



VR  
SE

ARENA

SEREMBAN 2



## YOUR LIFE OF WONDER BEGINS HERE

Every story has a beginning. At ARENA,  
everything began with a wish; a wish for a life full of wonders,  
days made of adventure, moments overflowing with excitement.

Here, at the centre of everything, let your wish for a life of  
happiness and marvel come true.

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WHERE LIFE GOES BEYOND ORDINARY



It's the life you've always dreamed of.  
Where nature and convenience surrounds you,  
where life was designed with family and  
community in view, with shops and style,  
that completes the lifestyle you desire.

ARENA calls Seremban 2 home.  
A vibrant, award-winning self-sustainable  
township that has everything you need,  
for your life to flourish.

Restaurant /  
Entertainment

S2 Uptown Avenue  
S2 Centrio  
S2 One Avenue  
The Plazo

Shopping Mall

AEON  
Lotus's Hypermarket  
Mydin Mall  
NSK Trade City  
Palm Mall

# FLOURISH

WHERE EXCITEMENT BLOOMS





With ARENA, every corner is magical.  
With pocket parks to play in,  
And a safe home to build joyful  
memories in.

Endless exploration to get through,  
Surrounded by many schools,  
ARENA was made for happy childhoods.

## Education

7 Public Schools  
R.E.A.L. Kids  
Zenith International School

## Leisure

15-acre City Park  
30-acre Hill Park  
S2 Club  
Sports Complex



# SEEK

WHERE PLAYFULNESS RESIDES





At ARENA, excitement and smiles are never far away. Designed for community living, warmth is part of your every day.

Neighbourhood cookouts, kiddie playdates, familiar smiles that greet you in your driveway. That's how days, weekends and life are like here.

#### Hospital

Columbia Asia Hospital  
KPJ Seremban Specialist Hospital  
SEHAT Healthcare Centre  
Klinik Kesihatan S2

#### Bank

Maybank  
CIMB Bank  
Hong Leong Bank  
Bank Rakyat  
RHB Bank  
BSN

#### Toll

Plaza Tol Seremban  
Plaza Tol Bandar Ainsdale



# ROAM

WHERE WARMTH SURROUNDS YOU







### SMART HOME & SECURITY

Equipped with  
smart capabilities



### DIGITAL DOOR LOCK

Ease of access with  
many features and  
functionality



### SPACES TO PLAY

Park and children  
playground



### LOW DENSITY

Privacy and space  
with a relaxed  
ambiance



### CONSISTENT FLOW

Water pump\*  
for strong  
consistent flow



### WELCOME PORCH

Spacious and  
fully covered  
carporch



### LUXURIOUS FITTINGS

Powder-coated  
frame for window  
& sliding doors



### DETAILED GROUNDWORK

Underground  
utilities and  
covered drainage



### UPGRADED POWER

3-phase wiring

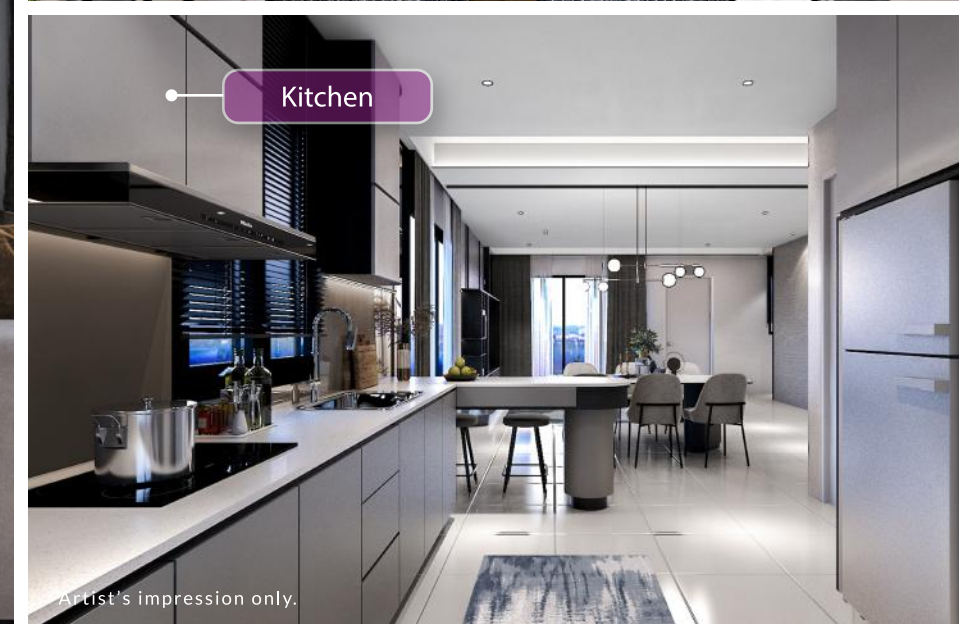
\* Located at water tank area.

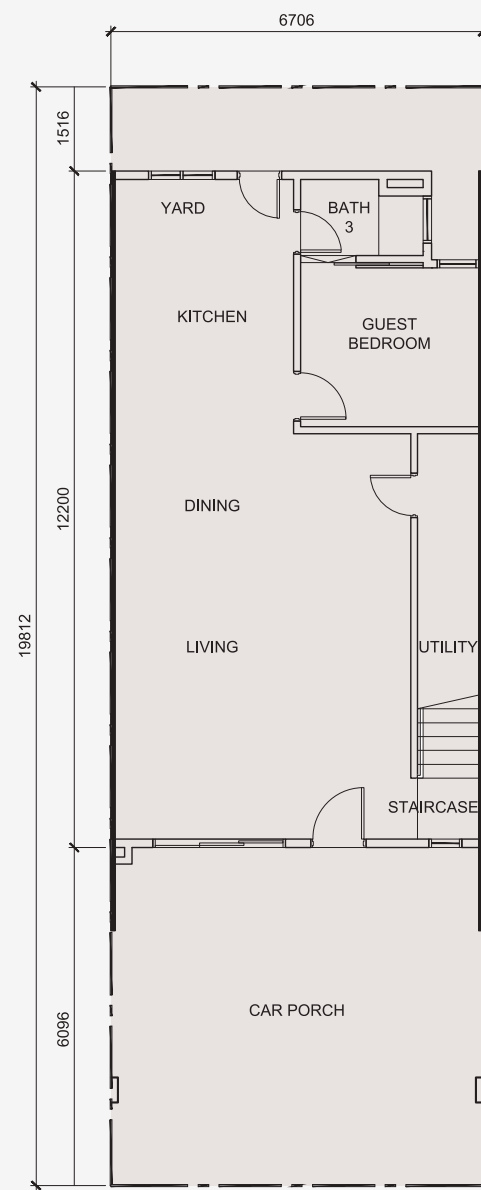




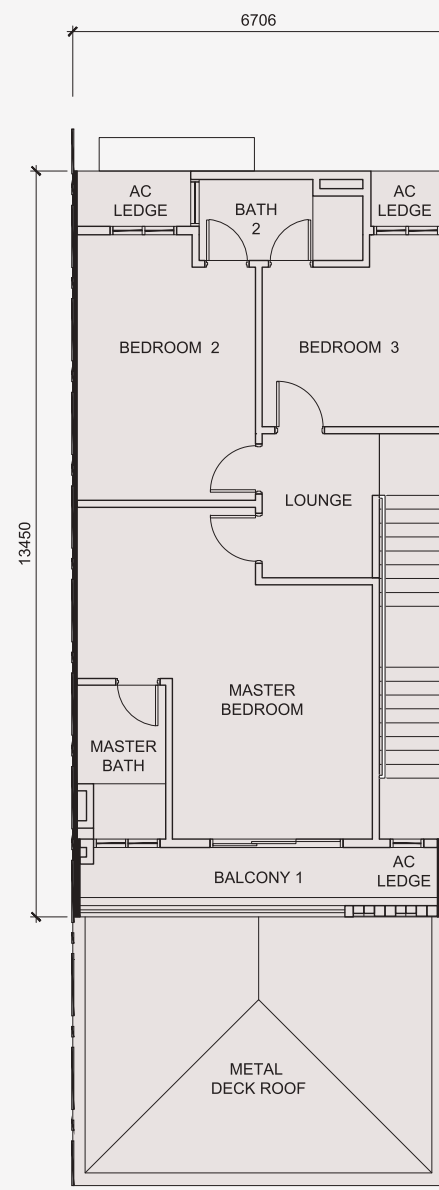
Life has changed massively. At ARENA, we lifted the restrictions on limitations. With homes generous with space, so you can roam, yet have quiet moments of your own.

For the extended family, ground floor rooms with space for those you love. For you, designed cinematically, lavish views in our balcony above.





ground floor

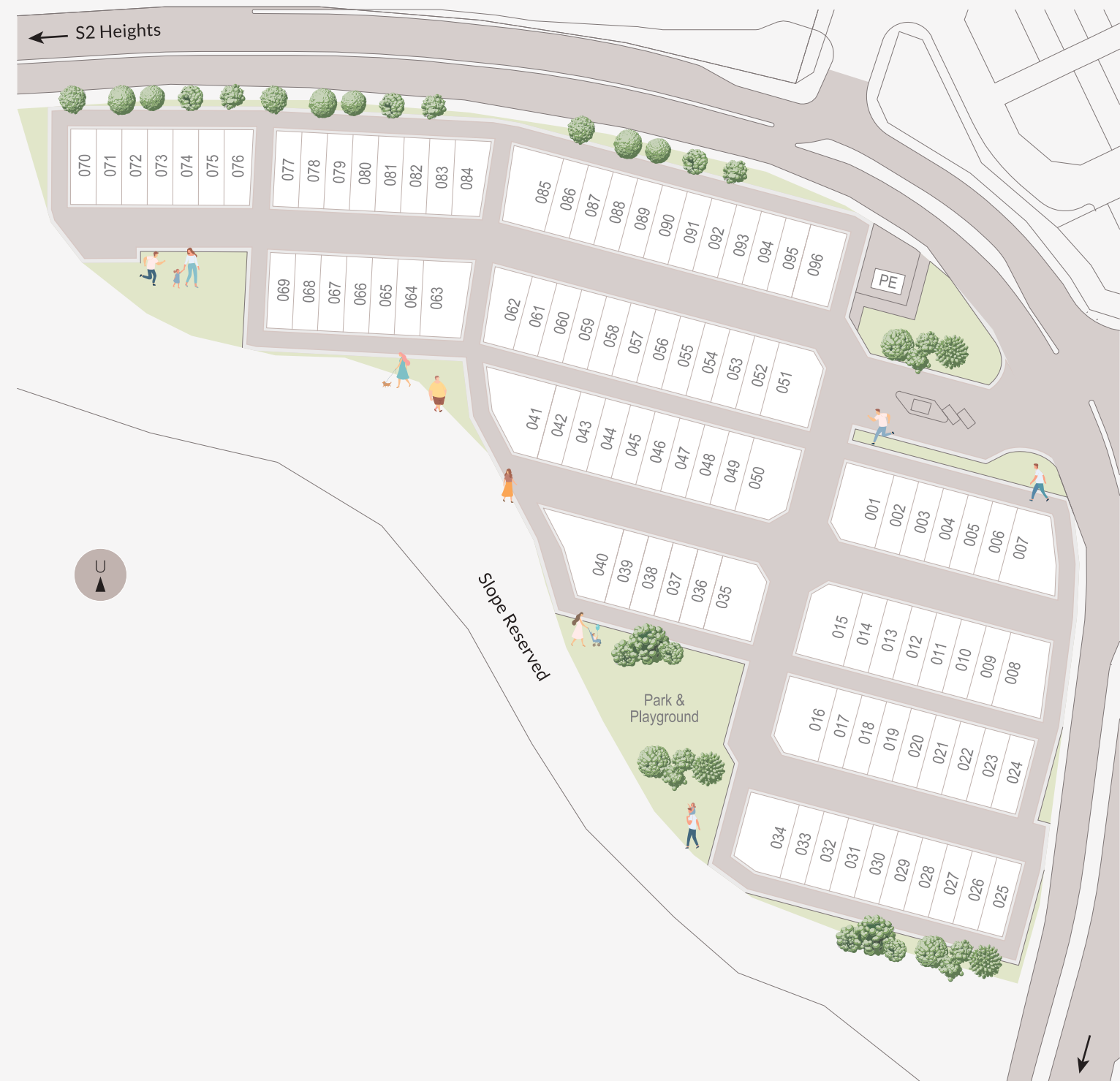


first floor

## 13 | FLOOR PLAN

22' x 65'  
intermediate lot  
built up: 2,381 sf  
4 bed & 3 bath

SK & SMK S2



S2 Centrio/Mydin Mall

## 14 | SITE PLAN

How we spend our days, is how we live our life.

At ARENA, your days are spent surrounded by community, guarded, exclusive and filled with amenities. A children playground, park, lively, spirited and inspiring.

Beyond that, it's the details that make the difference. Cruise with ease with wide front and back lanes, in the thriving township of Seremban 2, so nothing is ever far away.



Where all is near,  
Nowhere is far,  
At Seremban 2,  
Live your life in awe.



AEON

Biz Avenue

15-Acre City Park

Uptown Avenue

Mydin Mall

Centrio

IKON

ARENA

Schools

Aviva Green





# S2

IJM LAND Township creator,  
lifestyle maker Seremban 2

KTM route

Toll

School

## ARENA

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HIGHLY SPIRITED  
HIGHLY CONVENIENT

Life should be lived easily,  
Where you move in and out freely.  
With amenities at your liberty,  
Where you sit back and enjoy effortlessly.

## SPECIFICATION

STRUCTURE	- Reinforced Concrete Frame / Wall
WALLS	- Reinforced Concrete Wall / Precast Hollow Core Concrete Panel / Masonry
ROOF	- Metal Roofing Sheet / Reinforced Concrete Roof
CEILING FINISHES	- Skimcoat / Plasterglass Ceiling
FLOOR FINISHES	- Porcelain Tiles / Ceramic Tiles
WALL FINISHES Kitchen & bathrooms Others	- Wall Tiles up to Ceiling Height - 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 Window
SANITARY FITTINGS Kitchen Bathrooms	- Sink - Basin, Hand Shower & Pedestal Water Closet
ELECTRICAL INSTALLATIONS WITH THREE PHASE WIRING	
	Intermediate / End Corner
Lighting point	- 26 28
Door bell point	- 1 1
Power point	- 21 21
Air-cond point	- 5 5
Water heater point	- 3 3
Auto gate point	- 1 1
Fan point	- 6 6
FWS	- 1 1
TV point	- 1 1
Water Pump Point	- 1 1
EXTERNAL	
Fence	- Wall Fence / Chain Link Fence At Back - Mild Steel Gate
MISCELLANEOUS	- Water Pump - Air-Cond Piping And Discharge Pipe - Digital Lock To Entrance Door - Tempered Glass at balcony

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Pemaju: RB Land Sdn. Bhd. (199301027399/282137-P) PT 10786, Seremban 2, 70300 Seremban, Negeri Sembilan. • No. Lesen Pemaju: 6516/05-2023/0226(A) • Tempoh Sah: 22/5/2021-21/5/2023 • No. Permit Iklan dan Jualan: 6516-43/08-2024/0120(N)-(L) • Tempoh Sah: 17/08/2022-16/08/2024 • Pegangan Tanah: Hak Milik Kekal • Bebanan Tanah: Tiada • Sekatan Kepentingan: Tanah ini tidak boleh dipindah milik, dipajak atau digadaikan melainkan dengan kebenaran Pihak Berkuasa Negeri • Tarikh Dijangka Siap: Oct 2024 • Pihak Berkuasa yang Meluluskan: Majlis Perbandaran Seremban • Jumlah Unit: Rumah Teres Dua Tingkat (22'x65') - 96 unit • Diskaun Bumiputera: 10% • No. Kelulusan Pelan Bangunan Kediaman: MPS.KB1-08/2021 • Harga: (22'x65') RM965,640 (Min.) RM1,272,440 (Maks.)  
**IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.**



# IJM LAND

**1800 222 456**

**seremban2.ijmland.com**

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

Mon - Sat                      9am - 5pm  
Sun & public holiday      10am - 5pm

**Arena Seremban 2**

