



IZARA

Double Storey Link Homes

The Height of
Natural Splendour



BAYU
SUTERA



Family Is One Of Nature's Masterpieces.

- George Santayana

Building A Sanctuary Of
Love And Bonds,
One Brick At A Time.

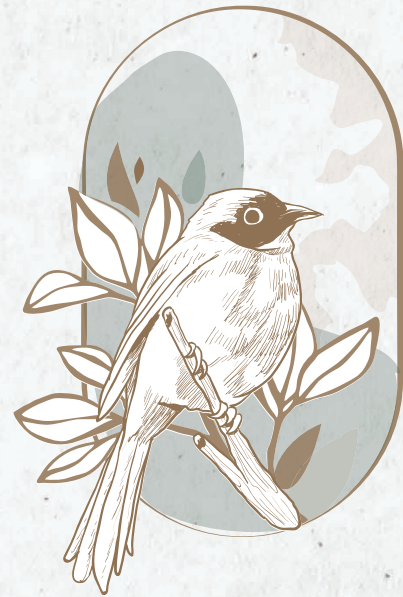




Bountiful, Scenic and Blissful

In the extensive green township of Bandar Sri Sendayan, lays Bayu Sutera, a 216-acre freehold development that boasts accessibility, connectivity, security and a vibrant community that's waiting to welcome you.

The Breezeway



The focal point of this neighbourhood is the enchanting 9.5-acre central park that offers residents a peaceful haven to rest and recharge in. It's a blessed life amid inspiring vistas and an array of diverse facilities.



Artist's Illustration

Take A Deep Breath



Life at Izara invites you to intertwine yourself with the vast, undulating contours of the world around you.



Smart Luxury

A modern residence fit for royalty,
featuring cutting-edge smart technology.



SMART LIVING*



LIGHTING MODULE
Adjust your lights
with a touch of a button



AIRCOND IR BLASTER
Regulate your AC
temperature according
to your preferences



DIGITAL LOCK
Check your locks remotely
for ultimate security



VOICE CONTROL
(Via NEST MINI)
Manage your devices
seamlessly

* WiFi required



Lakefront Paradise

Witness the sky seamlessly merge with tranquil waters, as vibrant colours dance across the horizon - an experience that's exclusive for residents of this precinct.



Artist's Illustration



Exciting Endeavours



An Ethereal Retreat

Rejuvenate splendidly with a
brisk jog or a good stretch.
A quick reset, mere minutes
from your abode.



Timeless Designs

The modern and contemporary façade of your residence is simply invigorating. The structure and atmosphere here build all of life's foundations.



A Holistic Retreat Lifestyle



RTDT TypeB
Artist's Illustration



Site Plan

Izara

DOUBLE STOREY LINK HOMES

LEGEND

- Izara-Type A
- Izara II-Type B (Bumiputera Lot)
- Izara II-Type B (Bumi Terbuka Lot)


- 1 Playground
- 2 Badminton Court
- 3 Parcourse
- 4 Jogging Path
- 5 Plaza Deck
- 6 Amphitheatre
- 7 Reflexology Pathway
- 8 Walkway
- 9 Shelter



Floor Plans

RTDT I Type A



Lot Size
20 x 70
Built-up
2315 sq.ft.

-  4 Bedrooms
-  4 Bathrooms



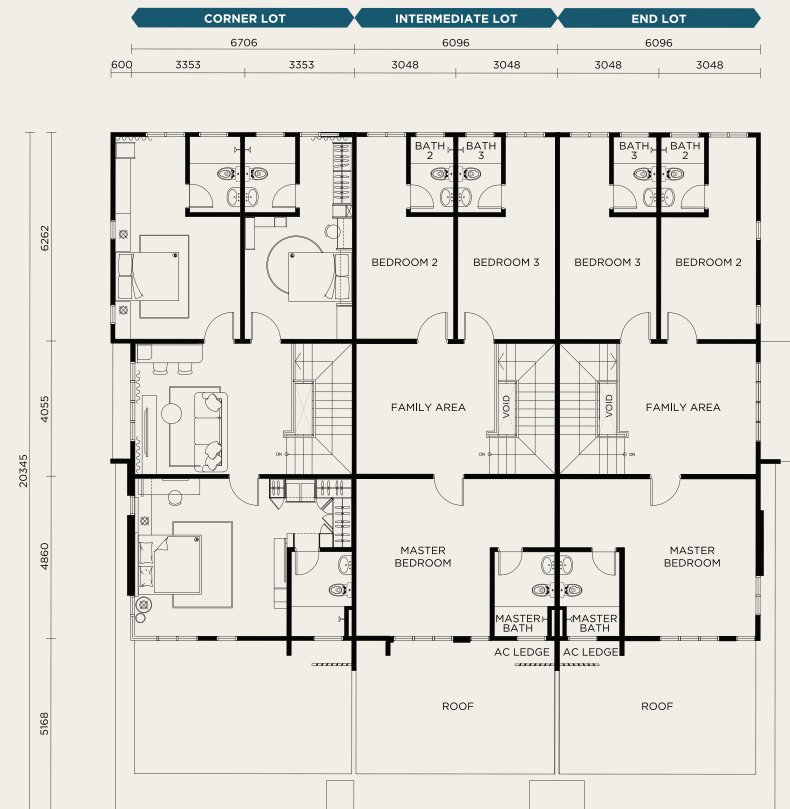
RTDT I Type B

Lot Size
20 x 70
Built-up
2315 sq.ft.

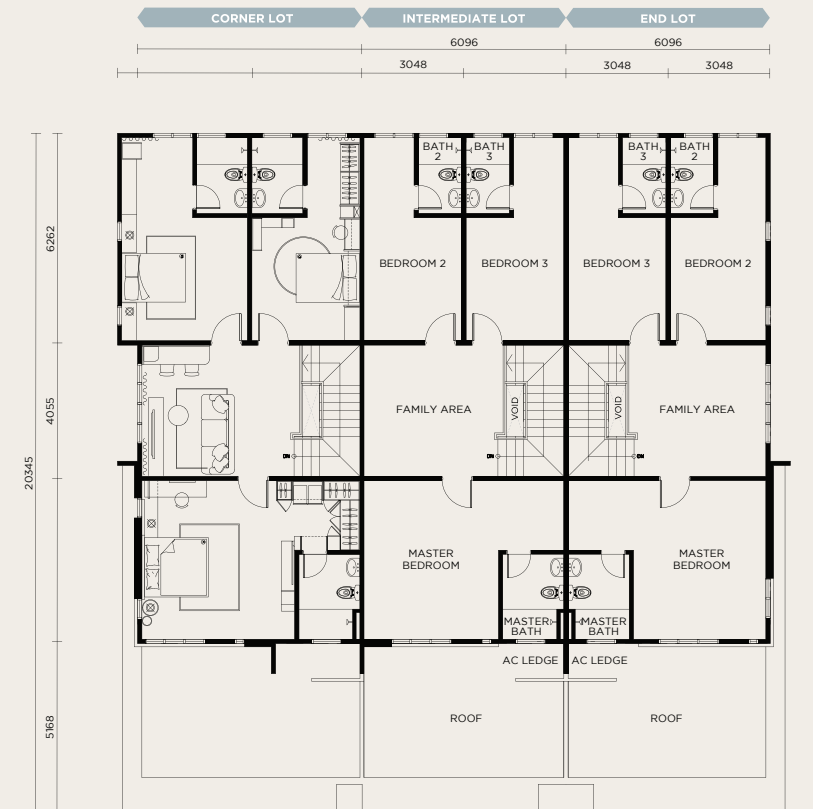
-  4 Bedrooms
-  4 Bathrooms



FIRST FLOOR



FIRST FLOOR



Specifications

INTERMEDIATE UNIT TYPE A & B

Structure	Reinforced Concrete	
Wall	Reinforced Concrete	
Roofing Covering	Reinforced Concrete Slab / Metal Deck Roofing Sheet	
Roof Framing	Lightweight Steel Trusses	
Ceiling	Plaster Ceiling / Skim Coat	
Windows	Aluminium Frame Glass Panel	
Doors	Main Entrance Door Others	Timber Flush Door Timber Flush Door
Ironmongery	Main Entrance Door Bedrooms, Laundry & Utility Bathrooms	Lever Mortise Lockset Lever Handle Lockset Lever Handle Lockset (Privacy)
Wall Finishes	Bathrooms Kitchen (Behind Sink) Others	Tiles to Ceiling Level Tiles to 1.7m Height / Emulsion Paint Emulsion Paint
Floor Finishes	Living & Dining Kitchen Laundry Bedrooms Bathrooms Utility Family Staircase Car Porch A/C Ledge Concrete Roof	Tile Tile Tile Tile Tile Tile Tile Tile Tile Tile Concrete Finish / Cement Render Concrete Finish
Sanitary and Plumbing Fittings	Wash Basin Water Closet Shower Head Kitchen Sink	4 Units 4 Units 4 Units 2 Units
Electrical Installations	Lighting Point Power Point (13 AMP) Ceiling Fan Point Water Heater Power Point Air Cond. Power Point Swing Auto. Gate Point Door Bell Point Astro Point	25 Points 17 Points 7 Points 4 Points 6 Points 1 Point 1 Point 2 Points
Internal Telecommunication Trunking and Cabling	Fibre Optics Cabling c/w Fibre Wall Socket and Fibre Termination Box	1 Point
Fencing*	Front	≈ 1.5m Height Fencing Wall c/w Mild Steel Gate



RTDT TypeB
Artist's Illustration

A Peaceful Secured Canvas



Exclusivity Beyond Imagination

Bandar Sri Sendayan –
a serene township in
Negeri Sembilan that
flawlessly blends
the natural world
and urbanity,
all in one place.



Actual Photo



X PARK SENDAYAN

An expansive entertainment complex, covering an area of 34 acres with 18 recreational activities created to offer a rush of adrenaline for all kinds of thrill-seekers.



MATRIX GLOBAL SCHOOLS

This is a one-of-a-kind educational institution in Seremban, offering a holistic and transformative learning experience, featuring beautiful architecture and cutting-edge academic facilities within its campus.



SENDAYAN GREEN PARK



Sendayan Green Park spans across 26 acres, offering an exuberant oasis that promotes social engagement with a range of activities suitable for everyone.

The d'Tempat Country Club stands tall as the city's largest and most opulent country club, covering 380,000 sq.ft. with lavish lifestyle offerings for all ages and preferences.

d'TEMPAT COUNTRY CLUB



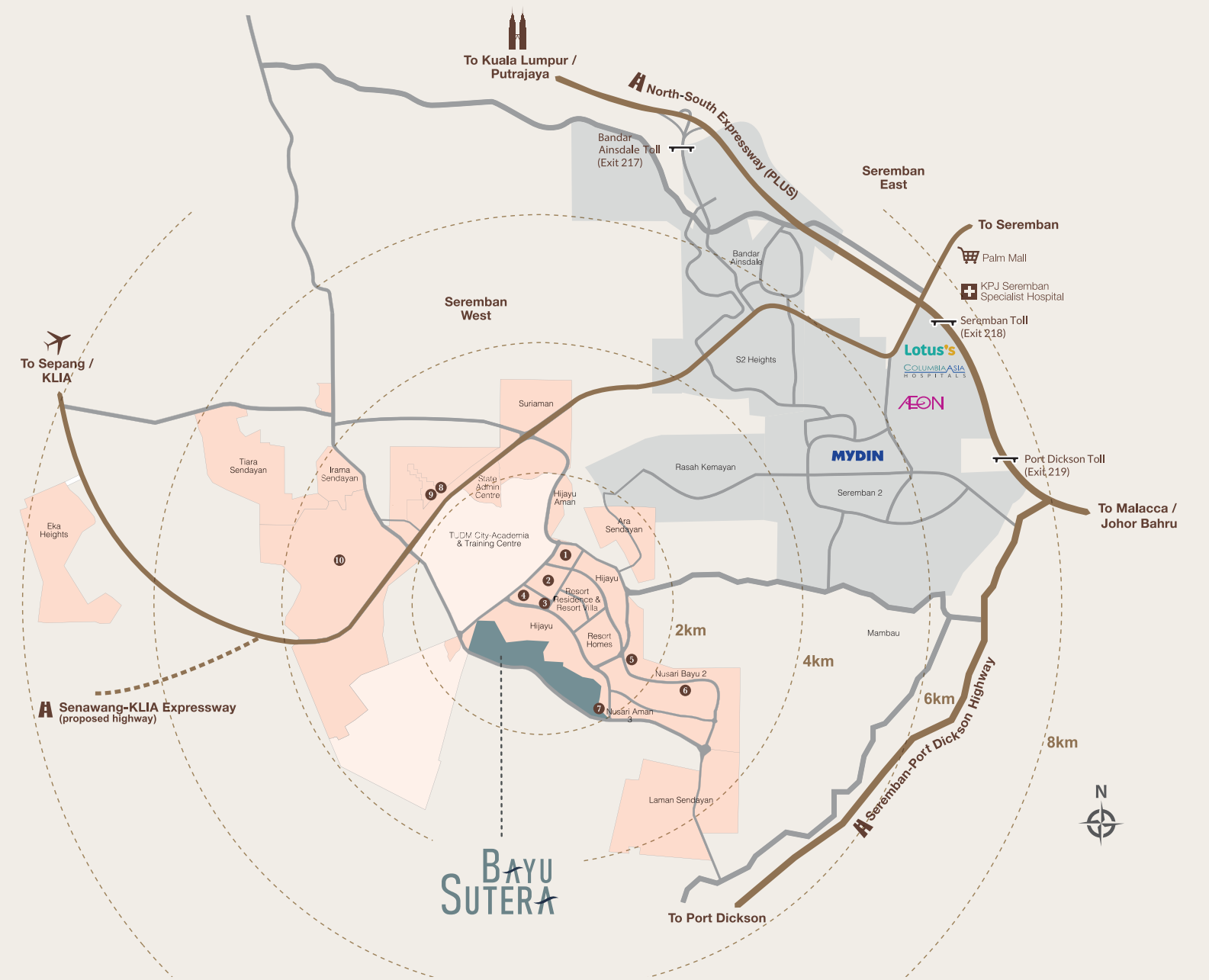
SENDAYAN MERCHANT SQUARE

Sendayan Merchant Square is a 100-acre commercial centre situated in the well-established neighbourhood of Bandar Sri Sendayan, offering excellent potential for investment and retail growth.





The Elite Vicinity



BANDAR SRI SENDAYAN

- 1 Sendayan Merchant Square
- 2 Sendayan X-Park
- 3 d'Tempat Country Club
- 4 Matrix Global Schools
- 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

Bandar
SriSendayan
Seremban

The self-sustaining city



Nurturing Environments, Enriching Lives.

Land Owner:

**BSS DEVELOPMENT
SDN BHD**

200501012590 (689638-X)



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

A Subsidiary of:
**MATRIX CONCEPTS
HOLDINGS BERHAD**
199601042262 (414615-U)

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Bayu Sutera



Bayu Sutera (Precinct 3a) • No. Lesen Pemaju : 10613/11-2028/1282(R) • Tempoh Sah : 19/11/2023 – 18/11/2028 • No. Permit Iklan : 10613-58/09-2025/0998(N)-(L) • Tempoh Sah : 05/09/2023 – 04/09/2025 • Hakmilik Tanah : Kekal • Bebanan Tanah : Tiada • Pelan Bangunan Diluluskan oleh : Majlis Perbandaran Port Dickson • No. Rujukan : MPPD.431.46/2022/01 K3 (S) • Tarikh Dijangka Siap : Oktober 2025 • RTDT Type B (Izara II) - 171 Unit, RM 699,888 (Min) - RM 1,158,238 (Max) • Bayu Sutera (Precinct 3b) • No. Lesen Pemaju : 10613/11-2028/1282(R) • Tempoh Sah : 19/11/2023 – 18/11/2028 • No. Permit Iklan : 10613-57/06-2025/0728(N)-(L) • Tempoh Sah : 21/06/2023 – 20/06/2025 • Hakmilik Tanah : Kekal • Bebanan Tanah : Tiada • Pelan Bangunan Diluluskan oleh : Majlis Perbandaran Port Dickson • No. Rujukan : MPPD.431.46/2022/01 K3 (S) • Tarikh Dijangka Siap : Ogos 2025 • RTDT Type A (Izara) - 200 Unit, RM 777,888 (Min) - RM 1,245,938 (Max) • Sekatan-Sekatan Kepentingan : Tanah yang diberimilik ini tidak boleh dipindahmilik, dipajak, digadai 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. This is not a gated and guarded development. For avoidance of doubt on the specifications and development status, please always refer to the Sale and Purchase Agreement.

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