

Intrika4

SERENE HEIGHTS

by **UEM Sunrise**

3-Storey Signature Homes

FREEHOLD



Type C1 corner facade

Designed for Togetherness, Built for Privacy

Come home to a place where your family has more room to grow together. Intrika's final collection balances individual privacy with a versatile layout designed to adapt as your family expands. Multiple family spaces on each floor define these 3-storey terrace homes, making them the only ones of their kind in the series.



Designed for Open Living

Bask in cool, airy rooms filled with soft, filtered sunlight. Whether you seek the quiet privacy of an indoor retreat on the lanai or a restful moment on the balcony with expansive views, Intrika 4 brings the flexibility of both, crafted to suit your lifestyle.

Daily Gathering Spaces

Light-filled living and dining areas set the stage for shared moments, complemented by a flexible first floor family area designed to gracefully adapt to different activities at once.



A Sanctuary Designed for Family Growth



Dual Master
Suite Design



Ensuite Bathrooms for
All Family Members



EV Charging
Point Ready



Type C2 facade



Communal park within Intrika

Serene Heights — 450 Acres of Abundance

A 450-acre master plan, designed as a future-ready residential township, featuring an upcoming commercial square, natural landscapes and creekside parkland.



Creekside Parkland

An Exclusive Collection of 36 Residences Enveloped by Lush Greenery



Specifications

STRUCTURE	Reinforced concrete	
WALL	Masonry wall	
ROOF	Roof tiles / concrete flat roof / Metal deck / Skylight	
ROOF FRAMING	Metal roof truss	
CEILING	Plaster ceiling / Gypsum board / Skim coat	
DOORS	MAIN DOOR	Laminated timber door
	OTHER DOORS	Flush door / Aluminium framed sliding door / Pocket door / Aluminium Flush Door
WINDOWS	Aluminium frame glass window	
IRONMONGERY	Lockset with accessories	
WALL FINISHES	REFUSE COMPARTMENT	Tiles
	WET KITCHEN	Tiles up to 1.5 m height / Plaster & paint
	EXTERIOR	Plaster & paint
	ALL BATHROOMS	Tiles up to ceiling height
	OTHERS - INTERIOR	Plaster & paint
SANITARY & PLUMBING FITTINGS	KITCHEN	Sink with tap
	MASTER BATHROOM, BATHROOMS 1, 2 & 3, GUEST BATHROOM	Water closet, wash basin and tap, hand bidet, shower rose, paper roll holder
	YARD	Tap

FLOOR FINISHES	CARPORCH	Concrete Imprint
	LIVING / DINING / FOYER / GUEST BEDROOM / KITCHEN / ALL BATHROOMS / REFUSE COMPARTMENT / TERRACE / BALCONY / FOYER (CARPORCH) / YARD	Tiles
	LANAI	Laminated timber flooring (Type C2 Intermediate) / Tiles (Type C2 Corner & End)
	A/C LEDGE & APRON	Cement render
	STAIRCASE / STUDY AREA / MASTER BEDROOM / BEDROOMS 1, 2, 3 / FAMILY AREA	Laminated flooring

ELECTRICAL INSTALLATIONS	TYPE C1	TYPE C1	TYPE C2	TYPE C2
	INTERMEDIATE	CORNER / END	INTERMEDIATE	CORNER / END
LIGHT POINT	34	35	34	35
POWER POINT	27	27	27	27
FAN POINT	9	9	9	9
DOOR BELL POINT	1	1	1	1
WATER HEATER POWER POINT	5	5	5	5
TELEPHONE / DATA POINT	4	4	4	4
AIR CONDITIONING POINT	7	7	7	7
TV POINT	1	1	1	1
AUTO GATE POINT	2	2	2	2



Second Floor



First Floor



Ground Floor



LOT SIZE

6.75m × 22.9m
(22' × 75')

BUILT-UP

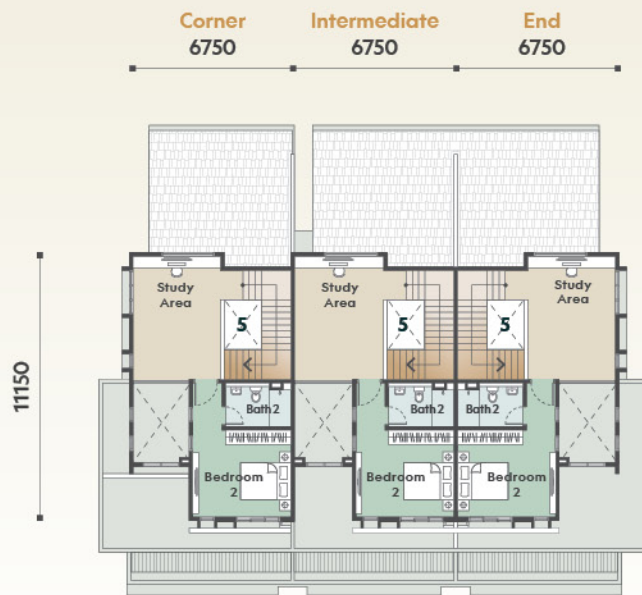
261sqm – 293sqm
(2,808sqft – 3,155sqft)

5 Bedrooms
5 Bathrooms

PRODUCT FEATURES

- 1 Spacious foyer with skylight.
- 2 Step-free entryways tailored for senior-friendly living.
- 3 Master bedroom with balcony.
- 4 Folding screens that ensure airflow while maintaining your privacy.
- 5 Skylight design enhances interior natural lighting.
- 6 EV charging point ready.
- 7 Space allocated for lift.

* The dimensions of the garden's land area for corner and end-lot terrace units are subject to variation depending on the chosen type & lot.



Second Floor



First Floor



Ground Floor



LOT SIZE

6.75m × 22.9m
(22' × 75')

BUILT-UP

255sqm – 276sqm
(2,747sqft – 2,968sqft)

4 Bedrooms
4 Bathrooms

PRODUCT FEATURES

- 1 Step-free entryways tailored for senior-friendly living.
- 2 A dedicated dining area with garden views and terrace access.
- 3 Master bedroom with a private lanai for your personal retreat.
- 4 EV charging point ready.
- 5 Space allocated for lift.

* The dimensions of the garden's land area for corner and end-lot terrace units are subject to variation depending on the chosen type & lot.

Urban Conveniences Within Reach

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



HOSPITALS

1	Hospital Pakar An-Nur	9 KM
2	Hospital Kajang	12 KM
3	KPJ Kajang Specialist Hospital	13 KM
4	Hospital Serdang	18 KM
5	Hospital Sultan Abdul Aziz Shah	21 KM



SCHOOLS

1	Sekolah Rendah Agama Batu 3	1 KM
2	Sekolah Kebangsaan Rinching Hilir	3 KM
3	Sekolah Menengah Sri Al-Amin Bangi	6 KM
4	Sri Ayesha Islamic School	12 KM
5	S.J.K (C) Sungai Chua	14 KM



UNIVERSITIES

1	German Malaysian Institute	5 KM
2	Universiti Islam Selangor (UIS)	6 KM
3	Universiti Kebangsaan Malaysia (UKM)	7 KM
4	Universiti Tenaga Nasional (UNITEN)	17 KM
5	Universiti Putra Malaysia (UPM)	21 KM



SHOPPING MALLS

1	Lotus's Bandar Puteri, Bangi	6 KM
2	ST Rosyam Mart Semenyih	7 KM
3	Bangi Gateway	8 KM
4	EVO Mall	12 KM
5	IOI City Mall, Putrajaya	19 KM



GOLF CLUBS & RECREATION

1	Bangi Wonderland	5 KM
2	Bangi Golf Resort	11 KM
3	Taman Tasik Cempaka	12 KM

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, most notably in Australia.

THE EDGE *Top Property Developers Awards* 2025

CX *ASIA EXCELLENCE AWARDS* 2022

PUTRA *Property Awards* GOLD 2024

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A future
worth building



IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY

INTRIKA 4 (Phase 3A-2) • Developer: Symphony Hills Sdn Bhd (347800-M) • Address: Clubhouse Symphony Hills, Persiaran 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.: 11186-20/06-2028/0448(N)-(L) • Validity Period: 2 Years (18/6/2026-17/06/2028) • Approving Authority: Majlis Perbandaran Kajang • Building Plan Approval No.: MPKJ/OSC/A12/3/6-2023 Bil (20) dlm.MPKJ 2/P/12/2023 • Property Type: 2-Storey & 3-Storey Terrace House • Land Tenure: Freehold • Land Encumbrances: Nil • Restriction In Interest: Nil • No. Of Units: Type B1 - 83 Units • Price: (Min.) RM863,420 (Max.) RM1,221,070 • Built-up Area: 178 - 187 Sq.m., Type C1 - 30 Units • Price: (Min.) RM1,226,820 (Max.) RM1,721,320 • Built-up Area: 261 - 282 Sq.m., Type C2 - 6 Units • Price: (Min.) RM1,215,320 (Max.) RM1,768,470 • Built-up Area: 255 - 276 Sq.m. • Expected Date Of Completion: April 2028 • 7% Bumiputera Discount