

The background is a complex, abstract composition of geometric shapes. It features a mix of teal, orange, and white. A large, light teal shape is on the left. A large, orange shape is at the top right. A large, white shape is in the center. A large, orange circle is at the bottom right. The shapes are layered and overlap, creating a sense of depth and movement.

Eka
Heights

VERRA



Artist's Illustration

15.5-Acre Mageka Park

*Recreational Facilities
for All Ages*

*Rejuvenating Lakeside
Experiences*

The Everyday. SLOWED TO PERFECTION

In the heart of Bandar Sri Sendayan, Eka Heights is a neighbourhood designed to offer the perfect balance of comfort and beauty, creating a space where every moment feels like a retreat from the everyday hustle.

VERRA at Eka Heights is where the calm you crave meets the everyday. It's a place where every detail, every space, is crafted to be a peaceful haven, making it easy to find moments of calm amidst the busy day-to-day.



Artist's Illustration



— *Live life in* —
FULL COLOUR
Here, fun is the brightest hue.



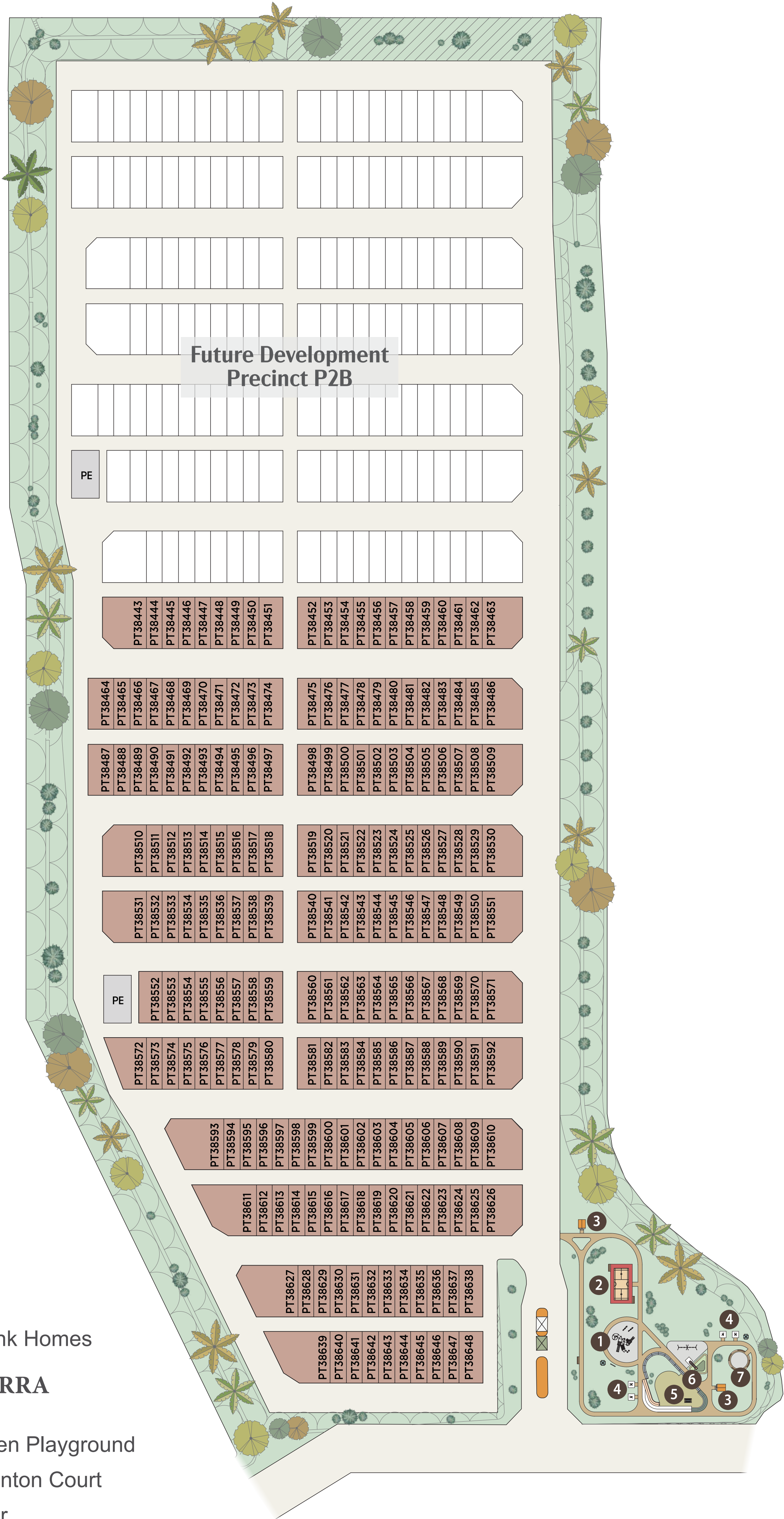


2-Storey Link Homes



VERRA

- 1 Children Playground
- 2 Badminton Court
- 3 Shelter
- 4 Outdoor Gym Station
- 5 Hammock Trellis
- 6 Earth Mound Slide
- 7 Sunken Seating





RTDT (VERRA)
Artist's Illustration

The air flows through the open spaces and natural light dances through your home. Each space holds room for the sweet mix of new memories and nostalgic belongings, a cosy home built for the beauty of life.

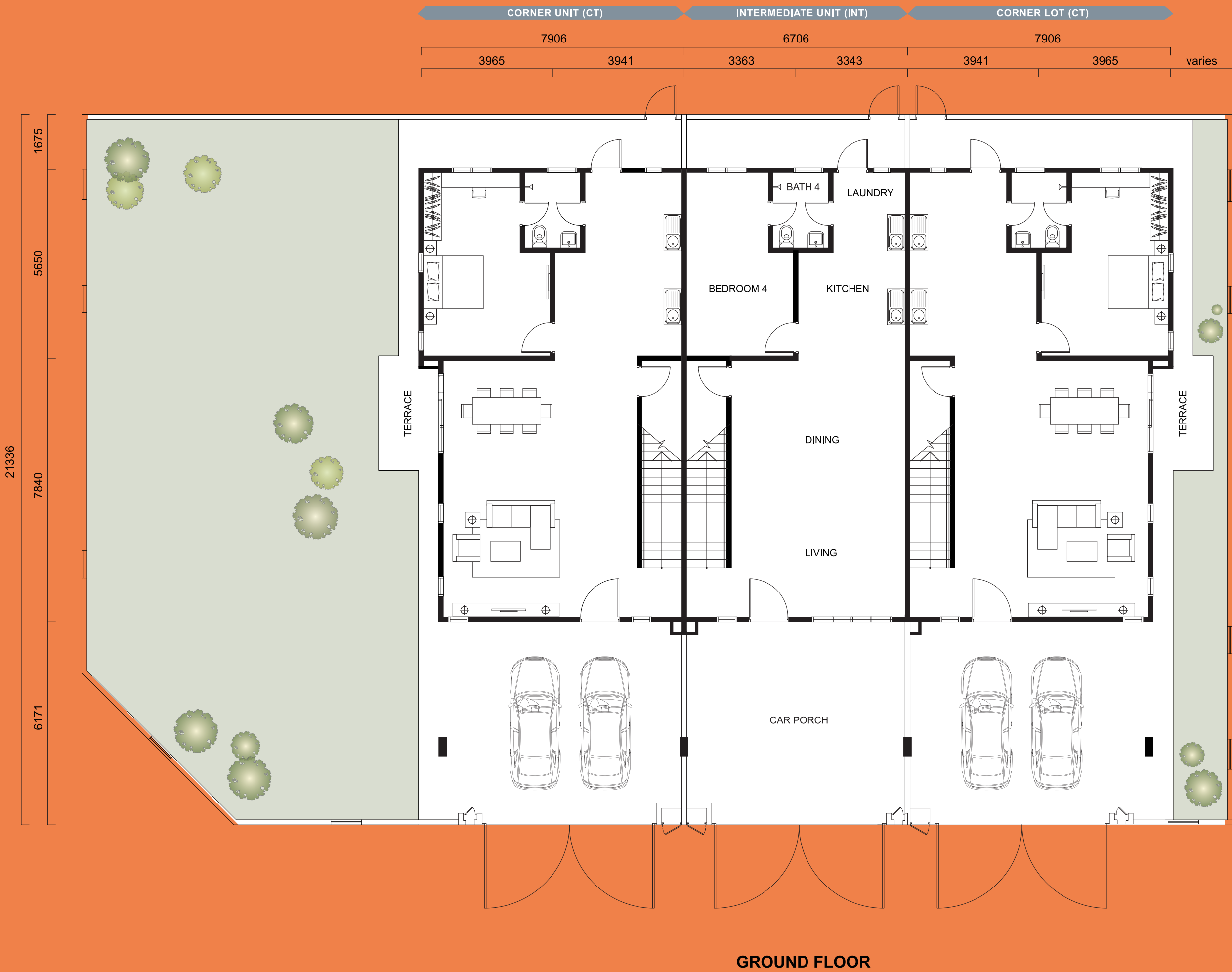
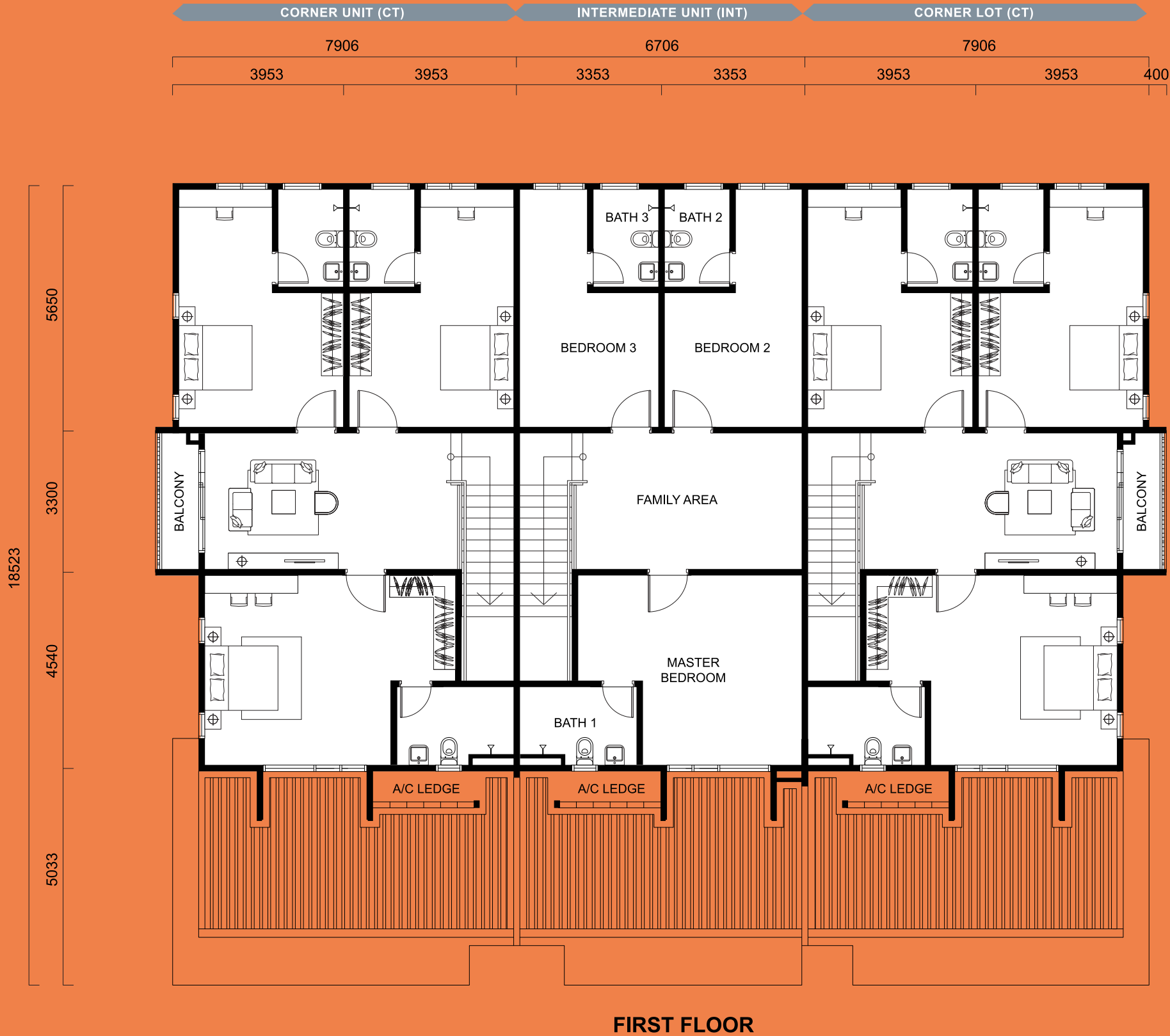
DESIGNED FOR COMFORT,
BUILT FOR LIFE

Freehold

Smart Home Features

*Laminated Flooring @ 1st Floor
(All Bedrooms)*

FLOOR PLANS



LOT SIZE:
22' x 70'
(Intermediate Unit)

BUILT UP:
2,315 sq.ft.
(Intermediate Unit)

4 Bedrooms
4 Bathrooms
(Intermediate & Corner Unit)



Artist's Illustration

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	Timber Flush Door
	Others	Timber Flush Door
	Main Entrance	Digital Lockset
IRONMONGERY	Bedrooms, Laundry & Utility	Cylinder Handle Lockset
	Bathrooms	Cylinder Handle Lockset (Privacy)
WALL FINISHES	Bathrooms	Tiles to Ceiling Level
	Kitchen (Behind Sink)	Tiles to 1.7m Height / Emulsion Paint
	Others	Emulsion Paint
FLOOR FINISHES	Living & Dining	Tiles
	Kitchen	Tiles
	Laundry	Tiles
	Bedroom 4	Tiles
	Master Bedroom, Bedroom 2 & 3	Laminated Flooring
	Bathrooms	Tiles
	Utility	Tiles
	Family Area	Laminated Flooring
	Staircase	Laminated Flooring
	Car Porch	Tiles
	A/C Ledge	Cement Render
	Concrete Roof	Cement Render
	Open Back Yard	Cement Render
SANITARY AND PLUMBING FITTINGS	Wash Basin	4 Units
	Water Closet	4 Units
	Shower Head	4 Units
	Kitchen Sink	2 Units
	Lighting Point	19 Points
ELECTRICAL INSTALLATIONS	Power Point (13 AMP)	13 Points
	Ceiling Fan Point	7 Points
	Water Heater Power Point	4 Points
	Air Cond. Power Point	2 Points
	Doorbell Point	1 Point
	TV Point	2 Points
	Fibre Optics Cabling c/w	1 Point
	Fibre Wall Socket and Fibre Termination Box	
INTERNAL TELECOMMUNICATION TRUNKING AND CABLING		
FENCING	Front ~ 1.5m Height Wall c/w Mild Steel Gate	
	Rear ~ 1.5m Height Wall	



BANDAR SRI SENDAYAN

Sendayan Merchant Square
Sendayan X-Park
d’Tempat Country Club
Adcote Matrix Malaysia
SJK (C) Bandar Sri Sendayan
SMK Bandar Baru Sri Sendayan
SJK (T) Bandar Sri Sendayan
Sendayan Metropark
Sendayan Green Park
Sendayan TechValley



EDUCATION

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



TOLLS

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



ACCESSIBILITY

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



MEDICAL CENTRES

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

Remarks: Distances are approximate and measured from d’Tempat Country Club as a reference point. For the most accurate travel distances, please refer to Google Maps

Nurturing Environments, Enriching Lives.

Land Owner:
MATRIX CONCEPTS SDN BHD
199401010029 (295708-V)



Developed by:
MATRIX CONCEPTS SDN BHD
199401010029 (295708-V)

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.ekaheights.com

