

PJ's New Lakefront Home

Inspired by World-Class Resort Specialists

Come home to a life where nature meets resort-style comforts.

SUNWAY
Serene²
PETALING JAYA



Artist's Impression.



15_{Arce}

Lake Surroundings

36_{Hole}

Golf Course View

3_{km}

to Sunway City Kuala Lumpur

55

Exclusive Amenities

Sunway Serene 2

Kelab Golf Negara Subang

Federal Highway

IU COMPUTER
Petaling Jaya
Computer Shop

Fortune Street
Oriental Fusion

SS15

Persiaran
Kewajipan

LDP
Highway

Sunway Mentari

NPE Highway

SS14

Sunway City Kuala Lumpur

Google

Google map location



Product Composition – Serviced Apartment (Tower A)

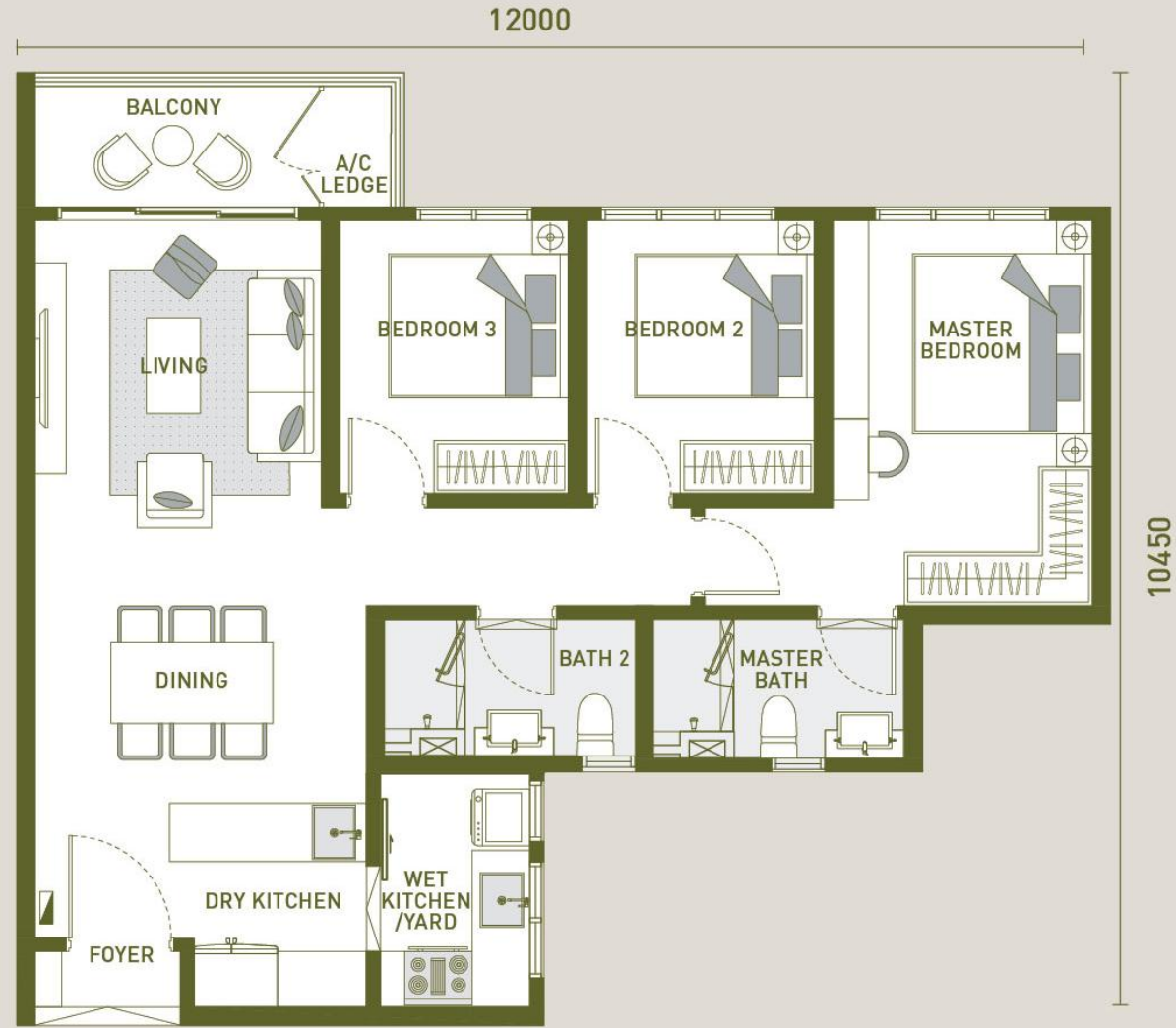
Type	Built Up Area (sf)	Room Layout	Car Park
A	995 Main Parcel: 995 sq. ft. Accessory Parcel: -	3 bedrooms 2 bathrooms	2 single
B	1,096 Main Parcel: 1,096 sq. ft. Accessory Parcel: -	3 bedrooms 2 bathrooms	2 single
C	1,198 Main Parcel: 1,188 sq. ft. Accessory Parcel: 10 sq. ft.	3+1 bedrooms 2 bathrooms	2 single OR 1 single + 1 tandem
D	1,484 Main Parcel: 1,484 sq. ft. Accessory Parcel: -	4 bedrooms 3 bathrooms	1 single + 1 tandem
E	1,590 Main Parcel: 1,590 sq. ft. Accessory Parcel: -	4 bedrooms 3 bathrooms	1 single + 1 tandem

Type A – 995 sq.ft.



995 sq.ft.

Main Parcel: 995 sq. ft.
Accessory Parcel: -



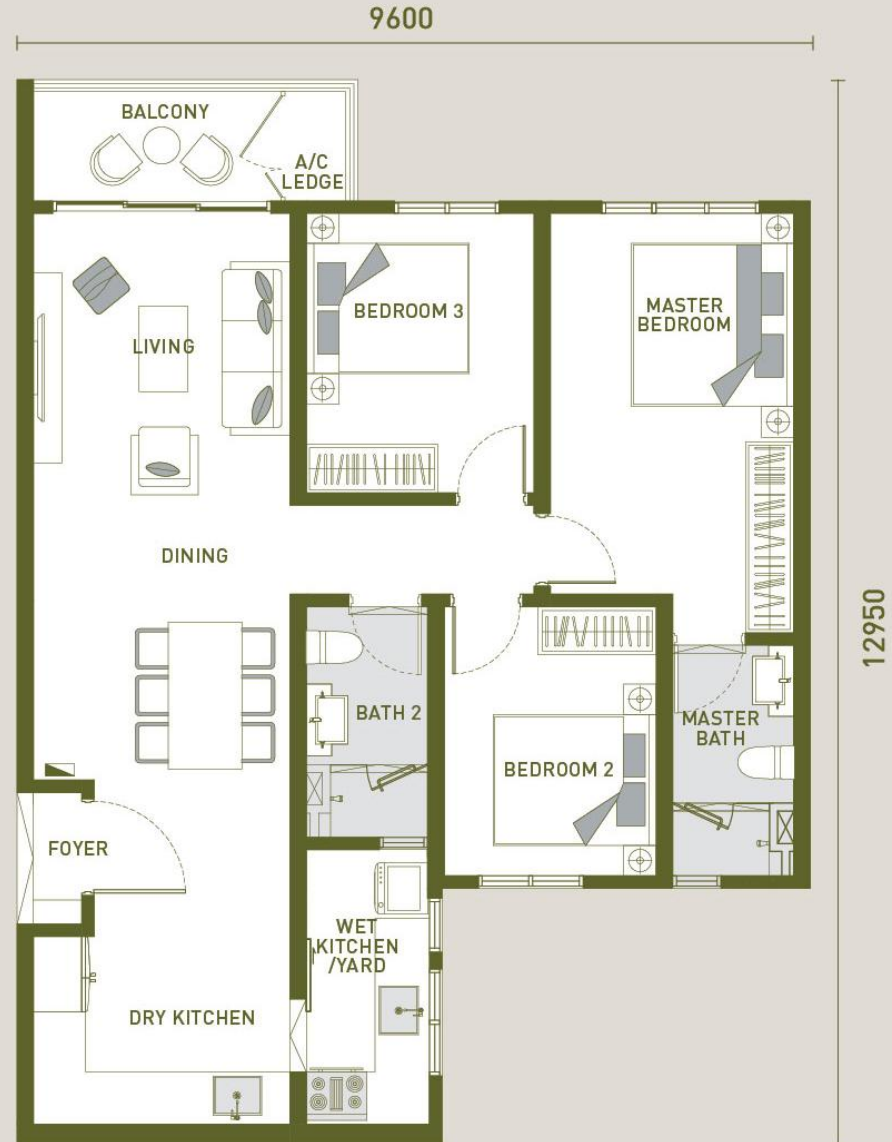
Type B – 1,096 sq.ft.

Type
B

1,096 sq.ft.

Main Parcel: 1,096 sq. ft.
Accessory Parcel: -

3  **2** 



Type C – 1,198 sq.ft.



1,198 sq.ft.

Main Parcel: 1,188 sq. ft.

Accessory Parcel: 10 sq. ft

3+1  2 



Type D – 1,484 sq.ft.

Type
D

1,484 sq.ft.

Main Parcel: 1,484 sq. ft.
Accessory Parcel: -

4  **3** 



Type E – 1,590 sq.ft.

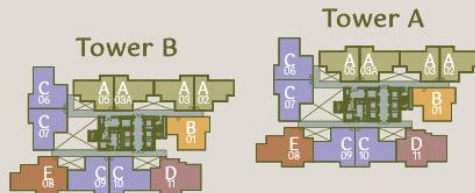


1,590 sq.ft.

Main Parcel: 1,590 sq. ft.
Accessory Parcel: -



Legend



1. **Mature neighbourhood in PJ**
2. **Strategic and convenient location in PJ** - 3km to Sunway City Kuala Lumpur & 5 major highway (LDP, Federal Highway, KESAS, NPE & NKVE)
3. **15 acres lakeside frontage and 36-hole golf course view**
4. **1.2km jogging path** by the lake
5. **Resort inspired facilities** with more than 45,000 sq.ft. of area for Multi Generational Living
6. **Co-Created with our World Class Resort Specialist** - Come home to a nature-inspired living experience curated by resort experts
7. **Sky Lounge** at Level 53 sky viewing deck with Lake, golf course and PJ city view
8. **Special features** : Solar panels, dedicated parcel area, rainwater harvesting, EV charging bays, centralised water filter and recycling area.
9. **Exclusive shuttle van service to Sunway City Kuala Lumpur (Sunway Pyramid, Sunway Medical Centre, Sunway University & Sunway GEO Avenue), LRT Station Kelana Jaya & Paradigm Mall**
10. **Partial Furnishing** – Yale Digital lockset, Daikin Inverter Air Conditioner to all rooms and living hall, storage water heater systems to all bathrooms, shower screen to all bathrooms
11. **Elderly wheelchair and baby stroller friendly access**

Instant Perks



**Mature Neighbourhood
of PJ**



**3km to Sunway City
Kuala Lumpur**



**Lush Green Surroundings
with a 15-Acre Lake**



**1.2km Jogging Path
by the Lake**

**995 to
1,590 sq. ft.**

**Spacious Living &
Dining Room**



Unobstructed City View



Pet-Friendly



2 to 3 Parking Bays



**Exclusive 2-Year
Shuttle Van Service ***



24/7 CCTV Surveillance



Sustainable Green Design



**EV Charging
Bays Ready**

*T&Cs Apply

Instant Convenience

Effortless access to malls, medical centres,
educational institutions, and public transport.



4km

SUNWAY
MEDICAL CENTRE
Sunway City Kuala Lumpur



4km

SUNWAY
PYRAMID



5km

SUNWAY
UNIVERSITY
A CLASS ABOVE



Exclusive 2-Year Shuttle Van Service, covering:

SUNWAY
Serene2
PETALING JAYA

SUNWAY CITY
KUALA LUMPUR



KELANA JAYA
LRT STATION
(LINE 5)



Partial furnishing

Instant Indulgence

Step into a home of effortless comfort with complimentary furnishings.

Kitchen cabinet provided



Modern hood and hob



Daikin inverter air conditioner



Storage water
heater system



Individual
water filter



Sanitary ware by
Johnson Suisse,
with vanity top



Shower screen
in all bathrooms



INOVAR termite-proof
laminated timber flooring



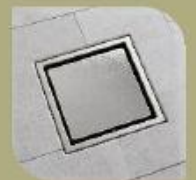
Rimless water closet
by Johnson Suisse



Yale digital lockset



Elderly-and
stroller-friendly access



Anti-cockroach/
anti-odour floor trap

Free Yale Digital Lock Set for every unit Yale Kyra Pro



Inspired by World-Class Resort Specialists



Level 8 Resort-Inspired Facilities ▼

Paradise Lagoon

- 1 Infinity Lagoon
- 2 Beach Entry
- 3 Lounge Pool
- 4 Pool Deck
- 5 Jacuzzi
- 6 Kids' Pool
- 7 Coconut Rainfall
- 8 Tidal Slide
- 9 Mega Splash Bucket

Grand Lake Vista

- 10 Aqua Twister
- 11 Splash-O-Wheel
- 12 Sprinkleshroom

The Family Rendezvous

- 13 Layback Hill
- 14 Poolside BBQ Terrace
- 15 Lakefront BBQ Terrace
- 16 Lakeside Pavillion
- 17 North Terrace

Mind & Body Retreat

- 18 Lakeview Terrace
- 19 Golf View Seating Deck
- 20 Putting Green
- 21 Reflexology Garden
- 22 Herbs Garden
- 23 Outdoor Yoga Deck
- 24 Outdoor Gymnasium
- 25 Senior Exercise Corner

Little Adventure's Ground

- 26 Exercise Lawn
- 27 Kids' Play Lawn
- 28 Family Retreat Park
- 29 Rope Pyramid Challenge
- 30 Flower Hopper
- 31 Tricycle Trial

Woodland Wonder

- 32 Nature Walk
- 33 Rainforest Canopy Walk
- 34 Serenity Stream

Adventure Lawn

- 35 Multipurpose Court

Additional Amenities

- 36 Yoga Room

- 37 Gymnasium
- 38 Mahjong Lounge
- 39 Senior Lounge
- 40 Surau
- 41 Co-Working Room
- 42 Reading Room
- 43 Kids' Playroom
- 44 Changing Room
- 45 Garden Lounge 1
- 46 Garden Lounge 2

- 47 Theatre Room
- 48 Games Room
- 49 Karaoke Room 1
- 50 Karaoke Room 2
- 51 Washroom
- 52 Multipurpose Hall
- 53 Pre-Function Hall
- 54 Alfresco Area
- 55 466m Active Trial

Inspired by World-Class Resort Specialists



Tower A & Tower B Level 53 Sky Garden Facilities ▼

Sky Garden

- | | |
|---------------------|---------------------|
| 1 Sky Open Lounge 1 | 4 Sky BBQ Terrace 2 |
| 2 Sky Open Lounge 2 | 5 Sky Wellness Deck |
| 3 Sky BBQ Terrace 1 | 6 The Sky Pavilion |

Facade



Facade





Iconic Entranceway

Artist's Impression



Poolside BBQ Terrace

Artist's Impression



Adventure Lawn

Artist's Impression



Little Adventurer's Ground

Artist's Impression



Serenity Stream

Artist's Impression



Infinity Lagoon

Artist's Impression



Pool by the Lake

Artist's Impression



Kid's Pool

Artist's Impression



Paradise Lagoon

Artist's Impression



Pool top view

Artist's Impression

An artist's impression of a modern rooftop lounge. The space features a long wooden dining table set for four with white dishes and glasses. To the left is a bar counter with a sink and a small lamp. In the center, there are several large beanbag chairs. The area is decorated with potted plants and has a glass railing overlooking a city at dusk. A large window with vertical bars is visible in the background.

Sky Lounge

Artist's Impression

Sky Garden

Artist's Impression





LEGEND:

- LRT Line
- BRT Line
- KTM Line

Education

- 1km Sri Emas Int. School
- 4km Sri KL Int. School
- 4km Taylor's University
- 5km Sunway University
- 5km SJK(C) Yek Chai
- 6km Monash University
- 8km Sunway Int. School

Hospital

- 3km Kelana Jaya Medical Centre
- 3km Subang Jaya Medical Centre
- 4km Sunway Medical Centre
- 6km Assunta Hospital

Shopping

- 3km Paradigm Mall
- 4km Sunway Pyramid
- 4km Sunway Square
- 4km NU Empire Subang
- 6km Atria Shopping Mall
- 9km 1 Utama Shopping Centre

Public Transport

- 2km KTM & BRT Setia Jaya
- 4km LRT Kelana Jaya
- 5km LRT Glenmarie

National Golf Club

- 2km Subang National Golf Club
- 2km Kelana Jaya Park
- 4km Sunway Lagoon
- 7km Glenmarie Golf & Country Club
- 7km Saujana Golf & Country Club

Thank You