



Chemara Hills

SEREMBAN

SIPHONIA 2

SUPERLINK



*To Your*  
HEART'S  
CONTENT

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Welcome to the new exclusivity,  
where luxury and privacy prevails.  
Siphonia 2 commands the best of  
what Chemara Hills has to offer,  
giving you the ideal home to build  
relationships and reconnect with  
the people you love.

*This is the perfect place  
to rediscover harmony.*





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## *The* PERFECTION

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The final phase of superlink homes in Chemara Hills, Siphonia 2 is an exclusive residential enclave nestled adjacent to the Chemara Hills central park. Enveloped by lush greenery and located close to a multitude of facilities and amenities.

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Actual photo of Chemara Hills Pavilion

## *The* TRANQUILITY

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Siphonia 2 is a single entry enclave situated nearest to the main Chemara Hills guardhouse, which stands sentinel over the entire development.

The streetscape in Siphonia 2 is lush and serene, with tree-lined streets and tropical landscaping that creates an inviting feeling. Homes command direct views of the central lake and pavilion, enhancing the beauty and aesthetics of the enclave.

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Family friendly neighbourhood



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## *The* WELLBEING

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The beautiful central park in Chemara Hills is designed to impress and inspire. Lush foliage and inviting landscaping surrounds a pristine lake, creating an inviting and relaxing environment where residents can stroll, jog or cycle while taking in the scenic surroundings.

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Actual photo of Chemara Hills Pavilion

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## *The* DELIGHT

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Located in the heart of the central park is a pavilion that houses the community hall, giving residents a private place to unwind and converse with friends.

Outside, paths and walkways traverse the landscape, spurring a healthy way of life for people of all ages. The central park also has a playground, amphitheatre and viewing decks peppered around the lake, presenting an array of wholesome activities for the entire family.

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## *The* HOME

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Siphonia 2 superlink homes are spacious and airy, with comfortable layouts and expansive rooms for residents to enjoy the best things in life. Communal spaces are well-designed to facilitate the gathering of family and friends, while functional personal space is maintained for a healthy balance.

Boasting of a generous compound, the Siphonia 2's outdoor area can be tailored into a lush tropical park or a peaceful zen garden, drawing residents and guests outside to take in the natural beauty of Mother Nature.

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*The*  
**LIFESTYLE**

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Open plan takes centre stage in Siphonia 2's living and dining layouts. Luxurious in size and walled by large windows, these family areas are truly the heart of the home, inviting friendly gatherings and conversations, all accompanied by plenty of natural light, fresh air, and beautiful views.

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## *The* FULFILLMENT

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A free flow of space defines the kitchen and dining areas, giving residents a well-equipped space to cook for the family, as well as host parties and gatherings. A formal dining space creates an inviting and impressive statement, while informal eating nooks are perfect for a cozy family meal.

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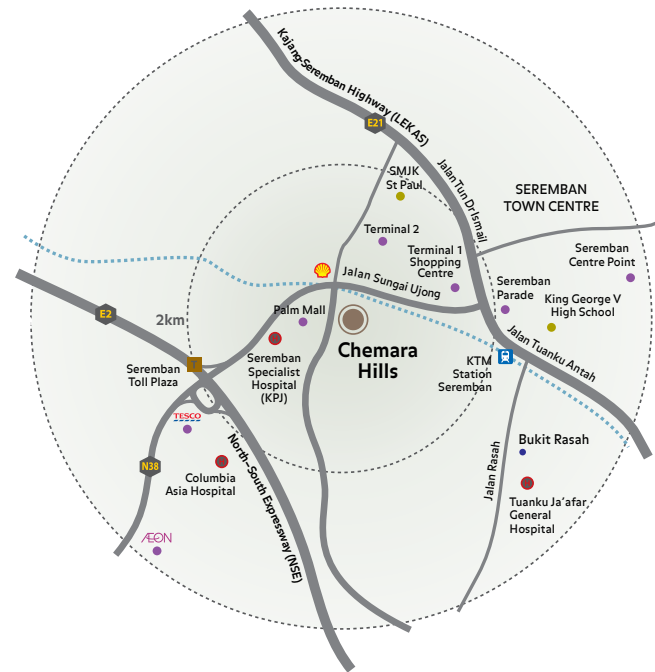




## *The* PRIVACY

Designed as a private retreat, the bedrooms in Siphonia 2 superlink homes are luxuriously comfortable and warmly inviting. Presenting an indulgent lifestyle, the master bedroom opens to a balcony screened by louvres, giving residents the best views while maintaining privacy when needed.





## The LOCATION

Easily accessible from Kajang-Seremban Highway (LEKAS) and North-South Expressway (NSE) by turning to Jalan Sungai Ujong and Seremban Middle Ring Road (MRRS).

### Nearby Conveniences:

Palm Mall	±0.5 km
KPJ Seremban Specialist	±0.5 km
Seremban Bus Terminal / Terminal 1 Shopping Centre	±1.5 km
Seremban Town	±2.0 km
Seremban Parade	±2.0 km
KTM Komuter Station	±2.0 km
Tesco Extra Hypermarket	±2.5 km
AEON Shopping Mall	±2.8 km

## Master LAYOUT PLAN

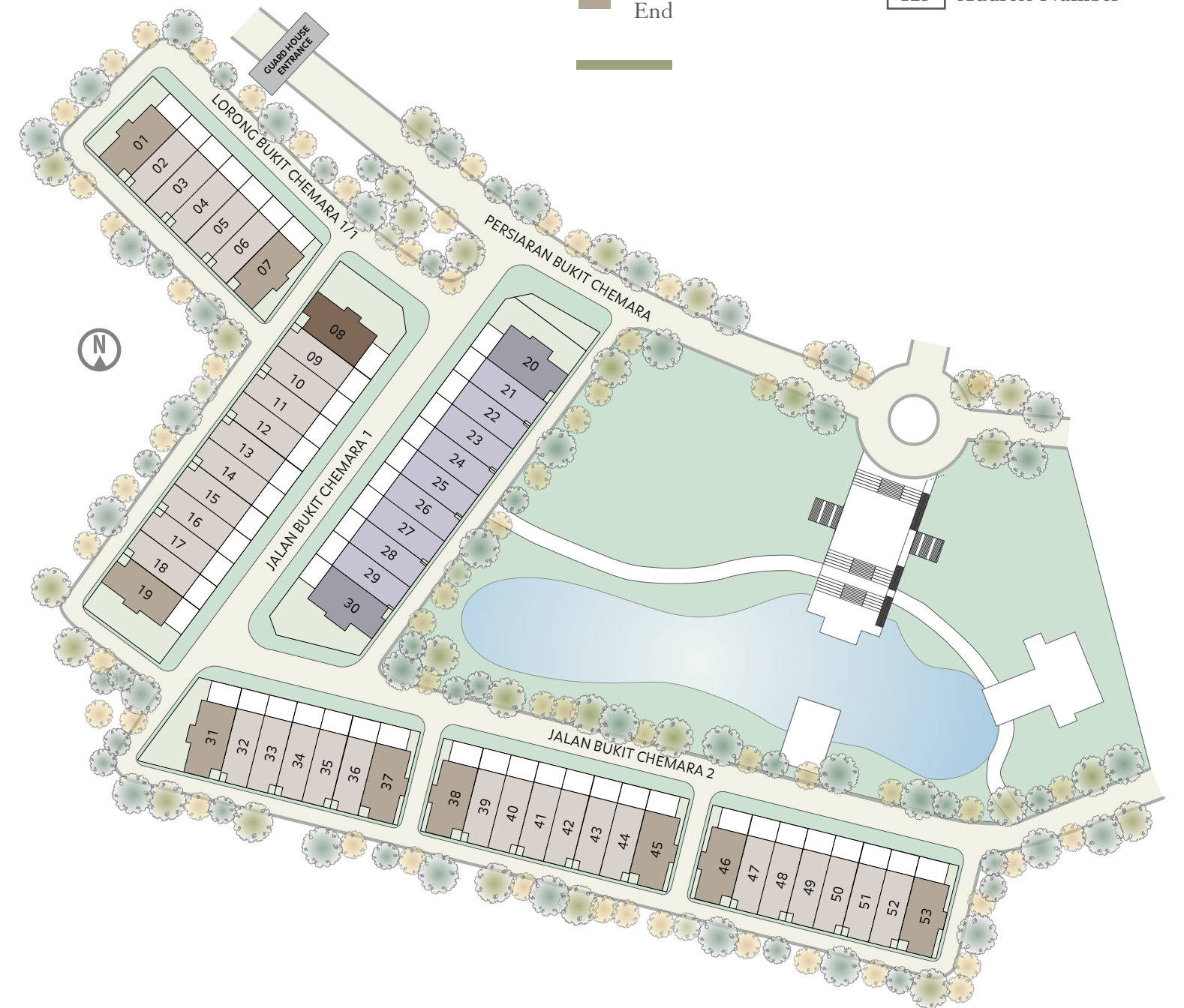
- A Entrance
- B Lake
- C Amphitheatre
- D Play Area
- E Community Pavilion
- F Viewing Deck
- G Recreational Area
- H Linear Garden
- I Surau



## SIPHONIA 2

### Site Plan

- Type C1 & C2 Intermediate
- Type C4 Corner
- Type C5 & C6 End
- Type D1 & D2 Intermediate
- Type D3 & D4 Corner
- 123 Address Number





TYPE

C

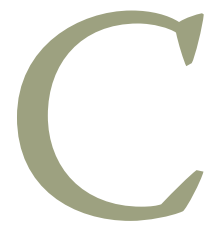
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42 UNITS  
4 + 1 Bedrooms  
5 Bathrooms

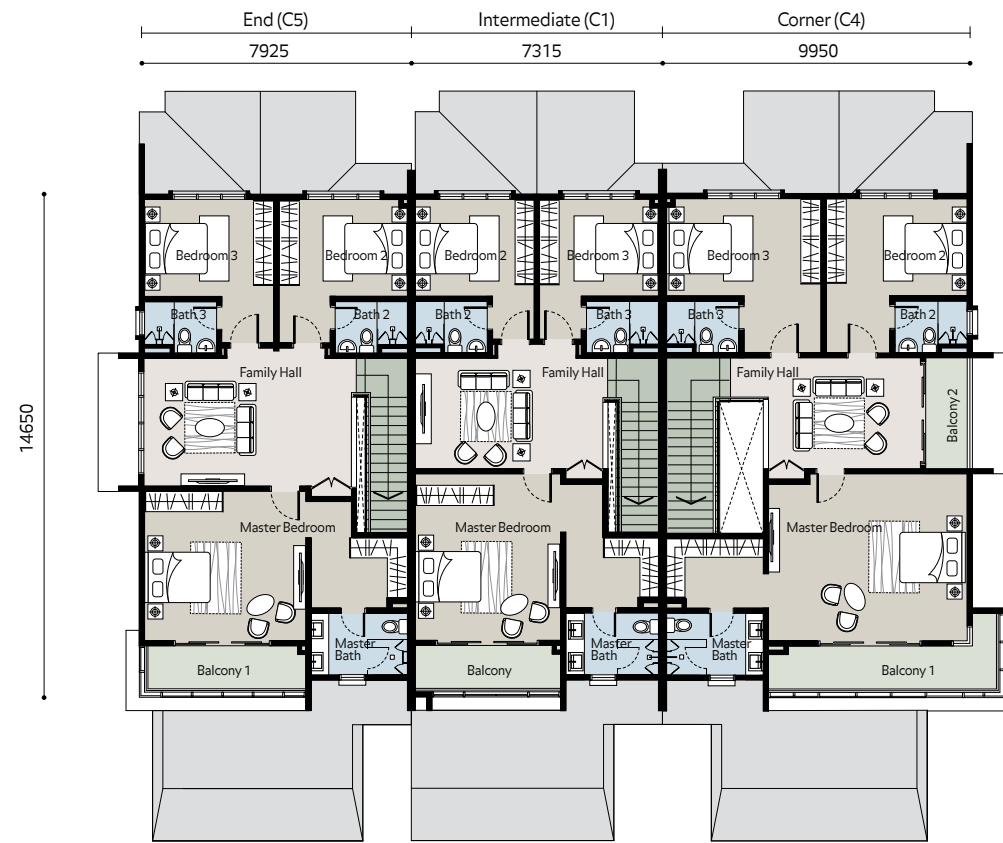
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BUILT-UP AREA:  
*Corner* 3,247 sf.  
*Intermediate* 2,685 sf.  
*End* 2,936 sf.

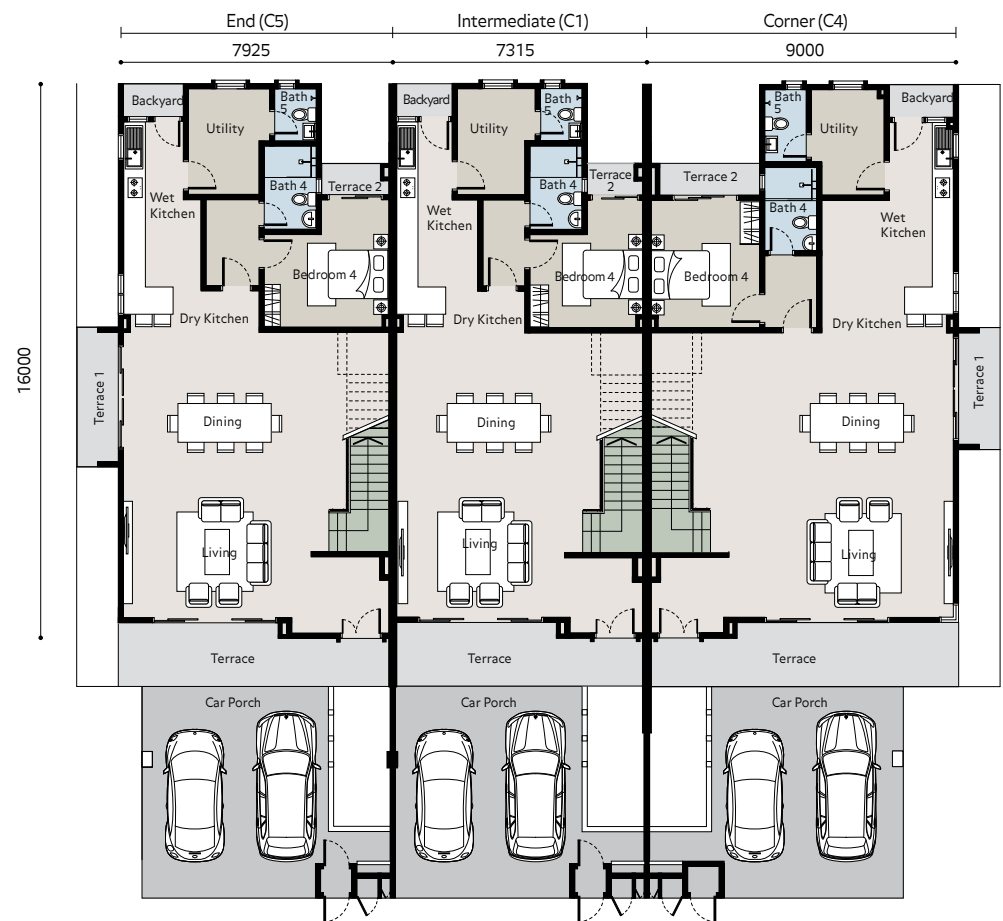
## TYPE



### TYPICAL FLOOR PLANS



FIRST FLOOR



GROUND FLOOR

## SPECIFICATIONS

Structure	Reinforced Concrete			
Wall	Masonry wall			
Roofing Covering	Roof Tiles / Flat Roof			
Roof Framing	Metal / Reinforced Concrete			
Ceiling	Skim Coat Plaster Ceiling			
Windows	All	Aluminium Framed		
Doors	Main Entrance	Timber		
	Other Doors	Flush Door / Aluminium Framed Sliding		
Ironmongery	Lockset with Accessories			
Wall Finishes	Wet Kitchen	Ceramic Tiles		
	Dry Kitchen	Plaster & Paint		
	Bath 1, 2, 3, 4 & 5	Ceramic Tiles		
	Others	Plaster & Paint		
Floor Finishes	Living & Dining	Porcelain Tiles		
	Wet Kitchen	Porcelain Tiles		
	Dry Kitchen	Porcelain Tiles		
	Master Bedroom, Bedroom 2 & 3	Laminated Timber		
	Bedroom 4	Porcelain Tiles		
	Utility	Ceramic Tiles		
	Family Hall	Laminated Timber		
	Staircase	Laminated Timber		
	Bath 1	Porcelain Tiles		
	Bath 2,3,4,5	Ceramic Tiles		
	Balcony	Porcelain Tiles		
	Terrace	Porcelain Tiles		
	Car Porch	Concrete Imprint		
Sanitary & Plumbing Fittings	Wet Kitchen	Sink with Tap		
	Bathroom	Wash Basin, Water Closet & Hand Bidet Shower, Tissue Holder		
Electrical Installations		C1 & C2	C4	C5 & C6
	Lighting Point	32	38	33
	Gate Light Point	1	1	1
	Auto Gate Point	1	1	1
	Fan Point	6	6	6
	Bell Point	1	1	1
	Power Point	23	22	22
	Air-Cond Point	5	5	5
	Television Point	3	3	3
	Water Heater Point	4	4	4
	Telephone Point	3	3	3
Fencing	Masonry With Mild Steel Gate			

TYPE

D

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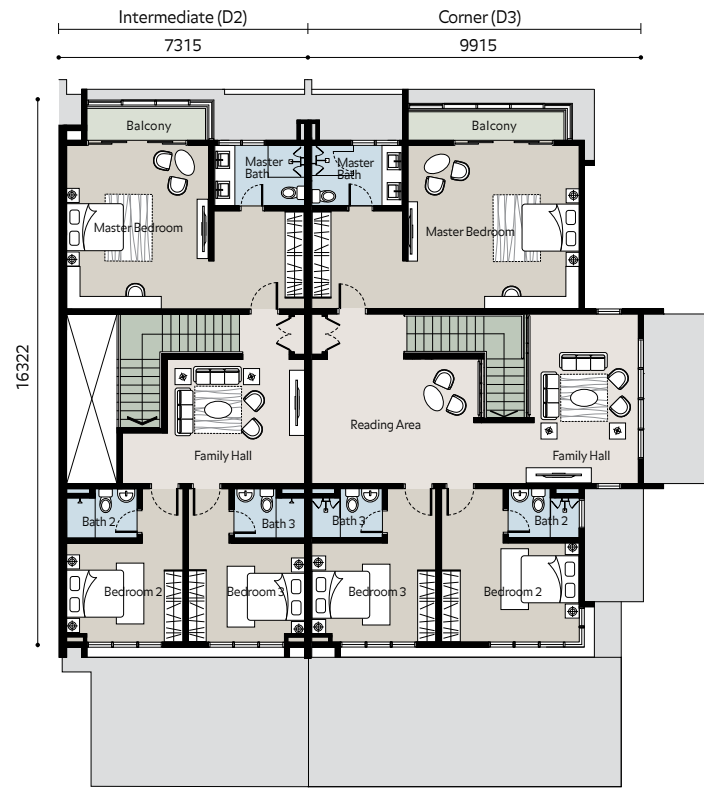
**11 UNITS**  
4 +1 Bedrooms  
5 Bathrooms

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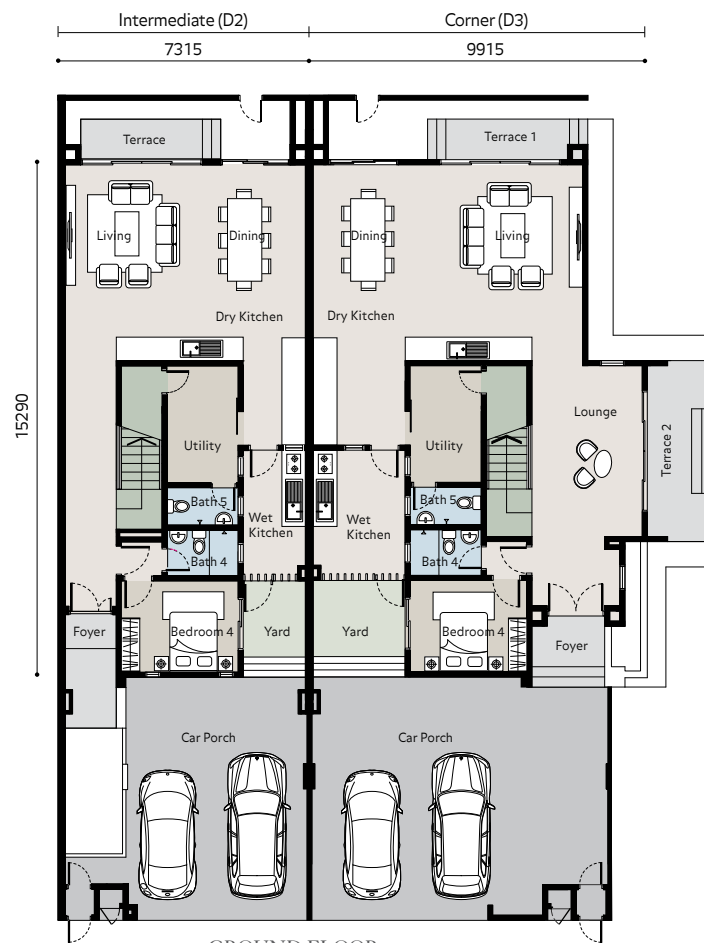
**BUILT-UP AREA:**  
*Corner 3,675 sf.*  
*Intermediate 2,721 sf.*



TYPE  
D  
TYPICAL  
FLOOR PLANS



FIRST FLOOR



GROUND FLOOR

SPECIFICATIONS

Structure	Reinforced Concrete	
Wall	Masonry wall	
Roofing Covering	Roof Tiles / Flat Roof	
Roof Framing	Metal / Reinforced Concrete	
Ceiling	Skim Coat Plaster Ceiling	
Windows	All	Aluminium Framed
Doors	Main Entrance	Timber
	Other Doors	Flush Door / Aluminium Framed Sliding
Ironmongery	Lockset with Accessories	
Wall Finishes	Wet Kitchen	Ceramic Tiles
	Dry Kitchen	Plaster & Paint
	Bath 1, 2, 3, 4 & 5	Ceramic Tiles
	Others	Plaster & Paint
Floor Finishes	Living & Dining	Porcelain Tiles
	Wet Kitchen	Porcelain Tiles
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	Master Bedroom, Bedroom 2 & 3	Laminated Timber
	Bedroom 4	Porcelain Tiles
	Utility	Ceramic Tiles
	Family Hall	Laminated Timber
	Staircase	Laminated Timber
	Bath 1	Porcelain Tiles
	Bath 2,3,4 & 5	Ceramic Tiles
	Balcony	Porcelain Tiles
	Terrace	Porcelain Tiles
	Car Porch	Concrete Imprint
	Store	Ceramic Tiles
Sanitary & Plumbing Fittings	Wet Kitchen	Sink with Tap
	Bathroom	Wash Basin, Water Closet & Hand Bidet Shower, Tissue Holder
Electrical Installations		D1 & D2      D3 & D4
	Lighting Point	39      41
	Gate Light Point	1      1
	Auto Gate Point	1      1
	Fan Point	6      8
	Bell Point	1      1
	Power Point	32      36
	Air-Cond Point	5      5
	Television Point	3      4
	Water Heater Point	4      4
	Telephone Point	3      3
Fencing	Masonry With Mild Steel Gate	



**Property**

Chemara Hills Gallery

Persiaran Bukit Chemara, 70200 Seremban, Negeri Sembilan

Open daily: 9.30 am - 6.30 pm including public holidays

Tel: 06-768 7688

GPS: 2.7176052, 101.9230791

SIPHONIA 2 No. of units: 53 | Type: Terrace | Expected Date of Completion: September 2016 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 13310-2/09-2016/0953 |  
Validity: 20/09/2014 - 19/09/2016 | Advertising & Sales Permit No.: 13310-2/09-2016/0953 | Validity: 20/09/2014-19/09/2016 | Appropriate Authority which Approves the Building Plans: Majlis Perbandaran  
Seremban | Reference No.: MPS.KB1-27/13 | Developed by: Sime Darby Chemara Sdn Berhad (Co. No. 218906-A), Level 10, Block G, No. 2, Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor |  
Selling Price: RM 778,888 (min) - RM 1,275,888 (max) | 10% Bumiputera discount (Quota applies)



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