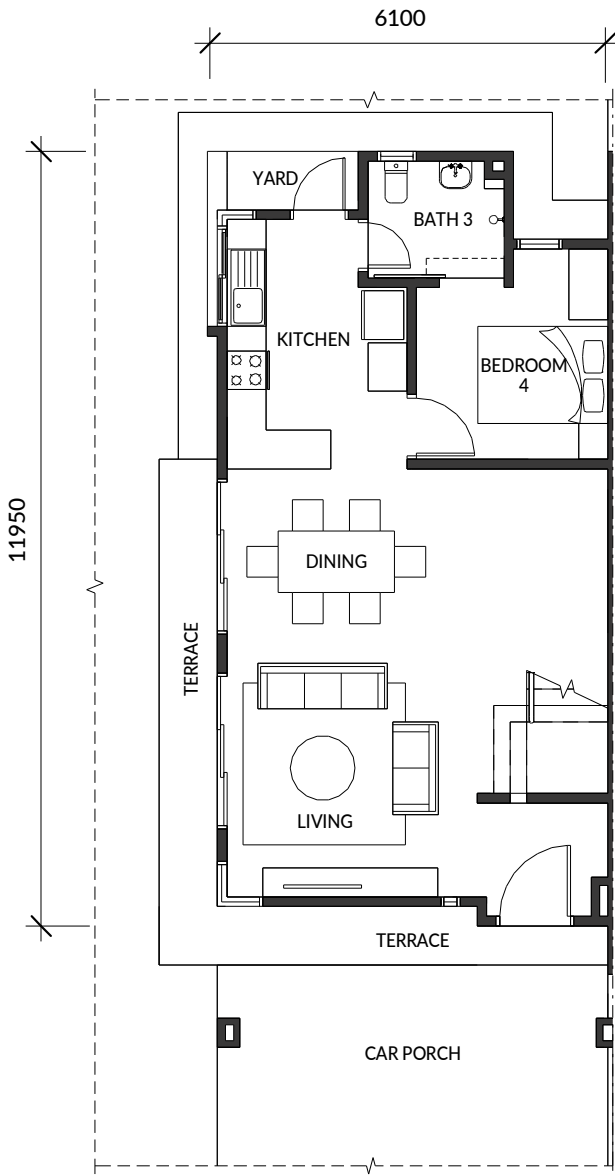
End Unit

20' x 70'

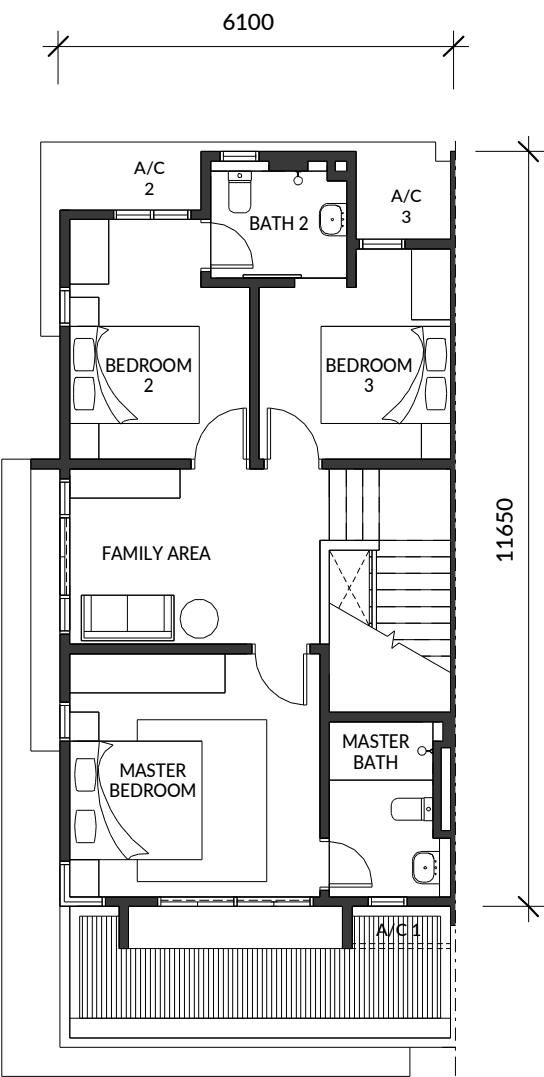
From 1,641 sq ft

4 bedrooms

3 bathrooms



Ground Floor



First Floor

Floor Plan

Type 1 (C1)

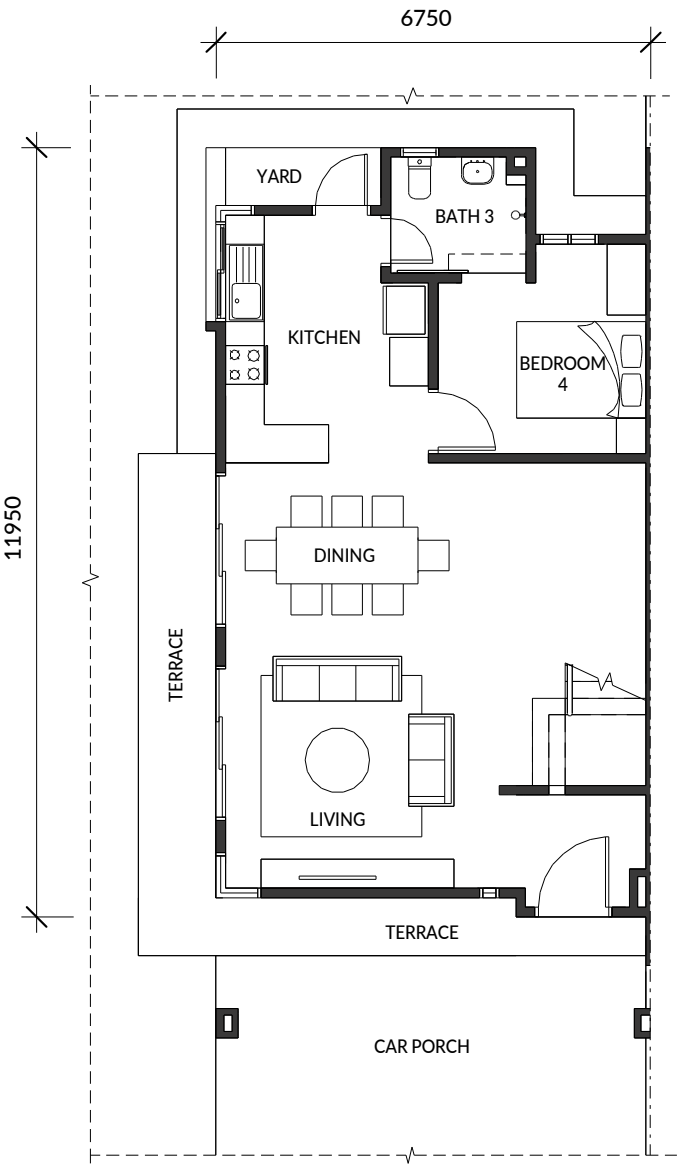
Corner Unit

22' x 70'

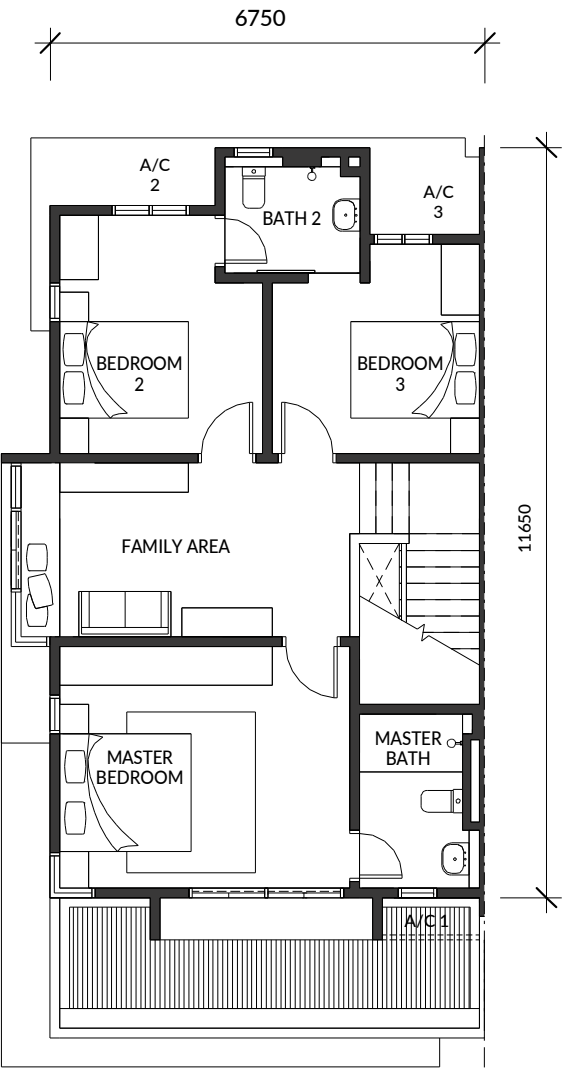
From 1,799 sq ft

4 bedrooms

3 bathrooms



Ground Floor



First Floor

Floor Plan

Type 2 (A2)

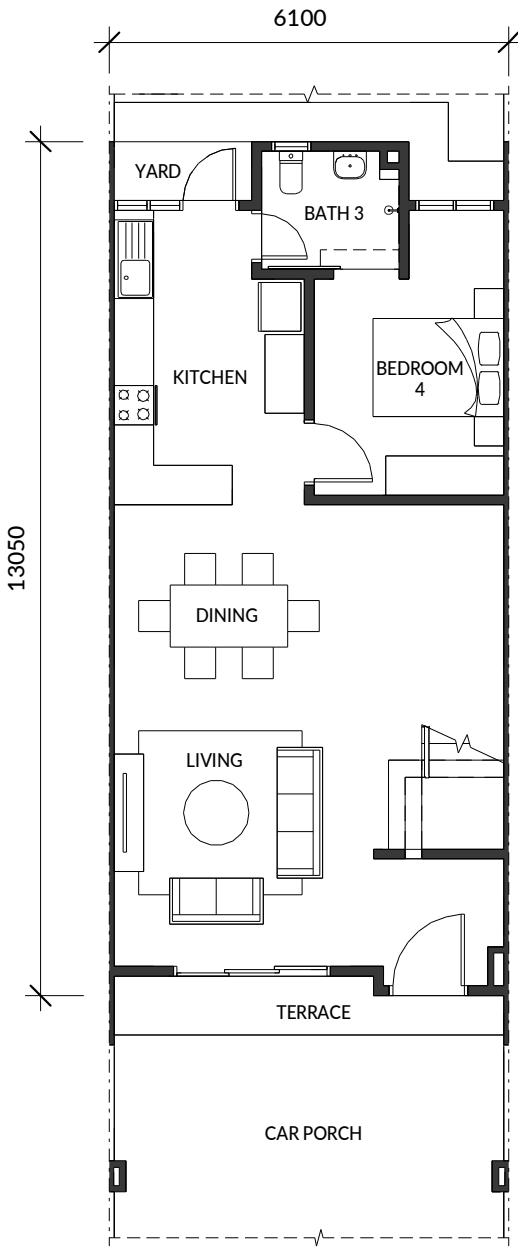
Intermediate Unit

20' x 70'

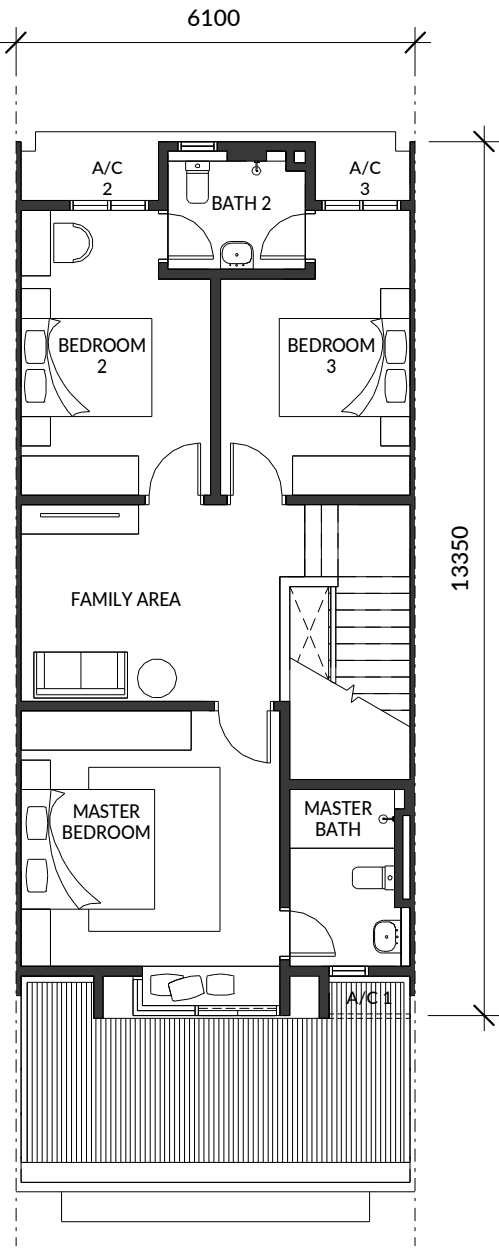
From 1,796 sq ft

4 bedrooms

3 bathrooms



Ground Floor



First Floor

Floor Plan

Type 2 (E2)

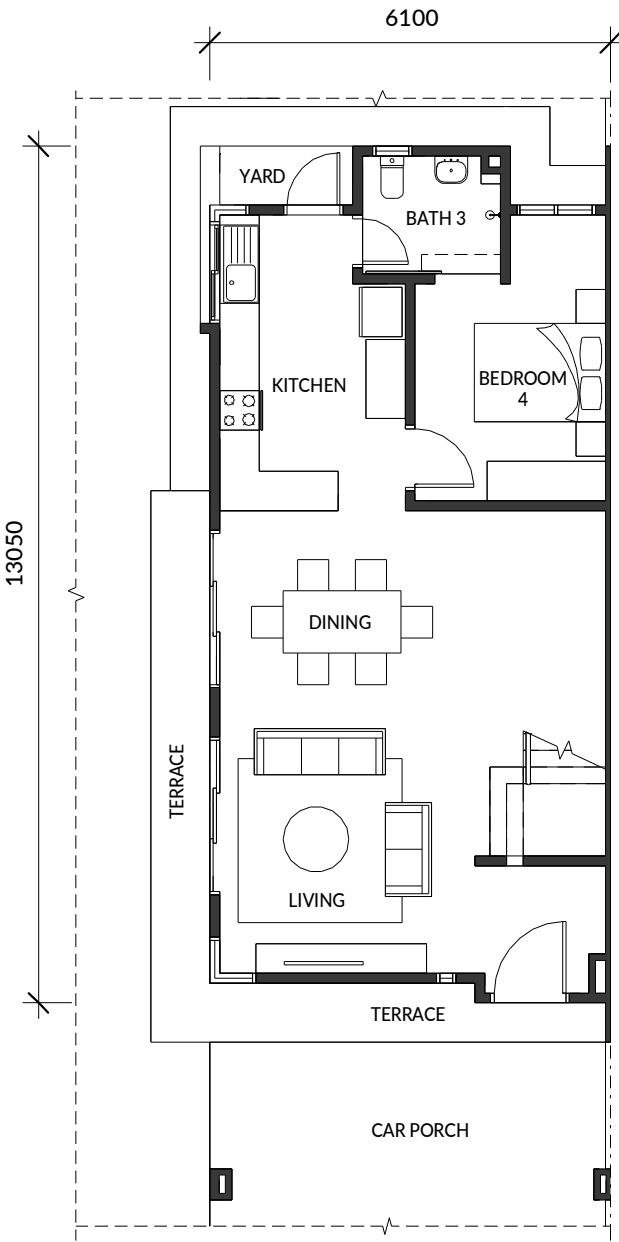
End Unit

20' x 70'

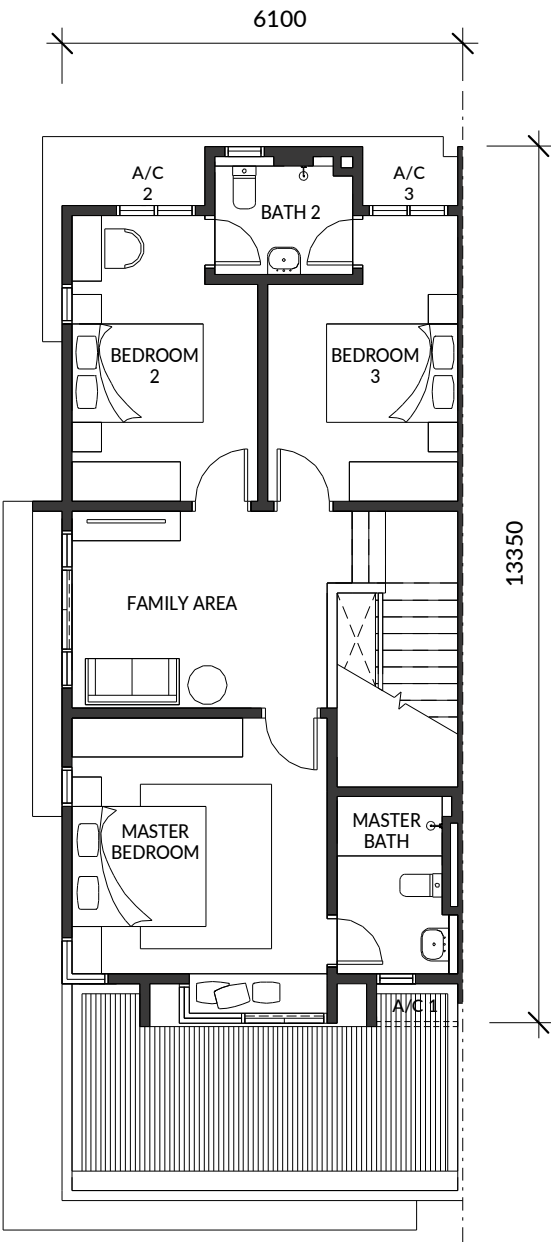
From 1,871 sq ft

4 bedrooms

3 bathrooms



Ground Floor



First Floor

Floor Plan

Type 2 (C2)

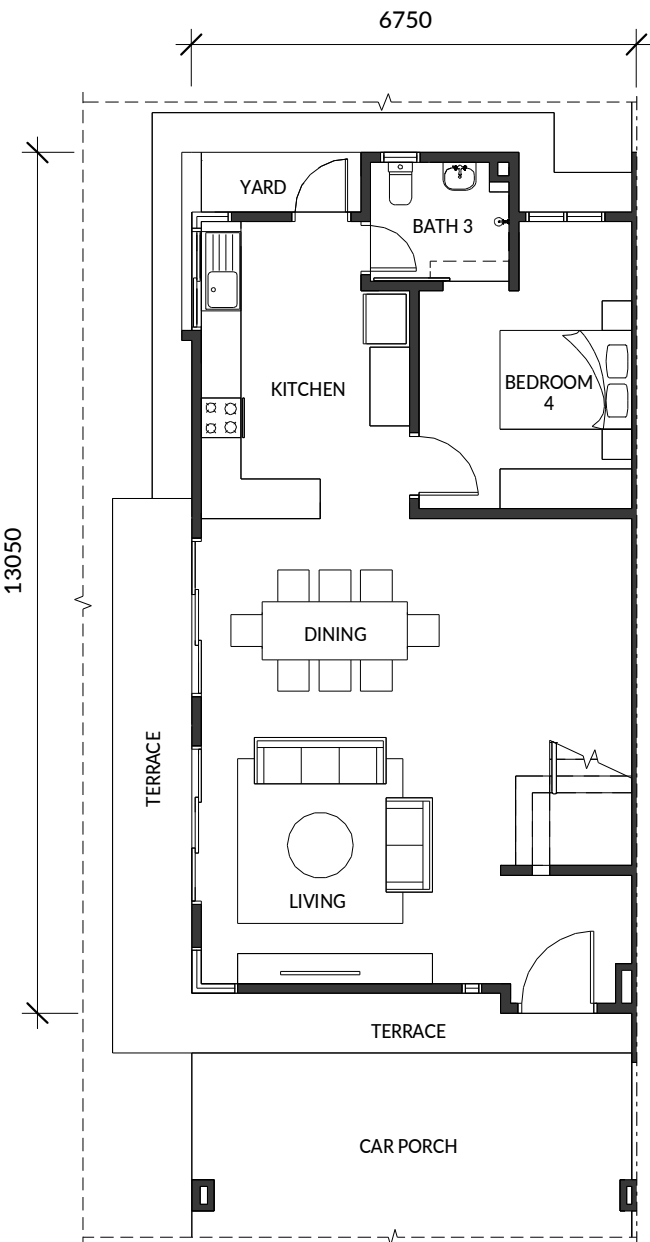
Corner Unit

22' x 70'

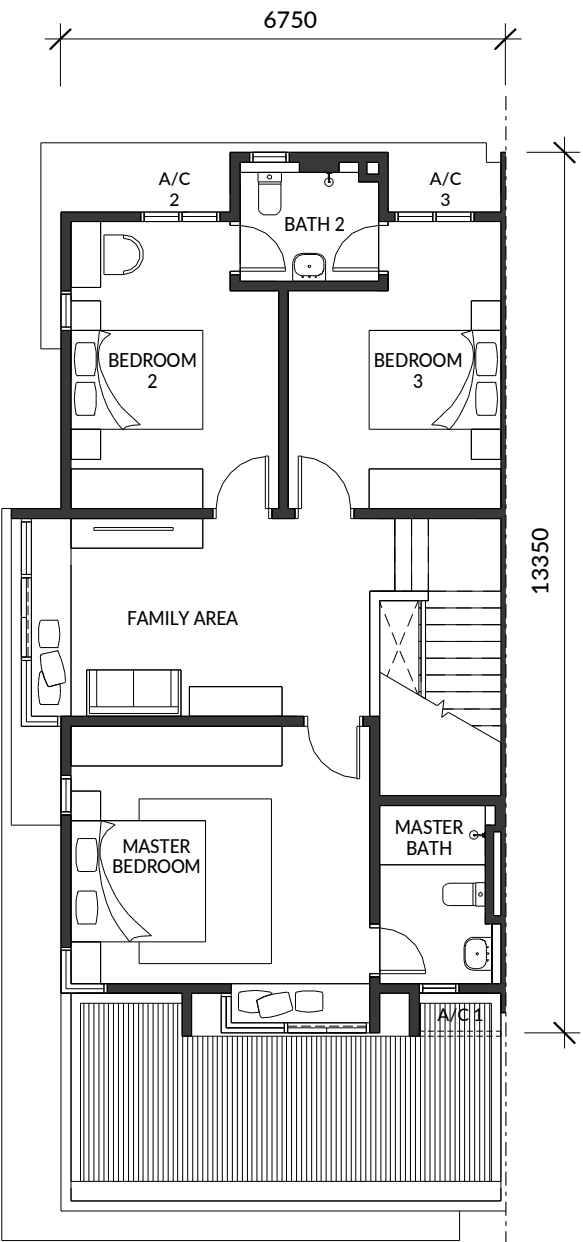
From 2,087 sq ft

4 bedrooms

3 bathrooms



Ground Floor



First Floor

Floor Plan

Type 3 (A3)

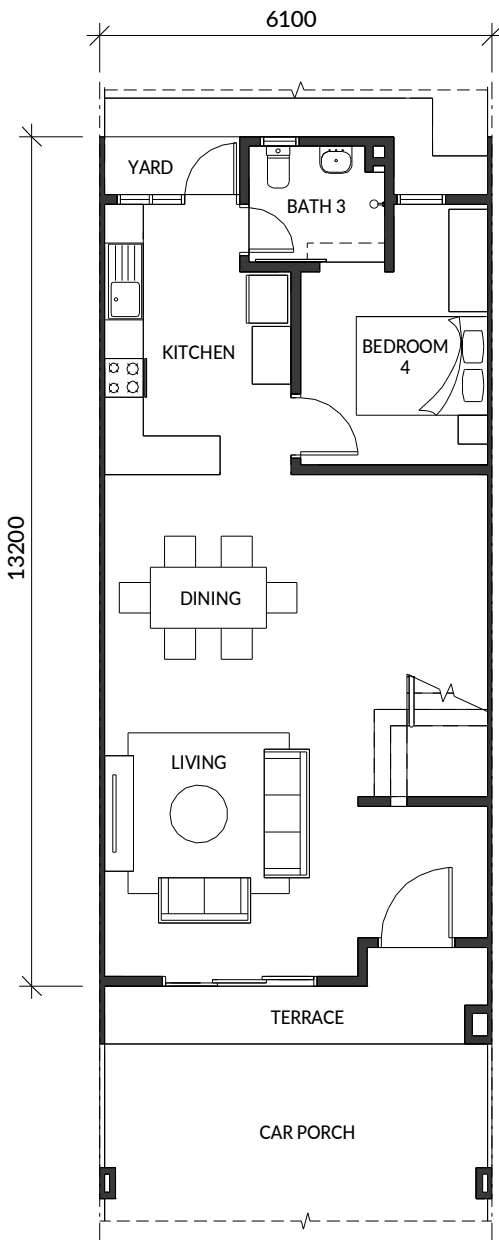
Intermediate Unit

20' x 70'

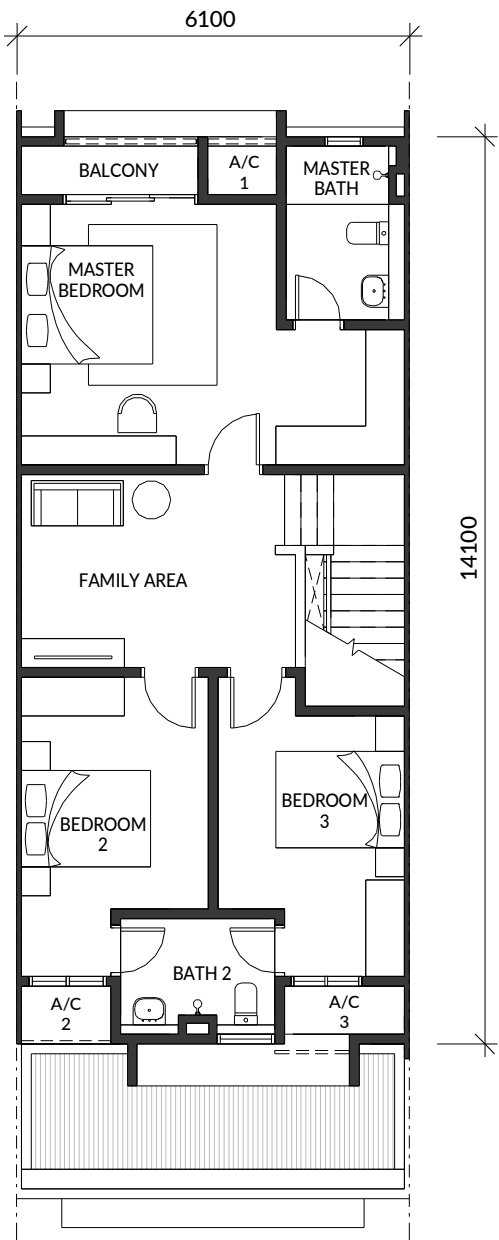
From 1,934 sq ft

4 bedrooms

3 bathrooms



Ground Floor



First Floor

Floor Plan

Type 3 (E3)

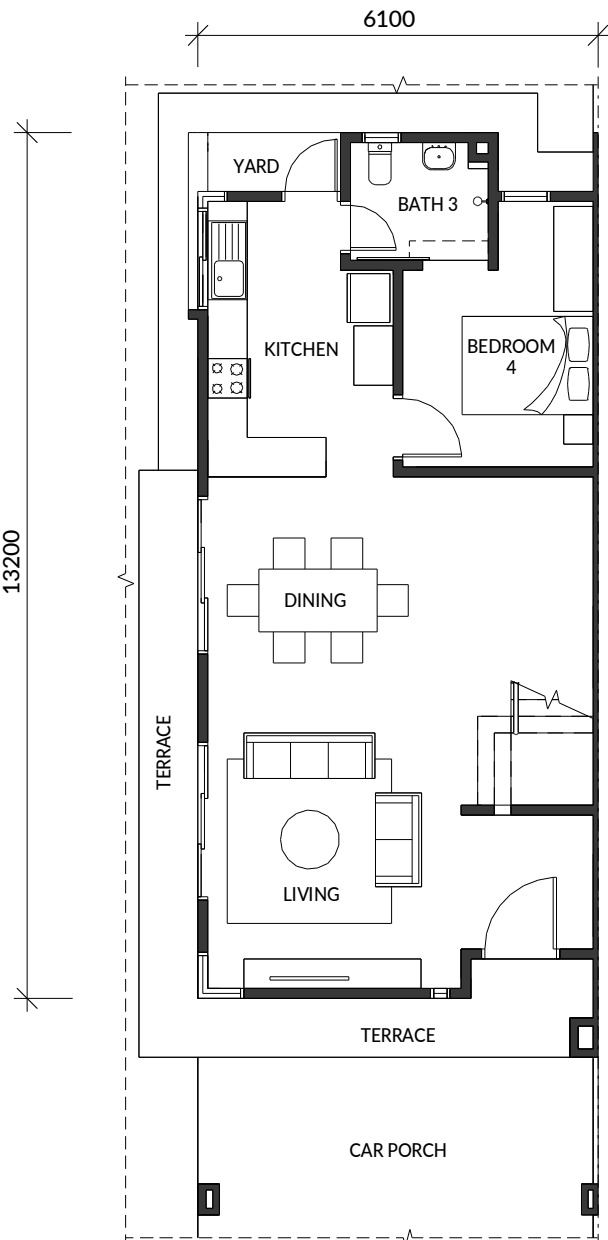
End Unit

20' x 70'

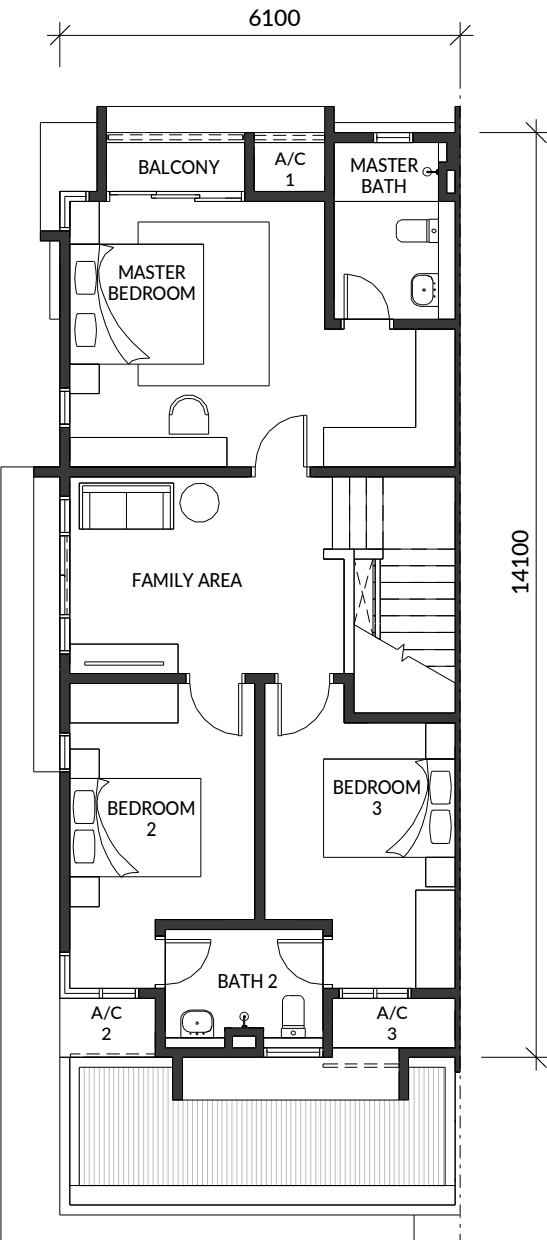
From 2,001 sq ft

4 bedrooms

3 bathrooms



Ground Floor



First Floor

Floor Plan

Type 3 (C3)

Corner Unit

22' x 70'

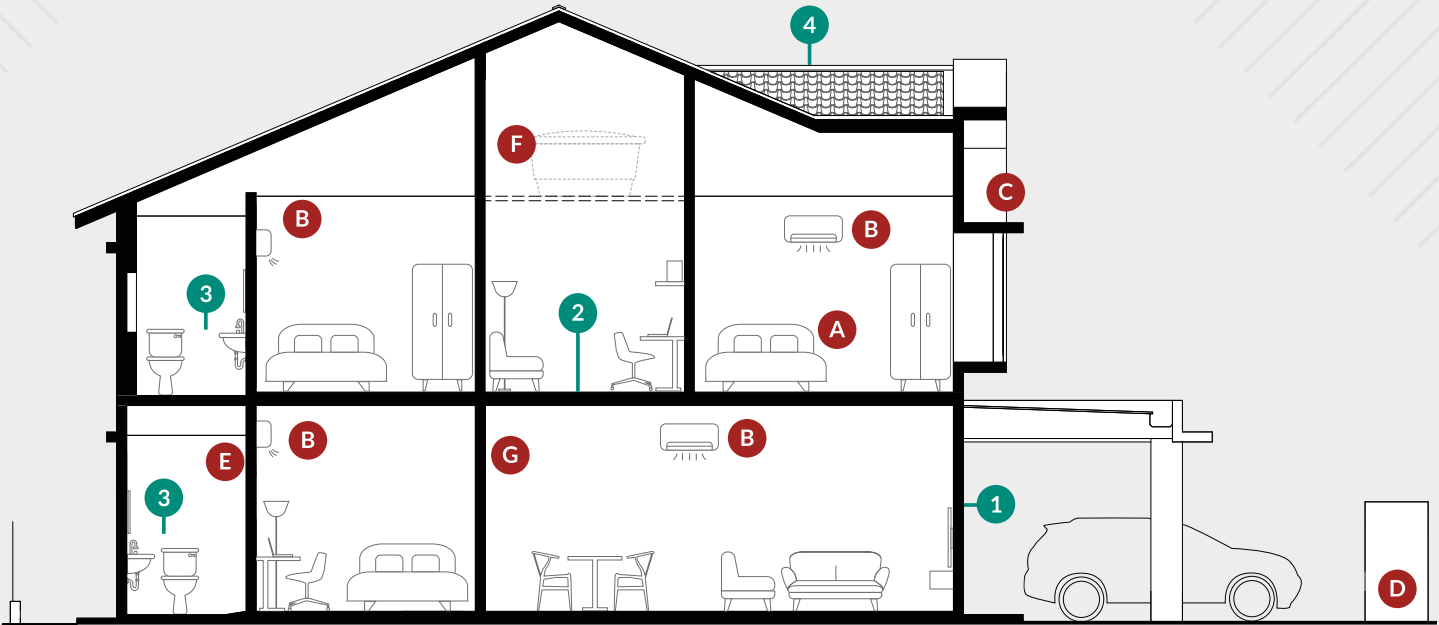
From 2,235 sq ft

4 bedrooms

3 bathrooms



Moving in is easy with Features Plus



Note:
Diagram is for illustration purpose only.
Does not reflect the final position & design of the features.

Standard Features & Specifications

- 1 Laminated Engineered Timber Door
- 2 Laminated Flooring (First Floor & Staircase)
- 3 Quality Sanitary-Wares and Fittings
- 4 Complete Roof System

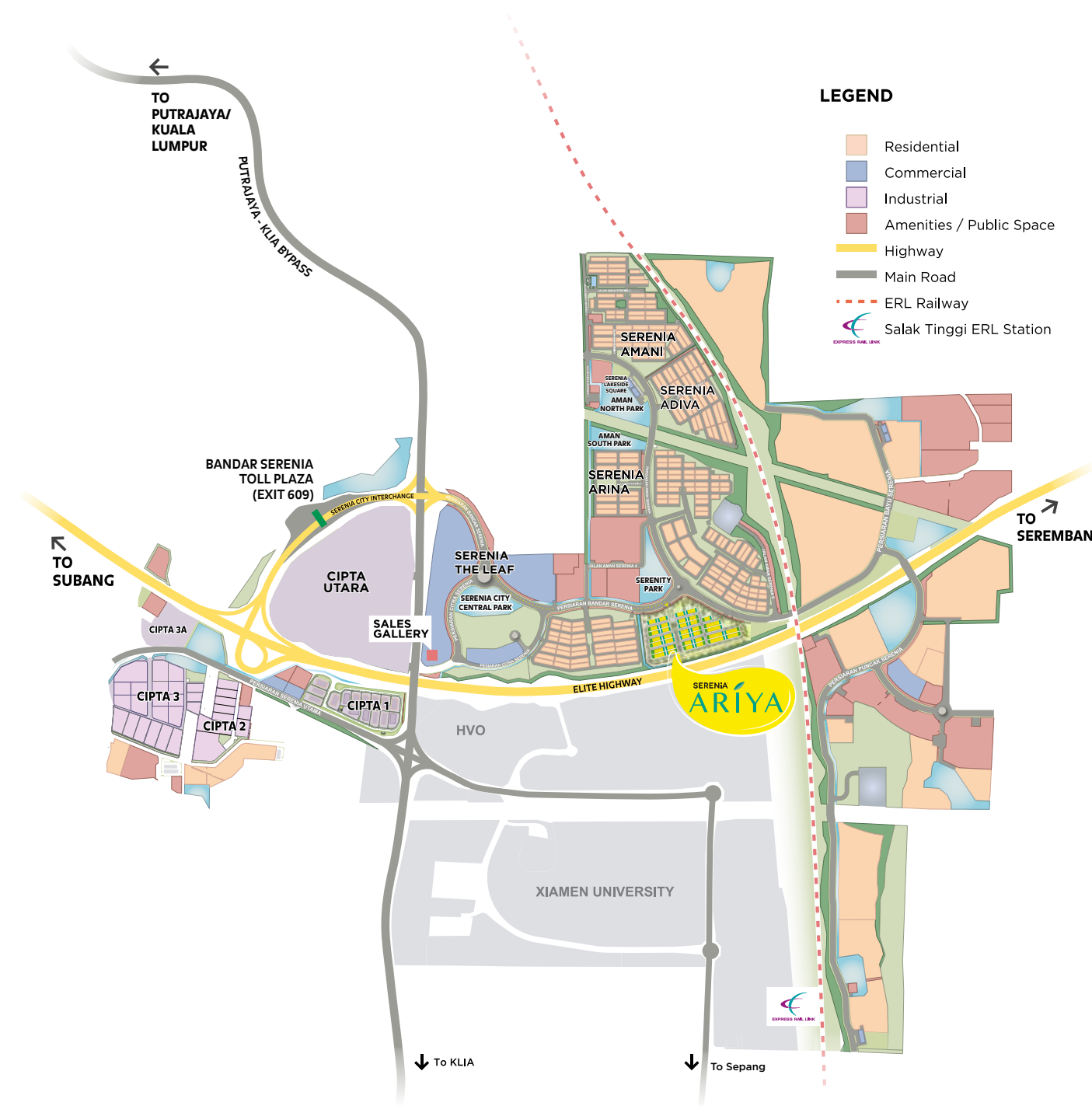
Features Plus

- A USB Charging Point at Master Bedroom (Types 2 & 3 only)
- B Air Conditioning Power Point (All Bedrooms & Living) and with Piping (Master Bedroom & Living)
- C Alarm System
- D Outlet for Outdoor Water Filter Connection
- E Water Heater Power Point (Master Bedroom & Guest Bedroom)
- F Internal Water Pump Power Point
- G 3-Phase Supply with Surge Protection

Specifications

Structure			Reinforced Concrete							
Wall			Reinforced Concrete / Masonry							
Roof Covering			Roof Tiles / Metal Deck							
Roof Framing			Metal							
Ceiling			Plaster Board / Cement Board / Skim Coat							
Windows	:	All			Aluminium Frame Glass Panel					
Doors	:	Main Entrance			Laminated Engineered Timber Door					
	:	Other Doors			Painted Flush Door					
					Painted Sliding Flush Door (Type 1)					
					Laminated Flush Door (Type 2 & 3)					
					Laminated Sliding Flush Door (Type 2 & 3)					
					Aluminium Frame Sliding Glass Door					
Ironmongery					Locksets with Accessories					
Wall Finishes	:	External Wall			Plaster & Paint					
	:	Kitchen			Ceramic Tiles / Plaster & Paint					
	:	Master Bath			Ceramic Tiles (Type 1) / Porcelain Tiles (Type 2 & 3)					
	:	Bath 2 & Bath 3			Ceramic Tiles					
	:	Others			Plaster & Paint					
Floor Finishes	:	Living & Dining			Ceramic Tiles (Type 1) / Porcelain Tiles (Type 2 & 3)					
	:	Kitchen			Ceramic Tiles					
	:	Master Bath			Ceramic Tiles (Type 1) / Porcelain Tiles (Type 2 & 3)					
	:	Bath 2 & Bath 3			Ceramic Tiles					
	:	Bedroom 4			Ceramic Tiles					
	:	Master Bedroom, Bedroom 2 & Bedroom 3			Laminated Flooring					
	:	Family Area			Laminated Flooring					
	:	Staircase			Laminated Flooring					
	:	Balcony			Ceramic Tiles (Type 3)					
	:	Terrace			Porcelain Tiles					
	:	Yard			Ceramic Tiles					
	:	Car Porch			Concrete Imprint					
Sanitary & Plumbing Fittings	:	Kitchen			Sink with Tap					
	:	Bathrooms			Sanitary Wares & Fittings					
	:	Car Porch & Yard			Tap					
Electrical Installation		Type 1	Type 1	Type 1	Type 2	Type 2	Type 2	Type 3	Type 3	Type 3
		A/Am	E/Em	C/Cm	A/Am	E/Em	C/Cm	A/Am	E/Em	C/Cm
Light Point	:	17	18	18	20	21	21	21	22	22
Gate Light Point	:	1	1	1	1	1	1	1	1	1
Power Point	:	21	21	21	24	24	24	24	24	24
Fan Point	:	7	7	7	7	7	7	7	7	7
Air Conditioning Power Point	:	2	2	2	3	3	3	3	3	3
Air Conditioning Power Point with Piping	:	2	2	2	2	2	2	2	2	2
Water Heater Power Point	:	2	2	2	2	2	2	2	2	2
USB Charging Point	:	-	-	-	3	3	3	3	3	3
TV Point	:	1	1	1	2	2	2	2	2	2
Fibre Wall Socket	:	1	1	1	1	1	1	1	1	1
Data Point	:	1	1	1	1	1	1	1	1	1
Auto Gate Power Point	:	1	1	1	1	1	1	1	1	1
Door Bell Point	:	1	1	1	1	1	1	1	1	1
Fencing			Masonry / Metal							
Turfing			Spot Turfing							
Miscellaneous			Letter Box / Refuse Compartment							
			TNB Meter Compartment							
			Basic Alarm System							

Master Plan



Site Plan



Phase
A9-3

Phase
A9-2

Phase
A9-1

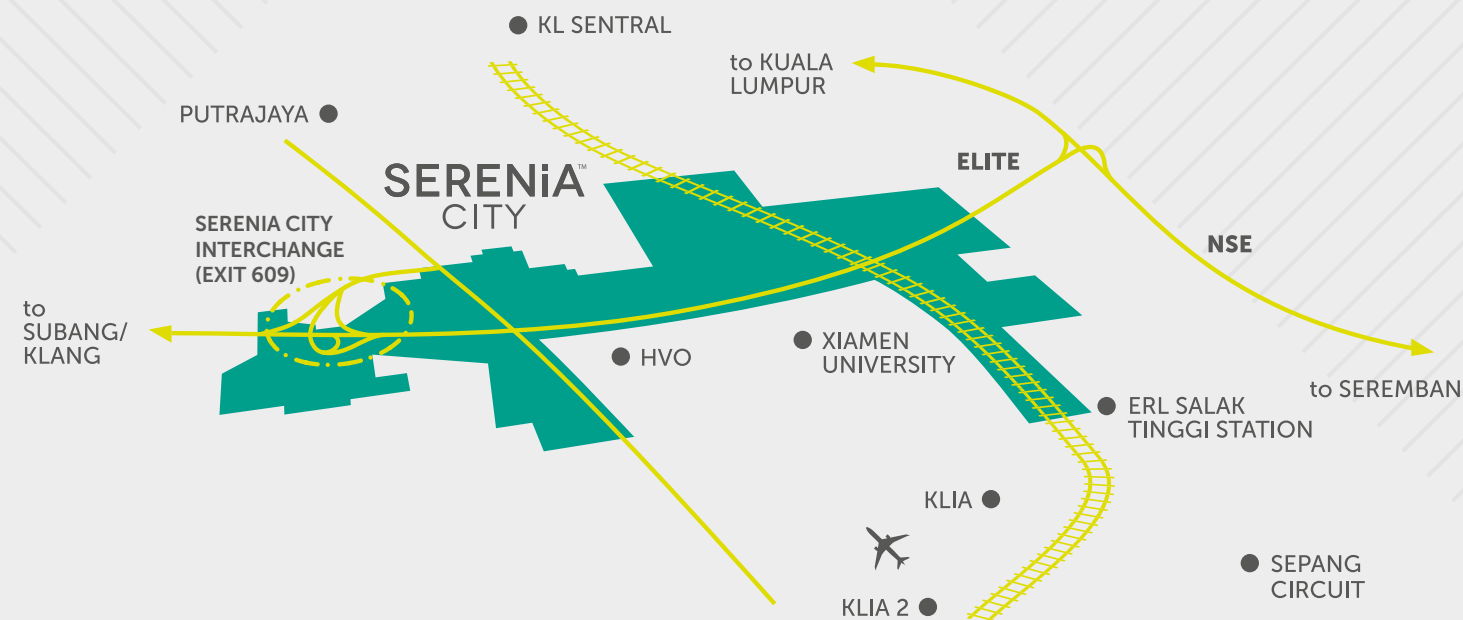
Legend

- | | | | | |
|-------------------|----------|-------------|-----------------------|--------------------------|
| Intermediate Unit | End Unit | Corner Unit | Community Plaza | Fitness Stations |
| Intermediate Unit | End Unit | Corner Unit | Shelter Pavilion | Multipurpose Court |
| Intermediate Unit | End Unit | Corner Unit | Children's Playground | Jogging & Cycling Tracks |
| Intermediate Unit | End Unit | Corner Unit | Stargazing Lounge | Linear Park |

A1m 1

- House Address
- Mirror Layout
- Unit Type
- Layout Type

Love to Live Expressively



Visit us today!

 **Serenia City Sales Gallery**
Lot 27999,
Jalan Pintas Dengkil-Putrajaya
Bandar Serenia
43900 Sepang, Selangor

Show Gallery is open
9.30am – 6.30pm daily

03 8760 0505



LOVE IT!
SCAN IT!



Sime Darby Property is Malaysia's largest property developer in terms of land bank with 19,977 acres of remaining developable land. With over 47 years of successful track record of developing sustainable communities, Sime Darby Property has to date built 24 active townships/developments with a global reach that encompasses assets and operations across the Asia Pacific region and the United Kingdom. In the UK, as part of a Malaysian consortium, Sime Darby Property is the developer of the iconic Battersea Power Station project in central London.

Sime Darby Property is a multi-award winning property group with numerous local and international accolades. It is 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 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

Phase A9-1

No of Units: 87. Type: Double Storey Terrace Homes. Expected Date of Completion: July 2022. Land: Free from Encumbrances. Tenure of Land: Freehold. Developer's License No.: XXXX(L). Validity:XXXX. Advertising & Sales Permit No.:XXXX(P). Validity: XXXX. Approval Authority: Majlis Perbandaran Sepang. Building Plan Approval No.:MP.SPG 600-34/4/158(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: RM XXX,XXX (min) – RMX,XXX,XXX (max). Bumiputera Discount: 7% (Quota Applies)

Phase A9-2

No of Units: 106. Type: Double Storey Terrace Homes. Expected Date of Completion: July 2022. Land: Free from Encumbrances. Tenure of Land: Freehold. Developer's License No.: XXXX(L). Validity: XXXX. Advertising & Sales Permit No.: XXXX(P). Validity: XXXX. Approval Authority: Majlis Perbandaran Sepang. Building Plan Approval No.:MP.SPG 600-34/4/159(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: RMXXX,XXX (min) – RMX,XXX,XXX (max). Bumiputera Discount: 7% (Quota Applies)

Phase A9-3

No of Units: 122. Type: Double Storey Terrace Homes. Expected Date of Completion: July 2022. Land: Free from Encumbrances. Tenure of Land: Freehold. Developer's License No.: XXXX(L). Validity: XXXX. Advertising & Sales Permit No.: XXXX(P). Validity: XXXX. Approval Authority: Majlis Perbandaran Sepang. Building Plan Approval No.:MP.SPG 600-34/4/160(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: RMXXX,XXX (min) – RMX,XXX,XXX (max). Bumiputera Discount: 7% (Quota Applies)

All rendering content in this brochure is the artist's impression. The information contained herein is subject to change without notification as may be required by the authorities or developer's architect. Whilst every care has been taken in providing these information, the owner developers and managers cannot held responsible for variations.



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Malaysia's Top Property Developer

