



SERASI

PUTRA HEIGHTS SENTRAL

**Perfect Match at the
Pulse of Putra Heights**

Putra Heights Sentral

The Hub of Connected Living

Where Excitement & Tranquility Come Together

Putra Heights Sentral welcomes you to an exciting urban lifestyle that meets the tranquillity of a suburban location in a mixed residential & commercial development.

Strategically located about 15 minutes from Subang Jaya, this new Transit-Oriented Development (TOD) project is thoughtfully designed to retain the serenity of a true suburb within Klang Valley.

Subang Jaya

Putra Heights Sales Gallery

Kingsley International School

Putra Heights Linear Park

Puchong

The Glades

Kingsley Hills



ELITE Highway

Future Development

Masjid Putra Heights

Putra Heights LRT Station

PUTRA HEIGHTS TOLL PLAZA

Tapak Balai Polis

Tapak Klinik Kesihatan

Future Development

FROM / TO PUTRAJAYA & KLIA

FROM / TO LDP & USJ

Future Development

Putra Point Commercial Centre

Giant Hypermarket (1 km distance)

FROM SHAH ALAM

Future Putra Heights Community Park (Expected completion end 2023)

Breezy Living Surrounded by Opportunities

PUTRA HEIGHTS LRT STATION

Unparalleled connectivity with a mere 400m walk to the nearest LRT station via a covered walkway.



PUTRA HEIGHTS COMMUNITY CENTRES

Live engaged with established communities of Putra Heights to fulfill your every social niche and responsibilities.

CENTRAL HIGHWAYS

Commute with ease as you enjoy direct access to central highways including ELITE, KESAS, LDP, LKSA & SKVE.



PUTRA HEIGHTS LINEAR PARK

An 8-acre Linear Park just 400m away with a leisure walking trail for those in love with a healthy lifestyle.



PUTRA POINT COMMERCIAL CENTRE

A myriad choices of cafes, restaurants, shops and other amenities 500m away from the comfort of your home.



PUBLIC & PRIVATE EDUCATION

Give your kids the best opportunities for learning with a selection of public & private educational institutions within Putra Heights.

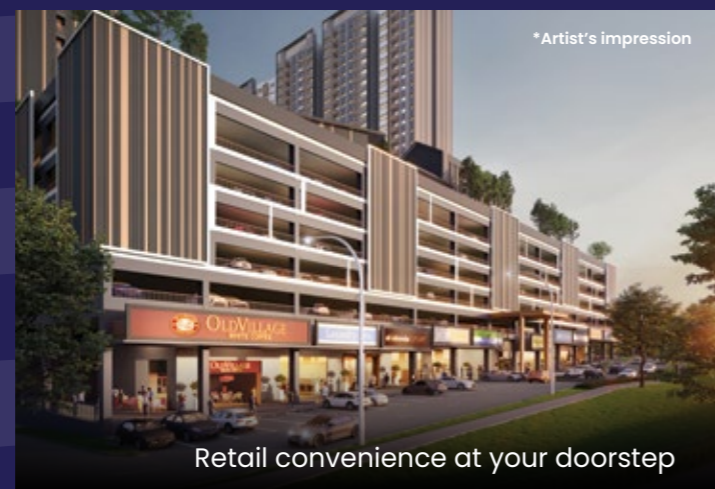
Welcome to Serasi Residences

Perfect Match at the Pulse of Putra Heights

Serasi Residences is all about thoughtful design in style, with living spaces crafted to be contemporary & chic yet versatile & practical, making the most of space-saving features. This makes it the perfect match for young families, first home buyers & those looking for something new.

For young professionals who need a flexible layout at home, Serasi's Servis Apartmen Mampu Milik (SAMM) units offer you an accommodating home with special features such as a balcony & study room at an affordable price, making it the perfect match for those starting a career.

Sensible design & stylish flair made to ease, only in Serasi Residences.



Retail convenience at your doorstep



Multi-tier security for your peace of mind



A modern residence that caters to all tastes

A Social Space to Call Your Own

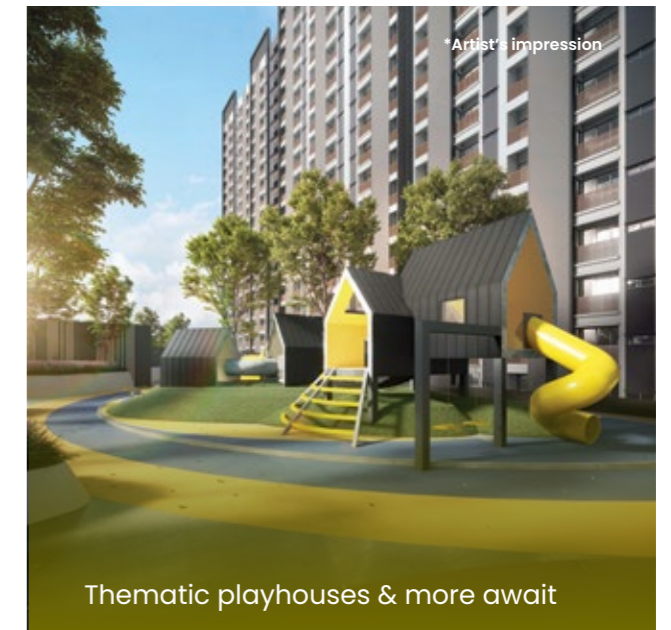
Unwind, recharge, catch up & keep fit at your leisure with modern facilities made to suit your every need.



Recharge at an Olympic-length swimming pool



A 2-acre social space with varied facilities



Thematic playhouses & more await



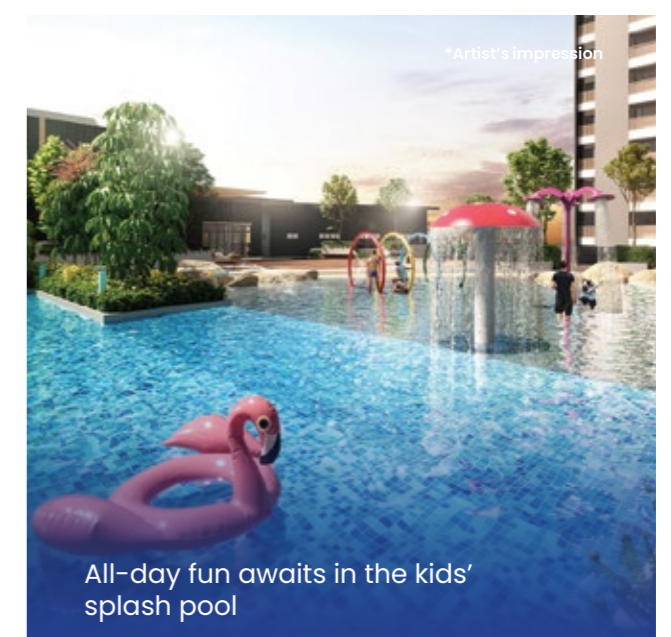
Be greeted by a linear garden when you come home



Achieve inner zen at home with facilities full of greenery



Keep fit & healthy with an indoor gym



All-day fun awaits in the kids' splash pool

Site Map & Facilities



*Artist's impression of the Serasi Residences facilities level

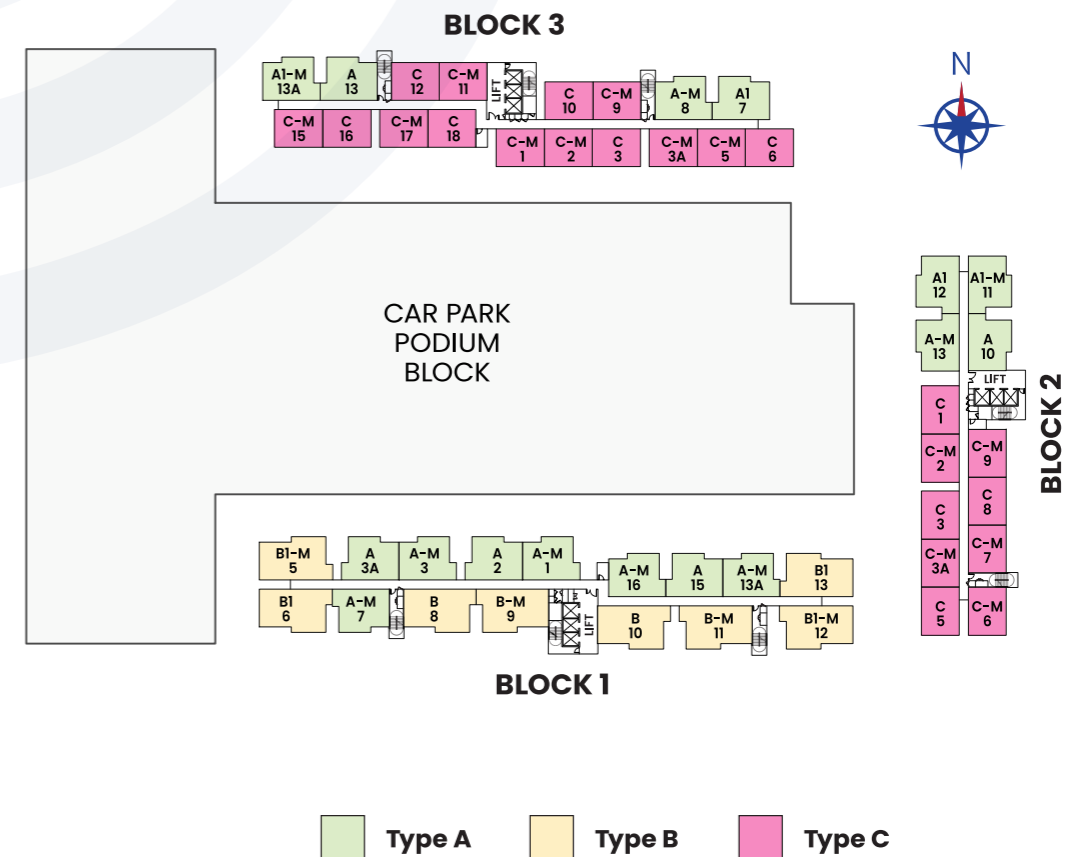
Level 7 Podium

- | | | | |
|------------------------------|---|--------------------------|----------------------|
| 1 Enchanted Trellis | 9 Multipurpose Hall with Space for 2 Badminton Courts | 17 Chill-out Deck | 25 Swimming Pool |
| 2 Herbs Garden | 10 Kick-about Area | 18 Changing Room | 26 Sun Lounge |
| 3 Reflexology Path | 11 BBQ Garden | 19 Laundry Space | 27 Recreational Area |
| 4 Surau | 12 BBQ Pavillion | 20 Seating Area | 28 Hammock Seating |
| 5 OKU Toilet (at Surau area) | 13 Walkway Path | 21 Yoga Plaza | |
| 6 Seating Lounge | 14 Kids Splash Fun Pool | 22 Outdoor Fitness Plaza | |
| 7 Co-working Space | 15 Kids Wading Pool | 23 Outdoor Shower Pit | |
| 8 Reading Space | 16 Gym | 24 Playground | |

Level 1

- | | | |
|--|---|-----------------------------------|
| 1 Linear Garden - in between Block 1, 2 & 3 and Carpark Podium | 5 Guardhouse | 9 Waiting Area - at Block's Lobby |
| 2 Bike Wash Station | 6 Tadika 1, 2, 3 & 4 (Block 1, Level 1) | 10 Letter Box Area |
| 3 Bicycle Rack | 7 Tadika 5 (Block 1, Level 2) | 11 Management Office |
| 4 Seating Area | 8 Tadika 6 & 7 (Block 2, Level 1) | |

Key Plan



Scan for 360° Aerial View

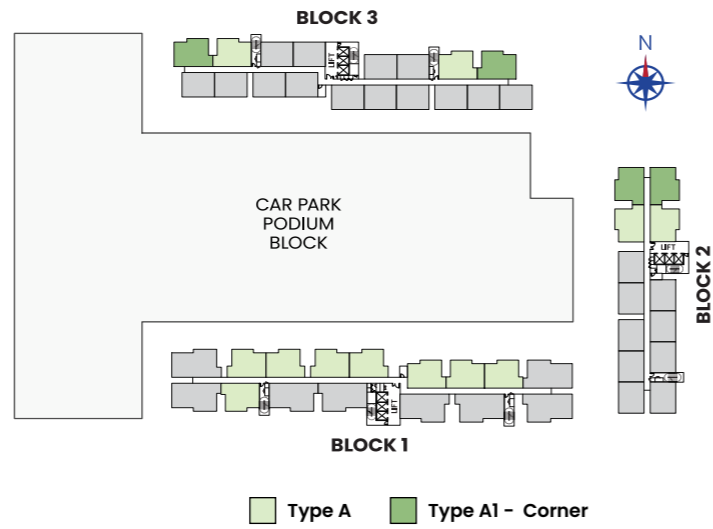


Type A

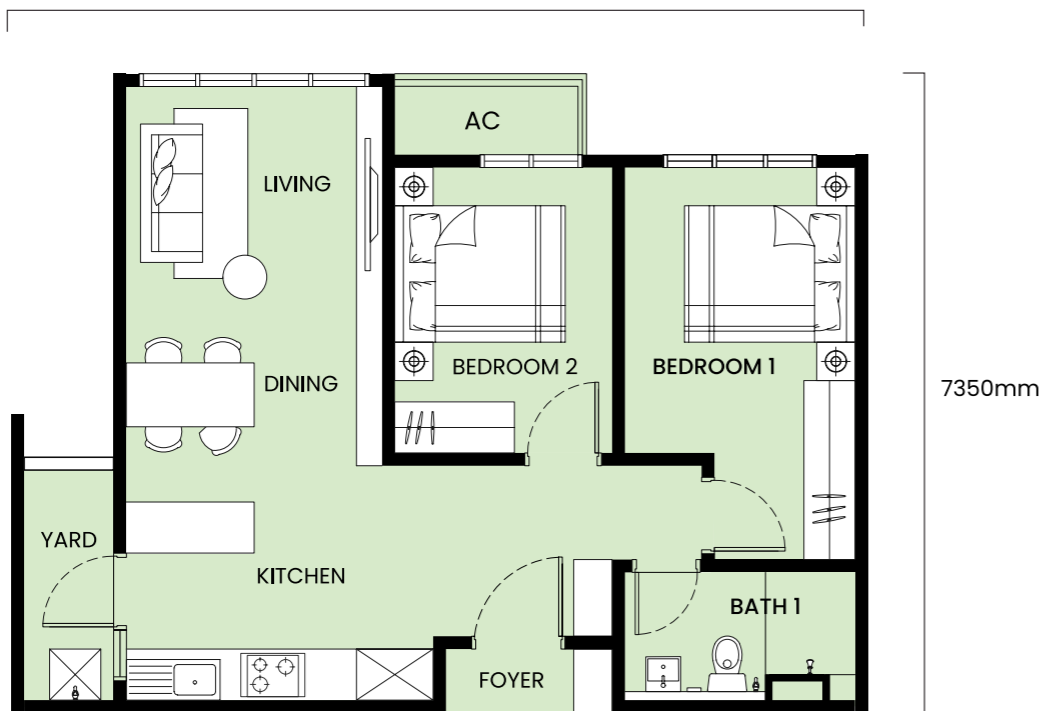
Perfect Match for First Home Buyers



Scan for 360° 3D actual show unit



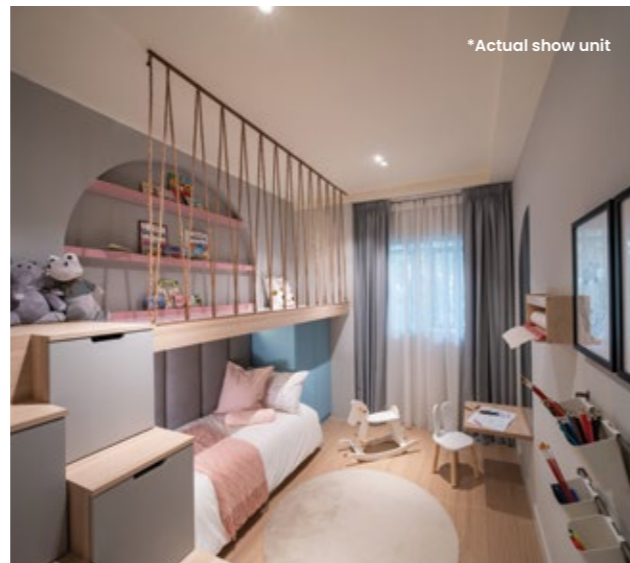
9900mm



- 668 SQ FT
- 2 BEDROOMS
- 1 BATHROOM
- 1 CARPARK



*Actual show unit



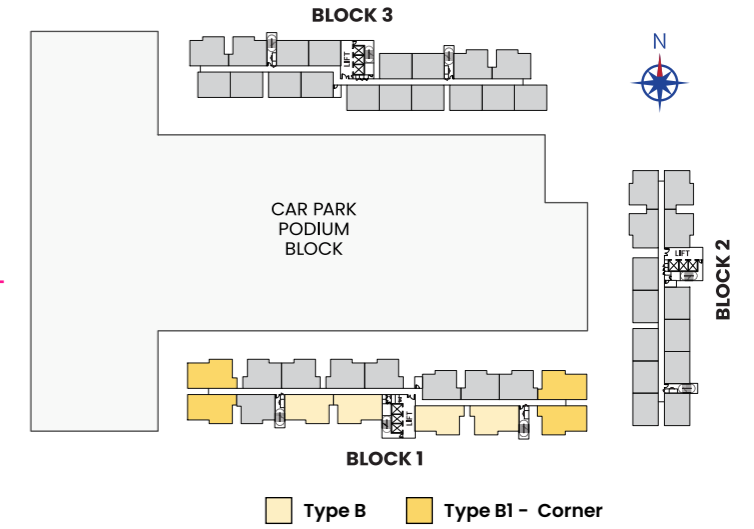
*Actual show unit

Type B

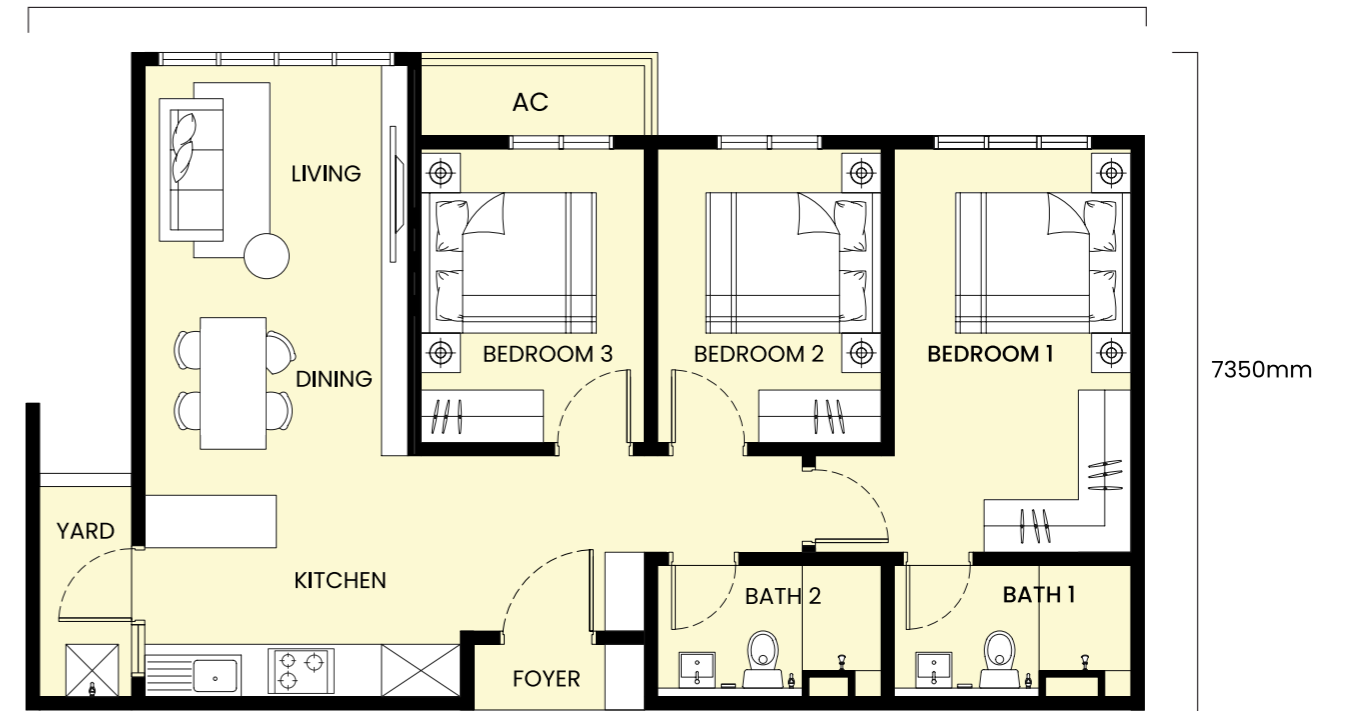
Perfect Match for Growing Families



Scan for 360° 3D Interior View



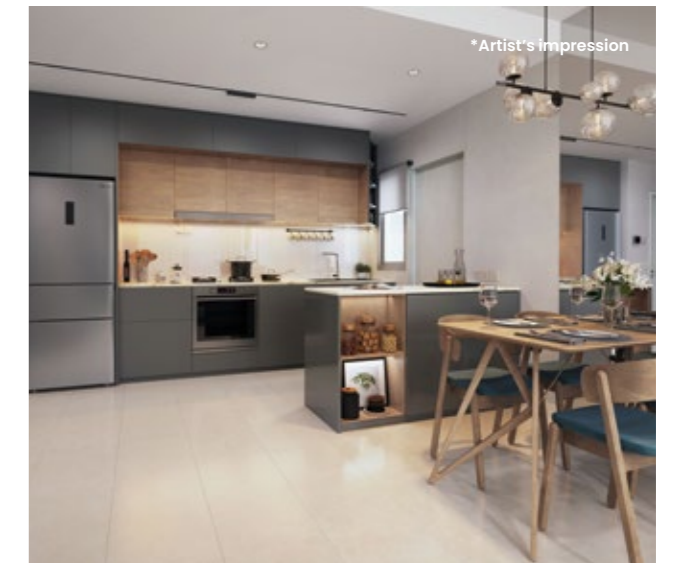
12600mm



- 850 SQ FT
- 3 BEDROOMS
- 2 BATHROOMS
- 2 CARPARKS



*Artist's impression



*Artist's impression

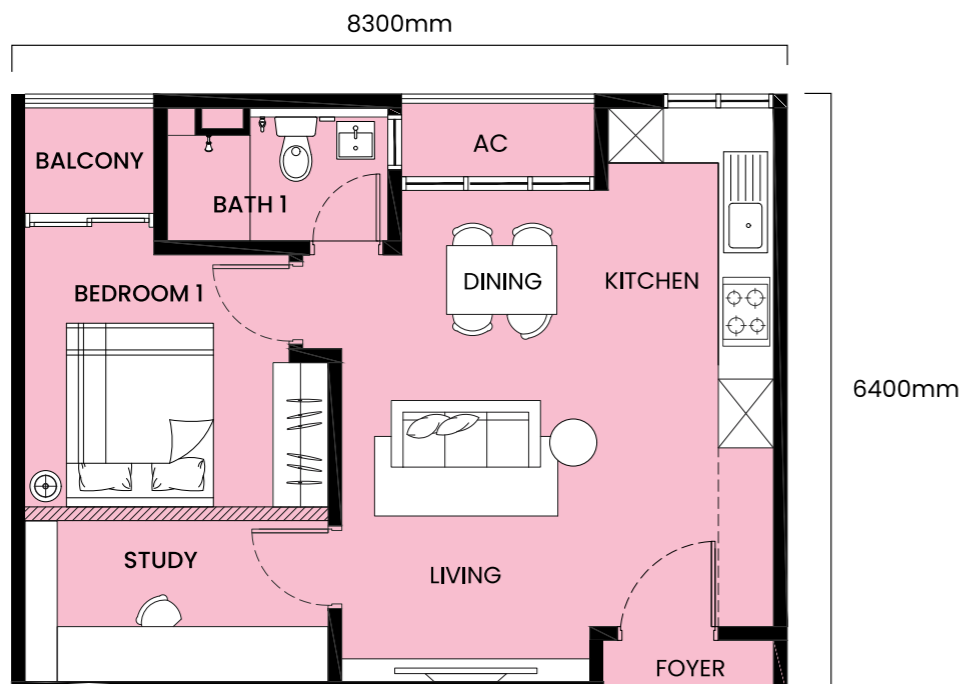
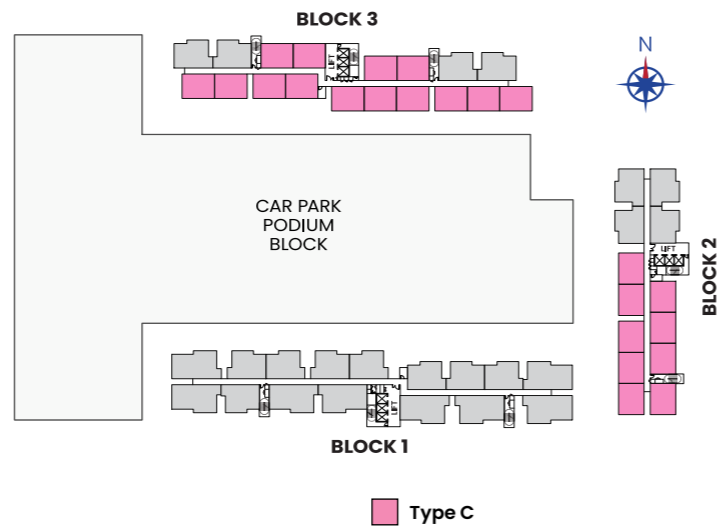
Type C

Perfect Match for Young Professionals

Servis Apartmen Mampu Milik (SAMM)



Scan for 360° 3D Interior View



- 550 SQ FT
- 1+1 BEDROOMS
- 1 BATHROOM
- 1 CARPARK

SAMM: Buyer's Requirements & Additional Information

1. Malaysian citizens aged 18 years and above;
2. Individual income from RM3,001 to household income up to RM15,000 per month but priority for applicants is RM10,000 per month according to the applicant's choice;
3. The applicant does not have any type of commercial residential house (Service Apartment and SOHO) / boutique office (SOVO / SOFO or SOLO) and is not based on the ownership of a residential residence;
4. Must register online with LPHS at: www.ehartanah.lphs.gov.my



Specifications

STRUCTURE	Reinforced concrete		
WALL	Brickwork / Reinforced concrete		
ROOF COVERING	Reinforced concrete		
ROOF FRAMING	Reinforced concrete		
CEILING	Reinforced concrete		
WINDOW	Ceiling board / Skim coat		
DOOR	Aluminium frame		
	Type A & B	Type C	
	Main Door : Timber	Main Door : Timber	
	Other : Flush door	Other : Flush door & Sliding glass door	
IRONMONGERY	Lock set with accessories		
WALL FINISH			
General	Plaster & paint		
Bathroom	Ceramic tiles		
Kitchen	Ceramic tiles (1500mm high), Plaster & paint		
FLOOR FINISH			
Foyer	Ceramic tiles		
Living & Dining	Ceramic tiles		
Kitchen	Ceramic tiles		
Bedroom	Laminated timber flooring		
Study (Type C)	Laminated timber flooring		
Bathroom	Ceramic tiles		
Yard	Ceramic tiles		
Balcony (Type C)	Ceramic tiles		
SANITARY & PLUMBING FITTING	Sanitary wares & fittings		
ELECTRICAL INSTALLATION	Type A/A-M/A1/A1-M	Type B/B-M/B1/B1-M	Type C & C-M
Lighting Point	12	15	10
Power Point	12	14	9
Fan Point	3	4	3
Door Bell Point	1	1	1
Water Heater Socket Point	1	2	1
A/C Point	3	4	2
SMATV Point	1	1	1
Fibre Wall Socket	1	1	1
Electrical DB	1	1	1
INTERNAL TELECOMMUNICATION TRUNKING & CABLING	Provided		

A New Standard of Living Awaits



Olympic-length **Swimming Pool** & More



2-acre Recreational Facilities



400m to 8-acre **Putra Heights Linear Park & Mosque**



400m Covered Walkway to Putra Heights LRT Station

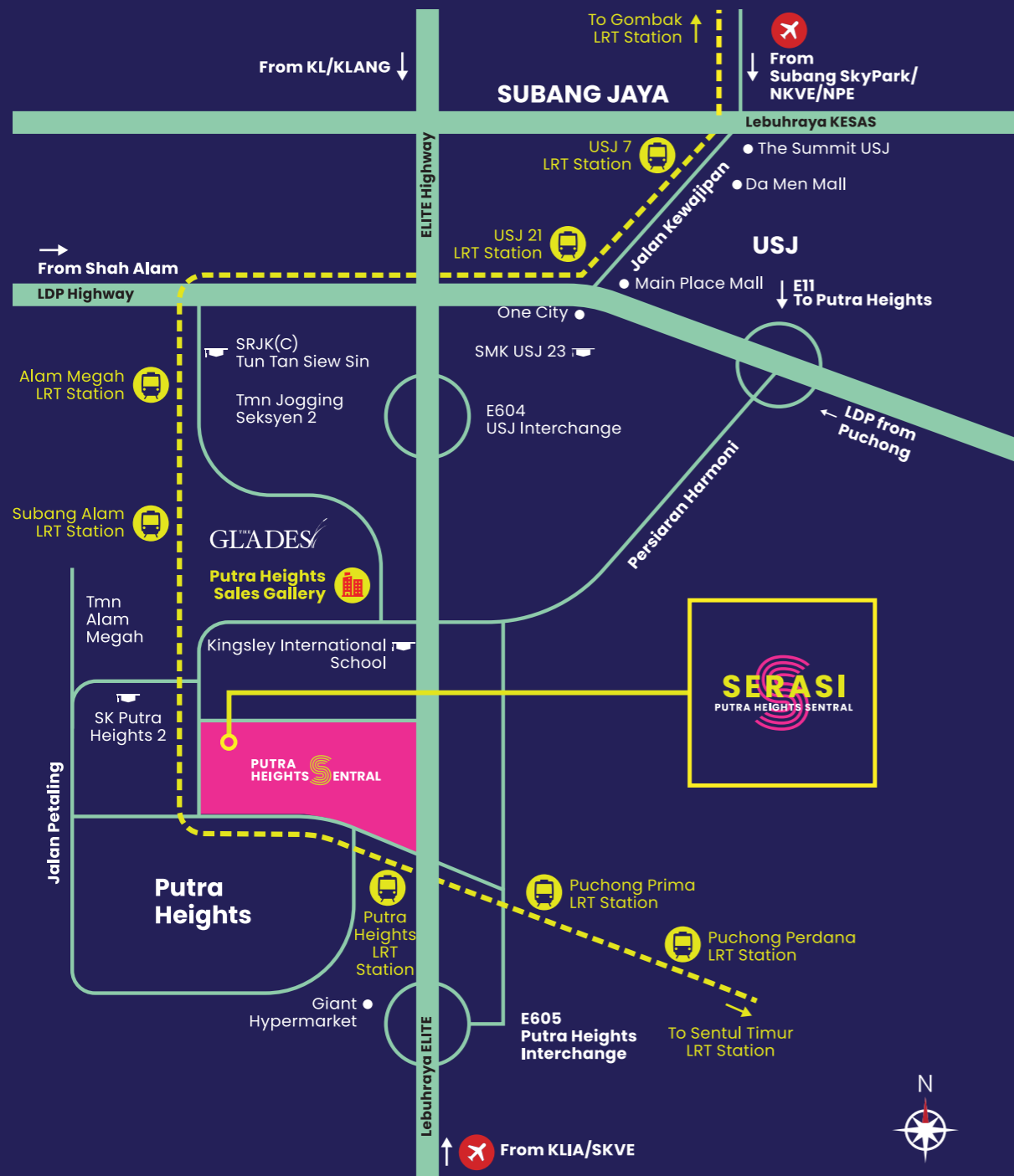


Direct Access to LDP & ELITE Highways

Practical Layouts **550-850 sqft** 1+1 to 3 Bedrooms



LOCATION



Connectivity

- Putra Heights LRT Station
- ELITE
- LDP
- NKVE
- KESAS
- LKSA

Social

- Masjid Putra Heights
- Putra Point Commercial Centre
- Putra Heights Community Park
- Putra Heights Linear Park
- Bukit Cermin Trails
- Taman Jogging Seksyen 2
- 15km Cycling Path
- Giant Hypermarket

Health

- Ramsay Sime Darby Health Care (SJMC)
- Columbia Asia Hospital Bukit Rimau
- Columbia Asia Hospital Puchong
- Sunway Medical Center
- KPJ Selangor Specialist Hospital

Education

- SK Putra Heights 2
- SK Taman Alam Megah
- SMK Alam Megah 2
- Leo International
- Kinderkaizen Putra Heights
- IIUM Montessori
- Kingsley International School

About Sime Darby Property Berhad

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 remains 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 (RM 1 billion and above)' category under FIABCI-Malaysia and Star Media Group's 'Malaysia Developer Awards 2022'.

Proudly Sustainable, Proudly Sime Darby Property

In 2015, the United Nations unveiled its 2030 Sustainable Development Goals (SD) 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 townships. We continuously reflect upon our actions, ensuring they are in line with these goals as we work towards achieving sustainability.



PUTRA HEIGHTS SALES GALLERY

Open daily, 9.30am – 6.30pm | The Glades Plaza, Off Persiaran Putra Perdana, 47650 Subang Jaya, Selangor

For enquiries

03 5198 0888

www.simedarbyproperty.com

PUTRA HEIGHTS



No of units: 1,428 • Type: Service Apartment • Expected Date of Completion: December 2026 • Land: Free from Encumbrances • Tenure of Land: Freehold • Developer's License No: 3927/03-2024/0194(A) • Validity: 4/3/2022 – 3/3/2024 • Advertising and Sales Permit No: 3927-155/12-2025/0450(A)-(S) • Validity: 22/12/2022 – 21/12/2025 • Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Subang Jaya • Reference No: MBSJ.BGN.BP3.600-1/10/4/1(25) • Developed by: Sime Darby Property (Bukit Raja) Sdn Bhd (Co. No. 198001002885), Level 10, Block G, No. 2, Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. • Selling Price SAMM: RM250,000 | Not SAMM - RM410,000(min.) - RM609,000 (max.) • 10% Bumiputera Discount.

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