


Embun 2

20'X 70' | 2-STOREY LINK HOUSE

FREEHOLD

LAKE SIDE HOMES

 For enquiry, please find us at
BANDAR AINSDALE GALLERY
No.1, Jalan Ainsdale 1/1,
Bandar Ainsdale,
70200 Seremban, Negeri Sembilan.

Open daily: 9:30am - 6:30pm
(including public holidays)

SALES GALLERY
03 7849 5500
www.simedarbyproperty.com

THE EDGE
*Top Property
Developers Awards*
2019



ZERO plastic bottles
at all our Sales Galleries
from 1 Jan 2020

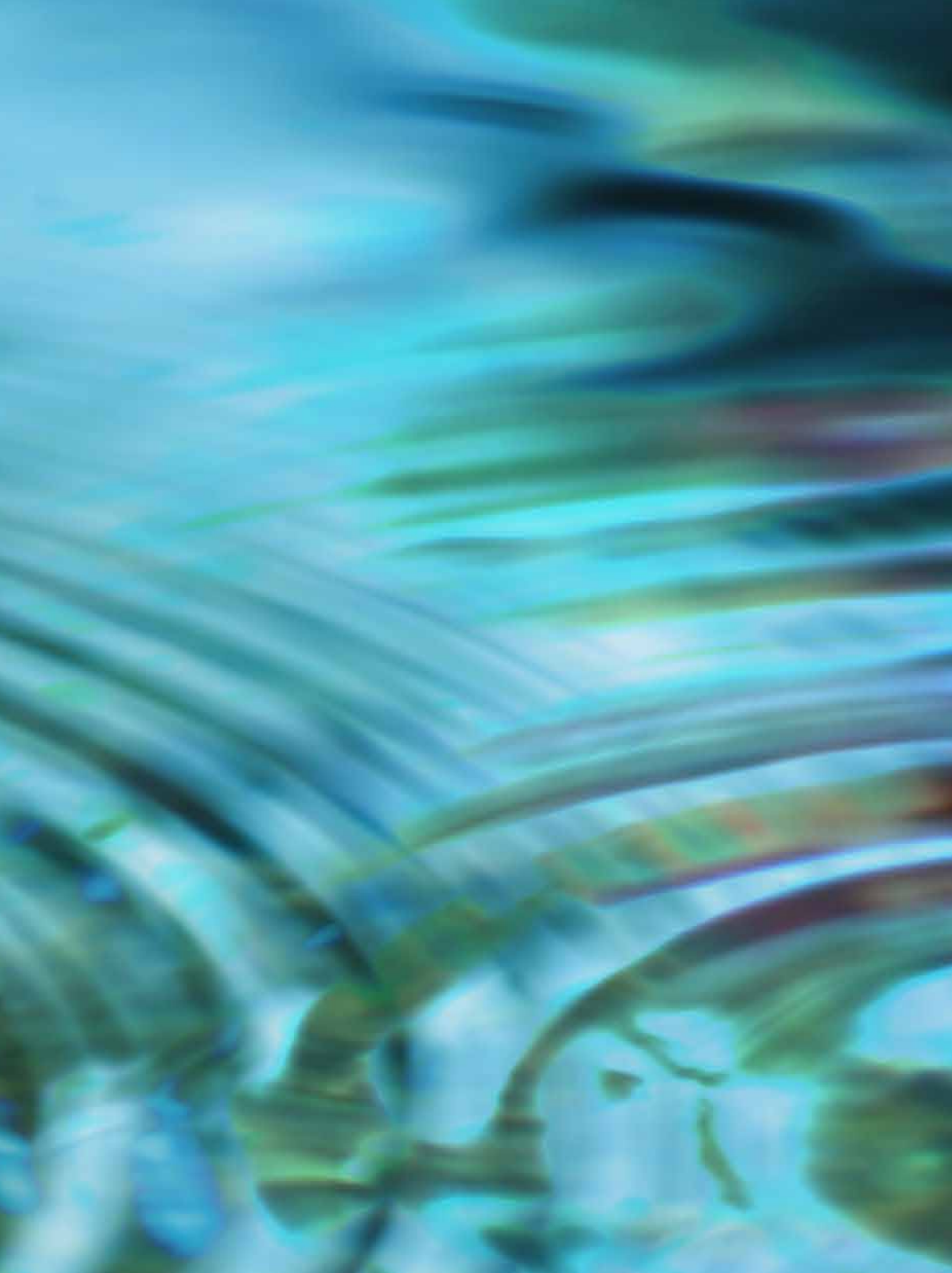
MEMBER OF
**Dow Jones
Sustainability Indices**
In collaboration with 

DEVELOPER OF THE ECONIC

**BATTERSEA
POWER STATION**
LONDON, UK


Property
Sime Darby Property Berhad
197301002148 (15631-P)


Property



WHERE HAPPINESS BEGINS

Bandar
Ainsdale

562-acres
Freehold
residential and
commercial land

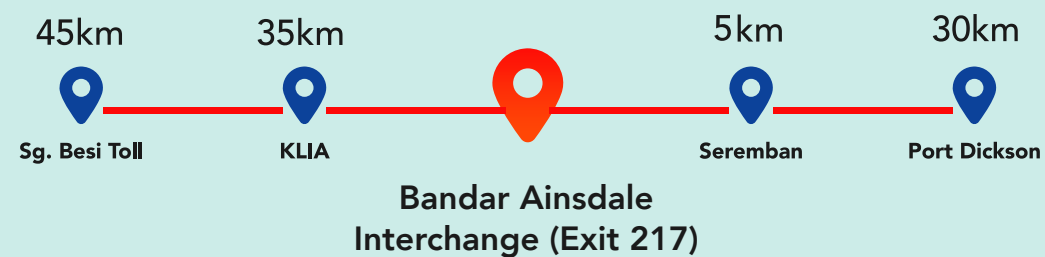
Just 5KM
Direct to
Seremban
town centre

**Award-winning
Developer**
A quality project by
Sime Darby Property Berhad



DIRECT ACCESS

Easy & fast access to Kuala Lumpur from Seremban via Bandar Ainsdale Interchange (Exit 217)



LIVE THE BETTER LIFE



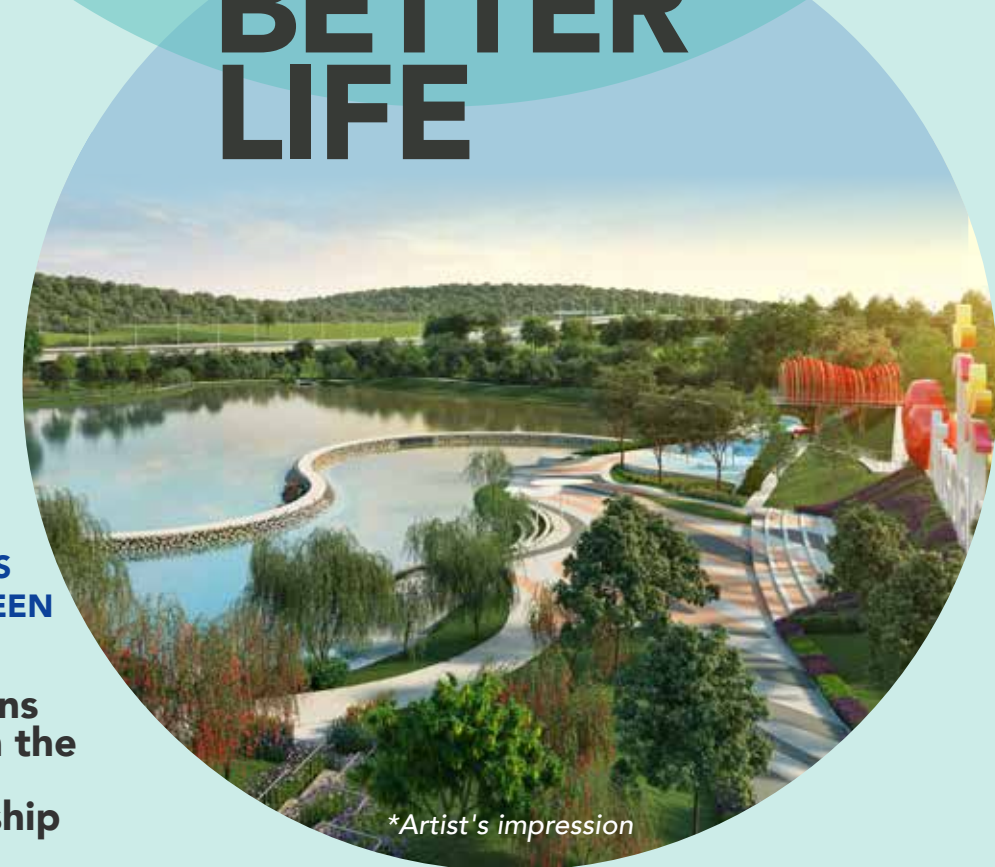
HEALTHY LIVING

15km jogging & cycling path



ACCESS TO GREEN

4 lake gardens within the whole township



PEACEFUL SURROUNDINGS

Live next to the 11-acre Ainsdale Lake Garden

SERENE LAKESIDE LIVING

Ainsdale

Embun 2

Your perfect first home awaits at Embun 2, the contemporary 20' X 70' double-storey freehold lakeside homes. Live just minutes away from Seremban town centre for access to all the amenities you need yet stay close to nature with the 11-acre Ainsdale lake garden just outside your doorsteps. Only 113 units available starting from 1,972 sq ft. Own your happiness for the best living experiences.

YOUR HEALTH IS YOUR WEALTH

Discover your true health
here at Ainsdale lake garden

**AMPHITHEATRE
GARDEN AREA**
Landscaped garden
to relax and unwind
with your family

11-ACRE AINSDALE LAKE GARDEN

**KERUING
TUNNEL**
Instaworthy
spot

**RECREATIONAL
PARK**

**HERBS
TRAIL**

**ICONIC PLAYGROUND
& PLAYPARK AREA**

**RECREATIONAL
PARK**

**KERUING
TUNNEL**

**ENERGIZE
PARK**

**AMPHITHEATRE
GARDEN AREA**

**ENTRANCE
PLAZA**

*Artist's impression



**PEACE
OF MIND**

Perimeter
fencing
& dedicated
guardhouse



**NEXT TO 11-ACRE
AINSDALE LAKE GARDEN**

A breathe of
fresh air awaits
you at home



**NORTH-SOUTH
ORIENTATION**

Minimise direct
sunlight for
more comfort

CONTEMPORARY LIVING IN NATURAL SURROUNDINGS



THE IDEAL HOME SETTING



**COSY
LIVING**

**Family area
at first
floor**



**4 BEDROOMS
3 BATHROOMS**

**Spacious
personal
spaces**



CONVENIENT
**Fully covered
car porch**



*Artist's impression

BETTER FOR EVERYONE



OPEN-PLAN DESIGN

Continuous space of living, dining and kitchen areas



MULTIGENERATIONAL HOMES

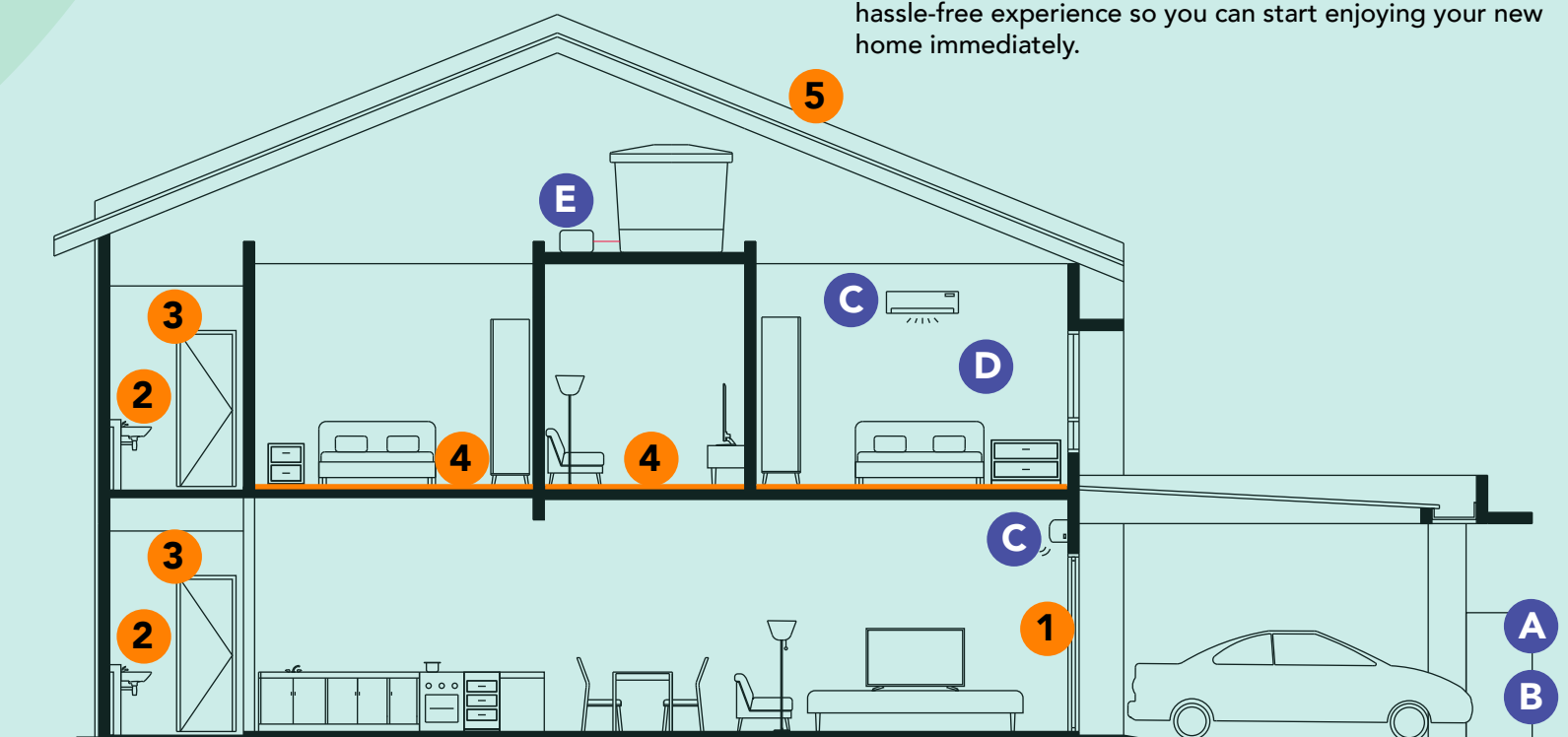
Disabled friendly features



*Artist's impression

READY FOR YOU

Moving in should be a memorable and happy occasion. Embun 2 comes complete with FittingPlus+ to make it a hassle-free experience so you can start enjoying your new home immediately.



Note: Diagram is for illustration purpose only. Does not reflect the final position & design of the fixtures

Standard fittings and specifications

- 1 Aluminium frame sliding door
- 2 High quality sanitary-ware and fittings
- 3 Laminated engineered timber door
- 4 Laminated flooring (1st Floor and staircase)
- 5 Complete roof system with warranty

FittingPlus+

- A Aluminium frame sliding door
- B High quality sanitary-ware and fittings
- C Laminated engineered timber door
- D Laminated flooring (1st Floor and staircase)
- E Complete roof system with warranty

SITEPLAN



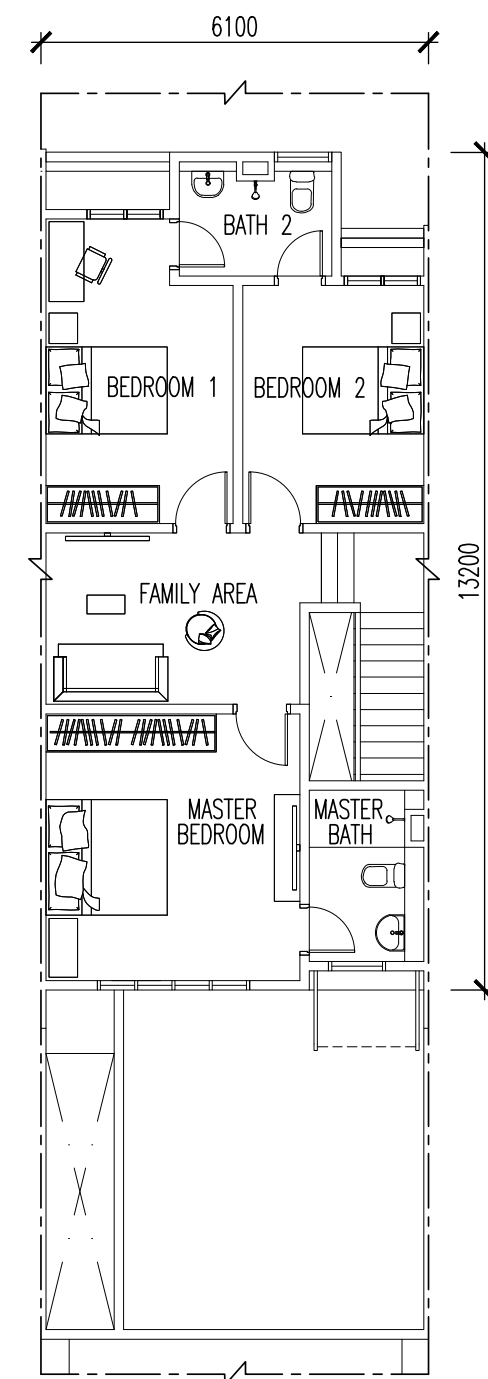
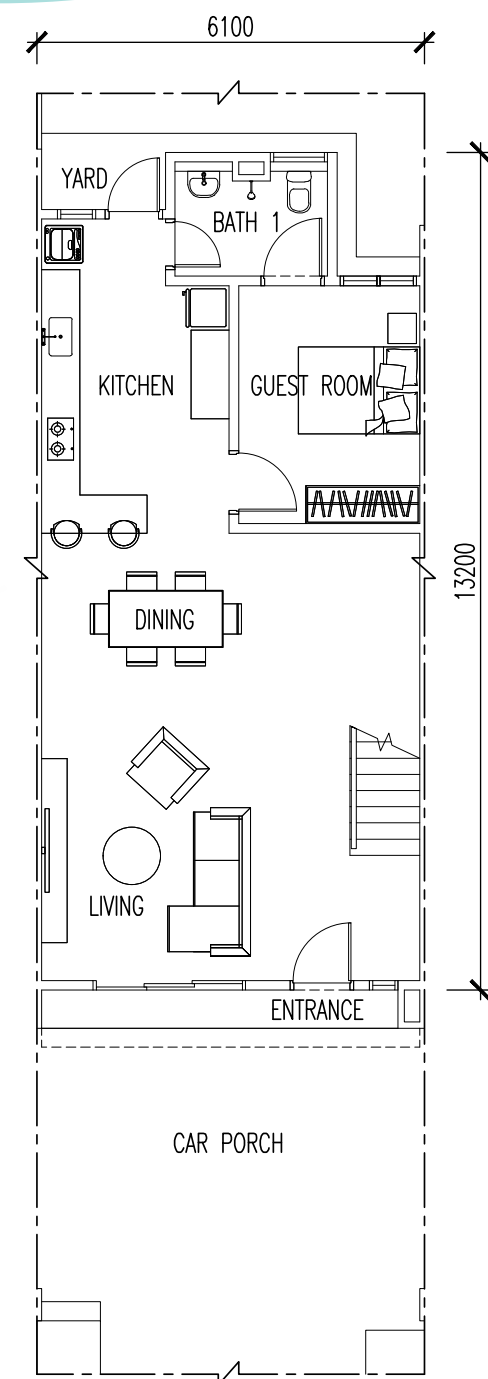
FLOOR PLAN

TYPE A & AM | 20'x70'

Intermediate Unit

Built-up: 1,972 sq ft

Land Area: 2,029 sq ft



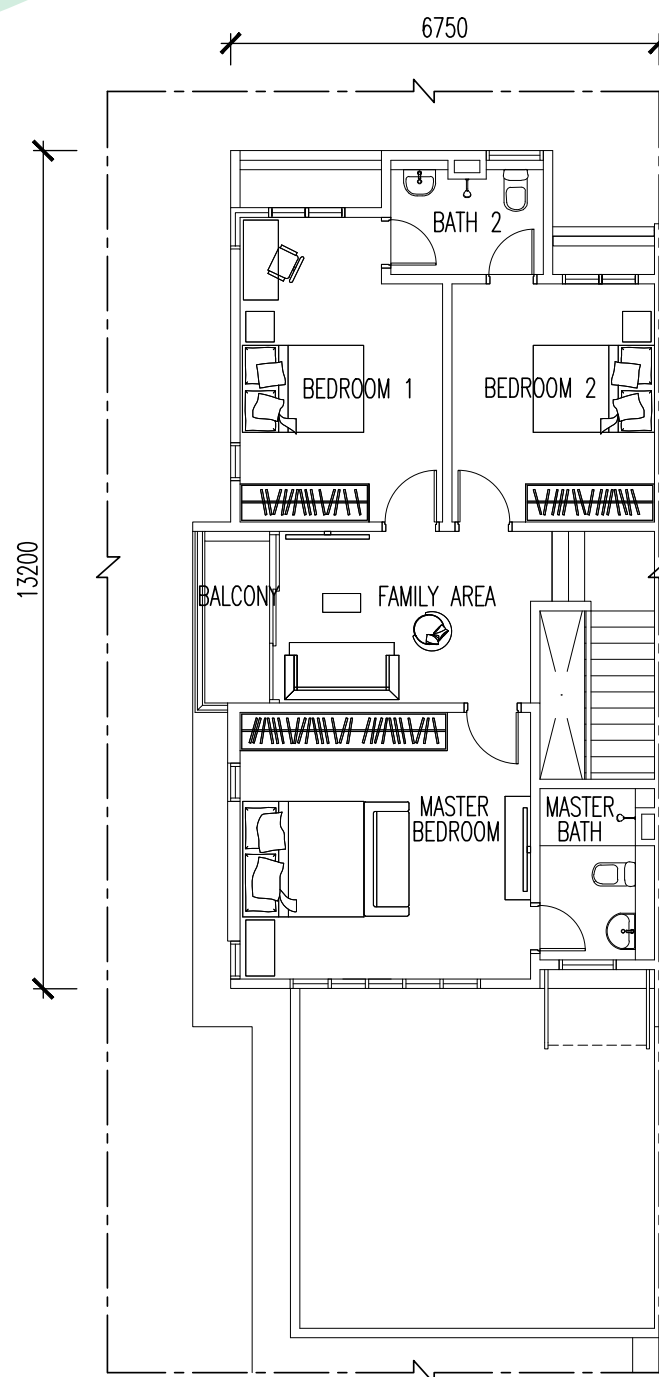
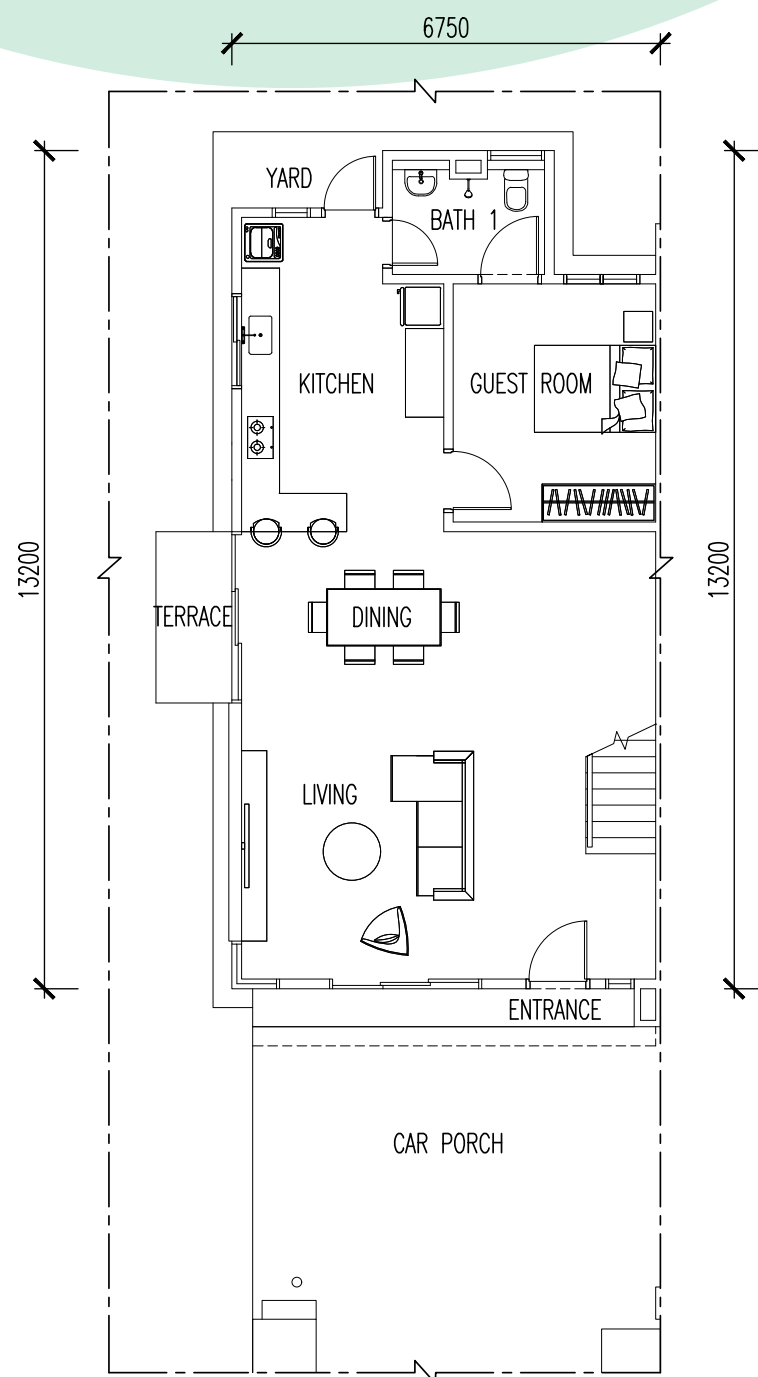
FLOOR PLAN

TYPE E & EM | 20'x70'

End Unit

Built-up: 2,044 sq ft

Land Area: 2,146 sq ft

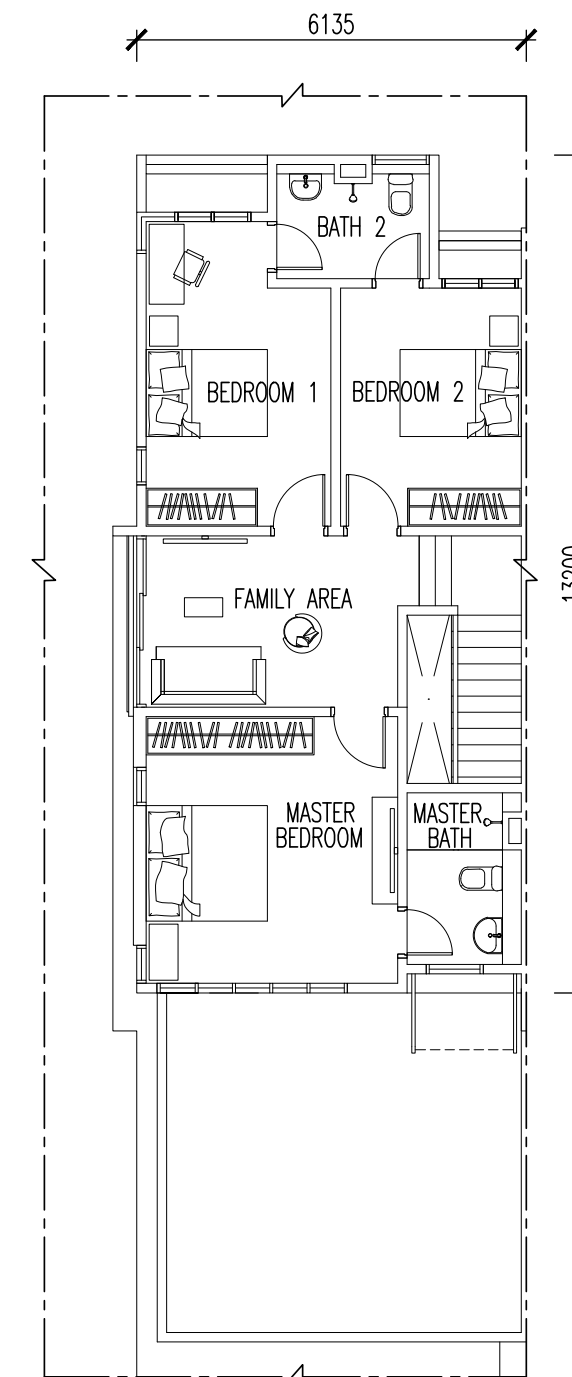
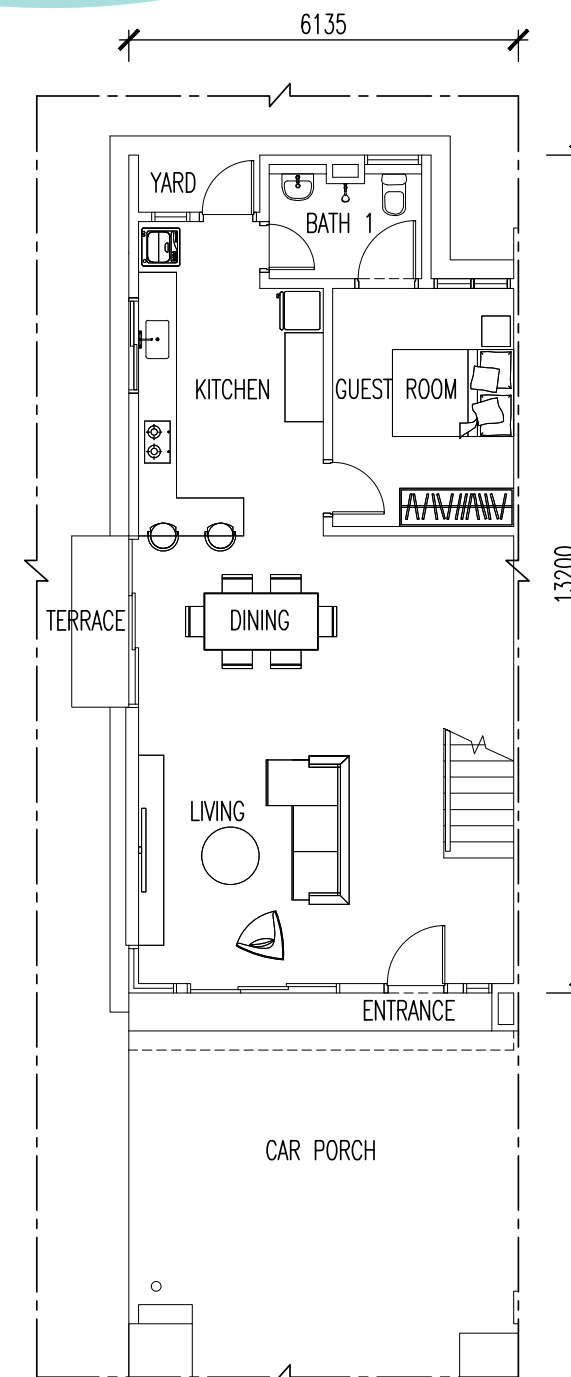


TYPE C & CM | 22'x70'

Corner Unit

Built-up: 2,249 sq ft

Land Area: 2,368 sq ft



SPECIFICATIONS

Structure		: Reinforced Concrete		
Wall		: Masonry		
Roof Covering		: Roof Tiles / Concrete / Metal Deck		
Roof Framing		: Metal		
Ceiling		: Plasterboard/Skim Coat/ Cement Board		
Windows	: All	: Aluminium Frame Glass Panel		
Doors	: Main Entrance	: Laminated Engineered Timber Door		
	: Other Doors	: Laminated Timber Door/ Painted Flush Door		
		: Aluminium Frame Sliding Door		
Ironmongery		: Locksets with Accessories		
Wall Finishes	: External	: Plaster & Paint		
	: Internal	: Plaster & Paint		
	: Kitchen	: Ceramic Tiles up to 1500mm high / Plaster & Paint		
	: Master Bath, Bath 1 & 2	: Ceramic/ Porcelain Tiles up to ceiling height		
	: Yard	: Plaster & Paint		
Floor Finishes	: Car Porch	: Concrete Imprint		
	: Entrance, Terrace	: Porcelain Tiles		
	: Yard	: Cement Render		
	: Living & Dining	: Porcelain Tiles		
	: Kitchen	: Ceramic Tiles		
	: Guest Room	: Porcelain Tiles		
	: Master Bedroom, Bedroom 1 & 2	: Laminated Flooring		
	: Master Bath, Bath 1 & 2	: Ceramic/ Porcelain Tiles		
	: Family	: Laminated Flooring		
	: Staircase	: Laminated Flooring		
	: Balcony	: Porcelain Tiles		
	Sanitary and Plumbing Fittings	: Kitchen	: Sink and Tap	
: Master Bathroom, Bath 1 & 2		: Sanitary Wares and Fittings		
: Yard		: Tap		
: Recycle Compartment		: Tap		
Electrical Installation		B-C/Cm	B-A/Am	B-E/Em
	: Light Point	: 23	21	22
	: Gate Light Point	: 1	1	1
	: Power Point	: 24	24	24
	: Fan Point	: 7	7	7
	: Door Bell Point	: 1	1	1
	: Water Heater Power Point	: 1	1	1
	: Air Conditioning Power Point with Piping	: 2	2	2
	: Fibre Wall Socket	: 1	1	1
	: Data Point	: 1	1	1
	: TV Point	: 2	2	2
	: Auto-Gate Point	: 1	1	1
	: Booster Pump Power Point	: 1	1	1
Internal Telephone		: Provided		
Trunking & Cabling				
Fencing		: Masonry Fence with M.S. Fencing, M.S.Gate and Chain Link		
Miscellaneous		: Letter Box		
		: Recycle Compartment		
		: TNB Meter Compartment		

No of Units: 76 • Type: 20'x65' Double Storey Link Houses • Expected Date of Completion : December 2021 • Land : Free from Encumbrances• Tenure of Land : Freehold • Developer's License No. : 12408-11/12-2021/01276(L) • Validity: 24/12/2019-23/12/2021 • Advertising & Sales Permit No. : 12408-11/12-2021/01276(P) • Approval Authority : Majlis Perbandaran Nilai • Building Plan Approval No. : MPN.431/1/80/2019/2(15) • Developed by : Sime Darby Property (Ainsdale) Sdn Bhd (formerly known as Sime Darby Ainsdale Development Sdn Bhd) [Registration No. 200801003748 (805032-T)], Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor • Selling Price: RM635,888 (Min) - RM853,888 (Max)

*All rendering content is the artists' impression only. Whilst every care is taken in providing the most accurate details, the Proprietor, Developer and Managers cannot be held responsible for variations that may occur.



Property

Developing homes, building lifestyles

On the back of a successful 45-year track record of developing sustainable communities, Sime Darby Property has to date built 23 active townships / developments with a global reach that encompasses assets and operations across the Asia Pacific region and the United Kingdom. In the UK, as part of a Malaysian consortium, Sime Darby Property is the developer of the iconic Battersea Power Station project in central London.

Sime Darby Property is a multiple award-winning property group with numerous local and international accolades. It is the first Malaysian property developer to be awarded the International FIABCI Prix d'Excellence Awards twice for its Subang Jaya and UEP Subang Jaya townships. The company bagged its 8th consecutive Gold at the Putra Brand Awards 2017 and its 5th consecutive Top 10 Developers Awards at the BCI Asia 2015. Sime Darby Property has also been recognised as among the top developers in Malaysia in the annual The EdgeTop Property Developers Awards, a recognition which the company consistently receives since 2009.

