AMANRIA
SEREMBAN 2

Exclusivity and space, redefined within reach.

Semi-Detached Homes

Terrace Homes

HHR GROUP

Pemaju:
CCH Synergy Sdn Bhd (1223193-A)
D04-1, D04-2 & D04-3 Ground - 2nd Floor,
Jalan Dataran Sentral 3, Dataran Sentral,
70200 Seremban, Negeri Sembilan.

06-767 2399
06-765 2399

Pemaju: CCH Synergy Sdn Bhd (1223193-A) • Alamat Pemaju: D04-1, D04-2 & D04-3 Ground – 2nd Floor, Jalan Dataran Sentral 3, Dataran Sentral, 70200 Seremban, Negeri Sembilan. • Tel: 06-765 2399 • No. Lesen Pemaju: 30259/10-2027/0258(A) • Tempoh Sah: 18/10/2022 - 17/10/2027 • No Permit Iklan: 30259-3/06-2027/0428(N)-(L) • Tempoh Sah: 04/06/2025 - 03/06/2027 • Pihak Berkuasa Yang Meluluskan: Majlis Bandaraya Seremban • No. Pelan Bangunan: MPN.431/1/79/2019/2 • Tarikh Dijangka Siap: Jun 2028 • Bebanan Tanah: Hong Leong Bank Berhad • Pegangan Tanah: Pajakan 98 tahun (Tamat tempoh pada 12 Februari 2117) Sekatan-sekatan penting: Tanah yang diberimilik ini tidak boleh dipindahmilik, dipajak, digadai melainkan dengan kebenaran bertulis daripada Pihak Berkuasa Negeri. • Rumah Teres 1 Tingkat – No. Unit: 50 • Harga Jualan: Min RM 110,000 – Mak RM 545,990 • Rumah Teres 2 Tingkat – No. Unit: 50 • Harga Jualan: Min RM 450,000 – Mak RM 1,181,625

"IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.
MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY"

A HOME FOR EVERY CHAPTER OF LIFE

A New Chapter at Seremban 2

Discover the charm of living in one of Seremban's most sought-after townships - Seremban 2. Well-established and thoughtfully planned, Seremban 2 offers exceptional connectivity and seamless access to schools, retail, healthcare, and lifestyle conveniences.

Here, families thrive in a vibrant yet peaceful environment designed for today - and for generations to come.

Strategically Located with Direct Access to Seremban 2 Township

A Gated Retreat Designed for Peace

Well-Established Neighborhood with Complete Amenities



Artist's impression

WAKE UP TO NATURE, LIVE IN COMFORT

Nestled amid lush greenery, **Amanria - Seremban 2** presents an exclusive collection of beautifully crafted homes within a tranquil residential enclave.

- 14 Semi-Detached Homes
- 59 Double-Storey Terrace Homes
- 30 Single-Storey Terrace Homes

Each residence is thoughtfully designed to meet the lifestyle aspirations of modern homeowners - blending comfort, functionality, and timeless elegance.

Wake up to the gentle sounds of nature. Breathe in fresh air. Embrace a lifestyle defined by peace, privacy, and harmony.



Artist's impression

STYLE AND COMFORT IN EVERY CORNER

Experience sleek, contemporary homes designed with seamless flow between living, dining, and kitchen areas - creating the perfect setting for gatherings and everyday moments alike.

Open-Concept Living
- Fluid spaces ideal for entertaining
- Smart layouts that maximise usability
- Premium finishes, fixtures, and fittings
- A refined urban aesthetic

Every detail reflects modern sophistication while ensuring practical comfort for daily living.





Prestige and Exclusivity with Spacious Family Living

Refined Specifications for Elevated Living

Delivering Superior Value in Every Detail

Artist's impression



SPACIOUS LIVING FOR GROWING FAMILIES

Homes range from 1,100 sq.ft. to 2,691 sq.ft., offering spacious open-plan layouts that encourage family interaction while preserving personal privacy.

Natural light fills every corner, while indoor spaces connect effortlessly to the outdoors - creating a bright, welcoming sanctuary for your growing family.

Digital Door Lock Ready for Enhanced Security

EV Charger Isolator Point Ready

Dedicated to Your Privacy

Contemporary Comforts for Modern Living

Reliable Quality, Functional Elegance

Artist's impression

YOUR EVERYDAY ESCAPE,
RIGHT AT HOME

Artist's impression

2-Storey Semi-Detached Homes

2-Storey Terrace Homes

2-Storey Terrace Homes

1-Storey Terrace Homes

Site Layout Plan



1 - Multi-purpose Court
An energetic zone offering exciting sports action for all ages on the multi-purpose court.

2 - Gazebo & BBQ Pit
An inviting pavilion and green lawn space tailored for festive celebrations and neighborhood events.

3 - Playground
A joyful play zone for kids, perfect for quality family time.

4 - Track & Trail
Scenic jogging and cycling trails that seamlessly connect the community.

5 - Reflexology Path
A calming foot-massage trail crafted for relaxation and holistic well-being.

NATURE AT YOUR DOORSTEP

Amanria - Seremban 2 is designed around a beautifully landscaped central green zone - an inviting sanctuary for residents of all ages.

Lifestyle Highlights
- Family-friendly park spaces
- Children's play areas
- Jogging and walking trails
- Lush greenery for relaxation and recreation

Whether it's a morning jog, an evening stroll, or playtime with the kids, nature becomes part of your everyday life.



NEARBBY AMENITIES

Shopping Mall

AEON Mall Seremban 2
(720,000 sf extension - coming soon)
• Mydin • Lotus • NSK

Commercial Hub

Village Grocer (Coming Soon) •
S2 Uptown Avenue •
S2 Centrio •
S2 IKON •
Uniqlo S2 •

Highway / Toll

• North-South Highway
• Ainsdale Toll
• Seremban Toll
• SPDH







AMANRIA
SEREMBAN 2







Healthcare

Klinik Kesihatan Seremban 2 •
Columbia Asia Hospital •
KPJ Hospital Seremban •
SENA Specialist Hospital (coming soon) •

Recreation

• S2 City Park (15 acres recreational park)
• S2 Club
• S2 HillPark

Education

• Public School
• Private/ International School

LOCATION MAP



waze

Jalan Kerisi Indah
GPS Coordinates
2°40'37"N 101°55'01"E

PREMIUM LIVING WITHIN REACH

Living at **Amanria - Seremban 2** means staying effortlessly connected to everything that matters.

• Schools and educational institutions
• Retail and shopping destinations
• Work and business hubs
• Dining and leisure options

Enjoy the perfect balance of tranquil living and urban convenience - all within easy reach of your home.

EDUCATION

1 SMK Bukit Kepayang
2 SK Wawasan Seremban 2 & SJK(T) Convent Seremban
3 Zenith International School
4 SK/SMK Seremban 2
5 SJK (C) Tung Hua

SUPERMARKET

6 AEON Mall
7 Mydin
8 NSK Trade City
9 Lotus's
10 Palm Mall

CONVENIENCE HUB

11 Village Grocer (Coming Soon)
12 Uniqlo S2
13 S2 Uptown Avenue
14 S2 Centrio
15 S2 IKON

MEDICAL CENTRE

16 KPJ Hospital
17 Columbia Asia Hospital
18 SEHAT Healthcare Centre
19 SENA Specialist Hospital (Coming Soon)

RECREATION

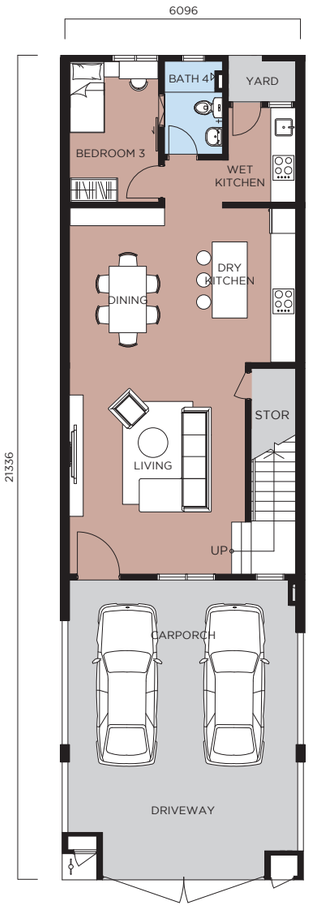
20 Sport Complex
21 S2 City Park
22 S2 Club
23 S2 Hill Park

24 Masjid Hussain
25 Masjid Kariah Mambau

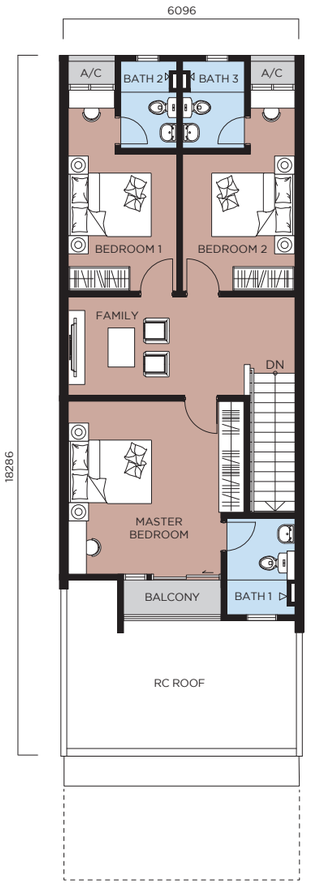
Double Storey Terrace Homes 20' x 70'

TYPE A

Bulit-up area from : 2,144 - 2,376 sq.ft. | 4 Bedrooms | 4 Bathrooms



Ground Floor



1st Floor

Specifications

STRUCTURE	:	Reinforced concrete
WALL	:	Cement sand brick with cement plaster
ROOF	:	Concrete roof tiles / Reinforce concrete Slab
CEILING FINISHES	:	Plaster ceiling / Skim coat
WINDOWS	:	Aluminum framed glass window / Lourve window
DOORS	:	Timber flush door / Aluminum framed sliding glass door

FLOOR FINISHES

Car Porch	:	Tiles
Driveway	:	Tiles
Living, dining & kitchen	:	Tiles
Bedrooms	:	Tiles
Bathrooms	:	Tiles
Terrace / Yard	:	Tiles
Store	:	Cement render

WALL FINISHES

Internal & external walls	:	Cement plaster & paint
Kitchen	:	Tiles up to 1500mm height
Bathrooms	:	Tiles up to ceiling height

SANITARY FINISHES

	Intermediate Unit	Corner Unit / End Unit
Kitchen sink	2	2
Wash basin	4	4
Sitting water closet	4	4
Shower rose	4	4

ELECTRICAL INSTALLATION

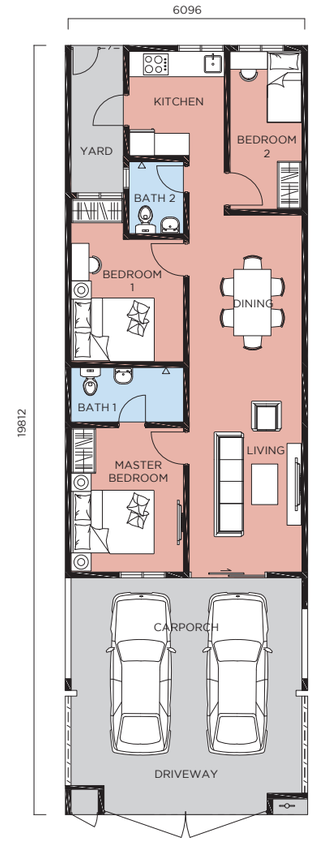
	Intermediate Unit	Corner Unit / End Unit
Lighting point	26	27
Wall light point	2	2
Gate light point	2	2
Power point	19	19
Fan point	7	7
Air-Cond point	6	6
Water heater point	4	4
Internet point	1	1
TV point	1	1
Auto-Gate point	1	1
Doorbell point	1	1
40A TPN Isolator	1	1

Fencing : 1500mm height cement sand brick fencing

Single Storey Terrace Homes 20' x 65'

TYPE B

Bulit-up area from : 1,100 - 1,113 sq.ft. | 3 Bedrooms | 2 Bathrooms



Specifications

STRUCTURE	:	Reinforced concrete
WALL	:	Cement sand brick with cement plaster
ROOF	:	Concrete roof tiles / Reinforce concrete slab
CEILING FINISHES	:	Plaster ceiling / Skim coat
WINDOWS	:	Aluminum framed glass window / Lourve window
DOORS	:	Timber flush door / Aluminum framed sliding glass door

FLOOR FINISHES

Car Porch	:	Concrete with broom finish
Driveway	:	Concrete with broom finish
Living, dining & kitchen	:	Tiles
Bedrooms	:	Tiles
Bathrooms	:	Tiles
Terrace / Yard	:	Cement render

WALL FINISHES

Internal & external walls	:	Cement plaster & paint
Kitchen	:	Tiles up to 1500mm height
Bathrooms	:	Tiles up to 1500mm height

SANITARY FINISHES

	Intermediate Unit	Corner Unit / End Unit
Kitchen sink	1	1
Wash basin	2	2
Sitting water closet	2	2
Shower rose	2	2

ELECTRICAL INSTALLATION

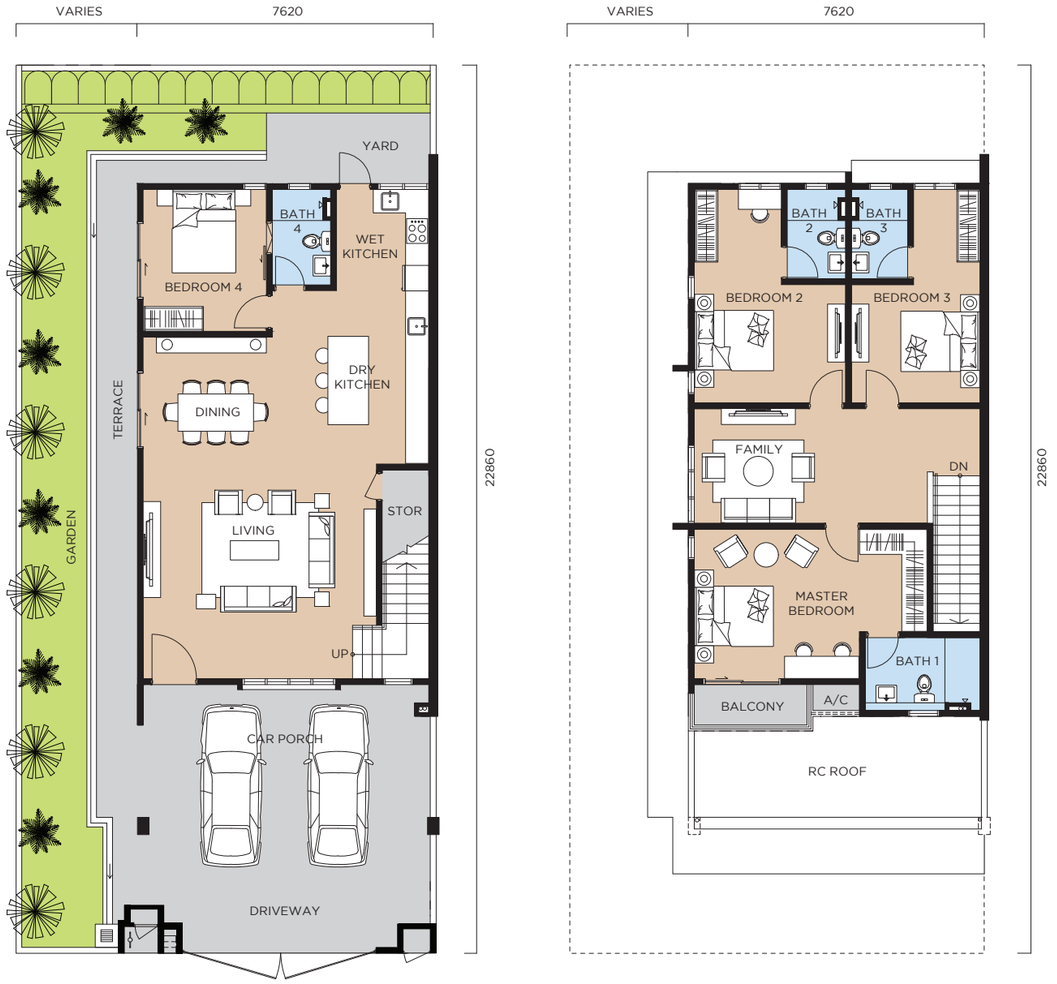
	Intermediate Unit	Corner Unit / End Unit
Lighting point	11	12
Wall light point	2	2
Power point	9	9
Fan point	5	5
Internet point	1	1
TV point	1	1

Fencing : 1500mm height cement sand brick fencing /
1500mm height chain link fencing

Double Storey Semi-Detached Homes 35' x 75'

TYPE C

Bulit-up area from : 2,691 sq.ft. | 4 Bedrooms | 4 Bathrooms



Ground Floor

1st Floor



Specifications

STRUCTURE	:	Reinforced concrete
WALL	:	Cement sand brick with cement plaster
ROOF	:	Concrete roof tiles / Reinforce concrete Slab
CEILING FINISHES	:	Plaster ceiling / Skim coat
WINDOWS	:	Aluminum framed glass window / Lourve window
DOORS	:	Timber flush door / Aluminum framed sliding glass door

FLOOR FINISHES

Car Porch	:	Tiles
Driveway	:	Tiles
Living, dining & kitchen	:	Tiles
Bedrooms	:	Tiles
Bathrooms	:	Tiles
Terrace / Yard	:	Tiles
Store	:	Tiles

WALL FINISHES

Internal & external walls	:	Cement plaster & paint
Kitchen	:	Tiles up to 1500mm height
Bathrooms	:	Tiles up to ceiling height

SANITARY FINISHES

	Intermediate Unit / End Unit
Kitchen sink	2
Wash basin	4
Sitting water closet	4
Shower rose	4

ELECTRICAL INSTALLATION

	Intermediate Unit / End Unit
Lighting point	30
Wall light point	2
Gate light point	2
Power point	20
Fan point	7
Air-Cond point	6
Water heater point	4
Internet point	1
TV point	1
Auto-Gate point	1
Doorbell point	1
40A TPN Isolator	1

Fencing : 1500mm height cement sand brick fencing



Artist's impression