



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.



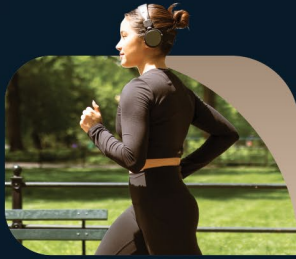
AMENITIES



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

Well connected to KESAS, LKSA, ELITE, SKVE

Located in the heart of Eco Sanctuary

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

se.ruma

3-Key & 3-Bed Serviced Apartment



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

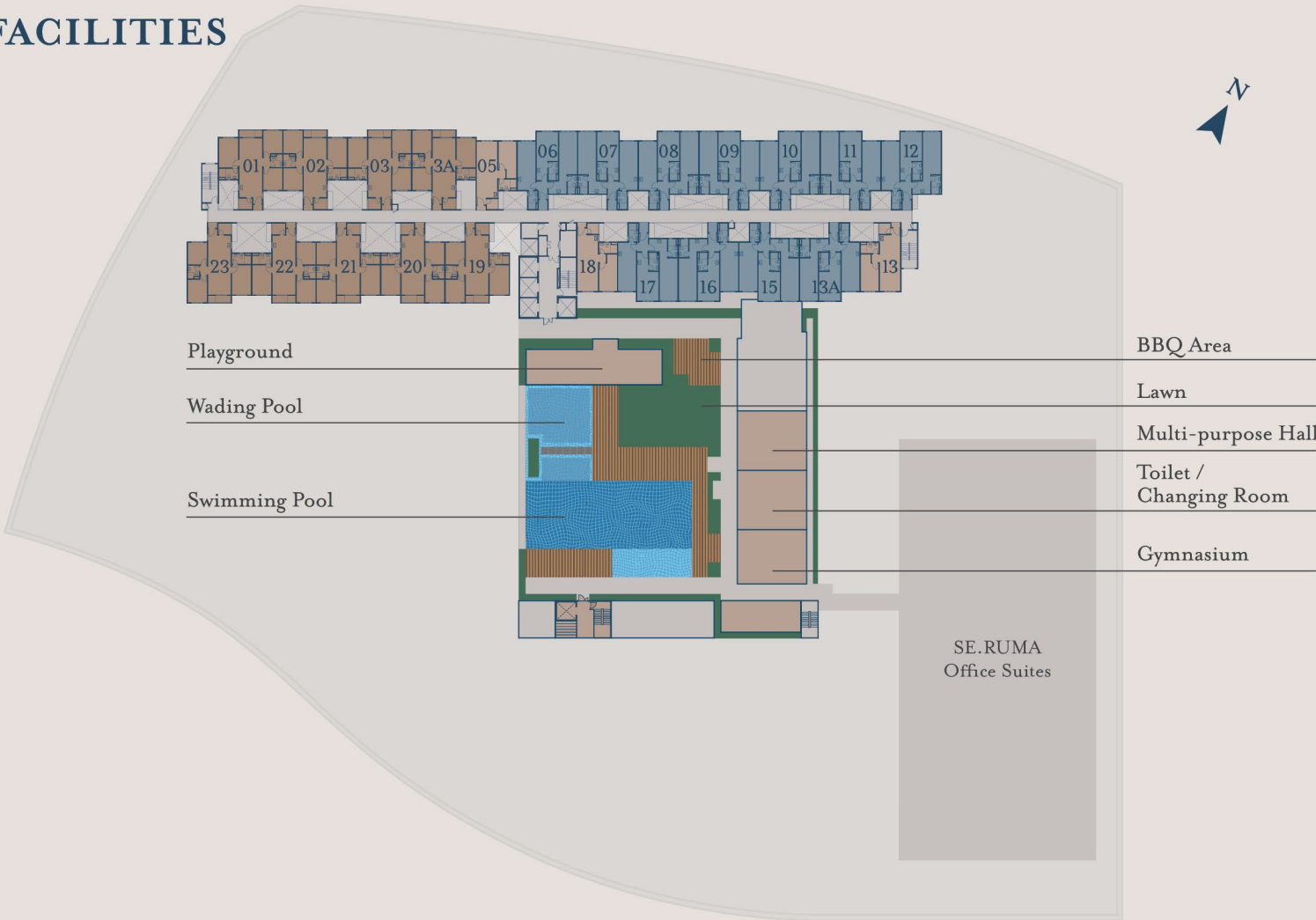
25km

Petaling Jaya / Putrajaya

35km

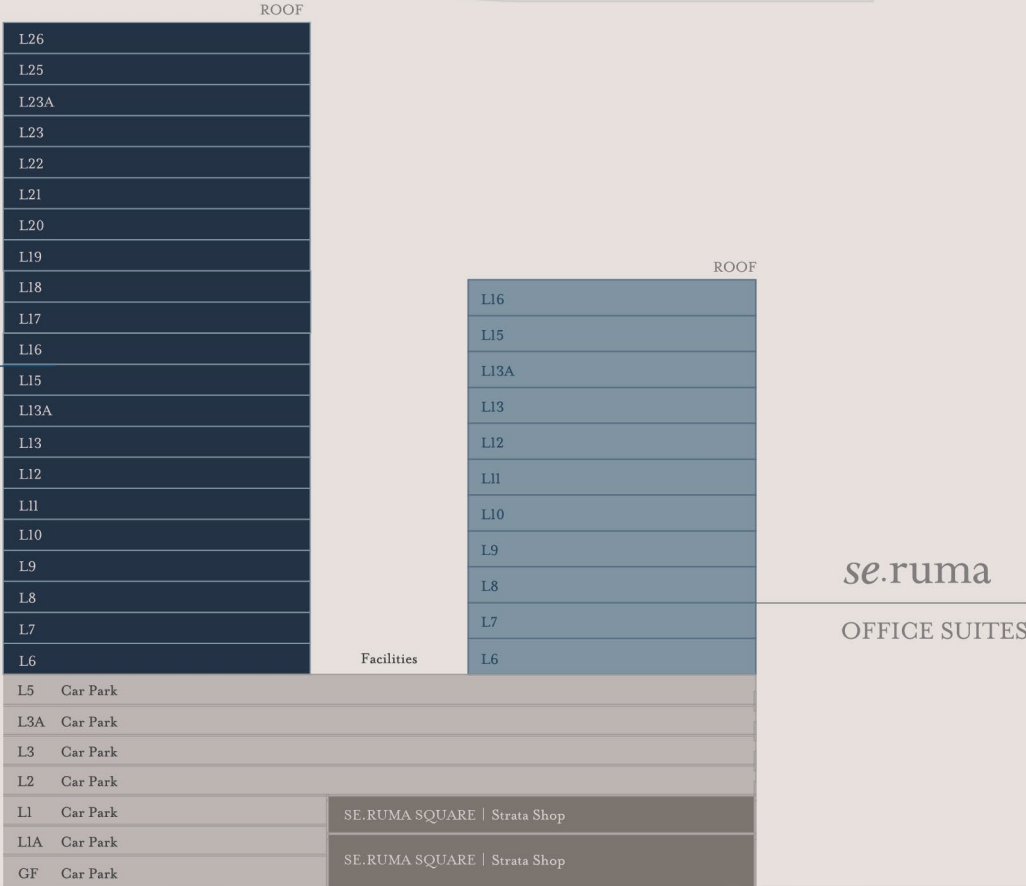
Kuala Lumpur / KLIA

FACILITIES



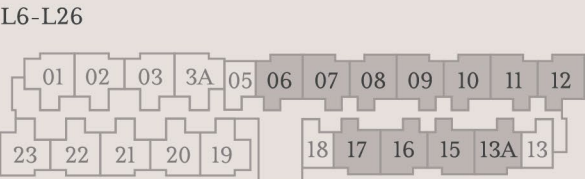
SECTION PLAN

se.ruma
SERVICED APARTMENT

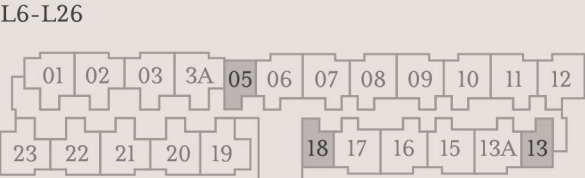


UNIT PLAN

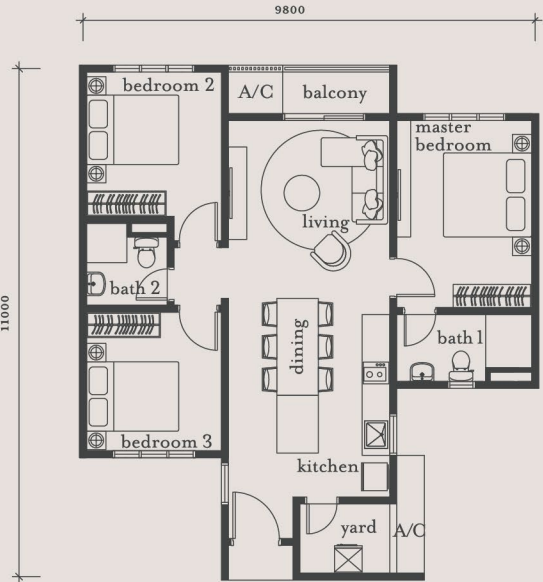
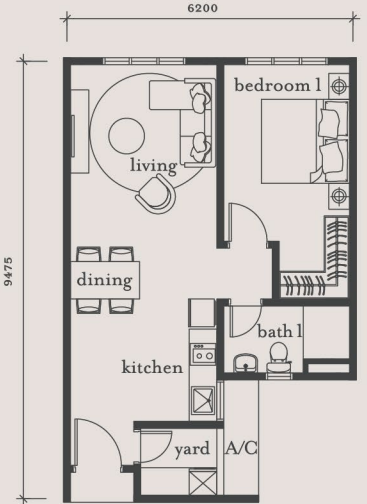
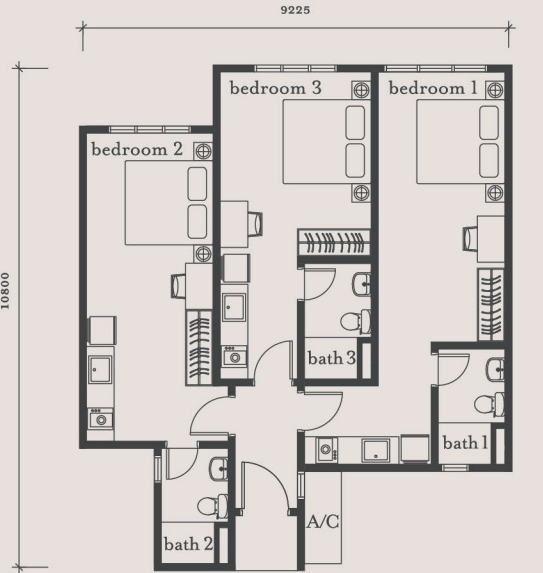
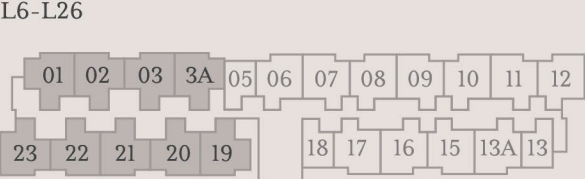
Type A
3-Key 880sqft



Type B
1-Bed 550sqft



Type C
3-Bed 900sqft



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	Fire Rated Door		
	Internal	Timber Flush Door		
	Others	Aluminium Frame Sliding Glass Door		
IRONMONGERY	Main Door	Digital Lockset [C, C(m)] Standard Ironmongery [Type A, A(m) & Type B, B(m)]		
	Bedroom	Digital Lockset [Type A, A(m)] Standard Ironmongery [Type B, B(m) & C, C(m)]		
	Others	Standard Ironmongery		
WALL FINISHES	Kitchen	Tiles / Skim Coat / Plaster and Paint		
	Bathroom	Tiles		
	Others	Skim Coat / Plaster and Paint		
FLOOR FINISHES	Living / Dining	Tiles		
	Kitchen	Tiles		
	Bedroom	Tiles		
	Bathroom	Tiles		
	Balcony	Tiles		
	A/C Ledge	Cement Render		
	TYPE	A, A(m)	B, B(m)	C, C(m)
SANITARY WARES	Water Closet	3	1	2
	Basin	3	1	2
	Kitchen Sink	3	1	1
ELECTRICAL INSTALLATION	TNB Supply	Single Phase TNB power supply		
	13Amp Plug Point	19	10	14
	Lighting Point	14	10	14
	Ceiling Fan Point	3	2	5
	Water Heater Point	3	1	2
	Air-Cond. Point	3	2	4
INTERNAL TELEPHONE TRUNKING & CABLING	Fiber Wall Socket	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(N)-(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(14) | Expected Completion Date: May 2029 | Total Unit: 483 (Type A - 231 units, 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.