

ESTANA

DOUBLE STOREY LINK HOMES



TIARA SENDAYAN

“ **BEAUTIFUL SPACES
FOR CREATING TIMELESS FAMILY
EXPERIENCES AND MEMORIES** ”

Tiara Sendayan proudly presents homes specially designed for family living, and are the perfect sanctuary for you and your loved ones to share life's biggest moments together.

Every space in your home is designed for the greatest comfort, functionality, accessibility and aesthetics, all combined to make pleasant settings for families in any and every situation.

If you prefer the great outdoors, there is plenty of open space and lush greenery surroundings to engage in a variety of recreational lifestyle activities.

Come make your home with us, where you and your family can create and experience memorable moments together that will last a lifetime.

**EVERGREEN
LIVING**
IT'S THE PARK LIFE





“ EVERY DAY
IS A WALK
IN THE PARK ”

EVERLASTING DESIGN

Thoughtfully designed for daily living, each unit is well-suited for every stage of family life.



Artist's Illustration



Artist's Illustration
RTDT (Estana)

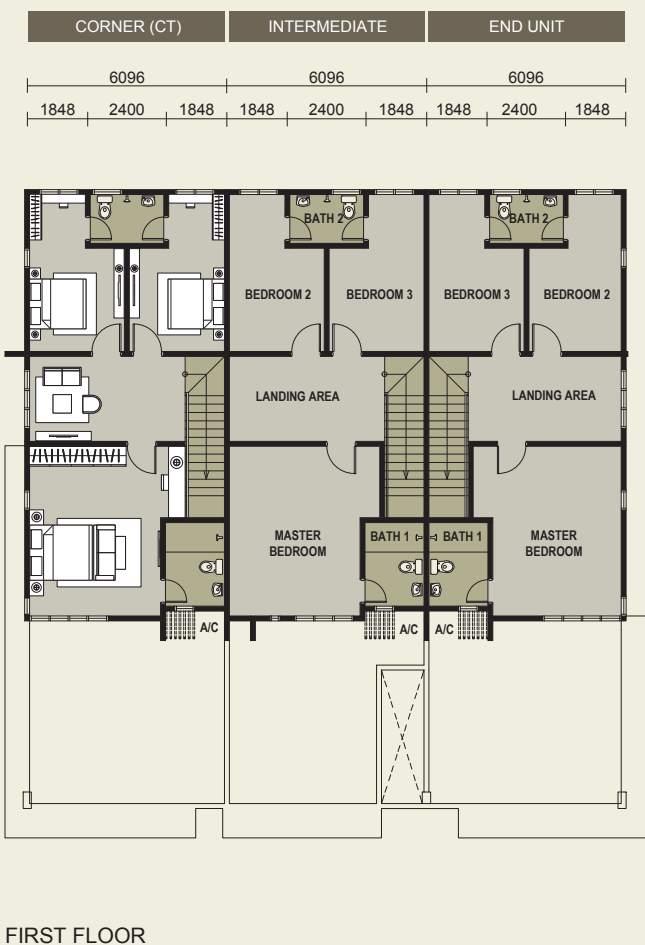
FLOOR PLAN

20' x 65'
(Intermediate unit)

4 Bedrooms & 3 Bathrooms
2,100 sq. ft.



GROUND FLOOR



FIRST FLOOR



SPECIFICATIONS

INTERMEDIATE UNIT

STRUCTURE	Reinforced Concrete			
WALL	Clay Brick			
ROOF COVERING	Reinforced Concrete Slab / Concrete Roof Tiles			
CEILING	Skim Coat / Plaster Ceiling			
WINDOWS	Natural Anodised c/w Clear Glass			
DOORS	Plywood Solid Door			
IRONMONGERY / LOCKSET	Lever Handle c/w Mortise & Single Thumbturn			
FLOOR FINISHES	GROUND FLOOR		FIRST FLOOR	
	Living	Tiles	All Bedrooms	Tiles
	Dining	Tiles	Landing	Tiles
	Kitchen	Tiles	Master Bathroom	Tiles
	Laundry	Tiles	Bathroom 2	Tiles
	Guest Room	Tiles	Staircase	Tiles
	Bathroom 3	Tiles		
	Utility	Tiles		
	Car Porch & Driveway	Concrete Imprint		
	Refuse Compartment	Ceramic Tiles		
	Back Yard & A/C Ledge	Cement Render		
WALL FINISHES	Master Bathroom, Bathroom 2 & Bathroom 3	Ceramic Tiles Maximum 2600mm Height		
	Kitchen & Laundry	Ceramic Tiles ± 1700mm Height		
	Refuse Compartment	Ceramic Tiles		
	Others	Internal Wall - Emulsion Paint		
		External Wall - Weathercoat		
SANITARY, PLUMBING FITTINGS	Water Closet	3 Nos.		
	Wash Basin	3 Nos.		
	Shower	3 Nos.		
	Kitchen / Laundry Sink	1 No.		
ELECTRICAL INSTALLATIONS	Lighting Point	20 Nos.		
	Fan Point	7 Nos.		
	Power Point (13 AMP)	13 Nos.		
	Water Heater Power Point	3 Nos.		
	Air-Conditioner Power Point	2 Nos.		
	Door Bell Point	1 No.		
	TV Point (Astro Point)	2 Nos.		
	Fibre Optics Cabling c/w			
	Fibre Wall Socket /			
	Fibre Termination Box	1 No.		
FENCING	Front	1500mm Ht Brickwall + M.S. Grille		

OUR LOCATION



BANDAR SRI SENDAYAN

- 1 Sendayan City
- 2 Sendayan Merchant Square
- 3 Sendayan X-Park
- 4 d'Tempat Country Club
- 5 Matrix Global Schools
- 6 SJK (C) Bandar Sri Sendayan
- 7 SMK Taman Nusari
- 8 Sendayan Metropark
- 9 Sendayan Green Park
- 10 Sendayan TechValley

CONVENIENTLY ACCESSIBLE VIA

- North-South Expressway (PLUS)
- Seremban-Port Dickson Highway
- Senawang-KLIA Expressway (Proposed Linkage)
- KLIA Linkage

TOLL

- Seremban Toll (Exit 217 & Exit 218)
- Port Dickson Toll (Exit 219)

NOTABLE DESTINATIONS

- 16km Sepang International Circuit
- 22km Kuala Lumpur International Airport
- 28km Port Dickson
- 40km Cyberjaya
- 43km Putrajaya
- 62km KLCC
- 67km Kuala Lumpur

SHOPPING MALLS & RETAILS

- Walking Distance To Tiara Biz
- 1.5km Suriaman Biz
- 2.5km Sendayan Metropark
- 12km Tesco Extra Seremban 2
- Mydin Hypermarket Seremban 2
- 13km Palm Mall
- NSK Trade City Seremban
- 14km AEON Seremban 2
- 15km Terminal 1 Shopping Centre

MEDICAL CENTRES

- 12km Columbia Asia Hospital
- 13km KPJ Seremban Specialist Hospital
- 18km Hospital Tuanku Ja'afar Seremban

EDUCATION

- 6km SMK Taman Nusari
- SMK (Felda) Seri Sendayan
- 7km SJK (T) Bandar Sri Sendayan
- SK Sendayan
- 8km Matrix Global Schools
- SJK (C) Bandar Sri Sendayan
- SJK (C) Tung Hua S2 Heights

www.tiarasendayan.com

Nurturing Environments, Enriching Lives.

Land Owner:



Majlis Agama Islam
Negeri Sembilan



A Member Of
**MATRIX CONCEPTS
HOLDINGS BERHAD (414615-U)**

Developer
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Tiara Sendayan



matrixconcepts

• Tiara Sendayan (Precinct 5) • No. Lesen Pemaju: 19342-5/07-2021/0651 (L) • Tempoh Sah: 23/07/2019 – 22/07/2021 • No. Permit Iklan: 19342-5/07-2021/0651 (P) • Tempoh Sah : 23/07/2019 – 22/07/2021 • Hakmilik Tanah: Kekal • Bebanan Tanah: Tiada • Pelan Pembangunan Diluluskan oleh: Majlis Perbandaran Nilai • No. Rujukan: MPN.431/1/52/2018/2(10) • Tarikh Dijangka Siap: June 2021 • Estana (RTDT) – 245 Unit, RM 562,888 (Min) – RM 927,088 (Max) • Sekatan-Sekatan Kepentingan: Tanah yang diberimilik ini tidak boleh dipindahmilik, dipajak, digadai melainkan dengan kebenaran bertulis daripada Pihak Berkuasa Negeri. • All renderings contained in this advertisement are artist's impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developer and manager cannot be held responsible for any variations. For avoidance of doubt on the specifications, please always refer to the Sale and Purchase Agreement.