

# PEARL

Semi-Detached & Bungalow





## THE FIRST SCANDINAVIAN CONCEPT VILLA In Negeri Sembilan

The material selection for roof finishes emphasizes durability. The wrap concept enhances the modern Scandinavian styling inspiration, offering significant long-term facade maintenance advantages. This innovative design marks the first of its kind to be introduced in Negeri Sembilan.



## EXPERIENCE HARMONY

A sophisticated residential development, Pearl 2 beckons with a harmonious blend of semi-detached and bungalow units, making it a true epitome of architectural elegance. This meticulously crafted enclave stands as testament to the flawless marriage of modern luxury, highlighting an unmatched attention to detail.

The semi-detached units, distinguished by their sleek lines and contemporary aesthetics, provide residents with a sense of urban sophistication. The strategic use of glass in the design achieves a harmonious blend of visual aesthetics and a serene connection to the surrounding greenery. Extensive windows and glass doors act as bridges to the meticulously landscaped gardens, offering residents the opportunity to immerse themselves in the beauty of nature right from the comfort of their homes.

Within this residential haven, the bungalow units stand as majestic embodiments of sumptuous beauty. Offering up to five bedrooms and six bathrooms, these spacious residences cater to those in pursuit of opulence on a grand scale. The architecture seamlessly melds with glass elements, facilitating a seamless connection between the interior and exterior spaces.



### A TRUE FAMILY HOME The Perfect Space for Your Household

A family residence perfect for a large household which features numerous rooms suited for personal space and communal areas for gatherings. The property offers a secure and delight area for children to engage in outdoor play and games.



### MODERN SCANDINAVIAN TOUCH A Residence of Timeless Design

Experience a modern take on contemporary living with our unique combination of 'Modern-Scandinavian barn house' style and tropical design principles. This captivating blend creates homes that are not only visually striking but also thoughtfully designed to harmonize with the natural environment.



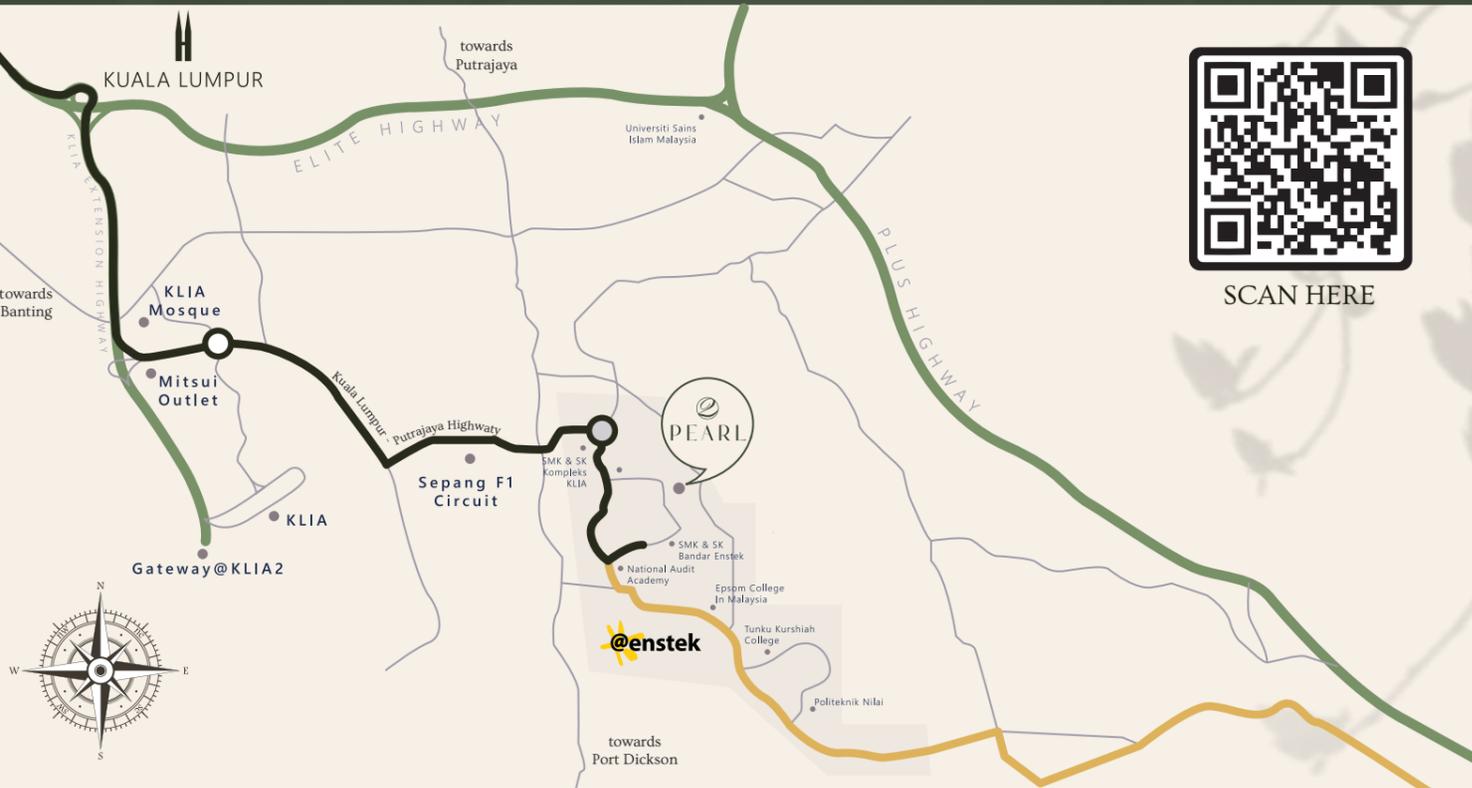
### SECURITY & PRIVACY Secure Your Peace of Mind

Pearl 2 is part of Negeri Sembilan's approved 'Skim Komuniti Berpengawal,' ensuring a secure and private living environment. With a dedicated security guard at the entrance, residents can enjoy peace of mind knowing that their safety is prioritized.

# LOCATION

Experience unmatched convenience due to its strategic positioning, offering effortless access to the vital highways that form the city's backbone. Explore the extensive infrastructure located within Bandar Enstek, ensuring swift and convenient travel experiences.

MADE  
CONVENIENT  
& EASIER



SCAN HERE

# KEY PLAN



-  SEMI-DETACHED  
35' x 90'  
40' x 90'
-  BUNGALOW  
TYPE A
-  BUNGALOW  
TYPE B
-  BUNGALOW  
TYPE C

-   
10 KM  
from KLIA
-   
6 KM  
from Sepang International  
Circuit
-   
3 KM  
from EPSOM  
College
-   
8 KM  
from Kota Seriemas  
Golf & Country Club
-   
13 KM  
from Main  
Highway (Elite)

Bandar Enstek Neighbourhood

ELEGANCE , OPULENCE & SERENE

12 Semi - Detached  
Units

20 Bungalow  
Units

# Modern Luxury and Serene

Blend Seamlessly for Your Perfect Home

A luxurious semi-detached home featuring four lavish bedrooms and an equal number of indulgent bathrooms, blending luxury with spacious sophistication.

Our semi-detached luxury homes redefine modern living, blending timeless elegance with contemporary convenience. Each residence features stunning architectural details, spacious layouts, creating an atmosphere of opulence and exclusivity.

## SEMI-Detached

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**Built up**

1,900 sqft

**Land Size**

35'x90'ft | 40'x90'ft

4 Bedrooms & 4 Bathrooms



# Elevate Your Lifestyle

## with Exquisite Design



Experience luxurious living in this exquisite 4-bedroom, 5-bathroom bungalow, boasting additional built-up space that amplifies both its grandeur and comfort.

Each unit in Pearl 2 features generous outdoor space, ideal for family living. Enjoy the seamless flow between indoor and outdoor living, making it easy to entertain or relax in style.

### BUNGALOW • Type A

**Built up**

2,250 sqft

**Land Size**

5,120 Sqft - 5,705 Sqft

4 Bedrooms & 5 Bathrooms





# Redefine Your Living Experience

with Homes that Exude Opulence and Elegance

Experience the best of both worlds in this 4-bedroom, 5-bathroom bungalow, combining luxurious interiors with a vast outdoor space ideal for family living.

The expansive yard is perfect for children's playtime, gardening, or hosting family get-togethers. This home is an oasis of tranquility and joy, where every member of the family can find their own perfect spot.



## BUNGALOW • Type B

**Built up**  
2,500 sqft

**Land Size**  
5,772 Sqft - 8,485 Sqft

4 Bedrooms & 5 Bathrooms

# The Ultimate Comfort

for your luxury living



A magnificent bungalow sanctuary epitomizing luxury like no other, our 5-bedroom, 6-bathroom villa is the largest in Pearl 2. This unit offers an unparalleled residence of lavish comfort, perfect for a big family to live in or gather for special occasions.

It is truly a home where family can experience both comfort and luxury, making every moment memorable.

## BUNGALOW • Type C

### Built up

3,000 sqft

### Land Size

7,166 sqft - 8,267 Sqft

5 Bedrooms & 6 Bathrooms



# TYPE SEMI-DETACHED

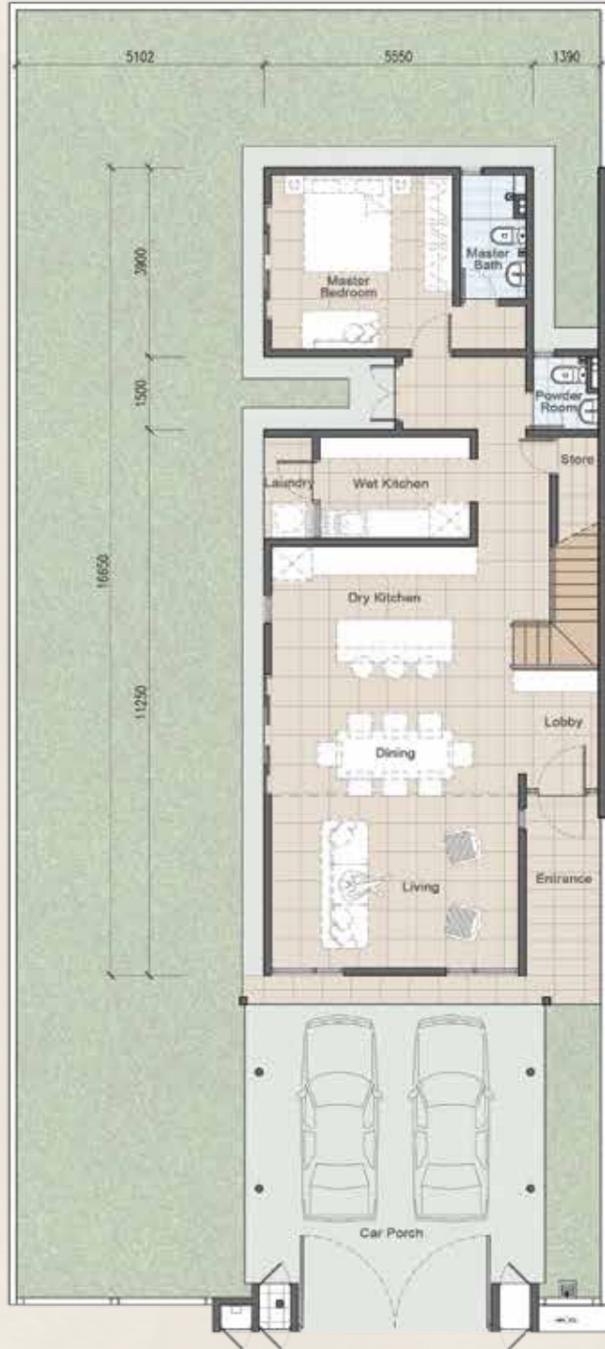
## Built up

1,900 sqft

## Land Size

35'x90'ft | 40'x90'ft

4 Bedrooms & 4 Bathrooms



Ground Floor



First Floor

# TYPE A BUNGALOW

## Built up

2,250 sqft

## Land Size

5,120 Sqft - 5,705 Sqft

4 Bedrooms & 5 Bathrooms



Ground Floor



First Floor

# TYPE B BUNGALOW

**Built up**

2,500 sqft

**Land Size**

5,772 Sqft - 8,485 Sqft

4 Bedrooms & 5 Bathrooms



Ground Floor



First Floor

# TYPE C BUNGALOW

**Built up**

3,000 sqft

**Land Size**

7,166 sqft - 8,267 Sqft

5 Bedrooms & 6 Bathrooms



Ground Floor



First Floor

# SPECIFICATION



a.	Structure	: Reinforced Concrete					
b.	Wall	: Cement Sand Brick					
c.	Roof Covering	: Metal Deck Roofing & Rc Flat Roof					
d.	Roof Structure	: Selected Structure					
e.	Ceiling	: Skim Coat, Plaster Ceiling & Ceiling Board					
f.	Window	: Aluminium Frame Window					
g.	Door	: Main Door	: Solid Timber Door				
		: Others Door	: Timber Flush Door & Aluminium Frame Sliding Door				
h.	Ironmongery	: Selected Lockset					
i.	Wall Finishes	: Kitchen	: Porcelain Tiles				
		: All Bathroom	: Cement Plaster & Paint				
		: Others Area	: Porcelain Tiles				
			: Cement Plaster & Paint				
j.	Floor Finishes		<b>Semi Detached</b>	<b>Type A</b>	<b>Type B1</b>	<b>Type B2</b>	<b>Type C</b>
	: Lobby		tiles	tiles	tiles	tiles	tiles
	: Entrance		-	tiles	tiles	tiles	tiles
	: Formal Living		tiles	tiles	tiles	tiles	tiles
	: Dining Area		-	tiles	tiles	tiles	tiles
	: Family Living		tiles	tiles	tiles	tiles	tiles
	: Master Bedroom		tiles	Laminate Timber Flooring	Laminate Timber Flooring	Laminate Timber Flooring	Laminate Timber Flooring
	: Bedroom 1		Laminate Timber Flooring	tiles	Laminate Timber Flooring	Laminate Timber Flooring	tiles
	: Bedroom 2		Laminate Timber Flooring	Laminate Timber Flooring	tiles	tiles	tiles
	: Bedroom 3		Laminate Timber Flooring	Laminate Timber Flooring	tiles	tiles	Laminate Timber Flooring
	: Powder Room		tiles	tiles	tiles	tiles	tiles
	: Staircase		Laminate Timber Flooring	Laminate Timber Flooring	Laminate Timber Flooring	Laminate Timber Flooring	Laminate Timber Flooring
	: All Bathrooms		tiles	tiles	tiles	tiles	tiles
	: Apron		Cement Render	Cement Render	Cement Render	Cement Render	Cement Render
	: Car Porch		Imprint Concrete	Imprint Concrete	Imprint Concrete	Imprint Concrete	Imprint Concrete
	: Laundry & Wet Kitchen		tiles	tiles	tiles	tiles	tiles
	: Corridor		-	Laminate Timber Flooring	Laminate Timber Flooring	Laminate Timber Flooring	Laminate Timber Flooring
	: Maid Room		-	tiles	-	-	tiles
	: Terrace 1 & 2		-	tiles	-	-	tiles
	: Dry Kitchen		-	tiles	-	tiles	-
	: Store		tiles	tiles	tiles	-	-
	: Study Area		-	Laminate Timber Flooring	-	-	-
	: Utility Room		-	Laminate Timber Flooring	-	-	-
k.	Sanitary Installations		<b>Semi Detached</b>	<b>Type A</b>	<b>Type B1</b>	<b>Type B2</b>	<b>Type C</b>
	Wash Closet		4	5	5	5	6
	Wash Basin		4	5	5	5	6
	Shower		3	4	4	4	5
	Kitchen Sink		1	1	1	1	1
l.	Electrical Installations		<b>Semi Detached</b>	<b>Type A</b>	<b>Type B1</b>	<b>Type B2</b>	<b>Type C</b>
	Light Point		34	40	40	35	39
	13 amp Socket		27	29	30	28	30
	Fan Point		7	8	8	7	7
	Door Chime Point		1	1	1	1	1
	Fiber Wall Socket		1	1	1	1	1
	Air Cond Point		7	7	7	7	7
	Water Heater Point		3	4	4	4	4
	Auto Gate Point		1	1	1	1	1
	Electrical DB		2	2	2	2	2
	TV Wall Socket		1	1	1	1	1
m.	Internal Cabling Network		: Not Applicable				
n.	Fencing		: Anti Climb Fencing & Brickwall				
o.	Turfing		: Spot Turfing				
p.	Gas Pipe		: Not Applicable				

# PEARL



**THP Enstek Development Sdn Bhd**  
No.8G Jalan Mahawangsa 7, Taman Mahawangsa  
71760 Bandar Enstek  
Negeri Sembilan

**06 7989 777**  
[www.enstek.com](http://www.enstek.com)

THP Enstek Development Sdn Bhd | Level 26, Menara TH Selborn, 153 Jalan Tun Razak, Kuala Lumpur. | Pearl 2 | Developer's Licence No: 7593/12-2028/1510( R ) | Validity: 01/01/2024-21/12/2028 | Advertising and Sales Permit No: 7593-18/04-2026/0287(N)-(L) | Validity: 02/04/2024-01/04/2026 | The building plan approving authority: Majlis Bandaraya Seremban (MBS) | Building Plan Ref. No: BIL ( ) DLM.MBS.N.KB1-5/2023 | Land Encumbrances: Nil | Restriction In Interest: Land owned cannot be transferred, leased, pledged except with written permission form State Authorities | Land Tenure: Freehold | Expected Date of Completion: February 2026 | Total No. of Units: 32 units | Double Storey Semi-Detached : 12 unit | Selling Price (35'x90') : RM 764,700.00 (min) – RM 867,200.00(max.) | Selling Price (40'x90') : RM 786,300.00 (min) – RM1,230,000.00(max.) Double Storey Bungalow: 20 Unit | Selling Price : RM1,005,100.00(min.) – RM1,669,000.00(max.)

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