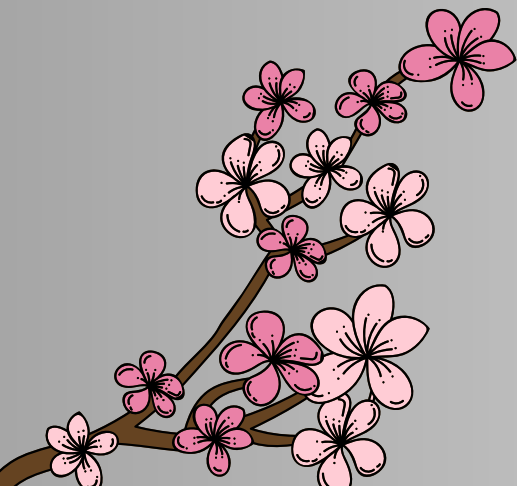
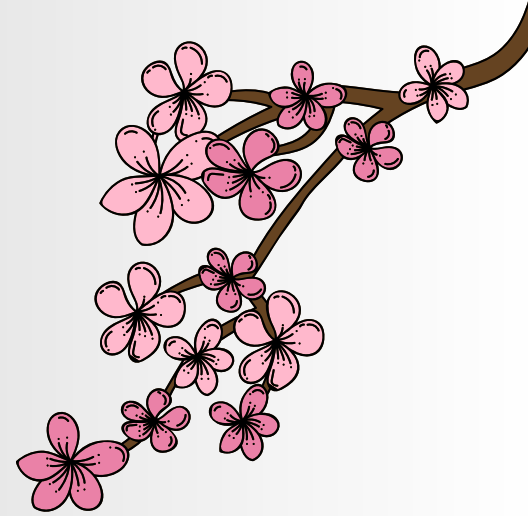


SERENE@
Sakura



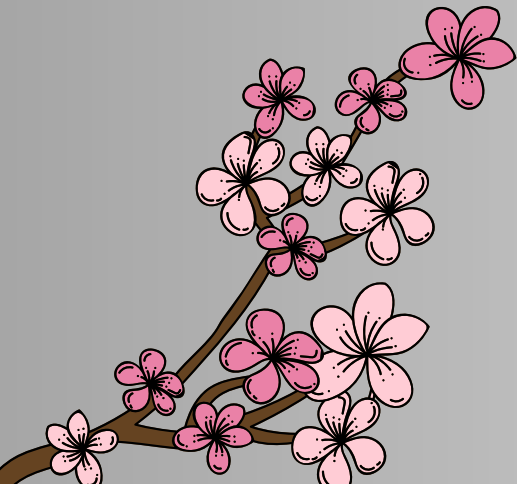
THE DEVELOPMENT

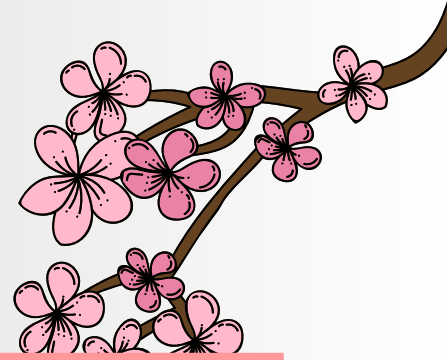
Serene@SAKURA is a residential development that offers a tranquil and serene living experience amidst natural surroundings. This development comprises 45 units of double-storey terraced houses, 2 units of double-storey semi-detached houses and 2 units of double-storey detached houses - providing a range of housing options to suit various preferences and needs.



Serene@SAKURA incorporates Sarawak Energy Bhd's Net Energy Metering (NEM) scheme that promotes energy efficiency and sustainability. Each house in the development is equipped with solar photovoltaic (PV) panels installed on the rooftops, allowing residents to generate their own clean and renewable energy. The surplus energy generated by these solar PV panels is fed back to the grid and offset the residents' energy consumption.

Conveniently located, **Serene@SAKURA** offers easy access to essential amenities and facilities. Nearby schools, shopping centers, and healthcare facilities ensure that residents have everything they need within reach. The development is also well-connected to major transportation routes, providing seamless connectivity to other parts of Kuching city.





PROPERTY TYPES AND NUMBER OF UNITS

Double Storey Terraced House - 45 Units
Double Storey Semi-Detached House - 2 Units
Double Storey Detached House - 2 Units

LOCATION

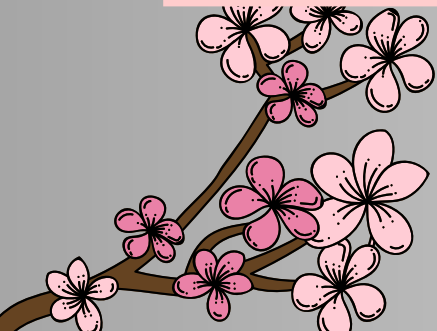
Jalan Camar [Behind Sekolah Sains Kuching
Utara (SAKURA)] , Kuching on Lot 2245,
Block 17, Salak Land District

TYPE AND STATUS OF LAND

- Mixed Zone Land
- Leasehold - 60 Years

CAR PORCH

Terraced Units:
2 Vehicles
Semi Detached Units & Detached Units:
3 Vehicles

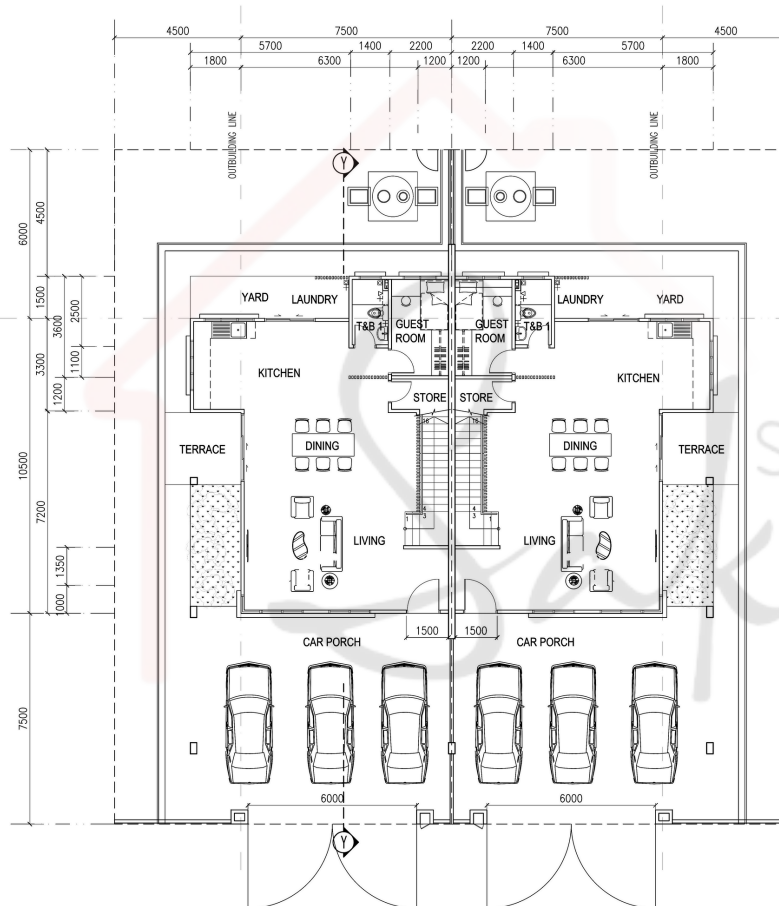


DOUBLE STOREY SEMI-DETACHED

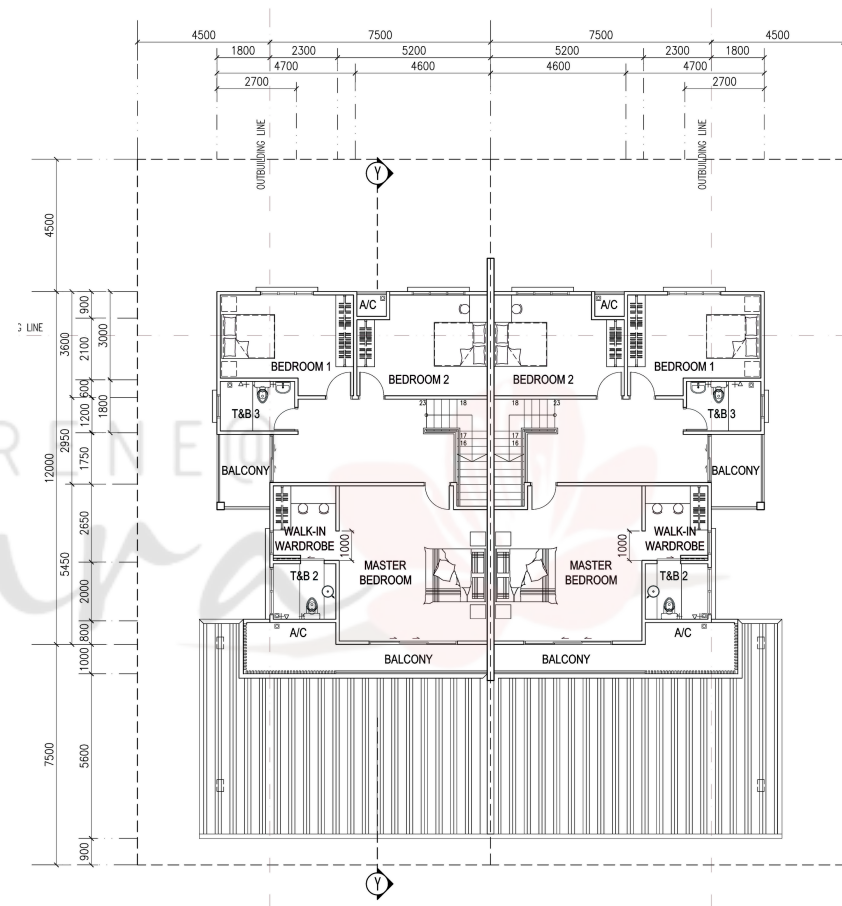
**FROM
RM 850,000.00**



GROUND FLOOR PLAN



FIRST FLOOR PLAN



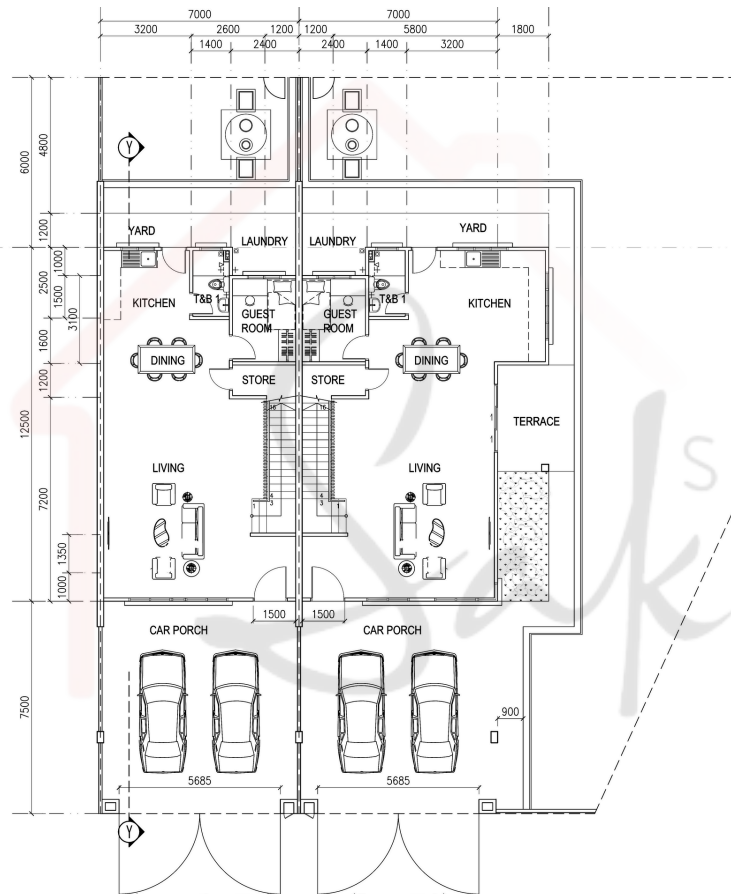
Walled Up Area: 1901.03 sq.ft / 176.61 m²

DOUBLE STOREY TERRACED

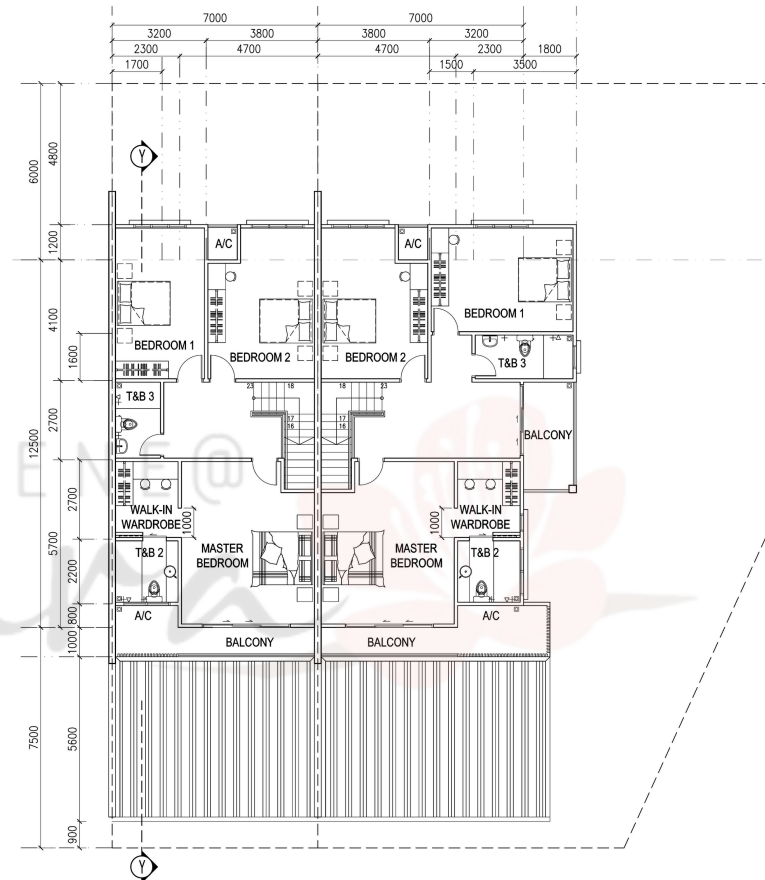
FROM
RM 650,000.00 - RM 840,000.00



GROUND FLOOR PLAN



FIRST FLOOR PLAN



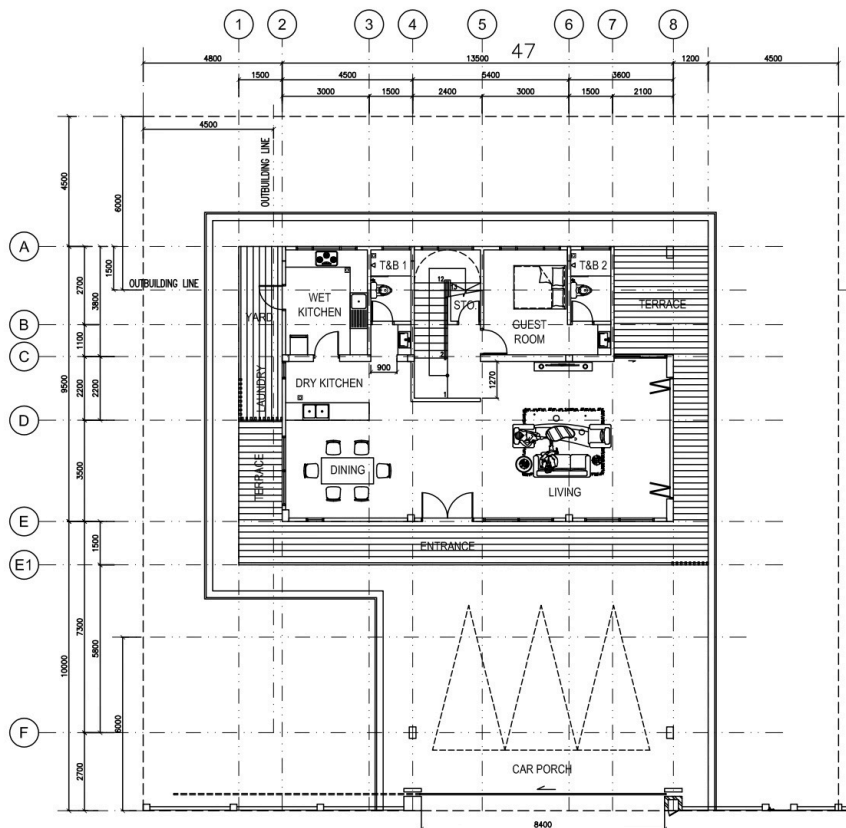
**Walled Up Area: 1815.35 sq.ft / 168.65 m² (Inter.Unit) &
1999.74 sq.ft / 185.78 m² (Corner Unit)**

DOUBLE STOREY DETACHED HOUSE

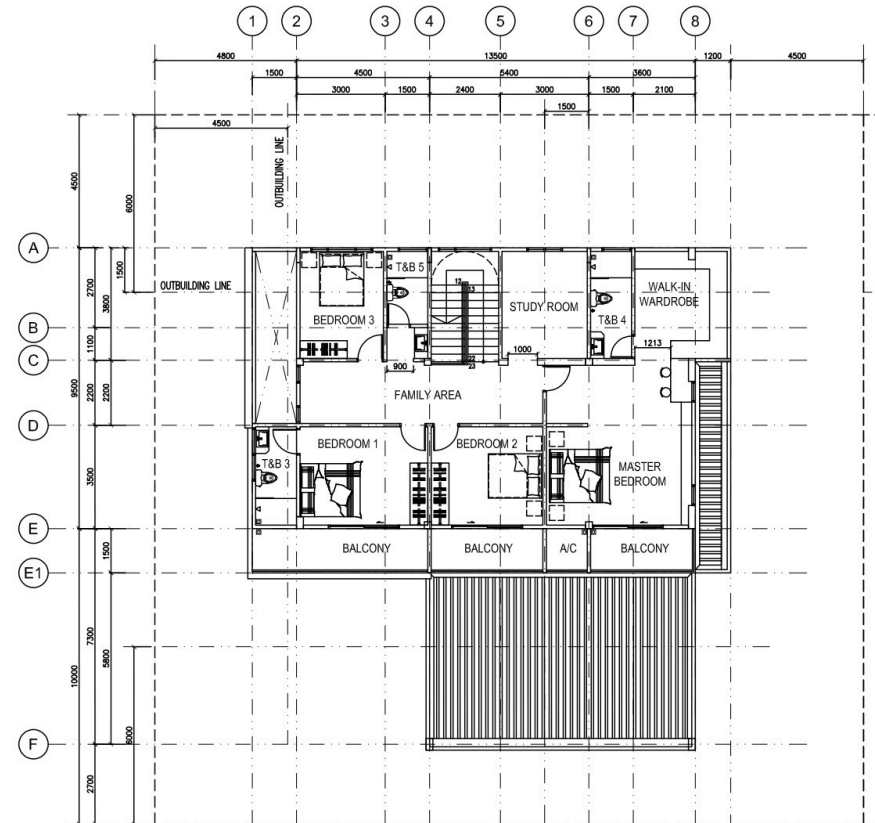
FROM
1.550,000.00 MIL - 1.700,000.00 MIL



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Walled Up Area: 2784.19 sq.ft / 258.66 m²

SPECIFICATIONS

STRUCTURE	Reinforced concrete framework.
ROOFING	Bituminous shingles to main roof and metal sheet roofing to lower roof (car porch).
CEILING	Gypsum plaster ceiling finishes. Cement board ceiling with emulsion paint to balconies, roof eaves.
DOORS	Solid door panel and frame to entrance, bedrooms, bathrooms, utility kitchen H.W. louvre door panel to store sliding glass door on powder coated aluminium frame to terrace (dining) and balconies.
WINDOW	Clear glass in powder coated aluminum frame.
FLOORING	Homogeneous tiles <ul style="list-style-type: none">• Living, dining, kitchen, bedroom at ground floor bathrooms, balconies. Quality laminated flooring <ul style="list-style-type: none">• Upper floor bedroom, family area, staircase. Cement screed to the rest.• Cement screed to the rest
WALL FINISHES	<ul style="list-style-type: none">• Brick wall plastered on both sides.• Weather resistant paint to external wall and emulsion paint to internal.• Wall tiles up to ceiling for kitchen & bathrooms
FENCING	M.S gate and brick wall to front and between houses (front), hot dipped G.I. versatile fencing to road facing side, rear side and between houses (rear).
ELECTRICAL	3 phase power supply, in concealed conduit.
SANITARY WARES	Quality sanitary wares and fittings.

FEATURES

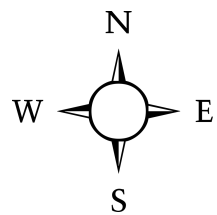
All suspended slab including car porch and apron.

All units will be equipped with rooftop solar for NET ENERGY METERING (NEM) SCHEME.



by GBJ REALTY Sdn. Bhd.

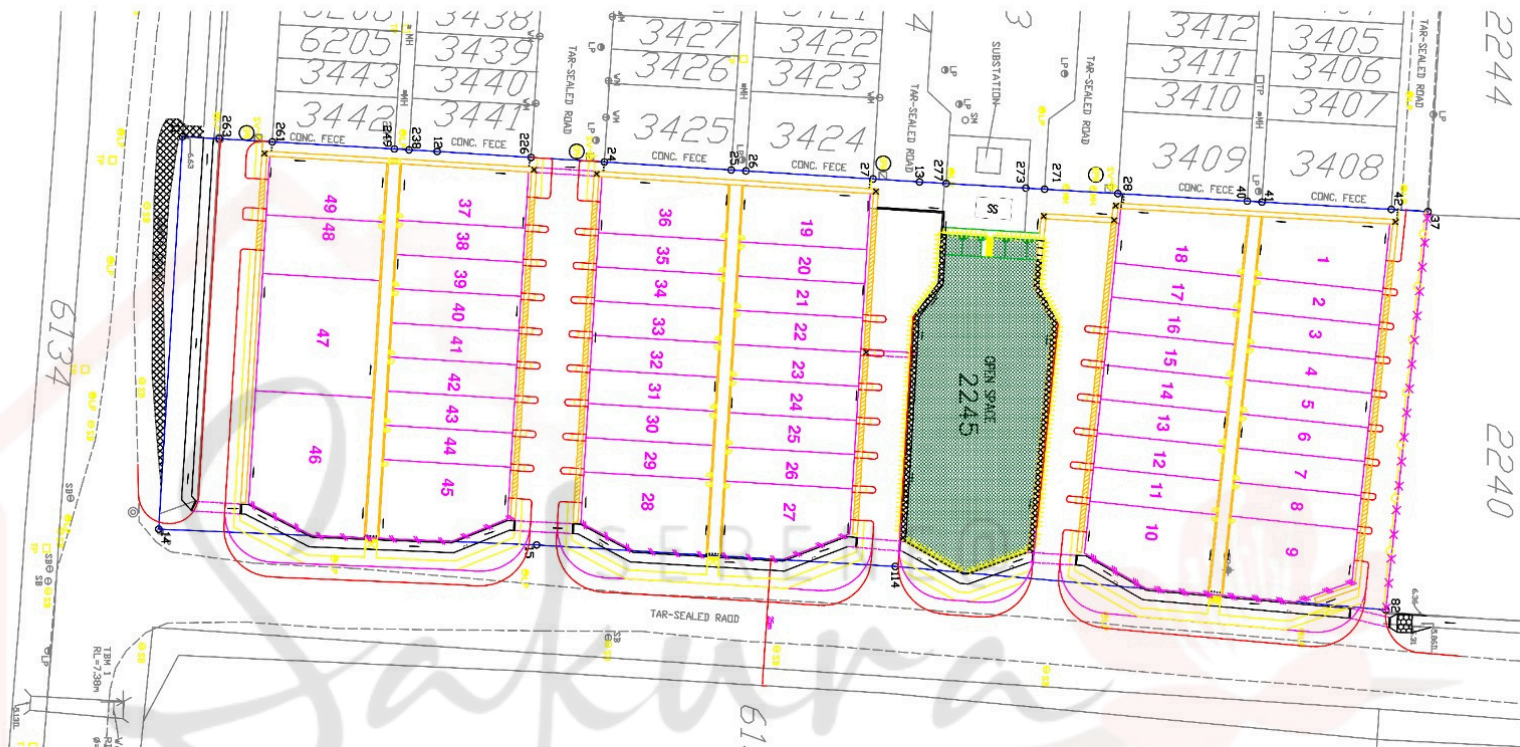
LOCALITY MAP





by GBJ REALTY Sdn. Bhd.

SITE PLAN



TOTAL LAND AREA:
2.029 Hectares / 5.016 Acres
(MORE OR LESS)

- | | |
|-------|---|
| 1-45 | NORMAL TERRACED HOUSES
(45 UNITS) |
| 46-47 | DETACHED HOUSES
(2 UNITS) |
| 48-49 | SEMI-DETACHED HOUSES
(2 UNITS) |

Booking

[HOME](#)[MAP](#)[PROPERTIES](#)[NEM](#)[BROCHURE](#)[CALCULATOR](#)[BOOKING](#)[CONTACT](#)[ADMIN LOG IN](#)

SERENE@SAKURA

BOOKING

How to book a unit:

1. Go to the serenesakura.com website or scan the QR code.
2. Click "BOOKING" at the navigation bar or scroll down to "BOOKING".



NET ENERGY METERING



by GBJ REALTY Sdn. Bhd.



Efficient | Clean | Cost Effective



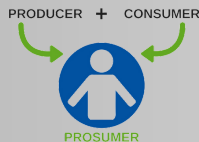
On-site generation of green energy.



Deferment of carbon emissions.



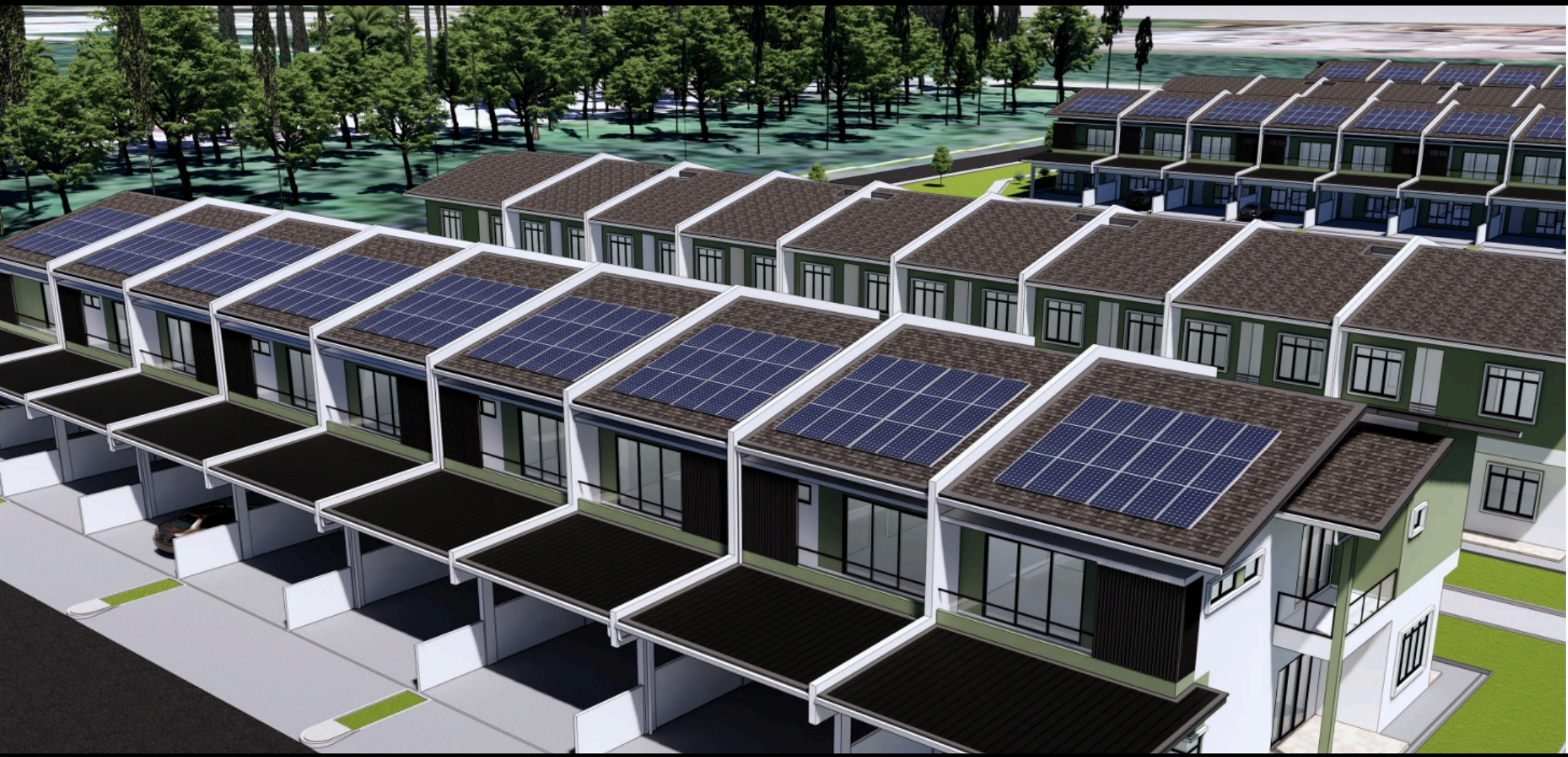
Monthly bill reduction up to 75%.



Opportunity to become a prosumer and generate clean energy.

HOW DOES NEM WORK?

By installing our rooftop solar PV system, your home will utilise the solar energy to generate electrical power. This power will help to reduce your energy consumption cost on your electricity bill. The solar PV system is directly connected to SEB's Distribution Grid and any energy produced is exported back to SEB. With NEM, the power exported will help to reduce your monthly electricity bills with one-to-one tariff rate to SEB.



GBJ REALTY Sdn. Bhd.
(1419999-U)



Ground Floor, Lot 148, Section 54, Jalan
Petanak, 93100 Kuching, Sarawak.



082-254 743 / 254 772



gbjrealty@gmail.com



www.serenesakura.com

- Developer's License No : L0107/KP/HD/01/2023/0043 • Validity Period: 19/10/2023 - 14/06/2026
- Advertisement & Sales Permit No : P0122/KP/HD/01/2023/0048 • Validity Period: 19/12/23 - 14/06/2026
- SPA Approval No : PP/10/74-2021 • Building Plan Approval Authority : Majlis Perbandaran Padawan
- Leasehold : 60 Years • Expected date completion : 30/06/2025

SALES TEAM

Abang Alfian Bin Abang Taha



012-8885653

Khairol Bin Morni



012 - 8477454

Nur Ethirah Binti Sarkawi



016 -8558731