



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

—  
FREEHOLD



SERENIA  
CITY



# 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

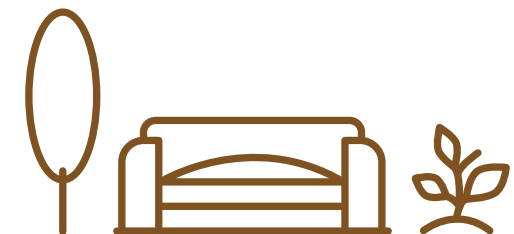
The 5 spacious bedrooms, 3 ample car parks, and a large dining area easily accommodate a larger family - plus other family members and friends for special occasions. Inclusive multigenerational features are also integrated throughout the home, keeping the entire family closer under one roof.



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*

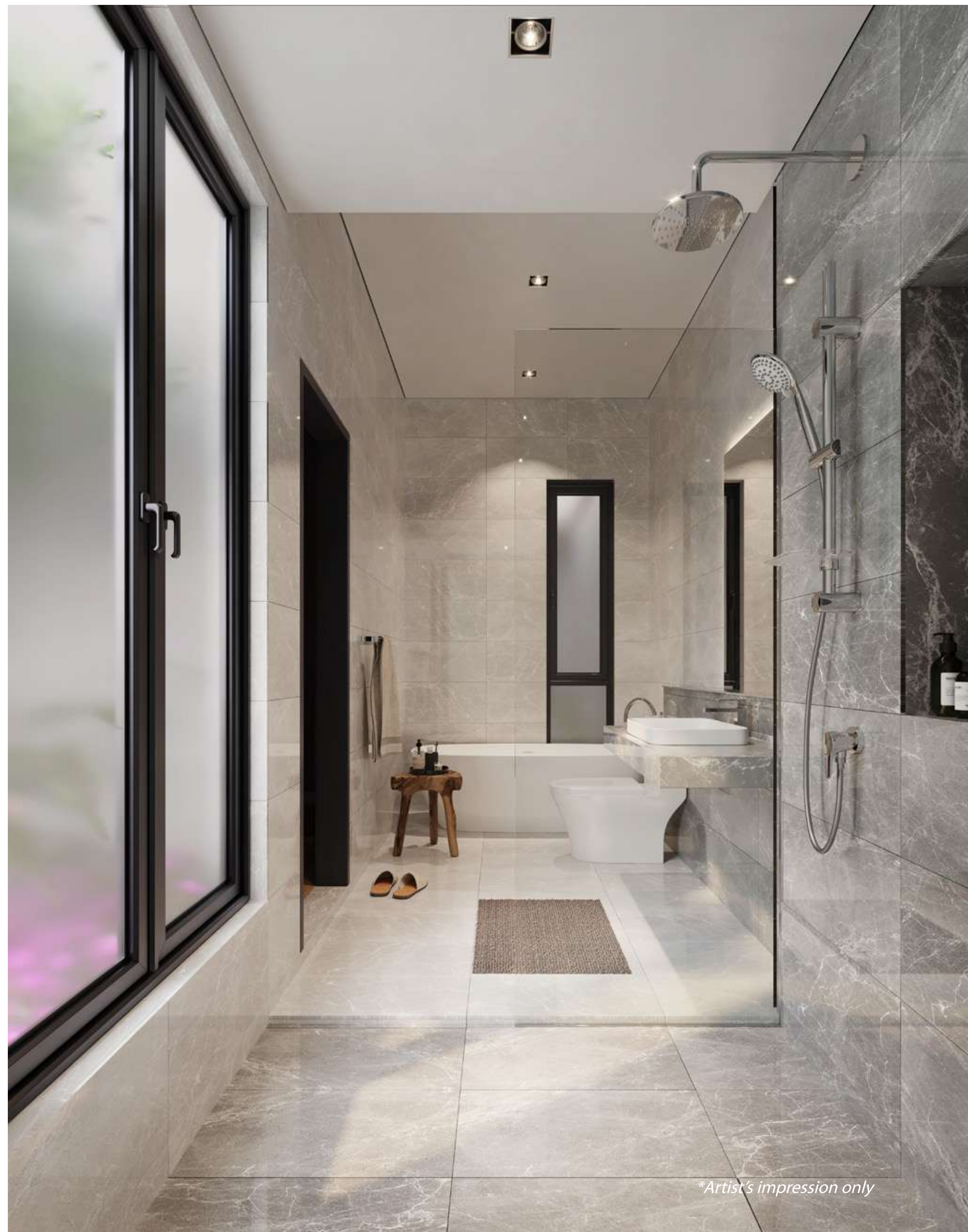
SEAMLESS ACCESS  
TO THE BALCONY

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

- Type A
- Type A1



# FITTINGS PLUS+

- A** USB Charging Point at Master Bedroom
- B** Air Conditioning Power Point (All Bedrooms & Living) and with Piping (Master Bedroom & 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** Laminated Flooring (First Floor & Staircase)
- 3** Quality Sanitary-Wares and Fittings
- 4** Complete Roof System







HOME SWEET HOME

---



---

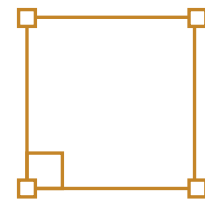
# FLOOR PLANS

---

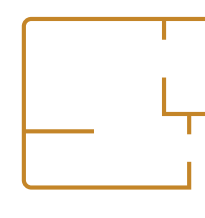


# FLOOR PLANS

## TYPE A



40' X 80'



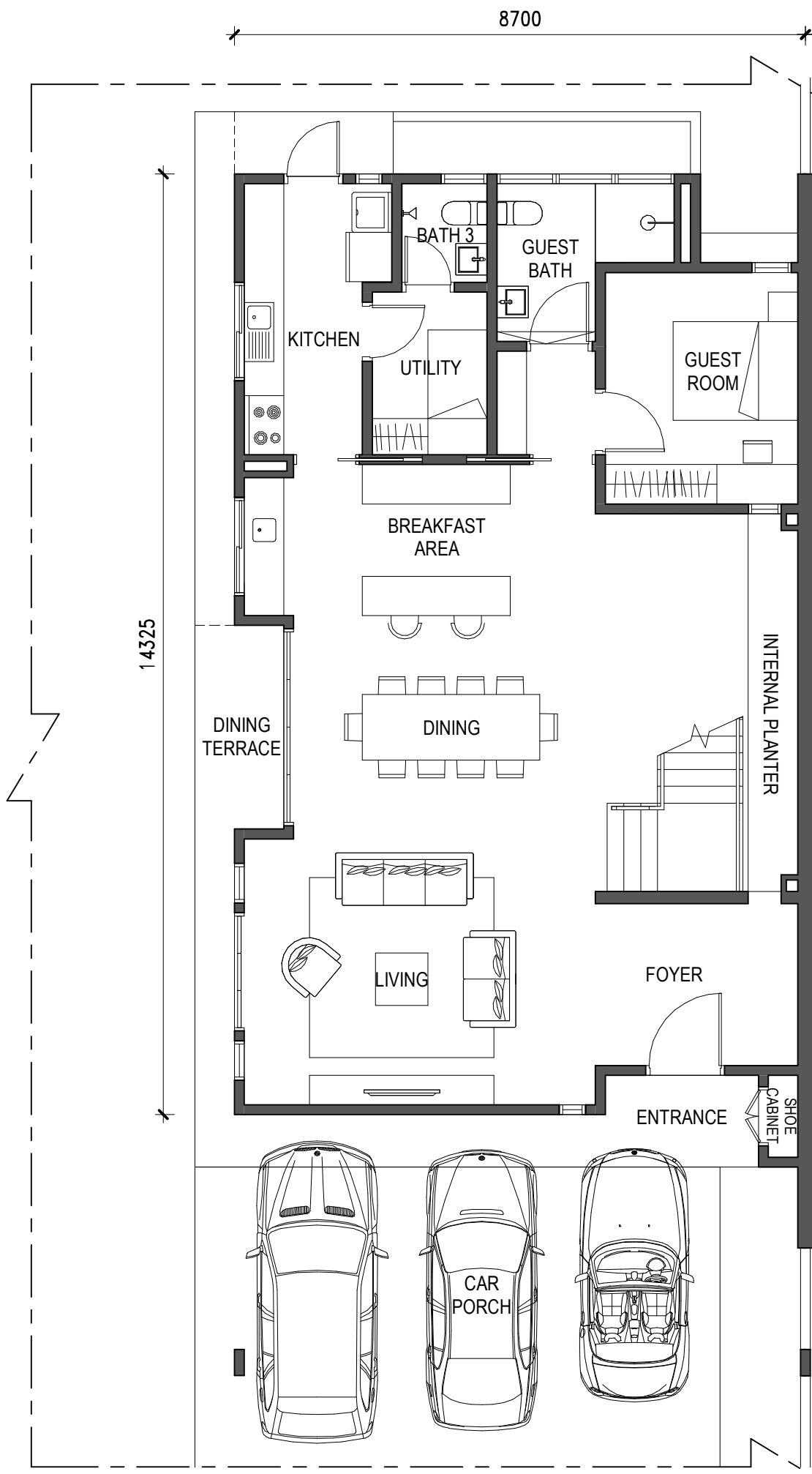
3,030 SQFT



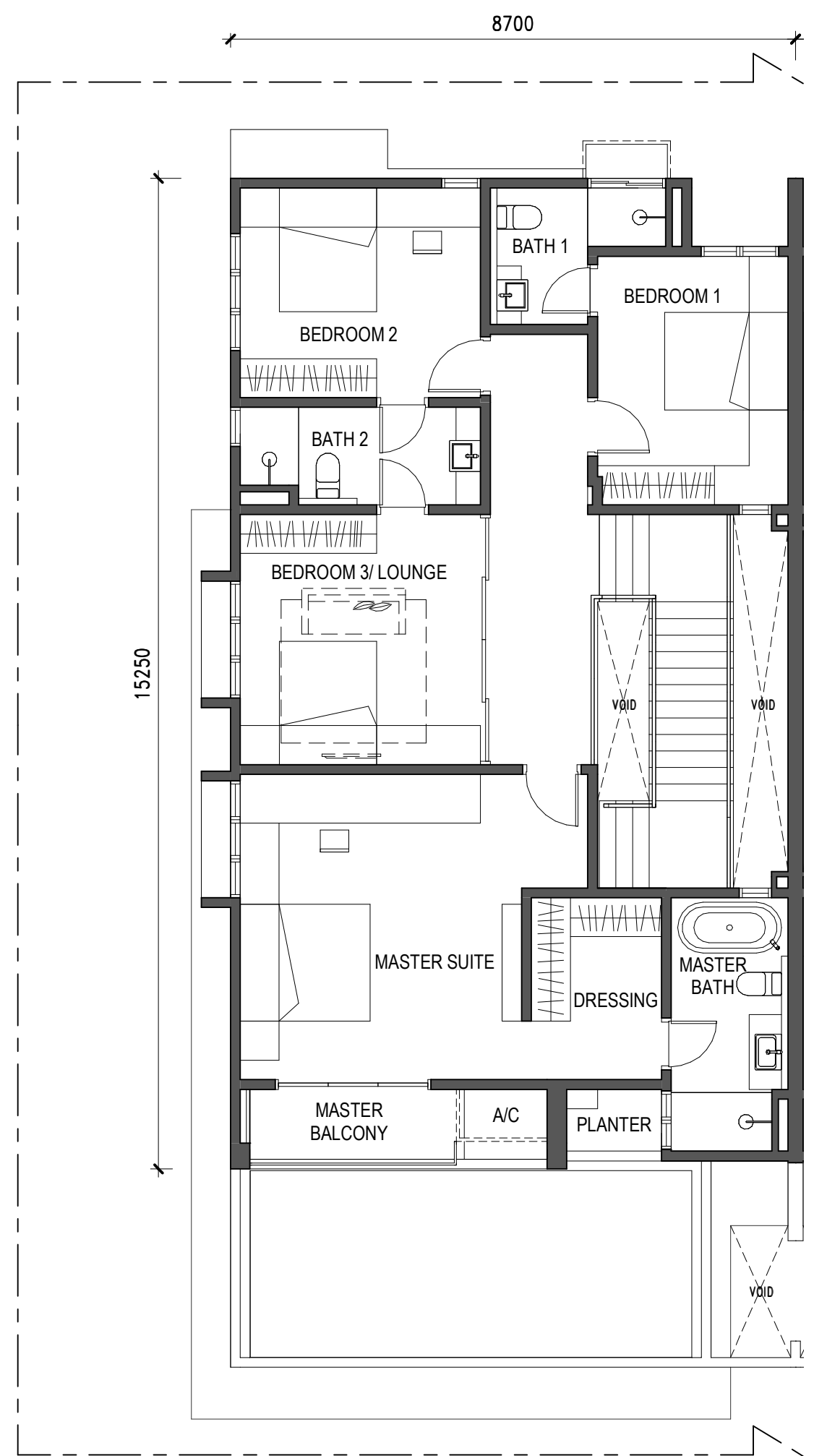
5+1 BEDROOMS



5 BATHROOMS

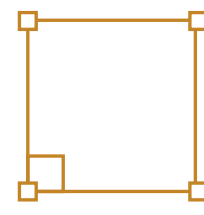


GROUND FLOOR

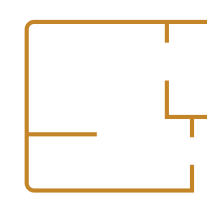


FIRST FLOOR

## TYPE A1



40' X 80'



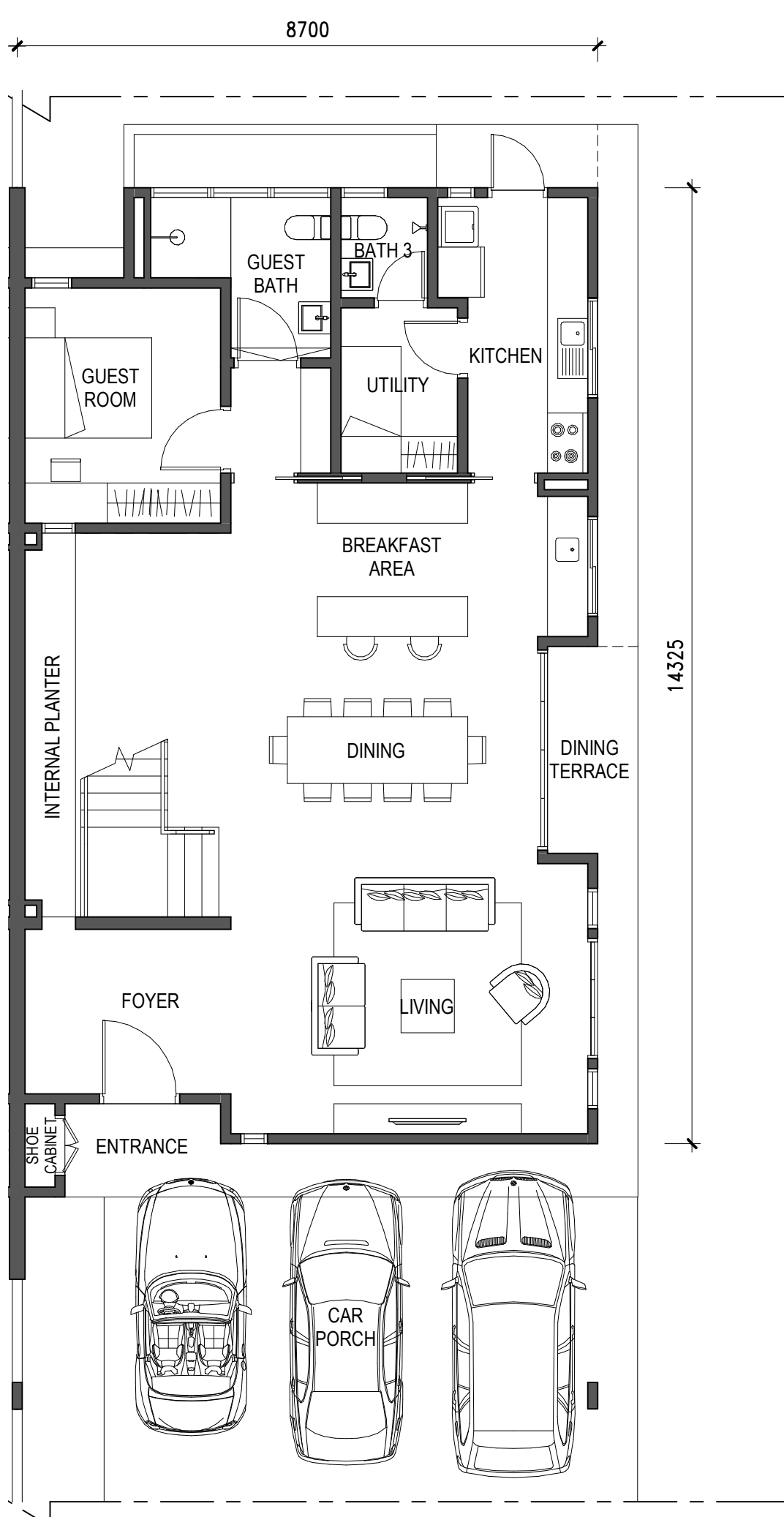
3,030 SQFT



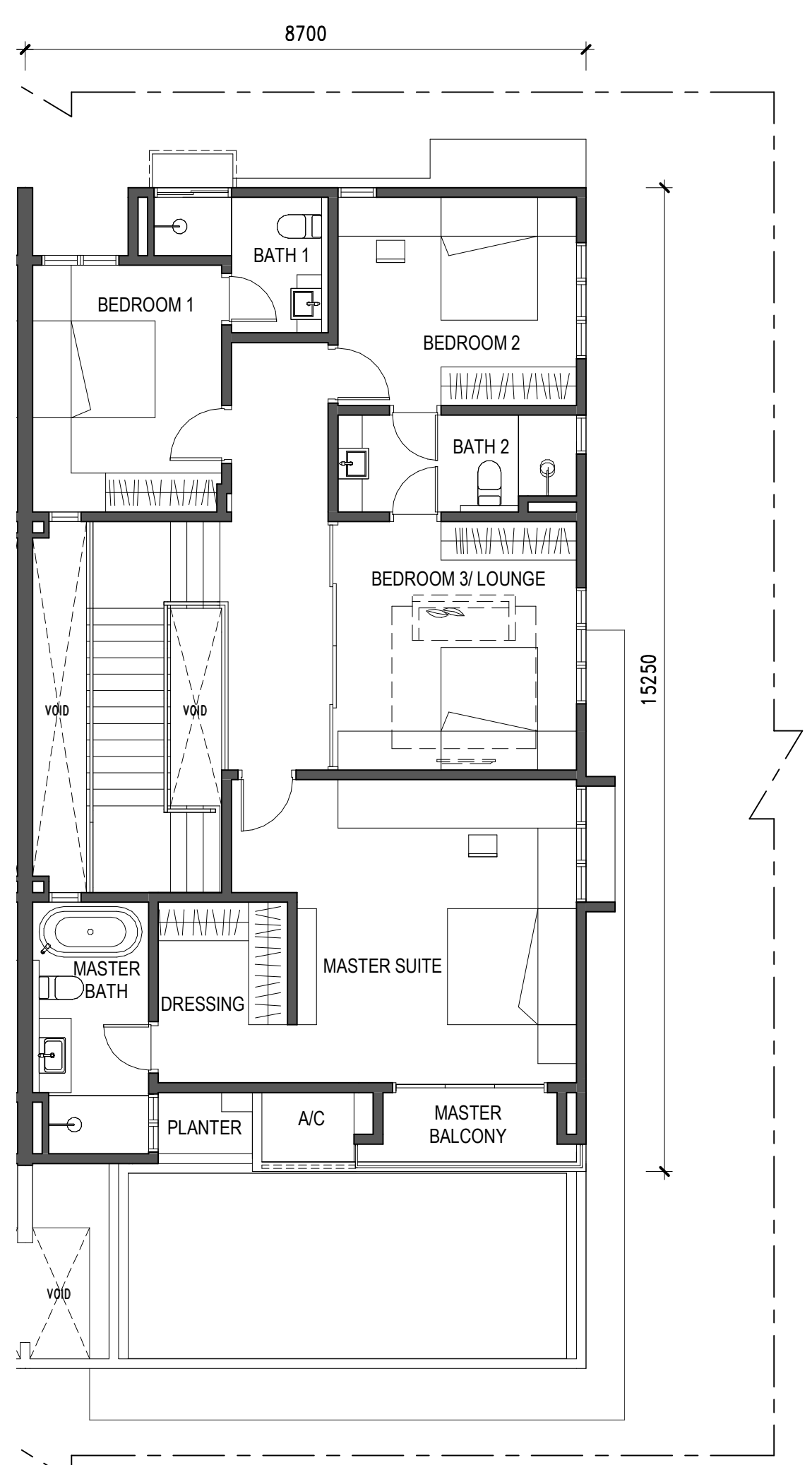
5+1 BEDROOMS



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

---

**LEARN MORE AT**

[www.simedarbyproperty.com](http://www.simedarbyproperty.com)

Scan to  
find out more



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