Eka
Heights

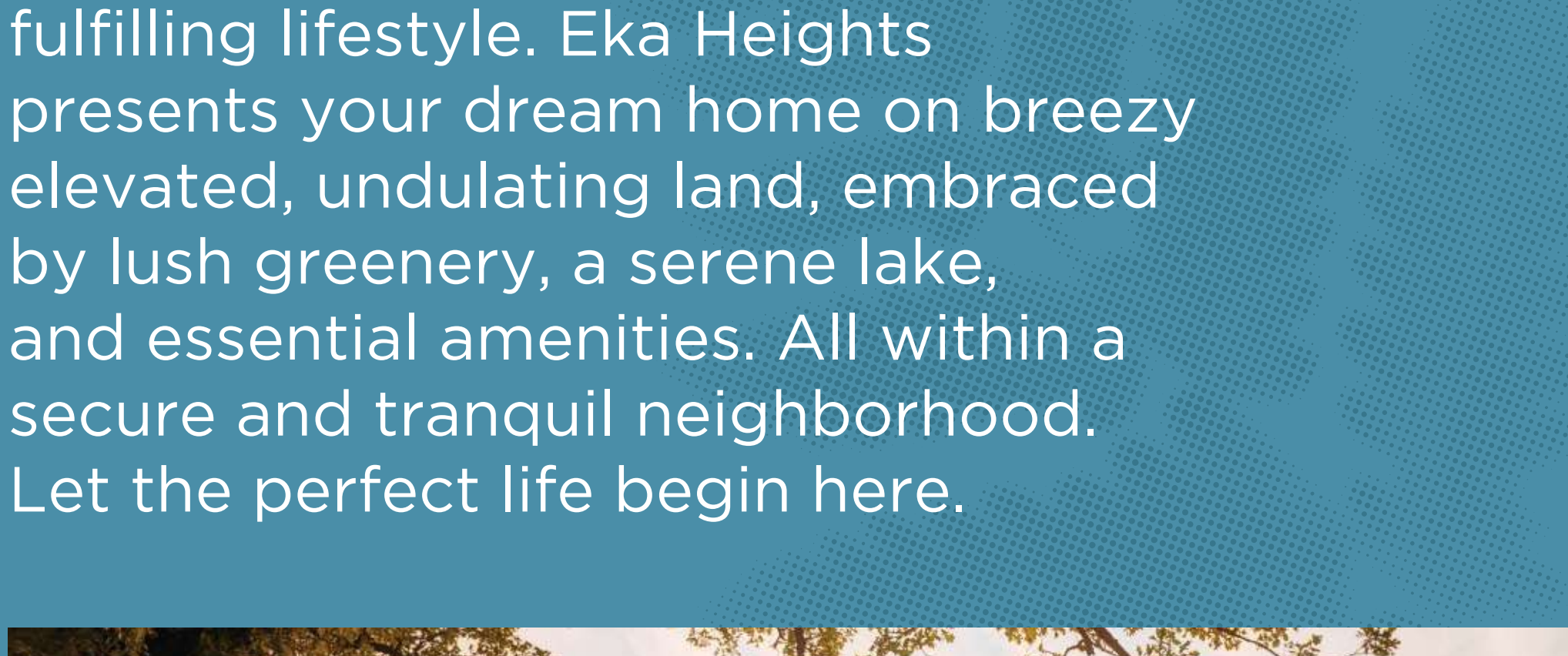
LUMINA

1-Storey Link Homes

Artist's Impression

Where Wholesome LIVING FINDS HARMONY

Introducing Eka Heights - an inviting township that unveils beautiful discoveries and the allure of a fulfilling lifestyle. Eka Heights presents your dream home on breezy elevated, undulating land, embraced by lush greenery, a serene lake, and essential amenities. All within a secure and tranquil neighborhood. Let the perfect life begin here.



Experience Enchanting Park Facilities Amidst Tranquil Nature

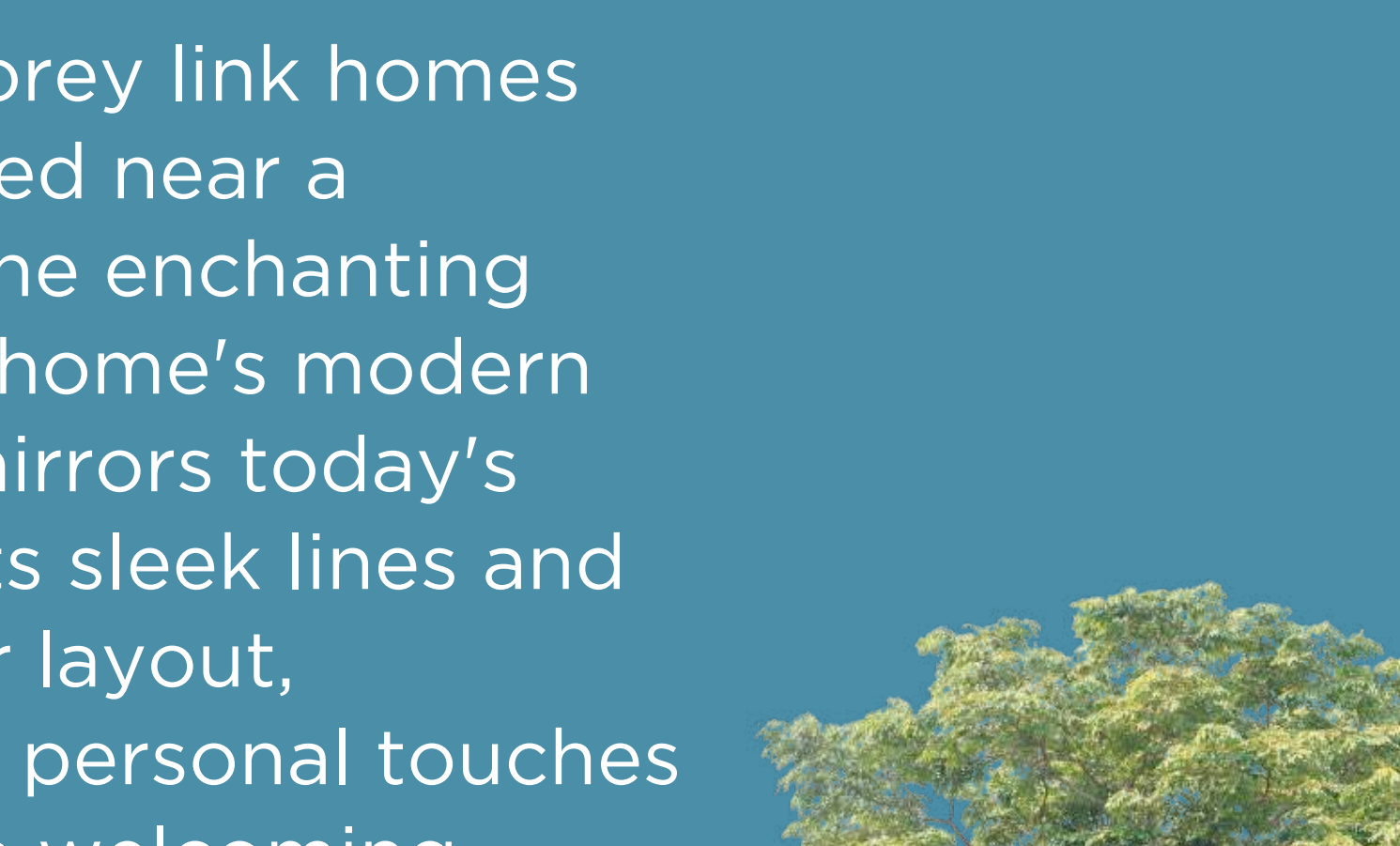
Artist's Impression



Artist's Impression

Embrace Life's Moments, CREATE YOUR OWN HAVEN

Lumina offers 1-storey link homes conveniently nestled near a tranquil lake and the enchanting Mageka park. The home's modern design perfectly mirrors today's ideal living. With its sleek lines and meticulous interior layout, it only awaits your personal touches to transform into a welcoming haven for growing families and those seeking an investment.





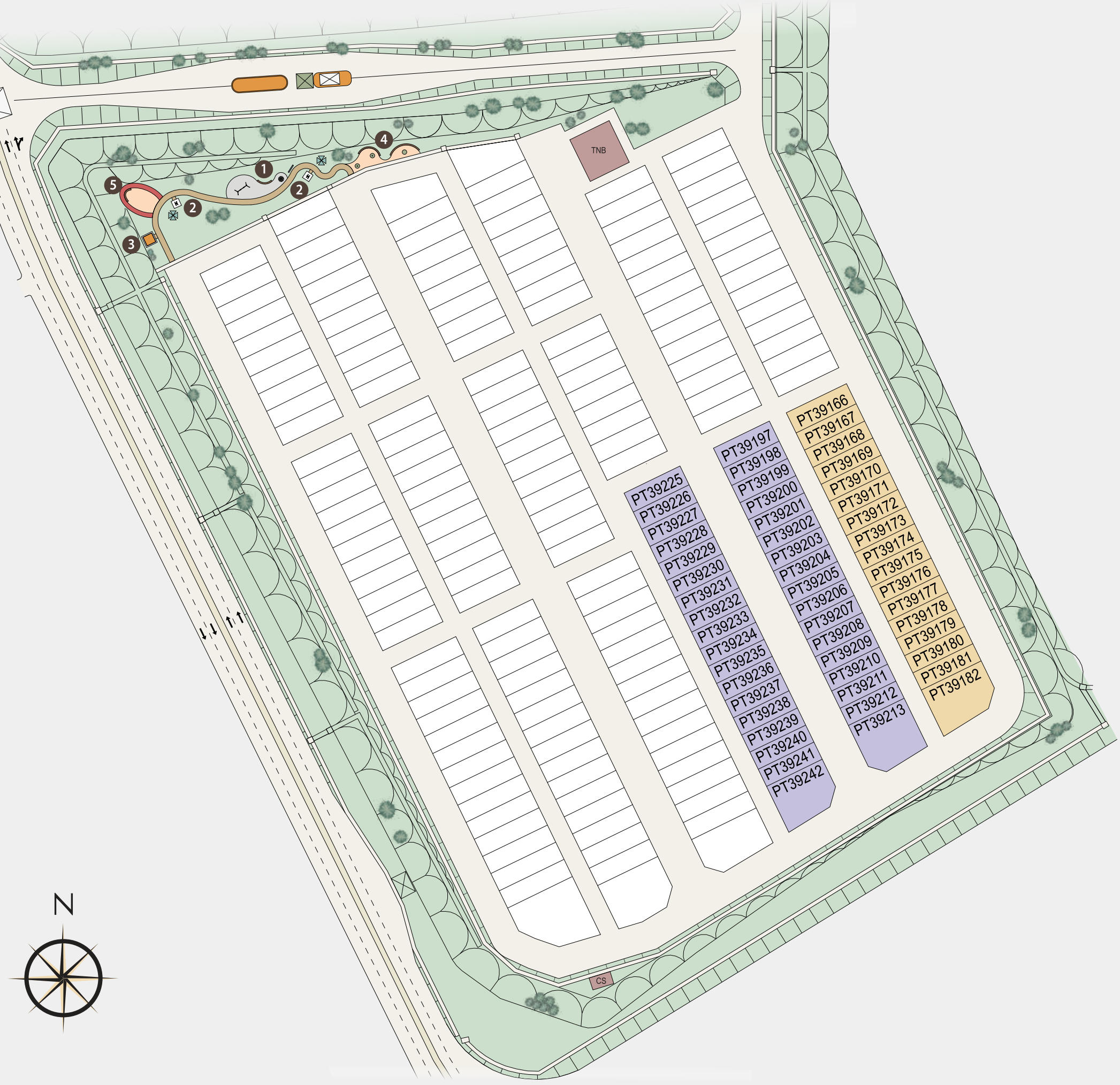
A Retreat of Modern Comfort amidst the SERENITY OF NATURE

Lot size from 20’ x 65’ - 70’ •
Built-up from 1,052 sq.ft •
3 bedrooms, 2 bathrooms •
Freehold •
High ground residential •
Secured enclave •



Artist's Impression

SITE PLAN



1-Storey Link Homes

Type A | 20’x65’

Type A1 | 20’x70’

1. Children Playground
2. Gym Station
3. Shelter
4. Bench
5. View Deck

FLOOR PLAN

TYPE A

Intermediate Unit

Lot Size: 20′ x 65′
Built-up: 1,052 sq.ft
3 Bedrooms & 2 Bathrooms



FLOOR PLAN

TYPE A1

Intermediate Unit

Lot Size: 20′ x 70′
Built-up: 1,052 sq.ft
3 Bedrooms & 2 Bathrooms



SPECIFICATION

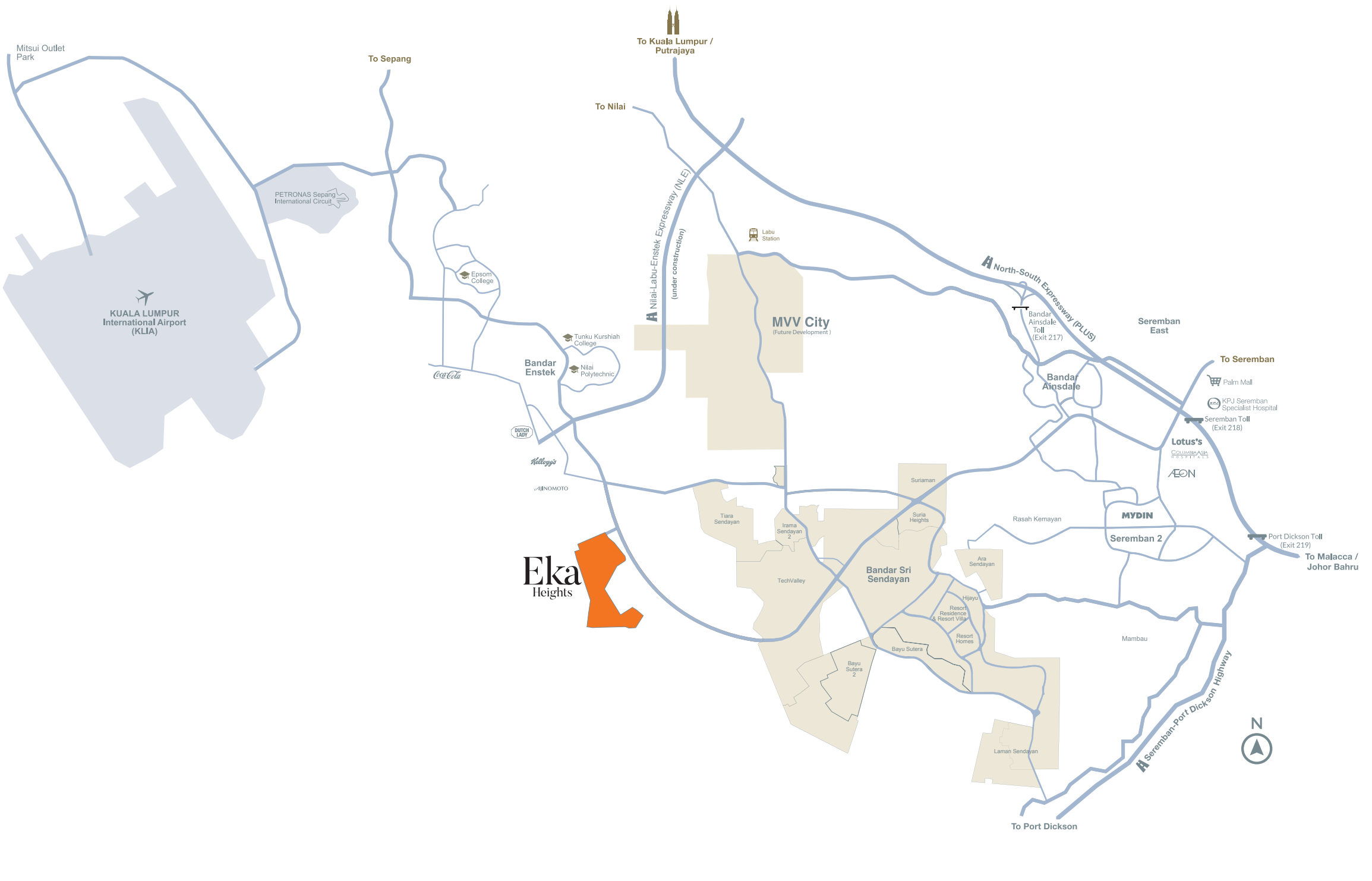
Intermediate Unit

STRUCTURE	Reinforced Concrete	
WALL	Cement Sand Brick	
ROOFING COVERING	Concrete Roof Tile / Metal Deck Roofing	
ROOF FRAMING	Lightweight Steel Trusses	
CEILING	Plaster Ceiling	
WINDOWS	Aluminium Frame c/w Clear Glass	
DOORS	Sliding Door	Aluminium Frame c/w Clear Glass
	Others	Timber Flush Door
WALL FINISHES	Bathrooms	Tile
	Kitchen	Tile / Paint
	Others	Paint
FLOOR FINISHES	Living & Dining	Tile
	Kitchen	Tile
	Bedrooms	Tile
	Bathrooms	Tile
	Car Porch & Driveway	Concrete Finish
	Yard	Cement Render Turfing (Type A1)
SANITARY AND PLUMBING FITTINGS	Wash Basin	2 Units
	Water Closet	2 Units
	Shower Head	2 Units
	Kitchen Sink	1 Unit
ELECTRICAL INSTALLATIONS	Lighting Point	Type A @ 12 Points Type A1 @ 11 Points
	Power Point (13AMP)	9 Points
	Ceiling Fan Point	5 Points
	Water Heater Power Point	1 Point
	Air Cond. Power Point	1 Point
	Astro Point	1 Point
INTERNAL TELECOMMUNICATION TRUNKING AND CABLING	Fibre Optics Cabling c/w Fibre Wall Socket and Fibre Termination Box	1 Point
FENCING	Front (Sharing) – 1.5m Height Brick Wall	
	Rear (Sharing) – 1.5m Height Chain Link Fencing	
	Rear – 1.5m Height Chain Link Fencing	
TURFING	Cow Grass (Type A1)	

For avoidance of doubt on the specifications and development status, please always refer to the actual unit.

Getting there is such a breeze

Getting to Eka Heights is such a breeze when you have a choice of established highways. Plus, its location puts you within easy reach of the many amenities in Bandar Sri Sendayan and its surrounding areas.



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

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

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