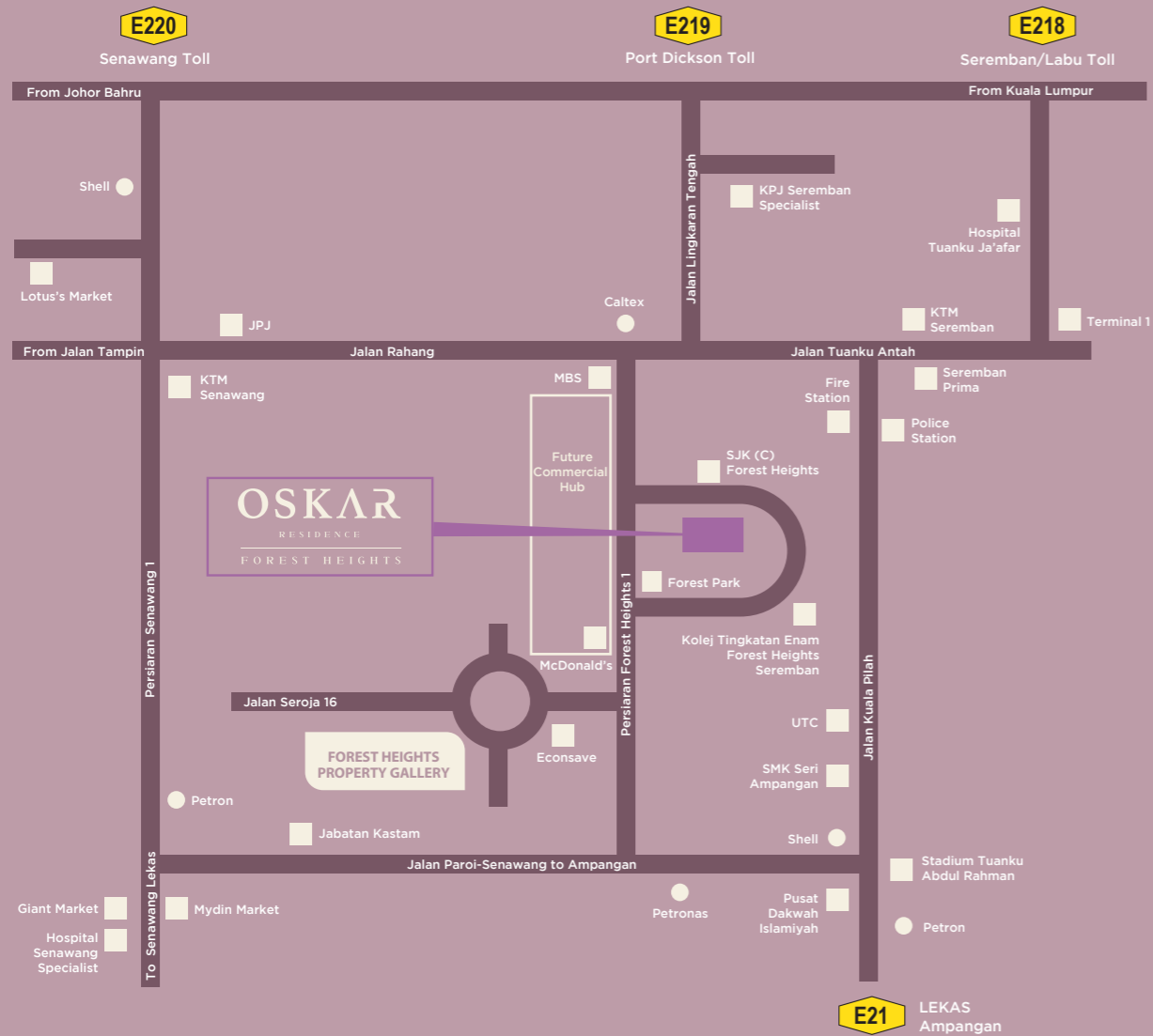


STRATEGICALLY LOCATED,
SEAMLESSLY CONNECTED.



OSKAR

RESIDENCE

FOREST HEIGHTS

TRANSPORTATION

- KTM Senawang, **3.3km**
- KTM Seremban, **5.9km**

HEALTHCARE

- SALAM Senawang Specialist, **5.3km**
- Tuanku Ja'afar Hospital, **7.3km**

SHOPPING

- MyDin Senawang, **2.5km**
- Giant Senawang, **2.8km**
- Seremban Prima, **5.7km**
- Econsave, **1.3km**

HIGHWAY

- PLUS (Senawang), **4.3km**
- PLUS (Port Dickson), **7.3km**
- PLUS (Seremban), **9.3km**
- LEKAS (Ampangan), **8.9km**

Developer

Sunrise MCL Land Sdn. Bhd. (4047451-X)
(A joint-venture company between UEM Sunrise BHD & MCL Land Ltd)
013 2211 633
forestheights.com.my

Address

23 & 24-G, Jalan Forest Heights 8,
Seremban Forest Heights,
70450 Seremban,
Negeri Sembilan Darul Khusus.

Scan here for
more info:



A Landmark Collaboration Between



FREEHOLD
2-Storey Terrace House

No. Lesen Pemaju: 8024/02-2028/0279(A) • Tempoh Sah: 16/02/2023 - 15/02/2028 • No. Permit Pengiklanan: 8024-13/01-2026/0097(N)-(L) • Tempoh Sah: 31/01/2024 - 30/01/2026 • Bebanan Tanah: Tiada • Pegangan Tanah: Hak Milik Kekal • Sekatan Kepentingan: Tiada • Pihak Berkuasa Meluluskan Pelan Bangunan: Majlis Bandaraya Seremban (MBS) • No Kelulusan Pelan: Bil (9) dlm MBS.S.KB 1 - 22/23(F) • Tarikh Dijaangka Siapa: Januari 2026 • Jumlah unit: 283 Unit • Jenis Rumah: Rumah Teres 2 Tingkat • Harga Jualan: Rumah Teres 2 Tingkat (20' x 65') - RM 586,000 (min) - 979,000 (maks), 103 unit; • Harga Jualan: Rumah Teres 2 Tingkat (20' x 70') - RM 636,000 (min) - 984,000 (maks), 179 unit; • Harga Jualan: Rumah Teres 2 Tingkat (22' x 70') - RM 742,000 (min) - 742,000(maks), 1 unit. IKLAN INI TELAH DILULUSKAN OLEH HARAPAN PERUMAHAN NEGARA

Disclaimer: All information provided in this collateral is for information purposes only and does not constitute a legal contract between Sunrise MCL Land Sdn. Bhd. And any person or entity unless otherwise specified. Information in this brochure is subject to change by the management and approval by the authorities without prior notice, although every reasonable effort is made to present current and accurate information, Sunrise MCL Land Sdn. Bhd. makes no guarantee of any kind.



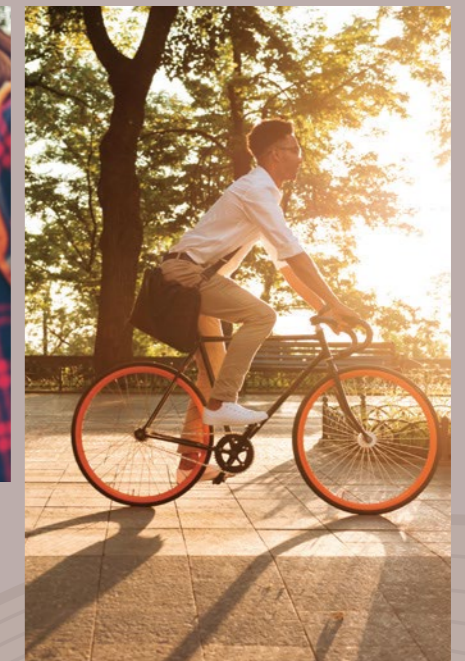
Artist's Impression Only

LIVE WHERE LIVING INSPIRES YOU

Just a stone's throw from the heart of Seremban, lies the award-winning 488-acre FREEHOLD premier boutique township of Forest Heights. Nestled amidst lush green surroundings, Forest Heights exudes an air of distinction tranquility that invites you to live life more fully. Panoramic views, cool clean breezes and emanate within the low-density industrial-free zone which includes a 24-acre green lung fostering a sense of belonging and oneness with the environment.

Forest Heights is strategically and seamlessly connected via an established network of highways and expressways right at its gate. Naturally, beautiful homes are complete with beautiful surroundings and residents are blessed with a variety of amenities and facilities. Ultimately, Forest Heights is all about inspired carefree living, peace of mind and multigenerational togetherness.

LIVE TO BE INSPIRED



Be inspired by the awesomeness of the strategically located and integrated neighbourhood of Forest Heights where secure living is prioritised and supported by holistic recreational facilities designed to enhance your lives.

PREMIUM ELEVATED LIFESTYLE INSPIRED



Hilltop Living



Luxuriant Garden



Guarded Neighbourhood



Excellent Connectivity



Adventure Land



Industrial Free Zone



Multigenerational Living

Welcome to excellent hilltop living in the boutique township of Forest Heights featuring a much-anticipated high elevation FREEHOLD 2-storey premium link homes. Spread across 28.3 acres of prime land, featuring low-density living surrounded by verdant greenery. Exclusively yours to own.



HIGHLIGHTS OF THE PROPOSED MULTI-GENERATIONAL PARK

- TREE DECK
- PAVILION
- KICKABOUT LAWN
- CHALLENGE PARK
- MULTI-TIERED PLANTERS
- PLAYGROUND
- REFLEXOLOGY PATH
- JOGGING TRACK
- MULTIPURPOSE COURT
- HOPSCOTCH
- CHESS STATION

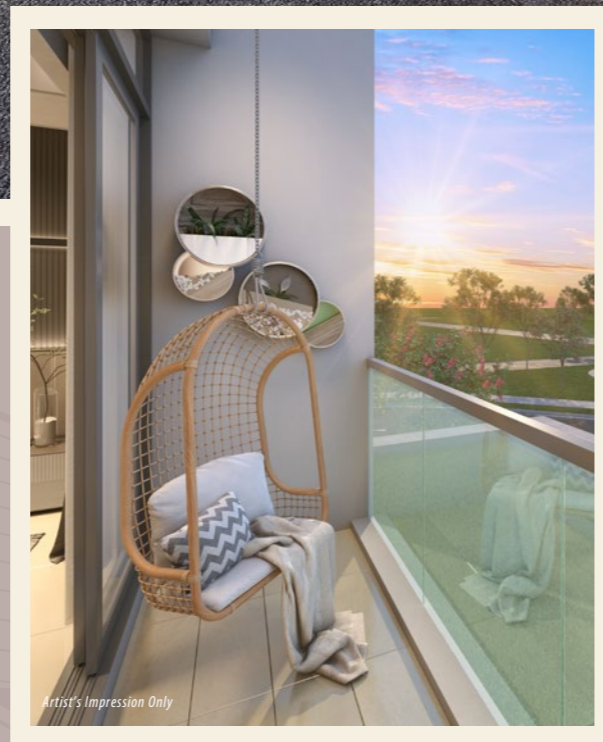


LEGEND

- Type D (20' x 65') Double Storey
- Type E (20' x 70') Double Storey
- PE Pencawang Elektrik
- * Bumiputera Lot
- Cycling Track

DEVELOPED MINDFULLY, ENHANCED ELEGANTLY

Oskar Residence at Forest Heights is designed to enhance and deliver the exuberance of luxury living with its well-planned and mindful layouts. Come explore the distinctive differences in its elegance and creative space optimisation inside and out that invite you to indulge in its premium feel.



The Heartbeat of
Forest Heights



FLOOR PLAN

TYPE D

Size:

20' x 65' (Intermediate)

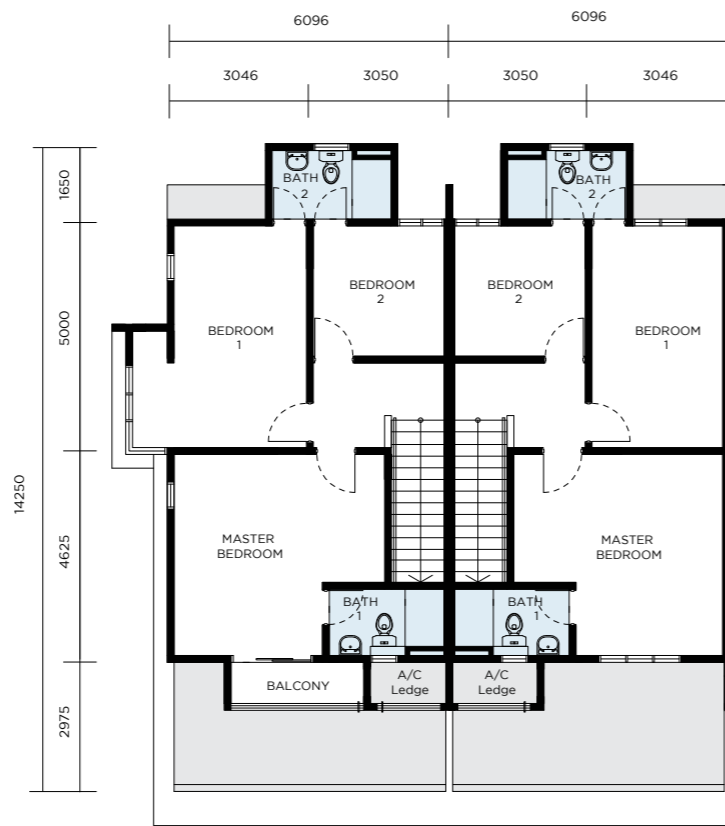
Built-up Size:

- 1,595 sq. ft. (Intermediate)

- 1,750 sq. ft. (Corner)

4 BEDROOMS

3 BATHROOMS



FIRST FLOOR

TYPE E

Size:

20' x 70' (Intermediate)

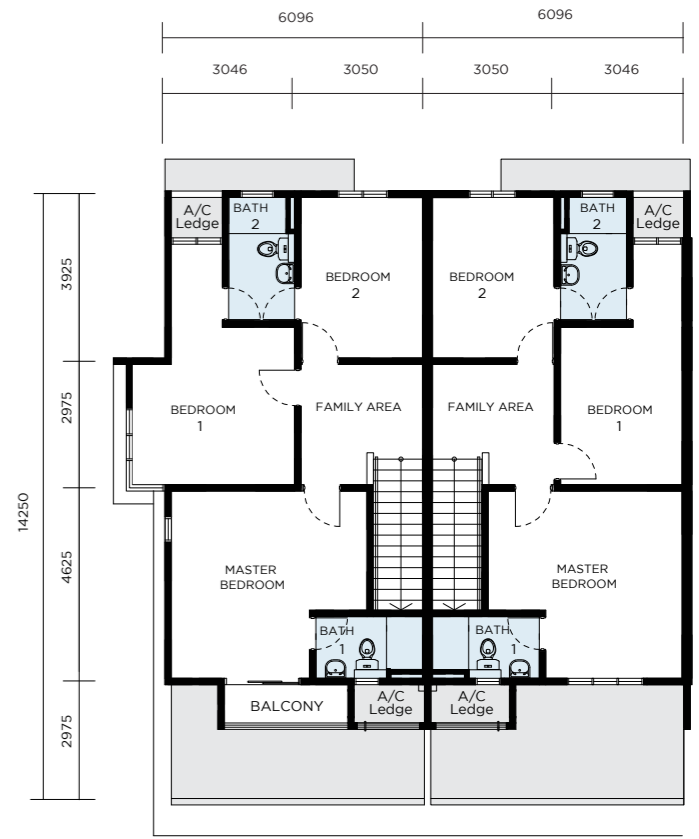
Built-up Size:

- 1,741 sq. ft. (Intermediate)

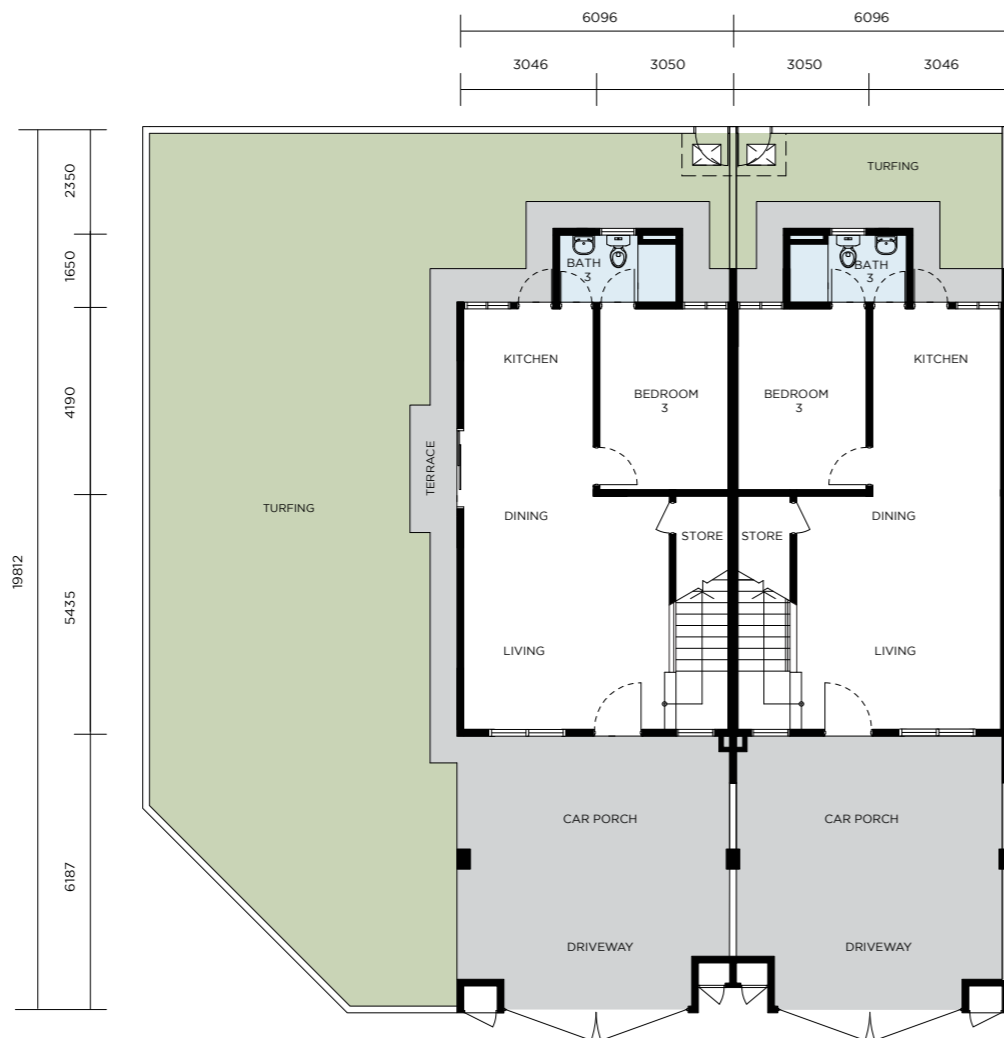
- 1,860 sq. ft. (Corner)

4 BEDROOMS

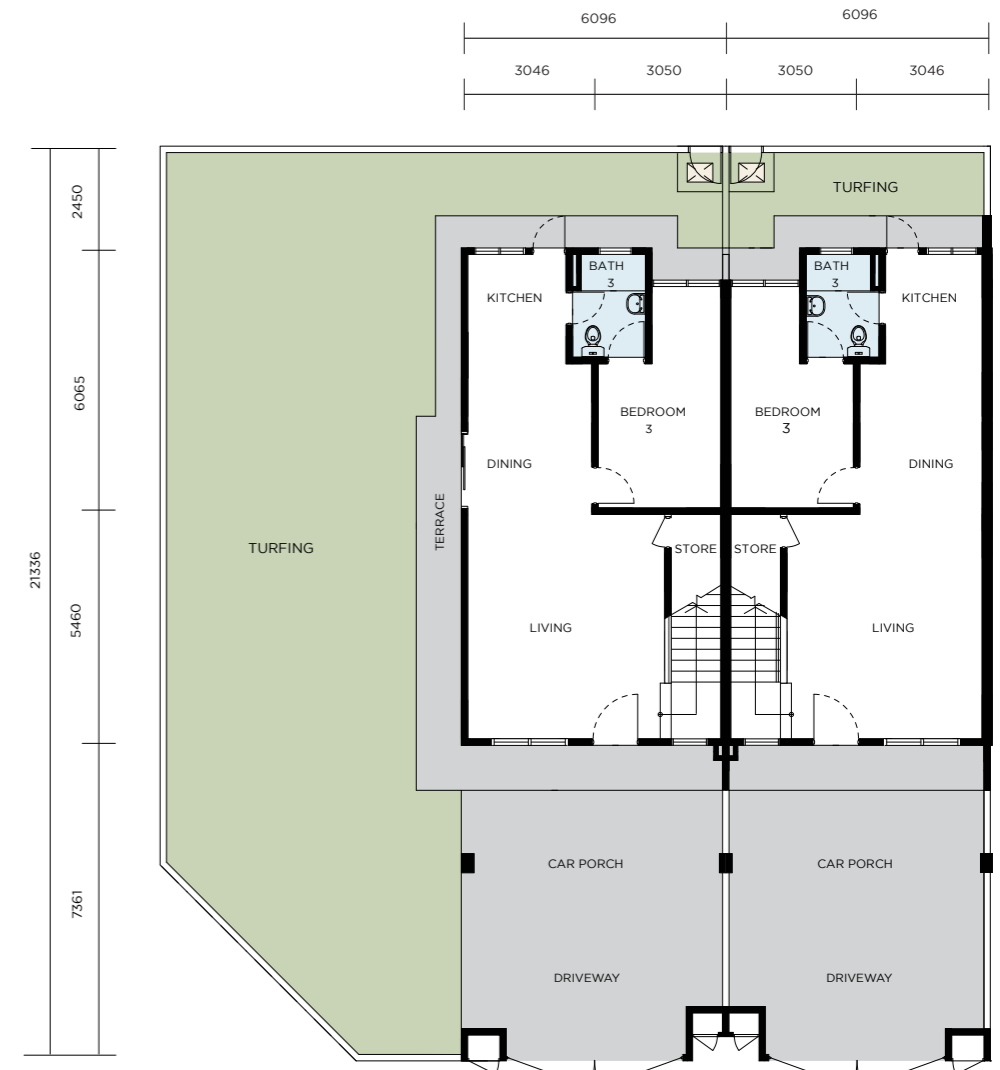
3 BATHROOMS



FIRST FLOOR



GROUND FLOOR



GROUND FLOOR

COMPLEMENTING LIFE WITH CONVENIENCES ALL AROUND

Living is complemented and made complete with the presence of a myriad of exclusive resident facilities and accompanying amenities within the development enclave, and beyond. There will always be things to do, places to go and experiences to explore just a short distance away. Highways, byways, walkways and public services are at your doorstep for your family to optimise time together, without going far. Come embrace the difference and exclusivity of the lifestyle here.



SPECIFICATIONS

Structure	: Reinforced Concrete
Wall	: Cement Sand Brick with Cement Plaster
Roof	: Concrete Roof Tile
Ceiling	: Plaster Ceiling / Concrete Slab Cement Plastered/Skim Coat
Door	: Plywood Flush Door / Aluminium Sliding Door (Corner and End Lot with Land Only)
Window	: Aluminium Frame with Clear Glass Window
Ironmongery	: Quality Locksets

Floor Finishes	Living & Dining	: Quality Tiles	Staircase	: Quality Tiles
	Kitchen	: Quality Tiles	Bathrooms	: Quality Tiles
	Family Area	: Quality Tiles	Balcony	: Quality Tiles
	Bedrooms	: Quality Tiles	Utility	: Quality Tiles

Terrace	: Quality Tiles (Corner and End Lot with Land Only)
Yard	: Turfing
Car porch	: Concrete Imprint (Type D - Int and End) Quality Tiles (Type D - Corner and End Lot with Land, E & F)
Others	: Cement Render

Wall Finishes	External wall	: Plaster / Paint
	Internal wall	: Plaster / Paint
	Kitchen	: Quality Wall Tiles / Plaster / Paint Wall tiles up to 5ft
	Bathroom	: Quality Wall Tiles / Plaster / Paint Wall tiles up to 7ft (Intermediate and End Lot) Wall tiles up to Ceiling Height (Corner and End Lot with Land Only)

		D	D	E	E	F
		(Int / End)	(Corner / End with Land)	(Int / End)	(Corner / End with Land)	(Int)
Sanitary Fittings Bathroom	Kitchen Sink	1	1	1	1	1
	Handwash Basin	3	3	3	3	3
	Sitting Water Closet	3	3	3	3	3
	Shower Rose	-	3	-	3	-
	Hand Shower	3	-	3	-	3
Electrical Points	Lighting Points	19	22	20	22	21
	Fan Point	6	6	7	7	7
	13 Amp Power Point	20	23	22	26	22
	Distribution Box	1	1	1	1	1
	TV Point	1	1	2	2	2
	A/C Point	4	5	5	6	6
	Autogate Point	1	1	1	1	1
	Wall Light Point	4	5	4	5	4
	Solar Heater Point	0	1	0	1	0
	Gate Light Point	2	2	2	2	2
	Door Bell Point	1	1	1	1	1
	Network Outlet	1	1	1	1	1
Fibre Wall Socket	1	1	1	1	1	
Water Heater Point	3	0	3	0	3	

Fence (Yard) : Side and rear: 5ft high Brickwall Fencing

Gate : Mild Steel Gate

TNB Supply : 3 Phase