

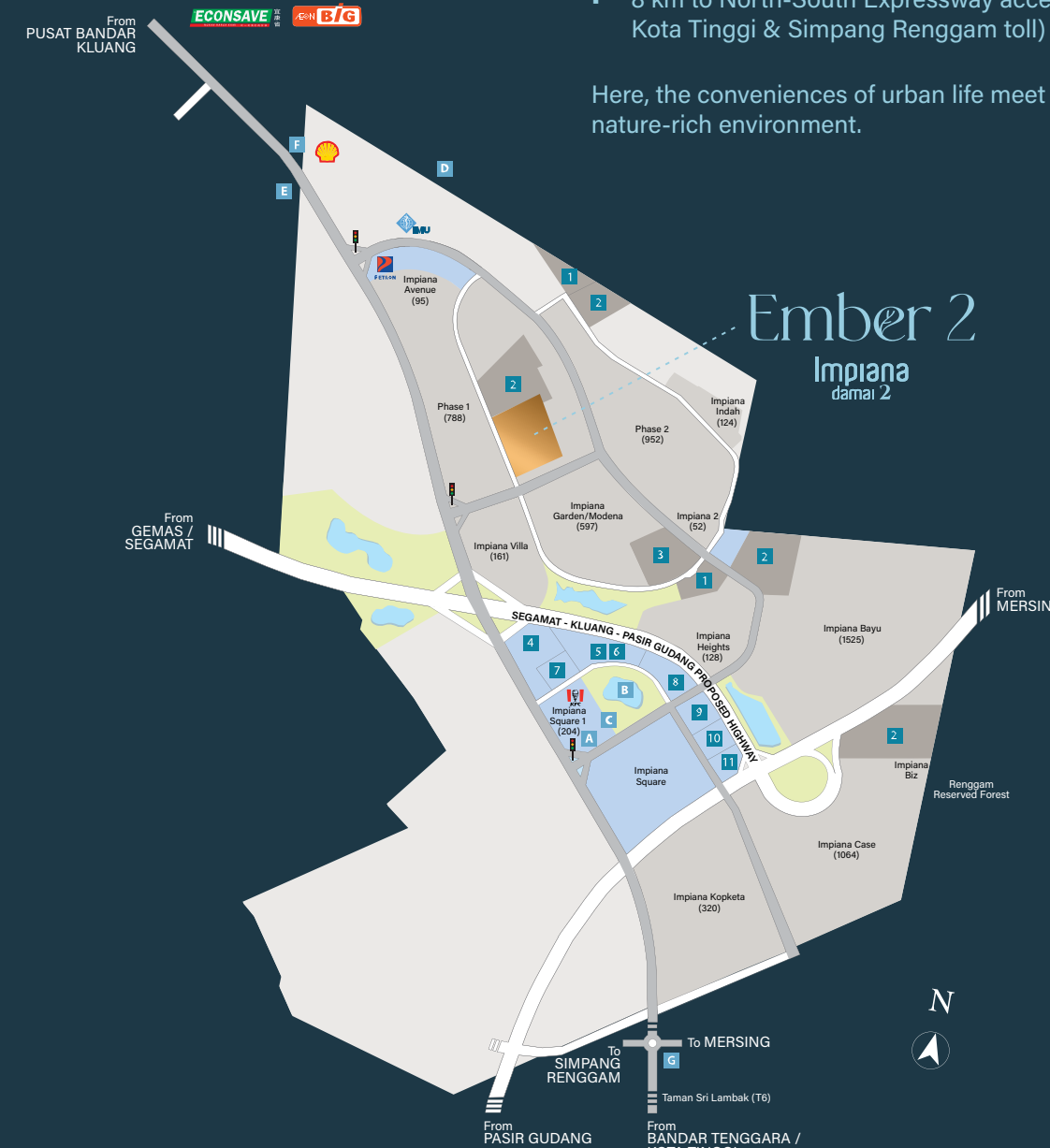
Specifications

STRUCTURE		Reinforced Concrete			
WALL		Clay Brick			
ROOFING COVERING		Metal Deck / Reinforced Concrete Roof			
ROOF FRAMING		Lightweight Steel Truss			
CEILING		Plaster Ceiling/ Skim Coat			
WINDOWS		Aluminum Framed Glass Window			
DOORS	Main Entrance Door Sliding Door Others	Timber Door Aluminum Framed Glass Door Flush Door			
IRONMONGERY	Main Entrance Bedrooms, Bathrooms, Laundry, Utility	Lever Handle with Plate Mortise Lockset Quality Lockset			
WALL FINISHES	Baths Kitchen Others	Tiles to Ceiling Level Tiles Approx. 1.7m Height Plaster & Paint			
FLOOR FINISHES	Living & Dining Kitchen & Laundry Bedrooms Bathrooms Utility Staircase & Landing Car Porch & Driveway Terrace A/C Ledge Concrete Roof	Tiles Tiles Tiles Tiles Tiles Tiles Tiles Cement Render Concrete Finish / Cement Render			
		Type A		Type A1	
		Inter.	Corner	Inter.	End/Corner
SANITARY FITTING	Wash Basin Water Closet Shower Head Kitchen Sink	3 units 3 units 3 units 1 unit	3 units 3 units 3 units 1 unit	3 units 3 units 3 units 1 unit	3 units 3 units 3 units 1 unit
ELECTRICAL FITTING	Lighting Point Power Socket Ceiling Fan Point Water Heater Point Air Cond. Power Point Autogate Point Door Bell Point Telephone Point TV Point	22 points 11 points 6 points 3 points 5 points 1 point 1 point 1 point 1 point	23 points 13 points 7 points 3 points 5 points 1 point 1 point 1 point 2 points	22 points 11 points 6 points 3 points 5 points 1 point 1 point 1 point 1 point	23 points 13 points 7 points 3 points 5 points 1 point 1 point 1 point 2 points
INTERNAL TELECOMMUNICATION TRUNKING & CABLING	Fibre Optics Cabling c/w Fibre Wall Socket & Fibre Termination Box			1 point	
FENCING	Front / Rear / Side	1.5m Height Brickwork Fencing			
TURFING		Cow Grass			

Note: The Developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out save for the item or items marked with an * which may be deleted if not applicable.



Perfectly Positioned



Set within the heart of Kluang, Ember 2 offers both tranquillity and accessibility:

- 1.5 km to nearest commercial hub (grocers, cafes, pharmacies, clinics)
- 4 km to General Hospital
- 12 km to ETS Mengkibol Station
- 8 km to North-South Expressway access (via Jalan Kluang-Kota Tinggi & Simpang Renggam toll)

Here, the conveniences of urban life meet the calm of a nature-rich environment.

- | | | | | |
|----------------------------|------------------|--------------------------|----------------------|--|
| 1 Religious Primary School | 5 Health Centre | 9 Private Medical Centre | A Galleria | E Hospital Enche' Besar Hajjah Khalsom |
| 2 School Complex | 6 Public Library | 10 Post Office | B Lake Park | F Sek. Men. Keb. Jalan kota Tinggi |
| 3 Mosque | 7 Modern Market | 11 Police Station | C Kluang Rail Coffee | G Sek. Men. Sains Sembrong |
| 4 Bus / Taxi Terminal | 8 Fire Station | | D Gunung Lambak | |

Nurturing Environments. Enriching Lives.

<p>Land Owner</p> <p>Koperasi Kemajuan Tanah Negeri Johor Berhad (KKTNJB)</p>	<p>A Member of MATRIX CONCEPTS HOLDINGS BERHAD 199601042262 (414615-U)</p> <p>Developer MATRIX CONCEPTS SDN BHD 199401010229 (295708-V)</p>	<p>Kluang Office 1, Impiana Square, Jalan Seri Impian 8/1a, Bandar Seri Impian, 86000 Kluang, Johor DT, Malaysia T +607 774 2688 F +607 774 4688</p> <p>Head Office Wisma Matrix, No.57, Jalan Tun Dr. Ismail, 70200 Seremban, Negeri Sembilan DK, Malaysia T +606 764 2688 F +606 764 6288</p>	<p>+607 774 2688 www.serimpian.com.my</p>	<p>bandarserimpian</p>
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Impiana Damai 2B-P2 - No Lesen Pemaju: 7164/09-2027/0914(A) - Tempoh Sah: 23/09/2022 - 22/09/2027 - No. Permit Iklan: 7164-56/07-2027/0547(N)-(L) - Tempoh Sah: 11/07/2025 - 10/07/2027 - Hak Milik Tanah: Pegangan Bebas - Beban Tanah: Tiada - Pelan Bangunan Diluluskan: Majlis Perbandaran Kluang - No Rujukan: MPK/599/300/6/27/2023 - Tarikh Jangka Siap: Julai 2027 - Ember 2 (RTD1) - 76 Unit, RM 546,135.00 (Min) - RM 1,028,928.00 (Max) - Sekatan-sekatan Kepentingan: Tanah yang diperuntukkan untuk Bumiputera ini apabila sahaja bertukar miliknya kepada seorang Bumiputera/Syarikat Bumiputera maka tidak boleh terkemudian daripada itu dijual, dipajak atau dipindahmilik dengan apa cara sekali pun kepada orang yang bukan Bumiputera/Dukan Syarikat Bumiputera tanpa kebenaran Pihak Berkuasa Negeri. All renderings contained in this advertisement are artist's impression 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 specification, please always refer to the Sales and Purchase Agreement.

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Ember 2

2-Storey Link Homes

At Home Amidst Nature

Impiana
damai 2B
BANDAR SERI IMPIAN

A Home That Offers More

Life at Ember 2 begins with a space that's yours alone – a 1-acre private community park for residents. Shaded walkways, open lawns, and play areas make it a perfect spot for morning exercise, weekend picnics, or simply unwinding.



Step beyond and you'll find the vibrant facilities of Impiana Damai:

- X-Park – avenue for the adrenaline rush.
- 15-acre man-made lake park – the serene community focal point.
- Recreational parks with children's playgrounds and sports courts.





Artist's impression



Artist's impression



Artist's impression



Modern Architecture, Timeless Comfort

Ember 2 home reflects a balance of modern elegance and practical living. Clean, symmetrical lines while generous outdoor spaces invite personalisation.

Corner units come with an extra 2 feet of width, and all homes feature backyard extensions of up to 20 feet – perfect for a larger kitchen, a cosy garden, or even an outdoor dining space.





Artist's impression



Room for Everyone, Space for Everything

Step inside and you'll find a home that adapts to your family's rhythm. With 4 bedrooms and 3 bathrooms, Ember 2 is designed to accommodate three generations with ease.

- Open-plan living and dining areas keep everyone connected.
- Large windows invite natural light and frame scenic township views.
- Well-proportioned rooms make furnishing effortless.
- From grandparents to the youngest members of the family, every generation will find comfort here.



Artist's impression



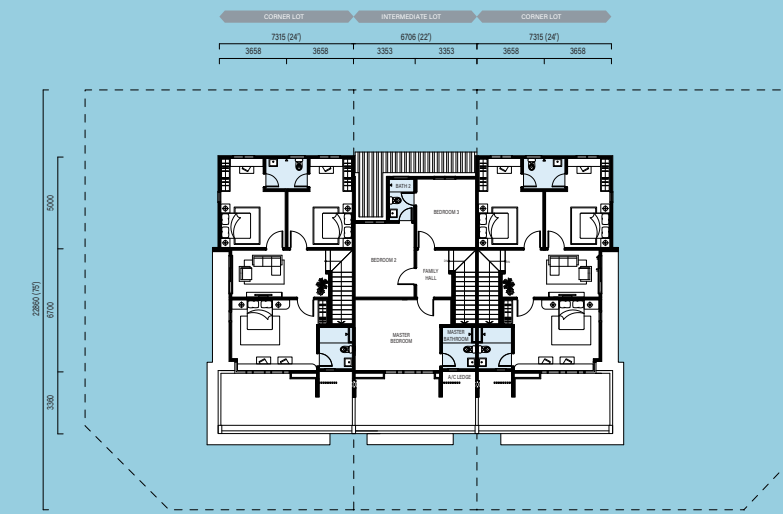
Site Plan



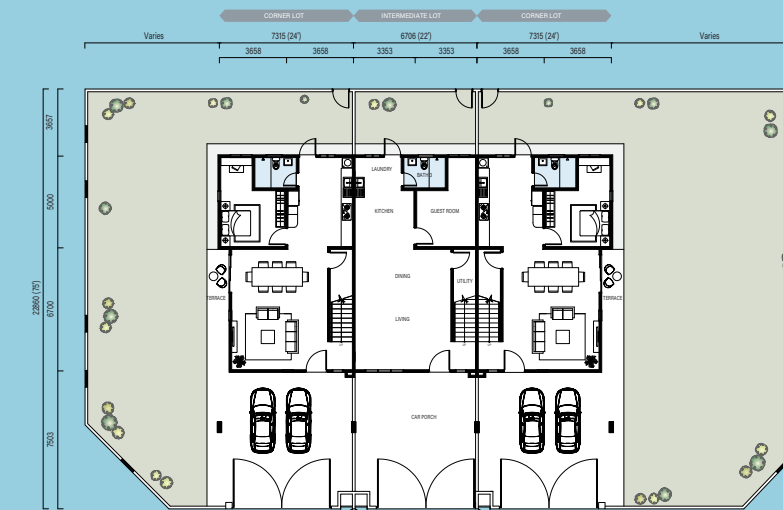
- Type A
- Type A1

- Half Basketball Court
- Outdoor Picnic Tables & Bench
- Reflexology Path
- Playground Area
- Outdoor Gym / Parcoure Station
- Amphitheater / Seating Terrace
- Tunnel Walkway
- Gazebo
- Tree House
- Stepping Stone

Floor Plans



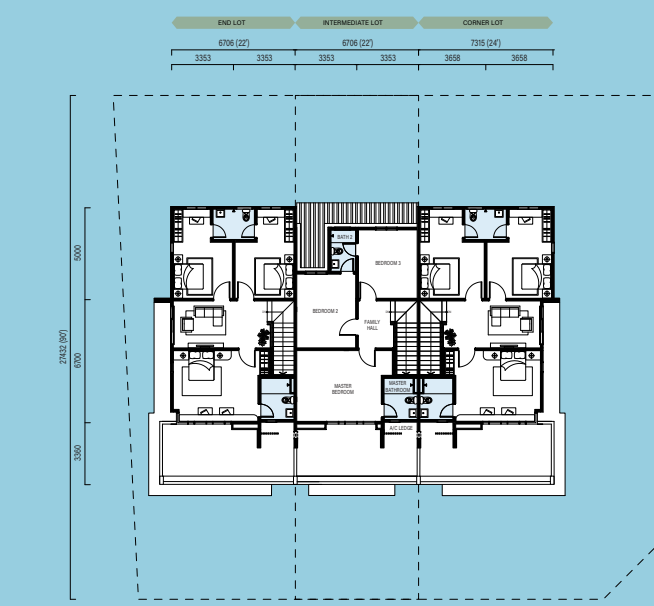
First Floor



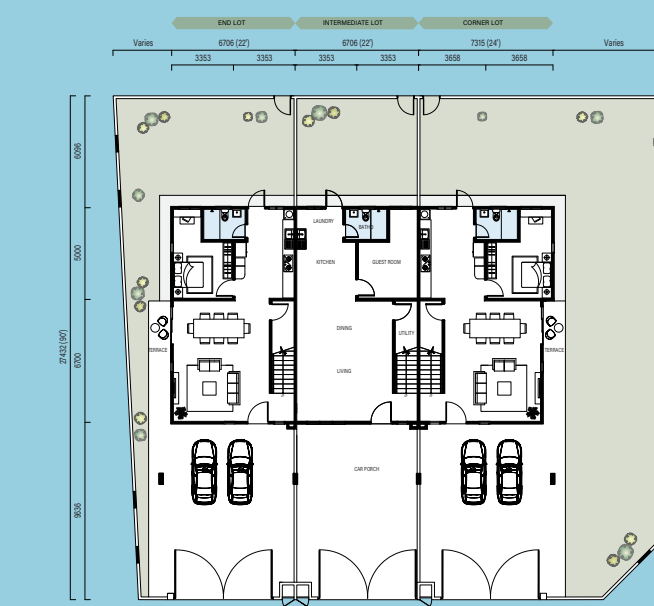
Ground Floor

TYPE A

22' x 75' (Intermediate)
4 Bedrooms | 3 Bathrooms



First Floor



Ground Floor

TYPE A1

22' x 90' (Intermediate)
4 Bedrooms | 3 Bathrooms

