

Senadi Hills

ISKANDAR PUTERI

**COMFORT.
CONVENIENCE.
CONNECTED.**



MULTI-GEN GARDEN HOMES MAKE LIVING A JOY

Spoiled with dreamy views from elevated grounds, Senadi Hills is a private residential enclave that welcomes elders and the less-abled with wheelchair-friendly spaces.

Beautiful manicured gardens and parks enrich Senadi Hills with natural touches of nature and greenery.

AMAZINGLY CLOSER TO EVERYTHING YOU NEED



In the international city of Iskandar Puteri just a stone's throw from the island city of Singapore sits Senadi Hills, a mixed development consisting of beautiful garden homes, complete with a neighbourhood commercial square that offers comfort, convenience and just being conveniently connected to everything you need.

CLOSER TO EVERYTHING

- 1

Puteri Harbour
 - Somerset
 - Hotel Jen
 - ONE°15 Marina
 - Puteri Harbour International Ferry Terminal

- 2

Gleneagles Hospital

- 3

Jaya Grocer

- 4

NSK Trade City

- 5

LEGOLAND Malaysia Resort
Mall of Medini
Ben's Independence Grocer



- 6

East Ledang

- 7

EDUCITY
 - MDIS Educity
 - University of Reading Malaysia
 - NMIT City Campus
 - Newcastle University of Medicine Malaysia
 - University of Southampton

- 8

Horizon Hills



CHARMINGLY CONVENIENT, PERFECTLY PRACTICAL

Residents of Iskandar Puteri enjoy an attractive array of amenities and facilities ranging from education, shopping, hospitality and wellness.

Education from primary to tertiary levels are aplenty near Senadi Hills with even more expected to be in completion within the next few years.

Prime education destination Educity Iskandar Malaysia is a 305-acre integrated education hub housing a number of academic institutions, namely Newcastle University Medicine Malaysia, Marlborough College Malaysia, Raffles American School and Multimedia University.



Welcoming green spaces around the neighbourhood encourage residents to spend more time outdoors.

Artist's impression only.

BOUND BY NATURE

Live a charmed life with the fresh green spaces made available within the vicinity. Families can enjoy calm evenings in this residential eco-sanctuary just a step away from the comforts of home. The pocket gardens and lush meadows decorating Senadi Hills serve as an attraction while embellished landscapes and green buffers provide added privacy.



Children's playground



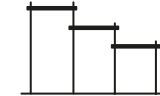
Plaza



2.5km jogging circuit



Mini Tai Chi area



Outdoor gym



Phase 1A.
Artist's impression only.

The distinct facade features large windows and a wide entrance creating a harmonious and inviting architectural appeal.



Phase 1B.
Artist's impression only.

The open plan design exhibits a sense of spaciousness with interconnected spaces incorporating plenty of natural light and ventilation.

SITE PLAN

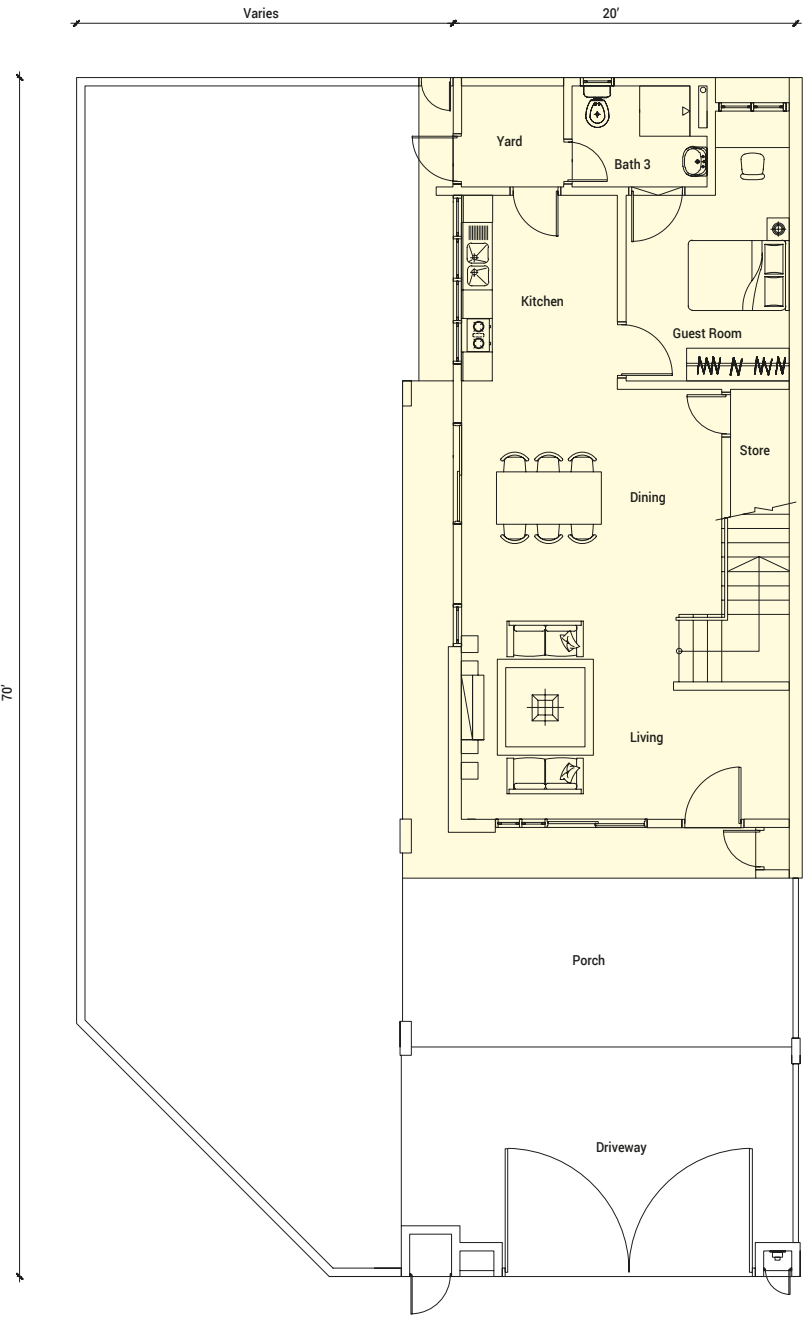


FLOOR PLAN

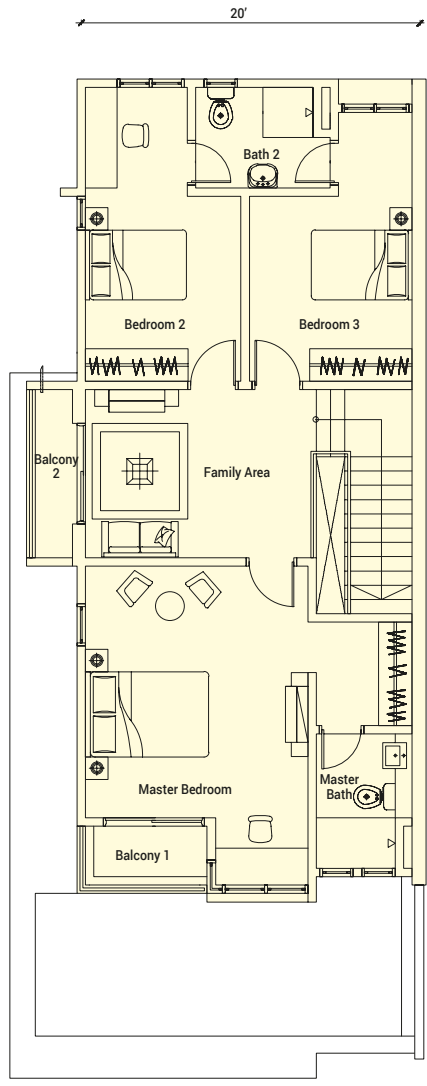
PHASE 1A

CORNER LOT

Built-up area: 2,241 sq.ft.



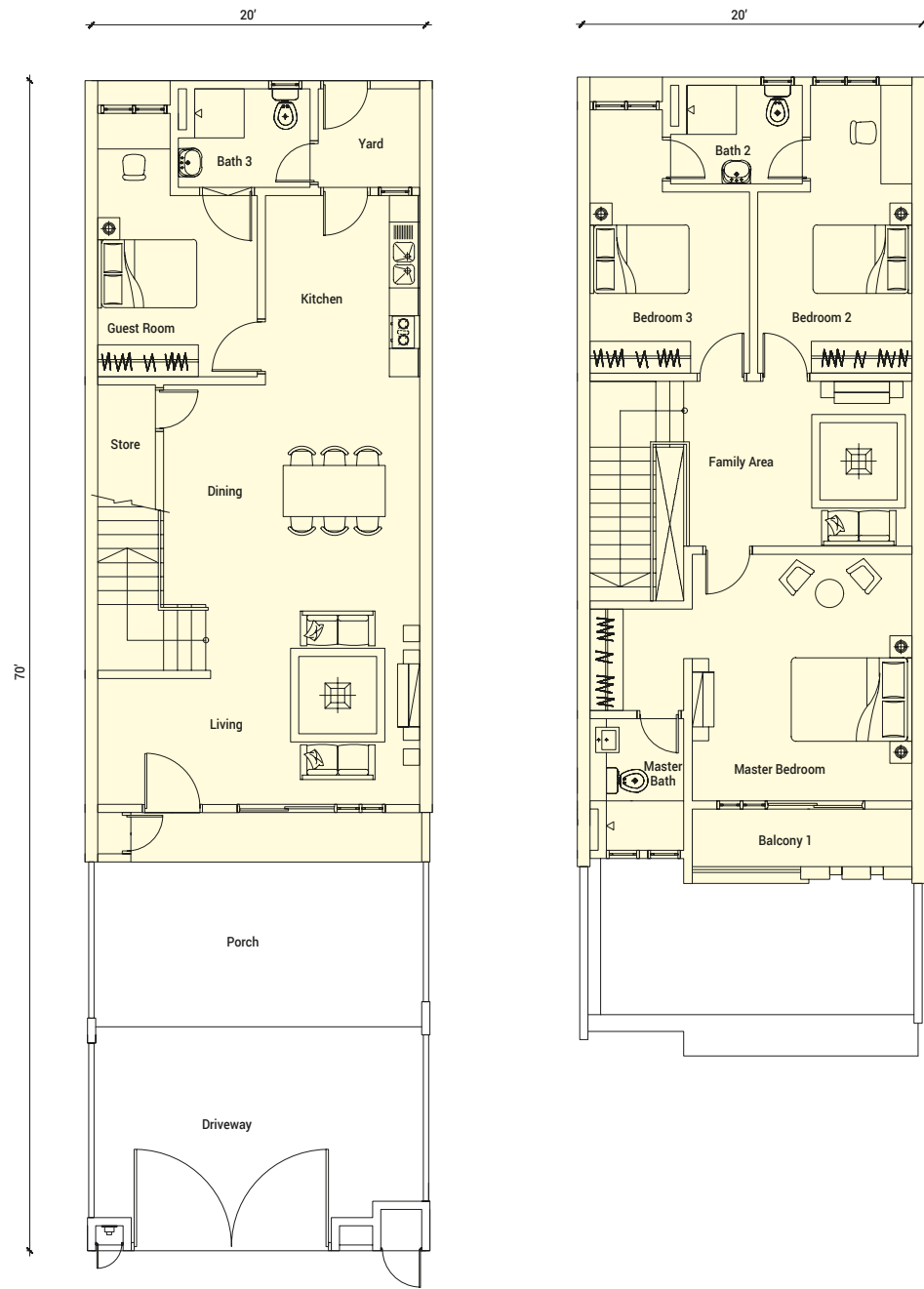
GROUND FLOOR



FIRST FLOOR

PHASE 1A
INTERMEDIATE LOT

Built-up area: 2,088 sq.ft.

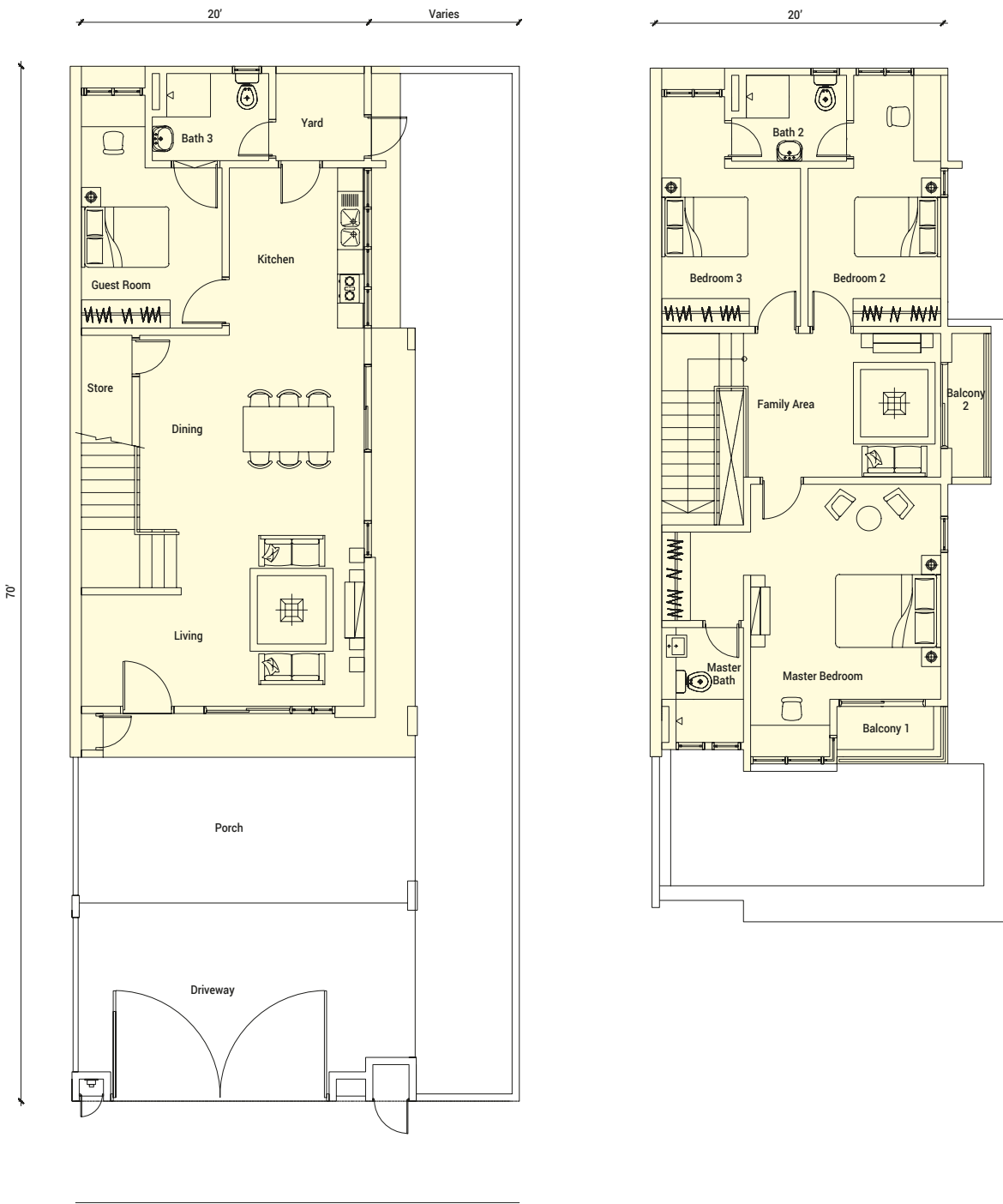


GROUND FLOOR

FIRST FLOOR

END LOT

Built-up area: 2,241 sq.ft.



GROUND FLOOR

FIRST FLOOR



Phase 1B.
Artist's impression only.

A tropical inspired pitch roof design creates interesting lines and arresting facades for immediate curb appeal.

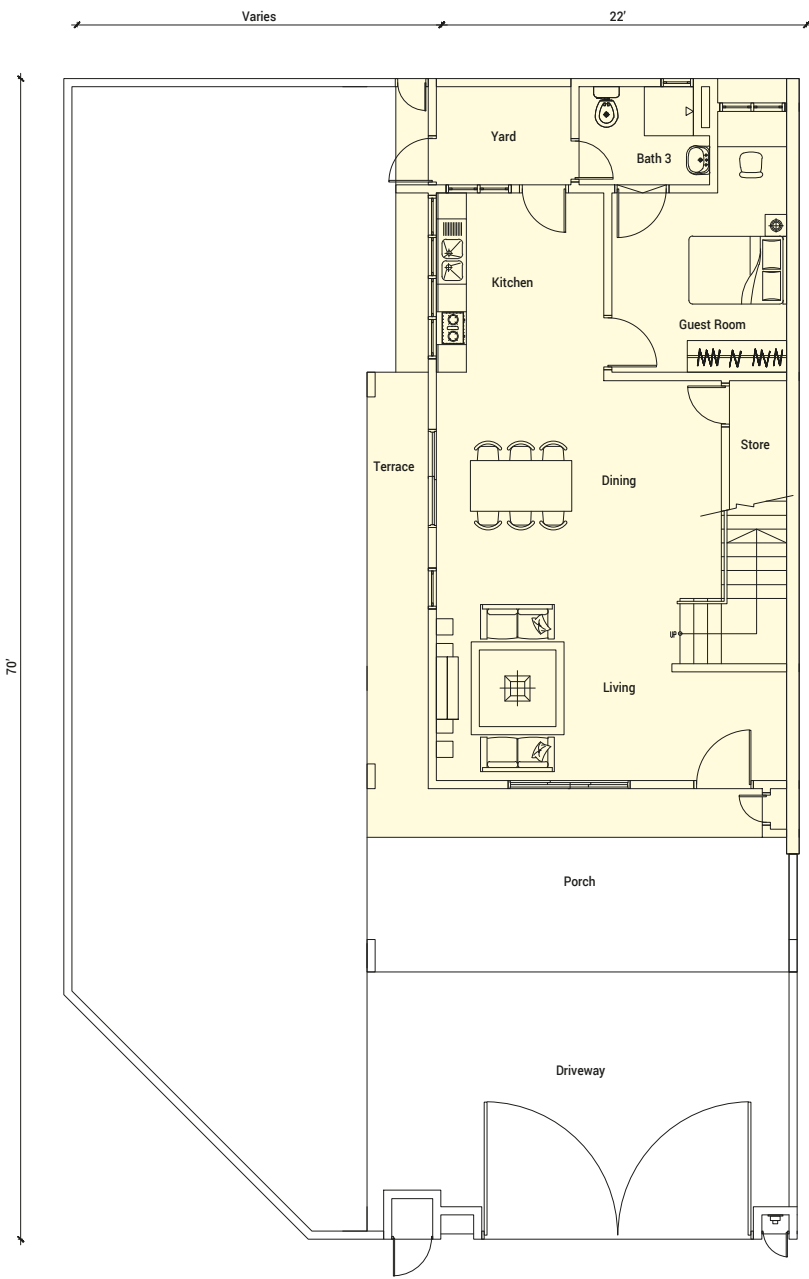


A bright and breezy master bedroom complete with a balcony and a space for walk-in closet.

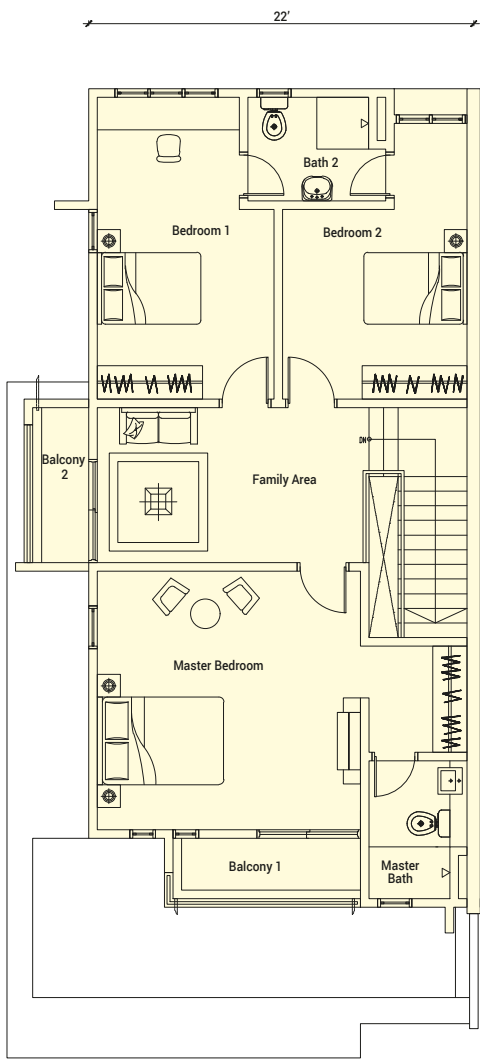
Phase 1B.
Artist's impression only.

PHASE 1B
CORNER LOT

Built-up area: 2,314 sq.ft.



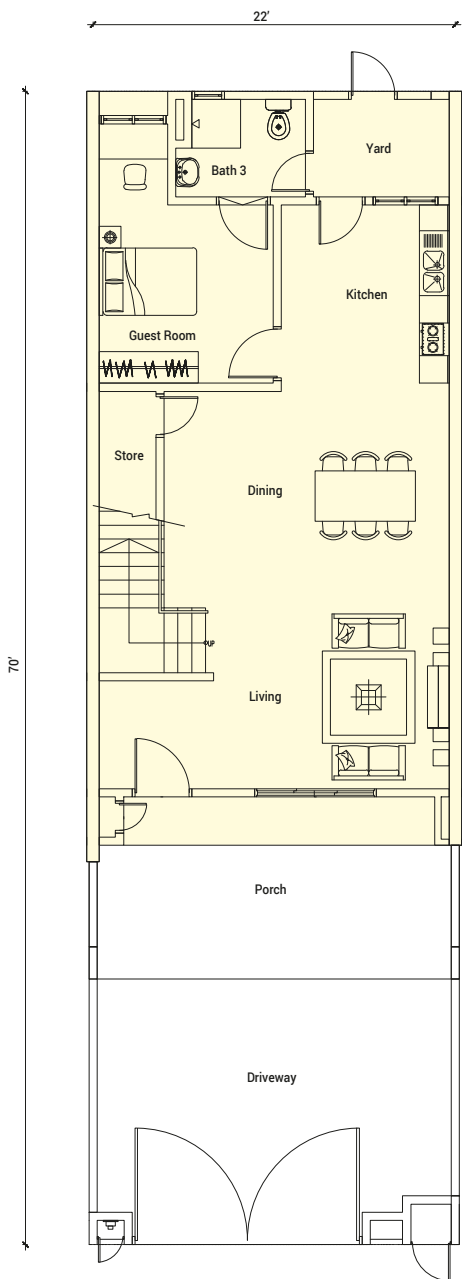
GROUND FLOOR



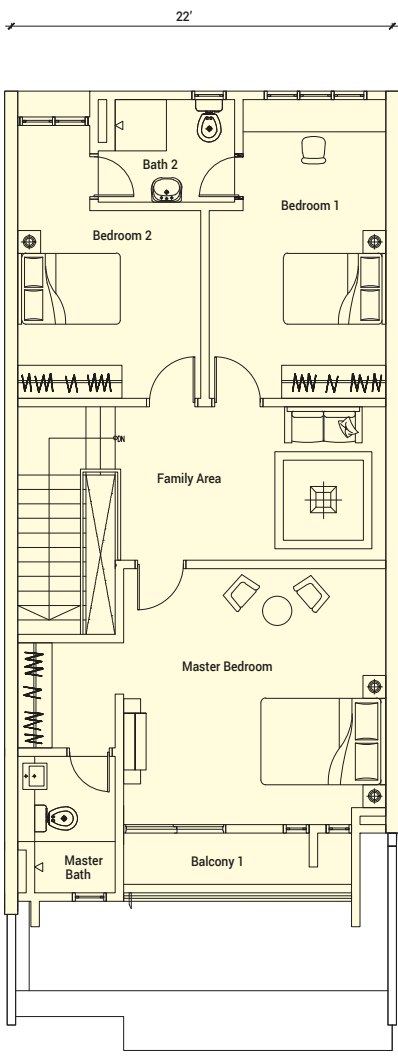
FIRST FLOOR

INTERMEDIATE LOT

Built-up area: 2,185 sq.ft.



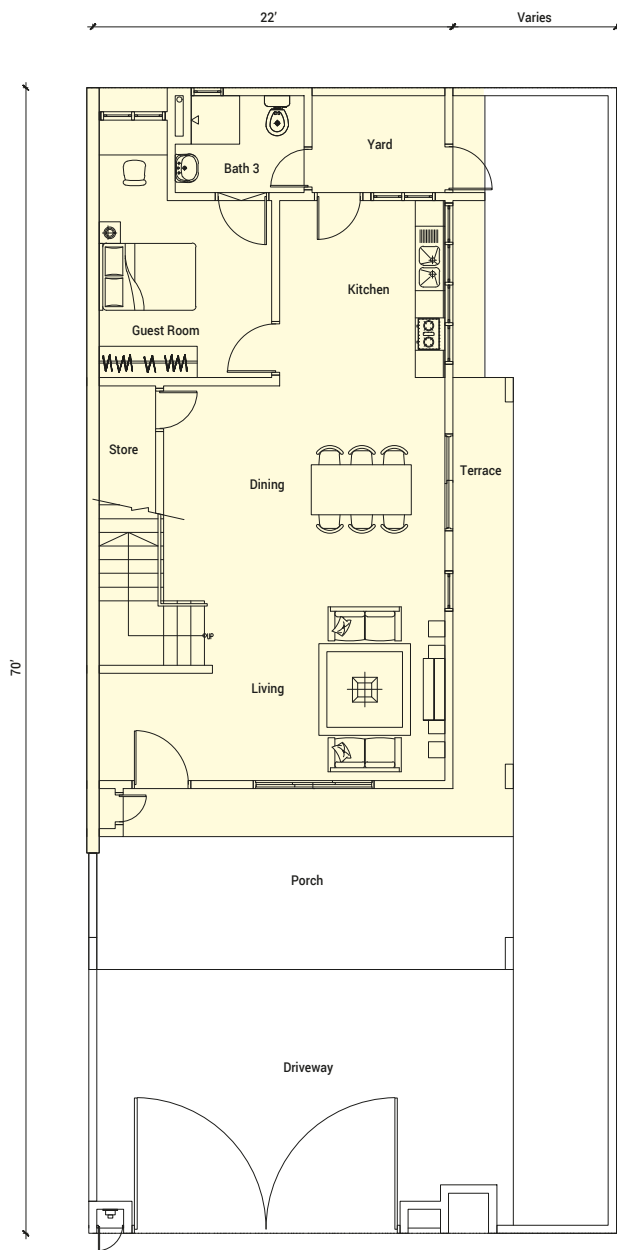
GROUND FLOOR



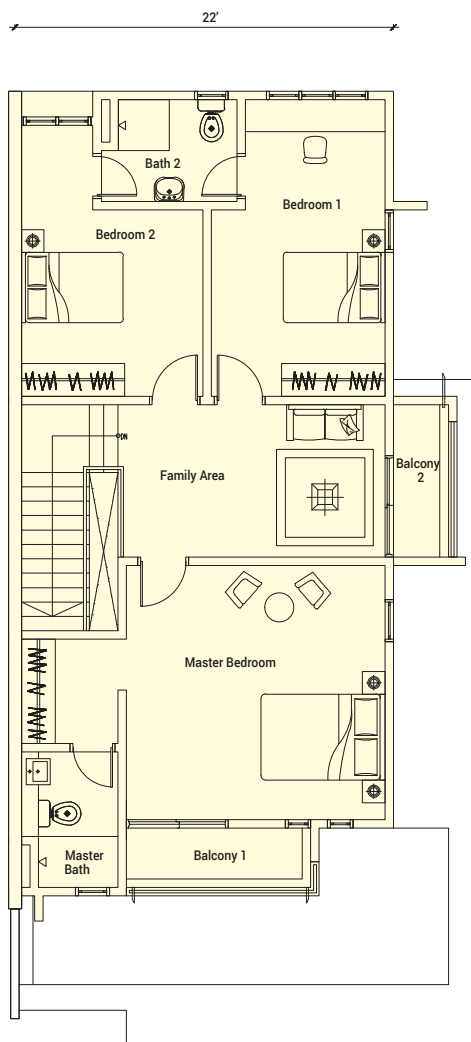
FIRST FLOOR

PHASE 1B
END LOT

Built-up area: 2,314 sq.ft.



GROUND FLOOR



FIRST FLOOR

SPECIFICATION

PHASE 1A & 1B

Structure	Reinforced concrete frame			
Wall	Brick wall with cement plaster			
Roof covering	Concrete roof tile / Reinforced concrete flat roof			
Roof framing	Metal roof structure			
Ironmongery	Quality lockset			
Windows	Aluminium frame glass window / Metal frame louvers glass window			
Doors	Flush door / Louvers door / Aluminium frame sliding door			
Ceiling	Plaster board / cement board, skim coat and paint			
Floor finishes	Living / Dining / Kitchen / Master	Tiles		
	Bedroom / Bedroom 2&3 / Guest	Tiles		
	Staircase / Family / Balcony	Tiles		
	Master Bath / Bath 2&3 / Yard / Store	Tiles		
	Terrace / Bin / Porch / Driveway	Tiles		
	Others	Cement render		
Wall finishes	External wall	Plaster & paint		
	Internal wall	Plaster & paint		
	Kitchen	1500mm high tiles / Plaster & paint where applicable		
	Master bath / Bath 2 & 3	Tiles to ceiling height		
Sanitary and plumbing fitting	TYPE	CORNER	INTERMEDIATE	END
	Water closet	3	3	3
	Wash basin and tap	3	3	3
	Hand bidet	3	3	3
	Shower hose	3	3	3
	Paper roll holder	3	3	3
	Bib tap	3	3	3
	Hose bib tap	3	3	3
	Kitchen sink with tap	1	1	1
Electrical installation	TYPE	CORNER	INTERMEDIATE	END
	Lighting point	28	26	28
	Power point	20	19	20
	TV point	3	3	3
	Fan point	7	7	7
	Air-cond power point	5	5	5
	Water heater power point	2	2	2
	Fiber wall socket	1	1	1
	Auto gate point	1	1	1
	Door bell point	1	1	1
Fencing	Steel gate, brick wall fencing with mild steel grill panel			

****All drawings and specifications are subject to change by relevant Authorities, Architects or Engineers.**

LIVE
A CHARMED
LIFE



With comfortably designed multi-generational double storey terrace homes complete with wheelchair accessibility, Senadi Hills inspires to bring garden living to the international city of Iskandar Puteri. Manicured gardens and lush meadows provide green spaces for recreational activities like breeze walking, Tai Chi and yoga so its inclusive community can enjoy the outdoors uninterrupted.

This gated neighbourhood community offers comfort, convenience and just being a lot closer to everything you need. Conveniently surrounded by various amenities and facilities including world-class destinations such as LEGOLAND, Puteri Harbour as well as the island city of Singapore, Senadi Hills has the potential to be one of the more practical and sought after addresses in Iskandar Puteri.



Artist's impression only.

EVERYTHING
WITHIN REACH



WITHIN 5KM	MALL OF MEDINI	EDUCITY	GLENEAGLES HOSPITAL	POLICE / FIRE STATION
	HORIZON HILLS GOLF & COUNTRY CLUB	LEGOLAND	INTERNATIONAL SCHOOLS	McDONALD'S
WITHIN 10KM	AEON & TESCO	JAYA GROCER SUNWAY CITRINE	COLUMBIA HOSPITAL	
	SULTAN IBRAHIM STADIUM	PUTERI HARBOUR	CALTEX	
WITHIN 20KM	SENAI INTERNATIONAL AIRPORT	JB SENTRAL	JOHOR PREMIUM OUTLET	
	CIQ TUAS	LARKIN SENTRAL		
WITHIN 30KM	CIQ WOODLANDS	SINGAPORE CITY CENTRE		



A member of **UEM Group**



Puteri Harbour Marina.

UEM Sunrise Berhad is one of Malaysia's top property developers with core competencies in macro township development, high rise residential, commercial, retail and integrated developments as well as project management and project construction services.

It is the Master Developer of Iskandar Puteri (formerly known as Nusajaya), one of the five flagship zones and key driver of Iskandar Malaysia and has other award winning projects in Malaysia's Central Region including Kuala Lumpur's Mont'Kiara enclave, Kuala Lumpur City Centre, Cyberjaya, Shah Alam, Bangi and Seremban.

Internationally, UEM Sunrise's presence extends into Australia and South Africa.



Publika Mall, Solaris Dutamas.



Aurora, Melbourne Central.

Visit our sales gallery or go to www.uemsunrise.com



UEM Sunrise Property Showcase

Lot 1, No 1 Jalan Laksamana 1
Puteri Harbour, 79250 Iskandar Puteri
Johor Darul Ta'zim, Malaysia

Weekdays: 9:00 am to 5:30 pm

Weekends and Public Holidays: 10:00 am to 5:00 pm

Senadi Hills

ISKANDAR PUTERI



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uemsunrise.com



Pemaju: Bandar Nusajaya Development Sdn Bhd [252945-M] • Alamat: Level 4, Imperia Office Tower, Jalan Laksamana 1, Puteri Harbour, 79000 Iskandar Puteri, Johor • Tel: 07-277 3788 • No. Lesen Pemaju: xxxxx-x/xx-xxxx/xxxx[L] • Tempoh Sah: xx/xx/xxxx -xx/xx/xxxx • No. Permit Iklan & Jualan: xxxxx-x/xx-xxxx/xxxx[P] • Tempoh Sah: xx/xx/xxxx -xx/xx/xxxx • Tarikh Dijangka Siap: Mac 2022 • Pihak Berkuasa Yang Meluluskan Pelan Pembangunan: Majlis Bandaraya Iskandar Puteri • No. Pelan Bangunan: MBIP [JB] RP/9/9/2019 • Jenis Pegangan Tanah: Hak Milik Kekal • Bebanan Tanah: Tiada • Jenis Kediaman: Teres Dua Tingkat • Jumlah keseluruhan unit: 112 Unit • Harga Jualan: RM 734,000 [Min] – RM1,010,900,000 [Maks], Keluasan Tanah: 20'x70', Keluasan Binaan: 2,088 kps
Sekatan-sekatan kepentingan: Tanah ini tidak boleh dijual, dicagar, digadai, dipajak atau dipindahmilik dengan apa cara sekali pun, termasuk dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/menjual tanah ini tanpa kebenaran Pihak Penguasa Negeri.
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA