

Resort villa

FREEHOLD
MASTERWORK VILLAS

A MASTERWORK STATEMENT

*Curated by
Matrix Concepts*

An exclusive address
within the Bandar Sri Sendayan.
A freehold estate with
low density community that
comprises only 34 units of premium
2-storey bungalow villas within
15 acres-neighbourhood.



A LOVE LETTER OF A LIFETIME



THE TAJ MAHAL

When Shah Jahan began constructing his ode to eternal love, he demanded nothing less than flawlessness. A perfectly symmetrical wonder of the world, the love letter rests still as the crown jewel of middle eastern architecture. A marvel that took fifteen years to complete, it remains universally adored to this day with its ethereal gleam shining as a beacon of undying passion and dedication.



LIVING ROOM

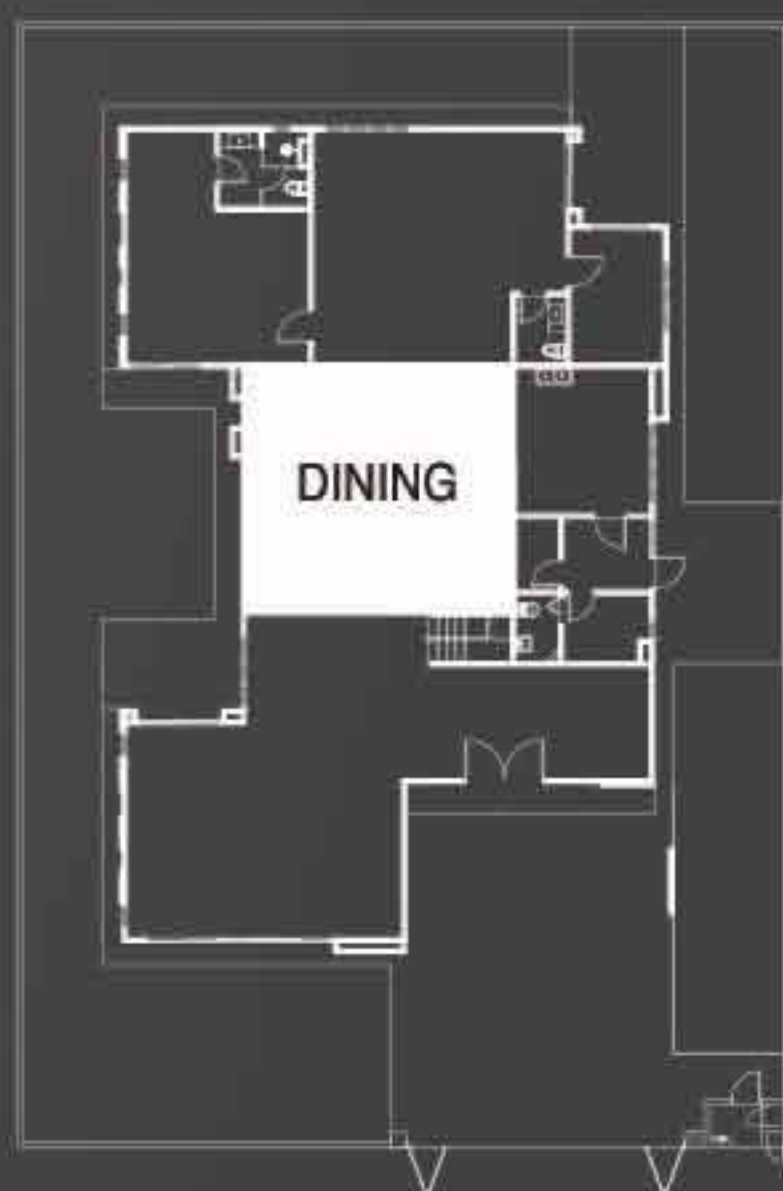
A STATEMENT *of Love*

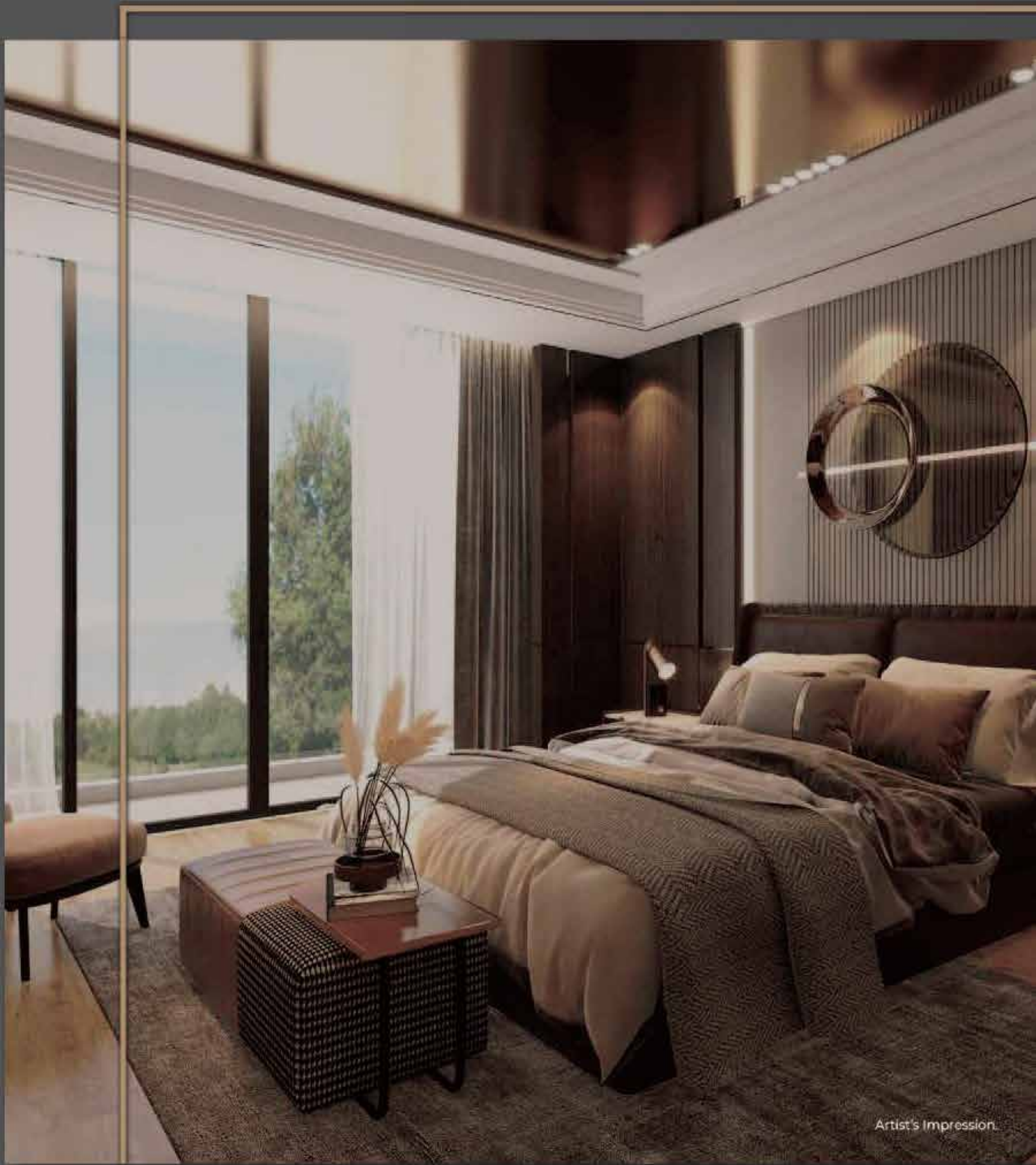
When building a testament
to beauty and eternity,
just like Shah Jahan,
we lovingly selected only the finest
slates to line the spaces
which you would call home.

A monument of refined surfaces
and polished edges further accentuated
and underscored by the
textured woodwork on the floors above.



With an exquisite patio view, dining becomes a feast of the senses.

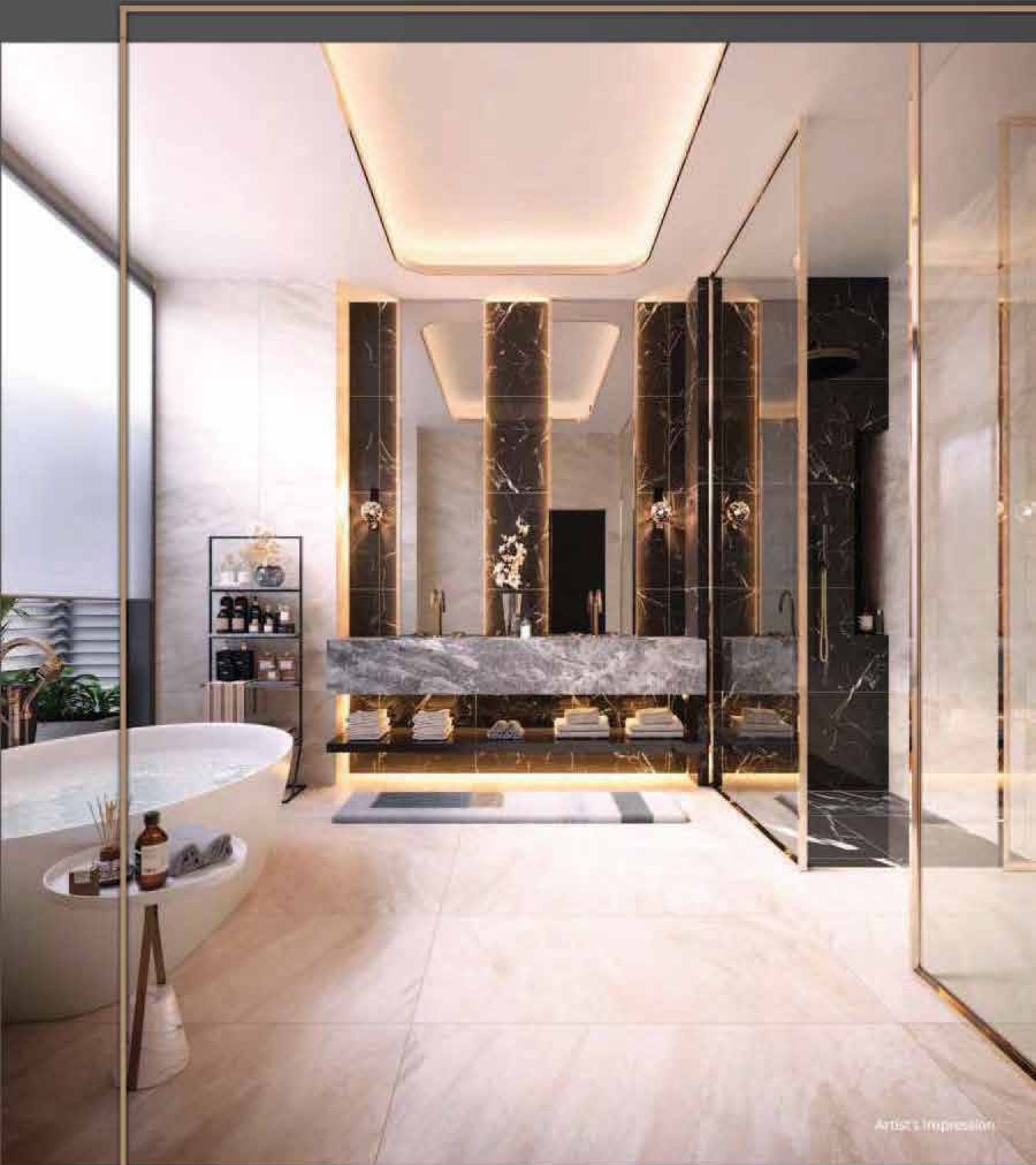




Artist's Impression.

Amazonian in dimension,
your master bedroom
carries echoes of the
forest in its sunlit
floor-to-ceiling
windows and refined
wood flooring.





Artist's Impression

Your cleansing
and healing rituals
take place in a
solar-warmed
personal spa.



TO WANDER AT THE WONDER OF SPACE



THE CRYSTAL CAVES

There is no other place on earth where the natural forms of our world reveal themselves to us in such beauty and majesty.

Formed over the course of twenty-six million years, the cavernous crystalline structures descend like fingers of angles while also forming perfectly faceted blocks on the floor, turning the space into an almost ethereal realm.



A STATEMENT *of Self*

It is within this wide open space that you begin to curate the shapes and silhouettes of home, to create a masterpiece. At more than 7 thousand square feet, every facet of your home can be furnished to reflect your self at its most authentic.

DOUBLE VOLUME CEILING



Artist's Impression

Sculpted by light,
your living space
is a soaring
statement,
double in height.

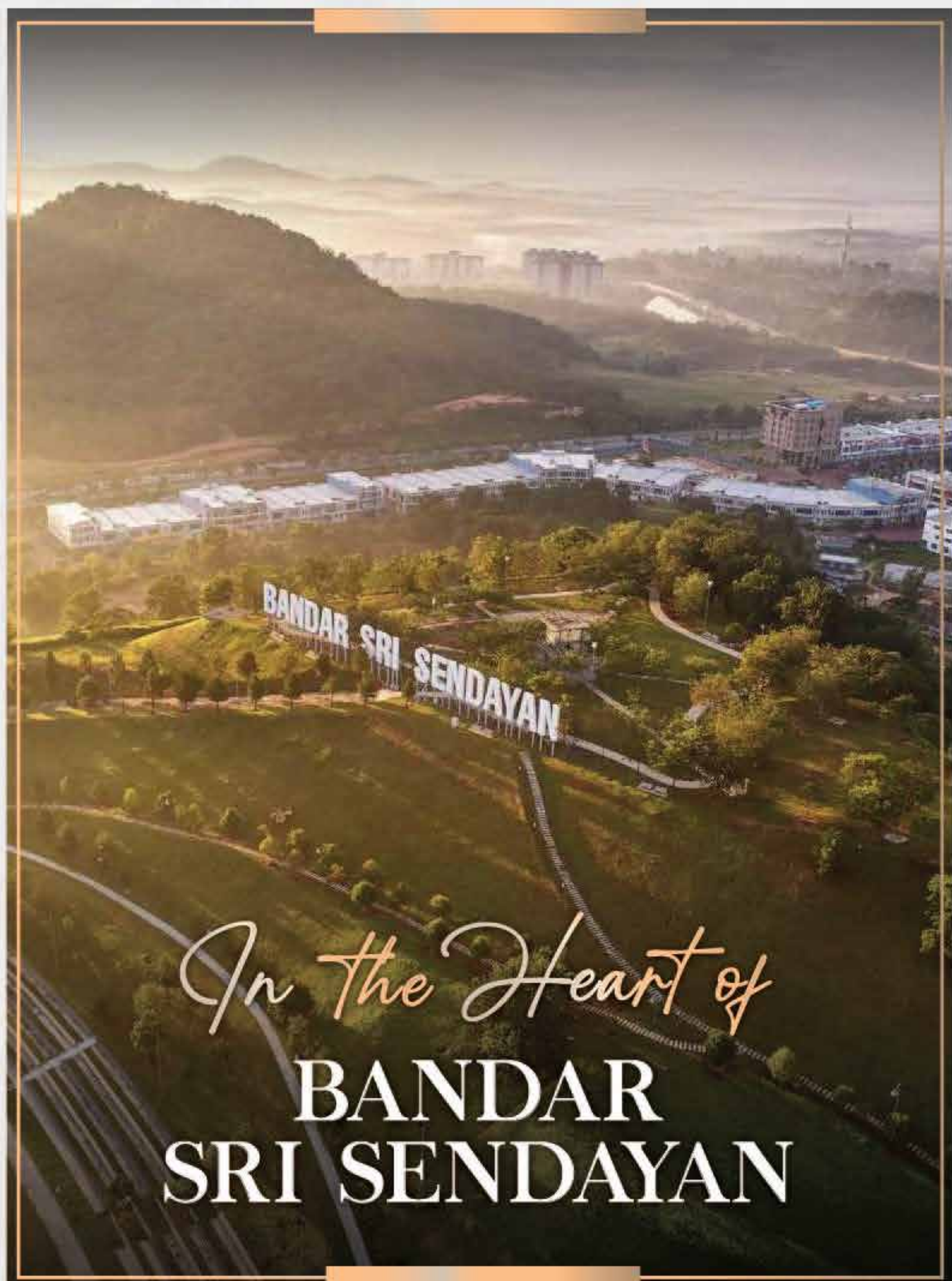


WHERE THE ROADS LEAD



THE APPIAN WAY

The most ancient road in the world still in use today, the Appian Way stretches across fifty-thousand miles of hard surfaced highway that led to the glory that is Rome. A wonder of the ancient Mediterranean world, it is made of large flat stones that were set in place by millions of feet and wagon wheels that traversed it and tempered by the thousands of years of weather it has endured.



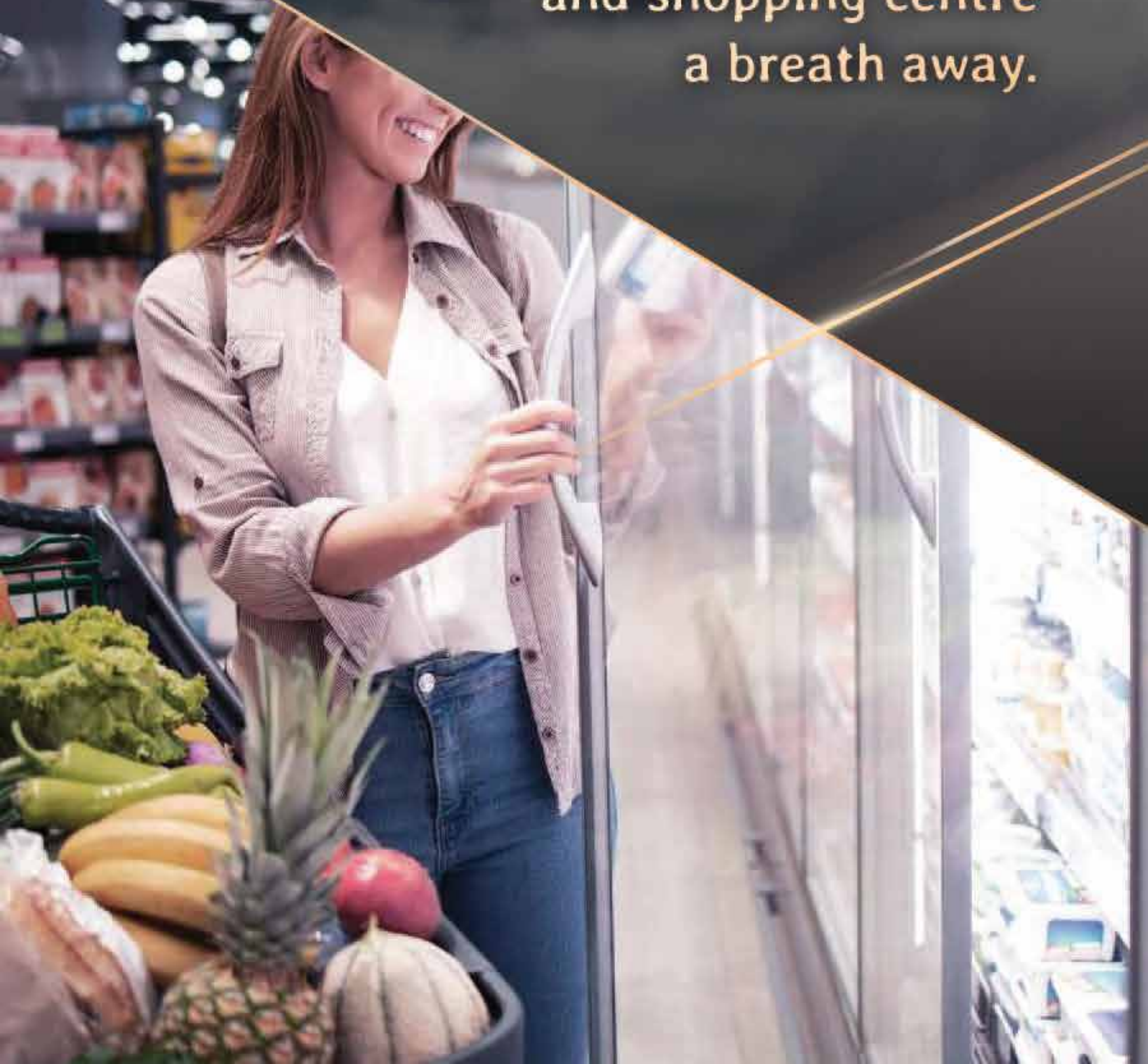
In the Heart of
**BANDAR
SRI SENDAYAN**

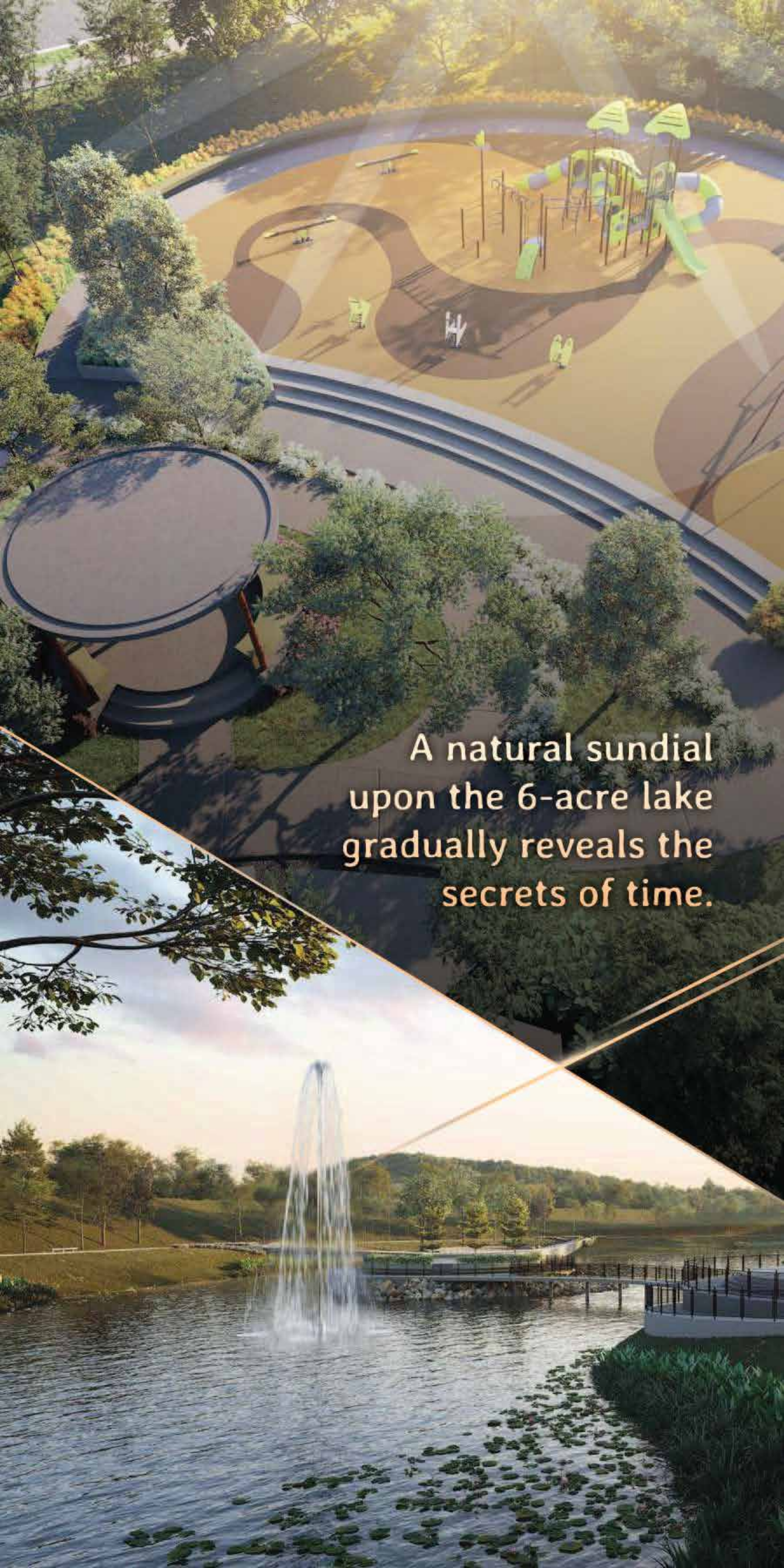
When the great Caesars
of old built the modern world,
they always knew that at
its beating heart would be
the eternal Rome.

And so it is with
Bandar Sri Sendayan.



An exclusive Country Club,
skirted by an adrenaline
fuelled X-Park. A lifestyle hub
and shopping centre
a breath away.

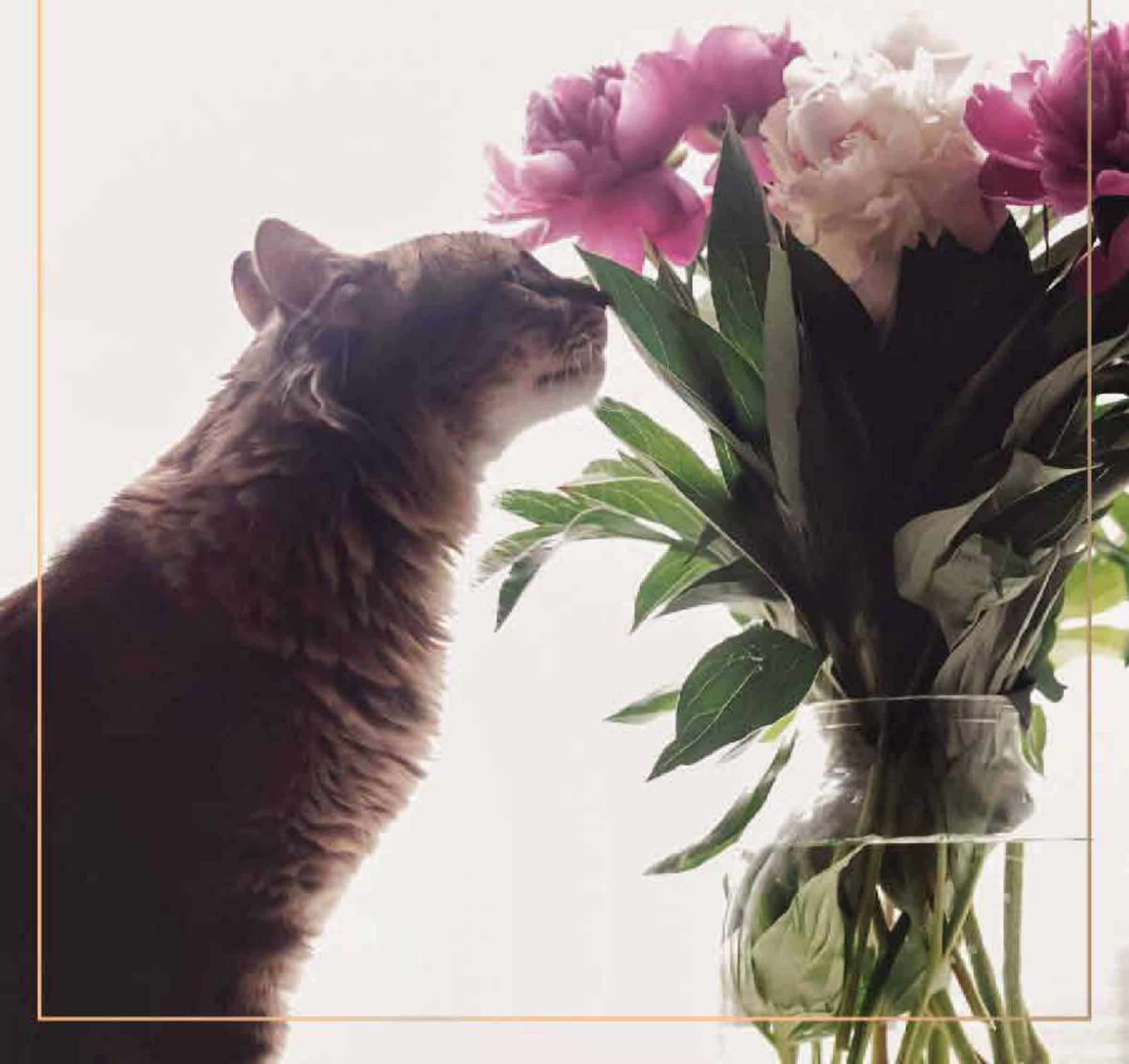




A natural sundial
upon the 6-acre lake
gradually reveals the
secrets of time.

AT THE
PANTHEON
OF GAMES,
EMPIRES RISE AND

*fall in the blink
of eye.*



ANCIENT KNOWLEDGE, MODERN APPLICATION



THE ADDITIONAL ACUPUNCTURE

Traditional knowledge, more than five-thousand years old, this ancient healing technique places needles on the three hundred and sixty one specific nerve points that flourish throughout the human body. It is a form of medicine that believes the world and our bodies are connected, living in harmony with the 5 major elements of nature.



SMARTER SECURITY.



SMARTER LIVING.

SMART LIGHTS

Turn your lights on, brighten or dim them remotely via app

SMART A/C

Regulate your air conditioner via app for comfort

SMART CURTAINS

Draw your curtain on an automated schedule (For living hall)

SMART SPEAKER

Control your devices with Alexa, your virtual assistant

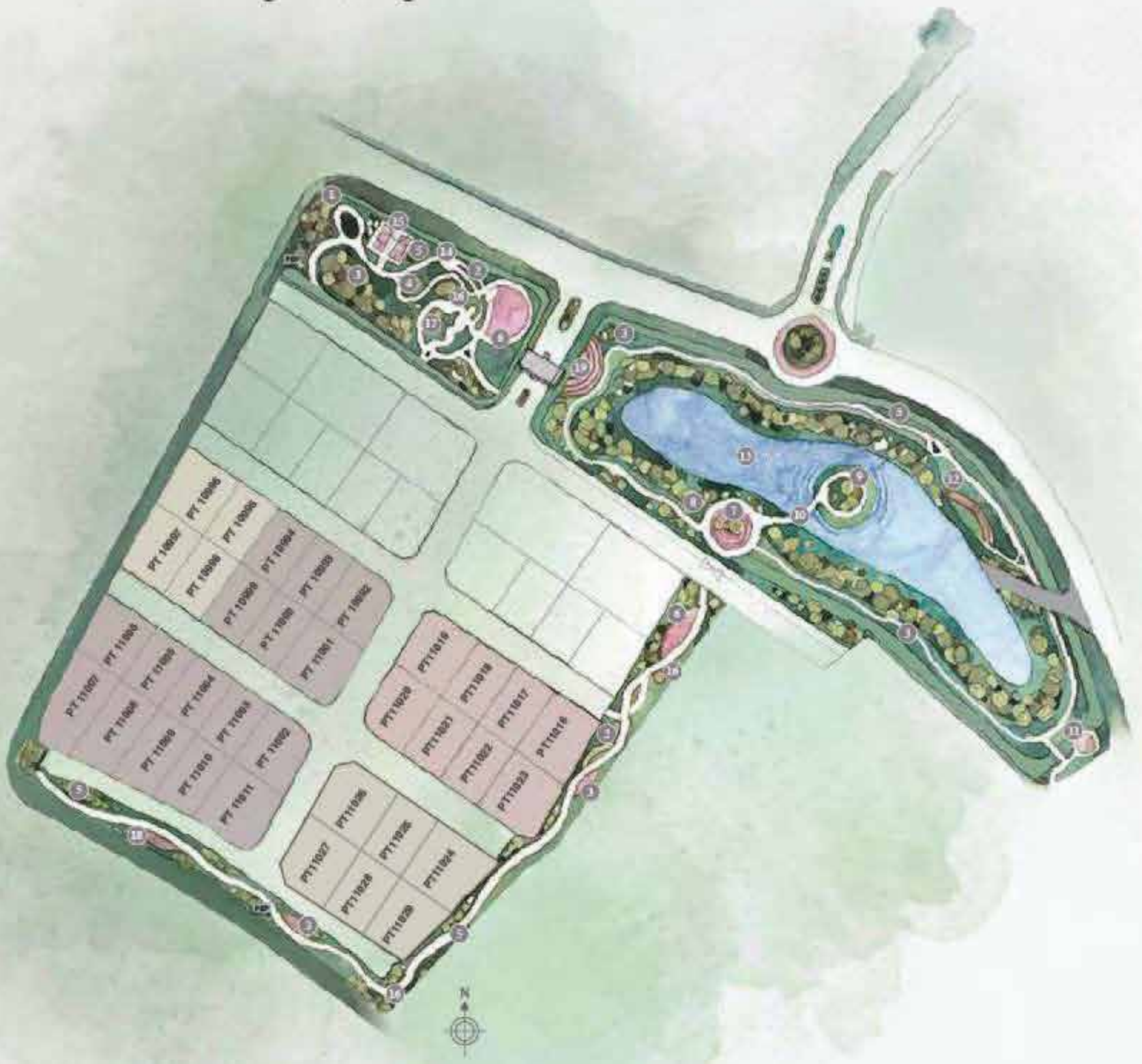


SITE LAYOUT PLAN

TYPE A
 Lot Size: 75' X 110'
 Built-up: 6839 sq. ft.

TYPE C
 Lot Size: 75' X 110'
 Built-up: 7749 sq. ft.

TYPE B
 Lot Size: 75' X 110'
 Built-up: 7049 sq. ft.



FACILITIES

- | | |
|-----------------------|--|
| 1 BBQ Pit | 11 Viewing Deck |
| 2 Reflexology Path | 12 Terrace Seating |
| 3 Gym Station | 13 Water Jet |
| 4 Earthmound | 14 Hammock Trellis |
| 5 Bench | 15 Multipurpose Court
(Badminton & Half Basketball Court) |
| 6 Children Playground | 16 Gazebo |
| 7 Tree House | 17 Stepping Stone |
| 8 Plaza Area | 18 Playground Swing |
| 9 Island Deck | 19 Maze Garden |
| 10 Bridge Walkway | |

2-STOREY BUNGALOW

TYPE A



Artist's Impression.

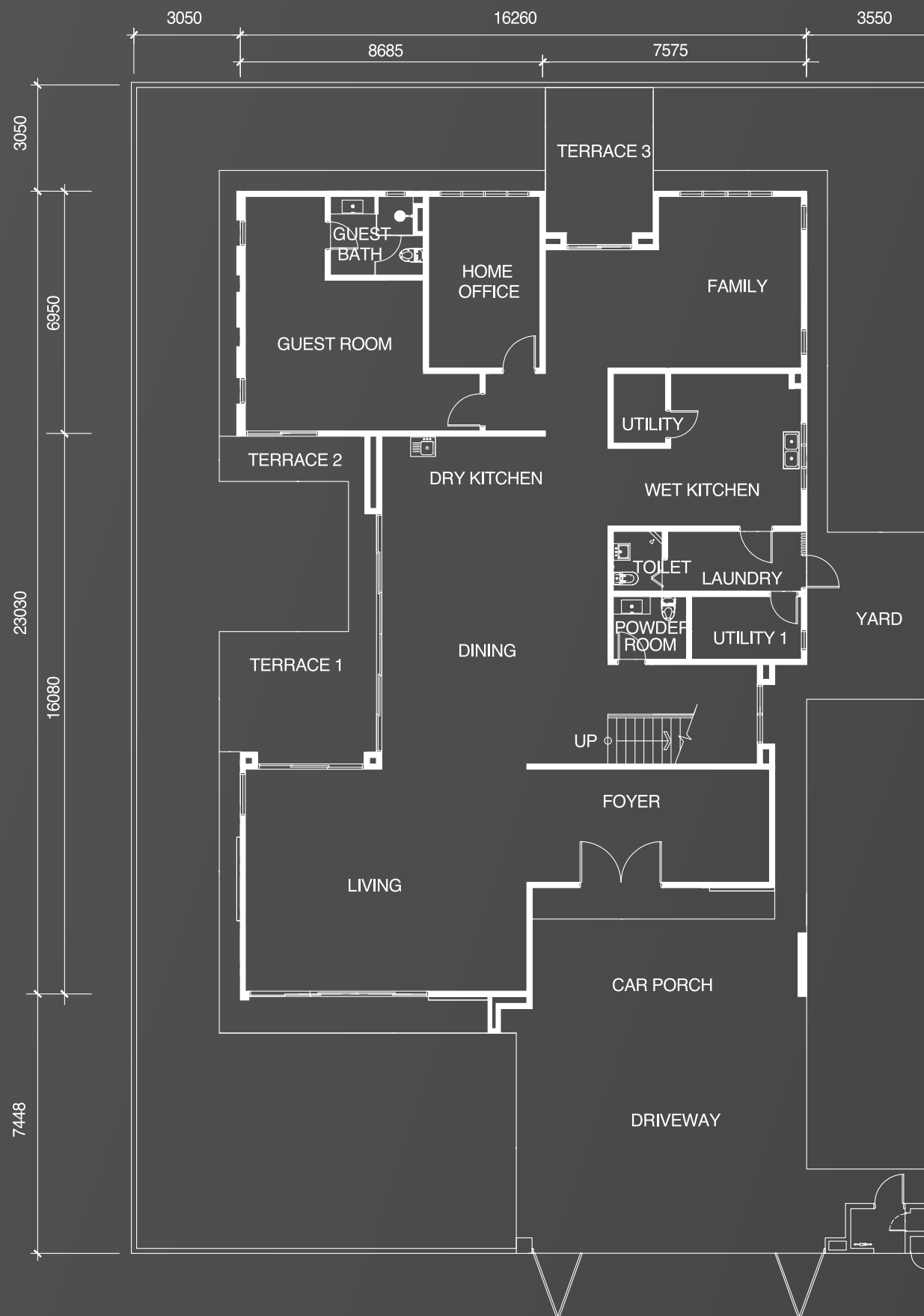
LOT SIZE
75' x 110'

BUILT-UP
6,839 sq.ft

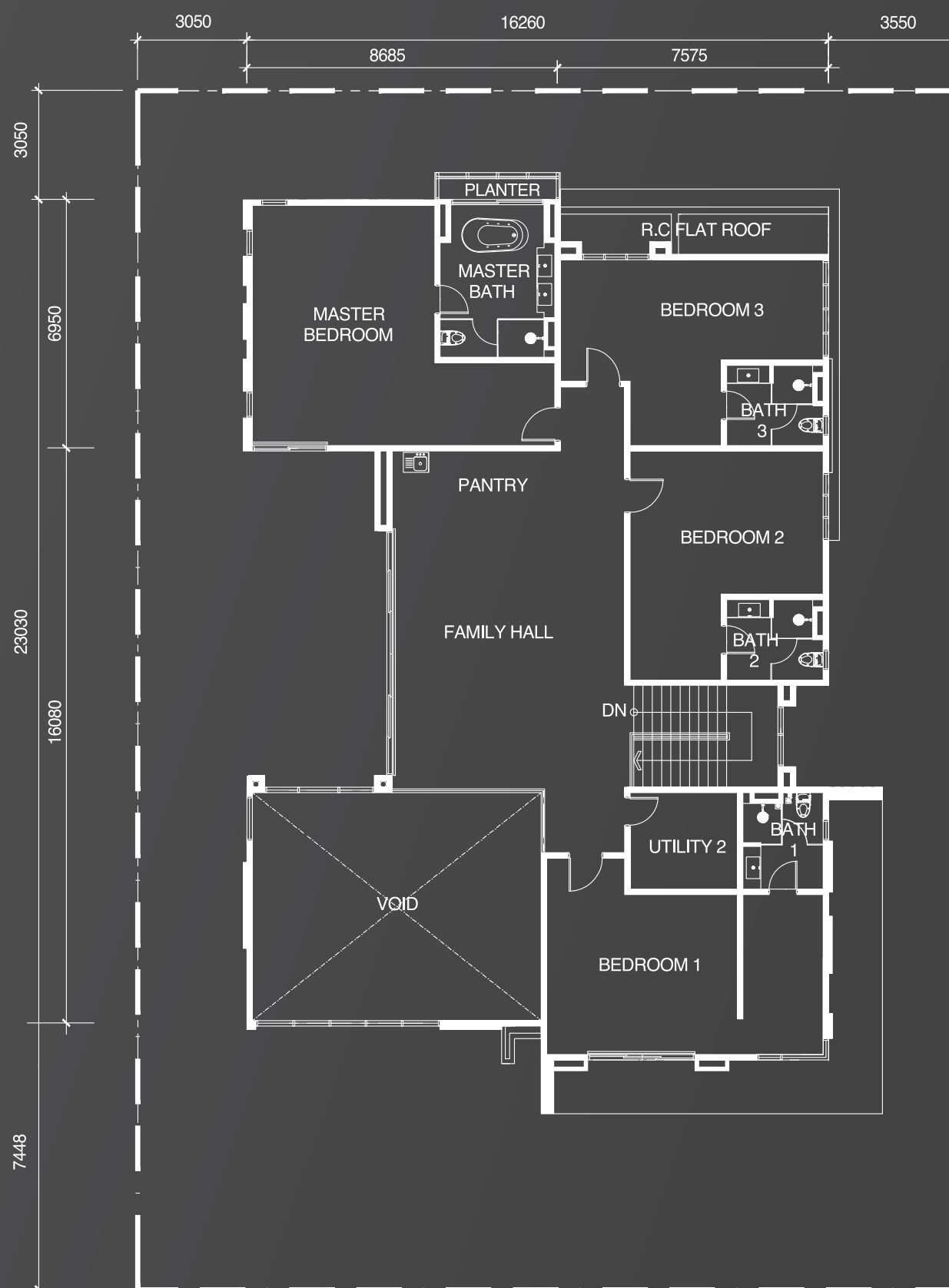
FLOOR PLAN

TYPE A

5 Bedrooms + 5 Bathrooms
1 Home Office • 1 Powder Room • 3 Utility



GROUND FLOOR



FIRST FLOOR

2-STOREY BUNGALOW

TYPE B



LOT SIZE
75' x 110'

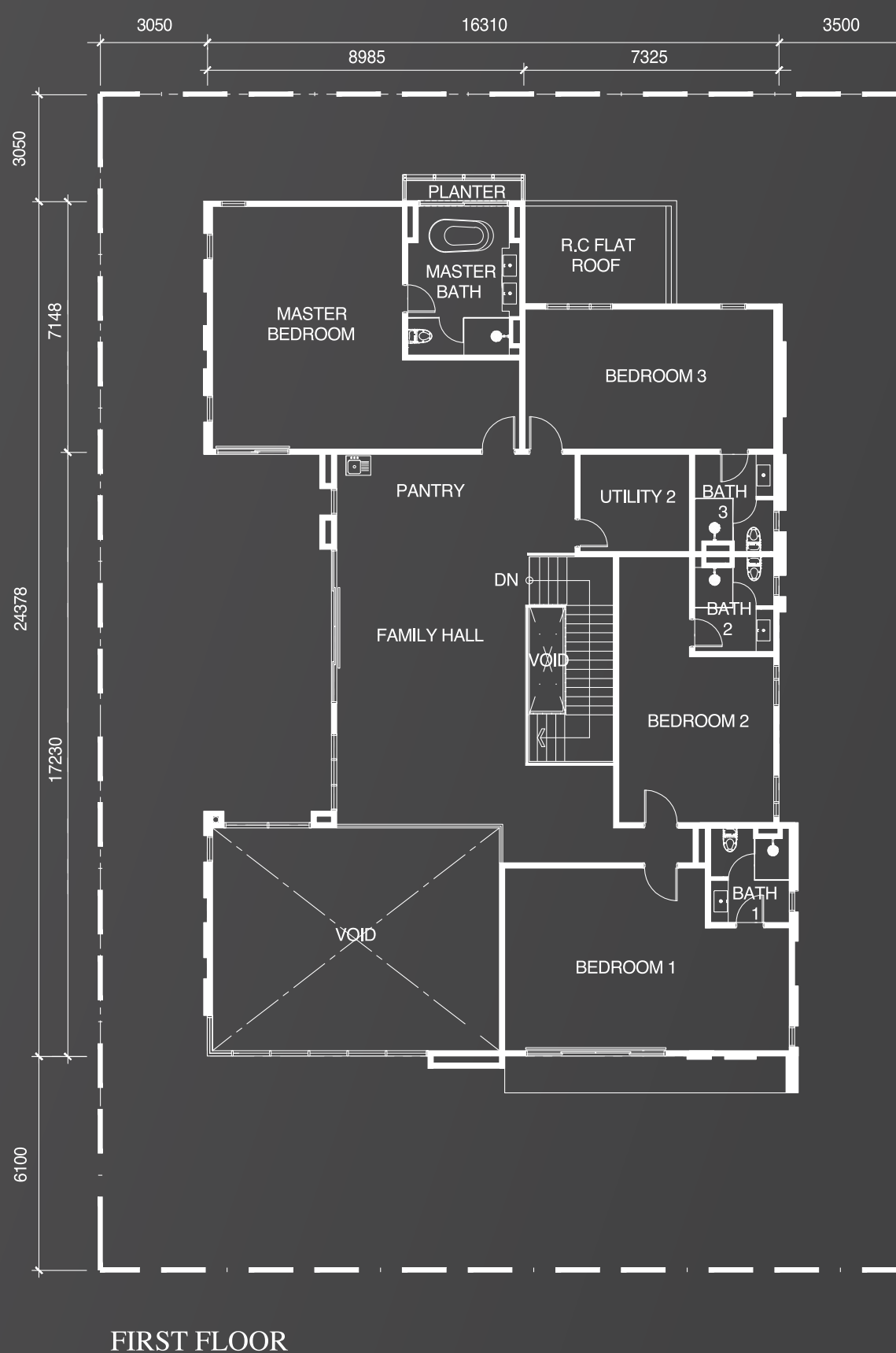
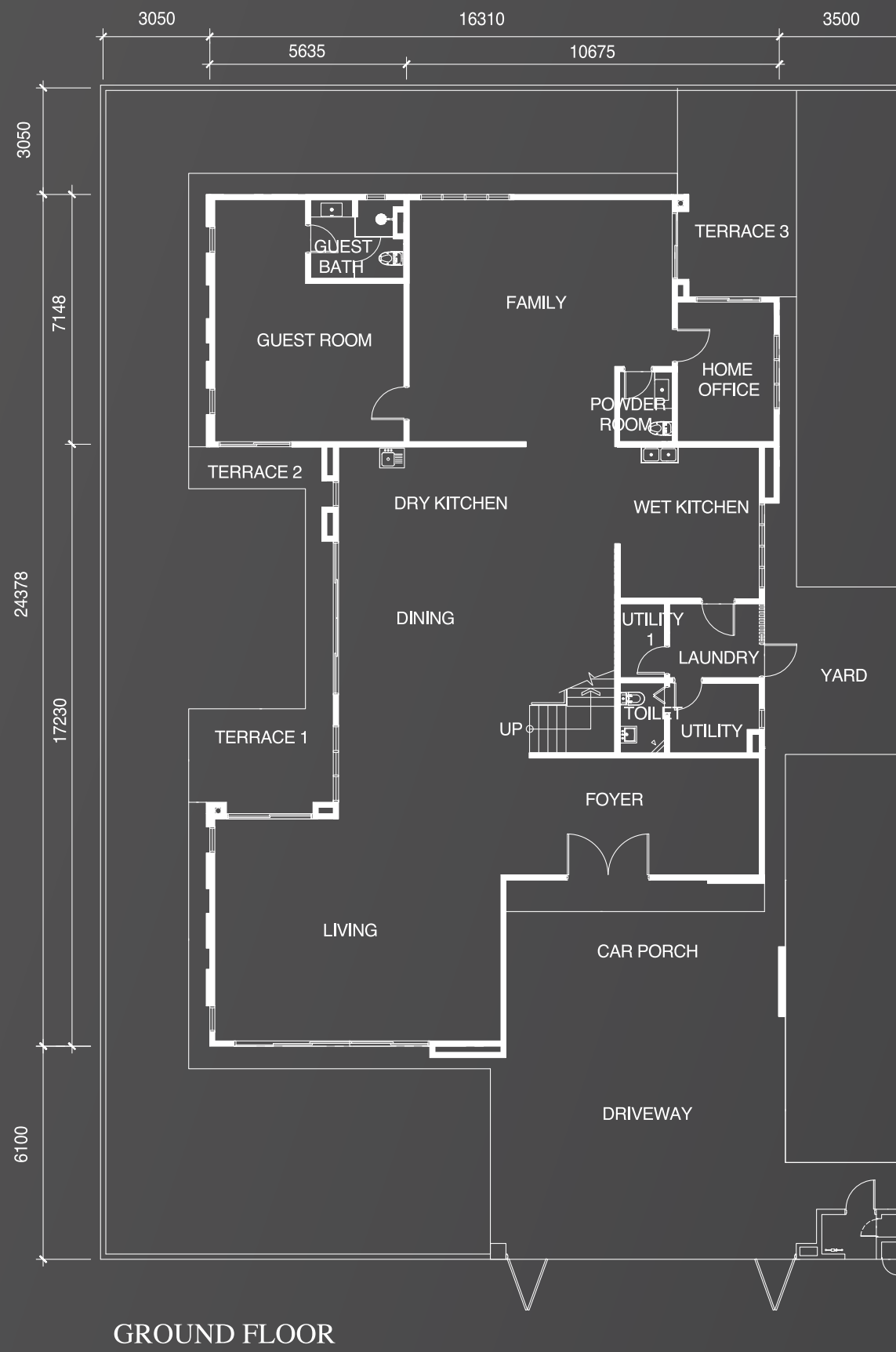
BUILT-UP
7,049 sq.ft

Artist's Impression.

FLOOR PLAN

TYPE B

5 Bedrooms + 5 Bathrooms
1 Home Office • 1 Powder Room • 3 Utility



2-STOREY BUNGALOW

TYPE C



LOT SIZE
75' x 110'

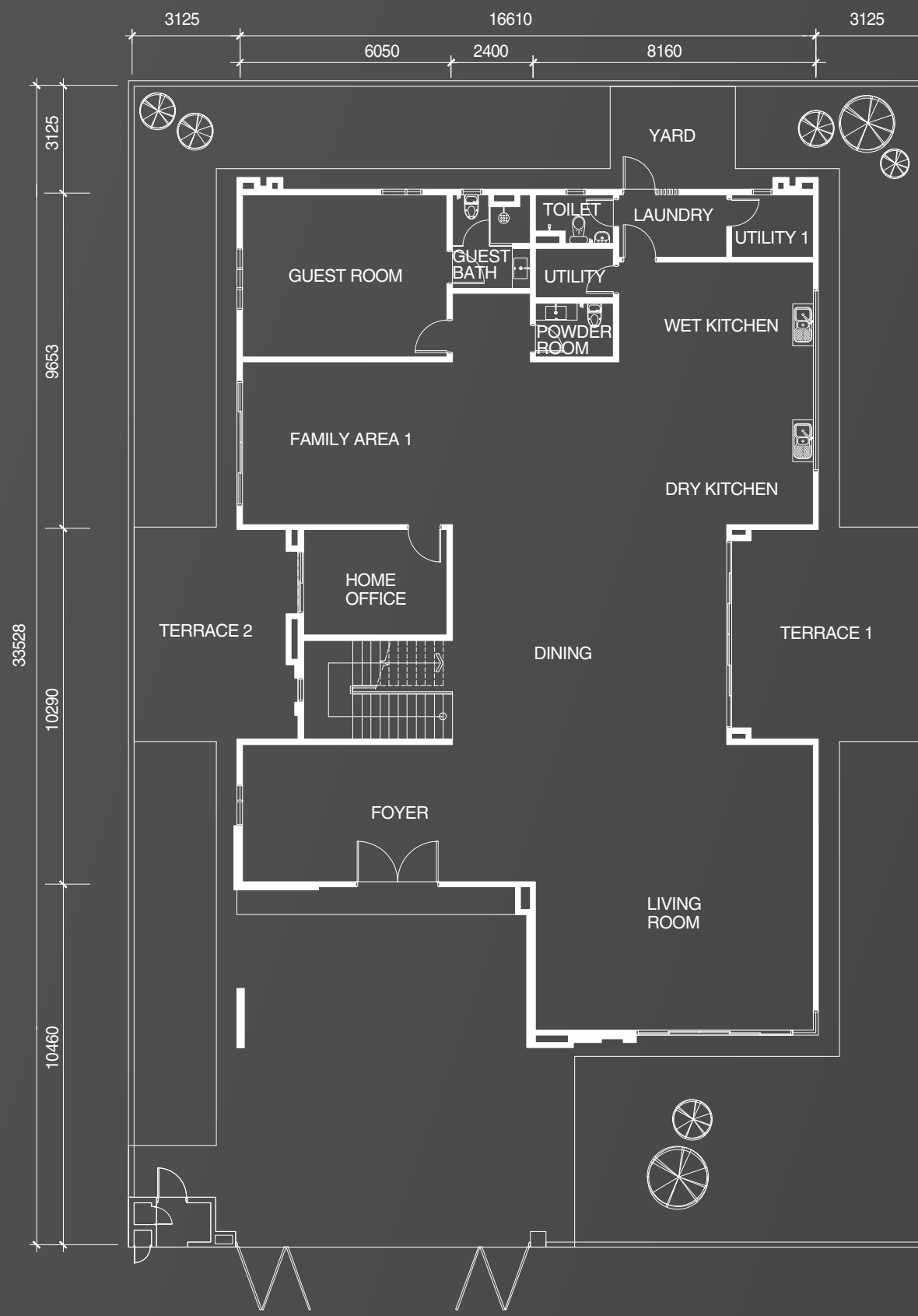
BUILT-UP
7,749 sq.ft

Artist's Impression

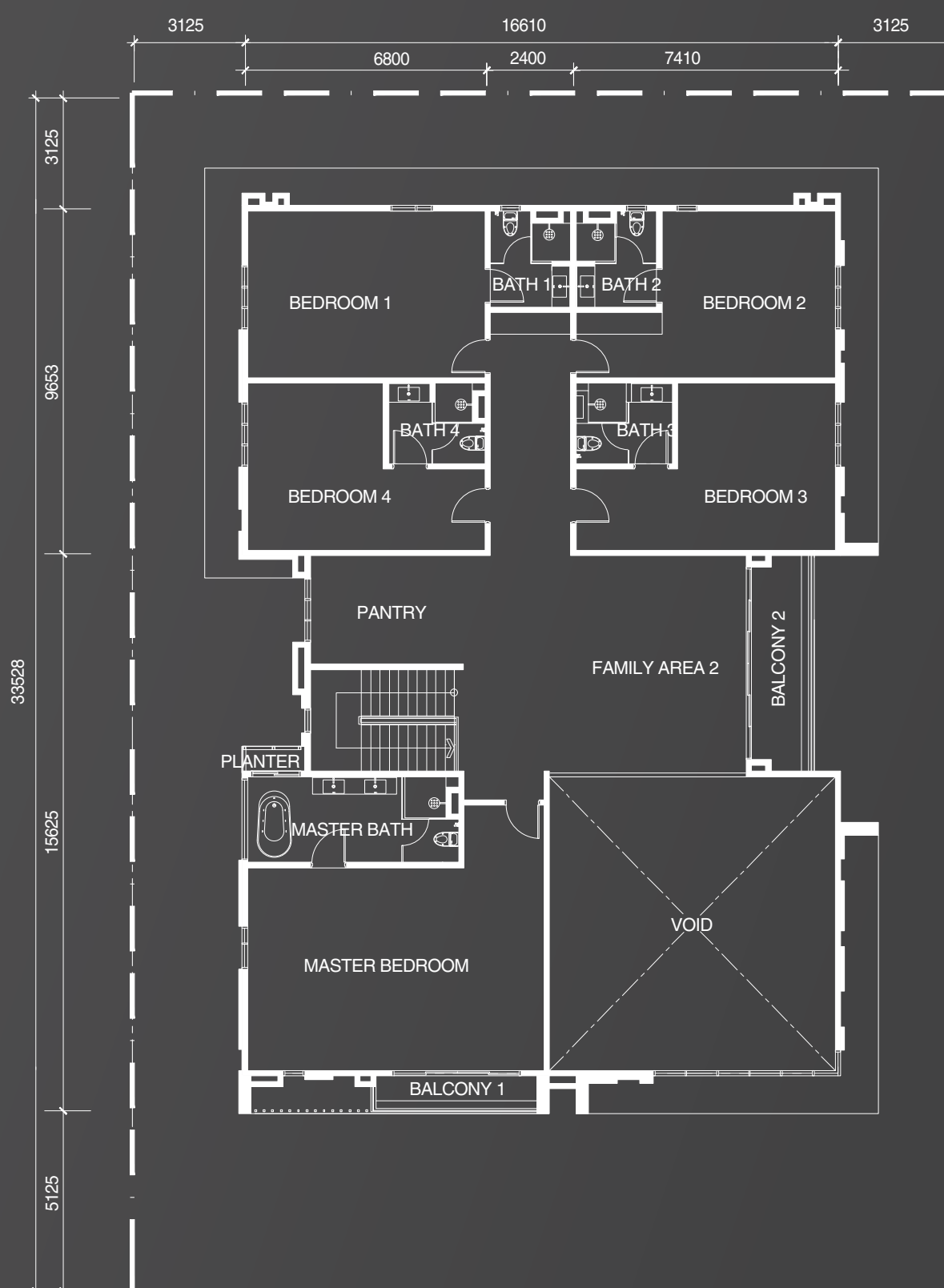
FLOOR PLAN

TYPE C

6 Bedrooms + 6 Bathrooms
1 Home Office • 1 Powder Room • 2 Utility



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

TYPE A | B | C

1. Structure

Reinforced Concrete

2. Wall

Clay Brick

3. Roofing Covering

Reinforced Concrete Slab /
Metal Deck Roofing Sheet

4. Roof Framing

Lightweight Steel Truss

5. Ceiling

Plaster Ceiling / Skim Coat
Fibre Cement Board

6. Windows

Aluminium Frame Glass Panel

7. Doors

i. Main Entrance Door

Timber Door

ii. Sliding Door

Aluminium Frame Glass Panel

iii. Others

Timber Door / Grill Door

8. Ironmongery

i. Main Entrance Door

Digital Lockset

ii. Bedrooms, Laundry, Utility

Lever Handle Lockset

iii. Baths

Lever Handle Lockset (Privacy)

9. Wall Finishes

i. Baths

Tiles to Ceiling Height / Max. 3m Height

ii. Wet Kitchen

Tiles to Ceiling Height
/ Max. 3.45m Height / Emulsion Paint

iii. Others

Emulsion Paint

10. Floor Finishes

i. Foyer, Living, Dining, Dry Kitchen

Tiles

ii. Guest Bedroom, Home Office

Tiles

iii. Family at Ground Floor

Tiles

iv. Bedrooms at First Floor

Engineered Wood

v. Family & Pantry at First Floor

Engineered Wood

vi. Stairs

Timber

vii. Bathrooms, Powder Room & Toilet

Tiles

viii. Wet Kitchen, Utilities, Yard

Tiles

ix. Carporch & Apron

Tiles

x. Terrace

Timber

xi. Planter

Cement Finish

xii. Concrete Roof

Cement / Concrete Finish

xiii. Balcony (Only applicable for Type C)

Tiles

	TYPE A	TYPE B	TYPE C
11. Sanitary & Plumbing Fittings			
i. Wash Basin	8 Unit	8 Unit	9 Unit
ii. Water Closet	7 Unit	7 Unit	8 Unit
iii. Shower Head	6 Unit	6 Unit	7 Unit
iv. Jacuzzi	1 Unit	1 Unit	1 Unit
v. Kitchen Sink	3 Unit	3 Unit	3 Unit
12. Electrical Installation			
i. Lighting Point	90 Point	93 Point	96 Point
ii. Power Point (13 AMP)	59 Point	60 Point	63 Point
iii. Ceiling Fan Point	12 Point	12 Point	13 Point
iv. Aircond Power Point	11 Point	11 Point	12 Point
v. Swing Auto Gate Point	1 Point	1 Point	1 Point
vi. Door Bell Point	1 Point	1 Point	1 Point
vii. Astro Point	3 Point	3 Point	3 Point
viii. Data Point	11 Point	11 Point	12 Point
ix. Solar Hot Water System	1 Set	1 Set	1 Set
x. Alarm System	1 Set	1 Set	1 Set
xi. CCTV System	8 Point	8 Point	8 Point
13. Internal Telecommunication Trunking and Cab			
i. Telephone Point	3 Point	3 Point	3 Point
ii. Fibre Optics Cabling c/w Fibre Wall Socket and Fibre Termination Box	1 Set	1 Set	1 Set
14. Fencing			
i. Front	≈ 1.65m Height Fencing Wall c/w 1.5m Height Mild Steel Gate	≈ 1.65m Height Fencing Wall c/w 1.5m Height Mild Steel Gate	≈ 1.65m Height Fencing Wall c/w 1.5m Height Mild Steel Gate
ii. Side & Back	≈ 1.65m Height Fencing Wall	≈ 1.65m Height Fencing Wall	≈ 1.65m Height Fencing Wall
15. Turfing			
	Carpet Grass	Carpet Grass	Carpet Grass

Disclaimer: *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. For avoidance of doubt on the specifications and development status, please always refer to the Sales and Purchase Agreement.

REGISTER

Your Interest



Hijayu 2 (Resort Villa) • No. Lesen Pemaju : 10613/11-2028/1282(R) • Tempoh Sah : 19/11/2023 – 18/11/2028 • No. Permit Iklan : *Hijayu 2 (Resort Villa)*
• No. Lesen Pemaju : 10613/11-2028/1282(R) • Tempoh Sah : 19/11/2023 – 18/11/2028 • No. Permit Iklan : 10613-52/09-2024/0196(N)-(L) •
Tempoh Sah : 27/09/2022 – 26/09/2024 • Hakmilik Tanah : Kekal • Bebanan Tanah : Tiada • Pelan Bangunan Diluluskan oleh : Majlis Bandaraya
Seremban • No. Rujukan : MPN 431/1/76/2019/2 • Tarikh Dijangka Siap : Ogos 2024 • Resort Villa (RSDT-A) - 6 Unit, RM 3,667,221 (Min) – RM
4,122,821 (Max) • Resort Villa (RSDT-B) - 8 Unit, RM 3,782,221 (Min) – RM 5,148,461 (Max) • HIJAYU 2 (RESORT VILLA 2) • No. Permit Iklan :
10613-59/04-2026/0299(N)-(L) • Tempoh Sah : 04/04/2024 – 03/04/2026 • Hakmilik Tanah : Kekal • Bebanan Tanah : Tiada • Pelan Bangunan
Diluluskan oleh : Majlis Bandaraya Seremban • No. Rujukan : BIL (18) dlm MBS.S.KB1-14/2022(B) • Tarikh Dijangka Siap : Jan 2026 • Resort
Villa 2 (RSDT-A) - 4 Unit, RM 4,127,221 (Min) – RM 4,365,621 (Max) • Resort Villa 2 (RSDT-C) - 16 Unit, RM 4,472,221 (Min) – RM 5,061,111
(Max) • Sekatan-Sekatan Kepentingan : Tanah yang diberimilik ini tidak boleh dipindahmilik, dipajak, digedai melainkan dengan kebenaran
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