

The background of the entire image is a lush green scene featuring large, heart-shaped leaves with prominent veins. Numerous clear water droplets of various sizes are scattered across the leaves, particularly concentrated in the upper and right portions of the frame. The lighting is soft, creating a fresh and vibrant atmosphere.

**Rimbun  
Impian**

— Seremban 2 Heights —

Wholesome  
Living Is  
Priceless

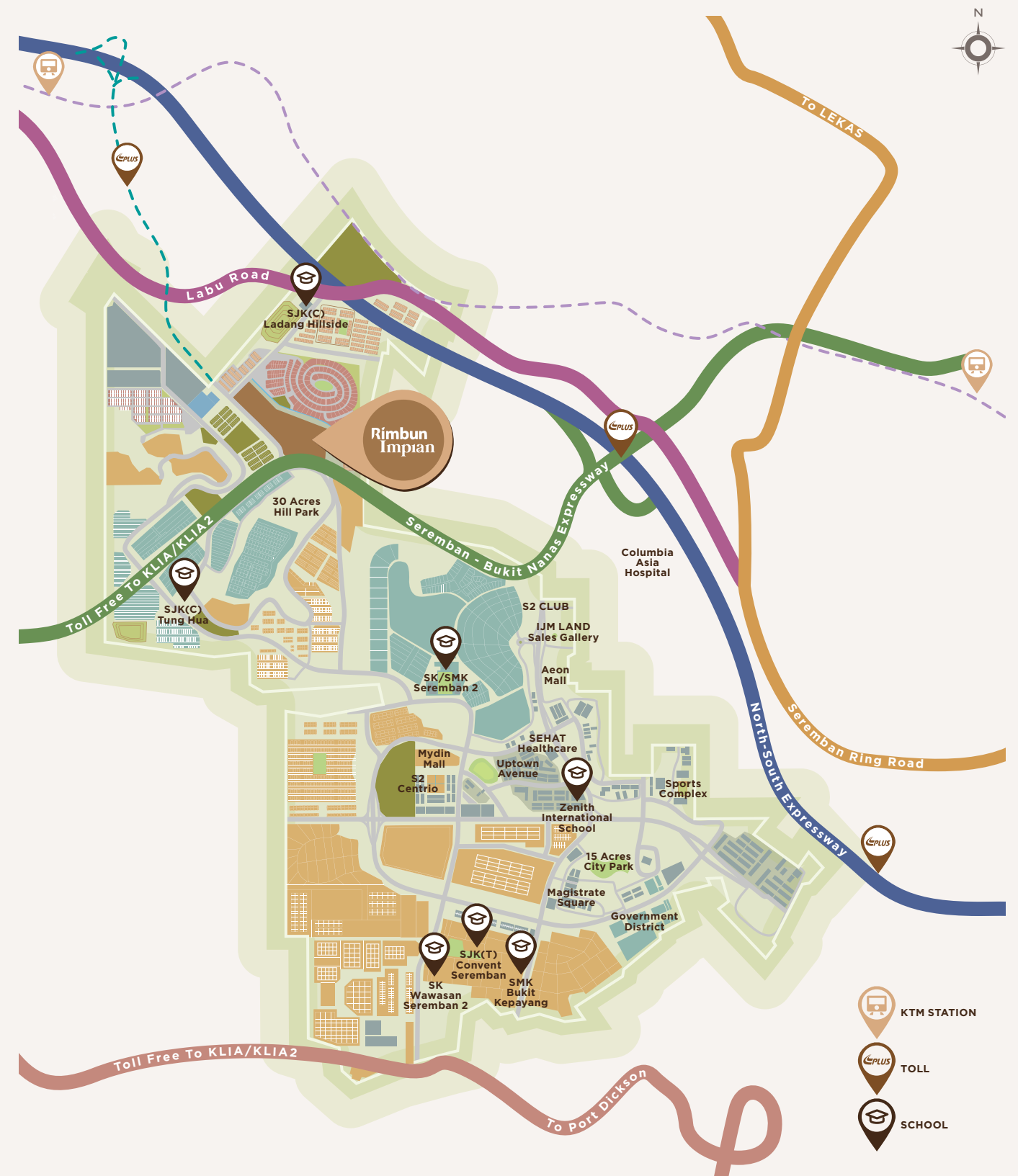
All factors for growth are in place at  
**Seremban 2 township.**

# Premium. Mature. Accessible. Priceless.

The well-established and an award-winning township of Seremban 2 features over 16,000 residential and commercial properties since 1995. Invest in a premium home in a matured township with excellent accessibility, amenities and facilities.

## Overall Plan

Amenities to enjoy, wherever, whenever. Security to safeguard each other. Community to support one another. Parks to commune with nature.



International &  
Public Schools



62,000  
Population



Integrated &  
Vibrant  
Township



Easy  
Accessibility



Medical  
Institutions/  
Hospitals



The most important things in life are often taken for granted:

# The Joys of Family

## Precious Peace of Mind

### Remarkable Gifts of Nature

Rediscover these priceless joys. Exclusively at Rimbun Impian,  
In the self-contained integrated township of Seremban 2.

Freehold

Guarded Community

Modern Façade

Within an Award-Winning  
Integrated Township

Excellent Connectivity  
& Easy Accessibility

Spacious Layout

Private Central Park  
& Sporting Courts

Digital Lock

Smart Home Innovation

Internet Infrastructure Ready





# Urban Facilities



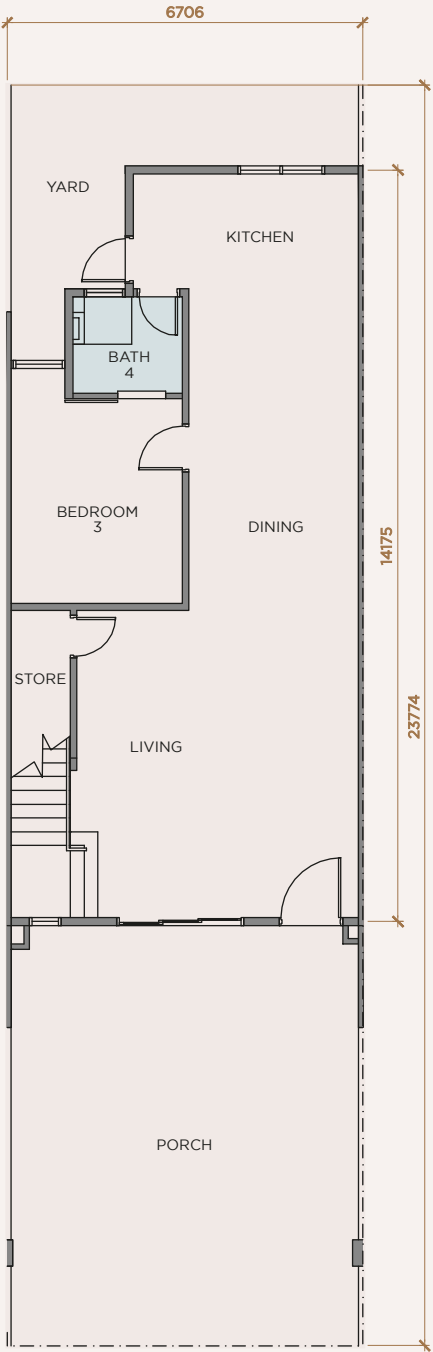
Step out and you step into the splendour of nature, made even more pleasurable with the innovation of urban architecture.

# Type A

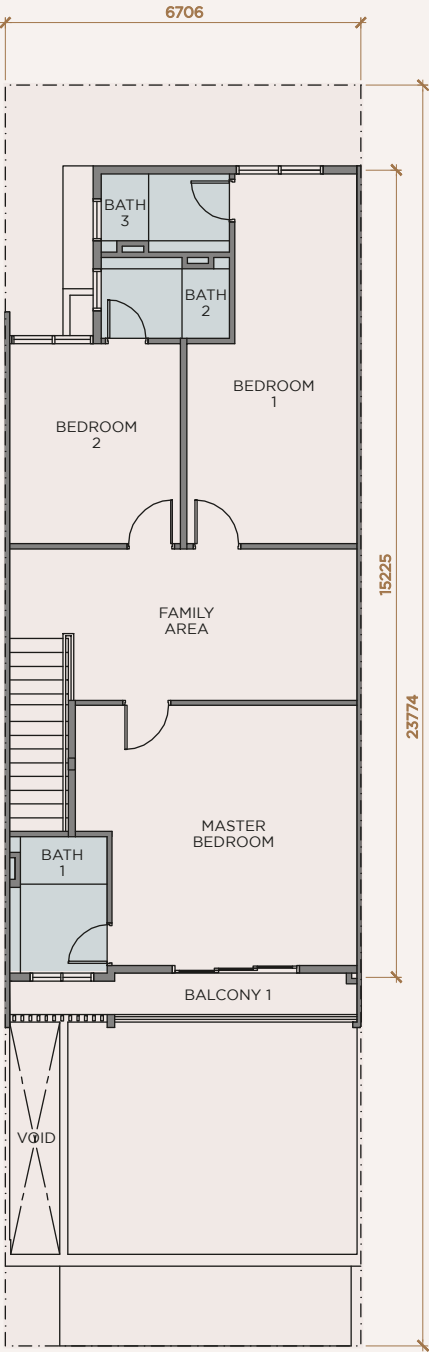
FLOOR PLAN

22' x 78'  
2,586sf Built-Up

4 Bedrooms  
4 Bathrooms  
Family Area



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Enjoy a bigger share of life's priceless pleasures.

With rooms for children to grow and space for all to bond.

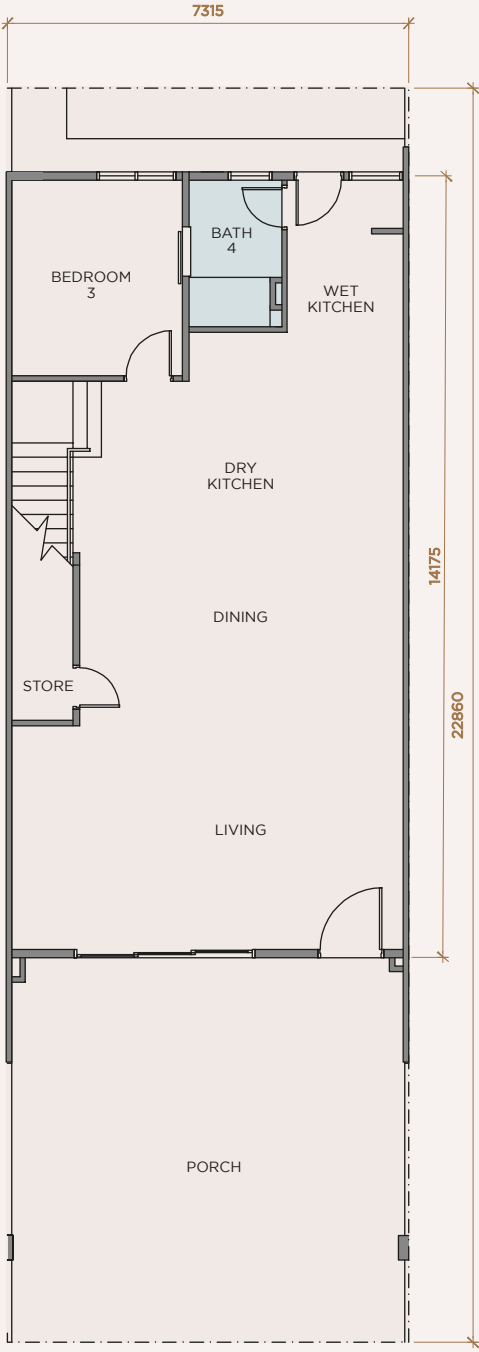
Peace of mind is having a home designed to nurture, now & in the future.

# Type B

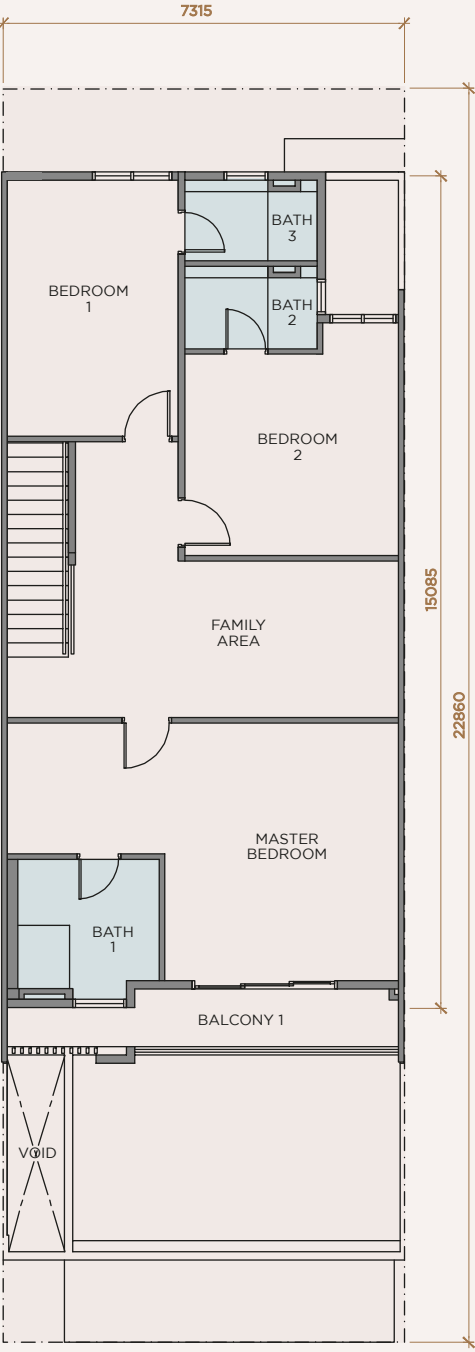
FLOOR PLAN

24' x 75'  
2,820sf Built-Up

4 Bedrooms  
4 Bathrooms  
Family Area



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Premium home features:



Water pump



Digital lock



Smart home



Porcelain tile finishes



Shower screen in master bath



Powder coated frames



Tempered glass railing (Staircase + balcony)

\*Located at water tank area.



# In Sync With Urbanity And The Rhythms Of Nature.

Look no further. The life you've always wished for is right here.



Cosy &  
Practical  
Space



Amenities to enjoy, wherever, whenever.  
Security to safeguard each other.  
Community to support one another.  
Parks to commune with nature.



Dedicated  
Jogging



Cycling  
Track



Safe  
Pedestrian  
Walkway

# The Specification

2-storey Link Homes	(22'x78') TYPE A	/	(24'x75') TYPE B
STRUCTURE	Reinforced concrete frame / Wall		
WALLS	Precast hollow core concrete panel / Reinforced concrete wall / Common clay brick		
ROOF	Concrete roof tiles / R.C. Flat roof / Metal decking with insulation		
CEILING FINISHES	Skimcoat / Plasterglass ceiling		
FLOOR FINISHES	Porcelain tiles / Ceramic tiles		
WALL FINISHES			
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	Wash hand basin, hand shower & pedestal water closet		

## ELECTRICAL INSTALLATIONS WITH THREE PHASE WIRING

	(22'x78') TYPE A			(24'x75') TYPE B		
	Corner / End Unit	Intermediate Unit	Special End Unit	Corner / End Unit	Intermediate Unit	Special End Unit
LIGHTING POINT	32	30	30	32	30	30
POWER POINT	27	26	26	31	30	30
FAN POINT	7	7	7	8	8	8
AIR-COND POINT	6	6	6	7	7	7
WATER HEATER POINT	4	4	4	4	4	4
TELEPHONE OUTLET	2	2	2	2	2	2
TV POINT	2	2	2	2	2	2
INTERNET POINT	1	1	1	1	1	1
NETWORK POINT	2	2	2	2	2	2
AUTO GATE POINT	1	1	1	1	1	1
WATER PUMP POINT	1	1	1	1	1	1
DOOR BELL POINT	1	1	1	1	1	1
EXTERNAL FENCE	Wall fencing / Chain link fencing Mild steel frame with aluminium panel main gate Mild steel gate					
MISCELLANEOUS	Water pump Air-cond piping and discharge pipe Shower screen to master bath only Digital lock to entrance door					





**Seremban Two Holdings Sdn Bhd**  
(199501028262/357468-H)

PT 10786, Seremban 2, 70300 Seremban,  
Negeri Sembilan.

Mon - Sat: 9am - 5pm  
Sun & Public Holiday: 10am - 5pm

[seremban2.ijmland.com](http://seremban2.ijmland.com)

☎ 1800 222 456

Developer: Seremban Two Holdings Sdn Bhd (199501028262/357468-H) PT 10786, Seremban 2, 70300 Seremban, Negeri Sembilan.  
(Parcel 1) • Developer's License: 9567-22/11-2021/01044(L) • Validity Period: 09/11/2019-08/11/2021 • Advertising Permit: 9567-22/11-2021/01044 (P) • Validity Period: 09/11/2019-08/11/2021 • Land Tenure: Freehold • Encumbrances: NIL • Restriction-in-interest: NIL • Completion Date: Dec 2021 • Approving Authority: Majlis Perbandaran Nilai • No. of Units: 2-Storey Link Homes (22'x78') - 80 units & 2-Storey Link Homes (24'x75') - 121 units • Discount Bumiputra: 10% • Building Plan Approval No.: MPN.431/1/70/2019/2(10) • Selling Price: (22'x78') RM982,540 (Min) RM1,515,540 (Max) (24'x75') RM1,051,440 (Min) RM1,657,240 (Max)

(Parcel 2) • Developer's License: 9567-23/10-2022/0649(L) • Validity Period: 2/10/2020 - 1/10/2022 • Advertising Permit: 9567-23/10-2022/0649(P) • Validity Period: 2/10/2020 - 1/10/2022 • Land Tenure: Freehold • Encumbrances: NIL • Restriction-in-interest: NIL • Completion Date: Sep 2022 • Approving Authority: Majlis Perbandaran Nilai • No. of Units: 2-Storey link homes (22'x78') - 80 units, 2-Storey link homes (22'x75') - 6 units, 2-Storey link homes (24'x75') - 58 units • Discount Bumiputra: 10% • Building Plan Approval No.: MPN.431/1/70/2019/2(10) & MPN.431/1/70/2019/2(20) • Selling Price: (22'x78') RM995,540 (Min) RM1,428,440 (Max) (22'x75') RM899,496 (Min) RM1,222,416 (Max) (24'x75') RM1,051,440 (Min) RM1,480,440 (Max)

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