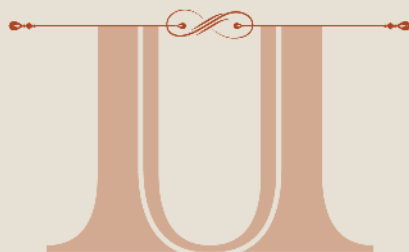




MAYFAIR

美辉园



Home. It's more than a place to live. It holds the moments you'll remember most.

Those moments live in your everyday life. From hopeful mornings to evenings spent together, every corner in the house holds a memory worth holding onto.

Cause the finest homes don't just shelter your family. They simply become part of your story.



Your Home, Close at Heart.



Elegantly designed homes for multigenerational living



A visually stunning roundabout with an artistic touch

KLUANG'S 1ST ENGLISH-INSPIRED RESIDENCES

Inspired by the timeless charm of English architecture, Bandar Seri Impian II offers more than beautifully designed homes. It fosters a lifestyle where families grow together, stay connected and feel at home across generations.



The grand arrival at the North Gate, Bandar Seri Impian II

Welcomed by the grand North Gateway and set within the established Bandar Seri Impian township, this 309.51-acre community is thoughtfully designed around the way you want to live—comfortably, conveniently and close to what matters to you.



*Freehold living with
guarded community*



*Open-concept
layouts*



*Refined English-inspired
design*



Digital lockset



*Intergrated
bicycle line*



*Exclusive
residential park*

FLOOR PLANS

TYPE A Single Storey Terrace Homes



Lot Size
20' x 85'

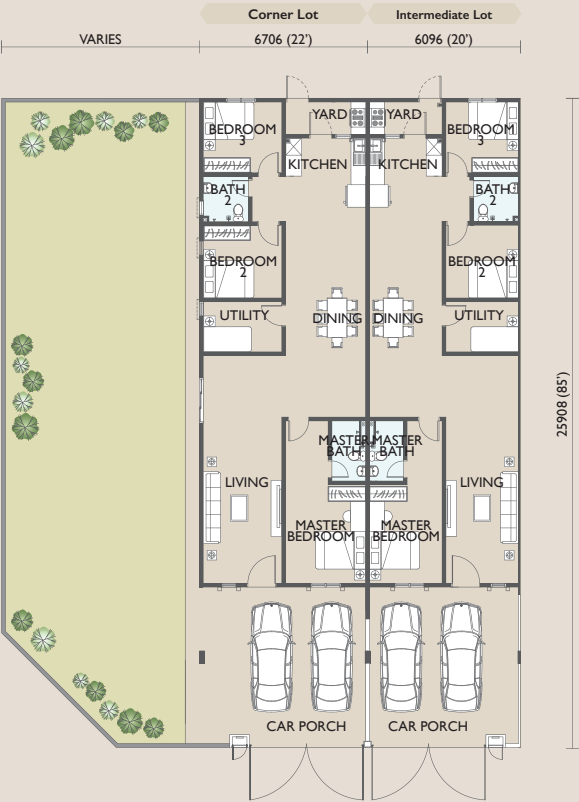
Built-up
1,480 sf



3 + 1 Bedrooms



2 Bathrooms



TYPE B Single Storey Terrace Homes



Lot Size
20' x 70'

Built-up
1,180 sf



3 Bedrooms



2 Bathrooms



FLOOR PLANS

TYPE C Single Storey Terrace Homes



Lot Size
22' x 70'

Built-up
1,298 sf



3 Bedrooms



2 Bathrooms



TYPE D Double Storey Terrace Homes



Lot Size
22' x 70'

Built-up
2,248 sf



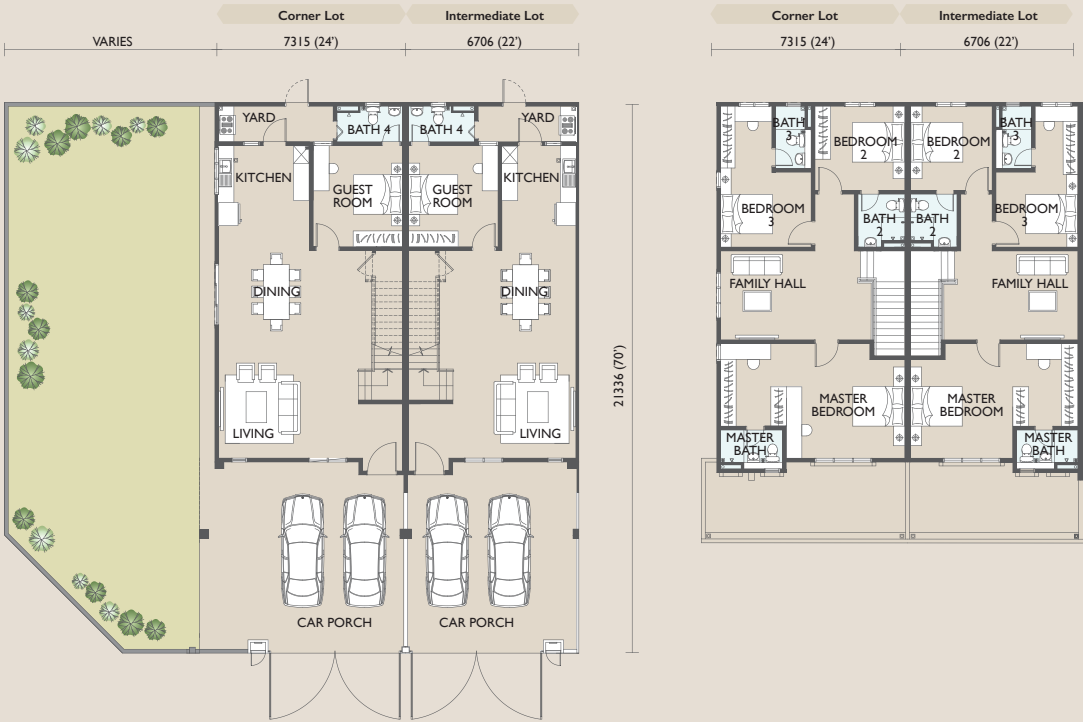
4 Bedrooms



4 Bathrooms

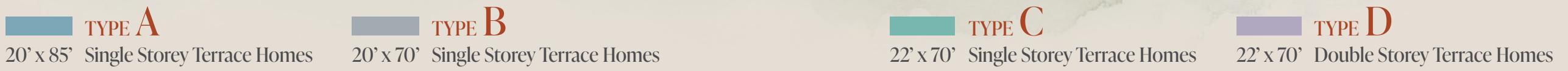


2 Living Areas



Ground Floor

First Floor



SPECIFICATIONS

Structure		Reinforced Concrete					
Wall		Brickwall					
Roof		Roof Tiles / Concrete Slab					
Roof Framing		Lightweight Steel Truss					
Ceiling		Plaster Ceiling / Skim Coat					
Windows		Aluminium Framed Glass Window					
Doors	Main Entrance Door	Timber Door					
	Sliding Door (If applicable)	Aluminium Framed Glass Sliding Door					
	Others	Timber Door / M.S Grille					
Ironmongery		Quality Locksets					
Wall Finishes	Kitchen	1500mm high wall tiles					
	Bath	Ceiling height / 3000mm wall tiles					
	Refuse Compartment	Wall Tiles					
	Others	Plaster & Paint					
Floor Finishes	Carporch / Apron / Yard	Tiles					
	Dining / Living / Kitchen						
	Bedroom / Bath / Refuse						
		Type A		Type B & Type C		Type D	
		Corner/ End	Intermediate	Corner/ End	Intermediate	Corner/ End	Intermediate
Sanitary Fittings	Wash Basin	2/2	2	2/2	2	4/4	4
	Water Closet	2/2	2	2/2	2	4/4	4
	Shower	2/2	2	2/2	2	4/4	4
	Kitchen Sink	1/1	1	1/1	1	1/1	1
Electrical Fitting	Lighting Point	14/14	14	12/12	12	19/19	19
	Fan Point	7/7	7	5/5	5	7/7	7
	13amp Power Socket	13/13	13	12/12	12	16/16	16
	Water Heater Power Point	1/1	1	1/1	1	4/4	4
	Air Cond Power Point	2/2	2	2/2	2	7/7	7
	Air Cond Power Point	1/1	1	1/1	1	1/1	1
	Door Bell Point	1/1	1	1/1	1	1/1	1
	FWS Point	1/1	1	1/1	1	1/1	1
Fencing		1500mm high brickwall					
Turfing (if applicable)		Provided					



EVERYTHING YOU NEED, CLOSE AT HEART

A complete ecosystem of conveniences, services, and essentials designed around you.

Healthcare

- 3 km Hospital Enche' Besar Hajjah Khalsom
- 13 km KPJ Kluang Specialist Hospital

Connectivity Hub

- 9 km ETS Kluang
- 75 km Senai International Airport

Recreation

- 300 m 13.5-acre Lake Park
- 7 km Gunung Lambak Trailhead
- 7 km Kluang Country Club

Education

- 3 km SMK Jalan Kota Tinggi
- 3 km SM Sains Sembrong
- 5 km SMK Bandar T6
- 6 km SJK (C) Ping Ming
- 7 km SM Chong Hwa (Private)
- 9 km SMK Tinggi Kluang

Shopping & Leisure

- 200 m Big 10 Grocer
- 600 m X Park
- 6 km Eonsave
- 6 km AEON Big
- 9 km Kluang Mall
- 9 km Kluang Parade

BANDAR SERI IMPIIAN

Nurturing Environments, Enriching Lives.

Land Owner:



Koperasi Kemajuan
Tanah Negeri Johor
Berhad (KKTNJB)

Developer:



A Member Of
**MATRIX CONCEPTS
HOLDINGS BERHAD**
(19901042282 (414615-U))

Developer:
**MATRIX CONCEPTS
(SOUTHERN) SDN. BHD.**
(19940101243 (298112-A))

Kluang Office
I, Impiana Square, Jalan Seri Impian B1/a,
Bandar Seri Impian, 86000 Kluang, Johor DT, Malaysia
T +607 774 2688 F +607 774 4688

Head Office
Wisma Matrix, No.57, Jalan Tun Dr. Ismail, 70200
Seremban, Negeri Sembilan DK, Malaysia
T +606 764 2688 F +606 764 6288

+607 774 2688
www.bsi2.com.my



All Renderings contained herein are Artist's Impressions only. The Information contained herein is subject to change without notification as maybe 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 responsible for any variations. For avoidance of doubt on the buildings, unit layouts, specifications and development status, please always refer to the Sales & Purchase Agreement.