

**IKON**

@ Centrio, Seremban 2

AN  
**ICONIC ADDRESS**  
FOR YOUR CHOICED  
INVESTMENT

2 & 3 - STOREY LIFESTYLE SHOPS



REAPING THE SWEETEST RETURN ON INVESTMENTS



THE GREATEST  
**LIMITLESS PROSPECT**  
FOR YOU



FOOD & BEVERAGE



HEALTH & FITNESS



GROCERY STORES



CHILDREN ENRICHMENT



FASHION & BEAUTY



HOME LIVING



FLORIST & GIFT



FINANCIAL INSTITUTION

AND MORE...

# IN THE HEART OF SEREMBAN 2

A fast-paced development with vibrant growth opportunity and lively surroundings. Nestled within a vast catchment of readily available potential customers and eager business owners seeking a choiced platform to spread their wings. IKON @ Centrio Seremban 2 offers a potentially good investment opportunity and is truly a golden chance not to be missed.

THE GREATEST  
**ADVANTAGE**  
AWAITS YOU



HIGH OCCUPANCY RATE



HIGH DEMAND FOR VARIOUS BUSINESS SERVICES



POTENTIAL CAPITAL APPRECIATION



HIGHER BUYING POWER

60k

POPULATION & GROWING (S2 & S2 Heights)

100k

SURROUNDING NEIGHBOURHOOD

3800

ACRES TOWNSHIP

100%

COMMERCIAL HOTSPOT



PRESTIGIOUS ADDRESS (In Seremban)

24ft

WIDE ENTRANCE



SPACIOUS BUILT UP



BE AMONG THE TOP PLAYERS



CENTRAL & STRATEGIC LOCATION



VISIBILITY & ACCESSIBILITY

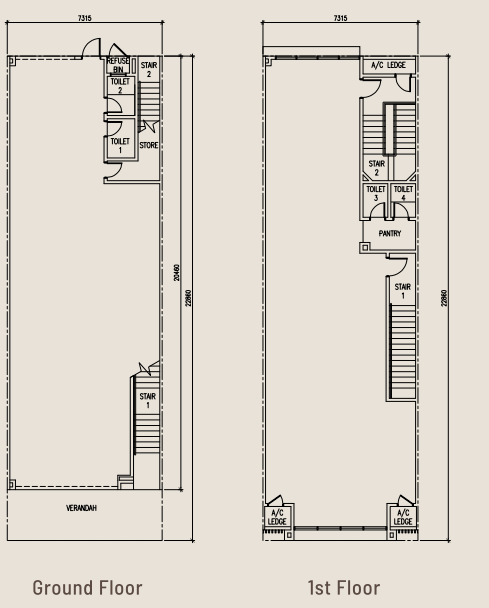




FLOOR PLAN

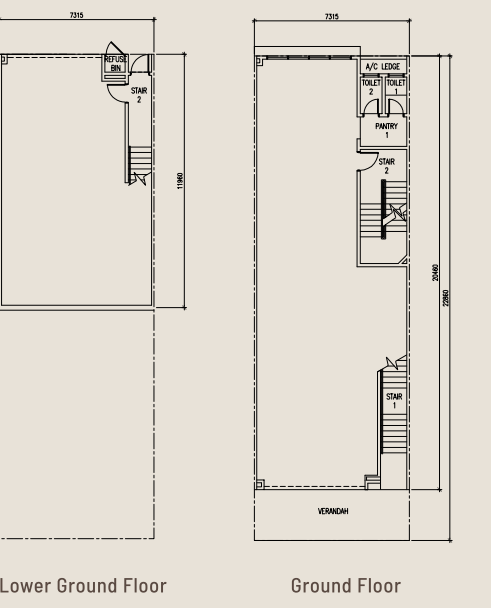
TYPE 1A

2 STOREY INTERMEDIATE LOT  
LAND AREA : 24' x 75'  
BUILT-UP : 3,537 sq. ft.



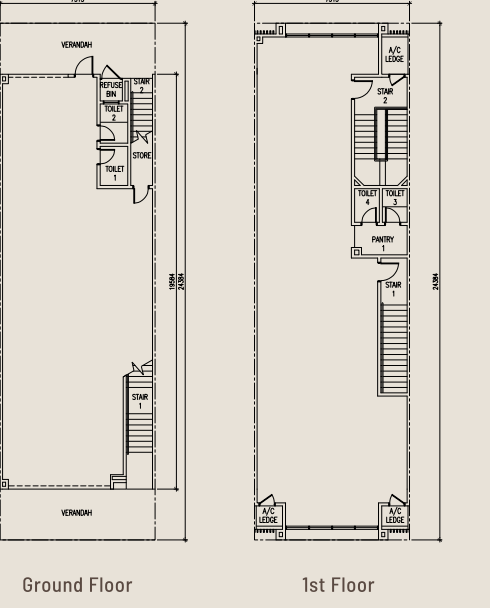
TYPE 2A

2.5 STOREY INTERMEDIATE LOT  
LAND AREA : 24' x 75'  
BUILT-UP : 4,478 sq. ft.



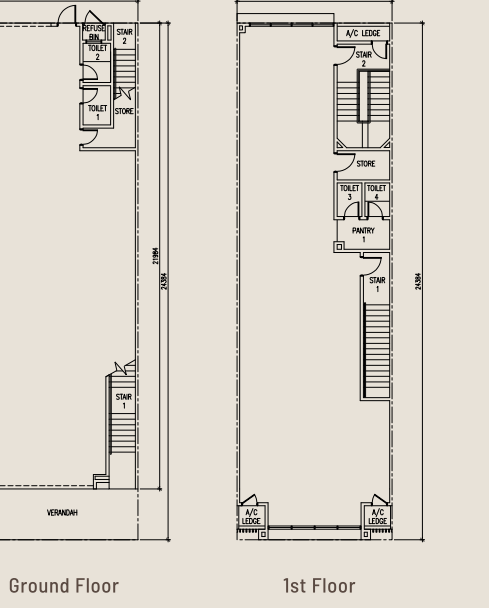
TYPE 3A

2 STOREY INTERMEDIATE LOT  
LAND AREA : 24' x 80'  
BUILT-UP : 3,751 sq. ft.



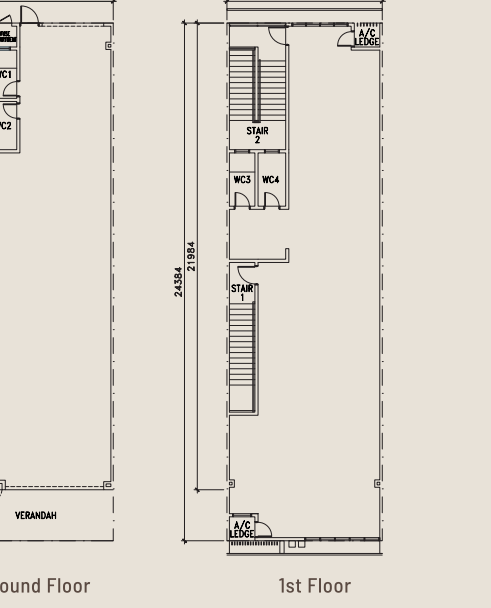
TYPE 4A

2 STOREY INTERMEDIATE LOT  
LAND AREA : 24' x 80'  
BUILT-UP : 3,787 sq. ft.



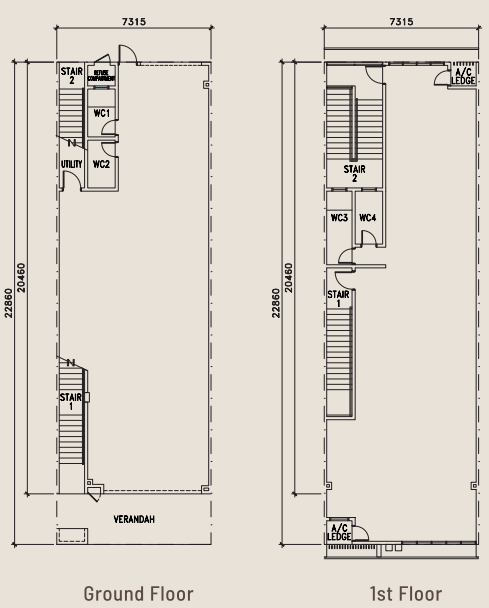
TYPE 1

2 STOREY INTERMEDIATE LOT  
LAND AREA : 24' x 80'  
BUILT-UP : 3,840 sq. ft.



TYPE 2

2 STOREY INTERMEDIATE LOT  
LAND AREA : 24' x 75'  
BUILT-UP : 3,600 sq. ft.



SPECIFICATION

<b>STRUCTURE</b>	- Reinforced Concrete Frame	
<b>WALL</b>	- Cement Sand Brick	
<b>ROOF</b>	- Metal Roofing Sheet / Reinforced Concrete Roof	
<b>CEILING FINISHES</b>	- Skimcoat / Asbestos Free Ceiling Board (Phase 2B) - Skimcoat / Plaster Ceiling (Phase 2A)	
<b>FLOOR FINISHES</b>	- Porcelain Tiles / Ceramic Tiles / Cement Render	
<b>WALL FINISHES</b>	Toilet / Pantry (Basin Area Only) - Tiles Up to 1500mm Height Others Areas - Plaster and Paint	
<b>DOORS</b>	- Mild Steel Roller Shutter Door - Plywood Flush Door	
<b>WINDOWS</b>	- Bronze Anodized Aluminium Frame with Tinted Glass / Obscure Glass Window	
<b>SANITARY FITTINGS</b>	<b>2 STOREY</b>	<b>2 1/2 STOREY</b>
Toilet	2 nos. Squatting WC 2 nos. Sitting WC 3 nos. Wash Hand Basin	2 nos. Squatting WC 2 nos. Sitting WC 2 nos. Wash Hand Basin
	<b>3 STOREY</b>	
	3 nos. Squatting WC 3 nos. Sitting WC 4 nos. Wash Hand Basin	

ELECTRICAL INSTALLATION WITH THREE PHASE WIRING

Phase 2B	2 STOREY			2 1/2 STOREY						
	TYPE 1A (INTER)	TYPE 1B (END)	TYPE 1C (CORNER)	TYPE 2A (INTER)	TYPE 2B (END)	TYPE 2C (CORNER)				
Lighting Point	25 nos	35 nos	35 nos	30 nos	45 nos	42 nos				
13 Amp Power Point	12 nos	12 nos	12 nos	16 nos	16 nos	16 nos				
Ceiling Fan Point	4 nos	4 nos	5 nos	5 nos	5 nos	6 nos				
Fibre Wall Socket Point	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos				
Phase 2A	2 STOREY (24' x 75')									
	(INTER)	ET5 (END)	ET6 (END)	ET7 (END)	ET8 (END)	CT3 (CORNER)				
Lighting Point	24 nos	40 nos	40 nos	34 nos	24 nos	45 nos				
13 Amp Power Point	12 nos	13 nos	13 nos	13 nos	12 nos	15 nos				
Ceiling Fan Point	4 nos	5 nos	5 nos	5 nos	4 nos	5 nos				
Fibre Wall Socket Point	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos				
	2 STOREY (24' x 80')			3 STOREY (24' x 75')		3 STOREY (24' x 80')				
	(INTER)	ET1 (END)	ET2 (END)	ET3 (END)	ET4 (END)	CT4 (CORNER)	CT1 (CORNER)	CT2 (CORNER)	CT5 (CORNER)	CT6 (CORNER)
Lighting Point	25 nos	38 nos	38 nos	38 nos	39 nos	65 nos	64 nos	64 nos	66 nos	63 nos
13 Amp Power Point	12 nos	13 nos	13 nos	13 nos	13 nos	21 nos	22 nos	22 nos	22 nos	21 nos
Ceiling Fan Point	4 nos	5 nos	5 nos	5 nos	5 nos	8 nos	8 nos	8 nos	8 nos	8 nos
Fibre Wall Socket Point	2 nos	2 nos	2 nos	2 nos	2 nos	3 nos	3 nos	3 nos	3 nos	3 nos

SITE PLAN

Phase 2B					Phase 2A				
TYPE	LAND AREA	BUILT UP (sq. ft.)	STOREY	UNIT	TYPE	LAND AREA	BUILT UP (sq. ft.)	STOREY	UNIT
1A	24' x 75'	3,537	2	42	3A	24' x 80'	3,751	2	21
1B	33' x 75'	4,847	2	4	3B	33' x 80'	5,137	2	2
1C	32' x 75'	4,580	2	4	3C	32' x 80'	6,908	3	1
2A	24' x 75'	4,478	2.5	21	3D	32' x 80'	7,088	3	1
2B	33' x 75'	6,115	2.5	2	4A	24' x 80'	3,787	2	21
2C	32' x 75'	5,597	2.5	2	4B	33' x 80'	5,205	2	2
					4C	32' x 80'	7,305	3	2
<b>TOTAL UNIT 125</b>					<b>TOTAL UNIT 44</b>				

B = Bumi Lot



## SEREMBAN 2 A TOWNSHIP OF DREAMS

Easily accessible from major highways and main roads, Seremban 2 is a short distance away from the administrative city of Seremban and surrounded by mature districts. Being in the pulse of Seremban 2, IKON @ Centrio will become the buzzing hub for commercial activities and events in the near future.

# S2



\* Map is not drawn to scale.

### CONVENIENCES

1. Mydin Mall
2. Centrio
3. Uptown Avenue
4. AEON Mall
5. NSK Trade City
6. Lotus's Hypermarket
7. Seremban Gateway
8. Palm Mall

### EDUCATION

1. SK/SMK Seremban 2
2. SJK (C) Tung Hua
3. Zenith International School
4. SJK (T) Convent Seremban
- SK Wawasan Seremban 2
- SMK Bukit Kepayang
5. SMJK Chan Wa 2
6. SJK (C) Hillside Seremban

### RECREATION

1. City Park
2. Sports Complex
3. S2 Club
4. Hill Park

### MEDICAL CENTRES

1. SEHAT Healthcare Centre
2. Columbia Asia Hospital
3. KPJ Seremban Specialist Hospital
4. Klinik Kesihatan Seremban 2

### TOLL

1. Port Dickson Toll Plaza
2. Seremban Toll Plaza
3. Ainsdale Toll Plaza

### ACCESSIBILITY

- KTM ROUTE
- North-South Highway

SALES GALLERY OPENING HOURS : Mon - Sat | 9am - 5pm / Sun & Public Holiday | 10am - 5pm

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

1800 222 456  
seremban2.ijmland.com

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