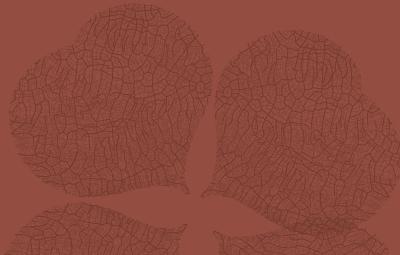
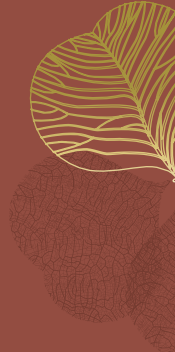
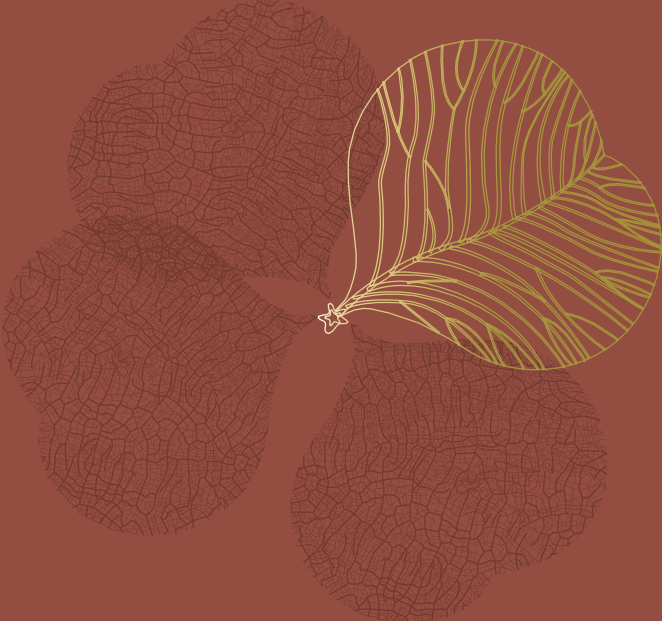




CLOVER

RESORT RESIDENCE



WELCOME TO CLOVER
THE NEWEST COLLECTION THAT
FLOURISHES WITHIN
THE HEART OF
BANDAR SRI SENDAYAN

This resort residence is primed to host the best of nature's offerings, paired with modern amenities and an unparalleled sense of community.



A Majestic Invitation

Designed entirely with modern architecture as its inspiration,
Clover welcomes you with a grand entrance that serves
to impress upon your very first step in.

A GRACEFUL LIFE
AMONGST LUSH
GREENERY AWAITS



Artist's Illustration

A Visual Treat
For Your Every Day

Clover aims to establish aesthetically-pleasing and fully functional spaces for its community, and this is conveyed through its luscious landscaping. It's designed to encourage recreation as well as relaxation.



Come Closer To Nature

Woven through the development to encourage quality time spent amongst loved ones, refreshing pockets of greenery are placed strategically throughout and are versatile enough even for those who seek quiet solitude.

Nestled in the heart of a self-sustaining township, Clover features modern facades and architecture that draws you in upon the first meet. Open concept layouts present wide, open spaces, ensuring that every single unit type is spacious and welcoming.

Where Your Next Chapter Beckons



Facade Type A



Dining Room

The Clover experience is made complete by paying attention to the littlest of details, including the various finishes to each and every living space. Quality laminated floorboards, high-standard tiles for flooring, and premium touches are what tying the Clover home together, to convey the luxury of privacy at the same time.

Skilled Craftsmanship, Right Down To the Details

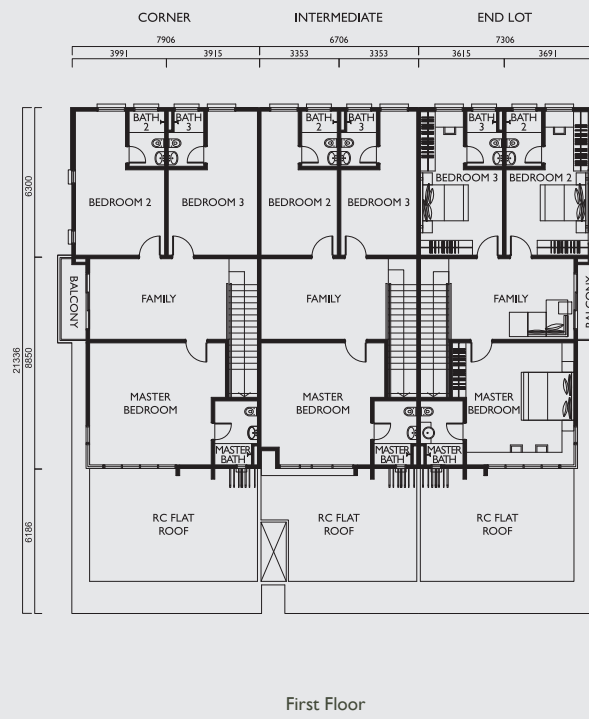
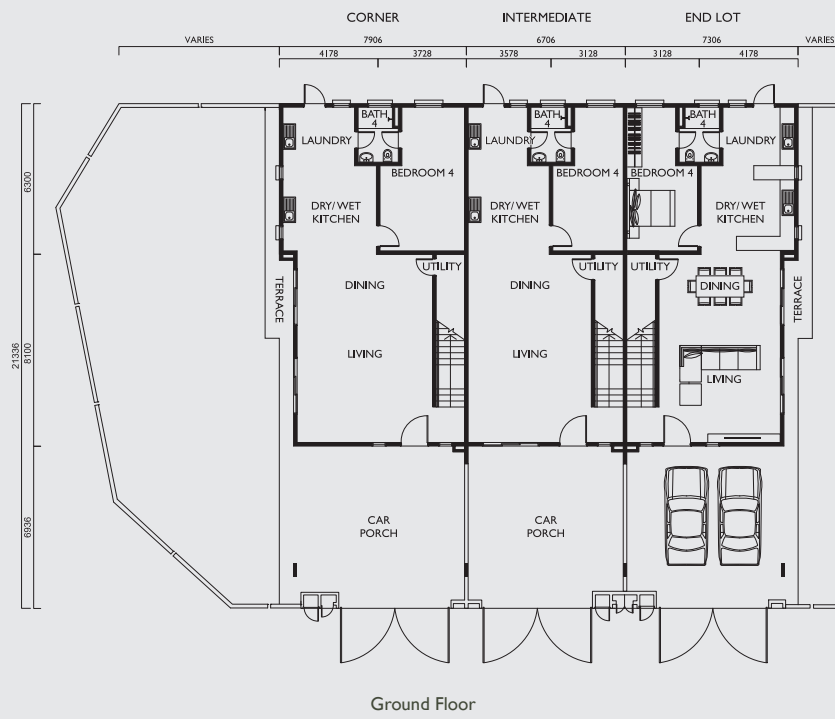


Bedroom



TYPE A 2-Storey Link Homes 22' x 70'

4 Bedrooms & 4 Bathrooms
Built-up : 2,586 sq. ft. (Int)



Floor Plan

RESORT RESIDENCE

2-STOREY LINK HOMES

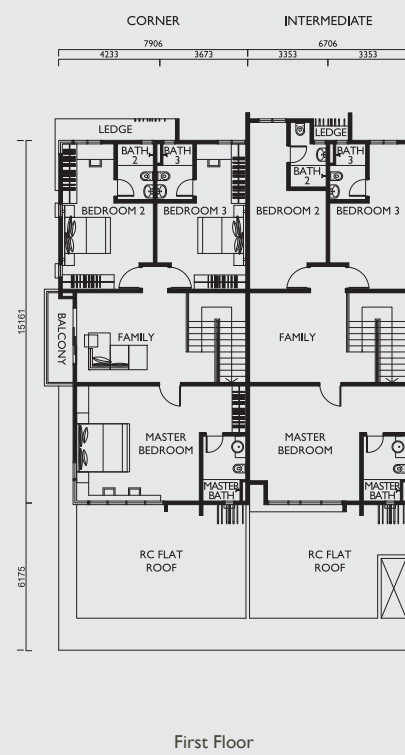
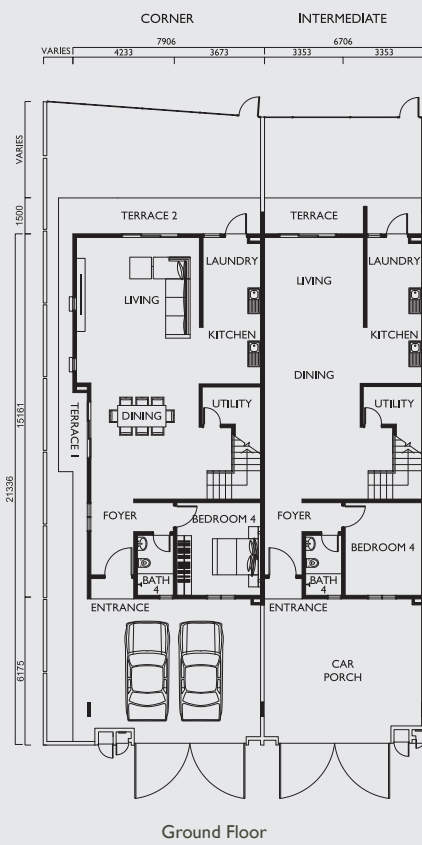
- TYPE A
- TYPE A (BUMI)
- TYPE B



Site Plan

TYPE B 2-Storey Link Homes 22' x 80'-124'

4 Bedrooms & 4 Bathrooms
Built-up : 2,650 sq. ft. (Int)



SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALL	Clay Bricks
ROOFING COVERING	Reinforced Concrete Slab / Metal Deck Roofing Sheets / Tiles (Type B CT)
ROOF FRAMING	Lightweight Steel Trusses
CEILING	Plaster Ceiling / Skim Coat
WINDOWS	Powder Coated

DOORS	
Main Entrance Door	Decorative Door
Sliding Door	Powder Coated c/w Clear Glass
Others	Decorative Door

IRONMONGERY	
Main Entrance	Lever Mortise Lockset
Bedrooms, Laundry, Utility	Lever Handle Lockset
Baths	Lever Handle Lockset (Privacy)

WALL FINISHES	
Baths	Tiles to Ceiling Level or Maximum 2.6m Height
Kitchen (Behind Sink)	1.7m Height
Others	Emulsion Paint

	Type A			Type B	
	Corner	Intermediate	End Lot	Corner	Intermediate
FLOOR FINISHES					
Living & Dining	Tile	Tile	Tile	Tile	Tile
Foyer	-	-	-	Tile	Tile
Dry / Wet Kitchen	Tile	Tile	Tile	Tile	Tile
Laundry	Tile	Tile	Tile	Tile	Tile
GF Bedroom	Tile	Tile	Tile	Tile	Tile
Bathrooms	Tile	Tile	Tile	Tile	Tile
Utility	Tile	Tile	Tile	Tile	Tile
Entry	-	-	-	Tile	Tile
Car Porch & Driveway	Tile	Tile	Tile	Tile	Tile
Terrace	Tile	-	Tile	Tile	-
Balcony	Tile	-	Tile	Tile	-
IF Bedrooms	Laminated	Laminated	Laminated	Laminated	Laminated
Family	Laminated	Laminated	Laminated	Laminated	Laminated
Staircase	Laminated	Laminated	Laminated	Laminated	Laminated
Concrete Roof	Cement / Concrete Finish	Cement / Concrete Finish	Cement / Concrete Finish	Cement / Concrete Finish / Tile	Cement / Concrete Finish

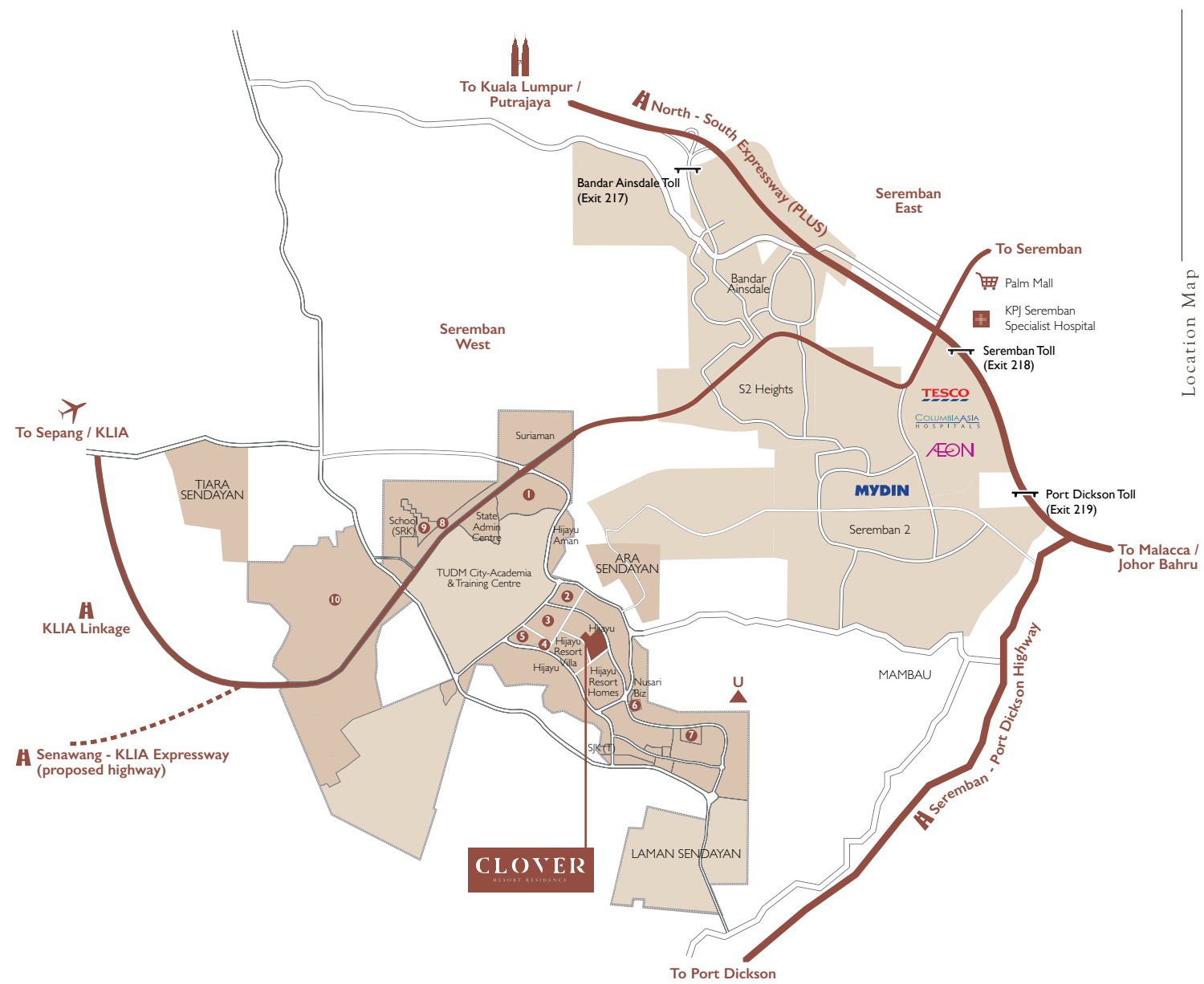
	Type A			Type B	
	Corner	Intermediate	End Lot	Corner	Intermediate
SANITARY AND PLUMBING FITTINGS					
Wash Basin	4 Units	4 Units	4 Units	4 Units	4 Units
Water Closet	4 Units	4 Units	4 Units	4 Units	4 Units
Shower Head	4 Units	4 Units	4 Units	4 Units	4 Units
Kitchen Sink	2 Units	2 Units	2 Units	2 Units	2 Units

ELECTRICAL INSTALLATIONS					
Lighting Point	26 Points	23 Points	26 Points	26 Points	24 Points
Power Point (13 AMP)	17 Points	17 Points	17 Points	17 Points	17 Points
Ceiling Fan Point	7 Points	7 Points	7 Points	7 Points	7 Points
Water Heater Power Point	4 Points	4 Points	4 Points	4 Points	4 Points
Air Cond. Power Point	7 Points	7 Points	7 Points	7 Points	7 Points
Swing Auto Gate Point	1 Point	1 Point	1 Point	1 Point	1 Point
Doorbell Point	1 Point	1 Point	1 Point	1 Point	1 Point
Astro Point	2 Points	2 Points	2 Points	2 Points	2 Points

INTERNAL TELECOMMUNICATION TRUNKING AND CABLING					
Telephone Point	2 Points	2 Points	2 Points	2 Points	2 Points
Fibre Optics Cabling c/w Fibre Wall Socket and Fibre Termination Box	1 Point	1 Point	1 Point	1 Point	1 Point

FENCING					
Front	1.65m Height Brickwall c/w Mild Steel Gate	1.65m Height Brickwall c/w Mild Steel Gate	1.65m Height Brickwall c/w Mild Steel Gate	1.65m Height Brickwall c/w Mild Steel Gate	1.65m Height Brickwall c/w Mild Steel Gate
Side	1.5m Height Brickwall	-	1.5m Height Brickwall	1.5m Height Brickwall	-
Side (Sharing Wall)	1.65m Height Brickwall	1.65m Height Brickwall	1.65m Height Brickwall	1.65m Height Brickwall	1.65m Height Brickwall
Rear	1.5m Height Brickwall	-	1.5m Height Brickwall	1.5m Height Hi-sac Fence c/w Hi-sac Gate	1.5m Height Hi-sac Fence c/w Hi-sac Gate

TURFING	Cow Grass	-	Cow Grass	Cow Grass	Cow Grass
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BANDAR SRI SENDAYAN

- 1 Sendayan City
- 2 Sendayan Merchant Square
- 3 Sendayan X-Park
- 4 d'Tempat Country Club
- 5 Matrix Global Schools
- 6 SJK(C) Bandar Sri Sendayan
- 7 SMK Bandar Baru Sri Sendayan
- 8 Sendayan Metropark
- 9 Sendayan Green Park
- 10 Sendayan TechValley

CONVENIENTLY ACCESSIBLE VIA

- North-South Expressway (PLUS)
- Seremban-Port Dickson Highway
- Senawang-KLIA Expressway (proposed highway)
- KLIA Linkage

TOLL PLAZAS

- Bandar Ainsdale Toll (Exit 217)
- Seremban Toll (Exit 218)
- Port Dickson Toll (Exit 219)

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 & RETAIL OUTLETS

- 8km Mydin Hypermarket Seremban 2
- 9km AEON Seremban 2
- 11km Tesco Extra Seremban 2
- 11km NSK Trade City Seremban
- 12km Palm Mall

MEDICAL CENTRES

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

LEISURE DESTINATIONS

- 8km S2 Hill Park
- 8km S2 City Park

EDUCATIONAL INSTITUTIONS

- 2km SMK (Felda) Sri Sendayan
- 4km SJK (T) Bandar Sri Sendayan
- 7km SJK (C) Tung Hua S2 Heights
- 24km Nilai University
- 25km INTI International University



Bandar
Sri Sendayan
Seremban

The self-sustaining city

Nurturing Environments, Enriching Lives.



Land Owner:

**BSS DEVELOPMENT
SDN BHD** (689638-X)

A Member Of
**MATRIX CONCEPTS
HOLDINGS BERHAD** (414615-U)

Developer
BSS DEVELOPMENT SDN BHD
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Resort Residence 1 • No. Lesen Pemaju : I0613-38/09-2021/0879(L) • Tempoh Sah : 27/09/2019 – 26/09/2021 • No. Permit Iklan : I0613-38/09-2021/0879(P) • Tempoh Sah : 27/09/2019 – 26/09/2021 • Hak Milik Tanah : Kekal • Bebanan Tanah : Tiada • Pelan Bangunan Dijuluskan oleh : Majlis Perbandaran Nilai • No. Rujukan : MPN 431/1/60/2018/2(15) • Tarikh Dijangka Siap : Ogos 2021 • Clover (RTDT-A) - 315 Unit, RM 803,888 (Min) – RM 1,321,888 (Max) • Clover (RTDT-B) - 51 Unit, RM 823,468 (Min) – RM 1,242,138 (Max) • 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.