Back Cover Open Size: 580mm(W) X 290mm(H) Close Size: 290mm(W) X 290mm(H)

Front Cover

Bandar Sri Sendayan Seremban

The self-sustaining city

Nurturing Environments, Enriching Lives.

Land Owner:
BSS DEVELOPMENT SDN BHD
200501012590 (689638-X)

MATRIX

GCC ISO 9001 CERTIFIED

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

A Subsidiary of:
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Suria Heights

matrixconcepts

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SURIA HEIGHTS

BANDAR SRI SENDAYAN

A Location that's Coveted.

An Arrival that Stuns.

A Retreat that’s Untethered.

An Abode that Cradles.





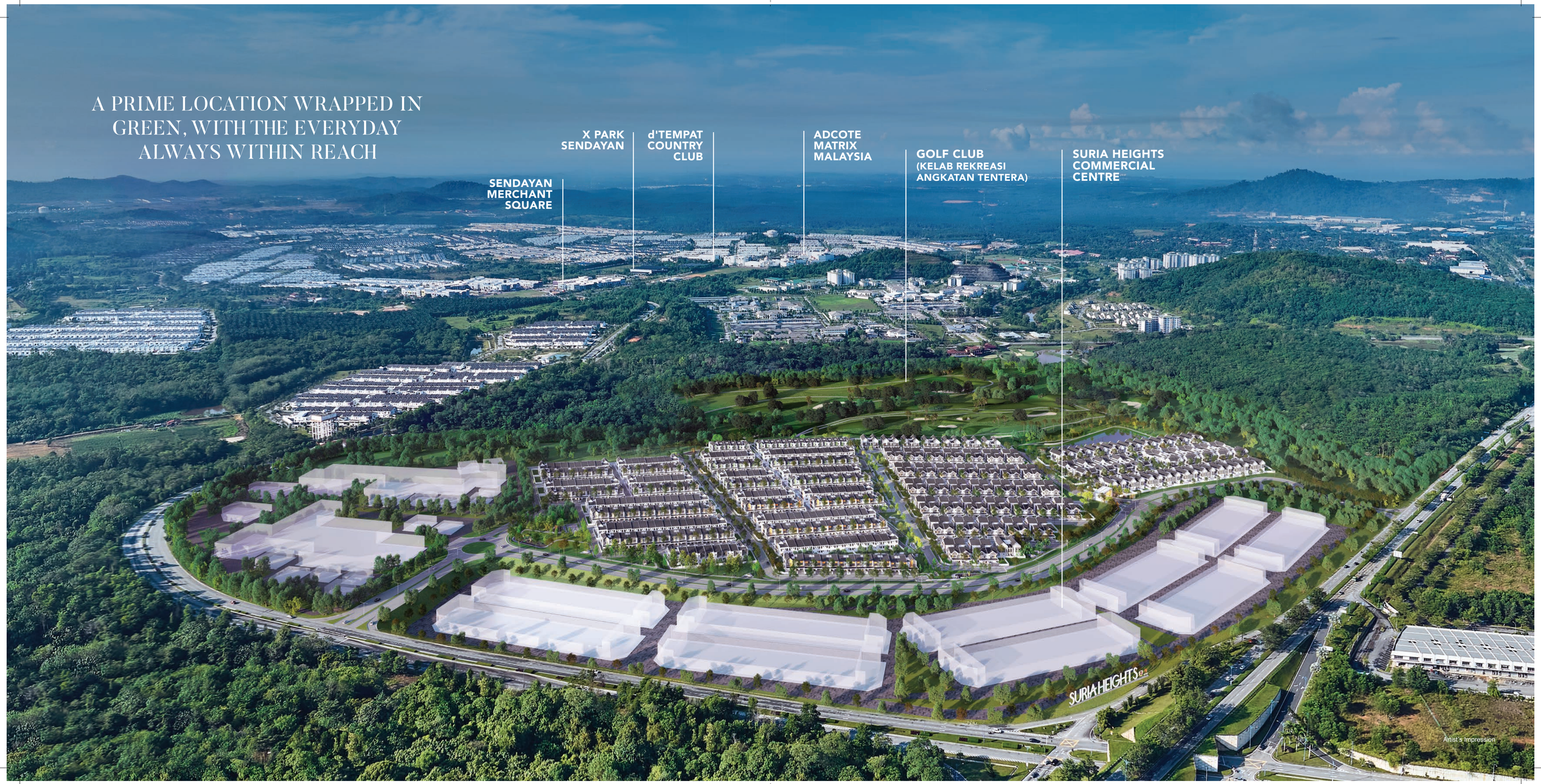


THE SERENE

The greenery highlights your every day,
adding quiet comfort and a touch of
nature’s care to life at home.



A PRIME LOCATION WRAPPED IN GREEN, WITH THE EVERYDAY ALWAYS WITHIN REACH





Artist's impression

AN ARISTOCRATIC WELCOME INTO REFINED LIVING

A grand entrance that invites you home, with canopied boulevards, a secured enclave, and scenic arrival views.

A 116-Acre Masterplanned Neighbourhood

Low Density Neighbourhood

Thoughtfully Designed to Suit Every Lifestyle:
Link Homes, Cluster Homes & Semi-Detached Homes

Secured Enclave for Residents' Privacy, Safety & Peace of Mind

Nestled Amidst Lake Parks, Green Reserves & Golf Course Vistas

AN EMERALD PARADISE

Step outside and the world isn't just green, it's alive. The air is different: lush, calm and a reminder that life can be easy.

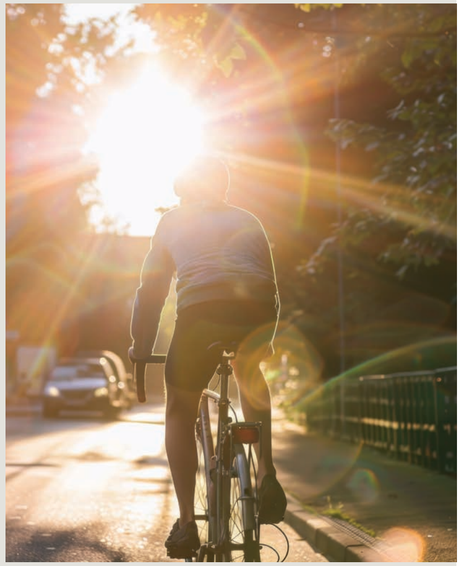




Artist's Impression

Artist's Impression

EVERY STEP, EVERY STRETCH, IN A RHYTHM SET BY NATURE



With every stride, the surroundings shift, creating an invigorating journey that brings a sense of discovery and excitement.


A PREMIUM
RESIDENTIAL ADDRESS WITHIN
THE GOLF COURSE VICINITY
Wake up to the course at your doorstep, where views of pristine greens meet the ease of leisurely days. From morning tee-offs to evening strolls, this is where your everyday comes with a touch of elegance.
Artist's Impression



Artist's Impression



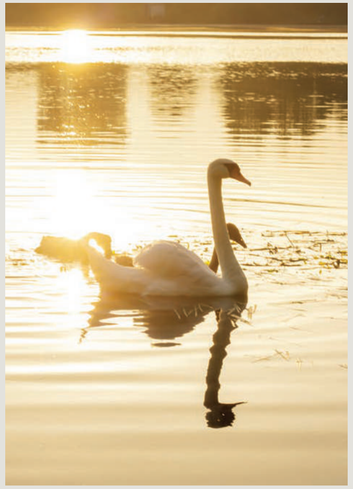
A PRECIOUS ESCAPE

The lake mirrors the sky, its ripples whispering tranquillity. Begin your mornings with a picturesque walk along the jogging path. Stretch, centre and align with asanas, shaded by trees, at the yoga deck. Let your little ones collect giggles and laughter like core memories at the tree house. This is your place to build stories worth returning to. The crowning jewel of Suria Heights.

Nature Inspired Living

4.6-Acre Lake Park Nearby

Serene Environment for Relaxation & Recreation



THE SLEEK

Modern by Design. Smart by Choice.

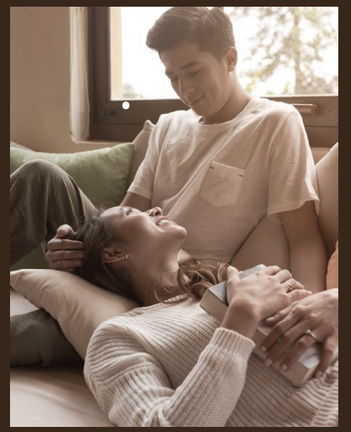
• 2-Storey Link Homes •
A Space That Reflects Your Style and
Enhances Your Contentment.





Artist's Impression

In laughter or in limbo, every corner of home offers a quiet kind of support. These are spaces that hold your highs, soften your lows and make room for everything in between.







Artist's Impression

Open Concept Layout

Expansive Windows for Natural Light

Smart Home Features

Utility Rooms



Artist's Impression

THE STATEMENT

Your Next Chapter, Defined in Space.

• 2-Storey Cluster Homes •
The Perfect Blend of Harmony, Space,
and New Possibilities.





Artist's impression

The comfort in a raw, unfiltered life.
Home finds you in your quietest and
loudest moments, and makes
everything feel just right.

Artist's Impression



Artist's Impression



Artist's Impression

Dual Living Zones

Ensuite Bathroom in Every Bedroom

Courtyard

Smart Home Features

THE SIGNATURE

Where Esteem Lives & Legacy Begins.

• 2-Storey Semi-Detached Homes •
Comfort Spans Across Every Age, and Lasting Prestige is Reflected in Every Detail.





Built to connect with the land and resonate with you. Simplicity doesn't have to be chased, it arrives naturally, at the perfect pace.

- Living Area Seamlessly Connected to a Private Garden
- Dry & Wet Kitchens
- Double Volume High Ceiling
- Smart Home Features



Artist's Impression



Artist's Impression

YOUR PRIVATE FRONT-ROW SEAT TO OPEN SKIES & GOLDEN HORIZONS



Please note that a Hi-Sac fencing has been constructed between the golf course and the residential development. This existing structure is not depicted in the visual renderings contained within this brochure. The visuals are intended for illustration purposes only and do not constitute any representation of the current site conditions.

Artist's Impression



Images are for conceptual illustration purposes only. Smart home features may vary by location.

FUTURE-READY WITH EV INFRASTRUCTURE & INTELLIGENT HOME FEATURES*

A home where technology transcends convenience, with avant-garde systems that adapt to your needs.

*Terms & Conditions Apply.

- External CCTV System
- Comprehensive Security Alarm System
- Safe & Secure Enclave

SMART LIVING FEATURES*

Advanced Lighting Modules	Turn on, brighten or dim your lights with your app
Air Conditioner IR Blasters	Control your air conditioner with the app for your comfort
Integrated Smart Speaker Systems	Manage devices with your app for seamless living
Digital Locksets	Check and lock your doors remotely

*Wi-Fi Required



MASTER PLAN

SURIA HEIGHTS
BANDAR SRI SENDAYAN



LEGEND

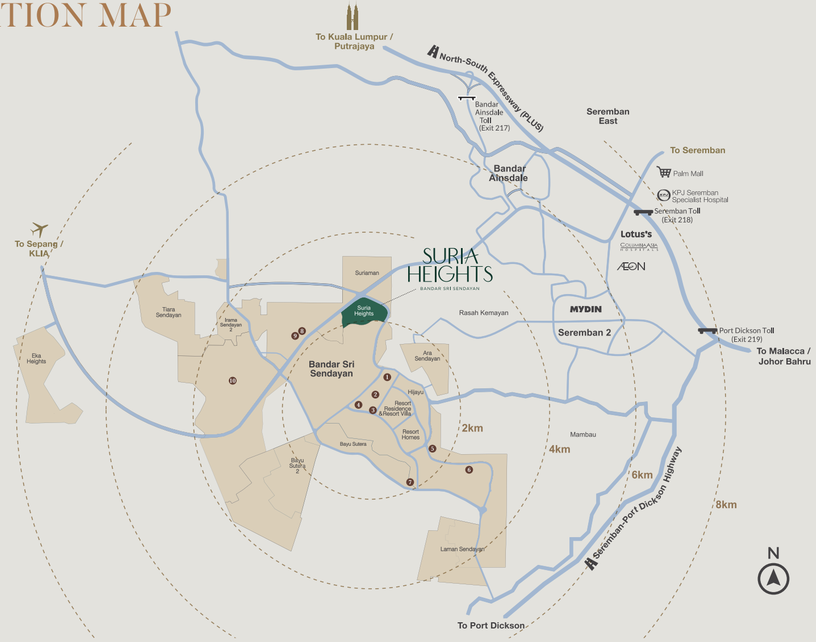
- Semi-Detached Homes
- Cluster Homes
- Link Homes

FACILITIES

1. Children Playground
2. Play House
3. Tunnel Walk
4. Outdoor Gym
5. Hammock
6. Cube Bench
7. Feature Wall with Swing Seat
8. Mound Tunnel
9. Mound Slide
10. Seating Pod
11. Badminton Court
12. Shelter
13. Sunken Seating
14. Tree House
15. Yoga Deck
16. Terrace Seating
17. Swing Set

The master plan in this brochure is for illustration only and subject to change by the developer and/or relevant authorities. The developer may modify the design, layout, features, and facilities without prior notice.

LOCATION MAP



BANDAR SRI SENDAYAN

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

EDUCATION

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

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)

MEDICAL CENTRES

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

MAJOR SURROUNDING LANDMARKS

24km	Sepang International Circuit
26km	Port Dickson Waterfront
30km	Kuala Lumpur International Airport (KLIA)
46km	Putrajaya International Convention Centre (PICC)
71km	KLCC
96km	A'Famosa Malacca

SHOPPING MALLS & SUPERMARKETS

8km	Mydin Hypermarket Seremban 2
9km	AEON Seremban 2
11km	Lotus's Seremban 2
11km	NSK Trade City Seremban
12km	Palm Mall

LEISURE

8km	S2 Hill Park
8km	S2 City Park

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

Suria Heights is more than just a home.

It’s where your style, aspirations,
and lifestyle come together.

Discover your Serene. Embrace your Sleek.
Make your Statement. Leave your Signature.

Pocket die-cut

