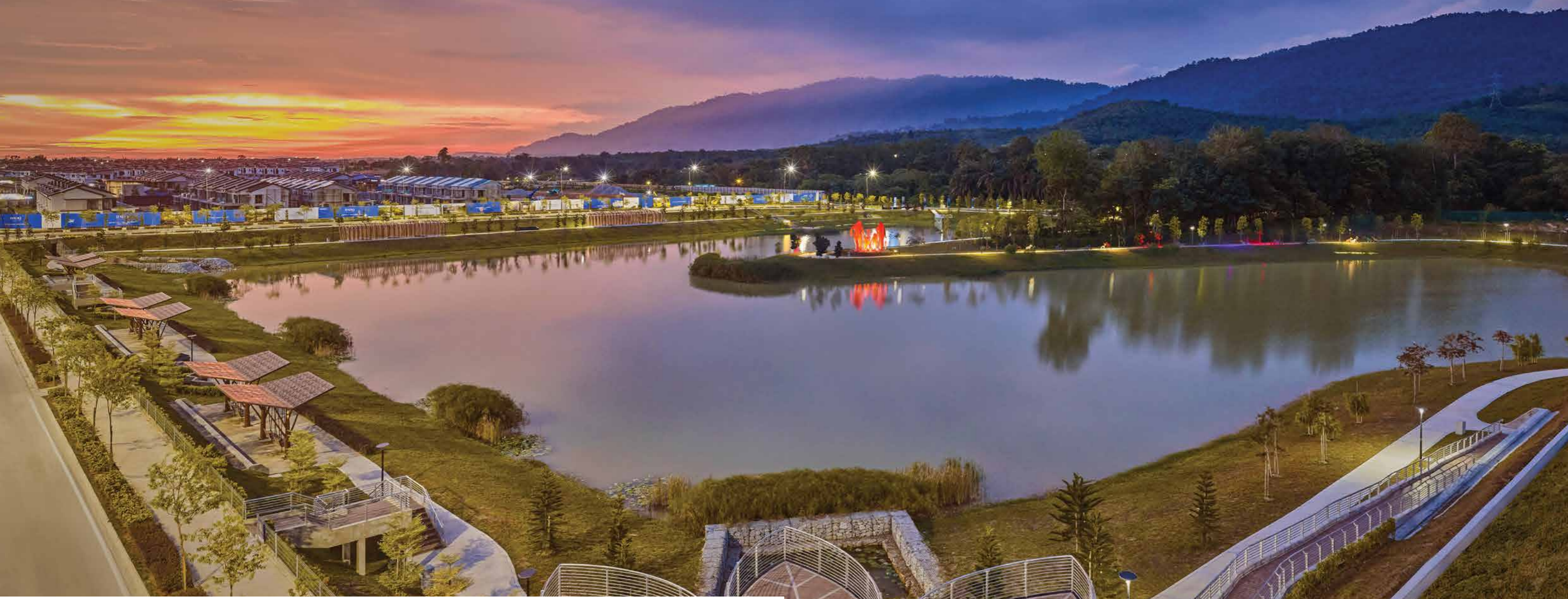


Distinctively
IJM

Radiant

S2 Heights Aman



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.

IJM LAND
A SUBSIDIARY OF IJM CORPORATION BERHAD

☎ 1800 222 456 📍 Seremban 2 by IJM Land 📷 seremban2byijmland 🌐 seremban2.ijmland.com

Sutera: Fasa 2 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: 09/03/2024-08/03/2029 • No. Permit Iklan dan Jualan: 9567-32/10-2027/0889(A)-(L) • Tempoh Sah: 26/10/2025-25/10/2027 • Pegangan Tanah: Hak Milik Kekal • Bebanan Tanah: Tiada • Sekatan Kepentingan: Tiada • Tarikh Dijangka Siap: Oct. 2027 • Pihak Berkuasa yang Meluluskan: Majlis Bandaraya Seremban • Jumlah Unit (Fasa 2): Rumah Teres Dua Tingkat (22'x65') - 104 unit • No. Kelulusan Pelan Bangunan Kediaman: MPN.431/1/71/2019/2 • Harga (Fasa 2): (22'x65') RM1,038,440 (Min.) RM1,672,840 (Maks.). **Batiq: Fasa 1 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(A)-(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 • No. Kelulusan Pelan Bangunan Kediaman: Bil (10) dlm MBS.S.KB1 - 23/23 (B) • Harga (Fasa 1): (28'x60') RM1,139,346 (Min.) RM1,802,840 (Maks.)

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

New
lifestyle
hub

for connected living



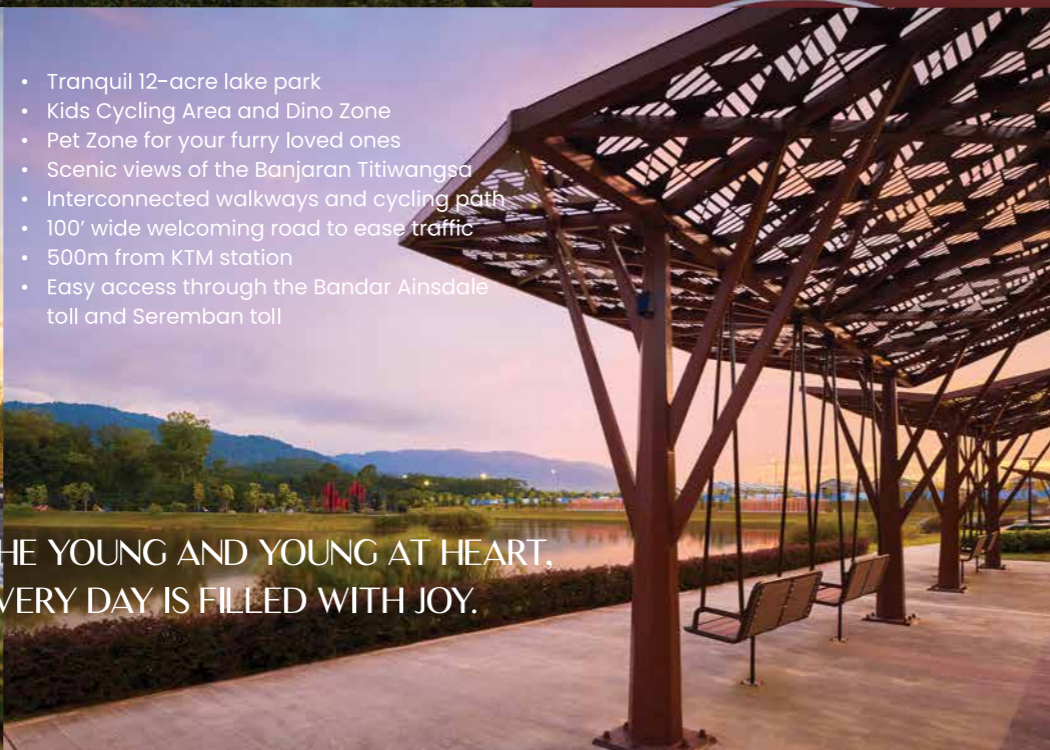
“MORE THAN A SHOWROOM, THIS IS A LIFESTYLE HUB WHERE THE COMMUNITY CAN GATHER, SOCIALISE, AND THRIVE FROM DAY ONE.”

The township combines green spaces and smart planning with convenience

- 43-acre of parks and greenery
- Three main entry points with wide roads
- Jalan Labu expanded from two lanes to four lanes
- Ainsdale Toll and Tiroi KTM station

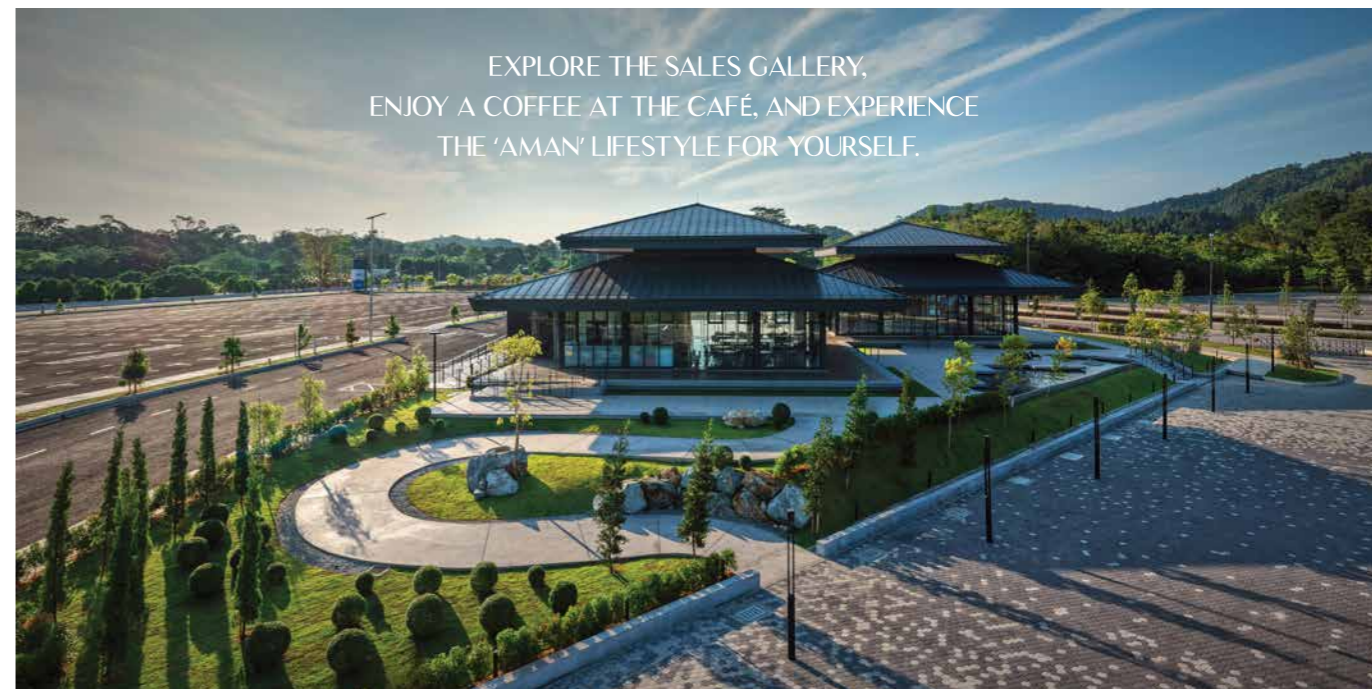
Welcome to the S2 Heights Aman Gallery, where more than homes are unveiled. This 400-acre sanctuary promises ‘Aman’, offering peace, security, and a truly connected lifestyle for families in Seremban 2.

Adjacent to the gallery, a brand-new café serves as the social heart of S2 Heights Aman. It is a place to meet friends, enjoy coffee, or simply soak in the vibrant atmosphere.



- Tranquil 12-acre lake park
- Kids Cycling Area and Dino Zone
- Pet Zone for your furry loved ones
- Scenic views of the Banjaran Titiwangsa
- Interconnected walkways and cycling path
- 100' wide welcoming road to ease traffic
- 500m from KTM station
- Easy access through the Bandar Ainsdale toll and Seremban toll

FOR THE YOUNG AND YOUNG AT HEART, EVERY DAY IS FILLED WITH JOY.



EXPLORE THE SALES GALLERY, ENJOY A COFFEE AT THE CAFÉ, AND EXPERIENCE THE ‘AMAN’ LIFESTYLE FOR YOURSELF.



The homes are designed for modern living

- Sutera: move-in ready 2-storey link homes, tech-savvy and EV-ready
- Batiq: premium lakeside garden homes with private 10-foot gardens, and views of the 12-acre S2 Lake Park

The ‘Aman’ lifestyle comes alive in the moments outside your front door. Imagine a morning stroll or evening walk at S2 Lake Park, pausing to admire a sculpture that tells a story. The silhouette of a family together reflects the bonds nurtured here.

Every detail at S2 Heights Aman ensures every family member feels valued, transforming daily living into moments of connection and happiness.

SUTERA

The best days are spent outdoors. Discover your freedom to live fully.



Where modern living finds its soul in nature.

Welcome to Sutera, a freehold township set amidst lush landscapes and majestic mountains.

Experience a truly inclusive home designed to meet the diverse needs of every family member. From play areas for the young ones to stylish living spaces and accessibility features for the elderly, this is a home for everyone.

HOME

Fully extended kitchen
Elderly room
Secured environment

ECO-SMART

Smart home system
Digital door lock
EV ready

PLAY

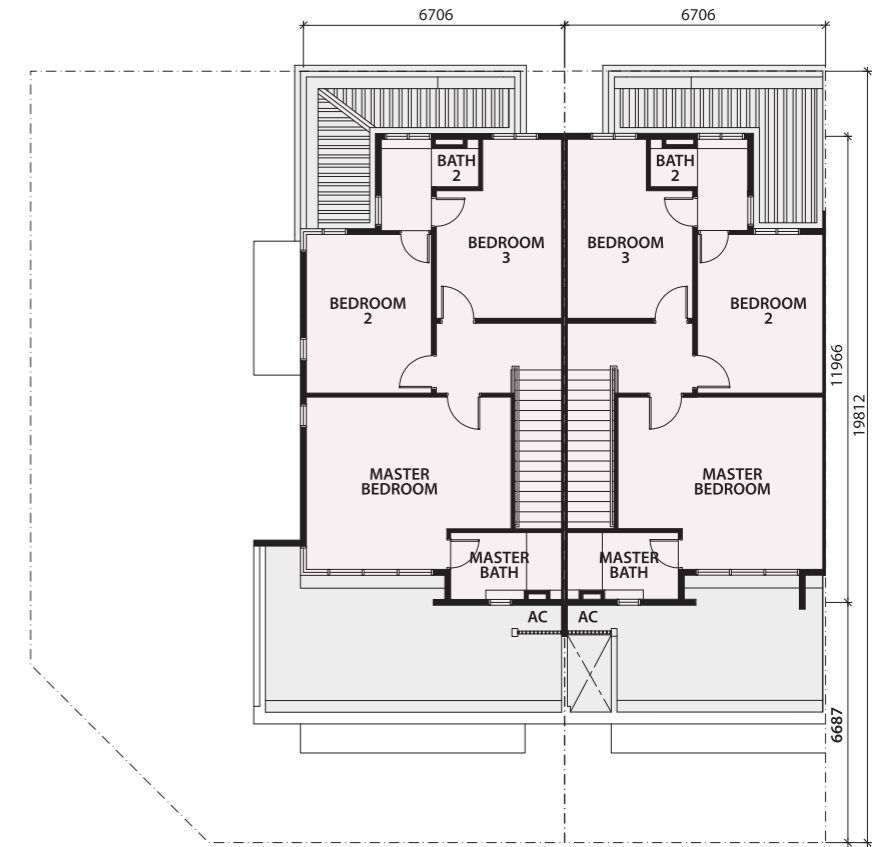
8-acre private park
Pickleball & badminton courts
Jogging & reflexology path

CONNECT

500m to Tiroi
KTM station
3.3km to north-south
Highway toll

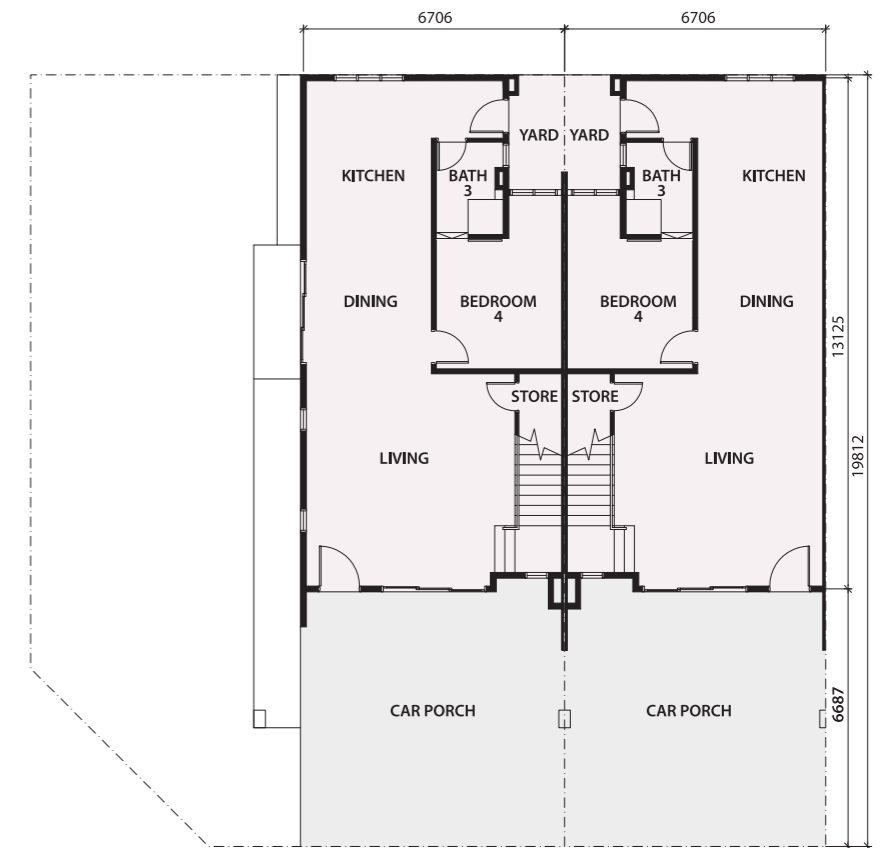
Floor Plan

- 22' x 65'
- From 1,949 sq. ft.
- 4 Bedrooms
- 3 Bathrooms



1st Floor
Corner Unit

1st Floor
Intermediate Unit

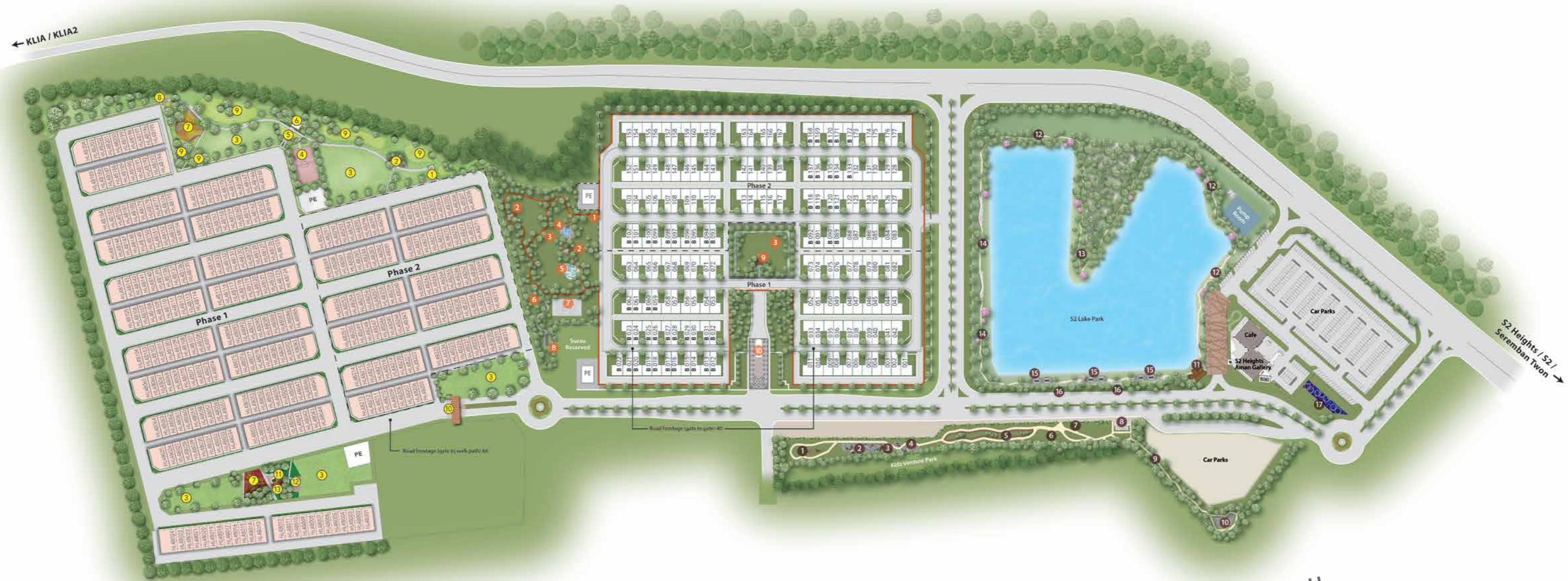


Ground Floor
Corner Unit

Ground Floor
Intermediate Unit

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

Site Plan With Facilities



B Bumi lots

Residents Sutera only ●

Northern Park (3.47-acre) | Southern Park (1.17-acre)

- | | |
|----------------------|-----------------------|
| 1. Seating plaza | 9. Berm garden |
| 2. Fitness corner | 10. Guard house |
| 3. Open lawn | 11. Pavilion |
| 4. Basketball court | 12. Badminton court |
| 5. Function lawn | 13. Fitness equipment |
| 6. Pavilion w/ decks | |
| 7. Playground | |
| 8. Seating alcove | |

Residents Batiq only ●

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

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

Accessible for all ●

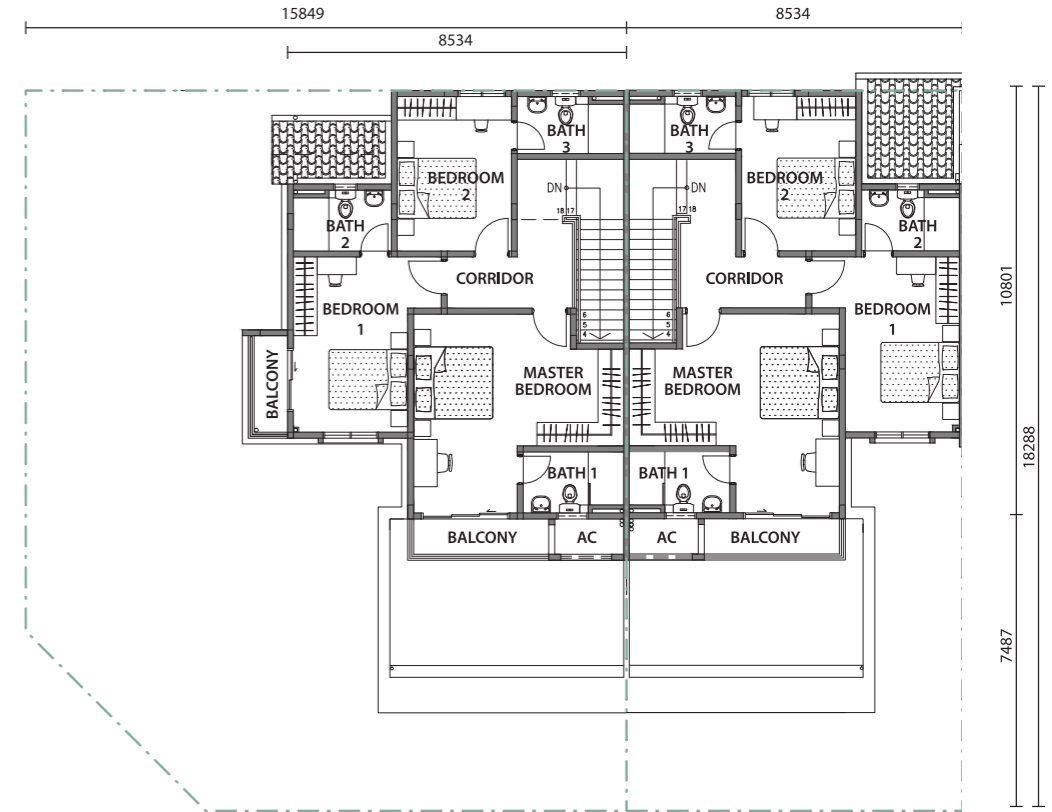
S2 Lake Park (12-acre) | Kidz Venture Park (3-acre) | Pet Zone

- | | |
|-----------------------------|--------------------------------|
| 1. Dino zone | 10. Pet zone |
| 2. Children's play area | 11. Viewing deck |
| 3. Toddler's play area | 12. Meandering walkway |
| 4. Slope play area | 13. Family sculpture |
| 5. Kids cycling zone | 14. Rainbow arch |
| 6. Playful mound | 15. Shelter with floating seat |
| 7. Open lawn | 16. Stair access |
| 8. Security post & washroom | 17. Interactive light zone |
| 9. Walkway plaza | |

*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.

BATIQ

Immerse yourself in tranquility within a tapestry of lush beauty

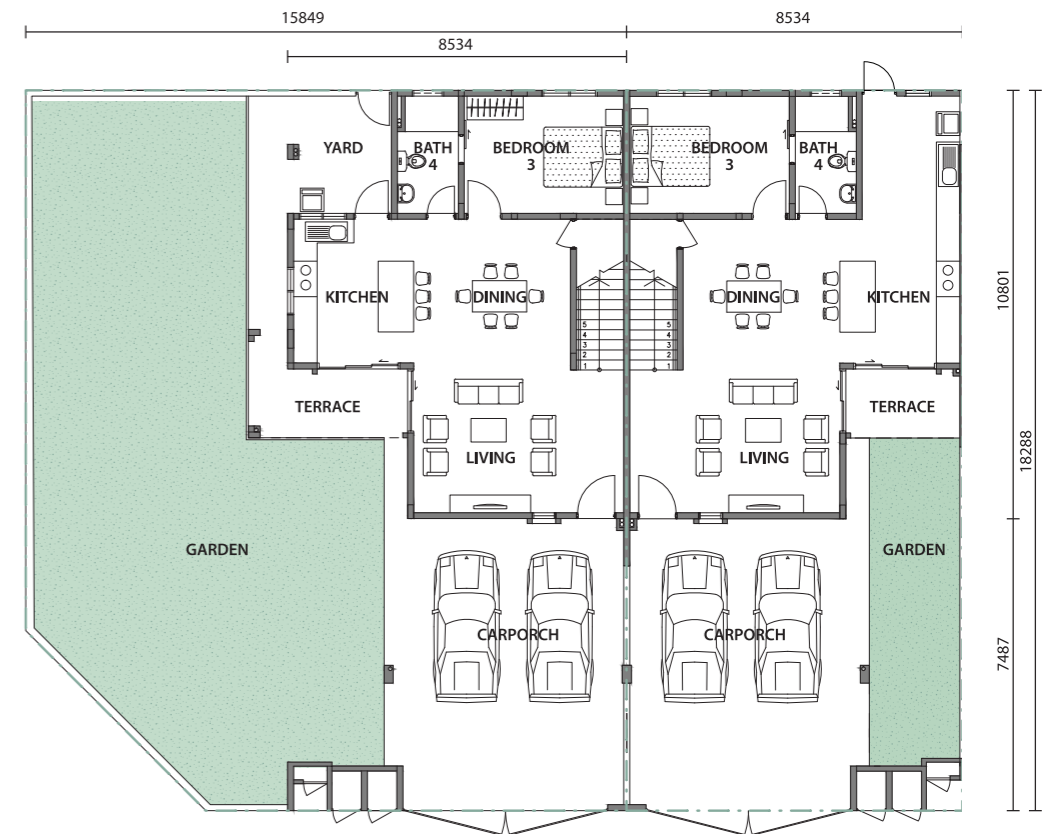


1st Floor
Corner Unit

1st Floor
Intermediate Unit

Floor Plan

- 28' x 60'
- From 2,142 sq. ft.
- 4 Bedrooms
- 4 Bathrooms



Ground Floor
Corner Unit

Ground Floor
Intermediate Unit

HOME

Low density
Freehold
Secured environment
Smart home features

EXCLUSIVE

Community park
Central park
Jogging track

COMFORT

3 entrances w/ 100' wide roads
4 lanes main road (future)
50' front road (gate to gate)
20' back lane

PLAY

12-acre S2 Lake Park
3-acre Kidz Venture Park
Pet Zone
Dino Zone

CONNECT

500m to Tiroi
KTM Station
3.3km to North-South
Highway Toll

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

S2 Heights Aman

Master Plan

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

Wide welcoming road

Easy connectivity

Green living



Elevated tranquillity,
city accessibility.

SEREMBAN 2

