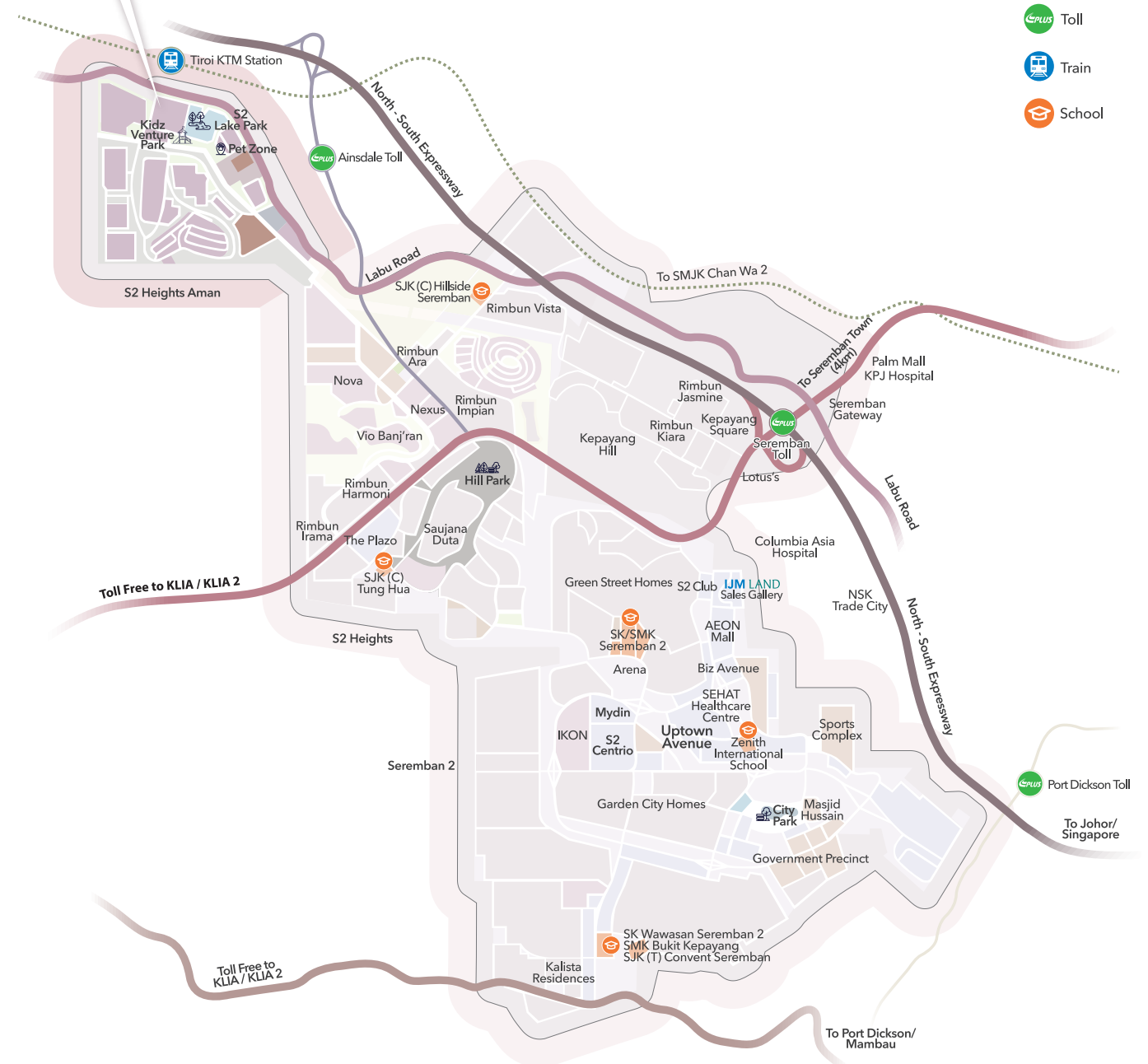


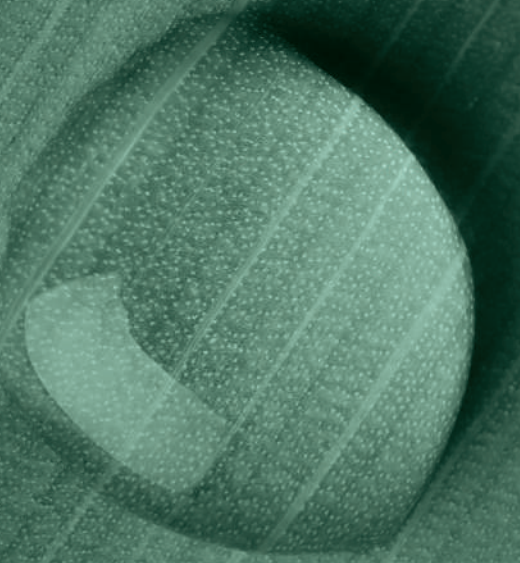


**BATIQ**  
S2 HEIGHTS AMAN



# Lakeside Living

2-Storey Garden Homes



SEREMBAN TWO HOLDINGS SDN BHD (199501028262/357468-H)  
 PT 10786 Seremban 2, 70300 Seremban, Negeri Sembilan.  
 Mon - Sat: 9am - 5pm. | Sun & P.H: 10am - 5pm.



☎ 1800 222 456    📍 Seremban 2 by IJM Land    📷 @ijmland    🌐 seremban2.ijmland.com



Pemaju: Seremban Two Holdings Sdn. Bhd. (199501028262/357468-H) PT 10786, Seremban 2, 70300 Seremban, Negeri Sembilan. • No. Lesen Pemaju: 9567/03-2029/0099(A) • Tempoh Sah: 9/3/2024 - 8/3/2029 • No. Permit Iklan dan Jualan: 9567-31/02-2027/0138(N-L) • Tempoh Sah: 19/2/2025 - 18/02/2027 • Pegangan Tanah: Kekal • Bebanan Tanah: Tiada • Sekatan Kepentingan: Tiada • Tarikh Dijangka Siap: Mac. 2027 • Pihak Berkuasa yang Meluluskan: Majlis Bandaraya Seremban - Jumlah Unit (Fasa 1): Rumah Teres Dua Tingkat (28'x60') - 82 unit • Diskaun Bumiputera: 10% • No. Kelulusan Pelan Bangunan Kediaman: BI (10) dim MBS.S.KB1 - 23/23 (B) • Harga (Fasa 1): (28'x60') RMI,139,346 (Min.) RMI,802,840 (Maks.)  
**IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.**  
 \*All information contained in this brochure (including figures, specifications, plan measurements, and illustrations) are subject to amendments, variations & modifications without notification as may be required by the relevant authorities or developer's consultants, and is not intended to form and cannot form part of an offer or contract. All images, pictures, plans and illustrations are artist's impression only and may be subjected to changes. Whilst every reasonable care has been taken in preparing this information, the developer cannot be held liable for any variation or inaccuracy.

# BATIQ

S2 HEIGHTS AMAN





## A sensory experience.

Welcome to your private lakeside oasis, where the harmony of nature meets the sophistication of contemporary living. With a stunning backdrop of the awe-inspiring Banjaran Titiwangsa, a calm lake at your doorstep, a vibrant township full of conveniences right outside your neighbourhood... set the pace of your every day, your way.







Artist's impression.

Grand entrance with immaculate landscaping.



HOME	EXCLUSIVE	COMFORT	PLAY	CONNECT
Low density	Community park	3 entrances with 100' wide roads	12-acre S2 Lake Park	500m to Tiroi KTM Station
Freehold	Central park	50' front road (gate to gate)	3-acre Kidz Venture Park	3.3km to toll (North-South Highway)
Secure environment	Jogging track	20' back lane	Pet Zone	
Smart home features		4 lanes wider main road (future)	Dino Zone	

COLOUR your story



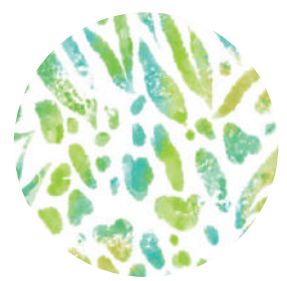
MODERN classic

DISCOVER beauty



LASTING legacy

SEEK the finest



WELCOME home



## S2 Heights Aman Master Plan



Elevated tranquility.  
city accessibility.

An extension of the award-winning Seremban 2 – the most modern, vibrant, and self-sustainable township in Negeri Sembilan. Convenience and connectivity, nature and infrastructure, quiet space and social hubs... you can have it all.

Total development: 400-acre  
Lush greenery: 43-acre

\*All information contained here (including figures, specifications, plan measurements, and illustrations) are subject to amendments, variations & modifications without notification as may be required by the relevant authorities or developer's consultants, and is not intended to form and cannot form part of an offer or contract.





Artist's impression.

Immerse yourself in tranquility within a tapestry of lush beauty.

Nature-connected landscapes create spaces that flow with the environment, bringing you peace while enriching community well-being.



Batiq residents will enjoy a harmonious blend of refined living and nature. The 2.35-acre community park offers vibrant activity, while the central and pocket parks provide tranquil retreats.

**COLOUR**

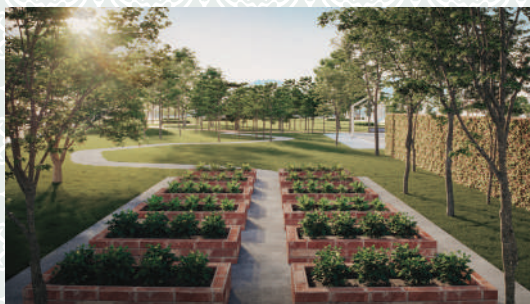
Vibrant plantings mirror the intricate patterns of batik, celebrating its bold contrasts.

**GEOMETRY**

Pavements echo batik's rhythmic geometric pattern, adding visual harmony.

**SUSTAINABILITY**

Batik-inspired designs fuse tradition with modern aesthetics, enriching the landscape.



Artist's impression.



Artist's impression.





**B** Bumi lots

## Site Plan With Facilities

Residents only ●

Community Park (2.35-acre) | Central Park (0.58-acre)

1. Jogging track
2. Shelter
3. Open lawn
4. Parcourse / outdoor gym
5. Playground
6. Rain garden
7. Multipurpose court
8. Urban farming
9. Pavilion
10. Guard house

Accessible for all ●

S2 Lake Park (12-acre) | Kidz Venture Park (3-acre) | Pet Zone

- |                             |                                |
|-----------------------------|--------------------------------|
| 1. Dino zone                | 9. Walkway plaza               |
| 2. Children's play area     | 10. Pet zone                   |
| 3. Toddler's play area      | 11. Viewing deck               |
| 4. Slope play area          | 12. Meandering walkway         |
| 5. Kids cycling zone        | 13. Seating plaza              |
| 6. Playful mound            | 14. Rainbow arch               |
| 7. Open lawn                | 15. Shelter with floating seat |
| 8. Security post & washroom | 16. Stair access               |

\*All information contained here (including figures, specifications, plan measurements, and illustrations) are subject to amendments, variations & modifications without notification as may be required by the relevant authorities or developer's consultants, and is not intended to form and cannot form part of an offer or contract.



Embrace the grandeur of a wide and spacious Semi-D concept



- 1 28-ft wide
- 2 Semi-D facade
- 3 10-ft private side garden
- 4 Fully extended driveway

Artist's impression.

Inspired by the rich artistry of batik, Batiq blends heritage with modern elegance. With a 28-foot-wide façade like a Semi-D, your home instantly stands out with style.

What makes Batiq extra special? Your very own 10-foot private garden, perfect for relaxing, having fun, or bringing your outdoor ideas to life.





## Signature enhanced features

- 1 Brick wall fencing
- 2 Digital door lock
- 3 EV ready with isolator point
- 4 Smart home system
- 5 Timber design floor tiles
- 6 Powder coated aluminium frames
- 7 Tempered glass balcony
- 8 High ceiling
- 9 Premium porcelain tiles
- 10 Ensuite bathroom
- 11 Spacious extra land for corner lots



Bronze  
Provisional GreenRE Certification







Actual show unit.

**Design meets functionality.**

Step into this masterpiece and be greeted by clean lines, open floor plans, high ceilings, light-infusing oversized windows, and seamless indoor and outdoor space integration. Whatever your imagination and requirements, you can bring them to life, right here in the heart of your home.



## Life here is beautiful. inside and out.

There is ample space, completely versatile for gathering and entertaining, or reflection and recharge. Every corner exudes a sense of craftsmanship and refinement, inviting you to linger and savour each moment.

Built with meticulous attention to detail, interiors are enhanced with premium porcelain tiles and powder coated aluminium frames; showcasing the stunning interplay of light and reflection, fluid flow of energy and cool neutral tones.



Actual show unit.



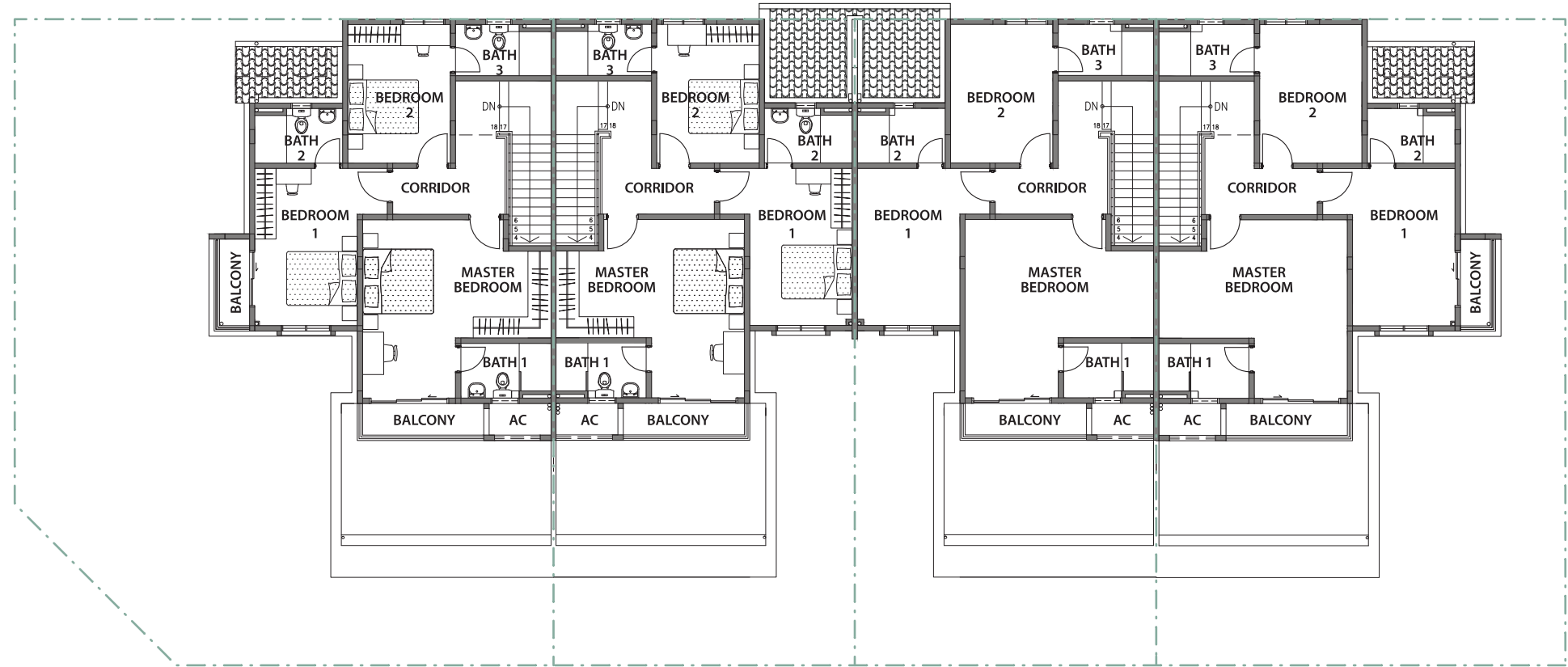
Actual show unit.

Discover a tranquil haven nestled within the home - 4 generously sized bedrooms, all with ensuite bathrooms for maximum comfort and convenience. Here, relaxation knows no bounds, with tinted windows to set the right mood, and tempered glass railing balconies to give you a private sunrise yoga session, or intimate conversations underneath the moon and stars.

A masterful achievement of dream and design. A harmonious confluence of natural elements, intelligent planning, and sensible luxury.



1st FLOOR



Corner Unit

Intermediate Unit

Intermediate Unit

End Unit

### Floor Plan

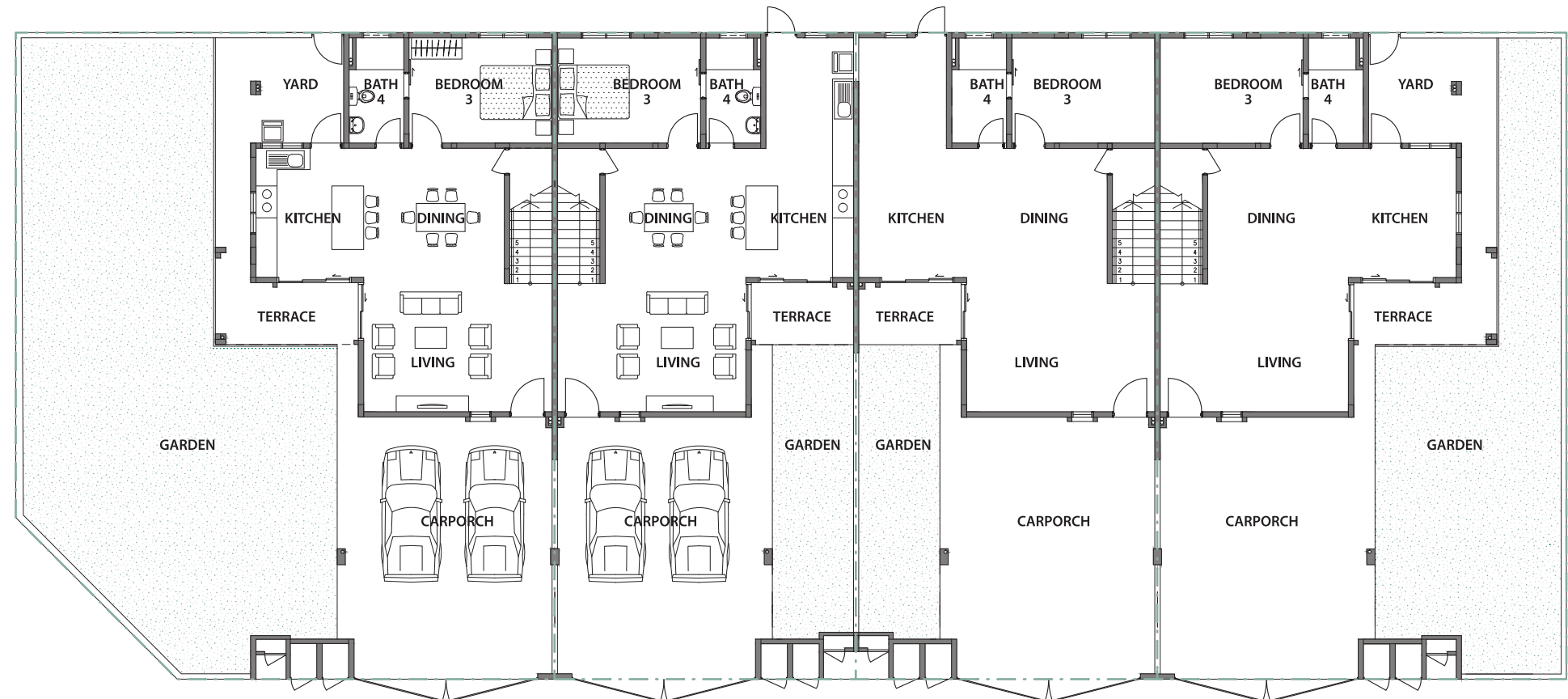
28' x 60'

From 2,142 sq. ft.

4 Bedrooms

4 Bathrooms

GROUND FLOOR



Corner Unit

Intermediate Unit

Intermediate Unit

End Unit

\*Lot boundary varies. Always refer to SPA plans for accuracy.



## SPECIFICATION

STRUCTURE	Reinforced Concrete Frame / Wall
WALLS	Precast Hollow Core Concrete Panel / Reinforced Concrete Wall / Common Clay Brick / Cement Sand Brick
ROOF	Concrete Roof Tile / Reinforced Concrete Flat Roof
CEILING FINISHES	Skimcoat / Plasterglass Ceiling
FLOOR FINISHES	Porcelain Tiles / Ceramic Tiles
WALL FINISHES	Kitchen - Wall Tiles Up To Ceiling Height Bathrooms - Wall Tiles Up To Ceiling Height Others - Skimcoat / Plaster And Paint
DOORS	Decorative Entrance Door / Powder Coated Aluminium Frame With Tinted Glass Doors / Flush Doors
WINDOWS	Powder Coated Aluminium Frame With Tinted / Obscure Glass Windows
SANITARY FITTINGS	Kitchen - Stainless Steel Sink Bathrooms - Wash Hand Basin, Hand Shower & Pedestal Water Closet
MISCELLANEOUS	Air-Cond Piping And Discharge Pipe Shower Screen To Master Bath Only Water Pump Digital Lock To Entrance Door Tempered Glass At Balcony
EXTERNAL	Fence • Low Wall Fencing • Mild Steel Frame With Aluminium Panel Main Gate • Mild Steel Gate

## ELECTRICAL INSTALLATIONS (3 PHASE WIRING)

	Corner / End Unit	Intermediate
Lighting Point	32	30
Power Point	24	24
40A Isolator Point	1	1
Fan Point	6	6
Air-Cond Point	6	6
Water Heater Point	4	4
Water Pump Point	1	1
FWS	1	1
TV Point	1	1
Door Bell Point	1	1
Auto Gate Point	1	1

S2 Heights Aman is the green extension of the award-winning Seremban 2; the most vibrant, self-sustainable freehold township in Negeri Sembilan. Spread across an elevated vast land size of 400 acres with 43 acres dedicated solely to lush green spaces, the entire development is dedicated to upholding sustainability by ensuring that construction does not infringe on the existing green ecosystem; reflecting on IJM's unwavering commitment towards environmental stewardship.

IJM Land's flagship project, Seremban 2 comprises residential and commercial development, balancing modern amenities and city conveniences with natural green spaces, creating thoughtful space for every lifestyle.

Strategically located 1km from Seremban toll plaza, the township boasts excellent internal connectivity and its close proximity to several highways (including North South Highway, LEKAS Highway and ELITE Highway) allow for quick commutes.

This is the address to happy homes and thriving communities.

A place to be you, and to be together.

## Prestigious Developer

### About IJM Land

For over the past three decades, IJM Land has been successfully building award-winning, future-proof developments that have positively impacted the industry and communities across Malaysia and abroad.

IJM Land has a diversified portfolio of integrated townships, residential, commercial and investment properties across Malaysia. Our track record speaks for itself. A testament to our accomplishments, our prestigious Royal Mint Gardens development in central London, United Kingdom stands tall as a shining example of our triumphant overseas venture.

As part of our continued endeavour towards creating a positive legacy for communities to live well and thrive, we are committed to delivering value to our stakeholders. Our Distinctively IJM hallmark of architectural innovation and quality excellence has made IJM Land a thought leader and a benchmark for the industry, as reflected in our numerous award-winning sustainable developments right down to customer loyalty, as well as the socioeconomic growth across the locales.

For more information, visit [www.ijmland.com](http://www.ijmland.com)

