



IZARA

Double Storey Link Homes

The Height of  
Natural Splendour



BAYU  
SUTERA



**Family Is One Of Nature's Masterpieces.**

- George Santayana

Building A Sanctuary Of  
**Love And Bonds,**  
One Brick At A Time.







## Bountiful, Scenic and Blissful

In the extensive green township of Bandar Sri Sendayan, lays Bayu Sutera, a 216-acre freehold development that boasts accessibility, connectivity, security and a vibrant community that's waiting to welcome you.



## The Breezeway



The focal point of this neighbourhood is the enchanting 9.5-acre central park that offers residents a peaceful haven to rest and recharge in. It's a blessed life amid inspiring vistas and an array of diverse facilities.



Artist's Illustration





Artist's Illustration

## Take A Deep Breath



Life at Izara invites you to  
intertwine yourself with the vast,  
undulating contours of the  
world around you.






Artist's Illustration


# Smart Luxury


A modern residence fit for royalty, featuring cutting-edge smart technology.




## SMART LIVING \*

 **LIGHTING MODULE**  
Adjust your lights with a touch of a button

 **AIRCOND IR BLASTER**  
Regulate your AC temperature according to your preferences

 **DIGITAL LOCK**  
Check your locks remotely for ultimate security

 **VOICE CONTROL**  
(Via NEST MINI)  
Manage your devices seamlessly

\* WiFi required





## Lakefront Paradise

Witness the sky seamlessly merge with tranquil waters, as vibrant colours dance across the horizon - an experience that's exclusive for residents of this precinct.



Artist's Illustration





Artist's Illustration

## Exciting Endeavours



Artist's Illustration



# An Ethereal Retreat

Rejuvenate splendidly with a  
brisk jog or a good stretch.  
A quick reset, mere minutes  
from your abode.



Artist's Illustration



# Timeless Designs

The modern and contemporary façade of  
your residence is simply invigorating.  
The structure and atmosphere here  
build all of life's foundations.





# A Holistic Retreat Lifestyle



RTDT TypeB  
Artist's Illustration



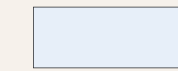


## DOUBLE STOREY LINK HOMES

## LEGEND



# Izara-Type A



## Izara II-Type B (Bumiputera Lot)



## Izara II-Type B (Bumi Terbuka Lot)

- 1 Playground
- 2 Badminton Court
- 3 Parcourse
- 4 Jogging Path
- 5 Plaza Deck
- 6 Amphitheatre
- 7 Reflexology Pathway
- 8 Walkway
- 9 Shelter





# Floor Plans

## RTDT I Type A

Lot Size  
20 x 70  
Built-up  
2315 sq.ft.

- 4 Bedrooms
- 4 Bathrooms



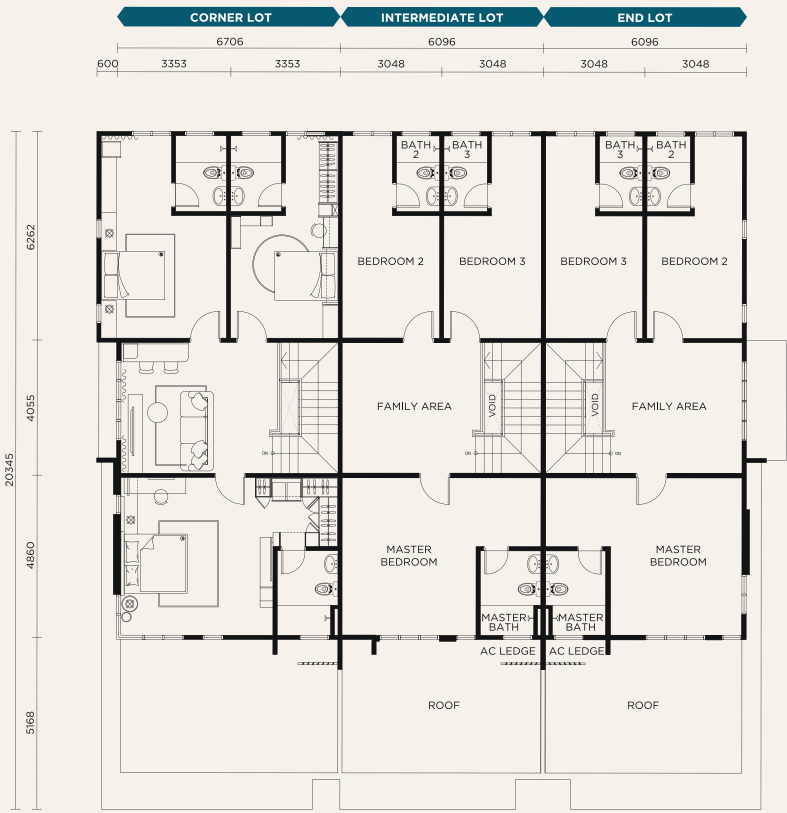
## RTDT I Type B

Lot Size  
20 x 70  
Built-up  
2315 sq.ft.

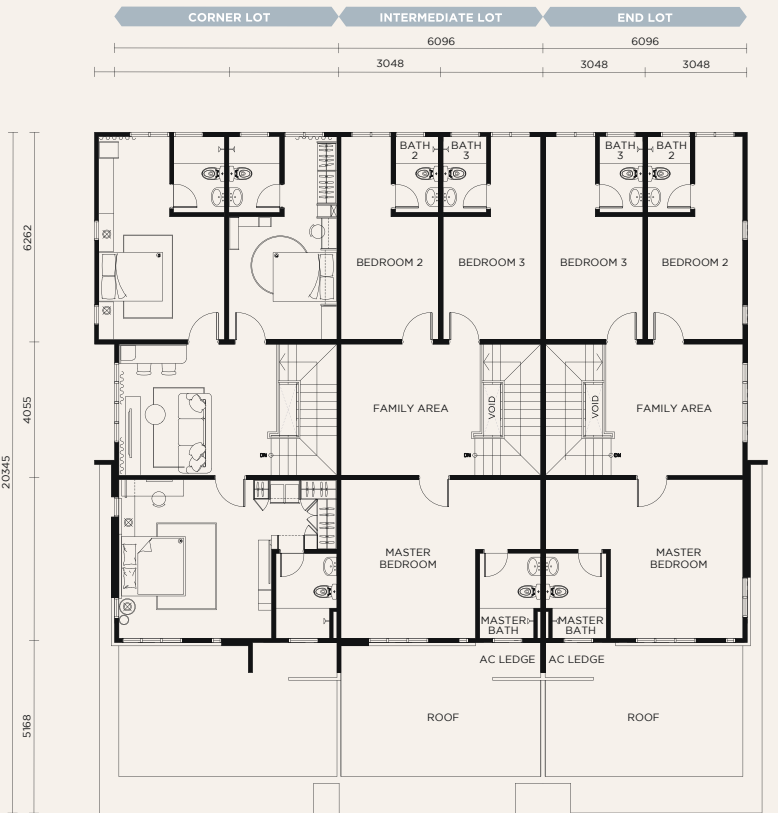
- 4 Bedrooms
- 4 Bathrooms



## FIRST FLOOR



## FIRST FLOOR





# Specifications

## INTERMEDIATE UNIT TYPE A & B

Structure	Reinforced Concrete	
Wall	Reinforced Concrete	
Roofing Covering	Reinforced Concrete Slab / Metal Deck Roofing Sheet	
Roof Framing	Lightweight Steel Trusses	
Ceiling	Plaster Ceiling / Skim Coat	
Windows	Aluminium Frame Glass Panel	
Doors	Main Entrance Door Others	Timber Flush Door Timber Flush Door
Ironmongery	Main Entrance Door Bedrooms, Laundry & Utility Bathrooms	Lever Mortise Lockset Lever Handle Lockset Lever Handle Lockset (Privacy)
Wall Finishes	Bathrooms Kitchen (Behind Sink) Others	Tiles to Ceiling Level Tiles to 1.7m Height / Emulsion Paint Emulsion Paint
Floor Finishes	Living & Dining Kitchen Laundry Bedrooms Bathrooms Utility Family Staircase Car Porch A/C Ledge Concrete Roof	Tile Tile Tile Tile Tile Tile Tile Tile Tile Tile Concrete Finish / Cement Render Concrete Finish
Sanitary and Plumbing Fittings	Wash Basin Water Closet Shower Head Kitchen Sink	4 Units 4 Units 4 Units 2 Units
Electrical Installations	Lighting Point Power Point (13 AMP) Ceiling Fan Point Water Heater Power Point Air Cond. Power Point Swing Auto. Gate Point Door Bell Point Astro Point	25 Points 17 Points 7 Points 4 Points 6 Points 1 Point 1 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



RTDT TypeB  
Artist's Illustration

A Peaceful Secured  
Canvas



# Exclusivity Beyond Imagination

Bandar Sri Sendayan –  
a serene township in  
Negeri Sembilan that  
flawlessly blends  
the natural world  
and urbanity,  
all in one place.



Actual Photo





## X PARK SENDAYAN

An expansive entertainment complex, covering an area of 34 acres with 18 recreational activities created to offer a rush of adrenaline for all kinds of thrill-seekers.



## MATRIX GLOBAL SCHOOLS

This is a one-of-a-kind educational institution in Seremban, offering a holistic and transformative learning experience, featuring beautiful architecture and cutting-edge academic facilities within its campus.



## SENDAYAN GREEN PARK



Sendayan Green Park spans across 26 acres, offering an exuberant oasis that promotes social engagement with a range of activities suitable for everyone.

The d'Tempat Country Club stands tall as the city's largest and most opulent country club, covering 380,000 sq.ft. with lavish lifestyle offerings for all ages and preferences.

## d'TEMPAT COUNTRY CLUB

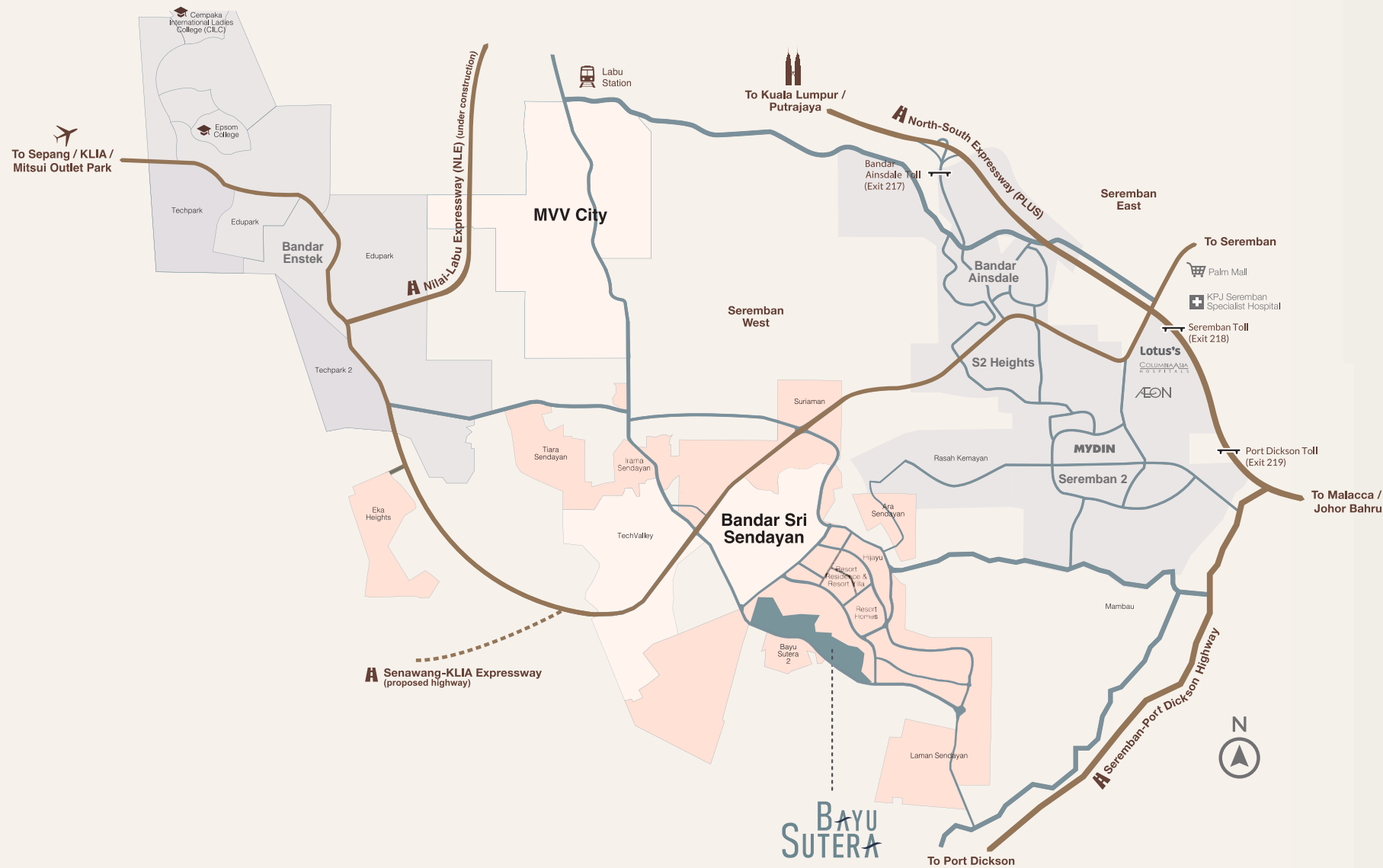


## SENDAYAN MERCHANT SQUARE

Sendayan Merchant Square is a 100-acre commercial centre situated in the well-established neighbourhood of Bandar Sri Sendayan, offering excellent potential for investment and retail growth.







## PIONEERING THE GROWTH OF MALAYSIA VISION VALLEY

Malaysia Vision Valley (MVV), a significant economic corridor driven with the development of key economic drivers such as high-tech manufacturing, wellness tourism, skill-based education, and specialized research services "

As one of the leading developer in the region, we are proud to present our extensive portfolio of developments that have transformed into a thriving hub. Our landmark projects include:

- Bandar Sri Sendayan
- Sendayan TechValley
- Ara Sendayan
- Bayu Sutera
- Irama Sendayan
- Laman Sendayan
- Eka Heights
- MVV City

## CONVENIENTLY ACCESSIBLE VIA

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

# MALAYSIA VISION VALLEY

## DELIVERING ECONOMIC IMPACT

Malaysia Vision Valley is a state-led, private sector-driven development which spans across 153,411 hectares (379,087 acres) of land to deliver economic impact to the country. This will be done by bringing in investments, creating jobs and business opportunities.

The development is part of the National Physical Plan, where it has been identified as one of the 17 Promoted Development Zones to be given priority at national level. It is also part of the State Structure Plan, aimed at positioning the Seremban and Port Dickson districts as part of Greater Kuala Lumpur.

## TOTAL AREA

**1,534 sq. km.**  
153,411 hectares

**2X** larger than SINGAPORE (719 sq. km.)

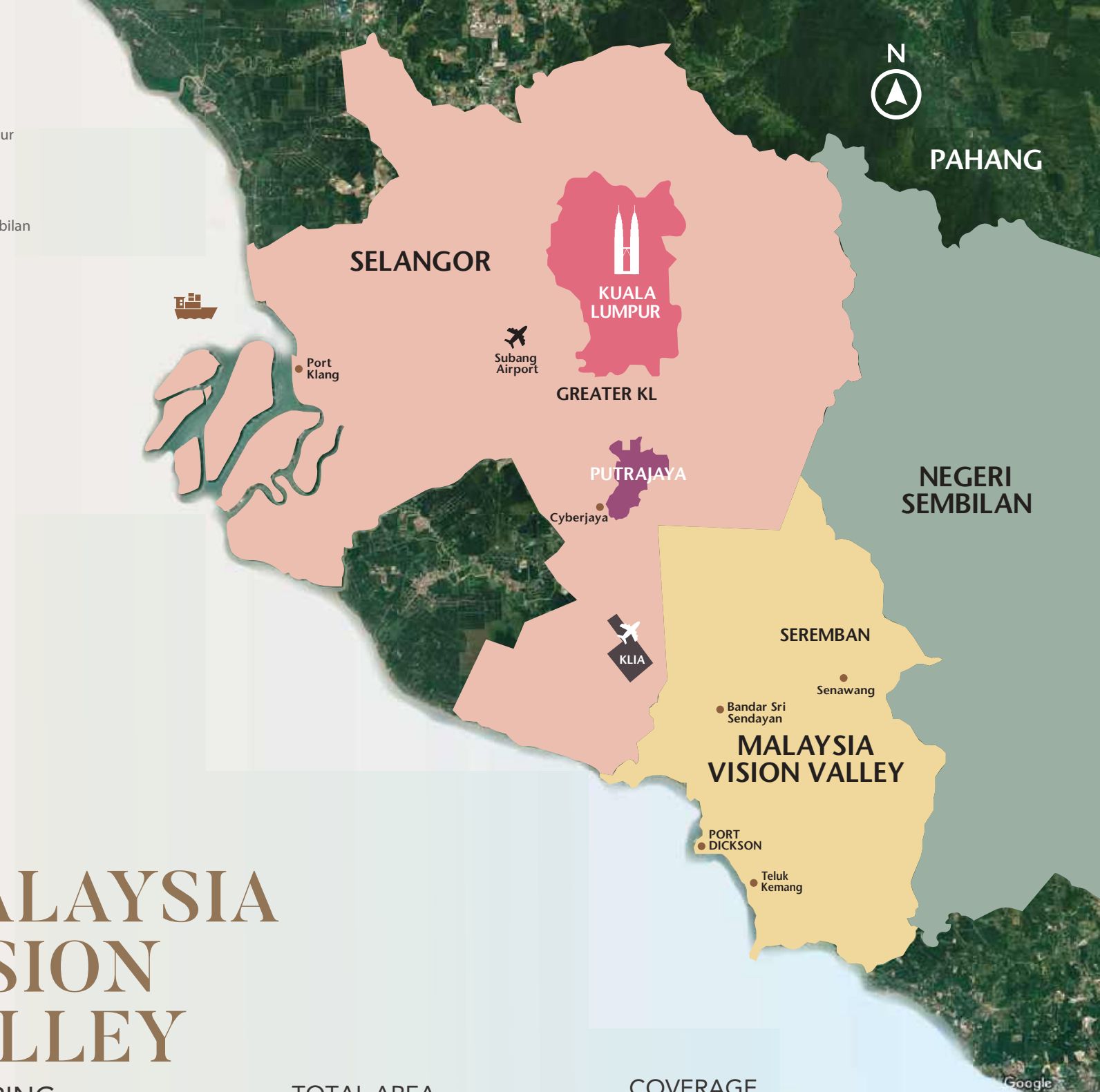
**1.5X** smaller than ISKANDAR MALAYSIA (2,300 sq. km.)

## COVERAGE

Districts of **Seremban & Port Dickson**

**2.2X** smaller than GREATER KL/KV (3,422 sq. km.)

- LEGEND
- Kuala Lumpur
  - Greater KL
  - Putrajaya
  - Negeri Sembilan





Bandar  
SriSendayan  
Seremban

The self-sustaining city



Nurturing Environments, Enriching Lives.

Land Owner:

**BSS DEVELOPMENT  
SDN BHD**

200501012590 (689638-X)



Developed by:  
**BSS DEVELOPMENT SDN BHD**  
200501012590 (689638-X)

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.bayusutera.com](http://www.bayusutera.com)

Bayu Sutera



**Bayu Sutera (Precinct 3a)** • Developer License No: 10613/11-2028/1282(A) • Validity Period: 19/11/2023 – 18/11/2028 • Advertising and Sales Permit No: 10613-58/09-2025/0998(N)-(L) • Validity Period: 05/09/2023 – 04/09/2025 • Land Tenure: Freehold • Land Encumbrances: Nil • Approving Authority: Majlis Perbandaran Port Dickson • Building Plan Reference No: MPPD.431.46/2022/01 K3 (S) • Expected Date of Completion: October 2025 • RTDT Type B (Izara II) - 171 Unit, RM 699,888 (Min) - RM 1,158,238 (Max) • Bayu Sutera (Precinct 3b) • Developer License No : 10613/11-2028/1282(A) • Validity Period: 19/11/2023 – 18/11/2028 • Advertising and Sales Permit No: 10613-57/06-2025/0728(N)-(L) • Validity Period: 21/06/2023 – 20/06/2025 • Land Tenure: Freehold • Land Encumbrances: Nil • Approving Authority: Majlis Perbandaran Port Dickson • Building Plan Reference No: MPPD.431.46/2022/01 K3 (S) • Expected Date of Completion: August 2025 • RTDT Type A (Izara) - 200 Unit, RM 777,888 (Min) - RM 1,245,938 (Max) • Interest Restrictions: The land owned cannot be transferred, leased, mortgaged except with the written permission of the State Authority. • 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.

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.