



ARENA

SEREMBAN 2



YOUR LIFE OF WONDER BEGINS HERE

Every story has a beginning. At ARENA,
everything began with a wish; a wish for a life full of wonders,
days made of adventure, moments overflowing with excitement.

Here, at the centre of everything, let your wish for a life of
happiness and marvel come true.

WHERE LIFE GOES BEYOND ORDINARY

It's the life you've always dreamed of. Where nature and convenience surrounds you, where life was designed with family and community in view, with shops and style, that completes the lifestyle you desire.

ARENA calls Seremban 2 home. A vibrant, award-winning self-sustainable township that has everything you need, for your life to flourish.

Restaurant /
Entertainment

S2 Uptown Avenue
S2 Centrio
S2 One Avenue
The Plazo

Shopping Mall

AEON
Lotus's Hypermarket
Mydin Mall
NSK Trade City
Palm Mall

FLOURISH

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WHERE EXCITEMENT BLOOMS



With ARENA, every corner is magical.
With pocket parks to play in,
And a safe home to build joyful
memories in.

Endless exploration to get through,
Surrounded by many schools,
ARENA was made for happy childhoods.

Education

7 Public Schools
R.E.A.L. Kids
Zenith International School

Leisure

15-acre City Park
30-acre Hill Park
S2 Club
Sports Complex



SEEK

WHERE PLAYFULNESS RESIDES



At ARENA, excitement and smiles are never far away. Designed for community living, warmth is part of your every day.

Neighbourhood cookouts, kiddie playdates, familiar smiles that greet you in your driveway. That's how days, weekends and life are like here.

Hospital

Columbia Asia Hospital
KPJ Seremban Specialist Hospital
SEHAT Healthcare Centre
Klinik Kesihatan S2

Bank

Maybank
CIMB Bank
Hong Leong Bank
Bank Rakyat
RHB Bank
BSN

Toll

Plaza Tol Seremban
Plaza Tol Bandar Ainsdale



ROAM

WHERE WARMTH SURROUNDS YOU





SMART HOME & SECURITY

Equipped with
smart capabilities



DIGITAL DOOR LOCK

Ease of access with
many features and
functionality



SPACES TO PLAY

Park and children
playground



LOW DENSITY

Privacy and space
with a relaxed
ambiance



CONSISTENT FLOW

Water pump*
for strong
consistent flow



WELCOME PORCH

Spacious and
fully covered
carporch



LUXURIOUS FITTINGS

Powder-coated
frame for window
& sliding doors



DETAILED GROUNDWORK

Underground
utilities and
covered drainage



UPGRADED POWER

3-phase wiring

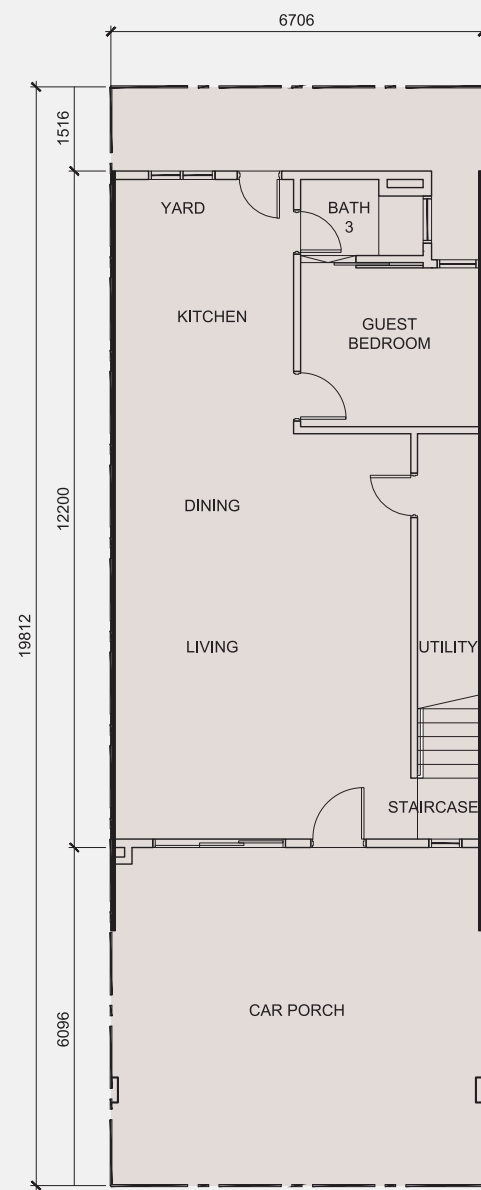
* Located at water tank area.



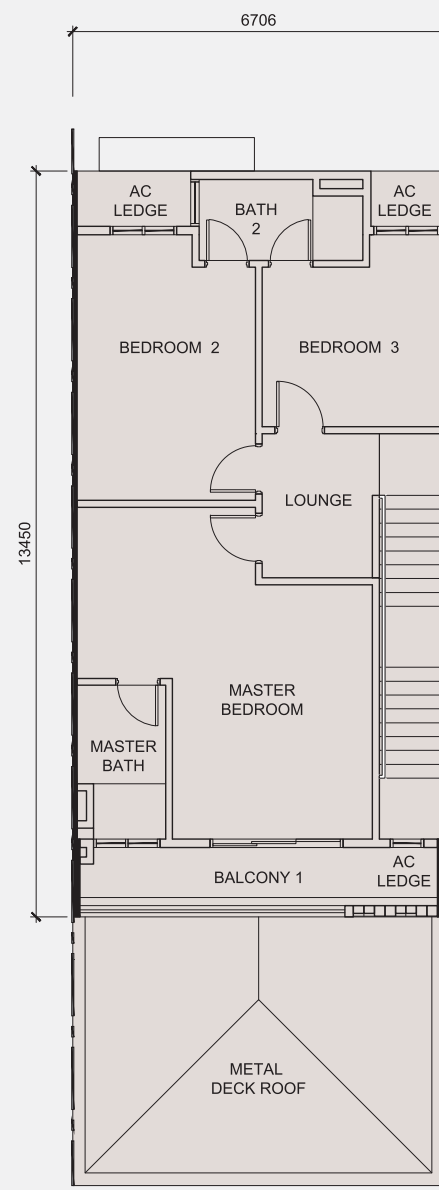
Life has changed massively. At ARENA, we lifted the restrictions on limitations. With homes generous with space, so you can roam, yet have quiet moments of your own.

For the extended family, ground floor rooms with space for those you love. For you, designed cinematically, lavish views in our balcony above.

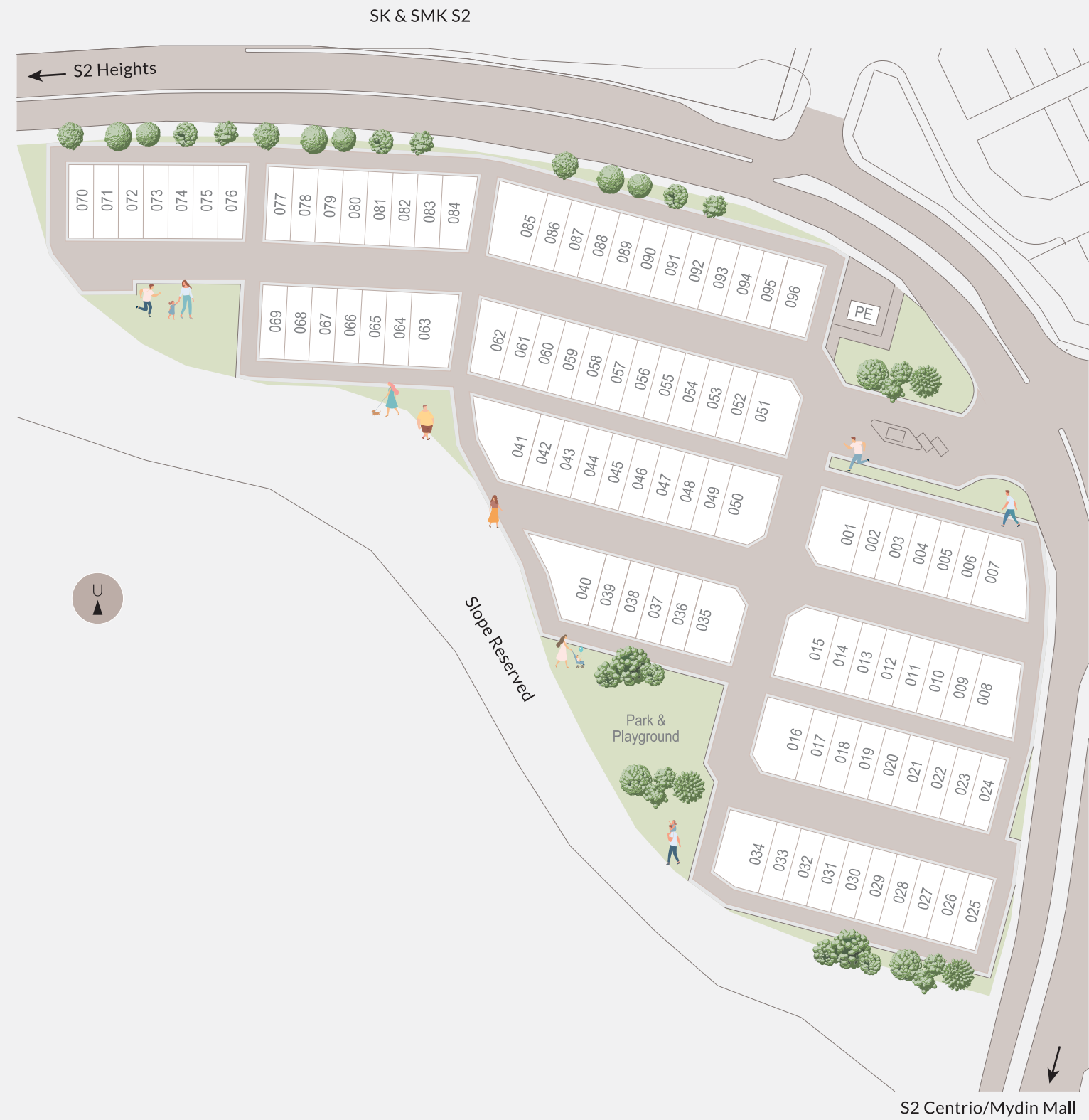




ground floor



first floor



13 | FLOOR PLAN

22' x 65'
intermediate lot
built up: 2,381 sf
4 bed & 3 bath

14 | SITE PLAN

How we spend our days, is how we live our life.

At ARENA, your days are spent surrounded by community, guarded, exclusive and filled with amenities. A children playground, park, lively, spirited and inspiring.

Beyond that, it's the details that make the difference. Cruise with ease with wide front and back lanes, in the thriving township of Seremban 2, so nothing is ever far away.





S2

IJM LAND Township creator,
lifestyle maker Seremban 2

KTM route

Toll

School

ARENA

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HIGHLY SPIRITED
HIGHLY CONVENIENT

Life should be lived easily,
Where you move in and out freely.
With amenities at your liberty,
Where you sit back and enjoy effortlessly.

SPECIFICATION

STRUCTURE	- Reinforced Concrete Frame / Wall
WALLS	- Reinforced Concrete Wall / Precast Hollow Core Concrete Panel / Masonry
ROOF	- Metal Roofing Sheet / Reinforced Concrete Roof
CEILING FINISHES	- Skimcoat / Plasterglass Ceiling
FLOOR FINISHES	- Porcelain Tiles / Ceramic Tiles
WALL FINISHES Kitchen & bathrooms Others	- Wall Tiles up to Ceiling Height - 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 Window
SANITARY FITTINGS Kitchen Bathrooms	- Sink - Basin, Hand Shower & Pedestal Water Closet
ELECTRICAL INSTALLATIONS WITH THREE PHASE WIRING	
	Intermediate / End Corner
Lighting point	- 26 28
Door bell point	- 1 1
Power point	- 21 21
Air-cond point	- 5 5
Water heater point	- 3 3
Auto gate point	- 1 1
Fan point	- 6 6
FWS	- 1 1
TV point	- 1 1
Water Pump Point	- 1 1
EXTERNAL	
Fence	- Wall Fence / Chain Link Fence At Back - Mild Steel Gate
MISCELLANEOUS	- Water Pump - Air-Cond Piping And Discharge Pipe - Digital Lock To Entrance Door - Tempered Glass at balcony

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Pemaju: RB Land Sdn. Bhd. (199301027399/282137-P) PT 10786, Seremban 2, 70300 Seremban, Negeri Sembilan. • No. Lesen Pemaju: 6516/05-2023/0226(A) • Tempoh Sah: 22/5/2021-21/5/2023 • No. Permit Iklan dan Jualan: 6516-43/08-2024/0120(N)-(L) • Tempoh Sah: 17/08/2022-16/08/2024 • Pegangan Tanah: Hak Milik Kekal • Bebanan Tanah: Tiada • Sekatan Kepentingan: Tanah ini tidak boleh dipindah milik, dipajak atau digadaikan melainkan dengan kebenaran Pihak Berkuasa Negeri • Tarikh Dijangka Siap: Oct 2024 • Pihak Berkuasa yang Meluluskan: Majlis Perbandaran Seremban • Jumlah Unit: Rumah Teres Dua Tingkat (22'x65') - 96 unit • Diskaun Bumiputera: 10% • No. Kelulusan Pelan Bangunan Kediaman: MPS.KB1-08/2021 • Harga: (22'x65') RM965,640 (Min.) RM1,272,440 (Maks.)
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

IJM LAND

1800 222 456

seremban2.ijmland.com

RB Land Sdn Bhd (199301027399/282137-P)
PT 10786, Seremban 2, 70300 Seremban,
Negeri Sembilan.

Mon - Sat 9am - 5pm
Sun & public holiday 10am - 5pm

Arena Seremban 2

