





Welcome to a new
Lakefront Living
Experience
in the Heart of PJ

Actual photo taken at Sunway Serene





TOWER B

TOWER A

Subang National
Golf Club

LDP

Future Development

15-acre Lake

In the **Heart** of it all

Overlooking a 15-acre lake and a magnificent 36-hole golf course, this luxurious lakefront home is located in the matured neighbourhood of PJ, with close proximity to Sunway City and world-class amenities such as universities, shopping malls and financial institutions.



6-lane guardhouse with designated drop-off area for residents.

Safeguarded with stringent tiers of security

Your peace of mind is assured with 4-tier security and full CCTV surveillance at car park, main lobby and residence lift.



Scenic Driveway adorns your journey home

The grand entrance, complemented by a direct bridge over the lake with stunning views.

Lush greenery with lakeview serenity

1.2 km jogging path

by the lake



Actual photo taken at Sunway Serene



Actual photo taken at Sunway Serene



Actual photo taken at Sunway Serene

The promise of a
luxury lifestyle
embraced by nature

Vast open spaces to indulge you and your
family to stay active and healthy.

Be surrounded by the
serenity of nature
and exclusive
lifestyle facilities

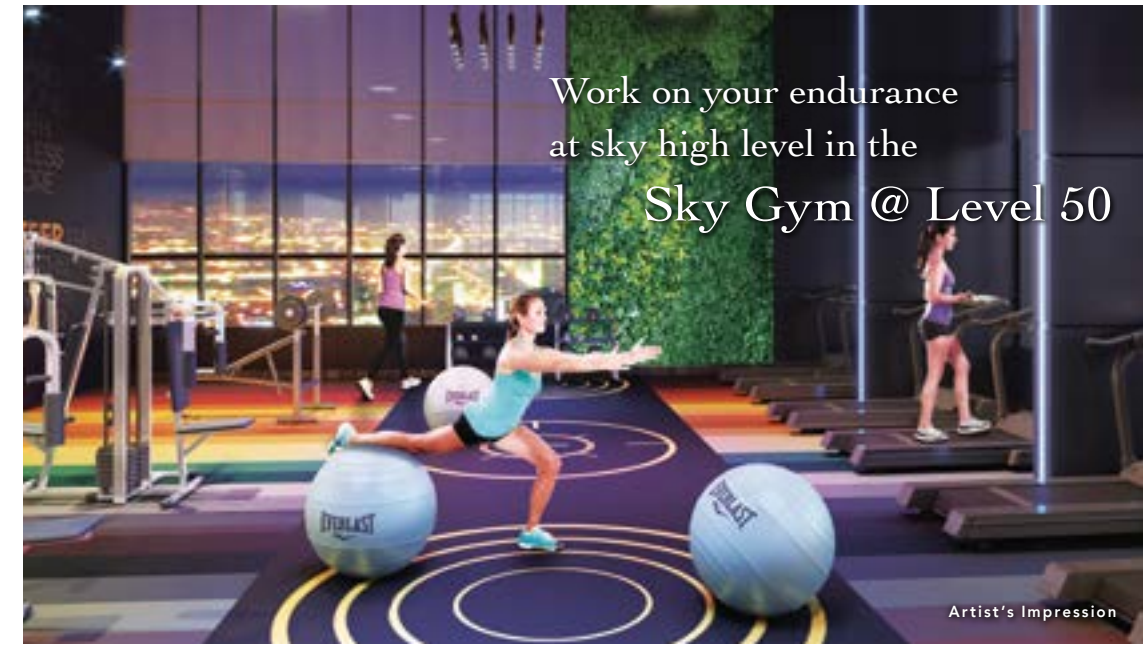


SUNWAY SERENE

Artist's Impression



Exquisitely charming and
cosy resident lounge
 with an elegantly elevated and open view



Work on your endurance
 at sky high level in the
Sky Gym @ Level 50

Artist's Impression



Sky Lounge @ Level 51

Mingle and relax amid a
 stunning panorama of PJ city

Artist's Impression



Soothing water
 therapy just for you

Artist's Impression

Conveniently accessible **24-hour Care Centre** @ Level 6 Podium Facilities Deck

Supported by
 Sunway Medical Centre

- Minor treatment for general ailments such as fever, cough, gastric, sore throat and diarrhoea
- Basic health screening such as blood pressure and glucose levels
- General health education



Master Site Plan

Podium Facilities Deck @ Level 6

Outdoor Facilities

- 1 Herbs/reflexology garden
- 2 Multi-purpose court (futsal/basketball)
- 3 Open lawn
- 4 Multi-purpose hall
- 5 Pavilion
- 6 BBQ terrace
- 7 Olympic-length swimming pool
- 8 Jacuzzi
- 9 Pool sun bed
- 10 Pool viewing lounge
- 11 Play area
- 12 Mini water play
- 13 Cabana lounge
- 14 210m lazy river
- 15 Hammock garden
- 16 Reading/leisure pod
- 17 500m jogging track
- 18 Curvy bridge
- 19 Linear yard garden
- 20 Outdoor gym
- 21 Guard house

Indoor Facilities

- 24-hour Care Centre
- Games room
- Surau
- Management office
- Male/Female changing room
- Gym
- Function room
- Library
- Yoga room
- Lounge area
- Multi-purpose room
- Theater room

More Facilities

- Badminton Court @ Level P3
- Sky Gym @ Level 50 Tower B
- Sky Jacuzzi @ Level 50 Tower B
- Sky Lounge @ Level 51 Tower A
- Observation Deck @ Rooftop



TYPE

A1 892 sq.ft.
(Without Balcony)

A2 927 sq.ft.
(With Balcony)

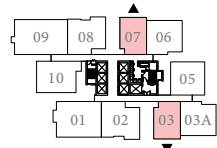
2 Bedrooms
2 Baths

TOWER A

Type A1 : Level 19 - 52
Type A2 : Level 7 - 18

TOWER B

Type A1 : Level 7 - 33A
Type A2 : Level 35 - 51

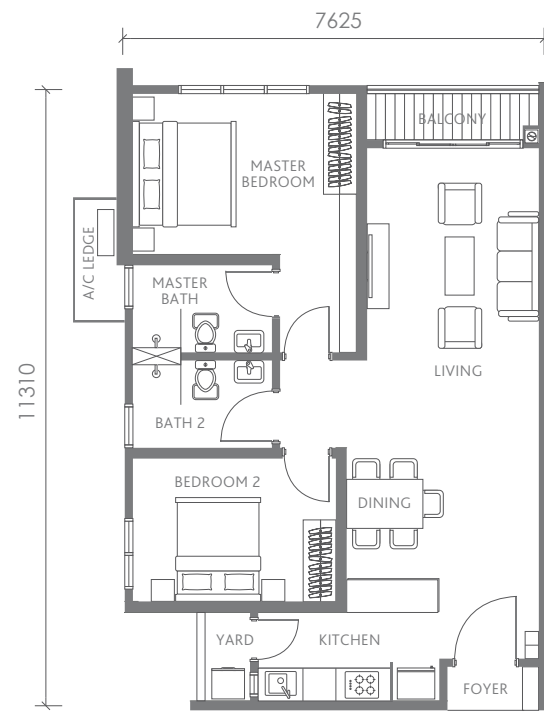


TOWER A

Type A1 : Level 7 - 33
Type A2 : Level 33A - 50

TOWER B

Type A1 : Level 19 - 49
Type A2 : Level 7 - 18



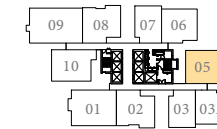
Type A2 (With Balcony)

TYPE

C1 1,087 sq.ft.
(Without Balcony)

C2 1,087 sq.ft.
(With Balcony)

3 Bedrooms
2 Baths

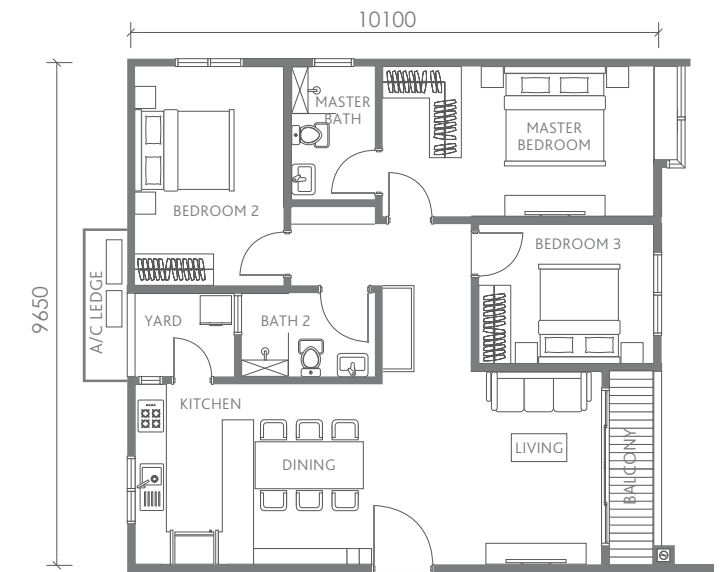


TOWER A

Type C1 : Level 7 - 33
Type C2 : Level 35 - 50

TOWER B

Type C1 : Level 7 - 33
Type C2 : Level 35 - 49



Type C2 (With Balcony)

TYPE

B1 1,105 sq.ft.
(Without Balcony)

B2 1,154 sq.ft.
(With Balcony)

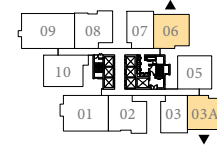
3 Bedrooms
2 Baths

TOWER A

Type B1 : Level 19 - 52
Type B2 : Level 7 - 18

TOWER B

Type B1 : Level 7 - 33A
Type B2 : Level 35 - 51

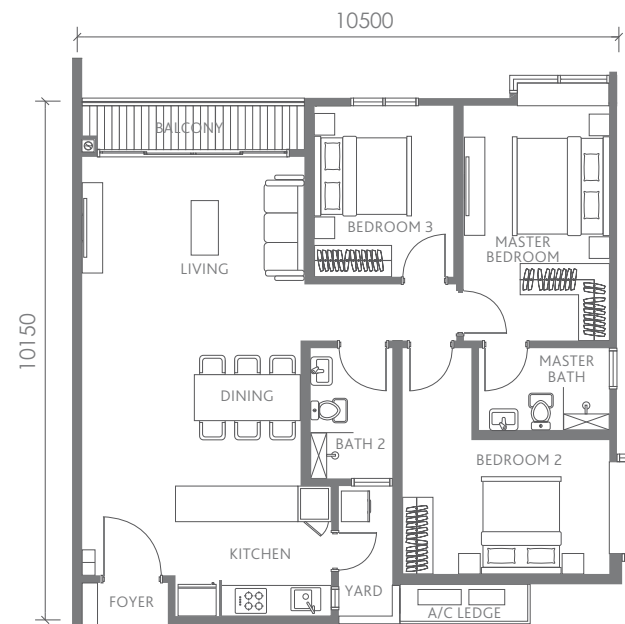


TOWER A

Type B1 : Level 7 - 33
Type B2 : Level 33A - 50

TOWER B

Type B1 : Level 19 - 49
Type B2 : Level 7 - 18



Type B2 (With Balcony)

TYPE

D1 1,232 sq.ft.
(Without Balcony)

D2 1,232 sq.ft.
(With Balcony)

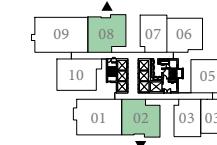
3 + 1 Bedrooms
2 Baths

TOWER A

Type D2 : Level 7 - 52

TOWER B

Type D2 : Level 7 - 51

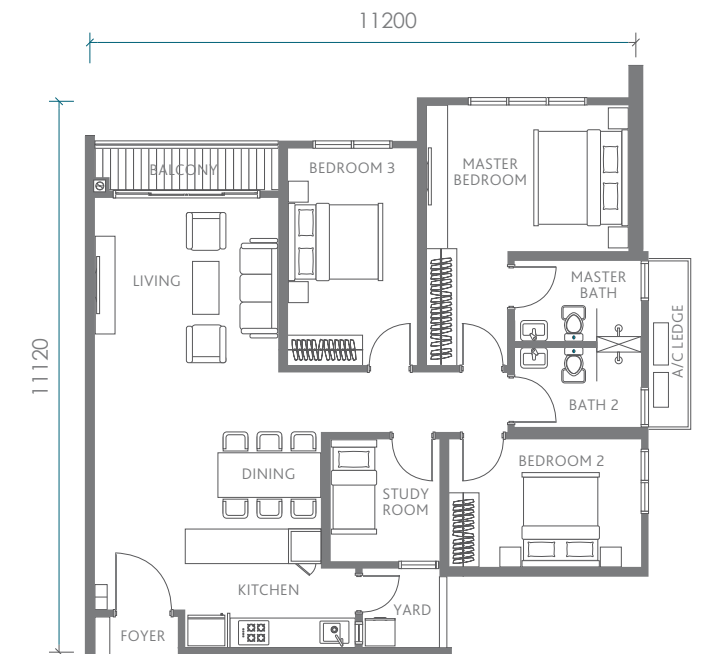


TOWER A

Type D1 : Level 7 - 33A
Type D2 : Level 35 - 52

TOWER B

Type D2 : Level 7 - 51



Type D2 (With Balcony)

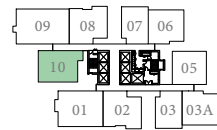
TYPE

E

1,233 sq.ft.

(With Balcony)

3 + 1 Bedrooms
2 Baths

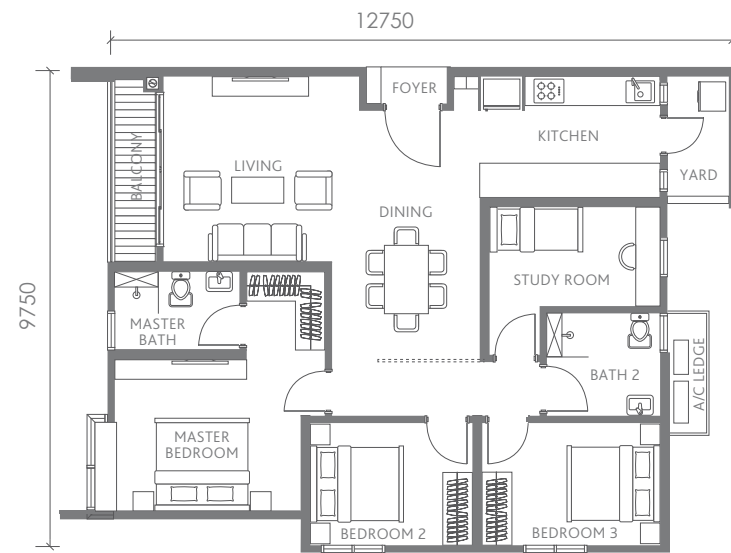


TOWER A

Type E : Level 7 - 52

TOWER B

Type E : Level 7 - 51



Type E (With Balcony)

TYPE

G

1,788 sq.ft.

(With Balcony)

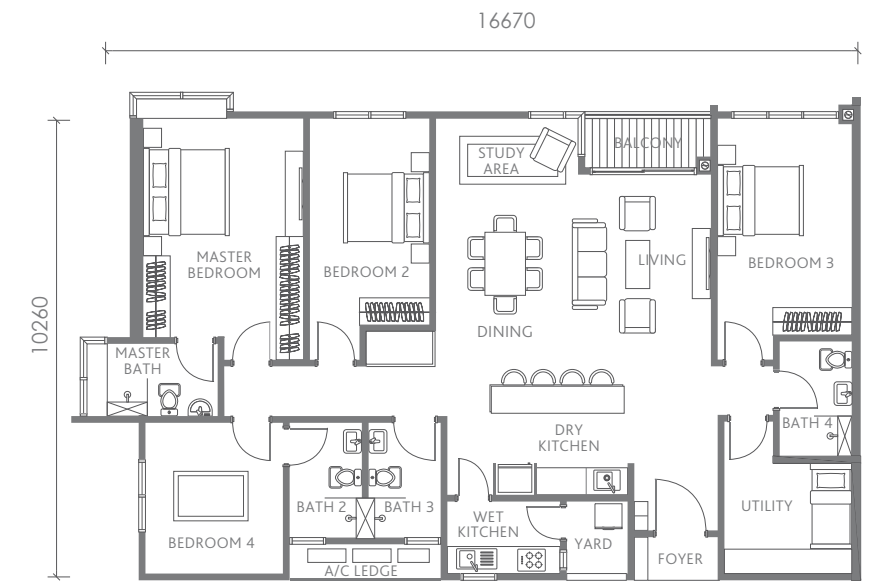
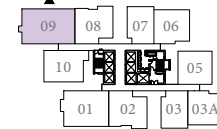
4 + 1 Bedrooms
4 Baths

TOWER A

Type G : Level 35 - 52

TOWER B

Type G : Level 35 - 51



Type G (With Balcony)

TYPE

F1

1,596 sq.ft.

(Without Balcony)

F2

1,596 sq.ft.

(With Balcony)

4 Bedrooms
3 Baths



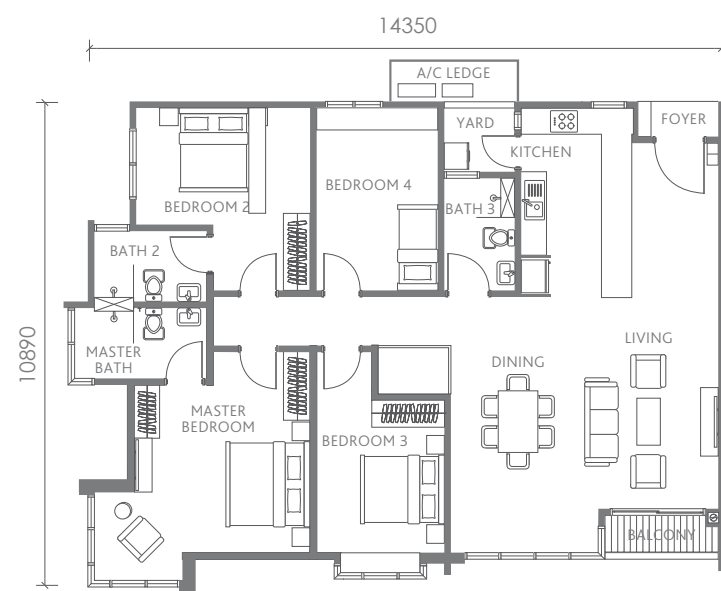
TOWER A

Type F1 : Level 7 - 33A

Type F2 : Level 35 - 52

TOWER B

Type F2 : Level 7 - 51



Type F2 (With Balcony)

TYPE

H

(Dual Key)

1,788 sq.ft.

(With Balcony)

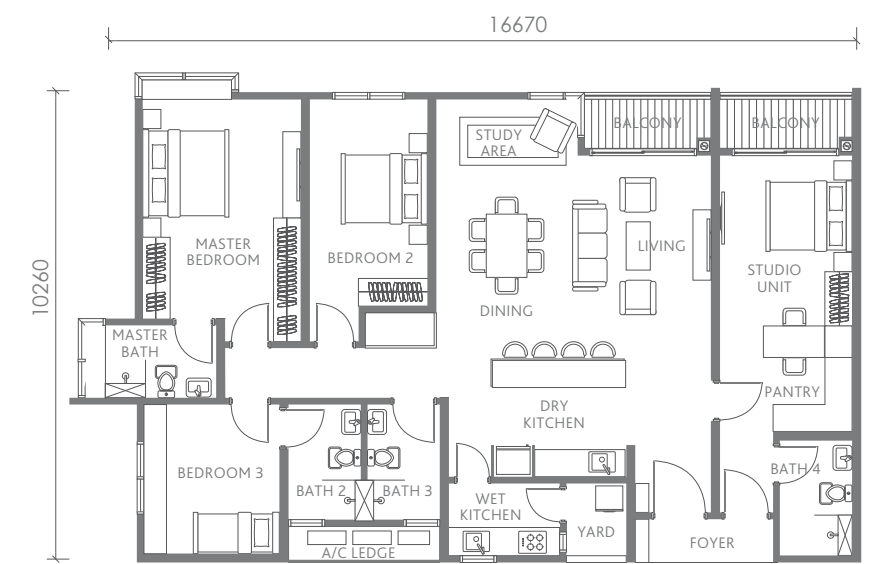
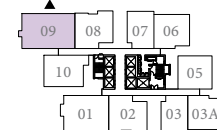
3 Bedrooms
1 Studio
4 Baths

TOWER A

Type H : Level 7 - 33A

TOWER B

Type H : Level 7 - 33A



Type H (Dual Key) | (With Balcony)



Specifications

STRUCTURE	Reinforced Concrete Framework
WALL	Brick Wall / R.C Wall
ROOF COVERING	RC Roof
ROOF FRAMING	Reinforced Concrete Framing
CEILING	Skim Coat Painted to Soffit Of Slab Plaster Board Ceiling with Paint
WINDOW	Powder Coated Aluminium Framed Glass Window
DOORS	Entrance: Fire Rated 1 Hour Living: Powder Coated Aluminium Frame Glass Sliding Door Bedrooms / Bathrooms: Timber Flush Door Yard: Powder Coated Aluminium Frame Glass Swing Door
IRONMONGERY	Selected Quality Locksets
WALL FINISHES	Internal walls: Plaster / Skim Coat and Paint External walls: Plaster and Paint Bathrooms: Porcelain Wall Tiles Up to Ceiling Level / Skim Coat and Paint Kitchen: Plaster and Paint
FLOOR FINISHES	Living, Dining, Dry & Wet Kitchen, Balcony, Yard: Porcelain Tiles Bathrooms, Master Bedroom, Bedroom: Laminated Timber Floor Board A/C Ledge: Cement Render

SANITARY AND PLUMBING FITTINGS

TYPE	A1/A2	B1/B2	C1/C2	D1/D2	E	F1/F2	G	H
WASH BASIN	2	2	2	2	2	3	4	4
BASIN TAP	2	2	2	2	2	3	4	4
SHOWER	2	2	2	2	2	3	4	4
WATER CLOSET	2	2	2	2	2	3	4	4
TOILET PAPER HOLDER	2	2	2	2	2	3	4	4
HAND BIDET	2	2	2	2	2	3	4	4
BIB TAP	2	2	2	2	2	3	4	4
KITCHEN SINK	1	1	1	1	1	1	2	2
KITCHEN TAP	1	1	1	1	1	1	2	2

ELECTRICAL INSTALLATION / APPLIANCES

TYPE	A1	A2	B1	B2	C1	C2	D1	D2	E	F1	F2	G	H
LIGHTING POINT	16	17	18	19	18	19	18	19	20	23	23	28	28
FAN POINT	4	4	5	5	5	5	6	6	6	6	6	7	6
13A POWER POINT	16	16	19	19	19	19	20	20	20	19	19	20	25
15A POWER POINT	1	1	1	1	1	1	1	1	1	1	1	1	1
WATER HEATER POINT	2	2	2	2	2	2	2	2	2	3	3	4	4
A/C POINT	3	3	4	4	4	4	5	5	5	5	5	6	5
HOOD POINT	1	1	1	1	1	1	1	1	1	1	1	1	1
HOB POINT	1	1	1	1	1	1	1	1	1	1	1	1	1
SMATV POINT	2	2	2	2	2	2	2	2	2	2	2	2	3
TELEPHONE/DATA POINT	3	3	3	3	3	3	3	3	3	3	3	3	4
BELL POINT	1	1	1	1	1	1	1	1	1	1	1	1	1
INTERCOM/EQUIVALENT SYSTEM	1	1	1	1	1	1	1	1	1	1	1	1	1

Desirable Location

Easily accessible and well connected to 5 major highways
via Federal Highway, LDP, Kesas, NPE & NKVE



Hospital

- 2km** Kelana Jaya Medical Centre
- 3km** Sime Darby Medical Centre
- 5km** Sunway Medical Centre
- 8km** Assunta Hospital

Shopping

- 3km** Paradigm Mall
- 6km** Atria Shopping Gallery
- 6km** Empire Subang
- 7km** Sunway Pyramid
- 11km** One Utama

Education

- 1km** Sri Emas Int. School
- 4km** SJKC Yuk Chai
- 5km** Sri KL Int. School
- 6km** Sunway Int. School
- 6km** Sunway University
- 6km** Monash University
- 6km** Taylor's University

Golf Club National

- 1km** Subang Golf Club
- 7km** Glenmarie Golf & Country Club
- 8km** Saujana Golf & Country Club

Public Transportation

- 2km** LRT Glenmarie
- 3km** KTM & BRT Setia Jaya
- 4km** LRT Kelana Jaya

SUNWAYSERENE.COM

017 - 964 0788

SUNWAY SERENE SALES GALLERY

LOT 72241 JALAN SS8/2,
47300 PETALING JAYA,
SELANGOR

Developer: Sunway Serene Sdn Bhd (511429-A) • Address: The Property Gallery, Lobby Level, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 47500 Petaling Jaya, Selangor Darul Ehsan • Type: Service Residence • Developer's License: 19123-1/08-2020/02544 (L) • Advertising Permit: 19123-1/08-2020/02544 (P) • Validity Period: 29/08/2019 - 28/08/2020 • Building Plan Approval No.: MBPJ/120100 /T/P10/471/2017(8) • Approving Authority: Majlis Perbandaran Petaling Jaya • Tenure: Leasehold 99 years (Expiry 03/07/2116) • Expected Date of Completion: 54 months from SPA (April 2022) • Encumbrances: Public Bank Berhad • Total Units: 894 units • Price: Block A - RM880,000 (Min) - RM2,021,000 (Max), Block B - RM1,042,000 (Min) - RM2,082,000 (Max) • Bumiputera Discount: 10 %. Restriction in interest: The land shall not transferred, leased or charged without prior approval by the State Authority. All illustrations and pictures are Artist's Impression only. The items are subj Ect to variations, modifications and substitutions as may be recommended by the company's consultants and/or relevant Approving Authorities.

