



# THE SENAI GARDEN

Lifestyle Serviced Apartment

PHASE II

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FREEHOLD

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# THE INTIMATE SENSE OF HOME

丰富您姿彩生活的家园



The Senai Garden is a prestigious new address, comprising 392 exclusive units of serviced apartments upon 8 acres of lush green terrain. As an expression of exclusivity and class, this refreshing low-density freehold address offers the lushness of nature's warm embrace.

Ideally located in proximity to essential amenities which includes KFC Drive-Thru and the exclusive hotel next to KFC, The Senai Garden offers ultimate convenience. So embark on life's most satisfying moments in a home that understands your every need and desire.

The Senai Garden位于地点卓越，仅建392个单位于8英亩的永久地契土地上，让您享受置身于人口密度低的绿园里的豪华生活。

理想的生活地点毗邻各个基本设施，尤其肯德基外带餐购及豪华酒店近在咫尺，因此所有的基本设施都到齐了，尽情畅享您完美的生活就在The Senai Garden。



# SENAI, KULAI YOUR PREMIER INVESTMENT DESTINATION

您绝佳的投资与生活特区

➤ To Senai Industry Area

SENAI HIGHWAY

TAMAN IMPIAN SENAI



SOLD OUT  
TOWER A

SOLD OUT  
TOWER B

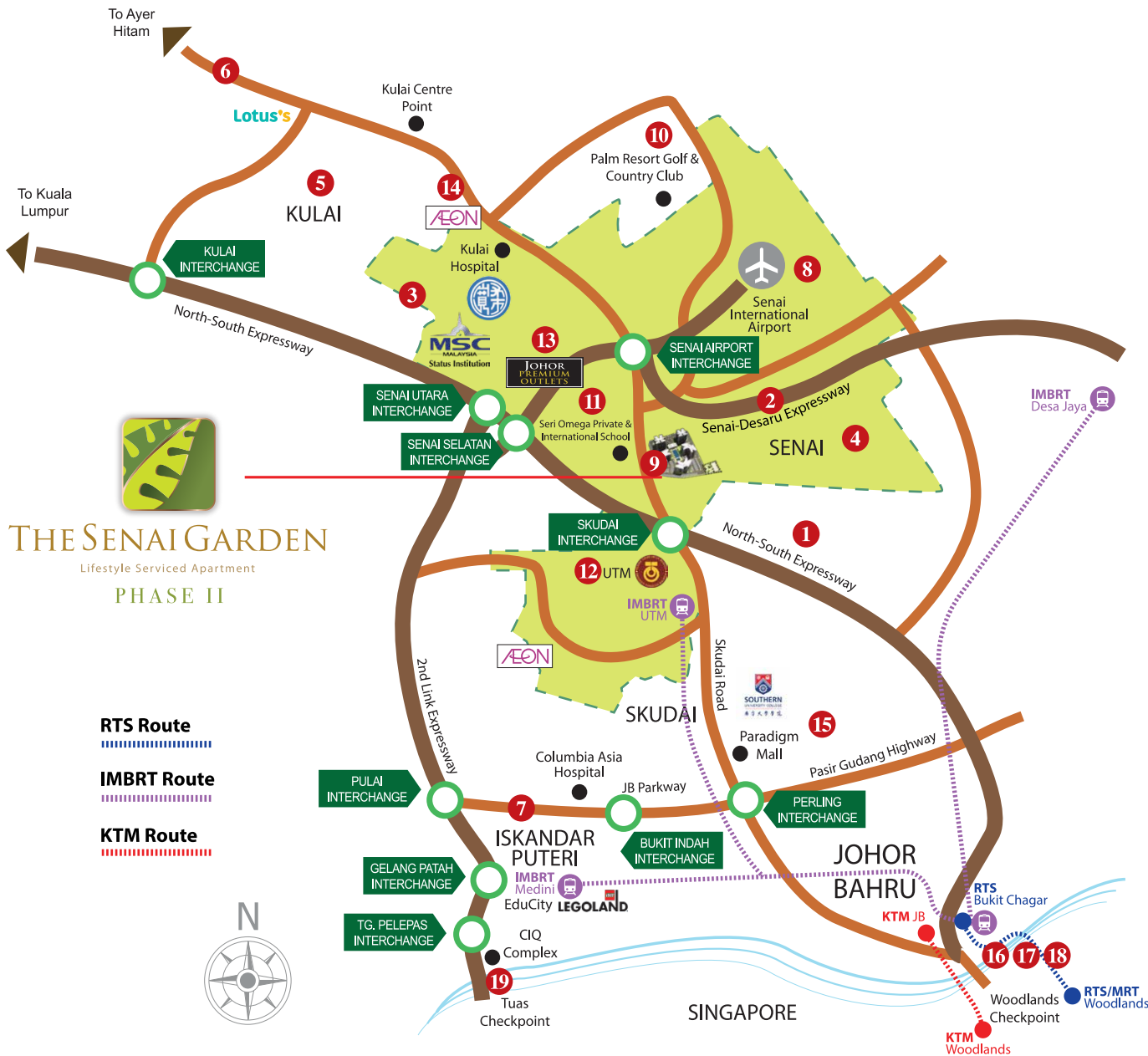
SOLD OUT  
TOWER C

- PHASE 2 -  
TOWER E

- PHASE 2 -  
TOWER D







**THE SENAI GARDEN**  
Lifestyle Serviced Apartment  
**PHASE II**

**3 Mins To Expressway**

- 1 The North - South Expressway
- 2 Senai - Desaru Expressway

**10 Mins To Industrial Park**

- 3 i-Park
- 4 Senai Airport City Industrial Park
- 5 Senai & Kulai Industrial Areas

**25 Mins To Data Centre & Iskandar Puteri**

- 6 Sedenak Tech Park (Data Centre)
- 7 Iskandar Puteri

**1-10 Mins To International Airport & Hotels**

- 8 Senai International Airport
- 9 Impiana Hotel Senai
- 10 Palm Resort Golf & Country Club

**8 Mins To International Schools & University**

- 11 Seri Omega Private & International School
- 12 University Technology Malaysia

**10-15 Mins To Shopping Malls**

- 13 Johor Premium Outlet
- 14 Aeon Mall Kulai
- 15 Paradigm Mall Johor

**25 Mins To CIQ, KTM & RTS Station**

- 16 JB City CIQ
- 17 KTM (JB Sentral Station)
- 18 RTS (Bukit Chagar Station)

**35 Mins To Tuas**

- 19 Tuas Check Point

APPROXIMATE TRAVEL TIME 路经时间预算：

3 mins	Johor Kempas Expressway 柔佛甘拔高速公路	3 mins	The North-South Expressway 南北大道	3 mins	Senai-Desaru Expressway 士乃-迪沙鲁高速公路	8 mins	Universiti Teknologi Malaysia (UTM) 马来西亚理工大学	10 mins	Senai International Airport 士乃国际机场	10 mins	Skudai Interchange 士古来交通枢纽	10 mins	Palm Resort Golf & Country Club 高尔夫球度假村
10 mins	Pasir Gudang & Kota Tinggi Expressway 巴西古当和哥打丁宜高速公路	15 mins	Johor Premium Outlets (JPO) 柔佛国际品牌中心	15 mins	Legoland 乐高主题乐园	20 mins	Columbia Asia Hospital Columbia Asia 医院	25 mins	JB City & Woodlands Checkpoint (CIQ) 新山市区及新山关卡	25 mins	Iskandar Puteri 依斯干达公主城	35 mins	2nd Link Interchange (Tuas) 新柔第二通道交通枢纽 (大士)





Actual Photo / 实景图

## A SECURE GATED & GUARDED SANCTUARY 严谨保安，让您住得称心，睡得安心

Come home to absolute peace of mind, as The Senai Garden features a comprehensive security system that includes :

The Senai Garden 设有的保安系统，让您享受高枕无忧的安逸生活。保安系统包括：

- |                                      |               |   |               |
|--------------------------------------|---------------|---|---------------|
| • 24 hour security & patrol services | 24小时保安巡逻      | • CCTV surveillance at each level corridor  | 各楼层走廊备有闭路电视监控 |
| • Guardhouse access control          | 保安厅监控         | • Card control at lift lobby                | 电梯等候厅备有保安通行卡  |
| • CCTV surveillance at lift lobby    | 电梯等候厅备有闭路电视监控 | • Card control at lift for individual floor | 各楼层电梯备有保安通行卡  |



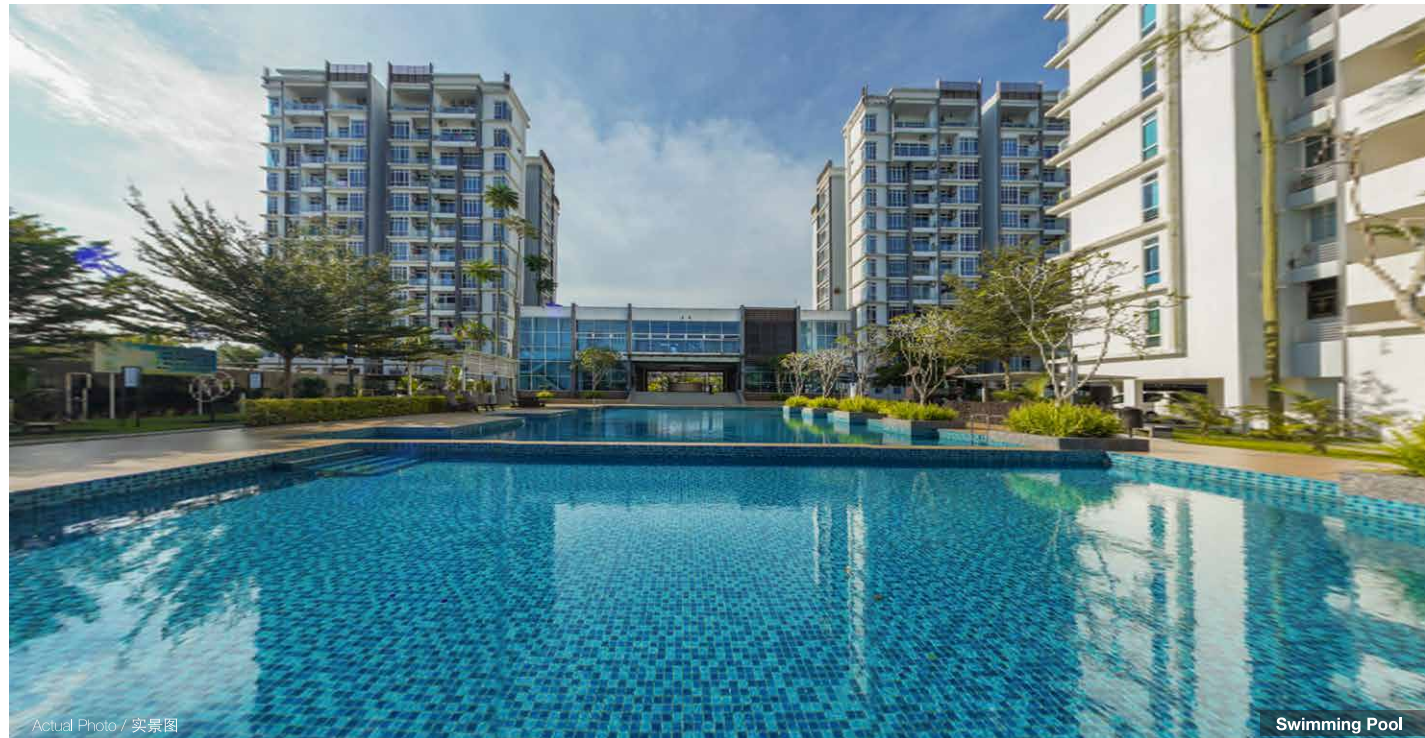
# INDULGE WITH RESORT-LIKE FACILITIES

## 全心体验度假式的公寓设施

Need a breather from the cares of the day?

To complement your lifestyle, there's the amazing array of facilities that are designed to ease the stress of everyday living. Measuring all your needs, The Senai Garden is dedicated to providing you with a lifestyle that places wellness and healthy living as a priority. So unwind and indulge with resort-like facilities that include :

完善的度假式的公寓设施供您体验，让您舒缓每一天的疲劳与压力。The Senai Garden为您量身定做高级设施让您住得健康，生活更加多姿多彩。The Senai Garden的高级设施包括：



Actual Photo / 实景图

Swimming Pool



Actual Photo / 实景图

Children's Playground



Actual Photo / 实景图

Kid's Pool & Children's Wet Playground

### Sports / Games Facilities

- Kid's Pool & Children's Wet Playground  
儿童游泳池与儿童水上游乐设施
- Gymnasium 健身房
- Clubhouse 休闲俱乐部
- Swimming Pool 游泳池
- Changing Room 更衣室

### Sensual Relaxing & Leisure Facilities

- Lounge 俱乐部大厅
- Mini-Theatre 迷你电影院
- KTV Room KTV房
- Children's Playground 儿童游乐场
- Reflexology Zen Garden 禅式花园





Actual Photo / 实景图



Actual Photo / 实景图

Clubhouse



Actual Photo / 实景图

Gymnasium



Actual Photo / 实景图

Linear BBQ Park



Actual Photo / 实景图

Mini-Theatre



Actual Photo / 实景图

KTV Room



# SITE LAYOUT PLAN

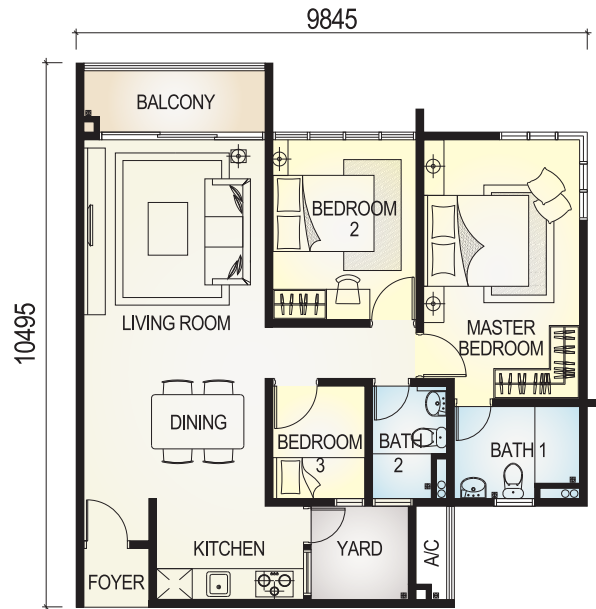


- 1 24 Hr Guardhouse
- 2 Water Features
- 3 Clubhouse & Lounge
- 4 Gym & Aerobic Rooms
- 5 KTV Room & Mini-Theatre
- 6 Swimming Pool
- 7 Kid's Pool
- 8 Children's Wet Playground
- 9 Children's Playground
- 10 Linear BBQ Park
- 11 Reflexology Zen Garden
- 12 Public Car Wash Bay
- 13 Covered Car Park



**TYPE B**

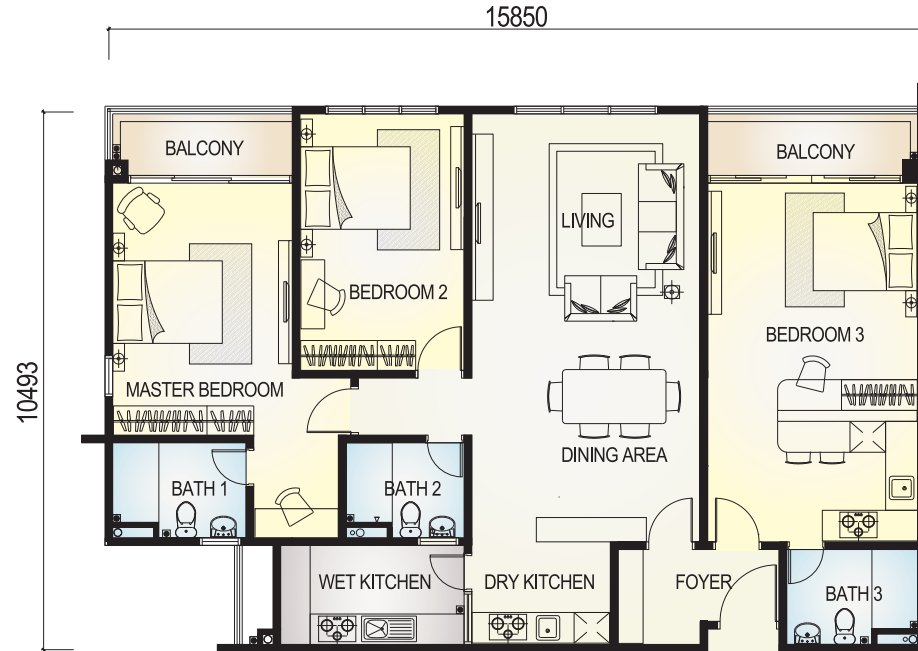
Built-up Area : 968 sq.ft.  
3 Bedrooms + 2 Bathrooms



**TYPE C**

Built-up Area : 1734 sq.ft.  
3 Bedrooms + 3 Bathrooms

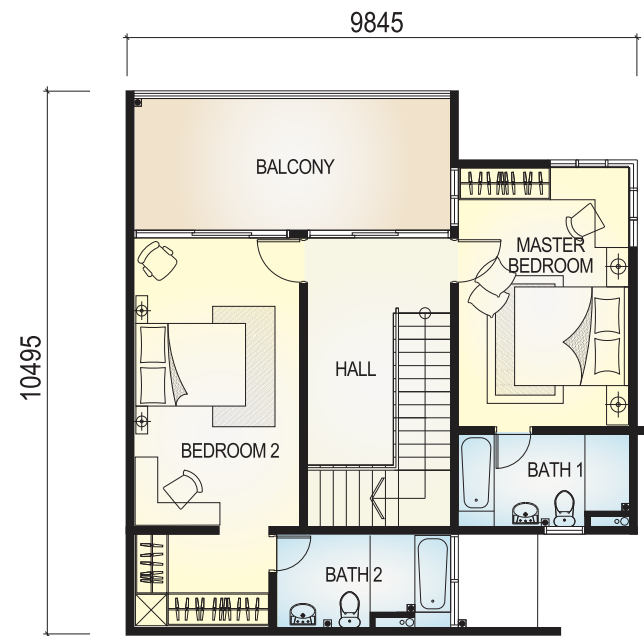
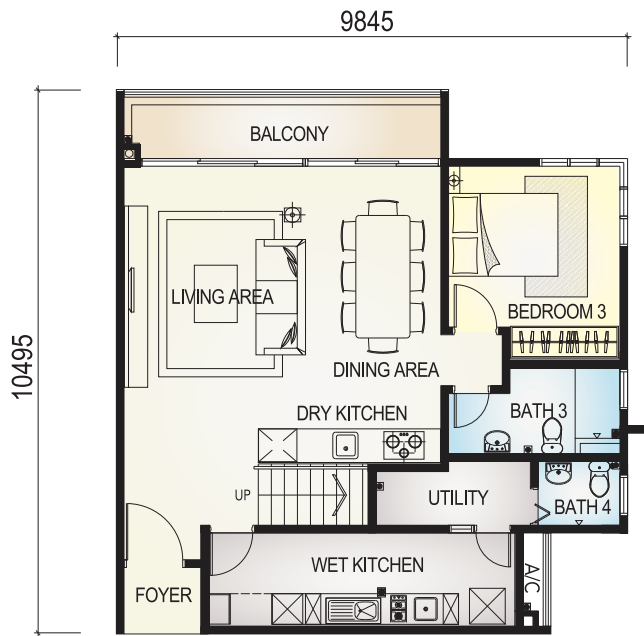
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**TYPE E  
DUPLEX**

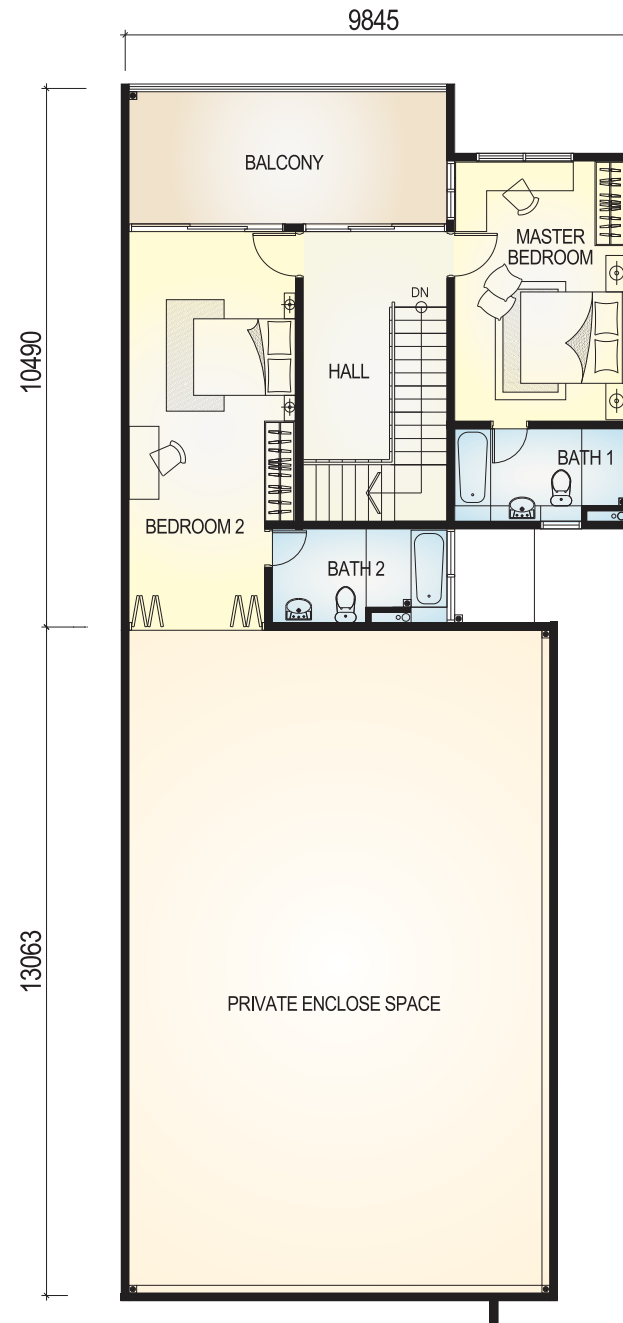
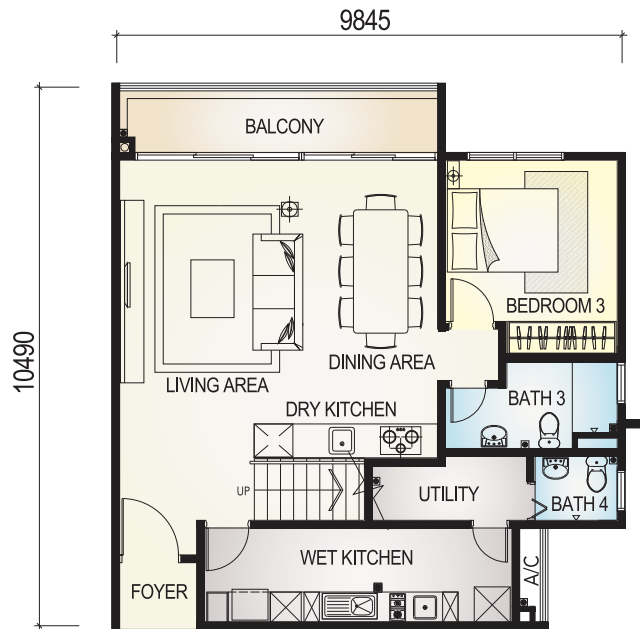
Built-up Area : 2016 sq.ft.  
3 + 1 Bedrooms + 4 Bathrooms





**TYPE E1  
DUPLEX**

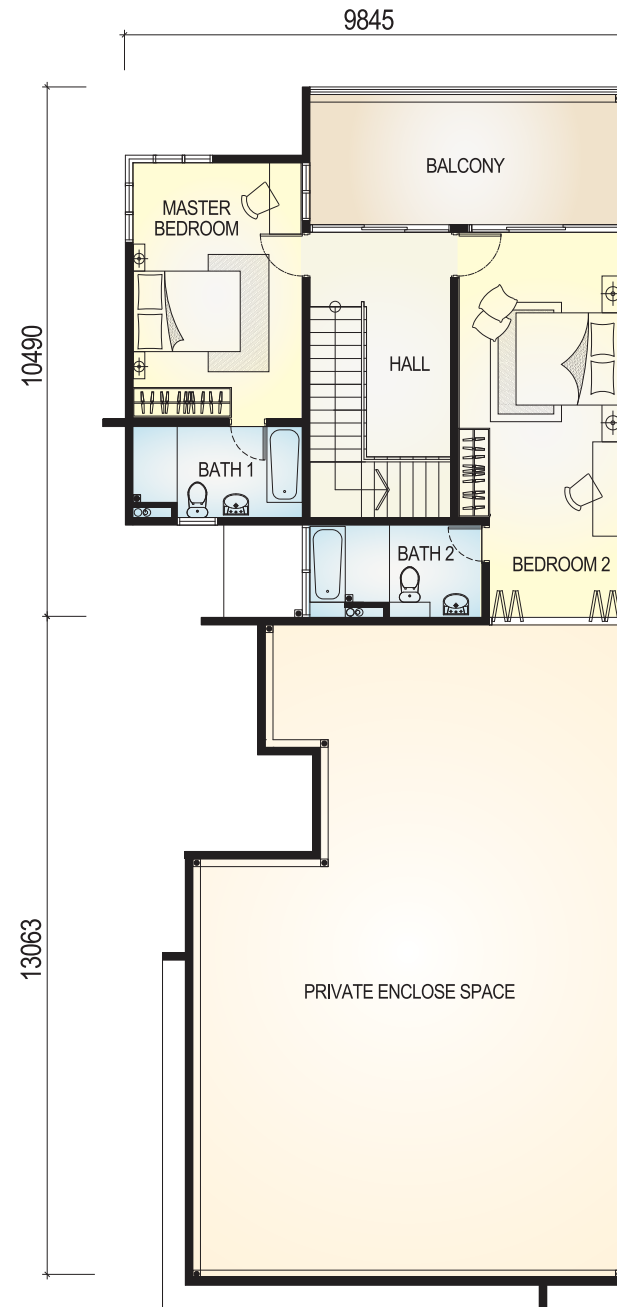
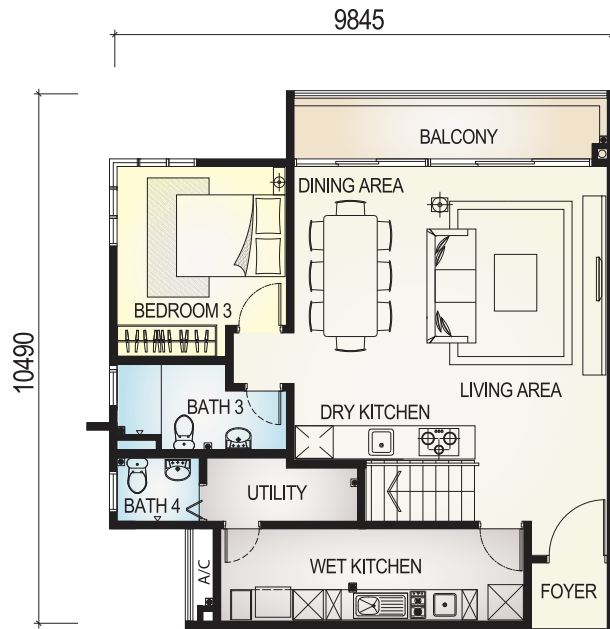
Built-up Area : 3186 sq.ft.  
3 + 1 Bedrooms + 4 Bathrooms





**TYPE E2  
DUPLEX**

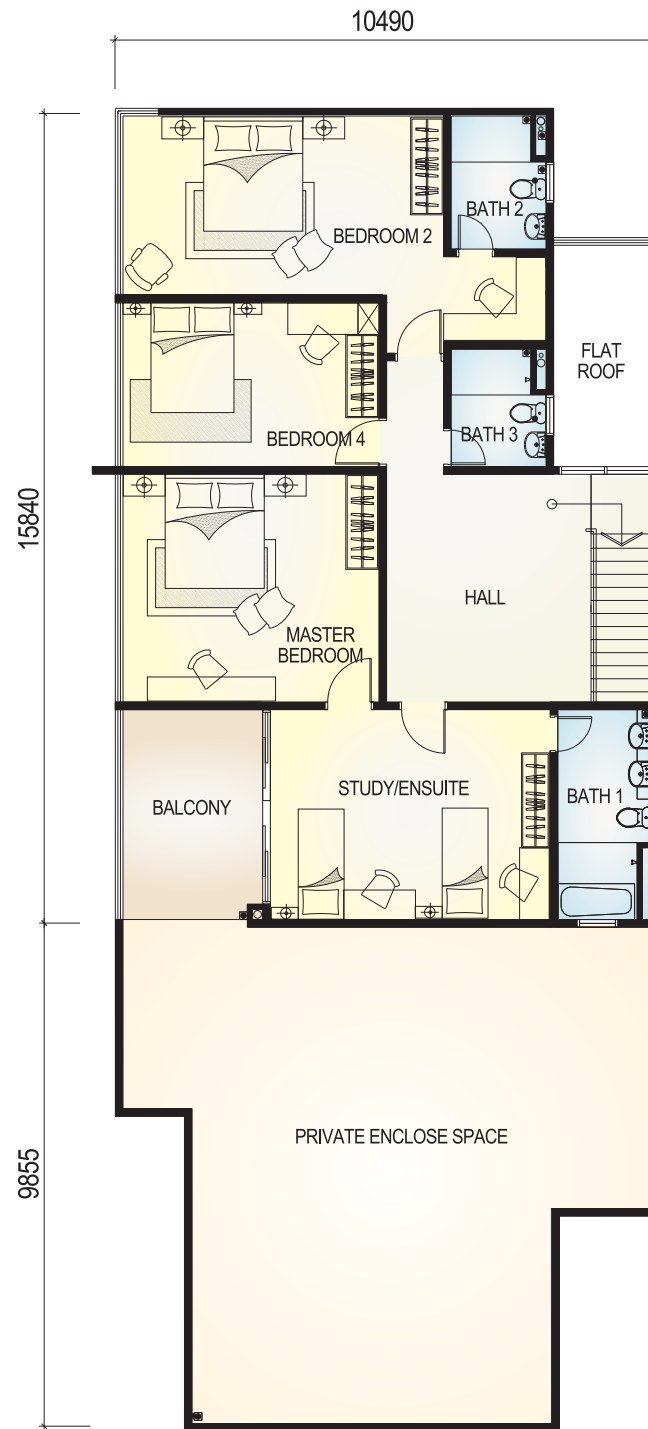
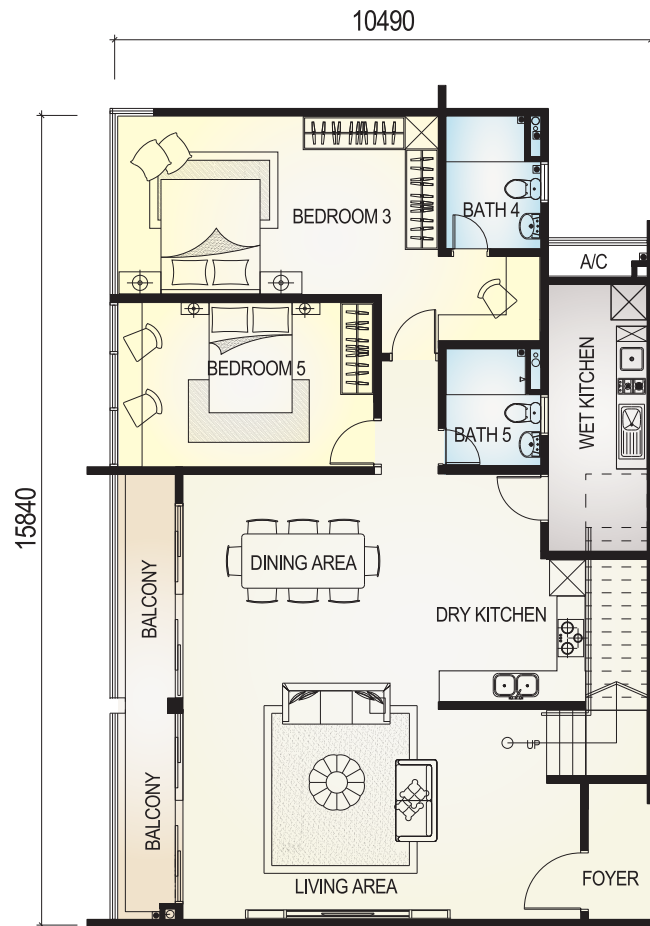
Built-up Area : 3136 sq.ft.  
3 + 1 Bedrooms + 4 Bathrooms





**TYPE F  
DUPLEX**

Built-up Area : 4293 sq.ft.  
5 Bedrooms + 5 Bathrooms





## Building Value For Life

For any enquires, please call 012-6886 292 / 012-6217 699 / 012-6886 232 / 012-6886 229



The Senai Garden



TheSenaiGardenPhase2



**KCC Development (M) Sdn. Bhd.** 199501027985 (357191-A)

Sales Gallery :

A-G-01A, Pangsapuri Impian Senai, Jalan Impiana Senai Utama,  
Taman Impiana Senai, 81400 Senai, Johor.

[www.thesenaigarden.com.my](http://www.thesenaigarden.com.my)



Developer: KCC Development (M) Sdn. Bhd. • Address: No. 93, Jalan Hashim, 84000 Muar, Johor. • Developer License No: 7046/11-2025/0630(A) • Validity Period: 20/11/2020 - 19/11/2025 • Sales Permit No: 7046-24/01-2026/0058(N)-(S) • Validity Period: 16/01/2023 - 15/01/2026 • Expected Date of Completion: 31 December 2025 • Building Plan No: MPKu4/2-19/2011\_PIND • Land Tenure: Freehold • Type of House : Apartment - Type B, B1, C, E, E1, E2, E3 and F • Price: Min RM506,360 - Max RM 1,969,800 • Total Units: 128 • Importance Restrictions: None • Approving Authority: Majlis Perbandaran Kulai

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