

KALISTA

RESIDENCE @ SEREMBAN 2



lifestyle
innovation
for the trendy
generation

*Inovasi gaya hidup
generasi kini*

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IJM LAND

An **IJM** Company

Developer's License: 6516-35/06-2015/0211 (L) • Advertising & Sales Permit: 6516-35/06-2015/0211 (P) • Validity Period: 15/06/2013 to 14/06/2015 • Building Plan Approval No.: MPS.KB 1-25/12 • Approval Authority: Majlis Perbandaran Seremban • Encumbrances: Nil • Land Tenure: Freehold • Type of Property: 18-Storey Apartment • Total Units: 208 • Expected Date of Completion: May 2016 • Selling Price: RM354,456 (Min) - RM582,456 (Max) • Restriction In Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority • Bumiputra Discount: 10%.

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bringing life to ordinary spaces

IJM Land Berhad is the listed property development arm of IJM Corporation Berhad. We are one of the leading property developers in Malaysia with a mixed portfolio of residential and commercial projects

specializing in integrated township and boutique developments, 5-star commercial buildings, high rise and exclusive condominiums in key growth areas nationwide.

Having successfully established a strong foothold in Malaysia, the company has begun to embark on overseas ventures in Changchun - China, Ho Chi Minh City - Vietnam and London - The United Kingdom.

Staying true to our brand promise of 'Bringing life to ordinary spaces', the company will continue to introduce innovative and future proofing products incorporating green and ICT to drive future trends to delight our customers and enhance their lifestyles.



S2 from the sky | S2 dari aras langit

IJM Land Berhad adalah pempaju hartanah berdaftar yang bernaung dibawah IJM Corporation Berhad. Kami adalah salah satu peneraju pempaju hartanah di Malaysia dengan portfolio merangkumi projek-projek perumahan dan komersil menjurus kepada pembangunan butik dan bandar bersepadu, bangunan komersil 5 bintang, kondominium tinggi dan eksklusif di kawasan tumpuan di seluruh negara.

Menjana Ruang Kehidupan

Setelah berjaya bertapak kukuh di Malaysia, kini syarikat kami memulakan pelaburan di luar negara seperti di Changchun - China, Bandaraya Ho Chi Minh - Vietnam dan London - United Kingdom.

Berpegang teguh kepada jenama kami 'Menjana Ruang Kehidupan', syarikat kami akan sentiasa memperkenalkan produk-produk yang terbukti untuk masa depan dan inovatif merangkumi konsep kehijauan dan ICT untuk memacu gaya masa depan supaya dapat menggembirakan pelanggan kami dan meningkatkan gaya hidup mereka.

seremban 2 great place to live!

Seremban 2, a fully developed 2,300-acre township is IJM Land's answer to Negeri Sembilan's need for a self contained, fully integrated modern township. Designed and developed with Malaysian families in mind, Seremban 2 offers a peaceful and serene environment that is ideal for residents with young school going children or senior Malaysians looking to move up to a more comfortable, secure, relaxing and healthier lifestyle.



Sunset @ S2 City Park
Pemandangan matahari terbenam di S2 City Park

Residents of this modern township are well served and catered for; from fast food drive through such as KFC to sit in Chinese banquet dining for business lunches, from National type Chinese schools to well equipped medical centre and from hypermarkets to modern shopping centres; all within easy access.



AEON @ S2



KFC



PappaRich

The S2 City Park is the social melting pot for this close knit community. Activities ranging from morning walks to kite flying in the evening offer enormous opportunity for family bonding and healthy living. For the more adventurous with a penchant for inclined hiking; Hill Park located at S2 Heights offers a rewarding commanding view of the sweeping panoramic landscape of distant rolling hills and lush greenery once you reach the top.

If you and your family are planning to invest or upgrade to a new and healthier lifestyle, there's no better place than S2.

Seremban 2 is a living proof of a dream delivered!



Wide roads & easy connectivity
Jalan raya yang luas dan perhubungan yang mudah

seremban 2 tempat yang menarik untuk didiami!

Seremban 2, kawasan bandar seluas 2300-ekar yang dibangunkan sepenuhnya adalah jawapan IJM Land untuk memenuhi keperluan sesebuah bandar moden yang sendiri dan bersepadu. Direka dan dibangunkan untuk keutamaan para keluarga di Malaysia, Seremban 2 menawarkan persekitaran tenang dan damai yang ideal untuk penduduk yang mempunyai anak-anak kecil yang bersekolah atau warga emas yang mahukan kehidupan lebih selesa, selamat, relaks dan gaya hidup yang lebih sihat.



Sekolah Kebangsaan Seremban 2A



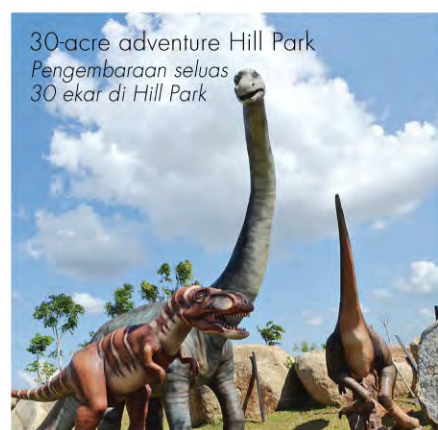
Kompleks Sekolah Wawasan

Penduduk di bandar moden ini mempunyai khidmat dan jagaan yang cukup baik; dari restoran pandu-lalu makanan segera seperti KFC hingga ke restoran makanan Cina untuk perbincangan perniagaan, dari Sekolah Jenis Kebangsaan Cina hingga ke pusat perubatan yang lengkap dan dari hypermarket ke pusat beli-belah moden; semuanya boleh didapati.



15-acre City Park
City Park seluas 15 ekar

S2 City Park adalah pusat riadah dan sosial untuk komuniti disini. Aktiviti-aktiviti seperti berjalan di waktu pagi dan bermain layang-layang di waktu petang menawarkan peluang untuk bersama keluarga dan gaya hidup cergas. Bagi yang menggemari aktiviti lasak seperti mendaki; Hill Park yang terletak di S2 Heights menawarkan pemandangan landskap panorama yang luas membentangi bukit bukau dan kehijauan yang memukau apabila tiba di puncak.



30-acre adventure Hill Park
Pengembaraan seluas
30 ekar di Hill Park

Jika anda dan keluarga bercadang untuk melabur atau meningkatkan gaya hidup baru yang lebih sihat, tiada tempat lain sebaik S2.

Seremban 2, bukti impian yang terlaksana!

KALISTA RESIDENCE @ SEREMBAN 2

The name "Kalista" is of Greek origin and it means "Most Beautiful One".

Standing elegantly against a backdrop of an ever-changing sky, Kalista Residence is the beacon of modern vertical living.



Nama Kalista berasal daripada perkataan Greek yang bermaksud "Yang Paling Indah".

Berdiri megah membelakangi latar langit yang pelbagai, Kalista Residence adalah peneraju gaya hidup moden vertikal.

an icon of modern living



Kalista Residence's contemporary and stylish architecture adds a touch of excitement and youthfulness to the Seremban skyline.

Extending 18 storeys into the sky, Kalista Residence offers its residence an unobstructed view of the peaceful and serene landscape below.

Its unique sky lounge and viewing deck located at designated levels hugs the external walls like nests on the face of a cliff, offers social and recreational space beyond the walls of your unit against an impressive backdrop of moving clouds or twinkling stars.



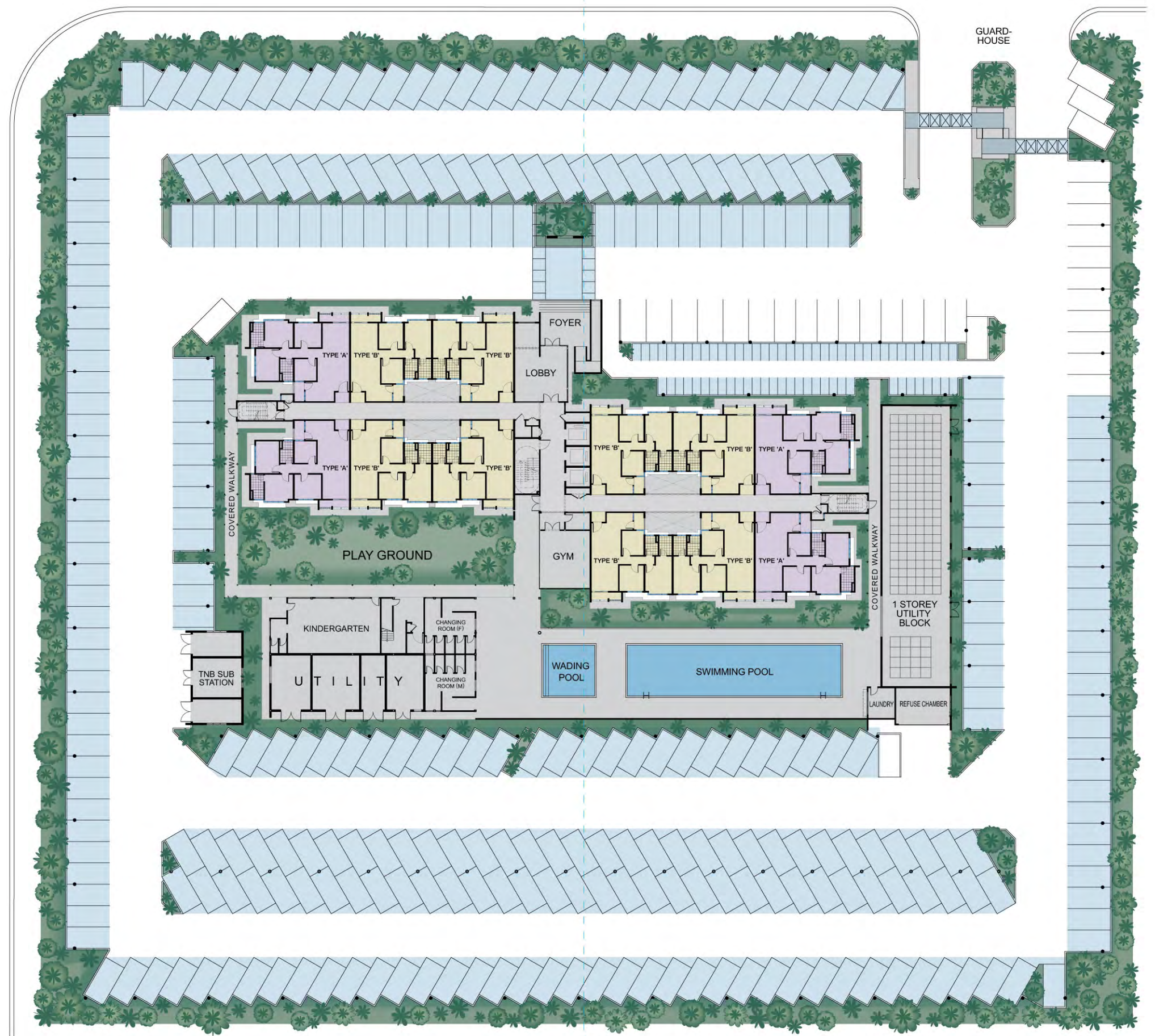
2 sky lounges with viewing deck
2 'sky lounge' dengan dek pemandangan


ikon gaya hidup moden

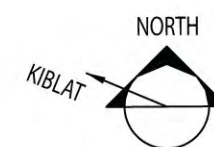
Dengan gaya seni bina kontemporari, Kalista Residence menambah sentuhan keriang dan keremajaan pada pemandangan langit Seremban.

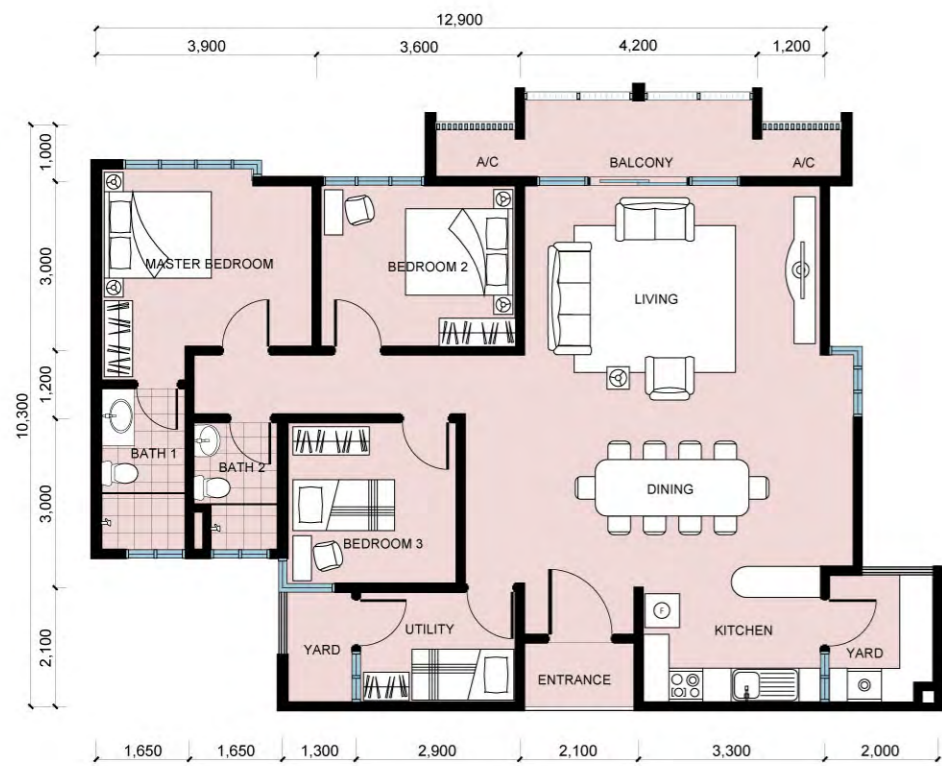
Sky lounge dan dek pemandangan yang unik terletak di aras yang ditetapkan memeluk dinding luarnya umpama bersarang di tebingan, menawarkan ruang sosial dan rekreasi luar dari dinding unit kediaman anda, bertentangan dengan latar belakang awan dan kerdipan bintang yang menakjubkan.

Site Plan Pelan Tapak



 Covered car park
Tempat letak kereta berbumbung





TYPE | BUILT-UP AREA
C | 1,383 sq. ft.

SPECIFICATION | SPESIFIKASI

STRUCTURE STRUKTUR	Reinforced Concrete Frame <i>Rangka Konkrit Diperkukuh</i>		
ROOFING BUMBUNG	Metal Deck Roof/Reinforced Concrete Roof <i>Dek Bumbung logam/Bumbung Konkrit Diperkukuh</i>		
WALL DINDING	Reinforced Concrete Wall/Brick Wall <i>Dinding Konkrit Diperkukuh/Dinding Bata</i>		
CEILING SILING	Skim Coat and Paint/Fibrous Plaster <i>"Skim Coat" dan Cat/Gentian Plaster</i>		
FLOOR FINISHES KEMASAN LANTAI			
ENTRANCE PINTU MASUK	Ceramic Tiles <i>Jubin Seramik</i>		
LIVING / DINING RUANG TAMU / MAKAN	Porcelain Tiles <i>Jubin Porselin</i>		
KITCHEN DAPUR	Ceramic Tiles <i>Jubin Seramik</i>		
YARD LAMAN	Ceramic Tiles <i>Jubin Seramik</i>		
BALCONY BERANDA	Ceramic Tiles <i>Jubin Seramik</i>		
BEDROOMS BILIK TIDUR	Porcelain Tiles <i>Jubin Porselin</i>		
BATHROOMS BILIK MANDI	Ceramic Tiles <i>Jubin Seramik</i>		
UTILITY (Type C) UTILITI (Jenis C)	Porcelain Tiles <i>Jubin Porselin</i>		
WALL FINISHES KEMASAN DINDING			
GENERAL UMUM	Skim Coat/Plaster & Paint to Ceiling Height <i>"Skim Coat"/Plaster & Cat Hingga Ketinggian Siling</i>		
BATHROOMS BILIK MANDI	Ceramic Tiles to Ceiling Height <i>Jubin Seramik Hingga Ketinggian Siling</i>		
KITCHEN DAPUR	Ceramic Tiles to 1500mm Height <i>Jubin Seramik Berketinggian 1500mm</i>		
WINDOWS TINGKAP			
WINDOWS TINGKAP	Natural Anodised Aluminium Frame with Clear/ Obscured Glass <i>Bingkai Aluminium Bersadur Anod Semula Jadi dengan Kaca Lutsinar/Kabur</i>		
DOOR PINTU			
ENTRANCE DOOR PINTU MASUK	Fire Door <i>Pintu Kalis Kebakaran</i>		
DOOR TO BALCONY PINTU BERANDA	Natural Anodised Aluminium Frame Sliding Door with Clear Glass <i>Bingkai Aluminium Bersadur Anod Semula Jadi dengan Kaca Lutsinar</i>		
OTHER DOORS PINTU LAIN-LAIN	Flush Door <i>Pintu Rata</i>		
SANITARY WARE & FITTINGS KELENGKAPAN SANITARI			
BATHROOMS BILIK MANDI	Pedestal Water Closet, Shower Head & Wash Hand Basin <i>Mangkuk Tandas Duduk, Kepala Pancuran & Sinki</i>		
KITCHEN DAPUR	Single Bowl Single Drainer Aluminium Sink <i>Mangkuk Sinki Aluminium Tunggal</i>		
ELECTRICAL INSTALLATIONS PEMASANGAN ELEKTRIK			
	Type Jenis	Type Jenis	Type Jenis
1. LIGHTING POINT PUNCA LAMPU	A	B	C
2. 13AMP SOCKET OUTLETS SAMBUNGAN SOKET 13AMP	15	15	18
3. CEILING FAN POINTS PUNCA KIPAS SILING	15	13	16
4. TELEPHONE OUTLETS SAMBUNGAN TELEFON	6	5	5
5. A/C POINT WITH DRAIN PIPE PUNCA PENGHAWA DINGIN DENGAN SAURAN PAIP	2	1	2
6. WATER HEATER POINT PUNCA PEMANAS AIR	2	2	2
7. SMATV SMATV	2	1	2
8. DOOR BELL POINT PUNCA LOCENG PINTU	1	1	1

enjoy a well-connected lifestyle

located conveniently along the KL-Seremban highway (PLUS), 1 km from Seremban toll, S2 is just a mere 45 minutes drive to Kuala Lumpur. A short weekend break at Malaysia's favourite beach resort, Port Dickson is a close 30 minutes drive away.

Connectivity to the major hubs such as; Nilai, Bangi, KLIA, LCCT, Putrajaya, Cyberjaya, Subang, Puchong and Kajang within the southern corridor has never been more convenient and swift via a network of expressways (PLUS, ELITE, LEKAS) and train services (KTM).



nikmati dengan kehidupan perhubungan yang lengkap

Terletak berhampiran dengan lebuh raya KL-Seremban (PLUS), S2 hanya 45 minit pemanduan ke Kuala Lumpur. Percutian singkat hujung minggu di resort pantai kegemaran Malaysia, Port Dickson hanya 30 minit perjalanan memandu.



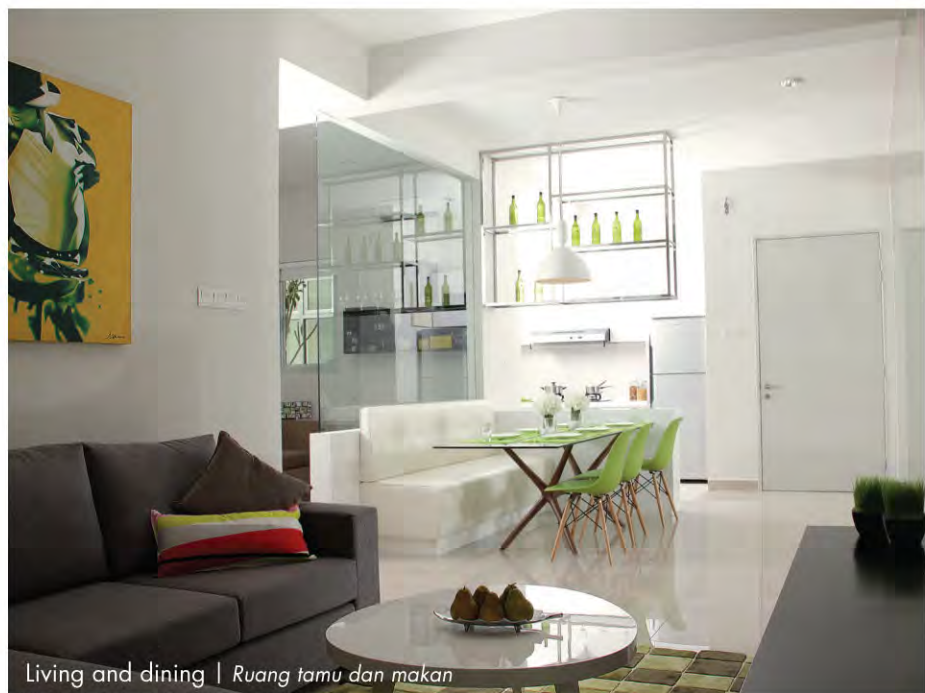
Perhubungan ke tempat-tempat utama seperti; Nilai, Bangi, KLIA, LCCT, Putrajaya, Cyberjaya, Subang, Puchong dan Kajang dalam kawasan selatan adalah mudah dan pantas melalui laluan lebuh raya (PLUS, ELITE, LEKAS) dan perkhidmatan keretapi (KTM).



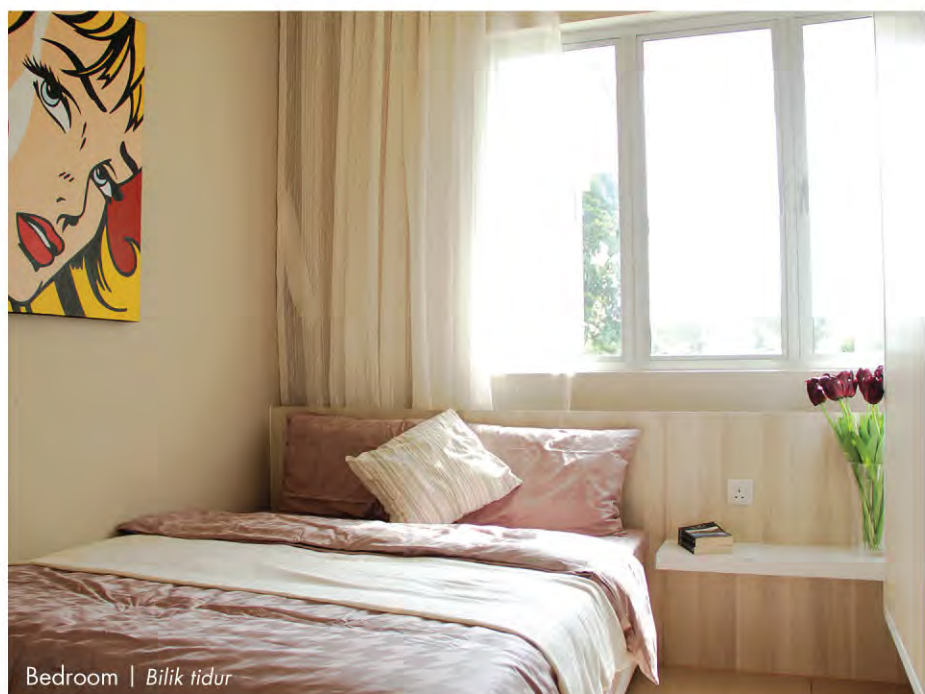
designed with YOU in mind



Kalista Residence is designed specifically to meet the needs and dreams of first time home buyers in mind. With a total of only 12 units per floor; spread over two wings, Kalista Residence offers privacy and exclusivity that will be appreciated by its residents.



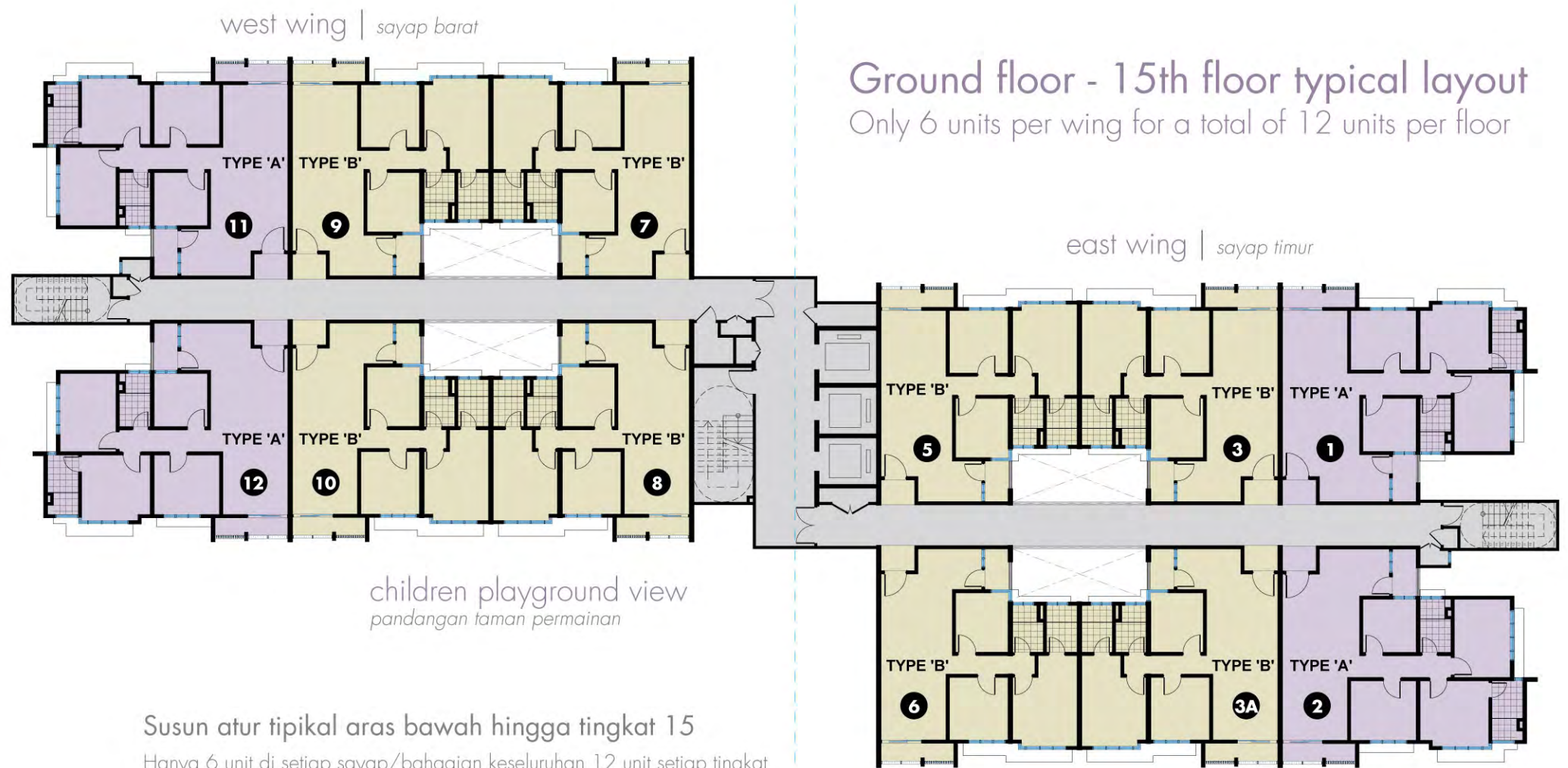
Living and dining | Ruang tamu dan makan



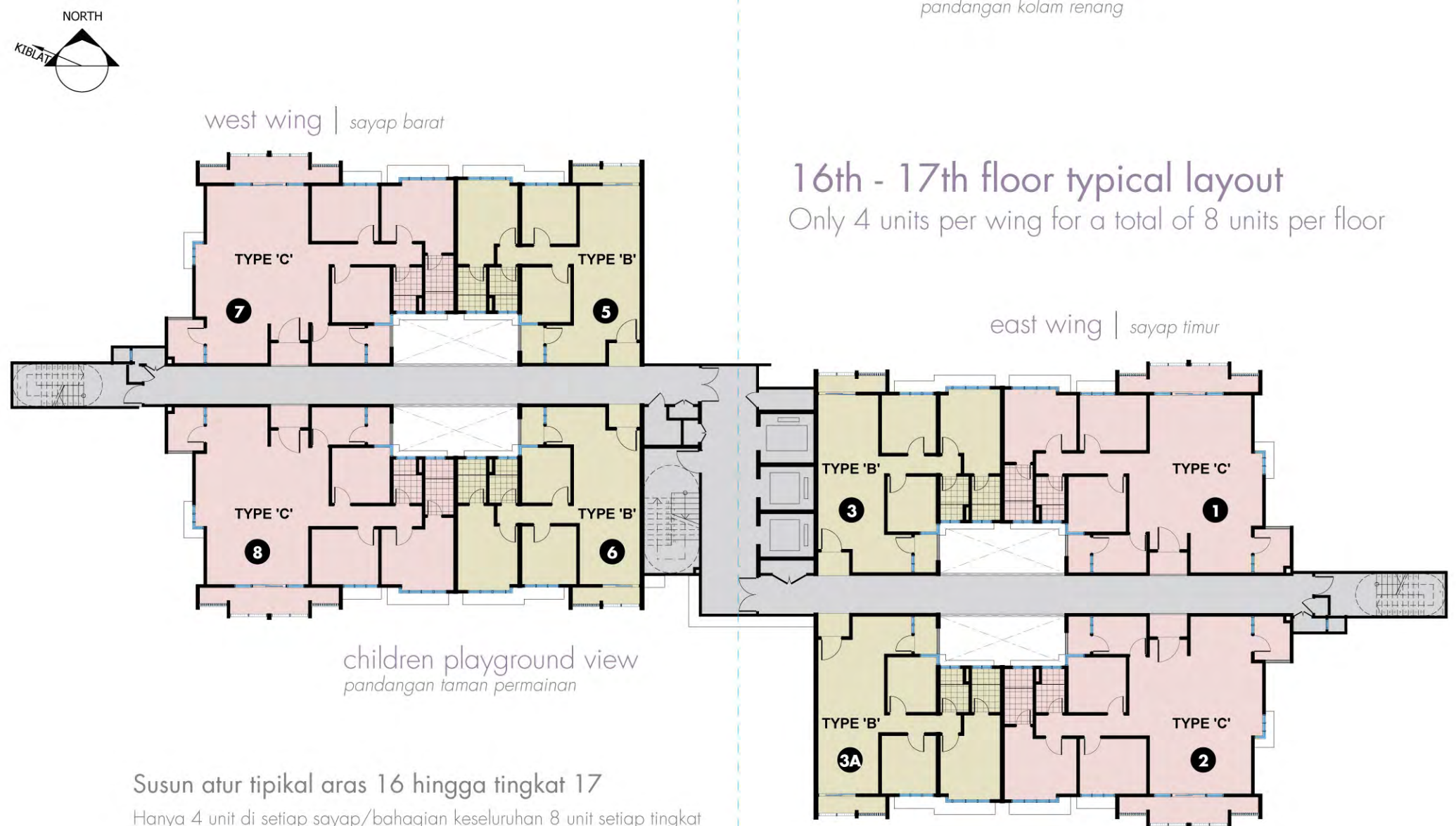
Bedroom | Bilik tidur

Low density for added privacy

Kepadatan rendah untuk menambahkan privasi



Ground floor - 15th floor typical layout
Only 6 units per wing for a total of 12 units per floor



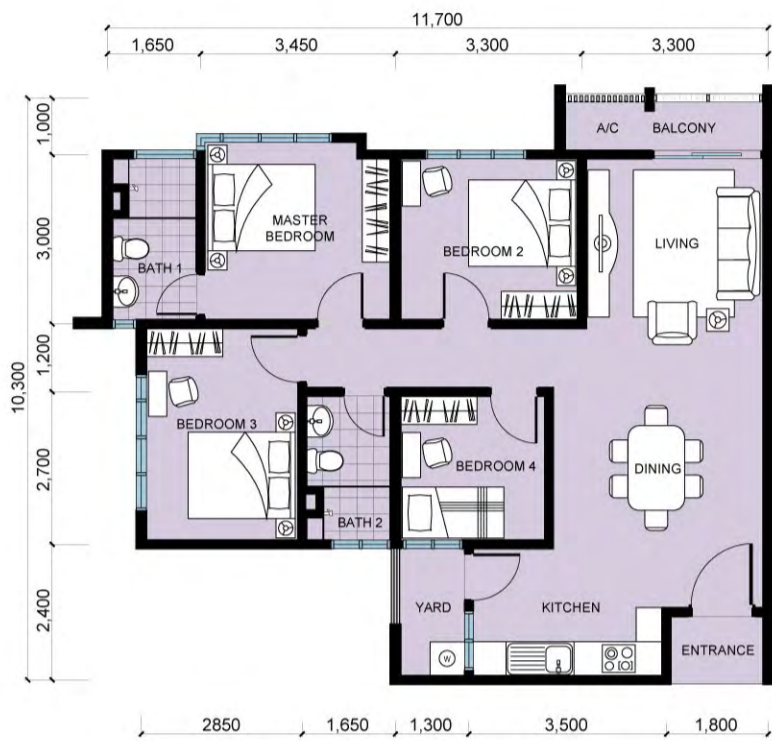
16th - 17th floor typical layout
Only 4 units per wing for a total of 8 units per floor





a matter of needs and tastes

Kalista Residence offers 3 thoughtful floor layouts and sizes to suit every tastes and needs. Although each layout has its own little uniqueness, they all offer one common important feature – privacy. The rooms are thoughtfully located away from the living and dining area.



TYPE | BUILT-UP AREA

A 1,063 sq. ft.



TYPE | BUILT-UP AREA

B 914 sq. ft.

Kalista Residence menawarkan 3 jenis reka letak lantai dan saiz yang teliti untuk memenuhi setiap citarasa dan keperluan. Walaupun setiap reka letak mempunyai keunikannya yang tersendiri, kesemuanya menawarkan satu ciri utama iaitu privasi. Melalui penelitian, bilik-biliknya telah diletakkan jauh dari ruang tamu dan ruang makan.

mengutamakan keperluan dan citarasa



Spacious master bedroom | Bilik tidur utama yang luas



Bedroom cum study | Bilik tidur dan ruang membaca



Dining | Ruang makan



Direka untuk anda

Dengan jumlah hanya 6 unit di setiap sayap/bahagian; Kalista Residence menawarkan suasana privasi dan eksklusif untuk dinikmati oleh penghuninya.

Freehold

Pegangan Bebas

Low Density, Excellent Value

Kepadatan Rendah, Nilai Terbaik

Kalista Residence is tastefully well appointed without being pretentious. Its design schematics flow from the external walls to the interior floors, breathing fresh youthful energy to every floor.

Kalista Residence dibina dengan penuh citarasa tanpa bermegah-megah. Reka bentuk bangunan yang saling berhubungan antara dinding luaran hingga ke ruang dalamnya membawa aura kesegaran dan keremajaan di setiap tingkat.

