



se.ruma

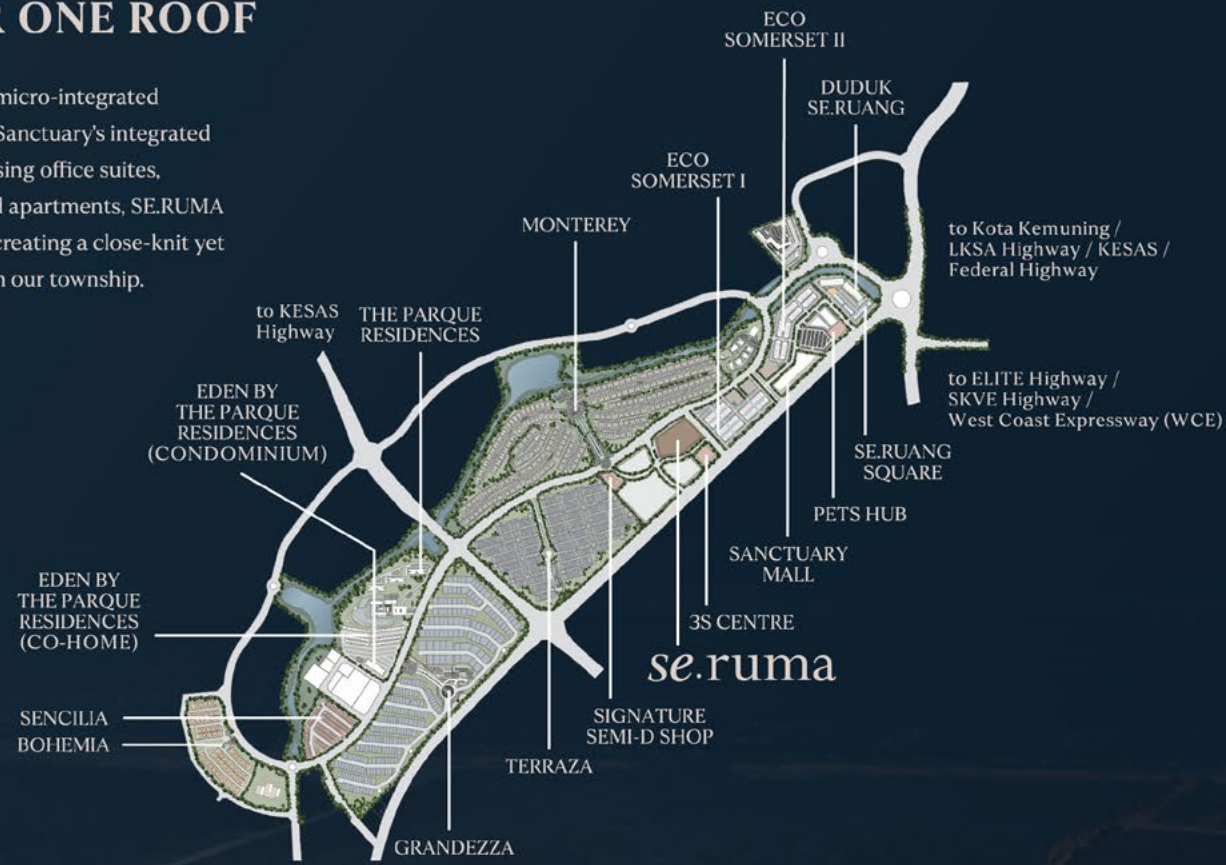
**3-KEY & 3-BED
SERVICED APARTMENT**

ECO SANCTUARY

ECOWORLD
CREATING TOMORROW & BEYOND

ALL UNDER ONE ROOF

Introducing SE.RUMA, a micro-integrated development within Eco Sanctuary's integrated commercial hub. Comprising office suites, strata shops, and serviced apartments, SE.RUMA symbolises our vision of creating a close-knit yet vibrant community within our township.



AMENITIES



Integrated with SE.RUMA Office Suites and SE.RUMA Square



Only minutes away from various F&B outlets and retail shops



Next to the 1.3-acre Urban Park



Essential services – health & medical care, child enhancement, 3S service centre & more



Grocery convenience for hassle-free shopping within the community



Just a few steps away from the gym and pool

A STRATEGIC LOCATION

to KESAS & LKSA

Se.Ruang Square

to ELITE & SKVE

Eco Somerset II

Sanctuary Mall

Eco Somerset I

3S Centre



se.ruma

3-Key & 3-Bed Serviced Apartment



Well connected to KESAS, LKSA, ELITE, SKVE



Located in the heart of Eco Sanctuary



Surrounded by a population of 221,000 within a 10km radius

se.ruma

3-Key & 3-Bed Serviced Apartment

se.ruma

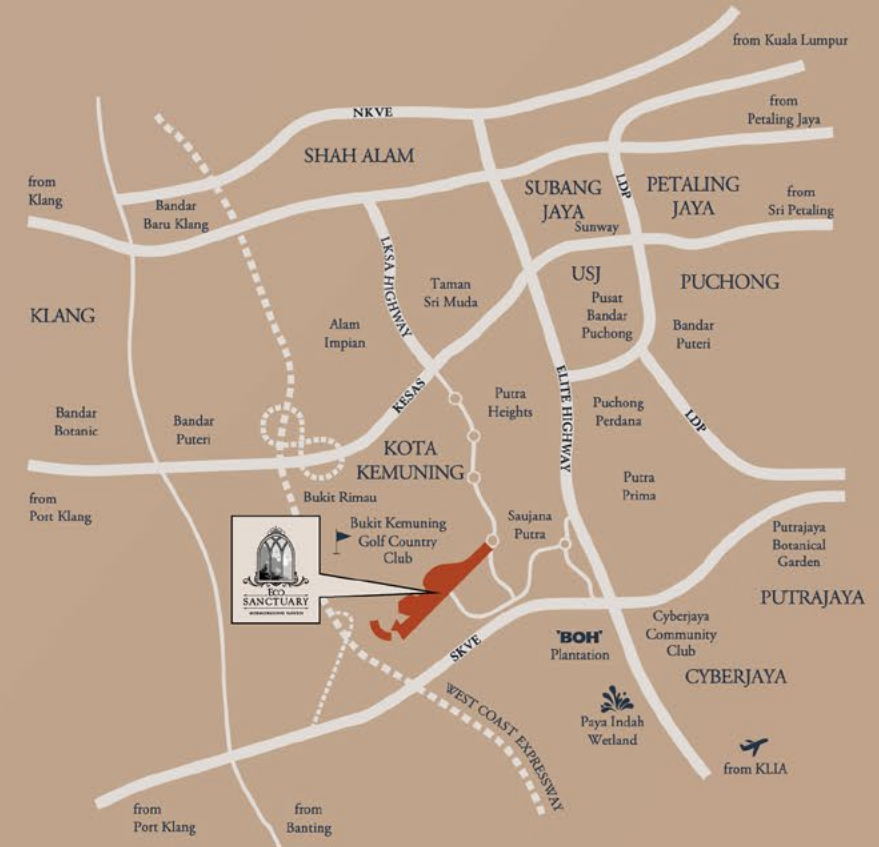
OFFICE SUITES



PHILOSOPHY

SE.RUMA is a small neighbourhood designed to make neighbourly encounters effortless. With layouts that prioritise comfort and spaces that encourage natural mingling, SE.RUMA feels open yet intimate. Whether you're grabbing a coffee downstairs, popping into the local shops, or spending time in one of the shared areas, everything's within reach, making life feel a little more connected.

SE.RUMA is about creating a home where your surroundings and community just fit—a place where you can simply be, together.



EFFICIENT CONNECTIVITY

Eco Sanctuary, located in the vicinity of Kota Kemuning, Shah Alam, allows you to enjoy effortless access to a comprehensive range of excellent amenities within a 5 km radius, as well as connectivity to Klang Valley's network of major expressways and highways.

APPROXIMATE DISTANCE TO

8km

Kota Kemuning

15km

Shah Alam / Puchong / Bukit Tinggi

20km

Sunway / Subang / Banting / Cyberjaya

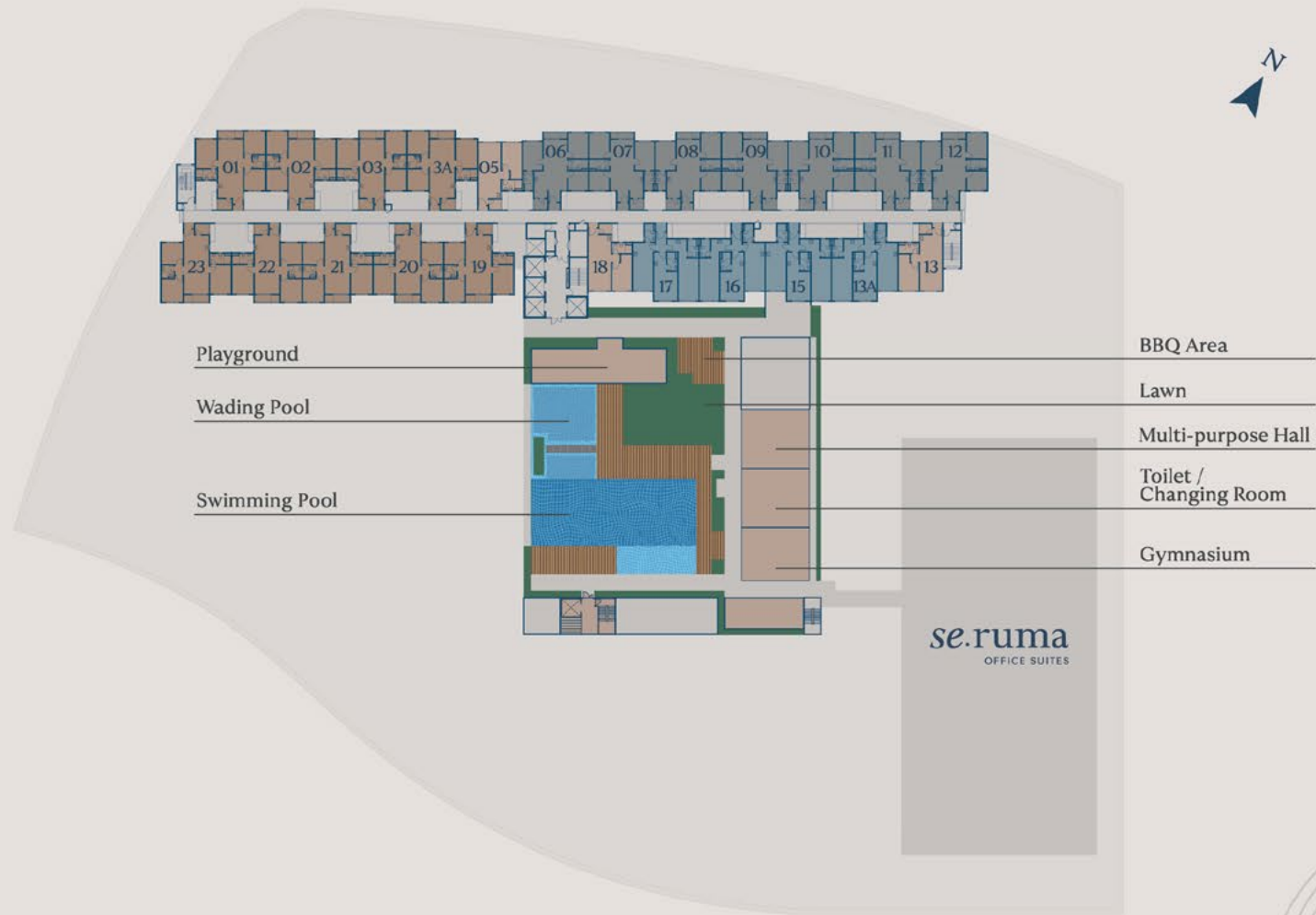
25km

Petaling Jaya / Putrajaya

35km

Kuala Lumpur / KLIA

FACILITIES

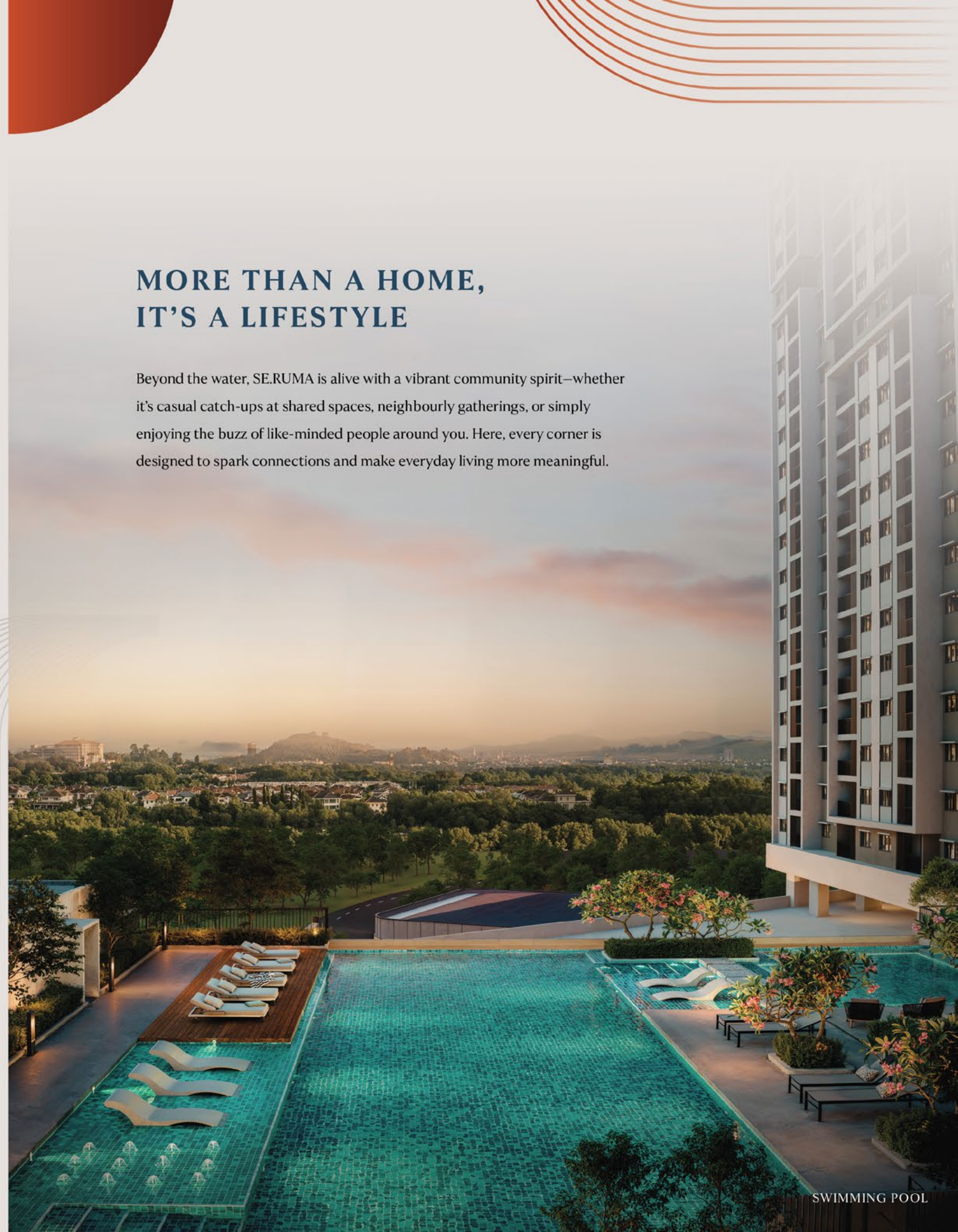


SECTION PLAN



MORE THAN A HOME, IT'S A LIFESTYLE

Beyond the water, SE.RUMA is alive with a vibrant community spirit—whether it's casual catch-ups at shared spaces, neighbourly gatherings, or simply enjoying the buzz of like-minded people around you. Here, every corner is designed to spark connections and make everyday living more meaningful.



SWIMMING POOL

UNIT PLAN

Type A
3-Key 880sqft
3 Car Parks

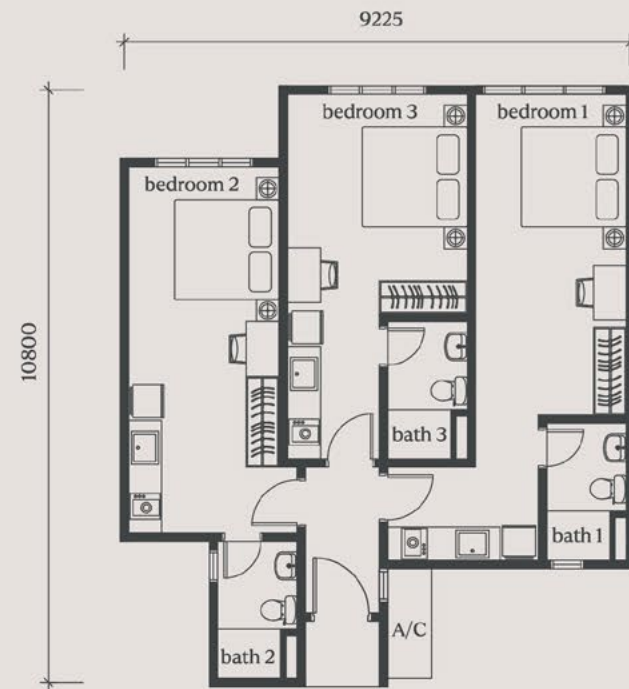
L6-L26



Collaboration with:

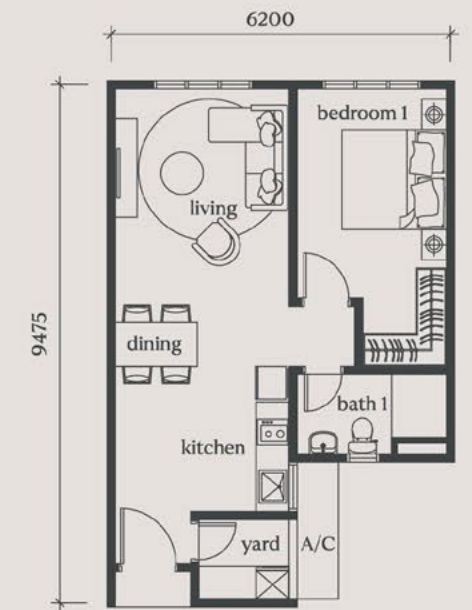


LARGEST
SHORT STAY MANAGEMENT
IN MALAYSIA



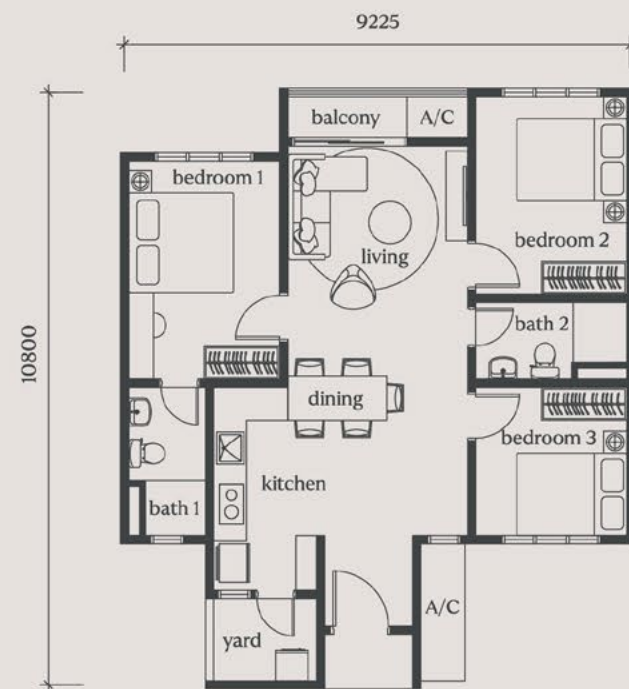
Type B
1-Bed 550sqft
2 Car Parks

L6-L26



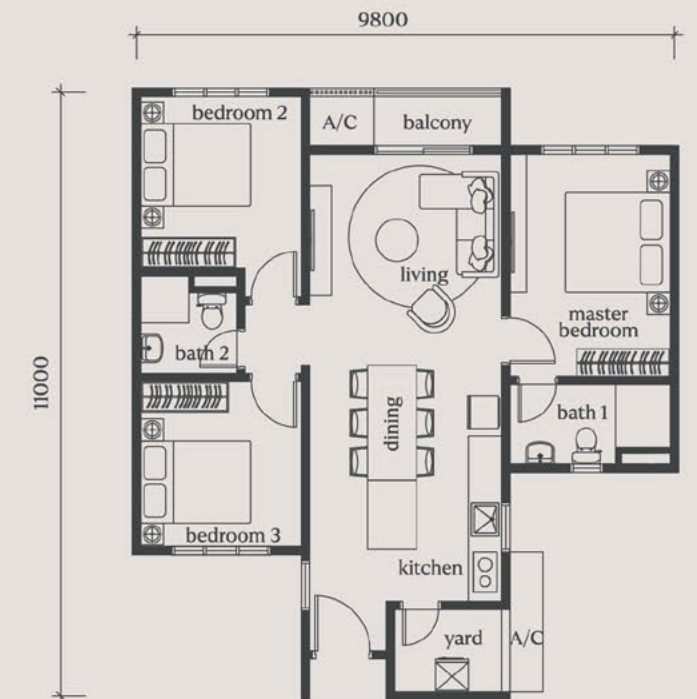
Type A1
3-Bed 880sqft
3 Car Parks

L6-L26



Type C
3-Bed 900sqft
2 Car Parks

L6-L26





THE GOOD LIFE, ALWAYS ON!

Wake up to excitement, laughter, and good vibes all around!

At SE.RUMA, life is all about fun, friendships, and unforgettable moments. From sunrise to sunset, every day is filled with joy, spontaneity, and the thrill of city living. This isn't just home—it's your happy place, high above the ordinary!



SPECIFICATIONS

STRUCTURE	Reinforced Concrete				
WALL	Masonry / Reinforced Concrete				
ROOF	Reinforced Concrete Slab				
CEILING	Bathroom	Plaster Board Ceiling			
	Others	Skim Coat and Paint / Plaster Board Ceiling			
WINDOWS	Aluminium Frame Glass Window				
DOORS	Entrance	Timber Fire Rated Door			
	Others	Timber Flush Door			
		Aluminium Frame Sliding Glass Door [Type A2, A1, A1(m), & C, C(m)]			
IRONMONGERY	Main Door	Digital Lockset [Type A1, A1(m), & C, C(m)] Standard Ironmongery [Type A, A(m), A2, & B, B(m)]			
	Bedroom	Digital Lockset [Type A, A(m) & A2] Standard Ironmongery [Type A1, A1(m), B, B(m) & C, C(m)]			
	Others	Standard Ironmongery			
WALL FINISHES	Kitchen	1500mm Height Tiles / Skim Coat and Paint / Plaster and Paint			
	Bathroom	Tiles			
	Others	Skim Coat and Paint / Plaster and Paint			
FLOOR FINISHES	Bedroom / Bathroom / Kitchen / Others	Tiles			
	TYPE	A, A(m) & A2	A1, A1(m)	B, B(m)	C, C(m)
SANITARY WARES	Water Closet	3	2	1	2
	Basin	3	2	1	2
	Kitchen Sink	3	1	1	1
ELECTRICAL INSTALLATION	TNB Supply	Single Phase TNB power supply			
	13Amp Plug Point	19	14	10	14
	Lighting Point	14	14	10	14
	Ceiling Fan Point	3	5	2	5
	Water Heater Point	3	2	1	2
	Air-Cond. Point	3	4	2	4
INTERNAL TELEPHONE TRUNKING & CABLING	Fiber Wall Socket	1	1	1	1
PAINTING	Emulsion Paint				

ecoworld.my/ecosanctuary

603 8688 2255



EcoWorld Gallery @ Eco Sanctuary

Development Scheme: Se.Ruma | Developer: ECO SANCTUARY SDN. BHD. (201401000413 (1076483-V)) | Sales Gallery: Lot 41296, Persiaran Eco Sanctuary, 42500 Telok Panglima Garang, Selangor DE | Developer License No: 14050/10-2027/1055(A) | Validity Period: 08/10/2022 – 07/10/2027 | Advertising & Sales Permit No: 14050-10/01-2028/0045(A)-(S) | Validity Period: 16/01/2025 – 15/01/2028 | Land Tenure: Leasehold (99 Years - Expiry 09/11/2110) | Approving Authority: Majlis Perbandaran Kuala Langat (MPKL) | Building Plan Reference No: MPKL/JKB/2/2/15/2023(A)(12) | Expected Completion Date: July 2029 | Total Unit: 483 (Type A – 84 units, Type A1 – 146 units, Type A2 – 1, Type B – 63 units & Type C – 189 units) | Built Up Minimum: 550 sq ft, Maximum: 900 sq ft | Minimum Price: RM250,000, Maximum Price: RM1,143,100 | Type of Property: Serviced Apartment | Restriction of Interest: The land can be transferred, leased or charged with prior approval by the State Authority | 7% Discount for Bumiputra | ***IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY*** | All illustrations, art renderings and photographs contained herein are artist's impression only. All plans, layouts, drawings, specifications and information herein are subject to change and shall not be construed as an offer or contract, or taken as the developer's representation of any information contained herein. The developer reserves the right to alter, change or modify any plans, layouts, drawings, specifications and information herein without prior notification. The developer shall not be held liable for any losses, damages, costs, expenses and liabilities that may be incurred, suffered or sustained arising from any reliance on any information contained herein or any part thereof. Please refer to the sale and purchase agreement of the actual unit purchased.