

SERENiA<sup>TM</sup>  
CITY

SERENiA  
AMANI 

Freehold • 20' x 70' • 2-storey Terrace Homes



# SERENIA AMANI

## Homes for life.

Serenia Amani multigenerational homes are designed with your future in mind. Its four spacious bedrooms and three bathrooms perfectly accommodate both large and small families. The open-plan living room layout creates ample space for you to design a living room that suits your style. The house is also carefully designed to promote ventilation and natural lighting to ensure comfort for you and your family. And if that's not enough, its close proximity to a 10-acre park that is complete with jogging and cycling paths will leave you wishing for nothing more. So live freely, and live comfortably – only at Serenia Amani.





## Built for Your Family's Comfort

Built-up area 1,830 to 2,055 sqft

Flexible open-plan layout

Energy-efficient design

Home for multigenerational living





# Floor Plan

Type  
**A**  
Intermediate lot

Built Up: 1,830 sq ft

1 master bedroom

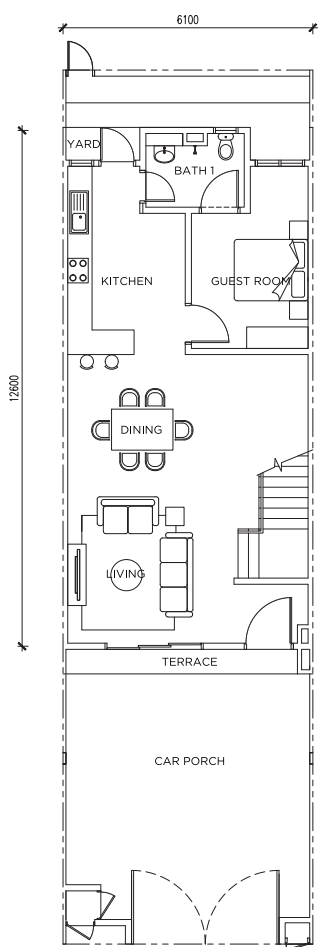
3 bedrooms

3 bathrooms

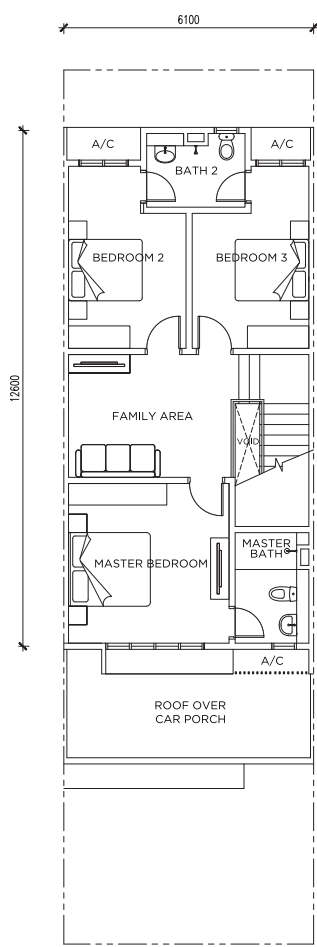
Family area

Kitchen

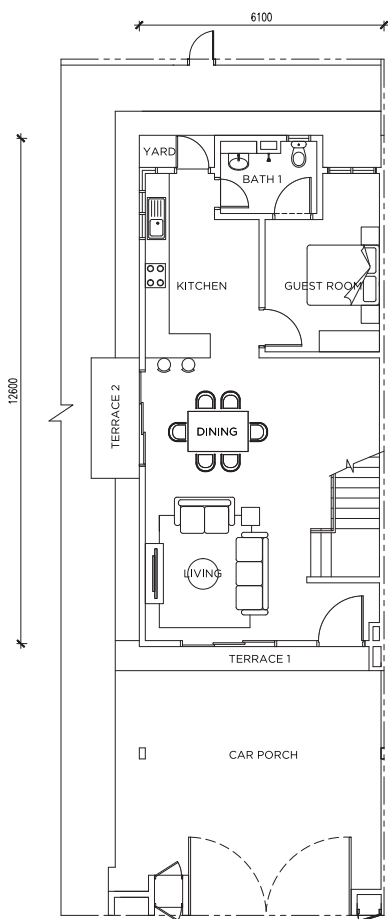
Yard



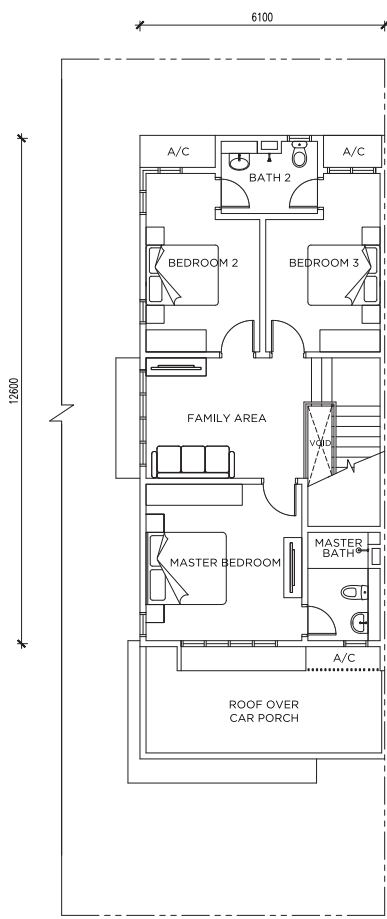
Ground floor



First floor



Ground floor



First floor

Type  
**E**  
End lot

Built Up: 1,860 sq ft

1 master bedroom

3 bedrooms

3 bathrooms

Family area

Kitchen

Yard



# Floor Plan

Type  
**E1**  
Special End lot

Built Up: 2,055 sq ft

1 master bedroom

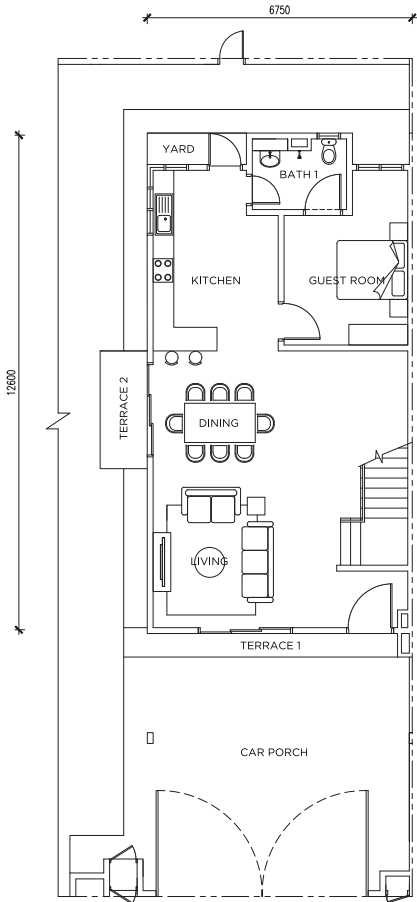
3 bedrooms

3 bathrooms

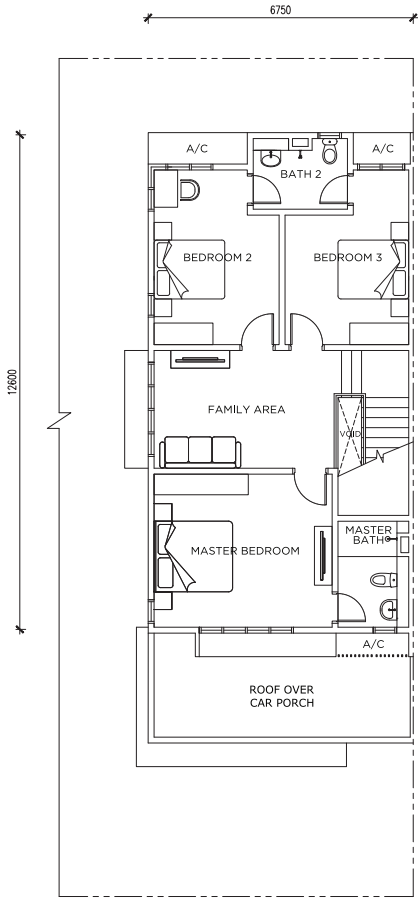
Family area

Kitchen

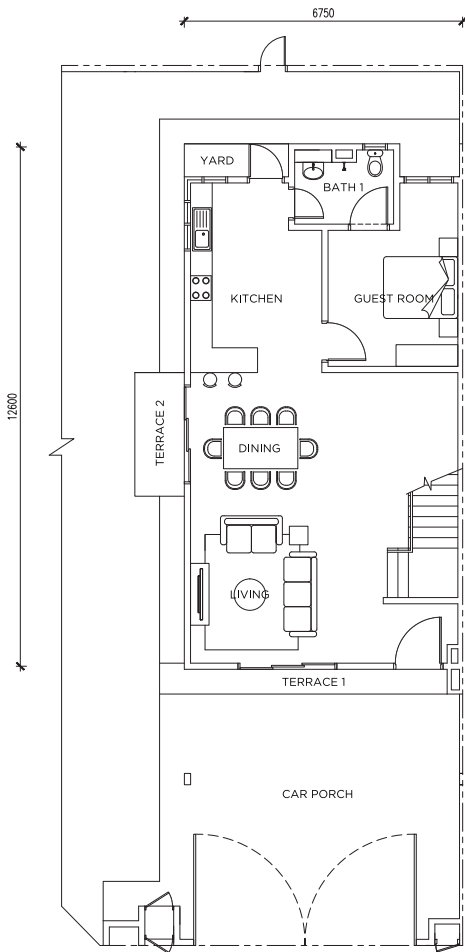
Yard



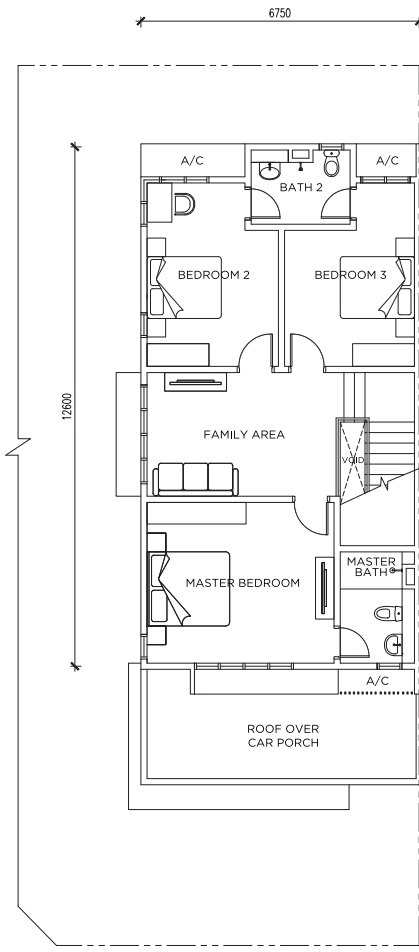
Ground floor



First floor



Ground floor



First floor

Type  
**C**  
Corner lot

Built Up: 2,055 sq ft

1 master bedroom

3 bedrooms

3 bathrooms

Family area

Kitchen

Yard





SITE PLAN  
N.T.S.



# Site Plan

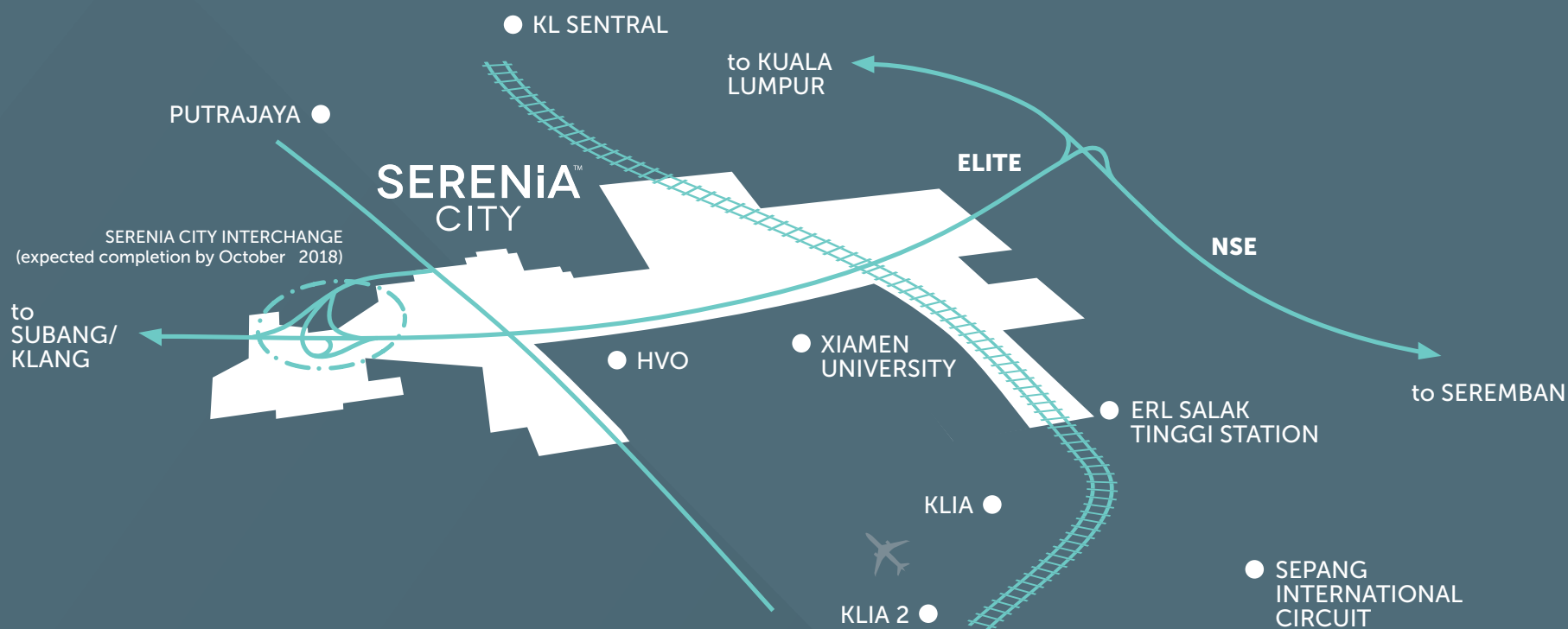
Type	Area (sq ft)	No. of Units
Intermediate Unit	1,830	250
End Unit	1,860	30
Special End Unit	2,055	6
Corner Unit	2,055	16



# Specifications

Structure		: Reinforced Concrete			
Wall		: Masonry			
Roof Covering		: Roof Tiles / Concrete / Metal Deck			
Roof Framing		: Metal			
Ceiling		: Plaster / Cement Board / Skim Coat			
Windows	: All	: Aluminum Frame / Glass Panel			
Doors	: Main Entrance	: Laminated Engineered Timber Door			
	: Other Doors	: Laminated Flush Door / Painted Flush Door / Aluminium Sliding Door			
Ironmongery		: Locksets with Accessories			
Wall Finishes	: External	: Plaster & Paint			
	: Master Bathroom	: Porcelain Tiles up to Ceiling Height			
	: Bath 1 & Bath 2	: Ceramic Tiles up to Ceiling Height			
	: Kitchen	: Ceramic Tiles / Plaster & Paint			
	: Others	: Plaster & Paint			
Floor Finishes	: Living & Dining	: Porcelain Tiles			
	: Kitchen	: Ceramic Tiles			
	: Guest Room	: Ceramic Tiles			
	: Terrace	: Porcelain Tiles			
	: Car Porch	: Concrete Imprint			
	: Family Area	: Laminated Flooring			
	: Master Bedroom, Bedroom 2 & Bedroom 3	: Laminated Flooring			
	: Master Bath	: Porcelain Tiles			
	: Bath 1 & Bath 2	: Ceramic Tiles			
	: Staircase	: Laminated Flooring			
	: Yard	: Ceramic Tiles			
	Sanitary & Plumbing Fittings	: Kitchen	: Sink with Tap		
: Master Bath, Bath 1 & Bath 2		: Sanitary Wares & Fittings			
: Car Porch / Yard		: Tap			
Electrical Installations	Electrical Point	Type	Type	Type	Type
		A/AM	E/EM	E1/E1M	C/CM
	Light Point	20	21	21	21
	Gate Light Point	1	1	1	1
	Power Point	23	23	23	23
	Fan Point	7	7	7	7
	Door Bell Point	1	1	1	1
	Water Heater Power Point	1	1	1	1
	Telephone Point	1	1	1	1
	Air-Conditioning Power Point	2	2	2	2
	Booster Pump Power Point	1	1	1	1
	TV Point	2	2	2	2
	Auto Gate Point	1	1	1	1
Internal Telephone Trunking & Cabling		: Provided			
Fencing		: Brick Wall / Mild Steel / Chain Link			
Turfing		: Spot Turfing			
Miscellaneous		: Letter Box			
		: Refuse Compartment			
		: TNB Meter Compartment			
		: Basic Alarm System			





*For enquiries*  
please call  
or visit us at:



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

No of Units: 302. Type: Double Storey Link Homes. Expected Date of Completion: April 2020. Land: Free from Encumbrances. Tenure of Land: Freehold. Developer's License No.: 6785-7/03-2020/0242(L) Validity: 09/03/2018 – 08/03/2020. Advertising & Sales Permit No.: 6785-7/03-2020/0242(P) Validity: 09/03/2018 – 08/03/2020 Approval Authority: Majlis Perbandaran Sepang. Building Plan Approval No.: MP.SPG 600-34/4/26( ). Developed by: Sime Darby Serenia Development Sdn Bhd (Co. No. 117285-M), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Selling Price: RM536,888 (min.) - RM986,888 (max.). Bumiputera Discount: 7% (Quota Applies)

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