



# Lakefront Living In The Heart Of PJ

Overlooking a 15-acre lake and a magnificent golf course, this luxurious lakefront home is located in the matured neighbourhood of PJ, with close proximity to Sunway City.



TOWER B

TOWER A



# 8 GREAT REASONS TO BE A SUNWAY SERENE HOMEOWNER

Located in the matured neighbourhood of PJ

Majestic 36-hole  
Golf Course and  
15-acre lake view



Enjoy  
lakeside amenities  
1.2km jogging path by the lake

Lush greenery  
with lakeview serenity

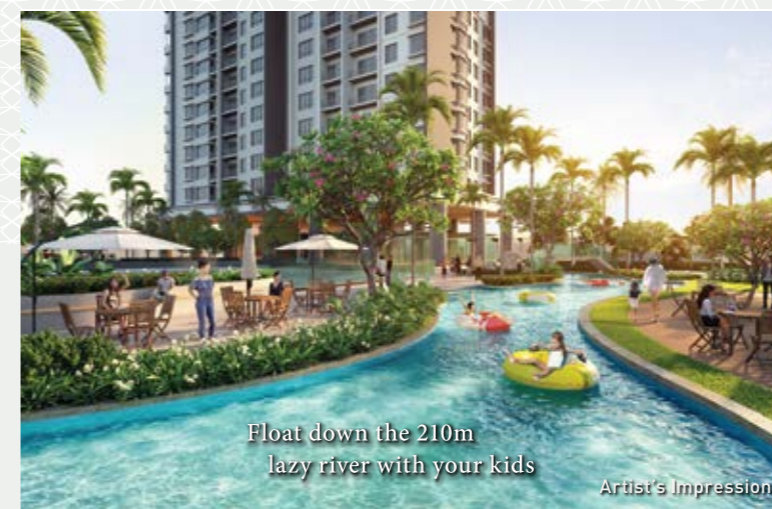
Vast open spaces to indulge  
you and your family to stay  
active and healthy



Safeguarded with  
4-tier Security  
System

24-hour  
Care Centre  
supported by Sunway Medical Centre

- Minor treatment for general ailments such as fever, cough, gastric, sore throat and diarrhoea
- Basic health screening such as blood pressure and glucose checking
- General health education



Offers an exclusive range of  
lifestyle facilities  
with low maintenance fee at  
RM0.26 /sq.ft.

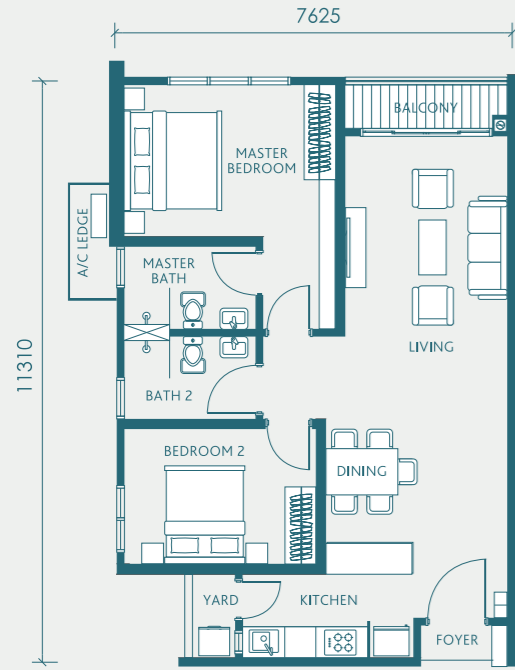
- A private 210m lazy river at your doorstep
- Sky gym and sky jacuzzi (Level 50)
- Sky lounge (Level 51)
- Mini water play
- Olympic length swimming pool
- 2 indoor badminton courts

TYPE

**A1** 892 sq.ft.  
(Without Balcony)

**A2** 927 sq.ft.  
(With Balcony)

2 Bedrooms | 2 Baths



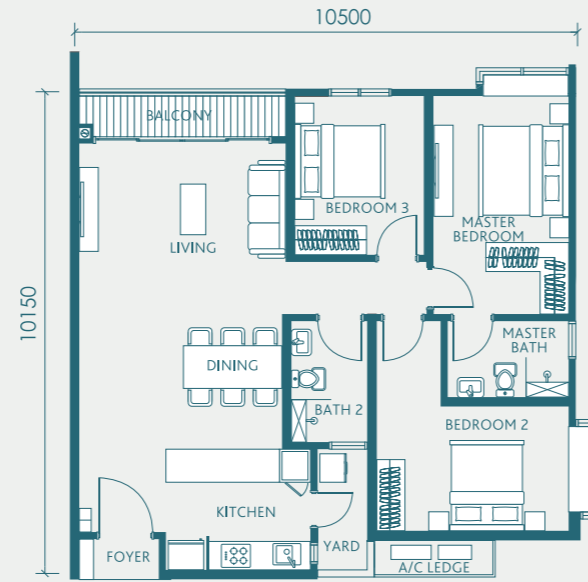
Type A2 (With Balcony)

TYPE

**B1** 1,105 sq.ft.  
(Without Balcony)

**B2** 1,154 sq.ft.  
(With Balcony)

3 Bedrooms | 2 Baths



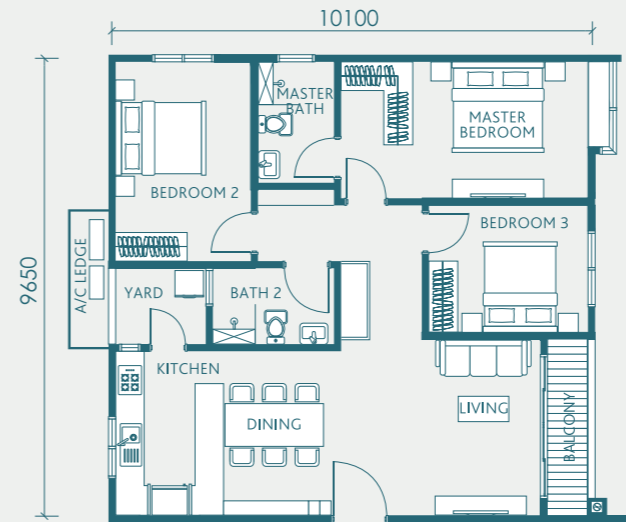
Type B2 (With Balcony)

TYPE

**C1** 1,087 sq.ft.  
(Without Balcony)

**C2** 1,087 sq.ft.  
(With Balcony)

3 Bedrooms | 2 Baths



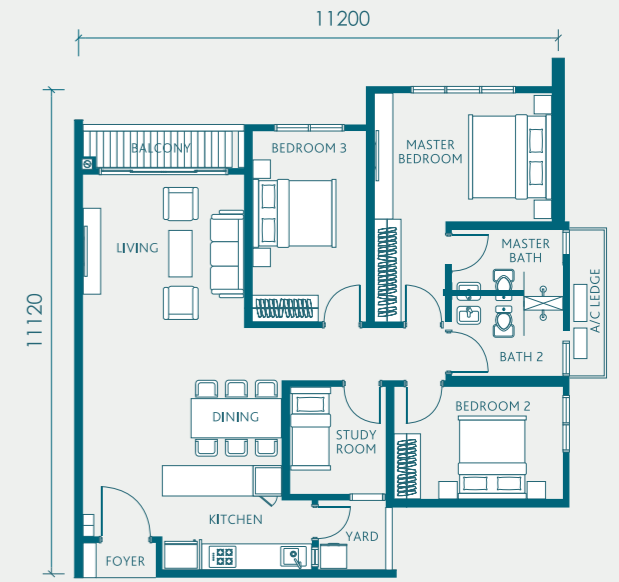
Type C2 (With Balcony)

TYPE

**D1** 1,232 sq.ft.  
(Without Balcony)

**D2** 1,232 sq.ft.  
(With Balcony)

3 + 1 Bedrooms | 2 Baths

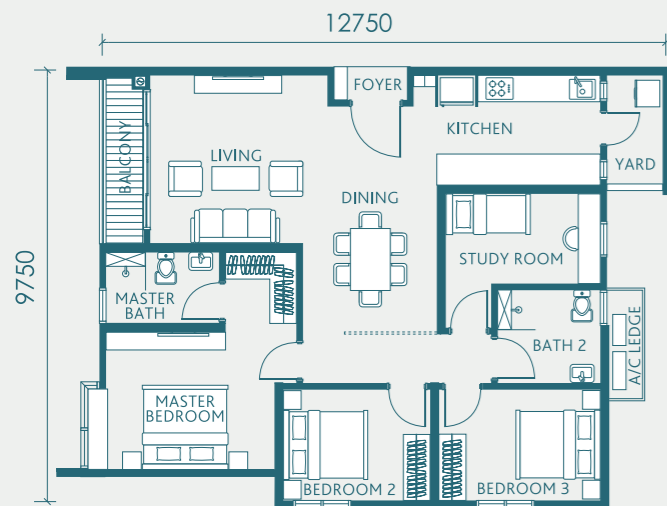


Type D2 (With Balcony)

TYPE

**E** 1,233 sq.ft.  
(With Balcony)

3 + 1 Bedrooms | 2 Baths



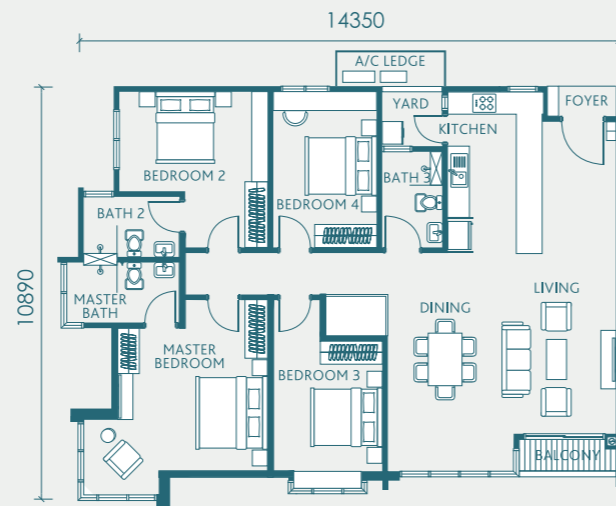
Type E (With Balcony)

TYPE

**F1** 1,596 sq.ft.  
(Without Balcony)

**F2** 1,596 sq.ft.  
(With Balcony)

4 Bedrooms | 3 Baths

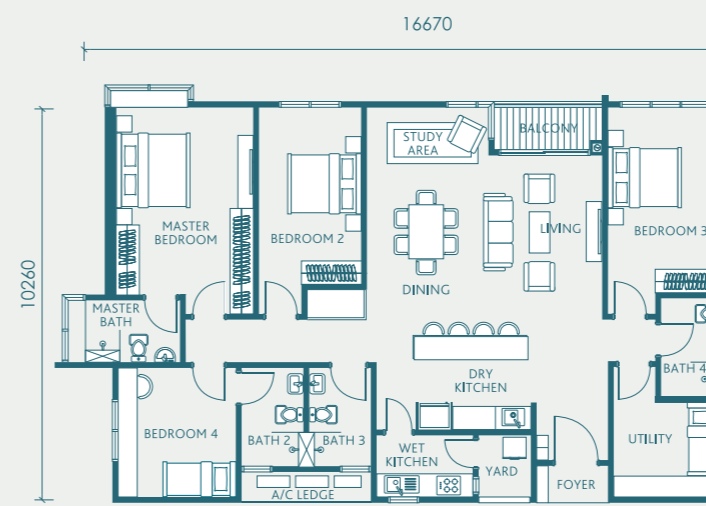


Type F2 (With Balcony)

TYPE

**G** 1,788 sq.ft.  
(With Balcony)

4 + 1 Bedrooms | 4 Baths

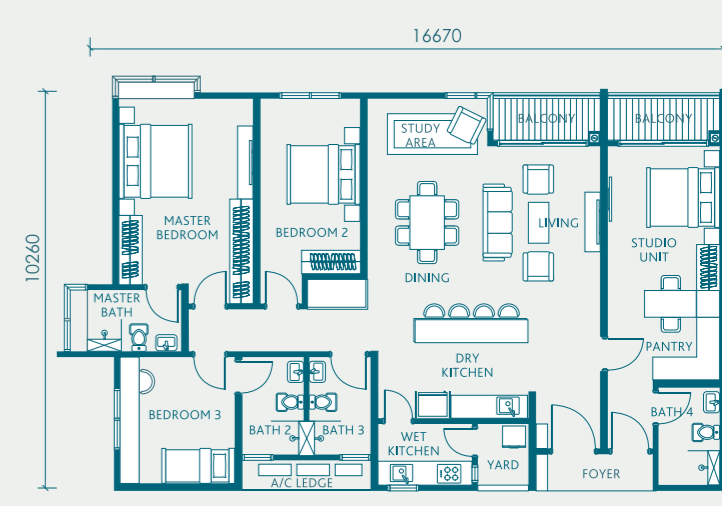


Type G (With Balcony)

TYPE

**H** 1,788 sq.ft.  
(Dual Key)  
(With Balcony)

3 Bedrooms | 1 Studio | 4 Baths



Type H (Dual Key) | (With Balcony)

# Master Site Plan



## Outdoor Facilities

- 1 Herbs/reflexology garden
- 2 Multi-purpose court (futsal/basketball)
- 3 Open lawn
- 4 Multi-purpose hall
- 5 Pavilion
- 6 BBQ terrace
- 7 Olympic-length swimming pool
- 8 Jacuzzi
- 9 Pool sun bed
- 10 Pool viewing lounge
- 11 Play area
- 12 Mini water play
- 13 Cabana lounge
- 14 210m lazy river

## Indoor Facilities

- 24-hour care centre
- Games room
- Surau
- Management office
- Male/Female changing room
- Gym
- Function room
- Library
- Yoga room
- Lounge area
- Multi-purpose room
- Theater room

## More Facilities

- Badminton Court @ Level P3
- Sky Gym @ Level 50 Tower B
- Sky Jacuzzi @ Level 50 Tower B
- Sky Lounge @ Level 51 Tower A
- Observation Deck @ Rooftop

- 15 Hammock garden
- 16 Reading/leisure pod
- 17 500m jogging track
- 18 Curvy bridge
- 19 Linear yard garden
- 20 Outdoor gym
- 21 Guard house

## SUNWAY SERENE SALES GALLERY

LOT 72241 JALAN SS8/2,  
47300 PETALING JAYA,  
SELANGOR

SUNWAYSERENE.COM

017 - 964 0788

Developer: Sunway Serene Sdn Bhd (511429-A) • Address: The Property Gallery, Lobby Level, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 47500 Petaling Jaya, Selangor Darul Ehsan • Type: Serviced Residence • Developer's License: 19123/08-2027/0647(R) • Validity Period: 29/8/2022 - 28/08/2027 • Advertising Permit: 19123-1/08-2023/0277(R)-(S) • Validity Period: 29/08/2022 - 28/08/2023 • Building Plan Approval No.: MBPJ/120100/TP/10/471/2017(B) • Approving Authority: Majlis Perbandaran Petaling Jaya • Tenure: Leasehold 99 years (Expiry 03/07/2116) • Expected Date of Completion: March 2023 • Encumbrances: Public Bank Berhad • Total Units: 894 units (Balance Unit: 162 units) • Price: Block A - RM880,000 (Min) - RM2,021,000 (Max), Block B - RM1,042,000 (Min) - RM2,082,000 (Max) • Bumiputera Discount: 10%. Restriction in interest: The land shall not be transferred, leased or charged without prior approval by the State Authority.