



  
A|V|I|V|A  
G R E E N  
@ SEREMBAN 2

*Simple Elegance, Timeless Investment*



*Fields of lovely green  
Beautiful, soft, and bright green  
Wonderful Fields*

BASK IN THE SOFTNESS OF NATURE



Nature offers us a simple, yet elegant blueprint for life balance. At AVIVA GREEN, we embrace simplicity and pursue a partnership with nature. The tropical green surroundings are thoughtfully appointed to ensure the balance of greenery, aesthetics and functionality. The neatly lined trees and beautifully landscaped park will help you see yourself and your world in a new and inspiring way each and everyday.

The many oasis of green lungs located throughout AVIVA GREEN provide a network of personal spaces for you to seek refuge from the constant intrusions of modern living. Homes are designed and crafted to a timeless theme, blending artfully and tastefully with its surroundings.

# INVIGORATING



*I hear birds singing.  
Birds are chirping everywhere.  
Their wings touch the sky.*

At AVIVA GREEN, we can see the big picture without losing sight of the small. We understand the partnership of day and night, modernisation and nature.

We have meticulously blended all these observations together to ensure form and function, practicability and creativity, community and tranquility co-exist in harmony.



A COMMUNITY THAT CO-EXISTS IN HARMONY



AVIVA GREEN represents a new direction in modern community living where we encourage the merging of physical and mental borders to create a harmonious energy that reverberates throughout the development.

The sight and sounds of environment will flush you with renewed energy after a day at work. The pedestrian-friendly streets encourage relaxing evening strolls and street-side get-together amongst neighbours will be a common sight that seems so rare in these modern times.

REFRESHING



# INDULGENCE

HOME IS WHERE THE MIND IS AT PEACE AND THE HEART IS AT EASE

*Life is not static  
it is a constant movement  
forever flowing*

At AVIVA GREEN, great emphasis on the safety and security of our residents.

The first line of security starts with the natural terrain of the development; a 2-lane road located at the South side of AVIVA GREEN is lined by leafy shrubs and runs slightly higher than the development providing a natural barrier to prevent unwelcome access and enhance privacy.



A 6 feet tall perimeter fence camouflaged by plants shields the development from prying eyes and uninvited visitors.

Entry into AVIVA GREEN is through a 66' wide driveway lined with shady trees, complimented by generous landscaping to present an elegant entry statement.

Security at AVIVA GREEN goes beyond the theme designed guard house to your home! Each house is secured by its own perimeter wall fencing monitored by a built-in alarm system to further ensure you and your family enjoy total peace-of-mind.

Investing in an AVIVA GREEN home is an investment that goes beyond just money.



*Sweetly the breeze sings,  
dancing within the branches,  
for now it is Spring*



SIMPLE ELEGANCE, TIMELESS INVESTMENT

Homes at AVIVA GREEN are modern yet contemporary, innovative yet practical.

Countless man-hours are invested to ensure that the intrinsic value of AVIVA GREEN extends beyond the development and into each home.



Homes at AVIVA GREEN are designed with high ceiling and wide windows to provide the interior with soft natural light and cool gentle breeze to create a cooler and more relaxing ambience.

All homes are equipped with stainless steel water storage tank complete with a water pressure enhancing pump, solar panel to provide naturally heated water for your bathrooms and kitchen, 3-phase electricity supply with ample electrical power points to power all your modern gadgetries and appliances. These are just some of numerous features that make AVIVA GREEN such a great investment.

EXCLUSIVE

# AVIVA GREEN SITE PLAN

↑ to S2 Heights



Bumi Lot - B

# EXCELLENT CHI

*Thank the mother Earth  
for lending such lovely CHI  
give it back with love*

AVIVA Green sits facing north whilst the south is protected by an elevated gradient that acts as solid protective barriers enhancing privacy and security.

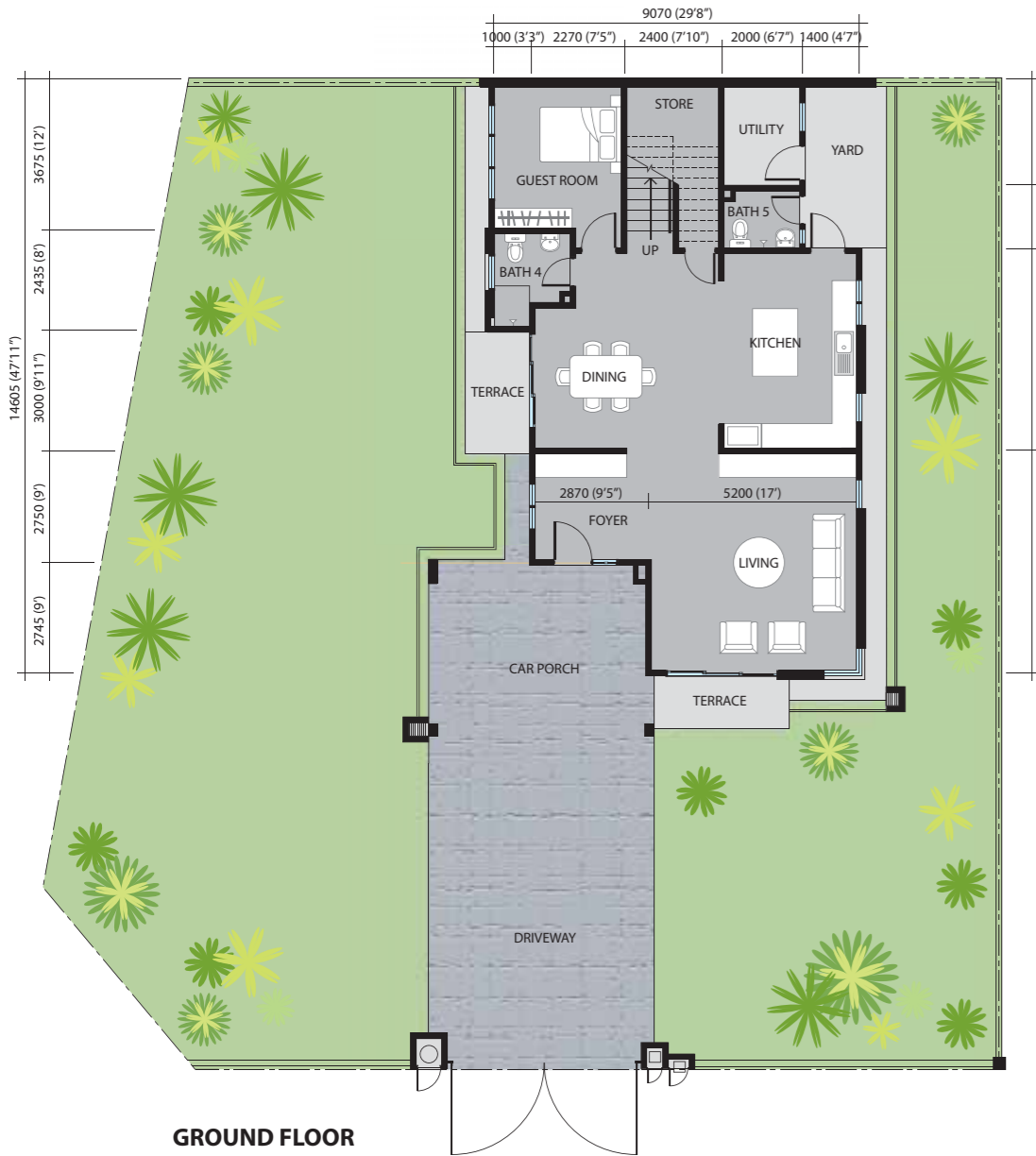


THOUGHTFULLY PLANNED TO HARVEST THE ENERGY OF NATURE



The internal streets are wide and well lit to ensure smooth traffic flow in and out of the development. Streets are lined with trees and all utilities and drainage are located underground to create an overall cleaner and neater environment.

Access to and from AVIVA Green to most part of the S2 Township is a breeze via the existing network of well paved roads.



**GROUND FLOOR**



**FIRST FLOOR**

**TYPE 1: TYPICAL PLAN**



**TYPE 1 (BACK TO BACK): 2,880 sq ft**

**FEATURES**

- Spacious 4 + 1 bedrooms
- 5 bathrooms
- All bedrooms with ensuite bathrooms (1st floor)
- Private entrance foyer
- Dining area open to garden terrace
- Separate living and dining areas
- Family area with balcony
- Kitchen opens to spacious yard

**SPECIFICATIONS**

<b>STRUCTURE</b>	Reinforced concrete frame
<b>WALL</b>	Common clay brick
<b>ROOF</b>	Metal decking with insulation / R.C. flat roof
<b>CEILING FINISHES</b>	Asbestos free ceiling board / Skimcoat / Plasterglass ceiling
<b>FLOOR FINISHES</b>	Living & Dining / Bedroom: Porcelain tiles Guest Room & Family Area: Porcelain tiles Kitchen / Bathrooms: Ceramic tiles Balcony / Terrace & Yard / Store: Ceramic tiles Car Porch / Driveway: Textured concrete finish Other Areas: Cement render
<b>WALL FINISHES</b>	Kitchen: Ceramic wall tiles up to ceiling high Bathrooms: Ceramic wall tiles up to ceiling high External Wall: Cement plaster with weather resistant paint Internal Wall: Cement plaster with emulsion paint
<b>DOORS</b>	Entrance Door: Decorative door Balcony / Terrace Doors: Powder coated aluminium frame with tinted glass door Bedrooms & Guest Room Doors: Moulded door Other Doors: Flush door
<b>WINDOWS</b>	Windows: Powder coated aluminium frame with tinted / obscured glass window

**SANITARY FITTINGS**

Kitchen	Stainless steel sink
Bathrooms	Wash hand basin, shower rose and pedestal water closet Vanity top to master bath

**ELECTRICAL INSTALLATION WITH THREE PHASE WIRING**

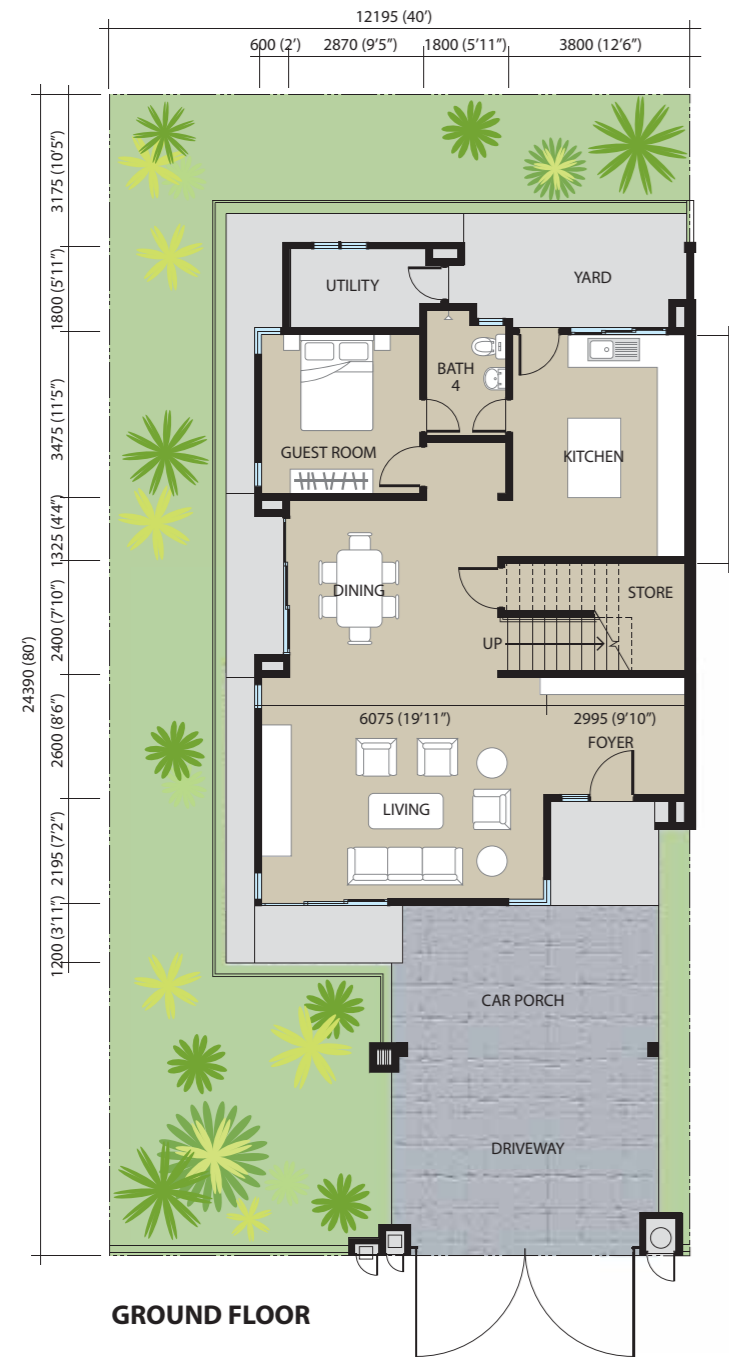
Lighting point	30	Telephone point	3
13 AMP power point	32	T.V. point	3
15 AMP air-cond point	7	Bell point	1
15 AMP oven point	1	Auto gate point	1
Ceiling fan point	7	Gate light point	2

**EXTERNAL**

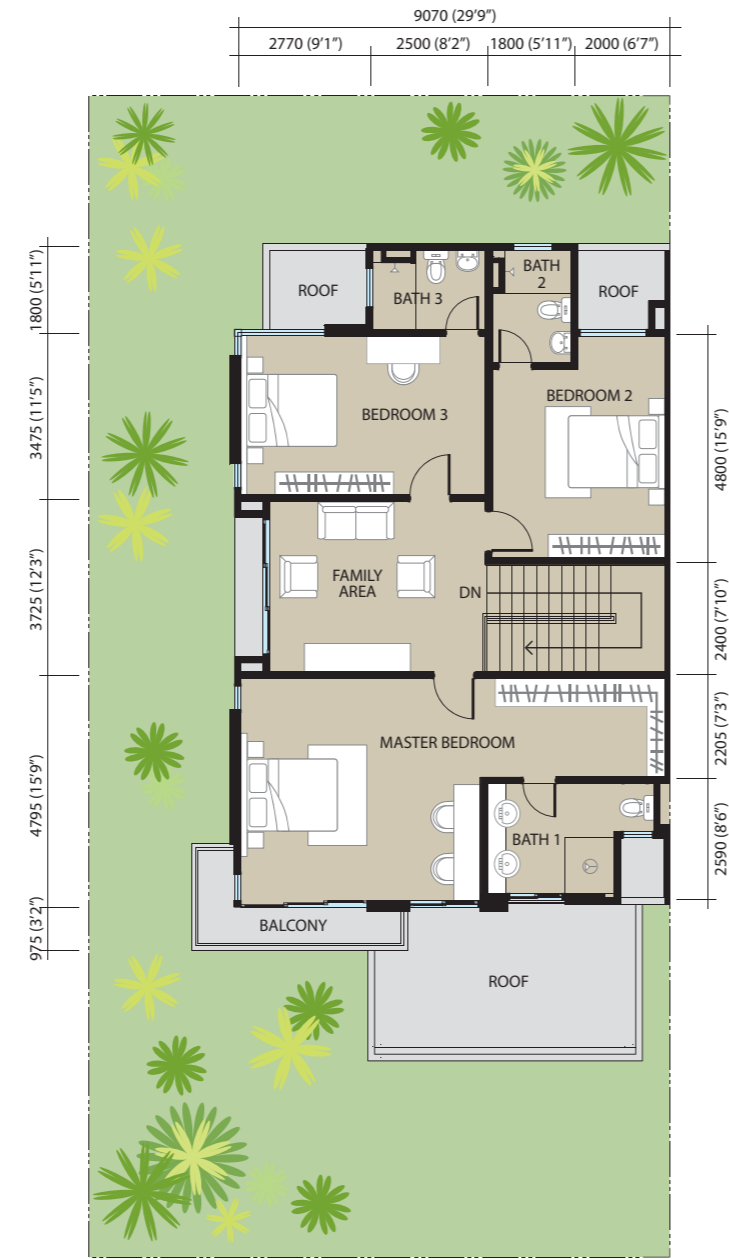
Fence	Concrete block wall
Gate	Mild steel gate

**MISCELLANEOUS**

1. Home alarm security system with smoke sensor
2. Hot water piping
3. Water pump
4. Air-cond piping and discharge pipe
5. Stainless steel water tank
6. Solar water heating system

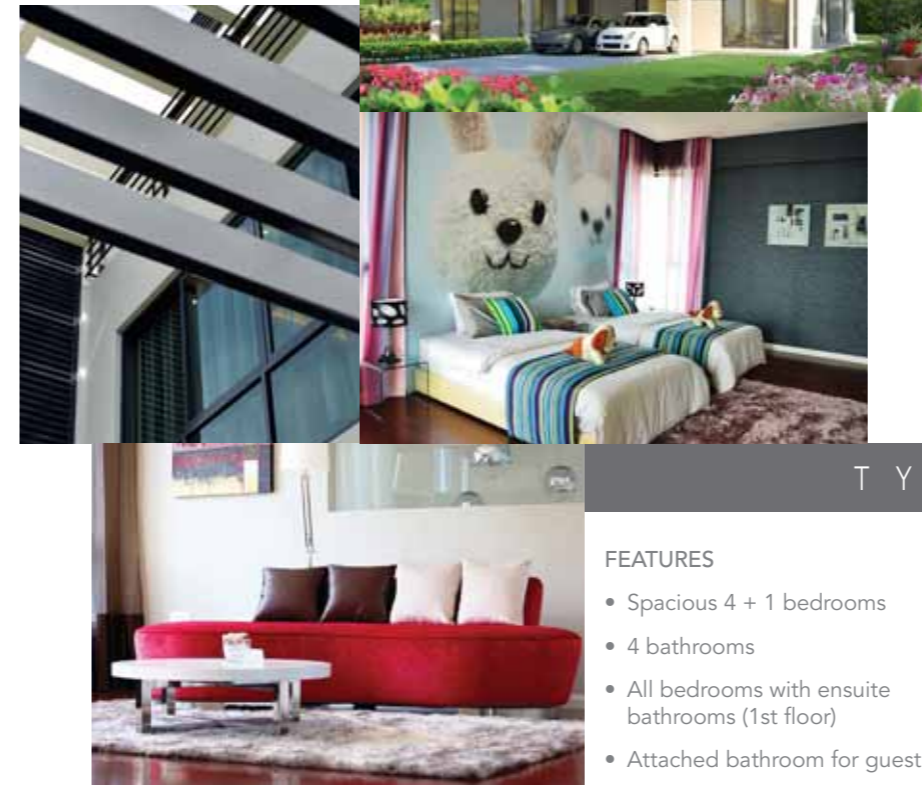


**GROUND FLOOR**



**FIRST FLOOR**

**TYPE 2: TYPICAL PLAN**



**TYPE 2 : 2830 sq ft**

**FEATURES**

- Spacious 4 + 1 bedrooms
- 4 bathrooms
- All bedrooms with ensuite bathrooms (1st floor)
- Attached bathroom for guest room
- Private entrance foyer
- Open concept living and dining areas
- Dining area open to garden terrace
- Kitchen opens to spacious yard
- Spacious master bedroom with balcony

**SPECIFICATIONS**

<b>STRUCTURE</b>	Reinforced concrete frame
<b>WALL</b>	Common clay brick
<b>ROOF</b>	Metal decking with insulation / R.C. flat roof
<b>CEILING FINISHES</b>	Asbestos free ceiling board / Skimcoat / Plasterglass ceiling
<b>FLOOR FINISHES</b>	Living & Dining / Bedroom: Porcelain tiles Guest Room & Family Area: Porcelain tiles Kitchen / Bathrooms: Ceramic tiles Balcony / Terrace & Yard / Store: Ceramic tiles Car Porch / Driveway: Textured concrete finish Other Areas: Cement render
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<b>WINDOWS</b>	Windows: Powder coated aluminium frame with tinted / obscured glass window

**SANITARY FITTINGS**

Kitchen	Stainless steel sink
Bathrooms	Wash hand basin, shower rose and pedestal water closet Vanity top to master bath

**ELECTRICAL INSTALLATION WITH THREE PHASE WIRING**

Lighting point	28	Telephone point	3
13 AMP power point	32	T.V. point	3
15 AMP air-cond point	7	Bell point	1
15 AMP oven point	1	Auto gate point	1
Ceiling fan point	7	Gate light point	2

**EXTERNAL**

Fence	Concrete block wall
Gate	Mild steel gate

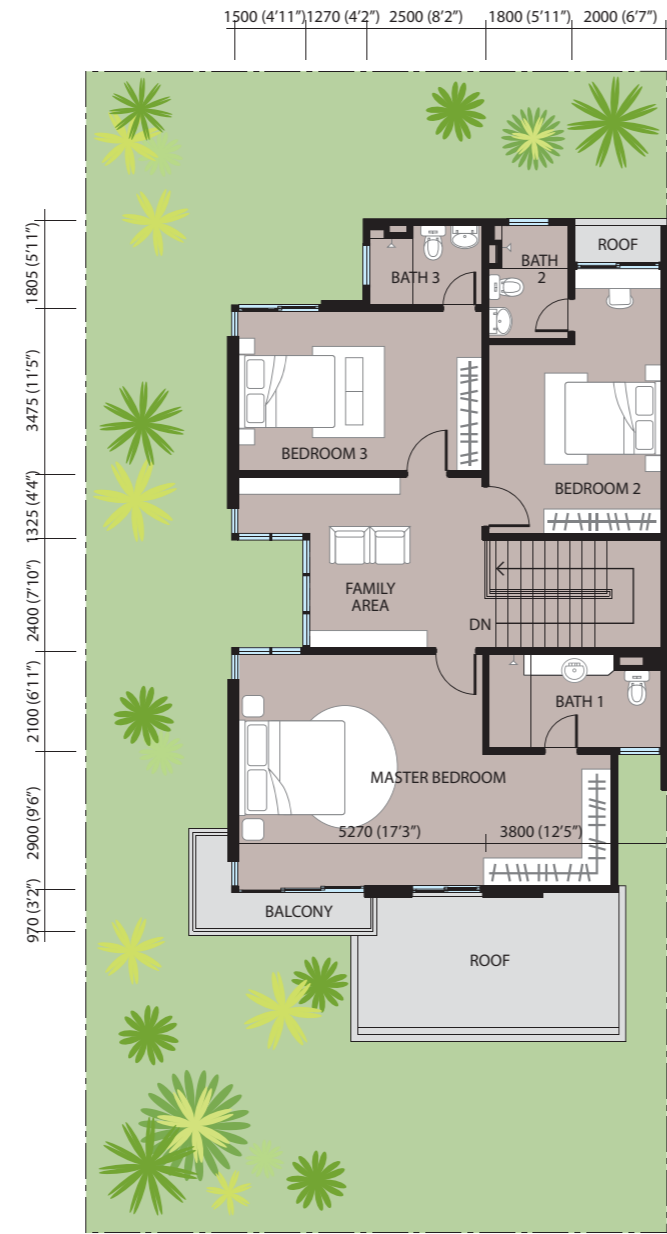
**MISCELLANEOUS**

1. Home alarm security system with smoke sensor
2. Hot water piping
3. Water pump
4. Air-cond piping and discharge pipe
5. Stainless steel water tank
6. Solar water heating system





**GROUND FLOOR**



**FIRST FLOOR**

**TYPE 3: TYPICAL PLAN**



**TYPE 3 : 2,670 sq ft**

**FEATURES**

- Spacious 4 +1 bedrooms
- 5 bathrooms
- Spacious master bedroom with balcony
- All bedrooms with ensuite bathrooms (1st floor)
- Living and dining area open to garden courtyard
- Large kitchen with yard
- Separate living and dining areas

**SPECIFICATIONS**

<b>STRUCTURE</b>	Reinforced concrete frame
<b>WALL</b>	Common clay brick
<b>ROOF</b>	Metal decking with insulation / R.C. flat roof
<b>CEILING FINISHES</b>	Asbestos free ceiling board / Skimcoat / Plasterglass ceiling
<b>FLOOR FINISHES</b>	Living & Dining / Bedroom: Porcelain tiles Guest Room & Family Area: Porcelain tiles Kitchen / Bathrooms: Ceramic tiles Balcony / Terrace & Yard / Store: Ceramic tiles Car Porch / Driveway: Textured concrete finish Other Areas: Cement render
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<b>WINDOWS</b>	Windows: Powder coated aluminium frame with tinted / obscured glass window

**SANITARY FITTINGS**

Kitchen	Stainless steel sink
Bathrooms	Wash hand basin, shower rose and pedestal water closet Vanity top to master bath

**ELECTRICAL INSTALLATION WITH THREE PHASE WIRING**

Lighting point	30	Telephone point	3
13 AMP power point	32	T.V. point	3
15 AMP air-cond point	7	Bell point	1
15 AMP oven point	1	Auto gate point	1
Ceiling fan point	7	Gate light point	2

**EXTERNAL**

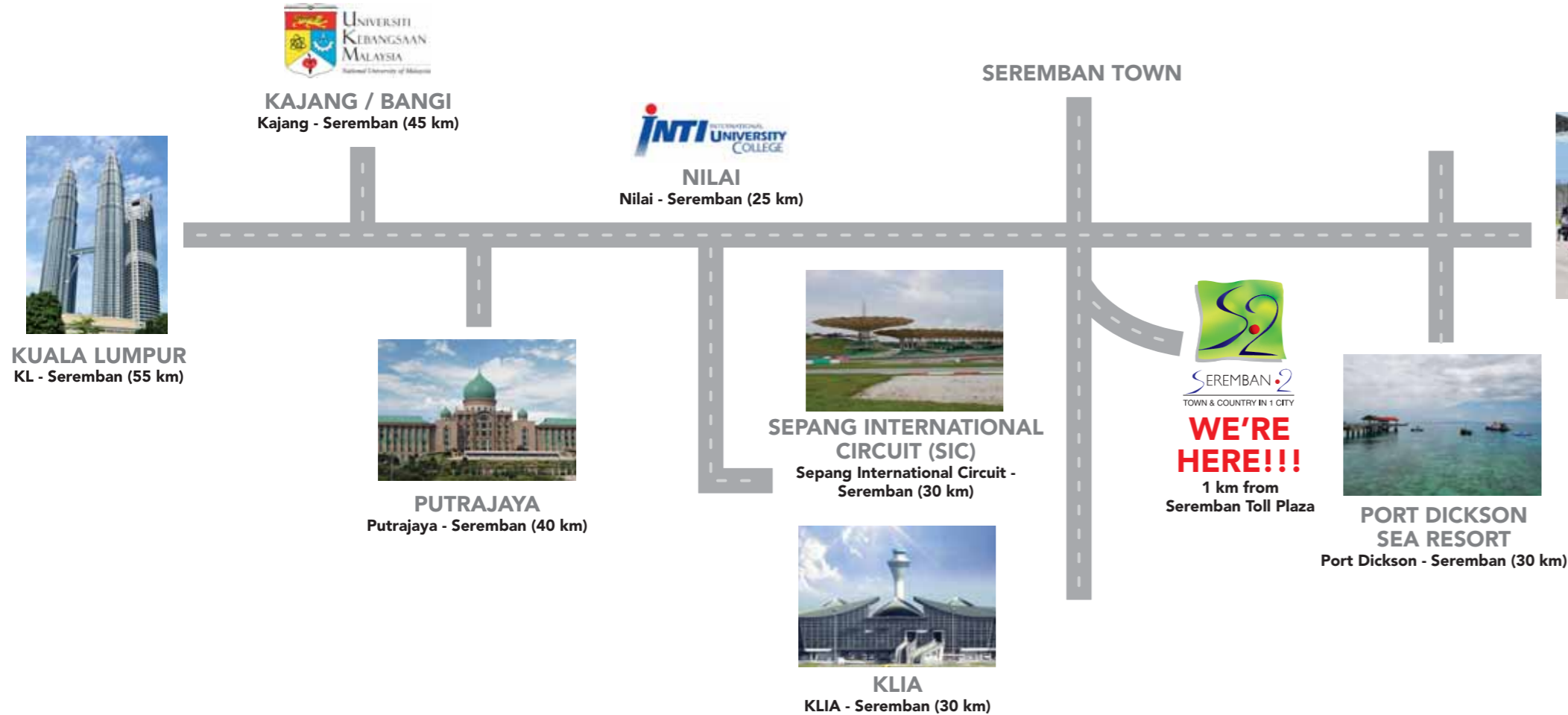
Fence	Concrete block wall
Gate	Mild steel gate

**MISCELLANEOUS**

1. Home alarm security system with smoke sensor
2. Hot water piping
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5. Stainless steel water tank
6. Solar water heating system

# CONVENIENT

*In all directions  
Distance is measured in minutes  
life's a breeze*



**KUALA LUMPUR**  
KL - Seremban (55 km)



**PUTRAJAYA**  
Putrajaya - Seremban (40 km)



**SEPANG INTERNATIONAL CIRCUIT (SIC)**  
Sepang International Circuit - Seremban (30 km)



**KLIA**  
KLIA - Seremban (30 km)



**SEREMBAN 2**  
TOWN & COUNTRY IN 1 CITY  
**WE'RE HERE!!!**  
1 km from Seremban Toll Plaza



**PORT DICKSON SEA RESORT**  
Port Dickson - Seremban (30 km)

## SHOPPING



## INTERNATIONAL EVENTS



## CONVENIENTLY LOCATED, NATURALLY SURROUNDED



**KUALA LUMPUR INTERNATIONAL AIRPORT (KLIA)**



**PORT DICKSON BEACH RESORT**



to the sports complex for a round of squash with your neighbours or for an evening walk along the City Park with your family. AVIVA GREEN; located in the Seremban 2 Township which is part of the Greater Klang Valley offers convenient access to Putrajaya, KLIA, Kuala Lumpur, Port Dickson and Malacca.

AVIVA GREEN is truly a dream come true for the discerning few who seek true value and solace from the hustle and bustle of city living.

Bringing **LIFE** to Ordinary **SPACES**

Aviva Green: Developer: RB Land Sdn Bhd (282137-P) • Developer's License: 6516-34/11-2013/1271 • Validity Period: 08/11/2010 - 07/11/2013 • Advertising Permit: 6516-34/2194/2011(11) • Validity period: 08/11/2010 - 07/11/2011 • Building Plan Approval No.: MPS.KB 1-01/10 • Approving Authority: Majlis Perbandaran Seremban • Encumbrances: Nil • Land Tenure: Freehold • Discount bumiputra: 10% • No. of units: Bungalow: 1, Double Storey Semi-D: 180 • Completion Date: December 2012 • Selling Price: Bungalow: RM1,223,800 Double Storey Semi-D: RM760,844 (Minimum) RM1,014,178 (maksimum) • Sekatan Penting: Tanah yang diberimilik ini tidak boleh dipindahmilik, dipajak, digadai melainkan dengan kebenaran bertulis daripada Pihak Berkuasa Negeri.  
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# LOCATION MAP

