

IZARA

The Height of  
Natural Splendour

BAYU  
SUTERA

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



**Family Is One Of Nature's Masterpieces.**

- George Santayana

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## 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



Artist's Illustration

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.

# Timeless Designs

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





Artist's Illustration

## Smart Luxury

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



### SMART LIVING



**AUTOGATE SYSTEM**  
Seamlessly open your gate using an app on your mobile



**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



**SMART SPEAKER SYSTEM**  
Control your devices from your fingertips for a quiet, mellow night or weekend party





## 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



Artist's Illustration

# Exciting Endeavours



Artist's Illustration

## An Ethereal Retreat

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



# Site Plan

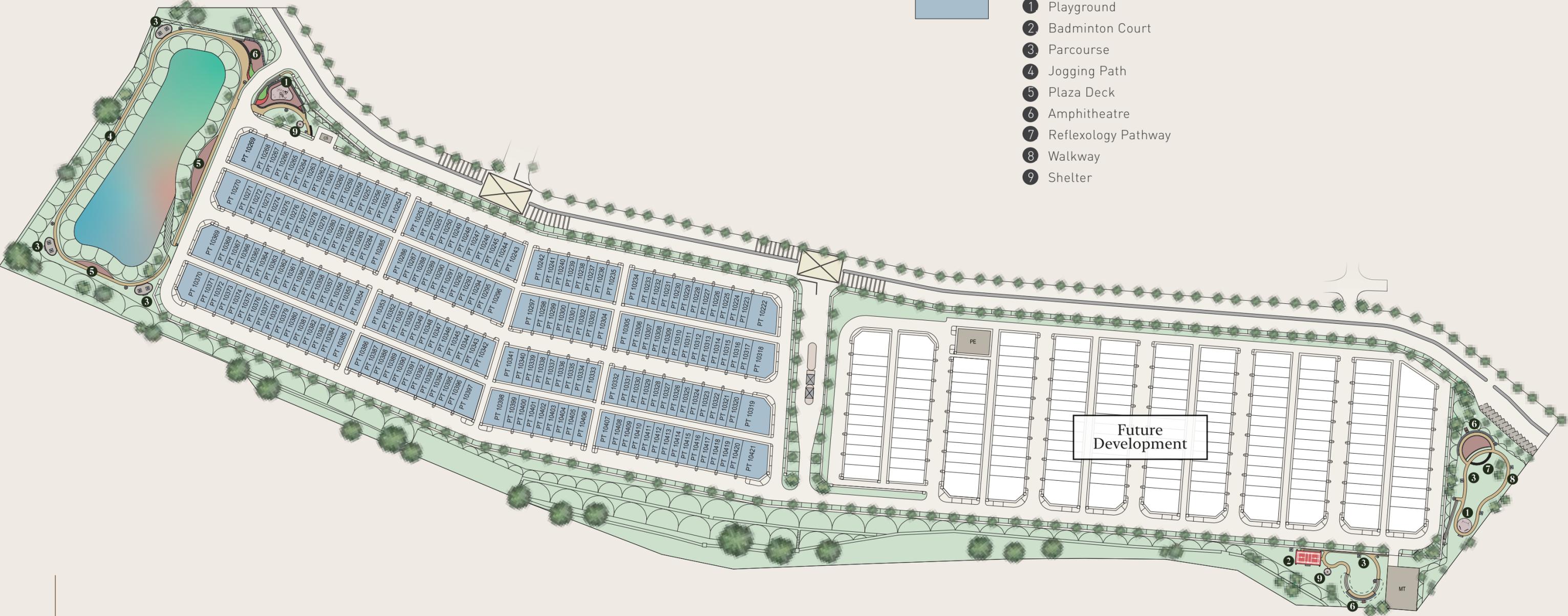
# Izara

DOUBLE STOREY LINK HOMES

### LEGEND



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





## 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.



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.



# MATRIX GLOBAL SCHOOLS



# 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



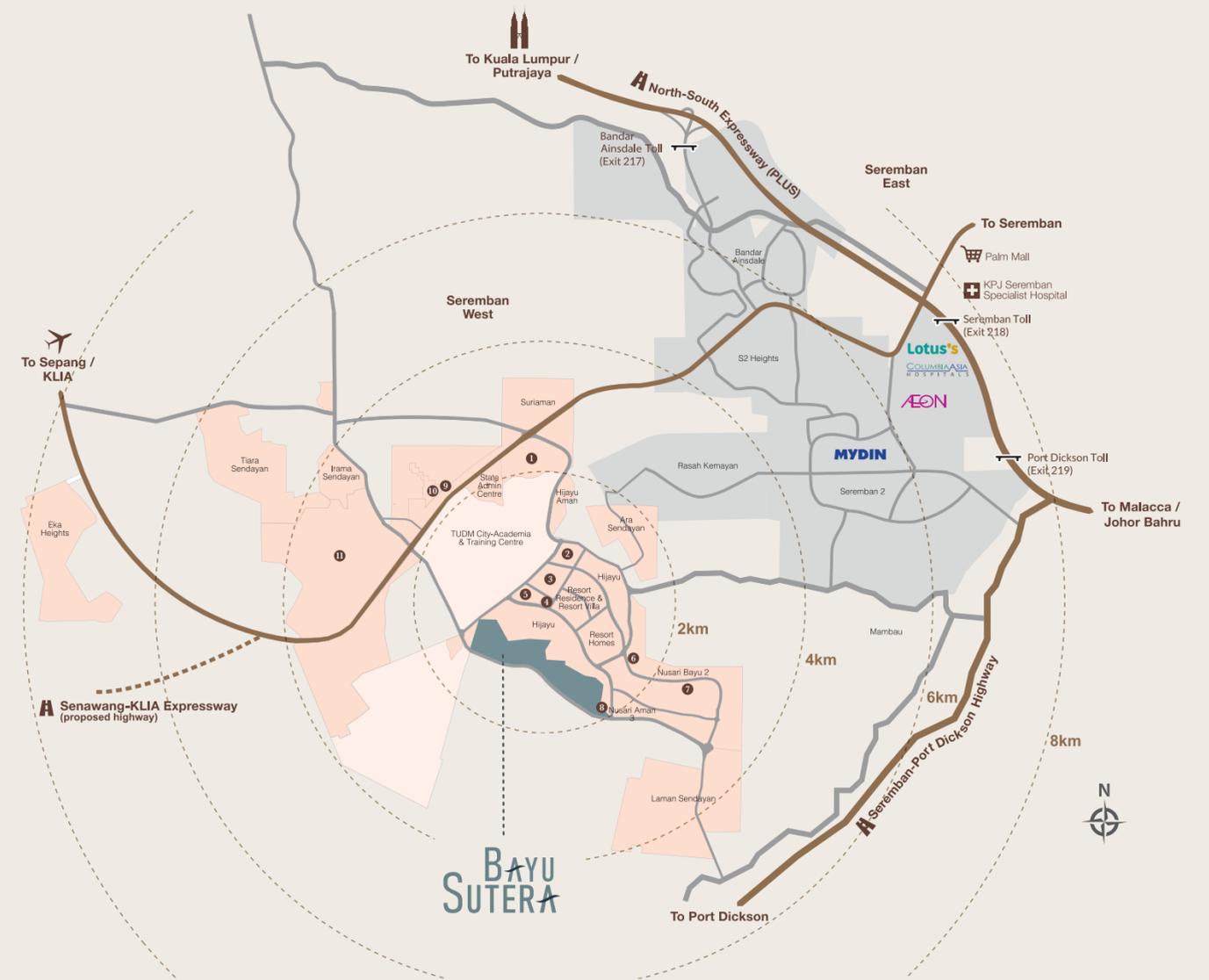
# SENDAYAN MERCHANT SQUARE

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 City
2. Sendayan Merchant Square
3. Sendayan X-Park
4. d'Tempat Country Club
5. Matrix Global Schools
6. SJK (C) Bandar Sri Sendayan
7. SMK Bandar Baru Sri Sendayan
8. SJK (T) Bandar Sri Sendayan
9. Sendayan Metropark
10. Sendayan Green Park
11. 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:  
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Bayu Sutera



Bayu Sutera (Precinct 3b) • No. Lesen Pemaju : 10613/11-2023/0024(A) • Tempoh Sah : 19/11/2021 – 18/11/2023 • 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 (5) • 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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