

AN UNRIVALLED RESIDENCE

ABOVE IT ALL



With an abundance of nature's best at your doorsteps, luxuriate in serenity surrounded by verdant greenery in your personal haven. Nestled upon higher ground, Ervina is the one and only exclusive hilltop semi-D residence with 46 units within the township that provides a unique ambiance to call home, complete with a stunning view to behold.



LUXURIATE IN AN ELITE LIFESTYLE
where families grow and relationship flourish

An exclusive collection of exquisitely designed residences offers the perfect complement to the lush natural surroundings of this prestigious neighborhood. Exuding a distinct verdant charm, these homes are well designed to accommodate your every lifestyle indulgence.

IGNITE A HEALTHIER LIFESTYLE



Crafted to meet the needs of the modern family, Ervina offers a nature-enriched lifestyle that is designed to enhance your inner and physical wellness.



A LUXURY COLLECTION

where lavish layouts blends with breathtaking views





Artist's Illustration



Artist's Illustration



Artist's Illustration

A MODERN MIX OF REGAL & CONTEMPORARY DESIGNS



Bask in the luxury of a beautifully designed home. A spacious suite finished with the finest materials to create the perfect ambience of class and subtlety, meticulously crafted to the finest detail for a flawless finish.

FOR EVERY CORNER & EVERY NEED

We Offer The Sheer Luxury Of Space

Modernistic aesthetics meet classic elegance, resulting in a timeless architecture that enhances the natural surroundings.



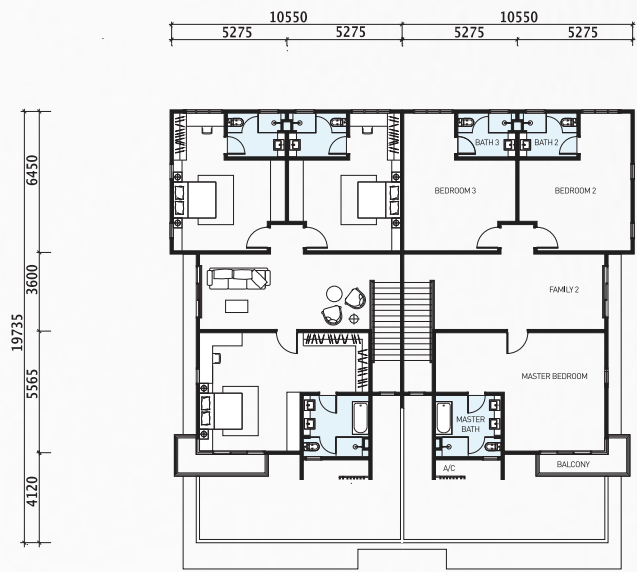
2-STOREY SEMI-D

TYPE A 45' x 85'

Built-up 3,960 sq.ft. / 4 Bedrooms / 5 Bathrooms



GROUND FLOOR PLAN



FIRST FLOOR PLAN

2-STOREY SEMI-D

TYPE B 45' x 100'

Built-up 4,380 sq.ft. / 4 Bedrooms / 5 Bathrooms



GROUND FLOOR PLAN



FIRST FLOOR PLAN

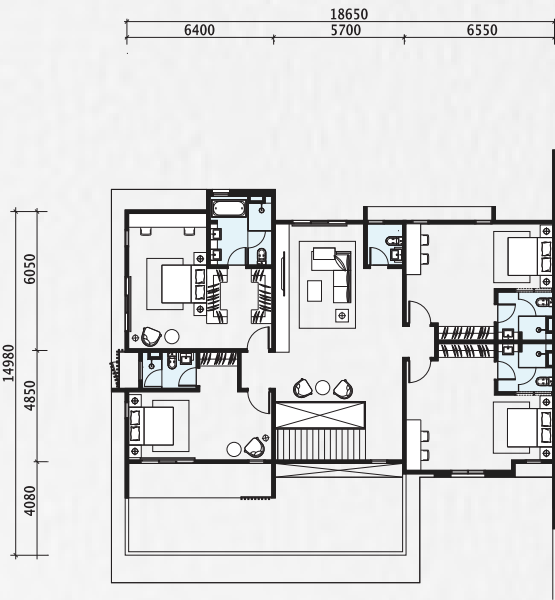
2-STOREY SEMI-D

TYPE C1 70' x 85'

Built-up 5,120 sq.ft. / 5 Bedrooms / 6 Bathrooms



GROUND FLOOR PLAN

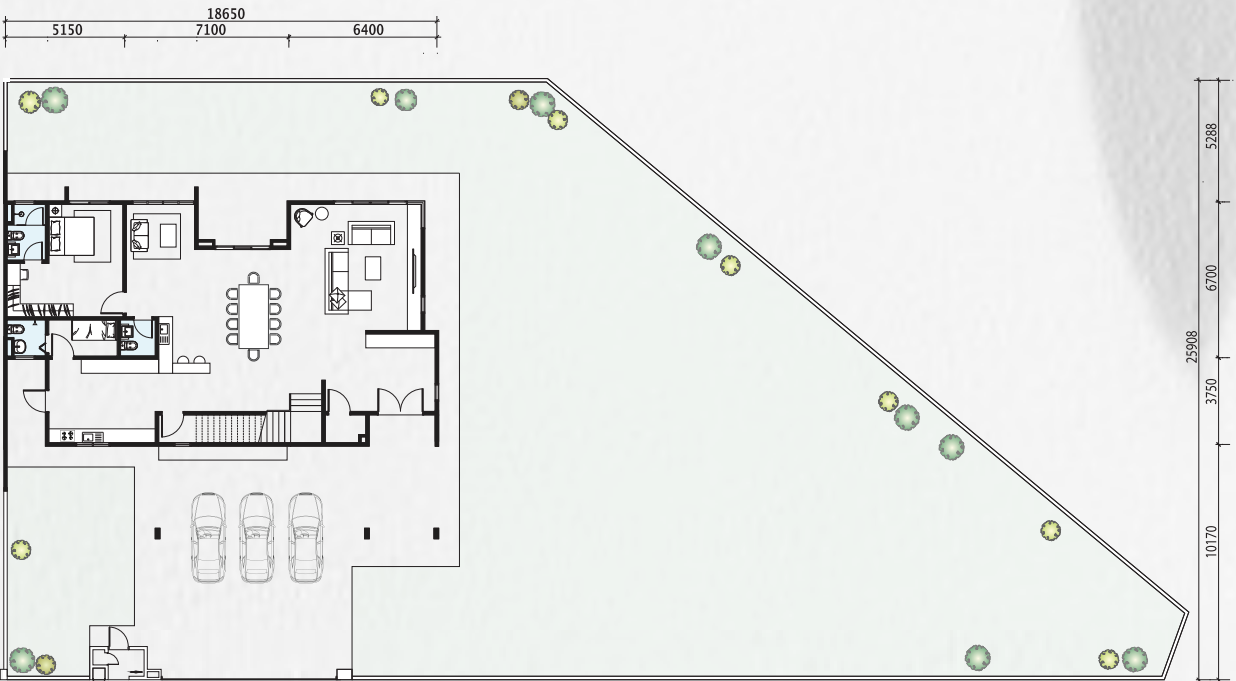


FIRST FLOOR PLAN

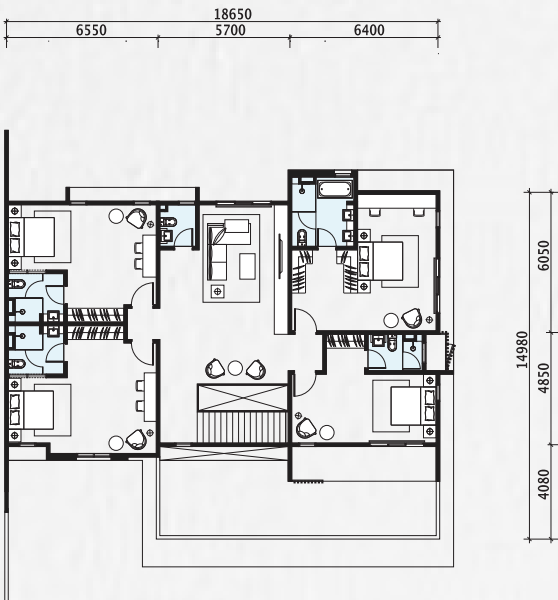
2-STOREY SEMI-D

TYPE C2 70' x 85'

Built-up 5,120 sq.ft. / 5 Bedrooms / 6 Bathrooms

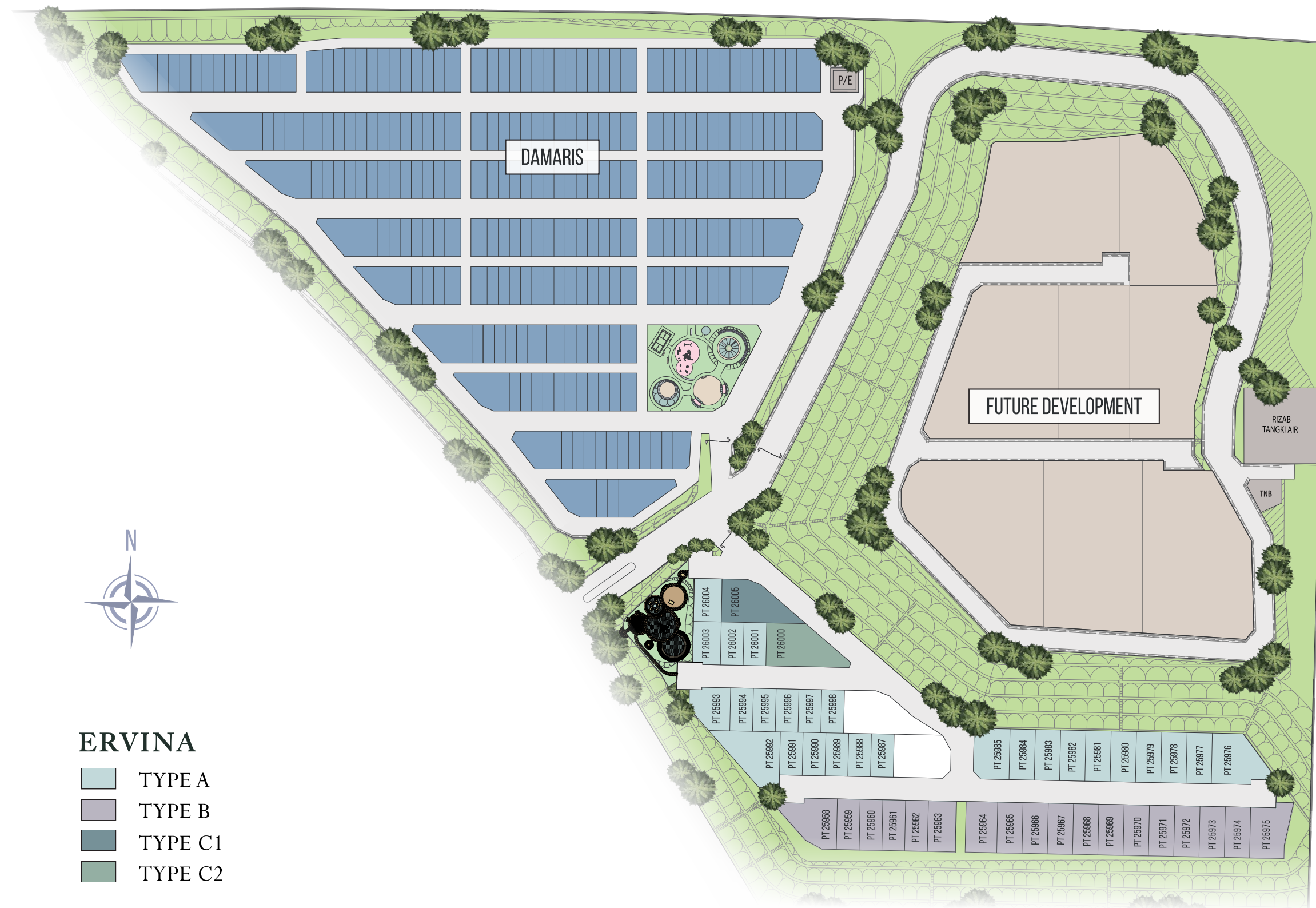


GROUND FLOOR PLAN



FIRST FLOOR PLAN

SITE PLAN





An exclusive & luxurious freehold hilltop semi-D that brings modernity and peacefulness under one roof does not only offer a safe haven but also the comfort of a modern facility that offers you peace of mind.

SPECIFICATIONS

Structure	Reinforced Concrete
Wall	Clay Brick
Roof Covering	Reinforced Concrete Slab / Metal Roofing Sheet
Roof Framing	Lightweight Steel Trusses
Ceiling	Skim Coat / Plaster Ceiling / Fiber Cement Board
Windows	Powder Coated
Doors	Decorative Door / Powder Coated c/w Clear Glass
Ironmongery	Lever Mortise Lockset / Lever Handle Lockset / Lever Handle Lockset (Privacy)

Floor Finishes	Ground Floor		First Floor	
	Living & Dining	Tiles	All Bedrooms	Solid Timber
	Wet / Dry Kitchen	Tiles	Family Area	Solid Timber
	Powder Room	Tiles	Bathrooms	Tiles
	Bathrooms	Tiles	Staircase	Solid Timber
	Utilities	Tiles	Balcony (Type A & B)	Tiles
	Car Porch & Driveway	Tiles		
	Terrace & Yard (Type A, C1 & C2)	Tiles		
Wall Finishes	Bathrooms	Tiles Maximum 3000mm Height		
	Laundry & Wet Kitchen	Tiles Maximum 3100mm Height		
	Others	Emulsion Paint		

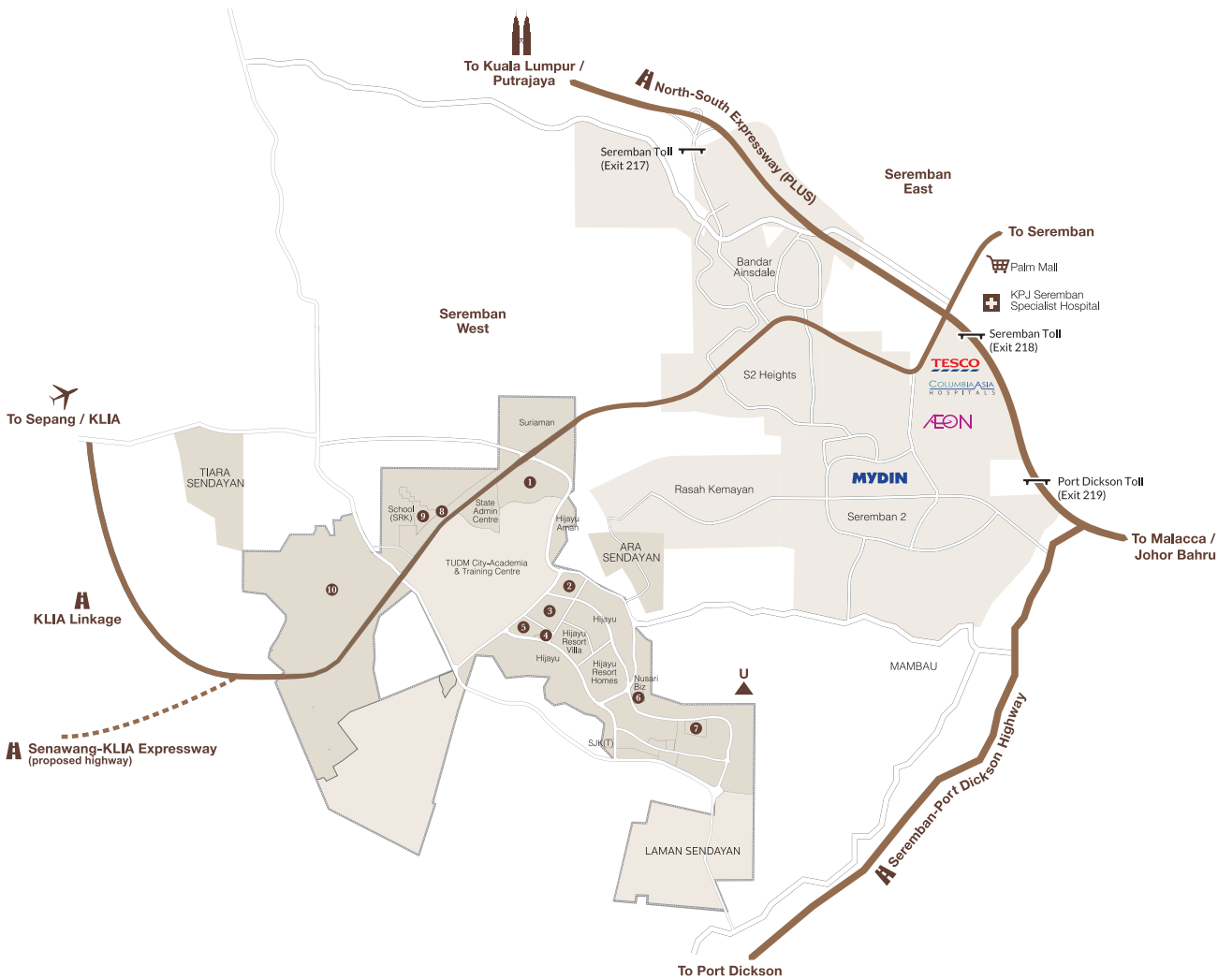
		Type A		Type B	Type C1 & C2
Sanitary and Plumbing Fittings	Wash Basin	7 nos.	8 nos.	9 nos.	
	Water Closet	6 nos.	7 nos.	8 nos.	
	Shower Head	5 nos.	5 nos.	6 nos.	
	Kitchen Sink	2 nos.	2 nos.	2 nos.	
Electrical Installations	Lighting Point	49 point	50 point	68 point	
	Ceiling Fan Point	8 point	10 point	10 point	
	13A SSO Power Point	38 point	37 point	42 point	
	15A SSO Power Point	3 point	3 point	3 point	
	Air-Conditioner Power Point	7 point	7 point	8 point	
	Swing Auto Gate Point	1 point	1 point	1 point	
	Door Bell Point	1 point	1 point	1 point	
	Telephone Extension Point	3 nos.	3 nos.	3 nos.	
	Astro Point	6 point	6 point	7 point	
	Exhaust Fan	2 point	2 point	2 point	
	Cooker Hood Point	1 point	1 point	1 point	
	Cooker Hob Point	1 point	1 point	1 point	
	Data Point	5 nos.	5 nos.	5 nos.	
	CCTV System	3 camera	3 camera	3 camera	
	Solar Hot Water System	1 set	1 set	1 set	
	Alarm Security System	1 set	1 set	1 set	

Fencing	Front	≈ 1650mm Height Brickwall c/w Gate
	Side	≈ 1650mm Height Brickwall
	Rear (Type A, C1 & C2)	≈ 1650mm Height Brickwall
	Rear (Type B)	≈ 1800mm Height Hi Sac Fencing

Turfing	Carpet Grass
---------	--------------

A STRATEGIC LOCALE

Away from the hustle & bustle of city living yet within a convenient distance from various urban amenities.



BANDAR SRI SENDAYAN

- | | |
|----------------------------|--------------------------------|
| ➊ Sendayan City | ➋ SJK (C) Bandar Sri Sendayan |
| ➌ Sendayan Merchant Square | ➍ SMK Bandar Baru Sri Sendayan |
| ➎ Sendayan X-Park | ➏ Sendayan Metropark |
| ➐ d'Tempat Country Club | ➑ Sendayan Green Park |
| ➒ Matrix Global Schools | ➓ Sendayan TechValley |

Nurturing Environments, Enriching Lives.

Land Owner:

MATRIX CONCEPTS SDN BHD (2957084)



A Member Of
MATRIX CONCEPTS HOLDINGS BERHAD (414615-U)
Developer
MATRIX CONCEPTS SDN BHD (2957084)

Head Office
Wisma Matrix, No. 37, Jalan Tan Sri Ebrahim,
70200 Seremban, Negeri Sembilan D.K. Malaysia
T +606 764 2688 F +606 764 6288
Matrix Galleries & Showrooms
PT 12683, Jalan Pusat Dagangan Sendayan 1,
71950 Bandar Sri Sendayan, Negeri Sembilan D.K. Malaysia
T +606 792 2868 F +606 792 2878
GPS Coordinate Code: 2.674820, 101.883722

1800 88 2688
www.arasendayan.com.my



matrixconcepts



Ara Sendayan 2 • No. Lesen Pemaju : 7164-43/01-2022/003(L) • Tempoh Sah : 07/01/2020 – 06/01/2022 • No. Permit Bldn : 7164-43/01-2022/003(P) • Tempoh Sah : 07/01/2020 – 06/01/2022 • Hakmilik Tanah : Kekal • Bebanan Tanah : Tiada • Pelan Bangunan Diluluskan oleh : Majlis Perbandaran Nilai • No. Rujukan : MPN 431/156/2018/5(13) • Tarikh Dijangka Siap : Oktober 2021 • Ervina (RBDT-A) - 26 Unit, RM 1,685,886.00 (Min) – RM 2,335,008 (Max) • Ervina (RBDT-B) - 18 Unit, RM 1,994,886.00 (Min) – RM 2,293,606.00 (Max) • Ervina (RBDT-C1) - 1 Unit, RM 2,368,486.00 • Ervina (RBDT-C2) - 1 Unit, RM 2,451,128.00 • Sekatan-Sekatan Kepentingan : Tanah yang diberimilik ini tidak boleh dipindahmilik, dipajak, dipagad 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. For avoidance of doubt on the specifications, please always refer to the Sales and Purchase Agreement.