



GREENWOODS
Senna @ SALAK PERDANA

Your Sentiment of A Home

34' X 65'
SEMI-D HOME

FREEHOLD



PARAMOUNT
PROPERTY

The People's Developer™

**COME HOME TO
A VERDANT SANCTUARY**

Experience the allure of Greenwood's Salak Perdana, a freehold township development spanning across 237 acres of verdant spaces and charming homes. This exceptional community seamlessly blends tranquil parks and abundant greenery with modern living, creating an environment where nature and contemporary lifestyle coexist in perfect harmony.



CONNECT TO NATURE WITH FAMILY-CENTRIC FACILITIES

Nestled in nature yet equipped with modern conveniences, Greenwood's Salak Perdana offers an ideal family lifestyle. Our verdant Forested Hill Park and natural walking paths showcase local flora, while an observation deck provides stunning panoramic views.

This thoughtfully designed township caters to all your needs with schools, retail outlets and nature-infused facilities. The Greenwood's Belian commercial enclave ensures daily conveniences are just steps away. Here, children roam freely in a safe environment, while adults find tranquility amidst lush surroundings.

Experience Greenwood's Salak Perdana - where urban comfort meets natural serenity, creating the perfect setting for your family to thrive.

**MASTER PLAN OF
GREENWOODS SALAK PERDANA**



Greenwood's Salak Perdana is a masterplanned freehold township that features both landed individual homes and strata-titled properties. This thoughtful community ensures a harmonious blend of residential areas, green spaces and commercial zone, creating a self-sustained and vibrant living environment for all residents.

DEVELOPMENT COMPONENTS

1	Greenwoods Senna (Semi-D Townhouses)	34' x 65'
2	Greenwoods Seraya (3 Storey Townhouses)	22' x 70'
3	Greenwoods Cendana (Double Storey Terrace Houses)	20' x 65'
4	Greenwoods Keranji (Double Storey Terrace Houses)	20' x 65'
5	Greenwoods Keranji 2 (Double Storey Terrace Houses)	20' x 70'
6	96 Residences (Double Storey Terrace Houses)	20' x 70'
7	Greenwoods Amaria (Apartments)	1,000 sq. ft.
8	Greenwoods Belian (Double Storey Shop Offices)	20' x 75'

AMENITIES

1	Primary School	3	Mosque
2	Secondary School	4	Multipurpose Hall

RECREATIONAL FACILITIES

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

OTHERS

- 1** Future Development

EXPERIENCE THE CHARM OF A PERFECT HOME

Situated within the 18-acre freehold land, Greenwood Senna offers a collection of 368 Semi-Detached Townhouses, with layouts ranging from 34' x 65' to 44' x 75'. All units include a side terrace while certain units include a back terrace as well. With a practical and versatile layout, Greenwood Senna is made for moments of conversation, joy and bonding.

With vibrant facilities and amenities within reach, living here means an address that brings you closer to everything that truly matters. Savour the perfect harmony between urban conveniences and natural serenity, Greenwood Senna welcomes you to embrace a vibrant community and celebrate moments that make life special.



34' x 65' - 44' x 75'
Semi-D Townhouses



4 Bedrooms and 3 Bathrooms
+ 1 Powder Room



Practical and Versatile
Layout with Side and
Back Terrace



Accommodates
2 Cars Comfortably



Nature-Inspired
Family Centric Facilities



Artist's impression only



Artist's impression only

SAFETY MEETS SERENITY, A SANCTUARY OF PEACE

As you step into Greenwood Senna, discover a living space filled with harmony and peace, bringing a whole new definition of a personal sanctuary. It is our priority to ensure you feel safe, and your rightful privilege to live happy.



Gated and
Guarded



24/7 Security
Surveillance



Round the Clock
Security Patrol





Artist's impression only

AFFECTIONATE COMFORT

Experience the perfect balance of privacy and community in our meticulously crafted Semi-Detached Townhouses. These homes offer an intimate living space ideal for those who value both personal comfort and neighbourly connections. Embrace a life filled with warmth, convenience and a strong sense of community here where you belong.



Artist's impression only

SPACIOUS LIVING AREAS FOR BEAUTIFUL MOMENTS

Whether you seek cozy intimacy or spacious living for extended families, Greenwood Senna has the perfect home for you. Each unit is designed to charm and accommodate, providing the ideal space to live, love and grow.



Artist's impression only

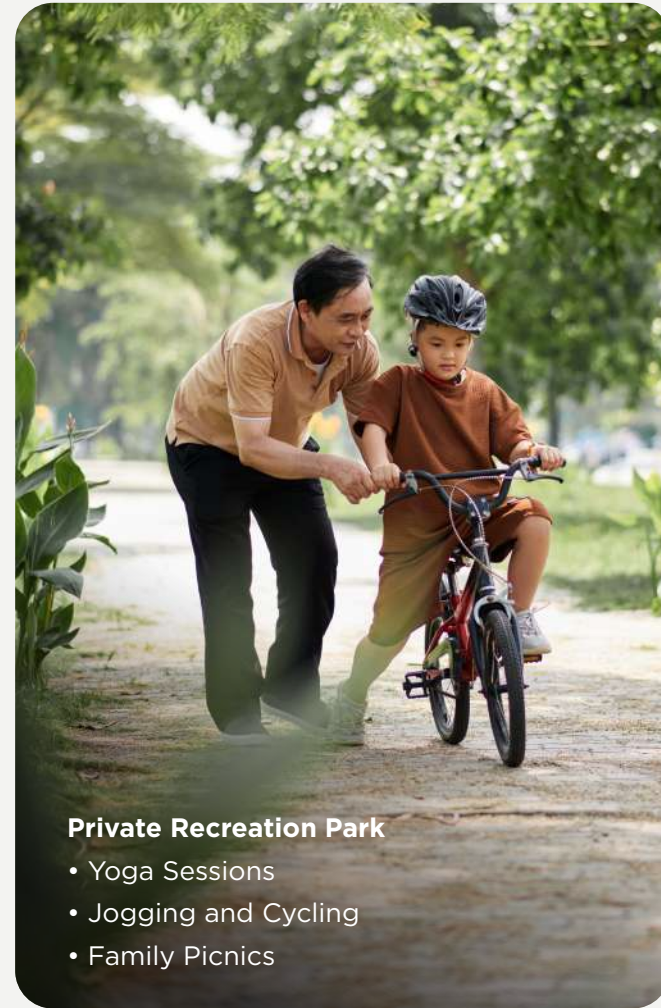
QUIET CORNERS IN NATURE'S EMBRACE

Beyond the comfort of your home lies a serene relaxation deck where you can unwind, soak in the natural surroundings and create lasting memories with loved ones, the perfect setting for quiet and precious moments.



FACILITIES MADE FOR PRECIOUS MEMORIES

Nestled within the embrace of Greenwoods Senna is a lively open space for your loved ones to forge precious memories and bonding moments. Endless adventures and stories of pure delight awaits here.



Private Recreation Park

- Yoga Sessions
- Jogging and Cycling
- Family Picnics



Children's Playground

- Interactive Playground Equipments
- Outdoor Adventures and Fun
- Mingle with Community Friends

Artist's impression only

SITE PLAN



LEGEND

- 1 Entrance Statement
- 2 Guardhouse
- 3 Relaxation Deck
- 4 Badminton Court
- 5 Reflexology Garden
- 6 Playground
- 7 Outdoor BBQ
- 8 Pavillion Area
- 9 Wellness Park
- End Unit

Lower Unit

Intermediate / End
Land Area: 34' x 65'

A	A(M)	A-1	A-1(M)	1,700 sf	559 sf
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Land Area: 34' x 75'

B	B(M)	B-1	B-1(M)	1,700 sf	904 sf
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Land Area: 34' x 75'

D	1,700 sf	1,011 sf
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Corner

Land Area: 44' x 65'

C	C(M)	1,700 sf	828 sf
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Land Area: 44' x 75'

C1	C1(M)	1,700 sf	1,259 sf
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Upper Unit

Intermediate / End
Main Parcel Accessory Parcel

Aa	Aa(M)	Aa-1	Aa-1(M)	1,926 sf	419 sf
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Ba	Ba(M)	Ba-1	Ba-1(M)	1,926 sf	419 sf
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Da	1,926 sf	613 sf
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Corner

Ca	Ca(M)	1,926 sf	753 sf
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C1a	C1a(M)	1,926 sf	753 sf
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TYPE A / A-1

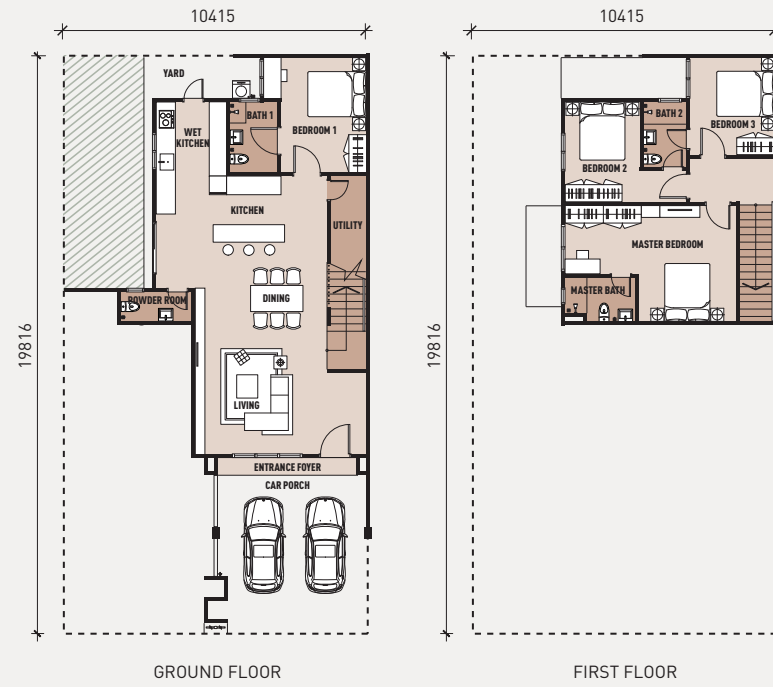
34' X 65'

SEMI-D CLUSTER TOWNHOUSE

Intermediate Unit - Lower Unit

4 Bedrooms 3 Bathrooms + 1 Powder Room

Main Parcel **1,700 sf** | Accessory Parcel **559 sf**



TYPE C

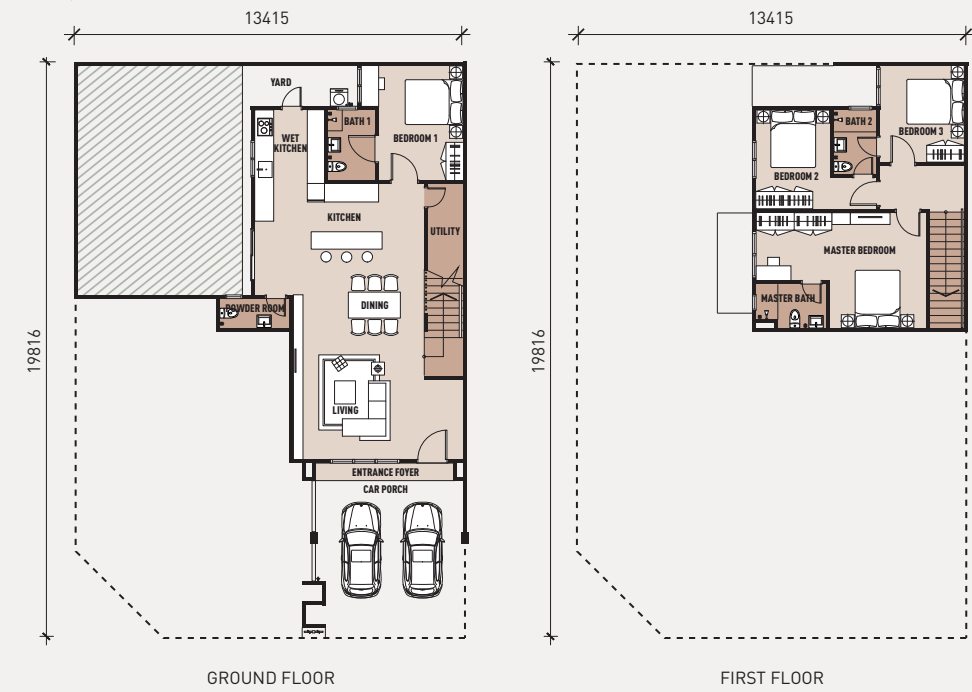
44' X 65'

SEMI-D CLUSTER TOWNHOUSE

Corner Unit - Lower Unit

4 Bedrooms 3 Bathrooms + 1 Powder Room

Main Parcel **1,700 sf** | Accessory Parcel **828 sf**



TYPE Aa / Aa-1

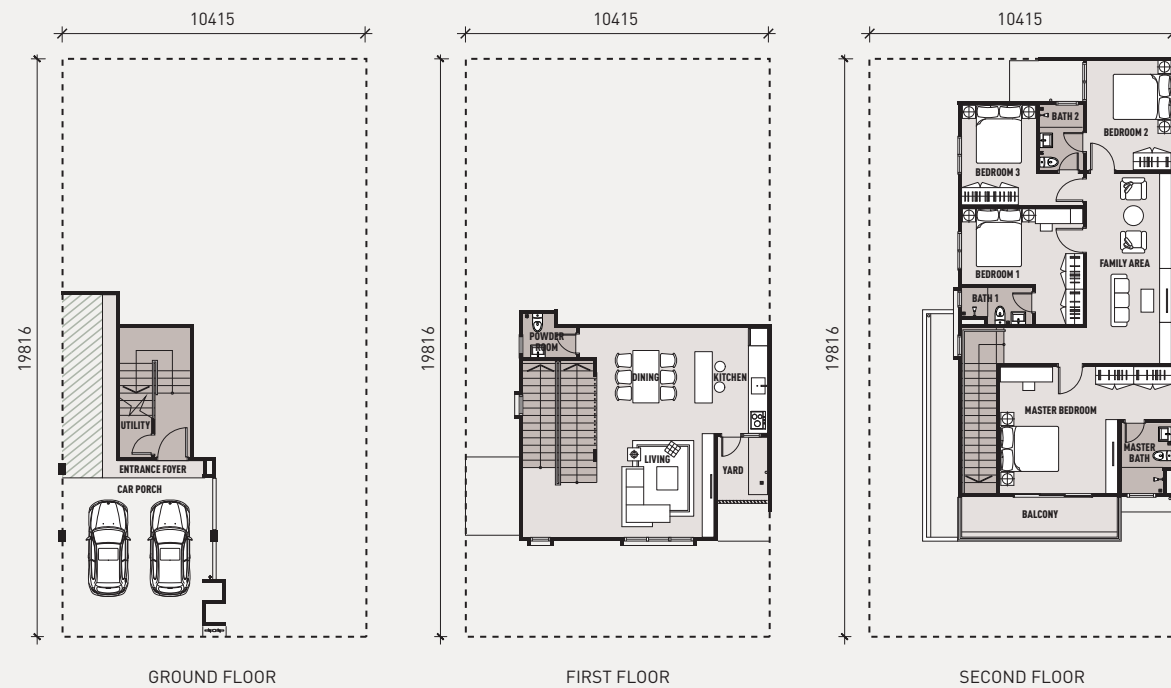
34' X 65'

SEMI-D CLUSTER TOWNHOUSE

Intermediate Unit - Upper Unit

4 Bedrooms 3 Bathrooms + 1 Powder Room

Main Parcel **1,926 sf** | Accessory Parcel **419 sf**



TYPE Ca

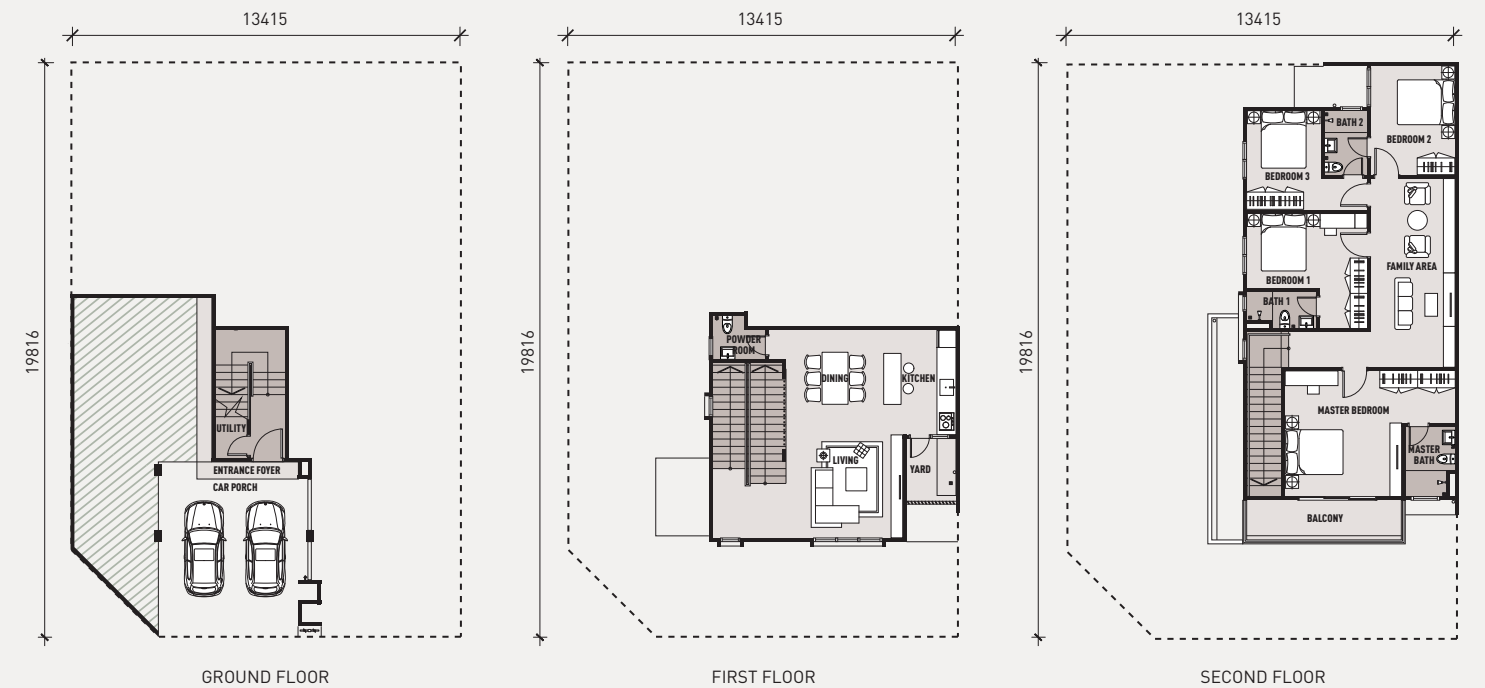
44' X 65'

SEMI-D CLUSTER TOWNHOUSE

Corner Unit - Upper Unit

4 Bedrooms 3 Bathrooms + 1 Powder Room

Main Parcel **1,926 sf** | Accessory Parcel **753 sf**



TYPE B / B-1

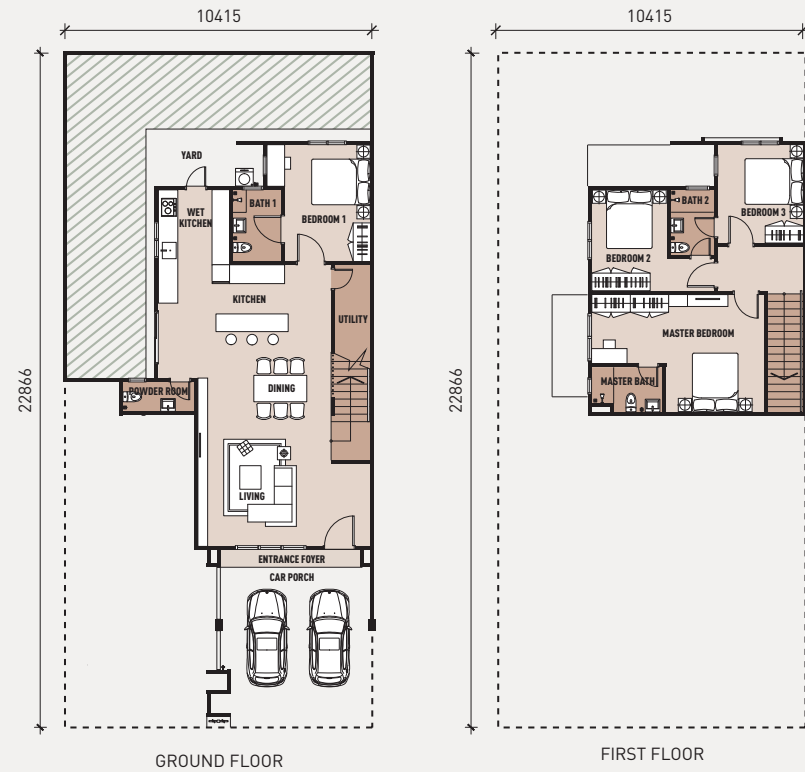
34' X 75'

SEMI-D TOWNHOUSE

End Unit - Lower Unit

4 Bedrooms 3 Bathrooms + 1 Powder Room

Main Parcel **1,700 sf** | Accessory Parcel **904 sf**



TYPE C1

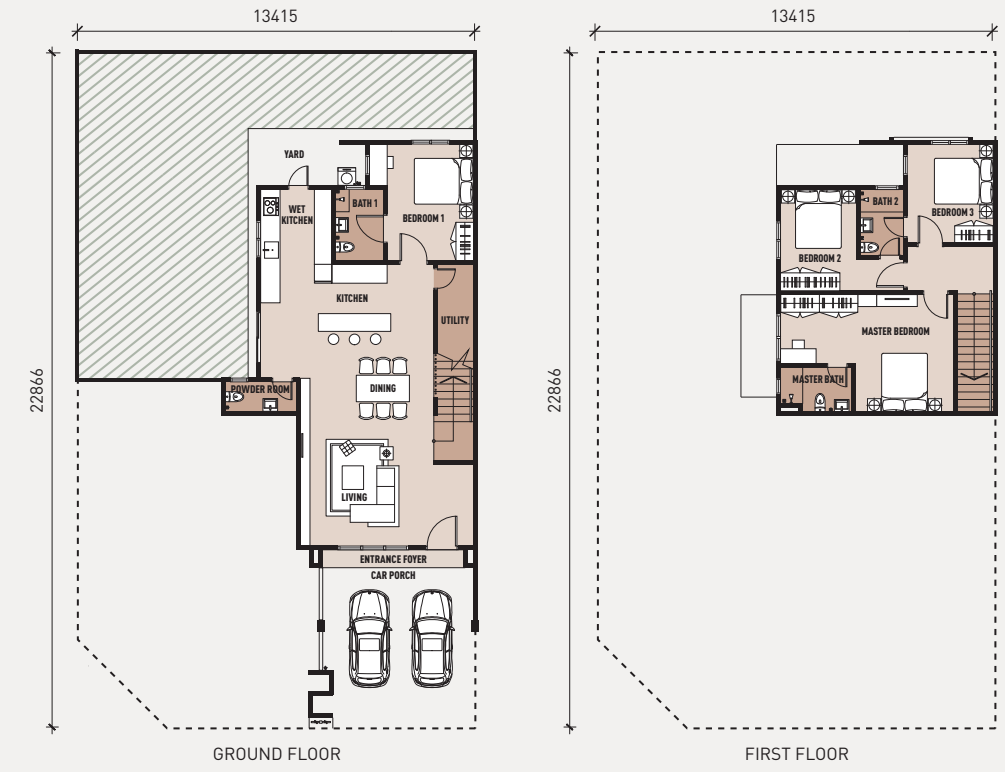
44' X 75'

SEMI-D TOWNHOUSE

Corner Unit - Lower Unit

4 Bedrooms 3 Bathrooms + 1 Powder Room

Main Parcel **1,700 sf** | Accessory Parcel **1,259 sf**



TYPE Ba / Ba-1

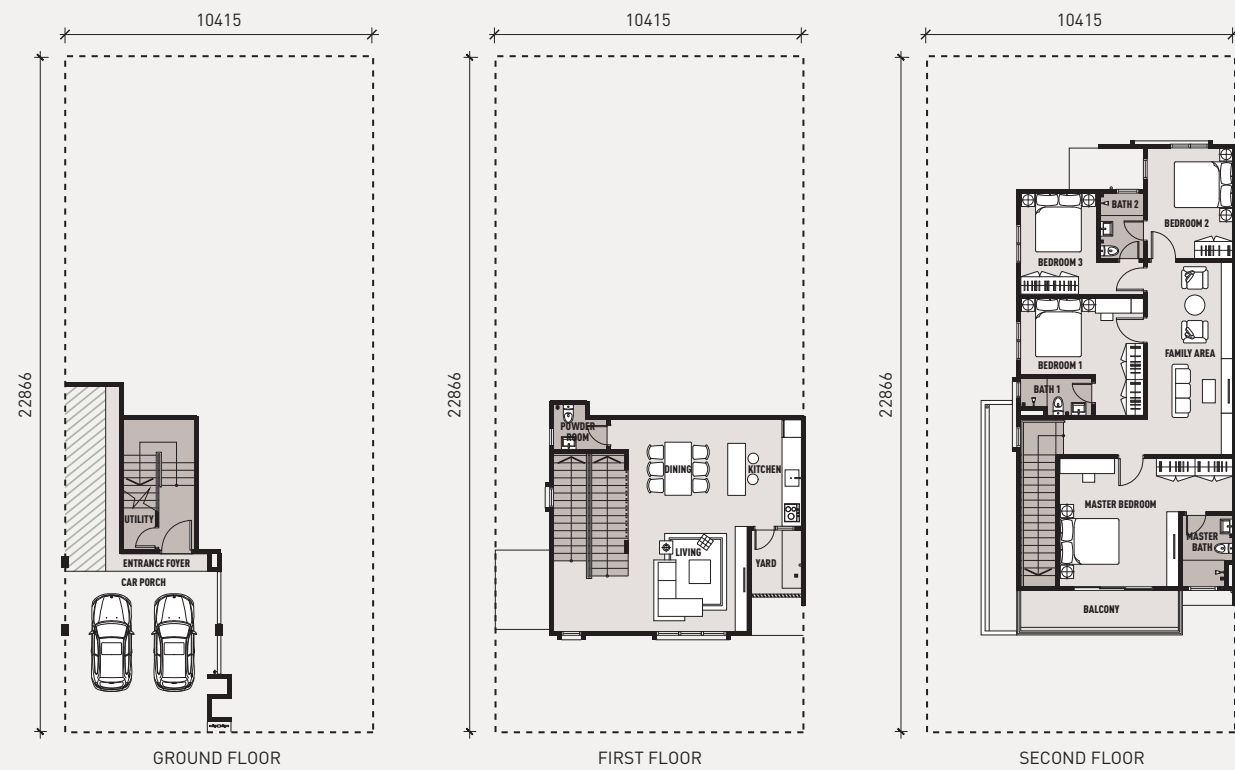
34' X 75'

SEMI-D TOWNHOUSE

End Unit - Upper Unit

4 Bedrooms 3 Bathrooms + 1 Powder Room

Main Parcel **1,926 sf** | Accessory Parcel **419 sf**



TYPE C1a

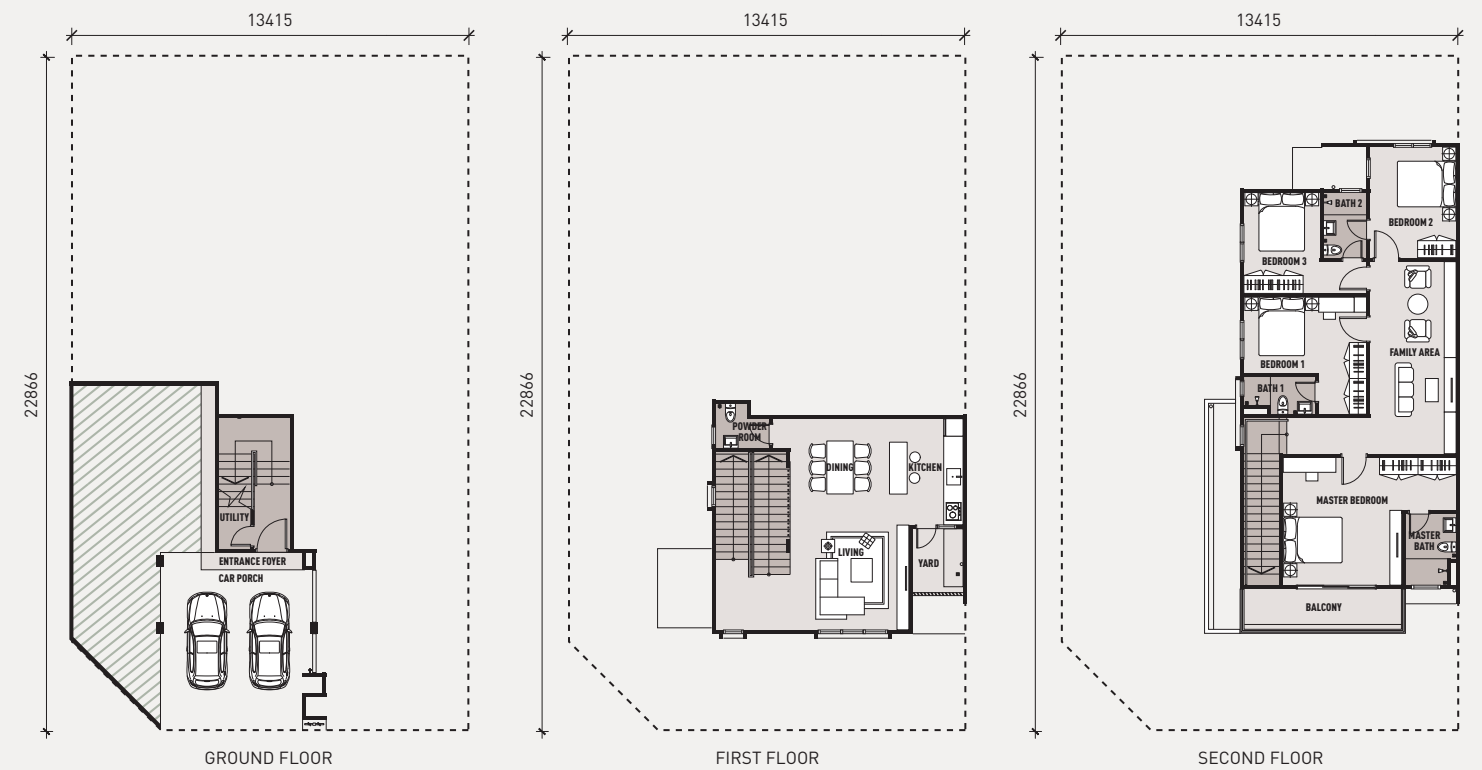
44' X 75'

SEMI-D TOWNHOUSE

Corner Unit - Upper Unit

4 Bedrooms 3 Bathrooms + 1 Powder Room

Main Parcel **1,926 sf** | Accessory Parcel **753 sf**



Lush Greenery
along Streetscapes

Optimum Natural
Light & Ventilation

Open Plan
Layout Design

Low VOC Paint

Air Conditioning Powerpoint
with Piping (Living & All Bedrooms)

Most Units
Designed with
Optimal North-
South Orientation

**A LIVING SPACE EMBRACED
WITH ECO-FRIENDLY DESIGN**

With a steadfast commitment to nurturing our environment, Greenwood's Salak Perdana paves the way for a sustainable tomorrow, embracing eco-friendly practices and innovative designs. Join us on a journey towards a greener and brighter future at our beloved township.

SPECIFICATIONS

STRUCTURE	Reinforced Concrete Framework		
WALL	Reinforced Concrete Wall / Masonry		
ROOF	Light weight trusses with Concrete Tiles roofing		
CEILING	Fiborous Plaster Ceiling / Skim Coat		
FLOOR FINISHES (TYPE A/B/C/C1/D)	Entrance Foyer, Living, Dining, Kitchen, Wet Kitchen, Bedroom 1, All Bathrooms & Powder Room	Selected Tiles	
	Master Bedroom, Bedroom 2 & 3, Staircase	Selected Laminated	
	Car Porch & Driveway Utility, Dining & Yard	Concrete / Screed finish Cement Render	
FLOOR FINISHES (TYPE Aa/Ba/Ca/C1a)	Entrance Foyer, Living, Dining, Kitchen, All Bathrooms, Balcony & Powder Room	Selected Tiles	
	Master Bedroom, Bedroom 1, 2 & 3, Family Area & Staircase	Selected Laminated	
	Car Porch & Driveway Utility & Yard	Concrete / Screed finish Cement Render	
WALL FINISHES	All Bathrooms & Powder Room	Selected Tiles to ceiling height	
	Internal Wall	Plaster and Paint	
	External Paint	Weather Resistance Paint	
	Wet Kitchen	1500mm height Selected Tiles / Plaster and Paint	
DOORS (TYPE A/B/C/C1/D)	Main Entrance, All Bedrooms, Bathrooms, Kitchen, Powder Room & Utility	Metal Frame Timber Flush Door	
	Dining	Aluminium Frame Glass Door	
DOORS (TYPE Aa/Ba/Ca/C1a/Da)	Main Entrance, All Bedrooms, Bathrooms, Yard, Powder Room & Utility	Metal Frame Timber Flush Door	
	Master Bedroom	Aluminium Frame Glass Door	
WINDOWS	Aluminium Frame with Glazing		
SANITARY INSTALLATION	Sink	1 no.	
	Kitchen Tap	1 no.	
	Water Closet (WC)	4 nos.	
	Wash Basin	4 nos.	
	Basin Tap	4 nos.	
	Shower Rose	3 nos.	
	Washing Machine Tap	1 no.	
	Refuse Tap	1 no.	
ELECTRICAL POINTS	Light Point	20 nos.	22 nos.
	13A Power Point	18 nos.	18 nos.
	Fan Point	5 nos.	6 nos.
	Air-cond Point	5 nos.	5 nos.
	Fiber Wall Socket	1 no.	1 no.
	Door Bell Point	1 no.	1 no.
	Heater Point	1 no.	1 no.
	SMATV Point	1 no.	1 no.
	Water Pump Point	1 no.	1 no.
	IRONMONGERY	Selected Locksets and Accessories	
ELECTRICAL SUPPLY	1-Phase Power Supply		

ACCESSIBILITY AND CONNECTIVITY



HIGHWAY & PUBLIC TRANSPORTATION

• ERL Transit (Salak Tinggi)	2.0km
• ELITE Expressway	11.0km
• KLIA Expressway	12.0km
• North-South Expressway	13.9km
• KLIA	18.0km



EDUCATION INSTITUTIONS

• SK KLIA	1.7km
• Kolej Teknologi Timur (KTT)	2.3km
• SMK Bandar Baru Salak Tinggi	3.0km
• Malaysia Institute of Aviation Technology	4.9km
• INTI International University of Nilai	7.5km
• Nilai International University	9.8km
• Manipal International University	10.8km
• Universiti Sains Islam Malaysia	13.9km



SUPERMARKETS & MALLS

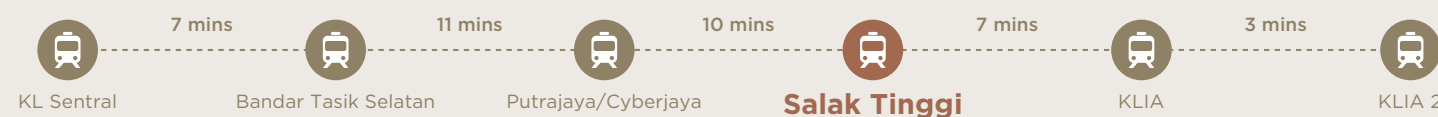
• KIP Mall	7.2km
• MesaMall	10.8km
• Giant Superstore Nilai	11.0km
• Lotus's Putra Nilai	11.1km
• 9 Avenue	11.2km
• AEON Mall Nilai	11.2km
• Mitsui Premium Outlet	14.6km



NEARBY TOWNS/CITIES

• Bandar Baru Salak Tinggi	4.8km
• Kota Warisan	7.2km
• Dengkil	13.7km
• Bandar Baru Nilai	13.9km
• Bandar Seri Putra	17.8km
• Cyberjaya	21.3km
• Bandar Baru Bangi	22.2km
• Putrajaya	23.5km

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.

 ParamountPropertyMalaysia  paramountpropertymy  Paramount Property Malaysia

Scan to find
out more!



 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.

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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: 14134-7/09-2027/0881(N)-(S) • Tempoh Sah : 27/09/2024 – 26/09/2027 • Pihak Berkuasa Kelulusan Pelan Bangunan: Majlis Perbandaran Sepang • No. Kelulusan: MP.Sepang 600-34/5/96(8) • Bebanan tanah: Public Islamic Bank Berhad • Pegangan Tanah: Hakmilik Kekal • Tarikh Jangka Siap: September 2027 • Sekatan Kepentingan: Tiada • Jenis Pemajuan: Rumah Bandar Berkembar Tiga Tingkat • Bilangan Unit: 368 Unit • Luas Binaan: 1,700kps - 1,926kps • Harga Jualan: RM711,000.00 (Minima) RM1,057,500.00 (Maksima) • Harga Jualan: Jenis A – RM711,000.00 (Minima) RM827,900.00 (Maksima) Jenis B – RM756,800.00 (Minima) RM968,400.00 (Maksima) Jenis C – RM810,900.00 (Minima) 1,057,500.00 (Maksima) Jenis D – RM871,300.00 (Minima) RM1,057,500.00 (Maksima) • IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA