



DOUBLE-STOREY LINKED HOMES
20' X 70' | FREEHOLD



Happiness Has Found A New Home

Inspired from the "Green lora"
- a rare and endangered bird species
native to Malaysia and across Southeast Asia,
Serenia Aiora brings the joy of sustainable
community living in Serenia City to new heights.
Come home to this new community in the
Garden City of KLIA and you'll come home
to happiness each day.



The artistic 'Iora' birds sculpture at the central park symbolises Serenia City's vision to be a place where life flourishes and dreams can take flight.



SERENIA[™]
CITY

Envisioned to Elevate Your Way of Life

Serenia City is more than a township, it's a new way of life. Meticulously master-planned, this sustainable community is where the joy of life is never far. Here, you'll discover the perfect setting to pursue your happiness whether its family, work, learning or just enjoying nature's serenity. Come home to where your dreams can take flight and live your aspirations at Serenia City.

Welcome to Serenia City, your gateway to a great way of life.
Designed to set the standard as a township of the future,
Serenia City brings you the best of sustainable community living.



Start your day with a revitalising jog along the 50km cycling & jogging path that links all the township, precinct & neighbourhood parks here.



Next, build your business or career at Serenia City's commercial and industrial precincts while the kids head off to school or university nearby.



Here, you'll always be well connected with convenient access to 3 major expressways as well as the ERL train network that links KLIA and takes you to KL Sentral in just 30 minutes.



When it's time for play, there's a FIFA football field waiting for you at the 25-acre central park or take a short drive to one of the malls close by for some retail therapy.



At the end of the day, you'll look forward to coming back to your spacious new home in a safe haven surrounded by all that you love. Come home to Serenia City, where you can truly live your aspirations.

Come Home To The Best Address In South Klang Valley





BEST LANDSCAPE
MASTER PLAN
MALAYSIAN LANDSCAPE
ARCHITECT AWARD
2018 & 2019



The Biggest Kinetic Sculpture

An award-winning 2,370-acre freehold township with 105-acres of lush parks

Where Happiness Comes Naturally Each Day

CENTRAL PARK

This 25-acre green heart of Serenia City has iconic features that are inspired by its tea plantation roots.

SERENITY PARK

A verdant park where nature is preserved with trees that are more than 100 years old.

AMAN NORTH & SOUTH PARKS

These two lush precinct parks are favourite gathering and recreation spots for the community here.



SERENiA
AIORA

Live in Sepang’s Most Sustainable & Safe Community

Take a leisurely stroll along Serenia City’s 50km jogging & cycling path and you’ll come across cool insta-worthy landmarks that are like no other. Some of these iconic eco-friendly sculptures even seem to come alive when there’s a breeze blowing. At Serenia City, you’ll be inspired to live sustainably in a new community that’s refreshingly different each day.

Preserving Our Natural Heritage

At Serenity Park, three 100 year old trees are being conserved. These natural treasures have been here since the time when the area was still a tea plantation.



CPTED Features

Serenia City is master-planned with Crime Prevention Through Environmental Design (CPTED) features that promote safety. Green hedges act as natural buffers between pedestrian paths & roads. Here, road speed bumps and pedestrian crossings are the same level to ensure smooth journey for bicycles and wheelchairs. In addition, walkways are also well-lit to ensure pedestrian safety at night.

Gateway to Serenia City

This iconic entrance statement that is powered by kinetic energy, welcomes visitors as well as residents to Serenia City. It’s a gateway to an enriching way of life in this award-winning sustainable township.



Iconic Kinetic Sculpture

A key landmark in Serenia City, this wind-powered structure is listed in 'The Malaysian Book of Records' as the biggest kinetic sculpture in the country. It’s unique ‘tea leaves’ design is inspired from the township’s tea plantation roots.



The Amphitheatre

Nestled in Serenia City’s 25-acre Central Park, this one-of-a-kind amphitheatre is a great place for the community to come together and enjoy the breathtaking views here. It’s unique form which enables rainwater harvesting is designed with sustainability in mind.



Frame of Serenia

Constructed with recycled materials, the Frame of Serenia is a favourite hotspot for instagrammers that also serves to encourage people to recycle and do their bit for the environment.

Township Lakes

The 12 lakes at Serenia City provide more than just picturesque vistas, they serve as an effective flood mitigation solution as well as essential natural filters.



SERENIA CITY SALES GALLERY

FIFA FOOTBALL FIELD

THE AMPHITHEATRE

ICONIC KINETIC SCULPTURE

FRAME OF SERENIA

FUTSAL COURT

SAKURA TRAIL

SCENIC LAKE

MULTI-PURPOSE COURT

PLAZA

LAWN

MINI SKATE PARK

MULTI-PURPOSE KIOSK

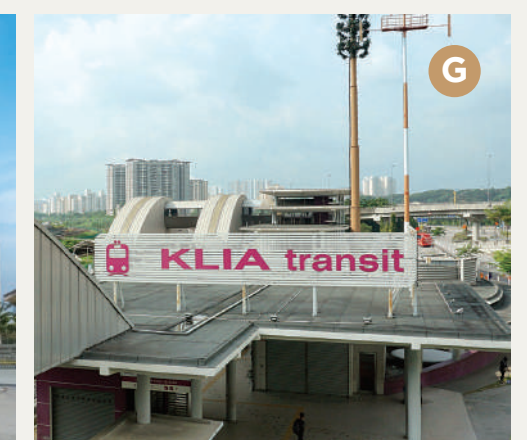
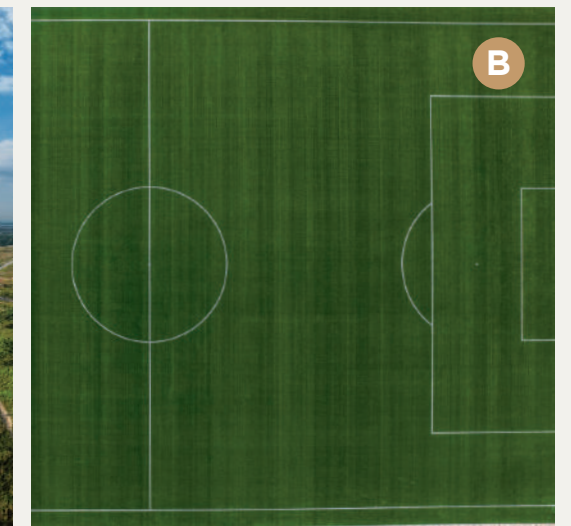
TREES SCULPTURE

PLAYSCAPE AREA

50KM CYCLING & JOGGING PATH
Across Serenia City Township

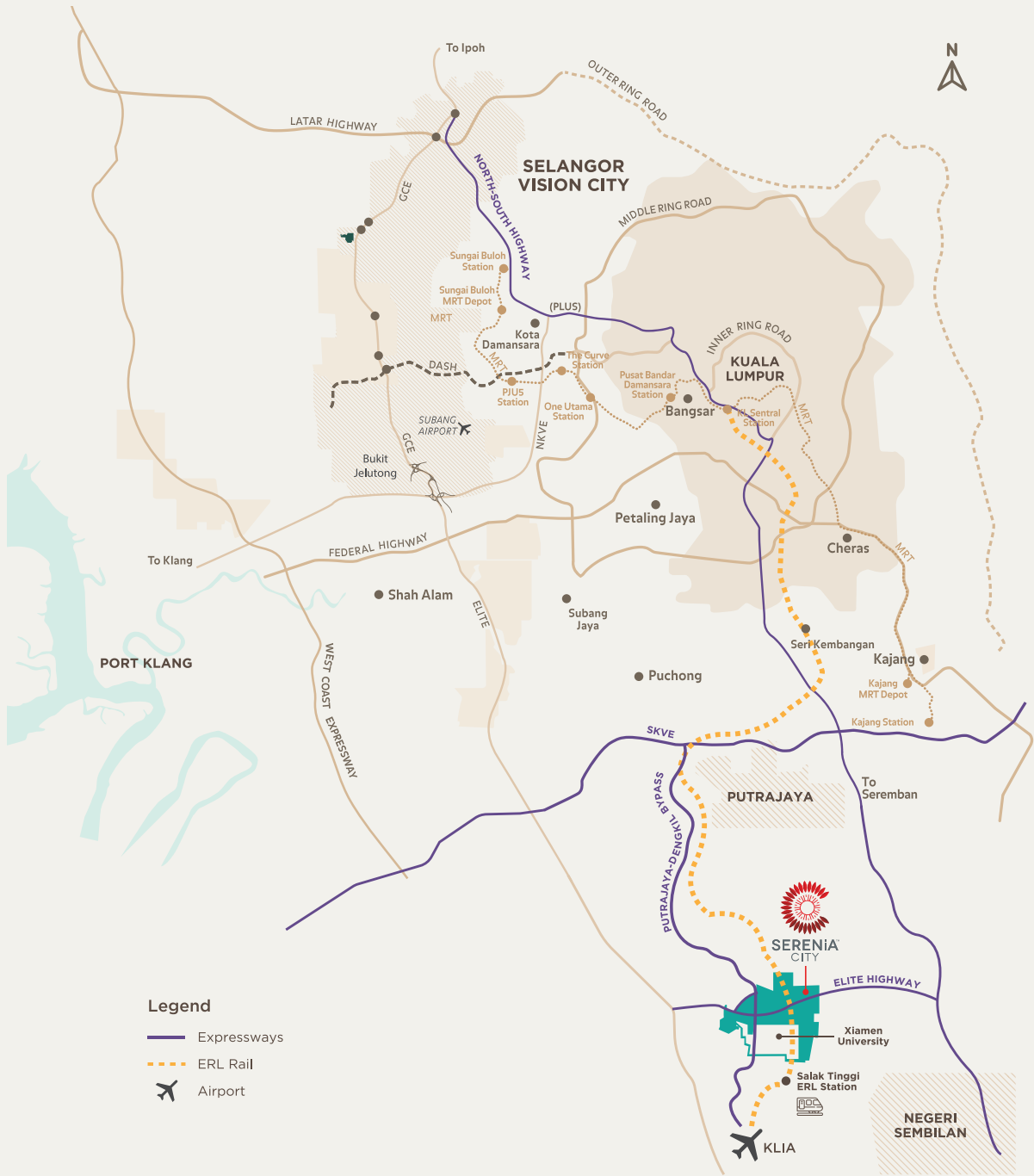
25 acre
Central Park
that's fun for
the family

You don't need to wander far from home to find life's little pleasures as well as essentials. Drop by the shops at Citra Serenia to pick up a coffee before heading to your office at Cipta Serenia while the kids are at school nearby. Here, you'll always be close to a growing selection of great amenities from learning institutions to lifestyle destinations.



Everything Set For A New Life In South Klang Valley

Come home to the best address in South Klang Valley that is truly well connected. Whether it's heading to KL Sentral in under 30 minutes via ERL Rail or using the dedicated Serenia City Interchange that connects you to 3 major expressways, you'll always have easy access to get to where you need to be when you live here.



Where You Can Have It All

Serenia Aiora is designed to bring the best of living at Serenia City harmoniously together. Imagine life in a haven surrounded by nature's serenity yet connected to the world. Now imagine the haven as your home.



Community Living

Come home to a private community that is surrounded by all of life's essential amenities.



Sustainable & Liveable

Be embraced by nature's beauty every day and live in a spacious home made for multi-generational living.



Conveniently Accessible

Going places is a breeze with excellent connectivity via road, rail and air.



Your Happiness Begins Here

Welcome home to your private sanctuary. With leafy trees lining its perimeter fence and a dedicated guard post, Serenia Aiora is a neighbourhood that's designed to be a lush safe haven. Meticulously planned to provide an idyllic environment where life can flourish. A home where you can truly feel the joy of living life to the fullest with total peace of mind.



Yippieee!

Serenia Aiora is more than just a place to live. It's a feeling, one that brings a smile to your face because you know that the first one to greet you every morning is Mother Nature; the elation of seeing the young play to their hearts' content; the delight of having the young at heart close to you; the joy of knowing that you can stay connected to all that you love when you make your home here.



4 Parks to
Play In
Every Day

Enjoy the Best of Outdoor Living With Our Multi-Gen Parks System

The Multi-Gen Parks System is our unique approach in planning neighbourhood greenscapes with inclusive activity spaces for residents of different age groups. When it's time to play, families here can head to one of the 4 parks that's just steps away from home. With facilities for the young as well as the young at heart, Serenia Aiora offers the perfect outdoor setting where you can truly enjoy happy family moments together, every day.

Euphoria Park (For Kids)

- Hobbit-themed Playscape
- Swing Garden
- Pavillion



Lawn Park
(For Seniors)

Tranquil and lush lawn areas for exercise and quiet meditation



Recreation Park
(For Kids & Adults)

- Outdoor Fitness Equipment
- Kids' Kick-A-Bout Lawn



Dynamic Park (For Youths)

- Multi-purpose Court
- Outdoor Fitness



Artist's Impression Only

MULTI-GEN PARKS | EUPHORIA PARK



Artist's Impression Only



Roaaar!

Live the new norm in a place where we've reimagined the concept of home with versatile spaces for the whole family. This is where you can create countless happy moments and memories together.

A Home that Stands the Test of Time

Feel the bliss of living in a spacious freehold home at one of the highest points in Serenia City. A home that is meticulously designed to exude timeless elegance, with practical features like an extended driveway that can fit your sporty SUV and family MPV comfortably. One that will be in style today and well into the future.

A Minimalist A-frame facade design that gives each home a sense of stylish individuality.

B Extended driveway with unobstructive car porch column to cater for larger cars.



Larger Living Spaces For Happier Families

With generous built-up areas ranging from 1,866 sq.ft to 2,132 sq.ft., the homes at Serenia Aiora have all the right spaces where the family can get together. Here, an open plan layout that merges the living, dining and kitchen areas seamlessly together creates a sense of spaciousness. Come home to flexible and airy light-filled living areas that are designed to lift your spirits each day.

- A** Open plan living areas that give you more space and flexibility.
- B** Larger windows and glass sliding doors for more natural light and ventilation.

- C** Polished 2ft. x 2ft. porcelain tiles that add a cool, luxurious feel and create brighter interiors.
- D** Matte finished anti-slip ceramic tiles in the kitchen for added safety.



The Joy of Having Freedom of Choice

Live in a home that epitomises our decades of design expertise in perfecting spaces for multi-generation living. Here, you'll have a spacious room on the ground floor to suit your family's different needs. Whether it's going to be a study for the kids, suite for the seniors or secret home gym, the choice is yours.

- A** Spacious room on the ground floor that's perfect as a seniors' suite, home library or even your private gym.
- B** Ensuite bathroom with wheelchair friendly features.
- C** Cosy work nook with lots of natural sunlight and ventilation.



Work or Play Blissfully From Home

With free access to high speed broadband for 2 years and some imagination, you can create the perfect home office or ultimate chill out zone for the family at the private living area upstairs. This versatile space is where you can do your best work blissfully in the comfort of home or take family fun time to the next level together.

- A High-speed internet (Free for 2 years)
- B Large bay window for you to create your very own chill out zone. (For corner & end units only)
- C Versatile upstairs living area that gives you the privacy for work or play.





Artist's Impression Only

Feel The Elation Of Exclusivity

With 4 large bedrooms that can each fit a queen-sized bed, study table and wardrobe comfortably, you'll have the room you need for the whole family. Here, family members can feel the sheer joy of privacy with an ensuite bathroom for every bedroom. A luxury that's rarely found in a linked home. One that allows you to transform an ordinary bedroom into a rejuvenating private retreat where you can unwind after a long day.

- A** A generous bay window that allows for more creativity in decorating your private retreat.
- B** Wide windows for even more fresh air and sunshine.
- C** Your king-sized bed will feel just right in this spacious master bedroom.



gettyimages
Nattakorn Maneerat / EyeEm

All the Right Extras to Make Your Home Even More Comfortable



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

Site Plan



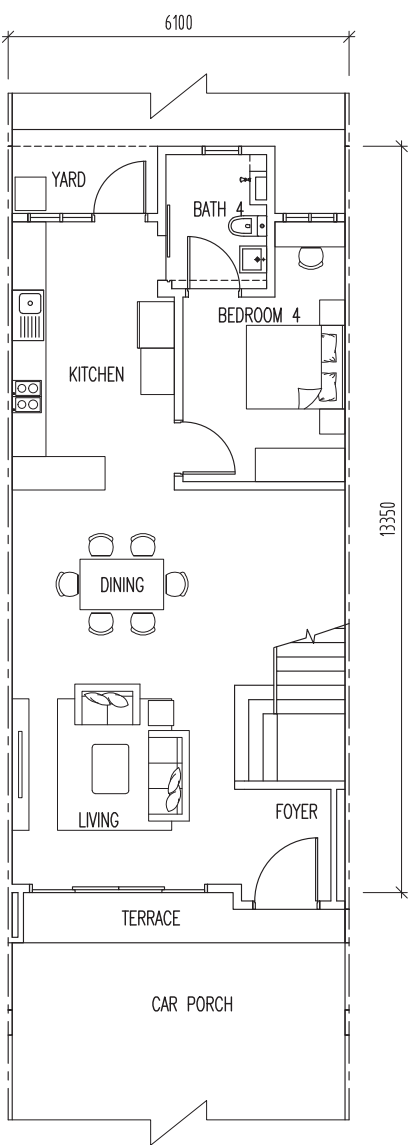
DESIGNED TO DELIGHT THE FAMILY

- | | | |
|--------------------------|------------------------------------|-----------------------------------|
| A Euphoria Park | 1 Entrance Avenue | 6 Parcourse (Seniors) |
| B Dynamic Park | 2 Hobbit Thematic Playscape | 7 Kickabout Lawn |
| C Recreation Park | 3 Swing Play | 8 Jogging / Walkway |
| D Lawn Park | 4 Pavilion | 9 Multi-purpose Court |
| | 5 Reflexology Path | 10 Outdoor Fitness (Adult) |

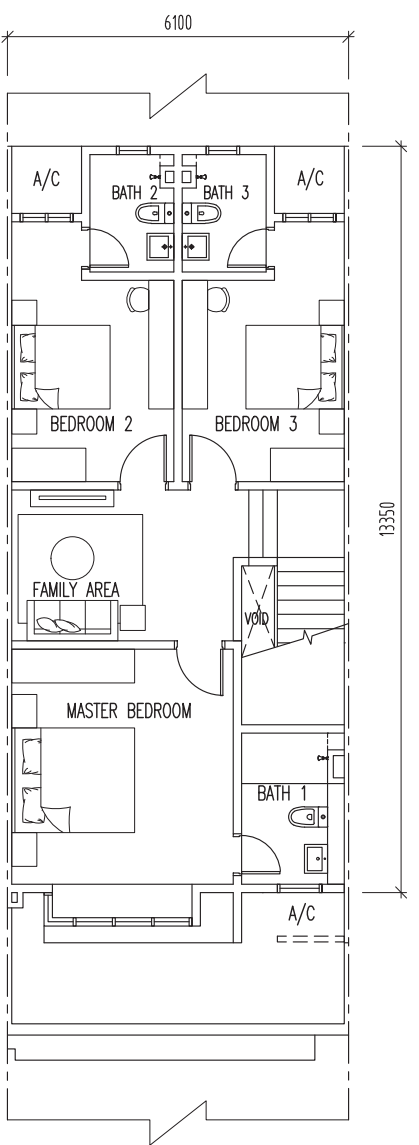
Floor Plans - Type A

Intermediate Unit
20' x 70' | 1,866 sq. ft.

- 4 bedrooms 4 bathrooms



Ground Floor

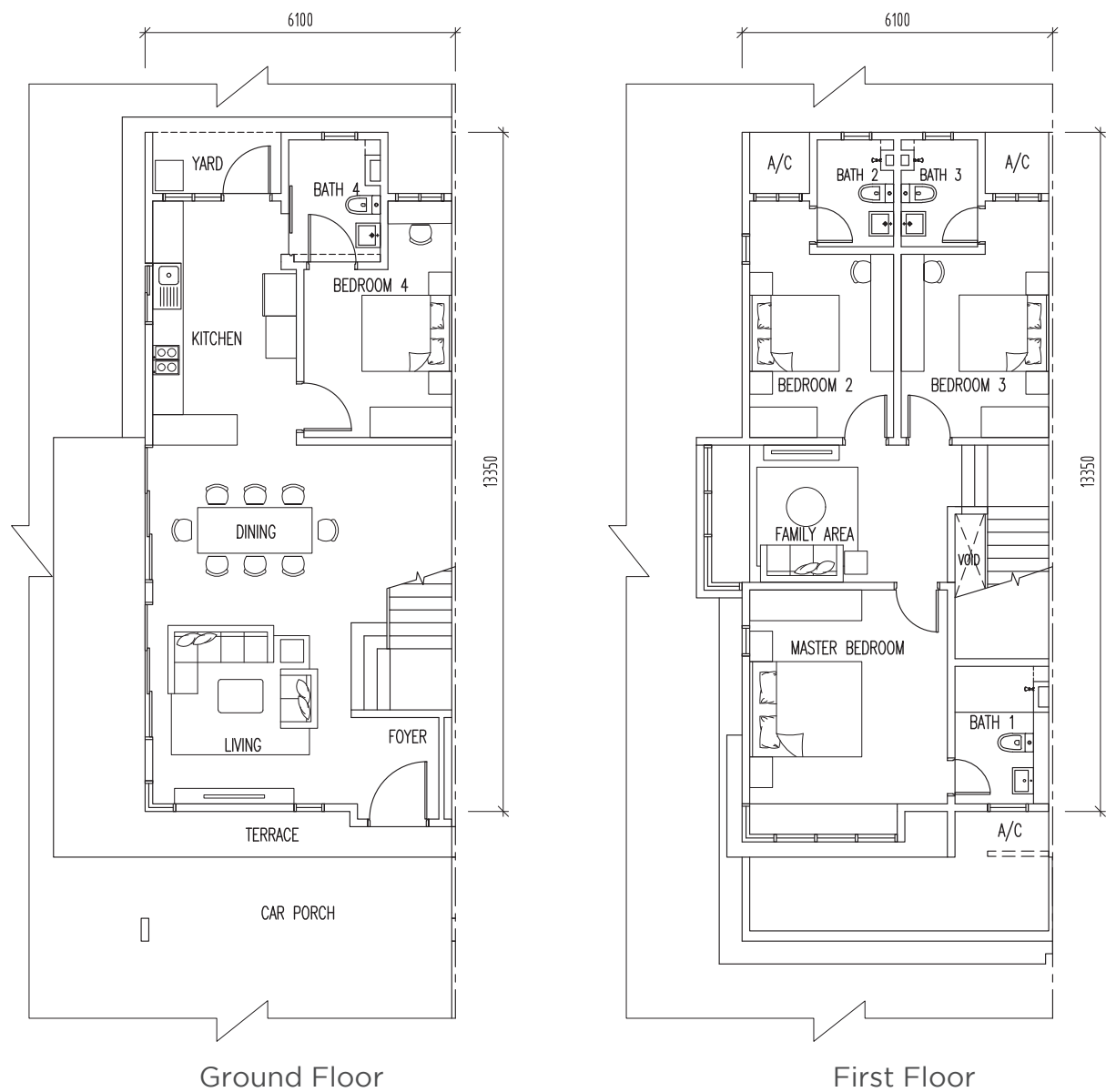


First Floor

Floor Plans - Type E

End Unit
20' x 70' | 1,937 sq. ft.

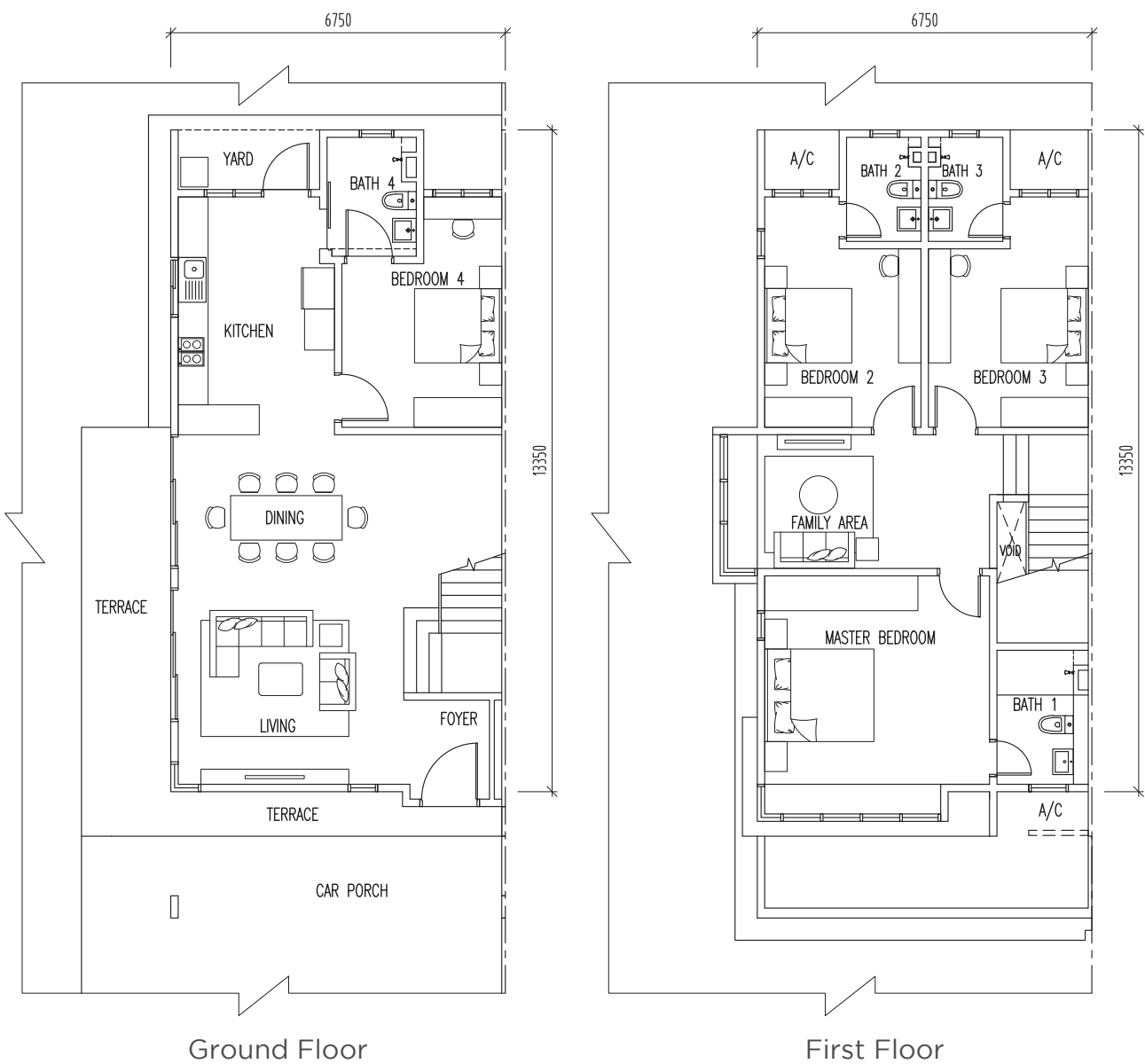
4 bedrooms 4 bathrooms



Floor Plans - Type C

Corner Unit
22' x 70' | 2,132 sq. ft.

4 bedrooms 4 bathrooms



Specifications

Structure		: Reinforced Concrete
Wall		: Reinforced Concrete / Masonry
Roof Covering		: Roof Tiles / Metal Deck / Reinforced Concrete
Roof Framing		: Metal
Ceiling		: Plaster Board / Cement Board / Skim Coat
Windows	: All	: Aluminium Frame Glass Panel
Doors	: Main Entrance : Other Doors	: Laminated Engineered Timber Door : Flush Door Sliding Flush Door Aluminium Frame Sliding Glass Door
Ironmongery		: Lockset with Accessories
Wall Finishes	: External Wall : Kitchen : Bath 1 : Bath 2, Bath 3 & Bath 4 : Others	: Plaster & Paint : Ceramic Tiles / Plaster & Paint : Porcelain Tiles : Ceramic Tiles : Plaster & Paint
Floor Finishes	: Living & Dining : Kitchen : Bath 1 : Bath 2, Bath 3 & Bath 4 : Master Bedroom, Bedroom 2 & Bedroom 3 : Bedroom 4 : Family Area : Staircase : Terrace : Yard : Car Porch	: Porcelain Tiles : Ceramic Tiles : Porcelain Tiles : Ceramic Tiles : Laminated Flooring : Ceramic Tiles : Laminated Flooring : Laminated Flooring : Porcelain Tiles : Ceramic Tiles : Concrete Imprint
Sanitary & Plumbing Fittings	: Kitchen : Bathrooms : Car Porch & Yard	: Sink with Tap : Sanitary Wares & Fittings : Tap
Electrical Installations		A/AMC/CM E/EM
: Light Point		: 212323
: Gate Light Point		: 111
: Power Point		: 232323
: Fan Point		: 777
: Air Conditioning Power Point		: 333
: Air Conditioning Power Point with Piping		: 222
: Water Heater Power Point		: 444
: USB Charging Point		: 222
: TV Point		: 222
: Fibre Wall Socket		: 111
: Data Point		: 222
: Auto Gate Power Point		: 111
: Door Bell Point		: 111
Internal Telecommunication Trunking & Cabling		: Provided
Fencing		: Masonry / Metal
Turfing		: Spot Turfing
Miscellaneous		: TNB Meter Compartment : Basic Alarm System : Letter Box / Refuse Compartment

Come Home To Happiness Today!

For enquiries, please call or visit us at:

Serenia City Sales Gallery
Lot 27999, Jalan Pintas Dengkil-Putrajaya,
Bandar Serenia, 43900 Sepang, Selangor
Tel : 03 8760 0505

Show Gallery is open
9.30am – 6.30pm daily

(Opening hours may differ due to the Movement Control Order.
Please make an appointment prior to your visit.)

Phase A6-1. No of Units: 144. Type: Double Storey Terrace Homes. Expected Date of Completion: October 2023. Land: Free from Encumbrances. Tenure of Land: Freehold. Developer's License No. : XXX-XXX/XX-XXXX/XXXX (X). Validity: XX/XX/XXXX - XX/XX/XXXX. Advertising & Sales Permit No. : XXXX-XXX/XX-XXXX/XXXX (X). Validity: XX/XX/XXXX - XX/XX/XXXX. Approval Authority : Majlis Perbandaran Sepang. Building Plan Approval No. : MPSepang 600-34/4/196(II). 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: Type A, 104 units, RM 940,888.00 (min) – RM 1,012,888.00 (max). Type E, 22 units, RM 1,144,888.00 (min) – RM 1,216,888.00 (max). Type C, 18 units, RM 1,517,888.00 (min) – RM 1,589,888.00 (max). Bumiputera Discount : 7% (Quota Applies).

Phase A6-2. No of Units: 138. Type: Double Storey Terrace Homes. Expected Date of Completion: November 2023. Land: Free from Encumbrances. Tenure of Land: Freehold. Developer's License No. : XXX-XXX/XX-XXXX/XXXX (X). Validity: XX/XX/XXXX - XX/XX/XXXX. Advertising & Sales Permit No. : XXXX-XXX/XX-XXXX/XXXX (X). Validity: XX/XX/XXXX - XX/XX/XXXX. Approval Authority : Majlis Perbandaran Sepang. Building Plan Approval No. :MPSepang 600-34/4/197(II). 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: Type A, 102 units, RM 964,888.00 (min) – RM 1,027,888.00 (max). Type E, 23 units, RM 1,168,888.00 (min) – RM 1,231,888.00 (max). Type C, 13 units, RM 1,541,888.00 (min) – RM 1,604,888.00 (max). Bumiputera Discount : 7% (Quota Applies).

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Property

ABOUT SIME DARBY PROPERTY BERHAD

Sime Darby Property is a leading property developer with a strong success rate of developing sustainable communities for almost 50 years. With 24 active townships/developments, Sime Darby Property has a wide reach that encompasses assets and operations across the globe. It marks its presence in the UK as part of a Malaysian consortium to develop the iconic Battersea Power Station Project in Central London.

As a responsible corporate player, Sime Darby Property and its philanthropic arm Yayasan Sime Darby (YSD) actively roll out various initiatives to assist the underprivileged communities living within and nearby its townships nationwide. A multi-award winning property group with numerous international and local accolades, Sime Darby Property is the only Malaysian property developer to be selected as an Index Component of Dow Jones Sustainability Indices (DJSI) for the second consecutive year (2019-2020).

It is also 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 2020 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.



03 8760 0505
www.simedarbyproperty.com

