



Rimbun — *Aman* —

Seremban 2 Heights

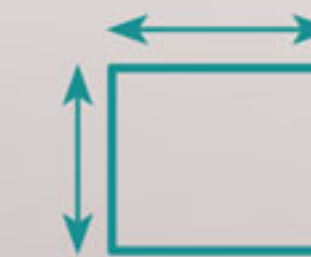
*The perfect home
that's cozy & comfortable*

The Beauty Of A 1-Storey Link Home

When single-storey homes are still very much sought-after, this is the perfect opportunity for you to discover Rimbun Aman homes - the latest phase in the matured township of Seremban 2. Rimbun Aman is the perfect choice for modern families seeking a home in a conducive environment.

Well-Designed Homes & Community Open Spaces

Picture this - a close-knit community among a neighbourhood with well-organised landscaping and open spaces for the community to mingle and interact. Rimbun Aman homes come as one complete package with three types comfortable 1-storey link homes to choose from.



20' x 60' / 20' x 65'
/ 22' x 65'



Built-up
971 - 1,135 sq. ft.



3 bedrooms &
2 bathrooms





Artist's impression

Comfortable & Cozy

The practical layouts of Rim bun Aman mean space is maximised, yet giving a sense of coziness that everyone looks for in any home.



Artist's impression



Artist's impression

Site Plan



LEGEND

Phase 1

20' x 60'

Phase 2

20' x 65'

22' x 65'

B Bumi Lot



Floor Plan (Phase 1)

Lot Size: 20' x 60' | Built-up: 971 - 1,035 sq. ft.



Floor Plan (Phase 2)

Lot Size: 20' x 65' | Built-up: 971 - 1,035 sq. ft.



Floor Plan (Phase 2)

Lot Size: 22' x 65' | Built-up: 1,071 - 1,135 sq. ft.



Specifications

STRUCTURE	: Reinforced concrete frame / wall
WALLS	: Brick wall / reinforced concrete wall
ROOF	: Concrete roof tiles / reinforced concrete roof
CEILING FINISHES	: Skimcoat / ceiling board
FLOOR FINISHES	
Living, dining, bedrooms, bathrooms & kitchen	: Ceramic tiles
Car porch, driveway & terrace (corner/end odd)	: Concrete imprint
Apron & yard	: Cement render
WALL FINISHES	
Kitchen	: Ceramic wall tiles up to 1.5m height at sink's wall only
Bathrooms	: Ceramic wall tiles up to 1.5m height
Internal walls to other areas	: Cement plaster & emulsion paint
External walls	: Cement plaster & weather resistant paint
DOORS	
Door to living & terrace (corner)	: Aluminium frame with clear glass
Door to bedrooms & kitchen	: Flush doors
Door to bathrooms	: Folding doors
WINDOWS	: Aluminium frame with clear / obscure glass
SANITARY FITTINGS	
Kitchen	: Single bowl single drainer aluminium sink
Bathrooms	: Wall hung basin, shower head & pedestal water closet
ELECTRICAL INSTALLATIONS WITH SINGLE PHASE WIRING	
WITH SEMI-UNDERGROUND	: Intermediate / End Corner
Lighting point	: 12 13
Power point	: 11 11
Fan point	: 5 5
Air-cond point	: 2 2
Water heater point	: 2 2
Telephone outlet	: 1 1
TV point	: 1 1
EXTERNAL	
Fence for intermediate	: Brick wall fence at front & front between 2 units
Fence for corner & end	: Brick wall fence at front, side & front between 2 units
	: Chain link fence at back & back between 2 units
	: Mild steel gate

Township With A Vibrant, Happy Community

Rimbun Aman's location in the vibrant Seremban 2 means residents here can have the pleasure of enjoying an award-winning, well-planned township. One that comes with matured facilities and amenities. Everything needed for a modern lifestyle of convenience is just a short distance away. Life couldn't be any better.



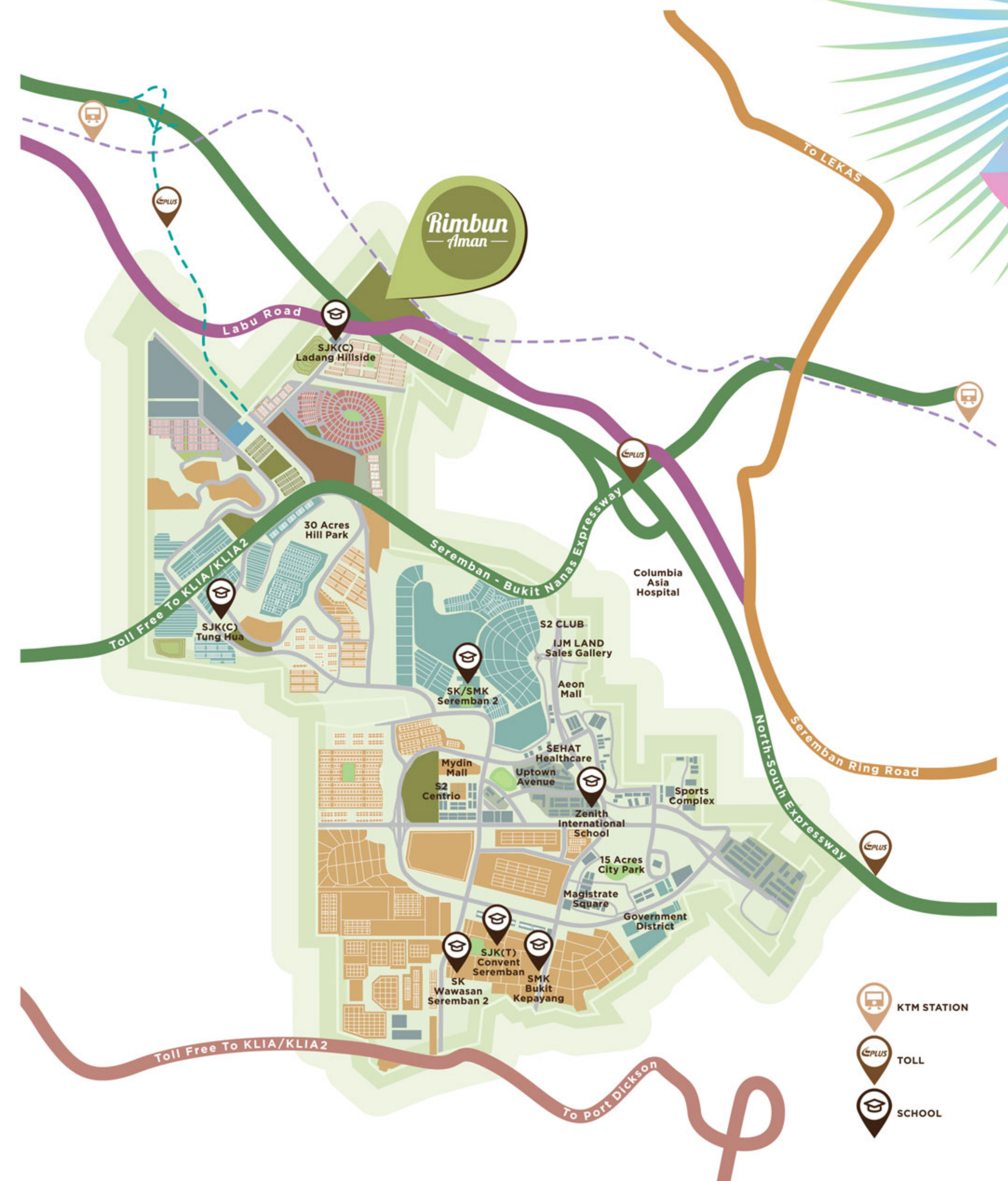
Government Precinct
 15-Arce City Park
 Masjid Hussain
 Schools
 Mydin Mall
 Uptown Avenue
 SEHAT Healthcare Centre
 Banks
 AEON
 IJM Land Sales Office
 S2 Club
 Kepayang Hill

All within Seremban 2:

- Primary & secondary schools
- 30-acre Adventure Hill Park
- Popular 15-acre City Park
- S2 Club
- AEON Mall, Mydin Mall, TESCO & NSK
- Medical & healthcare centres
- Sports complex
- Government Administrative Centre

Excellent accessibility:

- Direct access to North-South Highway via Seremban toll plaza
- Access via Jalan Labu
- Seremban-Bukit Nenas Expressway
- Toll-free connection to KLIA / KLIA 2



CALL US

1800 222 456
seremban2.ijmland.com

SALES GALLERY WORKING HOURS

Monday - Saturday | 9 am - 5 pm
Sunday & Public Holiday | 10 am - 5 pm

SALES GALLERY ADDRESS

Seremban Two Holdings Sdn. Bhd. 199501028262 (357468-H)
PT 10786 Seremban 2, 70300 Seremban, Negeri Sembilan.

IJM LAND

An  Company

RIMBUN AMAN • Type Of Property: 1-Storey Terrace House (Phase 1) • Developer: Seremban Two Holdings Sdn. Bhd. 199501028262 (357468-H) • Address: PT 10786, Seremban 2, 70300 Seremban, Negeri Sembilan • Developer's Licence No: 9567-25/09-2023/0681(L) • Validity: 21/09/2021 - 20/09/2023 • Advertising & Sales Permit No: 9567-25/09-2023/0681(P) • Validity: 21/09/2021 - 20/09/2023 • Land Tenure: Freehold • Land Encumbrances: Nil • Expected Date Of Completion: April 2023 • Price: (Phase 1) RM462,136 (Min.) – RM657,336 (Max.) • Total Phase 1 Units: 20' x 60' - 120 Units • Building Plan Reference No: MBS.S.KB1 - 09/2020 • Approving Authority: Majlis Bandaraya Seremban

• Type Of Property: 1-Storey Terrace House (Phase 2) • Developer's Licence No: 9567-24/05-2023/0479(L) • Validity: 26/05/2021 – 25/05/2023 • Advertising & Sales Permit No: 9567-24/05-2023/0479(P) • Validity: 26/05/2021 – 25/05/2023 • Land Tenure: Freehold • Expected Date Of Completion: April 2023 • Price: (Phase 2) 20' x 65' RM474,336 (Min.) – RM734,196 (Max.) • 22' x 65' RM512,156 (Min.) – RM620,736 (Max.) • Total Phase 2 Units: 20' x 65' - 174 Units, 22' x 65' - 10 Units • Building Plan Reference No: MBS.S.KB1 - 09/2020 • Approving Authority: Majlis Bandaraya Seremban

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT

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