

GPS coordinates
LONG 101.9582222
LAT 2.69757269

1800 222 456
www.seribinjai.com

Opening hours:
10am - 5pm

Titian Tegas Sdn Bhd
(681630-D)
PT 10786 Seremban 2,
70300 Seremban,
Negeri Sembilan.
email: sales@ijm.com



Great accessibility
Guarded community
Golden location

Pleasant parks
Push playground
Playtime anytime

Higher grounds
Healthy lifestyle
Happy future

Freehold
Fully extended
Freedom always

Close to amenities
Close to places
Close to perfection

IJM LAND
An IJM Company

Ideal for moments of relaxation, milestones of distinction, and as a hub for interaction. Perfect for anything you have in mind; creating memories, marking journeys, growing families. If you like big spaces, simplicity and casual elegance with easy accessibility everywhere.

Seri Binjai is the perfect place to call home.





Nestled within a network of roads, lush greenery and ready amenities, Seri Binjai is well-connected to all the significant points in Seremban, Senawang and surrounds.

While the entire development is close to modern conveniences, the community is a peaceful, protected enclave rarely seen today. Tree-shaded sidewalks, sprawling parks and play areas will encourage residents to discover the neighbourhood as they enjoy the landscape.

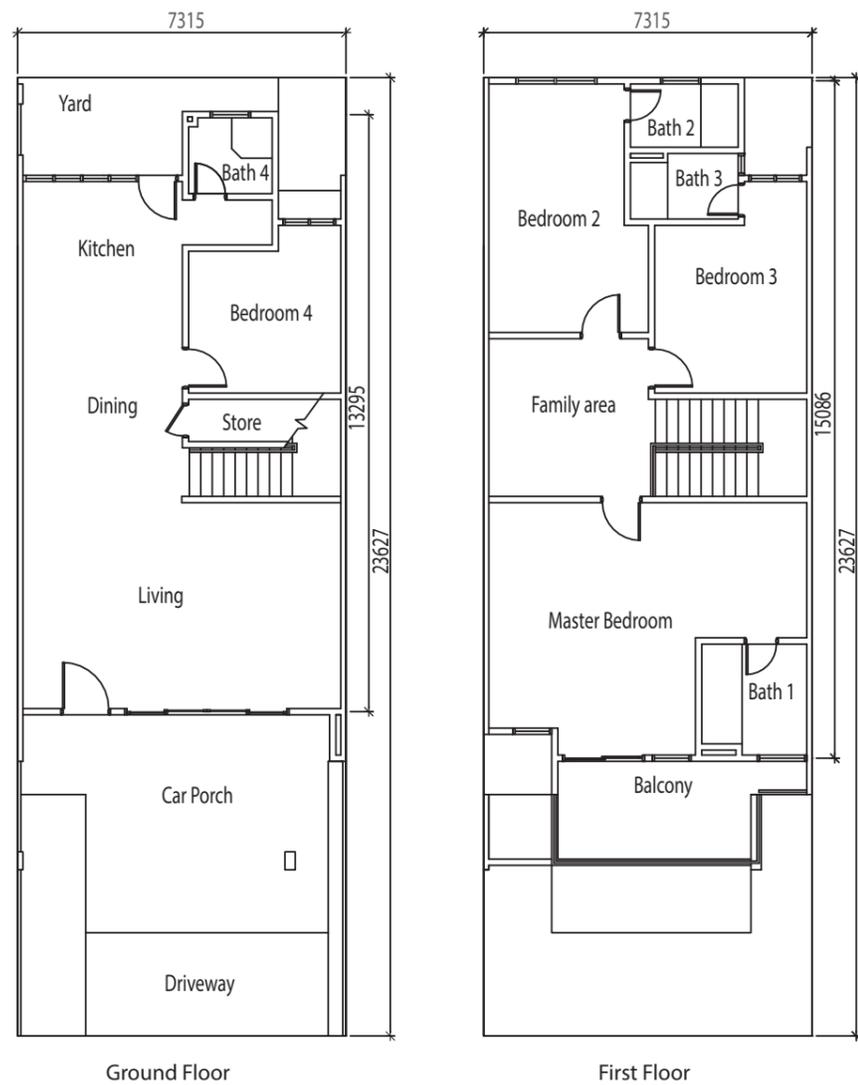


Expand your horizon and advantages. Your south-east facing home is on elevated grounds, 73m above sea level. You're the first to be greeted by morning birdsong, cool fresh breeze, and bright promises of each new day.

Modern design. Quality finishes. Everything about Seri Binjai whispers a low-key luxury sensibility. The entire house is opened to the outside with graceful, practical and extra-large windows.

Higher ceilings also ensure you enjoy maximum natural light and ventilation, giving your home a constant, almost open-air feel.





24' x 70' | 24' x 77' | 24' x 80'

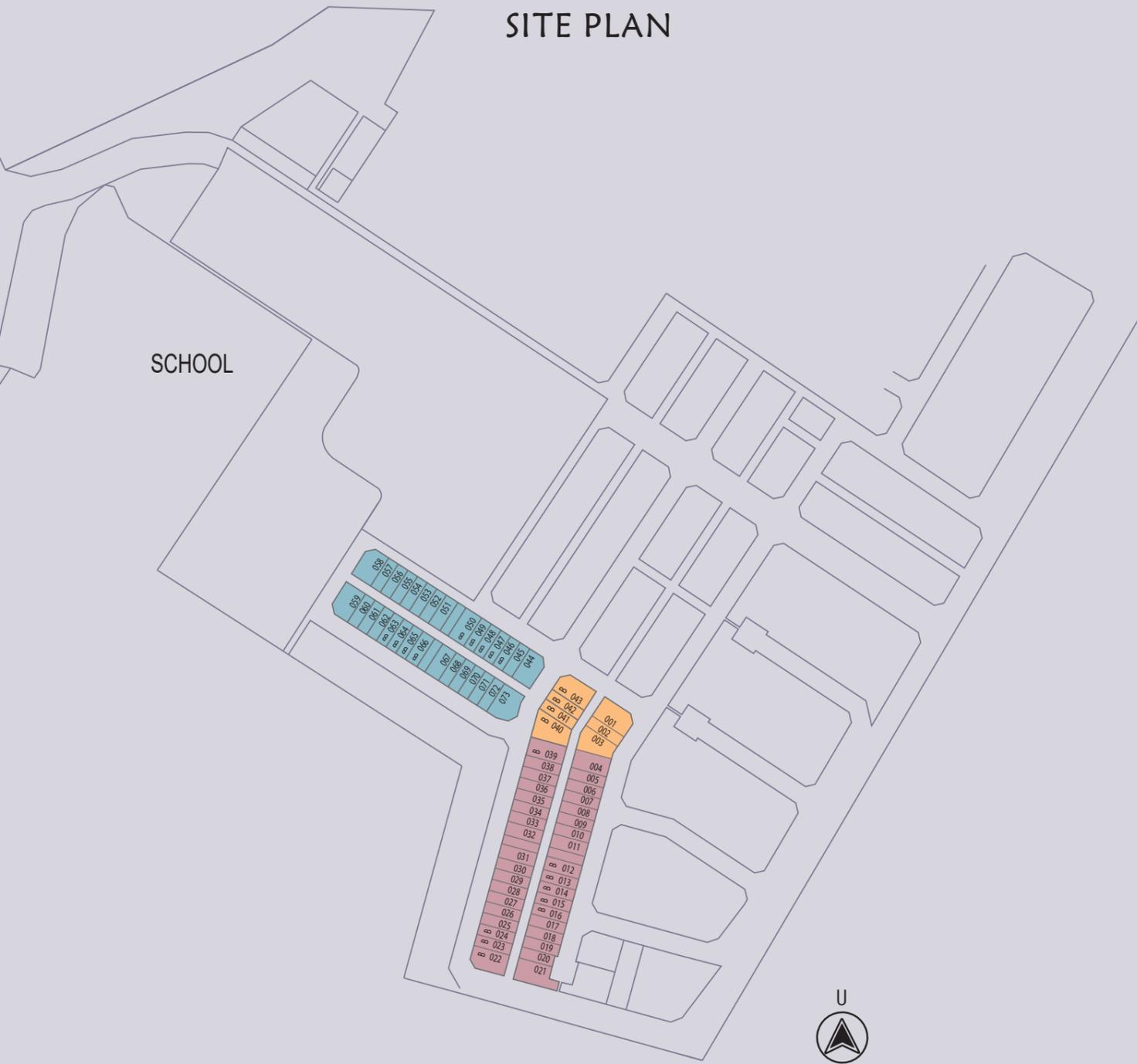
double storey superlink homes, built-up space: 2,472 sq ft

The final phase consists of only 73 units, each with these lovely extras:

- Fully extended to the back, with bigger built-up
- En-suite bathroom in all 1st floor bedrooms
- Master room with ample space for a walk-in wardrobe
- Master room with private balcony
- Longer car porch
- Concealed cables with 3-phase wiring



SITE PLAN



24' x 70'	30 units
24' x 77'	36 units
24' x 80'	7 units
Total	73 units

SPECIFICATION

STRUCTURE - Reinforced Concrete Frame
WALLS - Common Clay Brick
ROOF - Concrete Roof tiles
CEILING FINISHES - Skimcoat / Plasterglass Ceiling
FLOOR FINISHES - Porcelain Tiles / Ceramic Tiles / Cement Render

WALL FINISHES
 Kitchen - Ceramic Wall Tiles Up To Ceiling Height
 Bathrooms - Ceramic Wall Tiles Up To Ceiling Height
 Others - Plaster And Paint

DOORS
 Entrance Door - Decorative Door
 Door to Terrace and Balcony - Aluminium Frame With Tinted Glass
 Other Doors - Flush Doors

WINDOWS
 - Aluminium Frame With Tinted / Obscure Glass Windows
 - Aluminium Frame Louvred Windows

SANITARY FITTINGS
 Kitchen - Aluminium Sink
 Bathrooms - Wall Hung Basin, Shower Rose & Pedestal Water Closet
 - Vanity Top to Master Bath

ELECTRICAL INSTALLATION WITH THREE PHASE WIRING	Intermediate	Corner/End/Old End
Lighting Point	25	27
Power Point	27	28
Fan Point	7	7
Telephone Outlet	2	2
TV Point	2	2

EXTERNAL
 Fence - Low Wall With Mild Steel Grille Fencing / Chain Link Fencing
 - Mild Steel Entrance Gate





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Take your time. Gather friends for a leisurely stroll at the park, or go for a jog while children explore the playground. Invite neighbours in for coffee, or eat out in their garden gazebo.

Make play dates, bake cakes, exchange funny stories and share happy moments. Be spoiled with the many choices and possibilities; experience all that life has to offer, safely cocooned in a guarded neighbourhood.

Take your time, because you can, and deserve to.

About IJM Land Berhad

Since 1989, IJM Land Berhad ("IJM Land") has been committed to redefining the property landscapes in the region. Beyond the world-class townships delivered, IJM Land is committed towards creating a positive legacy for communities to live well and thrive.

As part of IJM Corporation Berhad, a strong sense of responsibility drives its business and its 650-strong team. What defines the company is its customer passion, innovative spirit, drive for excellence and sustainable practices. With a Gross Development Value (GDV) of RM30 billion, IJM Land maximises its portfolio of undeveloped landbank of 4,000 acres which spans across key growth areas of Malaysia (Penang, Pahang, the Greater Kuala Lumpur, Negeri Sembilan, Johor, Sabah and Sarawak), and as far reaching as Vietnam, China and the United Kingdom.

IJM Land is fast becoming a global name known not only for its award-winning sustainable developments, but for the dreams it has made real. For more information on IJM Land, please log on to www.ijmland.com.

THE EDGE
MALAYSIA
Property Development
Excellence Award 2016

THE EDGE *Top Property*
Developers Awards
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