BAYU SUTERA

Bandar Sri Sendayan

Melora | Elonia

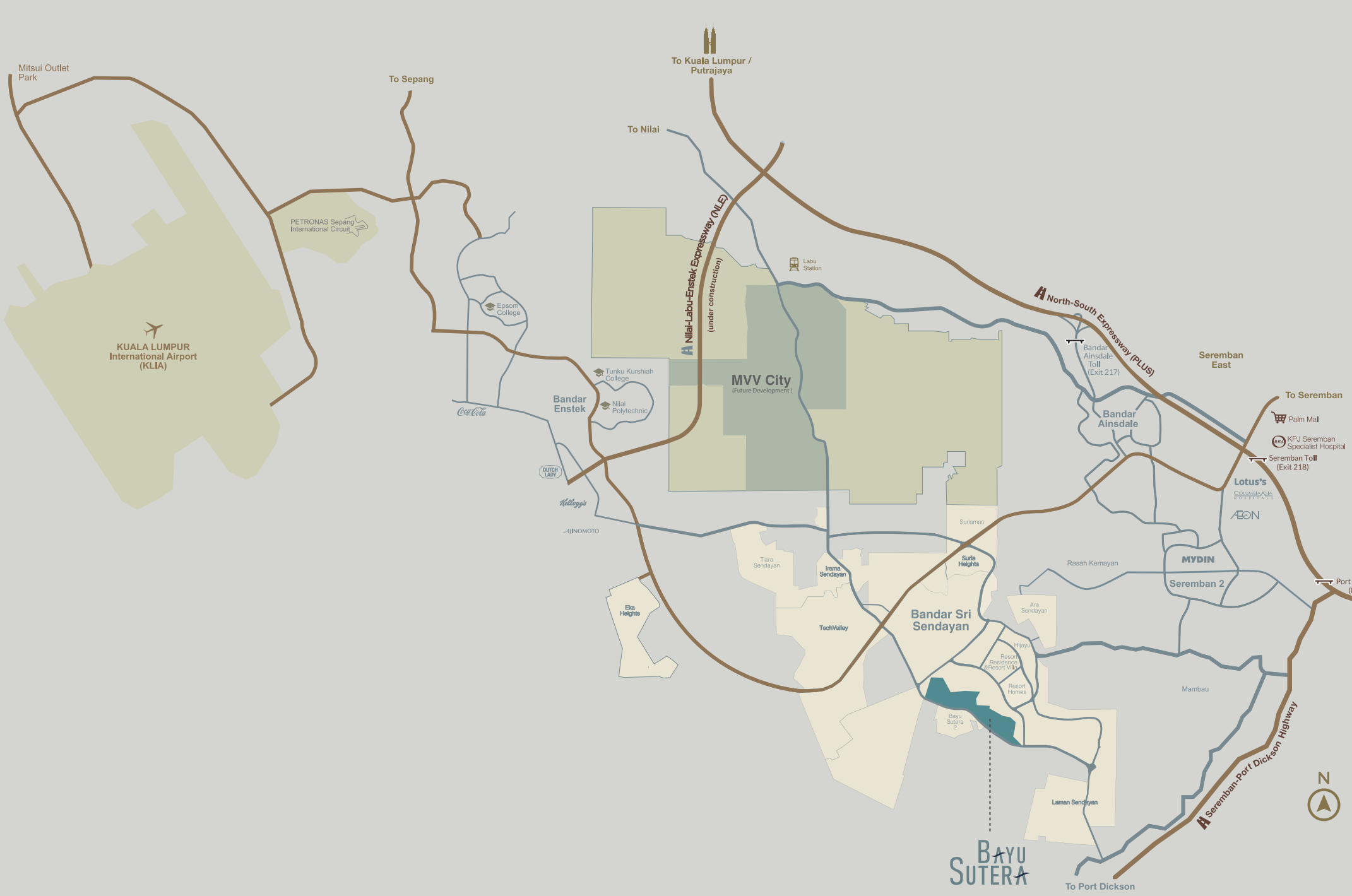


Artist's Illustration

THE MARK OF ESTEEM

As the evening sun paints the sky with warm hues,
the breeze carries the sweet melody of birdsong and
soothing sounds of water features.
Bayu Sutera is more than a place to reside;
it's a harmonious symphony of commune living,
connections and the serenity of nature.

MATRIX® X MALAYSIA VISION VALLEY



PIONEERING THE GROWTH OF MALAYSIA VISION VALLEY

Malaysia Vision Valley (MVV), a significant economic corridor driven with the development of key economic drivers such as high-tech manufacturing, wellness tourism, skill-based education, and specialized research services.

As one of the leading developer in the region, we are proud to present our extensive portfolio of developments that have transformed into a thriving hub. Our landmark projects include:

- Bandar Sri Sendayan
- Sendayan TechValley
- Ara Sendayan
- Bayu Sutera
- Irama Sendayan
- Laman Sendayan
- Eka Heights
- MVV City

CONVENIENTLY ACCESSIBLE VIA

- North-South Expressway
- KLIA Linkage
- Seremban - Port Dickson Highway
- Senawang - KLIA Expressway (proposed highway)

All the information above is retrieved from Google Maps. The distances are measured by taking d'Tempat Country Club as the starting point. Please refer to Google Maps for further information.



MALAYSIA VISION VALLEY

DELIVERING ECONOMIC IMPACT

Malaysia Vision Valley is a state-led, private sector-driven development which spans across 153,411 hectares (379,087 acres) of land to deliver economic impact to the country. This will be done by bringing in investments, creating jobs and business opportunities.

The development is part of the National Physical Plan, where it has been identified as one of the 17 Promoted Development Zones to be given priority at national level. It is also part of the State Structure Plan, aimed at positioning the Seremban and Port Dickson districts as part of Greater Kuala Lumpur.

TOTAL AREA

1,534 sq. km.
153,411 hectares

2x larger than SINGAPORE (719 sq. km.)

1.5x smaller than ISKANDAR MALAYSIA (2,300 sq. km.)

COVERAGE

Districts of **Seremban & Port Dickson**

2.2x smaller than GREATER KL/KV (3,422 sq. km.)

AMIDST LIFE'S HUSTLE,

FIND SOLACE IN THE QUIET CORNERS OF YOUR HOME,

WHERE LOVE WHISPERS SOFTLY.



Beyond the rhythms of everyday life, through shared meals and moments, to a peaceful sigh that wraps the day close, home is where we return to become our most authentic selves.



STEP INTO YOUR STORY

The unfolding of your life's most beautiful moments are nigh. Witness the stage for your emotions and memories transpire, to give you only the best.

Artist's Illustration

Artist's Illustration

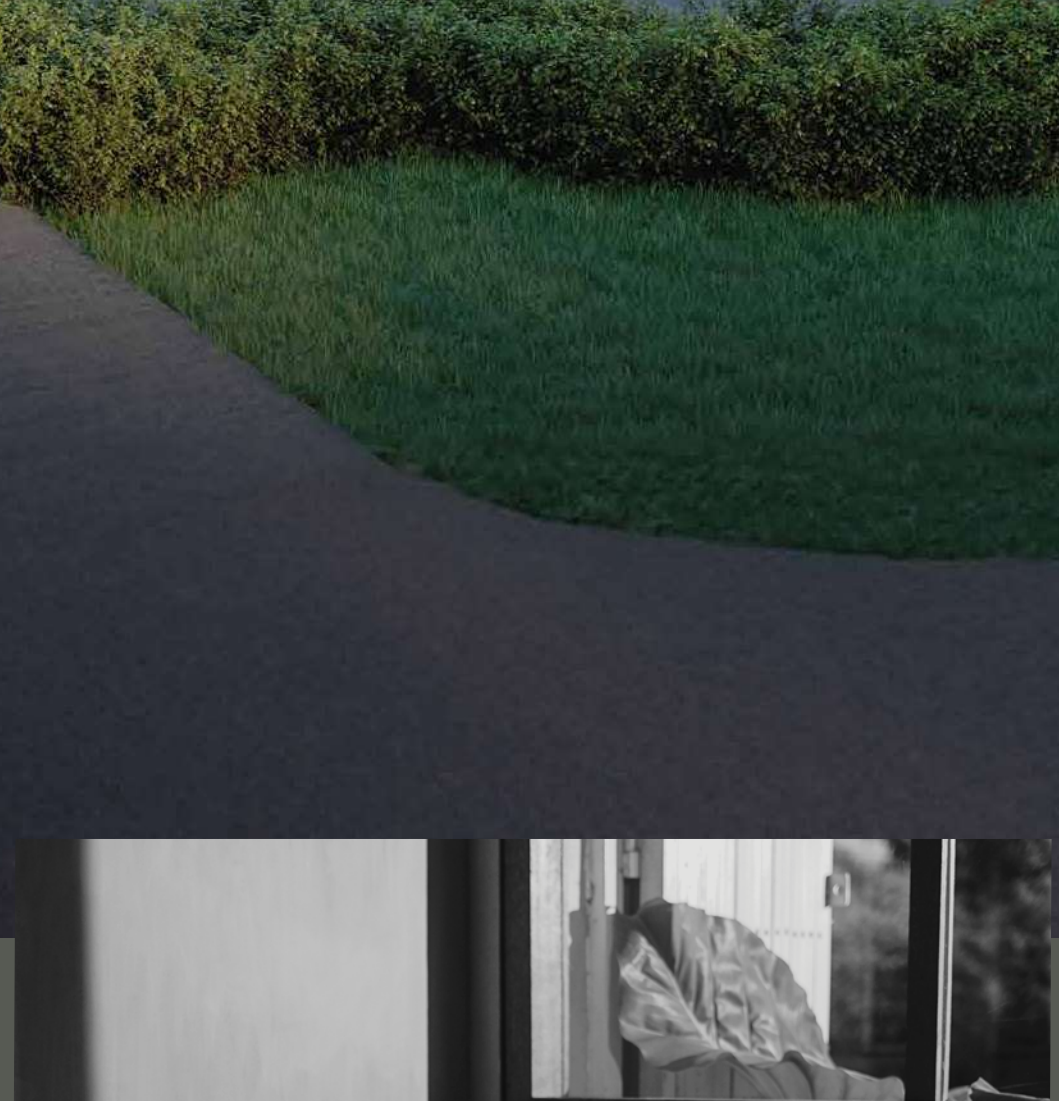


THE FINAL FRONTIER

Experience the epitome of luxurious living in Bayu Sutera with Melora – the last and most exclusive parcel, the pièce de résistance of this distinguished neighbourhood. Here, amidst the lush surroundings, you have the final opportunity to claim a residence in this prestigious enclave. These homes signify the crowning achievement of coveted community living; the grand finale and finishing act.

Artist's Illustration

The air is tinged with a deluxe ambiance, and each step resonates with the assurance of refined living. As you traverse the surroundings, a sense of opulence envelops you, enticing you to embrace the exceptional life that awaits. Each element resonates with sophistication and panache, creating something that is more than just a residence.



FORTRESS OF SOLITUDE

Your peace of mind is our unwavering priority. We've cultivated an environment where tranquillity is second nature. The Pondok Rukun Tetangga and perimeter fencing for security allow you to embrace the comfort of knowing that these precincts naturally exude a secure feeling, ensuring you can savour every moment without a second thought.

Artist's Illustration



THRILLS, GREENS & SERENE DREAMS

Indulge in the allure of remarkable living with a suite of residents-only facilities minutes from your abode. Enjoy invigorating workouts surrounded by nature at the gym stations, making exercise a refreshing and rejuvenating experience.

Artist's Illustration

Artist's Illustration



REFUGE IN ELEGANCE

Meticulously designed, every space seamlessly blends aesthetics with functionality, creating an air of understated luxury. Bathed in the gentle embrace of natural light, the living spaces beckon moments of tranquillity and style. Each bedroom cradles promises of restful nights and dreamy mornings. With high-quality finishes and an open layout, your home becomes a canvas where modern convenience is built with an artistic flair.

TOUCH OF BRILLIANCE

Avant-garde, smart features curated for your comfort, transform your home into a haven of innovation. Effortlessly controlled, each room responds to your needs, creating an environment that adapts to you.



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SMART LIVING
(WiFi required)

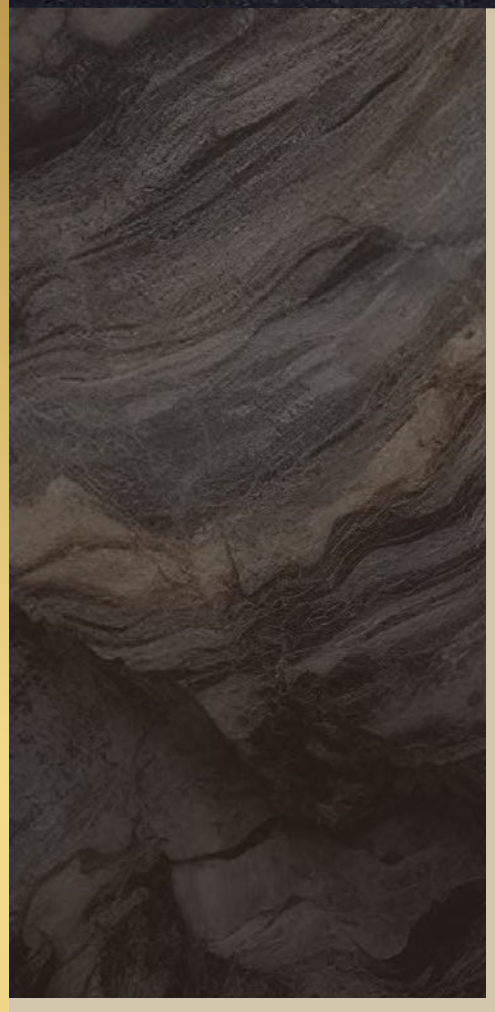
LIGHTING MODULE
Control your lights with the touch of a button.

AIRCOND IR BLASTER
Adjust your AC temperature according to your preferences.

DIGITAL LOCK
Conveniently check your locks remotely for ultimate security.

VOICE CONTROL
Seamlessly manage devices by voice.

RTDT (Type A - Melora)
Artist's Illustration



A true home is the foundation upon which dreams are nurtured, memories are cherished, and futures are envisioned. It's a place where life's journey finds its heart and soul.



FLOOR PLANS

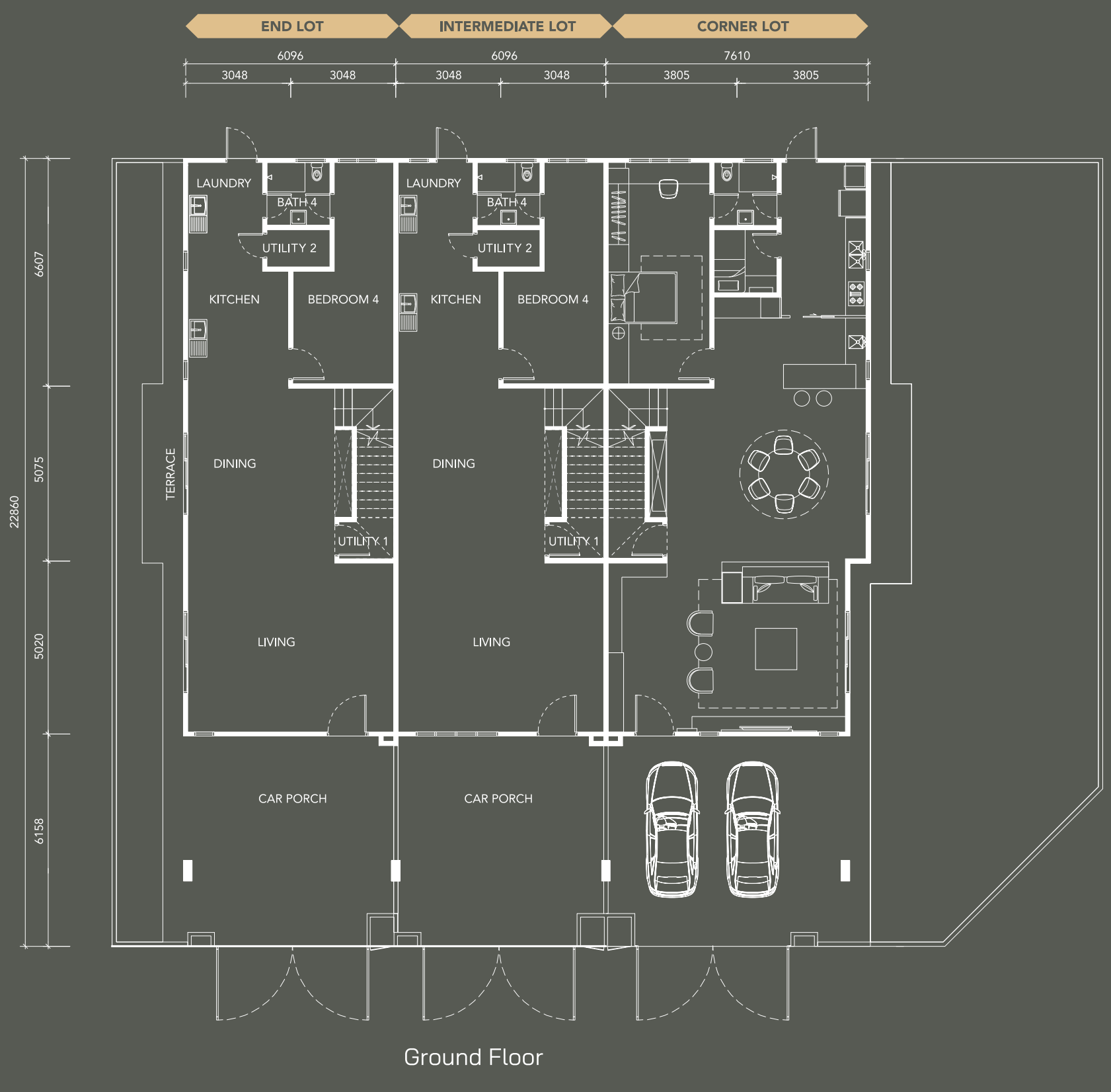
MELORA
MELORA II

TYPE A
Double Storey Link Homes

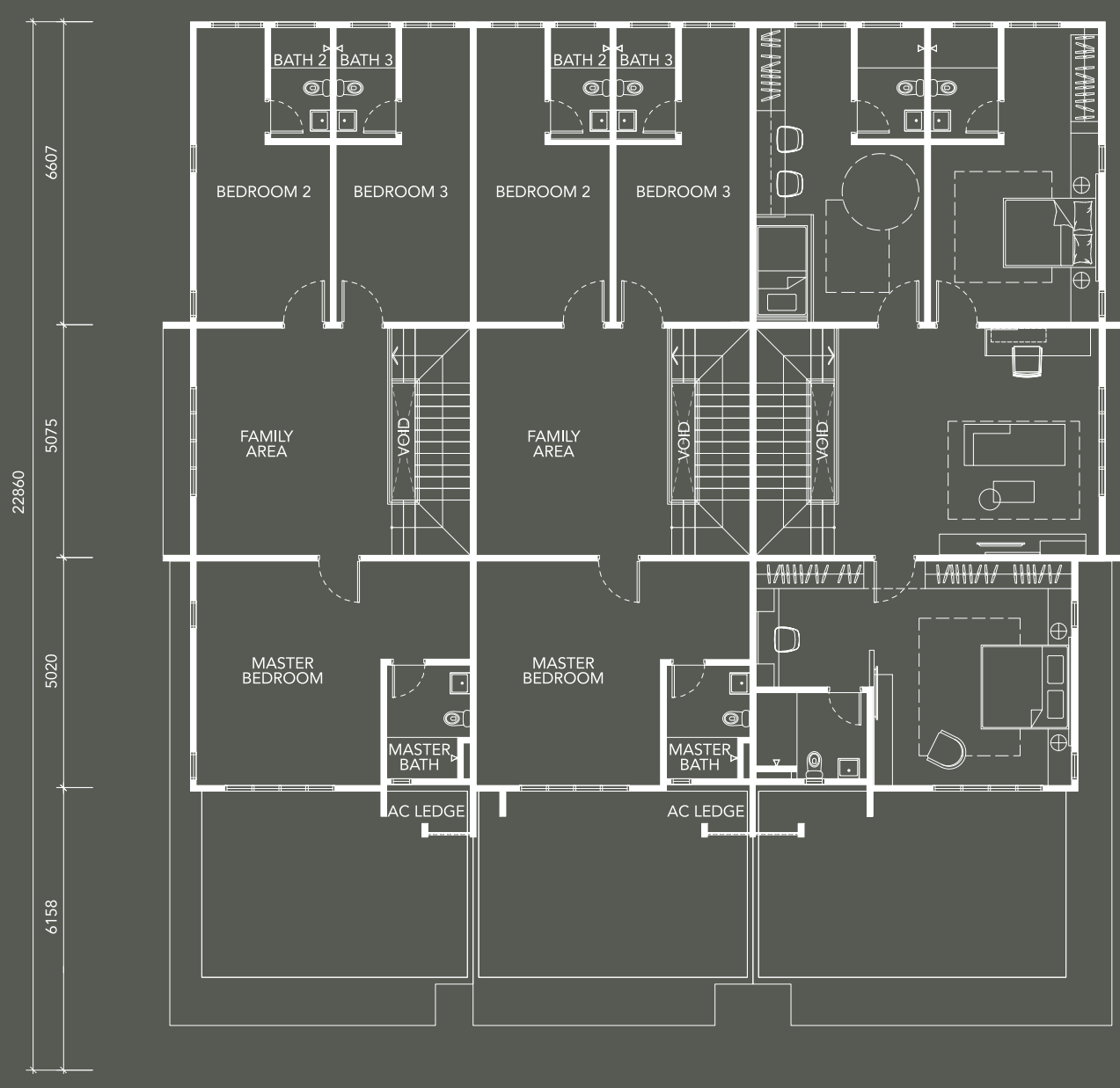
Lot Size:
20' x 75'

Built Up:
2,498 sq.ft.

4 Bedrooms
4 Bathrooms



Ground Floor



First Floor

FLOOR PLANS

MELORA

TYPE A1

Double Storey Link Homes

Lot Size:

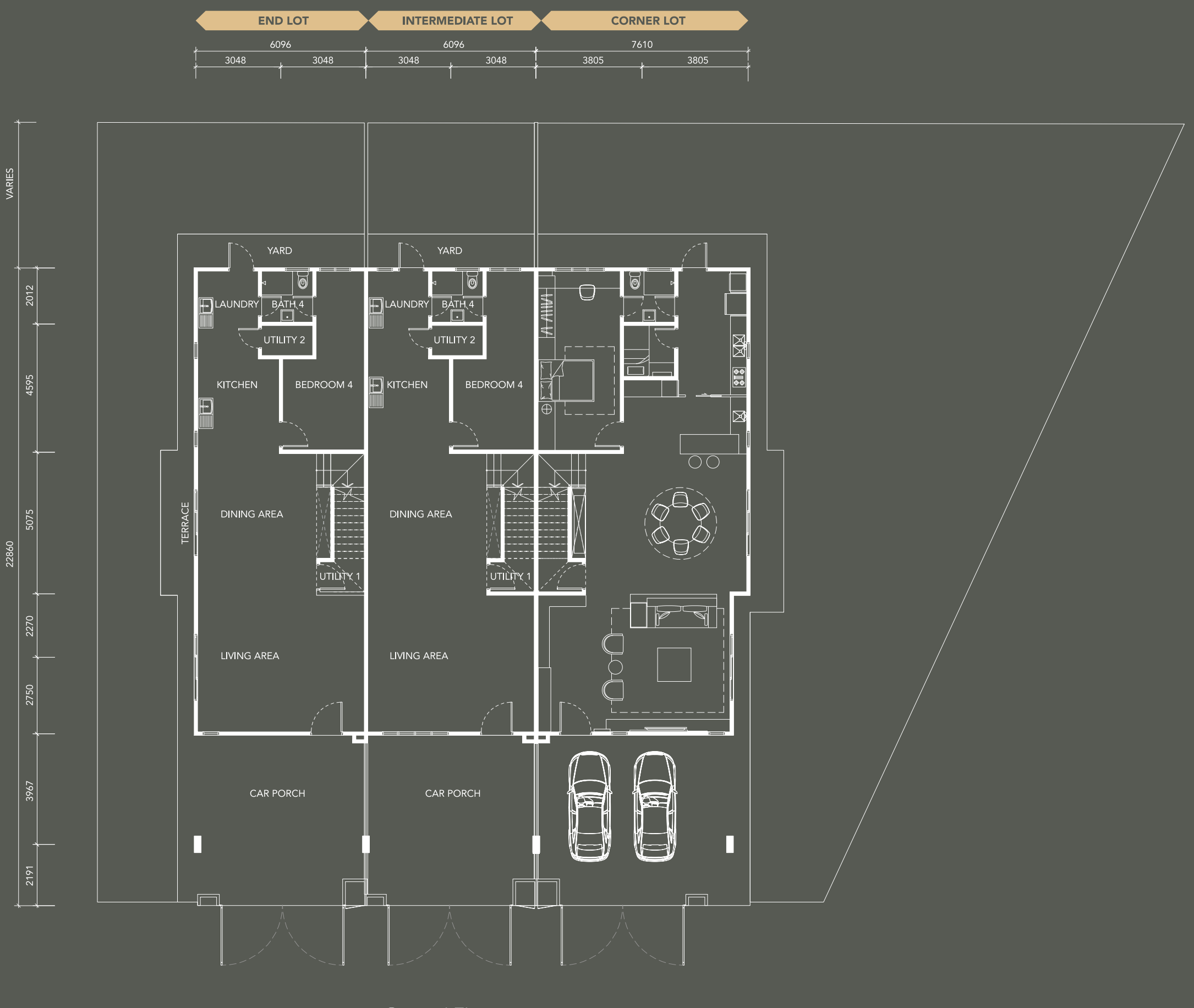
20' x 75'

Built Up:

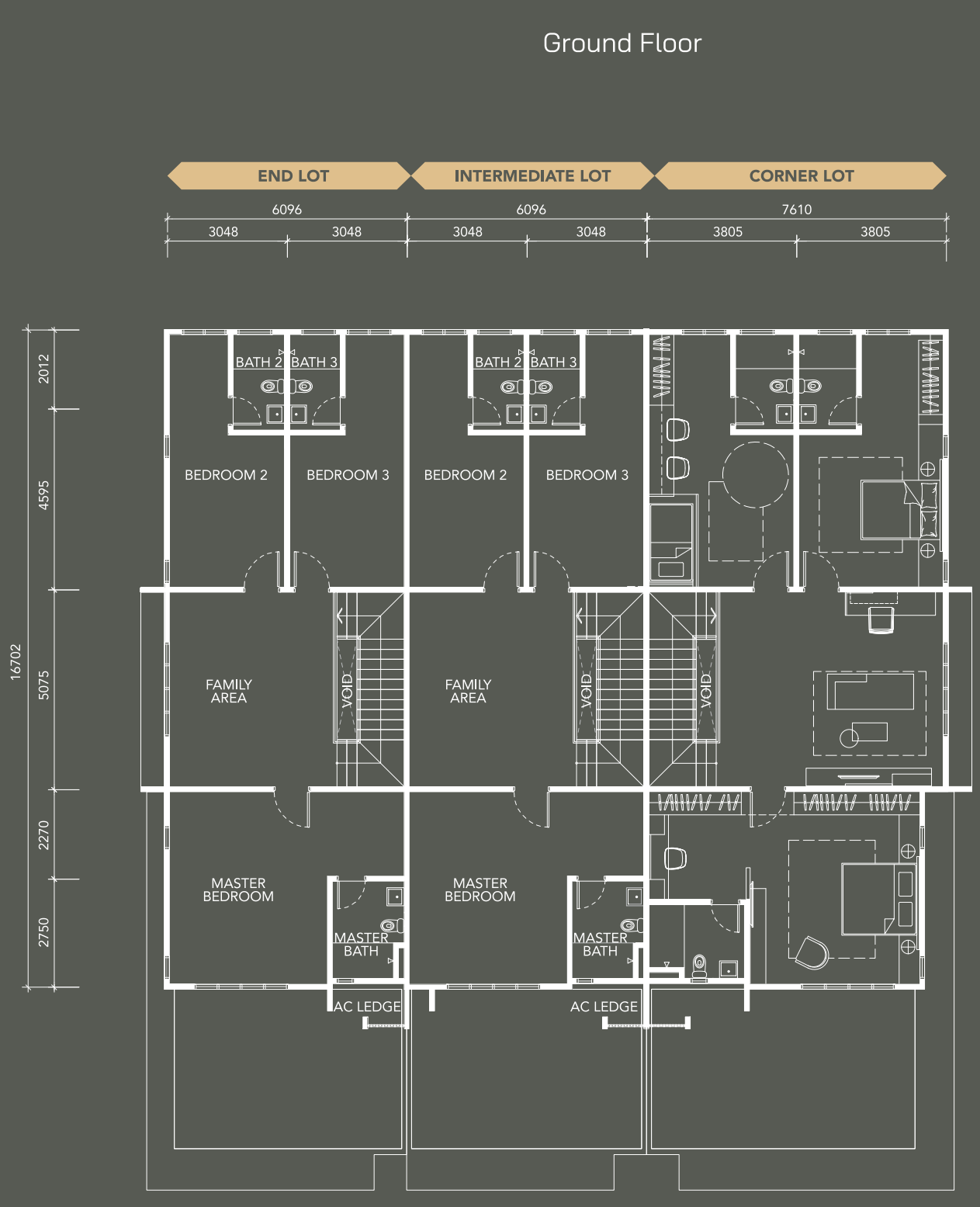
2,498 sq.ft.

4 Bedrooms

4 Bathrooms



Ground Floor



First Floor

FLOOR PLANS

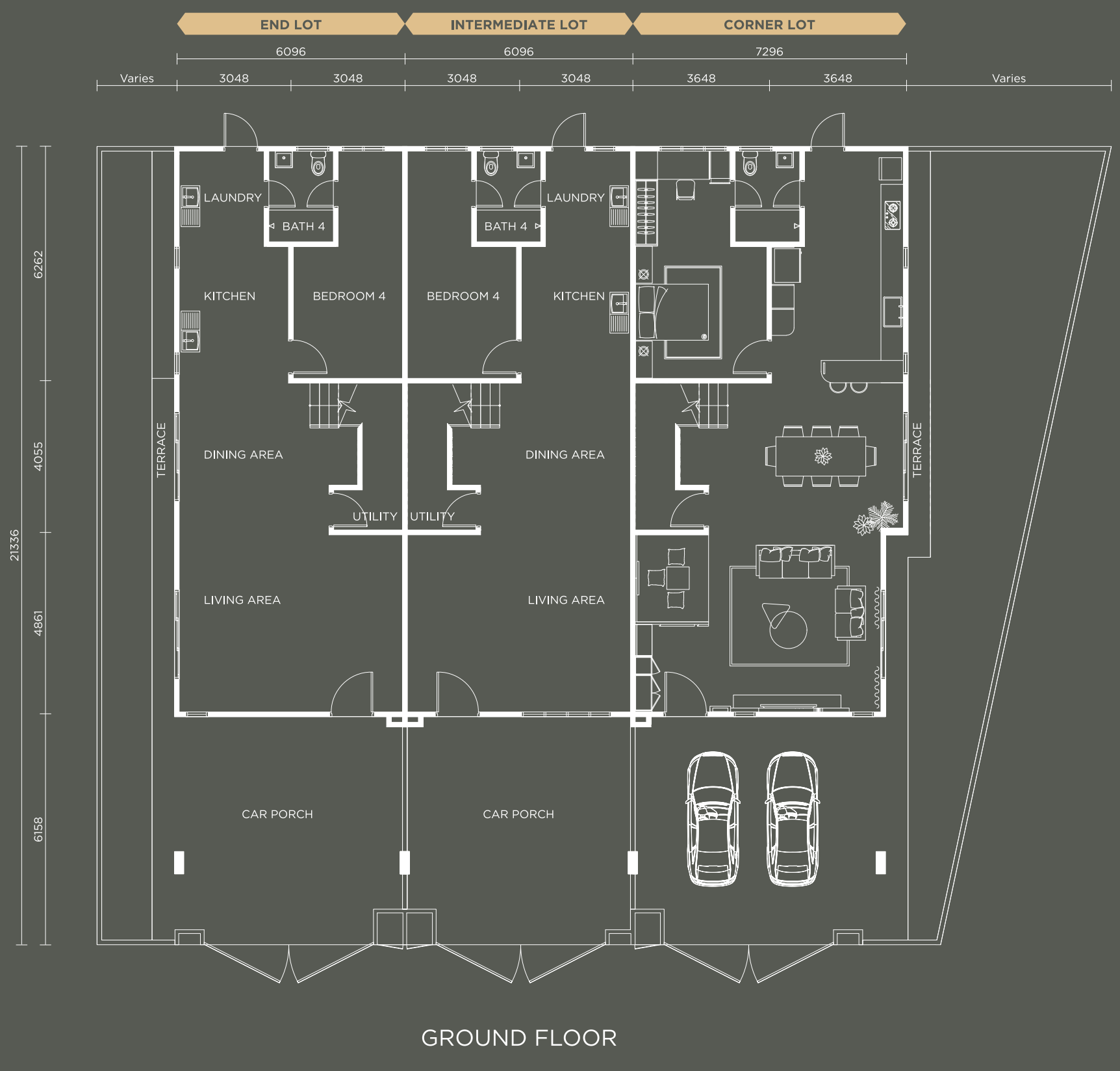
ELONIA III

Double Storey Link Homes

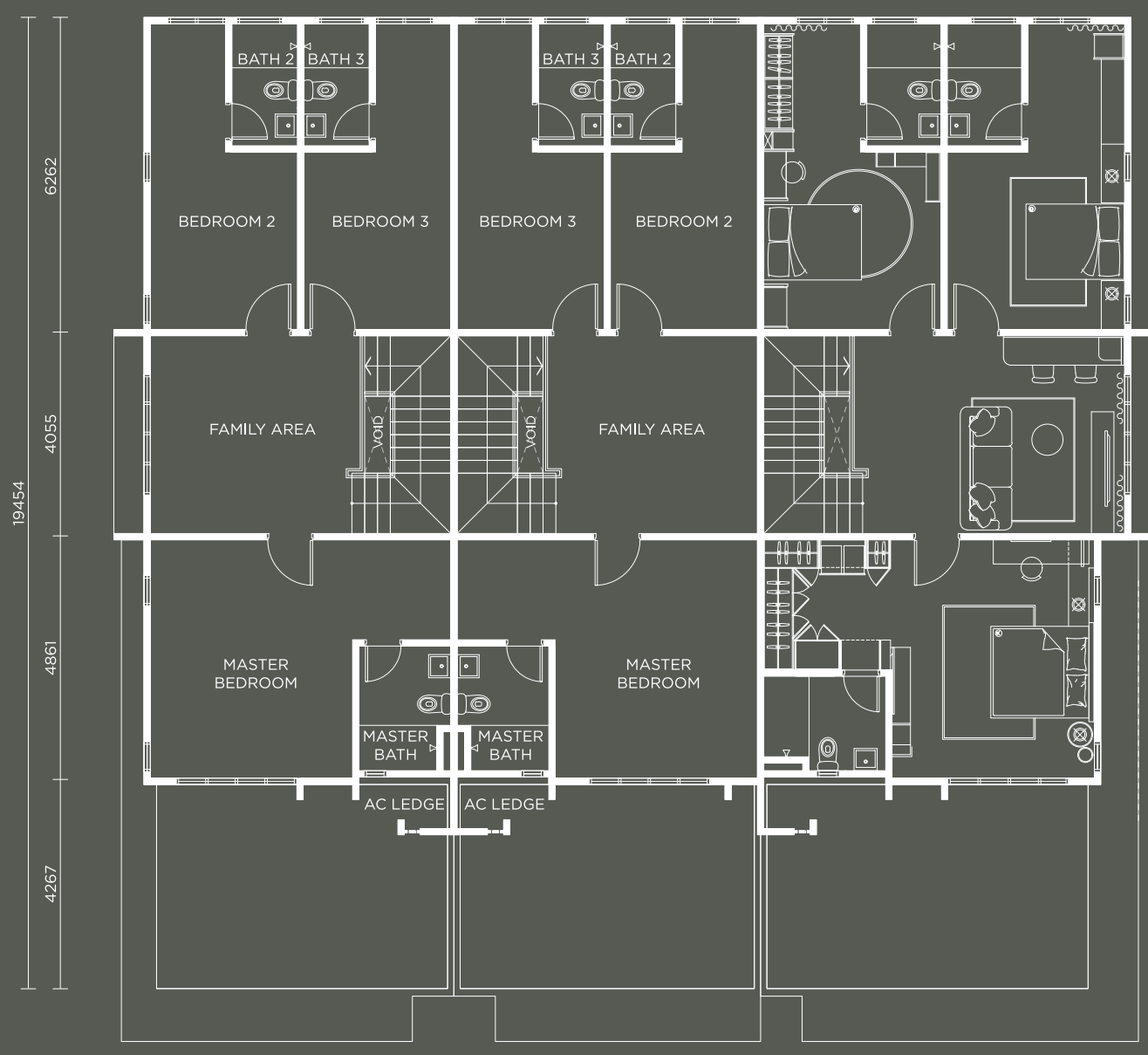
Lot Size:
20' x 70'

Built Up:
2,315 sq.ft.

4 Bedrooms
4 Bathrooms



GROUND FLOOR



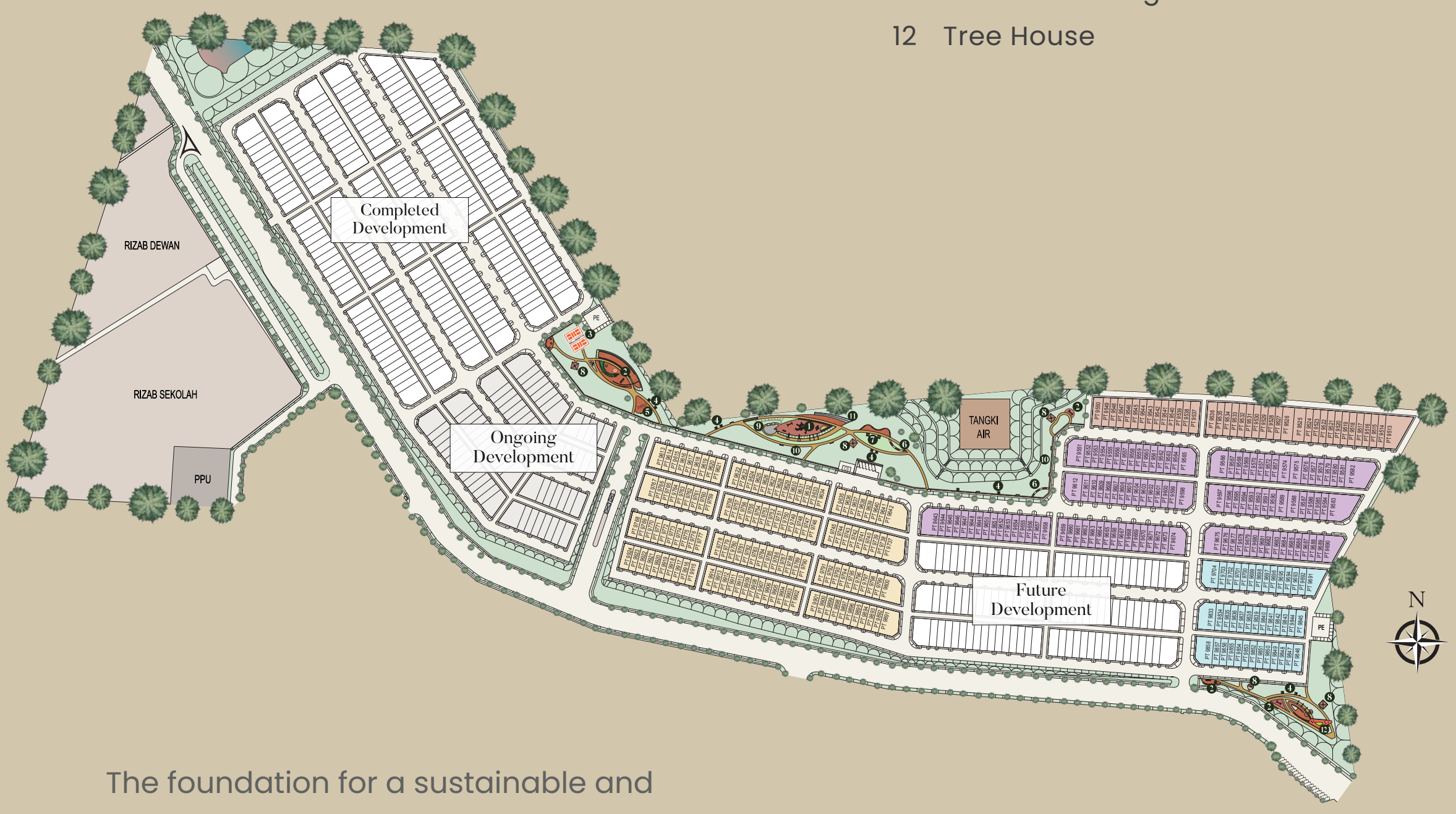
FIRST FLOOR

2-STOREY LINK HOMES

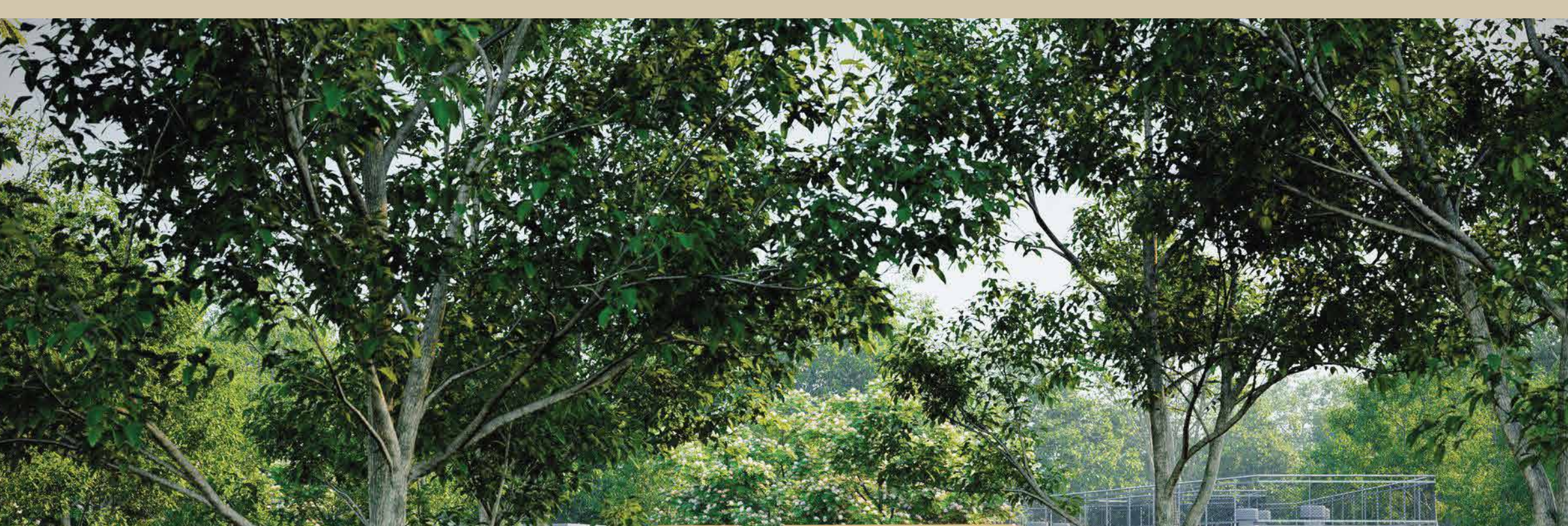
- Melora (Type A)
- Melora (Type A1)
- Melora II (Type A)
- Elonia III

LEGEND

1 Playground
2 Children's Play Area
3 Badminton Court
4 Gym Stations
5 Hammock
6 Reflexology Path
7 Picnic Table
8 Shelter
9 Tunnel Walkway
10 Walkway
11 Terrace Seating
12 Tree House



The foundation for a sustainable and vibrant community, harmonizing the environment and architecture into a cohesive whole.



Artist's Illustration

SPECIFICATIONS

MELORA & MELORA II

Structure	Reinforced Concrete	
Wall	Reinforced Concrete	
Roofing Covering	Reinforced Concrete Slab / Metal Deck Roofing Sheet	
Roof Framing	Lightweight Steel Trusses	
Ceiling	Plaster Ceiling / Skim Coat	
Windows	Aluminium Frame Glass Panel	
Doors	Main Entrance Door	Timber Flush Door
	Others	Timber Flush Door
Ironmongery	Main Entrance Door	Digital Lockset
	Sliding Door	Aluminium Frame Sliding Door (CT & ET Units Only)
	Bedrooms, Laundry & Utility	Lever Handle Lockset
	Bathrooms	Lever Handle Lockset (Privacy)
Wall Finishes	Bathrooms	Tiles to Ceiling Level
	Kitchen (Behind Sink)	Tiles to 1.7m Height / Emulsion Paint
	Others	Emulsion Paint
Floor Finishes	Living & Dining	Tile
	Kitchen	Tile
	Laundry	Tile
	Bedrooms 1, 2 & 3	Laminated Flooring
	Bedroom 4	Tile
	Bathrooms	Tile
	Terrace	Tile (Applicable to CT & ET Units Only)
	Utility	Tile
	Family	Laminated Flooring
	Staircase	Laminated Flooring
	Car Porch	Tile
	A/C Ledge	Concrete Finish / Cement Render
	Concrete Roof	Concrete Finish
Sanitary and Plumbing Fittings	Wash Basin	4 Units
	Water Closet	4 Units
	Shower Head	4 Units
	Kitchen Sink	2 Units

		INTERMEDIATE UNIT	ET UNIT	CT UNIT
Electrical Installations	Lighting Point	26 Points	27 Points	27 Points
	Power Point (13 AMP)	18 Points	18 Points	18 Points
	Ceiling Fan Point	7 Points	7 Points	7 Points
	Water Heater Power Point	4 Points	4 Points	4 Points
	A/C Power Point	6 Points	6 Points	7 Points
	Swing Auto. Gate Point	1 Point	1 Point	1 Point
	Door Bell Point	1 Point	1 Point	1 Point
	Astro Point	2 Points	2 Points	2 Points
Internal Telecommunication Trunking and Cabling	Fibre Optics Cabling c/w Fibre Wall Socket and Fibre Termination Box	1 Point		
Fencing	Front	≈ 1.5m Height Fencing Wall c/w Mild Steel Gate		
	Rear	≈ 1.5m Height Fencing Wall (CT & ET Units Only)		
	Side	≈ 1.5m Height Fencing Wall c/w Mild Steel Grille (Applicable to CT & ET Units Only)		
Turfing		Cow Grass (Applicable to CT & ET Units Only)		

SPECIFICATIONS

INTERMEDIATE UNIT — ELONIA III

Structure		Reinforced Concrete
Wall		Reinforced Concrete
Roofing Covering		Reinforced Concrete Slab / Metal Deck Roofing Sheet
Roof Framing		Lightweight Steel Trusses
Ceiling		Plaster Ceiling / Skim Coat
Windows		Aluminium Frame Glass Panel
Doors	Main Entrance Door	Timber Flush Door
	Others	Timber Flush Door
Ironmongery	Main Entrance Door	Lever Mortise Lockset
	Bedrooms, Laundry & Utility	Lever Handle Lockset
	Bathrooms	Lever Handle Lockset (Privacy)
Wall Finishes	Bathrooms	Tiles to Ceiling Level
	Kitchen (Behind Sink)	Tiles to 1.7m Height / Emulsion Paint
	Others	Emulsion Paint
Floor Finishes	Living & Dining	Tile
	Kitchen	Tile
	Laundry	Tile
	Bedrooms	Tile
	Bathrooms	Tile
	Utility	Tile
	Family	Tile
	Staircase	Tile
	Car Porch	Tile
	A/C Ledge	Concrete Finish / Cement Render
	Concrete Roof	Concrete Finish
Sanitary and Plumbing Fittings	Wash Basin	4 Units
	Water Closet	4 Units
	Shower Head	4 Units
	Kitchen Sink	2 Units
Electrical Installations	Lighting Point	25 Points
	Power Point (13 AMP)	17 Points
	Ceiling Fan Point	7 Points
	Water Heater Power Point	4 Points
	A/C Power Point	6 Points
	Swing Auto. Gate Point	1 Point
	Door Bell Point	1 Point
	Astro Point	2 Points
Internal Telecommunication Trunking and Cabling	Fibre Optics Cabling c/w Fibre Wall Socket and Fibre Termination Box	1 Point
Fencing	Front	≈ 1.5m Height Fencing Wall c/w Mild Steel Gate

Bandar Sri Sendayan Seremban

The self-sustaining city

Nurturing Environments, Enriching Lives.

Land Owner:

BSS DEVELOPMENT SDN BHD
200501012590 (689638-X)

Developed by:
BSS DEVELOPMENT SDN BHD
200501012590 (689638-X)

A Subsidiary of:
MATRIX CONCEPTS HOLDINGS BERHAD
199601042262 (414615-U)

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T +606 792 2868 F +606 792 2878
GPS Coordinate Code 2.674820, 101.863722

1800 88 2688
www.bayusutera.com
Bayu Sutera

matrixconcepts

Bayu Sutera (Precinct 4b-1) • No. Lesen Pemaju : 10613/11-2028/1282(A) • Tempoh Sah : 19/11/2023 – 18/11/2028 • No. Permit Iklan : 10613-60/09-2026/0835(N)-(L) • Tempoh Sah : 12/09/2024 – 11/09/2026 • Hakmilik Tanah : Kekal • Bebanan Tanah : Tiada • Pelan Bangunan Diluluskan oleh : Majlis Perbandaran Port Dickson • No. Rujukan : MPPD.431/50/2023/01(15) • Tarikh Dijangka Siap : September 2026 • RTDT (Type A - Melora) - 110 Unit, RM 764,999 (Min) - RM 1,305,589 (Max) • RTDT (Type A1 - Melora) - 38 Unit, RM 786,449 (Min) - RM 1,254,129 (Max) • Bayu Sutera (Precinct 4b-2) • No. Lesen Pemaju : 10613/11-2028/1282(A) • Tempoh Sah : 19/11/2023 – 18/11/2028 • No. Permit Iklan : 10613-63/12-2026/1136(N)-(L) • Tempoh Sah : 12/12/2024 – 11/12/2026 • Hakmilik Tanah : Kekal • Bebanan Tanah : Tiada • Pelan Bangunan Diluluskan oleh : Majlis Perbandaran Port Dickson • No. Rujukan : MPPD.431/51/2023/01 (15) • Tarikh Dijangka Siap : February 2027 • RTDT (Type A – Melora II) - 40 Unit, RM 723,999 (Min) - RM 1,424,654 (Max) • Bayu Sutera (Precinct 4a-3) • No. Lesen Pemaju : 10613/11-2028/1282(A) • Tempoh Sah : 19/11/2023 – 18/11/2028 • No. Permit Iklan : 10613-56/03-2025/0278(A)-(L) • Tempoh Sah : 16/03/2023 – 15/03/2025 • Hakmilik Tanah : Kekal • Bebanan Tanah : Tiada • Pelan Bangunan Diluluskan oleh : Majlis Perbandaran Port Dickson • No. Rujukan : MPPD.431/30/2021/01(21) • Tarikh Dijangka Siap : March 2026 • RTDT (Elonia III) - 128 Unit, RM 697,888 (Min) - RM 1,198,898 (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. This is not a gated and guarded development. For avoidance of doubt on the specifications and development status, please always refer to the Sale and Purchase Agreement. THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.