KALISTA 2

@ SEREMBAN 2

Executive Living



executive apartments



KALISTA 2

@ SEREMBAN 2

Welcome to Executive-class Living!





Kalista 2 is dedicated to deliver the highest quality of executive living in Seremban.

The central multi-level car park deck also serve as the development's central recreational hub.





don't let YOUR DREAMS be DREAMS

dream
[drēm]

a series of thoughts, images, and sensations occurring in a person's mind during sleep.

OVERVIEW



'An oasis of calm & tranquility'

The rooftop sky garden serves as a serene sanctuary for residents to enjoy and chill out after a long day at work.

It features a wide variety of amenities including a multi purpose function hall, a wading pool, swimming pool, BBQ stations, a fitness centre overlooking the undulation landscape afar and more.



- Guard House (1)
- Swimming Pool (2)
- Wading Pool (3)
- Gymnasium (4)
- Pavilion (5)
- Playground (6)
- Multi Purpose Hall (7)
- Half Basketball Court (8)







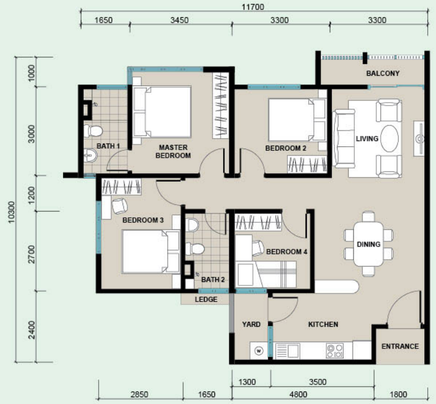
facilities



We cannot change the whole world, but we can change ourselves and feel free as birds. We can be serene even in the midst of calamities and, by our serenity; make others more tranquil.

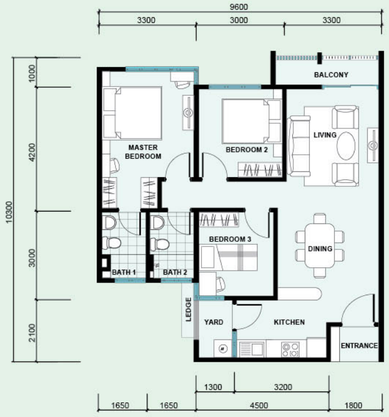






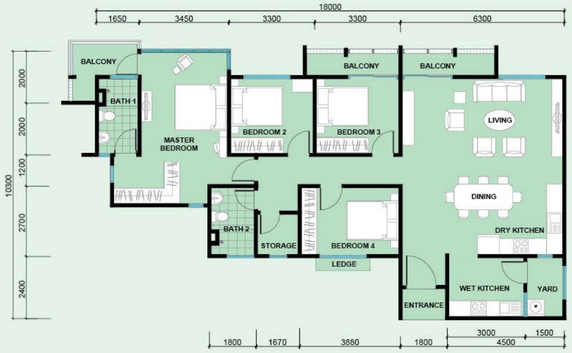
TYPE | BUILT-UP AREA

A **1076** sq.ft.



TYPE | BUILT-UP AREA

B **926** sq.ft.



TYPE | BUILT-UP AREA

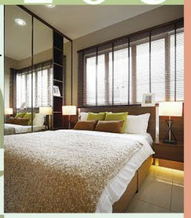
C **1561** sq.ft.

designed with YOU





It's not hard to make decisions once you know what your values are. At Kalista 2, we have 5 different home layouts and sizes for you to choose from. Making the right choices starts with an investment in a Kalista 2 home and the rest are easy.



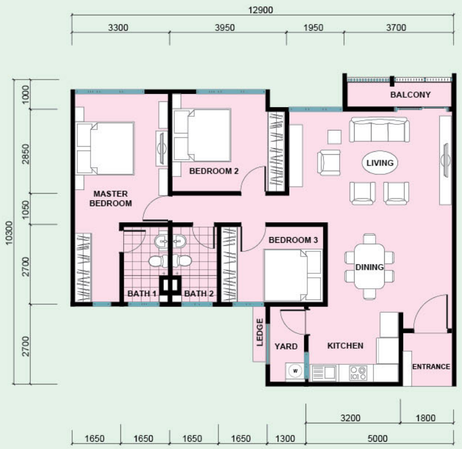
MIND in

home
[hōm]

the place where one lives permanently, especially as a member of a family or household.

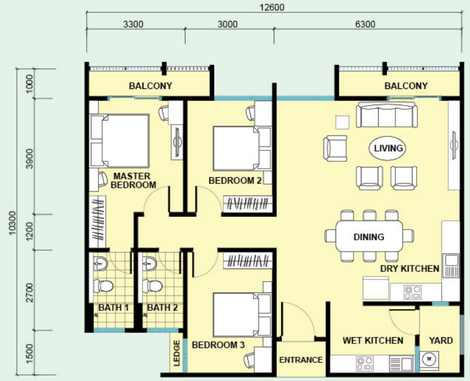


TYPICAL FLOOR PLAN



TYPE | BUILT-UP AREA

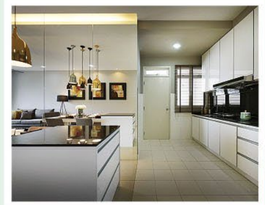
D 1182 sq.ft.



TYPE | BUILT-UP AREA

E 1298 sq.ft.

For block B only









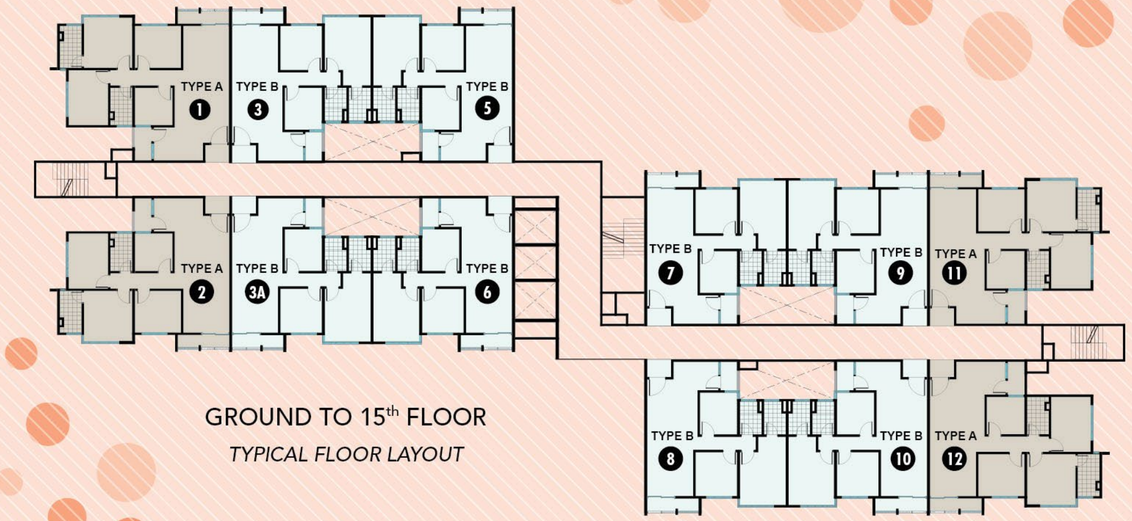
SPECIFICATIONS					
STRUCTURE	Reinforced Concrete Frame / Shear Wall				
ROOFING	Metal Deck Roof / Reinforced Concrete Roof				
WALL	Reinforced Concrete Wall / Brick Wall				
CEILING	Skim Coat and Paint / Fibrous Plaster				
FLOOR FINISHES					
FLOOR FINISHES	Ceramic Tiles / Porcelain Tiles				
WALL FINISHES					
GENERAL	Skim Coat / Plaster & Paint to Ceiling Height				
BATHROOMS	Ceramic Tiles to Ceiling Height				
KITCHEN	Ceramic Tiles to 1500mm Height				
WINDOWS					
WINDOWS	Natural Anodised Aluminium Frame with Clear / Obscured Glass				
DOOR					
ENTRANCE DOOR	Fire Door				
DOOR TO BALCONY	Natural Anodised Aluminium Frame Sliding Door with Clear Glass				
OTHER DOORS	Flush Door				
SANITARY WARE & FITTINGS					
BATHROOMS	Pedestal Water Closet, Shower Head & Wash Hand Basin				
KITCHEN	Single Bowl Single Drainer Aluminium Sink				
ELECTRICAL INSTALLATIONS	TYPE A	TYPE B	TYPE C	TYPE D	TYPE E
1. LIGHTING POINT	16	16	23	17	19
2. POWER POINT	25	22	27	23	26
3. CEILING FAN POINTS	6	5	6	5	5
4. TELEPHONE OUTLETS	2	2	2	2	2
5. TV POINT	2	2	2	2	2





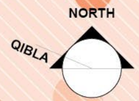


BLOCK A

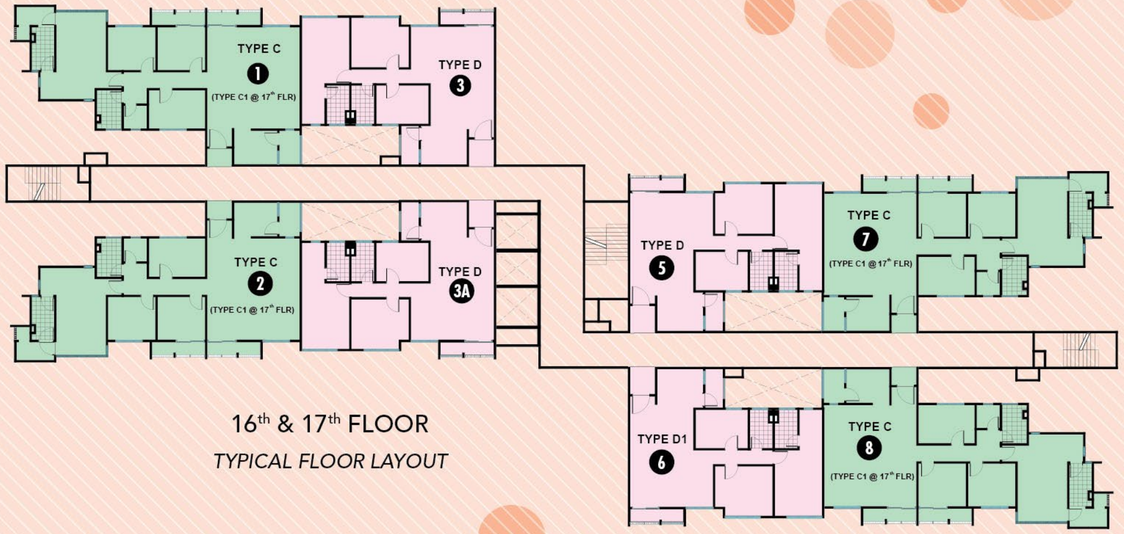


GROUND TO 15th FLOOR

TYPICAL FLOOR LAYOUT

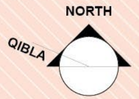


BLOCK A



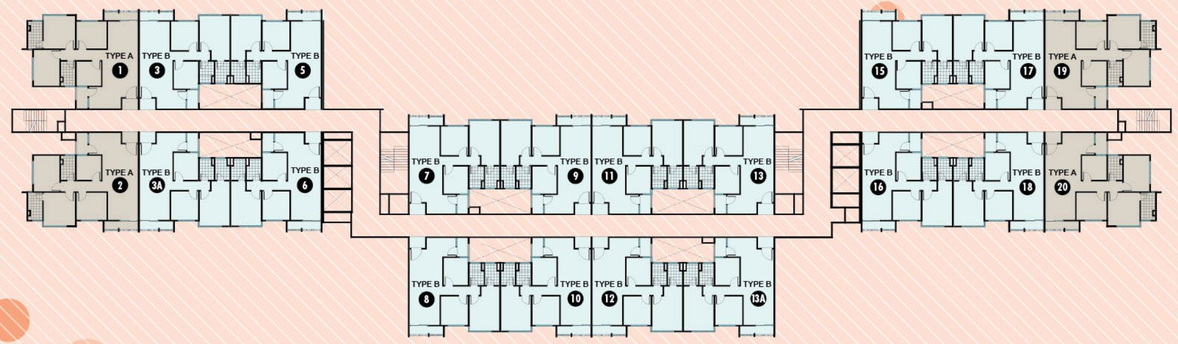
16th & 17th FLOOR

TYPICAL FLOOR LAYOUT



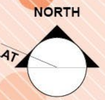
TYPICAL FLOOR LAYOUT

BLOCK **B**

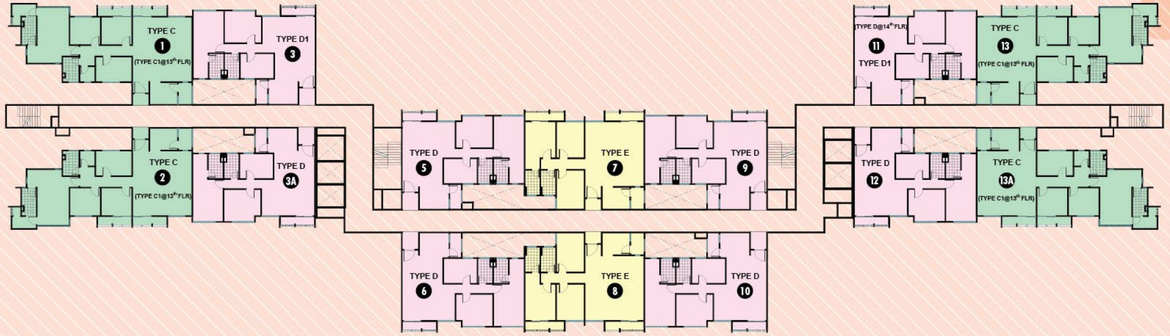


GROUND TO 11th FLOOR

TYPICAL FLOOR LAYOUT

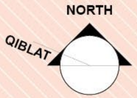


BLOCK **B**

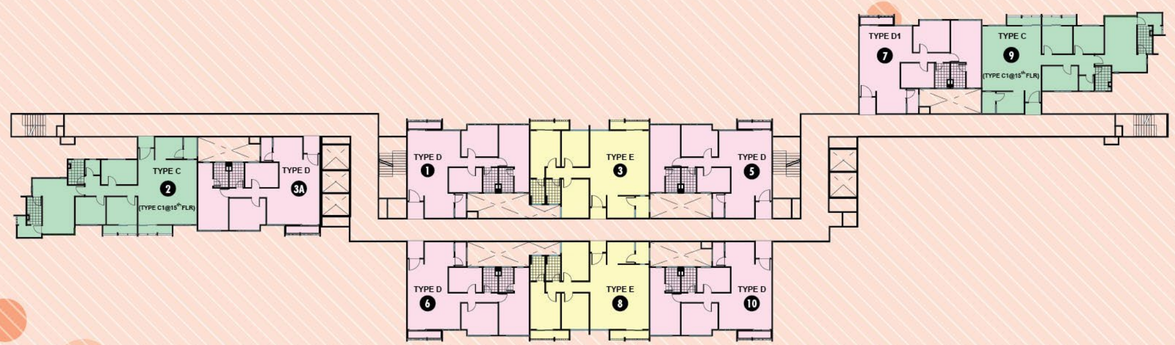


12th FLOOR TO 14th FLOOR

TYPICAL FLOOR LAYOUT

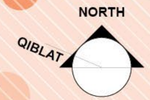


BLOCK **B**

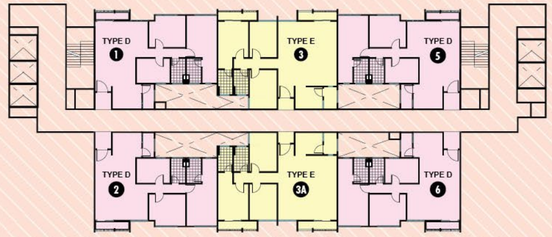


15th FLOOR & 16th FLOOR

TYPICAL FLOOR LAYOUT

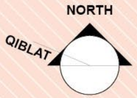


BLOCK **B**



17th FLOOR & 18th FLOOR

TYPICAL FLOOR LAYOUT



KALISTA 2

@ SEREMBAN 2

IJM LAND

An IJM Company

For enquiries, please call:

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PT 10786 Seremban 2,
70300 Seremban, Negeri Sembilan.
Fax: (06) 761 8122
E-mail: sales@ijm.com
Mon - Sat: 9am - 5pm
Sun & Public Holiday: 10am - 5pm

Kalista 2 (Phase 1) • Developer's License: 6516-36/07-2018/01868(L) • Advertising & Sales Permit: 6516-36/07-2018/01868(P) • Validity Period: 14 July 2017 to 13 July 2018 • Building Plan Approval No.: MPS.KB 1-24/14 • Approval Authority: Majlis Perbandaran Seremban • Encumbrances: Nil • Land Tenure: Freehold • Type of Property: 19-Storey Apartment • Total Units: 314 (Type A: 48, Type B: 192, Type C: 16, Type D: 44, Type E: 14) • No. of Car Parks: 2 • Expected Date of Completion: August 2018 • Selling Price: RM399,844 (Min) RM787,233 (Max) • Restriction In Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority • Bumiputra Discount: 10%

Kalista 2 (Phase 2) • Developer's License: 6516-37/05-2018/0313(L) • Advertising & Sales Permit: 6516-37/05-2018/0313(P) • Validity Period: 10 May 2016 to 09 May 2018 • Building Plan Approval No.: MPS.KB 1-24/14 • Approval Authority: Majlis Perbandaran Seremban • Encumbrances: Nil • Land Tenure: Freehold • Type of Property: 18-Storey Apartment • Total Units: 208 (Type A: 64, Type B: 128, Type C: 8, Type D: 8) • No. of Car Parks: 2 • Expected Date of Completion: May 2019 • Selling Price: RM419,900 (Min) RM795,678 (Max) • Restriction In Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority • Bumiputra Discount: 10%

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12/2017(2)