



# *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 Ruma Office Suites and 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

RUMA  
Office Suites

RUMA Square

## 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.



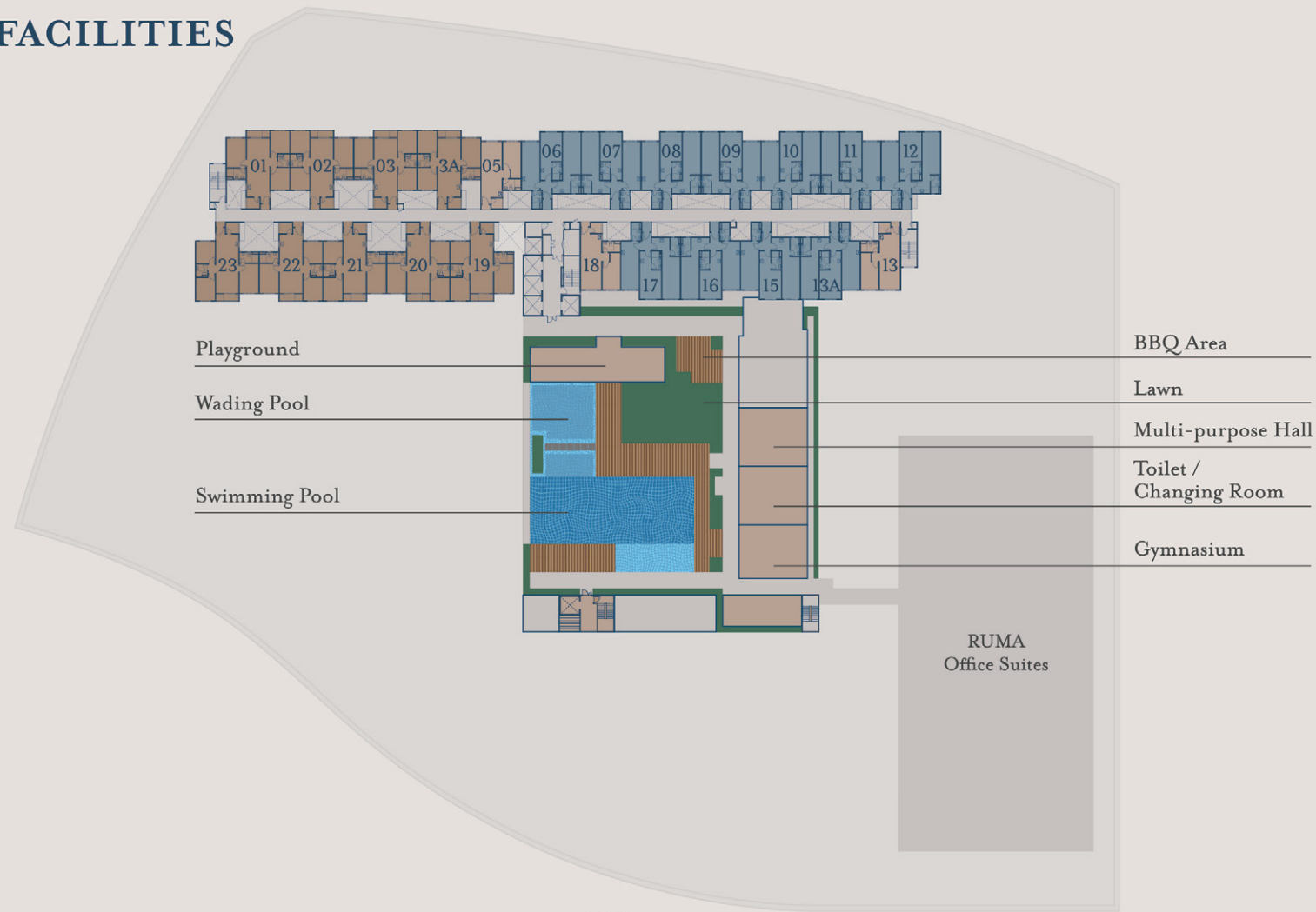
## EFFICIENT CONNECTIVITY

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

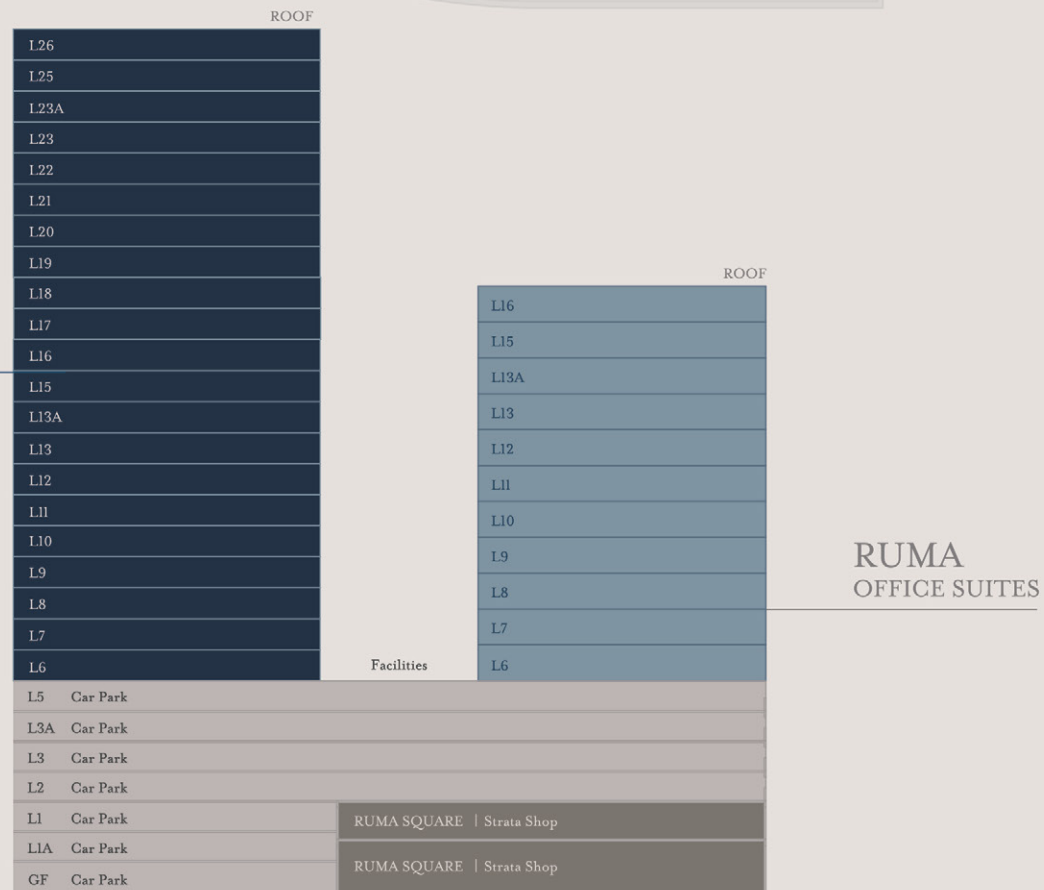


# FACILITIES



# SECTION PLAN

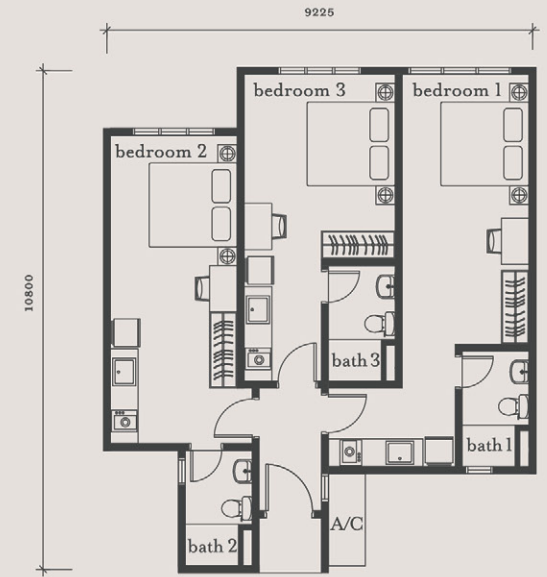
se. ruma  
SERVICED APARTMENT



# UNIT PLAN

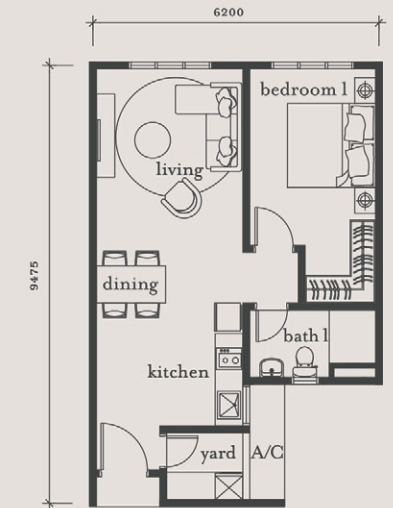
**Type A**  
3-Key 880sqft

L6-L26



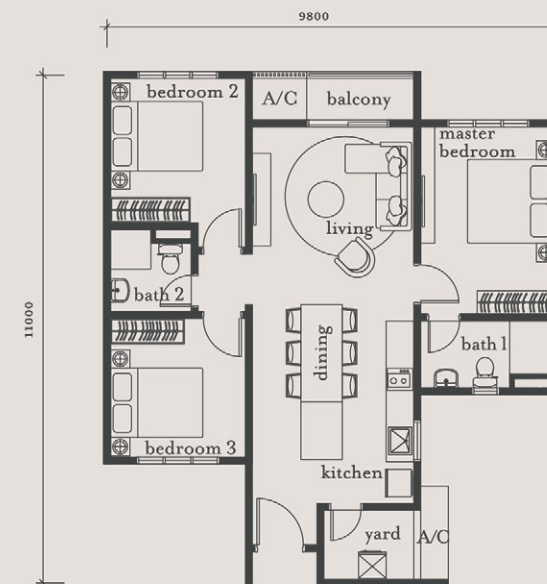
**Type B**  
1-Bed 550sqft

L6-L26



**Type C**  
3-Bed 900sqft

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

<b>STRUCTURE</b>	Reinforced Concrete			
<b>WALL</b>	Masonry / Reinforced Concrete			
<b>ROOF</b>	Reinforced Concrete Slab			
<b>CEILING</b>	Bathroom	Plaster Board Ceiling		
	Others	Skim Coat and Paint / Plaster Board Ceiling		
<b>WINDOWS</b>	Aluminium Frame Glass Window			
<b>DOORS</b>	Entrance	Fire Rated Door		
	Internal	Timber Flush Door		
	Others	Aluminium Frame Sliding Glass Door		
<b>IRONMONGERY</b>	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		
<b>WALL FINISHES</b>	Kitchen	Tiles / Skim Coat / Plaster and Paint		
	Bathroom	Tiles		
	Others	Skim Coat / Plaster and Paint		
<b>FLOOR FINISHES</b>	Living / Dining	Tiles		
	Kitchen	Tiles		
	Bedroom	Tiles		
	Bathroom	Tiles		
	Balcony	Tiles		
	A/C Ledge	Cement Render		
	<b>TYPE</b>	<b>A, A(m)</b>	<b>B, B(m)</b>	<b>C, C(m)</b>
<b>SANITARY WARES</b>	Water Closet	3	1	2
	Basin	3	1	2
	Kitchen Sink	3	1	1
<b>ELECTRICAL INSTALLATION</b>	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	2
<b>INTERNAL TELEPHONE TRUNKING &amp; CABLING</b>	Fiber Wall Socket	1	1	1
<b>PAINTING</b>	Emulsion Paint			

[ecoworld.my/ecosanctuary](http://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 BOLEH DIPEROLEHI DARIPADA TEDUH"** | 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.