

# CIPTA 3

FREEHOLD INDUSTRIAL LAND



SERENIA<sup>TM</sup>  
CITY



Property



# SERENIA CITY

## WHERE THE POSSIBILITIES ARE PLENTIFUL

With its strategic location and close proximity to Kuala Lumpur International Airport, Putrajaya, Cyberjaya and Kuala Lumpur City Centre, Serenia City is the ideal place to thrive. Its master plan is a meticulous development of six distinct precincts spanning over 1,775 acres, meeting today's exciting lifestyle.



## ALL THE RIGHT OPPORTUNITIES TO GROW

### CONNECTIVITY



Express Rail Link (ERL)  
with direct link to KL  
Sentral, KLIA and KLIA2.



Direct link to surrounding areas  
via the ELITE Highway,  
North-South Expressway (NSE)  
as well as the MEX Highway  
through the Dengkil bypass.



Located within  
close proximity to  
KLIA and KLIA2.



Located only  
a mere 60km from  
Port Klang.

## EXCITING DEVELOPMENT



A combined 510 acres for  
commercial and industrial  
development



Premier shopping destination  
HVO Outlet Centre



Park areas and connected  
green spaces



World-renowned  
Xiamen University

## GREAT LOCATION

45  
km



Kuala  
Lumpur

15  
km



Putrajaya

13  
km



Cyberjaya



SERENIA  
CITY

3  
km



Xiamen  
University

8  
km



Dengkil

15  
km



KLIA



ELITE Highway

North South Highway  
To Kuala Lumpur

ELITE Highway

**YOUR NEW  
BUSINESS  
ADDRESS:  
CIPTA 3  
FREEHOLD INDUSTRIAL LAND**

Located in the 33.11 acres dedicated light industrial zone of Cipta Serenia South, Cipta 3 is innovatively built for businesses in warehousing, logistics, mechanical and electrical, automobile services and incubation.

**LEGEND**

Highway

ERL

CIPTA 3



**SERENIA  
CITY**

HVO

XIAMEN  
UNIVERSITY

KLIA 2

KLIA





# SITE PLAN



## LEGEND

- Stage 1
- Stage 2

# MASTERPLAN



**For enquiries, please call or visit us at:**

**Serenia City Sales Gallery**  
Lot 27999, Jalan Pintas  
Dengkil-Putrajaya (FT29),  
Bandar Serenia, 43900 Sepang,  
Selangor Darul Ehsan.

Show Gallery is open daily  
9:30 AM - 6:30 PM

**03 8760 0505**  
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