



Saujana Intan

@ SEREMBAN 2 HEIGHTS



DWELL IN
AN ELEVATED
URBAN GEM

FREEHOLD

WELCOME TO A

Breathtaking Sanctuary

..... THAT WILL
TURN YOUR EVERYDAY EXPERIENCES
INTO EXTRAORDINARY MEMORIES.

Enrich your life in a new luxurious home built in a harmonious combination of urban and natural settings at Seremban 2.



PANORAMIC VIEW
FROM HIGHER GROUND



PRACTICAL
LAYOUT



LOW
DENSITY



NATURALLY
COOL AIR



GUARDED
COMMUNITY



SOLAR WATER
HEATING SYSTEM



DIGITAL
LOCK



RAIN WATER
HARVESTING SYSTEM



RECREATIONAL
PARK





Thanks to the unique location within the town, you have easy access to a wealth of lifestyle amenities while enjoying peaceful solitude from the bustle of the city.

Smart & Serene
by design



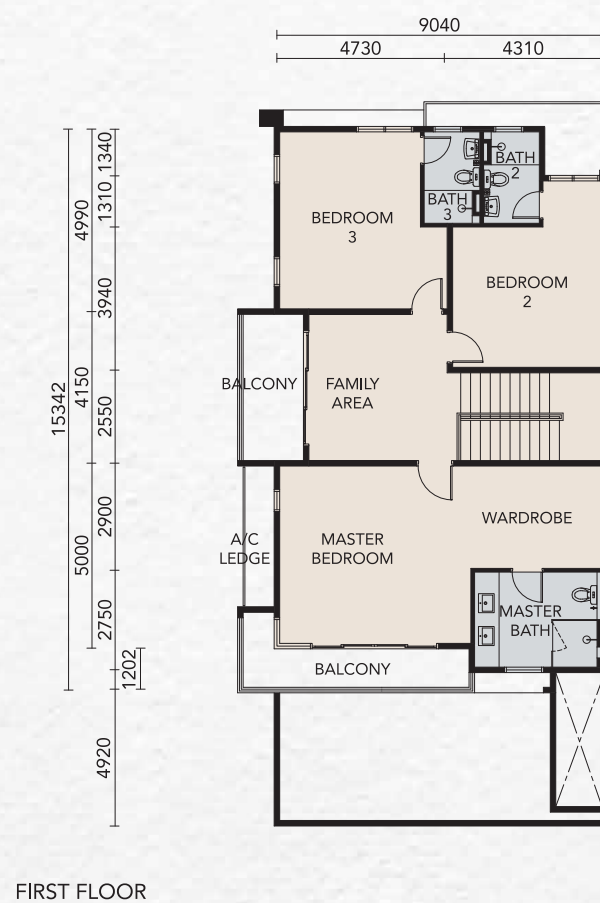
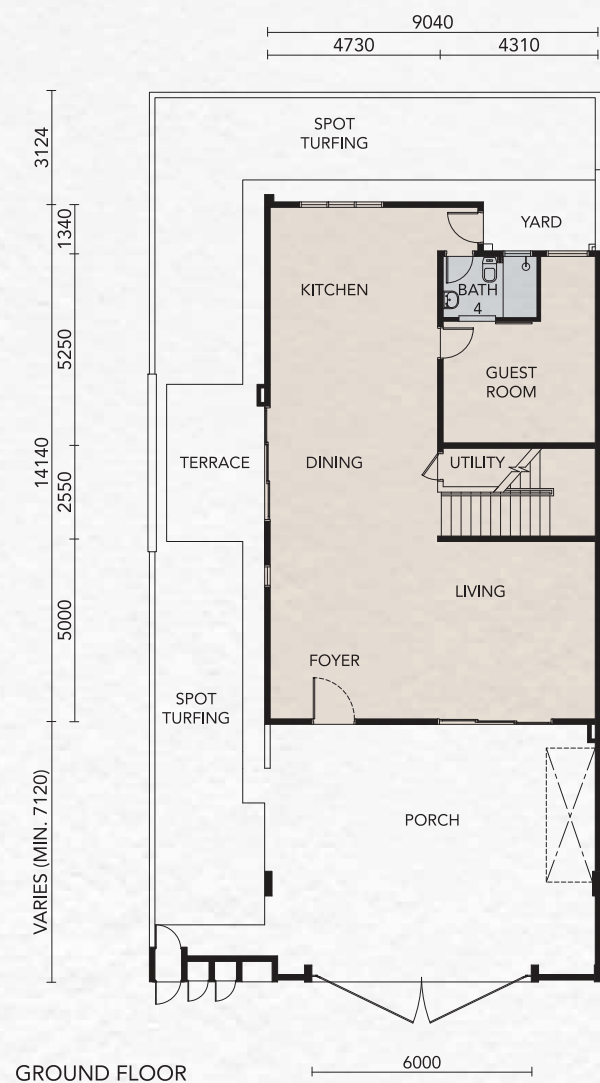
Site Plan

TOTAL
UNITS : 42

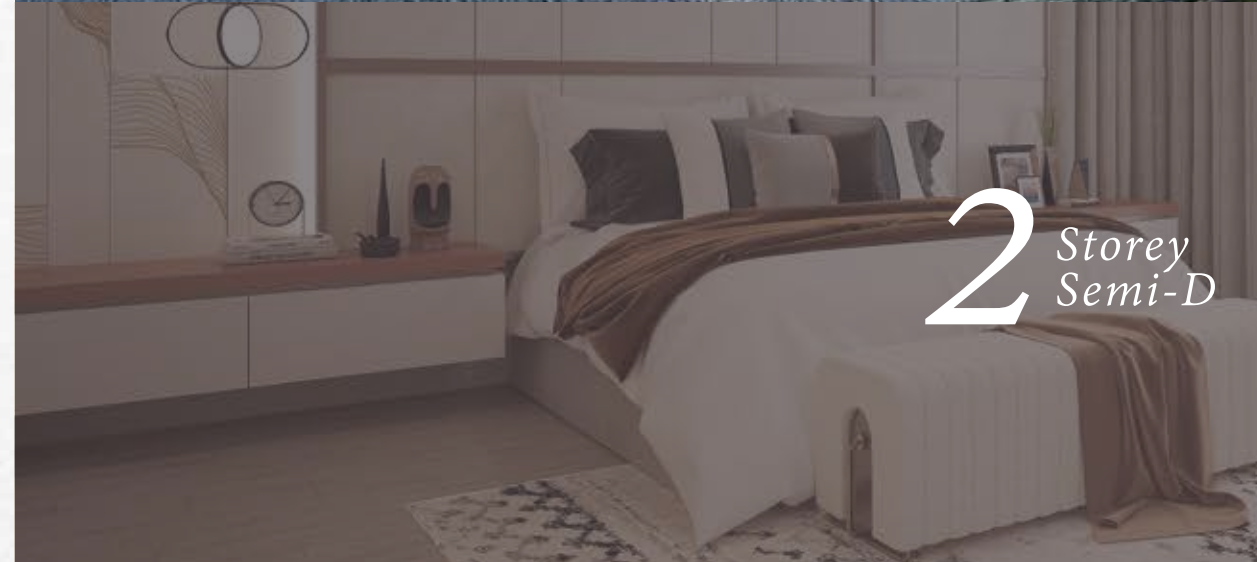
2 STOREY SEMI-D

2 STOREY BUNGALOW

Floor Plans



40
Units



2 Storey
Semi-D

Lot Size 40' x 80'
Built-up 3,366 sq ft

4 Bedrooms
4 Bathrooms

2

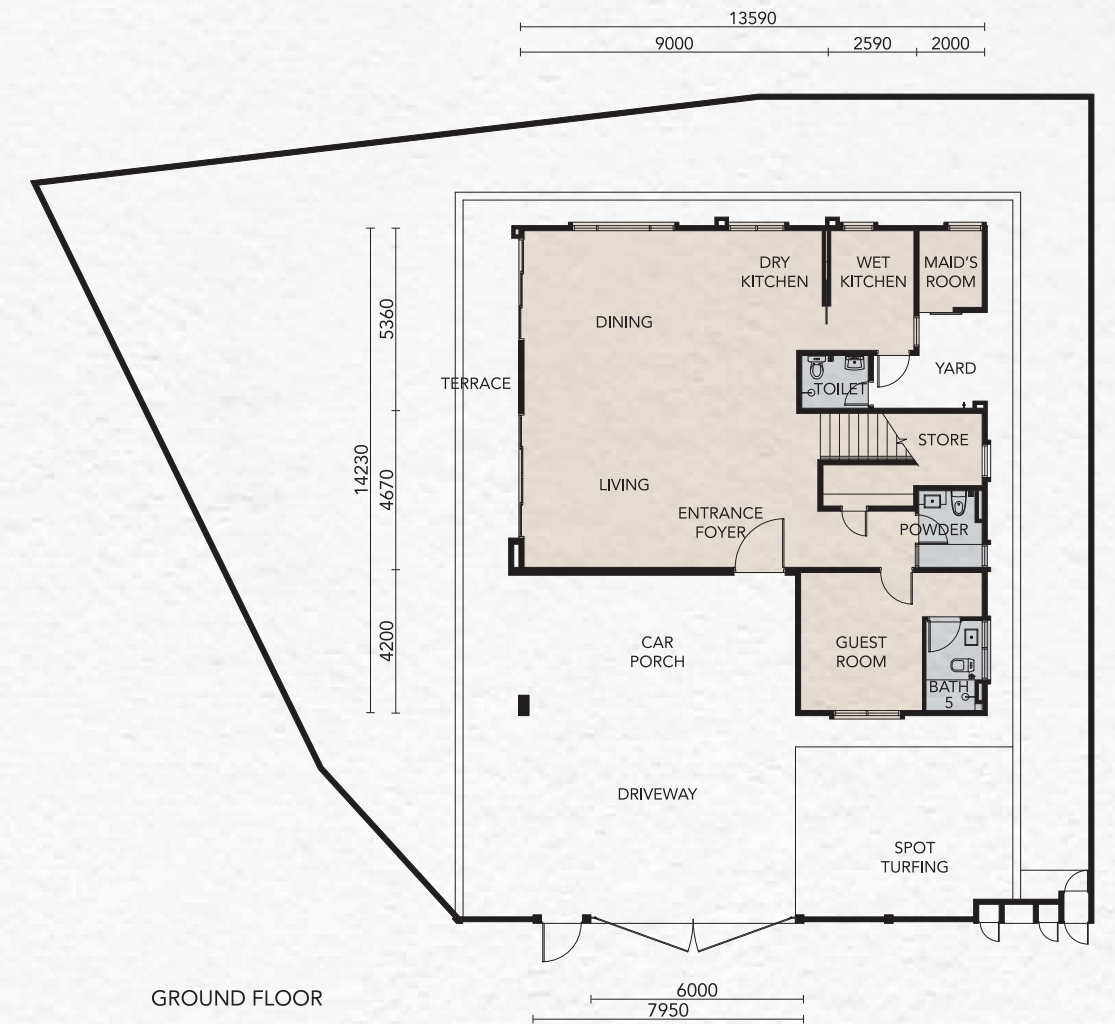
Units

2 Storey Bungalow

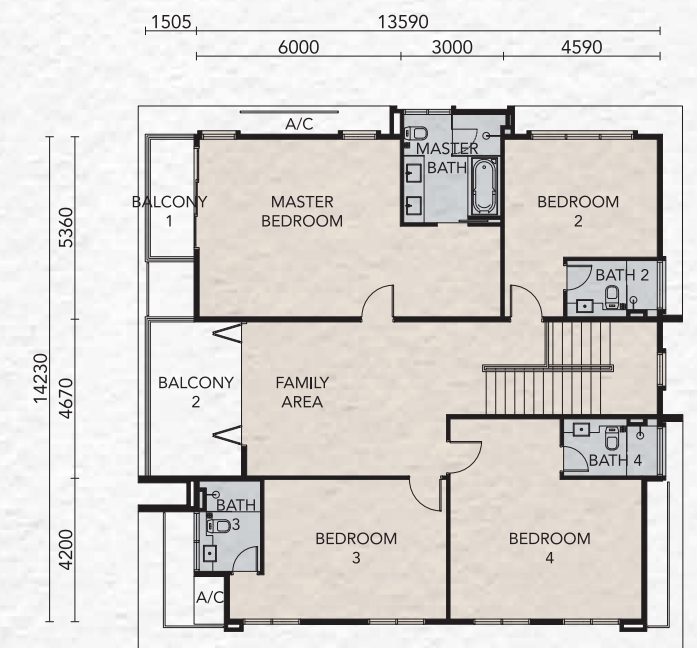
Lot Size 81' x 85'
Built-up 4,435 sq ft

5 Bedrooms
7 Bathrooms

Floor Plans



GROUND FLOOR



FIRST FLOOR




Specifications

STRUCTURE	Reinforced Concrete Frame		
WALL	Common Clay Brick Wall		
ROOF	Metal Roofing Sheet / Reinforced Concrete Roof		
CEILING FINISHES	Skimcoat / Plasterglass Ceiling		
FLOOR FINISHES	Porcelain Tiles / Ceramic Tiles / Laminated Flooring		
WALL FINISHES	Kitchen & Bathrooms Other Areas	Tiles Up to Ceiling Height Plaster and Paint	
DOORS	Decorative Entrance Door Powder Coated Aluminium Frame with Tinted Glass Doors Moulded Doors		
WINDOWS	Powder Coated Aluminium Frame with Tinted Glass / Obscured Glass Windows		
SANITARY FITTINGS	Kitchen	2 STOREY SEMI-D Stainless Steel Sink	2 STOREY BUNGALOW Stainless Steel Sink
	Bathrooms	Basin, Hand Shower, Paper Holder & Pedestal Water Closet Vanity Top to Master Bath only	Basin, Hand Shower, Paper Holder & Pedestal Water Closet Vanity Top to Master Bath, Bath 2, 3, 4, 5 & Powder
ELECTRICAL INSTALLATION WITH THREE PHASE WIRING	Lighting Point	40 nos	53 nos
	Power Point	30 nos	40 nos
	Air Cond Point	7 nos	8 nos
	Fan Point	7 nos	9 nos
	Telephone Point	1 no	1 no
	FWS Point	1 no	1 no
	TV Point	3 nos	3 nos
	Bell Point	1 no	1 no
	Auto Gate Point	1 no	1 no
	Gate Light Point	2 nos	3 nos
	Water Pump Point	1 no	1 no
	Solar Heater Point	1 no	1 no
	Network Point	1 no	1 no
EXTERNAL	Fence Gate	Concrete Block Wall Mild Steel Frame with Aluminium Panel Main Gate Mild Steel Gate	

MISCELLANEOUS	2 STOREY SEMI-D Solar Water Heating System Hot Water Piping to all Showers only Water Pump Air-Cond Piping and Discharge Pipe Stainless Steel Water Tank Rain Water Harvesting System Shower Screen to Master Bath only Digital Lock to Entrance Door	
	2 STOREY BUNGALOW Solar Water Heating System Hot Water Piping to all Showers only Water Pump Air-Cond Piping and Discharge Pipe Stainless Steel Water Tank Rain Water Harvesting System Shower Screen to Master Bath, Bath 2, 3, 4 & 5 Digital Lock to Entrance Door Bath Tub to Master Bath Only	


Location Map



- **EDUCATION**
- 140m SJK (C) Tung Hua
 - 2.7km SK / SMK Seremban 2
 - 3.7km SJK (C) Hillside Seremban

- **HEALTHCARE**
- 4.4km SEHAT Healthcare Centre
 - 5.3km Columbia Asia Hospital
 - 6.3km KPJ Seremban Specialist Hospital

- **ACCESSIBILITY**
- North-South Expressway (PLUS)
 - Seremban-Port Dickson Highway

- **SHOPPING**
- 4km Mydin Mall Seremban 2
 - 4km Aeon Mall Seremban 2
 - 5km Lotus's Hypermarket
 - 6.5km NSK Trade City

- **RECREATION**
- 750m Hill Park S2 Heights
 - 4.9km City Park Seremban 2



Saujana Intan

@ SEREMBAN 2 HEIGHTS



☎ 1800 222 456



Seremban Two Holdings Sdn Bhd
(199501028262/357468-H)
PT 10786, Seremban 2,
70300 Seremban, Negeri Sembilan.

Mon - Sat	9am - 5pm
Sun & Public Holiday	10am - 5pm

Developer: Seremban Two Holdings Sdn Bhd (199501028262/357468-H) PT 10786, Seremban 2, 70300 Seremban, Negeri Sembilan. • Developer's License: 9567-26/03-2024/0203(L) • Validity Period: 9/3/2022-8/3/2024 • Advertising Permit: 9567-26/03-2024/0203 (P) • Validity Period: 9/3/2022-8/3/2024 • Land Tenure: Freehold • Encumbrances: NIL • Restriction-in-interest: The land shall not be transferred, leased or charged without prior approval by the State Authority • Completion Date: June 2024 • Approving Authority: Majlis Bandaraya Seremban • No. of Units: 2-storey Bungalow – 2 units & 2-storey Semi-Detached – 40 units • Discount Bumiputra: 10% • Building Plan Approval No.: MBS.S.KB1-08/2020 • Selling Price: 2-storey Bungalow RM3,946,000 (Min) RM3,968,500 (Max) 2-storey Semi-Detached RM2,211,000 (Min) RM3,043,500 (Max); THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.

All renderings contained in this advertisement are artist's impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developers and managers cannot be held responsible for any variations. For avoidance of doubt on the specifications, please always refer to the Sale and Purchase Agreement.