



LENNA

2 – Storey Link Homes



Irama
Sendayan 2

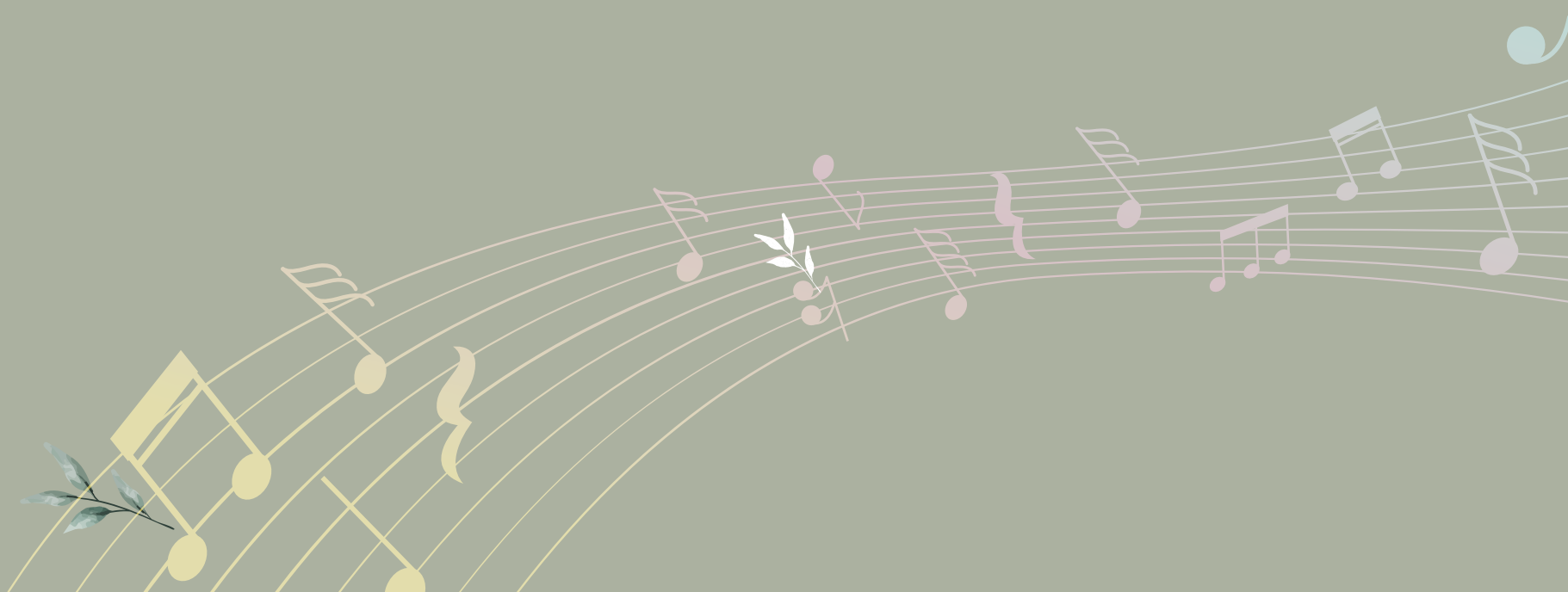




A PLACE LIKE NOTHING YOU’VE SEEN
AND AN EXPERIENCE LIKE NO OTHER.



Escape to the tranquillity of Irama Sendayan 2 and
fall in love with the beauty of this stunning
residential development.





A WORLD OF SERENITY

Build your life in this exceptional
neighbourhood,
situated in an enchanting enclave within
Bandar Sri Sendayan.



Enjoy the convenience of having everything you
need within easy reach. With Sendayan
Metropark, X Park, d'Tempat Country Club,
Carnelian Park, and Sendayan Merchant Square
all in your vicinity, it doesn't get easier than this.



Self-sustaining Township

Comprehensive Location
with Impressive Amenities

Commitment to Safety & Security



LIVING WITH RHYTHM



Here, residents can enjoy a peaceful and contented lifestyle without sacrificing convenience. The community epitomizes harmonious living, where daily necessities, sports, leisure and relaxation all have their designated place for you to indulge in.



- Ideal for Young & Growing Families
- Multigenerational Homes
- Inspiring Surrounding Views





RTDT TYPE A1 (RENNA)
Artist's Impression



AN UNMATCHED LIFESTYLE AWAITS

Stop searching, start living.

Irama Sendayan 2's latest launch, Lenna, is here to be your forever home.

These residences are simply perfect; providing roomy and airy interiors, beautiful exteriors, a private garden for family time, and surroundings for both relaxation and recreation.

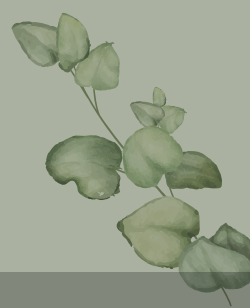
LIVE BETTER, LIVE BRIGHTER

As the evenings and weekends approach, head over to the exclusive residents' park, fully equipped to cater to all your off-hour needs. It's a scenic oasis for families looking to unwind and bond with loved ones.





Residents-Only Park & Lush Greenery Facilities for All Ages



Watch your little ones giggle and play at the Children's Playground or break a sweat with a game of badminton at the court. For those seeking down time and harmony, the Gazebo and gardens provide the perfect spot to de-stress and soak in the beauty of nature.





COMFORTABLE AND CONTEMPORARY

Living amidst utmost contentment is now a reality.

The interiors of these units are designed to astound with carefully planned layouts that offer customisability and spaciousness. Rest assured that every component used is of premium quality, ensuring that your safe space is built to last.



Meticulously Planned Layouts
Customisable & Spacious
Exceptional Quality





BANDAR SRI SENDAYAN

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

CONVENIENTLY ACCESSIBLE VIA

- 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

- 18km Sepang International Circuit
- 30km Port Dickson Waterfront
- 37km Kuala Lumpur International Airport (KLIA)
- 41km Putrajaya International Convention Centre (PICC)
- 78km KLCC
- 96km A’Famosa Malacca

SHOPPING MALLS & RETAIL

- 14km Mydin Hypermarket Seremban 2
- 13km AEON Seremban 2
- 11km Lotus’s Seremban 2
- NSK Trade City Seremban
- 14km Palm Mall

MEDICAL CENTRES

- 12km Columbia Asia Hospital
- 13km KPJ Seremban Specialist Hospital
- 18km Hospital Tuanku Ja’afar Seremban

LEISURE

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

EDUCATION

- 4km SMK (Felda) Seri Sendayan
- 8km SJK (C) Tung Hua S2 Heights
- 20km Nilai University
- 20km INTI International University

SITE PLAN



LEGEND



TYPE A1



TYPE A

- 1 Children's Playground
- 2 Earthmound Slide
- 3 Feature Wall Play
- 4 Gazebo
- 5 Badminton Court
- 6 Outdoor Gym
- 7 Viewing Deck
- 8 Reflexology Path

FLOOR PLANS



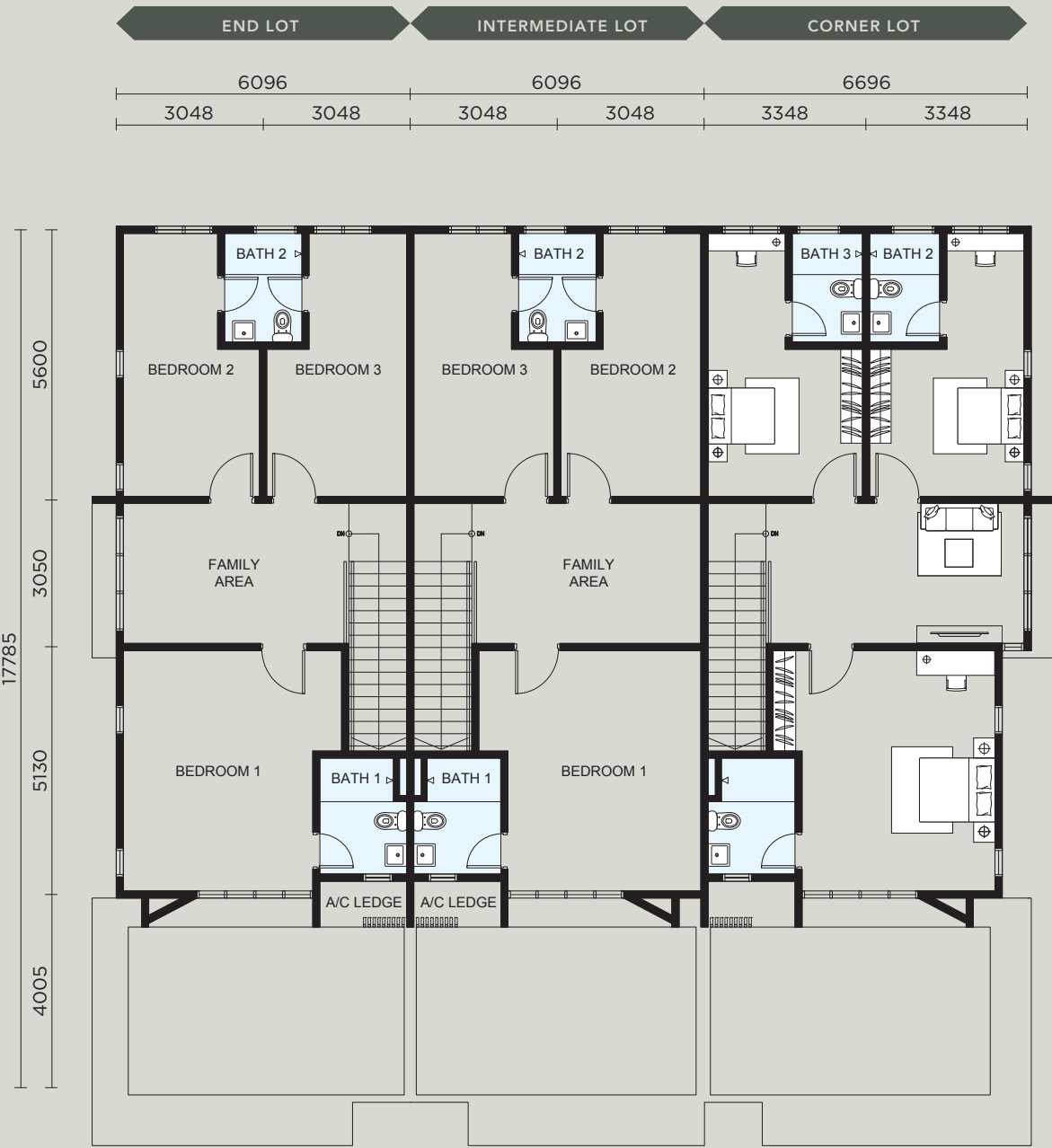
TYPE A

Intermediate Unit

4	
3	
20' x 70'	
2,142 sq.ft	



Ground Floor



First Floor

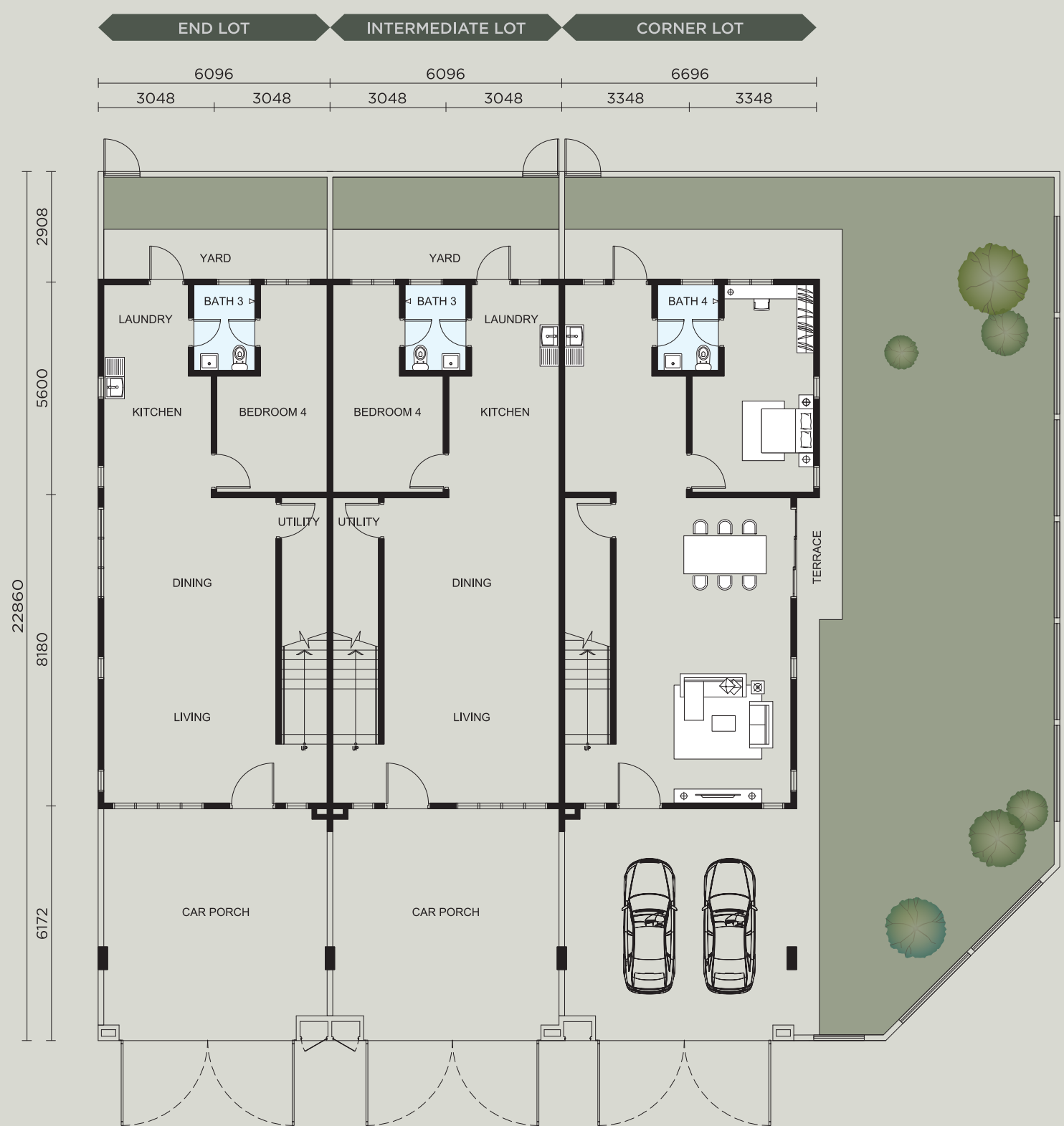
Intermediate Unit

4 

3 

20' x 75'

2,142 sq.ft



Ground Floor



First Floor

SPECIFICATIONS



INTERMEDIATE UNIT

STRUCTURE	: Reinforced Concrete	
WALL	: Clay Brick	
ROOFING COVERING	: Reinforced Concrete Slab / Concrete Roof Tile / Metal Deck Roofing Sheet	
ROOF FRAMING	: Lightweight Steel Trusses	
CEILING	: Plaster Ceiling / Skim Coat	
WINDOWS	: Aluminium Frame Glass Panel	
DOORS	: Main Entrance Door	Decorative Door
	: Others	Decorative Door
IRONMONGERY	: Main Entrance	Lever Mortise Lockset
	: Bedrooms, Laundry, Utility	Cylinder Knobs Lockset
	: Baths	Cylinder Knobs Lockset
(Privacy)		
WALL FINISHES	: Baths	Tile
	: Kitchen (Behind Sink)	Tile / Emulsion Paint
	: Others	Emulsion Paint
FLOOR FINISHES	: Living & Dining	Tile
	: Kitchen	Tile
	: Laundry	Tile
	: Bedrooms	Tile
	: Baths	Tile
	: Utility	Tile
	: Family	Tile
	: Staircase	Tile
	: Car Porch / Driveway	Concrete Imprint
	: A/C Ledge	Cement Render
	: Concrete Roof	Concrete Finish / Cement Render
	: Yard	Cement Render / Turfing (Type A1)
SANITARY AND	: Wash Basin	3 Units
PLUMBING	: Water Closet	3 Units
FITTINGS	: Shower Head	3 Units
	: Kitchen Sink	1 Unit
ELECTRICAL	: Lighting Point	18 Points
INSTALLATIONS	: Power Point (13AMP)	13 Points
	: Ceiling Fan Point	7 Points
	: Water Heater Power Point	3 Points
	: Air Cond. Power Point	2 Points
	: Doorbell Point	1 Point
	: Astro Point	2 Points
INTERNAL	: Fibre Optics Cabling c/w Fibre	1 Point
TELECOMMUNICATION	Wall Socket and Fibre	
TRUNKING AND	Termination Box	
CABLING		
FENCING	: Front – 1.5m Height Fencing Wall c/w Mild Steel Gate	
	: Rear – 1.5m Height Fencing Wall c/w Mild Steel Gate	
TURFING	: Cow Grass (Type A1)	

Bandar

SriSendayan

Seremban

The self-sustaining city

Nurturing Environments, Enriching Lives.

Land Owner:

MGE DEVELOPMENT
SDN BHD

199601019034 (391386-D)



Developed by:
MGE DEVELOPMENT SDN BHD
199601019034 (391386-D)

A Subsidiary of:
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matrixconcepts



Irama Sendayan 2D • No. Lesen Pemaju : 30156/08-2027/0155(A) • Tempoh Sah : 24/08/2022 – 23/08/2027 • No. Permit Iklan : 30156-5/08-2025/0894(N)-(L) • Tempoh Sah : 07/08/2023 – 06/08/2025 • Hakmilik Tanah : Kekal • Bebanan Tanah : Tiada • Pelan Bangunan Diluluskan oleh : Majlis Bandaraya Seremban • No. Rujukan : MBS.N.KB1-12/2022 • Tarikh Dijangka Siap : DISEMBER 2025 • Lenna (RTDT-A) - 116 Unit, RM 650,999 (Min) - RM 1,094,848 (Max) • Lenna (RTDT-A1) - 28 Unit, RM 759,888 (Min) - RM 1,015,548 (Max) • Sekatan-Sekatan Kepentingan : Tanah yang diberimilik ini tidak boleh dipindahmilik, dipajak, digadaikan 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 Sales and Purchase Agreement.

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