

Distinctively
IJM

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

NEXUS
SEREMBAN 2



166 PREMIUM LIFESTYLE SHOPS

A GATEWAY. A HUB. A DESTINATION.

Welcome to the gateway connecting community, convenience and commercial success. 166 premium lifestyle shops await to take your business to the next level.

Whether you are investing, expanding, or just visiting, you will immediately be drawn into the unique vibe of the place, full of perks and quirks. You are right next to existing and future medium- to high-end developments: market prospects and potential are limitless; whether your talent is in fashion, food, or other lifestyle must-haves.



RETAIL VIBRANCY

Prime location
in the heart of Seremban 2

Multi-entry points ✕

Ready catchment

62k $\frac{S2}{\text{growing population}}$

100k $\frac{\text{neighbourhood}}{\text{population}}$

CREATE your signature that sets you apart

BUILD YOUR EMPIRE AND CONNECTIONS

Match the DNA of your business to your address. The vintage chic facade and versatile layouts, wide elegant 7.5ft walkways and 66' roads, four main entry points with both in-and-out lanes, more than 1000 parking spots – you will be part of the next impressionable go-to community hub, Instagrammable paradise, talk of town.

Meet and mingle. Work and have fun. There is something for everyone.



Dare to be different.
Distinguish yourself from
competition by giving a
modern twist to the golden era
from yesteryears. Take on the
classic and make it fantastic.

BOLD IDEAS BIG DREAMS





EASY ACCESS TO SUCCESS

Connection is your key to capture your business prospects from day one. Here at NEXUS, you are seamlessly joined to main arterial roads, residential roads, toll plazas, and Seremban town itself. You are right next to neighbourhoods and properties housing higher spending power groups.

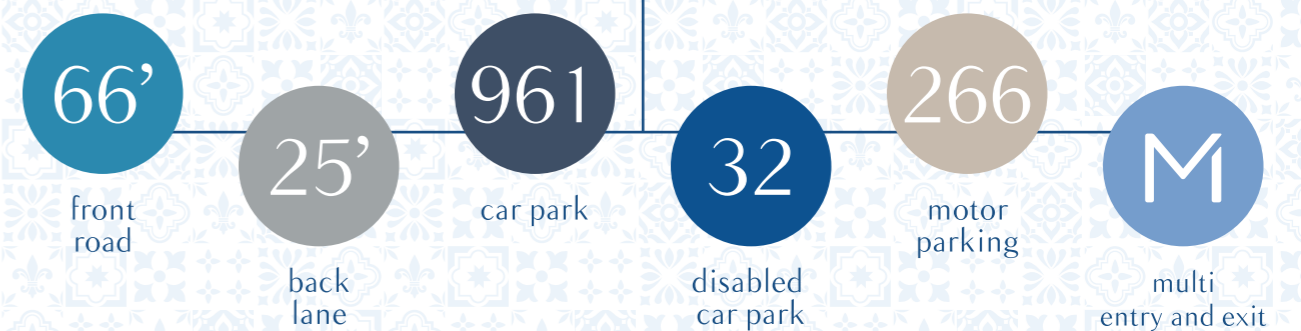
The potential is high, and the time is right... now.

166
LIFESTYLE
SHOPS

hot investment



exciting extras





Site plan

- 2-Storey Shop Office
- 2-Storey Shop Office With Sub Basement Car Park
- B Bumi lots



Rimbun Impian

Proposed Retail Space

Seremban 2 →

ViO Banj'ran

← Toll free road to KLIA / KLIA2 (Jalan Bukit Nenas) / Seremban →

Jalan Labu / Seremban

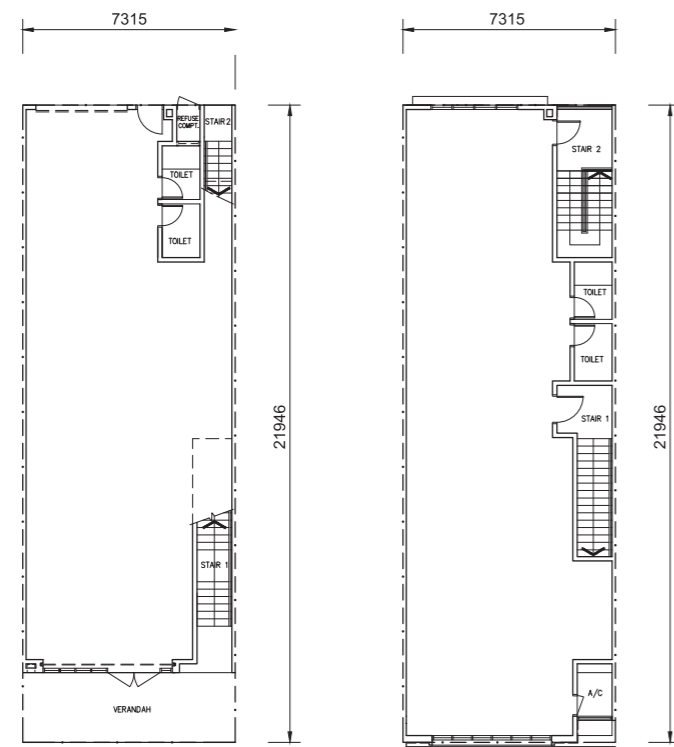
Bandar Ainsdale Toll Plaza

S2 Heights Aman

Nova

2-Storey Shop Office

Intermediate Lot | 24' x 72' | 3,455 sq. ft.

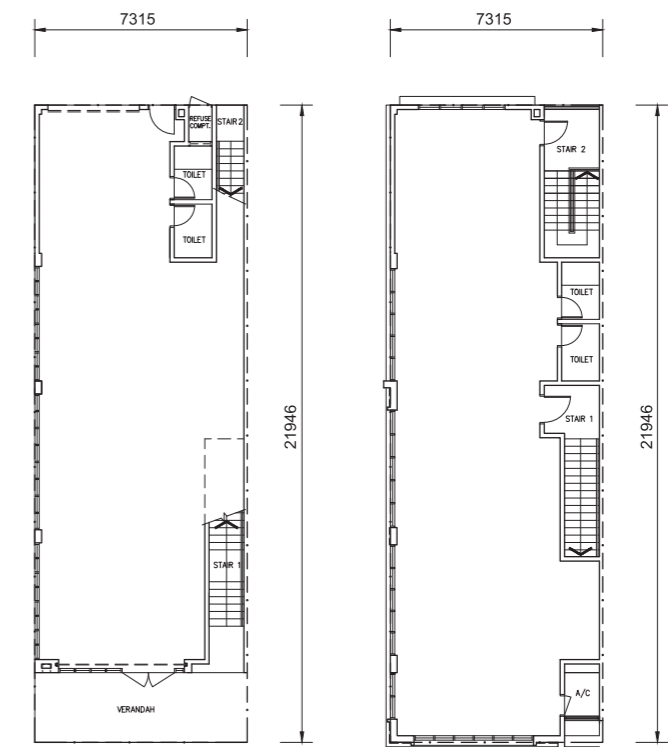


GROUND FLOOR PLAN

FIRST FLOOR PLAN

2-Storey Shop Office

End Lot | 24' x 72' | 3,455 sq. ft.

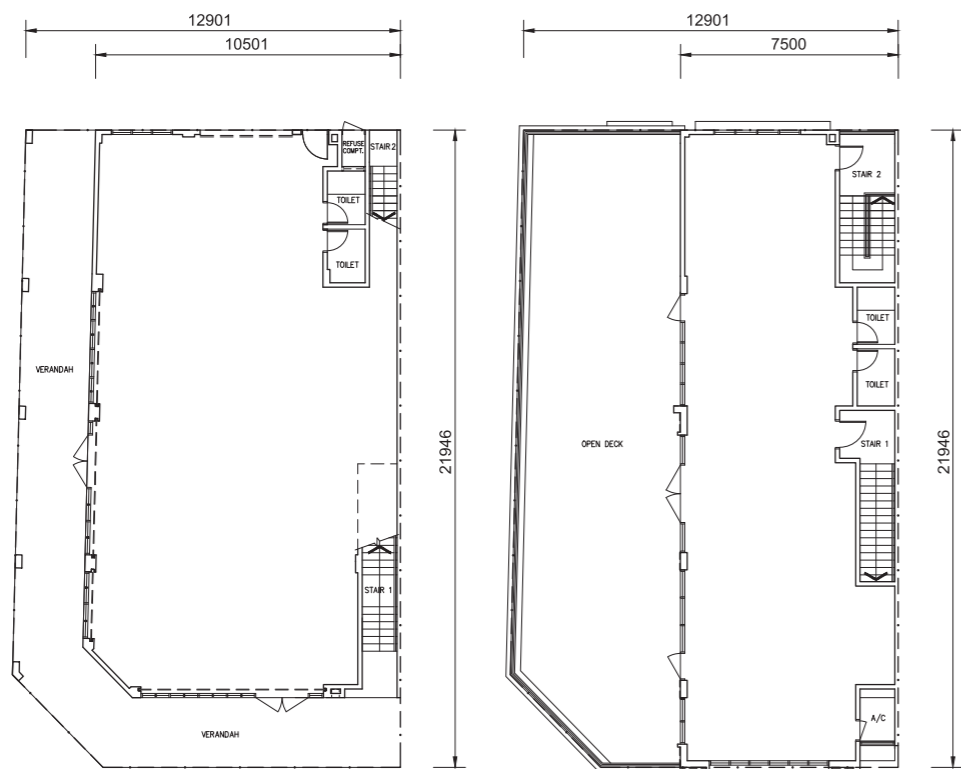


GROUND FLOOR PLAN

FIRST FLOOR PLAN

2-Storey Shop Office

Corner Lot | from 20' - 50' x 72' | 5,617 - 8,206 sq. ft.

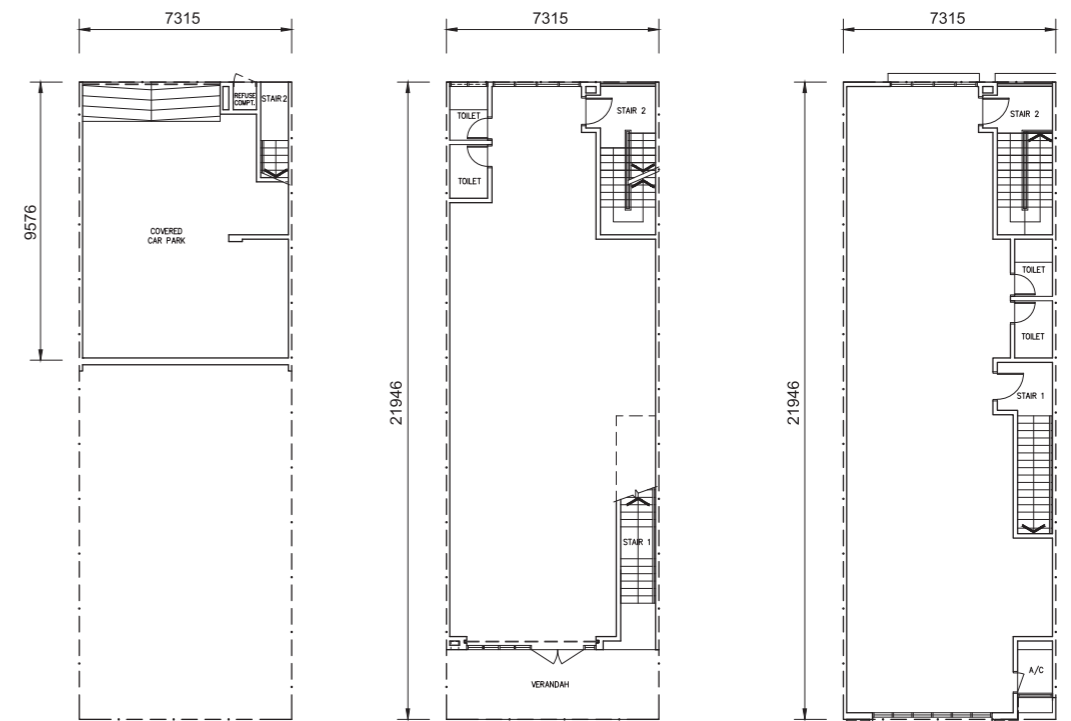


GROUND FLOOR PLAN

FIRST FLOOR PLAN

2-Storey Shop Office with Sub-basement Car Park

Intermediate Lot | 24' x 72' | 4,209 sq. ft.



SUB-BASEMENT FLOOR PLAN

GROUND FLOOR PLAN

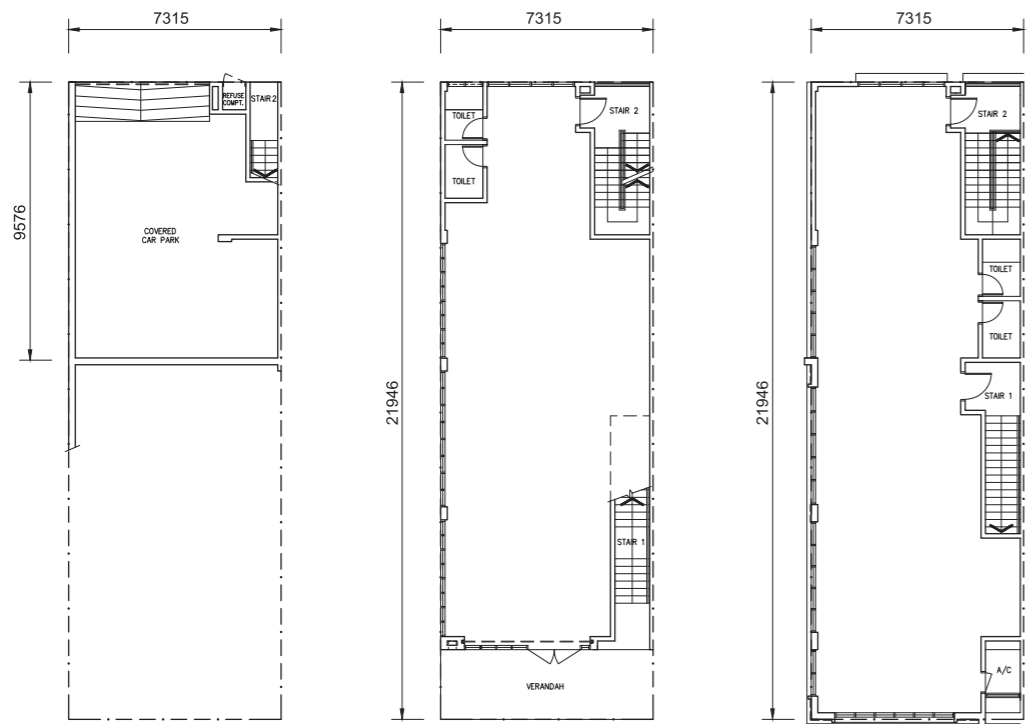
FIRST FLOOR PLAN

2-Storey Shop Office with Sub-basement Car Park

End Lot | 24' x 72' | 4,209 sq. ft.

2-Storey Shop Office with Sub-basement Car Park

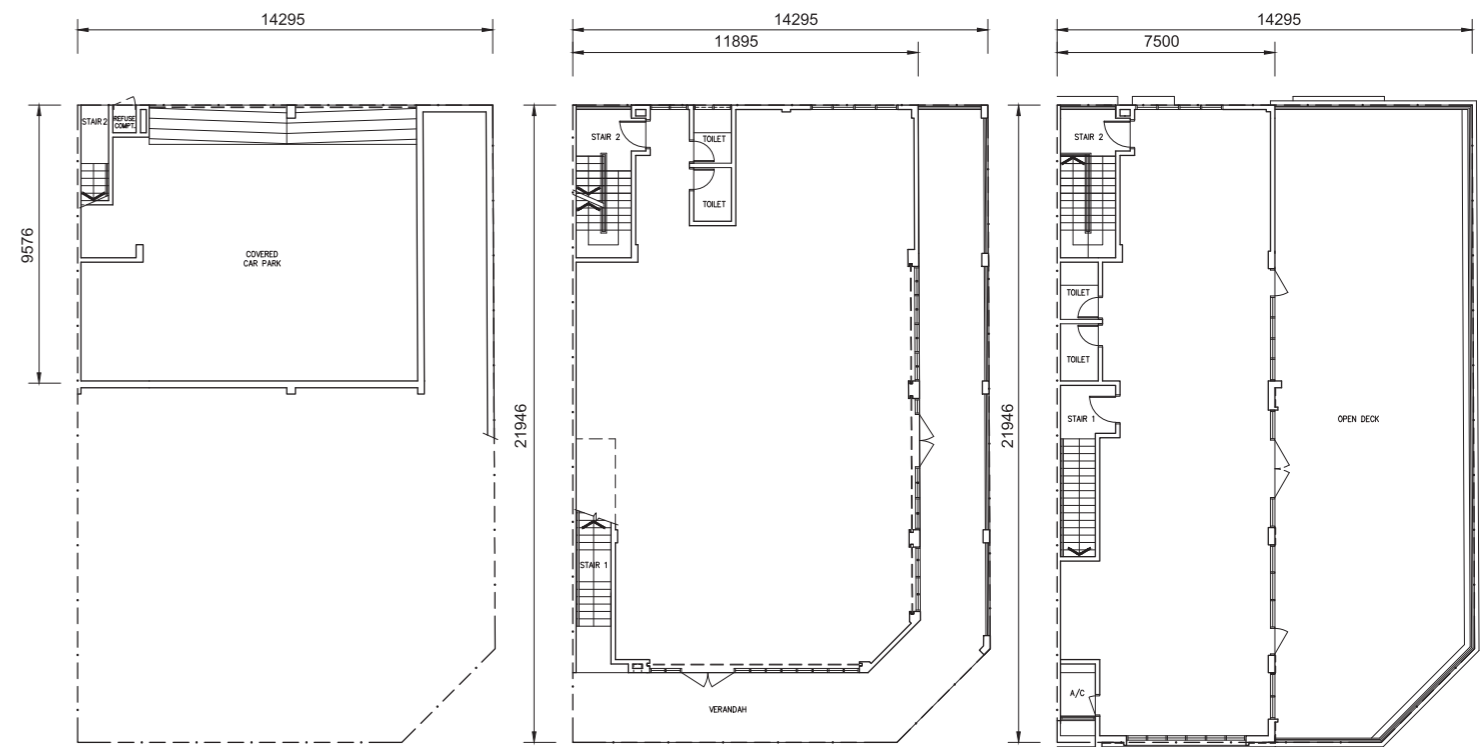
Corner Lot | from 36' - 50' x 72' | 7,892 - 10,559 sq. ft.



SUB-BASEMENT FLOOR PLAN

GROUND FLOOR PLAN

FIRST FLOOR PLAN



SUB-BASEMENT FLOOR PLAN

GROUND FLOOR PLAN

FIRST FLOOR PLAN

CAPITALISE ON PROFITABLE POTENTIAL RETURNS

The ultra-central location in a thriving township.
The instant clientele you will attract from the
right surrounding neighbourhoods. You already
have everything that will almost guarantee
immediate prosperity!



Specifications

STRUCTURE	Reinforced Concrete Frame
WALLS	Cement Sand Brick
ROOF	Metal Roofing Sheet / Reinforced Concrete Roof
CEILING FINISHES	Skimcoat / Plaster Ceiling / Gypsum Board
FLOOR FINISHES	Homogeneous Tiles / Ceramic Tiles / Cement Render
WALL FINISHES	
Bathrooms	Wall Tiles Up To 2.4m Height
Others	Plaster And Paint
DOORS	Mild Steel Roller Shutter / Flush Doors / Aluminium Frame With Tinted Glass Door
WINDOWS	Aluminium Frame With Tinted / Obscure Glass Windows
SANITARY FITTINGS	
Bathrooms	Wash Hand Basin, Squatting Water Closet & Pedestal Water Closet

ELECTRICAL INSTALLATIONS WITH THREE PHASE WIRING

2-Storey Shop Office	A1, A1a, A1b, A2, A2a & A2b	A10, A10 (Odd), A10a & A10a (Odd)	A3, A3a, A3b, A3c, A4, A5, A6, A6a, A7, A7a, A8 & A9a	A8a	A9
	Intermediate	End	Corner	Corner	Corner
Lighting Point	22	22	36	35	37
Fan Point	4	4	5	5	5
Power Point	12	12	13	13	13
Fiber Wall Socket Point	2	2	2	2	2

2-storey shop office with sub-basement car park	B1, B1a, B1b, B2, B2a & B2b	B10 & B10a (Odd)	B3	B5a
	Intermediate	End	Corner	Corner
Lighting Point	25	25	44	40
Fan Point	4	4	8	5
Power Point	14	14	16	16
Fiber Wall Socket Point	2	2	2	2

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.

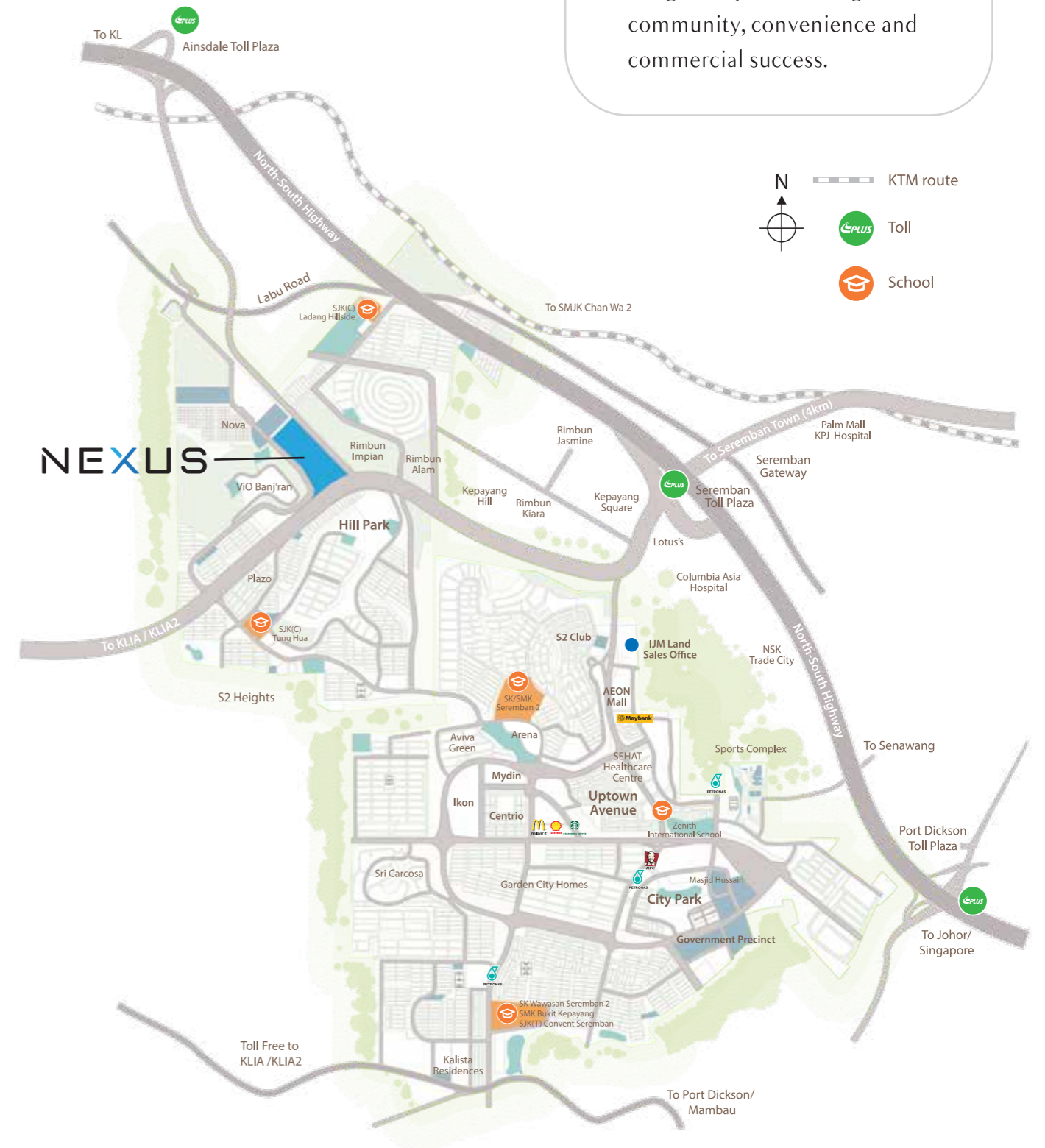
As part of our continued endeavour towards creating a positive legacy for communities to live well and thrive, we are committed to delivering value to our stakeholders. Our Distinctively IJM hallmark of architectural innovation and quality excellence has made IJM Land a thought leader and a benchmark 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



Masterplan

All roads lead to NEXUS - the gateway connecting community, convenience and commercial success.



All information, items and/or products herein contained and/or displayed, including but not limited to measurements, features, materials, specifications, brands, colours, plans, drawings, images, visual renditions, illustrations and presentation of interiors, furniture and fittings layouts, landscapes, roads, access, lifestyle, scale models and/or development are artist's impressions/renderings for illustration purposes only and are subject to change as may be required and/or recommended by the relevant authorities and/or the developer's architects, engineers and/or consultants without prior notification to you. Nothing contained herein shall be taken as identical representation of the actual state thereof constitute or be construed to constitute an offer, a contract, part of the sale and purchase agreement (SPA), a representation and/or warranty on the part of the developer, unless expressly specifically incorporated in the SPA. Prospective purchasers are advised to read and scrutinize the SPA together with its enclosures or to engage relevant independent professionals for advice prior to signing of the SPA. The developer and/or other related companies and parties shall neither be held responsible for any claims, error and inaccuracy nor be liable for any losses, damages, costs, expenses, or liabilities that may be incurred, suffered, or sustained resulting from any reliance on any information, items and/or products herein contained and/or displayed or any part thereof.