

PHASE 1B



Serene

RESIDENCE

RAWANG

2.5-STOREYS
TERRACE HOUSE

Welcome to Serene Residence

Serene Residence Phase 1B is a luxury development located in the town of Rawang, Selangor. With only 42 units, it offers the perfect balance of privacy and community.

The architecture at Serene Residence Phase 1B places emphasis on quality living spaces. With a large land size of 22' x 70' and a built-up area of 2,805 sqft, it offers ample space to live in, paired with 5 bedrooms and ensuite bathrooms, it is perfect for any large & growing family, or ones that enjoy large spaces that fit their lifestyle. Make Serene Residence Phase 1B your new home.



Low Density Area



Double Volume Ceiling Living Room



Large Window



Seamless Connection of Living and Dining Area.



Aesthetic Car Porch Design



A Home That Takes Care of You

Serene Residence offers unique and spacious living with the double-volume ceiling height in the living room and large framed windows that provide natural lighting and cross ventilation for a breezy, well-lit ambiance.

The lounge area on the 1st floor overlooks the living room and is connected to the dining room, promoting easy communication and connection with loved ones. Experience the comfort and connectedness of Serene Residence and make it your perfect home.

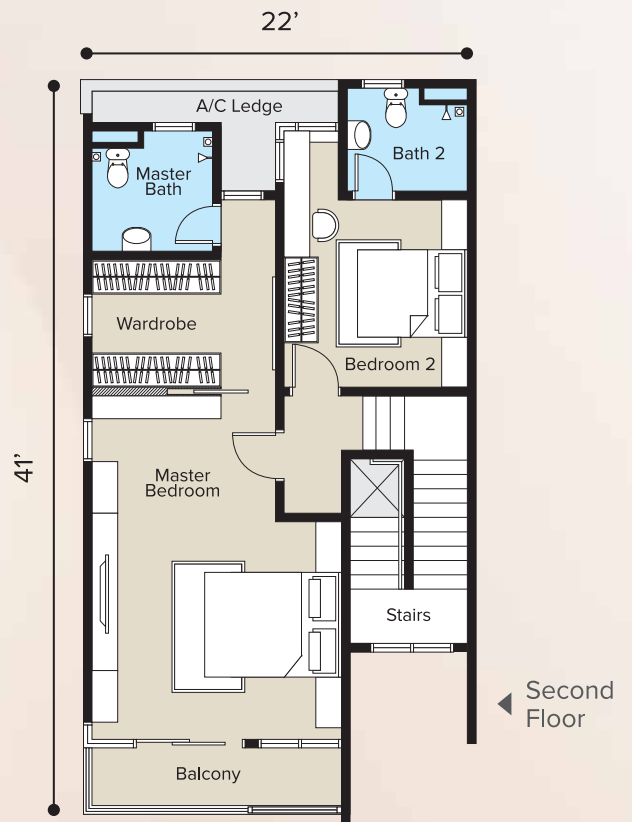
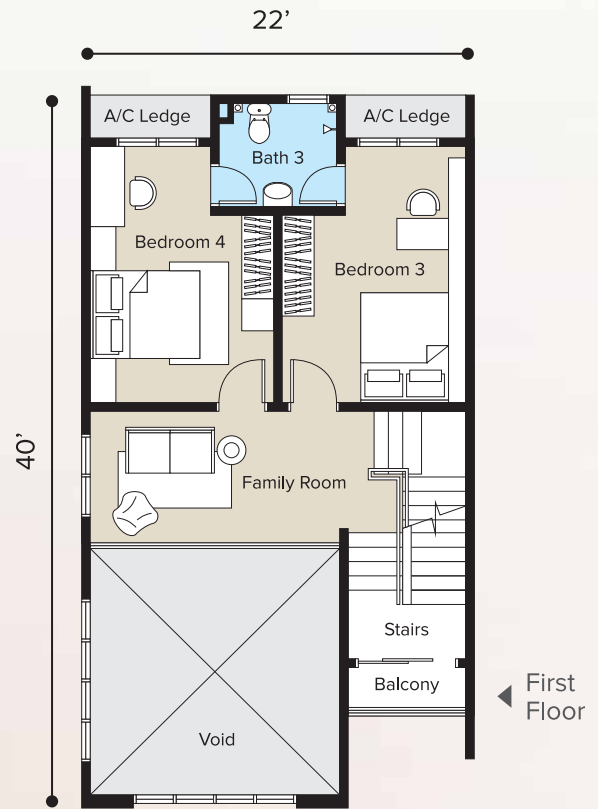
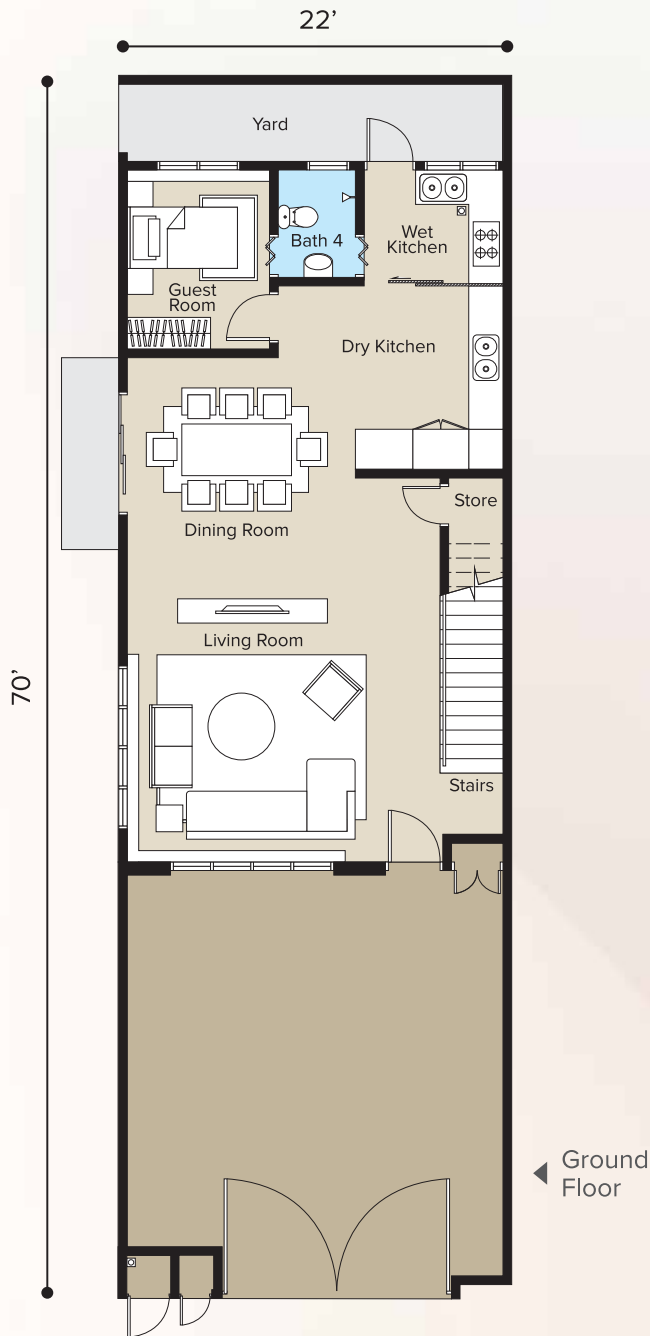


Floor Plan

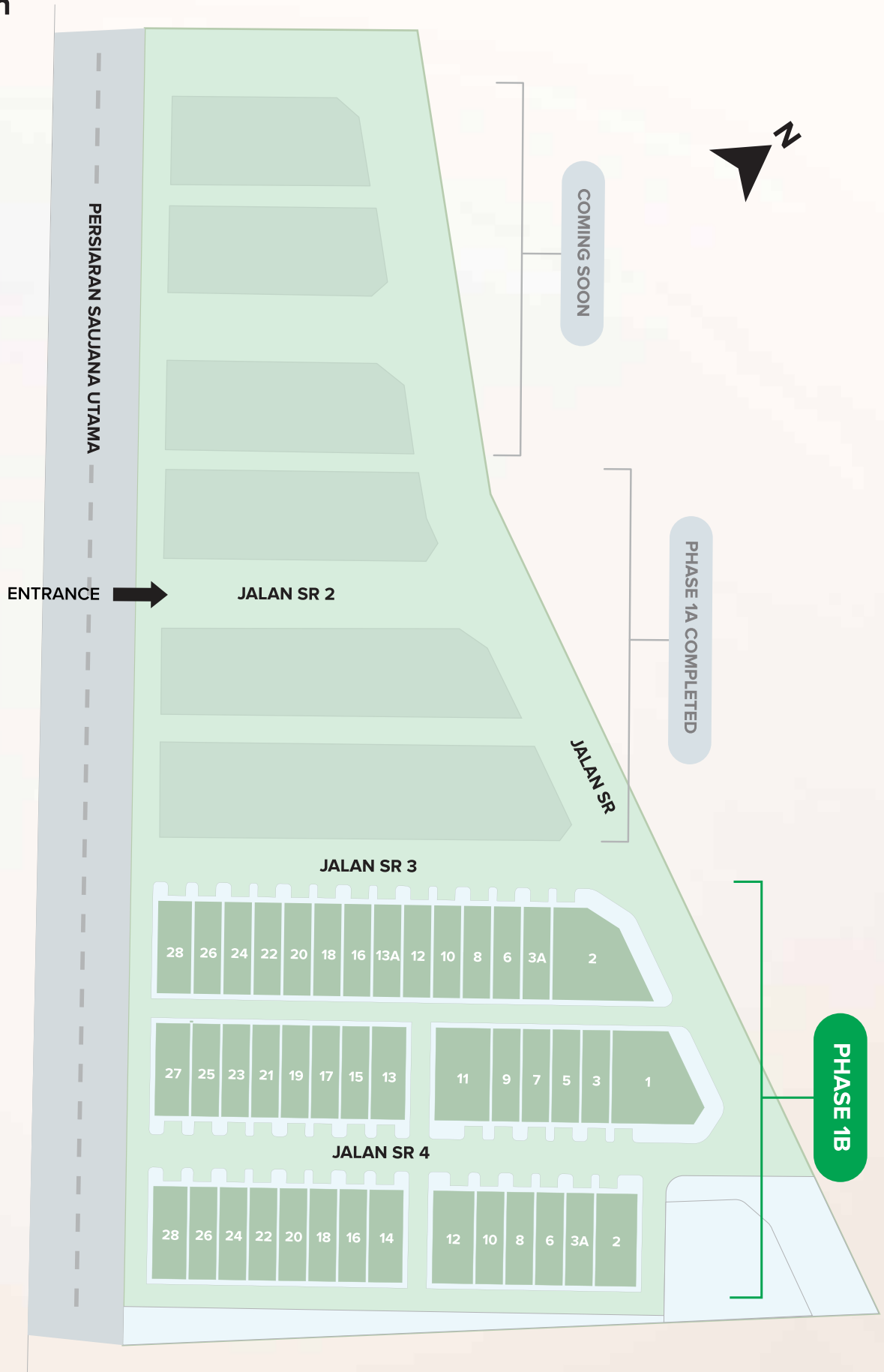
2.5-Storeys Terrace House

Land Size: 22' x 70'

Built-up Size: 2,806 sq.ft.



Site Plan



Specification

STRUCTURE	Generally reinforced concrete frame
WALL	Generally cement block / brickwalls
ROOFING TILES	Concrete roof tiles
ROOF	Timber / Metal roof trusses
CEILING	<ul style="list-style-type: none"> • Skim Coating • Fibrous plasterboard
WINDOWS	Timber / Metal roof trusses
DOORS	<ul style="list-style-type: none"> • Skim Coating • Fibrous plasterboard
LOCKS	Timber / Metal roof trusses
DECORATION	Timber / Metal roof trusses

FLOORING	
LIVING, DINING, GUEST ROOM, ALL BEDROOMS, FAMILY	Porcelain Tiles
WET KITCHEN, DRY KITCHEN, YARD, BALCONY, STAIRCASE, STORE, ALL BATHROOMS	Tiles
CAR PORCH	Concrete in-print
OTHERS	Cement render

WALL TILES	
EXTERNAL	Generally cement plaster with weather resistance paint
INTERNAL	Generally cement plaster with emulsion paint
KITCHEN	1500mm high ceramic wall tiles
BATHROOMS	Ceiling height ceramic wall tiles

SANITARY INSTALLATION

EXTERNAL	Aluminium Sink
INTERNAL	Wash basin, WC, shower rose, soap holder & paper holder

ELECTRICAL INSTALLATION

	Intermediate/End	Corner
LIGHTING POINT	29	30
CEILING FAN POINT	2	2
13A SSO	15	15
AIR COND POINT	6	6
HEATER POINT	3	3
TV POINT	1	1
DOOR BELL	1	1

FENCING	1500mm high chain link fencing
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TURFING	N/A
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GAS PIPING	N/A
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INTERNAL TELEPHONE TRUNKING AND CABLING	
Telephone point	1

MISCELLANEOUS	Refuse chamber & letter box
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Location Map

MALL/RETAIL

- Daddys Fresh Grocer Store 2.8km
- Serai Grocer Rawang 4.4km
- AEON Rawang 4.9km
- CB Grocer Sdn. Bhd. 5.0km
- Emerald's Fresh Market 7.0km
- NSK Trade City Rawang Jaya 7.6km
- Giant Rawang 11km
- Mydin Rawang 11km
- Lotus's Rawang 13km

SCHOOL

- SK Taman Desa 1.7km
- SMK Taman Desa 1.8km
- SMK Taman Desa 2 3.1km
- SJK(C) Kota Emerald 5.1km
- Knewton Global Schools 5.3km
- Straits International School 6.3km

RECREATION

- Golfview Residence Club @ Rawang 8.1km
- Tasik Puteri Golf and Country Club 10.5km
- Rawang Bypass Trailhead 12.5km
- Taman Eko Rimba Kanching 16km
- 99 Wonderland Park 26.8km
- Forest Research Institute Malaysia (FRIM) 30km

HEALTHCARE

- Selgate Rawang Hospital (Coming Soon) 4km
- KPJ Rawang Specialist Hospital 11km
- Sungai Buloh Hospital 20km
- Selayang Hospital 33km

PUBLIC TRANSPORT

- KTM Rawang 10km
- KTM Kuang 14km
- KTM Sungai Buloh 21km

HIGHWAYS

- North-South Expressway
- NKVE
- LATAR Expressway
- Guthrie Corridor Expressway
- Rawang Bypass
- DUKE
- PENCHALA Link



Ibu pejabat:
Wisma PURCON, B1-03-13, Jalan SR 1/9,
Taman Serdang Raya, Section 9,
43300 Seri Kembangan, Selangor Darul Ehsan.

T 03-8948 2922 E sales@purcon.com.my

Serene Residence Sales Gallery
Open daily from 9.00 am to 6:00 pm



**Serene Residence
Sales Gallery**



012-922 1533
www.PURCON.com.my

Pemaju: Sumbang Perkasa Sdn. Bhd. • Alamat: Wisma Purcon B1-03-13, Jalan SR 1/9, Taman Serdang Raya, Seksyen 9, 43300 Seri Kembangan, Selangor. • No. Akaun Pemajuan Perumahan: 514365656538 • No. Lesen Pemaju: 13537/12-2026/0030(A) • Tempoh Sah: 11/12/2021 – 10/12/2026 • No. Permit Iklan & Jualan: 13537-1/12-2023/0204(R)-(L) • Tempoh Sah: 11/12/2022 sehingga 10/12/2023 • Pegangan Tanah: Pajakan 99 Tahun (Tarikh tamat: 13/9/2116) • Sekatan Kepentingan: Tanah yang diberi milik ini tidak boleh dipindahmilik, dipajak atau digadai melainkan dengan kebenaran Pihak Berkuasa Negeri • Beban Tanah: Tiada • Tarikh Dijangka Siap (Fase 1B): 31 Dec 2025 • Jumlah Unit: (Fasa 1B) 42 unit • Jenis Rumah: (Fasa 1B) 42 unit Rumah Teres 2½ Tingkat (22' x 70') • Harga: (Fasa 1B) 42 unit Rumah Teres 2½ Tingkat (22' x 70') RM 976,580.00 (Min.) - RM 1,225,180.00 (Maks.); • Pihak Berkuasa Meluluskan Pelan Bangunan: Majlis Perbandaran Selayang • No. Rujukan: Bil (42) dlm. MPS. 3/2-1371/1535 (OSC3.0) PB/FIB • Tarikh: 08/09/2022 • 40% Pemajuan ini diperuntukan untuk pembeli Bumiputera dengan diskaun harga 7% • Bumi Quota: 40%

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