



TIARA SENDAYAN

ANARA | CALIA | ELARA



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Tiara Sendayan 

# THE IDYLIC LIFESTYLE OF A COVETED ADDRESS

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Located in the vicinity of a self-sustaining township, Tiara Sendayan is a 416-acre freehold development, consisting of linked homes and commercial shop lots amid a gorgeous green facade. Booming with possibilities for business, recreation and relaxation, this is a portrait of your best life, reimagined.

Situated within the Malaysia Vision Valley (MVV) planning, this neighbourhood comes with all that's needed for a fully functional lifestyle, including excellent accessibility, schools, healthcare, supermarkets, shopping centres and a flourishing 12-acre Central Park, featuring a scenic lake and a plethora of modern facilities.







Final Phase 

# LIVE IN AN OASIS OF TRANQUIL SERENITY

With the rest of the neighbourhood fully sold out, we present you with the last and final phase of this residential area. It's the ultimate opportunity to be part of the vibrant and thriving community of Tiara Sendayan.

Ending on a high note, this precinct's units are taking it up a notch with exuberance, giving you homes that are the best of the best.



12-Acre Central Park

# A BRAND NEW LIFE BEGINS



At the heart of this beautiful neighbourhood, is a pristine, scenic lake, enveloped by gorgeous greenery and the atmosphere of a blissful life. Perfectly complementing the development, the 12-acre Central Park serves as the communal ground for residents to enjoy exercise, nature, recreation, relaxation, community interaction and alone time.







Actual Photo

12-Acre Central Park Facilities

## BEAUTY OF THE OUTDOORS



Actual Photo



Actual Photo



Artist's Illustration



Actual Photo



Actual Photo

Get your daily dose of exercise at the parcourse, outdoor gym and jogging track or sharpen your sportsman skills at the futsal and basketball courts. Quiet moments and relaxed minds are within reach with the seating terraces, pathways and pavilions that allow you to soak up the panoramic views and serene atmosphere.



Tiara Biz

# A WORLD OF OPPORTUNITIES



Step out of your home, and into the world knowing that all your everyday needs are taken care of. Experience your life unfold with ease in a neighbourhood that is designed to make everything smoother for you. Retail stores, your favourite eateries and a petrol station is all around the corner for you to embrace and enjoy when you need it.

Trust that your life is within reach.



A diverse curation blending eateries, recreation, healthcare and shopping options, crafting the fabric of Tiara Sendayan.

Tiara Biz is where all of your desired lifestyles come alive; it's the pulse of the township within a magnificent neighbourhood. With main-road facing retail lots, and a spectacular layout, this is the one commercial presence that shoppers will find irresistible.





## IN PURSUIT OF SPLENDOR

ANARA | CALIA | ELARA

Upon your arrival, be greeted with the neat rows of homes and impeccable layout of the latest precinct. It is a mindfully crafted environment that inspires a greater life, fulfilling relationships and an enlightening future.

The array of meticulously thought-of facilities encourages a harmonious and satisfactory lifestyle in a place that presents the wholesome blessings of nature to you.

A secret sanctuary of all great things tucked cozily in a place you can now call home.

Artist's Illustration





# COMMUNITY & COMFORT

A horizon of diverse facilities, for the needs of the community;  
for the needs of your family.

An integrated playground for your kids to explore and indulge in;  
reflexology pathways and an outdoor gym for your daily dose of  
exercise and plenty of relaxation spots to simply be present and  
one with the environment.

Everything you'll need for a gratifying life, for now and  
generations to come, is right here.



All renderings contained in this advertisement are artist's illustration only.





# SITE PLAN

- FACILITIES**
- 1 Gazebo
  - 2 Seesaw & Swing
  - 3 Outdoor Gym
  - 4 Bench
  - 5 Badminton Court
  - 6 Reflexology Pathway
  - 7 Integrated Playground
  - 8 Coloured Concrete Walkway
  - 9 Stepping Stone

- LEGEND**
- |             |                  |                     |
|-------------|------------------|---------------------|
| <div></div> | ANARA            | 1-Storey Link Homes |
| <div></div> | CALIA & CALIA II | 2-Storey Link Homes |
| <div></div> | ELARA & ELARA II | 2-Storey Link Homes |
| <div></div> | Bumi Lot         |                     |
| <div></div> | Bumi Terbuka Lot |                     |



Artist's Illustration

## ONE NEIGHBOURHOOD FOR EVERY FAMILY



More than a neighbourhood, this is a nurturing ground for every type of family; big or small, lively or mellow.

ANARA | CALIA | ELARA



GREAT THINGS COME  
IN SMALL SIZES



The manifestation of The Goldilocks Effect in homes - where everything is just right, except for the abundance of joy and peace. Anara homes are full of contentment, the perfect canvas for your creativity.

Cosiness and comfort packed in a single storey link home, with just enough space for small and growing families or individuals with big dreams.

ANARA

1-storey Link Homes

Lot Size: 20' x 65'  
Built up: 1,056 sq. ft.

3 Bedrooms  
+  
2 Bathrooms



RTST Type A (Anara)  
Artist's illustration

FLOOR PLANS



SPECIFICATIONS

| INTERMEDIATE UNIT                               |   |  |
|---|---|--|
| STRUCTURE                                       | Reinforced Concrete   |  |
| WALL  | Brick   |  |
| ROOFING COVERING                                | Concrete Roof Tiles / Metal Deck Roofing Sheet / Reinforced Concrete Slab |  |
| ROOF FRAMING                                    | Lightweight Steel Trusses   |  |
| CEILING   | Plastered Ceiling / Skim Coat   |  |
| WINDOWS   | Aluminium Frame Glass Panel   |  |
| DOORS   | Sliding Door<br>Others  | Natural Anodised Aluminium c/w Clear Glass<br>Timber Flush Door  |
| IRONMONGERY                                     | Main Entrance Door<br>Bedrooms & Kitchen<br>Bathrooms                     | Aluminium Single Point Lock<br>Cylinder Knob Lockset<br>Cylinder Knob Lockset (Privacy)                |
| WALL FINISHES                                   | Bathrooms<br>Kitchen (Behind Sink)<br>Others                              | Tiles to Ceiling Level or Maximum 2.6m Height<br>Tiles ≈1.4m Height / Emulsion Paint<br>Emulsion Paint |
| FLOOR FINISHES                                  | Living & Dining   | Tile   |
|   | Kitchen   | Tile   |
|   | Bedrooms  | Tile   |
|   | Bathrooms   | Tile   |
|   | Car Porch   | Concrete Finish  |
| SANITARY AND PLUMBING FITTINGS                  | Concrete Roof   | Cement Render  |
|   | Wash Basin  | 2 Units  |
|   | Water Closet  | 2 Units  |
|   | Shower Head   | 2 Units  |
|   | Kitchen Sink  | 1 Unit   |
| ELECTRICAL INSTALLATIONS                        | Lighting Point  | 12 Points  |
|   | Power Point (13 AMP)  | 9 Points   |
|   | Ceiling Fan Point   | 5 Points   |
|   | Water Heater Power Point  | 1 Point  |
|   | Air Cond. Power Point   | 1 Point  |
|   | Astro Point   | 1 Point  |
| INTERNAL TELECOMMUNICATION TRUNKING AND CABLING | Fibre Optics Cabling c/w Fibre Wall Socket and Fibre Termination Box      | 1 Point  |
|   |   |  |
| FENCING   | Front   | ≈ 1.5m Height Brickwall c/w Mild Steel Gate  |
|   | Rear  | ≈ 1.5m Height Chain Link Fence   |
|   | Sharing @ Front   | ≈ 1.5m Height Brickwall  |

For avoidance of doubt on the unit layout, specification and development status, please always refer to your Sale and Purchase Agreement.



DESIGNED FOR MAXIMUM  
SPACE UTILIZATION



Wake up to a brand new day in Calia, ready to embrace and enjoy life's endless givings. These homes are perfect for small to large families looking for a space to bond and foster relationships in.

With bedrooms spacious enough for a queen-sized bed and functional layouts, these homes are optimized to provide you with the room to live and grow.

CALIA &  
CALIA II

2-storey Link Homes

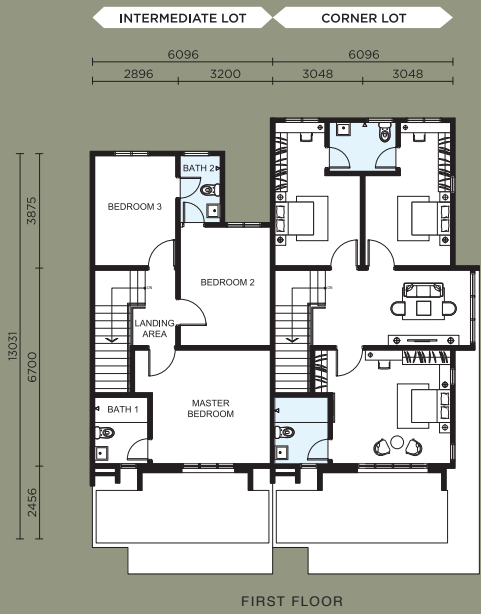
Lot Size: 20' x 70'  
Built up: 1,576 sq. ft.

4 Bedrooms  
+  
3 Bathrooms



RTDT Type B (Calia & Calia II)  
Artist's illustration

FLOOR PLANS



SPECIFICATIONS

| INTERMEDIATE UNIT                               |  |   |
|---|--|---|
| STRUCTURE                                       | Reinforced Concrete  |   |
| WALL  | Clay Brick   |   |
| ROOFING COVERING                                | Concrete Roof Tile / Metal Deck Roofing Sheet / Reinforced Concrete Slab |   |
| ROOF FRAMING                                    | Lightweight Steel Trusses  |   |
| CEILING   | Plaster Ceiling / Skim Coat  |   |
| WINDOWS   | Aluminium Frame Glass Panel  |   |
| DOORS   | Main Entrance Door<br>Others   | Timber Flush Door<br>Timber Flush Door  |
| IRONMONGERY                                     | Main Entrance Door<br>Bedrooms, Laundry & Utility<br>Bathrooms           | Lever Mortise Lockset<br>Cylinder Knob Lockset<br>Cylinder Knob Lockset (Privacy)                       |
| WALL FINISHES                                   | Bathrooms<br>Kitchen (Behind Sink)<br>Others                             | Tiles to Ceiling Level or Maximum 2.6m Height<br>Tiles ≈ 1.7m Height / Emulsion Paint<br>Emulsion Paint |
| FLOOR FINISHES                                  | Living & Dining  | Tile  |
|   | Kitchen  | Tile  |
|   | Laundry  | Tile  |
|   | Bedrooms   | Tile  |
|   | Baths  | Tile  |
|   | Utility  | Tile  |
|   | Landing  | Tile  |
|   | Car Porch  | Concrete Finish   |
| SANITARY AND PLUMBING FITTINGS                  | Yard   | Cement Render / Turfing   |
|   | Concrete Roof  | Cement Render   |
|   | Wash Basin   | 3 Units   |
|   | Water Closet   | 3 Units   |
|   | Shower Head  | 3 Units   |
| ELECTRICAL INSTALLATIONS                        | Kitchen Sink   | 1 Unit  |
|   | Lighting Point   | 18 Points   |
|   | Power Point (13 AMP)   | 13 Points   |
|   | Ceiling Fan Point  | 7 Points  |
|   | Water Heater Power Point   | 3 Points  |
|   | Air Cond. Power Point  | 2 Points  |
|   | Door Bell Point  | 1 Point   |
|   | Astro Point  | 2 Points  |
| INTERNAL TELECOMMUNICATION TRUNKING AND CABLING | Fibre Optics Cabling c/w Fibre Wall Socket and Fibre Termination Box     | 1 Point   |
| FENCING   | Front  | ≈ 1.5m Height Fencing Wall c/w Mild Steel Gate  |
|   | Rear   | ≈ 1.5m Height Chain Link Fence  |
|   | Sharing @ Front  | ≈ 1.5m Height Brickwall   |
| TURFING   | Cow Grass  |   |

For avoidance of doubt on the unit layout, specification and development status, please always refer to your Sale and Purchase Agreement.



PERFECT FOR  
GROWING FAMILIES





Elara homes are one-of-a-kind, designed with ultimate exclusivity in mind.

These units are specifically tailored for large families and come equipped with guest rooms in an open-layout concept that encourages family bonding. With all-embracing design principles, there is plenty of space for you to create a masterpiece.

ELARA &  
ELARA II

2-storey Link Homes

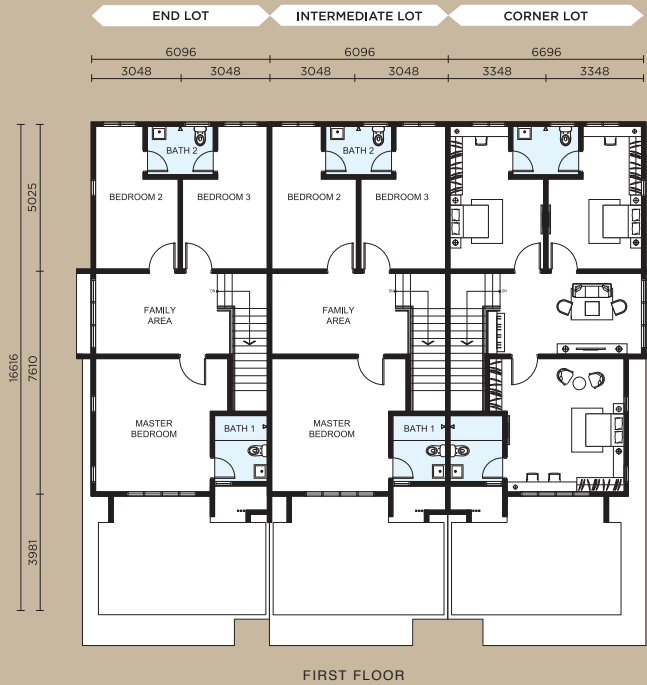
Lot Size: 20' x 70'  
Built up: 2,000 sq. ft.

 4 Bedrooms  
+  
 3 Bathrooms



RTDT Type C (Elara & Elara II)  
Artist's illustration

FLOOR PLANS



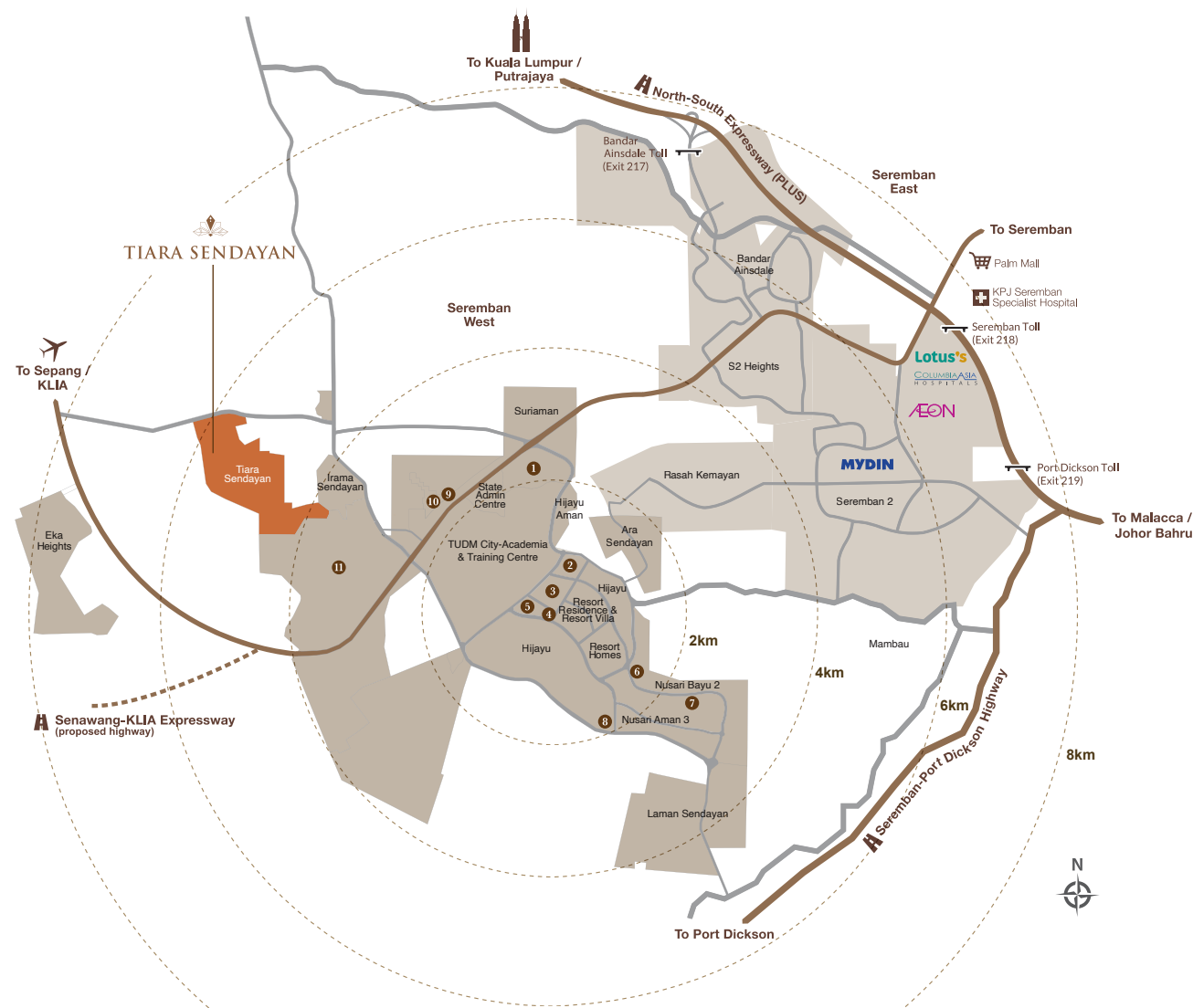
SPECIFICATIONS

| INTERMEDIATE UNIT                               |   |   |
|---|---|---|
| STRUCTURE                                       | Reinforced Concrete   |   |
| WALL  | Clay Brick  |   |
| ROOFING COVERING                                | Concrete Roof Tiles / Metal Deck Roofing Sheet / Reinforced Concrete Slab |   |
| ROOF FRAMING                                    | Lightweight Steel Trusses   |   |
| CEILING   | Plaster Ceiling / Skim Coat   |   |
| WINDOWS   | Aluminium Frame Glass Panel   |   |
| DOORS   | Main Entrance Door<br>Others  | Timber Flush Door<br>Timber Flush Door  |
| IRONMONGERY                                     | Main Entrance Door<br>Bedrooms, Laundry & Utility<br>Bathrooms            | Lever Mortise Lockset<br>Cylinder Knob Lockset<br>Cylinder Knob Lockset (Privacy)                       |
| WALL FINISHES                                   | Bathrooms<br>Kitchen (Behind Sink)<br>Others                              | Tiles to Ceiling Level or Maximum 2.6m Height<br>Tiles ≈ 1.7m Height / Emulsion Paint<br>Emulsion Paint |
| FLOOR FINISHES                                  | Living & Dining   | Tile  |
|   | Kitchen   | Tile  |
|   | Laundry   | Tile  |
|   | Bedrooms  | Tile  |
|   | Baths   | Tile  |
|   | Utility   | Tile  |
|   | Family  | Tile  |
|   | Car Porch   | Concrete Finish   |
|   | Yard  | Cement Render / Turfing   |
| SANITARY AND PLUMBING FITTINGS                  | Wash Basin  | 3 Units   |
|   | Water Closet  | 3 Units   |
|   | Shower Head   | 3 Units   |
|   | Kitchen Sink  | 1 Unit  |
|   |   |   |
| ELECTRICAL INSTALLATIONS                        | Lighting Point  | 18 Points   |
|   | Power Point (13 AMP)  | 13 Points   |
|   | Ceiling Fan Point   | 7 Points  |
|   | Water Heater Power Point  | 3 Points  |
|   | Air Cond. Power Point   | 2 Points  |
|   | Door Bell Point   | 1 Point   |
|   | Astro Point   | 2 Points  |
|   |   |   |
| INTERNAL TELECOMMUNICATION TRUNKING AND CABLING | Fibre Optics Cabling c/w Fibre Wall Socket and Fibre Termination Box      | 1 Point   |
| FENCING   | Front   | ≈ 1.5m Height Fencing Wall c/w Mild Steel Gate  |
|   | Rear  | ≈ 1.5m Height Chain Link Fence  |
|   | Side (Sharing Wall)   | ≈ 1.5m Height Brickwall   |
| TURFING   | Cow Grass   |   |

For avoidance of doubt on the unit layout, specification and development status, please always refer to your Sale and Purchase Agreement.



# LOCATION MAP



## BANDAR SRI SENDAYAN

- 1 Sendayan City
- 2 Sendayan Merchant Square
- 3 Sendayan X-Park
- 4 d'Tempat Country Club
- 5 Matrix Global Schools
- 6 SJK (C) Bandar Sri Sendayan
- 7 SMK Bandar Baru Sri Sendayan
- 8 SJK (T) Bandar Sri Sendayan
- 9 Sendayan Metropark
- 10 Sendayan Green Park
- 11 Sendayan TechValley

## ACCESSIBILITY

- North-South Expressway (PLUS)
- Seremban-Port Dickson Highway
- Senawang-KLIA Expressway (proposed highway)
- KLIA Linkage

## TOLL

- Bandar Ainsdale Toll (Exit 217)
- Seremban Toll (Exit 218)
- Port Dickson Toll (Exit 219)

## MAJOR SURROUNDING LANDMARKS

- 24km Sepang International Circuit
- 26km Port Dickson Waterfront
- 30km Kuala Lumpur International Airport (KLIA)
- 46km Putrajaya International Convention Centre (PICC)
- 71km KLCC
- 96km A'Famosa Malacca

## SHOPPING MALLS & SUPERMARKETS

- 8km Mydin Hypermarket Seremban 2
- 9km AEON Seremban 2
- 11km Lotus's Seremban 2
- 11km NSK Trade City Seremban
- 12km Palm Mall

## MEDICAL CENTRES

- 11km Columbia Asia Hospital
- 12km KPJ Seremban Specialist Hospital
- 14km Hospital Tuanku Ja'afar Seremban

## LEISURE

- 8km S2 Hill Park
- 8km S2 City Park

## EDUCATION

- 2km SMK (Felda) Seri Sendayan
- 7km SJK (C) Tung Hua S2 Heights
- 24km Nilai University
- 25km INTI International University

All the information above is retrieved from Google Maps. The distances are measured by taking d'Tempat Country Club as the starting point. Please refer to Google Maps for further information

Nurturing Environments, Enriching Lives.

Land Owner:

**MATRIX CONCEPTS (NS) SDN BHD**

200201022036 (589699-W)



Developed by:  
**MATRIX CONCEPTS (NS) SDN BHD**  
200201022036 (589699-W)  
A Subsidiary of:  
**MATRIX CONCEPTS HOLDINGS BERHAD**  
199601042262 (414615-U)

Head Office  
Wisma Matrix, No.57, Jalan Tun Dr. Ismail,  
70200 Seremban, Negeri Sembilan D.K. Malaysia  
T +606 764 2688 F +606 764 6288

Matrix Galleria @ d'Tempat  
PT 12653, Jalan Pusat Dagangan Sendayan 1  
71950 Bandar Sri Sendayan, Negeri Sembilan D.K. Malaysia  
T +606 792 2868 F +606 792 2878  
GPS Coordinate Code: 2.674820, 101.863722

**1800 88 2688**  
www.tiarasendayan.com



• Tiara Sendayan (Precinct 14C3-A) • No. Lesen Pemaju: 19342/11-2023/0255(A) • Tempoh Sah: 04/11/2021 – 03/11/2023 • No. Permit Iklan: 19342-21/04-2025/0406(N)-(L) • Tempoh Sah: 05/04/2023 – 04/04/2025 • Hakmilik Tanah: Kekal • Bebanan Tanah: Tiada • Pelan Bangunan Diluluskan oleh: Majlis Bandaraya Seremban • No Rujukan: MBS.N.KB1-27/2022 • Tarikh Dijangka Siap: April 2025 • RTST Type A (Anara) - 108 Unit, RM225,000.00 (Min) – RM431,060.00 (Max) • RTDT Type B (Calia) – 87 Unit, RM360,000.00 (Min) – RM621,020.00 (Max) • RTDT Type C (Elara) – 11 Unit, RM636,888.00 (Min) – RM1,073,888.00 (Max) • Tiara Sendayan (Precinct 14C3-B) • No. Lesen Pemaju: 19342/11-2023/0255(A) • Tempoh Sah: 04/11/2021 – 03/11/2023 • No. Permit Iklan: 19342-22/04-2025/0495(N)-(L) • Tempoh Sah: 28/04/2023 – 27/04/2025 • Hakmilik Tanah: Kekal • Bebanan Tanah: Tiada • Pelan Bangunan Diluluskan oleh: Majlis Bandaraya Seremban • No Rujukan: MBS.N.KB1-27/2022 • Tarikh Dijangka Siap: MEI 2025 • RTDT Type B (Calia II) – 15 Unit, RM400,000.00 (Min) – RM535,000.00 (Max) • RTDT Type C (Elara II) – 88 Unit, RM573,888.00 (Min) – RM984,328.00 (Max) • RTDT Type C1 (Elara II) – 27 Unit, RM654,648.00 (Min) – RM 1,002,808.00 (Max) • Sekatan-Sekatan Kepentingan: Tanah yang diberimilik ini tidak boleh dipindahmilik, dipajak, digadai melainkan dengan kebenaran bertulis daripada Pihak Berkuasa Negeri. 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, developer and manager cannot be held responsible for any variations. This is not a gated and guarded development. For avoidance of doubt on the specifications and development status, please always refer to the Sale and Purchase Agreement