

Distinctively  
**IJM**

# SEREMBAN 2

## S2 HEIGHTS

# NOVA



### NOVA @ S2 HEIGHTS

Seremban Two Holdings Sdn Bhd (199501028262/357468-H)  
PT 10786, Seremban 2, 70300 Seremban, Negeri Sembilan.  
Mon - Sat: 8am - 5pm | Sun & P.H: 10am - 5pm

## IJM LAND

A SUBSIDIARY OF IJM CORPORATION BERHAD

1800 222 456 Seremban 2 by IJM Land ijmland seremban2.ijmland.com

Pemaju: Seremban Two Holdings Sdn. Bhd. (199501028262/357468-H) PT10786, Seremban2, 70300 Seremban, Negeri Sembilan. (FASA 1) • No. Lesen Pemaju: 9567/03-2029/0099(A) • Tempoh Sah: 09/03/2024-08/03/2029 • No. Permit Iklan dan Jualan: 9567-29/06-2026/0548(N)-(L) • Tempoh Sah: 24/06/2024-23/06/2026 • Pegangan Tanah: Hak Milik Kekal • Bebanan Tanah: Public Bank Berhad • Sekatan Kepentingan: Tiada • Tarikh Dijangka Siap: April 2026 • Pihak Berkuasa yang Meluluskan: Majlis Bandaraya Seremban • Jumlah Unit: Rumah Sesebuah Dua Tingkat - 6 unit, Rumah Berkembar Dua Tingkat - 64 unit • Diskaun Bumiputera: 10% • No. Kelulusan Pelan Bangunan Kediaman: MBS.S.KB1 - 09/2021(B) • Harga: (Rumah Sesebuah Dua Tingkat) RM3,501,329 (Min.) RM4,140,240 (Maks.), (Rumah Berkembar Dua Tingkat) RM2,294,136 (Min.) RM3,483,740 (Maks.)  
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

2-Storey Semi Detached and Bungalow Homes • Bungalow Lots



# WHERE LUXURY MEETS LEGACY

Step into a new chapter of luxury and brilliance with Nova S2 Heights.

Inspired by the burst of light and energy, Nova is a symbol of potential, possibility, and grandeur. It illuminates your future providing you with endless opportunities for success and a thriving life. With a myriad of amenities, breathtaking views, and unparalleled comfort, Nova promises to be the pinnacle of premier landed residences.



Artist's impression only.











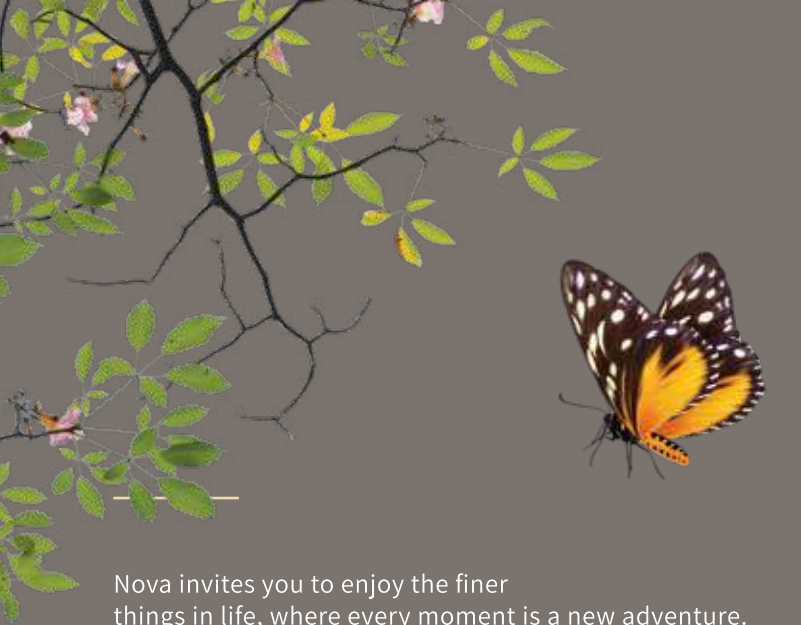
## THE BEGINNING OF A NEW ERA

Developed in 1995, Seremban 2 is a vibrant township situated in the heart of Negeri Sembilan, Malaysia - a true testament to impeccable planning, design and a premium lifestyle.

Within this world of possibilities, IJM Land presents its latest masterpiece, Nova, on over 37 acres of pristine foliage. This prestigious development boasts over 150 units, each crafted to perfection to enrich your life.







Nova invites you to enjoy the finer things in life, where every moment is a new adventure.

An ideal escape from the bustling city, relax and unwind in the serene and peaceful environment here.

The sense of community and belonging is unrivalled, and the facilities provide a wide range of options for leisure and entertainment, in a secure and gated neighbourhood.

## INTUITIVE & ILLUSTRATIVE



Artist's impression only.



Artist's impression only.

Comprehensive Facilities | A Freehold Haven | Detailed Groundwork with Underground Utilities & Covered Drainage  
Solar Powered Lighting for Playgrounds and Parks | Safe & Secure Environment

The lifestyle at Nova is one of indulgence and elegance, and it awaits you here.





Artist's impression only.

You'll witness our commitment to utmost excellence here.

Designed to offer nothing but the best, every detail has been carefully considered to create a living space that is both comfortable and refined.



Artist's impression only.



Multigenerational Homes



Spacious & Practical Layout



Premium Fittings

2-Storey Bungalow

Rain Water Harvesting System | Roof Insulation for Energy Efficiency

ARTISTIC & ATTRACTIVE





Natural Light & Excellent Ventilation



Smart Home Equipped with Innovative Capabilities



Digital Door Lock for Swift Access



EV Ready – Isolator Point Ready

From the premium fittings and finishes to the natural light and airy atmosphere that elevates each unit, our homes offer the peak of relaxation and rejuvenation.

2-Storey Semi-D

Artist's impression only.



Artist's impression only.

## A CONFLUENCE OF THE FINEST

Our units are created with quality materials, providing residents with a safe, durable home. The spacious living areas cater to multigenerational families, while the balcony offers breathtaking views of the tranquil surroundings for memorable moments everyday.

Broadband Infrastructure Ready | Solar Thermal System



Show Unit



# SITE PLAN







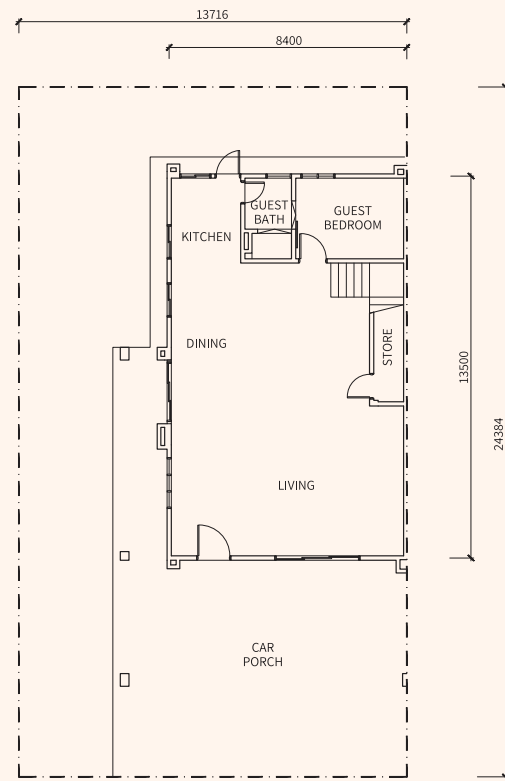
# FLOOR PLAN

2-STOREY SEMI-D

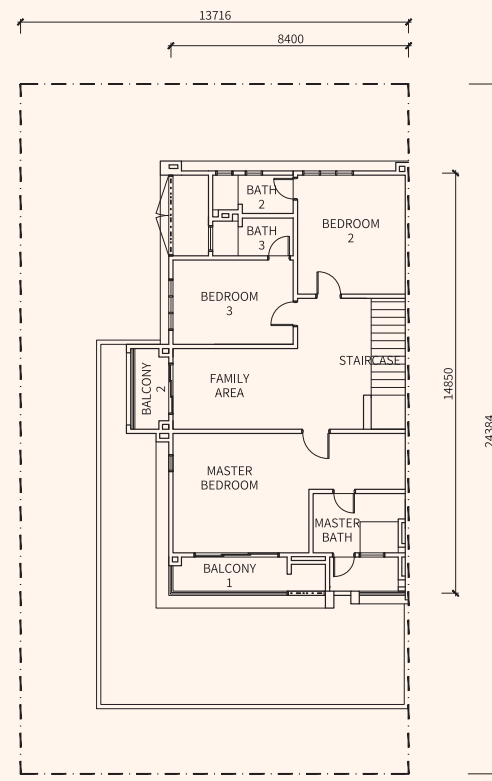
## Type A & A1

Land Size  
3,601 sq.ft.  
Built-up  
3,370 sq.ft.

 4 Bedrooms  
 4 Bathrooms



Ground Floor





First Floor

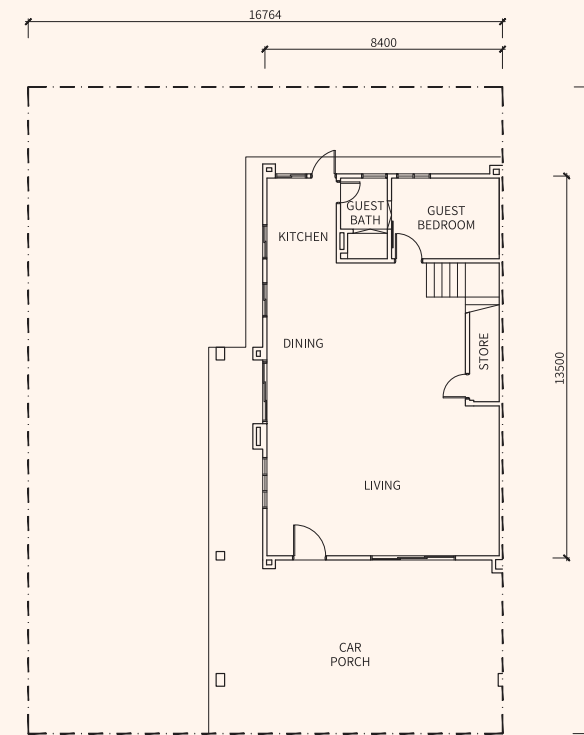
# FLOOR PLAN

2-STOREY SEMI-D

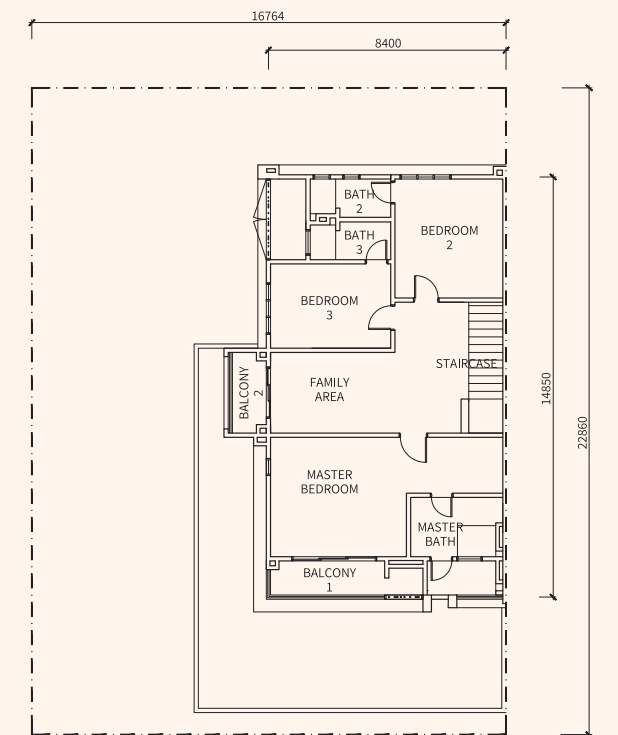
## Type A1 (End Lot)

Land Size  
4,125 sq.ft.  
Built-up  
3,370 sq.ft.

 4 Bedrooms  
 4 Bathrooms



Ground Floor



First Floor




# FLOOR PLAN


2-STOREY SEMI-D

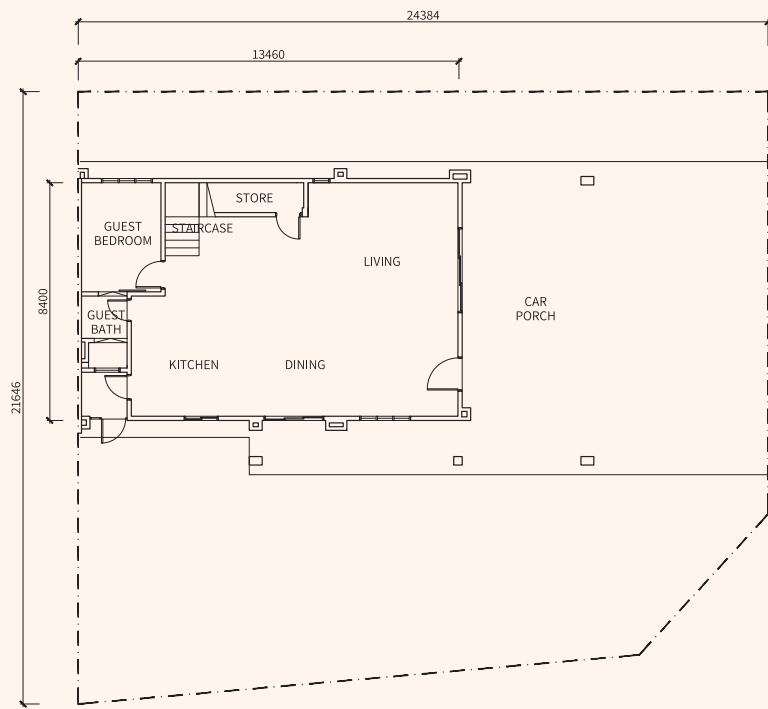
## Type B

Land Size  
5,289 sq.ft.

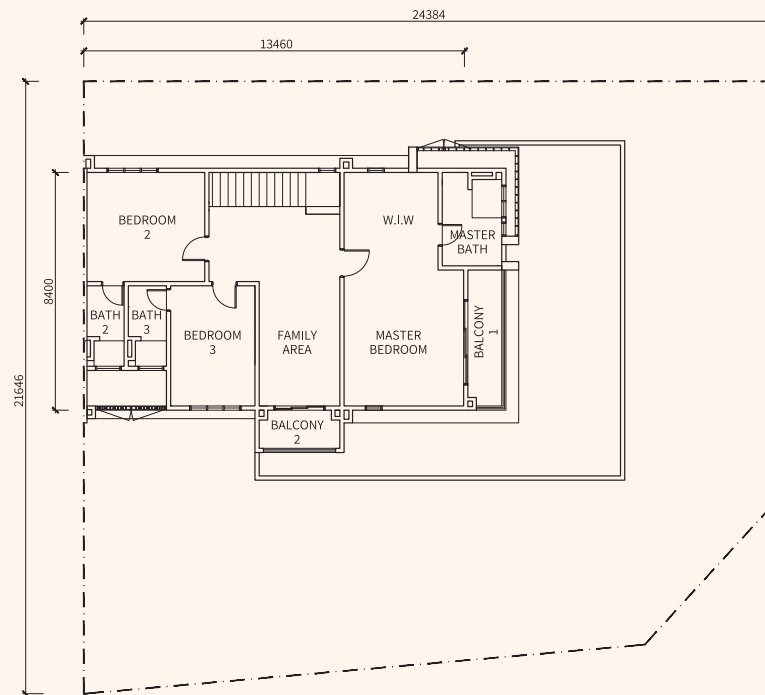
Built-up  
3,478 sq.ft.

 4 Bedrooms

 4 Bathrooms



Ground Floor



First Floor

# FLOOR PLAN


2-STOREY BUNGALOW

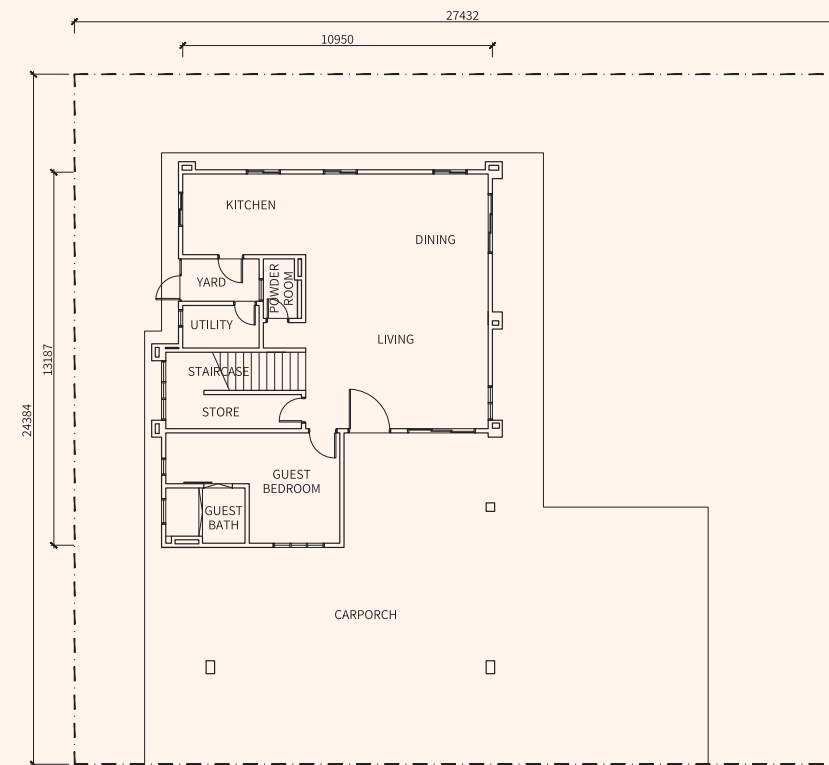
## Type C

Land Size  
From 7,200 sq.ft.

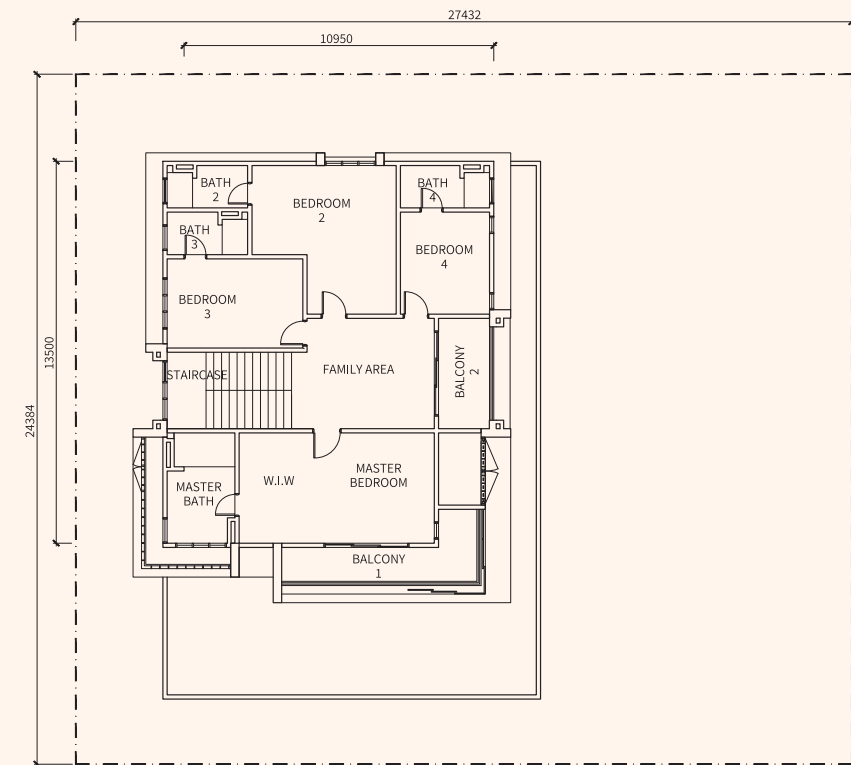
Built-up  
4,463 sq.ft.

 5 Bedrooms

 5 Bathrooms



Ground Floor



First Floor




# FLOOR PLAN


2-STOREY BUNGALOW

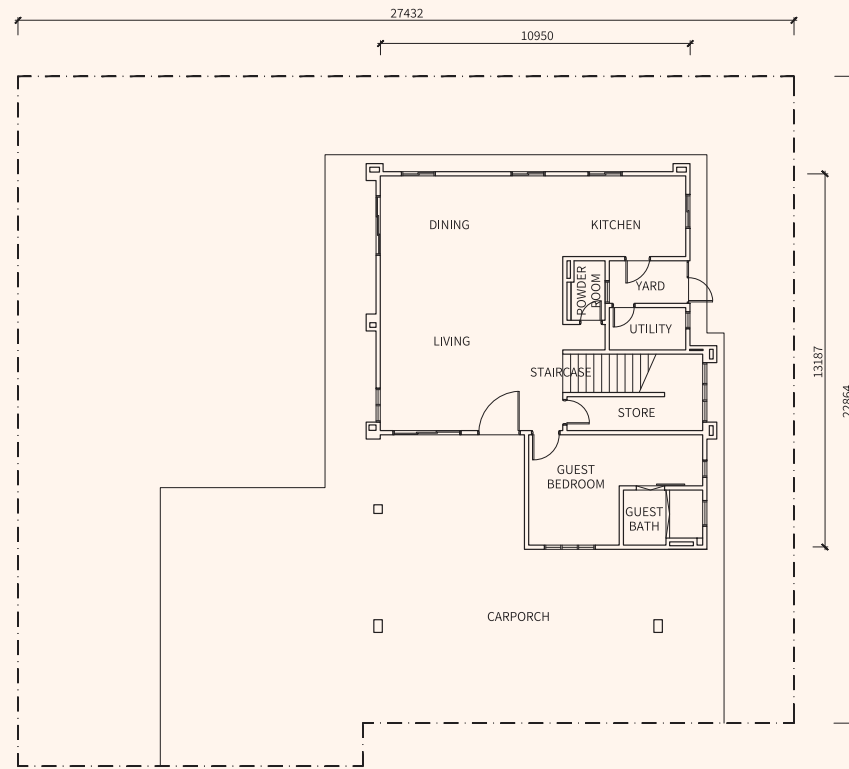
## Type C1

Land Size  
6,950 sq.ft.

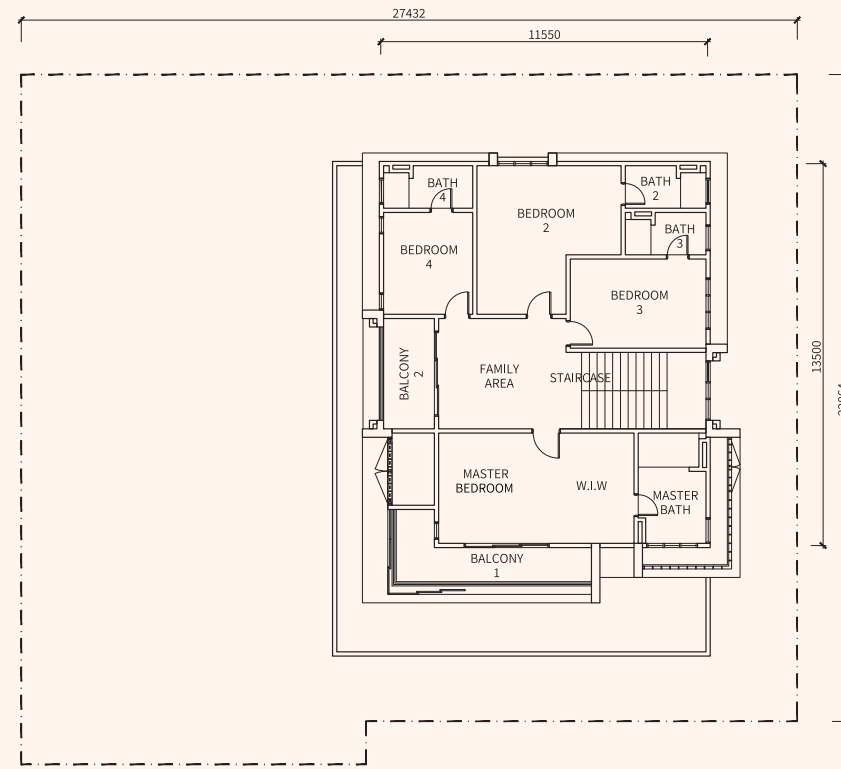
Built-up  
4,247 sq.ft.

 5 Bedrooms

 5 Bathrooms



Ground Floor



First Floor


# FLOOR PLAN


2-STOREY BUNGALOW

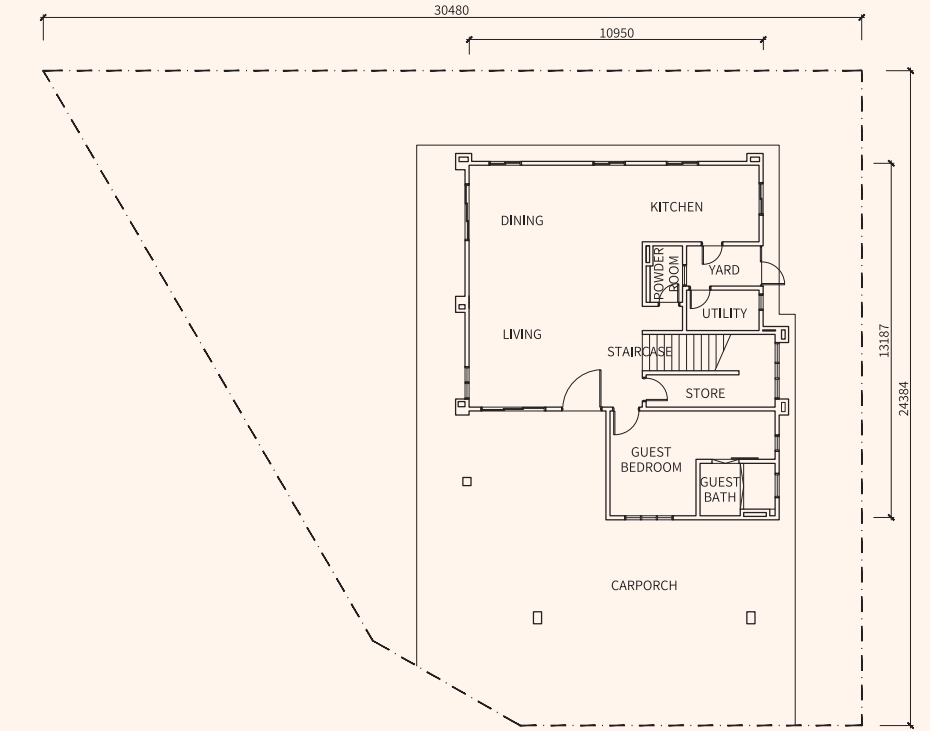
## Type C2

Land Size  
6,088 sq.ft.

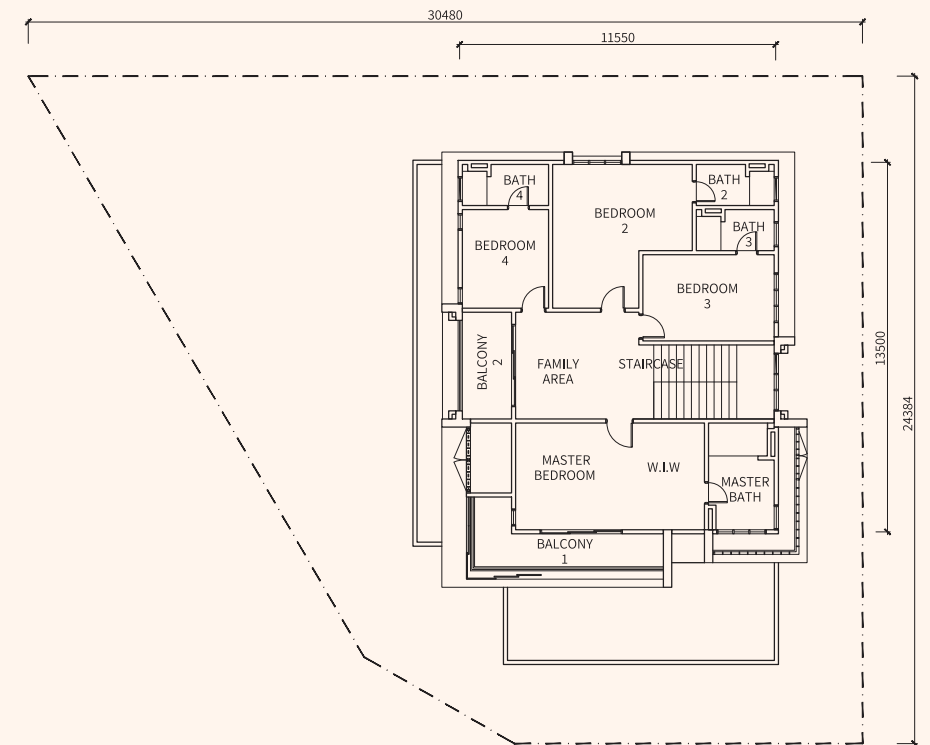
Built-up  
4,262 sq.ft.

 5 Bedrooms

 5 Bathrooms



Ground Floor



First Floor



# SPECIFICATIONS

## 2-STOREY SEMI-DETACHED & BUNGALOW HOMES

STRUCTURE	Reinforced Concrete Frame
WALLS	Common Clay Brick
ROOF	Concrete Roof Tiles / Reinforced Concrete Roof
CEILING FINISHES	Skimcoat / Plaster Ceiling
FLOOR FINISHES	Porcelain Tiles / Ceramic Tiles / Laminated Flooring
WALL FINISHES	
Wet Kitchen	Wall Tiles Up To Ceiling Height
Bathrooms	Wall Tiles Up To Ceiling Height
Others	Plaster And Paint
DOORS	Decorative Entrance Door / Powder Coated Aluminium Frame With Tinted Glass Doors / Flush Doors
WINDOWS	Powder Coated Aluminium Frame With Tinted / Sand Blasting Glass Windows
SANITARY FITTINGS	
Wet Kitchen	Stainless Steel Sink
Bathrooms	Basin, Shower & Water Closet Vanity Top To Master Bath, Guest Bath, Bath 2 & 3 (Type A, A1 & B) Vanity Top To Master Bath, Guest Bath, Bath 2, 3 & 4 (Type C, C1 & C2)

## ELECTRICAL INSTALLATIONS WITH THREE PHASE WIRING (60 AMPS)

	Type <b>A &amp; A1</b>	Type <b>B</b>	Type <b>C, C1 &amp; C2</b>
Lighting Point	44	46	57
Power Point	32	32	41
Fan Point	7	7	9
Solar Heater Point	1	1	1
Water Pump Point	1	1	1
CCTV Point	3	3	4
Air-Cond Point	7	7	8
TV Point	3	3	4
Door Bell Point	1	1	1
Fibre Wall Socket	1	1	1
Telephone Point	1	1	1
Network Point	1	1	1
40A TPN Isolator	1	1	1
Auto Gate Point	1	1	1

## EXTERNAL

Fence	Wall Fencing with Groove Line
Gate	Mild Steel with Aluminium Sheet Panel

## MISCELLANEOUS

Air-Cond Piping And Discharge Pipe  
 Glass Railing At Family Area, Balcony, Staircase  
 Bath Tub For Master Bath Only (Type C, C1 & C2)  
 Water Pump  
 Rainwater Harvesting Tank  
 Solar Water Heating System With Hot Water Piping To All Shower Only  
 Smart Digital Door Lock To Entrance Door  
 Smart Home System  
 Shower Screen To All Bathroom Except Guest Bath (Type A, A1 & B)  
 Shower Screen To All Bathroom Except Powder Room (Type C, C1 & C2) And Guest Bath