



# Intrika2

SERENE HEIGHTS

## A Timeless Touch To Parkfront Living

### NATURAL. NURTURING.

Discover an unparalleled lifestyle at Intrika 2, where wide frontages open to lush park landscapes right at your doorstep. A collection of elegant double-storey homes, with options of 20' x 70' or 22' x 95', complete with Nusantara-inspired facades and private terrace gardens ideal for family moments — this is where life is free to flourish in its fullest.



Facade Front View Type B1 (20' x 70')  
Artist's Impression



Type A Corner Lot Terrace Garden  
Artist's Impression



Contemporary  
Nusantara-inspired  
architecture



Private backyard  
garden provides  
additional space



Scenic walkways  
designed for  
relaxing strolls



Wide balcony space  
to ensure ample  
natural light

## Spacious Indoors, Seamlessly Connected to the Outdoors

The expansive living area flows effortlessly from your cozy home to a thoughtfully crafted green space, creating an enhanced sense of openness and tranquility.



Type B1 Living Room  
Artist's Impression

## SITE PLAN

Intrika 2 nestles within Serene Heights, an elevated neighbourhood thoughtfully designed for tropical-inspired contemporary family living.



## FLOOR PLAN

### TYPE A



#### TYPE A FEATURES

1. Separate back room convertible to guest room or home office.
2. Powder room provided for guest.
3. Parcel ledge provided.
4. Master bedroom attached with lanai balcony facing central park.

### TYPE B1



#### TYPE B1 FEATURES

1. Open yard that can be purposed as a herb garden or extended as part of wet kitchen.
2. Open plan living.
3. Parcel ledge provided.
4. Sizeable master bedroom allow for study area.

### TYPE B2



#### TYPE B2 FEATURES

1. Backyard with "grille" as additional security for the family.
2. Bedroom is suitable for use by all generations.
3. Yard may be used as extended wet kitchen.
4. Parcel ledge provided.
5. Sizeable master bedroom allow for study area.

## SPECIFICATIONS

STRUCTURE	Reinforced Concrete	
WALL	Masonry Wall	
ROOF COVERING	Roof Tiles / Concrete / Metal Deck	
ROOF FRAMING	Metal	
CEILING	Plaster / Gypsum Board / Skim Coat	
DOORS	Main Entrance	Laminated Timber Door
	Other Doors	Flush Door / Aluminium Sliding Door
WINDOWS	Aluminium Frame Glass Window	
IRONMONGERY	Lockset with Accessories	
FENCING	Provided	
TURFING	Spot Turfing	

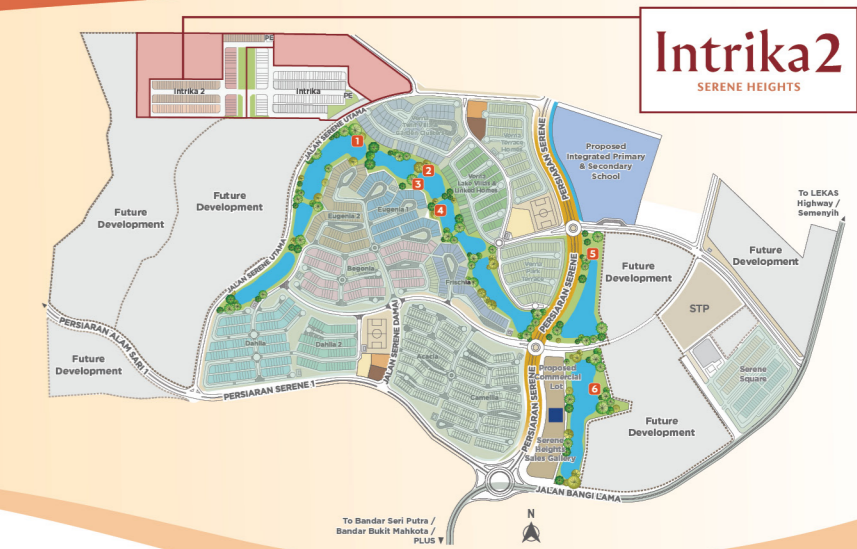
FLOOR FINISHES	Living / Foyer / Dining	Tiles
	Kitchen	Tiles
	Guest Room	Tiles
	Terrace / Balcony	Tiles
	Car Porch	Concrete Imprint
	Family Area / Staircase	Tiles
	Master Bedroom / Bedroom 1 / Bedroom 2	Laminated Timber Flooring
	Master Bath / Powder Room / Guest Bath / Bath 1 / Bath 2	Tiles
	Yard	Tiles / Cement Render
	Apron / Others	Cement Render

WALL FINISHES	External Wall	Plaster & Point					
	Master Bath / Powder Room / Guest Bath / Bath 1 / Bath 2	Tiles up to Ceiling Height					
	Kitchen	1.5m High Tiles / Plaster & Point					
	Others	Plaster & Point					
SANITARY & PLUMBING FITTINGS	TYPE A Intermediate	TYPE A Corner/End Lot	TYPE B1 Intermediate	TYPE B1 Corner/End Lot	TYPE B2 Intermediate	TYPE B2 Corner/End Lot	
	Water Closet	5	5	3	3	3	3
	Water Basin and Tap	5	5	3	3	3	3
	Shower Rose	4	4	3	3	3	3
	Hand Bidet	5	5	3	3	3	3
	Bib Top	2	2	2	2	2	2
	Kitchen Sink & Tap	1	1	1	1	1	1
	Paper Roll Holder	5	5	3	3	3	3

ELECTRICAL INSTALLATIONS	TYPE A Corner/End Lot	TYPE A Intermediate	TYPE B Corner/End Lot	TYPE B Intermediate	
	Light Point	29	27	26	24
	Gate Light Point	1	1	1	1
	Fan Point	7	7	7	7
	Power Point	20	20	19	19
	Air Conditioning Point	6	6	5	5
	Water Heater Power Point	4	4	3	3
	Telephone / Data Point	2	2	2	2
	TV Point	1	1	1	1
	Door Bell Point	1	1	1	1
Auto Gate Point	1	1	1	1	
Mechanical Ventilation Exhaust Fan	1	1	-	-	

## MASTER PLAN Serene Heights

A 448-acre master plan, designed as a future-ready residential township, featuring an upcoming commercial square, natural landscapes and creekside parkland.



### Creekside Parkland

- LEGEND
- Multi-Purpose Hall Site
  - Surau Site
  - Kindergarten Site
  - Tropika Boulevard
  - Street of Blooms
  - Serene Heights Sales Gallery

- 1 Gasing Land
- 2 Congkak Place
- 3 Hopscotch Valley
- 4 Wellness Garden
- 5 Leisure Garden
- 6 Takraw Park



Type A Facade Overlooking Central Park

The land configuration, dimensions and area vary from unit to unit. A copy of the plan showing the actual configuration and measurements of any lot can be made available upon request.

# Urban Conveniences Within Reach

Serene Heights is conveniently located near established neighborhoods, offering excellent connectivity to Kuala Lumpur, Putrajaya and Cyberjaya. With the surrounding area of Bangi primed for development, this location promises sustained growth for years to come.



## HOSPITALS

1	Hospital Pakar An-Nur	13KM
2	Hospital Islam Az-Zahrah	16KM
3	KPJ Kajang Specialist Hospital	16KM
4	Hospital Serdang	24KM
5	Andorra Women and Children Hospital	33KM

## GOLF CLUBS & RECREATION

1	Bangi Wonderland	5KM
2	Bangi Golf Resort	17KM
3	Taman Tasik Cempaka	17KM

## SCHOOLS

1	Sekolah Kebangsaan Rinching Hilir	3KM
2	Beverly International School (Islamic)	10KM
3	Sri Ayesha Islamic School	17KM
4	S.J.K (C) Sungai Chua	20KM
5	Nexus International School	24KM

## SHOPPING MALLS

1	Lotus Bandar Puteri, Bangi	6KM
2	Bangi Gateway	15KM
3	Bangi Sentral	17KM
4	EVO Mall	20KM
5	IOI City Mall, Putrajaya	25KM

## UNIVERSITIES

1	Kolej Universiti Islam Antarabangsa Selangor (KUIS)	6KM
2	Nottingham University	9KM
3	National University of Malaysia (UKM)	14KM
4	German Malaysian Institute	17KM
5	Universiti Tenaga Nasional (UNITEN)	23KM

## About UEM Sunrise Berhad

UEM Sunrise Berhad is a public-listed company and one of Malaysia's leading property developers. It is the flagship company for township and property development businesses of UEM Group Berhad and Khazanah Nasional Berhad. With core competencies in macro township development, high-rise residential, commercial, retail and integrated developments, UEM Sunrise is the master developer of Iskandar Puteri, Johor, envisioned to become Southeast Asia's largest fully integrated urban development. The Company is also renowned as the pioneer developer of award-winning and upmarket properties, mainly located in the affluent Mont' Kiara enclave as well as surrounding neighbourhoods in the Greater Kuala Lumpur area. UEM Sunrise has extended their mark internationally, including Singapore, Canada and, most notably, Australia and South Africa.



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**INTRIKA 2 (Phase 3A3)** • Developer: Symphony Hills Sdn Bhd (347800-M) • Address: Clubhouse Symphony Hills, Periaran Simfoni, Cyber 9, 63000 Cyberjaya, Selangor • Developer's License No.: 11186/04-2028/0829(A) • Validity Period: 27/04/2023 - 26/04/2028 • Advertising & Sales Permit No.: 11186-17/08-2026/0706(A)-(L) • Validity Period: 2 Tahun (8/8/2024 - 7/8/2026) • Approving Authority: Majlis Perbandaran Kajang • Building Plan Approval No.: MPKJ.OSC/A12/3/5-2023 Bil (5) dlm.MPKJ2/P/13/2023) • Type: 2-Storey Terrace House • Land Tenure: Freehold • Land Encumbrances: Nil • Restriction In Interest: Nil • No. Of Units: • Type A - 19 Units • Price: (Min.) RM896,800 (Max.) RM1,337,556 • Built-up Area: 216 - 227 Sqm. • Type B2 - 26 Units • Price: (Min.) RM724,800 (Max.) RM1,064,222 • Built-up Area: 179 - 188 Sqm. • Type B1 - 69 Units • Price: (Min.) RM710,800 (Max.) RM1,048,667 • Built-up Area: 178 - 187 Sqm. • Expected Date Of Completion: October 2026 • 7% Bumiputera Discount

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