

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.

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.

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

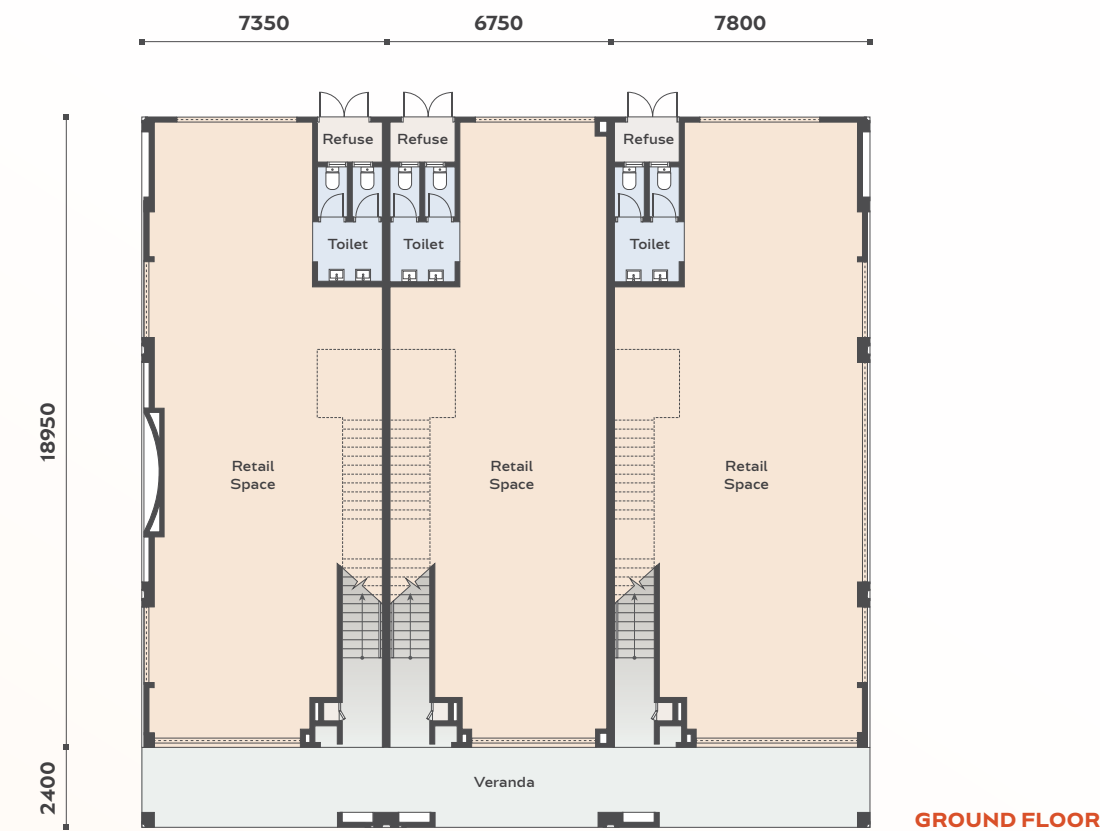
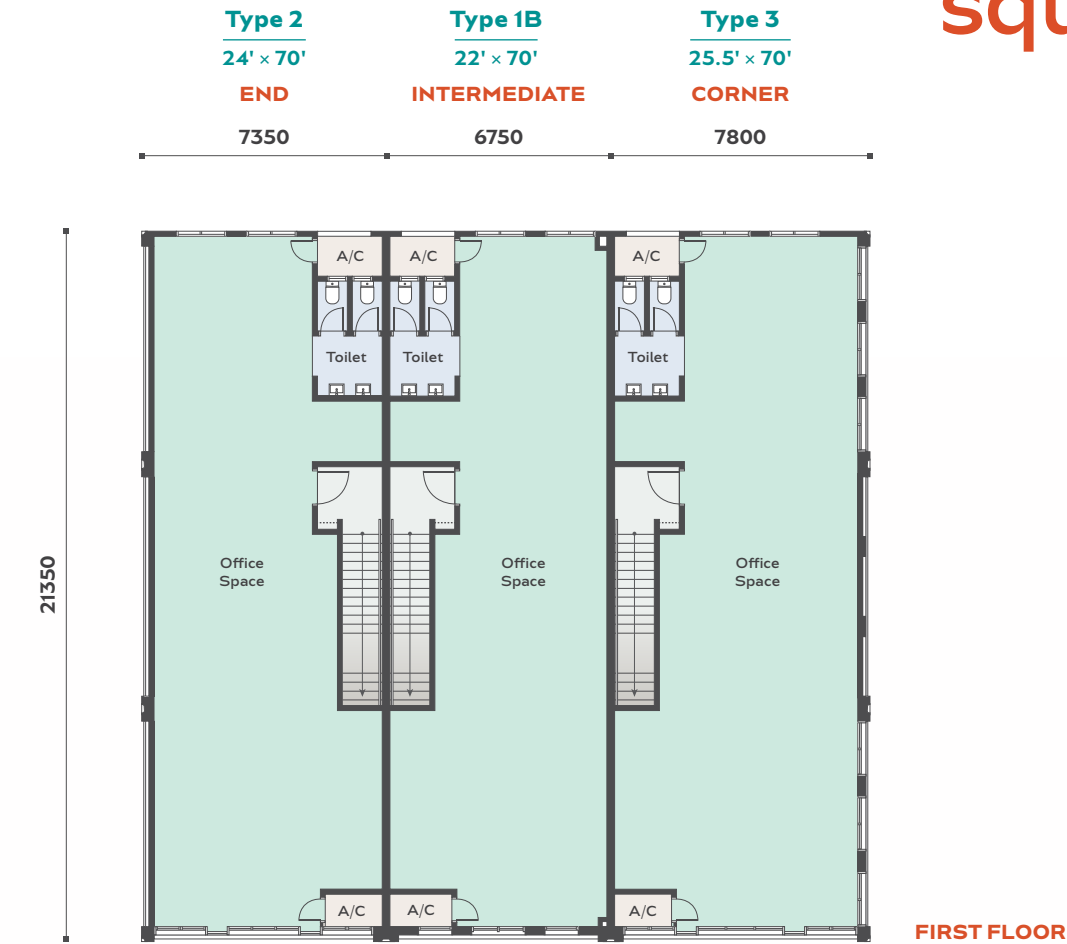


95 Units Of Freehold 2-Storey Shop Offices

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

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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