

Senadi Hills

ISKANDAR PUTERI

The **NEST** Series by UEM Sunrise®

Phase 2B

Freehold | 2-storey terrace house

FINAL PHASE

6.7m x 21.3m (22' x 70')



A SPACIOUS FAMILY HOME DESIGNED FOR JOYFUL LIVING

Get excited about your home again

Welcome to Senadi Hills Phase 2B, the final phase of our sought after double-storey homes. Senadi Hills is part of The NEST Series by UEM Sunrise and these multi-generational oriented homes are designed for the ultimate comfort of everyone in the family. The NEST Series offers nurturing and secure environments, complimented by well-designed functional gardens and parks with recreational facilities.

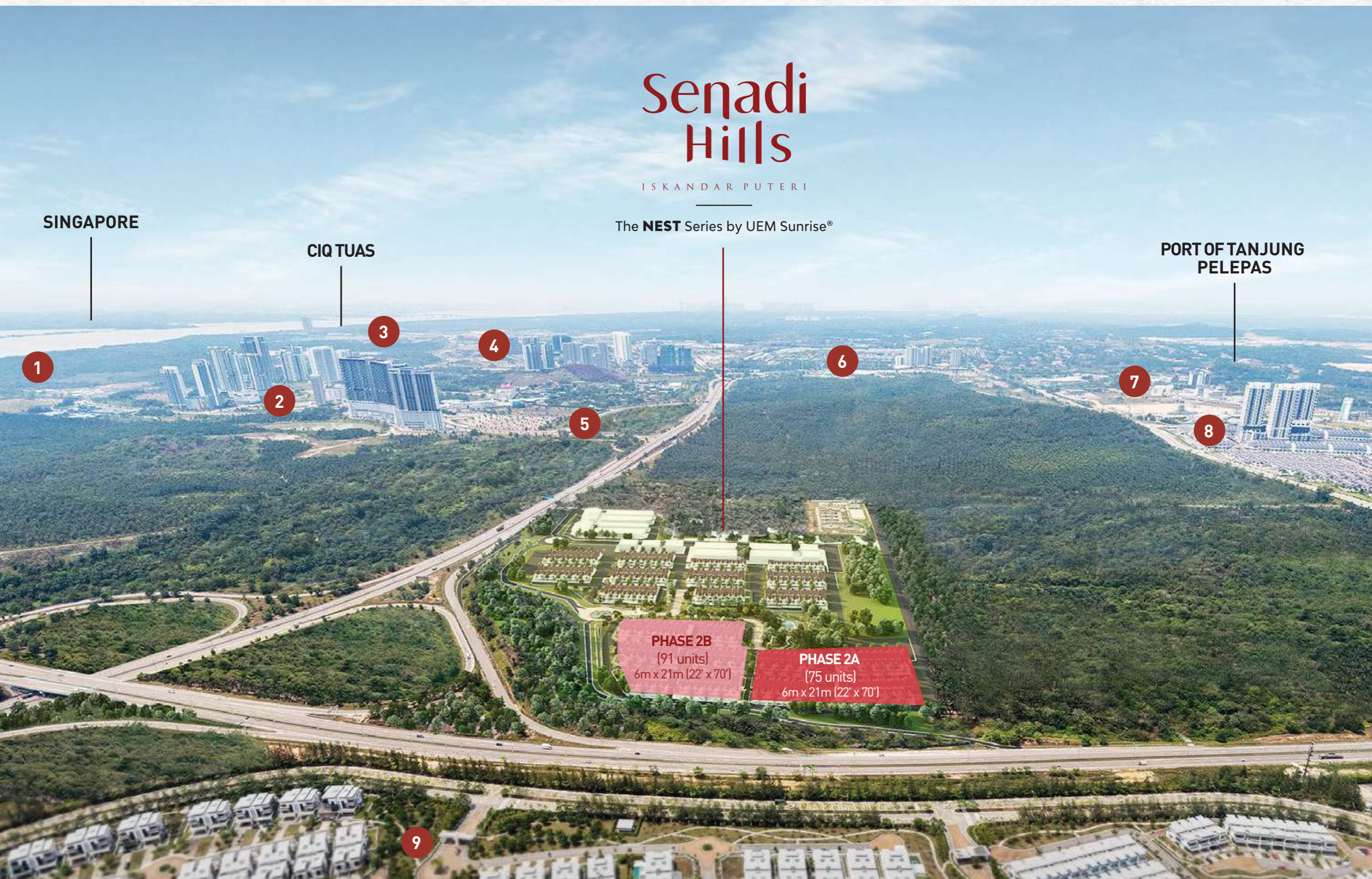
Designed for mid-sized families of all ages, Senadi Hills offers limited 91 units of 6.7m x 21.3m (22' x 70') homes with an open-plan living, dining, and kitchen layout. These homes also feature a renovation-friendly kitchen that can be easily separated from the living and dining area.

Enjoy all the comfortable and practical features Senadi Hills is known for. Senadi Hills comes with 4 ensuite bathrooms where every room has its dedicated bathroom — a luxury normally reserved for larger, more expensive properties.



Artist's impression of Senadi Hills' green buffer and residences' setback.

AMENITIES WITHIN REACH



Senadi Hills

ISKANDAR PUTERI

The **NEST** Series by UEM Sunrise®

PHASE 2B
(91 units)
6m x 21m (22' x 70')

PHASE 2A
(75 units)
6m x 21m (22' x 70')

1 Puteri Harbour



- Harbour Montessori Preschool
- Stellar International School
- Trinidad Suites
- Puteri Harbour International Ferry Terminal

2 Gleneagles Hospital



3 Jaya Grocer



4 NSK Trade City



5 Leisure & Entertainment



- LEGOLAND Malaysia Resort
- Mall of Medini
- Ben's Independent Grocer

6 East Ledang



7 EDUCITY



- IDRISSEI School
- Kolej MDIS Malaysia
- NMIT City Campus
- Raffles University
- University of Reading Malaysia
- Newcastle University of Medicine Malaysia

8 Eco Botanic



- Starbucks
- FamilyMart
- CU Mart
- Jaya Grocer

9 Horizon Hills





Artist's impression of Senadi Hills' main entrance.

EMBRACE 4.97 ACRES OF LUSH GREENERY

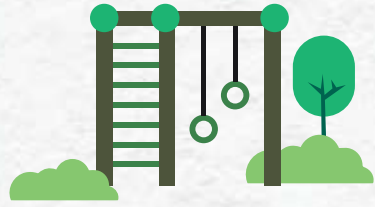
A recreational park with ample facilities

Senadi Hills exclusive homes enjoy many green spaces, delightfully designed and landscaped to invite residents to spend time outdoors, keep an active lifestyle and build a close-knit community. Continuing the family-friendly theme of the development, the park at Senadi Hills centers around a playground-jungle gym for kids and jogging paths dotted with outdoor gym workout stations for the adults. A graceful morning session of Tai Chi in the park helps keep older residents active and energetic.

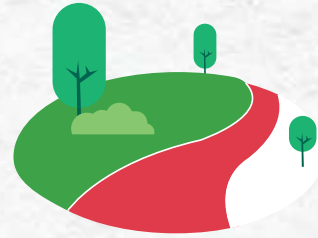




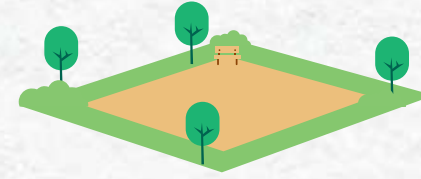
**Playground-
jungle gym
for kids**



**Outdoor
gym**



**2.5km
jogging track**



Plaza



Tai Chi park



Artist's impression of Senadi Hills' playground-jungle gym.



- Perimeter fencing
- Exclusive park
- Guarded community



4 ensuite bathrooms



Individual gate



Individual fencing

Artist's rendering of Senadi Hills' facade

The spacious open plan layout provides ample room for families of all sizes to spend time and grow together.



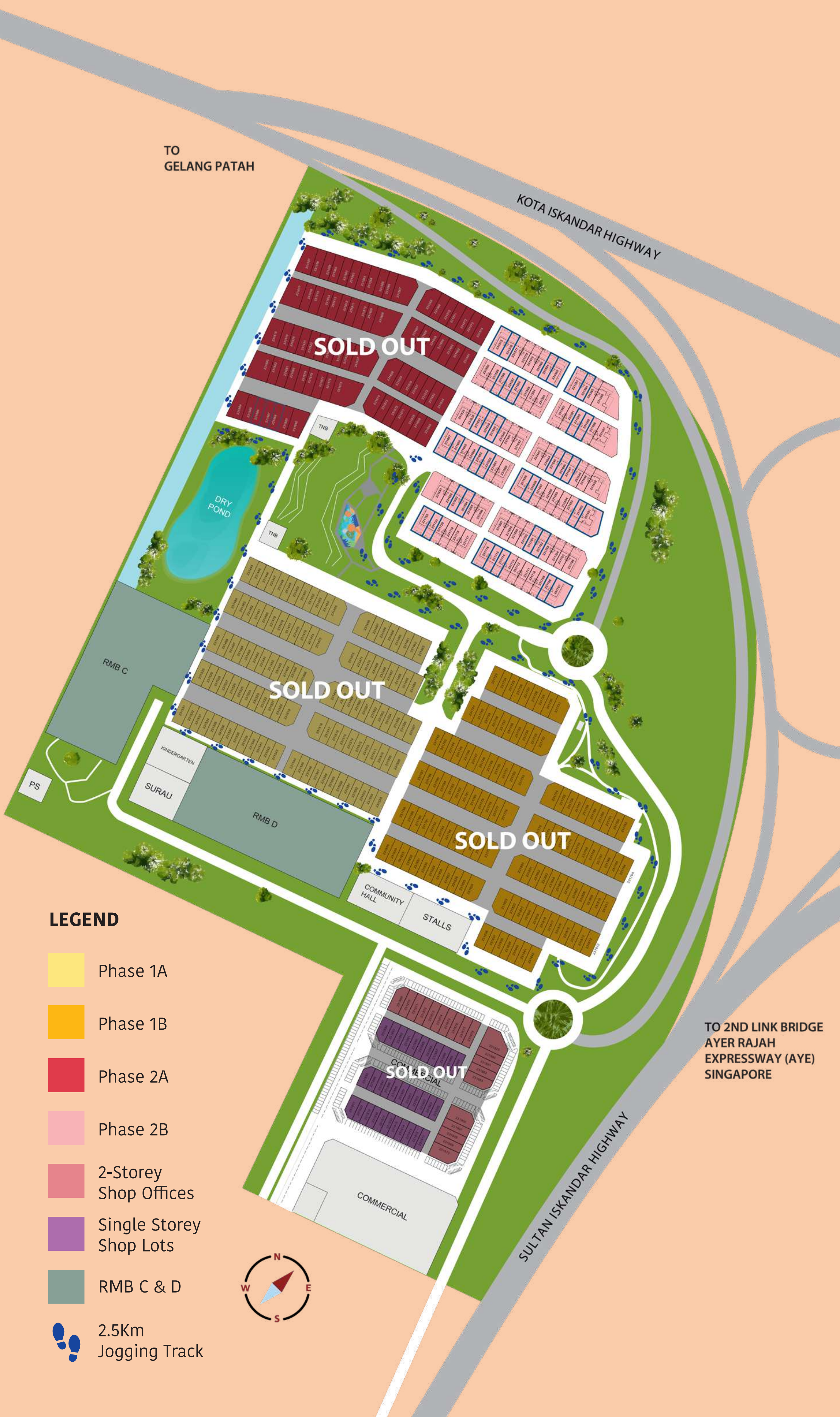
Artist's rendering of Senadi Hills' typical corner unit living room.

The master bedroom is a versatile sanctuary of calm, with ample space for a lounge-like conversation corner or a study table for those WFH days.



Artist's rendering of Senadi Hills' typical corner unit master bedroom.

SITE PLAN



TO
GELANG PATAH

KOTA ISKANDAR HIGHWAY

SOLD OUT

SOLD OUT

SOLD OUT

SOLD OUT

TO 2ND LINK BRIDGE
AYER RAJAH
EXPRESSWAY (AYE)
SINGAPORE

SULTAN ISKANDAR HIGHWAY

LEGEND

- Phase 1A
- Phase 1B
- Phase 2A
- Phase 2B
- 2-Storey Shop Offices
- Single Storey Shop Lots
- RMB C & D
- 2.5Km Jogging Track



EASY ACCESS TO LEBUHRAYA SULTAN ISKANDAR AND KOTA ISKANDAR

Made for easy living

Senadi Hills' location is specially designed with the needs of the family in mind. Amenities and daily necessities can easily be found nearby providing you an easy living experience.



Jaya Grocer, Gleneagles Hospital and educational institutions such as EduCity, Marlborough College Malaysia and Raffles American School are only 5km away from Senadi Hills. Top it off with easy access to a network of highways, Puteri Harbour, Kota Iskandar, Legoland and Singapore, gives you an exciting, strategically placed home.

LOCATION MAP







WITHIN 5KM

- | | | | |
|---|---|---|--|
|  MALL OF MEDINI |  EDUCITY |  GLENEAGLES HOSPITAL |  POLICE/ FIRE STATION |
|  HORIZON HILLS GOLF & COUNTRY CLUB |  LEGOLAND |  INTERNATIONAL SCHOOLS |  McDONALD'S |

WITHIN 7KM

- | | | |
|--|---|---|
|  AEON & TESCO |  JAYA GROCER SUNWAY CITRINE |  COLUMBIA HOSPITAL |
|  SULTAN IBRAHIM STADIUM |  PUTERI HARBOUR |  CALTEX |

WITHIN 20KM

- | | |
|--|---|
|  JOHOR PREMIUM OUTLET |  JB SENTRAL |
|  CIQ TUAS |  LARKIN SENTRAL |

WITHIN 30KM

- | | | |
|---|--|---|
|  SENAI INTERNATIONAL AIRPORT |  CIQ WOODLANDS |  SINGAPORE CITY CENTRE |
|---|--|---|

ABOUT UEM SUNRISE BERHAD



Aurora, Melbourne



Puteri Harbour, Iskandar Puteri



Puteri Harbour, Iskandar Puteri

UEM Sunrise Berhad is a public-listed Company and one of Malaysia's leading property developers. We are the master developer of Iskandar Puteri— one of Iskandar Malaysia's five flagship zones envisioned as Southeast Asia's largest fully integrated urban development.

In Greater Kuala Lumpur, we are renowned for our award-winning and up-market developments in the cosmopolitan and affluent Mont'Kiara enclave—the country's most popular address; the multiple award-winning 73-acre waterfront township of Kiara Bay in Kuala Lumpur, Malaysia's premier creative retail destination, Publika; as well as Radia in Bukit Jelutong, Shah Alam. Further south, you will find Serene Heights, Bangi and Symphony Hills, Cyberjaya.

Internationally, our footprint extends into Australia, with Aurora Melbourne Central—one of the tallest buildings in the country—and the 42-storey Conservatory located in the heart of Melbourne CBD.

Southern Property Showcase, Puteri Harbour

**Lot 1, No 1 Jalan Laksamana 1
Puteri Harbour,
79000 Iskandar Puteri
Johor Darul Ta'zim, Malaysia**

**Daily:
9:30 am to 5:00 pm
(Includes Weekends and Public Holidays)**



For Inquiries
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**Southern Property
Showcase**

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happy**

**THE EDGE Top Property
Developers Awards
2022**

**ASIA
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**PUTRA
BRAND AWARDS
GOLD
2022**

**1800888008
uemsunrise.com**

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Developer: Bandar Nusajaya Development Sdn Bhd • Address: Level 6, Imperia Office Tower, Jalan Laksamana 1, Puteri Harbour, 79000 Iskandar Puteri, Johor • Tel: 07-277 3788 • Developer's License No.: 14032/08-2027/1344(A) • Validity Period: 19/08/2022 - 18/08/2027 • Advertising & Sales Permit No.: 14032-6/12-2025/1329(N)-(L) • Validity Period: 15/12/2023 - 14/12/2025 • Expected Date of Completion: March 2026 • Approving Authority: Majlis Bandaraya Iskandar Puteri • Building Plan No.: MBIP(JB)RP/9/11/2023(20) • Tenure of Land: Freehold • Land Encumbrance: Nil • Type of Property: 2-Storey Terrace • Total Units: 91 Units • Price: RM869,000 (Min.) - RM1,467,765 (Max.), Land Area: 22 x 70', Built-up Area: 2,222 ft² • Restriction of interest: This land may not be sold, secured, mortgaged, leased or transferred in any way, including through the use of all deeds with the intent to release/sell the land without the consent of State Authority.

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT

FLOOR PLAN

Phase 2B

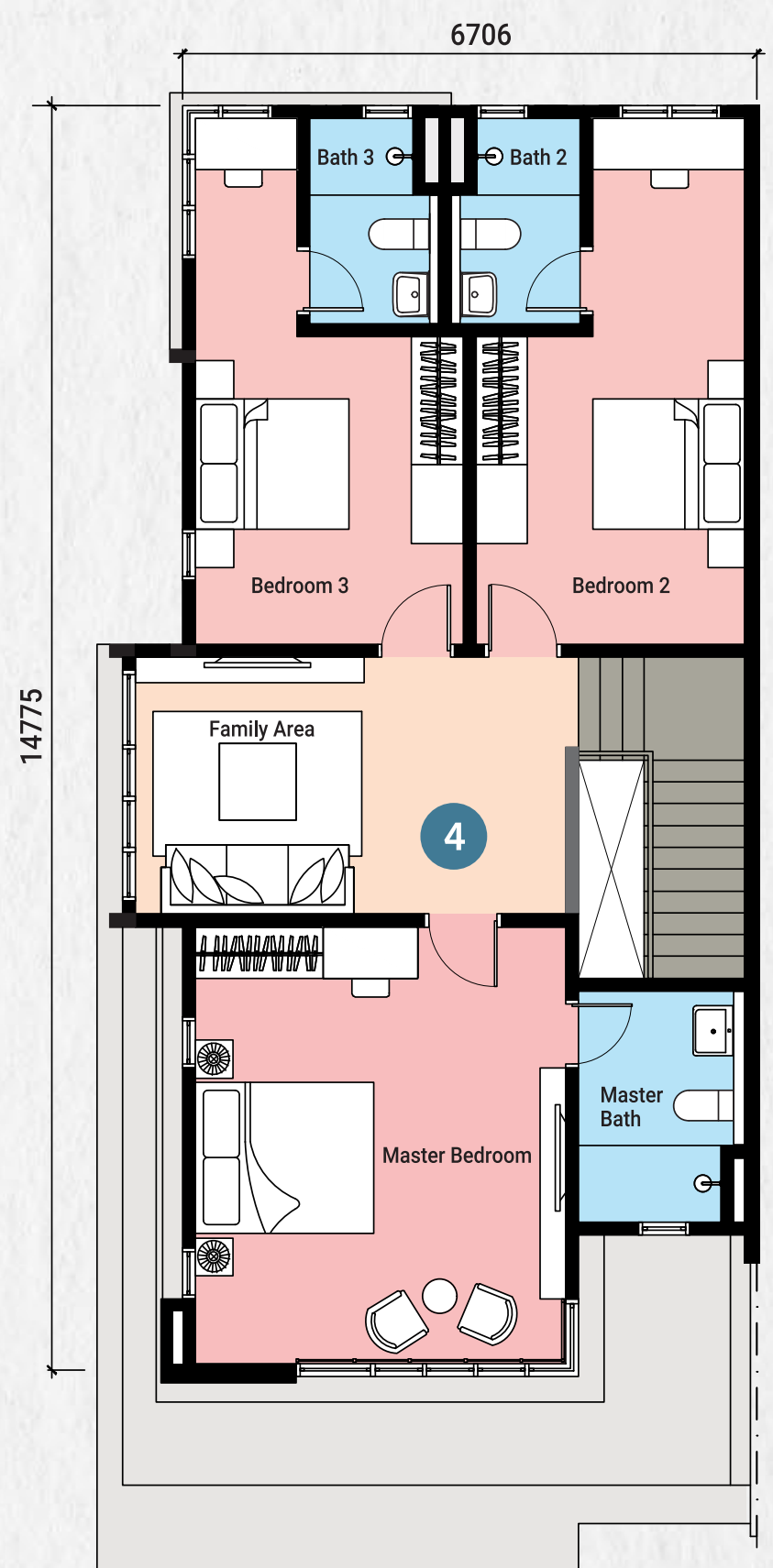
CORNER LOT

Built-up area: 221m² (2,382ft²) | 4 Ensuite bathrooms | 2-car porch

- 1 13ft wide gate
- 2 Wide wheelchair-friendly doorways & ramp
- 3 Universal-friendly switches height
- 4 Ample sized yard and family area



Ground Floor



First Floor

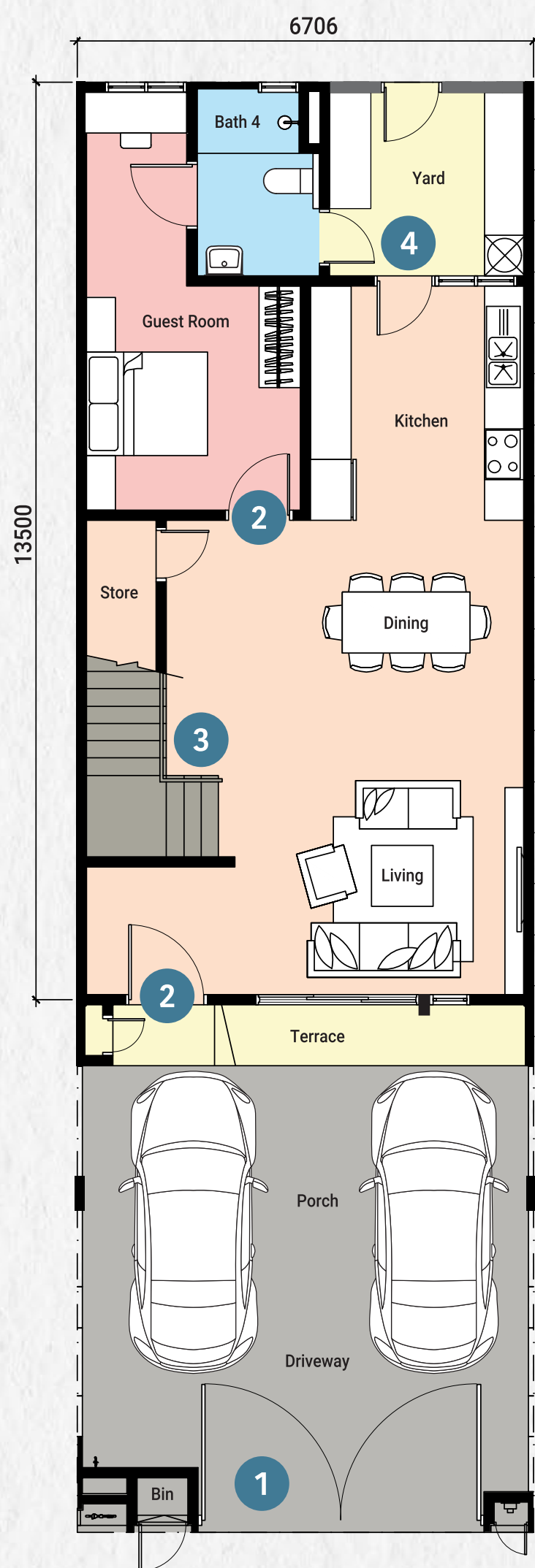
FLOOR PLAN

Phase 2B

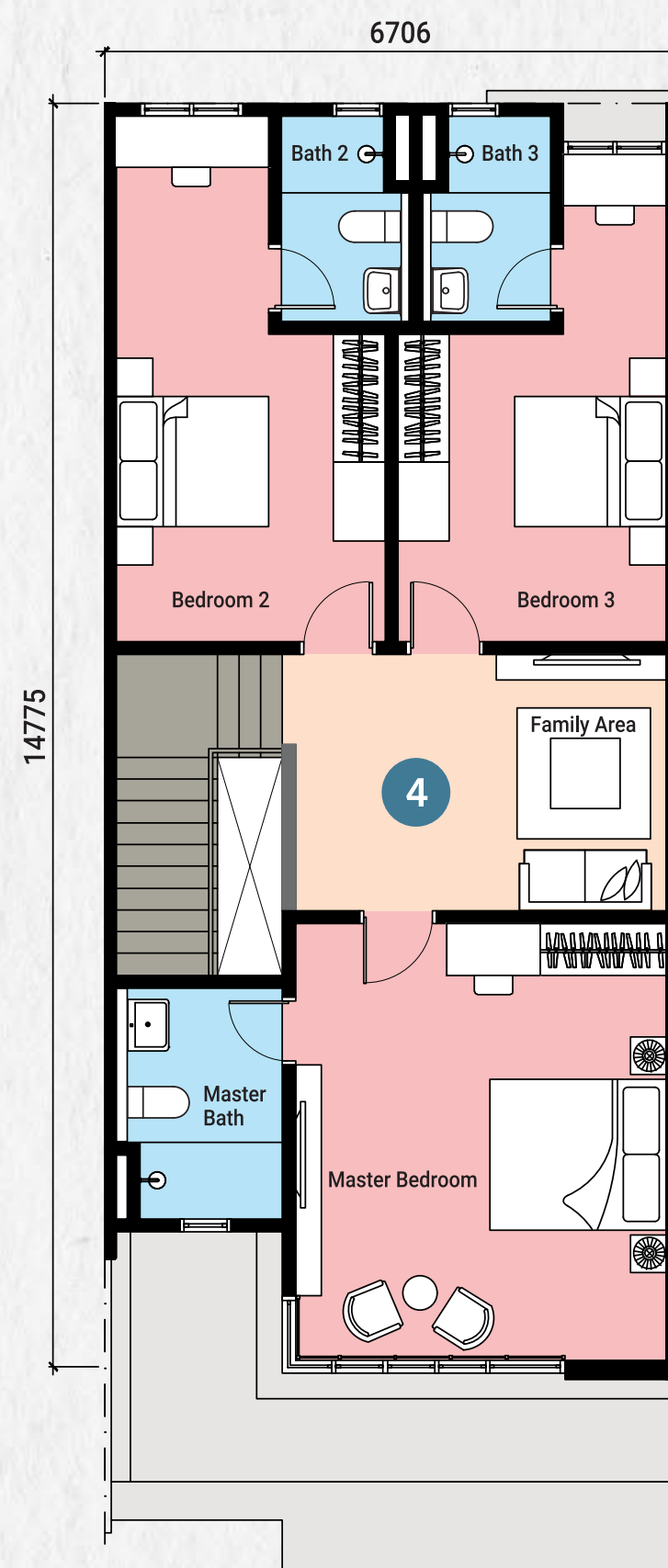
INTERMEDIATE LOT

Built-up area: 206m² (2,222ft²) | 4 Ensuite bathrooms
Lot size : 6.7m x 21.3m (22' x 70') | 2-car porch

- 1 13ft wide gate
- 2 Wide wheelchair-friendly doorways & ramp
- 3 Universal-friendly switches height
- 4 Ample sized yard and family area



Ground Floor

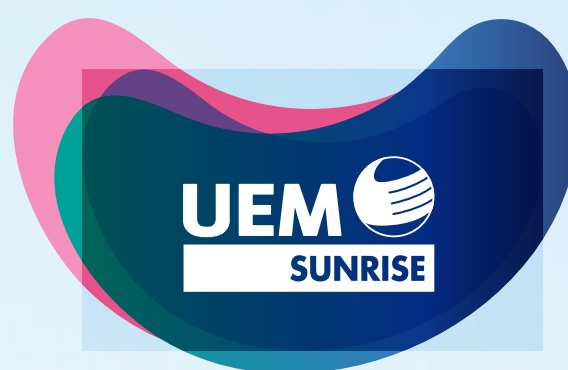


First Floor

BUILDING SPECIFICATIONS

Structure	Reinforced Concrete				
Wall	Masonry Wall				
Roof Covering	Roof Tiles / Concrete Flat Roof				
Roof Framing	Metal Roof Truss				
Ironmongery	Locksets				
Windows	Aluminium Frame Glass Window / Metal Frame Louvers Glass Window				
Doors	Flush Door / Louvers Door / Aluminium Frame Sliding Door / Aluminium Frame Glass Door				
Ceiling	Plaster Ceiling / Skim Coat & Paint				
Wall Finishes	External Wall	Plaster & Paint			
	Internal Wall	Plaster & Paint			
	Kitchen	1600mm High Tiles (All Types Except Intermediate Lot) 1500mm High Tiles (Intermediate Lot) Plaster & Paint where Applicable			
	Master Bath / Bath 2, 3 & 4	Tiles up to Ceiling Height			
Floor Finishes	Living / Dining / Kitchen / Staircase / Guest	Tiles			
	Master Bedroom / Bedroom 2 & 3	Tiles			
	Store / Family Area	Tiles			
	Master Bath / Bath 2, 3 & 4	Tiles			
	Bin / Porch / Driveway / Yard / Balcony	Tiles			
	Balcony 2 / Terrace (All Types Except Intermediate Lot)	Tiles			
	Others	Cement Render			
		Corner Lot / Odd Coner Lot	Intermediate	Odd / End Lot with Land	
				Special Corner Lot	
Sanitary & Plumbing Fitting	Water Closet	4 nos	4 nos	4 nos	4 nos
	Wash Basin and Tap	4 nos	4 nos	4 nos	4 nos
	Hand Bidet	4 nos	4 nos	4 nos	4 nos
	Shower Rose	4 nos	4 nos	4 nos	4 nos
	Paper Roll Holder	4 nos	4 nos	4 nos	4 nos
	Bib Tap	4 nos	4 nos	4 nos	4 nos
	Hose Bib Tap	2 nos	2 nos	2 nos	2 nos
	Kitchen Sink with Tap	1 no	1 no	1 no	1 no
Electrical Fitting	Lighting Point	27 nos	26 nos	27 nos	28 nos
	Power Point	22 nos	22 nos	22 nos	22 nos
	TV Point	3 nos	3 nos	3 nos	3 nos
	Fan Point	7 nos	7 nos	7 nos	7 nos
	Air-Conditioning Power Point	5 nos	5 nos	5 nos	5 nos
	Water Heater Power Point	2 nos	2 nos	2 nos	2 nos
	Fiber Wall Socket	1 no	1 no	1 no	1 no
	Auto Gate Point	2 nos	2 nos	2 nos	2 nos
	Door Bell Point	1 no	1 no	1 no	1 no
	Data Point	2 nos	2 nos	2 nos	2 nos
Internal Telephone Trunking & Cabling	- Provided				
Fencing	- Provided				

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