Setia Awan
Making Dreams Possible

Welcome
TO



SENA
RESIDENCES



LRT Dato Menteri
right at your doorstep

Artist Impression

SENA
RESIDENCES

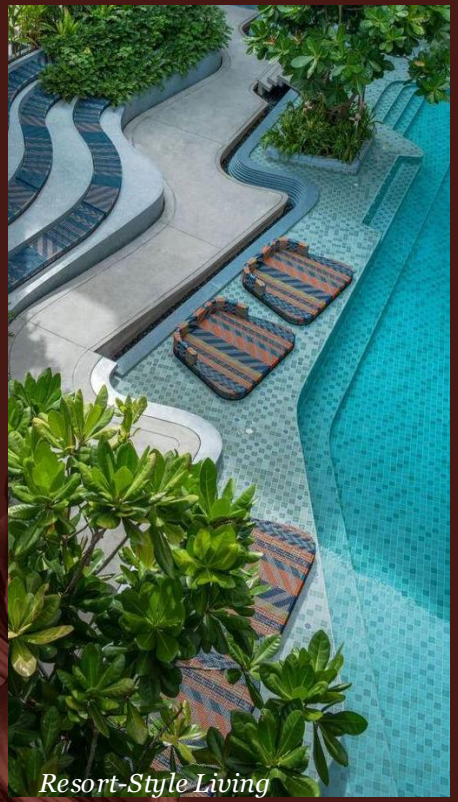
Urban Sophistication Meets Natural Serenity

Welcome to **Sena Residences,** a new benchmark in urban living where the convenience of city life meets the calm of tropical serenity. Strategically located in **Seksyen 14, Shah Alam**, this development is tailored for young families, first-home buyers, and professionals seeking lifestyle elevation.

GREEN PARADISE

Urban Sophistication & Natural Serenity

Discover the ideal blend of modern city living and a refreshing escape from urban life, with tropical-inspired facilities designed for ultimate relaxation and wellness. Inspired by nature, this residence fosters a sense of peace and rejuvenation—seamlessly combining lush landscaping with sophisticated, sustainable design. It offers urban practicality while serving as an eco-friendly retreat for today's city dwellers seeking a balanced lifestyle.



Resort-Style Living



Rooftop facilities



Made for all ages



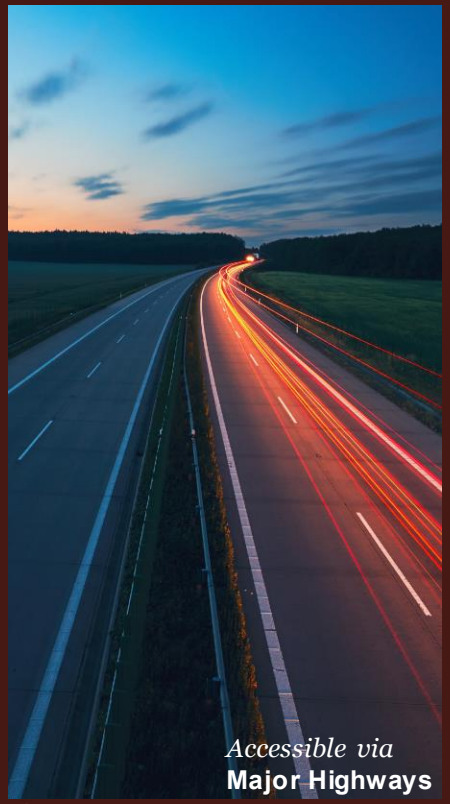
Active lifestyle

EVERYDAY CONVENIENCE

Connected and Community-Centric

Just a few stations away from the city centre and offering seamless access to LRT Dato Menteri, retail conveniences, and Shah Alam's core, it provides young professionals,families, and investors both an escape within and a gateway to the best of city life.









STRATEGIC URBAN OASIS

Surrounded by Lush Greeneries

A well-planned haven where nature meets modern living, surrounded by lush greenery that enhances air quality, supports biodiversity, and offers a peaceful retreat from the city.



Taman Tasik Shah Alam (East)



Taman Tasik Shah Alam (West)



Taman Botani Negara Shah Alam

MORE ABOUT SENA RESIDENCES

Live Tall. Breathe Deep. Feel Grand

Experience the height of comfort — from high ceilings and airy balconies to a sleek lobby and tall windows, Sena Residences redefines elevated urban living.



Grand Lobby
(Tower C & D)



Sizeable Balcony
(Except transit unit)



High Window
(1.8m height)



High Ceiling
(12ft height)
**selected floors*

Reference photos only


The future of
seamless convenience, modern living
in Seksyen 14, Shah Alam
LIVE ABOVE, SHOP BELOW
• Reside above, with refined conveniences below
GRAND STATEMENT & ELEGANT INTERIORS
• High Ceiling Grand Lobby*
• High Windows
• High Ceilings*
NATURE-DRIVEN ENVIRONMENT
• 106 acres of lush greenery, Taman Tasik Shah Alam
• Leisure walkways inspired by nature
AFFORDABLE LIVING
• Ideal for first-time buyers
SMART & SUSTAINABLE MOBILITY
• EV charging bays ready
*Applicable to selected units
SENA RESIDENCES
Bandar Bukit Tinggi
Seri Andalas
Pasar Jawa
Pasar Klang
Seksyen 7 Shah Alam
SENA RESIDENCES
Dato' Menteri
Kerjaya
LRT KELANA JAYA LINE
SS7
BU11
Bandar Utama
Johan Setia
Klang Jaya
Taman Selatan
Jalan Meru
Bandar Baru Klang
UiTM Shah Alam
Stadium Shah Alam
Glenmarie
Damansara Idaman
Kayu Ara
MRT KAJANG LINE
Klang 12 km
I-City 7 km
UiTM 2.5 km
Taman Tasik Shah Alam 450 m
Kompleks PKNS 600 m
Wet World Water Park 1 km
SACC Mall 800 m
UTC 20 m
Avisena Women's & Children's Specialist Hospital 50 m
Majlis Bandaraya Shah Alam 300 m
Masjid Sultan Salahuddin Abdul Aziz Shah 700 m
Approximately 30m walking distance
LRT Dato Menteri

PROJECT FACT SHEET

Developer	STARHILL CENTURY SDN BHD (A wholly-owned subsidiary of Setia Awan Land Sdn Bhd)
Land Size	4.07 Acres
Type of Development	Serviced Apartment
Land Tenure	Leasehold
No. of Block	4
No. of Floor	32
Total Units	2,042
No. of Lifts	**Tower A –** 5 lifts **Tower B –** 4 lifts **Tower C** – 4 lifts **Tower D –** 4 lifts
Unit Type	**Type A** | 280sqft | 26m² | 1R 1B | 486u **Type B1** | 592sqft | 55m² | 2R 2B | 540u **Type C** | 732sqft | 68m² | 3R 2B | 400u **Type D** | 936sqft | 87m² | 4R 2B | 100u **Type E** | 732sqft | 68m² | 3R 2B | 300 u
No. of Carpark	Up to 3 carparks
Retail Shop Lot	2-Storey - 20 Units
Completion Date	Q3 2030



Artist Impression

SITE LOCATION

LEISURE

SACC Mall	500m
PKNS Complex	0.6km
Plaza Alam Sentral	1.3km
Lotus's Shah Alam	3.8km
Aeon Mall Shah Alam	5.0km
i-City	6.9km

HOSPITAL

Avisena Hospital	30m
KPJ Hospital	4.0km
SALAM Hospital	4.4km
Hospital Shah Alam	4.8km

EDUCATION

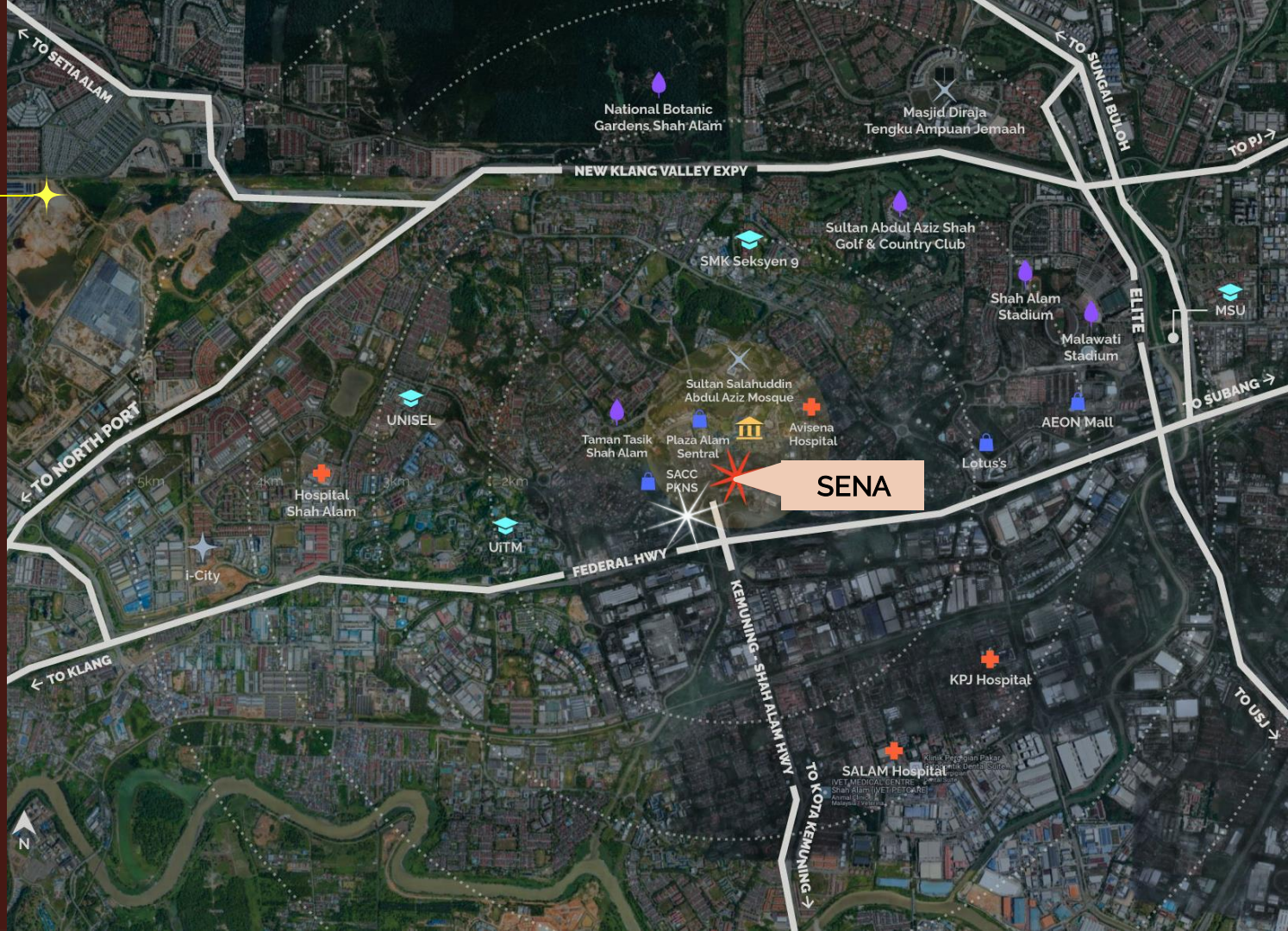
Dwi Emas International School	400m
SMK Seksyen 9	2.4km
UiTM	2.5km
UNISEL	3.8km
SMK Seksyen 18	4.3km
MSU	4.5km

RECREATION

Taman Tasik Shah Alam	650m
Wet World Water Park	1.0km
Malawati Stadium	3.5km
National Botanic Gardens	4.0km
Sultan Abdul Aziz Shah Golf & Country Club	5.0km

GOVERNMENT & FINANCIAL INSTITUTIONS

UTC	20m
CIMB	0.1km
BSN	0.2km
Maybank	0.3km
Bank Rakyat	0.5km
Wisma MBSA	0.5km
AFFIN Bank	0.6km
Bank Muamalat	0.9km



Sustainable

Live amidst lush greenery and thoughtful planning, where nature, convenience, and community come together in balance.

Ample Green Spaces

Steps away from **LRT stations**

EV Charging Bays ready

Low Maintenance Fees

All you need, all around you (commercial, education, leisure, healthcare)



Elevated

Rise above the ordinary with rooftop facilities, grand lobbies, and interiors designed to impress and inspire.

Rooftop Lifestyle Facilities

Flexibility & Inclusivity Interior Design Package Included*

High Ceiling **Grand Lobby***

Lush **106-acre** setting in Taman Tasik Seksyen 14



Newgen

Built for the modern lifestyle with flexible spaces, smart technology, and value made for first-time homeowners.

Price starts from **RM230k***

Ideal for **First-Time** Homebuyers

Smart Home Technology*

Flexible & **Practical** Layout



Allure

Where luxury meets elegance with spacious balconies, soaring ceilings, and timeless views that elevate everyday living.

Refined Elegance in Every Detail

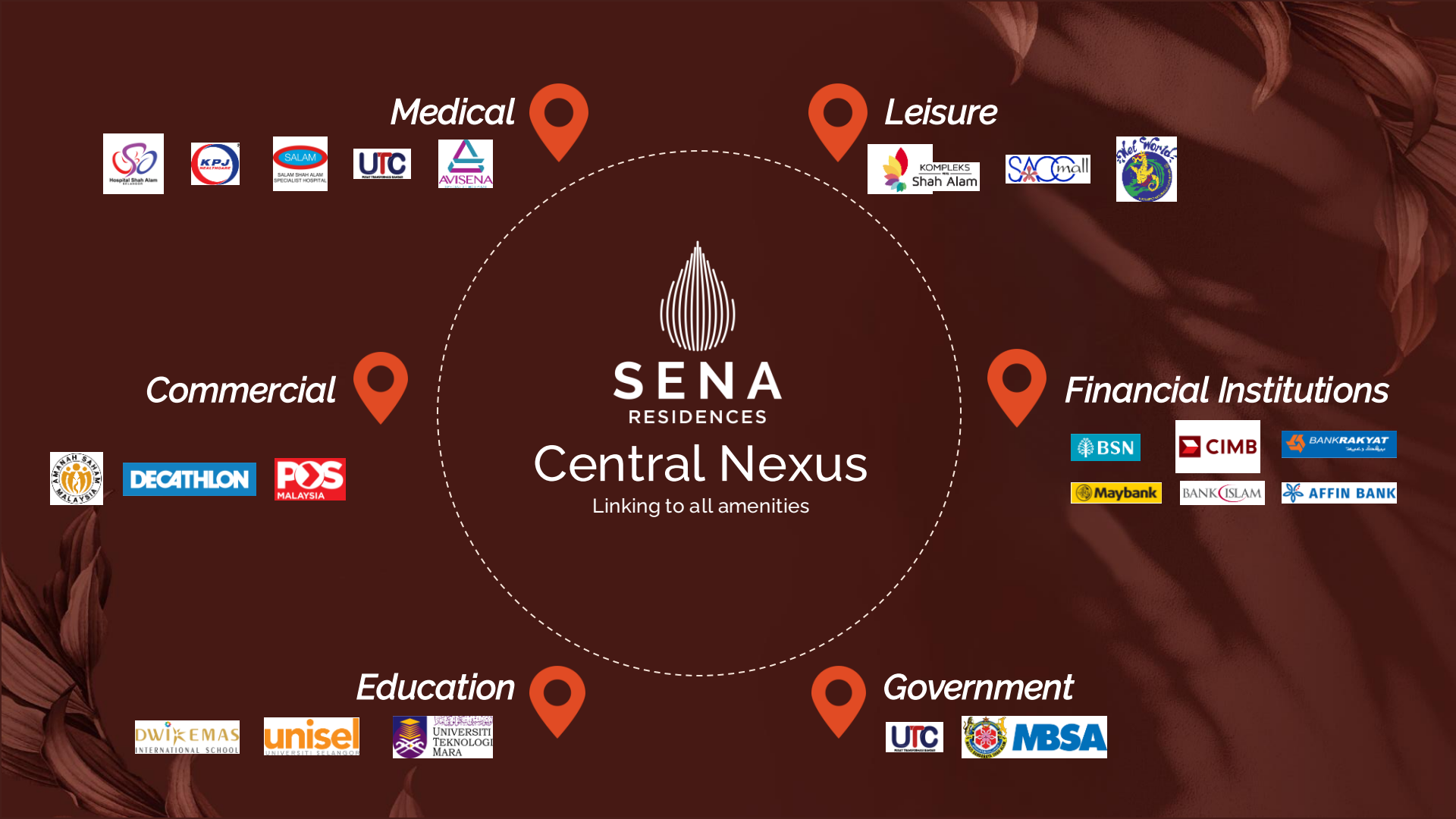
Expansive Private Balcony*

A Timeless Vista of the Blue Mosque

High Windows

High Ceilings*




Medical
Leisure
Commercial
Financial Institutions
Education
Government
SENA
RESIDENCES
Central Nexus
Linking to all amenities

POINT OF INTEREST

Category	Facilities & Distance
Education	Dwi Emas International School (400m) SMK Seksyen 9 (2.4km) UiTM (2.5km) UNISEL (3.8km) SMK Seksyen 18 (4.3km) MSU (4.5km)
Leisure	SACC Mall (500m) PKNS Complex (0.6km) Plaza Alam Sentral (1.3km) Lotus's Shah Alam (3.8km) AEON Shah Alam (5.0km) Central i-City (6.9km)
Medical	Avisena Hospital (30m) KPJ Selangor (4.0km) Salam Specialist (4.4km) Hospital Shah Alam (4.8km)
Financial Institutions	CIMB (0.1km) BSN (0.2km) Maybank (0.3km) Bank Rakyat (0.5km) Affin Bank (0.6km) Bank Muamalat (0.9km)



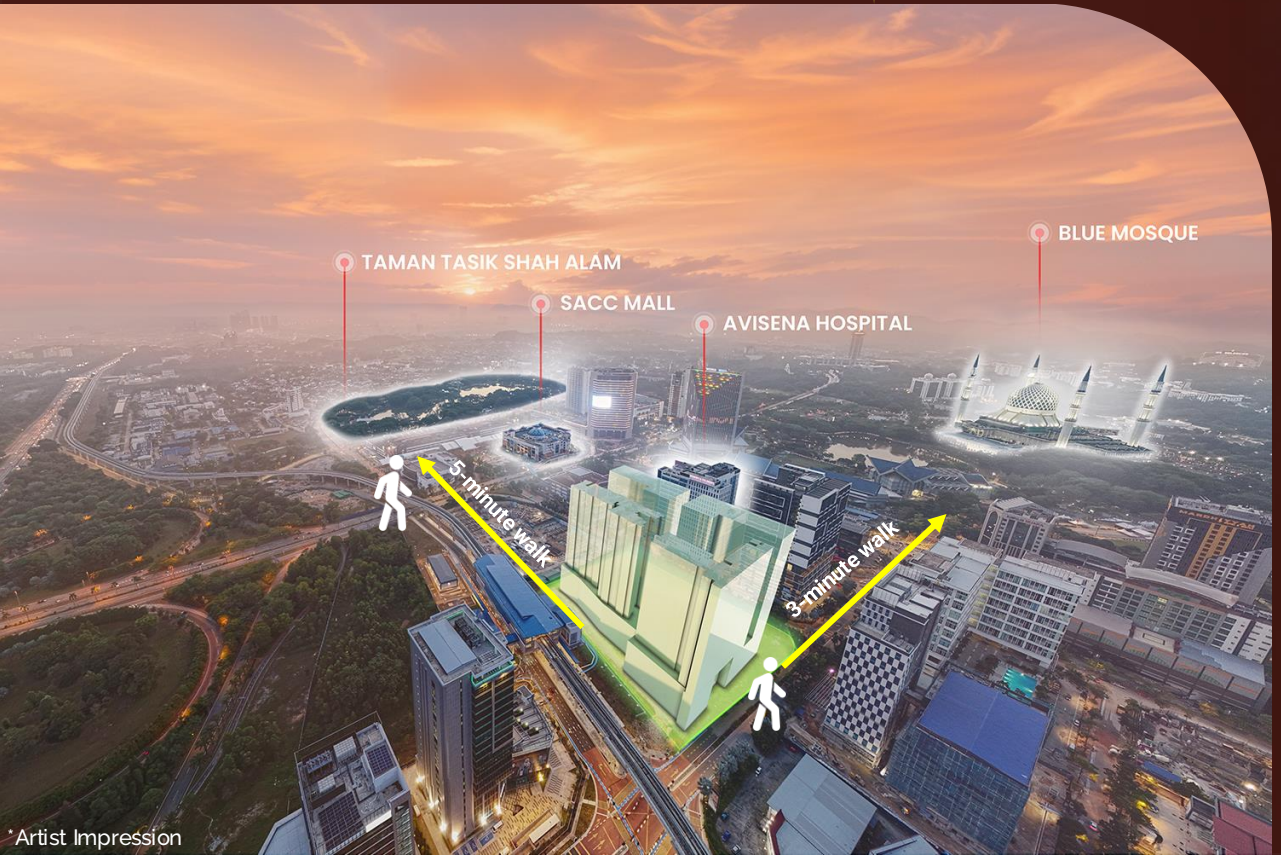
Dwi Emas Inter. School


SACC Mall


Avisena Hospital

TRANQUIL PATHWAYS:

Connecting Communities Amidst Nature's Embrace



*Artist Impression

Sena Residences is strategically nestled in the **heart of Shah Alam,** surrounded by essential amenities and **106 acres of lush greenery**.

Just **450m** stroll to **Taman Tasik Shah Alam** and the **majestic Blue Mosque**, you can enjoy the perfect blend of convenience and serenity—right at your doorstep.











GREAT ACCESSIBILITY

1. Accessible via 9 major highways
2. Situated in the Golden Triangle connecting Seksyen 14, Shah Alam to PJ, Klang, Puchong, and Subang

HIGHWAY	FROM SENA RESIDENCES	TO DESTINATION
1. **LKSA** (Kemuning - Shah Alam Highway)	300m	Alam Impian | Kota Kemuning
2. **FEDERAL** (Federal Highway)	800m	Kuala Lumpur
3. **NNKSB** (New North Klang Straits Bypass)	6.6km	Port Klang | Meru | West Coast Express | Bukit Raja
4. **KESAS** (Shah Alam Expressway)	6.6km	Bandar Botanik | Kota Kemuning | Subang jaya | Bukit Jalil
5. **GCE** (Guthrie Corridor Expressway)	7.8km	KLIA | Klang | Bukit Jelutong | Rawang | Kuang
6. **NKVE** (New Klang Valley Expressway)	8.2km	Subang | Setia Alam | Kota Damansara | Sungai Buloh
7. **ELITE** (North-South Expressway Central Link)	10km	Subang Jaya | USJ | Putrajaya | KLIA | Nilai
8. **WCE** (West Coast Expressway)	12km	Kuala Selangor | Kapar
9. **DASH** (Damansara-Shah Alam Elevated Expressway)	16km	Rawang | Bandar Utama | Ara Damansara



DATO' MENTERI LRT JUST AT YOUR DOORSTEP

Experience complete urban connectivity with the **Dato' Menteri LRT 3 station located next to Damara Shah Alam**, offering you the freedom to explore the extended city area without limits.

3 STOPS ⇌ **LRT KELANA JAYA LINE**

8 STOPS ⇌ **MRT KAJANG LINE**

DOORSTEP

City-Executive Railway Connect

Convenient access to

1. KLCC (City Centre)
2. i-City / 1 Utama (Shopping Mall)
3. TRX (Financial Hub)
4. KL Sentral (Transportation Hub)

Sena Residence

Johan Setia
Bandar Bukit Tinggi
Klang Jaya
Seri Andalasz
Taman Selatan
Pasar Jawa
Jalan Meru
Pasar Klang
Bandar Baru klang
Seksyen 7 Shah Alam
UiTM Shah Alam
Dato' Menteri
Stadium Shah Alam
Kerjaya
Glenmarie 2
SS7
Damansara idaman
BU11
Kayu Ara
Bandar Utama

CITY-EXECUTIVE RAILWAY CONNECT

DATO' MENTERI

Bandar Utama
8 STOPS 10 MINS

Mutiara Damansara
10 STOPS 15 MINS

Surian
11 STOPS 17 MINS

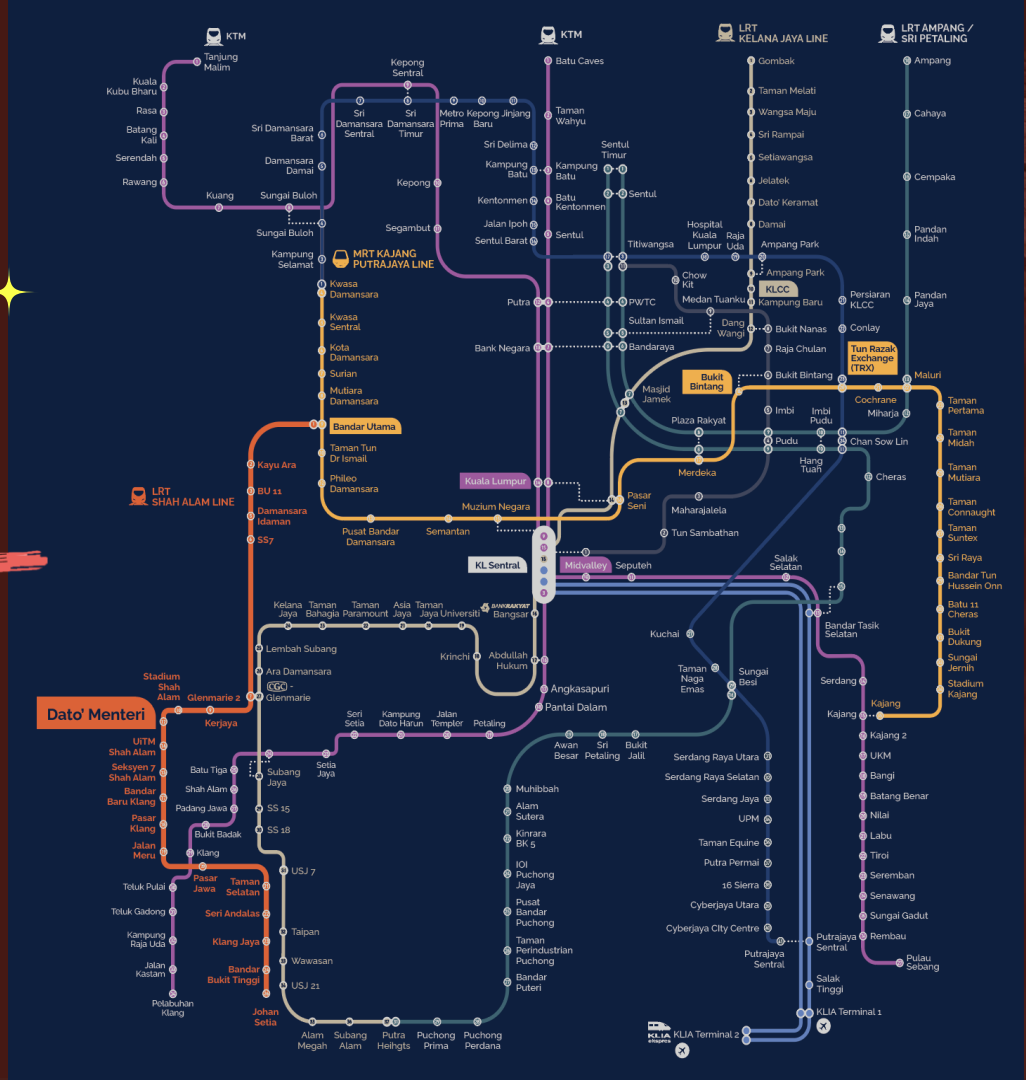
KL Sentral
14 STOPS 25 MINS

Bukit Bintang
17 STOPS 30 MINS

TRX
18 STOPS 35 MINS

KLCC
20 STOPS 40 MINS

KLIA
15 STOPS 60 MINS



Commercial Shop Lot

Satisfy Your Cravings, **Vibrant Eatery Boulevard.**



Where vibrant retail alfresco vibes meet a **eatery boulevard, fresh market finds, a lively bazaar, enticing F&B cafes, and dynamic co-working spaces**—all in one vibrant destination.









Podium Facilities



LEVEL 6

1. 50m (L) Lap Pool
2. Kids' Pool
3. Jacuzzi
4. Water Cascade
5. Pool Deck
6. Upper Pool Deck
7. Outdoor Shower
8. Sunken Deck
9. Kids' Playground
10. Kids' Wall Climbing
11. Multipurpose Court
12. Open Lawn
13. Water Feature
14. Outdoor Co-working Space
15. Seating Area
16. Ramp Assistance
17. Jogging Track
18. Shelter
19. Community Garden
20. Surau
21. Games Room
22. Lounge
23. Multipurpose Hall
24. Changing Room
25. Pool Chilling Area

Rooftop Facilities



ROOFTOP - TOWER C

1. Sky Gym
2. Seating Area
3. Lawn + Sky Theatre
4. Footpath
5. BBQ Pit Non-Halal
6. BBQ Pit Halal
7. Observation Deck
8. Chill Area

ROOFTOP - TOWER D

1. Sky Lounge
2. Outdoor Jacuzzi (portable)
3. Alfresco Seating
4. Sunbed Lounge
5. Outdoor Gym Deck
6. Footpath
7. Cooling Deck
8. Changing Room
9. Outdoor Shower
10. Reflexology Path

Grand Lobby (Tower C & Tower D)





*Artist Impression

50m Lap Pool



*Artist Impression

Kids' Pool + Water Play



*Artist Impression

Kids' Playground



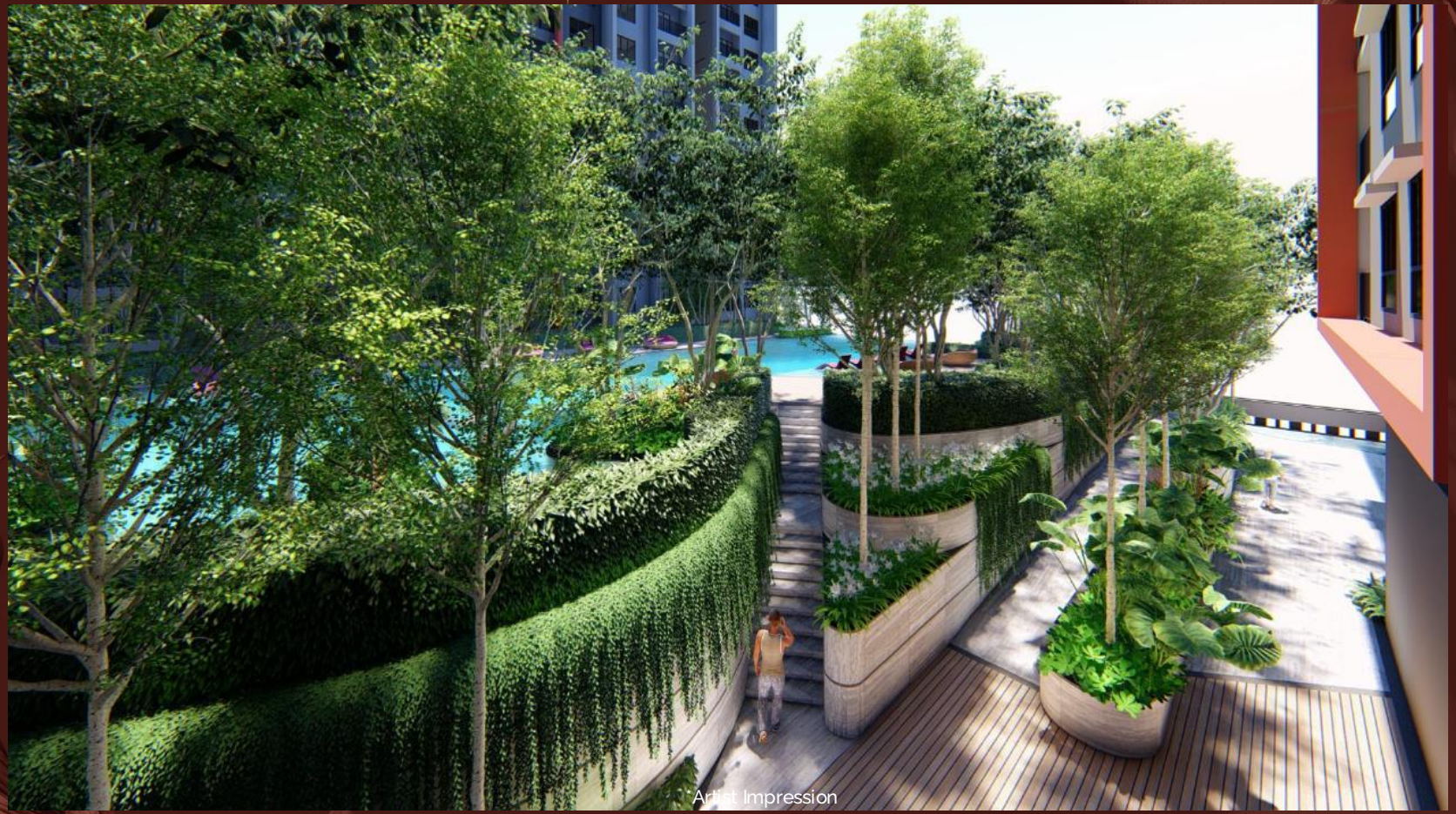
*Artist Impression

Open Lawn



*Artist Impression

Pool Deck



Artist Impression

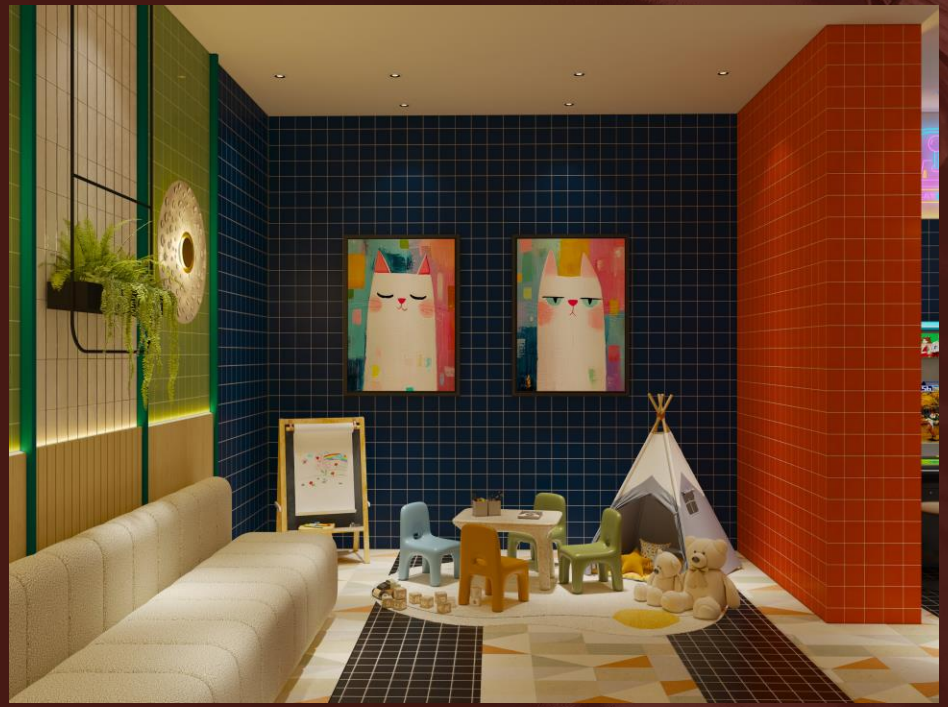
Community Garden



*Artist Impression

Games Room





*Artist Impression

Green & Water Cascading



Rooftop Sky Gym





*Artist Impression

Rooftop Sky Lounge





*Artist Impression

Rooftop Sky Theatre



*Artist Impression

Rooftop Jacuzzi



Rooftop Sunbed Lounge



*Artist Impression

Rooftop Chill Area



*Artist Impression

Rooftop Observation Deck



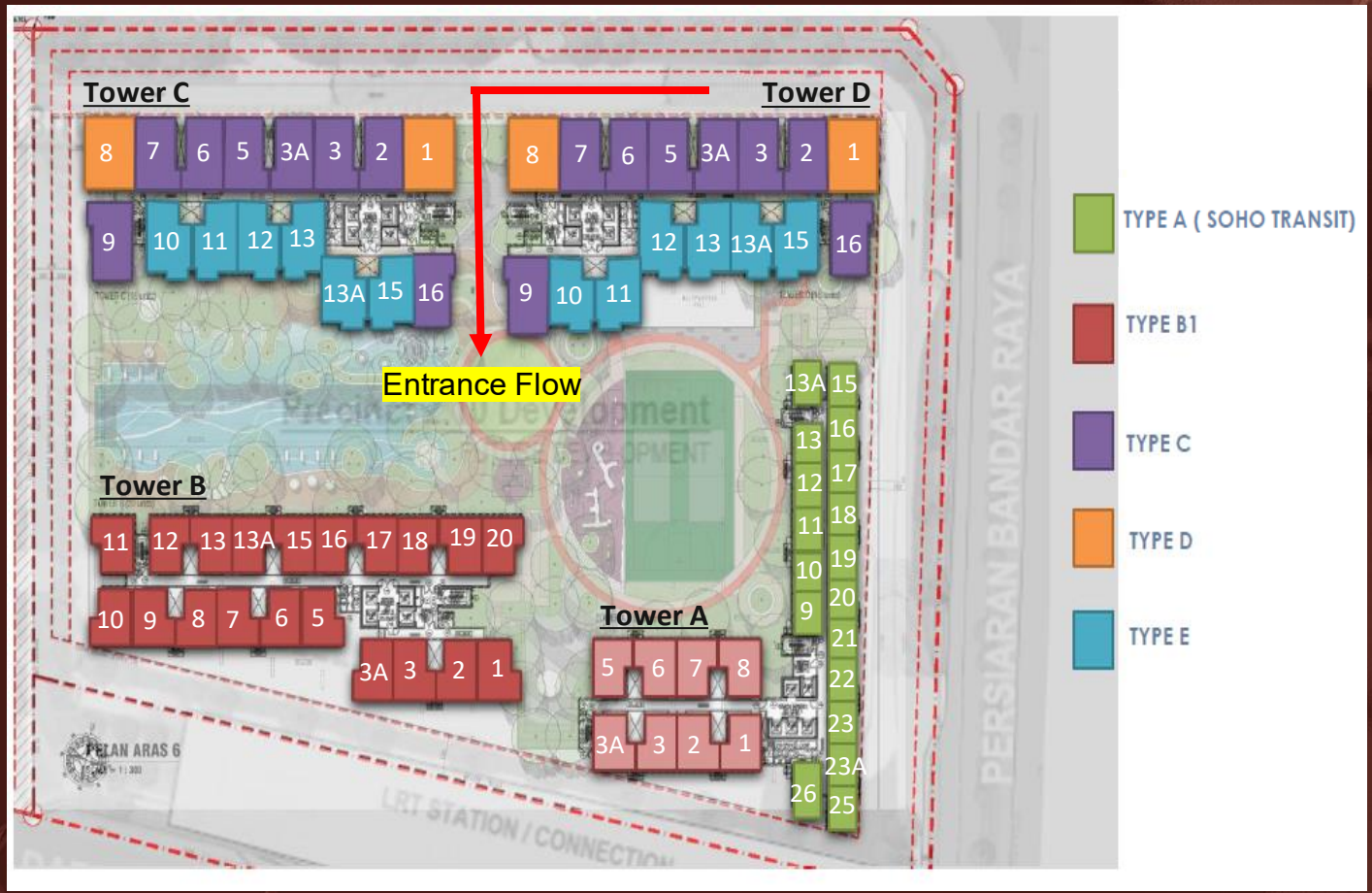
*Artist Impression

Rooftop Outdoor Gym

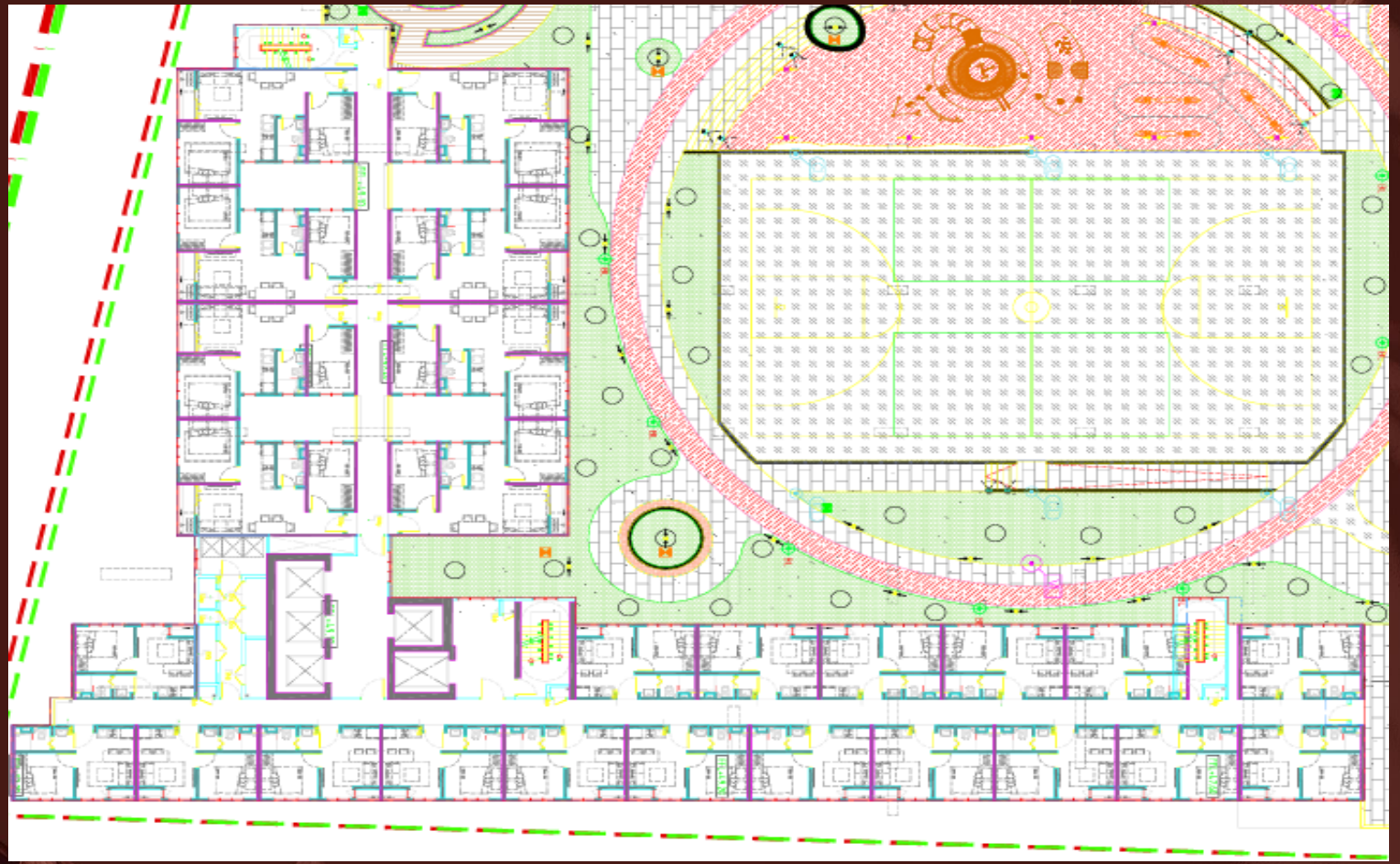


*Artist Impression

TYPICAL LAYOUT – TYPE DEMARCATION



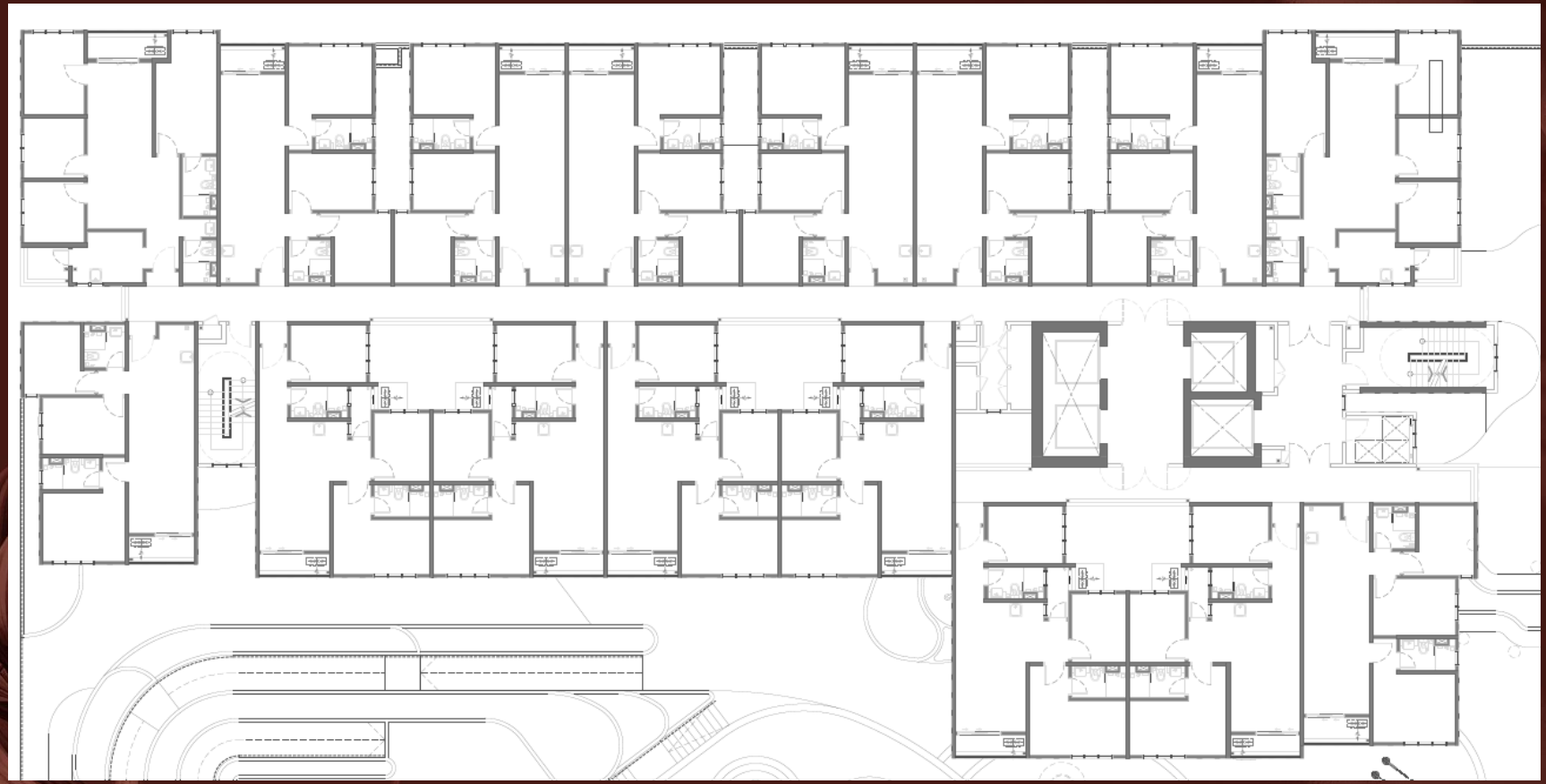
Tower A – Floor Plan



Tower B – Floor Plan



Tower C – Floor Plan



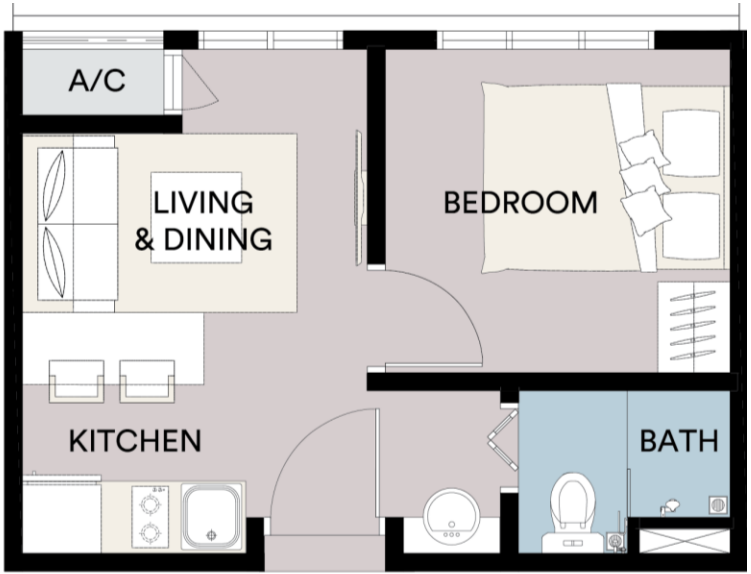
Tower D – Floor Plan



Type A

(1 Room, 1 Bath)
280 sqft | 26 sqm

- Open Living Concept
- Practical Kitchenette
- Ideal for Rental Investment

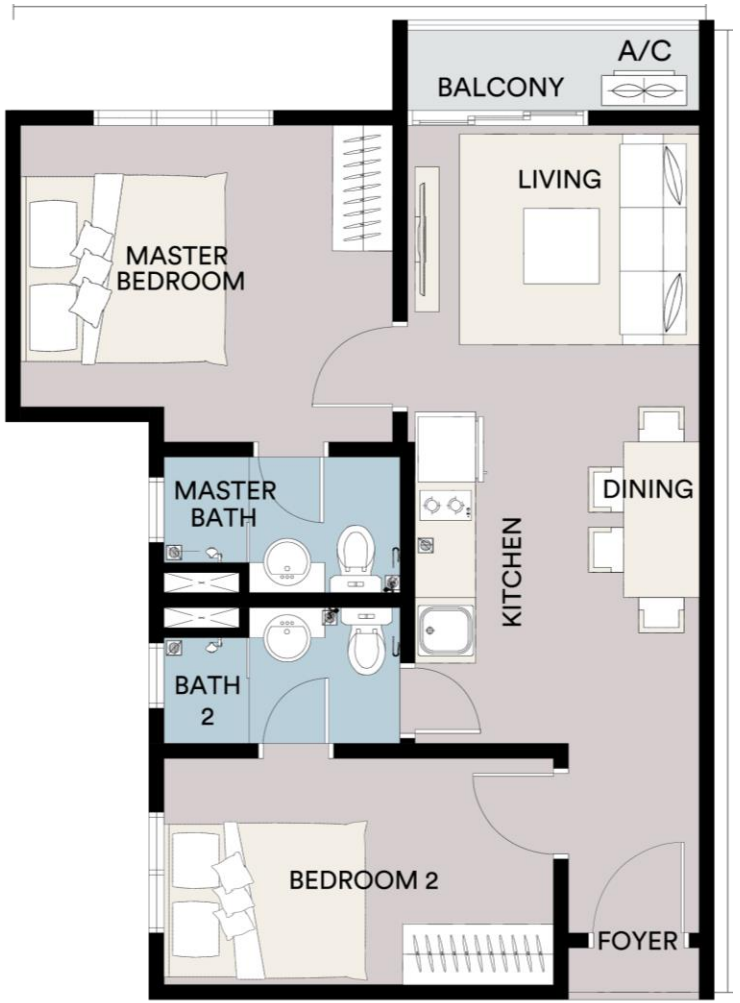


Target Audience:
First Home Buyers | Young Professionals | Investors | Airbnb Operators/Short-Stay

Type B1

2 Rooms, 2 Bath
592 sqft | 55 sqm

- Dual Key Concept
- Ensuite Bathroom
- Wide Balcony
- Investor Friendly



Target Audience:
First Home Buyers | Upgrades from Studio | Property Investors | Small Families

Type C

3 Rooms, 2 Bath
732 sqft | 68 sqm

- Co-Living Concept
- Dedicated Dining Area
- L-Shape Kitchen Layout
- Wide Balcony

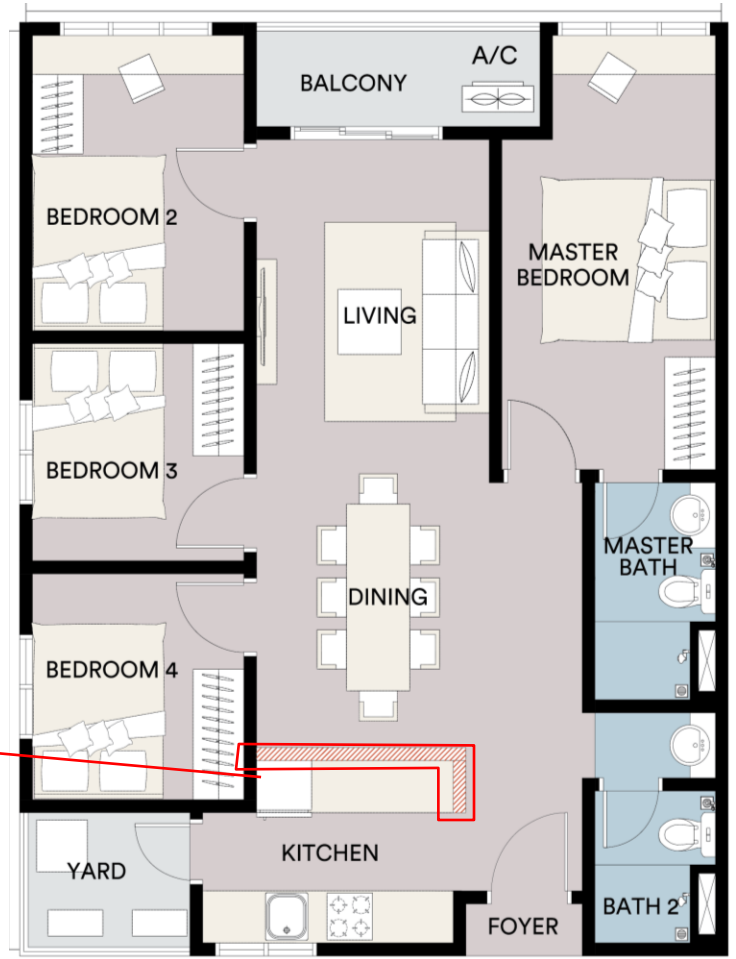


Target Audience:
Mid-Sized Families | Retirees | Property Investors

Type D

4 Rooms, 2 Bath
936 sqft | 87 sqm

- Spacious Living & Dining Area
- Enclosable Kitchen Concept
- Wide Balcony
- Maximization of Space



Target Audience:
Large Families | Investors (for rental income) | Co-Living Setup

Type E

3 Rooms, 2 Bath
732 sqft | 68 sqm

- Open Living, Dining concept
- Dedicated Yard Area
- Sizeable Kitchenette
- Wide Balcony



Built up exclude of 21 sqft accessories parcels

Target Audience:
Young Families or Professionals | Retirees | Property Investors

SHOW UNIT PERPESTIVES: **TYPE A**





*Artist Impression only

SHOW UNIT PERPESTIVES: **TYPE C**



Living Area



Dining Area



Kitchen

*Artist Impression only

SHOW UNIT PERPESTIVES: **TYPE C**



Master Bedroom



Bedroom 2



Bedroom 3

*Artist Impression only

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SENA
RESIDENCES

WHY SENA?

- Transit-Oriented Development (Doorstep to LRT Dato Menteri)
- Tropical Resort Living
- Strategic Location in Seksyen 14. Shah Alam
- Essential within reach
- Provide Sustainable & Green Living
- Practical layout start from 280 sqft – 936 sqft
- 2 bedrooms with Dual Key Concept (Type B1)
- The only rooftop facilities in Sek 14.
- Vibrant Shops Below, Stylish Living Above
- Surrounded by Shopping Malls and Hospitals

PANEL BANKERS























PANEL LAWYER

KONG KIM LENG & CO

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RESIDENCES

THANK YOU

