

# 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



**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.

**1<sup>st</sup> 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.

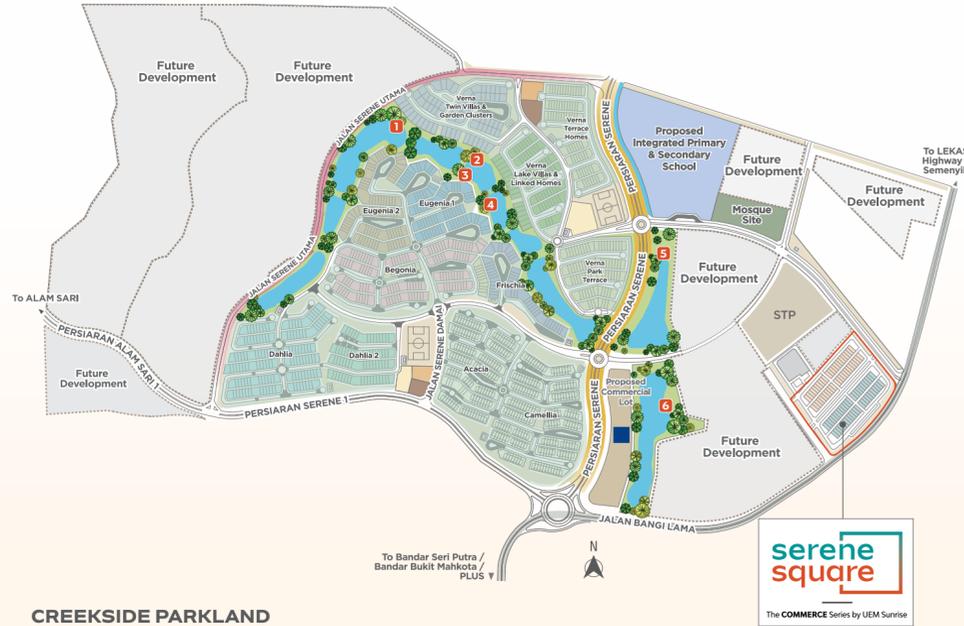
Heritage façade design with maximised glass windows.



Artist's Impression

# 448 Acres Future-Ready & Community Centric Master Plan

Serene Square sits within the ample township of Serene Heights, Semenyih, enriched with nature-infused social hubs and various amenities catered for work, lifestyle and recreation. A rejuvenating landscape of parks, lakes and modern areas crafts a well-balanced ecosystem of commercial and community growth for various generations.



**CREEKSIDE PARKLAND**

Legend

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

## Site Plan



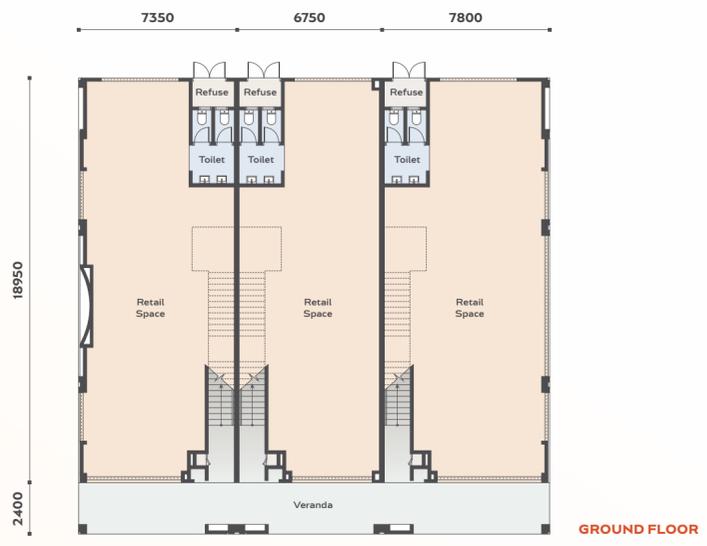
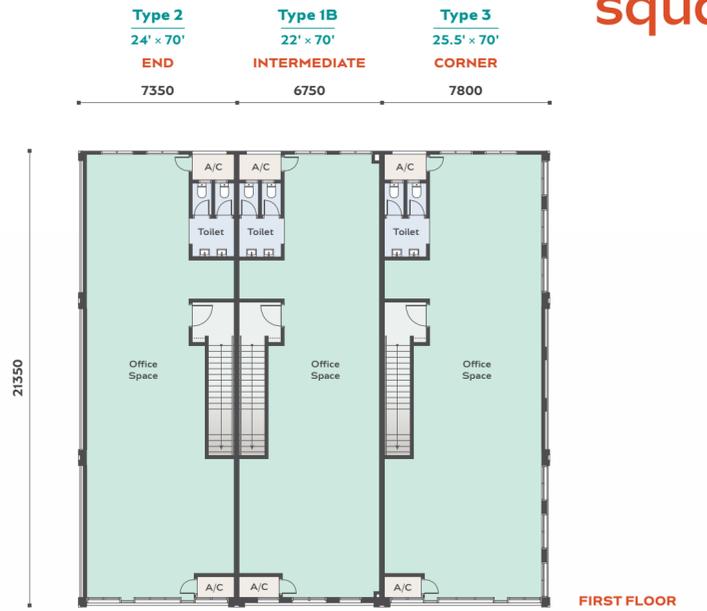
**95 Units Of Freehold 2-Storey Shop Offices**

- > 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.

**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

## Typical Floor Plans



## Specifications

<b>STRUCTURE</b>	Reinforced Concrete	<b>WALL FINISHES</b>	Toilets	Tiles up to 1.5m height
<b>WALL</b>	Masonry wall		Refuse compartment	Tiles
<b>ROOF</b>	Metal deck		Other - Interior & exterior	Plaster & paint
<b>ROOF FRAMING</b>	Metal roof truss	<b>FLOOR FINISHES</b>	Veranda / Refuse compartment	Tiles
<b>CEILING</b>	Plaster ceiling / Skim coat & paint (where applicable)		Foyer / Water tank / AC ledge	Cement render
<b>WINDOW</b>	Aluminium frame glass window		Staircase	Cement render with non-slip nosing tiles
<b>DOOR</b>	Metal roller shutters / Solid core timber door / Timber flush door / Metal louver door		Shop office space / Pantry	Powerfloat
<b>IRONMONGERY</b>	Lockset with accessories		Toilet	Tiles
		<b>SANITARY &amp; PLUMBING FITTINGS</b>	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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