

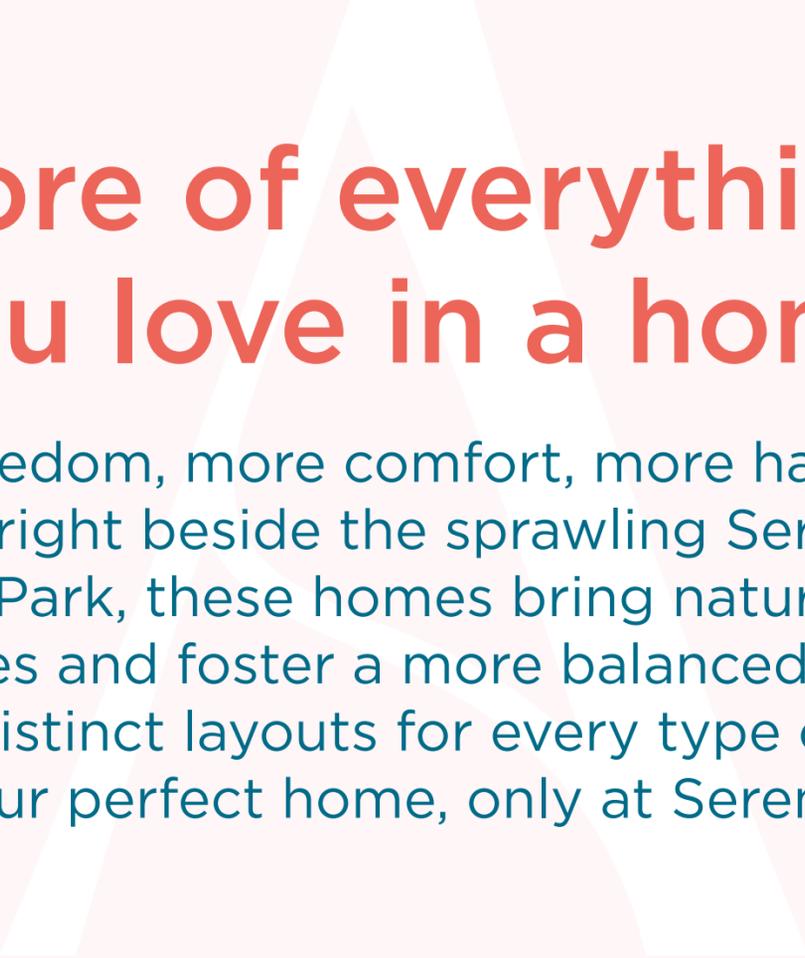
SERENiA  
ANISA

22' x 70' | 2-Storey Linked Homes

FREEHOLD



SERENiA  
CITY



# More of everything you love in a home.

More freedom, more comfort, more happiness. Located right beside the sprawling Serenia City Central Park, these homes bring nature closer to families and foster a more balanced lifestyle. With 8 distinct layouts for every type of family, this is your perfect home, only at Serenia Anisa.

More of everything you love in a home



**Live in the City  
that comes to life  
with a gust of wind.**

Home to Malaysia's Biggest Kinetic Sculpture, Serenia City combines great architecture, thoughtful town planning and the best of nature for a vibrant yet balanced lifestyle.



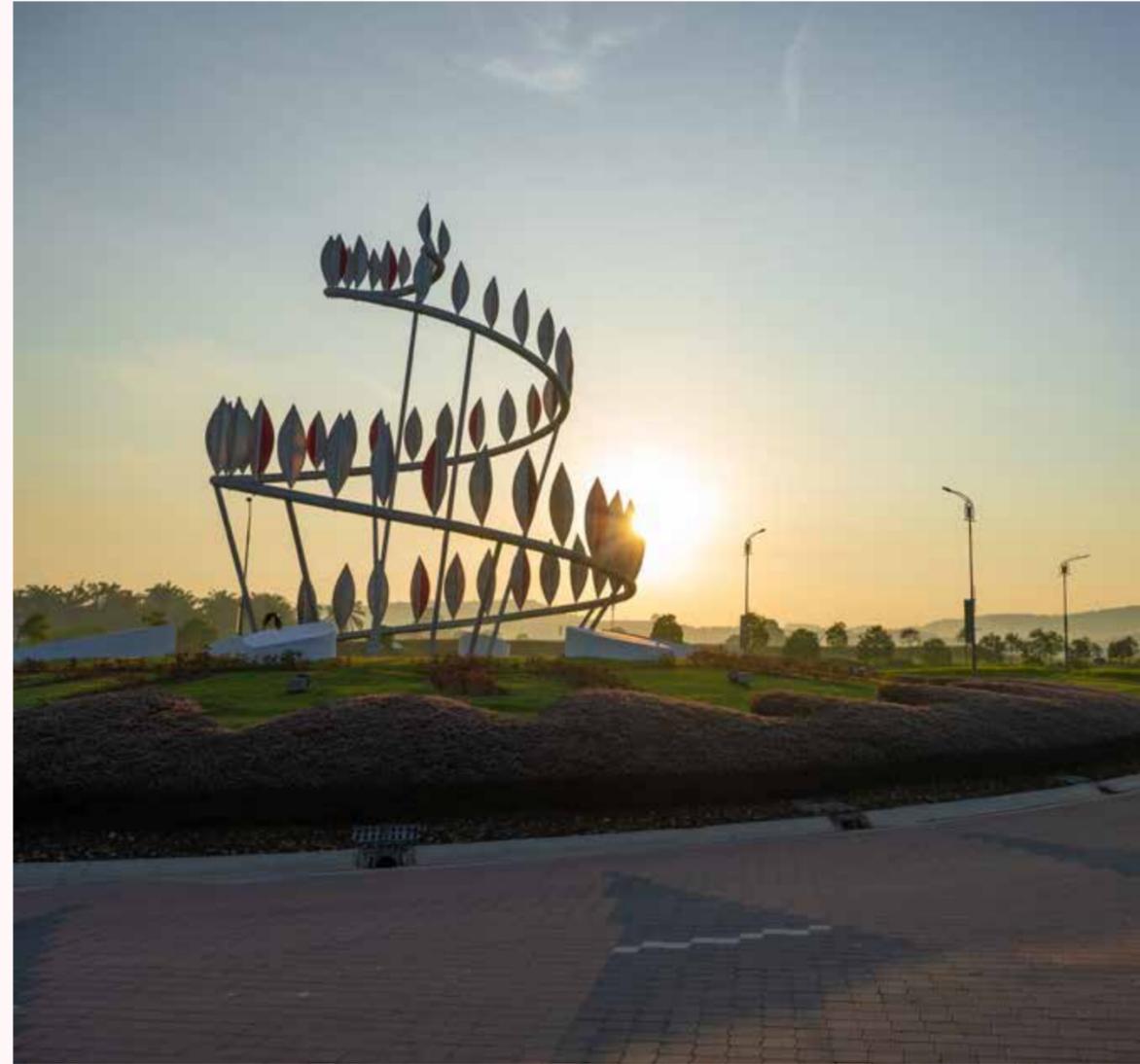


## There's **more** to gain when you live here.

Sustainability always comes first at Serenia City – also known as the Garden City of KLIA – with improved livability through open green spaces, public parks and wide boulevards.

### **Iconic Architecture**

The Serenia City Kinetic Sculpture is where art is brought to life through the power of nature.



### **Verdant Greenery**

Serenia City's 105-acre of refreshing landscaped greenery.

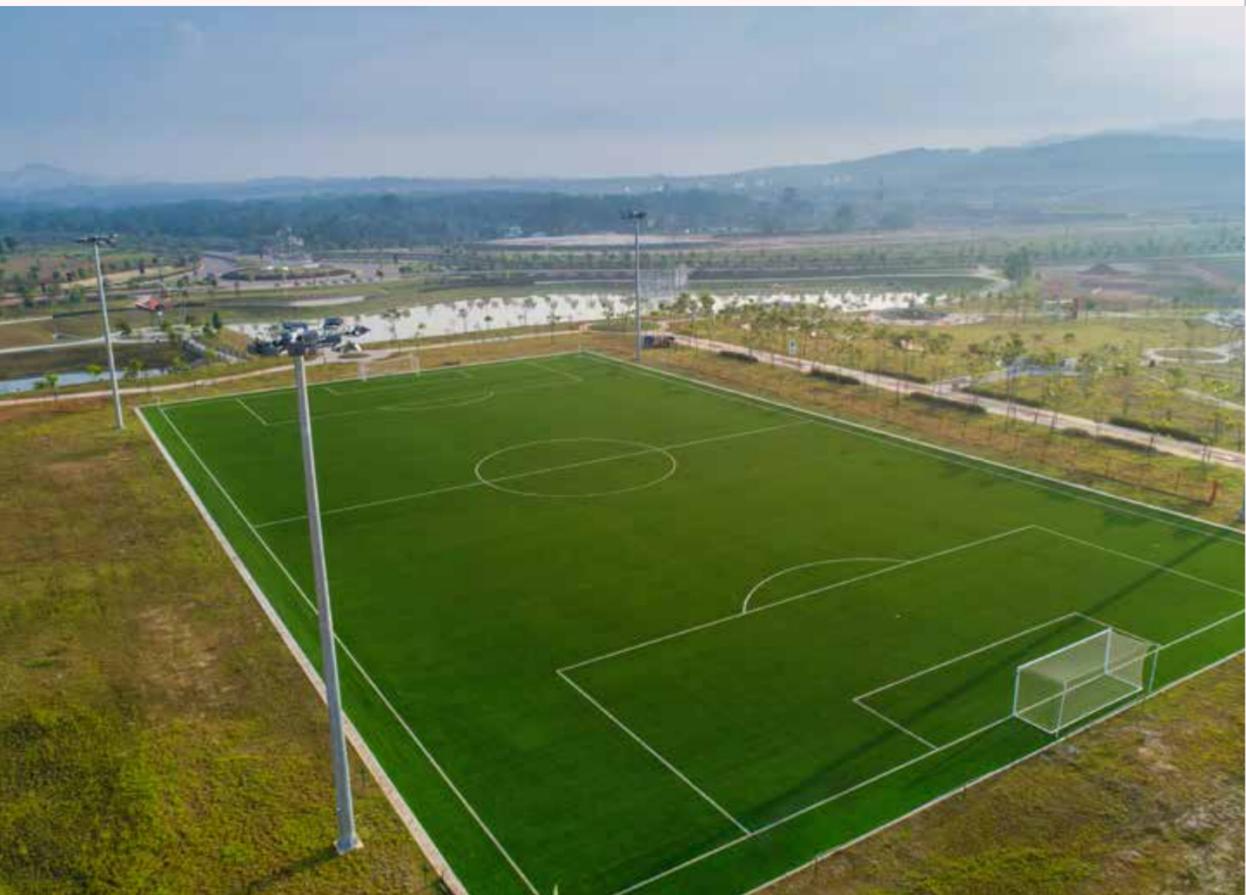


## Connected Infrastructure

This sculpture is crafted in the likeness of a rare species native to Malaysia, the lora.

## Privacy in Nature

A 50 km jogging & cycling track that interlink neighbourhoods, town parks, and other facilities in the township.



## Sports & Fitness

From the FIFA-certified football field to other health and fitness-focused facilities - there is something for everyone.



# More reasons to live in the south of Klang Valley

With many prestigious accolades under Serenia City, this is a sustainable environment for families to grow and thrive within a nurturing environment.

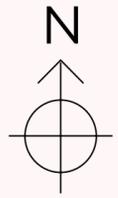
StarProperty  
**AWARDS 2022** REAL ESTATE DEVELOPER  
**EXCELLENCE**  
 THE LANDSCAPE DEVELOPMENT AWARD

StarProperty  
**AWARDS 2022** REAL ESTATE DEVELOPER  
**EXCELLENCE**  
 THE FAMILY-FRIENDLY AWARD (LANDED)  
 WITHIN GREATER KL

**MIP**  
**PEA** TWO THOUSAND  
**22**  
 THE LEAF, SERENIA CITY  
 PLACEMAKING & PUBLIC SPACE AWARDS



More of everything you love in a home



Travel easily with convenient public transportation



Excellent connectivity via the ELITE Highway and Putrajaya-Dengkil bypass



Enjoy over 12 unique parks covering a total of 300 acres in greenspace



Located just 15km away from KLIA



Serenia City merges residential homes with recreational spaces and commercial hubs



A kinetic sculpture that welcomes you home to at Serenia City



Live close to the renowned university hub, Xiamen University



Greater security with CPTED and 24 hour auxiliary police and guarded neighbourhoods

More of everything you love in a home

## Where comfort comes first

After a busy day out and about, there is nothing like returning to an oasis you can call your very own as you are surrounded by peace, joy, and laughter. Welcome home.



**There's no place like home**

*Artist's impression only*

More of everything you love in a home



# SERENIA ANISA

Serenia Anisa is built with multigenerational living in mind. Surrounded by private green pockets and ample space for both privacy and family moments, families can flourish together under one roof.

LOT DIMENSION  
**22' x 70'**

---

BUILT- UP AREA  
**1,951 – 3,092 sqft**

---

GREEN SPACE  
**7.6 Acres**

---

NO. OF FACILITIES  
**9**

---

NO. OF BEDROOMS  
**4**

---

NO. OF BATHROOMS  
**4**

---

Double height ceilings open up the room, creating effortless elegance within these luxurious spaces.



Better comfort, larger spaces and greater privacy. At Serenia Anisa, you'll find **more** of everything you love in a home.



## Designed for comfort that stretches beyond 3 generations.

Serenia Anisa features a wider home with innovative multi-generational features that suit the entire family – ensuring everyone lives comfortably under one roof.



Image is for illustration purposes only

### Grandparents

Moving around the home has gotten a lot **more** effortless.



Ground floor bedroom with en suite bath



Spacious & wheelchair accessible ground floor bathroom



Direct access to garden from ground floor bedroom\*

### Adults

A home with **more** room for personalization and convenience.



Parcel drop box for contactless delivery



Spacious master bedroom fitting a king size bed



Wider access into parking lot for 2 spacious cars



Wider kitchen allows for greater visibility throughout the home



Free 2-year high speed internet



Convertible family area to cater family needs

### Children

A safe space for **more** fun, privacy and happiness.



Spacious master bedroom fitting a king size bed



Access to over 9 facilities within a guarded community



Wide windows for greater sunlight penetration



Access to 7.6 acres in phase park with guarded community

\*Only available for Type 1 End, Corner & Type 2 Unit



# LIVING HALL

Artist's impression only

## Larger spaces for larger comfort

With an open concept that allows different spaces to flow seamlessly together, the expansive living room lets families gather around to enjoy the fresh air and each other's company



### LIVE CONNECTED

Serenia Anisa homes are equipped with a free 2-year high speed internet.



### OPEN PLAN LAYOUT

The living hall, dining area and kitchen are designed to be one open-layout space.

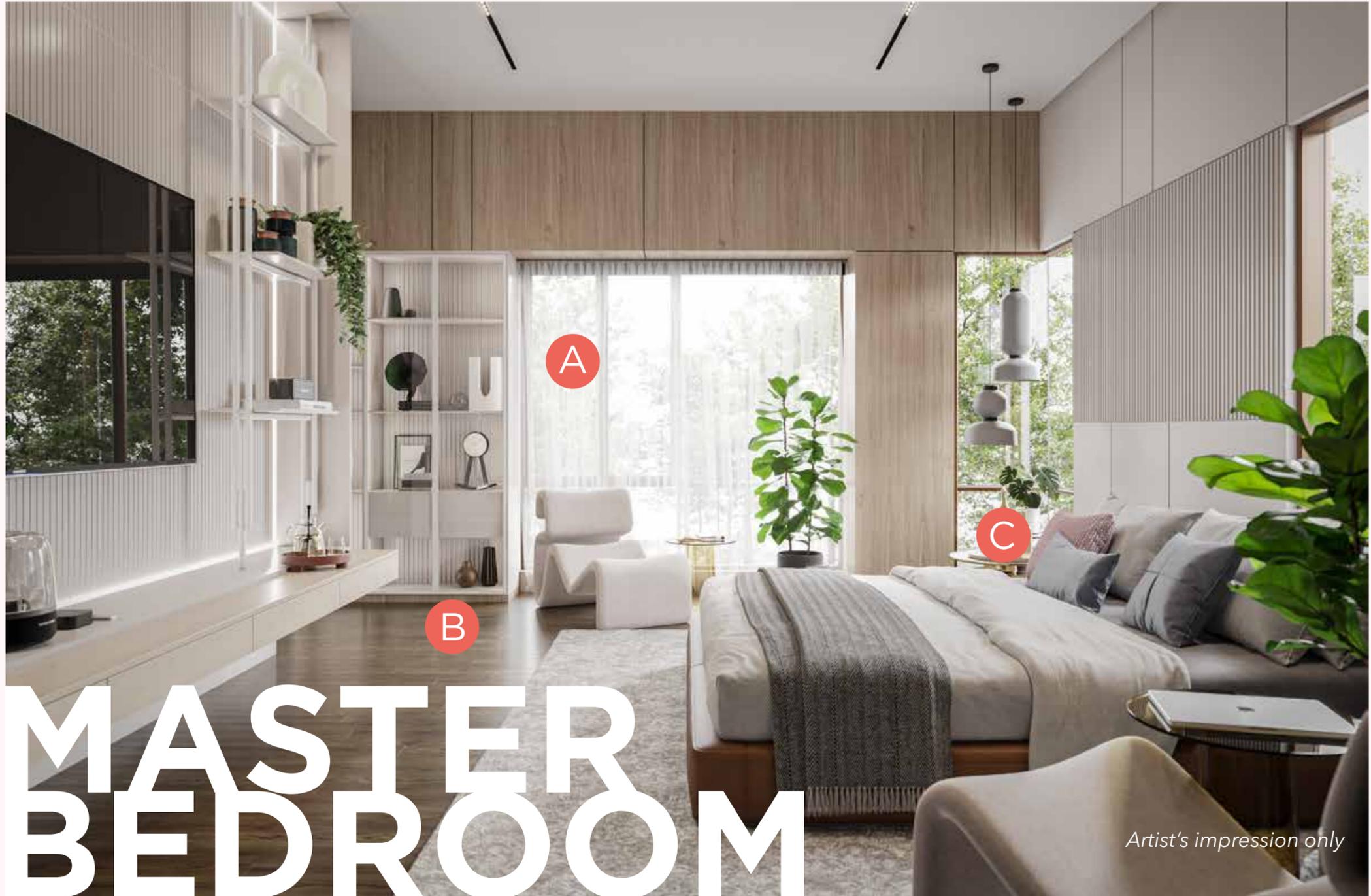


### EXCELLENT VENTILATION AND NATURAL SUNLIGHT

The large windows open up to invite both natural light and a cooling breeze into the home.

## Sweet dreams are made of this.

The master bedroom is designed as a private sanctuary; the space where you can retire at the end of a long day, cocooned within luxurious comfort.



A

### NATURAL SUNLIGHT FROM LARGER WINDOWS

Wake up refreshed to natural sunlight through the oversized windows.

B

### GREATER SPACE THE BEDROOM

Lounge around and relax in the comfort and privacy of your bedroom.

C

### CHARGE IT UP

USB points are placed cleverly at the bedside for convenient access to charging port.



*Artist's impression only*

## Sunny side up!

This cosy kitchen offers everything you need — cross ventilation to keep the smells out, the space to move around while cooking and seamless access to the verdant greenery.

A

### CONVENIENT ACCESS TO BACKYARD

---

Enjoy alfresco dining from the comfort of your own home.

B

### WIDE KITCHEN AREA FOR MOVING AROUND

---

Involve the kids in the cooking with enough space for everyone in the kitchen.

C

### WELL-VENTILATED WITH NATURAL SUNLIGHT

---

The large windows open up to invite both light and a cooling breeze into the home.

## Multi-purpose and multi-generational.

Turn this room into what fits your family and your needs – a child's bedroom, a guest bedroom, a study room or a home office.



A

### DIRECT ACCESS TO BACKYARD

Immerse yourself in a private backyard that you can turn into your own mini herb garden\*.

B

### CONVENIENT WATER HEATER POINT

Well-fitted with WELPS-certified sanitary fittings and a water heater point.

C

### WIDE WHEELCHAIR ACCESSIBLE ENTRY

Designed for multi-generational living, for every type of accessibility in mind.

\*Only available for Type 1 End, Corner & Type 2 Unit

## More value with FittingsPlus+

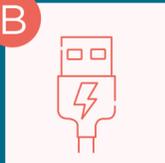
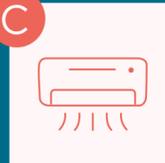


Artist's impression only

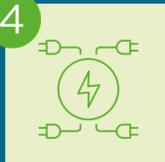
### Standard Features & Specifications

- 
1 Laminated Flooring (First Floor & Staircase)
- 
2 Laminated Engineered Timber Door

### Features Plus

- 
A Booster Pump Set
- 
B USB and USBC Charging Point at Master Bedroom
- 
C Air Conditioning Power Point and Piping\*\*
- 
D Basic Alarm System
- 
E Internet Connectivity ready
- 
F Water Heater Power Point (All Bathrooms)\*
- 
G Outdoor Water Filter Point & Auto Gate Power Point
- 
H 3 Phase Supply with Surge Protection
- 
I Parcel Drop Box

### Eco Living & Innovative Fittings

- 
3 WELPS Certified Sanitary-Wares and Fitting
- 
4 EV Charger Isolator Point
- 
5 Ready for Solar PV System Installation

\*Except for Type 1 Corner Special unit's utility room

\*\*Air Conditioning Power Point (All Bedrooms & Living) and with piping (Master Bedroom & Living)

## More fun right outside your home.

Take advantage of the fresh air and wide green spaces with a myriad of facilities designed for multiple generations. Enjoy nature in peace or play together as a family and community.



*Artist's impression only*



### Stargazing Lounge

Lounge here at night and watch the fascinating stars with your family or neighbours.



### Plaza

Relax in nature surrounded by lush greenery under a shaded plaza.



### Playground

Children can play and grow at this fun playground.

# Facility plan

The facilities within the development have been carefully curated to provide an all-rounded variety of activities to support greater daily living.



## GENERIC FACILITIES

To create a comfortable ambience

- 1 Terraced Entrance
- 2 Plaza

## ZEN FACILITIES

To soothe, relax and rejuvenate

- 3 Linear Garden Walkway
- 4 Stargazing Lounge
- 5 Tai Chi Court

## ACTIVE FACILITIES

To support an active lifestyle

- 6 Basketball Court
- 7 Outdoor Fitness Station

## SOCIAL FACILITIES

To strengthen harmony and bonding

- 8 Playground
- 9 Garden Community Centre



## **Stroll down a Zen Bamboo Trail**

Enjoy the experience of a 1.1km walk under the tunnel shape canopy that features a collection of bamboo species including black bamboo, buluh gading, golden bamboo and buluh pagar.



**More** fun outside  
your home.

*Artist's impression only*

# Site plan



## LEGEND

	Type A1/A1M		Type CS1/CS1M	1	Address Number
	Type E1/E1M		Type A2/A2M	SC-A10-1-001	Lot Number
	Type C1/C1M		Type E2M	A1	Type of Unit
	Type ES1/ES1M		Type C2		



Serenia CITY

# TYPE 1

22' x 70' | 1,951 – 3,092 sqft



**Designed for**  
**Contemporary Living**

*Artist's impression only*



# TYPE A1

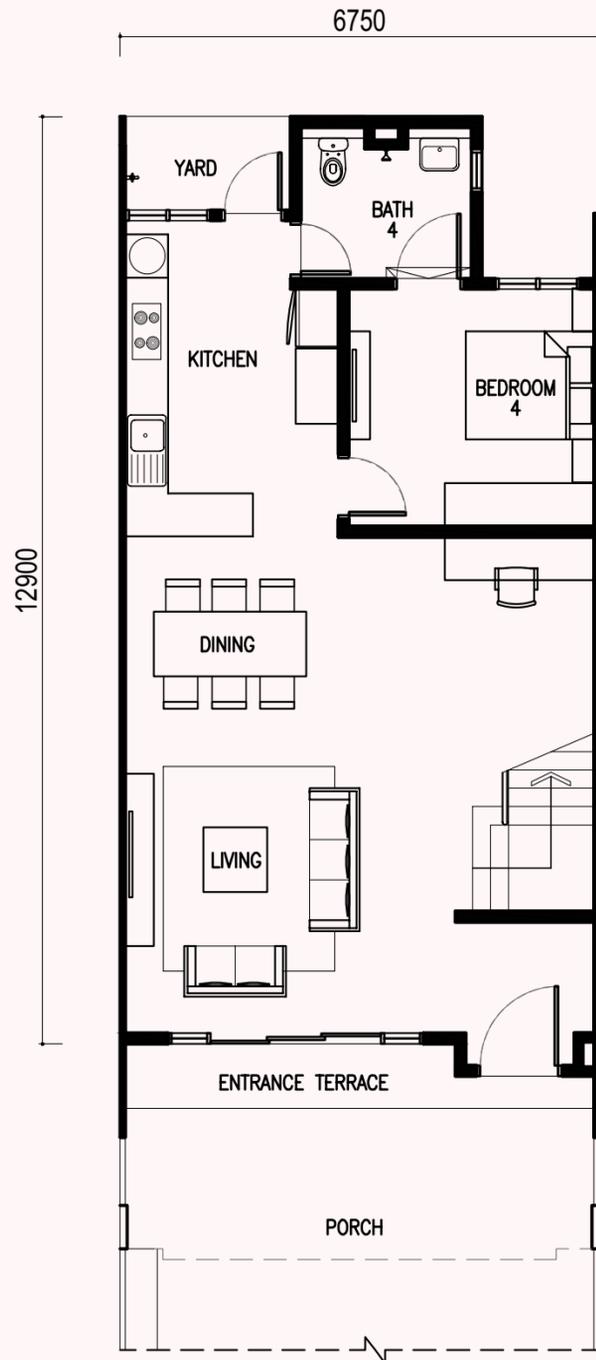
Intermediate Unit

LOT SIZE  
22' x 70'

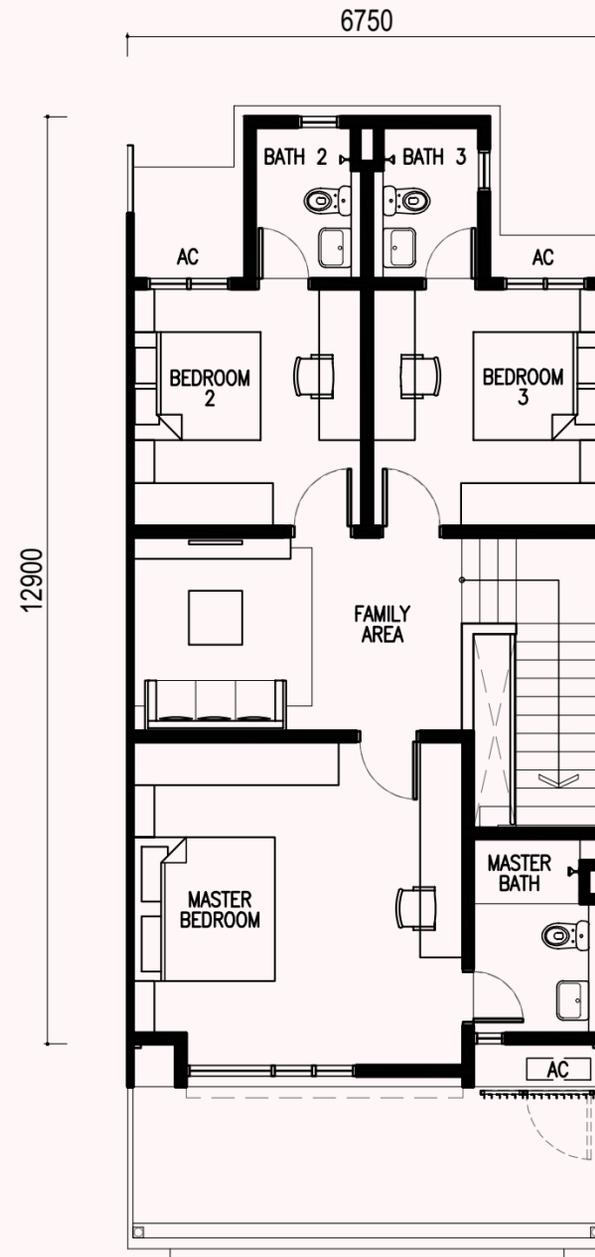
BUILT-UP AREA  
1,951 sqft

BEDROOMS  
4

BATHROOMS  
4



Ground Floor



First Floor



# TYPE A1M

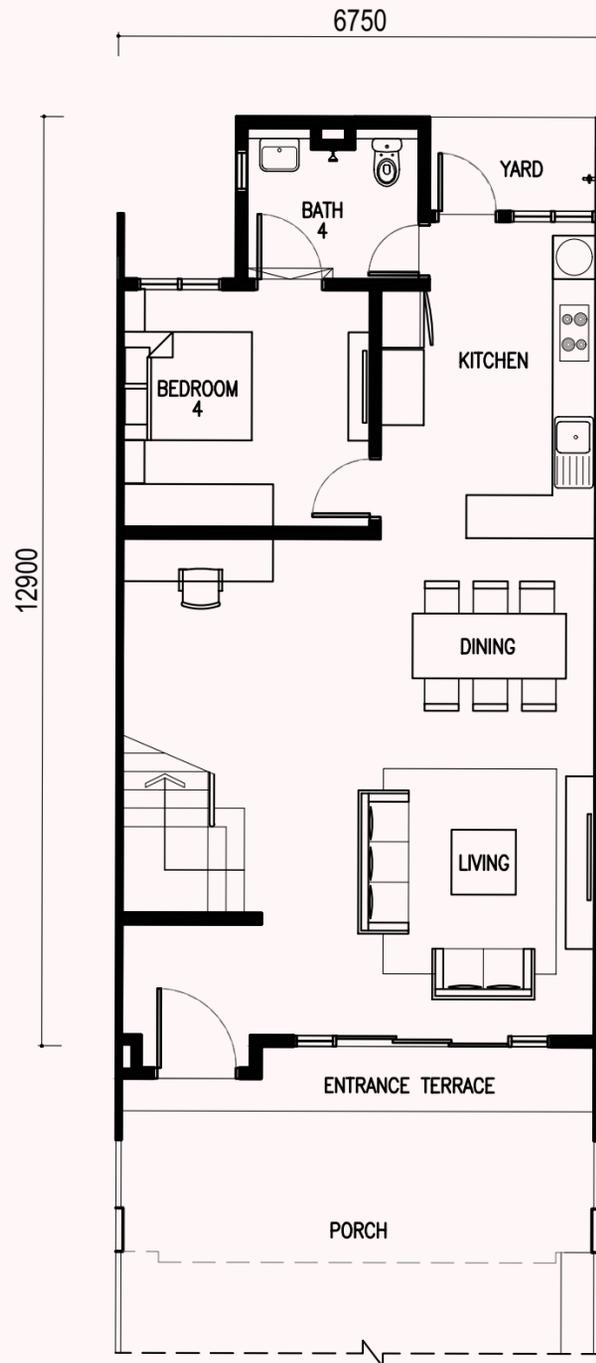
Intermediate Unit

LOT SIZE  
22' x 70'

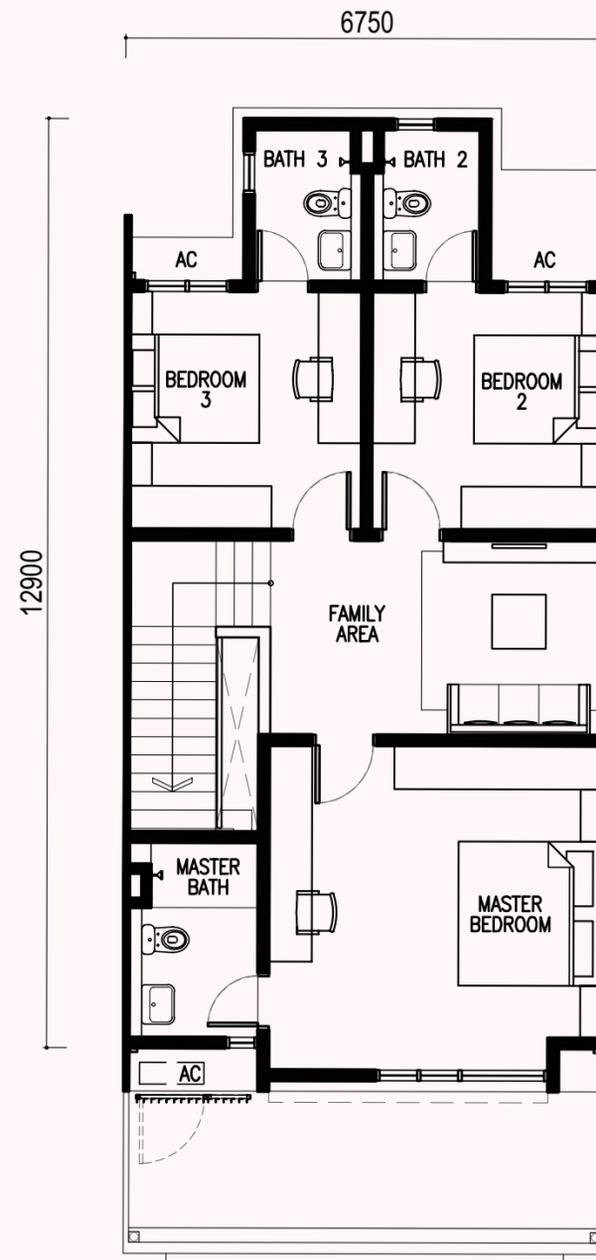
BUILT-UP AREA  
1,951 sqft

BEDROOMS  
4

BATHROOMS  
4



Ground Floor



First Floor



# TYPE E1

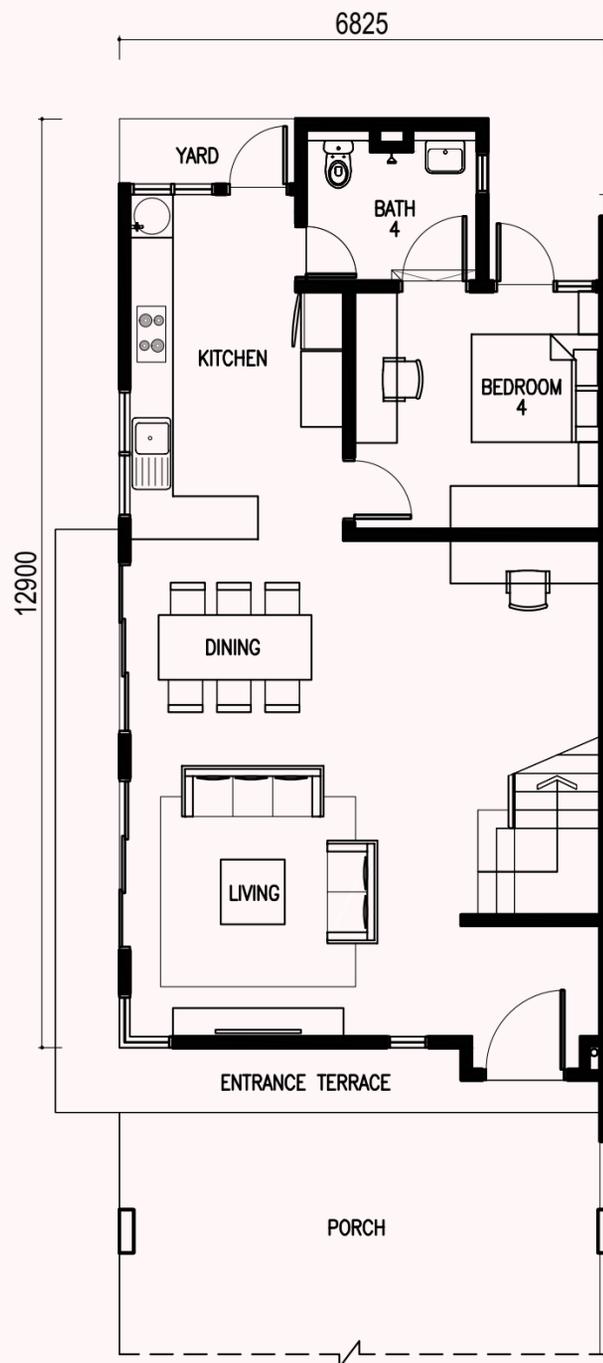
End Unit

LOT SIZE  
22' x 70'

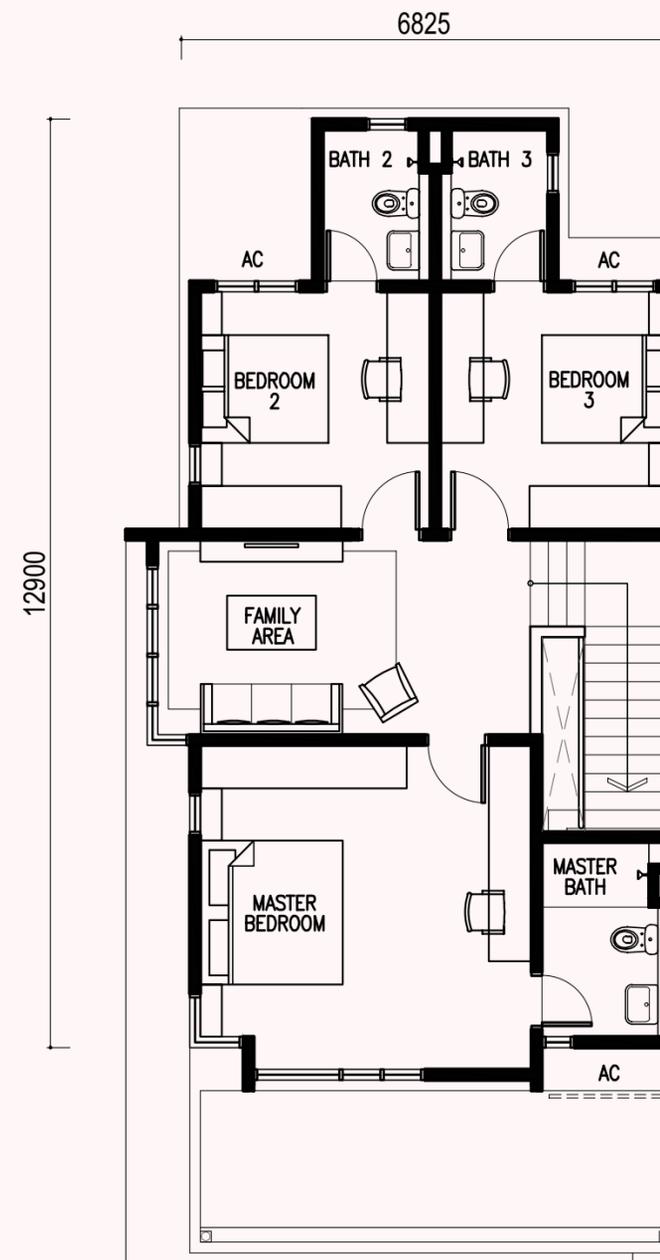
BUILT-UP AREA  
2,100 sqft

BEDROOMS  
4

BATHROOMS  
4



Ground Floor



First Floor



# TYPE E1M

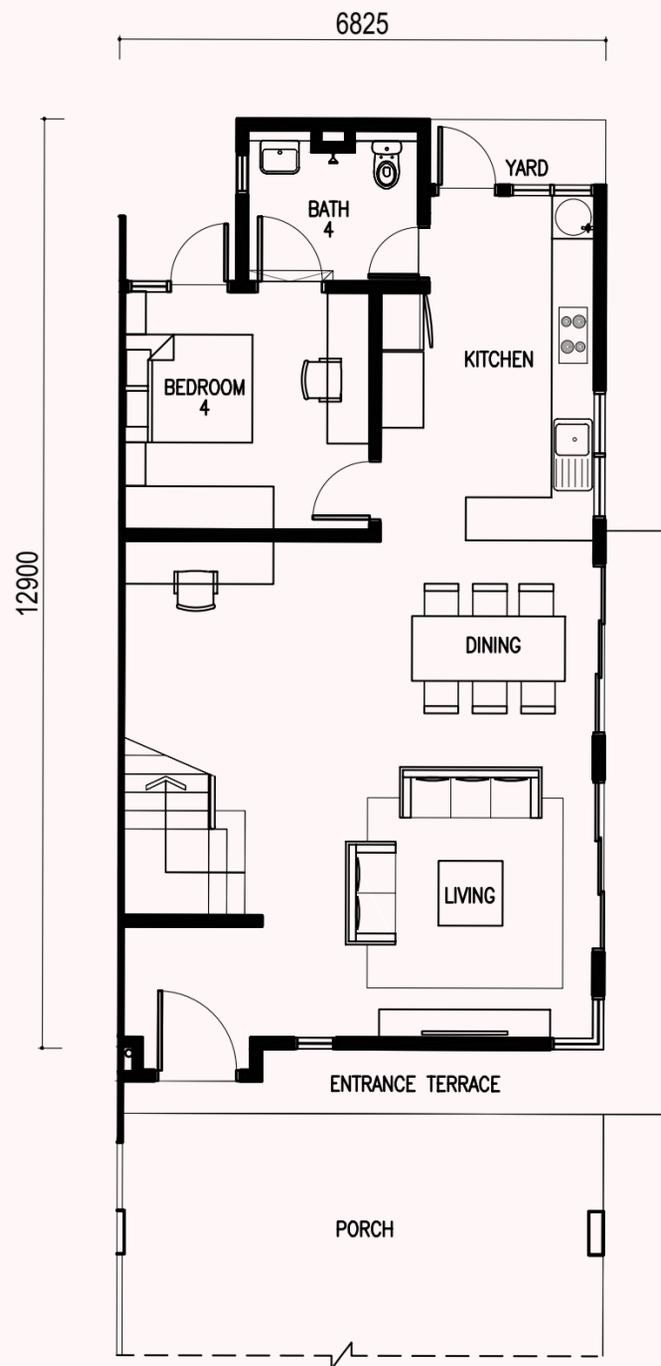
End Unit

LOT SIZE  
22' x 70'

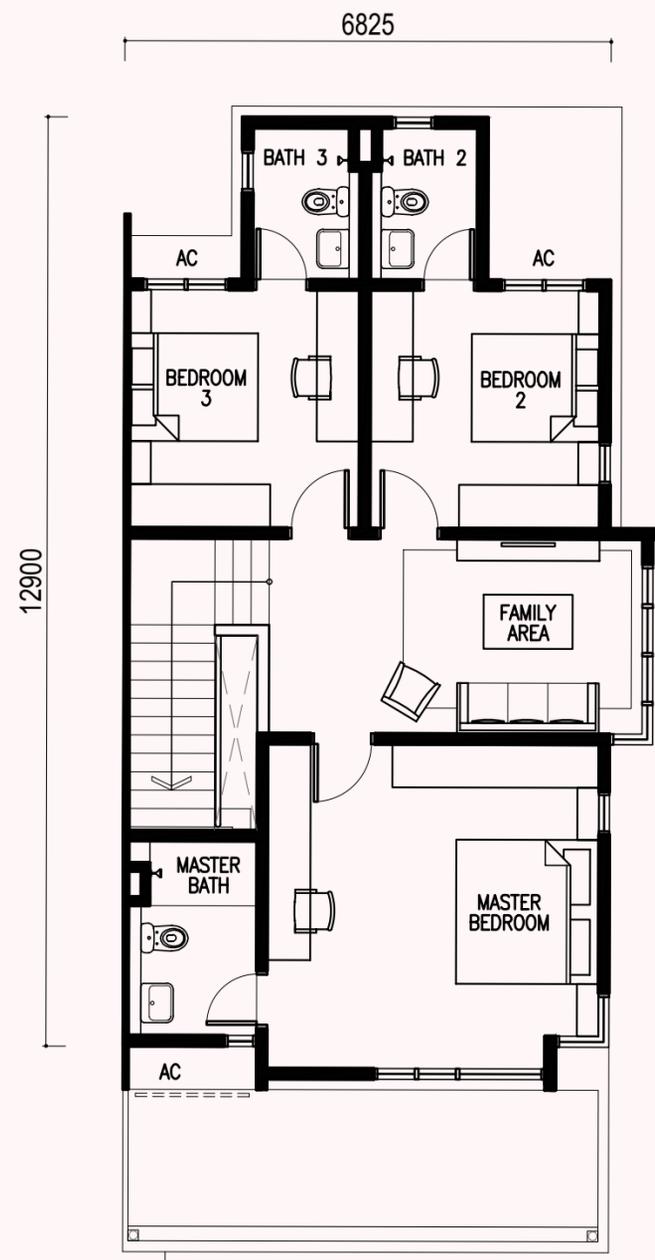
BUILT-UP AREA  
2,100 sqft

BEDROOMS  
4

BATHROOMS  
4



Ground Floor



First Floor



# TYPE C1 / ES1

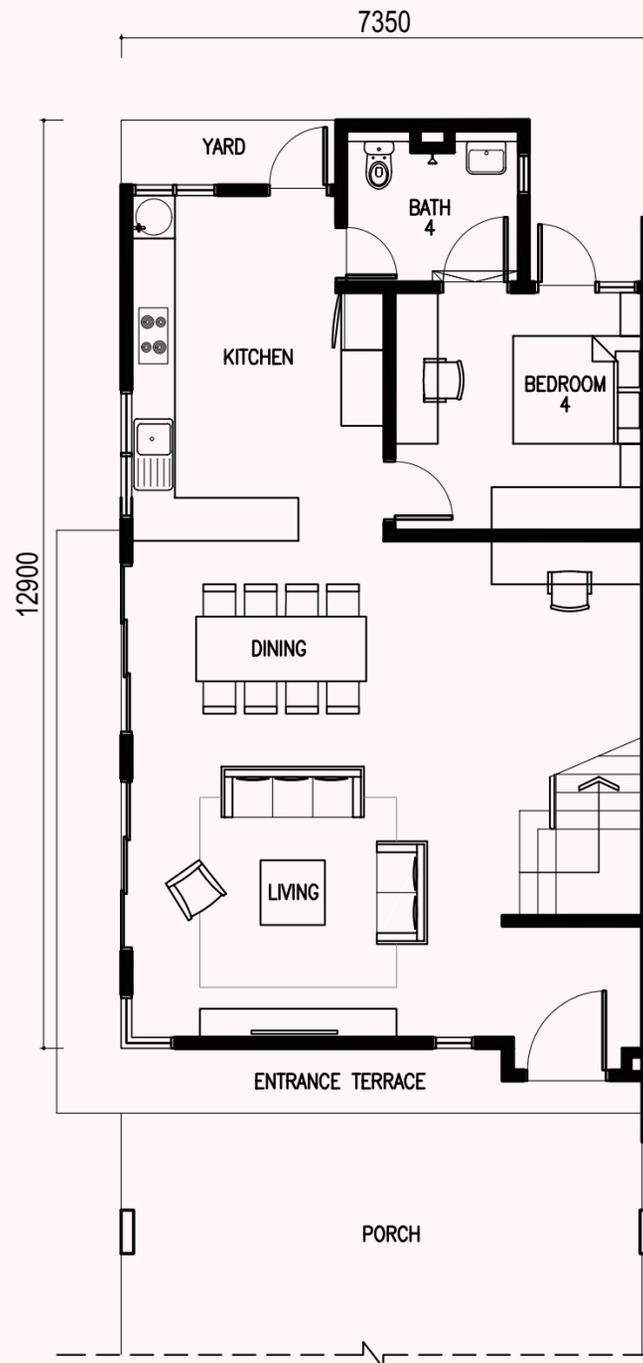
Corner Unit / End Special Unit

LOT SIZE  
24' x 70'

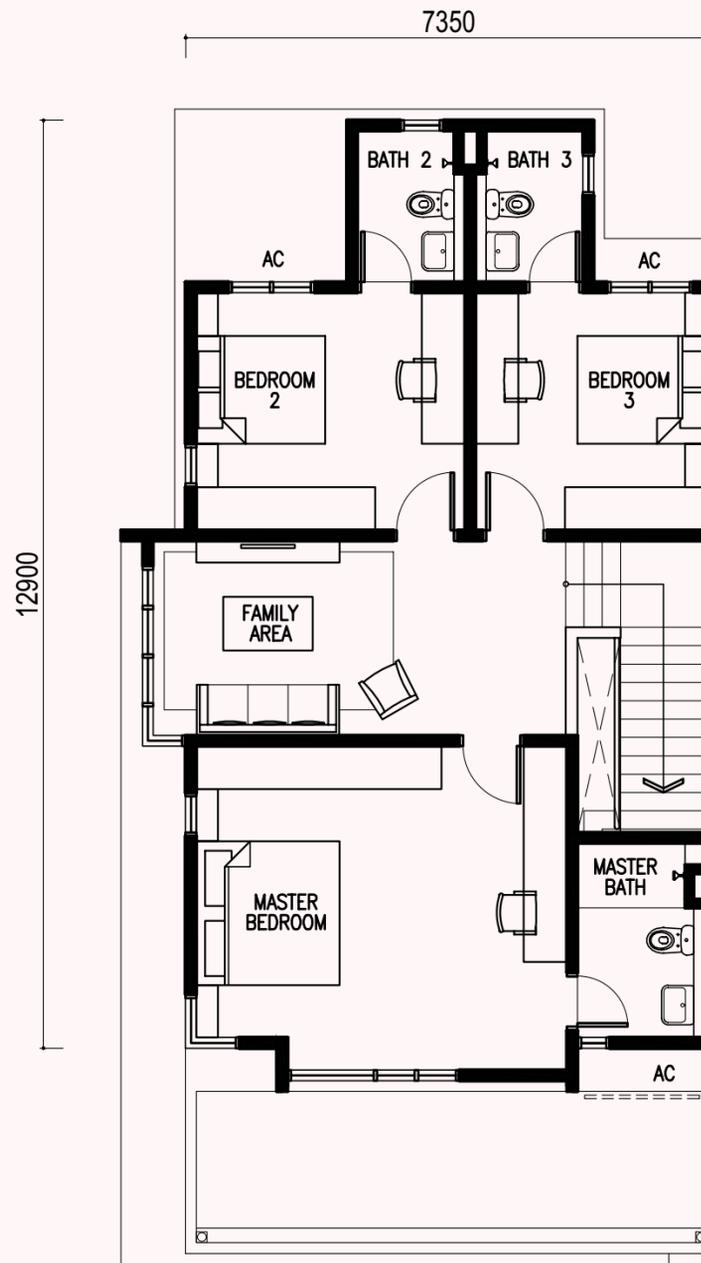
BUILT-UP AREA  
2,250 sqft

BEDROOMS  
4

BATHROOMS  
4



Ground Floor



First Floor



# TYPE C1M / ES1M

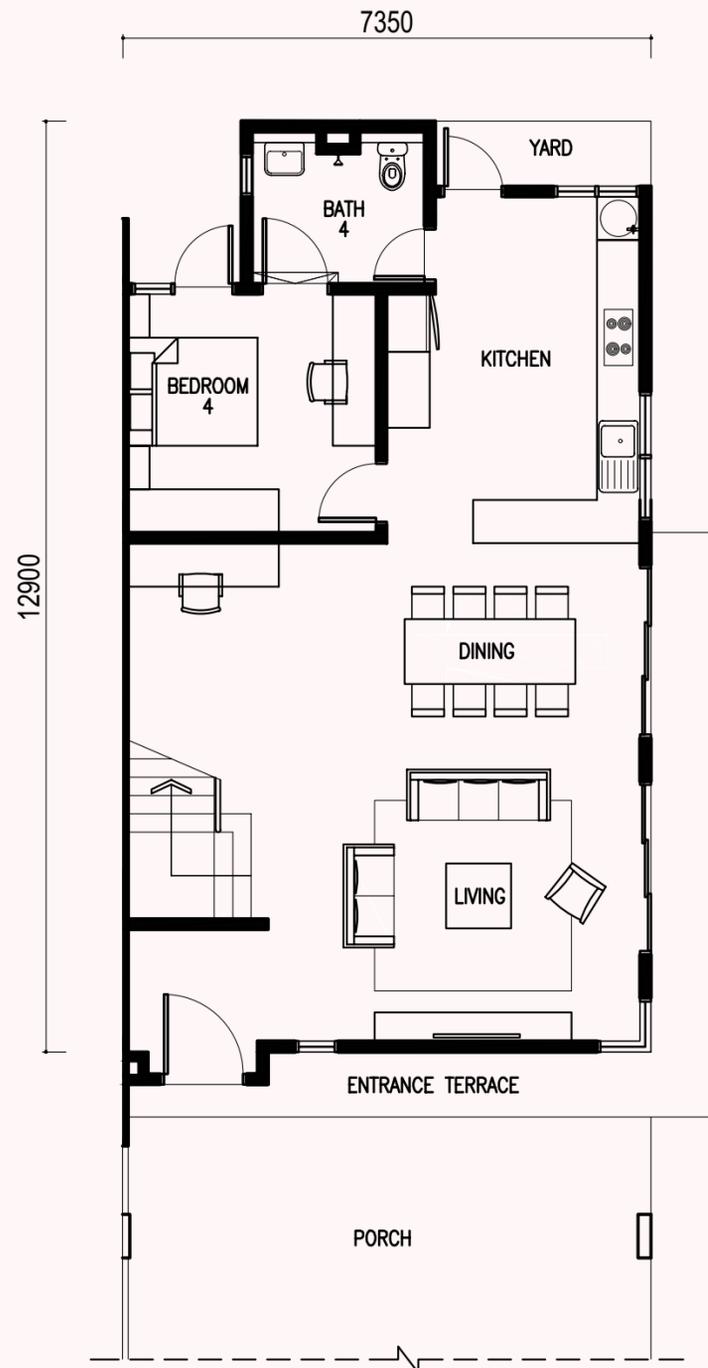
Corner Unit / End Special Unit

LOT SIZE  
24' x 70'

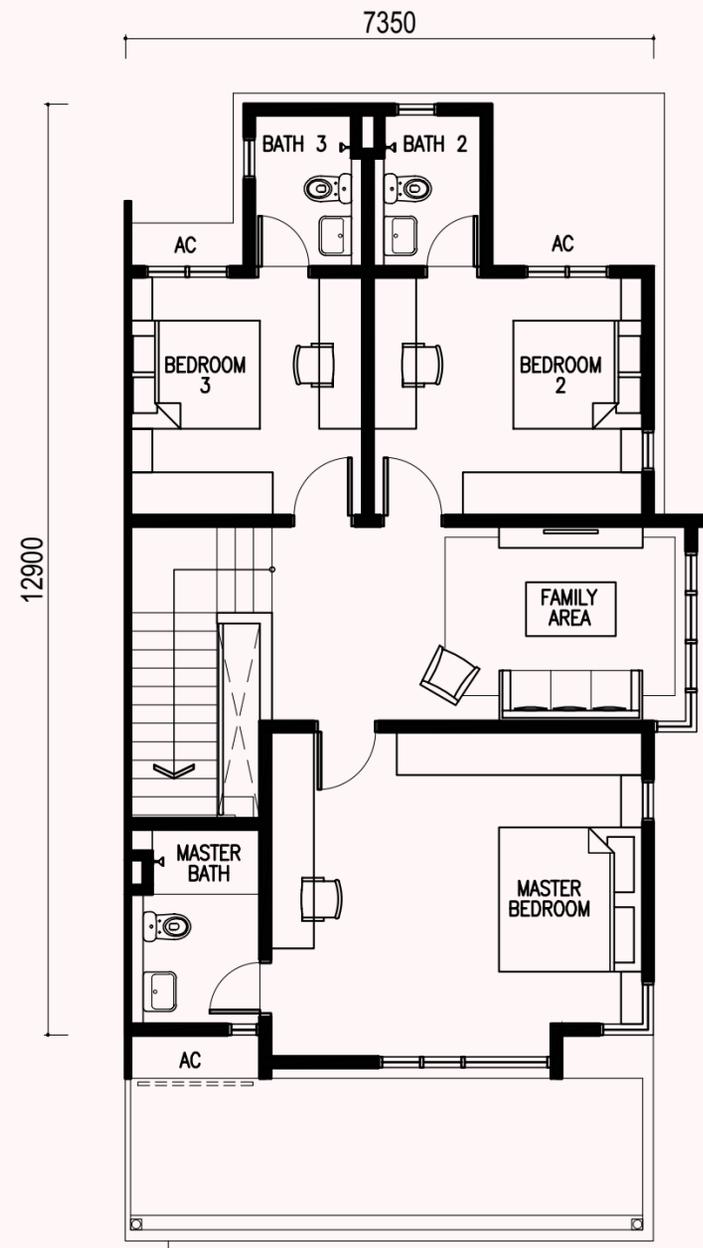
BUILT-UP AREA  
2,250 sqft

BEDROOMS  
4

BATHROOMS  
4



Ground Floor



First Floor



# TYPE C1S

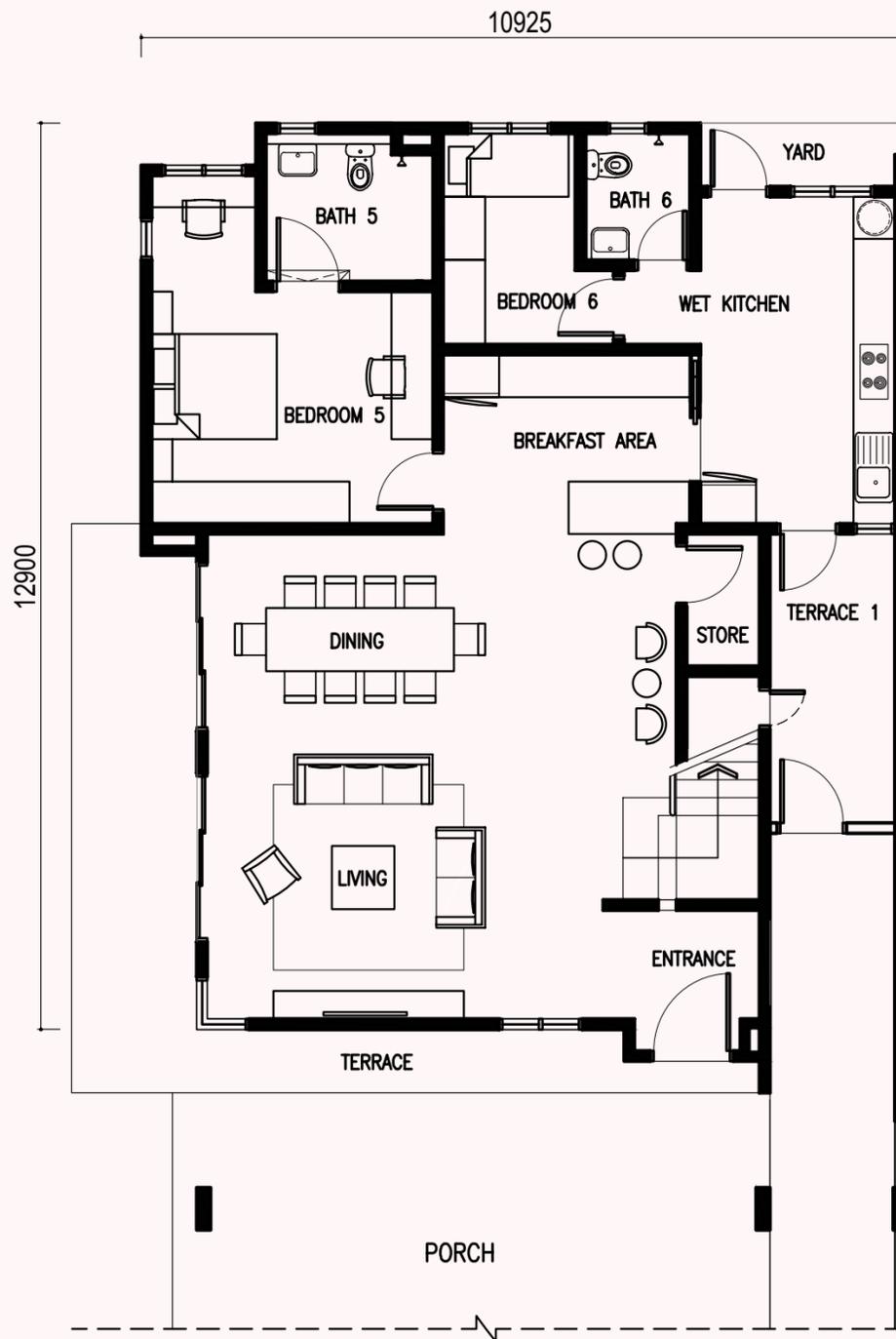
Corner Special Unit

LOT SIZE  
35' x 70'

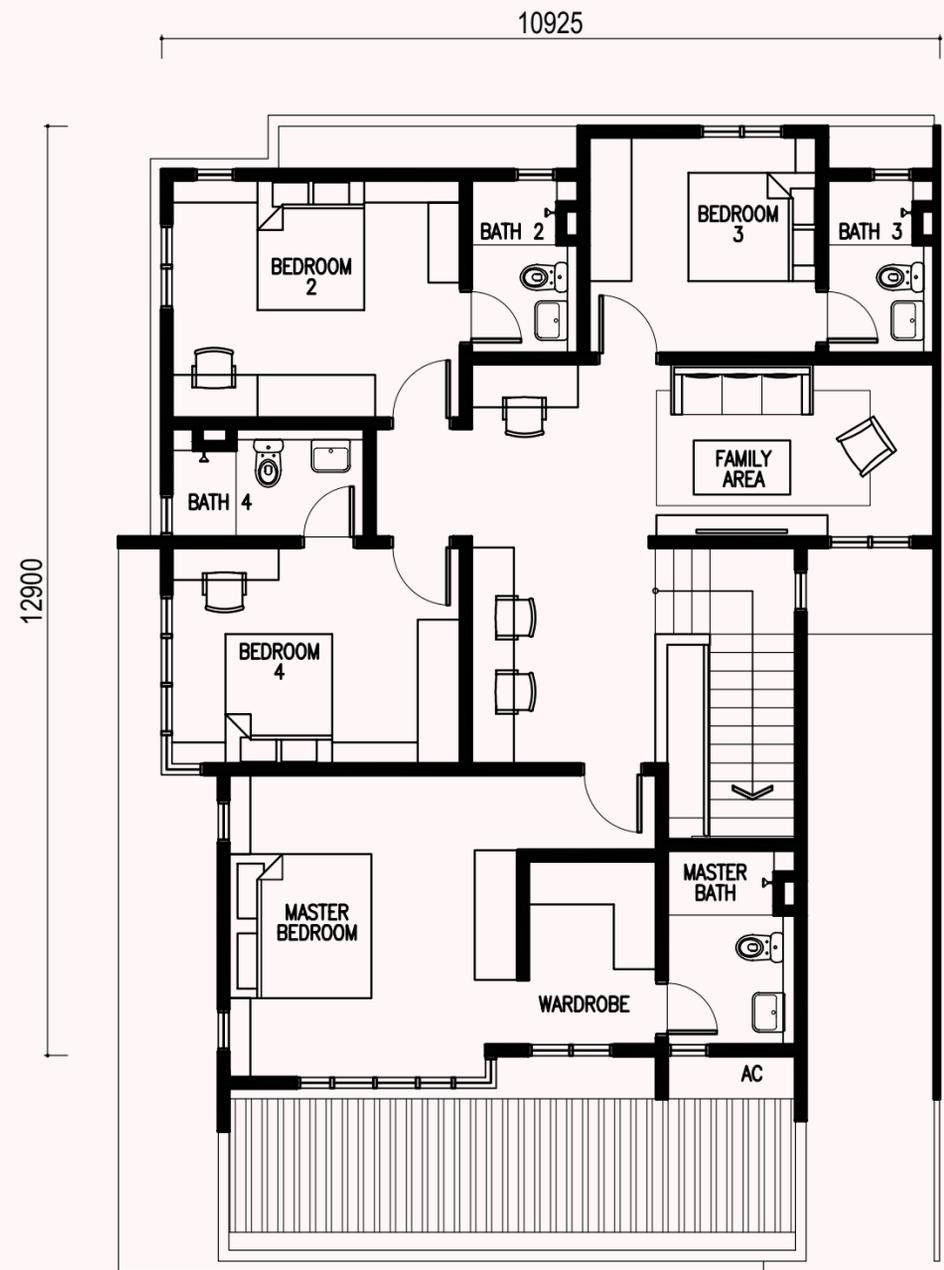
BUILT-UP AREA  
3,092 sqft

BEDROOMS  
6

BATHROOMS  
6



Ground Floor



First Floor



# TYPE C1SM

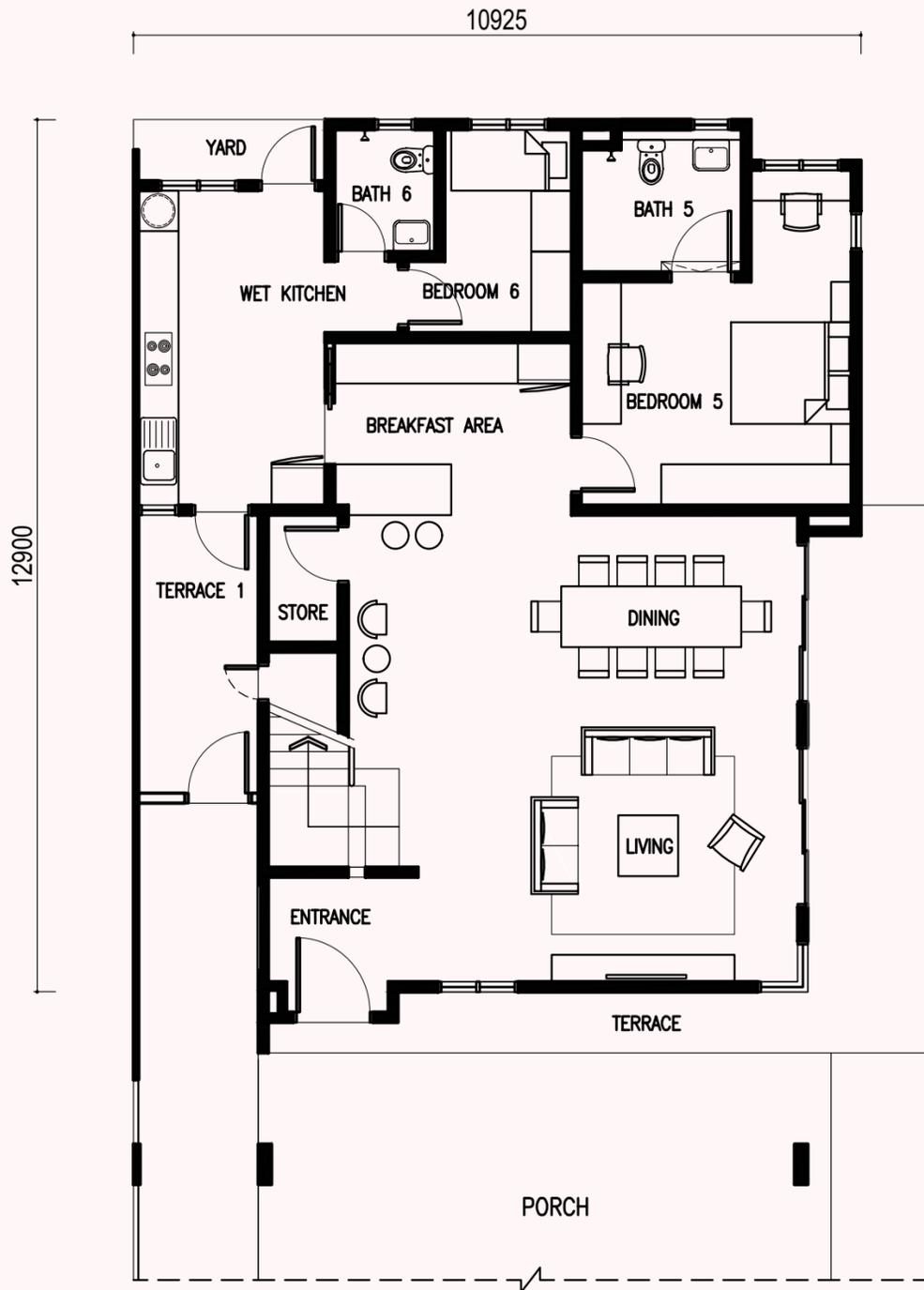
Corner Special Unit

LOT SIZE  
35' x 70'

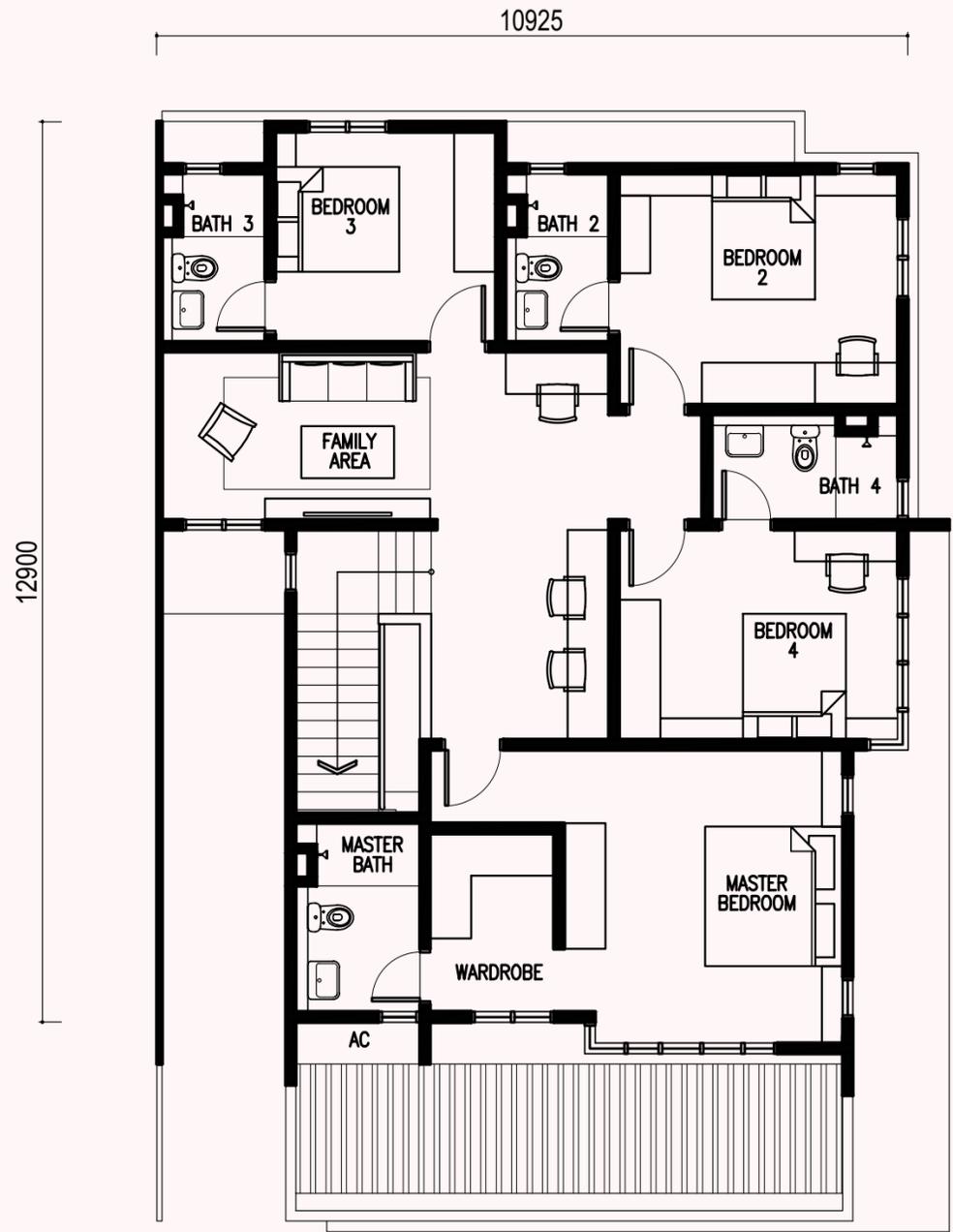
BUILT-UP AREA  
3,092 sqft

BEDROOMS  
6

BATHROOMS  
6



Ground Floor



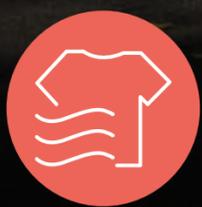
First Floor



# Better living, simplified



Cook up a storm with separate wet and dry kitchens



Enjoy a dedicated drying area for practical living



Park 3 cars comfortably in the spacious parking area



A practical layout with a convenient storage area below the staircase



A well-crafted wardrobe space in the master bedroom

*Artist's impression only*

# TYPE 2

22' x 70' | 2,276 - 2,617 sqft



**Exclusive Double  
Frontage Homes**

*Artist's impression only*



# TYPE A2

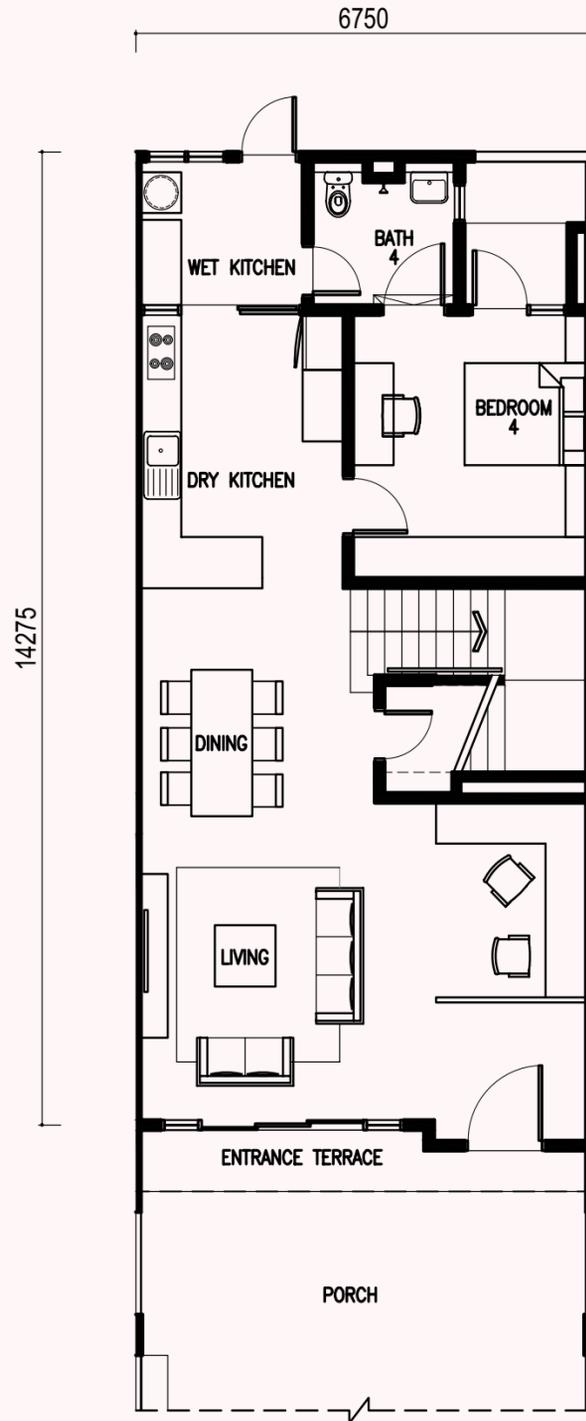
Intermediate Unit

LOT SIZE  
22' x 70'

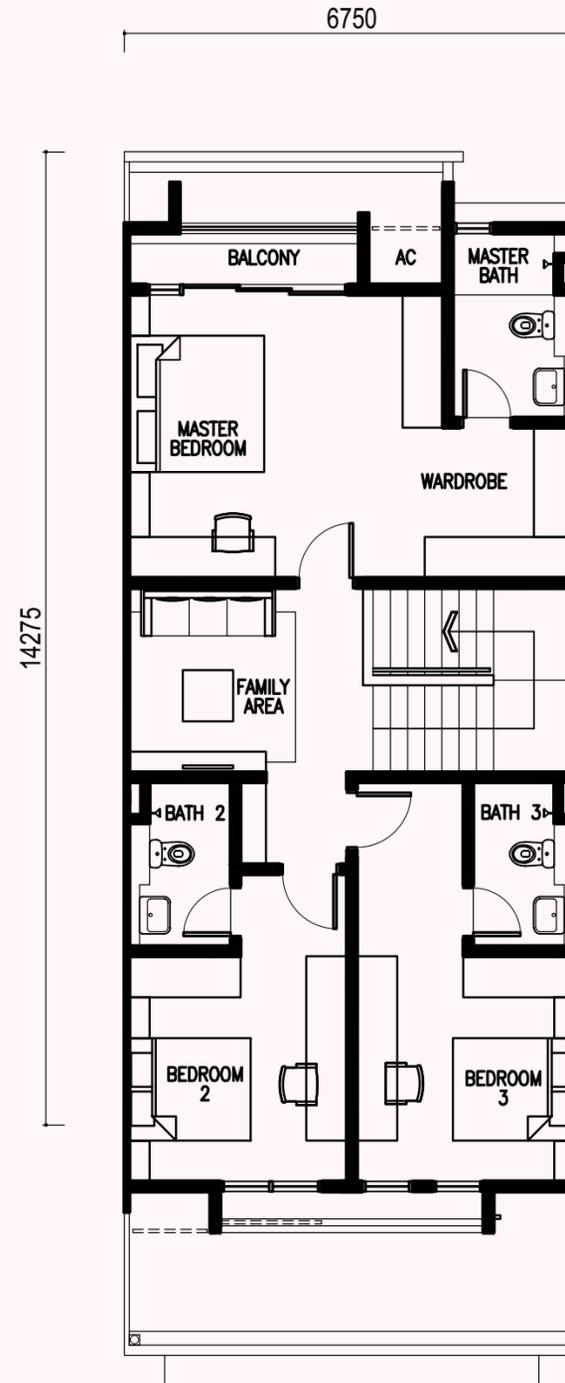
BUILT-UP AREA  
2,276 sqft

BEDROOMS  
4

BATHROOMS  
4



Ground Floor



First Floor



# TYPE A2M

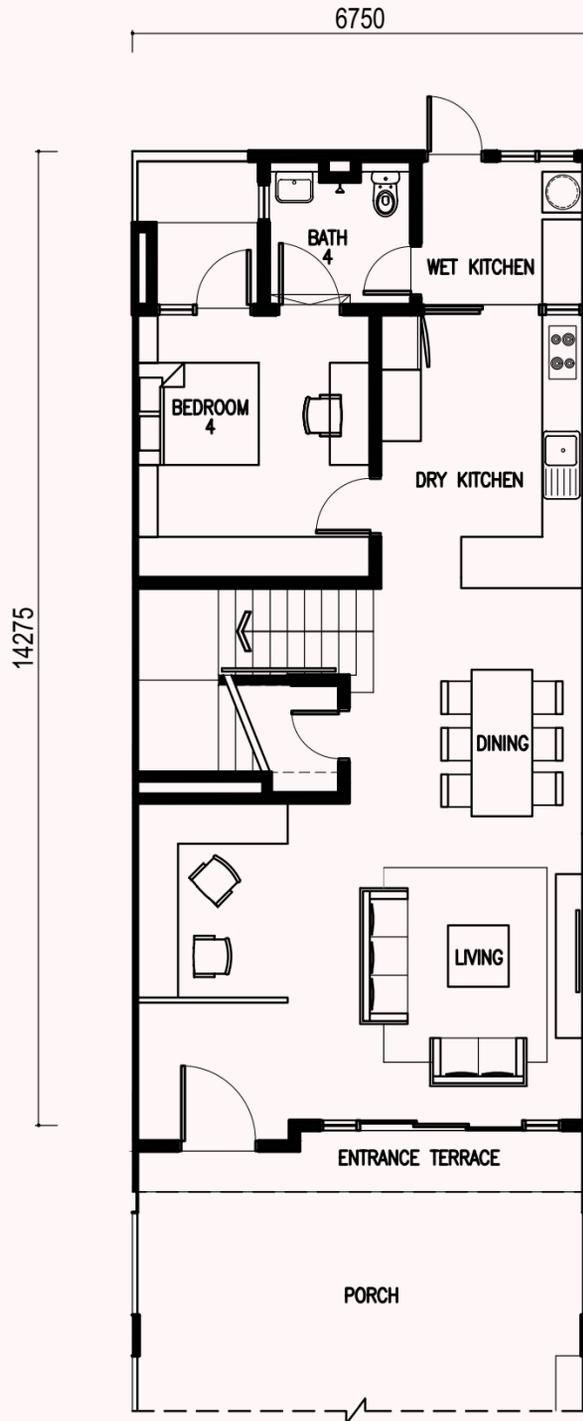
Intermediate Unit

LOT SIZE  
22' x 70'

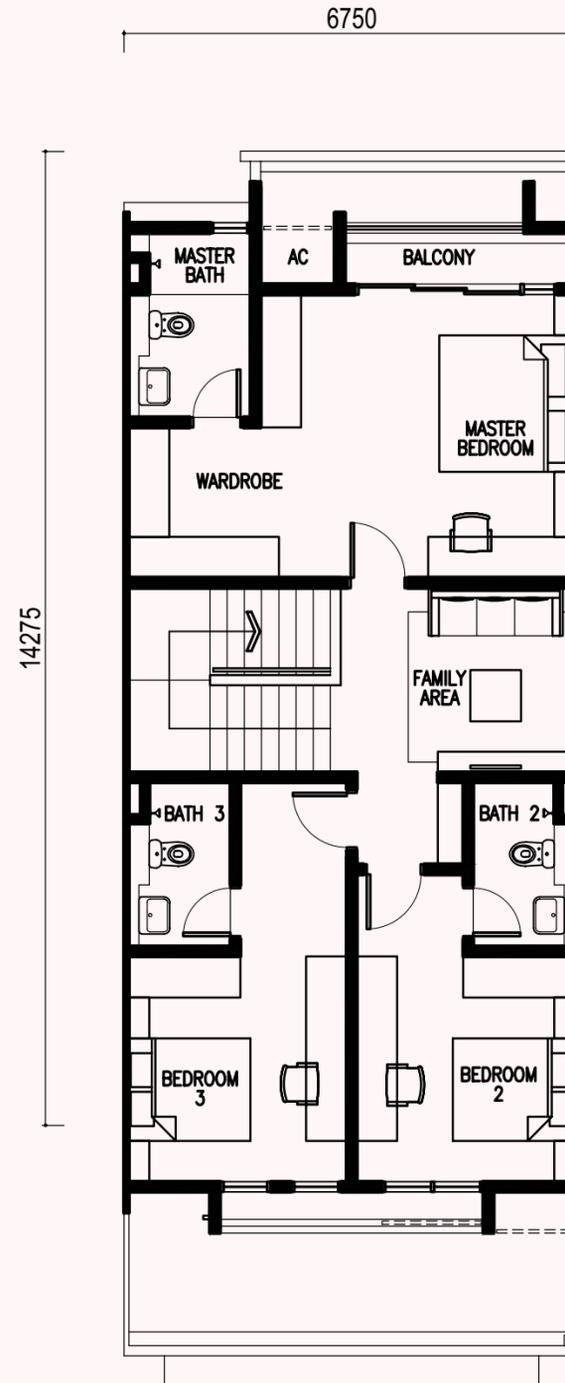
BUILT-UP AREA  
2,276 sqft

BEDROOMS  
4

BATHROOMS  
4



Ground Floor



First Floor



# TYPE E2M

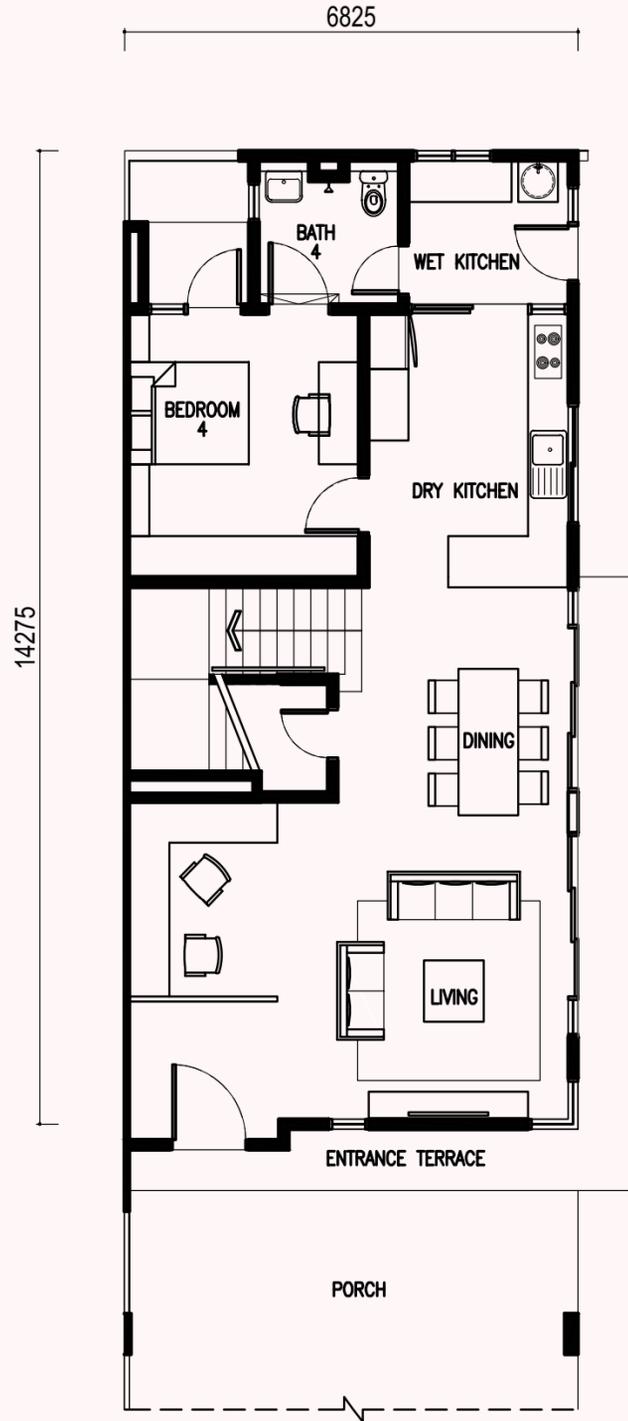
End Unit

LOT SIZE  
22' x 70'

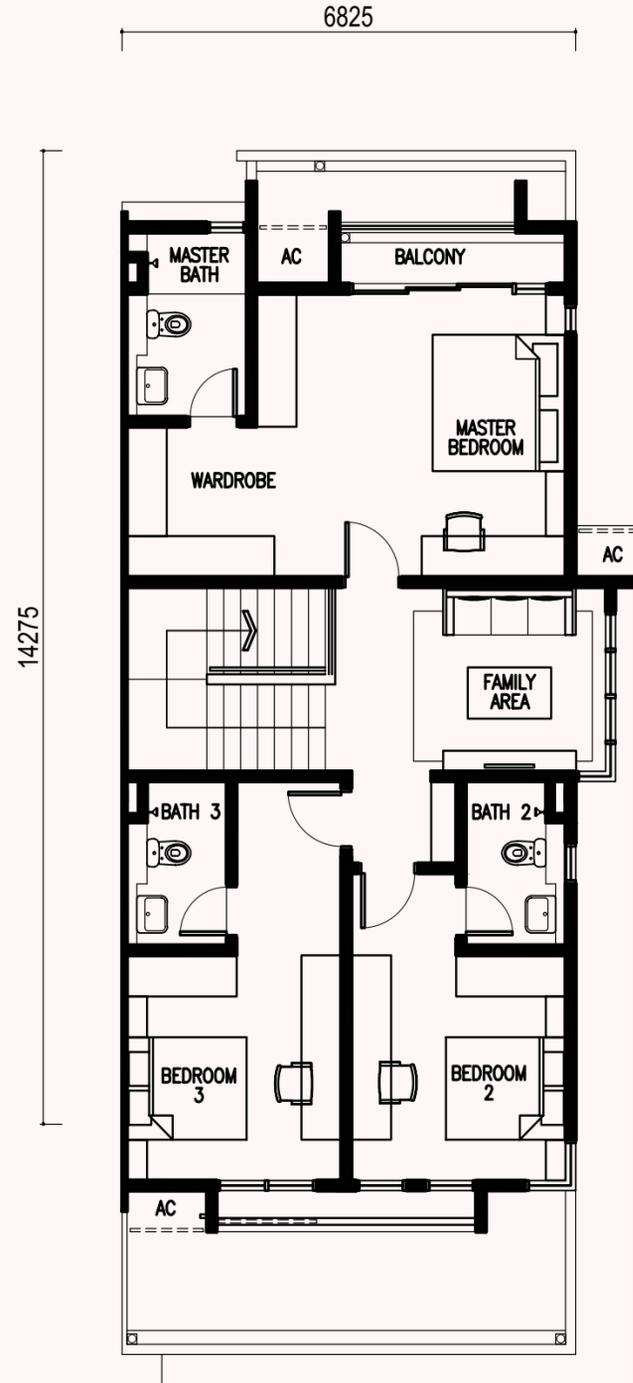
BUILT-UP AREA  
2,411 sqft

BEDROOMS  
4

BATHROOMS  
4



Ground Floor



First Floor



# TYPE C2

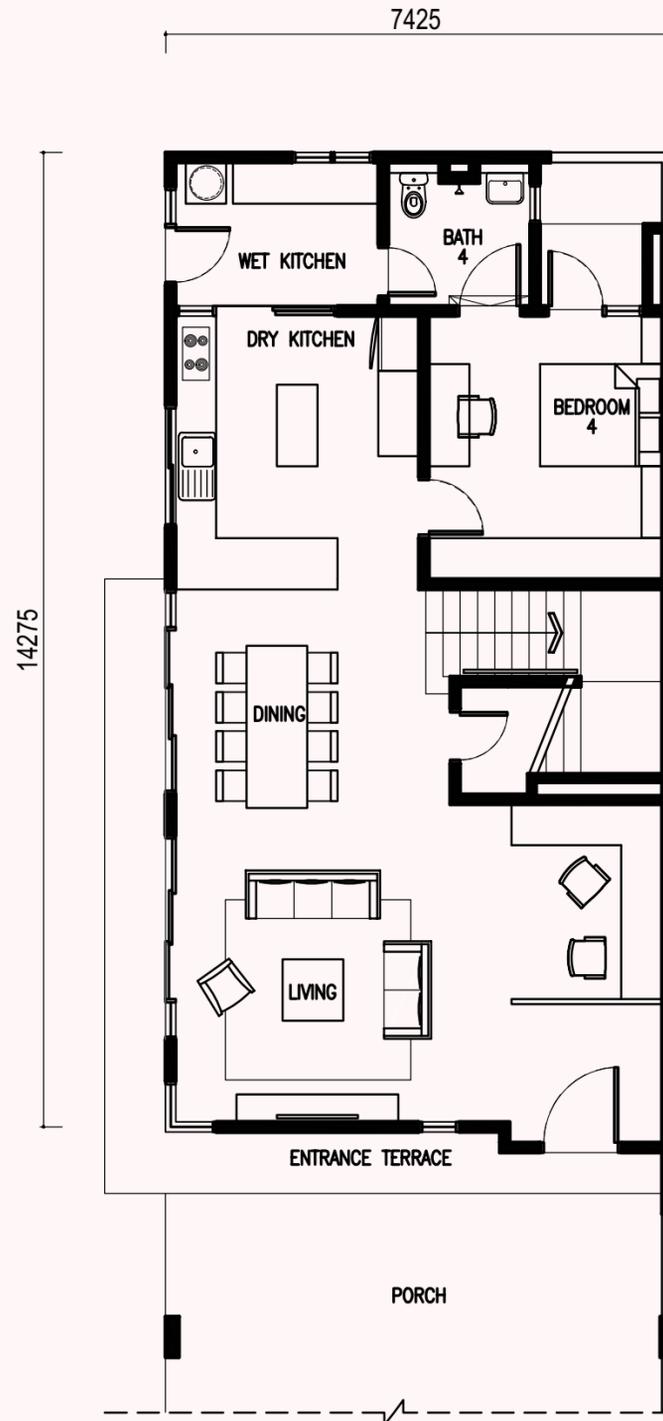
Corner Unit

LOT SIZE  
24' x 70'

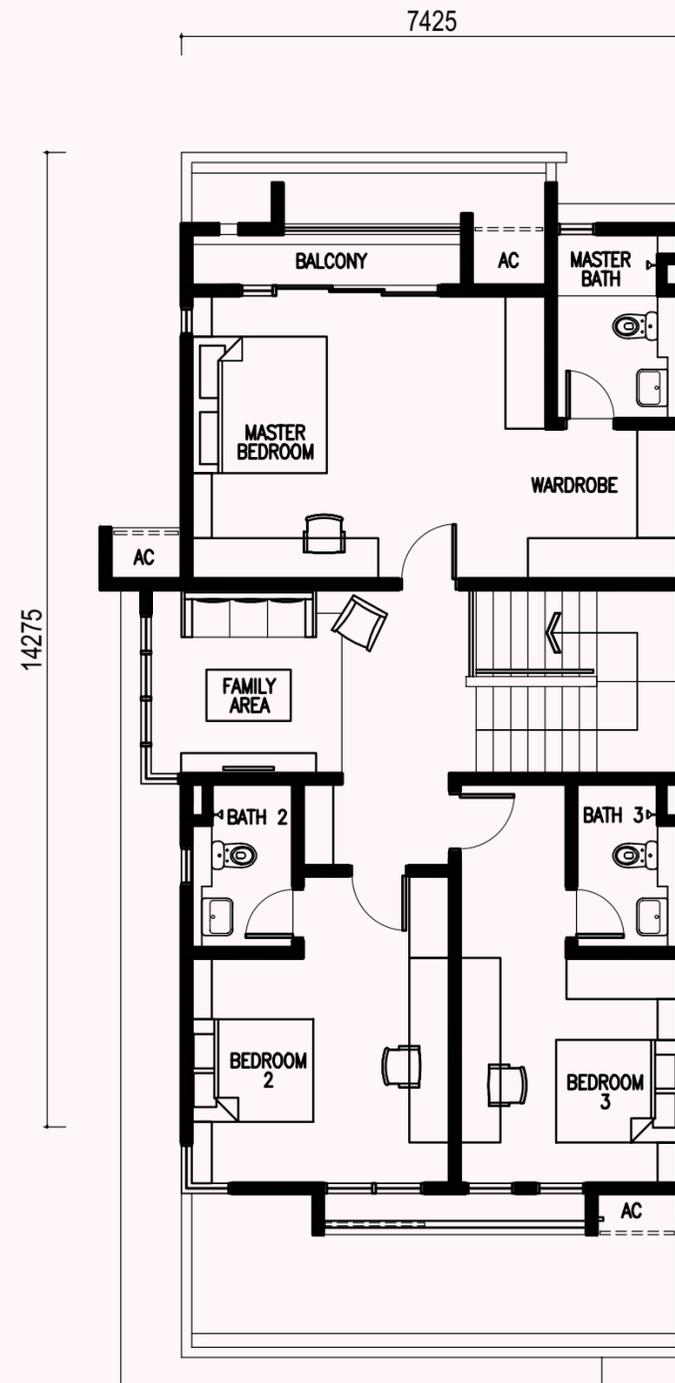
BUILT-UP AREA  
2,617 sqft

BEDROOMS  
4

BATHROOMS  
4



Ground Floor



First Floor

# PROUDLY SUSTAINABLE, PROUDLY SIME DARBY PROPERTY

In 2015, the United Nations unveiled its 2030 Sustainable Development Goals (SDG) as a call to action to achieve balanced, sustainable development, end poverty, protect the planet, and ensure that people can prosper and live peacefully by 2030.

For over 10 years, sustainability has been Sime Darby Property's beacon that is embedded and nurtured within our corporate culture. The UN's Sustainable Development Goals further guide us to reinforce our commitment to achieve balance and limit our impacts on the environment to develop sustainable townships. We continuously reflect upon our actions, ensuring they are in line with these goals as we work towards achieving sustainability.



# THE LEADING DEVELOPER OF SUSTAINABLE TOWNSHIPS AND COMMUNITIES

Sime Darby Property is a leading property developer with a strong success rate of developing sustainable communities for 50 years. With 25 active townships/developments, Sime Darby Property has a wide reach that encompasses assets and operations across the country. 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 implement various initiatives to assist underprivileged communities living within and nearby its townships. A multi-award-winning property group with numerous international and local accolades, Sime Darby Property is a constituent of the MSCI ACWI Small Cap

Index with MSCI ESG Rating of BBB and is rated by the Carbon Disclosure Project.

Sime Darby Property is honoured to be recognised with numerous real estate industry awards throughout the years. In 2022, the Group remained a top property developer in 'The Edge Malaysia's Top Property Developers Awards', achieving the feat for the eleventh year running. The Group is also a consistent recipient of the 'BCI Asia Awards' for 'Top 10 Developers (Malaysia)' and was accorded a Platinum ranking in the Property Development category for Putra Brand Awards 2022, as well as named Top 10 in the 'Top-of-The-Chart (RM1 billion and above)' category under FIABCI-Malaysia and Star Media Group's 'Malaysia Developer Awards 2022'.



# We look forward to arranging an appointment with you for a visit.



## Serenia City Sales Gallery

Open Daily | 9:30am - 6:30pm  
(including public holidays)

Serenia City Sales Gallery,  
Lot 27999, Jalan Pintas Dengkil-Putrajaya,  
Bandar Serenia, 43900 Sepang, Selangor

Learn more at  
[www.simedarbyproperty.com](http://www.simedarbyproperty.com)



Phase A10-1 & Phase A10-2

No of Units: 206. Type: Double Storey Terrace Homes. Expected Date of Completion: February 2025. Land: Free from Encumbrances. Tenure of Land: Freehold. Developer's License No.: 6785/11-2023/0062(A). Validity: 20/11/21 - 19/11/2023 Advertising and Sales Permit No.: 6785-26/02-2025/0147(N)-(L). Validity: 17/02/2023 - 16/02/2025. Approval Authority: Majlis Perbandaran Sepang. Building Plan Approval, No: MP.SPG 600-34/4/218(11). 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: RM805,888.00 (min.) - RM1,853,888.00 (max.). Bumiputera Discount.: 7%

Phase A10-3 & Phase A10-4

No of Units: 202. Type: Double Storey Terrace Homes. Expected Date of Completion: February 2025. Land: Free from Encumbrances. Tenure of Land: Freehold. Developer's License No.: 6785/11-2023/0062(A). Validity: 20/11/2021 - 19/11/2023. Advertising & Sales Permit No: 6785- 25/01-2025/0093(N)-(L). Validity: 30/01/2023 - 29/01/2025. Approval Authority: Majlis Perbandaran Sepang. Building Plan Approval No: MP.SPG 600-34/4/219(11). 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: RM 824,888.00 (min) - RM 2,40,888.00 (max). Bumiputera Discount : 7%