Distinctively IJM



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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 | ijmland | seremban2.ijmland.com

Developer: Seremban Two Holdings Sdn Bhd (199501028262/357468-H) PT10786, Seremban2,70300 Seremban, Negeri Sembilan. • Developer's License: 9567/03-2029/0099(A) • Validity Period: 09/03/2024-08/03/2029 • Advertising Permit: 9567-28/10-2026/0762(R)-(L) • Validity Period: 03/10/2025-02/10/2026 • Land Tenure: Freehold • Encumbrances: Public Bank Berhad • Restrictionest: NIL • Completion Date: Nov2025 • ApprovingAuthority: Majlis Bandaraya Seremban • No. of Unit: 3-storey Bungalow - 35 units, 2-storey Bungalow - 5 units • Discount Bumiputera: 10% • Building Plan Approval No.: MBS.S.KB1-01/2022 • Selling Price: (3-storey Bungalow) RM5,486,160 (Min) RM7,269,360 (Max), (2-storey Bungalow) RM4,564,560 (Min) RM5,464,560 (Max)
THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.

SEREMBAN 2

VIO BANJ'RAN

Reserved for the discerning

40 limited
2 & 3-storey hilltop bungalows





ViO Banj'ran Exclusive Hilltop Bungalows are thoughtfully crafted with a private rooftop terrace. Because home should be where magnificent panoramic views are ready for your indulgence, whenever you desire. Marvel at your personal highland and feel on top of the world every single day, as you should.

146 meters above sea level

PLAY WITH CLOUDS.

WHISPER TO STARS.

SING WITH BIRDS.



Artist impression purposes only.

YOU CHOOSE.

Live the best life with the best views. Every day.

At 146 meters above sea level, your home on verdant high grounds is the epitome of luxury and sustainability. Experience a whole new level of eco-friendly luxury living at your very own exclusive hilltop bungalow that is elegantly fitted with sustainable features and awarded the provisional GreenRE Gold Certification.



The ultimate luxury, enjoyed in your privacy.



ViO Banj'ran Exclusive Hilltop Bungalows await those seeking life's finest offerings, both within and around home.

Here, vast surroundings, private panoramic views, elegant sustainable fittings, and lush amenities are best enjoyed from high above—far from worries and the ordinary.

Inviting the outdoors in are double-volume ceilings adorned with ample floor-to-ceiling windows. Luxuriate in home's spectacular showcase of panoramic views coupled with remarkable cross ventilation.





Artist impression purposes only.



Artist impression purposes only.

These exclusive hilltop bungalows present an elegant medley of functionality, flexibility, safety, and privacy.

The open plan layout creates a canvas that embraces multi-generational living comfortably.

Completing the luxury are premium sanitary fittings and highly durable anti-slip bathroom tiles.

AN ELEGANT ABODE MADE FOR TIMELESS INDULGENCE



Artist impression purposes only.

EXQUISITE FEATURES

From elevated views to eco-friendly features and luxurious interiors, your exclusive hilltop bungalow is ready to indulge you.

Where every drive is lush

Tree-lined driveway

Thoughtfully crafted landscaping

Where the community lives fully

Gateless concept

Wide welcoming streets

Where views lift you up

146 metres above sea level

Rooftop terrace with panoramic views

Where safety is priority

Home alarm security system

Smart home system with a digital smart lock

Perimeter fencing with CCTV

Where nature sings praises

Sustainable features with Provisional GreenRE gold rating

Solar panels and water heating system

Rainwater harvesting system

Water saving fittings

EV ready

SANCTUARY



Artist impression purposes only.

type **A** 3-storey bungalow

type **B** 2-storey bungalow



Artist impression purposes only.

Step into the vibrant embrace of ViO Banj'ran's four lush green gardens, where adventure meets tranquility.

These enchanting spaces offer pavilions, thrilling play areas, outdoor gyms, and picnic spots. Delight in three lookout points with sweeping township and mountain range views.

Explore, play, and savour nature's beauty at its finest at the community fruit orchard—a hub for gatherings and connections.

Site plan

Type A — 3-storey Bungalow

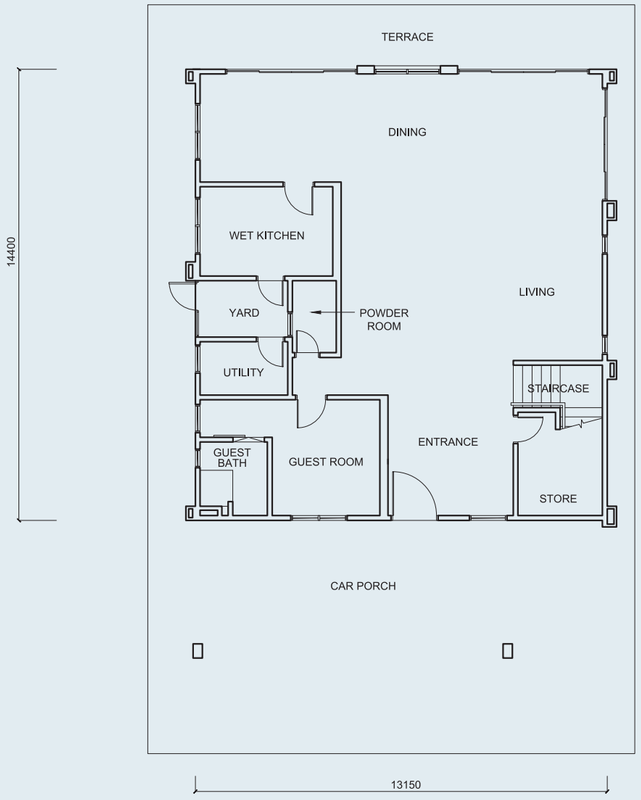
Type B — 2-storey Bungalow



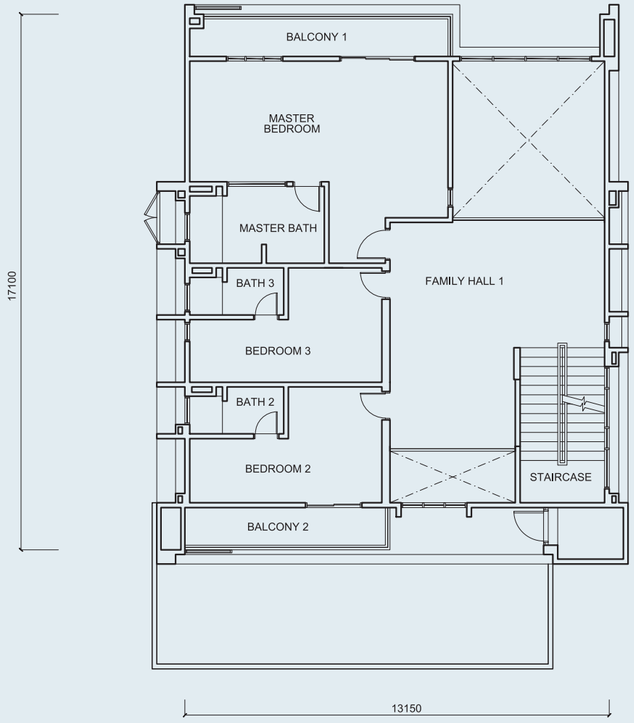
1. Verdant drive
2. Scenic view point
3. Grand entrance with guard house
4. Signature pavilion
5. Adventure play zone
6. Picnic zone
7. Gateway trellis
8. Outdoor fitness zone
9. Panoramic view point 1
10. Fruit orchard
11. Panoramic view point 2
12. Open lawn zone

Built-up: 6,303 sq. ft.
Land area: 5,768 - 8,522 sq. ft.

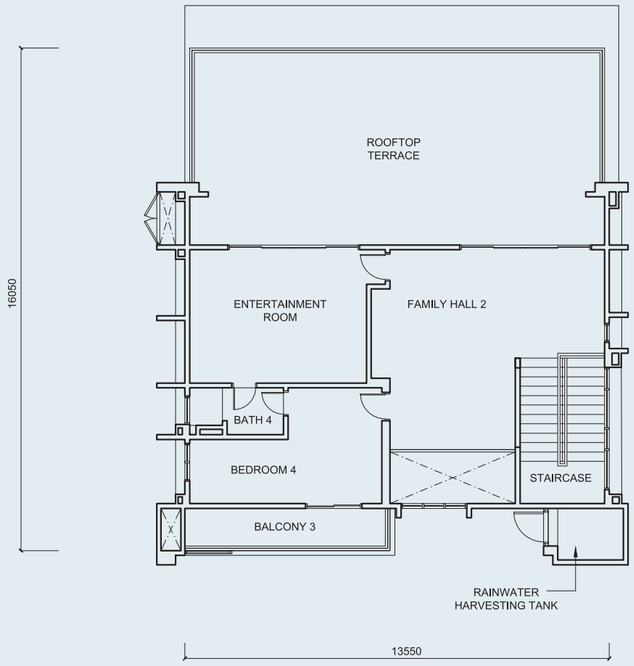
type **A** 3-storey bungalow



ground floor



1st floor

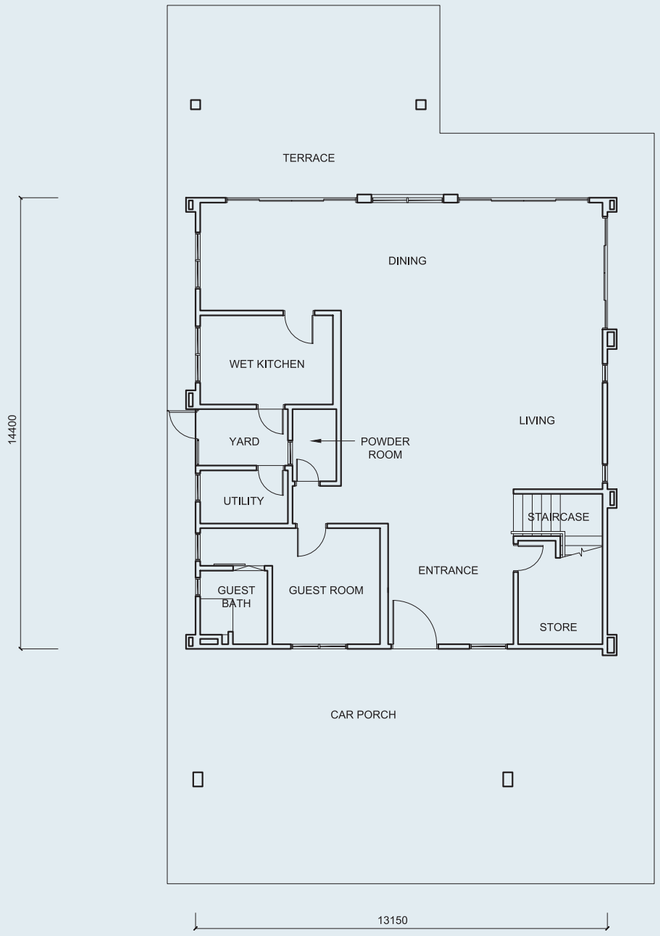


2nd floor

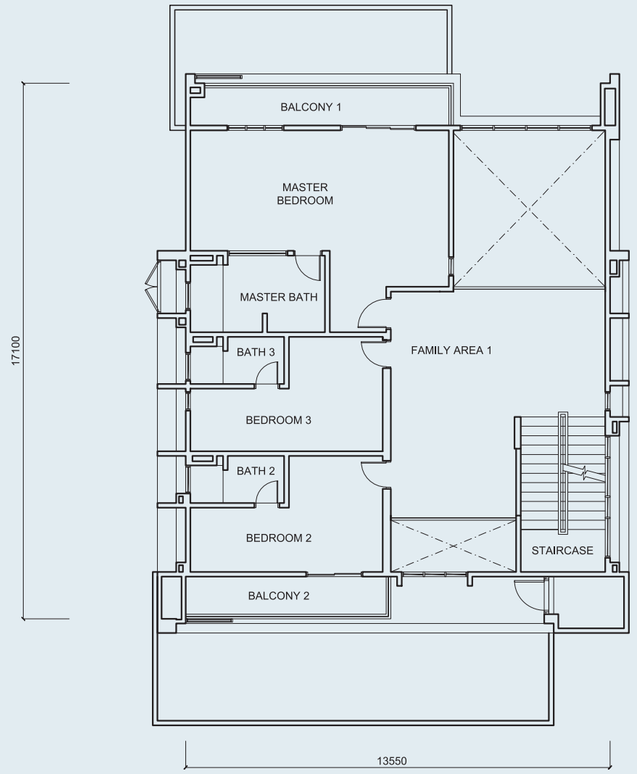
*Subject to approval by the authorities. Always refer to the SPA plan for accuracy.

Built-up: 6,464 sq. ft.
Land area: 5,980 - 7,735 sq. ft.

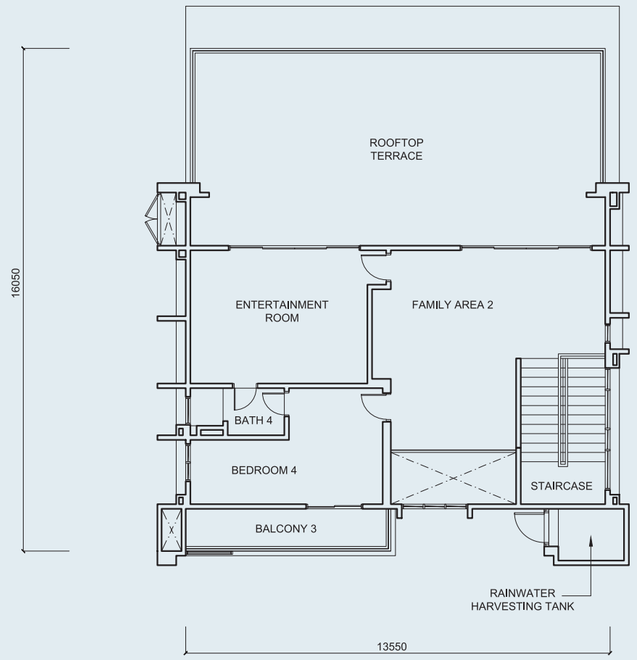
type **A1** 3-storey bungalow



ground floor



1st floor

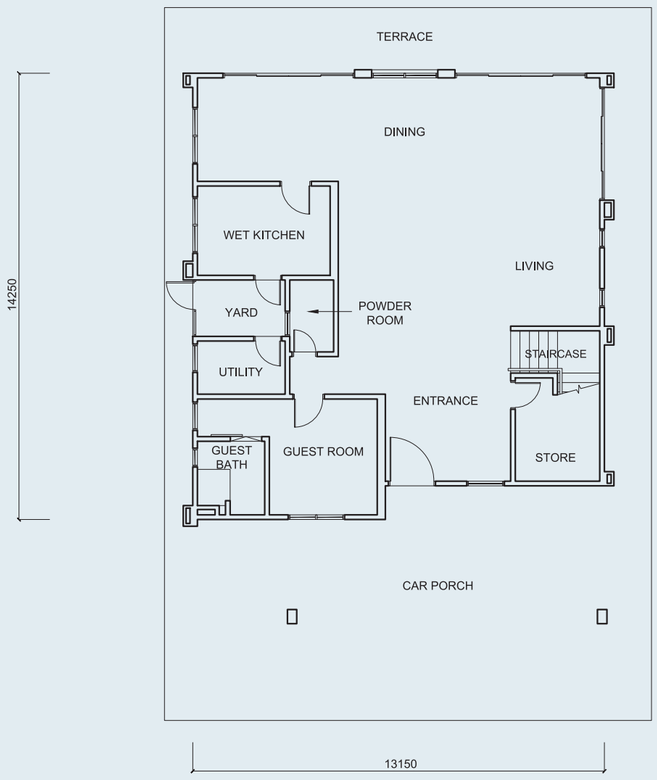


2nd floor

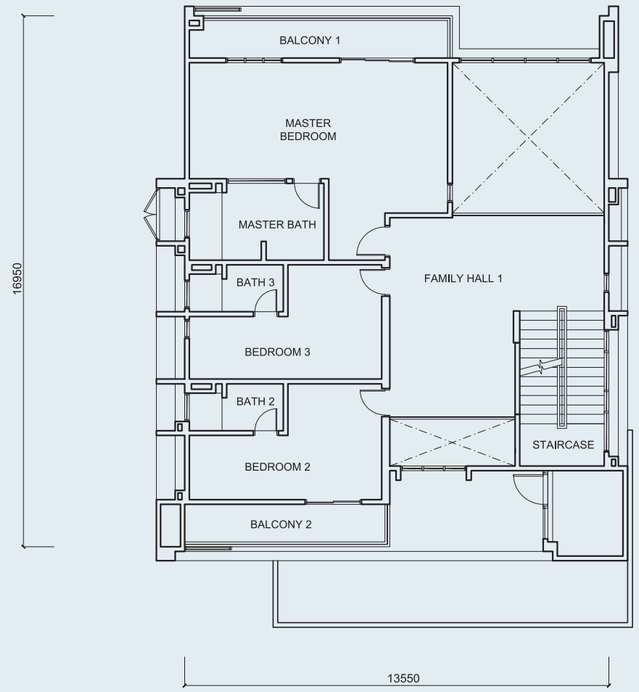
*Subject to approval by the authorities. Always refer to the SPA plan for accuracy.

Built-up: 5,930 sq. ft.
Land area: 5,070 - 7,845 sq. ft.

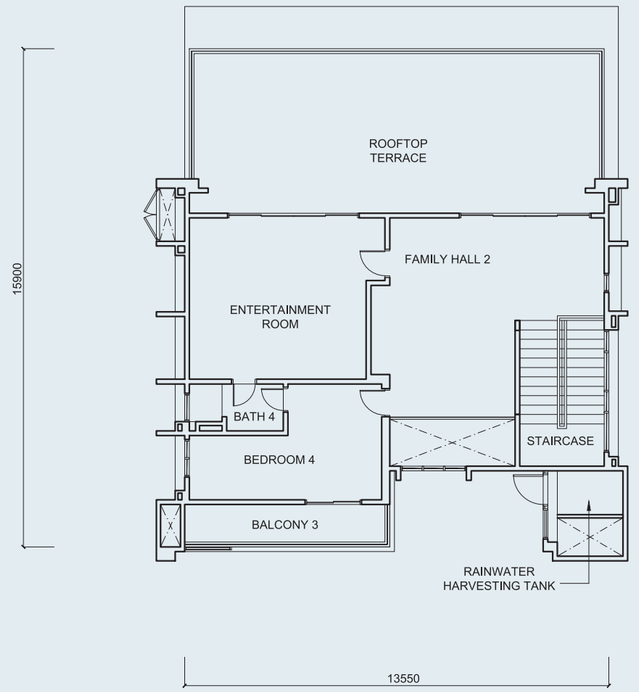
type **A2** 3-storey bungalow



ground floor



1st floor

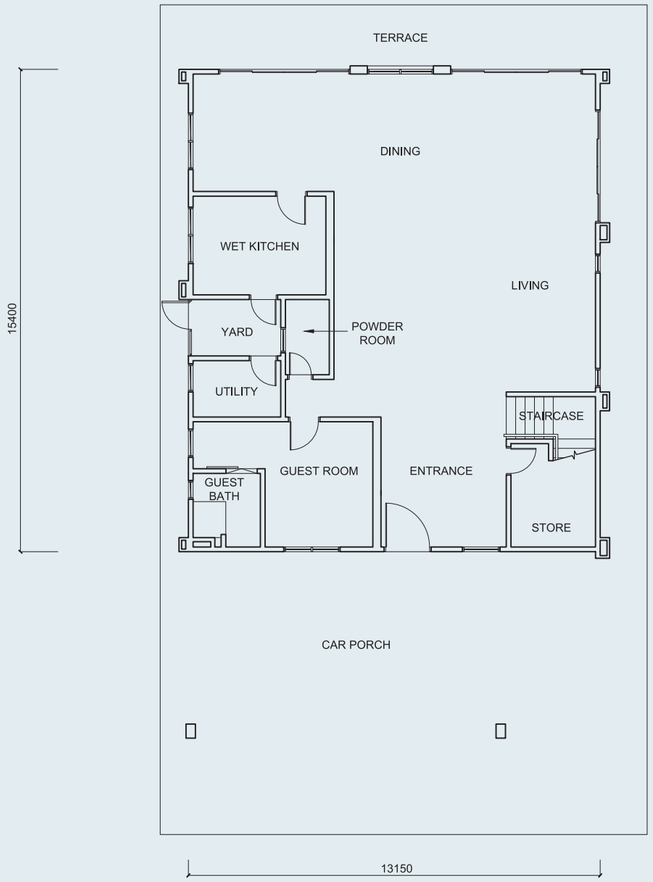


2nd floor

*Subject to approval by the authorities. Always refer to the SPA plan for accuracy.

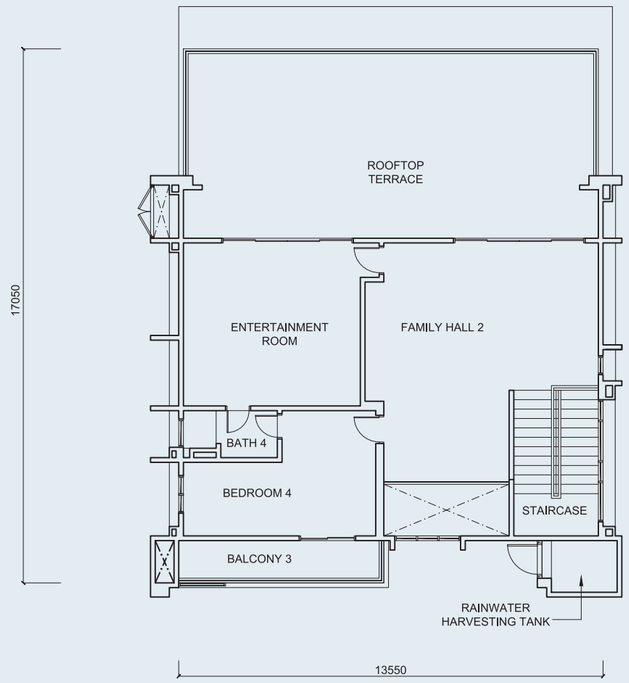
Built-up: 6,944 sq. ft.
Land area: 7,208 - 8,934 sq. ft.

type **A3** 3-storey bungalow



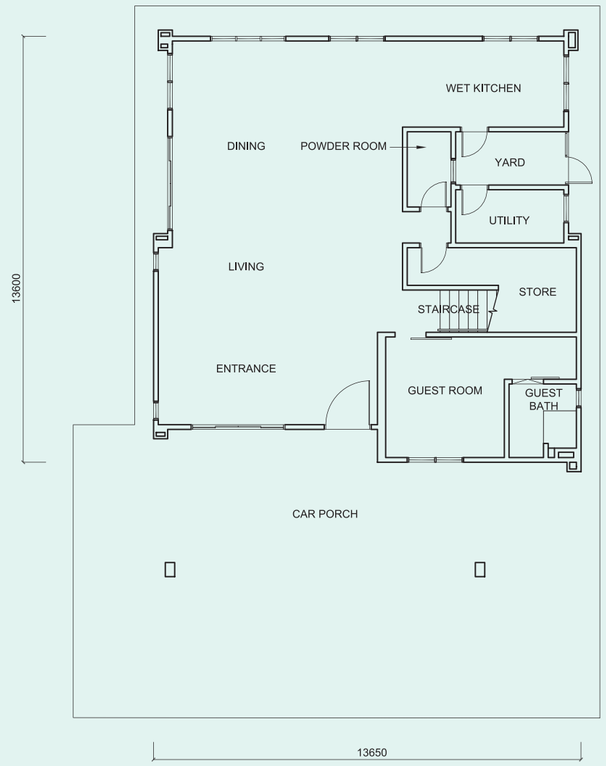
ground floor

1st floor



2nd floor

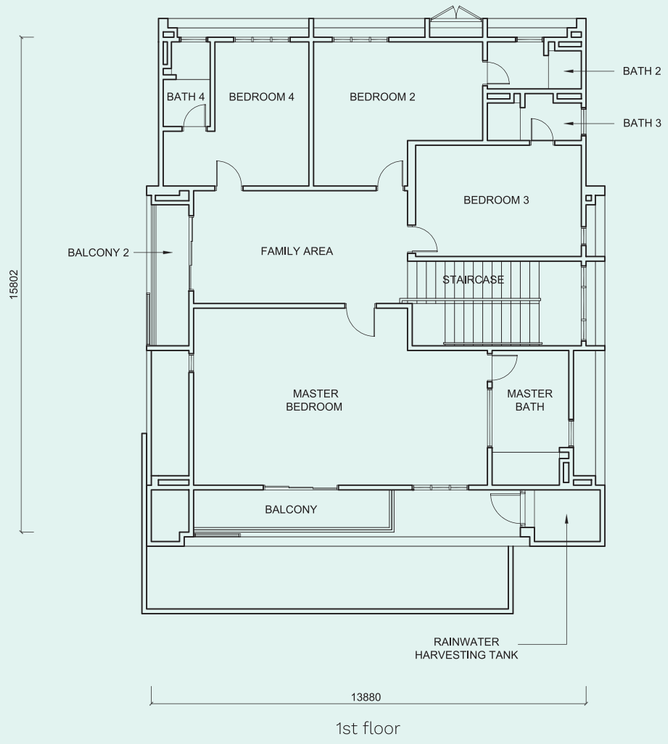
*Subject to approval by the authorities. Always refer to the SPA plan for accuracy.



ground floor

Built-up: 4,756 sq. ft.
Land area: 5,365 - 7,789 sq. ft.

type **B** 2-storey bungalow



1st floor

*Subject to approval by the authorities. Always refer to the SPA plan for accuracy.

Specifications

Structure	Reinforced Concrete Frame
Wall	Reinforced Concrete wall / Common Clay Brick
Roof	Metal Roofing Sheet / Reinforced Concrete Roof
Ceiling finishes	Skimcoat / Plaster Ceiling
Floor finishes	Porcelain Tiles / Ceramic Tiles / Solid Wood Flooring
Wall finishes	Wet 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	Basin, Shower & Water Closet Vanity Top To Master Bath, Guest Bath, Bath 2, 3 & 4 (3-Storey) Vanity Top To Master Bath, Guest Bath, Bath 2 & 3 (2-Storey) Hand Bidet To All Bathrooms

Electrical Installations With Three Phase Wiring (60 AMPS)

Type	A	A1	A2	A3	B
Lighting Point	75	77	76	75	52
Power Point	58	58	58	58	46
Fan Point	16	16	15	16	11
Solar Heater Point	1	1	1	1	1
Water Pump Point	1	1	1	1	1
CCTV Point	5	5	5	5	4
Air Conditioning Point	11	11	11	11	9
TV Point	5	5	5	5	4
Door Bell Point	1	1	1	1	1
Fibre Wall Socket	1	1	1	1	1
Telephone Point	1	1	1	1	1
Network Point	2	2	2	2	1
40A Isolator Point	1	1	1	1	1

EXTERNAL

Fence	Wall Fencing / Wire Fence
Miscellaneous	Air-cond piping and discharge pipe Glass railing at family area, balcony, staircase and rooftop terrace Bathtub for master bath only Water pump Rainwater harvesting tank Solar water heating system with hot water piping to all shower and basin only Solar PV system Smart digital lock to entrance door Home alarm security system Shower screen to all bathrooms except powder room

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

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