

An aerial topographic map of a hillside, showing contour lines and a central rectangular plot outlined in white. The plot is the focus of the design.

Aurelia

26' x 65'
Hilltop Townhouse



Artist's Impression only

Experience New Heights of Living

Situated within a vast 17.8-acre area in Salak Tinggi, Aurelia provides a peaceful hilltop townhouse experience, thoughtfully designed to seamlessly integrate with nature and enhance your way of living. This three-storey development comprises 386 units, ranging from 1,690 sqft to 2,454 sqft, offering up to 4 bedrooms and 3+1 bathrooms. Tailored for extended families, Aurelia blends spacious living areas with the serene allure of its natural environment, ensuring comfort and luxury for everyone involved.



Senna Puteri

Discover Senna Puteri, a captivating 117-acre township nestled amid the picturesque landscapes of Salak Tinggi, brought to life by IOI Properties. Positioned strategically in Sepang, this expansive enclave harmoniously integrates with the surrounding lush greenery and hilltops, epitomising a modern sanctuary that embraces nature.

Senna Puteri offers residents a seamless blend of tranquility and urban convenience. Its prime location provides easy access to essential transportation options, ensuring effortless connectivity for urbanites. Moreover, proximity to nearby commercial, recreational, and educational institutions enhances the quality of everyday living, promising a lifestyle that is truly elevated.

Embrace the essence of contemporary living amidst the beauty of nature at Senna Puteri, where every aspect is meticulously crafted to enrich your daily experience.



Gated & Guarded with
Single Entry Point



Integrated Residential, Commercial
and Recreational Masterplan



Elevated at least 10m
Higher than Surroundings



2.75 acres of planned
Recreational Spaces



Artist's Impression only



Expansive Streetscapes with 50ft Road Reserves



Curated Facilities Fostering Active Community Lifestyles



Artist's Impression only



Artist's Impression only



Six-metre-wide Back Lanes with Rear Gardens



Artist's Impression only

Site Plan

- Intermediate
- End
- Corner



LEGEND

1. Guardhouse
2. Multi-purpose Hall
3. Recreation Area

Specifications

Structure Reinforced Concrete
Wall Concrete Wall / Brick with Plaster / Skim Coat
Roof Concrete Roof Tile on Metal Roof Truss / RC Flat Roof
Ceiling Ceiling Board / Skim Coat and Paint
Windows Aluminium Frame / Glass Window
Doors Swing / Sliding
Ironmongery Quality Lockset

Wall Finishes	
Kitchen	: Tiles
Bathrooms & Powder Room	: Tiles
Refuse Chamber	: Tiles
Others	: Plaster / Skim Coat and Paint
Floor Finishes	
Car Porch	: Concrete imprint
Entrance / Foyer / Living / Dining	: Tiles
Kitchen	: Tiles
Family / Bedrooms/ Corridor	: Laminated Flooring
Balcony / Yard / Utility	: Tiles
Bathrooms	: Tiles
Staircase	: Laminated Flooring
Refuse Chamber	: Tiles
Others	: Cement Render / Concrete Slab

Sanitary Installation	LU	UU
Water Closet	: 3	4
Basin with Tap	: 3	4
Kitchen Sink with Tap	: 1	1
Shower	: 3	3
Tap	: 2	2
Electrical Installation		
Lighting Points	: Provided	
Fan Points	: Provided	
Socket Outlets	: Provided	
TV Points	: Provided	
Telephone Points	: Provided	
Data Points	: Provided	
Air Condition Points	: Provided	
Door Bell Point	: Provided	
Water Heater Point	: Provided	

Disclaimer: All renderings, illustrations, photographs, show units, landscape amenities or accessories are shown for illustrative purposes only and do not represent the actual design, physical or structural details of the building. Plans, specifications, materials and other information contained herein are intended to give a general indication of the proposed design only and are subject to change and/or amendments as may be required by the developer/vendor or as directed by the relevant authorities or consultants. All areas and measurements are approximate only and subject to final survey. All features, fixtures, fittings, goods, accessories and furniture reflected or displayed in the show units are strictly for display purposes only and are not part of the final amenities and finishes. Any models of furniture or electrical appliances provided are up to the developer/vendor's discretion and do not form part of any contract or warranty. While every reasonable care has been taken in preparing this website/publication/banner/poster and in constructing the scale models and sales gallery/show unit, the developer/vendor and its related companies, representatives, consultants and agents accept no responsibility for any inaccuracies or omissions. The sale and purchase agreement embodies all the terms and conditions between the developer/vendor and the purchasers.

Typical Floor Plan

LOWER UNIT (LU)

UPPER UNIT (UU)



Artist's Impression only

End

LU - 3 Bedrooms, 3 Bathrooms
 UU - 4 Bedrooms, 3+1 Bathrooms

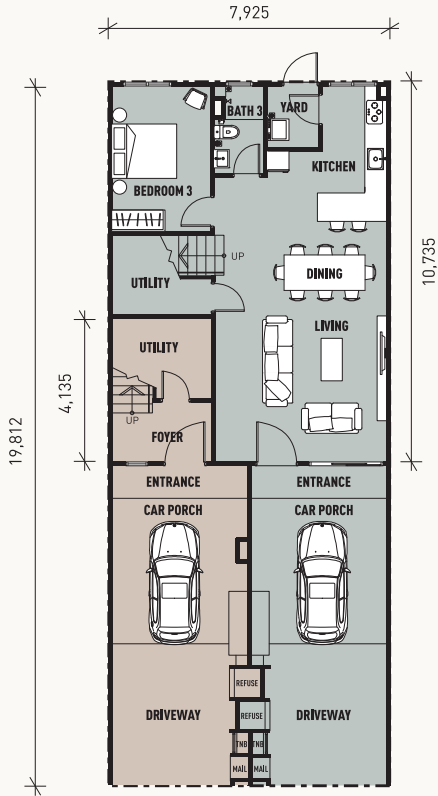
Built-Up
 LU - 1,690 sqft
 UU - 2,336 sqft



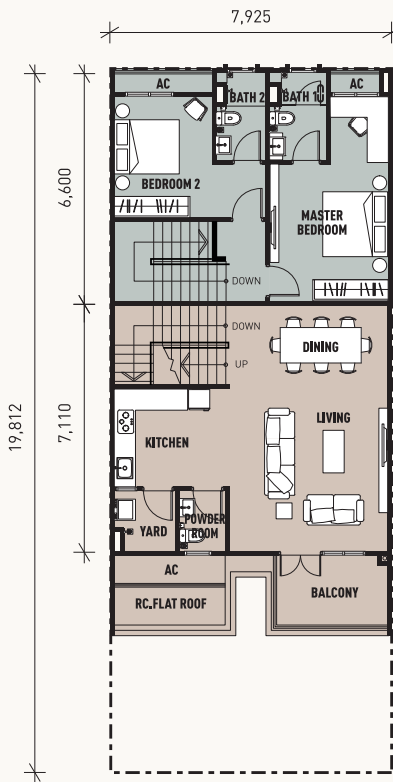
Intermediate

LU - 3 Bedrooms, 3 Bathrooms
 UU - 4 Bedrooms, 3+1 Bathrooms

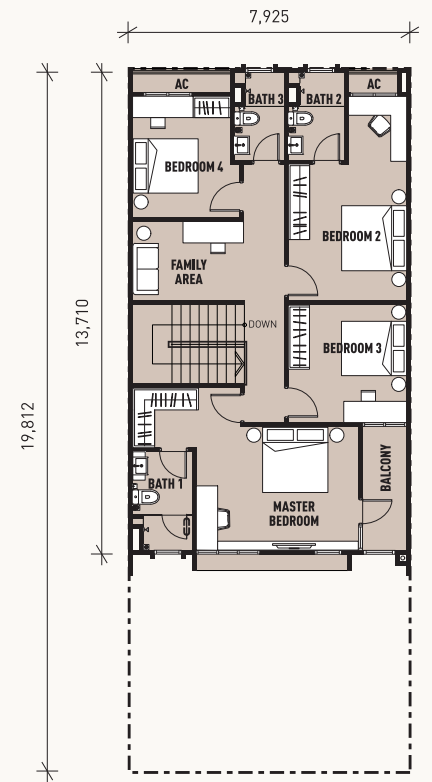
Built-Up
 LU - 1,711 sqft
 UU - 2,347 sqft



Ground Floor



First Floor



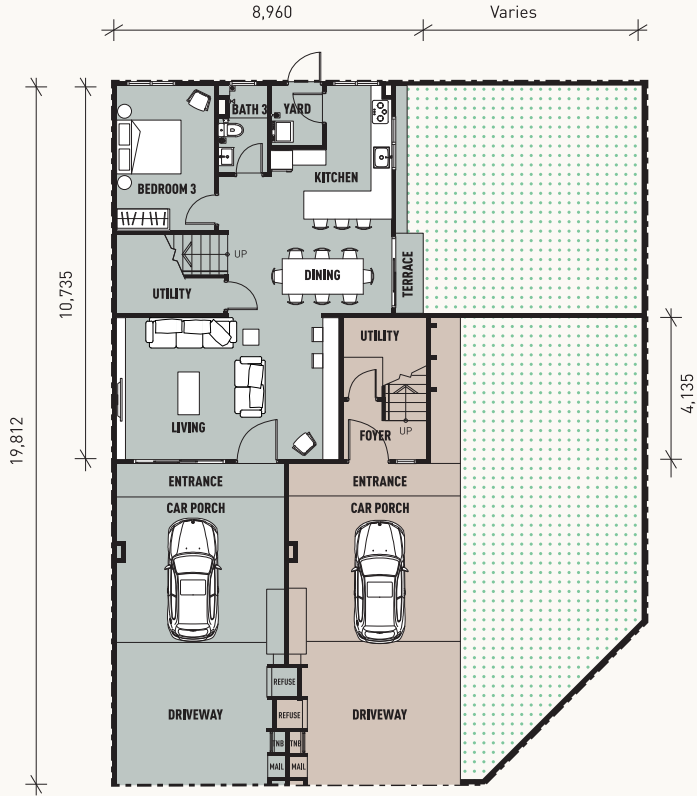
Second Floor



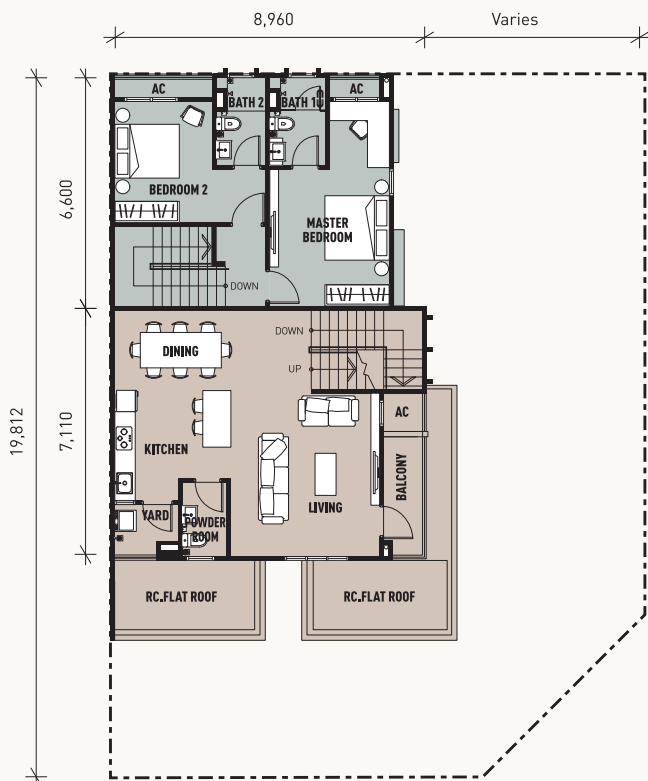
Corner

LU - 3 Bedrooms, 3 Bathrooms
 UU - 4 Bedrooms, 3+1 Bathrooms

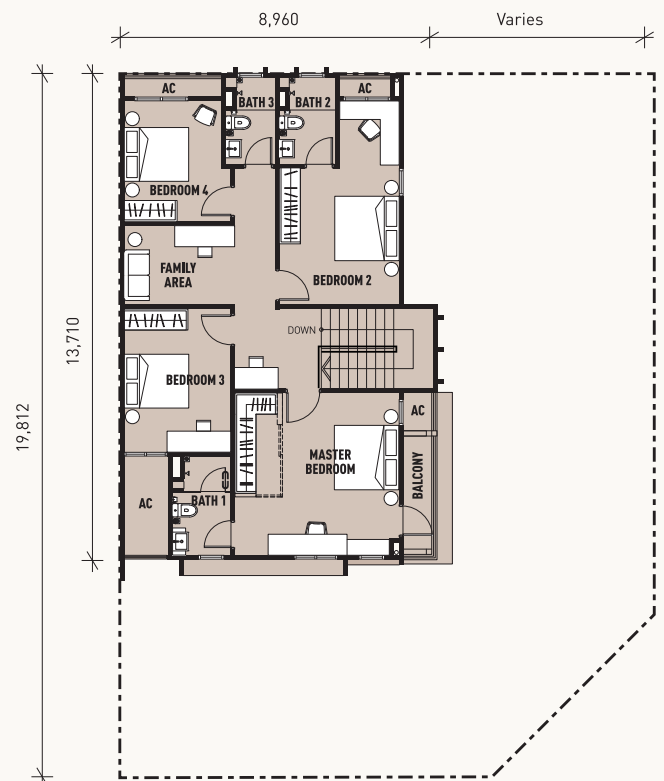
Built-Up
 LU - 1,862 sqft
 UU - 2,454 sqft



Ground Floor



First Floor



Second Floor

The Centre Stage



RETAIL / COMMERCIAL

ERL Station	3.0 km
Starbucks	4.2 km
KIP Mall	4.2 km
McDonald's	5.1 km
Mitsui Outlet Park	11.5 km
KLIA 2	14.2 km
KLIA	14.7 km

LEISURE

Kota Seriemas Golf & Country Club	9.3 km
National Automobile Museum	10.5 km

SCHOOLS

Sekolah Kebangsaan Kota Warisan	3.2 km
Xiamen University Malaysia	4.4 km
INTI International University	6.7 km
Nilai University	8.8 km
KLIA Professional and Management College	9.9 km
SJK (C) Dengkil	10.4 km

CLINICS AND HOSPITALS

Klinik Medicentral	4.2 km
Klinik Warisan Sepang	4.2 km
MAS Medical Centre	14.9 km

SCAN FOR MORE INFO



PILIHAN TERAJU SDN BHD (367118-V)
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