Elka Heights

ZEIRA & ALERA

Where Nature & Community Flourish Together



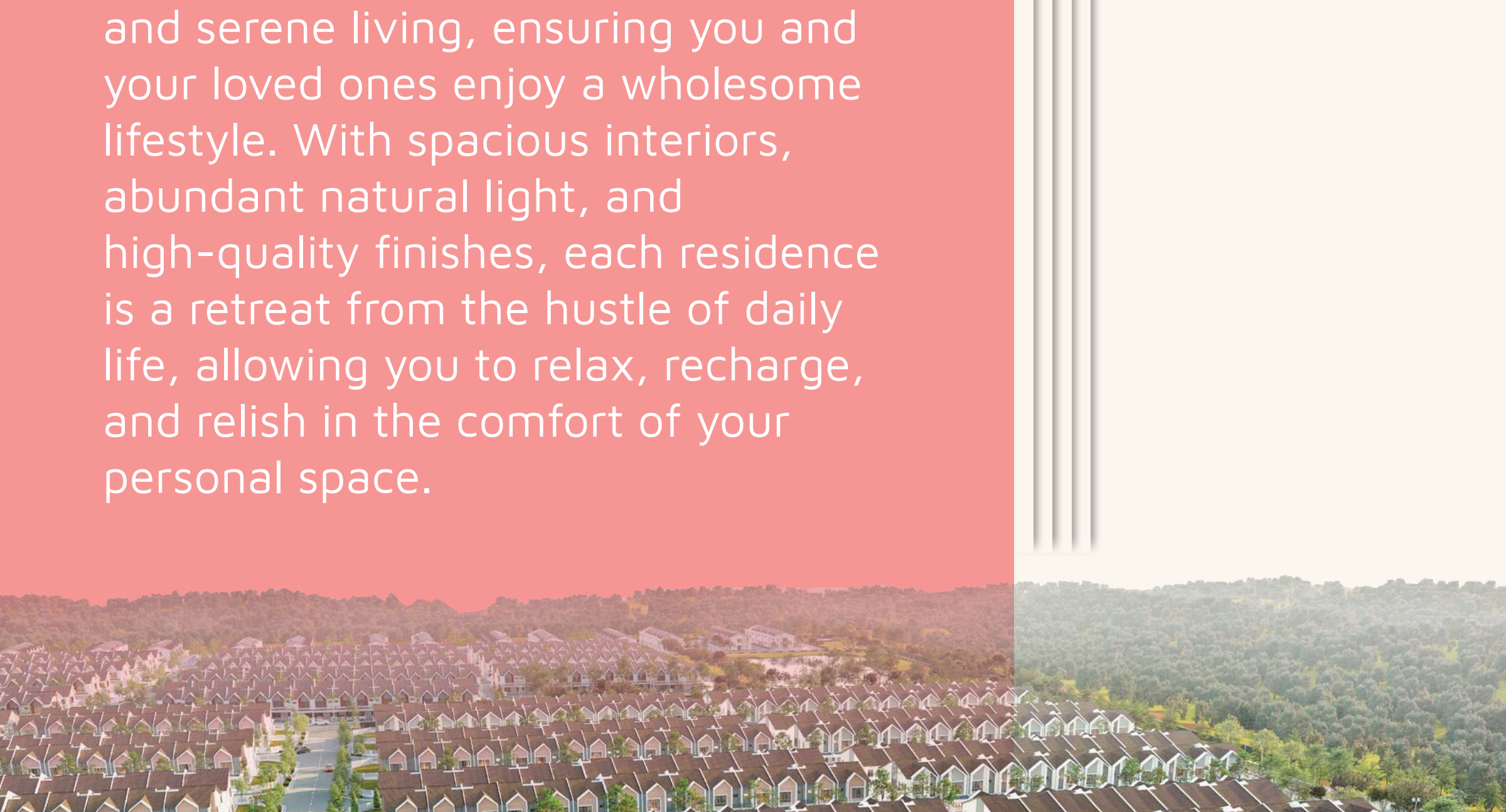
Artist’s impression

At Eka Heights, nature and community come together in perfect harmony. The lush greenery and thoughtfully designed communal spaces invite you to connect with neighbours while enjoying the tranquility of the natural surroundings. Here, every element is designed to nurture a sense of belonging, creating a vibrant community where you can grow, flourish, and create lasting memories with family and friends amidst nature's beauty.



A Home Made For Wholesome Living

Discover a sanctuary where every aspect of your home is thoughtfully designed to enhance your well-being. These homes at Eka Heights offer a perfect blend of modern convenience and serene living, ensuring you and your loved ones enjoy a wholesome lifestyle. With spacious interiors, abundant natural light, and high-quality finishes, each residence is a retreat from the hustle of daily life, allowing you to relax, recharge, and relish in the comfort of your personal space.



Artist's impression

Spacious Comfort Designed For A Quality Life

RTDT Type A (Zeira)

Artist's impression



Artist’s impression

Experience the luxury of space tailored for a quality lifestyle at Eka Heights.

These homes offer generous living areas, meticulously designed to provide both comfort and functionality. Whether you're hosting gatherings or enjoying quiet moments, the well-planned layouts and premium materials ensure that your home is not just a place to live, but a space where you can thrive and enjoy the finer things in life every day.

Artist’s impression

Site Plan

Precinct 9A

2-Storey Link Homes

Zeira (Type A)

Alera (Type B)

1. Children Play Area
2. Half Basketball Court
3. Badminton Court
4. Mount Slides
5. Reflexology Pathway
6. Gym Station
7. Gazebo
8. Pebble Seating
9. Hammock Swing
10. Guitar Deck
11. Sunken Seating



Artist's impression

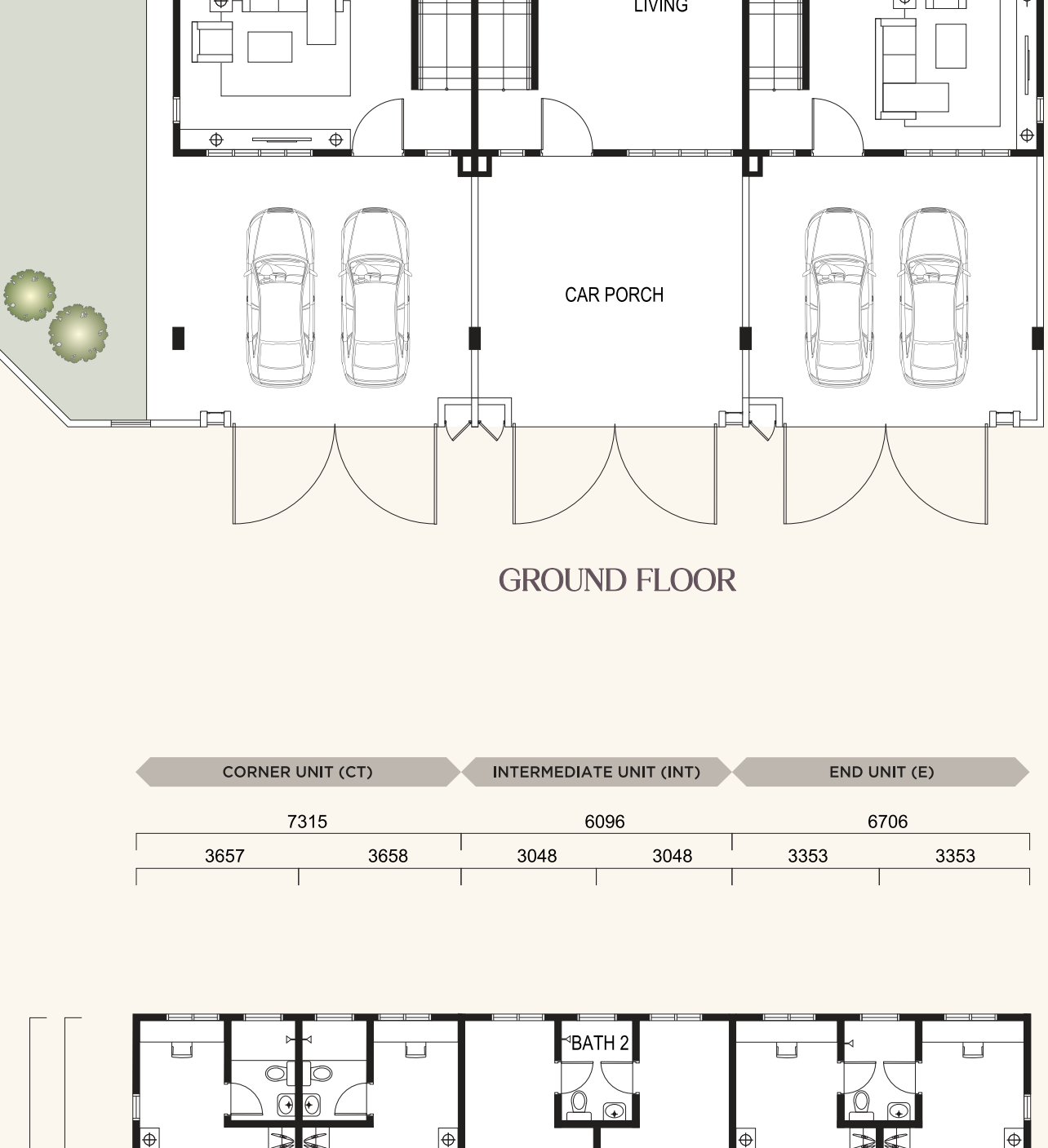
Floor Plan

Zeira (Type A)

Intermediate Unit	Lot size: 20' x 70'	Built-up: 2,182 sf	4 Bedrooms & 3 Bathrooms



GROUND FLOOR



FIRST FLOOR

Artist's impression

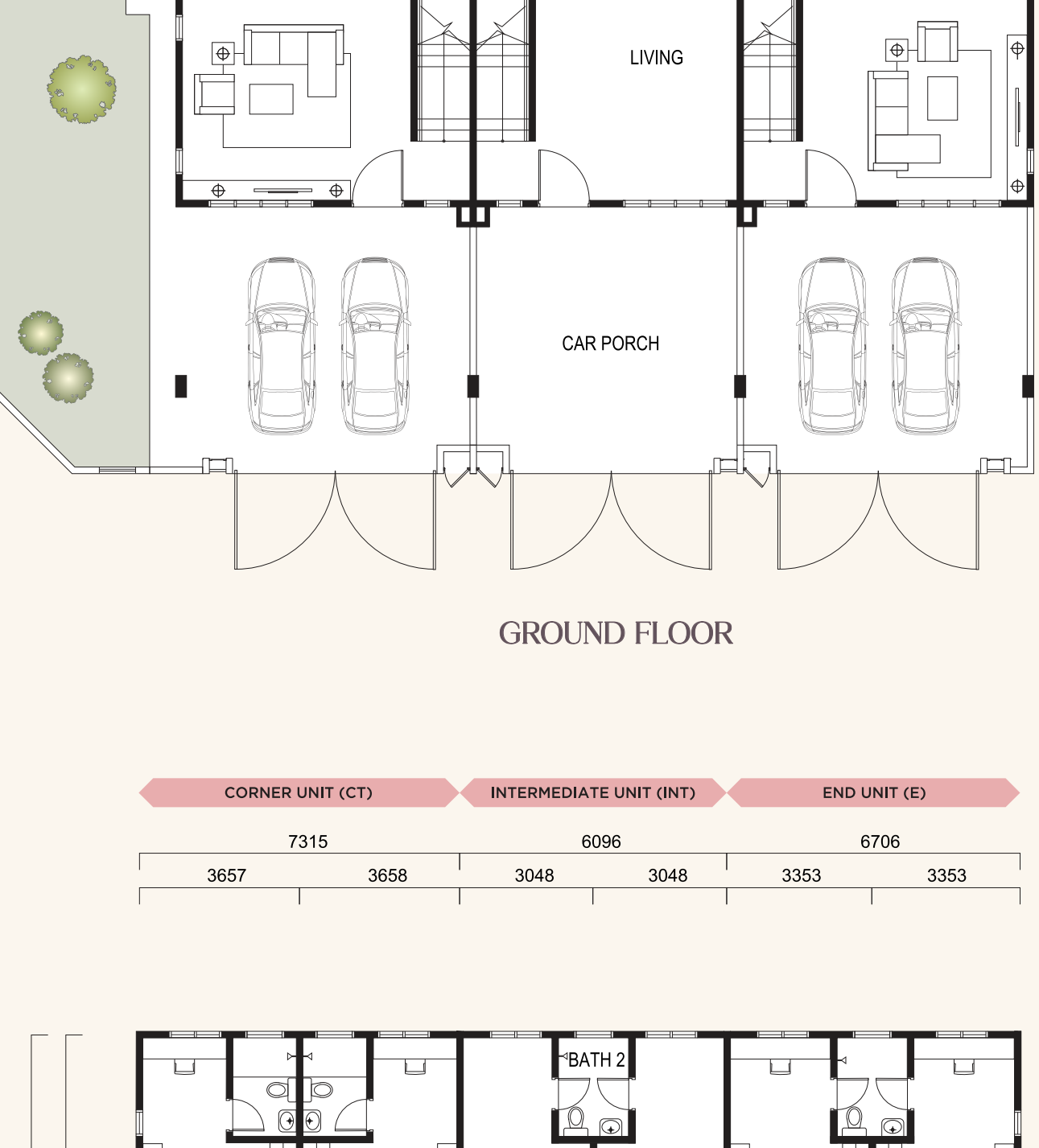
Floor Plan

Alera (Type B)

Intermediate Unit	Lot size: 20' x 70'	Built-up: 2,166 sf	4 Bedrooms & 3 Bathrooms



GROUND FLOOR



FIRST FLOOR

Artist's impression

Specifications

Intermediate Unit

Structure	: Reinforced Concrete	
Wall	: Clay Brick	
Roofing Covering	: Concrete Roof Tile/Metal Deck Roofing Sheet/ Reinforced Concrete Slab	
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	- Cylinder Handle Lockset
	: Bathrooms	- Cylinder 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	- Tiles
	: Kitchen	- Tiles
	: Laundry	- Tiles
	: Bedrooms	- Tiles
	: Bathrooms	- Tiles
	: Utility	- Tiles
	: Family Area	- Tiles
	: Staircase	- Tiles
	: Car Porch	- Tiles
	: A/C Ledge	- Cement Render
	: Concrete Roof	- Cement Render
	*: Yard	- Cement Render
Sanitary and Plumbing Fittings	: Wash Basin	- 3 Unit
	: Water Closet	- 3 Unit
	: Shower Head	- 3 Unit
	: Kitchen Sink	- 1 Unit
Electrical Installations	: Lighting Point	- 18 Point
	: Power Point (13 AMP)	- 13 Point
	: Ceiling Fan Point	- 7 Point
	: Water Heater Power Point	- 3 Point
	: Air Cond. Power Point	- 2 Point
	: Door Bell Point	- 1 Point
	: Astro Point	- 2 Point
Internal Telecommunication Trunking and Cabling	: Fibre Optics Cabling c/w Fibre Wall Socket and Fibre Termination Box	- 1 Point
*Fencing	: Front ≈ 1.5m Height Wall c/w Mild Steel Gate	
	: Rear ≈ 1.5m Height Wall	



RTDT Type B (Alera)
Artist's impression

A DUAL-CITY BLUEPRINT FOR GROWTH & INNOVATION

BANDAR SRI SENDAYAN & MVV CITY



BANDAR SRI SENDAYAN

Sendayan Merchant Square
Sendayan X-Park
d'Tempat Country Club
Adcote Matrix Malaysia
SJK (C) Bandar Sri Sendayan
SMK Bandar Baru Sri Sendayan
SJK (T) Bandar Sri Sendayan
Sendayan Metropark
Sendayan Green Park
Sendayan TechValley

ACCESSIBILITY

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

TOLLS

Bandar Ainsdale Toll (Exit 217)
Seremban Toll (Exit 218)
Port Dickson Toll (Exit 219)

EDUCATION

2km	SMK (Felda) Seri Sendayan
7km	SJK (C) Tung Hua S2 Heights
24km	Nilai University
25km	INTI International University

MEDICAL CENTRES

11km	Columbia Asia Hospital
12km	KPJ Seremban Specialist Hospital
14km	Hospital Tuanku Ja'afar Seremban

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Bukit Eka Precinct 9A • No. Lesen Pemaju : 7164/09-2027/0914(A) • Tempoh Sah : 23/09/2022 – 22/09/2027 • No. Permit Iklan : 7164-53/11-2026/1083(N)-(L) • Tempoh Sah : 29/11/2024 – 28/11/2026 • Hakmilik Tanah : Pajakan 99 tahun (tamat tempoh pada 23/10/2122) • Bebanan Tanah : Tiada • Pelan Bangunan Diluluskan oleh : Majlis Bandaraya Seremban • No. Rujukan : MBS.N.KB1-11/2023 • Tarikh Dijangka Siap : MAC 2027 • ZEIRA (RTDT-A) - 69 Unit, RM 697,888 (Min) - RM 1,107,848 (Max) • ALERA (RTDT-B) - 91 Unit, RM 615,888 (Min) - RM 1,029,008 (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 Sales and Purchase Agreement. THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.