



SERENiA  
**ANISA**  
22' x 70' | 2-Storey Linked Homes  
FREEHOLD



Derived from the *Aonyx cinerea*, an *Oriental Small-clawed Otter*, we have taken inspiration from this *endangered species* and stylised its name to Anisa. *Serenia Anisa pays tribute to a lifestyle within the sustainable community of Serenia City, where nature is abundant and family moments are celebrated.*



## 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.





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

Travel 20km down from the Puchong South Toll and discover a world of absolute wonder. Home to Malaysia's Biggest Kinetic Sculpture, Serenia City combines great architecture, thoughtful town planning, and the best of nature to create a remarkable city for vibrant experiences and a balanced lifestyle.



\*certified by The Malaysia Book of Records





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

Sustainability comes first at Serenia City. Also known as the Garden City of KLIA, this masterplanned township puts better liveability first. Signature features that enhance living include open green spaces, public parks, and wide boulevards that bring nature back into urban lifestyles.

## Connected Infrastructure

A 50km jogging and cycling track interlink neighbourhoods, town parks, lake parks and other holistic facilities throughout the entire township, offering a healthier way to move around and explore.



## Iconic Architecture

The Serenia City Kinetic Sculpture is where art is brought to life through the power of nature. A spiral of 60 tea leaves dance as they are powered by the wind, creating an interactive sculpture that welcomes residents home.

## Sports & Fitness

From the FIFA-certified football field to the other health and fitness-focused facilities strategically placed around Serenia City, there is something for everyone to enjoy.



## Privacy in Nature

This astounding bird sculpture is crafted in the likeness of the Aiora, also known as the Green Iora, a rare species native to Malaysia. It represents the vision of the township as a community where dreams are realised and life takes flight.

## Verdant Greenery

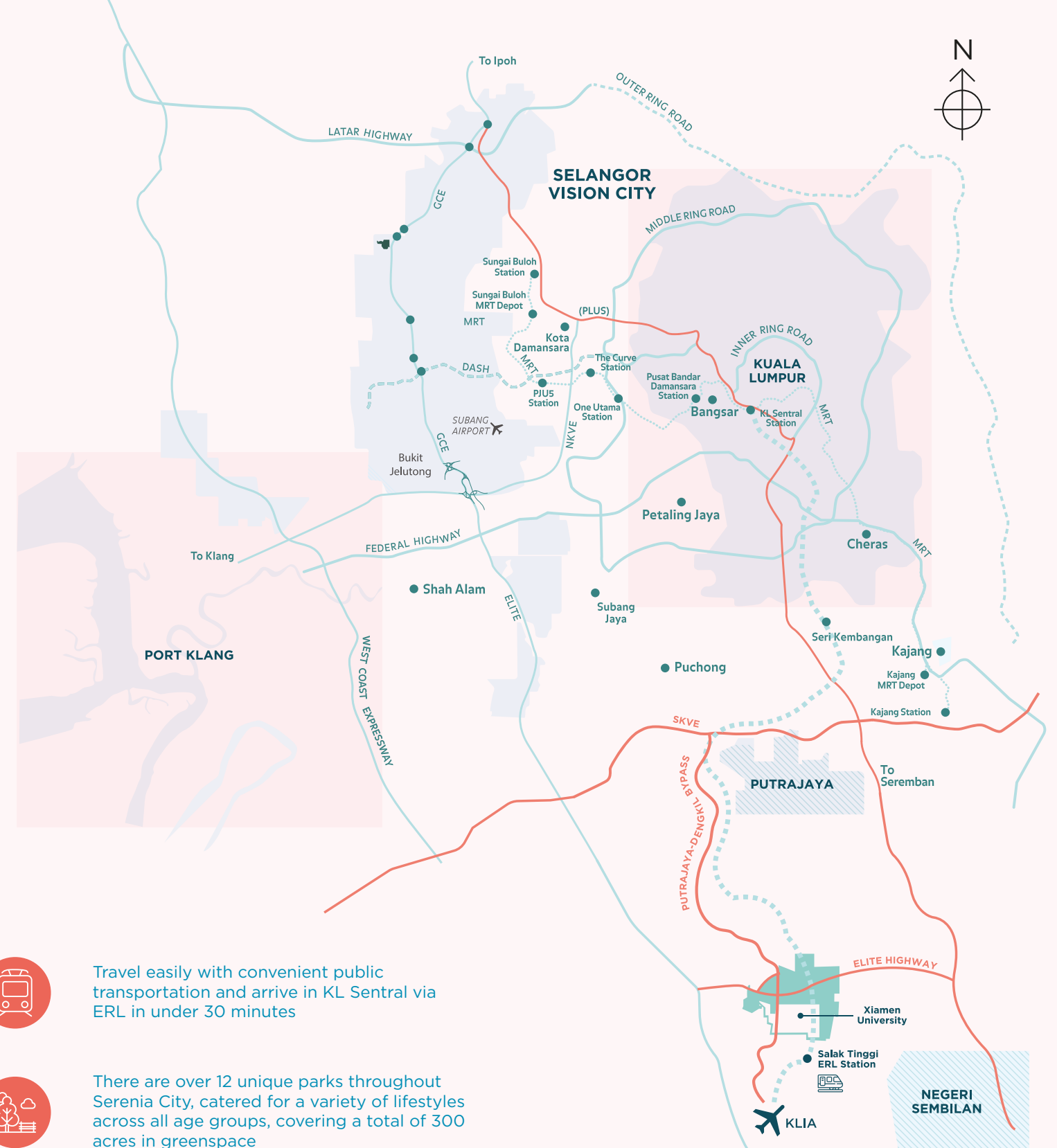
Serenia City's lush environment offers 105 acres of refreshing landscaped greenery, where a total of 12 community lakes can be found across the township.





# More reason to live in South of Klang Valley

Call a multi-award winning township your home at Serenia City. With many prestigious accolades under its name, from beautiful landscaping to curated facilities for multi-generations, this is a sustainable environment for families to grow and thrive within a safe and nurturing environment.



Travel easily with convenient public transportation and arrive in KL Sentral via ERL in under 30 minutes



There are over 12 unique parks throughout Serenia City, catered for a variety of lifestyles across all age groups, covering a total of 300 acres in greenspace



Serenia City is a complete township that merges residential homes with recreational spaces and commercial hubs



Set your children up for success through higher education as you live close to the renowned university hub, Xiamen University



Excellent connectivity via the ELITE Highway and Putrajaya-Dengkil bypass bringing you closer to mature suburbs around the Klang Valley and the airport



Located just 15km from KLIA, commuting is simpler than ever and ensures your trips locally and overseas are fuss-free



A kinetic sculpture welcomes you home at Serenia City, a township that focuses its initiatives around sustainability



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





## 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.

Artist's impression only

A family of four is walking through a modern, brightly lit interior space, likely a home. In the foreground, a young girl and a young boy are running towards the camera, both smiling and holding shopping bags. The girl is wearing a grey sweater and the boy is wearing a white shirt. In the background, a man and a woman are walking towards them, also smiling. The man is wearing a light blue shirt and the woman is wearing a pink top and a black skirt. They are all holding shopping bags. The interior has large windows, a flat-screen TV, and a modern design.

There's no place like home





# SERENIA ANISA

Featuring lush views of the park, Serenia Anisa is built for balance with multigenerational living in mind. Families live surrounded by private green pockets and ample space for both privacy and family moments while a practical, modern design allows every member of the family to flourish 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**



*Artist's impression only*



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



Artist's impression only

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 that suits the entire family, ensuring everyone lives comfortably under one roof. With greater innovative multi-generational features, Serenia Anisa has more of what you love to be shared with all your loved ones.



Image is for illustration purposes only

## Grandparents

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



Ground floor bedroom with en suite bath



Direct access to garden from ground floor bedroom\*



Spacious & wheelchair accessible ground floor bathroom

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

## Adults

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



Parcel drop box for contactless delivery



Wider access into parking lot for 2 spacious cars



Wider kitchen allows for greater visibility throughout the home



Spacious master bedroom fitting a king size bed



Convertible family area to cater family needs



Free 2-year high speed internet

## Children

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



En suite bathroom for added privacy



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





# LIVING HALL

## Larger spaces for larger comfort.

With an open concept that allows different spaces to flow seamlessly into each other, the expansive living room is the heart of the home. There is ample space for the entire family to gather around, enjoy the fresh air, the gentle sunlight, and each other's company.



### LIVE CONNECTED

Each home in Serenia Anisa comes equipped with a free 2-year high speed internet.



### OPEN PLAN LAYOUT

The living hall, dining area and kitchen is designed to be one open layout for an even greater perception of space.



### EXCELLENT VENTILATION AND NATURAL SUNLIGHT

The large windows are as functional as they are beautiful. These open up to invite both light and a cooling breeze into the home.

Artist's impression only





# KITCHEN

Artist's impression only

## Sunny side up!

This cosy kitchen offers everything you need: cross ventilation to keep the smells out, the space to dance as you're making breakfast, and seamless access outside for a meal surrounded by verdant greenery.

A

### CONVENIENT ACCESS TO BACKYARD

Enjoy alfresco dining from the comfort of your own home, whether it's a casual family breakfast or a dinner under the stars.

B

### WIDE KITCHEN AREA FOR MOVING AROUND

Involve the kids in the cooking as there is enough space for everyone to help out in the kitchen.

C

### WELL-VENTILATED WITH NATURAL SUNLIGHT

The large windows are as functional as they are beautiful. These 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 study room, a home office, a child's bedroom or a guest bedroom for when grandma or grandpa visits. Flexible living begins here.

D

### DIRECT ACCESS TO BACKYARD

Need a bit more greenery in your day? Just take a few steps and find yourself in a backyard that you can turn into your very own mini herb garden\*.

E

### CONVENIENT WATER HEATER POINT

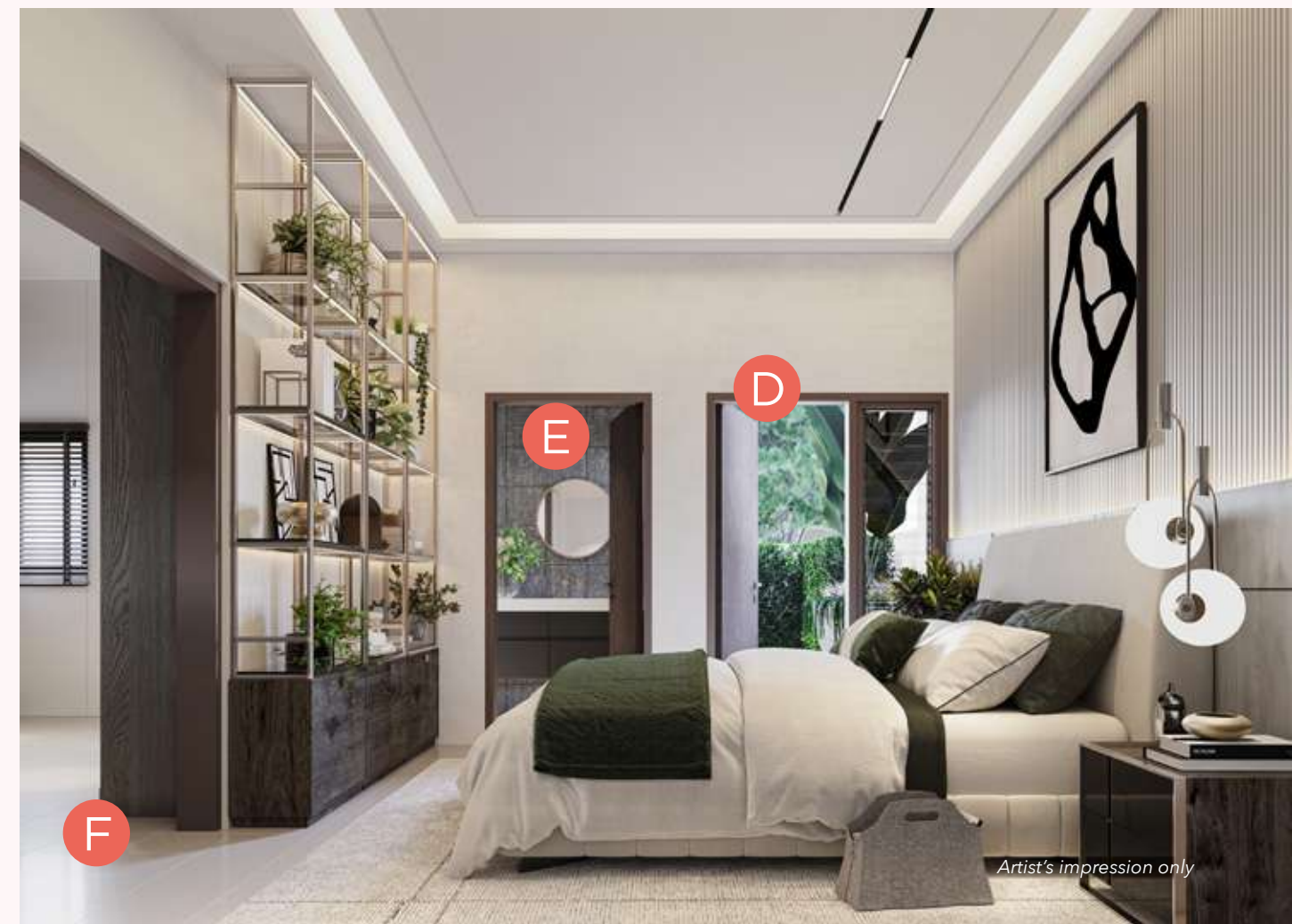
A water heater point makes this room an ideal baby room or grandparents' bedroom for cosy, comfortable living. The bathroom also comes complete with WELPS-certified sanitary fittings.

F

### 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



Artist's impression only



# 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. Offering all the comforts of home, here is where you will find everything you need for calmer, better living.

## A NATURAL SUNLIGHT FROM LARGER WINDOWS

Wake up refreshed to natural sunlight through the oversized windows that complement this bedroom.

## B GREATER SPACE WITHIN THE BEDROOM

Lounge around in the comfort of the bedroom as there is more than enough space for you to do your favourite things here: catch up on some shows on the television, curling up in the reading nook, or getting some stretches in on a yoga mat.

## C CHARGE IT UP

Never run out of juice on your electronic devices as USB points are placed cleverly at the bedside for convenient access to charging ports.

# MASTER BEDROOM





Artist's impression only

# More value with FittingsPlus+

## 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

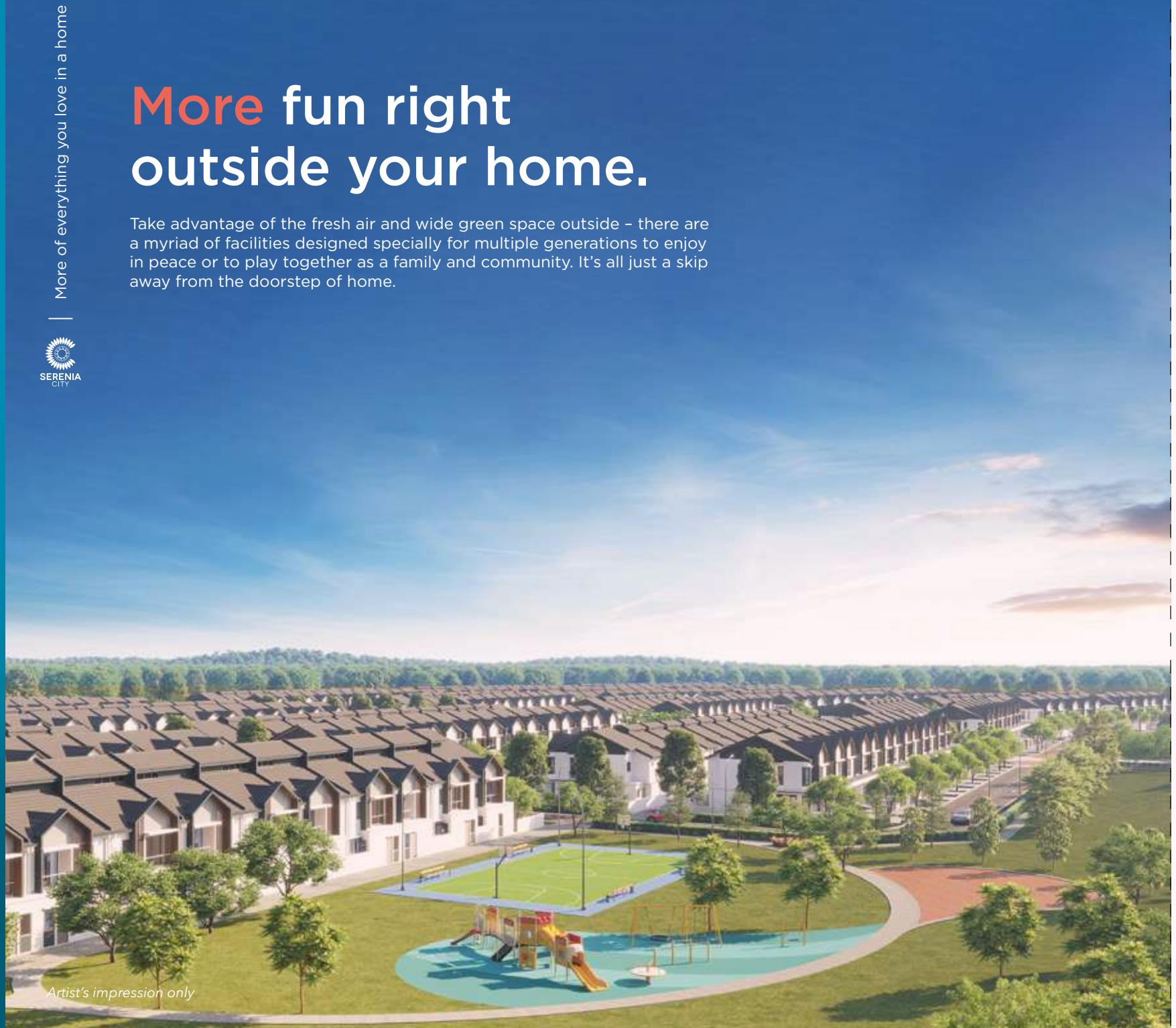
Ready for Solar PV System Installation

\*Except for Type 1 Corner Special unit's utility room  
\*\*Air Conditioning Power Point (All Bedrooms & Living) and with piping (Master Bedroom & Living)



# FittingsPlus+

This is how we add comforting conveniences into your life and home, offering families peace of mind through innovative solutions and a seamless move-in experience.



Artist's impression only

More of everything you love in a home

SERENIA CITY

## More fun right outside your home.

Take advantage of the fresh air and wide green space outside – there are a myriad of facilities designed specially for multiple generations to enjoy in peace or to play together as a family and community. It's all just a skip away from the doorstep of home.



**Stargazing Lounge**  
Foster closer bonds with your neighbours – and nature! Lounge here at night, and watch the fascinating stars in the night sky together.



**Plaza**  
Relax in nature as you are surrounded by soothing greenery under a shaded plaza where you can catch up with your neighbours or enjoy a carefree picnic.



**Playground**  
Children can play and grow at this playground designed to be seriously fun, complete with swings, a double seater see-saw, and more!

## 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

Designed to create a comfortable neighbourhood ambience.

- 1 Terraced Entrance
- 2 Plaza

### ZEN FACILITIES

Open spaces creatively designed to soothe, relax and rejuvenate mind and body.

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

### ACTIVE FACILITIES

Designed to support and keep up with an active lifestyle within the comfort of the neighbourhood.

- 6 Basketball Court
- 7 Outdoor Fitness Station

### SOCIAL FACILITIES

Facilities designed to strengthen harmony and bond between neighbours and family.

- 8 Playground
- 9 Garden Community Centre



## Stroll down a Zen Bamboo Trail

Enjoy the experience of 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. You may rest along the dedicated seats as they bring the community closer together with nature.





**More** fun outside  
your home.





More of everything you love in a home



## SITE PLAN



### LEGEND

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

Phase 4  
(82 Units)

Phase 3  
(120 Units)

Phase 1  
(110 Units)

Phase 2  
(96 Units)



# SERENiA ANISA

## FLOOR PLANS TYPE ONE



Artist's impression only

### TYPE A1

Intermediate Unit

LOT SIZE

22' x 70'

BUILT-UP AREA

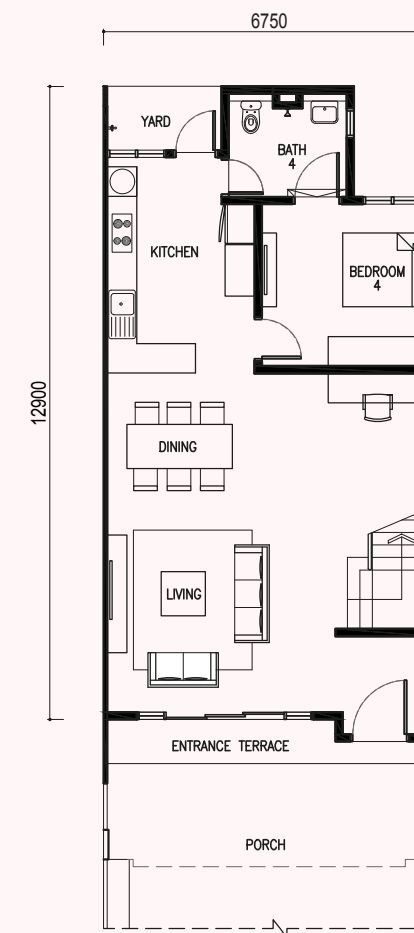
1,951 sqft

BEDROOMS

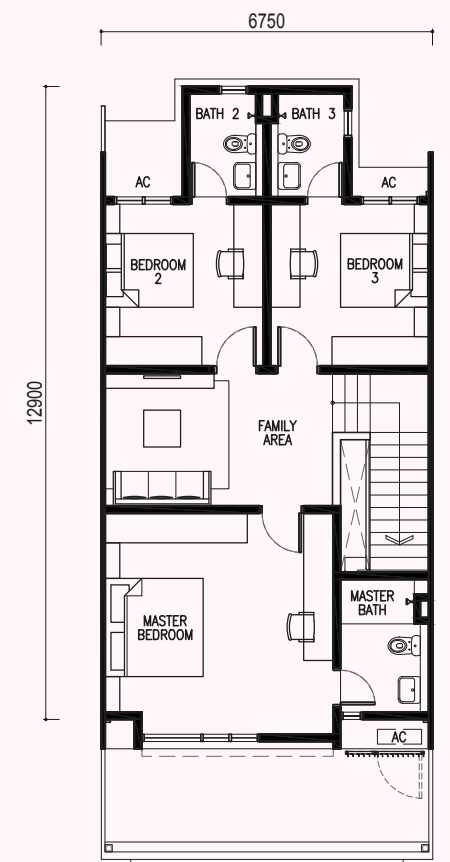
4

BATHROOMS

4



Ground Floor



First Floor

### TYPE A1M

Intermediate Unit

LOT SIZE

22' x 70'

BUILT-UP AREA

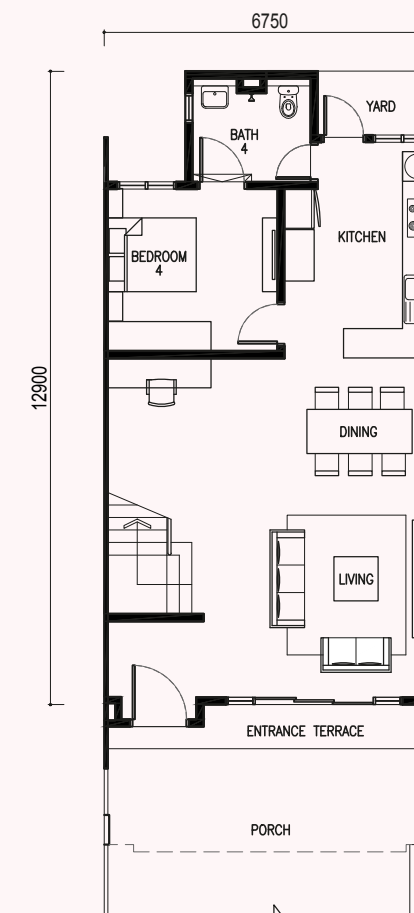
1,951 sqft

BEDROOMS

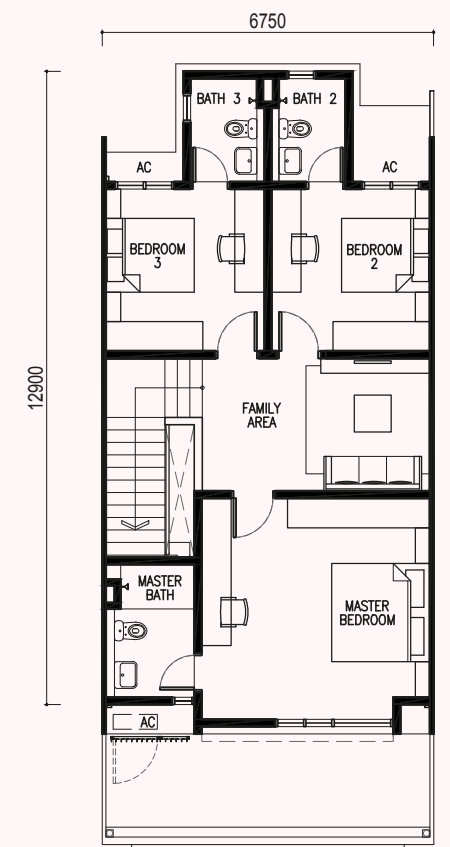
4

BATHROOMS

4



Ground Floor



First Floor



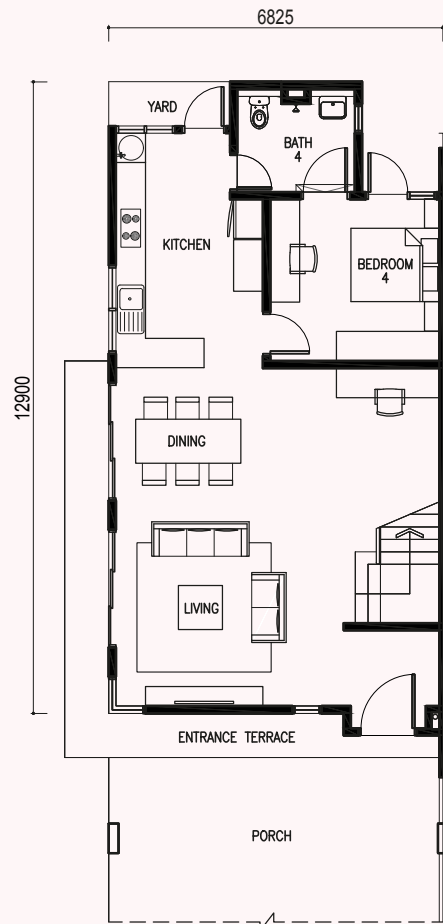
TYPE E1  
End Unit

LOT SIZE  
22' x 70'

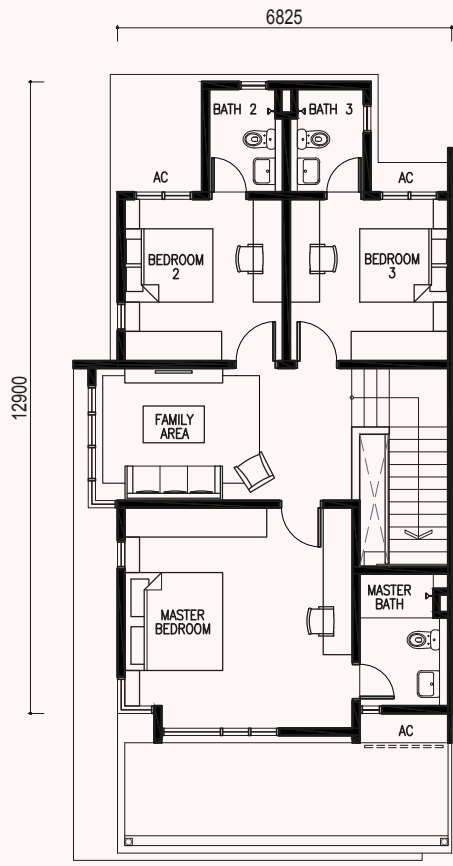
BUILT-UP AREA  
2,100 sqft

BEDROOMS  
4

BATHROOMS  
4



Ground Floor



First Floor

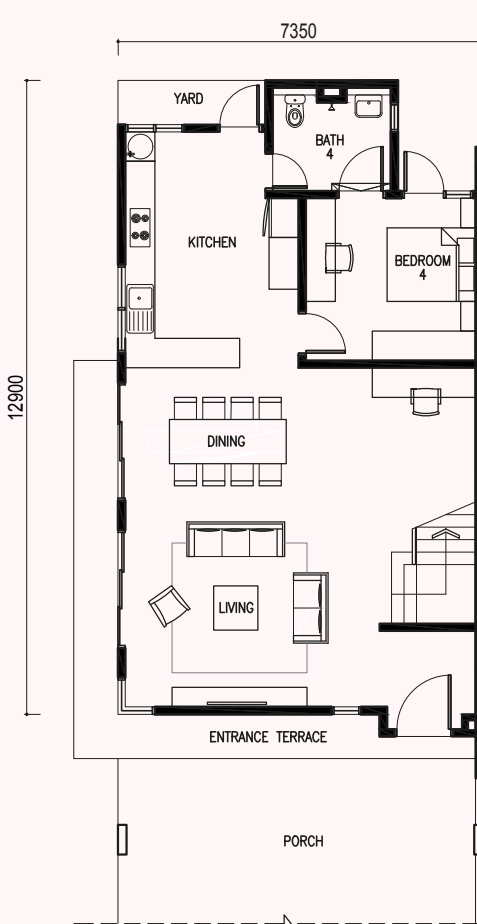
TYPE C1 / ES1  
Corner Unit / End Special Unit

LOT SIZE  
24' x 70'

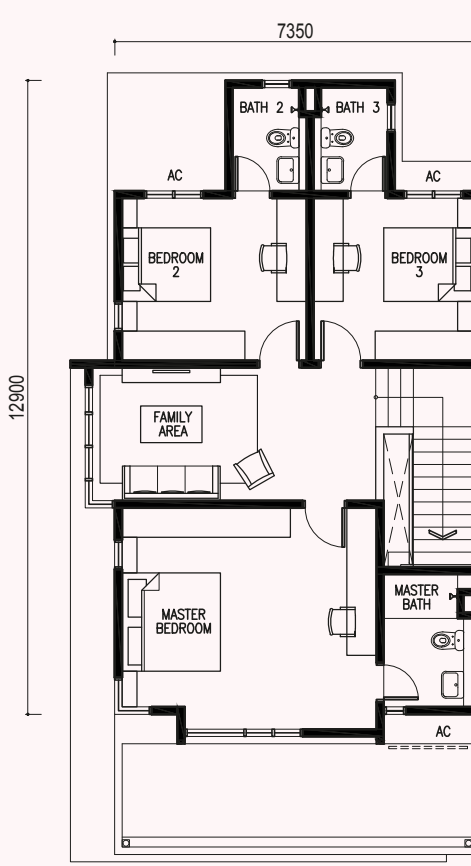
BUILT-UP AREA  
2,250 sqft

BEDROOMS  
4

BATHROOMS  
4



Ground Floor



First Floor

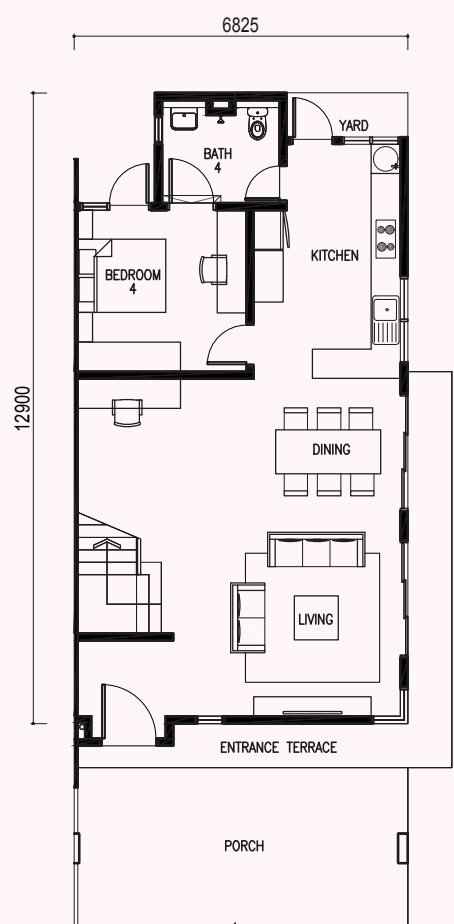
TYPE E1M  
End Unit

LOT SIZE  
22' x 70'

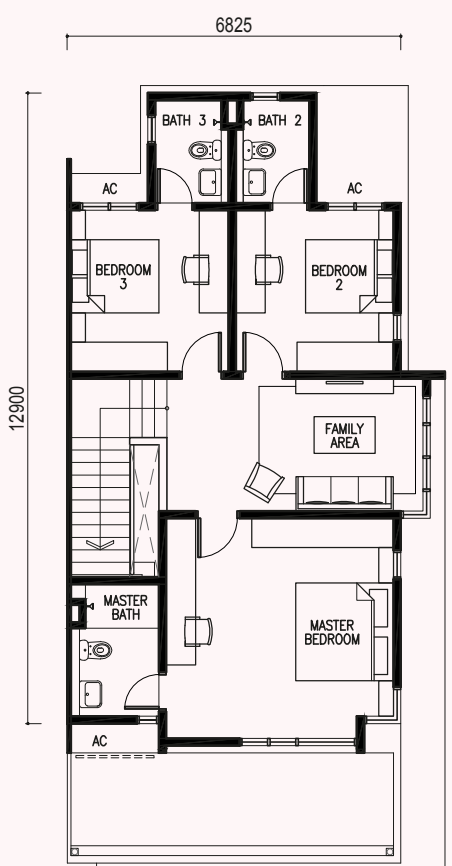
BUILT-UP AREA  
2,100 sqft

BEDROOMS  
4

BATHROOMS  
4



Ground Floor



First Floor

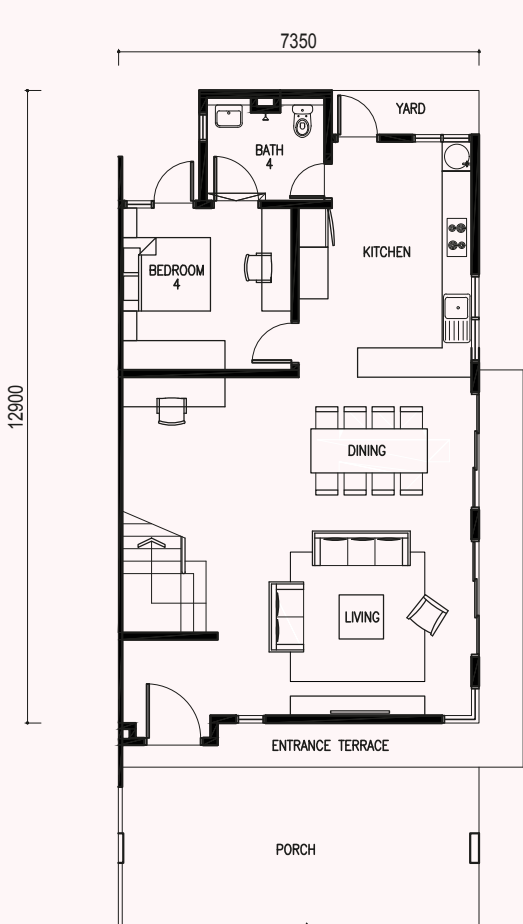
TYPE C1M / ES1M  
Corner Unit / End Special Unit

LOT SIZE  
24' x 70'

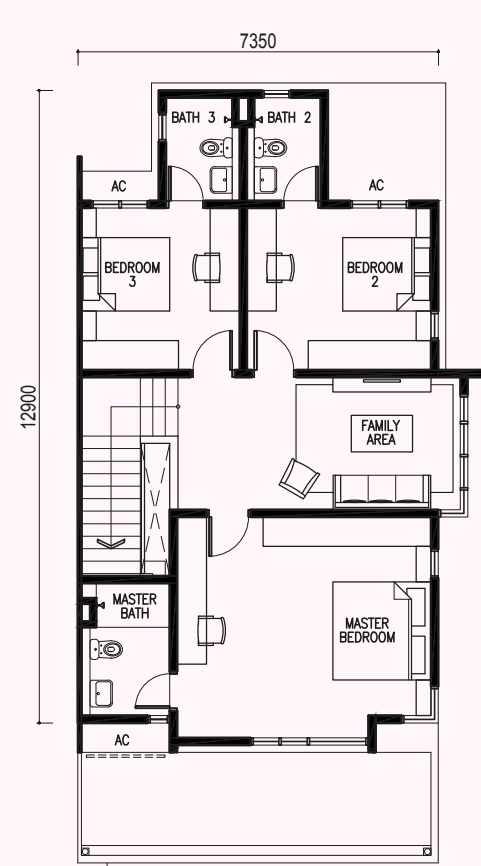
BUILT-UP AREA  
2,250 sqft

BEDROOMS  
4

BATHROOMS  
4



Ground Floor



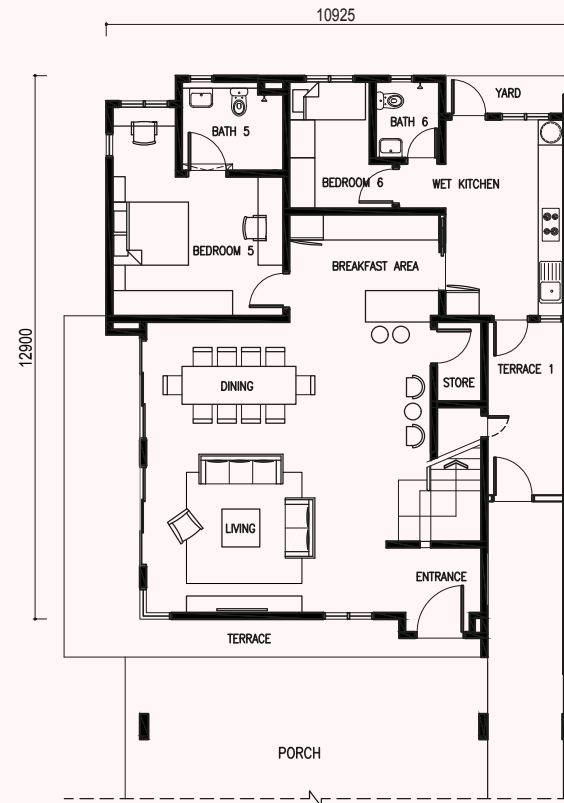
First Floor



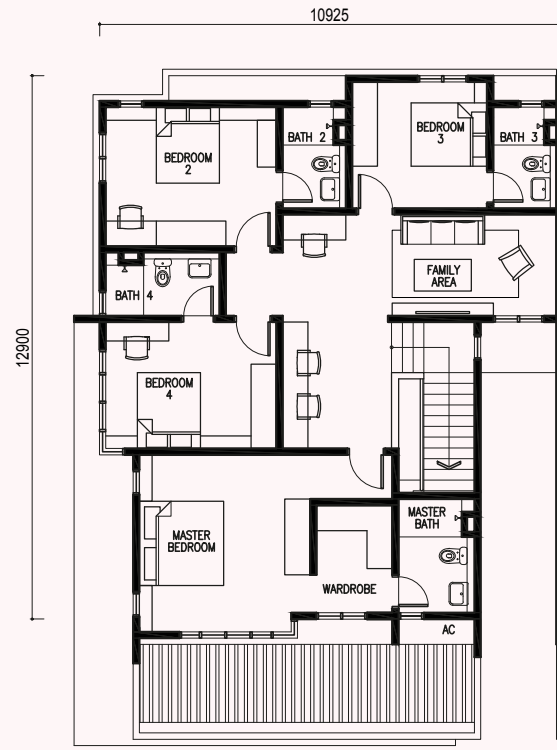


**TYPE CS1**  
Corner Special Unit

LOT SIZE  
**35' x 70'**  
BUILT-UP AREA  
**3,092 sqft**  
BEDROOMS  
**6**  
BATHROOMS  
**6**



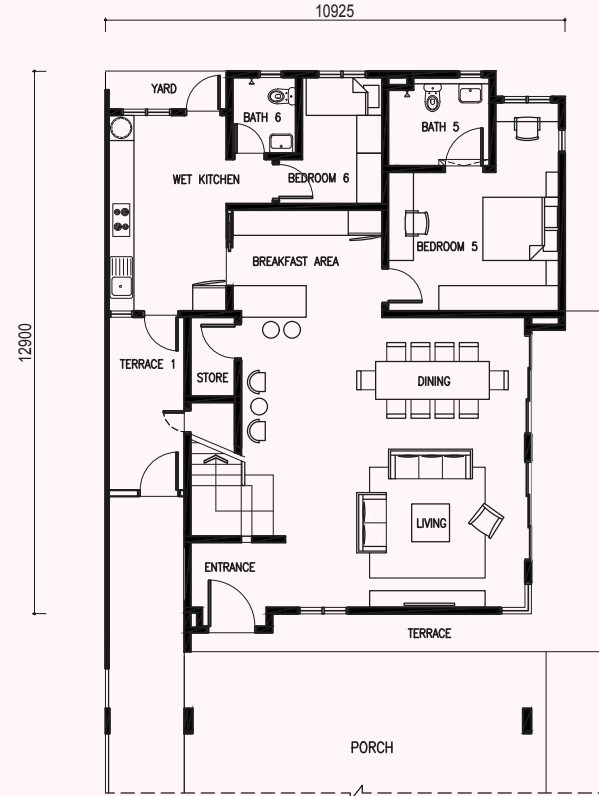
Ground Floor



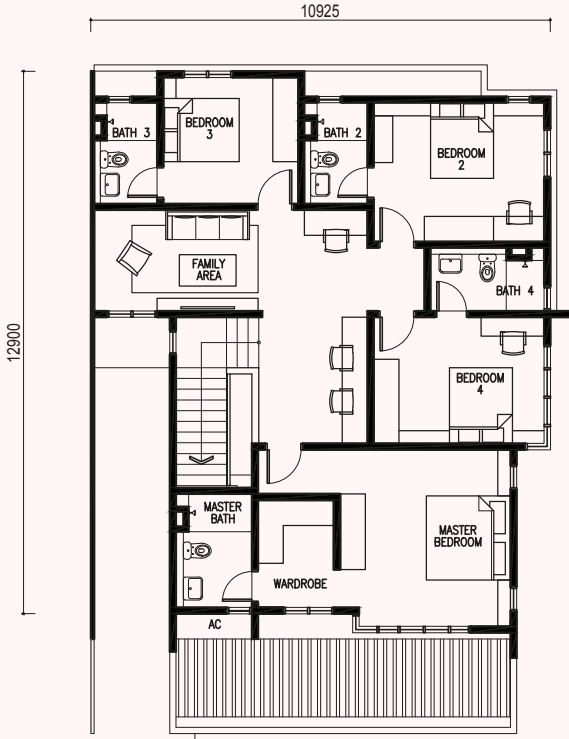
First Floor

**TYPE CS1M**  
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 for your ultimate comfort



Enjoy a dedicated drying area for practical living



This practical layout makes full use of space with a convenient storage area below the staircase



The wardrobe space in the master bedroom is crafted for enhanced functionality and style



Park three cars comfortably in the spacious parking area





SPECIFICATIONS

Structure		: Reinforced Concrete				
Wall		: Reinforced Concrete / Mansonry				
Roof Covering		: Roof Tiles / Metal Deck				
Roof Framing		: Metal				
Ceiling		: Plaster Board / Cement Board / Skim Coat				
Windows	: All	: Aluminium Framed Glass Panel				
Doors	: Main Entrance	: Laminated Engineered Timber Door				
	: Other Doors	: Flush Door / Sliding Flush Door (Applicable for Type CS1 and CS1M only) / Aluminium Frame Sliding Glass Door				
Ironmongery		: Locksets with Accessories				
Wall Finishes	: External Wall	: Plaster and Paint				
	: Kitchen	: Ceramic Tiles / Plaster and Paint				
	: Master Bath	: Porcelain Tiles / Mirror				
	: Bath 2 & Bath 3 & Bath 4	: Ceramic Tiles				
	: Others	: Plaster and Paint				
Floor Finishes	: Living & Dining	: Porcelain Tiles				
	: Kitchen	: Ceramic Tiles				
	: Master Bath	: Porcelain Tiles				
	: Bath 2 & Bath 3	: Ceramic Tiles				
	: Bedroom 4	: Ceramic Tiles				
	: Master Bedroom, Bedroom 2 & Bedroom 3	: Laminated Flooring				
	: Family Area	: Laminated Flooring				
	: Staircase	: Laminated Flooring				
	: Store (Applicable for Type CS1 and CS1M only)	: Ceramic Tiles				
	: Terrace	: Porcelain Tiles				
	: Car Porch	: Concrete Imprint				
	: Yard	: Ceramic Tiles				
Sanitary & Plumbing Fittings	: Kitchen	: Sink / Tap				
	: Bathrooms	: Sanitary Wares and Fittings				
	: Car Porch & Yard	: Tap				
		Type AI,A1M	Type EI,E1M	Type CI,C1M	Type ES1,ES1M	Type CS1,CS1M
Electrical Installation	: Light Point	22	24	24	24	38
	: Gate Light Point	1	1	1	1	1
	: Power Point	23	23	23	23	29
	: USB Charging Port	2	2	2	2	2
	: Fan Point	7	7	7	7	9
	: Air-Conditioning Power Point	3	3	3	3	4
	: Air-Conditioning Power Point with Piping	2	2	2	2	2
	: Water Heater Power Point	4	4	4	4	5
	: TV Point	2	2	2	2	2
	: Fibre Wall Socket	1	1	1	1	1
	: Data Point	1	1	1	1	1
	: Auto Gate Power Point	1	1	1	1	1
	: Door Bell Point	1	1	1	1	1
	: Electric Vehicle (EV) Charging Isolator	1	1	1	1	1
Internal Telecommunication Trunking & Cabling		: Provided				
Fencing		: Masonry / Metal				
Turfing		: Sport Turfing				
Miscellaneous		: Letter Box / Refuse Compartment				
		: TNB Meter Compartment				
		: Basic Alarm System				



Artist's impression only

Artist's impression only



# 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 twonships. 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 50 years of experience in building sustainable communities. With 25 active townships and developments under its belt, Sime Darby Property has a wide reach encompassing assets and operations across the country. It marked its presence in the United Kingdom as part of a Malaysian consortium that developed the iconic Battersea Power Station in Central London.

As a responsible corporate player, Sime Darby Property and its philanthropic arm, Yayasan Sime Darby ("YSD") actively implement various social welfare 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'.





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

 **Serenia City Sales Gallery**

**Open Daily: 9:30am - 6:30pm (including public holidays)**  
**03-8760 0505**  
**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 & 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: MPSPG 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: MPSPG 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 2,407,888.00 (max). Bumiputera Discount : 7%

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.