

Serene Heights
Simple Pleasures Of Life | Semenyih

serene
square

The **COMMERCE** Series by UEM Sunrise

2-STOREY FREEHOLD SHOP OFFICES

At The Heart Of It All



**A CENTRE STAGE
OF PEOPLE,
BUSINESS &
LIFESTYLE**

Corner unit with ample outdoor space ideal for al-fresco businesses.

Artist's Impression

1st Commercial Centre In Serene Heights, Semenyih

A promising new chapter unfolds at Serene Square, abundant in daily conveniences, social avenues and commercial possibilities. Leverage on first-mover advantage by becoming a pioneer business owner in Serene Heights, Semenyih.

Where Heritage Meets Modernity

A space envisioned for practical business and modern lifestyle aspects, yet retaining the essence of yesteryear charm.



SHOP

Wide Customer
Base Potential



MEET

Indoor & Al-Fresco
Dining Spaces



WORK

Inspiring Work-
Life Balance

Do More, Discover More.

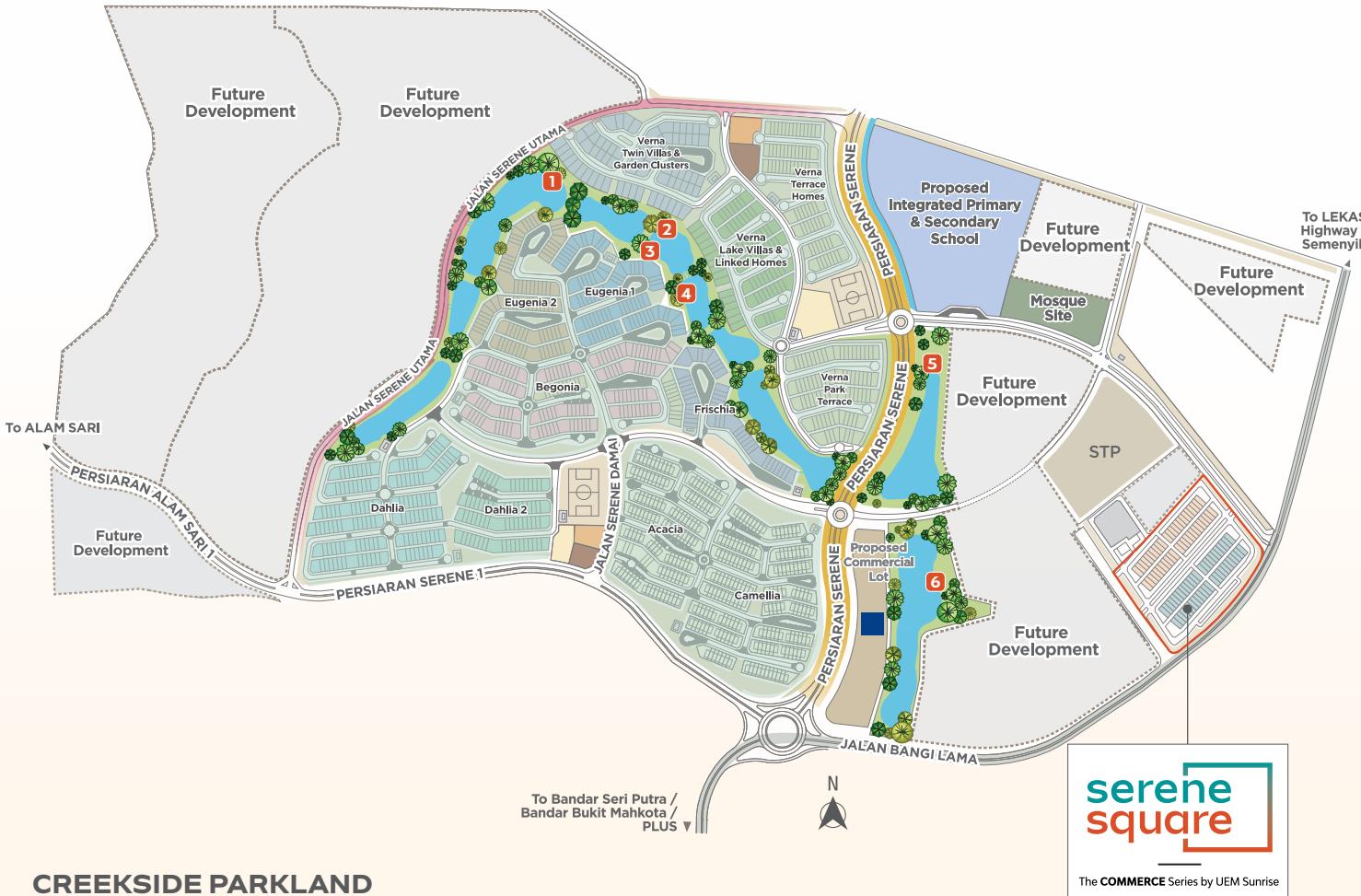
Serene Square sets the stage for business and commercial growth, with a calming parklife environment, charming vintage architecture and wide open streets.



Heritage façade design with maximised glass windows.

Artist's Impression

448 Acres Future-Ready & Community Centric Master Plan



CREEKSIDE PARKLAND

- Legend
- 1 Gasing Land
 - 2 Congkak Place
 - 3 Hopscotch Valley
 - 4 Wellness Garden
 - 5 Leisure Garden
 - 6 Takraw Park
 - Multi-Purpose Hall Site
 - Surau Site
 - Kindergarten Site
 - Tropika Boulevard
 - Street of Blooms
 - Serene Heights Sales Gallery



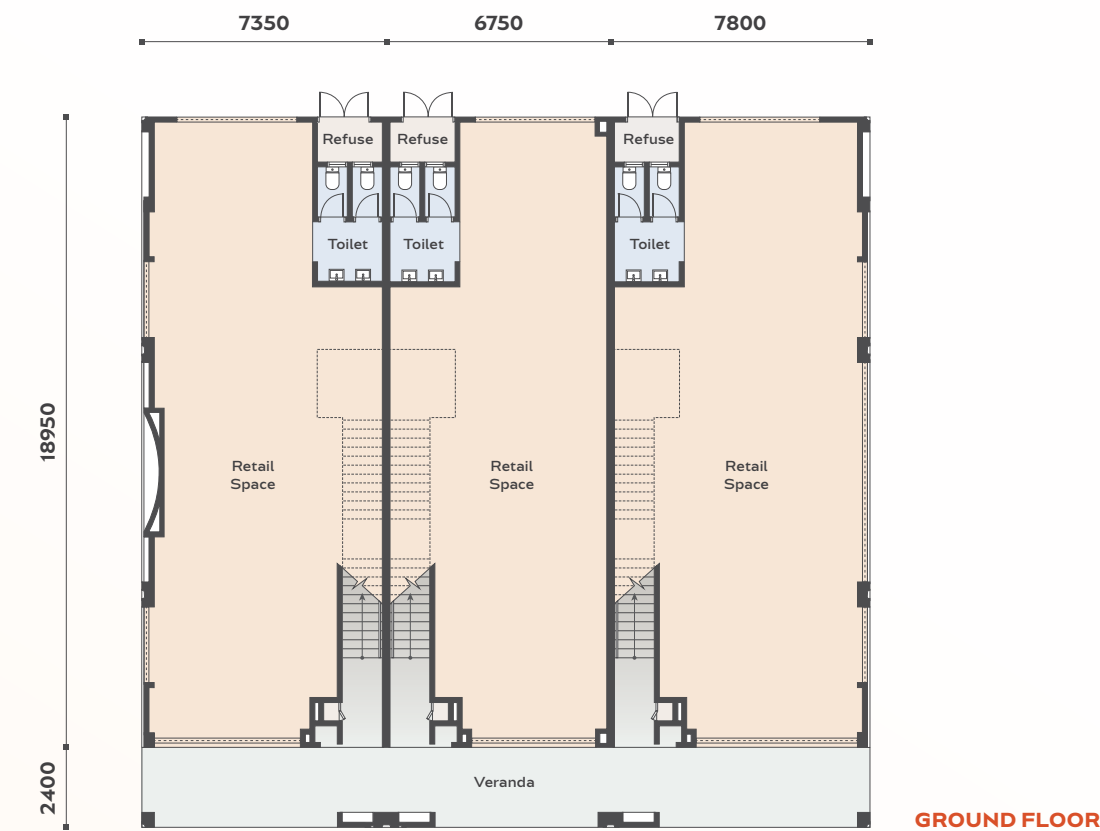
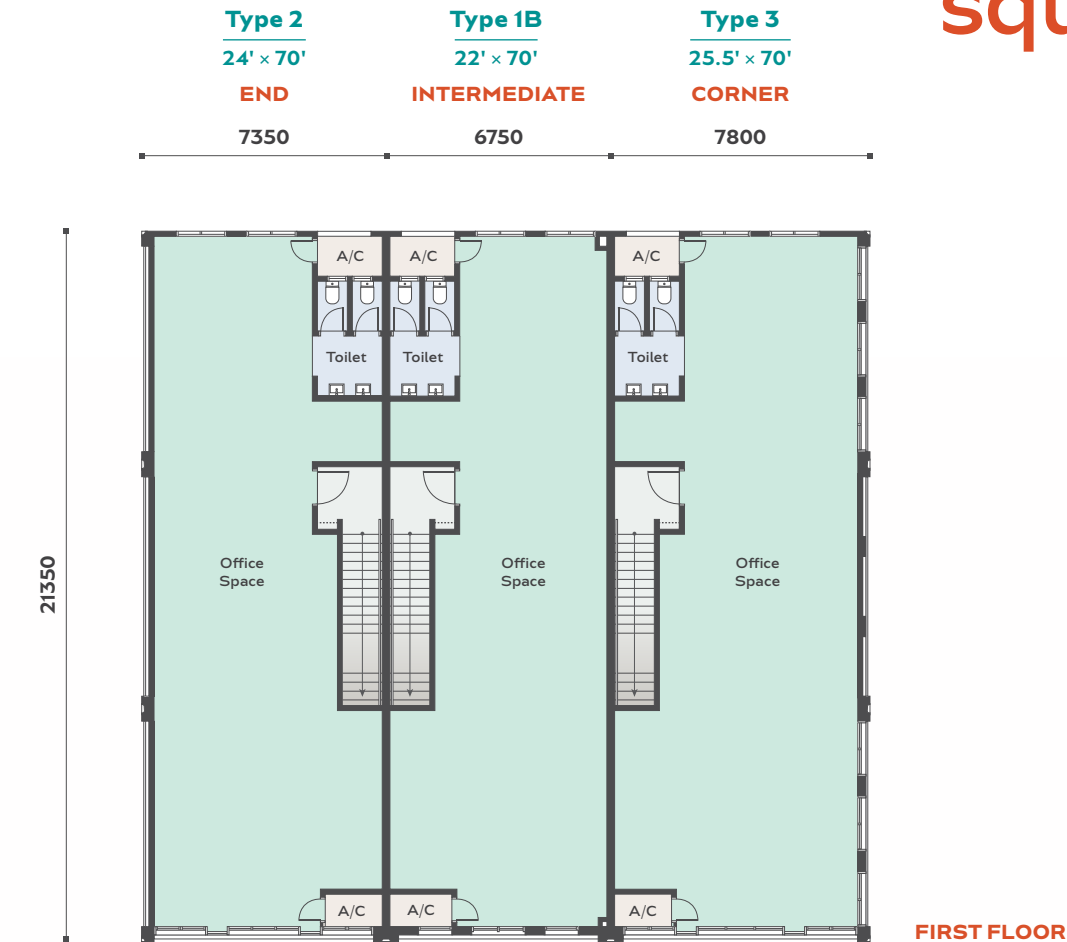
Site Plan



95 Units Of Freehold 2-Storey Shop Offices

- LEGEND
- Type 1A • 22' x 70' Intermediate
 - Type 1B • 22' x 70' Intermediate
 - Type 1C • 22' x 70' Intermediate
 - Type 2 • 24' x 70' End
 - Type 3 • 25.5' x 70' Corner
- > Wide frontage & driveway spaces to ensure smooth traffic flow.
 - > Ample shop-front car park spaces for convenience.
 - > Directly facing Jalan Bangi Lama to provide high visibility for business exposure.
 - > Close proximity to established areas.

Typical Floor Plans



serene square



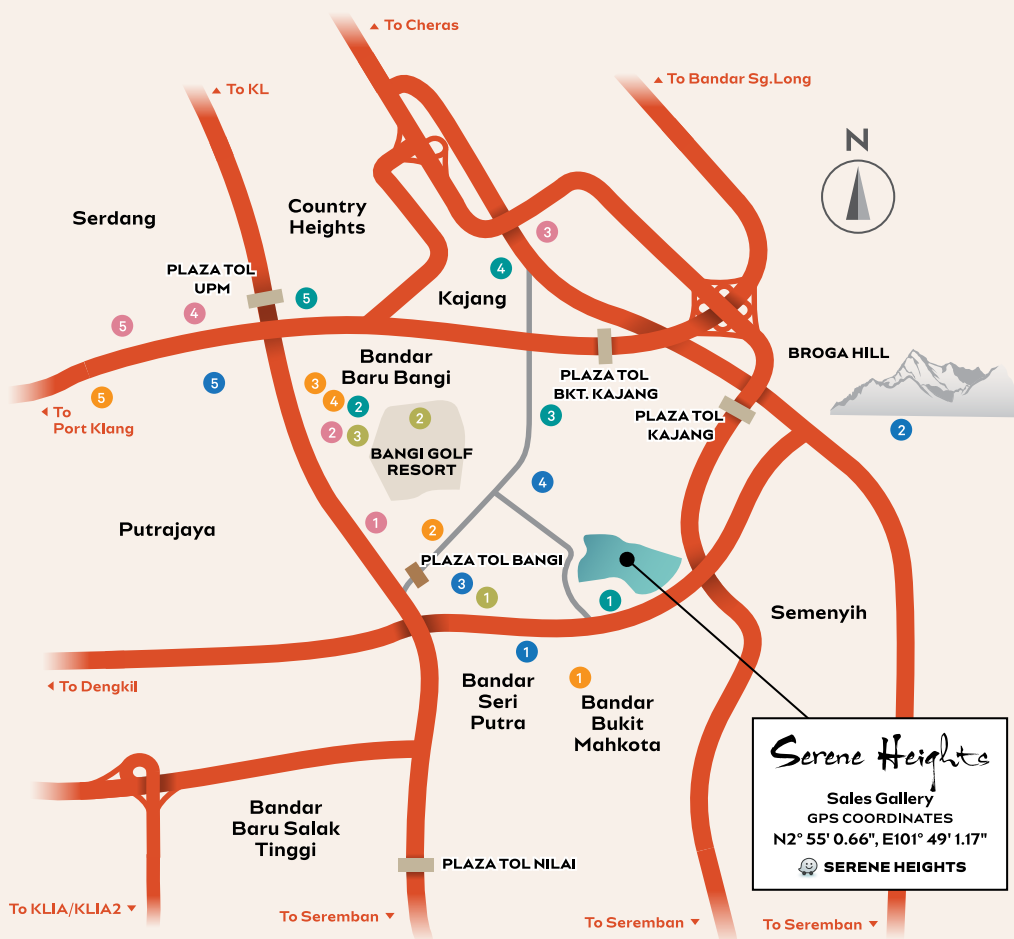
Specifications

STRUCTURE	Reinforced Concrete	WALL FINISHES	Toilets	Tiles up to 1.5m height
WALL	Masonry wall		Refuse compartment	Tiles
ROOF	Metal deck		Other - Interior & exterior	Plaster & paint
ROOF FRAMING	Metal roof truss	FLOOR FINISHES	Veranda / Refuse compartment	Tiles
CEILING	Plaster ceiling / Skim coat & paint (where applicable)		Foyer / Water tank / AC ledge	Cement render
WINDOW	Aluminium frame glass window		Staircase	Cement render with non-slip nosing tiles
DOOR	Metal roller shutters / Solid core timber door / Timber flush door / Metal louverd door		Shop office space / Pantry	Powerfloat
IRONMONGERY	Lockset with accessories		Toilet	Tiles
		SANITARY & PLUMBING FITTINGS	Toilet	Water closet, wash basin & tap, hand bidet, paper roll holder, bib tap
			Pantry	Water point only

The land configuration, dimensions and area vary from unit to unit. A copy of the plan showing the actual configuration and measurements of any lot can be made available upon request.

Urbanity And Serenity, In Perfect Harmony.

Located in the fast-rising town of Semenyih, Serene Heights is poised to be the focal point of growth within surrounding maturing neighbourhoods such as Bandar Baru Bangi, Kajang and Bukit Mahkota. A well-established network of highways ensures excellent accessibility to KL city centre as well as other prominent locations within the Klang Valley.



HOSPITAL

1	Hospital Pakar An-Nur	13KM
2	Hospital Islam Az-Zahrah	16KM
3	KPJ Kajang Specialist Hospital	16KM
4	Hospital Serdang	24KM
5	Andorra Women and Children Hospital	33KM

GOLF CLUBS & PARKS

1	Bangi Wonderland	5KM
2	Bangi Golf Resort	17KM
3	Taman Tasik Cempaka	17KM

SCHOOLS

1	Sekolah Kebangsaan Rinching Hilir	3KM
2	Greenview Islamic Intl. School Bangi	10KM
3	Sri Ayesha Islamic School	17KM
4	SRJK (C) Sungai Chua	20KM
5	Nexus International School	24KM

UNIVERSITIES

1	Kolej Universiti Islam Antarabangsa Selangor (KUIS)	6KM
2	Nottingham University	9KM
3	National University of Malaysia (UKM)	14KM
4	German Malaysian Institute	17KM
5	Universiti Tenaga Nasional (UNITEN)	23KM

SHOPPING MALLS

1	Lotus Bandar Puteri, Bangi	6KM
2	Bangi Gateway	15KM
3	Bangi Sentral	17KM
4	EVO Mall	20KM
5	IOI City Mall, Putrajaya	25KM

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