

SUTERA S2 HEIGHTS AMAN



Sutera @ 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

APR 2026



Pemaju: Seremban Two Holdings Sdn. Bhd. (199501028262/357468-H) PT 10786, Seremban 2, 70300 Seremban, Negeri Sembilan.
(Fasa 2) 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.)
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

Cradled in the

WONDERS OF NATURE

Discover a peaceful oasis at this premier residential enclave, nestled amidst lush landscapes and majestic mountains. Unveil a 400-acre verdant township, where expansive landscapes invite boundless exploration. S2 Heights Aman is a place to savour the sights, scents and sounds of a tranquil green living that offers undisturbed peace and harmony.

Welcome to

SERENE LIVING

Indulge in peaceful serenity at 12-acre S2 Lake Park.





Walking in Breeze
12-acre landscaped lake



Listen to Chiming Birds
Amidst thriving lush greenery

Step into a world of rippling lake, set against a stunning backdrop of the awe-inspiring Banjaran Titiwangsa. Pathways flanked by vibrant foliage surrounds these peaceful ponds, making Sutera the premier address for idyllic living.

WHIMSICAL FLOWER TUNNEL
WONDERFULLY COMPLEMENTING THE
LAKESIDE PATHWAYS





LUSH GARDEN TOWNSHIP



Exploring Endless Horizons
Parkland spaces for
every generation



Roaming all around
Pathway flanked by nature
surrounding the lake



Green and peaceful living
Well-planned
township landscape



Wear your smile proudly, wherever you go. Sutera is a treasure trove of unique experiences that bring endless joy to those who live here.

COLLECTION OF OUTDOOR

- 12-ACRE S2 LAKE PARK
- 3-ACRE KIDZ VENTURE PARK
- PET ZONE

Cradled within the landscape are tranquil lake, where its surface beautifully reflects the sky. A meandering walkway embraces the water's edge, leading residents on a peaceful journey around its shores. Along this path, covered seating areas invite moments of relaxation and connection. Here, amid nature's wonders, residents have unrivalled peace and the perfect setting to create cherished memories with loved ones.

An Inviting

SENSE OF GRANDEUR

Welcome to a life filled with pristine pathways and greenery, which complements the modern living spaces and close-knit communities of Sutera. This is your pocket of peace, tucked away from the hustle and bustle of the surrounding suburbs.

A FREEHOLD SANCTUARY CRAFTED
FOR YOU AND YOUR LOVED ONES



Inspired by

PEACE AND COMFORT

The neighborhood thrives with manicured landscapes and vibrant playgrounds, creating a harmonious blend of natural beauty and lively spaces, enhancing the community's charm and livability.



Safe haven
Guarded community



Lighten your way
Solar power lighting at
playgrounds & parks



Adventureland
Playgrounds & parks



Elegance comes

NATURALLY

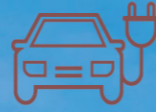
The home facades exude a chic charm, embodying contemporary design principles with bold and minimalistic elements. These stylish exteriors captivate the essence of modern aesthetics, leaving a lasting impression of sophistication and plays a part in representing your identity.



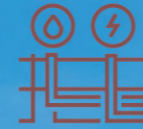
Smart Home
Equipped with smart capabilities



Digital Door Lock
Ease of access



EV Ready
Isolator point ready



Detailed Groundwork
Underground utilities & covered drainage





Feel the gentle breeze in your face as you stroll across trimmed gardens. Listen to the rustling leaves and happy songbirds. Sutera is your very own slice of paradise.

SOOTHING NATURE-EMBRACED
RESIDENTIAL NEIGHBOURHOOD

SITE PLAN



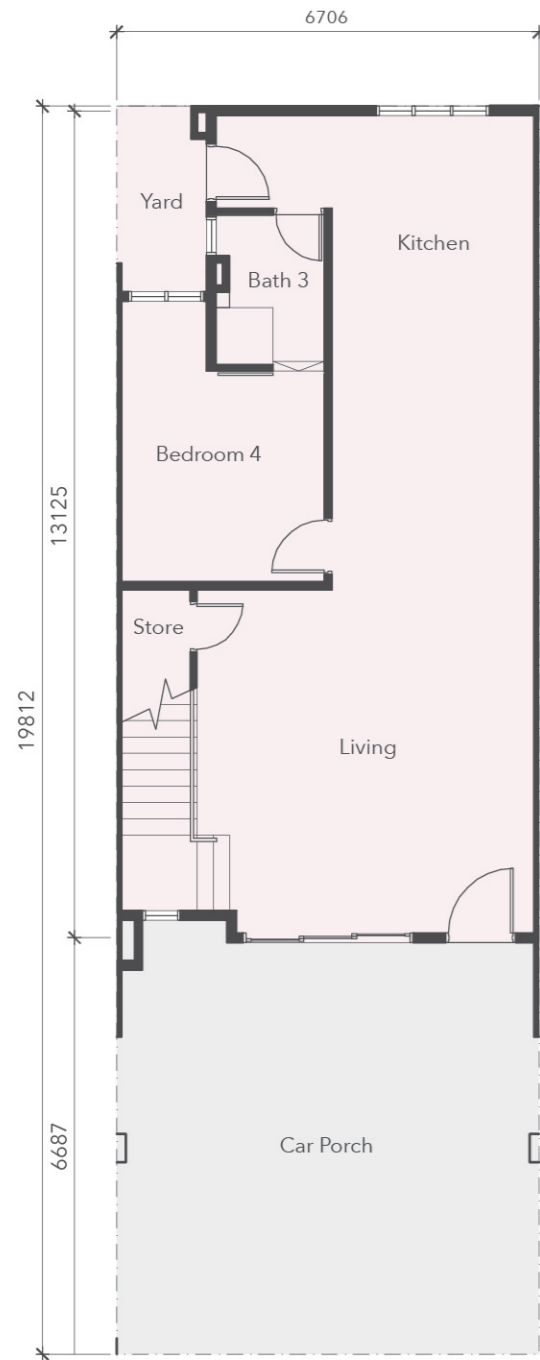
Total Units: 308

LEGEND

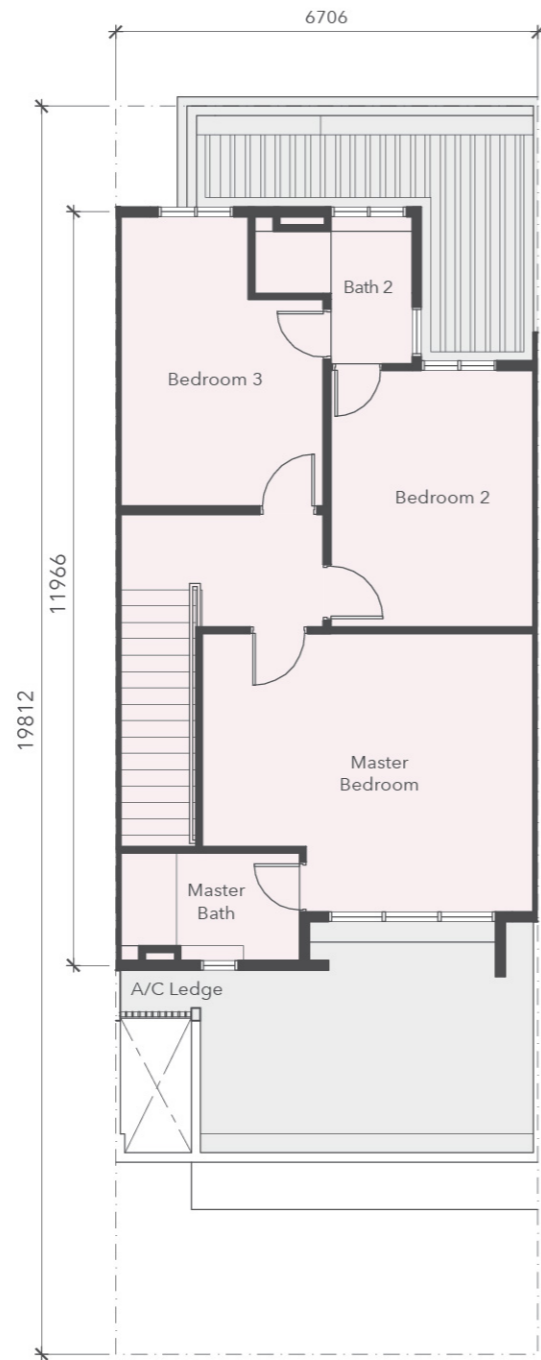
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|--|------------------------|---------------------|
| 1. SEATING PLAZA | 5. FUNCTION LAWN | 9. BERM GARDEN |
| 2. FITNESS CORNER | 6. PAVILION WITH DECKS | 10. GUARD HOUSE |
| 3. OPEN LAWN | 7. PLAYGROUND | 11. BADMINTON COURT |
| 4. MULTIPURPOSE COURT
(BASKETBALL + PICKLEBALL) | 8. SEATING ALCOVE | 12. WELLNESS CORNER |

This plan is a preliminary draft and is for reference only. All layouts, features, and specifications are subject to change and may be modified as deemed necessary during the final planning and approval stages. Final designs and details will be confirmed and may vary from this draft.

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

22' x 65'

BUILT-UP SIZE 1,949 sq.ft.

4 Bedrooms + 3 Bathrooms

SPECIFICATION

STRUCTURE	Reinforced Concrete Frame / Wall	
WALLS	Precast Hollow Core Concrete Panel /	
	Reinforced Concrete Wall / Common Clay Brick / Cement Sand Brick	
ROOF	Metal Roofing Sheet / Reinforced Concrete Roof	
CEILING FINISHES	Skimcoat / Plasterglass Ceiling	
FLOOR FINISHES	Porcelain Tiles / Ceramic Tiles / Concrete Imprint / Cement Render	
WALL FINISHES	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Kitchen Stainless Steel Sink • Bathrooms Wash Hand Basin, Hand Shower & Pedestal Water Closet 	
ELECTRICAL INSTALLATIONS WITH THREE PHASE WIRING		
	Corner / End Unit	Intermediate Unit
• Lighting Point	28	27
• Power Point	20	20
• 32A Isolator Point	1	1
• Fan Point	6	6
• Air-Cond Point	5	5
• Water Heater Point	3	3
• FWS	1	1
• TV Point	1	1
• Door Bell Point	1	1
• Auto Gate Point	1	1
EXTERNAL	<ul style="list-style-type: none"> • Low Wall With Mild Steel Grille Fencing • Chain Link Fencing • Mild Steel Entrance Gate 	
MISCELLANEOUS	<ul style="list-style-type: none"> • Air-Cond Piping And Discharge Pipe • Shower Screen To Master Bath Only • Digital Lock To Entrance Door 	

Sutera offers a collection of spacious homes designed for multigenerational living, providing finely crafted spaces that invite limitless personalization. Embrace the freedom to create a living environment that perfectly suits your family's unique needs and aspirations.

AMPLE NATURAL LIGHTING TO
ILLUMINATE YOUR LIVING SPACES

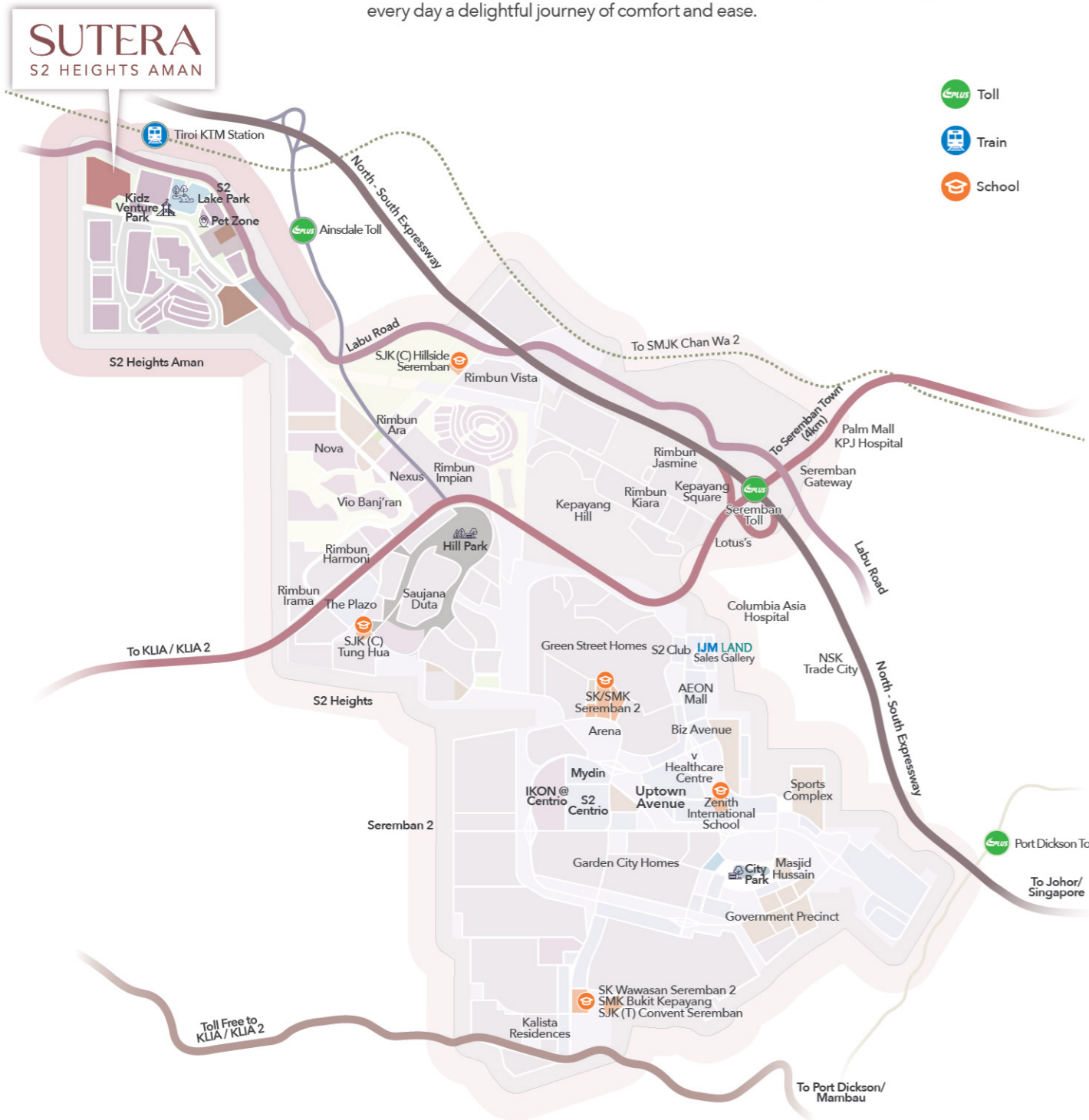


This is where cherished moments and memories come to life. Here, with those dearest to us, we write the stories that define our lives. Sutera is more than just a home – it's the heart of our treasured experiences and the sanctuary to those we call family.

Nestled in

SHEER LIVEABILITY

Experience a life of seamless convenience in Seremban 2, where modern amenities and connectivity converge. Enjoy effortless access to essential services, thriving communities, and a range of leisure options, making every day a delightful journey of comfort and ease.



- Toll
- Train
- School

NEARBY AMENITIES

RETAIL MALLS

- AEON Seremban 2
- Mydin Seremban 2
- Lotus's Supermarket
- NSK Trade City
- Seremban Gateway
- Palm Mall

COMMERCIAL HUB

- Nexus
- IKON @ Centrio
- The Plazo
- S2 Centrio
- S2 One Avenue
- S2 Uptown Avenue
- Biz Avenue

EDUCATION CENTRE

- SJK (C) Ladang Hillside
- SJK (C) Tung Hua
- SJK (C) Kg Baru Batu 8 Labu
- SJK (C) Min Shing Labu
- SM Agama Persekutuan Labu
- SJK (T) Ladang Kirby
- SJK (T) Convent Seremban
- SK Seremban 2A & 2B
- SK Wawasan Seremban 2
- SMK Taman Bukit Kepayang
- SMJK Chan Wa II
- SMK Seremban 2
- Zenith International School
- R.E.A.L. Kids

RECREATION

- 12-acre S2 Lake Park
- 3-acre Kidz Venture Park
- Pet zone
- 15-acre S2 City Park
- 30-acre S2 Hill Park
- S2 Club
- S2 Sports Complex

MEDICAL CENTRE

- Columbia Asia Hospital
- SEHAT Healthcare Centre
- KPJ Seremban Specialist Hospital
- Klinik Kesihatan Seremban 2
- SENA Specialist Hospital (Coming Soon)

FINANCIAL INSTITUTION

- Maybank
- CIMB Bank
- Hong Leong Bank
- Bank Rakyat
- Affin Bank
- RHB Bank
- BSN

TOLL

- Bandar Ainsdale Toll
- Seremban Toll

