

60th 国庆日好康头
Celebrating 60th
Merdeka with Chili Fighter



(Non-Halal Chinese Restaurant)

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20% Rebate

*Valid from 12pm - 3pm
 *Valid from 8/8/2017 until 31/8/2017



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The Emperor King Taste Spicy Hot Pot



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1.8 acres central park

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- Near to proposed HSR Seremban Station

AMENITIES & FACILITIES

- Schools & hospitals
- Shopping malls & hypermarkets
- Vibrant commercial centres
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2-STOREY LINK HOMES | FREEHOLD
From **RM492,860***



1 800 222 456
seremban2.ijm.land.com

**Terms & conditions apply*



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An **IJM** Company

Monday - Saturday: 9 am - 5 pm | Sunday & Public Holiday: 10 am - 5 pm

Seremban Two Holdings Sdn Bhd (357468-H) PT 10786 Seremban 2, 70300 Seremban, Negeri Sembilan. Fax: (06) 761 8122 Email: sales.s2@ijm.com

Developer: Seremban Two Holdings Sdn Bhd (357468-H) • Developer's License: 9567-19/07-2019/0480(L) • Advertising & Sales Permit: 9567-19/07-2019/0480(P) • Validity Period: 12/07/2017 to 11/07/2019 • Building Plan Approval No: MPN.431/2153/15/5 • Approval Authority: Majlis Perbandaran Nilai • Encumbrances: Nil • Land Tenure: Freehold • Bumiputera Discount: 10% • Total Units: Double Storey Link Homes 20'x70' - 90 Units, Double Storey Link Homes 22'x70' - 138 Units • Expected Date of Completion: August 2019 • Selling Price: Double Storey Link Homes 20'x70' (Max) RM 1,263,340 (Min) RM 674,440, Double Storey Link Homes 22'x70' (Max) RM 1,259,440 (Min) RM 739,440 • Restriction-in-interest: NIL

THT

THYE HIN TRADING

Bandar Prima SENAWANG



Government LO • Register For Wholesaler Price • Factory PO

SYARIKAT THYE HIN TRADING (SEREMBAN) SDN.BHD

HQ : 52-54, Jalan Tuanku Munawir, 70000 S'ban. Tel : 06-767 1166

Branch : 38-39, Jalan BPS3, Bandar Prima Senawang, 70450 S'ban.

Tel : 06-6750 555 | 06-6750 666 | Fax : 06-675 7555

GST ID : 00148414640

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WW-70J233KW
7KG
RM1399



RM999

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LE-55B8200
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RM1899 RCP: RM2999

60" SHARP
LC-60LE275X
• Full HD • Aquomotion Lite 200/240
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32" From RM599



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EWF12844
8KG
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SEMUA STOK TERHAD

Haier Panasonic SHARP
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1.5 H/P - From **RM899**
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55" SAMSUNG Curved
• Full HD • 1920 x 1080p
• Clean View • PurColor
• Smart View • Smart Hub • Dolby Digital Plus
• TV To Mobile Mirroring • Wifi • USB • HDMI
UA-55M6300
RM2899 RCP: RM3799
FREE Electrolux Kettle

49" SAMSUNG Curved
• 4K UHD • Slim Design
• UHD Dimming • PurColor
• HDR Premium • Simplified Smart TV
• Cloud Gaming • Smart Remote • Smart View
UA-49KU6300
RM2499 RCP: RM3999
FREE Electrolux Kettle

49" TOSHIBA
• 1920 x 1080 • AMR+200 • HDMI • USB
• Dolby Digital Plus • HDD • PVR Function
49L5650
RM1799 RCP: RM2399

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• AMR+200 • HDMI • USB • Dolby Digital Plus
• HDD • PVR Function • MHL
43U7650
RM1599 RCP: RM1999

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• UHD 4K 3840 x 2160 • PurColor
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UA-70KU6000
RM6999 RCP: RM10999
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43" SAMSUNG
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• TV Sound To Mobile
UA-43M5100
RM1399 RCP: RM1899

60" SHARP SMART TV
• Full HD Smart TV
• Aquos Master Engine
• Web Browser • USB Media Player
• Netflix • Youtube
LC-60LE380X
RM2899 RCP: RM3999

COOKER HOOD & HOB

Rubine
RM1099

ZANUSSI
RM999

150L Single Door
From RM499

Twin Door
From RM699

SAMSUNG
585L RT-58K7050L
RM2599

SHARP ESX-715
7kg
RM579

SHARP ESX-805
8kg
RM799

MAGICO Water Dispenser
NWD-FA225HCUF
• 4 stages UF Filter
• Hot & Cold Function
• 304 Stainless Steel Water Tank
Korea Technology
RM1399

MAGICO Water Dispenser
NWD-FAF40HEC
• Hot & Cold Function
• 304 Stainless Steel Water Tank
• Big Storage Compartment
Korea Technology
RM699

MAGICO Water Purifier
• Hot 1.4L
• Cool 3.2L
• 4 Filters
• Stainless Steel 304 Water Tank
Korea Technology
RM1699

Cornell
Heavy Duty Cake Mixer
RM399

Tefal
Iron
RM79

Tefal
Food Power Chopper 1000W DPA-171
RM269

SHARP
Pressure Cooker KQA-60RD
RM399

KHIND Oven
52L
RM299

Steam Iron
From RM169

SHARP Iron
RM39

Water Heater
From RM169

Portable Aircond • 1.0HP
From RM999

SHARP
Air Cooler PJA77 • 80W • 7L
• Energy Saving
• Twice Cooling
N/P: RM629
RM399

SHARP
Air Purifier PPF-30L
RM359

Freezer • 100L
RM479

Induction Cooker
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Vacuum Cleaner
From RM99

16" Stand Fan
From RM99

Panasonic Ceiling Fan • 4 Blades
RM259

SHARP Blender
RM59

Jug Kettle
From RM29

FABER Toaster
RM29

*Price inclusive of / Harga termasuk 6% GST *While Stock Last *Syarikat kami berhak mengubah harga barang tanpa diberitahu. *Terms & Conditions Apply *Gambar di atas sebagai contoh sahaja. * (本公司有更改产品价格, 无需另行通知, 以上图片只供参考)

Coordinate Code 坐标
N2.687355 E101.988547



Warehouse Shop

@ Senawang N.S.D.K

Single Storey Warehouse Shop
仓库式单层店铺

26' x 80'

From **RM 619,900***

- CCC Obtained 已取得入伙纸
- Located In Senawang Center 位于申那旺中心
- Facing Main Road 面向大路
- Surrounding By Residential, Commercial & Factories 围绕于住宅, 商业和工厂区
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- 24 Feet Ceiling Height 24 尺高的楼顶

* Terms & Conditions Applied , * Price Not Inclusive GST

MANTIN Industrial Park N.S.D.K



Linked Factory 单层排厂

30'x90'

From **RM 650,000***

Call : 016-3377 196

016-3377 162

016-3322 781



Coordinate Code 坐标
N2.812116 E101.913172

Semi-D Factory 半独立厂

60'x215'

From **RM 1,450,000***

PEMAJU / 发展商 :



遠東地產發展有限公司

Berjasa Century Construction Management (M) Sdn. Bhd. (548142-A)

* Terms & Conditions Applied , * Price Not Inclusive GST

sendayan MetroPark

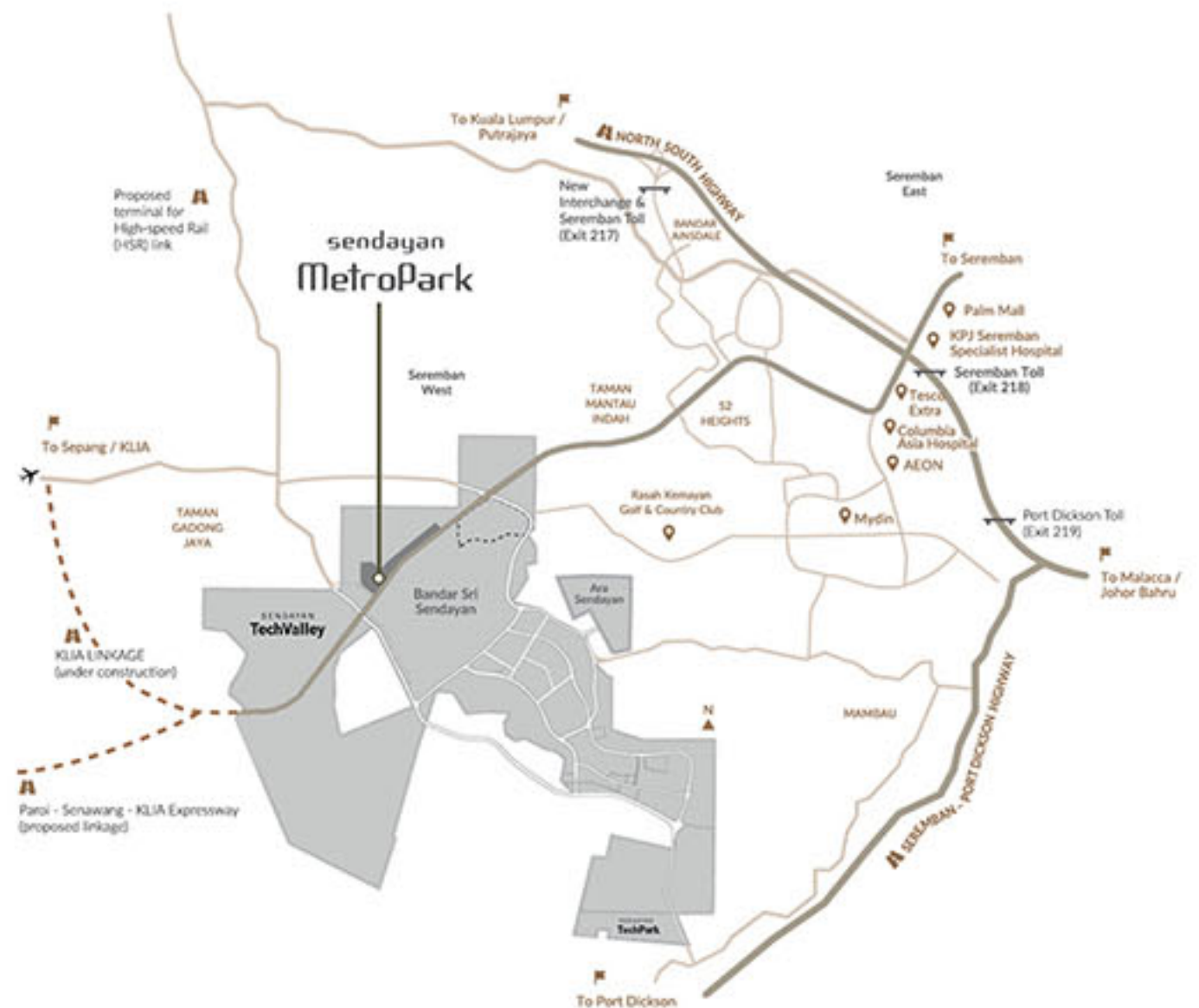
2 & 2½ Storey Shop Office



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Head Office
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70200 Seremban, Negeri Sembilan D.K. Malaysia
T +606 764 2688 F +606 764 6288
Matrix Galleria @ d'Tempat
PT 12653, Jalan Pusat Dagangan Sendayan 1
71950 Bandar Sri Sendayan, Negeri Sembilan D.K. Malaysia
T +606 792 2868 F +606 792 2878
GPS Coordinate Code: 2.674820, 101.863722

1800 88 2688
www.1Sendayan.com





HAK MILIK KEKAL



Rumah Berkembar 2 Tingkat - Jenis B 40' x 79' | Ang. Luas Binaan: 3,095 kps 4 + 1 x 5 x 1



Rumah Teres 2 Tingkat - Jenis B

22' x 65' Ang. Luas Binaan: 2,323 kps

x 4 x 4 x 1



Rumah Berkembar 2 Tingkat - Jenis A

40' x 79' Ang. Luas Binaan: 3,462 kps

5 + 1 x 6 x 1



UNIT TERHAD
RUMAH CONTOH
sedia dikunjungi
10am - 5pm

AKAN DATANG
RUMAH
TERES 2 TINGKAT
JENIS C

MRD 宏達發展有限公司 (303818-W)
MULTI-REALTY DEVELOPMENT SDN. BHD.
No.34 & 35, Jalan Bukit Galena 1,
Bukit Galena, 70200 Seremban, N.S.D.K.

06-763 8772
012-667 8772
012-674 8772
017-663 8773



No. Lesen Pemaju 7530-5/10-2017/02652(L). Tempoh Sah 24/10/2016 - 23/10/2017. No. Permit Iklan & Jualan: 7530-5/01-2018/0918(P). Tempoh Sah: 09/01/2017 - 08/01/2018. Pegangan Tanah: Hakmilik Kekal. Bebanan Tanah: Tiada. 10% Diskaun untuk Lot Bumiputera. Pihak Berkuasa yang Meluluskan: Majlis Perbandaran Seremban. Rumah Berkembar Dua Tingkat (DSD-A): Harga (min) RM888,800.00 (max) RM951,296.00 - 24 unit. Rumah Teres Dua Tingkat (DST-A): Harga (min) RM538,800.00 (max) RM660,035.00 - 56 unit. Ruj. Kelulusan Pelan Bangunan: 282/2014. Tarikh 30 unit. Ruj. Kelulusan Pelan Bangunan: 180/2015. Tarikh Dijangka Siap: May 2018. Rumah Berkembar Dua Tingkat (DSD-B): Harga (min) RM568,800.00 (max) RM700,035.00 - 64 unit. Ruj. Kelulusan Pelan Bangunan: 265/2015. Tarikh Dijangka Siap: Oct 2017. Rumah Berkembar Dua Tingkat (DSD-B): Harga (min) RM818,800.00 (max) RM908,033.00 - 30 unit. Ruj. Kelulusan Pelan Bangunan: 180/2015. Tarikh Dijangka Siap: May 2018. 此手冊之一切插圖均屬畫家想像。發展商保留權利在建築工程完成之前，受有關當局或建築師的指示或批准後修改建築的任何部份。所有的策劃、繪圖、數據及建築資料可能因需要而進行更改。它不能當作議定合約的一部分。發展商已經竭盡所能要求盡善盡美。若有任何差異之處，發展商或其代理概不負責。 All illustration & pictures shown are artist impression only. The contents of this brochure is subject to amendment(s) & as may be required by the relevant authorities or project consultants and cannot form part of an offer or contract. While every reasonable care has been taken in preparing this brochure developer and its agents cannot be held responsible for any inaccuracy.

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HQ : SEREMBAN 2

No. 260, Ground Floor, Jalan S2 B12, Section B,
Uptown Avenue, Seremban 2, 70300 Seremban, N. Sembilan.
(Same Row with Gong Cha & Amway)

TEL: **06-601 2278** HP: **011-2168 3233**

Operation Hour :

Mon - Sat : 10am-7pm | Sun : 10am-4pm

Branch : SENAWANG

No.540-1, Jalan Bandar Senawang 16,
Pusat Bandar Senawang, 70450 Seremban, N.Sembilan.

TEL : **06-671 6863**

HP : **011-2179 8878**

Operation Hour :

Mon - Sat : 10am-7pm | Sun : 10am-4pm

www.newedge.com.my



[newedgesafetydoor](https://www.facebook.com/newedgesafetydoor)



CORZELL

HOME FURNISHING & DESIGN SDN BHD

优雅傢俱中心

BUSINESS HOUR : 10am - 9pm

angela 012-213 9265

stanley 012-332 3816

Seremban Jaya 龙城

HQ: 1332-1337, Jln SJ 9/1, 70450 Sban Jaya, Sban.

Blossom 梅岭

1881, Tmn Ujong, Jln Tok Ungku, 70100 Sban, NS.

Rasah 亚沙路

1279, Jalan Rasah, 70300 Sban, NSDK.

We Accept:

本月超值产品
STAR BUY

RM 22 X 36 MTHS

RM 498*

HOT
DEAL

4 Seater L-shape Sofa

RM 699*

RM 30 X 36 MTHS

INTEREST TERENDAH
0.89%
TANPA DEPOSIT

SPECIAL
PROMOTION

NEW
ARRIVAL

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STAR BUY

LATEST
DESIGN

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FROM RM 28 x 36 mths

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ARRIVAL

本月超值产品
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RM 79*

X 48 MTHS

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Children Cabinet RM198

Shoe Cabinet RM195

5 years Warranty RM299

TV Cabinet RM298

3 seater L-shape sofa RM299

Shoe Rack RM169 RM149

Metal Bed RM95

Relaxing Chair RM158

Stove Cabinet RM99

1+6 Dining Set RM30 x 36 mths RM698

4' Coffee Table RM119

Garden Set RM299

Swing Chair RM498

Display Cabinet RM799

Book Shelf RM109

Kitchen Cabinet RM258

1+6 Dining Set RM398

Office Chair from RM99

Office Table RM79

Bar Stool RM99

Swing Chair RM498

Display Cabinet RM799

Book Shelf RM109

Kitchen Cabinet RM258

超出100个
款式给于选择

下座拉梯 步步高升云霄梯
下座中门 年年有余财运旺
下座地主花 往来运来富贵来
上座顶花 一排金兰福满门
上座对联花 好事年年守门庭
桌台门 防火/防水
防水脚

风水神台



*Terms & Conditions Apply 需符合条件 *While Stock Last *Product Shown Are For Illustration Purpose Only. Actual Products Might Be Vary. *Cash & Carry *Price exclude GST *All the bedroom set price are without mattress.

sham Catering & Services Sdn. Bhd.

Berdafat Dengan Kementerian Kewangan Malaysia: 357-02209710

1031962-K



KATERING DAN WEDDING PLANNER YANG PALING LENGKAP DI SEREMBAN

PERKHIDMATAN KAMI

- Katering & Dekorasi
- Kanopi
- Majlis Perkahwinan
- Majlis Pertunangan
- Pelamin Andaman
- Make-up
- Jamuan Makan VIP & Semua Jenis Majlis
- Jamuan Hari Raya

Sentuhan Istimewa Oleh :
JOE ZULKAFI OTHMAN
(Wedding Planner)



KANOPI
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KANOPI ARABIAN 20' x 20'
RM2,150

KANOPI PYRAMID 20' x 20'
RM1,700

PERALATAN KANOPI
(Kanopi, Kerusi, Meja,
Alas Meja, Sarung Kerusi)

013-618 8893 018-351 6443

PAKEJ ISTIMEWA

PAKEJ LENGKAP

PAKEJ BERIANI GAM BATU PAHAT

RM 10.00 Min 1000 pax

RM 11.90 Min 1000 pax

RM 13.00 Min 1000 pax

MENU UTAMA

- Nasi Minyak/Nasi Beriani (100% Beras Basmati)
- Nasi Putih
- Ayam Masak Merah/Ayam Madu
- Daging Masak Hitam/Daging Kurma Beriani Johor
- Ikan Masin Kurau Nenas Masak Lemak Cili Api 400 pax
- Dalca Sayur
- Acar Buah/Acar Rampai
- Papadom
- Buah Oren
- Air Sirap Sunquick
- Air Mineral
- Pelayan Sajian Seragam
- Kek Pengantin 3 Tingkat
- Dekorasi Meja Kek
- Hiasan Dan Dekorasi Meja Beradab
- Peralatan Sajian Lengkap
- Karpas Merah

SET HIDANGAN PENGANTIN

- 1 Set Gubahan Ayam Golek
- 1 Set Gubahan Ikan Siakap
- 1 Set Gubahan Udang
- 1 Set Gubahan Buah
- 8 Set Fruit Koktil

7 SET KANOPI

- 1 Set Kanopi (Pengantin)
- Underlayer, Chandelier, Scallop 2 Warna Tema & Backdrop, Set Meja Pengantin Dekorasi, Kerusi Banquet Bersarung dan Riben 8 unit
- 5 Set Kanopi (Tetamu)
- 16 Meja Bulat Beralas
- 160 Kerusi Plastik
- 2 Set Meja Buffet
- Scallop 2 Warna Tema
- 1 Set Kanopi (10' x 10' Menyambut Tetamu)
- 2 Meja Goodies

DEWAN

- 30 Set Meja Bulat Beralas Labuh
- 240 Kerusi Plastik
- Karpas Merah

MENU UTAMA

- Nasi Minyak/Nasi Beriani (100% Beras Basmati)
- Nasi Putih
- Ayam Masak Merah/Ayam Madu
- Daging Masak Hitam/Daging Kurma Beriani Johor
- Sambal Sotong 400 pax
- Dalca Sayur
- Acar Buah/Acar Rampai
- Papadom
- Buah Oren
- Air Sirap Sunquick
- Air Mineral
- Teh Tarik 200 pax
- Pramusaji Sajian Seragam
- 2 Pramusaji Khas Meja Santapan Pengantin
- 2 Pramusaji Khas Meja Santapan VIP
- Kek Pengantin 3 Tingkat
- Dekorasi Meja Kek
- Hiasan Dan Dekorasi Meja Beradab
- Peralatan Sajian Lengkap
- Karpas Merah
- Set Kerusi Pengantin
- Meja Bulat Beralas Labuh + Tabletop Mengikut Tema

SET HIDANGAN PENGANTIN

- 2 Set Gubahan Ayam Golek
- 2 Set Gubahan Ikan Siakap
- 2 Set Gubahan Udang
- 2 Set Gubahan Buah
- 8 Set Fruit Koktil

8 SET KANOPI ARABIAN

- 1 Set Kanopi Arabian (Pengantin)
- Underlayer, Chandelier, Scallop 2 Warna Tema & Backdrop, Set Meja Pengantin Dekorasi, Kerusi Banquet Bersarung dan Riben 8 unit
- 5 Set Kanopi Arabian (Tetamu)
- 16 Meja Bulat Beralas Labuh + Tabletop Mengikut Tema
- 160 Kerusi Plastik
- 2 Set Meja Buffet
- Scallop 2 Warna Tema
- 1 Set Kanopi Arabian (VIP)
- Scallop 2 warna tema, 4 unit Meja Bulat Beralas + Tabletop Mengikut Tema, 32 unit Kerusi Plastik Bersarung & Riben, Hidangan Dalam DOME, Set Sajian Lengkap VIP, Pramusaji
- 1 Set Kanopi Arabian (10' x 10' Menyambut Tetamu)
- 2 Meja Goodies

DEWAN

- 30 Set Meja Bulat Beralas Labuh + Tabletop Mengikut Tema
- 240 Kerusi Plastik Bersarung
- Karpas Merah
- Backdrop Meja Makan Beradab
- 4 Set Dome VIP

MENU UTAMA

- Nasi Beriani Gam Batu Pahat (Beras Moghul Faiza)
- Nasi Putih
- Ayam Masak Merah Johor (50%)
- Ayam Goreng Berempah (50%)
- Daging Kurma Beriani Johor/Kambing Kurma Beriani Johor
- Sambal Sotong 400 pax
- Dalca Sayur
- Acar Buah
- Jelatah
- Papadom
- Buah Oren
- Air Sirap Sunquick
- Air Mineral
- Teh Tarik 200 pax
- Pramusaji Sajian Seragam
- 2 Pramusaji Khas Meja Santapan Pengantin
- 2 Pramusaji Khas Meja Santapan VIP
- Kek Pengantin 3 Tingkat
- Dekorasi Meja Kek
- Hiasan Dan Dekorasi Meja Beradab
- Karpas Merah
- Set Kerusi Pengantin
- Meja Bulat Beralas Labuh + Tabletop Mengikut Tema

SET HIDANGAN PENGANTIN

- 2 Set Gubahan Ayam Golek
- 2 Set Gubahan Ikan Siakap
- 2 Set Gubahan Udang
- 2 Set Gubahan Buah
- 8 Set Fruit Koktil

8 SET KANOPI ARABIAN

- 1 Set Kanopi Arabian (Pengantin)
- Underlayer, Chandelier, Scallop 2 Warna Tema & Backdrop, Set Meja Pengantin Dekorasi, Kerusi Banquet Bersarung dan Riben 8 unit
- 5 Set Kanopi Arabian (Tetamu)
- 16 Meja Bulat Beralas Labuh + Tabletop Mengikut Tema
- 160 Kerusi Plastik Bersarung + Riben Mengikut Tema
- 2 Set Meja Buffet
- Scallop 2 Warna Tema
- 1 Set Kanopi Arabian (VIP)
- Scallop 2 Warna Tema, 4 unit Meja Bulat Beralas + Tabletop Mengikut Tema, 32 unit Kerusi Plastik Bersarung & Riben, Hidangan Dalam DOME, Set Sajian Lengkap VIP, Pramusaji
- 1 Set Kanopi Arabian (10' x 10' Menyambut Tetamu)
- 2 Meja Goodies

DEWAN

- 30 Set Meja Bulat Beralas Labuh + Tabletop Mengikut Tema
- 240 Kerusi Plastik Bersarung + Riben Mengikut Tema
- Karpas Merah
- Backdrop Meja Makan Beradab
- 4 Set Dome VIP



KAMI DI SINI



SEDIA MENERIMA TEMPAHAN KL > N.S > MELAKA

* Caj pengangkutan dikenakan di luar kawasan seremban

Anda dialu-alukan untuk melawat bilik pameran kami di :- Lot 1725, 1726, 1727 & 1728, Jln 10/11, Taman Seremban Jaya, 71450 Seremban, Negeri Sembilan.

Beroperasi 7 Hari Seminggu (Waktu Perniagaan : 10am - 6pm)

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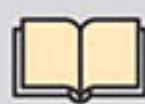


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No lesen Pemaju: 9904-42/01-2018/0311 - Tempoh Sah: 01/06/2017 hingga 01/05/2019 - No Permit Iklan & Jualan: 9904-42/01-2018/0311 - Tempoh Sah: 01/06/2017 hingga 01/05/2019 - Hakmilik Tanah: Rezab Melayu, Pajakan 99 tahun (hingga 12 Januari 2115) - Pelan Bangunan Disetujui oleh: Majlis Perbandaran Sepang - Disediakan kepada: Tiada - No Rejukan Pelan: NIP SPG 600-14/7/196 - Tarikh jangka Siag: Januari 2019 - Sekatan-Sekatan Ketinggian: Tanah ini tidak boleh digundahuli, dipajak atau digadaikan melainkan dengan kebenaran pihak Berkuasa negeri - Rumah Teres: 2 Tingkat, 20'x60'-0" - Harga Jualan: min: RM390,000, max: RM464,024 - Bil Unit: 14 unit - Rumah Berkembar Setingkat RB 1: 40'x90' - Harga Jualan: min: RM460,000, max: RM569,049 - Bil Unit: 6 unit - Rumah Berkembar Setingkat RB 2: 42'x 65' - Harga Jualan: min: RM388,000, max: RM412,816 - Bil Unit: 8 unit - Rumah Berkembar Setingkat RB 3: 40'x65' - Harga Jualan: min: RM380,000, max: RM387,816 - Bil Unit: 2 unit - *Harga rumah termasuk yuran guaman perjanjian jual beli, setem duti untuk pindah milik, yuran guaman untuk pinjaman & setem duti untuk pinjaman. Tentuklah kepada terima & nyatat. **SR = 4.45%, 30 tahun, 90% loan margin.



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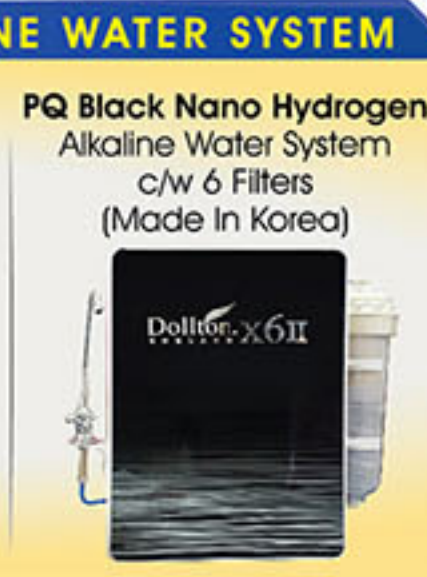


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为何种

罗汉松在

很多人看到有些名胜古刹，至今仍生长着肃穆静秘的千年古罗汉松，那是当时寺庙中的和尚，在乱世中为避凶化吉而亲手所种。今人普遍认为，家中房前屋后种上几株罗汉松，既可旺宅益主，为家人带来安康吉祥，又寓意招财开运。

罗汉松，世代不受穷。一语道尽罗汉松的风水价值。如何理解罗汉松的风水价值？我们先了解一下风水的源头—气。气的产生是阴阳交媾产生，正应如此，罗汉松的特点就是半阳需半阴生长，一棵罗汉松自身就有一阴一阳之道，使得罗汉松能生出大的气场。

再看罗汉松的形，干粗叶细，并形刚内柔，长青绿却怕水涝，傲立姿态却怕骄阳，好的一身高贵且傲骨，阴阳交互无处不在，形即为气之生，气即为形之魂，罗汉松的风水价值不仅仅我们知道的家有罗汉松，世代不受穷。更多的风水价值依然是气的表现。吉祥之气、高贵之气、使得宅之风水得到的足够的气，在宅之气的吐故纳新不足

时，罗汉松就像一幅润肺的天山雪莲的高贵之躯，即得名副其

实的“百树之王”。

植 招财 罗汉松？

罗汉松, 学名Podocarpus

传统的寓意是长寿、为家人带来安康吉祥



自家罗汉松养置场, 拥有数十颗50年以上风水老树, 过千颗30年树龄已经修剪的成年树, 还有数千颗未经修剪的10年树龄的原树。



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LOCATION MAP





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Artist Impression



Actual Show House



Artist Impression

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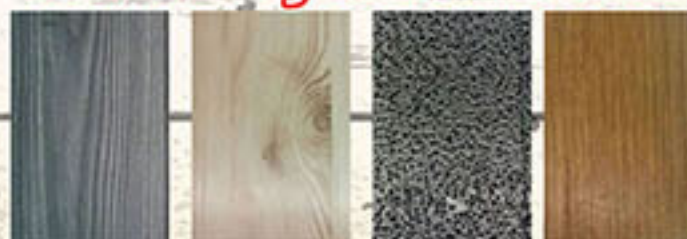


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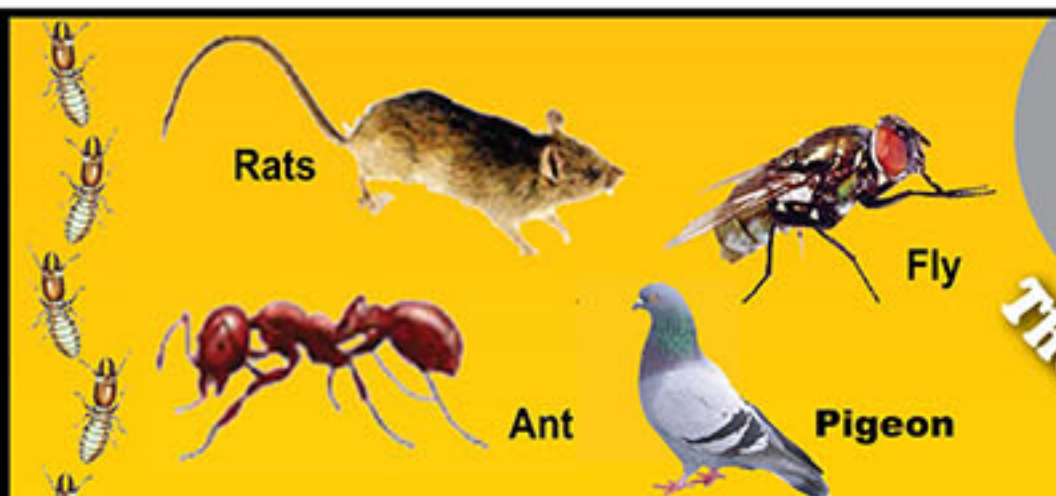


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LOCATION MAP



Developer :



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LIMITED UNITS
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Lot Size : 22' x 70' (RT) & 24' x 70' (RT1)
Built - Up Area : 2319 sq.ft. (RT) & 2589 Sq.ft. (RT1)
4 Bedrooms & 3 Bathrooms

From RM370,000 (RT)

• Developer's License No. : 8516-4/04-2019/0307(L) • Validity Date : 28/04/2017 to 27/04/2019 • Advertisement & Sales Permit No. : 8516-4/04-2019/0307(P) • Validity Date : 28/04/2017 to 27/04/2019 • Tenure of Land : Freehold • Land Encumbrance : Nil • Approving Authority : Majlis Perbandaran Nilai • Building Plan Approval No. : 22' x 70' Double Storey Link House (Type RT) MPN.431/1748/2013/4 • 24' x 70' Double Storey Link House (Type RT1) MPN.431/1748/2013/4 • 35' x 90' Single Storey Semi-Detached (Type SD1) MPN.431/1748/2013/4 • Type SD2 MPN.431/1748/2013/4 • 35' x 80' 1 1/2 Storey Semi-Detached (Type SD3) MPN.431/1748/2013/4 • 40' x 80' Double Storey Semi-Detached (Type SD4) MPN.431/1748/2013/4 • Single Storey Bungalow (Type A) MPN.431/1747/2013/4 • Single Storey Bungalow (Type B) MPN.431/1747/2013/4 • Expected Date of Completion : May 2019 • Selling Price : • 22' x 70' Double Storey Link House (Type RT) : Min. RM370,000.00-Max. RM600,000.00 | No. of Unit : 34 • 24' x 70' Double Storey Link House (Type RT1) : Min. RM510,000.00-Max. RM555,000.00 | No. of Unit : 2 • 35' x 80' 1 1/2 Storey Semi-Detached (Type SD3) : Min. RM410,000.00-Max. RM680,000.00 | No. of Unit : 28 • Single Storey Bungalow (Type B) : Min. RM603,000.00-Max. RM735,000.00 | No. of Unit : 7

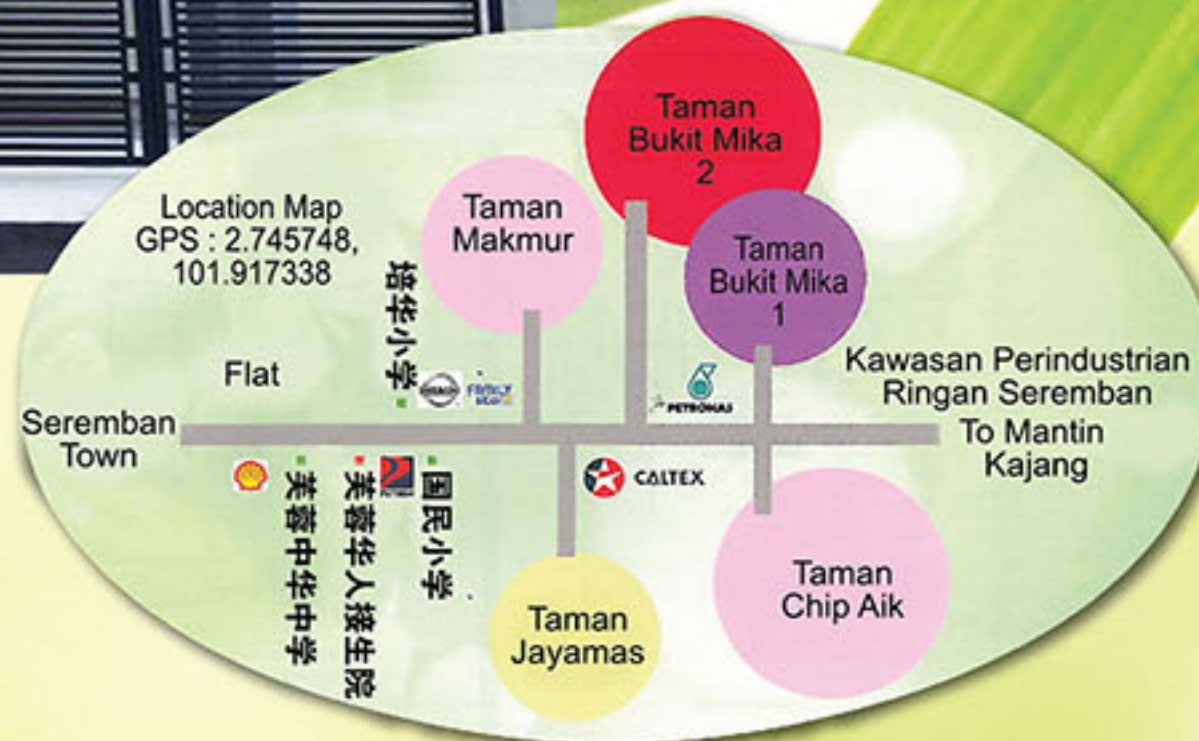
All plans, information and specifications contained herein are subject to changes and / or amendments as required by the relevant or project architect and cannot form part of an offer or contract. All illustrations are artist impressions only and all measurements are approximate, while every reasonable care has been taken in providing the said information, developer or it's agent cannot be held responsible for any inaccuracies.



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• No. Lesen Pemaju Perumahan: 19056-1/06-2019/0447(L) • Tempoh Sah: 21/06/2017 - 20/06/2019 • No. Permit Iklan dan Jualan: 19056-1/06-2019/0447(P) • Tempoh Sah: 21/06/2017 - 20/06/2019 • Pihak Berkuasa Meluluskan Pelan Bangunan: MPN • No Kelulusan Pelan: MPN.431/2192/2016/7(14) • Nama Pemajuan Perumahan: Taman Bukit Senawang Perdana • Tarikh Jangka Siap: Jun 2019 • Pegangan Tanah: Kekal • Bebanan Tanah: Tiada • Harga Jualan dan Jumlah Unit: (Fasa 1B) Rumah Banglo Setingkat RM 400,000.00 (Min.) - RM 627,000.00 (Maks.) - 94 unit, Rumah Banglo Dua Tingkat RM 868,000.00 (Min.) - RM 1,252,500.00 (Maks.) - 65 unit



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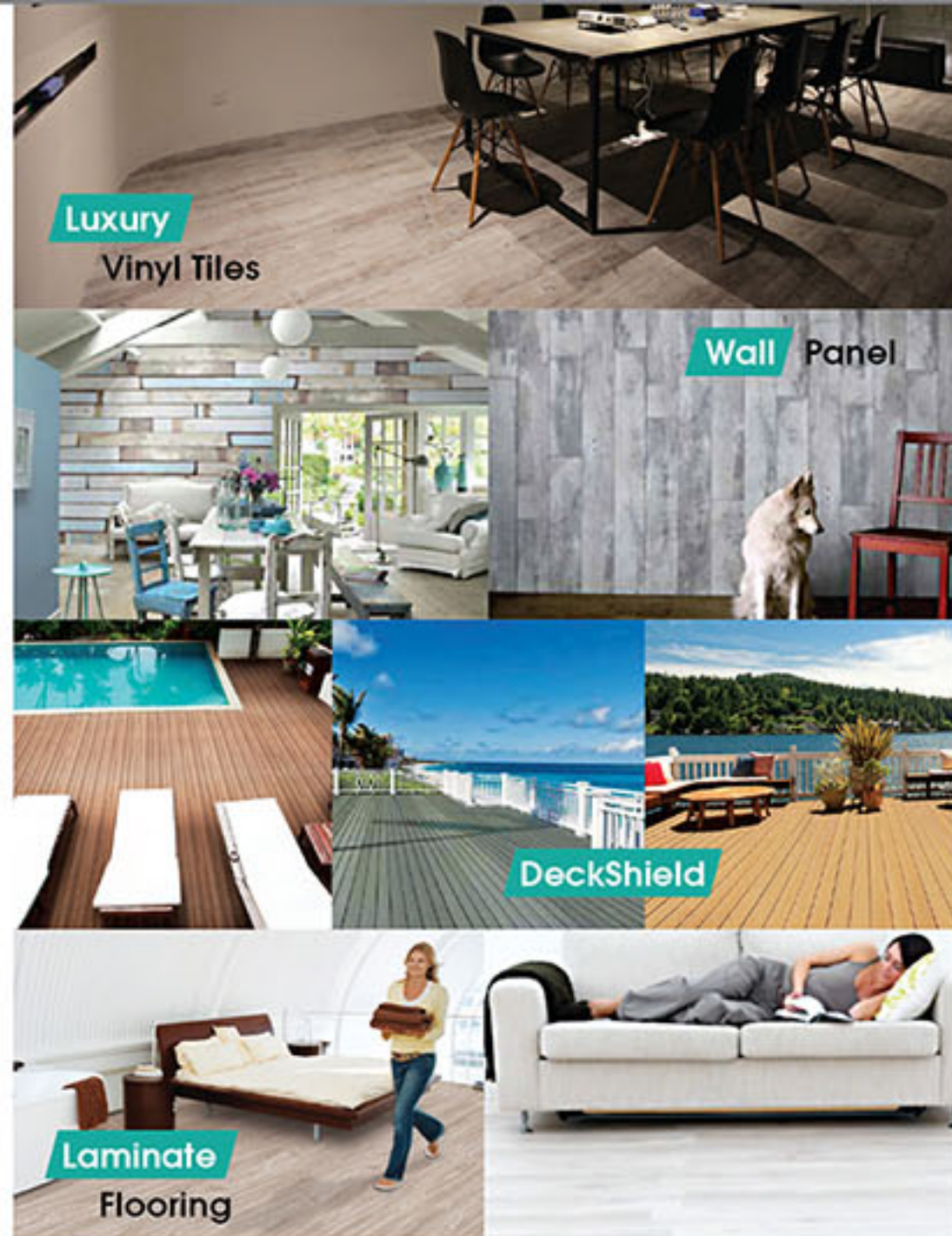
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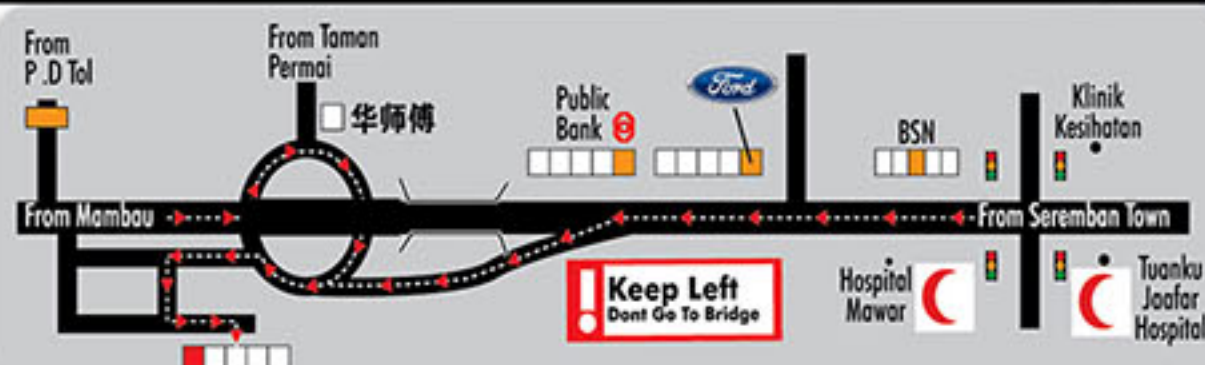
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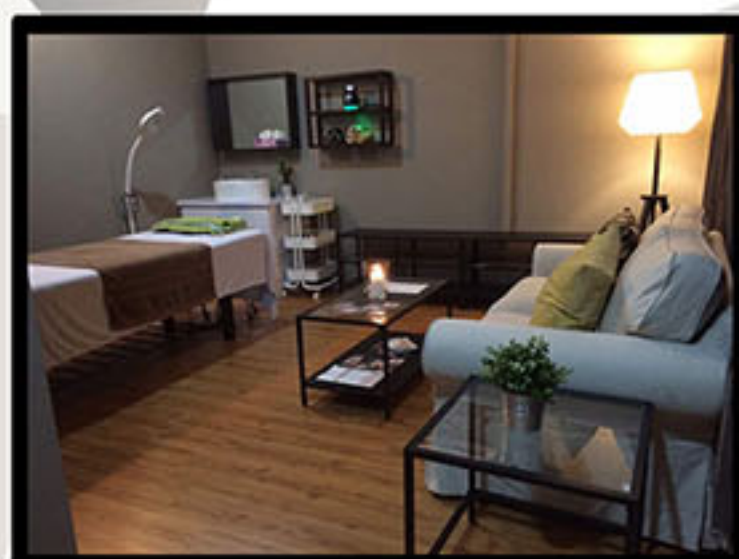
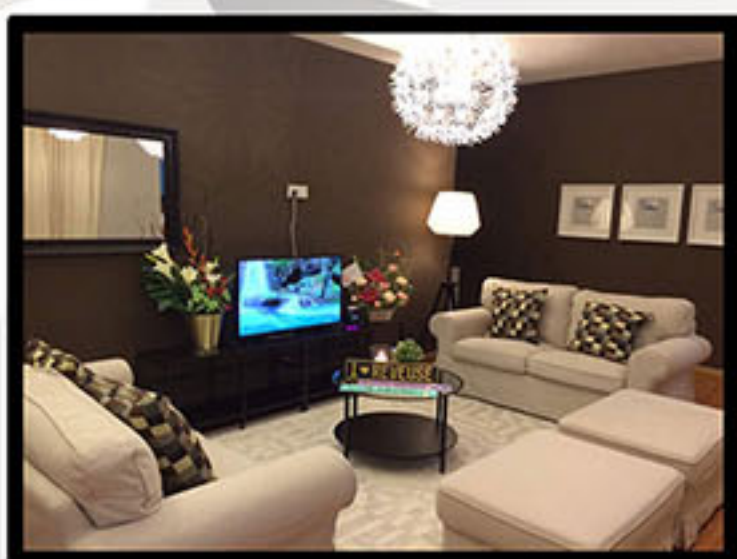


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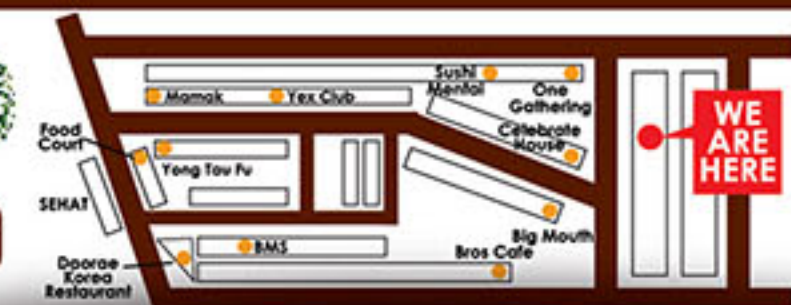
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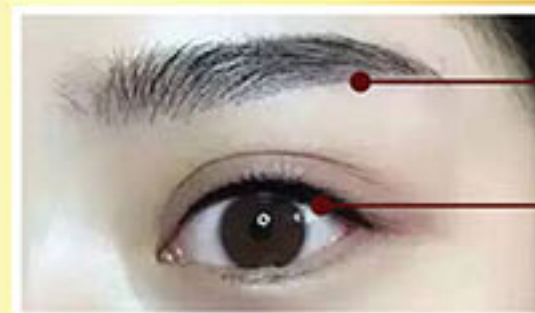
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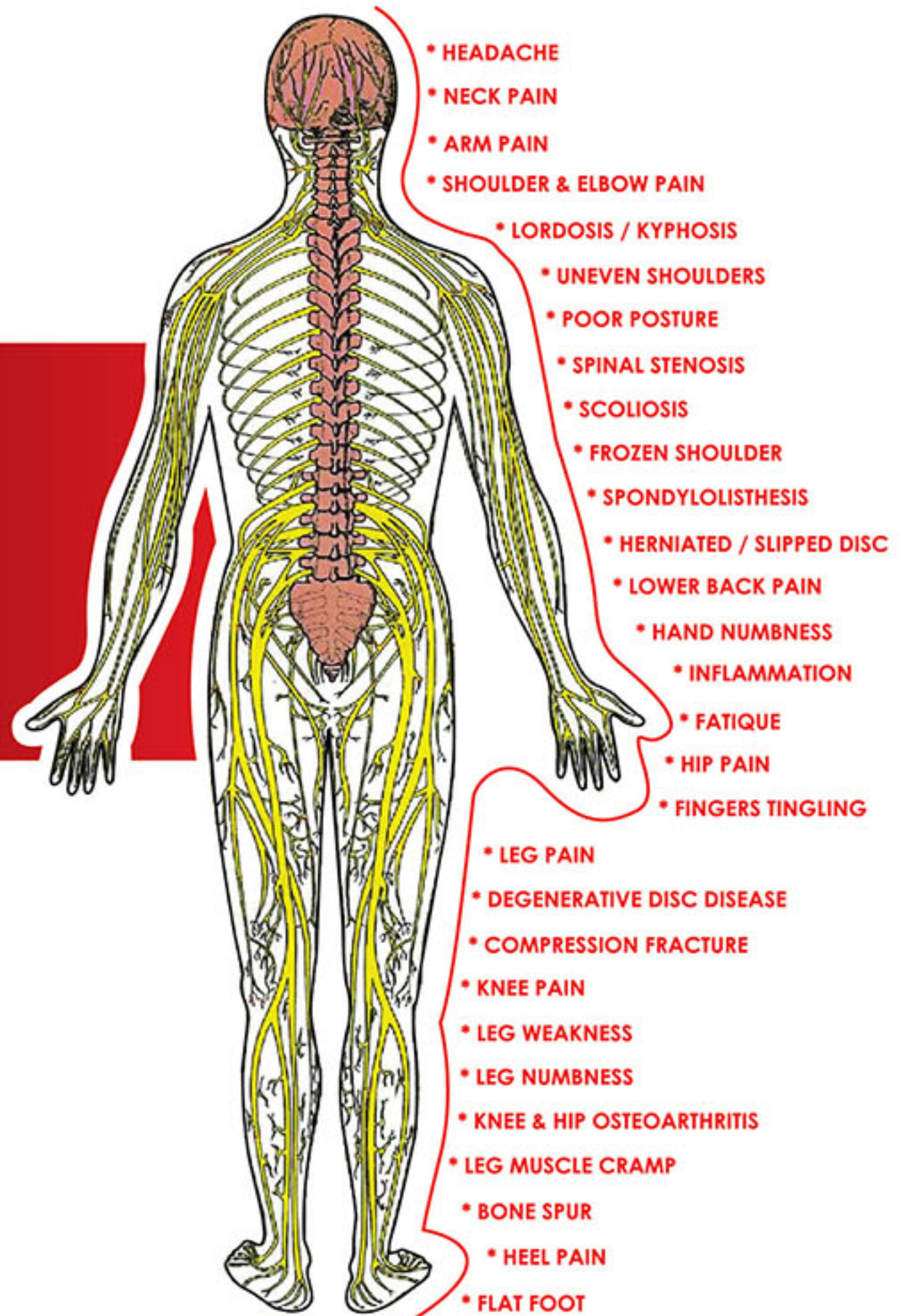
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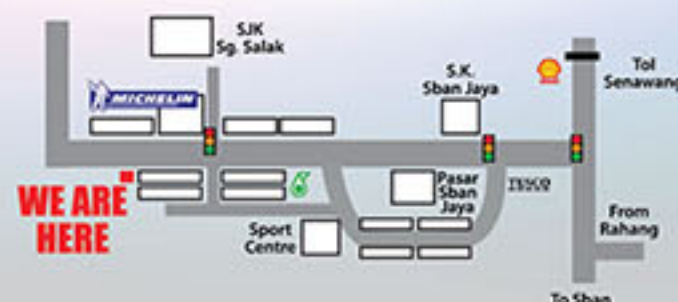
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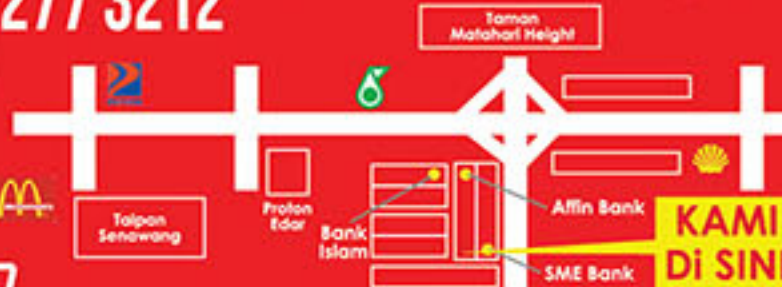


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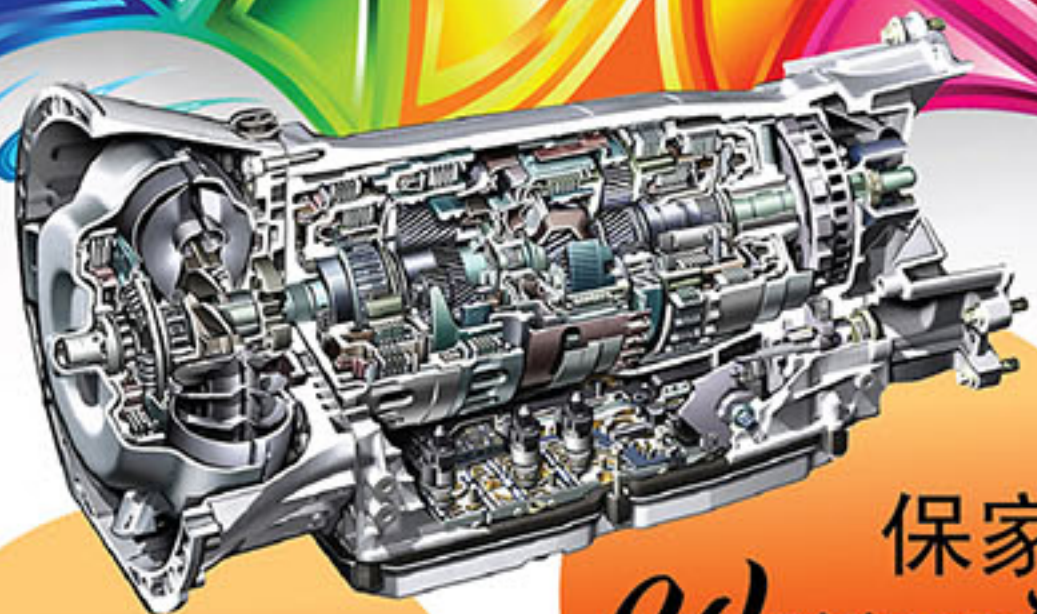
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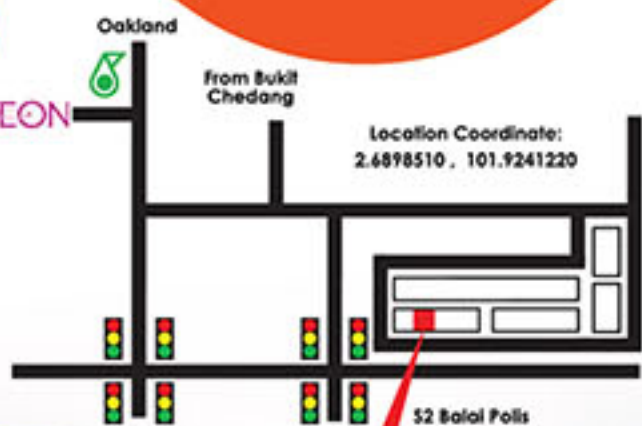


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(一只)



Chicken with Herbs

只限
堂用

特價
RM13.90*

原價RM36.00

*只限3个大人以上 *只限1桌1只 *卖完为止

*3 Adults & above *Limited to 1 table *While stocks last



Sour & Spicy Crab

金牌酸辣蟹



每盅鲜蟹肉鱼翅
Shark's Fin Soup

特價
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原價RM18.00



Sizzling Fried Fish
With Petal Sambal Sauce

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harga karaoke paling
rendah untuk

RM

10

per jam

*T&C apply.

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Waktu Perniagaan
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Untuk Tempahan:

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BUY 1 FREE 1

Promotion Time :
2pm to 6pm & 10pm to Closing



With this coupon and a purchase of a western main meal get the same or least expensive meal. One set per coupon. Not in combination with other promotion (items). This coupon cannot be sold and has no cash value. Dine-in only. *T&C Apply (Valid Until 30 August 2017)

TWS VALUE SET



- 1 X Cordon Bleu
- 1 X Chicken & Fish Nasi Goreng Nenas
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- 2 X Mushroom Soup
- 2 X Ice Lemon Tea

NOW RM 39.90

*All prices are inclusive of service charge & 6% GST

NP: RM65.80

- * Valid until 30 August 2017
- * Terms & condition apply
- * Dine-in only
- * Not valid with others promotion or discount coupons
- * Please present this coupon upon ordering

DAILY SPECIAL'S

MONDAY

Fish & Chips



RM10

TUESDAY

Mac & Cheese



RM10

WEDNESDAY

Lamb Chop Nasi Goreng Nenas



RM16

THURSDAY

Chicken & Fish



RM18

FRIDAY

Sirloin Steak



RM18

SATURDAY

Lamb & Fish



RM20

SUNDAY

Special Mix



RM20

ADD-ON

Soup & Lime Juice



RM3

Terms & Conditions: Dine-in Only

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06-601 6675

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TWS - Nilai



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2%

- Faedah Terendah 低利息
- Tanpa Penjamin 免担保
- Lulus Segera 快速批准

Best Power Resources Sdn. Bhd.

(1105614-A)

Permit Iklan : WP5069/01/01-2/170419

(Sah laku : 18/4/2017 - 17/4/2019)

Permit Lesen : WL5069/01/01-7/170419

(Sah laku : 18/4/2017 - 17/4/2019)



全接受 PENERIMA PENUH

- 小型商家 Perniagaan Kecil
- 生意贷款 Pinjaman Perniagaan
- 个人贷款 Pinjaman Peribadi
- 小贩 Penjaja
- 受薪人士 Orang Bergaji
- 各行各业 Semua Lapisan Masyarakat
- 各类贷款 Pelbagai Jenis Pinjaman
- 抵押地产 Harta Bercagar
- 房屋 Rumah
- 工厂 Kilang

RM	24 个月 Bulan	36 个月 Bulan	48 个月 Bulan	60 个月 Bulan	72 个月 Bulan
RM 2,000	RM 87	RM 60	RM 46	RM 38	RM 31
RM 5,000	RM 215	RM 145	RM 112	RM 89	RM 74
RM 10,000	RM 429	RM 287	RM 216	RM 175	RM 145
RM 30,000	RM 1,262	RM 845	RM 636	RM 510	RM 426
RM 100,000	RM 4,210	RM 2,950	RM 2,200	RM 1,730	RM 1,440

019-635 8585

Kawan Baik Resources Permit Iklan WP5492/01/01-6/0203 8 (Sah laku : 3/3/2016 - 2/3/2018) | Permit Lesen : WL5492/01/01-6/02 318 (Sah laku : 3/3/2016 - 2/3/2018)

PINJAMAN

Amaun	12 Bulan	24 Bulan	36 Bulan	48 Bulan	60 Bulan
10,000	835	420	277	209	167
30,000	2,510	1,260	834	635	510
50,000	4,167	2,084	1,389	1,042	834
80,000	6,666	3,333	2,222	1,666	1,333
100,000	8,360	4,240	2,920	2,220	1,820

全接受

- 小型商家
- 生意贷款
- 个人贷款
- 小贩
- 受薪人士
- 各行各业
- 各类贷款
- 抵押地产
- 房屋
- 工厂

Penerima Penuh

- Perniagaan Kecil
- Pinjaman Perniagaan
- Pinjaman Peribadi
- Penjaja
- Orang Gaji
- Semua Lapisan Masyarakat
- Pelbagai Jenis Pinjaman
- Harta Bercagar
- Rumah
- Kilang



013-718 0055

PEMBERI PINJAMAN WANG BERLESEN

Promosi Interest Terendah

Pinjam	Bayar
1000	1050
5000	5250
10000	10500
20000	21000

PROCESS FREE



1%-5%

Khas Untuk Gaji Tetap Melalui Bank, Kilang, Pencen, Socso, Kerajaan.
Kami Juga Boleh Tambah Pinjaman Untuk Anda Yang Sudah Pinjam Di Syarikat Lain

HI CHAMP ENTERPRISE No.Permit: WP4288/05/01-4/200918(Sah laku: 21/9/16-20/9/18) | No.Lesen: WL4288/05/01-7/200918(Sah laku: 21/9/16-20/9/18)

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* Tertakluk Kepada Terma & Syarat



Jason
Lim

010-2199 939

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 • 个人贷款 Pinjaman Peribadi • 小贩 Penjaja • 受薪人士 Orang Bergaji • 各行各业 Semua Lapisan Masyarakat
 • 各类贷款 Pelbagai Jenis Pinjaman • 抵押地产 Harta Bercagar • 房屋 Rumah • 工厂 Kilang

PINJAMAN BERLESEN 合法贷款

RM	24个月 Bulan	36个月 Bulan	48个月 Bulan	60个月 Bulan	72个月 Bulan
RM 2,000	RM 87	RM 60	RM 46	RM 38	RM 31
RM 5,000	RM 215	RM 145	RM 112	RM 89	RM 74
RM 10,000	RM 429	RM 287	RM 216	RM 175	RM 145
RM 30,000	RM 1,262	RM 845	RM 636	RM 510	RM 426
RM 100,000	RM 4,210	RM 2,950	RM 2,200	RM 1,730	RM 1,440

2%
 免担保
 Tanpa Penjamin
 低利息
 Faedah Terendah
 快速批准
 Lulus Segera

019-615 1133

Best Power Resources Sdn. Bhd. (1105614-A)
 Permit Iklan: WP5069/01/01-2/170419 (Sah laku: 18/4/2017 - 17/4/2019) Permit Lesen: WL5069/01/01-7/170419 (Sah laku: 18/4/2017 - 17/4/2019)

Pinjaman Dipercepat



Sudah Pinjam Syarikat Lain? Boleh Pinjam Lagi

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 No. Permit: WP2321/05/01-2/160918 (Sah laku: 17/09/2016 - 16/09/2018)

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3%

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Syarat-syarat :
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 • Bil Air / Api

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No. Lesen: WL 5962/05/01-5/290119 (Sah laku: 30/01/2017 - 29/01/2019)
 No. Iklan: WP5962/05/01-4/290119 (Sah laku: 30/01/2017 - 29/01/2019)

012-303 5850 PETER
019-791 9688

合法贷款

2%

PINJAMAN BERLESEN

全接受 PENERIMA PENUH

- 小型商家 Perniagaan Kecil
- 生意贷款 Pinjaman Perniagaan
- 个人贷款 Pinjaman Peribadi
- 小贩 Penjaja
- 受薪人士 Orang Bergaji
- 抵押地产 Harta Bercagar
- 房屋 Rumah
- 工厂 Kilang
- 各类贷款 Pelbagai Jenis Pinjaman
- 各行各业 Semua Lapisan Masyarakat

低利息
Faedah Terendah
快速批准
Lulus Segera
免担保
Tanpa Penjamin

RM	24 个月 BULAN	36 个月 BULAN	48 个月 BULAN	60 个月 BULAN	72 个月 BULAN
RM 2,000	RM 87	RM 60	RM 46	RM 38	RM 31
RM 5,000	RM 215	RM 145	RM 112	RM 89	RM 74
RM 10,000	RM 429	RM 287	RM 216	RM 175	RM 145
RM 30,000	RM 1,262	RM 845	RM 636	RM 510	RM 426
RM 100,000	RM 4,210	RM 2,950	RM 2,200	RM 1,730	RM 1,440

Best Power Resources Sdn. Bhd. (1105614-A)

Permit Iklan : WP5069/01/01-2/170419 (Sah laku: 18/4/2017 - 17/4/2019)

Permit Lesen : WL5069/01/01-7/170419 (Sah laku: 18/4/2017 - 17/4/2019)

019-699 8858

Jac Tech Enterprise Permit Iklan : WP2297/05/01-5/160818 (Sah laku: 17/8/2016 - 16/8/2018) | Permit Lesen : VL2297/05/01-7/160818 (Sah laku: 17/8/2016 - 16/8/2018)

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BERNIAGA
GAJI BANK
SOC SO **PENCEN**

Kami Di Sini atas Watson

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Ms. Kum Lai (Office Hour)

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- 必需拥有良好的沟通技巧
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Oakland, Seremban 2
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星期日 Ahad: 9am-1pm
星期一 Isnin: Off 休息

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- Kad Kahwin Eksklusif + Banner dan Bunting + Set Fotografi + Walkaway dan Pintu Gerbang + Dekorasi dan
- Peralatan Lengkap termasuk : 36 – 40 meja bulat , 20 meja petak berserta alas, PA System dan Projektor.

PERCUMA : • 30 meja beralas sequin, dan 310 kerusi chiavari chair • Instant Photobooth • 4 x set flat screen tv to play wedding video
• Kemudahan Homestay 2 Hari 1 malam • Instant Photo Booth (KRS Kolabox) • 1000 pax goodies bag
• Kereta Mewah Pengantin (BMW atau Vellfire) • Ruangan AKAD NIKAH (*Syarat nikah pada hari yang sama bersanding)

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Pakej Lengkap Perkahwinan

- Dewan + Katering + Pelamin + Baju Persandingan L/P + Makeup 1x + Set Fotografi + Kad Kahwin, Banner dan Bunting + Walkaway dan Pintu Gerbang + Dekorasi dan
- Peralatan Lengkap Termasuk :
- 36-40 meja bulat berserta alas, 360-400 kerusi banquet, 20 meja petak berserta alas, PA System dan Projektor.

**Panel Katering- Episod kasih, shazie catering, Embun Klasik Bridal, Andamaya Bridal

PERCUMA : • 50 kerusi chiavari chair • Semua kerusi banquet bersarung dan Riben • Kemudahan Homestay 2 Hari 1 Malam
• 4 x set flat screen tv to play wedding video • Ruangan AKAD NIKAH (*Syarat nikah pada hari yang sama bersanding)
• Kereta Mewah Pengantin (BMW atau Vellfire)



RM24.00 per pax
NP: RM27.00
(Minimum 1000 pax)

Pakej Perkahwinan termasuk:

- Dewan + Katering dan Hiasan Meja makan Beradab +
- Peralatan Lengkap termasuk :
- 36-40 meja bulat berserta alas, 360-400 kerusi banquet, 20 meja petak berserta alas, PA System dan Projektor.

**Panel Katering- Episod Kasih, Shazie Catering, Fadilah Irfan Catering

PERCUMA : • Semua kerusi banquet bersarung dan Riben • Kemudahan Homestay 2 Hari 1 Malam
• 4 x set flat screen tv to play wedding video • Ruangan AKAD NIKAH (*Syarat nikah pada hari yang sama bersanding)
• Kereta Mewah Pengantin (BMW atau Vellfire)



*** Harga Tidak Termasuk Katering

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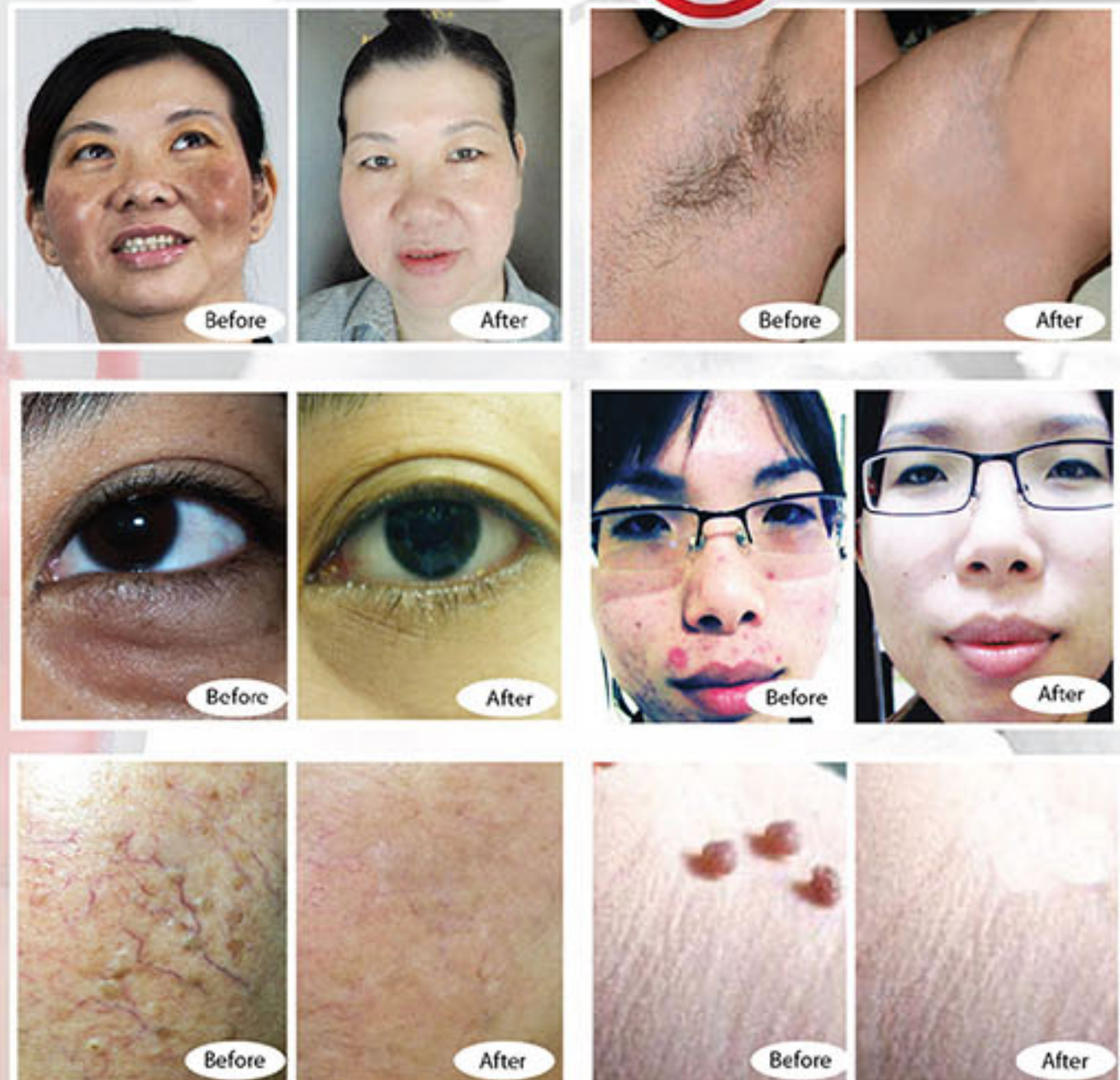
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Developer's License No.: 13642-1/10-2017/02809(L) | Validity Period: 24/10/2016 - 23/10/2017 | Advertising & Sales Permit No.: 13642-1/10-2017/02809(P) | Validity Period: 24/10/2016 - 23/10/2017 | Approving Authorities: Majlis Perbandaran Seremban | Building Plan Reference No.: Bil Pelan Lulus 240/2014 | Land Tenure: Freehold | Total No. of Units: 57 units | Expected Completion Date: December 2017 | Built-up Areas: Semi-D: 3,200sq.ft; Bungalow A: 5,600sq.ft; Bungalow B: 4,200sq.ft | Land Encumbrances: Maybank Berhad & RHB Berhad & CIMB Bank Berhad | Selling Price: Semi-D (32 units): Minimum RM 1,199,756 - Maximum RM 1,703,000 / Type B Bungalow (4 units): Minimum RM 1,788,000 - Maximum RM 2,034,217.50 / Type A Bungalow (21 units): Minimum RM 2,112,272 - Maximum RM 2,829,214 | All information contained herein (including specifications, plan measurements and illustrations) are subject to amendments, variations and modifications without notification as may be required by the relevant authorities or developer's consultants and is not intended to form and cannot form part of an offer and contract. Whilst every reasonable care has been taken in preparing this information, the developer cannot be held liable for any variation or inaccuracy.