

# Senadi Hills

I S K A N D A R P U T E R I

The **NEST** Series by UEM Sunrise™

**CONNECTED, DIFFERENTIATED, ESTABLISHED**

## Phase 2A

**6m x 21m (22' x 70') | Double Storey Terrace House**



Best  
**Connectivity Landed**  
Development







# A SPACIOUS FAMILY HOME MAKES LIVING A JOY

## Get excited about your home again

Designed for mid-sized families of all ages, Senadi Hills' limited 75-unit (22' x 70') homes showcase an open plan living, dining and kitchen layout with an added feature — the kitchen is renovation-friendly so you can easily separate it from the living and dining area.

Enjoy all the comfortable and practical features Senadi Hills is known for. Senadi Hills comes with a 4 bedroom and 4 bathroom layout where every room has its dedicated bathroom — a luxury normally reserved for larger, more expensive properties.



Artist's impression of Senadi Hills green buffer and residences' setback.



# AMENITIES WITHIN REACH



## Senadi Hills

ISKANDAR PUTERI

The **NEST** Series by UEM Sunrise™

**PHASE 2B**  
(91 units)  
6m x 21m (22' x 70')

**PHASE 2A**  
(75 units)  
6m x 21m (22' x 70')

### 1 Puteri Harbour

- Harbour Montessori Preschool
- Stellar International School
- Trinidad Suites
- Puteri Harbour International Ferry Terminal

### 2 Gleneagles Hospital

### 3 Jaya Grocer

### 4 NSK Trade City

### 5 LEGOLAND Malaysia Resort Mall of Medini Ben's Independent Grocer

### 6 East Ledang

### 7 EDUCITY

- IDRISI School
- Kolej MDIS Malaysia
- NMIT City Campus
- Raffles University
- University of Reading Malaysia
- Newcastle University of Medicine Malaysia

### 8 Eco Botanic

- Starbucks
- FamilyMart
- CU Mart

### 9 Horizon Hills





Artist's impression of Senadi Hills' main entrance.



# EMBRACE 4.97 ACRES OF LUSH GREENERY

## A recreational park with ample facilities

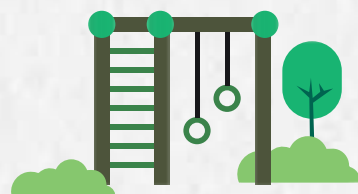
Senadi Hills exclusive homes enjoy many green spaces, delightfully designed and landscaped to invite its residents to spend time outdoors, keep an active lifestyle and build a close-knit community. Continuing the family-friendly theme of the development, the park at Senadi Hills centres around a playground-jungle gym for kids and jogging paths dotted with outdoor gym workout stations for the adults. A morning graceful session of Tai Chi garden will do wonders to keep older residents active and energetic.



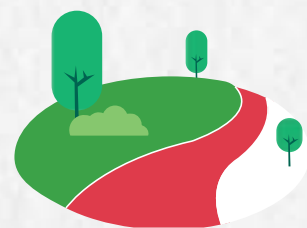




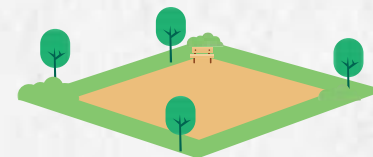
**Playground-  
jungle gym  
for kids**



**Outdoor  
gym**



**2.5km  
jogging track**



**Plaza**



**Tai Chi park**



Actual image of Senadi Hills' playground-jungle gym.



4 bedrooms  
& 4 bathrooms

Longer roof overhangs  
for cooler interior

- Perimeter fencing
- Exclusive park
- Guarded community

Individual fencing

Individual gate

Artist's impression of Senadi Hills' facade.



Senadi Hills' open plan layout offers a spacious setting allowing families both big and small ample room to spend time and grow together.



Artist's impression of Senadi Hills' living room.



These flexible bedrooms are easily customisable to suit any family's needs from children's play room, a guest room or even a private home office.



Artist's impression of Senadi Hills' master bedroom.



# SITE PLAN

TO  
GELANG PATAH

KOTA ISKANDAR HIGHWAY

DRY POND

TNB

SOLD OUT

RMB C

TADIKA

SURAU

RMB D

SOLD OUT

BALAI RAYA

GERAI

TO 2ND LINK BRIDGE  
AYER RAJAH  
EXPRESSWAY (AYE)  
SINGAPORE

SULTAN ISKANDAR HIGHWAY

KOMERSIAL

KOMERSIAL

## LEGEND

- Phase 1A
- Phase 1B
- Phase 2A
- Phase 2B
- 2-Storey Shop Offices
- Medium-Low Cost Shop Lots
- RMB C & D
- 2.5Km Jogging Track





# Easy access to Lebuhraya Sultan Iskandar and Kota Iskandar

## Made for easy living

Senadi Hills' location is specially designed with the needs of the family in mind. Amenities and daily necessities can easily be found nearby providing you an easy living experience.











Jaya Grocer, Gleneagles Hospital and educational institutions such as EduCity, Marlborough College Malaysia and Raffles American School are only 5km away from Senadi Hills. Top it off with easy access to a network of highways, Puteri Harbour, Kota Iskandar, Legoland and Singapore, gives you an exciting, strategically placed home.









# LOCATION MAP







## WITHIN 5KM

- |  |   |  |  |
|--|---|--|--|
|  <b>MALL OF MEDINI</b>                        |  <b>EDUCITY</b>  |  <b>GLENEAGLES HOSPITAL</b>   |  <b>POLICE/FIRE STATION</b> |
|  <b>HORIZON HILLS GOLF &amp; COUNTRY CLUB</b> |  <b>LEGOLAND</b> |  <b>INTERNATIONAL SCHOOLS</b> |  <b>MCDONALD'S</b>          |




## WITHIN 7KM

- |   |   |  |
|---|---|--|
|  <b>AEON &amp; LOTUS'S</b>     |  <b>JAYA GROCER SUNWAY CITRINE</b> |  <b>COLUMBIA HOSPITAL</b> |
|  <b>SULTAN IBRAHIM STADIUM</b> |  <b>PUTERI HARBOUR</b>             |  <b>CALTEX</b>            |

## WITHIN 20KM

- |   |   |
|---|---|
|  <b>JOHOR PREMIUM OUTLET</b> |  <b>JB SENTRAL</b>     |
|  <b>CIQ TUAS</b>             |  <b>LARKIN SENTRAL</b> |

## WITHIN 30KM

- |  |  |  |
|--|--|--|
|  <b>SENAI INTERNATIONAL AIRPORT</b> |  <b>CIQ WOODLANDS</b> |  <b>SINGAPORE CITY CENTRE</b> |
|--|--|--|





Aurora, Melbourne



Puteri Harbour, Iskandar Puteri



Puteri Harbour, Iskandar Puteri

UEM Sunrise Berhad is a public-listed Company and one of Malaysia's leading property developers. We are the master developer of Iskandar Puteri — one of Iskandar Malaysia's five flagship zones envisioned as Southeast Asia's largest fully integrated urban development.

In Greater Kuala Lumpur, we are renowned for our award-winning and up-market developments in the cosmopolitan and affluent Mont'Kiara enclave — the country's most popular address; the multiple award-winning 73-acre waterfront township of Kiara Bay in Kuala Lumpur, Malaysia's premier creative retail destination, Publika; as well as Radia in Bukit Jelutong, Shah Alam. Further south, you will find Serene Heights, Bangi and Symphony Hills, Cyberjaya.

Internationally, our footprint extends into Australia, with Aurora Melbourne Central — one of the tallest buildings in the country — and the 42-storey Conservatory located in the heart of Melbourne CBD.

## Southern Property Showcase, Puteri Harbour

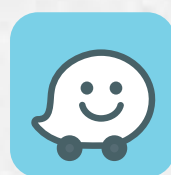
Lot 1, No 1 Jalan Laksamana 1  
Puteri Harbour,  
79250 Iskandar Puteri  
Johor Darul Ta'zim, Malaysia

Daily:  
9:30 am to 5:00 pm



For Inquiries

**+6019 758 3700**



**Southern Property  
Showcase**



# FLOOR PLAN

## Phase 2A

### CORNER LOT

Built-up area: 216m<sup>2</sup> (2,330 ft<sup>2</sup>) | 4 Bedrooms | 4 Bathrooms | 2-car porch

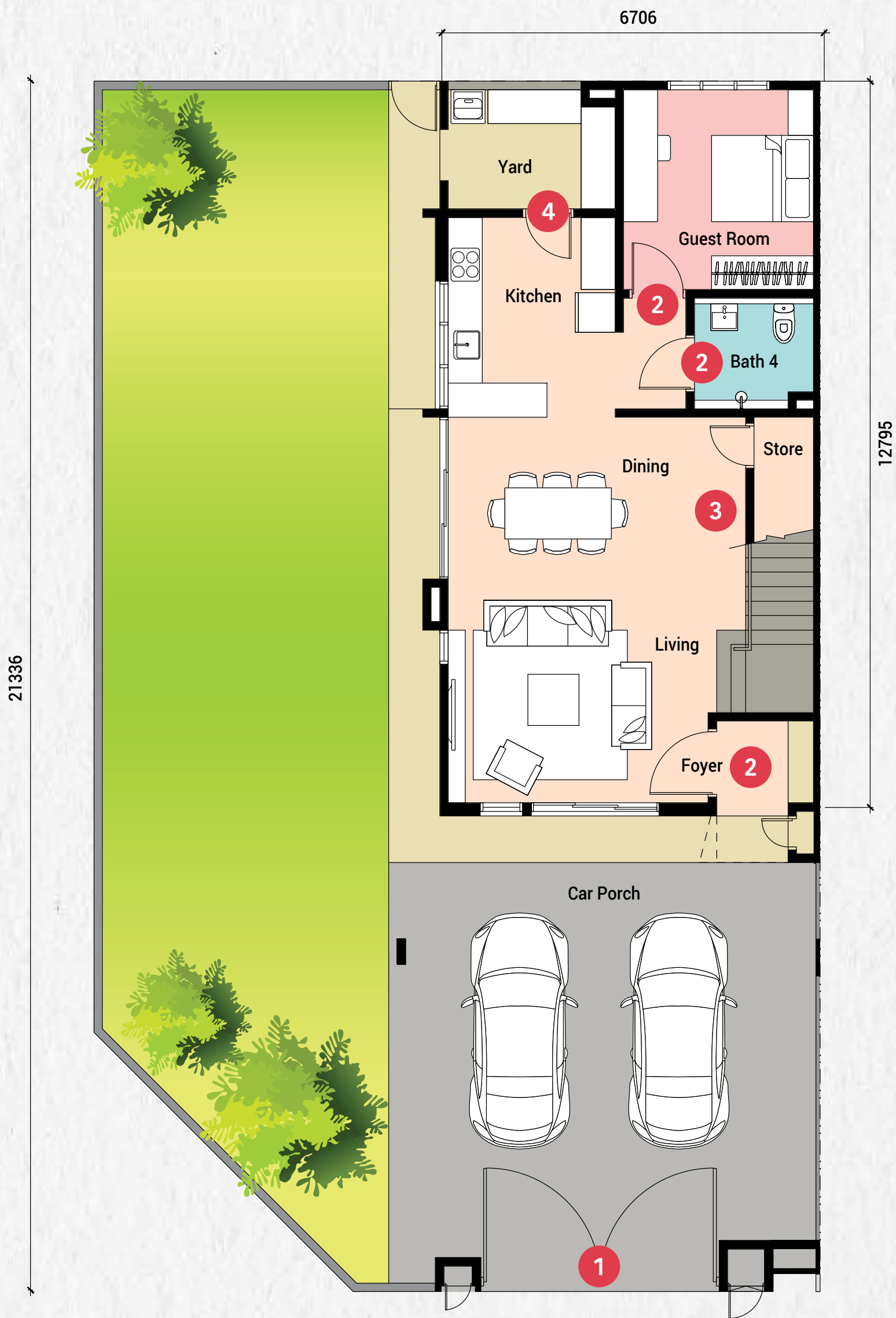
- 1

14ft wide gate
- 2

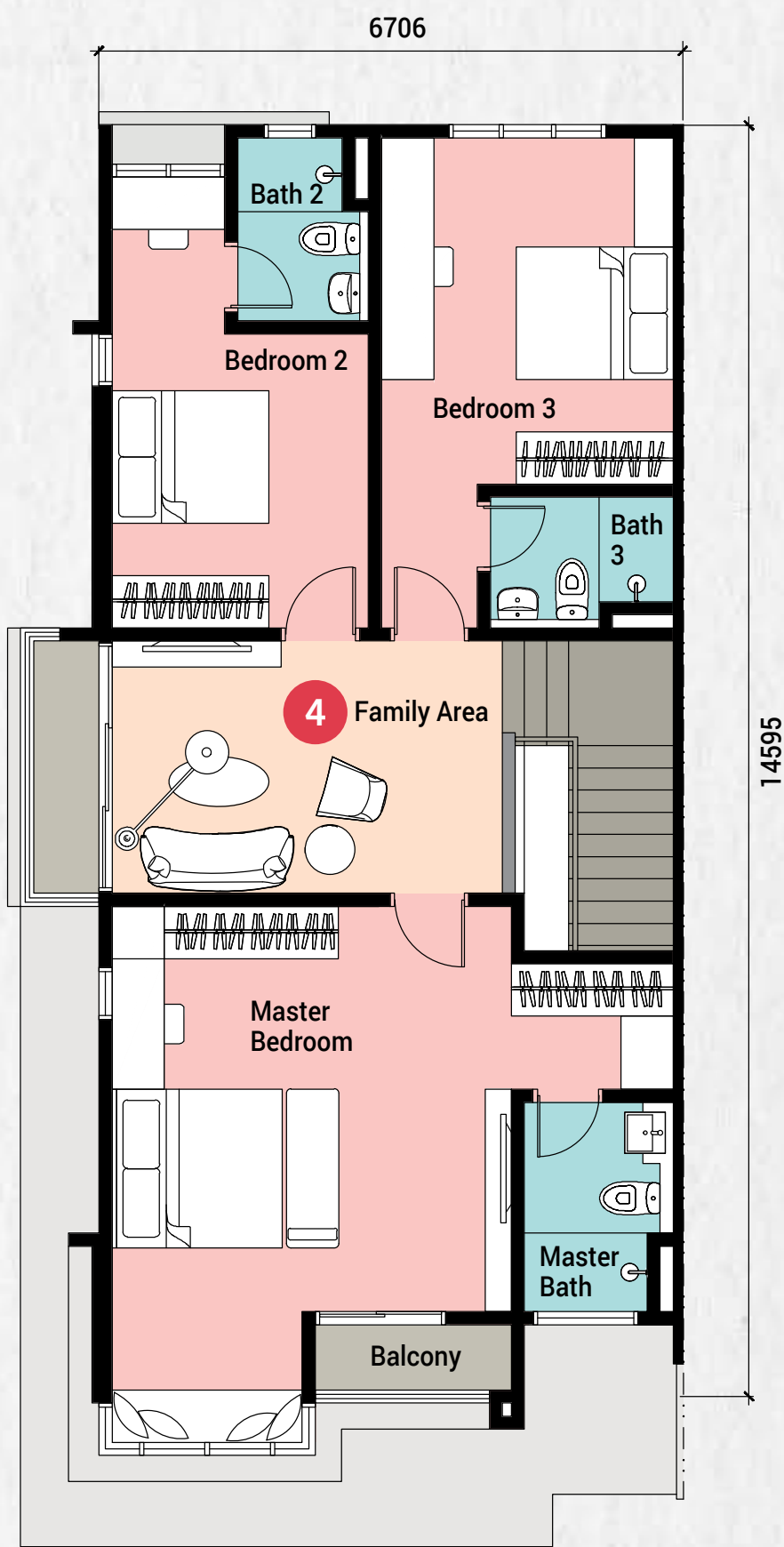
Wide wheelchair-friendly doorways & ramp
- 3

Universal-friendly switches height
- 4

Ample sized yard and family area



Ground Floor



First Floor



# FLOOR PLAN

## Phase 2A

### INTERMEDIATE LOT

Built-up area: 204m² (2,197 ft²) | 4 Bedrooms | 4 Bathrooms | 2-car porch  
Lot size: 22' x 70'

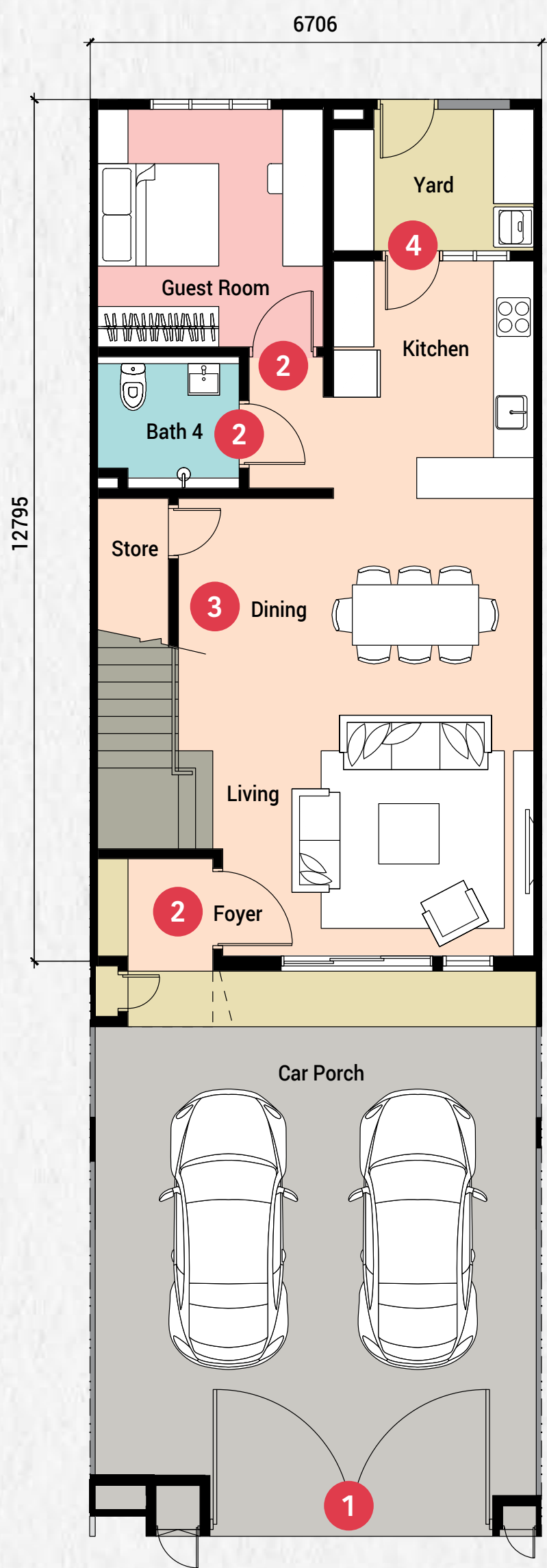
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14ft wide gate
- 2

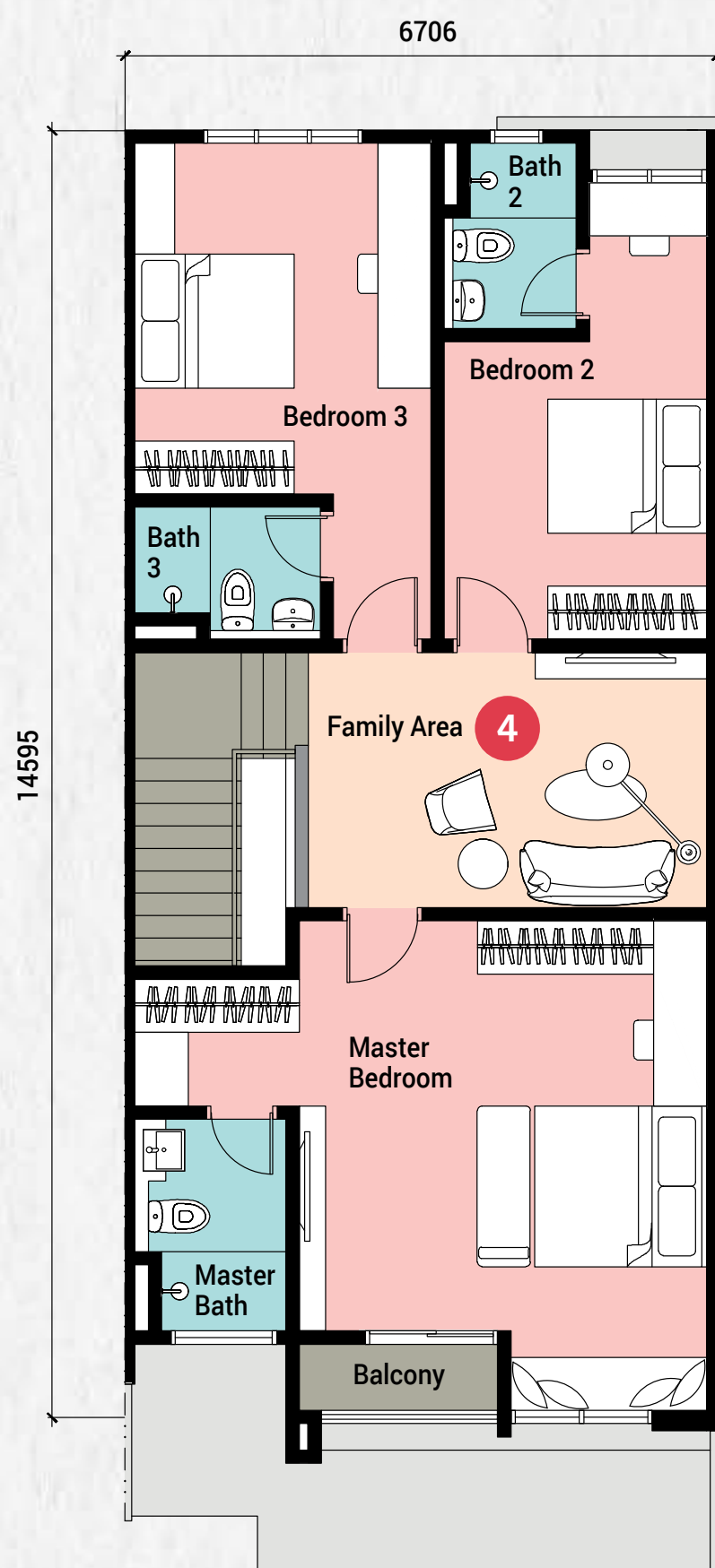
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Ground Floor



First Floor



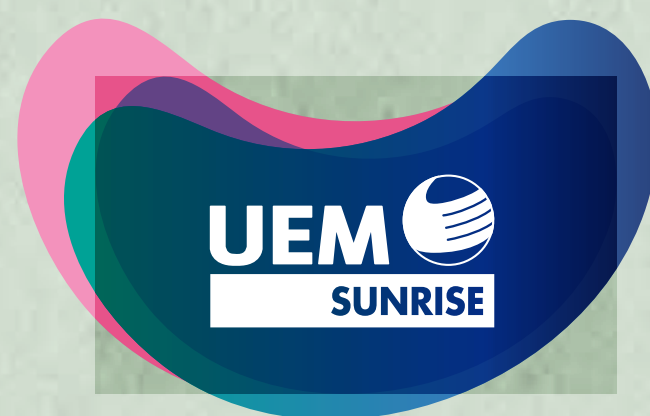
# BUILDING SPECIFICATIONS

## Phase 2A

Structure	Reinforced Concrete				
Wall	Masonry Wall				
Roof Covering	Roof Tiles / Concrete Flat Roof				
Roof Framing	Metal Roof Truss				
Ironmongery	Locksets				
Windows	Aluminium Frame Glass Window / Metal Frame Louvers Glass Window				
Doors	Flush Door / Louvers Door / Aluminium Frame Sliding Door / Aluminium Frame Glass Door				
Ceiling	Plaster Ceiling / Skim Coat & Paint				
Wall Finishes	External Wall	Plaster & Paint			
	Internal Wall	Plaster & Paint			
	Kitchen	1600mm High Tiles (All Types Except Intermediate Lot)			
		1500mm High Tiles (Intermediate Lot)			
		Plaster & Paint where Applicable			
	Master Bath/ Bath 2 & 4	Tiles up to Ceiling Height			
Floor Finishes	Bath 3	2700mm High Tiles			
	Living/ Dining/ Kitchen/ Staircase/ Guest	Tiles			
	Master Bedroom/Bedroom 2 & 3	Tiles			
	Store/ Family Area	Tiles			
	Master Bath/ Bath 2, 3 & 4	Tiles			
	Bin/ Porch/ Driveway/ Yard/ Balcony	Tiles			
	Balcony 2/ Terrace (All Types Except Intermediate Lot)	Tiles			
	Others	Cement Render			
Sanitary & Plumbing Fitting		Corner Lot/ Odd Coner Lot	Intermediate	Odd/End Lot with Land	Special Corner Lot
	Water Closet	4 nos	4 nos	4 nos	4 nos
	Wash Basin and Tap	4 nos	4 nos	4 nos	4 nos
	Hand Bidet	4 nos	4 nos	4 nos	4 nos
	Shower Rose	4 nos	4 nos	4 nos	4 nos
	Paper Roll Holder	4 nos	4 nos	4 nos	4 nos
	Bib Tap	4 nos	4 nos	4 nos	4 nos
	Hose Bib Tap	2 nos	2 nos	2 nos	2 nos
	Kitchen Sink with Tap	1 no	1 no	1 no	1 no
Electrical Fitting	Lighting Point	28 nos	26 nos	28 nos	28 nos
	Power Point	22 nos	22 nos	22 nos	22 nos
	TV Point	3 nos	3 nos	3 nos	3 nos
	Fan Point	7 nos	7 nos	7 nos	7 nos
	Air-Conditioning Power Point	5 nos	5 nos	5 nos	5 nos
	Water Heater Power Point	2 nos	2 nos	2 nos	2 nos
	Fiber Wall Socket	1 no	1 no	1 no	1 no
	Auto Gate Point	2 nos	2 nos	2 nos	2 nos
	Door Bell Point	1 no	1 no	1 no	1 no
Internal Telephone Trunking & Cabling	Data Point	2 nos	2 nos	2 nos	2 nos
	- Provided				
Fencing	- Provided				



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happy



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