

The logo for Greenwoods Seraya @ Salak Perdana. It features the word "GREENWOODS" in a bold, dark green, sans-serif font. A small green leaf icon is positioned above the letter "O" in "WOODS". Below "GREENWOODS", the word "Seraya" is written in a bold, orange-red, sans-serif font, followed by "@ Salak Perdana" in a smaller, dark grey, sans-serif font.

**GREENWOODS**  
**Seraya** @ Salak Perdana

**22' X 70'**  
**SERAYA TERRACE**

**FREEHOLD**

**PARAMOUNT**  
**PROPERTY**

**The People's Developer™**

## A nurturing and refreshing environment for the community

Greenwoods is a verdant and flourishing 237-acre township development in Salak Perdana, Sepang.

Here, contemporary freehold homes are nestled amidst wide open space, tranquil parks and abundant greenery that nurture a flourishing community.

Catered for all family lifestyles, Greenwoods ensures that everything you need is in one place, from schools, retail conveniences and an array of refreshing facilities in nature.

A great setting for kids to play and roam freely, it is also a delightful setting for adults to unwind, refresh themselves and feel safe and secure.

Within the development itself is also Greenwoods Belian, a commercial enclave with a variety of outlets that provide additional ease for the daily conveniences of the residents.



### A freehold development planned for a wholesome lifestyle - consisting of landed individual and strata title properties.

Besides that, Greenwoods Salak Perdana is curated with a holistic masterplan that incorporates many other green features that residents can enjoy. There are open playgrounds and pocket farms that families can use freely, a recreational pond for that lakeside feeling and a Hill Park with various trails and decks to enjoy the outdoors fully.

Children can also enjoy a free and independent time growing up in a close and connected setting as primary and secondary schools are also located within Greenwoods Salak Perdana itself.

#### Development components

- 1 Greenwoods Seraya Townhouses (22' x 70')
- 2 96 Residences Double Storey Link Houses (20' x 70')
- 3 Greenwoods Keranji Double Storey Terrace Houses (20' x 65')
- 4 Greenwoods Keranji 2 Double Storey Terrace Houses (20' x 70')
- 5 Greenwoods Cendana Double Storey Terrace Houses (20' x 65')
- 6 Greenwoods Belian Double Storey Shop Offices

#### Amenities

- 1 Primary School
- 2 Secondary School
- 3 Mosque
- 4 Multipurpose Hall

#### Recreational facilities

- 1 Recreational Pond & Park
  - Jogging Track
  - Biking Trail
- 2 Community Pocket Farm and Discovery Playground
- 3 Hill Park
  - Hiking Trail
  - Observation Deck
  - Amphitheatre

#### Others

- 1 Future Development

## A new kind of modern community living

At Greenwood Seraya, a welcoming and lush environment is coupled with spacious 22' x 70' family homes that are split into two units. Here, 260 units of contemporary townhouses are crafted especially so that you can choose to stay as close as possible to your family and friends.



Artist's impression only



Artist's impression only



Artist's impression only

## A secure enclave for exclusive community living

Enjoy the greenery, the ease and convenience in a safe haven you can call home. Greenwood Seraya is a **gated and guarded** neighbourhood within the development with its own private guardhouse at the entry and exit point.

## Spaces that can be treasured by all

Spacious interiors that seamlessly come together with practical living spaces that allow families to enjoy the best of both indoor and outdoor spaces. Every home comes with 3 bedrooms and 3 bathrooms with an open living and dining concept. Each corner unit also comes with its own pocket garden for extra luxury and privacy.



## Site plan | A gated and guarded family neighbourhood



### LOWER UNIT

INTERMEDIATE	Main Parcel	Accessory parcel
<b>A A1 D</b>	1,291 sf	322 sf
<b>B B1 B2 B3</b>	1,291 sf	559 sf - 796 sf
<b>B4 C C1 E</b>	1,291 sf	957 sf - 1,420 sf

### UPPER UNIT

INTERMEDIATE	Main Parcel	Accessory parcel
<b>Aa A1a Da</b>	1,560 sf	322 sf
<b>Ba B1a</b>	1,560 sf	409 sf - 495 sf
<b>B2a B3a</b>	1,593 sf	602 sf - 624 sf
<b>B4a Ca C1a Ea</b>	1,582 sf	710 sf - 1,097 sf



Artist's impression only

## Floor Plan

### Type A

Intermediate Unit  
Lower Unit

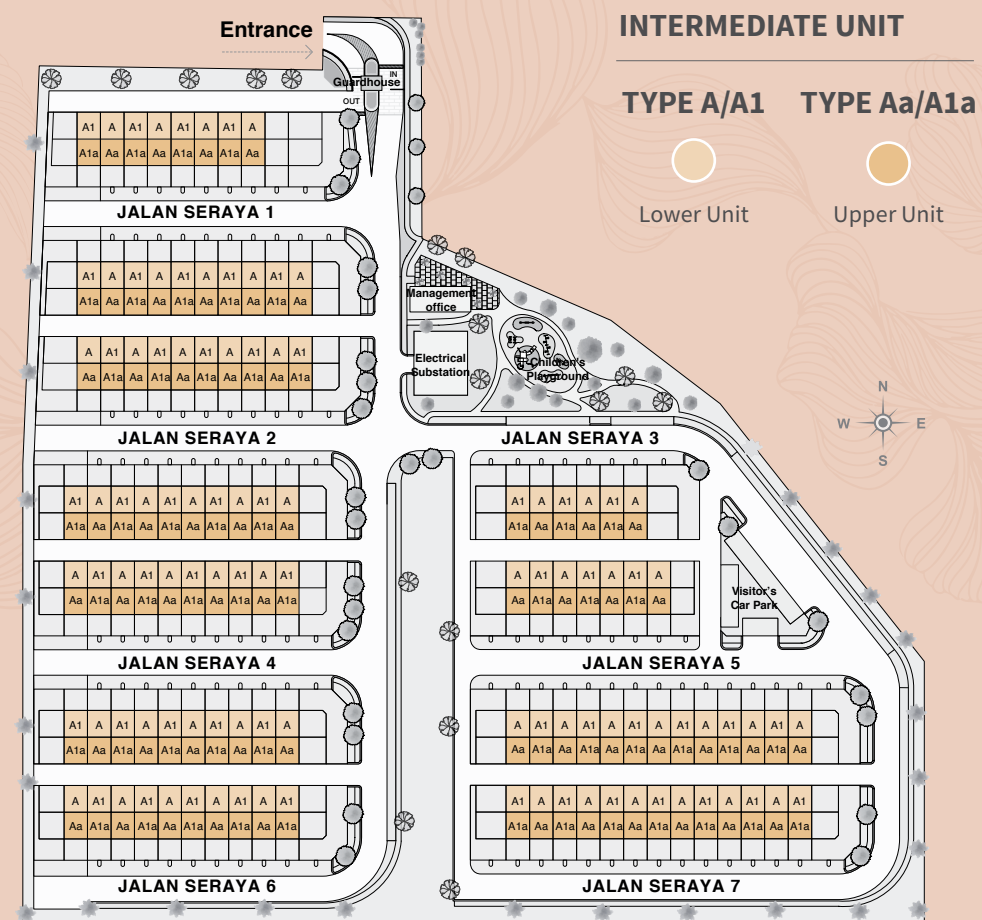
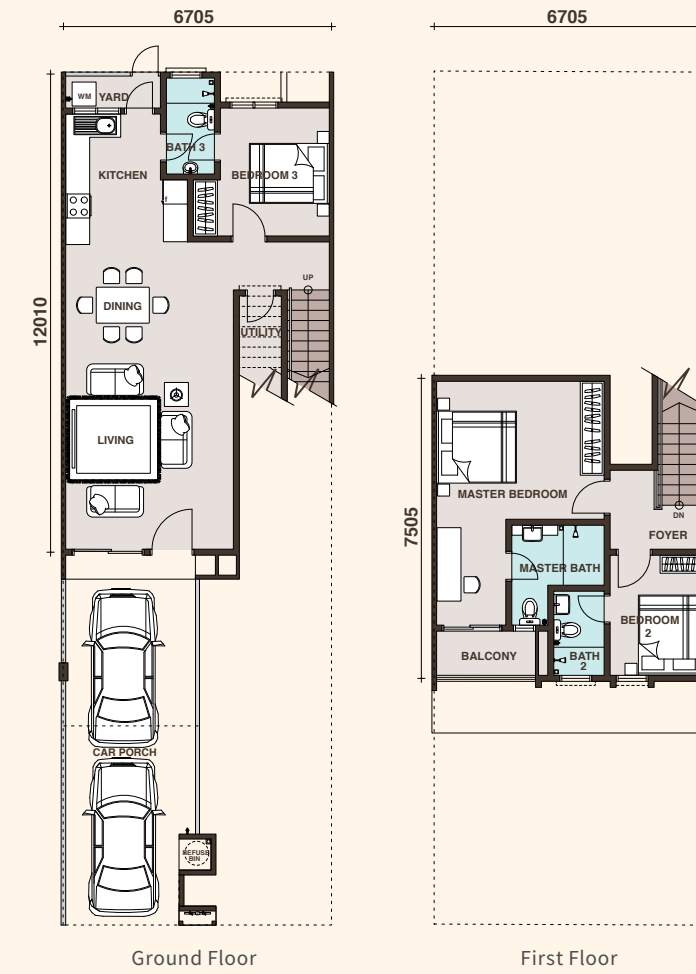
3 Bedrooms  
3 Bathrooms

Main Parcel

1,291 sf

Accessory Parcel

322 sf



### Type Aa

Intermediate Unit  
Upper Unit

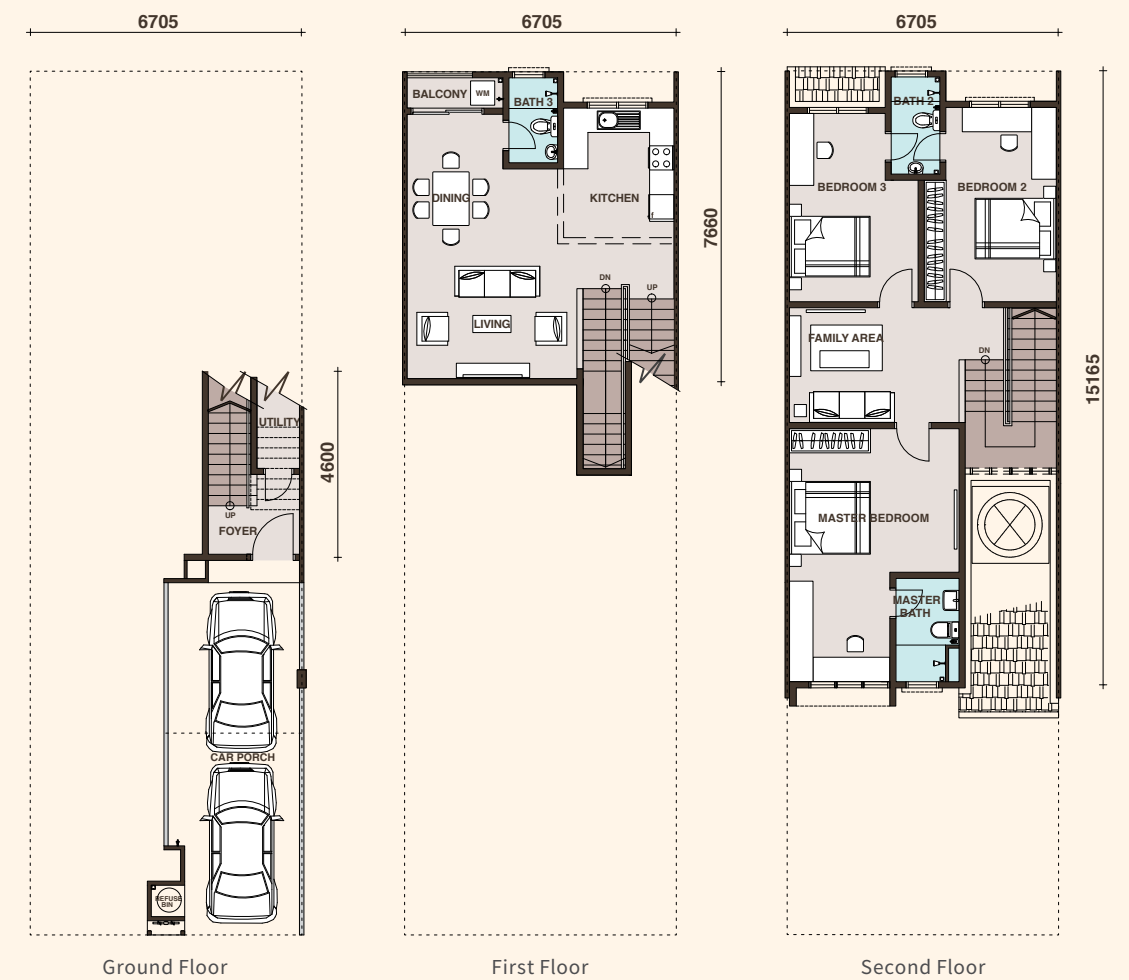
3 Bedrooms  
3 Bathrooms

Main Parcel

1,560 sf

Accessory Parcel

322 sf





## Floor Plan

### Type B

End Unit  
Lower Unit

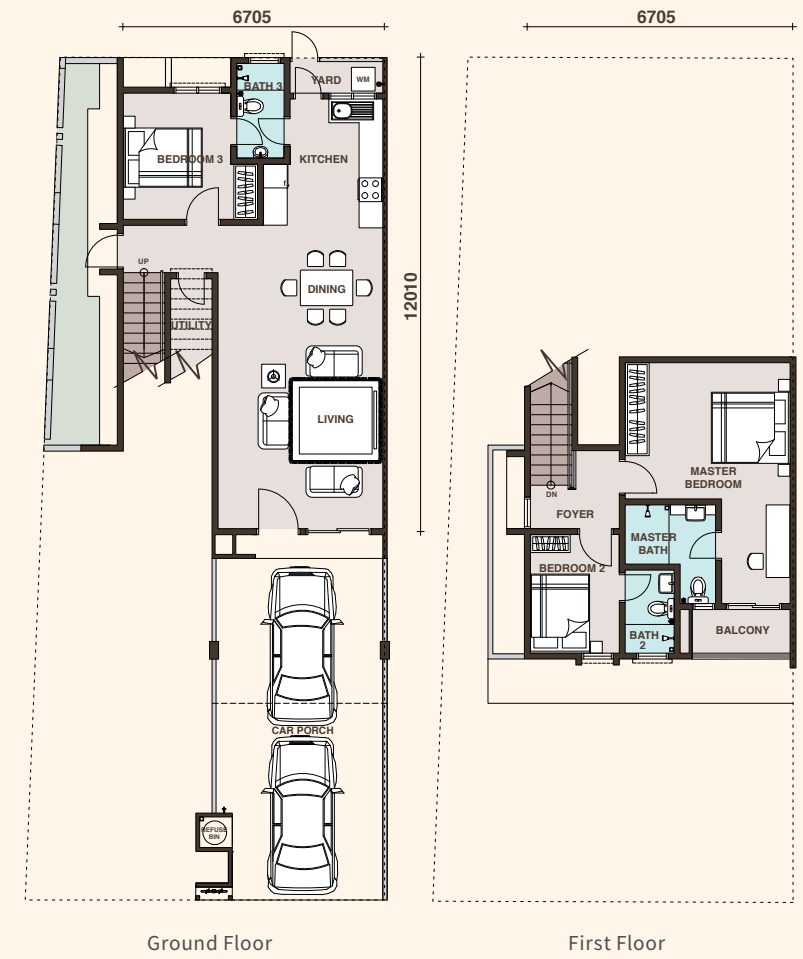
3 Bedrooms  
3 Bathrooms

Main Parcel

1,291 sf

Accessory Parcel

592 sf –  
613 sf



Ground Floor

First Floor

### Type Ba

End Unit  
Upper Unit

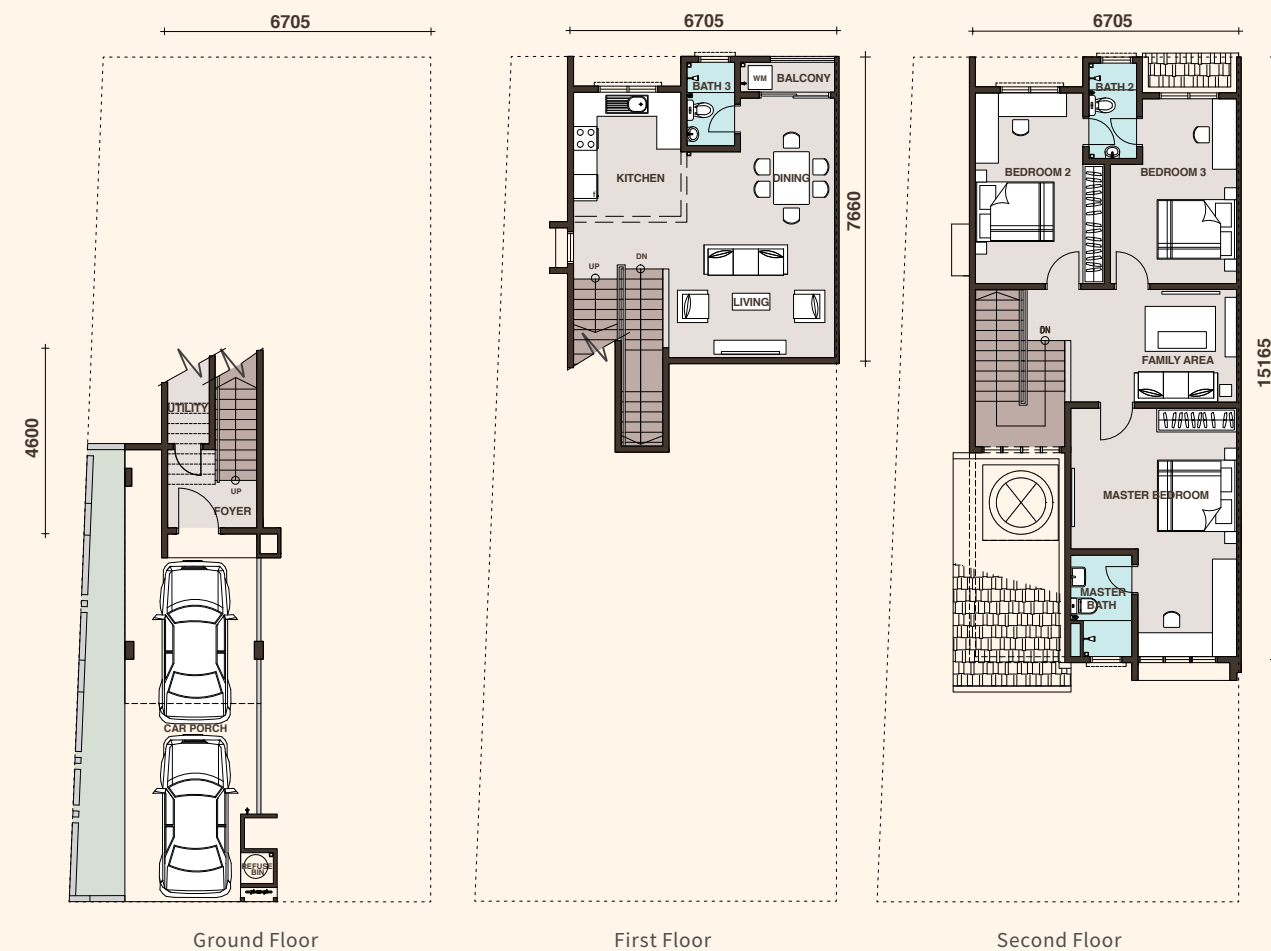
3 Bedrooms  
3 Bathrooms

Main Parcel

1,560 sf

Accessory Parcel

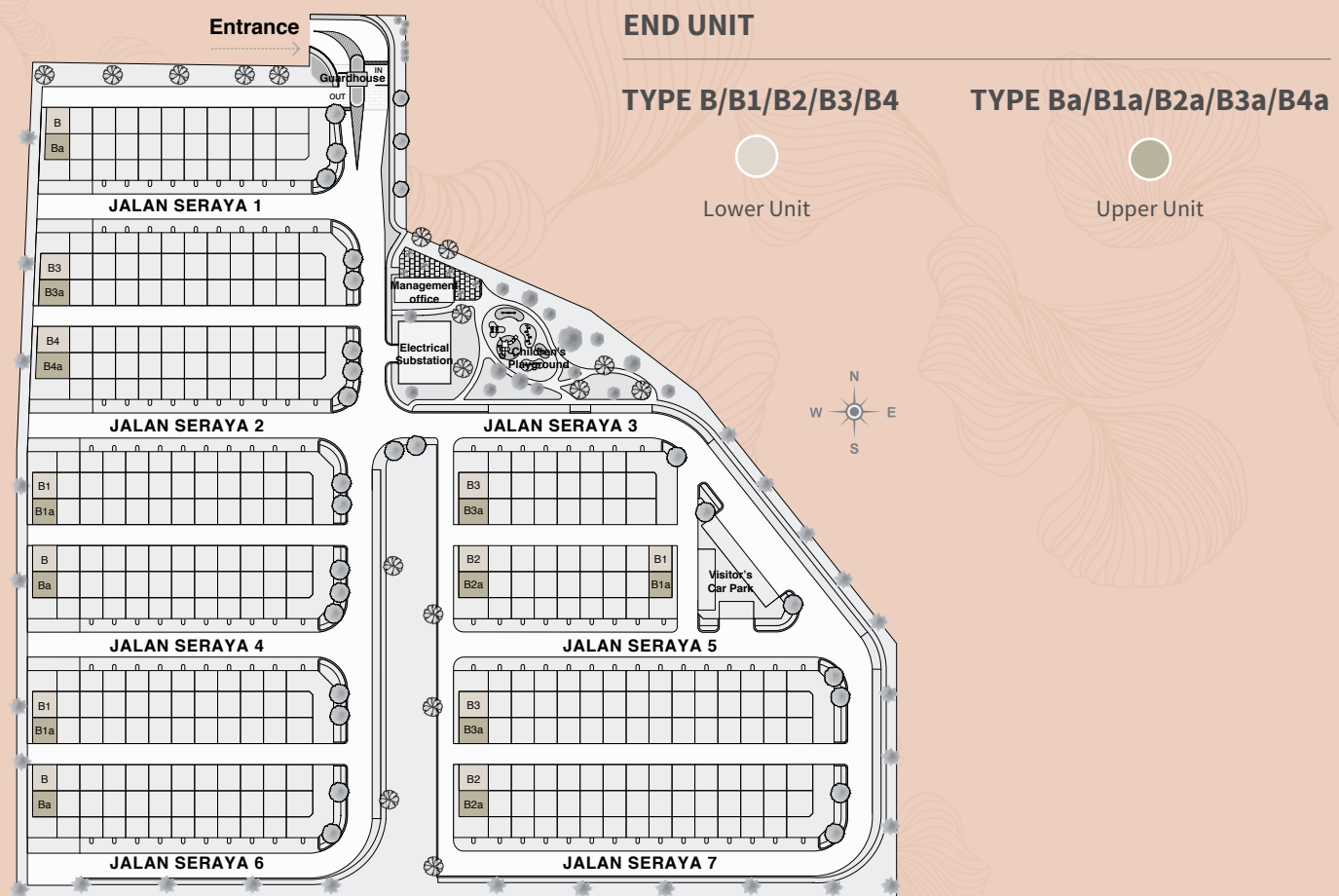
473 sf –  
495 sf



Ground Floor

First Floor

Second Floor



### END UNIT

TYPE B/B1/B2/B3/B4

Lower Unit

TYPE Ba/B1a/B2a/B3a/B4a

Upper Unit





Artist's impression only

## Floor Plan

### Type C

**Corner Unit**  
**Lower Unit**

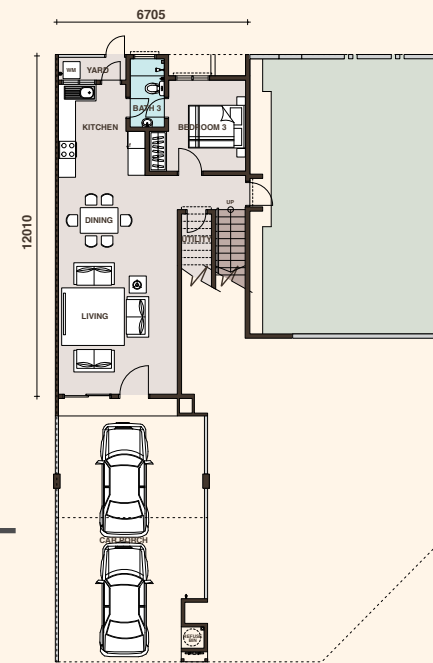
**3 Bedrooms**  
**3 Bathrooms**

Main Parcel

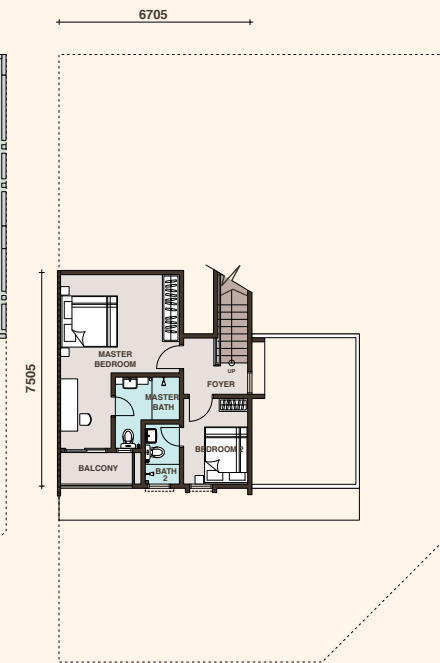
**1,291 sf**

Accessory Parcel

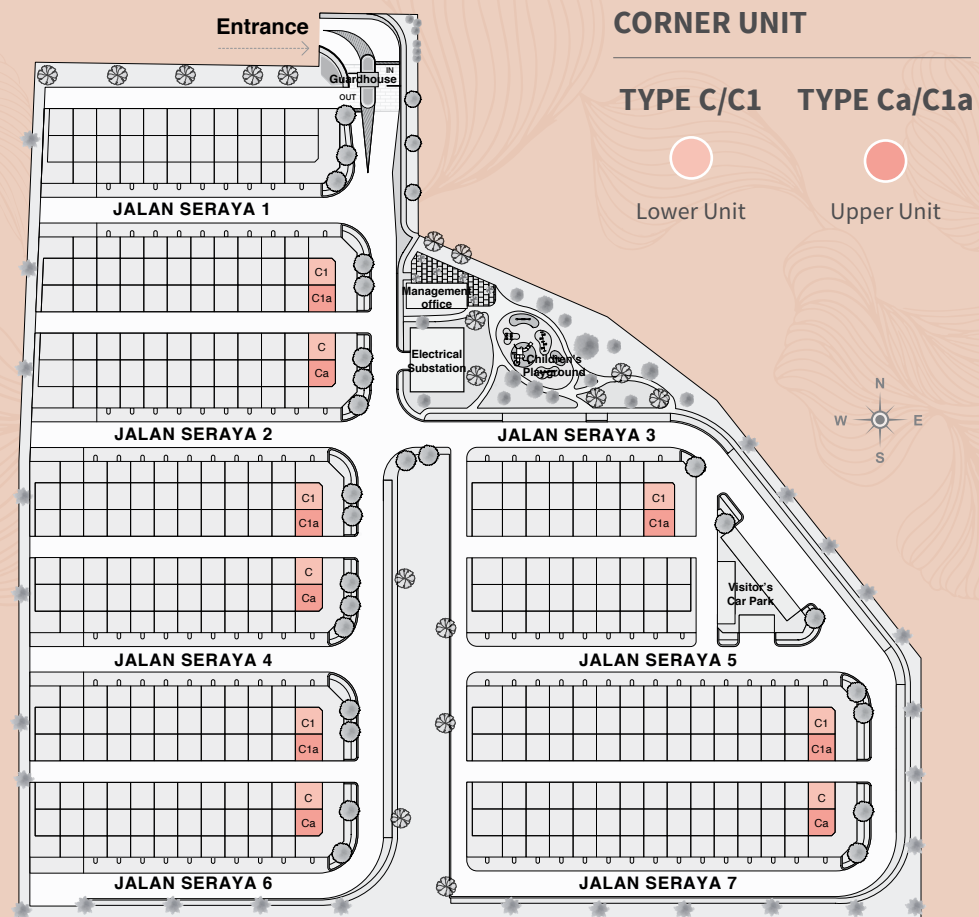
**1,227 sf -**  
**1,237 sf**



Ground Floor



First Floor



### Type Ca

**Corner Unit**  
**Upper Unit**

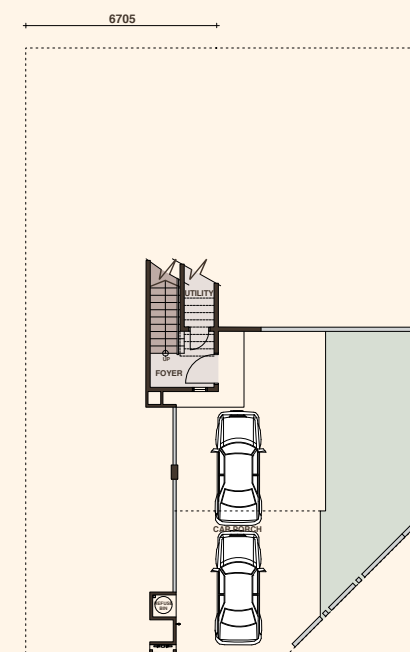
**3 Bedrooms**  
**3 Bathrooms**

Main Parcel

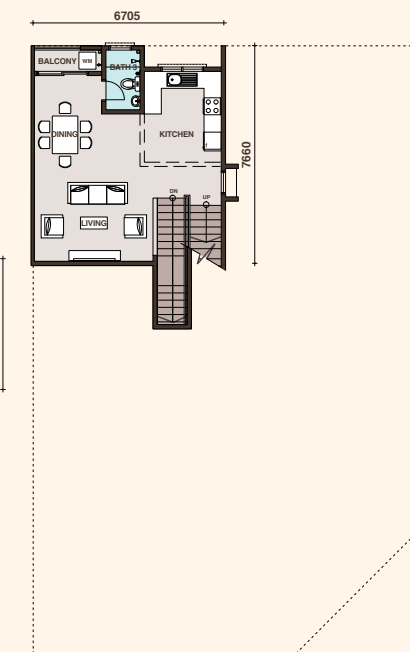
**1,582 sf**

Accessory Parcel

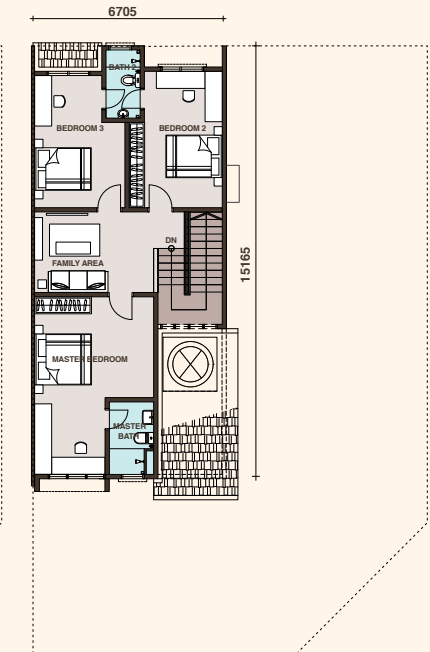
**882 sf**



Ground Floor



First Floor



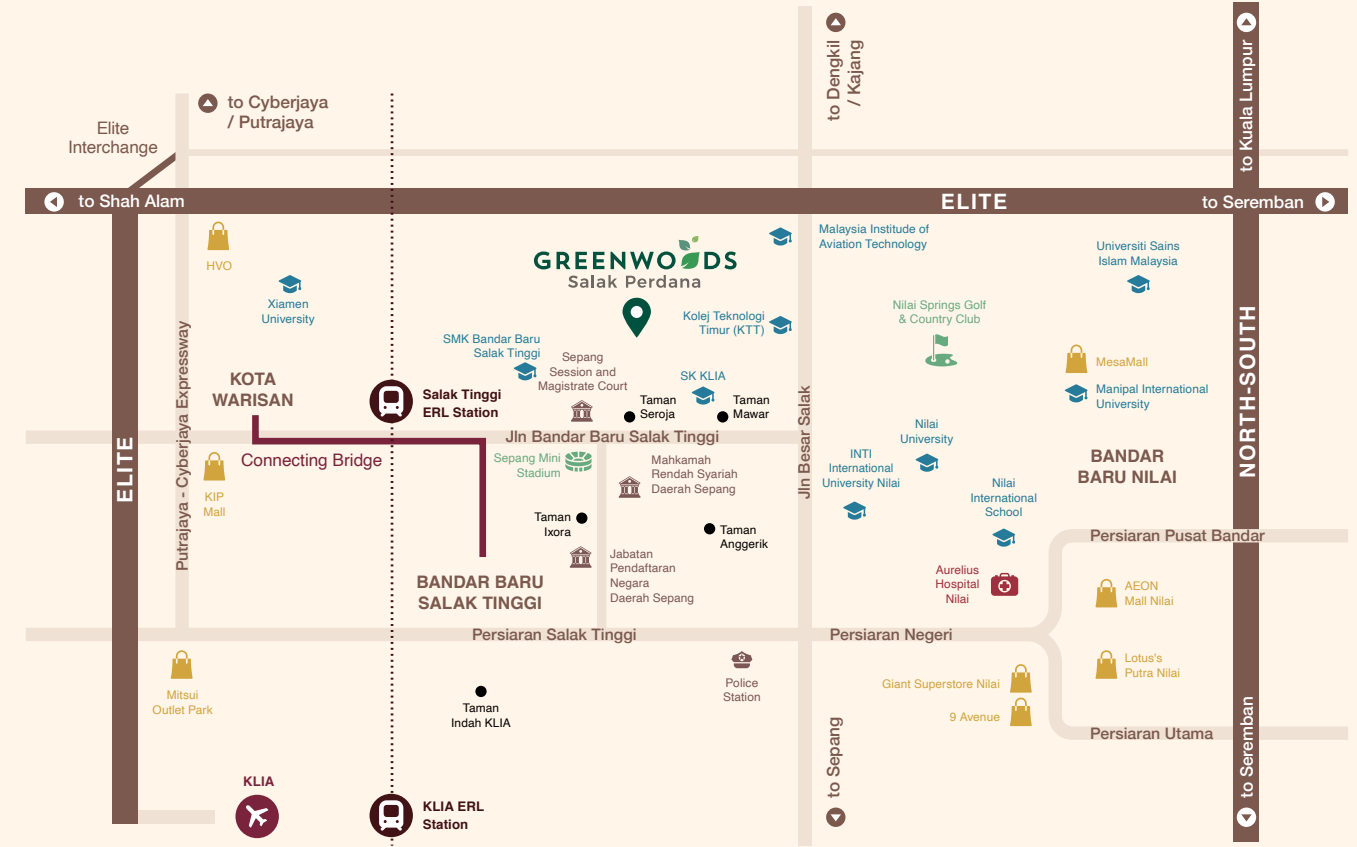
Second Floor

# Specifications

STRUCTURE	Reinforced Concrete Framework			
WALL	Reinforced Concrete Wall / Masonry			
ROOF	Light weight trusses with Concrete Tiles roofing			
CEILING	Fiborous Plaster Ceiling / Skim Coat			
DOORS (TYPE A/A1/D/B/B1/B2/B3/B4/C/C1/E)	Main Entrance, All Bedrooms, Bathrooms, Kitchen & Utility Living, Master Bedroom	Metal Frame Timber Flush Aluminium Frame Glass Door		
DOORS Aa/A1a/Da/Ba/B1a/B2a/B3a/B4a/Ca/C1a/Ea)	Main Entrance, All Bedrooms, Bathrooms & Utility Dining	Metal Frame Timber Flush Aluminium Frame Glass Door		
WINDOWS	Aluminium Framed with Glazing			
WALL FINISHES	All Bathrooms Internal wall External Paint Wet Kitchen	Selected Tiles to ceiling height Plaster and Paint Weather Resistance Paint 1500mm height Selected Tiles / Plaster and Paint		
FLOOR FINISHES (TYPE A/A1/D/B/B1/B2/B3/B4/C/C1/E)	Entrance Foyer, Living, Dining, Kitchen, Bedroom 3, All Bathrooms, Balcony Master Bedroom, Bedroom 2, Staircase Car Porch & Driveway Utility & Yard	Selected Tiles  Selected Vinyl Concrete / Screed finish Cement Render		
FLOOR FINISHES (TYPE Aa/A1a/Da/Ba/B1a/B2a/B3a/B4a/Ca/C1a/Ea)	Entrance Foyer, Living, Dining, Kitchen, All Bathrooms, Balcony Master Bedroom, Bedroom 2 & 3, Family Area, Staircase Car Porch & Driveway Utility & Yard	Selected Tiles  Selected Vinyl Concrete / Screed finish Cement Render		
SANITARY INSTALLATION	Sink Kitchen Tap Water Closet (WC) Wash Basin Basin Tap Shower Rose Washing Machine Tap Refuse Tap	1 no. 1 no. 3 nos. 3 nos. 3 nos. 3 nos. 1 no. 1 no.	TYPE TYPE TYPE A/A1/D Aa/A1a/Da B/Ba/B1/B1a/B2/B2a/B3/B3a/B4/B4a/C/C1/Ca/C1a/E/Ea)	
ELECTRICAL POINTS	Light Point 13A Power Point Fan Point Air-cond Point Fiber Wall Socket Door Bell Point Heater Point SMARTV Point	18 nos. 16 nos. 4 nos. 2 nos. 1 no. 1 no. 1 no. 1 no.	19 nos. 16 nos. 4 nos. 2 nos. 1 no. 1 no. 1 no. 1 no.	19 nos. 16 nos. 4 nos. 2 nos. 1 no. 1 no. 1 no. 1 no.
IRONMONGERY	Selected Locksets and Accessories			
ELECTRICAL SUPPLY	1-Phase Power Supply			

## Easy commute to the city and airport

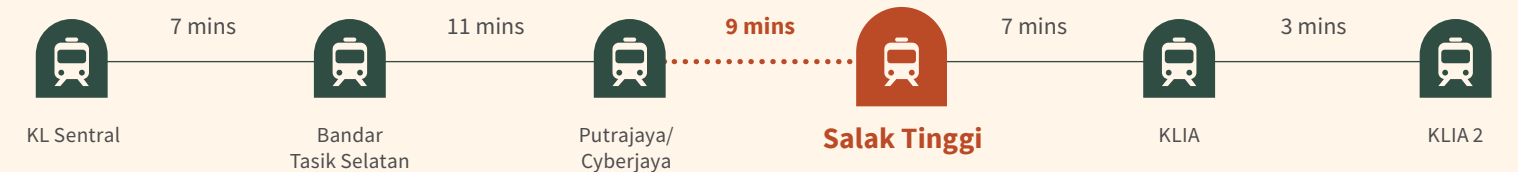
Close to 3 major highways, Greenwoods Salak Perdana provides an easy commute to the cities, KLIA and KLIA2 via the ERL Express Line.



### A variety of conveniences within reach

Highway & Public Transportation	Supermarkets & Malls	Education Institutions	Nearby Towns/Cities
• ERL Salak Tinggi Station <b>6.8</b> km	KIP Mall <b>7.2</b> km	• SK KLIA <b>1.7</b> km	Bandar Baru Salak Tinggi <b>4.6</b> km
• ELITE Highway <b>11.3</b> km	HVO <b>10.1</b> km	• Kolej Teknologi Timur (KTT) <b>2.3</b> km	Kota Warisan <b>7.0</b> km
• North South Expressway <b>11.7</b> km	MesaMall <b>10.8</b> km	• SMK Bandar Baru Salak Tinggi <b>3.0</b> km	Bandar Baru Nilai <b>10.8</b> km
• KLIA Expressway <b>12.0</b> km	Giant Superstore Nilai <b>11.0</b> km	• Malaysia Institute of Aviation Technology <b>4.9</b> km	Dengkil <b>12.8</b> km
• KLIA <b>18.0</b> km	9 Avenue <b>11.2</b> km	• INTI International University Nilai <b>7.5</b> km	Bandar Seri Putra <b>17.8</b> km
	AEON Mall Nilai <b>11.2</b> km	• Nilai International School <b>9.5</b> km	Bandar Baru Bangi <b>21.3</b> km
	Lotus's Putra Nilai <b>11.4</b> km	• Manipal International University <b>10.8</b> km	Cyberjaya <b>21.3</b> km
	Mitsui Premium Outlet <b>14.6</b> km	• Universiti Sains Islam Malaysia <b>13.9</b> km	Putrajaya <b>23.5</b> km

### ERL - KLIA Express and KLIA Transit






## The People's Developer


Paramount Property strives to be the people's developer, creating spaces that will truly make lives better for all.

We strive to Design for Life, creating products to suit the different stages of life's journey. We place People First, from the people we build for, to those who grow with us - we make their needs our priority. We work to Uplift Communities through sustainability practices and by supporting initiatives that will leave the world a better place for many more years to come.

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Scan to visit  
our website

 Paramount Property Gallery @ Greenwoods Salak Perdana  
**Paramount Property (Sepang) Sdn Bhd** 201401046087 (1122275-W)  
No. 32A & 36, Jalan Belian 1, Taman Salak Perdana,  
Bandar Baru Salak Tinggi, 43900, Sepang, Selangor.

**012 422 9003**  
paramountproperty.my

**PARAMOUNT**  
PROPERTY

The People's Developer™

Pemaju : Paramount Property (Sepang) Sdn Bhd 201401046087(1122275-W) Co-labs Coworking Shah Alam, B-02-01 (Block B), Sekitar26 Enterprise, Persiaran Hulu Selangor, Seksyen 26, 40400 Shah Alam, Selangor.  
Pemilikan: Hakmilik Kekal • No. Lesen Pemaju: 14134-08-2025/0797(A) • Tempoh Sah : 28/08/2022 – 27/08/2025 • No. Permit Iklan & Jualan: 14134-5/12-2025/0391(A)-(S) • Tempoh Sah : 06/12/2022 – 05/12/2025 • Pihak Berkuasa Kelulusan Pelan Bangunan: Majlis Perbandaran Sepang • No. Kelulusan: MP.Sepang 600-34/5/72(9) • Bebanan tanah: Public Islamic Bank Berhad • Pegangan Tanah: Hakmilik Kekal • Tarikh Jangka Siap: November 2025 • Sekatan Kepentingan: Tiada • Jenis Kediaman: Rumah Bandar 3 Tingkat • Bilangan Unit: 260 Unit • Lot Saiz: 22' x 70' • Diskaun untuk Bumiputera: 7% • Luas Binaan: (Jenis A) 1,291-1,560 kps (Jenis B) 1,291-1,593 kps (Jenis C) 1,291-1,582 kps (Jenis D) 1,291-1,560 kps (Jenis E) 1,291-1,582 kps • Harga Jualan: RM555,412.00 (Minima) RM878,353.00 (Maksima) (i) Jenis A - RM555,412.00 (Minima) - RM597,294.00 (Maksima) (ii) Jenis B - RM596,941.00 (Minima) - RM751,647.00 (Maksima) (iii) Jenis C - RM701,765.00 (Minima) - RM878,353.00 (Maksima) (iv) Jenis D - RM555,412.00 (Minima) - RM576,000.00 (Maksima) (v) Jenis E - RM749,765.00 (Minima) - RM874,000.00 (Maksima) • IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA