



40' x 80'
2-STOREY SEMI-DETACHED HOMES

—
FREEHOLD



FOREWORD

Serenia Aqila's name was inspired by an endangered species of bird, the Aquila Nipalensis. Also known as the Steppe Eagle, the grand and majestic nature of eagles is the perfect embodiment of Serenia City's first semi-detached homes.

The Steppe Eagle is also featured in the logo, and is combined with the leaf that pays homage to Serenia City's tea plantation roots.

The logo is completed with a tree motif that represents the 120-year-old trees within Serenia City that have been preserved to maintain the township's history.



Eagle



Leaf



Tree

EXPERIENCE THE ESSENCE OF TRANQUILITY

Bask in a life of effortless serenity. Designed for the ultimate balance between nature and living, the greenery outside is integrated effortlessly into the home through wide open spaces that come together with indoor green pockets, natural skylight, and meticulous design details. Wake up every morning to fresh air, the gentle rays of sunshine, and a comforting sense of tranquility for the entire family within your very own private sanctuary.

ONE
WITH
LUXURY

AND
NATURE



**Artist's impression only*

Serenia Aqila rethinks the concept of a modern-day luxury home. Introducing natural skylight and lush greenery into spacious living areas, Serenia Aqila offers a brand new definition of curated comfort into the heart of your home.



40' x 80'

3,030 SQUARE FEET

5+1 BEDROOMS

5 BATHROOMS



**Artist's impression only*

AN
INTERIOR
ENVISIONED
WITH A
PRACTICAL
CHARM

A SENSE OF PRACTICAL LUXURY

The living rooms flows into the dining room, creating a seamless environment where people, nature and a perfectly crafted built interior come together.



**Artist's impression only*

MULTIGENERATIONAL

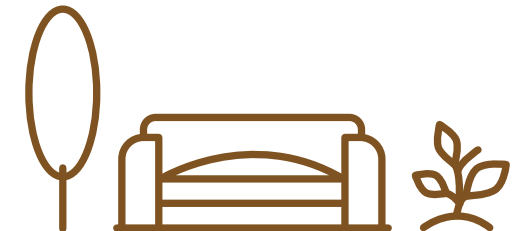
The 5 spacious bedrooms, 3 ample car parks, and a large dining area easily accommodate a larger family – plus other family members and friends for special occasions. Inclusive multigenerational features are also integrated throughout the home, keeping the entire family closer under one roof.



CAR PORCH WITH
3 PARKING SPACES



ACCESSIBILITY FEATURES
IN THE GROUND FLOOR
BATHROOM



LUXURIOUS GARDEN
SUITE FOR GUESTS
AND FAMILY



**Artist's impression only*

THE BEAUTY IN BALANCE

INTERNAL GARDEN
WITH SKYLIGHT

ALLOCATION FOR
HOME HERB GARDEN

LARGE WINDOWS &
OPENING FOR AMPLE
NATURAL VENTILATION

LIVE IN PERFECT HARMONY

Head up the stairs and find a cosy open landing that can be transformed into a home office, study, library, or an additional bedroom. The open skylight brings natural lighting and verdant greenery closer to you, shaping an balanced environment.

OPEN CONCEPT HOME OFFICE



ADDITIONAL BEDROOM



THERE'S
ALWAYS
ROOM FOR
AN ADDED
TOUCH OF
LUXURY

CONFIGURABLE MASTER BEDROOM



**Artist's impression only*

SEAMLESS ACCESS
TO THE BALCONY

WIDE WINDOWS
AND HIGH CEILINGS

DEDICATED SPACE FOR
WALK-IN WARDROBE

MASTER
BATHROOM WITH
FREE-STANDING
BATHTUB



**Artist's impression only*

A LIFE IN HARMONIOUS FLOW



**Artist's impression only*

PASSIVE HYGIENE

As a sanctuary, the home is where we should feel safest. Live pampered and reassured, even in matters of the health, through thoughtful amenities that include a wash area at the entrance for easier sanitisation, a parcel drop box for reduced contact, a built-in water filter to keep you better hydrated, and improved indoor ventilation for your general health.



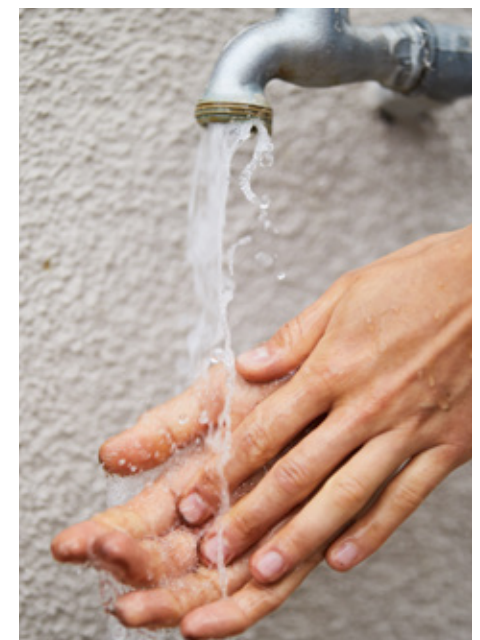
PARCEL
DROP BOX



WATER
FILTER POINT



SHOE CABINET
SPACE



WASH AREA
AT ENTRANCE



**Artist's impression only*



**Actual image taken at Serenity Park, superimposed with artist's impression of Serenia Aqila*

WHERE THE PATH TO NATURE LEADS YOU HOME

Serenia Aqila is close to the 8.4-acre Serenity Park, one of Serenia City's most iconic parks and home to three 120-year-old trees. Take brisk morning walks or leisurely evening strolls with your family, all within the comfort of this park.

FACILITIES & SITE PLAN

A Energetic Park (0.35 acres)

- Mound Area

B Leisure Park (0.65 acres)

- Sitting Area
- Lawn Area
- Outdoor Fitness Area
- Shelter
- See-saw Area

C Energetic Park (0.61 acres)

- Kick-About Area
- Mound Area
- Jogging Track

D Meadow Park (1.6 acres)

- Walkway

E Delight Park (0.25 acres)

- Walkway
- Swing
- Playground Area
- Mound Area
- Shelter

LEGENDS

1	Address Number
SC-A8-1-01	Lot Number
A1	Type of Unit



FITTINGS PLUS+

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

GREEN FEATURES

- K** Solar Conduit Ready
- L** EV Isolator Power Point
- M** Rainwater Harvesting Tank

STANDARD FEATURES & SPECIFICATIONS

- 1** Laminated Engineered Timber Door
- 2** Engineered Timber Flooring (First Floor & Staircase)
- 3** Quality Sanitary-Wares and Fittings
- 4** Complete Roof System



*Artist's impression only

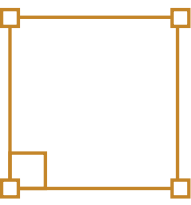


HOME SWEET HOME

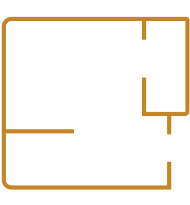
FLOOR PLANS

FLOOR PLANS

TYPE A



40' X 80'



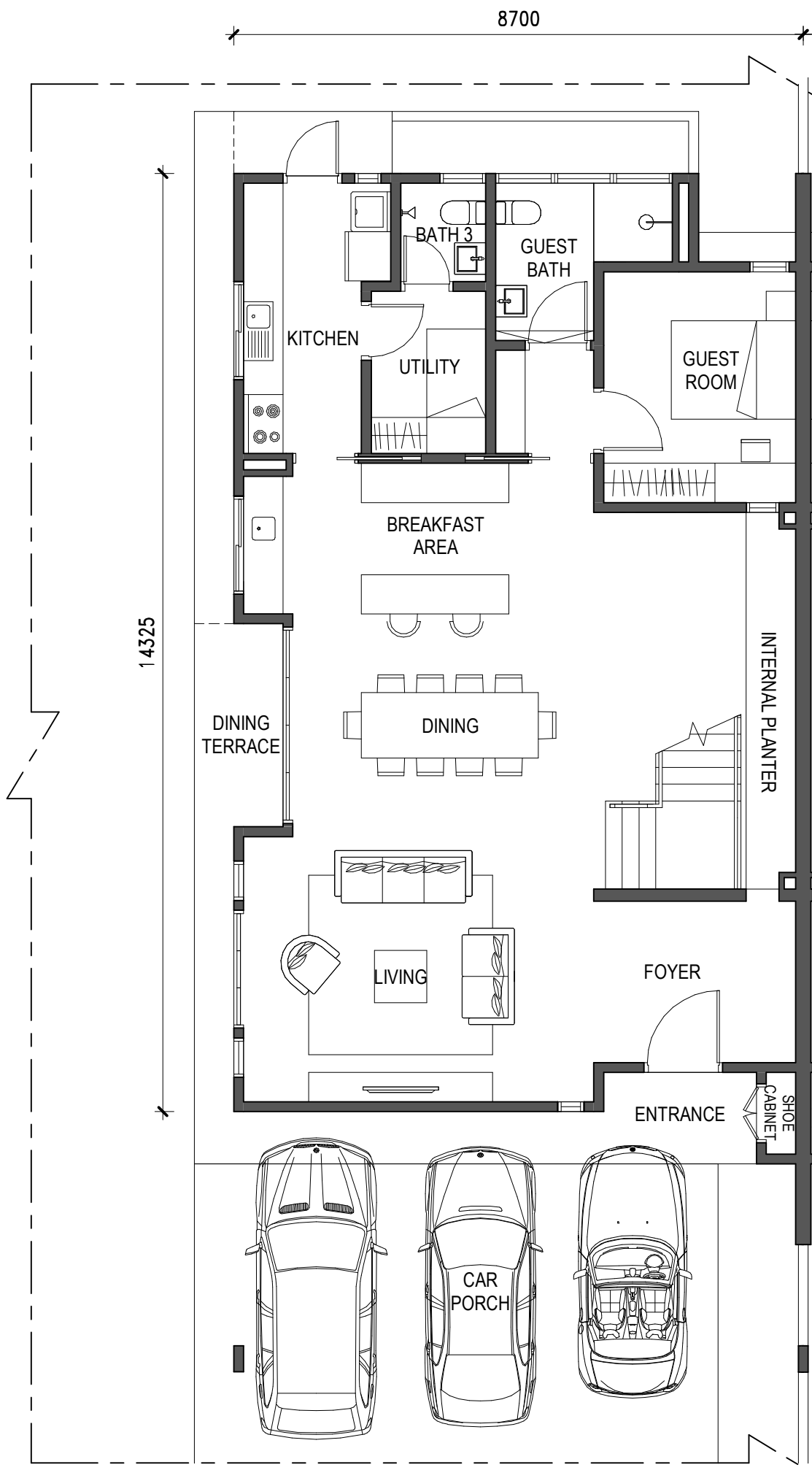
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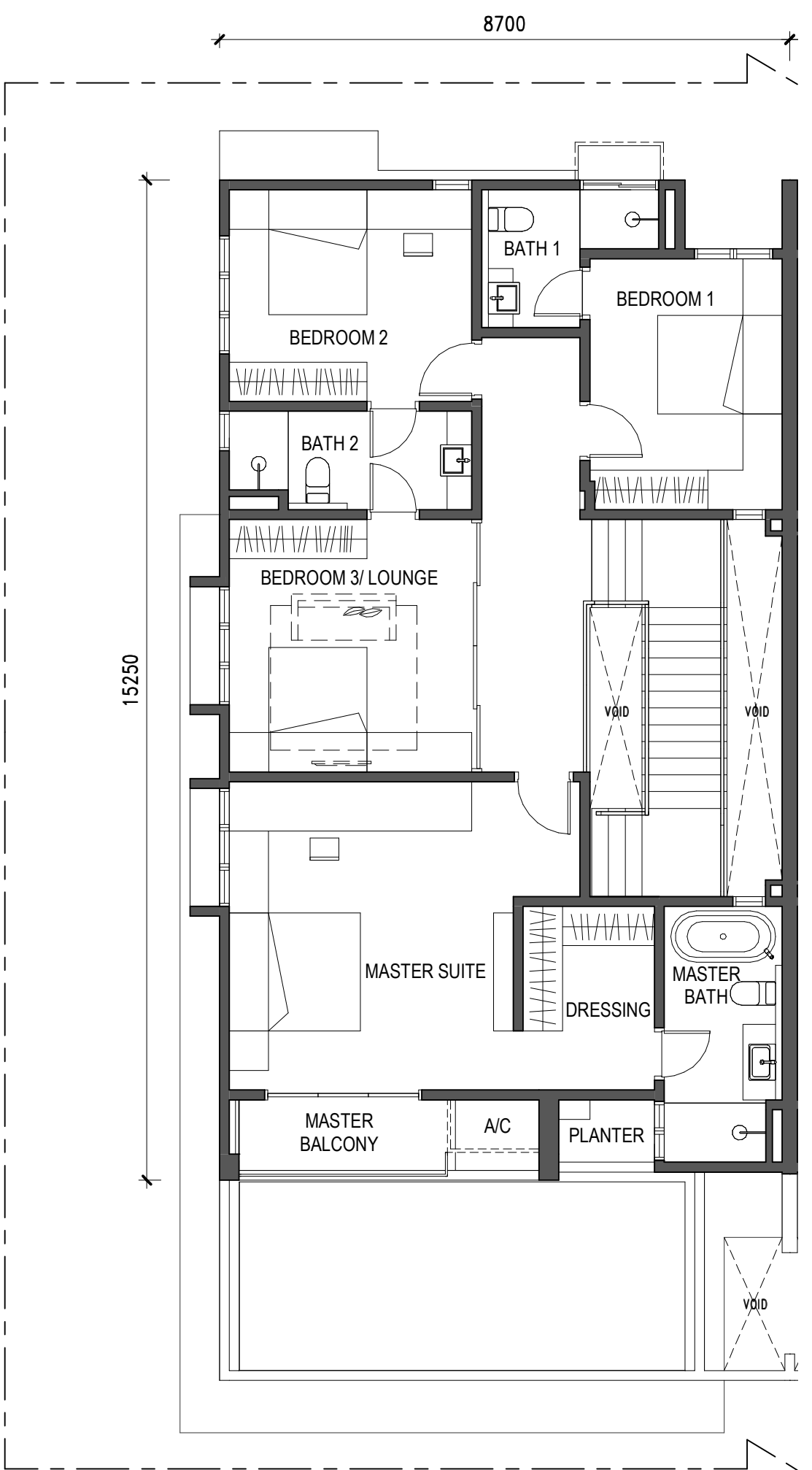
5+1 BEDROOMS



5 BATHROOMS

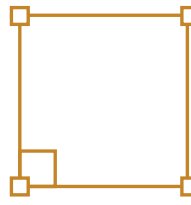


GROUND FLOOR

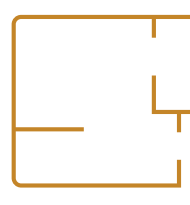


FIRST FLOOR

TYPE A1



40' X 80'



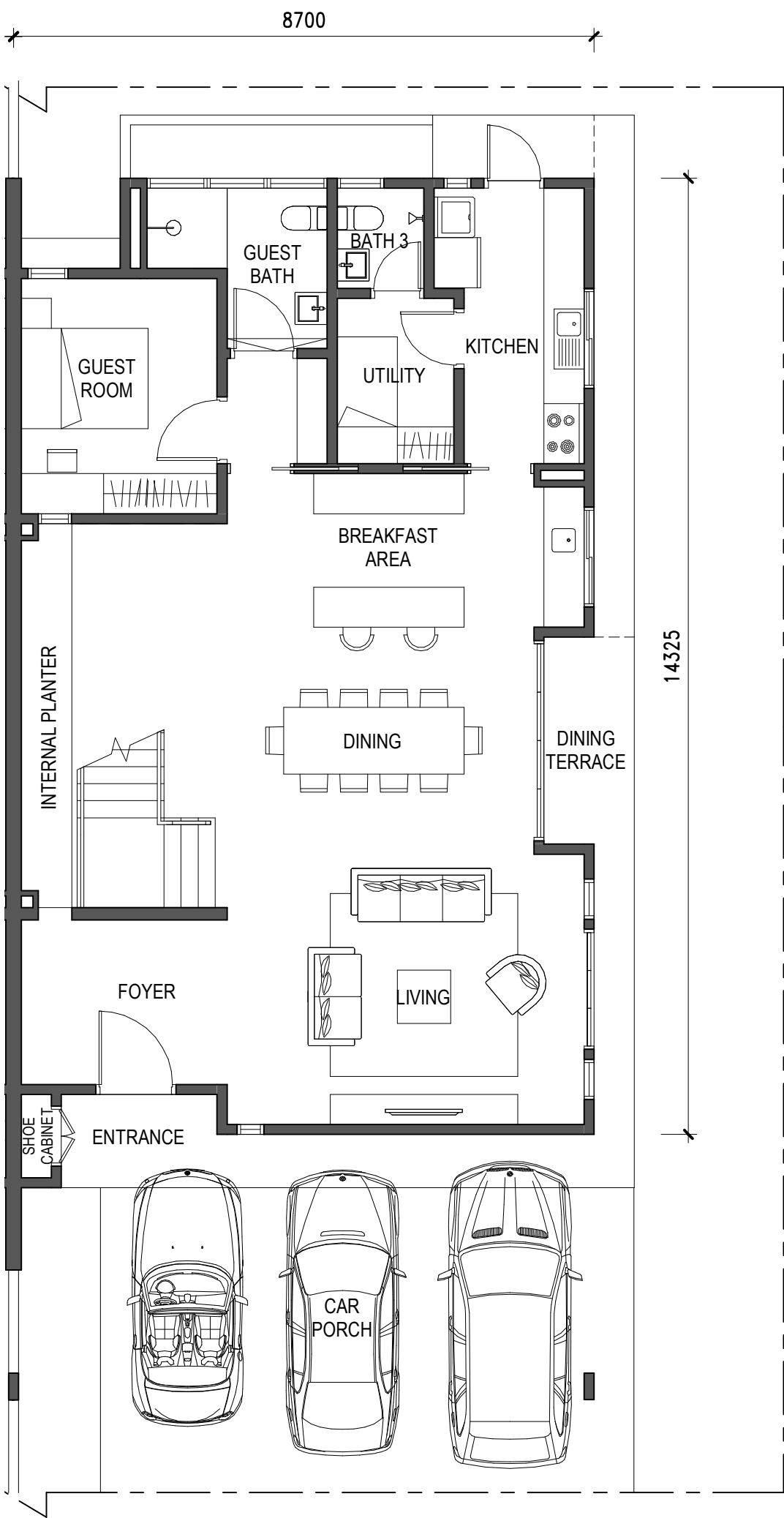
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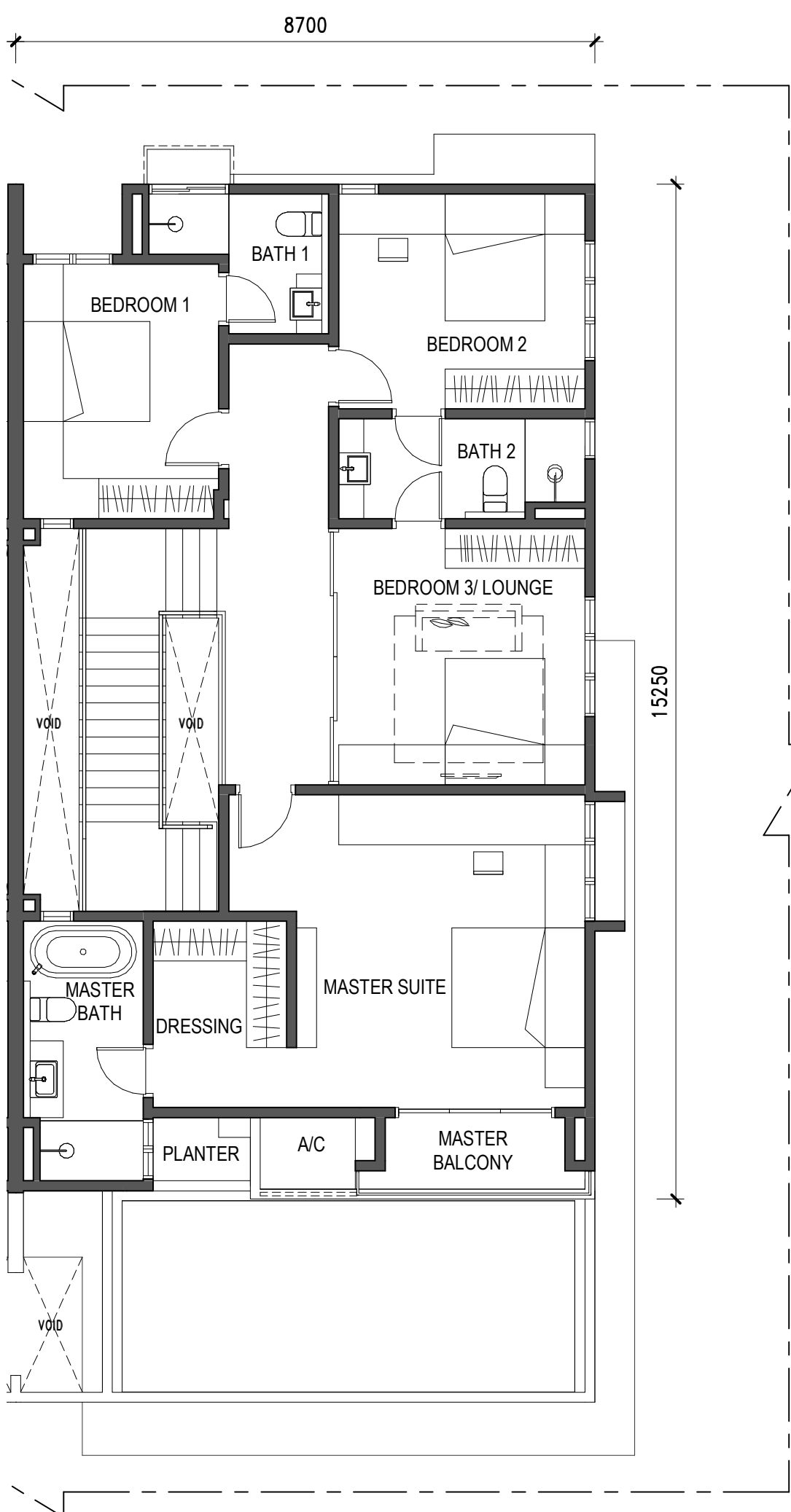
5+1 BEDROOMS



5 BATHROOMS



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

Structure		: Reinforced Concrete
Wall		: Masonry
Roof Covering		: Reinforced Concrete / Roof Tiles / Metal Deck
Roof Framing		: Metal
Ceiling		: Plaster Board / Cement Board / Skim Coat
Windows		: Aluminium Framed Glass Panel
Doors	: Main Entrance	: Laminated Engineered Timber Door
	: Other Doors	: Aluminium Framed Sliding / Folding Door
		: Aluminium Framed Sliding Door
		: Flush Door
		: Flush Sliding Door
Ironmongery		: Lockset with Accessories
Wall Finishes	: Kitchen	: Ceramic Tiles / Plaster and Paint
	: Master Bath	: Porcelain Tiles / Mirror
	: Bath 1, Bath 2 and Guest Bath	: Porcelain Tiles
	: Bath 3	: Ceramic Tiles / Plaster and Paint
	: Others	: Plaster and Paint
Floor Finishes	: Entrance, Living & Dining	: Porcelain Tiles
	: Master Suite	: Engineered Timber
	: Bedroom 1, Bedroom 2 and Bedroom 3	: Engineered Timber
	: Master Bath, Bath 1, Bath 2 and Guest Bath	: Porcelain Tiles
	: Guest Room	: Porcelain Tiles
	: Staircase	: Engineered Timber
	: Kitchen	: Ceramic Tiles
	: Utility & Bath 3	: Ceramic Tiles
	: Car Porch	: Concrete Imprint
	: Terrace & Balcony	: Porcelain Tiles
Sanitary Installation	: Kitchen	: Sink with Tap
	: Bathrooms	: Sanitary Wares and Fittings
	: Garden	: Tap
	: Car Porch	: Tap
Electrical Installation	: Light Point	: 38
	: Gate Light Point	: 1
	: Fan Point	: 8
	: Power Point	: 27
	: Water Heater Power Point	: 4
	: Air-Conditioning Power Point with Piping	: 6
	: TV Point	: 2
	: Door Bell Point	: 1
	: Auto Gate Power Point	: 1
	: Fibre Wall Socket (FWS)	: 1
	: Data Point	: 2
	: USB Charging Port	: 2
Internal Telecommunication Trunking & Cabling		: Provided
Fencing		: Masonry
Turfing		: Spot Turfing
Miscellaneous		: Letter Box
		: Refuse Compartment
		: TNB Meter Compartment
		: Rainwater Harvesting Tank
		: Basic Alarm System



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 multiaward-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 2021, the Group continues to be recognised as a top property developer in 'The Edge Malaysia's Top Property Developers Awards', achieving the feat for the tenth year running. The Group was also named as 'EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award 2021', as well as the winner in PwC's 'Building Trust Awards 2021' under the FBM Mid 70 Index category.



Visit Us:



Serenia City Sales Gallery

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

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

Tel: 03-8760 0505

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No. of Units: 72. Type: Double Storey Semi Detached Homes. Expected Date of Completion: October 2024. Land: Free From Encumbrances. Developer's License No.: 6785/11-2023/0062(A). Validity: 20.11.2021 – 19.11.2023. Advertising & Sales Permit No: 6785-24/10-2024/0236(N)-(L). Validity: 17.10.2022 – 16.10.2024. Approval Authority: Majlis Perbandaran Sepang. Building Plan Approval No.: MP.SPG 600-34/4/221(9). Developer: Sime Darby Property (Serenia City) Sdn Bhd.: Registration Co. No.: 198401004766 (formally known as Sime Darby Serenia City Development Sdn Bhd). Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Selling Price: Type: A/A1, 72 units, RM1,712,888.00 (min) – RM2,760,888.00 (max).

Any sketches, illustrations, renderings, images, pictures, amenities, food services, resort services, unit finishes, designs, materials, plans, specifications, art and/or visuals shown and featured in this brochure including the interior design concepts, colour schemes and suggested furnishings in the completed unit/development are artist's impression and for illustrative purposes only and shall not be taken as a representation, express or implied, of the final detail of the exterior or interior of the actual development or a unit that is to be or is being purchased by the purchaser or of the items that will be delivered with the purchaser's unit/ the development. The design and construction of the development is subject to first obtaining the appropriate authority's approval(s) which may require the developer to alter any design, plan, or layout depicted. Accordingly, the developer expressly reserves the right to modify, revise, or withdraw any or all of the same without any liability being incurred by the developer. In the event of any discrepancy between the sale and purchase agreement and the information, perspectives and plans contained in this brochure, the terms of the sale and purchase agreement which form the entire agreement between the purchaser and the developer shall prevail.



Property

