

LAMAN
SENDAYAN 2

MERIA | ELARIA



A THRIVING TOWNSHIP
A HOME FOR YOUR FUTURE
A RARE OPPORTUNITY

Artist's Illustration

A NEIGHBOURHOOD TO GROW INTO

Lay foundation in a community where life moves at a gentle pace. Evenings are filled with a warm glow as laughter echoes through serene streets where families breathe easy.

Artist’s Illustration

ENTERING TRANQUILLITY

The intersection of safety and serenity. Every detail is carefully crafted to ensure you feel secure the moment you arrive.



Artist’s Illustration

A SPACE TO BE YOURSELF

Let the daily feel a little more graceful, a little more you in an abode designed to rejuvenate, adapt, and let you live vibrantly.

Artist's Illustration

ECHOING LOVE & LEGACY

The foundation of a story that spans generations. Made to hold space for your growing family, your home cradles the promise of a life well lived.



RTDT TYPE D (MERIA)
Artist's Illustration

Spacious Living Areas

Open Plan Layout

Innovative Smart Features

Multigenerational Homes

SIMPLICITY THAT SPEAKS VOLUMES

Create a home that works for you, now and in the years ahead.

The fittings, the finishes, the technology; crafted not just for style, but for purpose. Sleek surfaces blend seamlessly with intuitive tech, responding to your every need.



Artist's Illustration



Artist's Illustration

SMART LIVING*

* WiFi required

AIRCOND IR BLASTER

Adjust your AC temperature according to your preferences.

LIGHTING MODULE

Control your lights with the touch of a button.

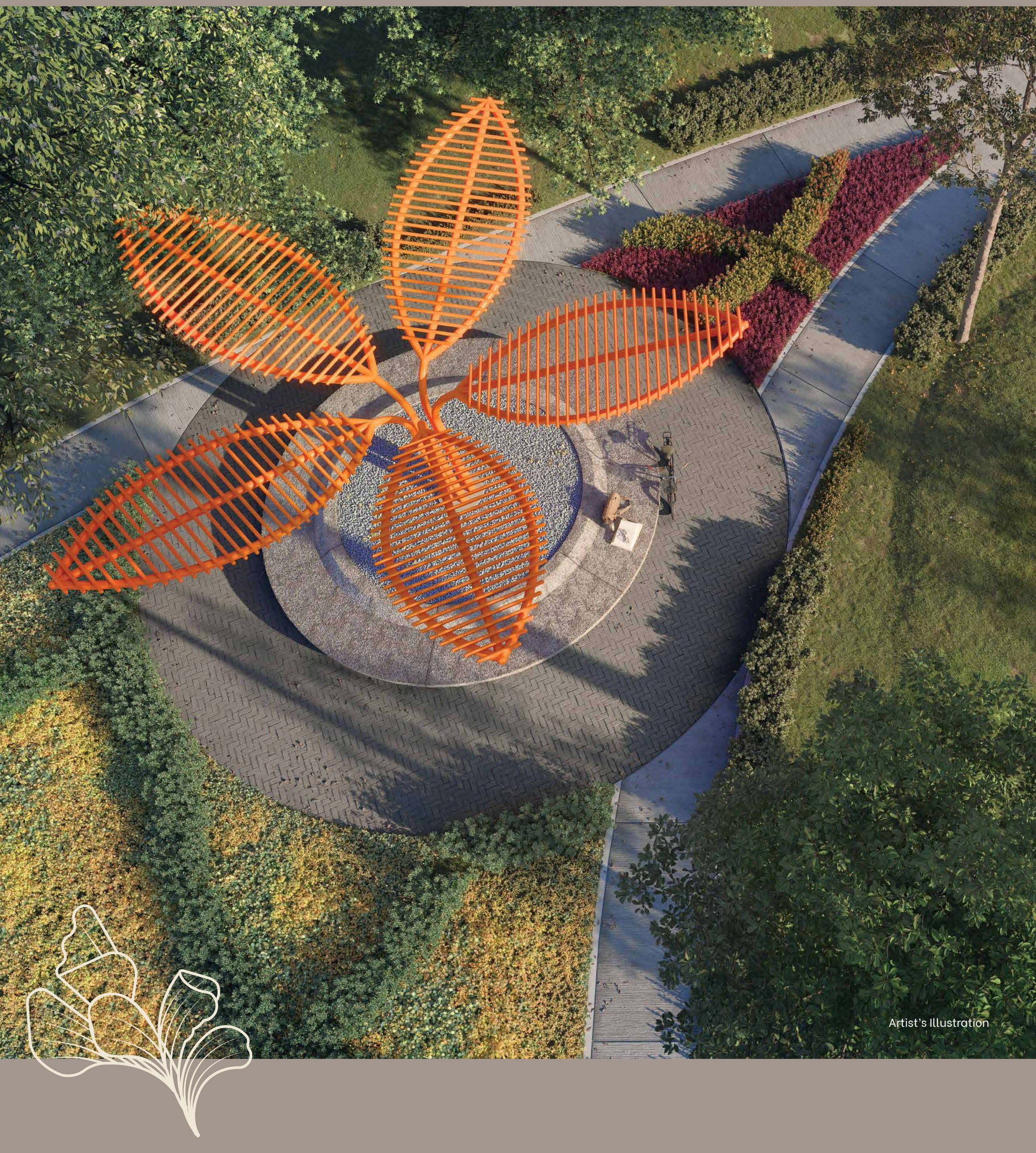
DIGITAL LOCK

Conveniently check your locks remotely for ultimate security.

VOICE CONTROL

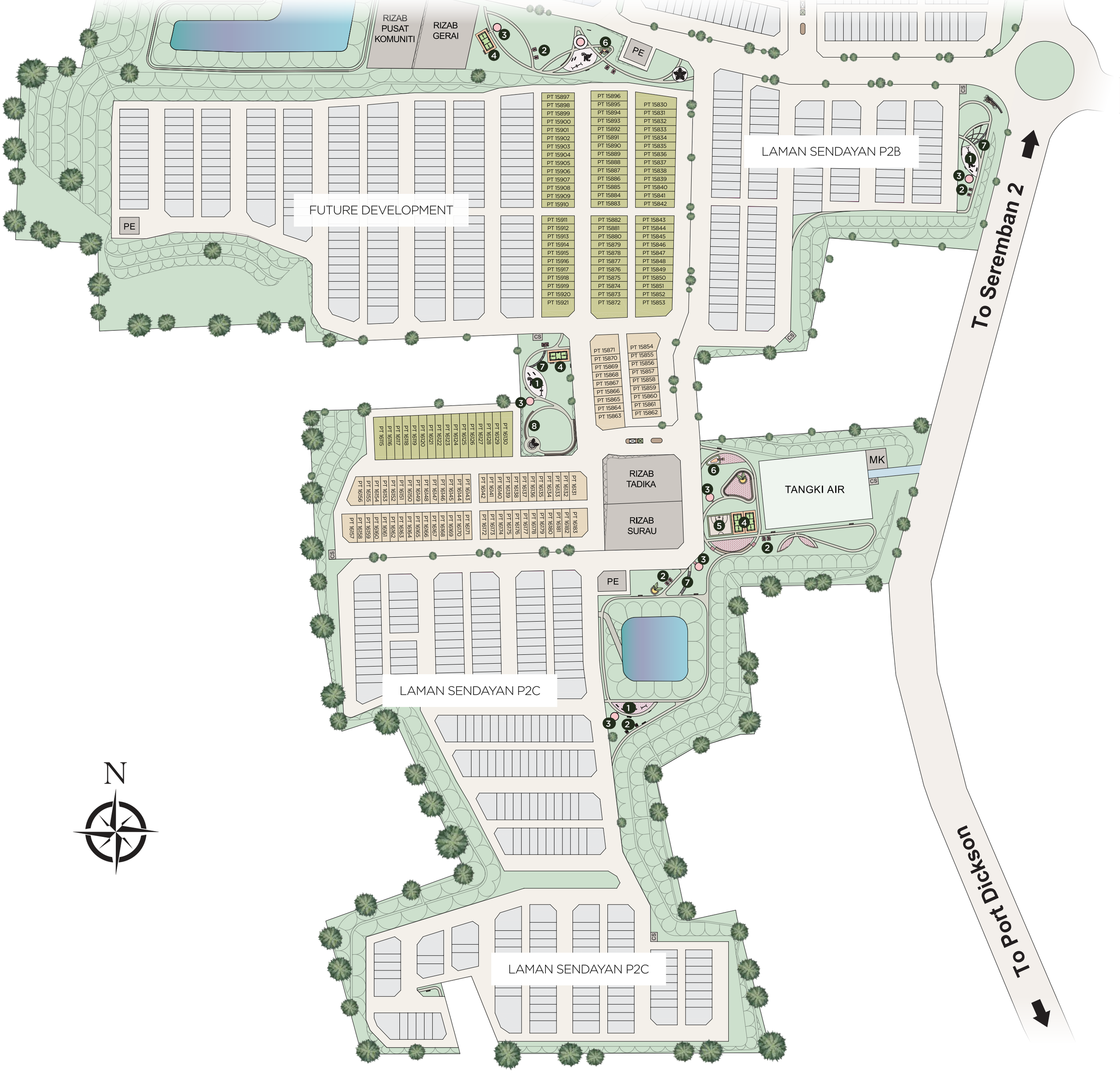
Seamlessly manage devices by voice.

FOR PLAY,
FOR PAUSE,
FOR YOU



Artist's Illustration

SITE PLAN



MERIA
(Type D)

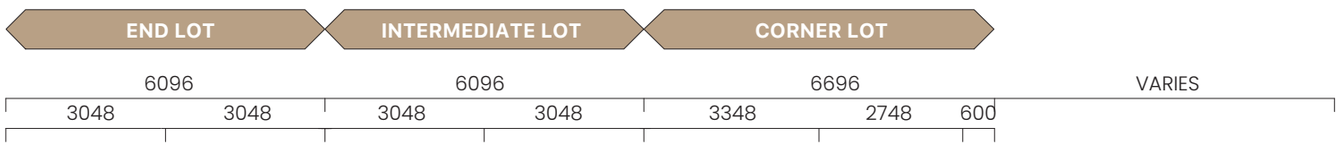
ELARIA
(Type D1)

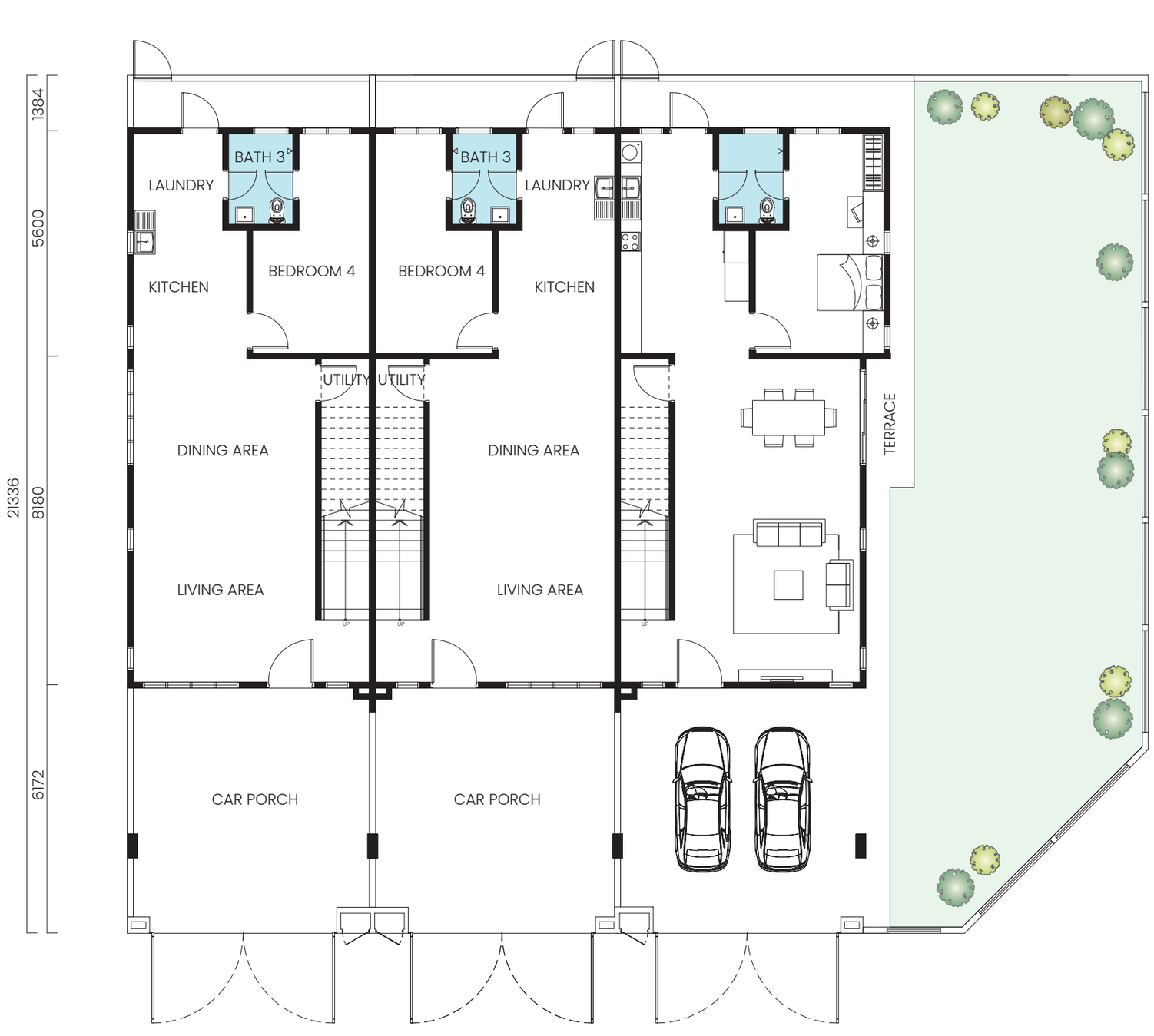
1. Integrated Playground
2. Outdoor Gym
3. Shelter
4. Badminton Court
5. Half Basketball Court
6. Mound Slide
7. Reflexology Pathway
8. Amphitheater

TYPE D

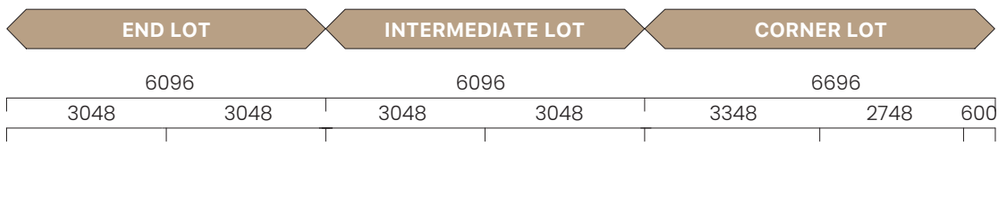
2-Storey Link Homes

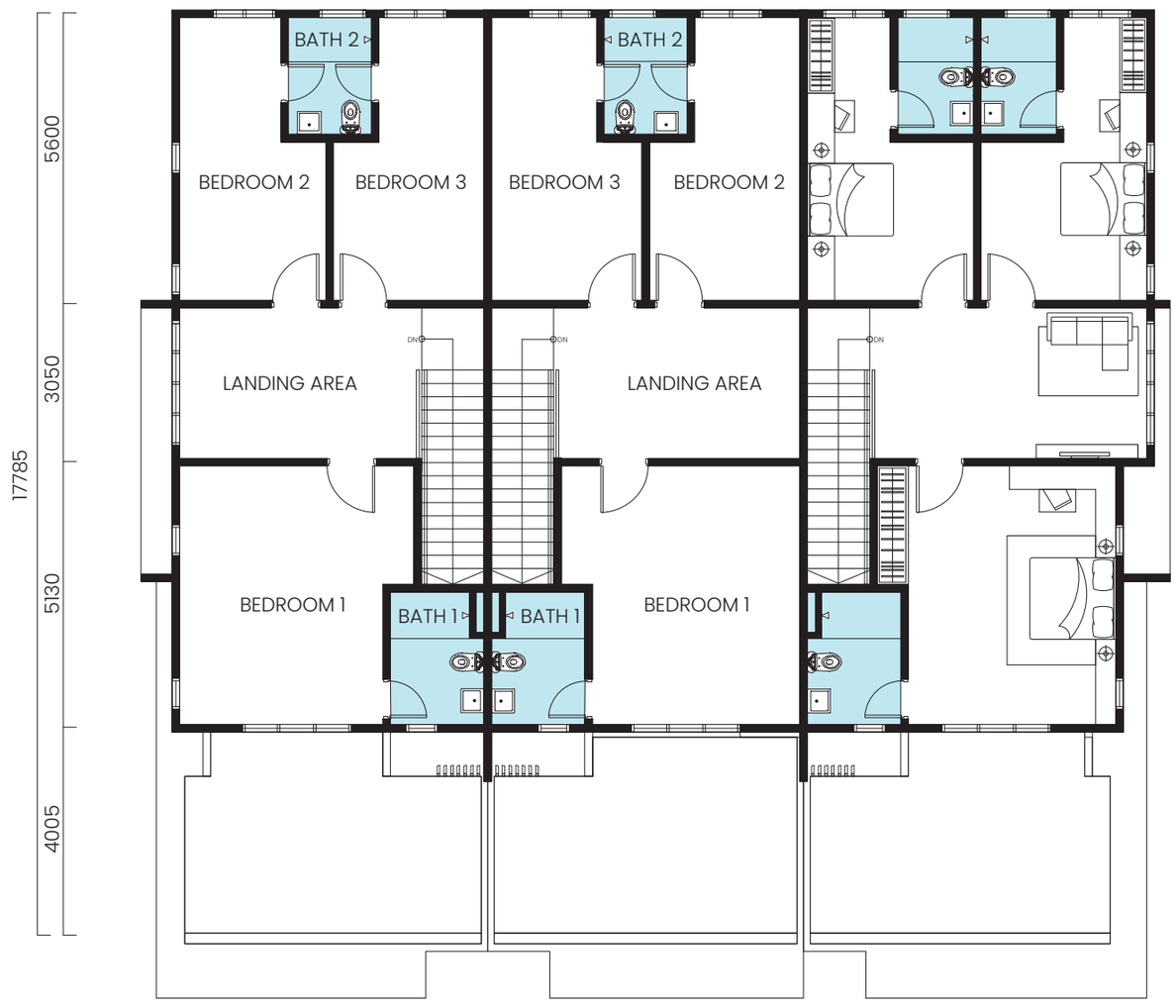
MERIA





Ground Floor





First Floor

Lot Size: 2,148 sq.ft.
Built-up: 20’ x 70’

4 Bedrooms 3 Bathrooms
Intermediate & End Lot

4 Bedrooms 4 Bathrooms
Corner Lot

RTDT TYPE D (MERIA)
Artist’s Illustration

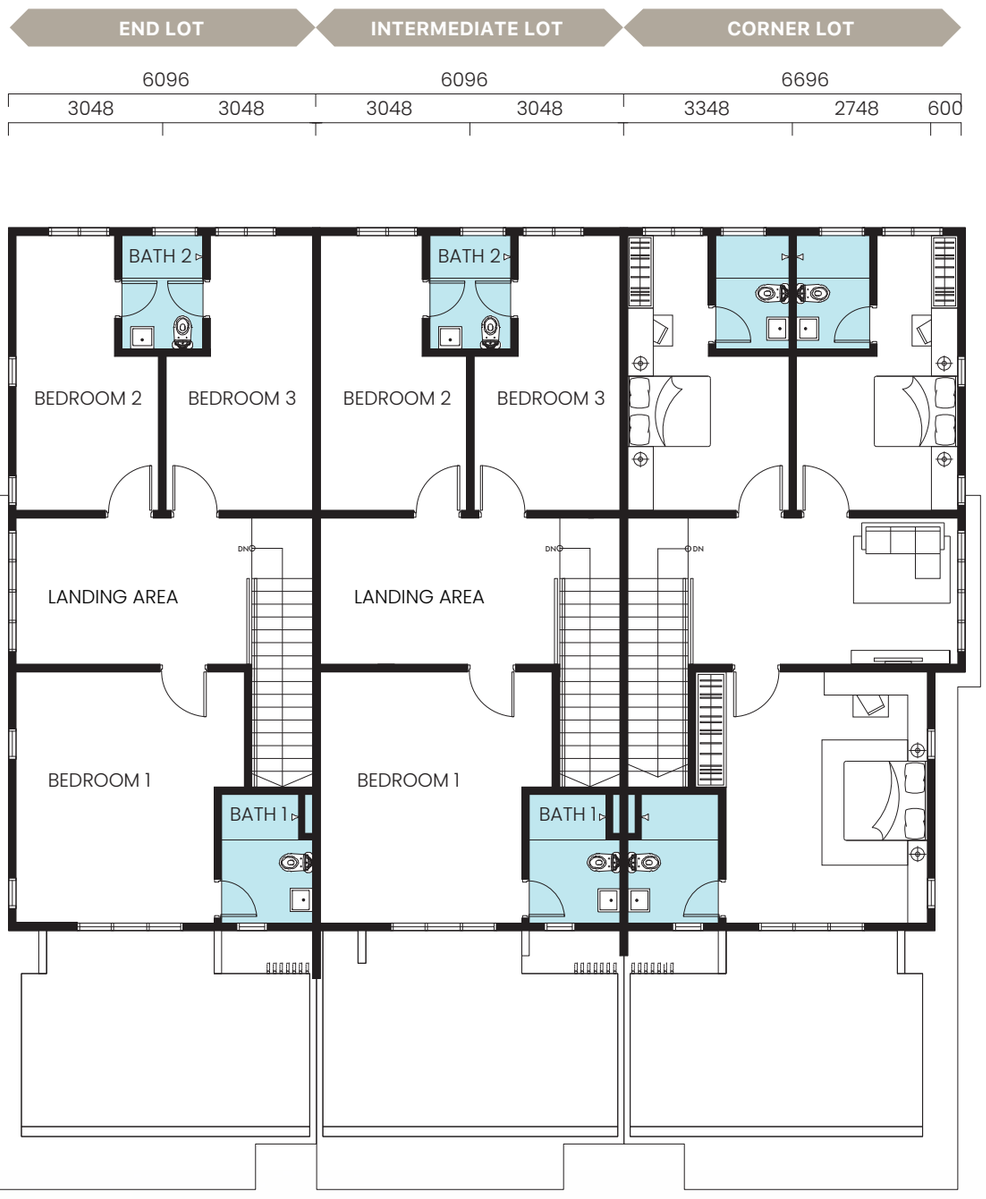
TYPE D1

2-Storey Link Homes

ELARIA



Ground Floor



First Floor

Lot Size: 2,148 sq.ft.
Built-up: 20' x 75'

4 Bedrooms 3 Bathrooms
Intermediate & End Lot

4 Bedrooms 4 Bathrooms
Corner Lot

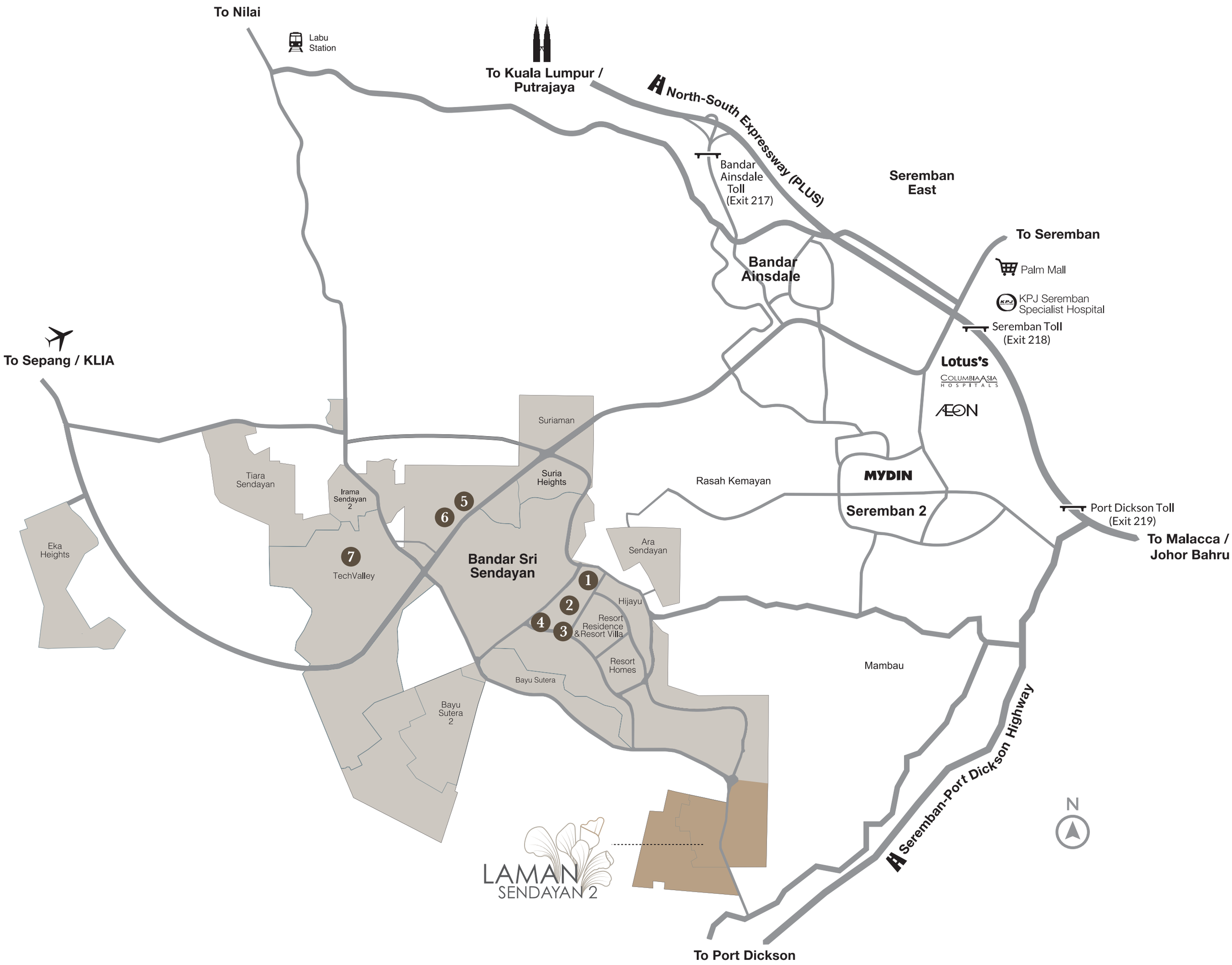
RTDT TYPE D1 (ELARIA)
Artist's Illustration

SPECIFICATIONS

INTERMEDIATE UNIT

Structure	Reinforced Concrete	
Wall	Clay Brick	
Roofing Covering	Concrete Roof Tile / 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	Cylinder Knob Lockset
	Bathrooms	Cylinder Knob Lockset (Privacy)
Wall Finishes	Bathrooms	Tiles to Ceiling Level or Maximum 2.6m Height
	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	Tiles
	Car Porch	Tiles
	Yard	Cement Render / Turfing
	A/C Ledge	Cement Render
	Concrete Roof	Cement Render
Sanitary and Plumbing Fittings	Wash Basin	3 Units
	Water Closet	3 Units
	Shower Head	3 Units
	Kitchen Sink	1 Unit
Electrical Installations	Lighting Point	18 Points
	Power Point (13 AMP)	14 Points
	Ceiling Fan Point	7 Points
	Water Heater Power Point	3 Points
	Air Cond. Power Point	2 Points
	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 Brickwall c/w Mild Steel Gate
	Rear	≈ 1.5m Height Brickwall
	Sharing @ Front & Rear	≈ 1.5m Height Brickwall
Turfing	Cow Grass	

LOCATION MAP



BANDAR SRI SENDAYAN

1. Sendayan Merchant Square
2. Sendayan X-Park
3. d'Tempat Country Club
4. Adcote Matrix Malaysia
   SJK (C) Bandar Sri Sendayan
   SMK Bandar Baru Sri Sendayan
   SJK (T) Bandar Sri Sendayan
5. Sendayan Metropark
6. Sendayan Green Park
7. Sendayan TechValley

EDUCATION

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

TOLLS

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

ACCESSIBILITY

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

MEDICAL CENTRES

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

Remarks: Distances are approximate and measured from d'Tempat Country Club as a reference point. For the most accurate travel distances, please refer to Google Maps

A THRIVING TOWNSHIP

Every detail is crafted for ease, with schools, parks, shops, and peaceful spaces in harmony. Routines feel effortless and moments of joy, like a shaded path or a local café, are always nearby. Convenience and peace are naturally woven into everyday life, offering a seamless blend of comfort and tranquillity.

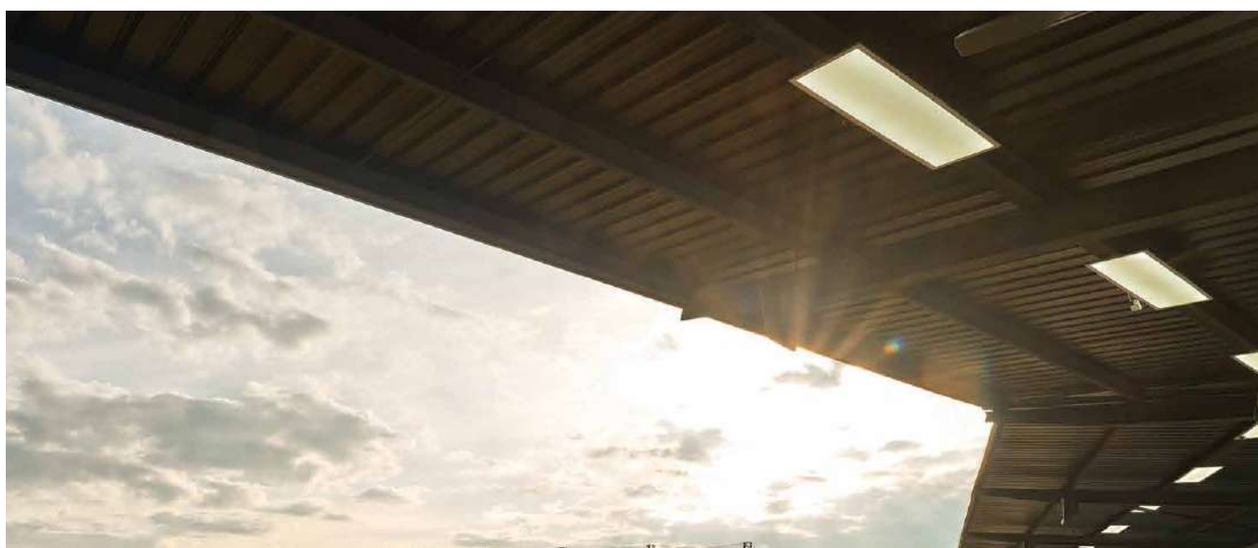


SENDAYAN MERCHANT SQUARE

Shop, work, and dine in a bustling hub that blends convenience and leisure.

X PARK SENDAYAN

Unleash the thrill with extreme sports, family fun, and endless adventure in one exciting destination.



CARNELIAN PARK

A lush park for outdoor activities, community bonding, and endless possibilities to grow and connect.





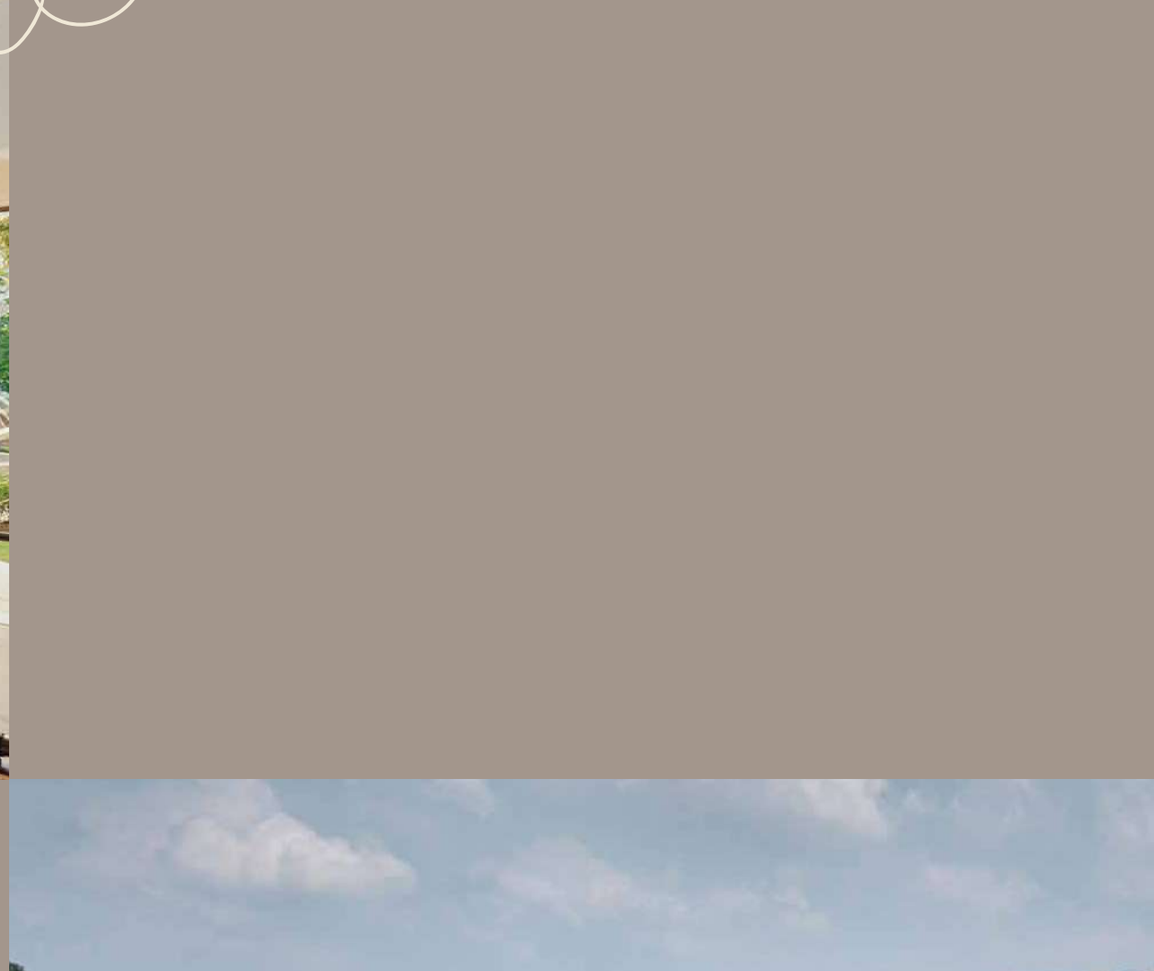
d'TEMPAT COUNTRY CLUB

Enjoy premium facilities, dining, and recreation in a serene setting designed for relaxation and connection.



ADCOTE MATRIX MALAYSIA

Experience top-tier education in a vibrant campus that fuses local and global learning.



Bandar Sri Sendayan Seremban

The self-sustaining city

Nurturing Environments, Enriching Lives.

Land Owner:
MATRIX CONCEPTS (NS) SDN BHD
200201022036 (589699-W)

Developed by:
MATRIX CONCEPTS (NS) SDN BHD
200201022036 (589699-W)

A Subsidiary of:
MATRIX CONCEPTS HOLDINGS BERHAD
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Laman Sendayan 2 Precinct 2A • No. Lesen Pemaju : 19342/11-2028/1285(A)• Tempoh Sah : 04/11/2023 - 03/11/2028• No. Permit Iklan : 19342-25/07-2027/0576(N)-(L)• Tempoh Sah: 18/07/2025- 17/07/2027• Hakmilik Tanah : Kekal • Bebanan Tanah : Tiada • Pelan Bangunan Diluluskan : Majlis Bandaraya Seremban • No. Rujukan : BIL (6) DLM MBS.S.KB1-28/24(B)• Tarikh dijangka Siap : Julai 2027 • RTDT (Jenis D - Meria) – 71 Unit, RM 630,888 (Min) – RM 1,061,608 (Max) • RTDT (Jenis D1 - Elaria) – 90 Unit, RM 679,148 (Min) – RM 1,057,353 (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. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY