

Senadi Hills

ISKANDAR PUTERI

Double Storey Terrace Garden Homes

**COMFORT.
CONVENIENCE.
CONNECTED.**



Artist's impression only.

MULTI-GEN GARDEN HOMES MAKE LIVING A JOY

Spoiled with dreamy views from elevated grounds, Senadi Hills is a private residential enclave that welcomes elders and the less-abled with wheelchair-friendly spaces.

Beautiful manicured gardens and parks enrich Senadi Hills with natural touches of nature and greenery.

AMAZINGLY CLOSER TO EVERYTHING YOU NEED

In the international city of Iskandar Puteri just a stone's throw from the island city of Singapore sits Senadi Hills, a mixed development consisting of beautiful garden homes, complete with a neighbourhood commercial square that offers comfort, convenience and just being conveniently connected to everything you need.



CLOSER TO EVERYTHING

- 1 **Puteri Harbour**
 - Somerset
 - Hotel Jen
 - ONE°15 Marina
 - Puteri Harbour International Ferry Terminal

- 2 **Gleneagles Hospital**

- 3 **Jaya Grocer**

- 4 **NSK Trade City**

- 5 **LEGOLAND Malaysia Resort**
Mall of Medini
Ben's Independent Grocer



- 6 **East Ledang**

- 7 **EDUCITY**
 - Kolej MDIS Malaysia
 - University of Reading Malaysia
 - NMIT Malaysia
 - Newcastle University Medicine Malaysia
 - University of Southampton Malaysia

- 8 **Horizon Hills**



CHARMINGLY CONVENIENT, PERFECTLY PRACTICAL

Residents of Iskandar Puteri enjoy an attractive array of amenities and facilities ranging from education, shopping, hospitality and wellness.

Education from primary to tertiary levels are aplenty near Senadi Hills with even more expected to be in completion within the next few years.

Prime education destination EduCity Iskandar Malaysia is a 305-acre integrated education hub housing a number of academic institutions, namely Newcastle University Medicine Malaysia, Marlborough College Malaysia, Raffles American School and Multimedia University.



Welcoming green spaces around the neighbourhood encourage residents to spend more time outdoors.

Artist's impression only.

BOUND BY NATURE

Live a charmed life with the fresh green spaces made available within the vicinity. Families can enjoy calm evenings in this residential eco-sanctuary just a step away from the comforts of home. The pocket gardens and lush meadows decorating Senadi Hills serve as an attraction while embellished landscapes and green buffers provide added privacy.



Children's playground



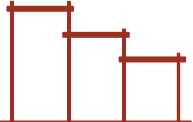
Plaza



2.5km jogging circuit



Mini Tai Chi area

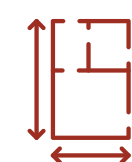


Outdoor gym



Phase 1A.
Artist's impression only.

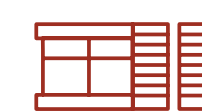
The distinct facade features large windows and a wide entrance creating a harmonious and inviting architectural appeal.



From 20' x 70'



Longer roof
overhangs for
cooler interior



Nordic design
hints



Artist's impression only.

The open plan design exhibits a sense of spaciousness with interconnected spaces incorporating plenty of natural light and ventilation.



Spacious open
plan layout



Bright and airy
with large openings



Open plan dry
kitchen with convertible
kitchen



Wheelchair
friendly suite



Artist's impression only.

A bright and breezy master bedroom complete with a balcony and space for a walk-in closet.



Master suite with
walk-in wardrobe space



Bright and airy
with large openings

SITE PLAN

- Phase 1A
- Phase 1B
- Future development
- 2.5km jogging circuit

*Pejabat Tanah Daerah
(PTD) numbers

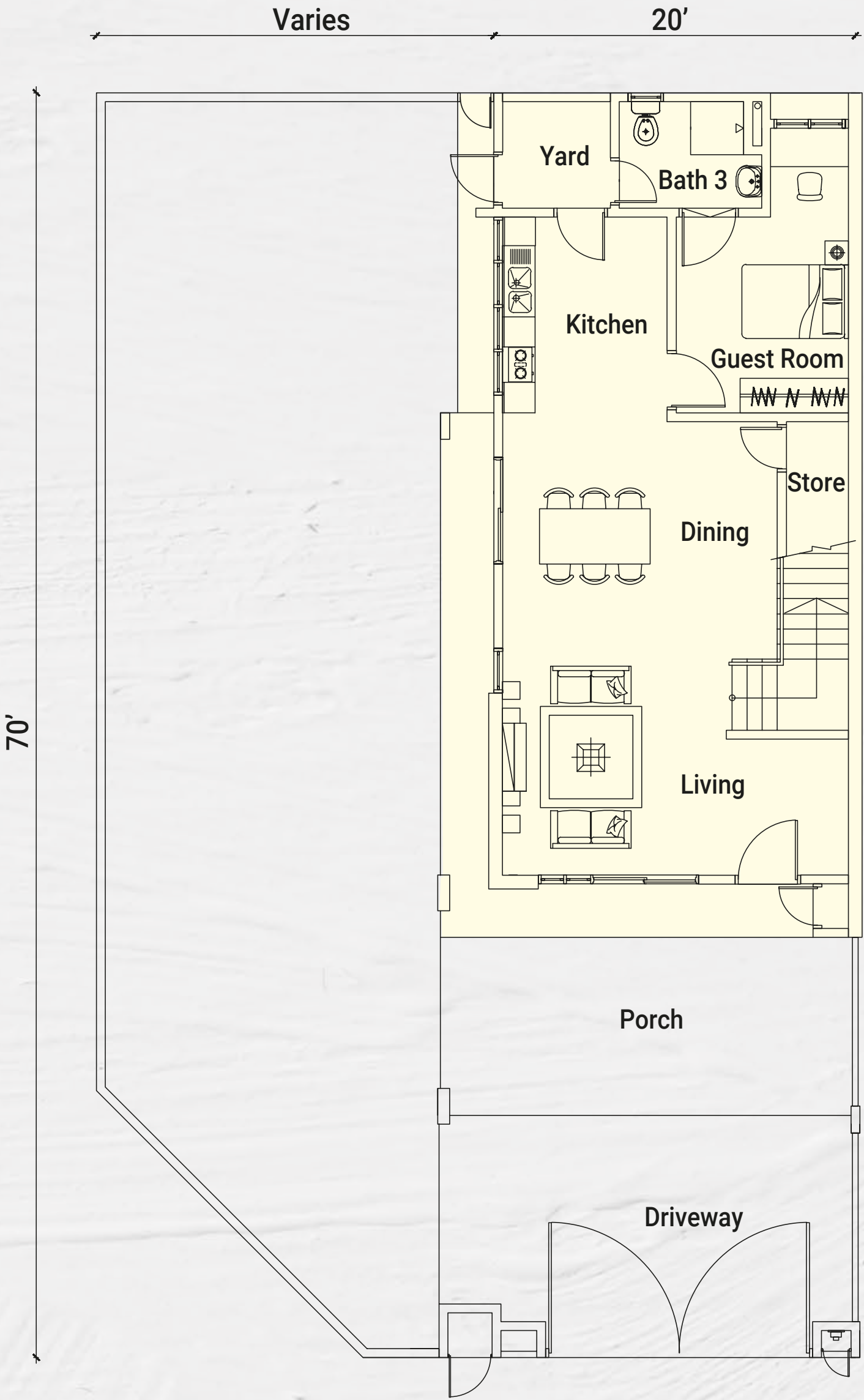


FLOOR PLAN

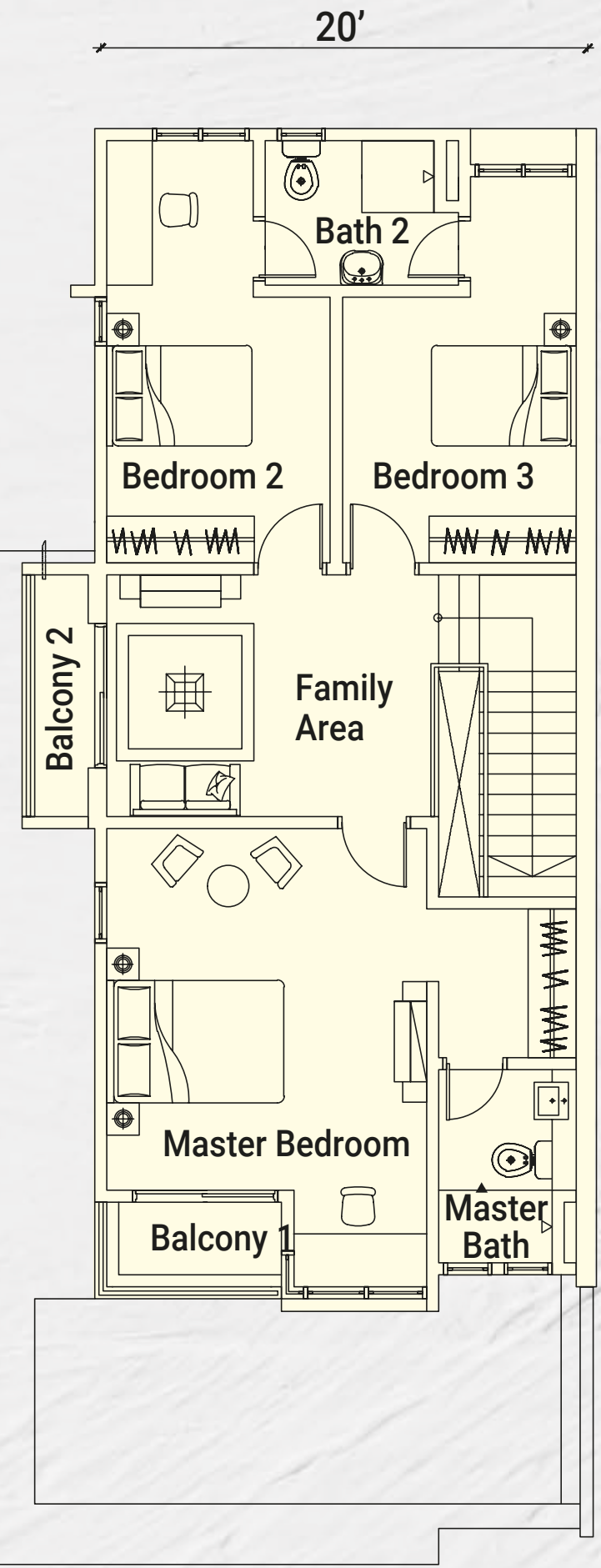
PHASE 1A

CORNER LOT

Built-up area: 2,241 sq.ft.



GROUND FLOOR



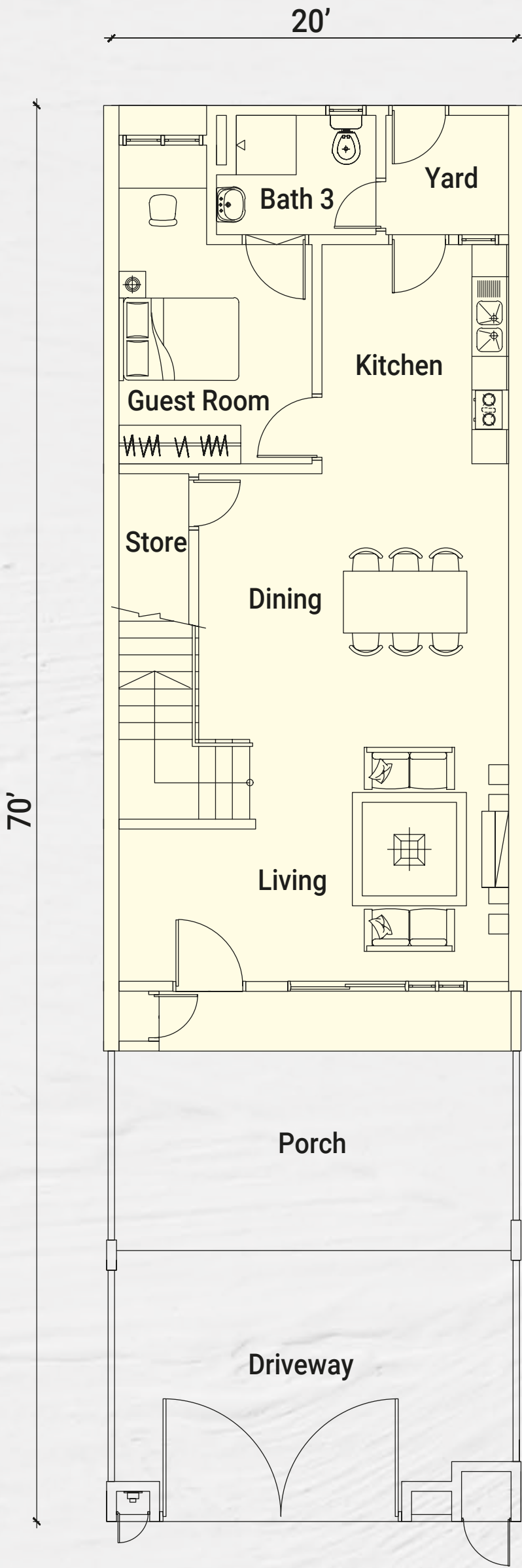
FIRST FLOOR

FLOOR PLAN

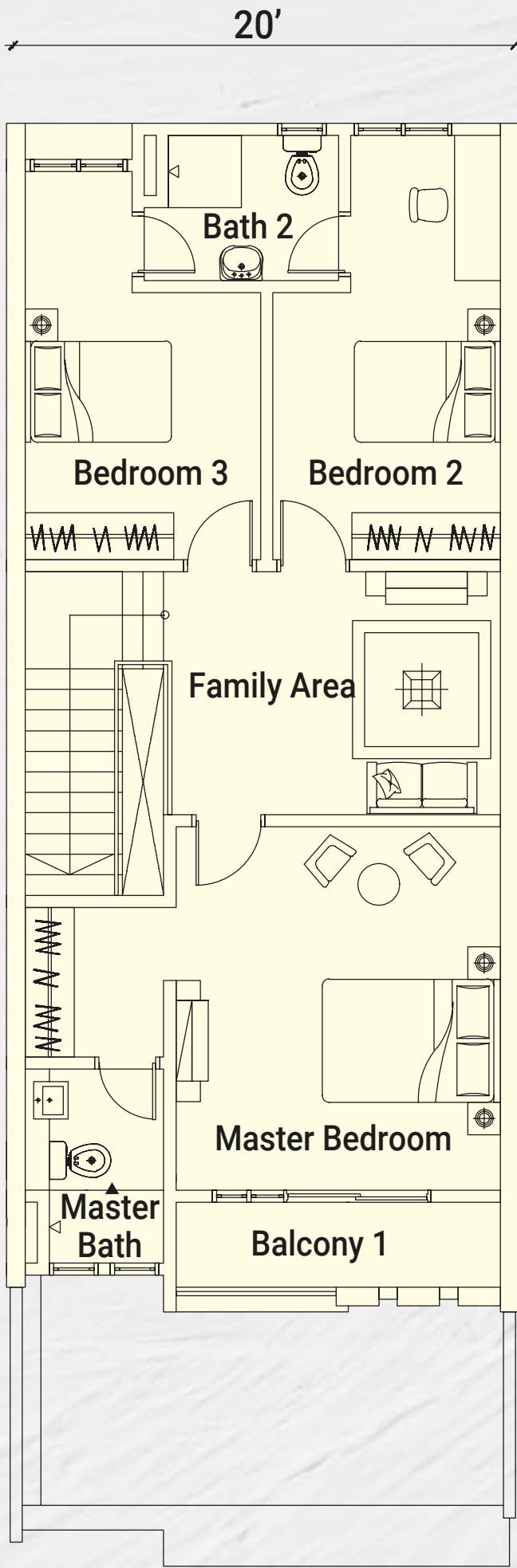
PHASE 1A

INTERMEDIATE LOT

Built-up area: 2,088 sq.ft.



GROUND FLOOR



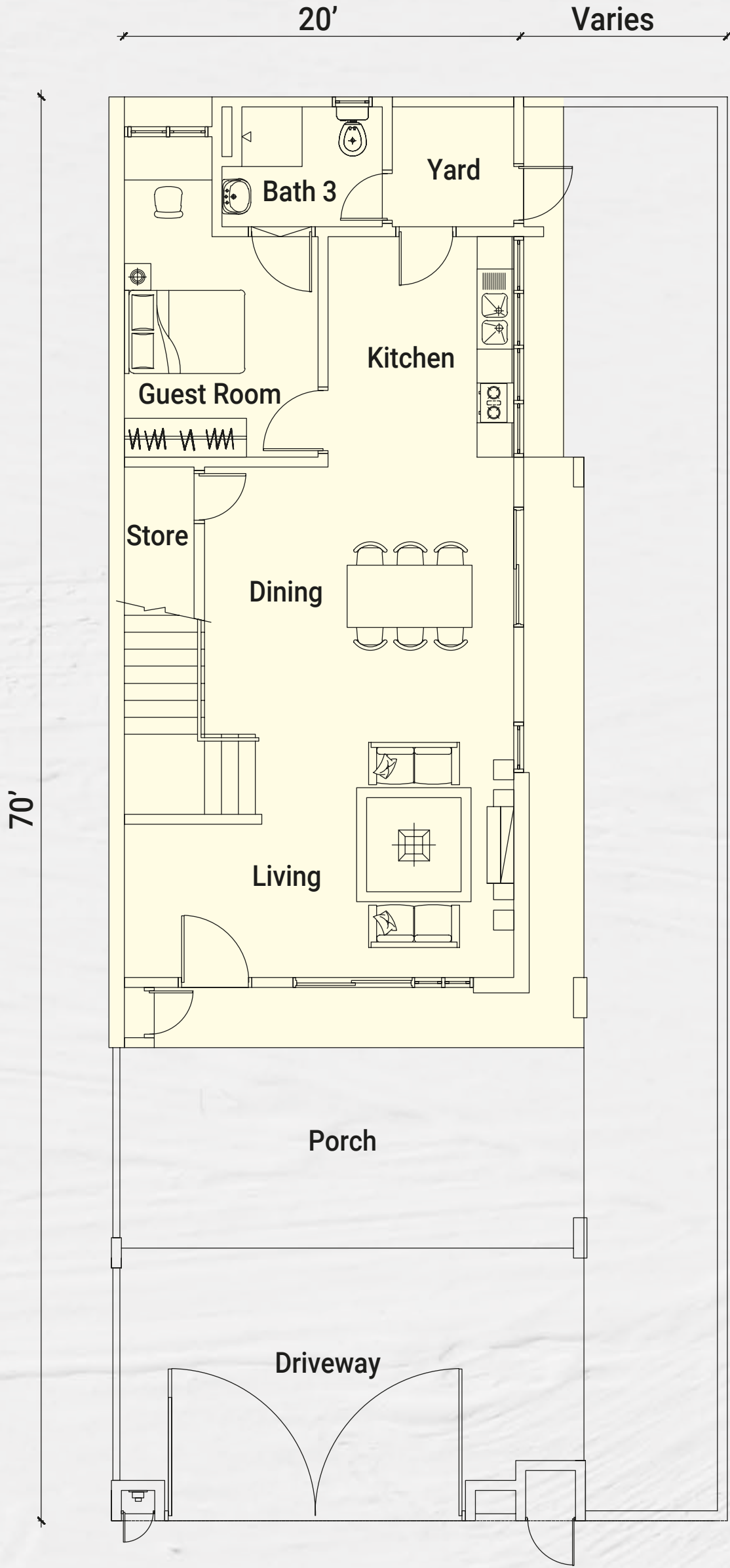
FIRST FLOOR

FLOOR PLAN

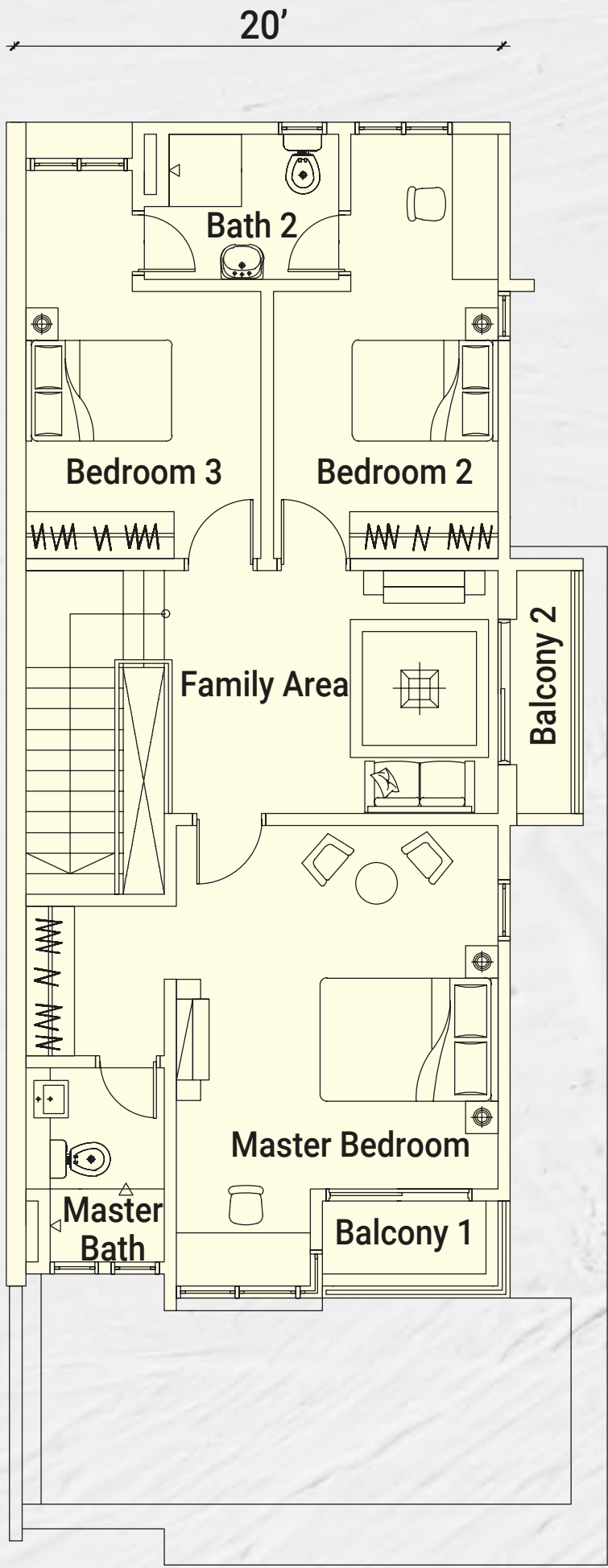
PHASE 1A

END LOT

Built-up area: 2,241 sq.ft.



GROUND FLOOR



FIRST FLOOR

SPECIFICATION

PHASE 1A

Structure	Reinforced concrete frame	
Wall	Brick wall with cement plaster	
Roofing covering	Concrete roof tile / reinforced concrete flat roof	
Roof framing	Metal roof structure	
Ironmongery	Quality lockset	
Windows	Aluminium frame glass window, metal frame louvers glass window	
Doors	Aluminium frame glass sliding door, timber frame laminated solid core door for main entrance, metal frame laminated honeycomb core door, metal frame laminated door with louvers blade, mild steel grill door	
Ceiling	Plaster board / cement board, skim coat and paint	
Floor finishes	Living / Dining / Kitchen / Master Bedroom / Bedroom 2&3 / Guest Staircase / Family / Balcony Master Bath / Bath 2&3 / Yard / Store Terrace / Bin / Porch / Driveway Others	Tile
		Cement render
Wall finishes	External wall	Weather resistant paint, tile for decorative wall
	Internal wall	Emulsion paint
	Kitchen	Tiles to 5ft height, cement plaster and paint
	Master bath / bath 2 & 3	Tiles
Sanitary and plumbing fitting	Water closet	3
	Wash basin and tap	3
	Hose bidet	3
	Shower hose	3
	Paper roll holder	3
	Bib tap	3
	Hose bib tap	3
	Kitchen sink with tap	1
	Water point with end cap	2

Electrical installation	TYPE	CORNER	INTERMEDIATE	END
	Lighting point	26	24	26
	13 amp. power point	20	19	20
	TV point	3	3	3
	Fan point	7	7	7
	15A air-cond. point	5	5	5
	Water heater point	2	2	2
	Fiber wall socket	1	1	1
	Auto gate point	1	1	1
	Gate post lighting point	2	2	2
	Bell point	1	1	1
Fencing	Steel gate, brick wall fencing with mild steel grill panel			

****All drawings and specifications are subject to change by relevant Authorities, Architects or Engineers.**



Artist's impression only.

LIVE A CHARMED LIFE

With comfortably designed multi-generational double storey terrace homes complete with wheelchair accessibility, Senadi Hills inspires to bring garden living to the international city of Iskandar Puteri.

Manicured gardens and lush meadows provide green spaces for recreational activities like breeze walking, Tai Chi and yoga so its inclusive community can enjoy the outdoors uninterrupted.

This gated neighbourhood community offers comfort, convenience and just being a lot closer to everything you need. Conveniently surrounded by various amenities and facilities including world-class destinations such as LEGOLAND, Puteri Harbour as well as the island city of Singapore, Senadi Hills has the potential to be one of the more practical and sought after addresses in Iskandar Puteri.



EVERYTHING
WITHIN REACH



ACCESSIBILITY

WITHIN 5KM



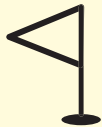
MALL OF MEDINI



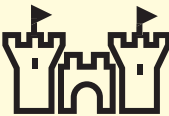
EDUCITY



GLENEAGLES HOSPITAL



HORIZON HILLS GOLF & COUNTRY CLUB



LEGOLAND



INTERNATIONAL SCHOOLS



POLICE / FIRE STATION



McDONALD'S

WITHIN 10KM



AEON & TESCO



JAYA GROCER SUNWAY CITRINE



COLUMBIA HOSPITAL



SULTAN IBRAHIM STADIUM



PUTERI HARBOUR



CALTEX

WITHIN 20KM



SENAI INTERNATIONAL AIRPORT



JB SENTRAL



JOHOR PREMIUM OUTLET



CIQ TUAS



LARKIN SENTRAL

WITHIN 30KM



CIQ WOODLANDS



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UEM Sunrise Berhad is one of Malaysia's top property developers with core competencies in macro township development, high rise residential, commercial, retail and integrated developments as well as project management and project construction services.

It is the Master Developer of Iskandar Puteri (formerly known as Nusajaya), one of the five flagship zones and key driver of Iskandar Malaysia and has other award winning projects in Malaysia's Central Region including Kuala Lumpur's Mont'Kiara enclave, Kuala Lumpur City Centre, Cyberjaya, Shah Alam, Bangi and Seremban.

Internationally, UEM Sunrise's presence extends into Australia and South Africa.



Puteri Harbour Marina.



Aurora, Melbourne Central.



Publika Mall, Solaris Dutamas.

Senadi Hills

I S K A N D A R P U T E R I

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UEM Sunrise Property Showcase

Lot 1, No 1 Jalan Laksamana 1
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Weekdays: 9:00 am to 5:30 pm
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Developer: Bandar Nusajaya Development Sdn Bhd (252945-M) • Address: Level 6, Imperia Office Tower, Jalan Laksamana 1, Puteri Harbour, 79250 Iskandar Puteri, Johor • Developer's License No.: 14032-2/03-2022/0247(L) • Validity Period: 18/03/2020 - 17/03/2022 • Advertising & Sales Permit No.: 14032-2/03-2022/0247(P) • Validity Period: 18/03/2020 - 17/03/2022 • Expected Date of Completion: May 2022 • Approving Authority: Majlis Bandaraya Iskandar Puteri • Building Plan No.: MBIP (JB) RP/9/9/2019 • Tenure of Land: Freehold • Land Encumbrance: Nil • Type of Property: 2-Storey Terrace • Total Units: 112 Units • Price: RM734,000 (Min) – RM1,010,900 (Max), Land Area: 20'x70', Built-up Area: 2,088 sq. ft Restriction of interest: This land may not be sold, secured, mortgaged, leased or transferred in any way, including through the use of all deeds with the intent to release/sell the land without the consent of State Authority.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA