



Impiana Heights

THE COLLECTION OF MAJESTIC & ELEGANCE

Nurturing Environments, Enriching Lives.

Land Owner:



Koperasi Kemajuan
Tanah Negeri Johor
Berhad (KKTNJB)



A Member Of
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HOLDINGS BERHAD**
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Prestige Isn't Added

It's Inherent





Appreciating

Finer Things In Life



Inherently drawn to all things exquisite and refined, our inclination reflects our achievements. Living in elegance is a distinct privilege, so start your journey of a refined lifestyle – desired by many, yet only experienced by the discerning few. Discover Impiana Heights.



Artist's impression only.



Living Well

with lots of
style & class



Embrace opulence and sophistication in your life. Living well with style and class transforms the ordinary into extraordinary. Cultivating a discerning taste is like enjoying a cup of coffee, but being able to discern the aroma, taste, note and body.

A life of sophistication encompasses being in the company of style and class. This means transforming an ordinary life into an extraordinary one.

Like how we adorn ourselves with luxury be it the simple things or the ones with intricate details, your home at Impiana Heights 2 exudes the charm and detailing that is nothing short of bespoke. This is the essence of a master-crafted home.





With just 44 homes occupying 11.89 acres of land, Impiana Heights astounds in terms of ample space, outdoors and indoors.

A large foyer greets anyone who enters the home with grandness. Every inch of the home is adorned with finishing of high quality that shouts and does not hint at luxury. All this is accentuated with high ceilings.



Artist's impression only.

IMAGINED by
CREATION.

Seamless
And Spacious,
Where Living
And Dining Unite
In Harmony

Begin your day by embracing the warmth and comfort of your lovely home, where every morning feels like a fresh start.

The seamless flow of light and space between the living and dining areas creates a harmonious haven where cherished moments are savored and shared.



Crafted from nature's finest materials, timber flooring sets the tone for a warm, inviting and sophisticated home. Each plank tells its own story—rich grains, warm hues and a texture that brings timeless beauty to every space. Whether basking in morning sunlight or glowing under soft evening lighting, timber floors offer a sense of serenity and grace that only nature can provide.



Versatile & Carefully
Designed Spaces



Spacious
Bedrooms



Timber
Flooring

The verdant serenity flows through the casement window, where the lush embrace of nature paints a tranquil masterpiece, casting a spell of peace and wonder upon the space within.

An opulent sanctuary
for relaxation and
rejuvenation



Artist's impression only.



The spacious restroom unfolds like a
private oasis, inviting you to luxuriate in
its airy expanse, where time itself seems
to linger a while longer, allowing for
moments of serene escape.



Where innovation meets everyday life.

To further enhance your living style, Impiana Heights homes come with a Smart Home System that compliments you with convenience and security.



DIGITAL LOCK SYSTEM
Check your doors and lock them remotely



24-HOUR SECURITY
Be assured with round-the-clock security patrol



MOTION SENSOR CCTV
A watchful eye to protect you indoors



SMART HOME SYSTEM
Stay connected and in control, whether you're home or away-making life smarter and easier.



SECURITY ALARM SYSTEM
Equipped with panic button and magnetic & vibration sensors



SOLAR PANEL
converts sunlight into electricity-reducing energy bills & lowering carbon emissionscarbon emissions.





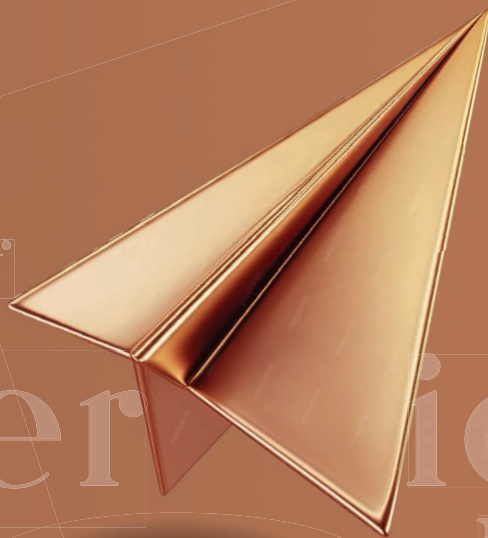
A MAJESTIC INVITATION

Designed entirely with modern architecture as its inspiration, Impiana Heights welcomes you with a grand entrance that serves to impress upon your very first step in.



A symphony of

Experiences Life



The Impiana Heights residences are complemented by a myriad of nearby amenities.

From entertainment to recreational facilities, the convenience of this address transforms daily life into an extraordinary experience, making it a highly coveted haven for those who appreciate the finer aspects of modern living.



**THE
HEART OF
BANDAR
SERI IMPIAN**

Bandar Seri Impian, located in Kluang, Johor - a modern, eco-friendly township designed for sustainable and healthy living. Created to serve a growing, environmentally conscious community, the township stands as a model of sustainability, wellness, and holistic living.

At its center is Impiana Square—a vibrant hub for retail, business, dining and lifestyle. Easily accessible, it's the go-to destination for shops, offices, cafés and essential services.



an integrated urban living, X Park is a key recreational anchor within our township development, offering a dynamic and engaging environment to residents and visitors alike. Designed to cater to families, youth, and adventure enthusiasts, the park enhances the township's appeal by blending excitement, wellness, and community interaction.

Extreme Sports, Family Fun,
and Endless Adventure

16.24-Acre X Park

Golf Driving Range

Go Kart Racing

Pickleball

Rock Climbing

Archery

Badminton



IMPIANA SQUARE

A lively commercial hub with an array of shops, restaurants, cafes and entertainment options, placing all the essentials right at your doorstep. This convenient space not only caters to you everyday needs but also elevates the surrounding experience, bringing everything you need within easy reach.





LAKE PARK

The lake mirrors the sky, its ripples whispering tranquillity. Winding paths through lush greenery invite you to surrender to nature's embrace, the crowning jewel of BandarSeri Impian.



Nature Inspired Living

13.5-Acre Lake Park

Serena Enviroment for Relaxation & Recreation

Matured & Developed Neighbourhood

ACTUAL PHOTO



Rich in
**Green
Belts**



abundance of lush green spaces and vibrant gardens, providing a peaceful retreat from the bustle of city life. With 2.75 acres of recreational park featuring shady trees and a children playground equipment, residents enjoy the perfect balance of nature and urban convenience



Artist's impression only.



**LAUGHTER
ECHOES AND
ADVENTURES
BEGIN**

A playground isn't just a place to play —
it is where imaginations soar,
friendships spark and every giggle tells a story.
Joy is loud and every moment feels like the start
of something magical.



Artist's impression only.



transformed your yard into the perfect BBQ haven - slowing down, gathering outdoors and sharing a meal surrounded by friends, family and good vibes. From grilled favorites and homemade sides to cold drinks and even colder desserts, everything came together just right.





Site Plan

PIAZZO 2
Double Storey Bungalow
Lot Size: 60' x 100'

PIAZZO 1
Single Storey Bungalow
Lot Size: 60' x 100'

VIENNA
Single Semi-Detached
Lot Size: 60' x 80'

*Bumi Lot



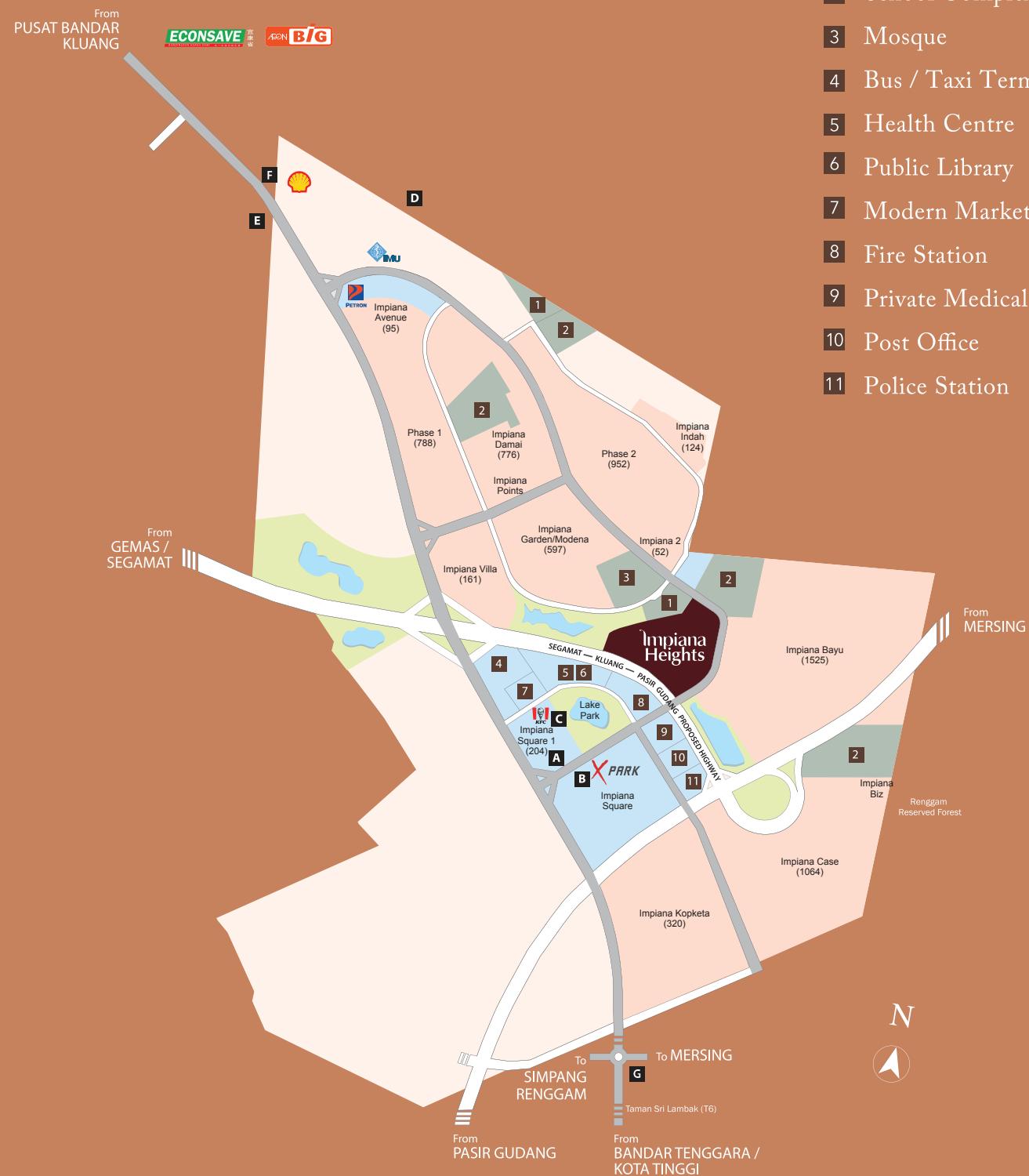
FACILITIES

- | | |
|--|-----------------------|
| 1 Guard House | 6 Children Playground |
| 2 Community Pavilion
Indoor Gym / Game Room
Mini Golf / BBQ Pit / Picnic Table | 7 Outdoor Gym / |
| 3 Basketball Court | 8 Reflexology Path |
| 4 Futsal Court | 9 Bench |
| 5 Badminton Court | 10 Gazebo |
| | 11 Parking |



Masterplan

- 1 Religious Primary School
- 2 School Complex
- 3 Mosque
- 4 Bus / Taxi Terminal
- 5 Health Centre
- 6 Public Library
- 7 Modern Market
- 8 Fire Station
- 9 Private Medical Centre
- 10 Post Office
- 11 Police Station



Location Map



Matrix Galleria



X Park



Big10 Grocer



Gunung Lambak



Hospital Enche' Besar
Hajjah Khalsom



Sek. Men. Keb.
Jalan Kota Tinggi



Sek. Men.
Sains Sembrong



KLUANG SOUTHGATE

is the gateway to Johor Bahru, Pasir Gudang and other Iskandar region by the proposed Gemas – Kluang – Pasir Gudang Highway.

