



arinda2

**FASA 3
(R1E)**

**20' x 70' | 22' x 70'
RUMAH TERES SATU TINGKAT
HAK MILIK KEKAL**

Konsep rekabentuk

Pembangunan Perumahan Arina di Bandar Ainsdale dikelilingi oleh kawasan kediaman, kemudahan komersial, rekreasi, serta persekitaran hijau yang menarik. Pembangunan ini terletak berdekatan dengan Taman Tasik Ainsdale yang berkonsepkan komuniti sihat dan cergas.

Ciri-ciri pembangunan Arina adalah:

- a) Akses terus ke Lebuhraya Utara-Selatan.
- b) Berdekatan dengan kemudahan seperti sekolah, surau, dan kedai-kedai.
- c) Reka bentuk bangunan Arina merangkumi rumah satu tingkat di atas lot tanah dengan saiz 20'x70' dan 22'x70', yang mempunyai reka bentuk yang bervariasi.

Ciri-ciri reka bentuk bangunan adalah seperti berikut:

- a) Reka bentuk moden yang menarik dengan elemen fasad yang menonjol, disertai reka bentuk bumbung cerun.
- b) Konsep pelan dalaman terbuka yang menggabungkan kawasan Ruang Tamu, Ruang Makan serta Dapur, berfungsi untuk meningkatkan rasa kesinambungan ruang.
- c) Keselesaan dalaman dapat dikawal dengan baik, dengan semua rumah berorientasikan Utara-Selatan.



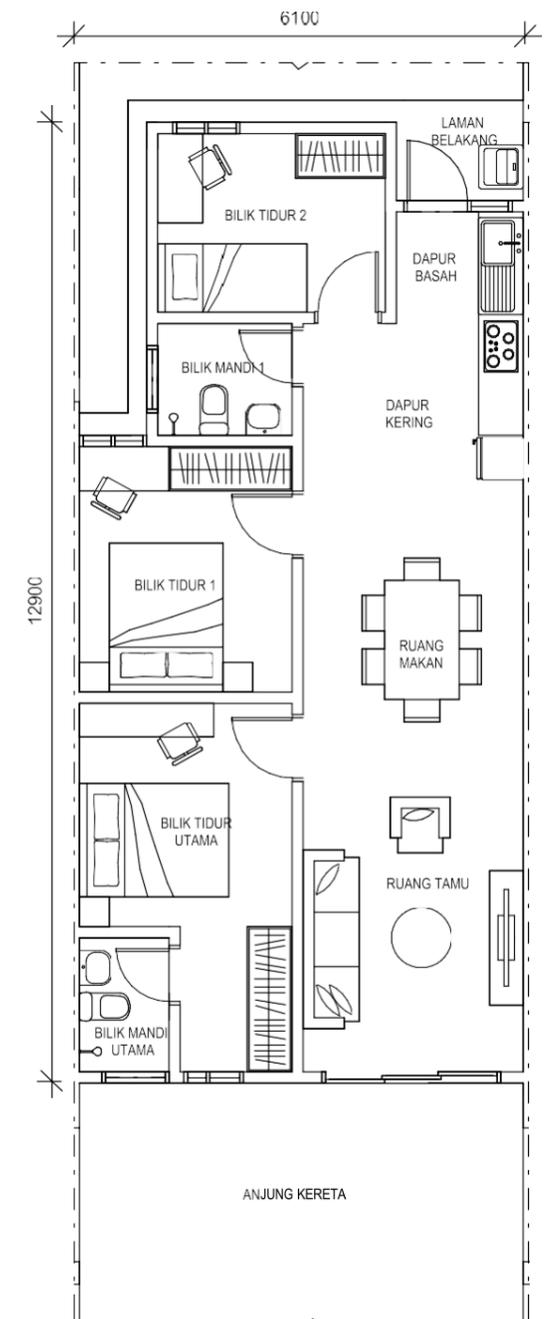
Rumah Teres Satu Tingkat

20' X 70' | 22' X 70'

Pelan Lantai

Unit Tengah - Jenis A
20' x 70' | 1,010 kps

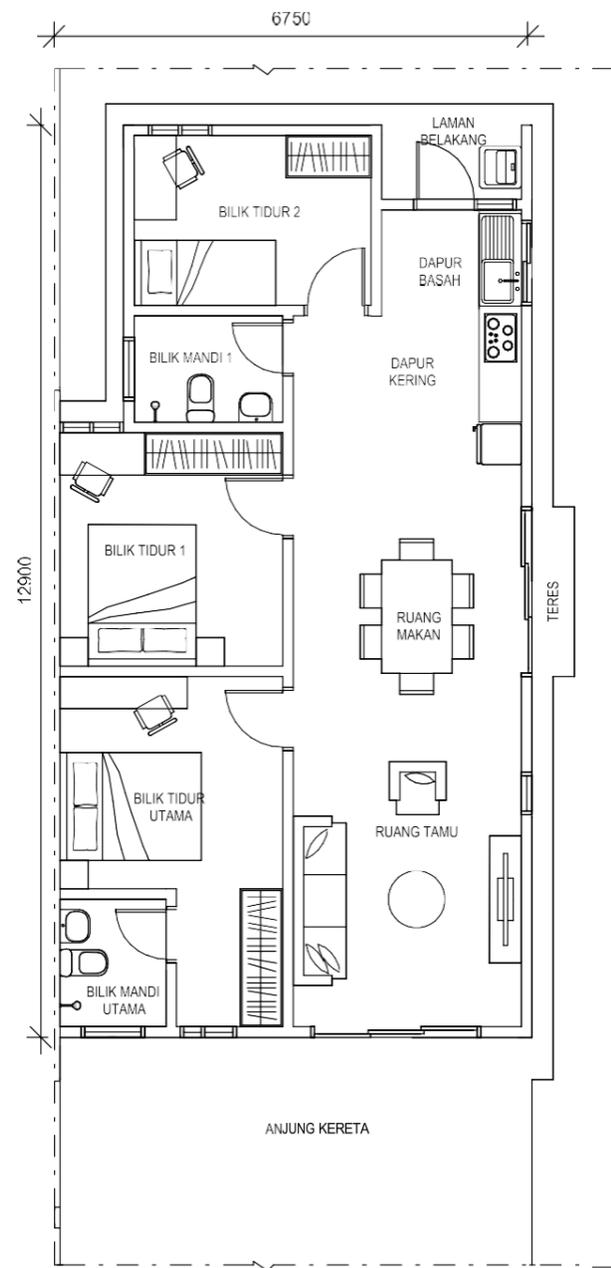
3 bilik tidur + 2 bilik air



Pelan Lantai

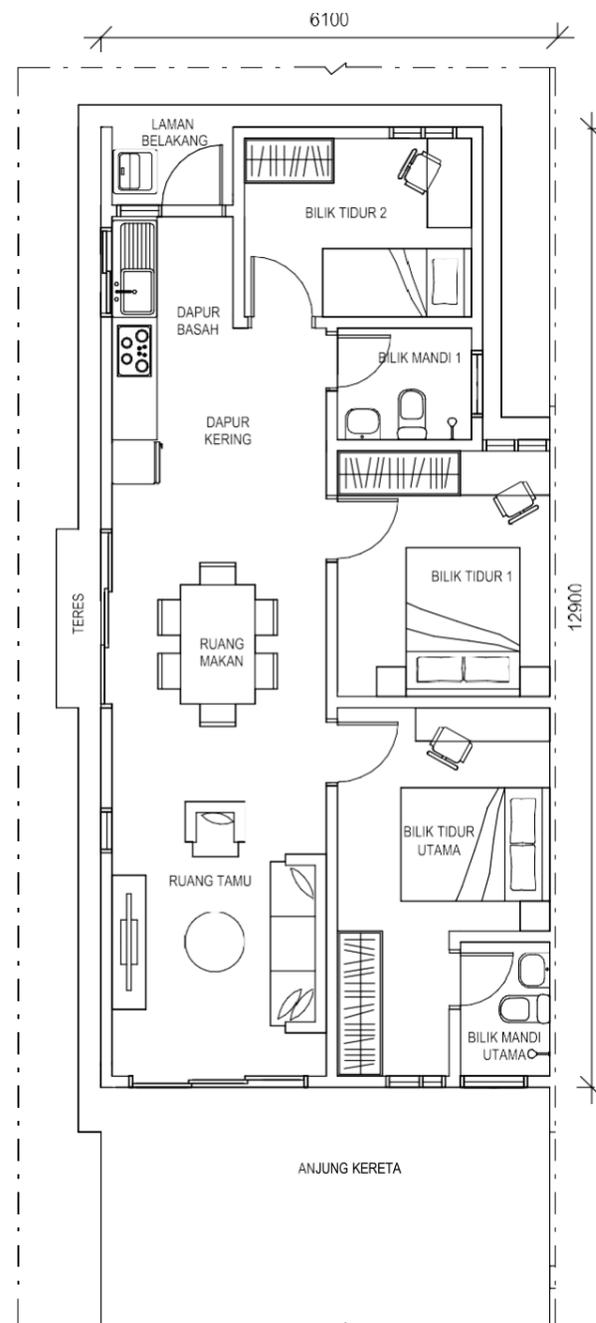
Unit Hujung - Jenis E
22' x 70' | 1,138 kps

3 bilik tidur + 2 bilik air



Unit Hujung - Jenis E1
20' x 70' | 1,138 kps

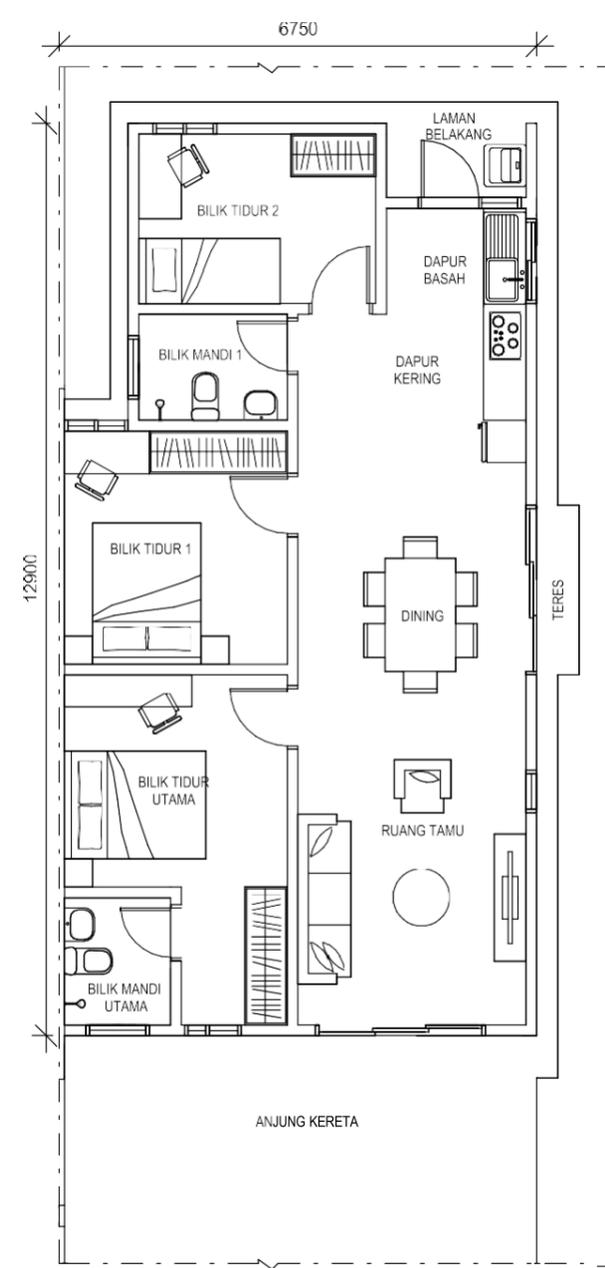
3 bilik tidur + 2 bilik air



Pelan Lantai

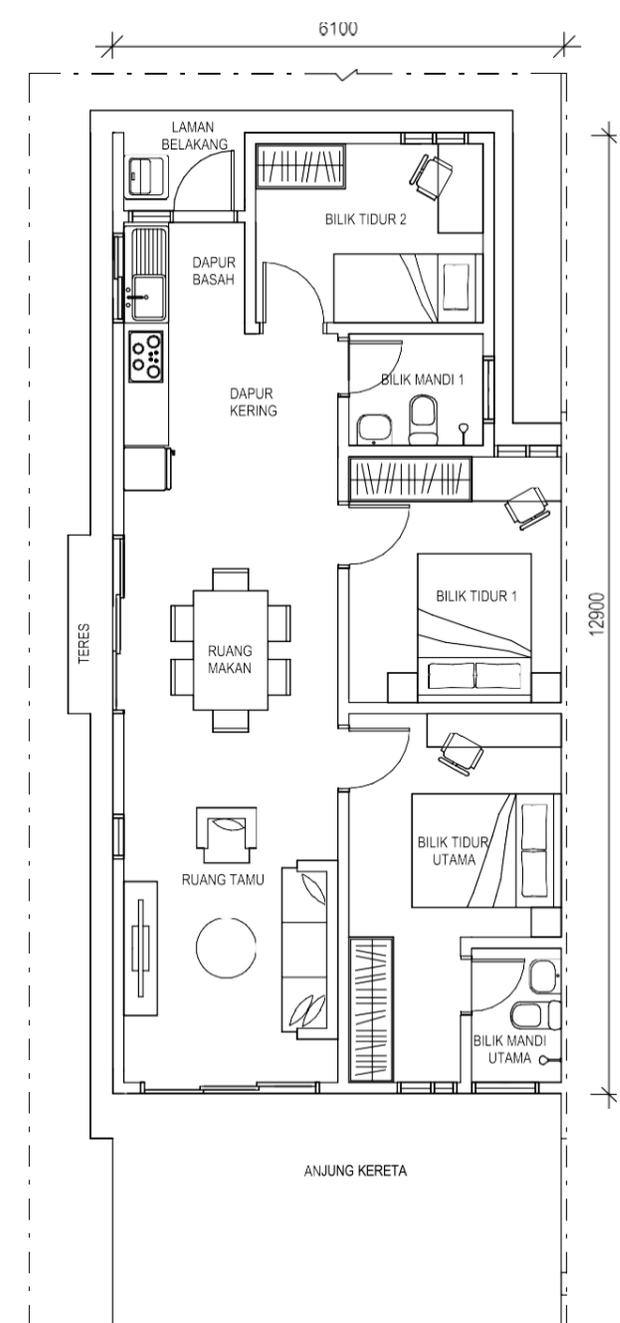
Unit Tepi - Jenis C
22' x 70' | 1,026 kps

3 bilik tidur + 2 bilik air



Unit Tepi - Jenis C1
20' x 70' | 1,026 kps

3 bilik tidur + 2 bilik air





Spesifikasi

| | | |
|--------------------------------|---|---|
| Struktur | : | Konkrit Bertetulang |
| Dinding | : | Batu Bata / Konkrit |
| Kemasan Bumbung | : | Atap Keluli |
| Kerangka Bumbung | : | Kerangka Besi |
| Siling | : | Plaster/ Lekaan Skim/ Papan Simen |
| Tingkap | : | Semua |
| Pintu | : | Pintu Gelongsor dengan Bingkai Aluminium |
| | : | Lain - lain |
| | : | Pintu Rata Bercat |
| | : | Pintu Gelongsor dengan Bingkai Aluminium Door (Type C, Cm, E, Em, C1, C1m, E1 & E1m sahaja) |
| Set Kunci Pintu | : | Set Kunci Pintu dengan Aksesori |
| Kemasan Dinding | : | Luaran |
| | : | Dalaman |
| | : | Dapur |
| | : | Bilik Mandi Utama, Bilik Mandi 1 |
| | : | Laman Belakang |
| Kemasan Lantai | : | Anjung Kereta |
| | : | Teres, Laman Belakang |
| | : | Ruang Tamu, Ruang Makan, Bilik Tidur Utama, Bilik Tidur 1 & 2 |
| | : | Dapur |
| | : | Bilik Mandi Utama, Bilik Mandi 1 |
| Sanitari dan Kelengkapan Paip | : | Dapur |
| | : | Bilik Mandi Utama, Bilik Mandi 1 |
| | : | Laman Belakang |
| | : | Ruang Kitar Semula |
| | : | Lepa dan Cat |
| | : | Lepa dan Cat |
| | : | Jubin Seramik Ketinggian 1500mm / Lepa / Lekaan Skim dan Cat |
| | : | Jubin Seramik Ketinggian Siling / Lepa dan Cat |
| | : | Konkrit Bercetak |
| | : | Simen Lepa |
| | : | Jubin Seramik |
| | : | Jubin Seramik |
| | : | Sinki dan Pili |
| | : | Peralatan dan Kelengkapan Kebersihan |
| | : | Pili |
| | : | Pili |
| Pemasangan Poin Elektrik | : | Lampu |
| | : | Lampu Pagar |
| | : | Poin Kuasa |
| | : | Kipas |
| | : | Loceng |
| | : | Pemanas Air |
| | : | Penghawa Dingin |
| | : | Soket Fiber Dinding |
| | : | T.V. |
| Pemasangan Kabel Telefon Dalam | : | Disediakan |
| Pagar | : | Pintu Pagar Keluli & Pagar Dawai |
| Ciri-ciri Lain-lain | : | Peti Surat |
| | : | Ruang Kitar Semula |

| | C/Cm | A/Am | E/Em | C1/C1m | E1/E1m |
|--------------------------|------|------|------|--------|--------|
| Pemasangan Poin Elektrik | : 15 | : 14 | : 15 | : 15 | : 15 |
| | : 1 | : 1 | : 1 | : 1 | : 1 |
| | : 12 | : 12 | : 12 | : 12 | : 12 |
| | : 5 | : 5 | : 5 | : 5 | : 5 |
| | : 1 | : 1 | : 1 | : 1 | : 1 |
| | : 1 | : 1 | : 1 | : 1 | : 1 |
| | : 2 | : 2 | : 2 | : 2 | : 2 |
| | : 1 | : 1 | : 1 | : 1 | : 1 |
| | : 1 | : 1 | : 1 | : 1 | : 1 |



Untuk sebarang pertanyaan, sila hubungi atau lawati kami di:

BANDAR AINSDALE GALLERY
 No.1, Jalan Ainsdale 1/1, Bandar Ainsdale,
 70200 Seremban, Negeri Sembilan.

Galeri Pameran dibuka setiap hari dari 9:30am hingga 6:30pm.

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FASA BAR1E | Jumlah Unit: 114 | Jenis: Rumah Teres 1 Tingkat | Tarikh Dijangka Siap: Oktober 2027 | Pegangan Tanah Pinda: Kekal | No. Lesen Pemaju: 12408/07-2028/0997(A) | Tempoh Sah: 16/07/2023 - 15/07/2028 | No. Permit Iklan & Jualan: | Tempoh Sah: | Pihak Berkuasa Meluluskan Bangunan: Majlis Bandaraya Seremban | No. Rujukan Pelan Bangunan: Bil (12) dim MBS.S.KB 1 - 18/24 (B) | Pemaju: Sime Darby Property (Ainsdale) Sdn. Bhd. (No. Syarikat 200801003748), Tingkat 10, Blok G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Harga Jualan: Rumah Teres 2 Tingkat Jenis A/Am (Jumlah Unit: 94) (Harga Minimum: RM 472,888 – Harga Maksimum: RM 472,888), Jenis E/Em (Jumlah Unit: 14) (Harga Minimum: RM 576,888 – Harga Maksimum: RM 672,888), Jenis C/Cm (Jumlah Unit: 6) (Harga Minimum: RM692,888 – Harga Maksimum: RM 756,888) | Diskaun Bumiputera: 10% (tertakluk kepada kuota).

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY





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**PHASE 3
(R1E)**

**20' x 70' | 22' x 70'
SINGLE STOREY LINK HOMES
FREEHOLD**

Architectural Statement

Arina, a development in Bandar Ainsdale. Located near to Ainsdale Lake Garden, Arina exemplifies a wellness-focused community with its strategic location close to essential amenities such as schools, surau, and shops, and direct access to the North-South Expressway.

This development features single-storey link homes in lot sizes of 20' X 70' and 22' X 70', offering a variety of designs. Highlights include:

- A striking modern aesthetic with bold lines, colour accentuated façade details, and pitched roofs.
- An open-plan layout integrating living, dining, and kitchen areas to enhance space continuity.
- Passive cooling design to ensure indoor thermal comfort.

Arina is surrounded by residential and commercial developments, as well as recreational facilities, making it a well-rounded choice for modern living.



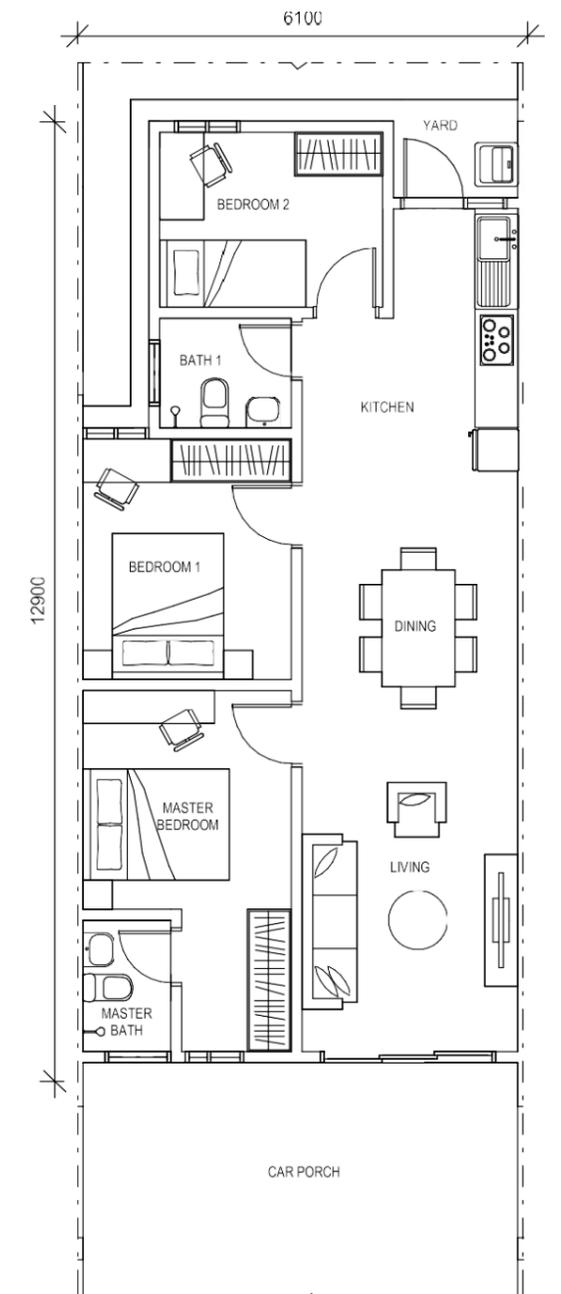
Single Storey Link Homes

20' X 70' | 22' X 70'

Floor Plans

Intermediate Unit - Type A
20' x 70' | 1,010 sq ft

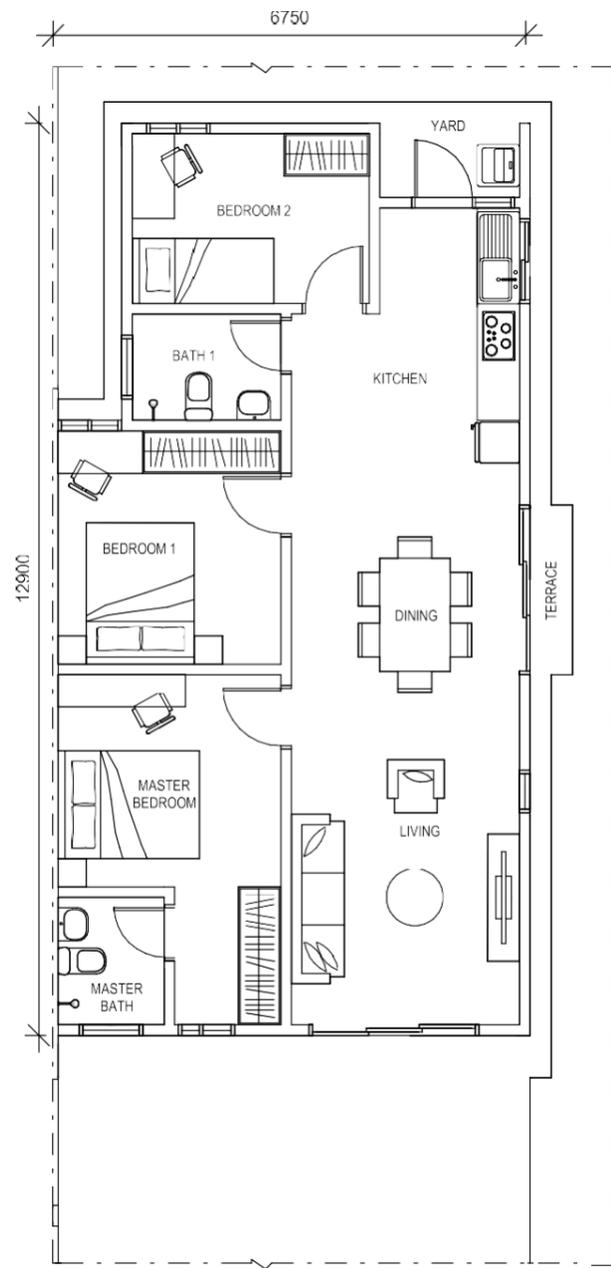
3 bedrooms + 2 bathrooms



Floor Plans

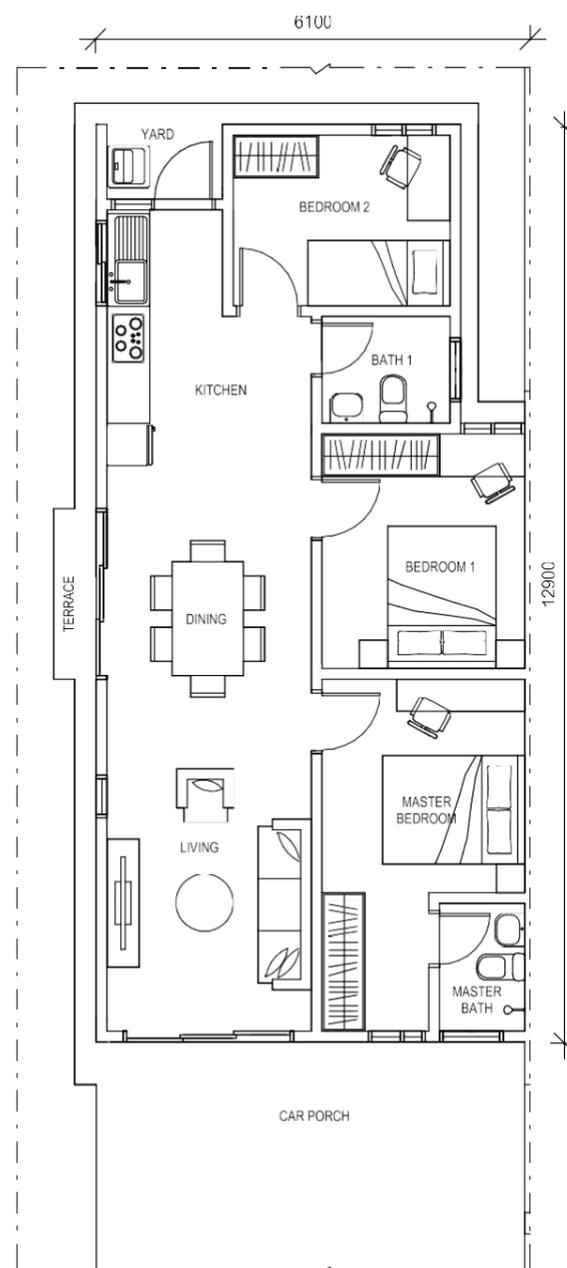
End Unit - Type E
22' x 70' | 1,138 sq ft

3 bedrooms + 2 bathrooms



End Unit - Type E1
20' x 70' | 1,138 sq ft

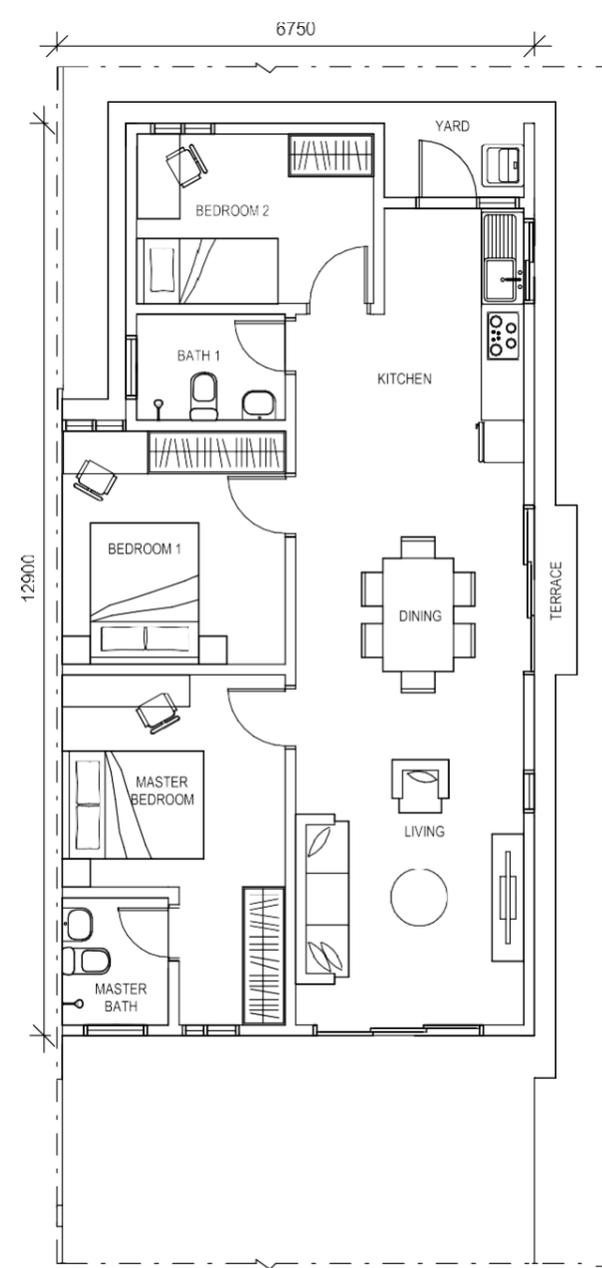
3 bedrooms + 2 bathrooms



Floor Plans

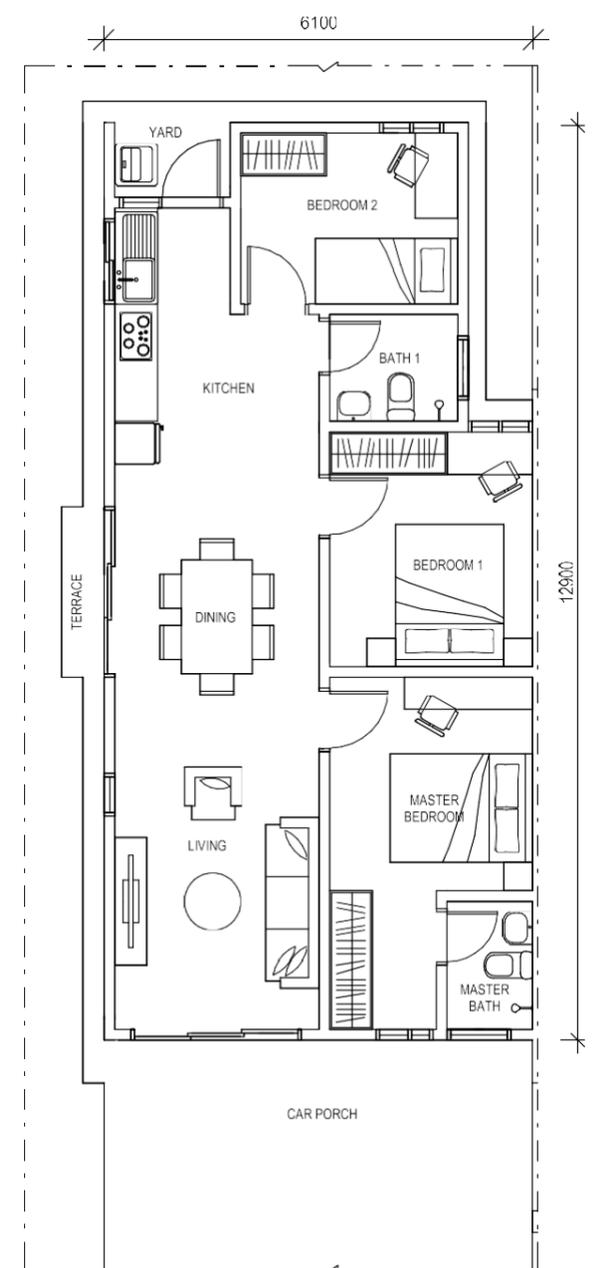
Corner Unit - Type C
22' x 70' | 1,026 sq ft

3 bedrooms + 2 bathrooms



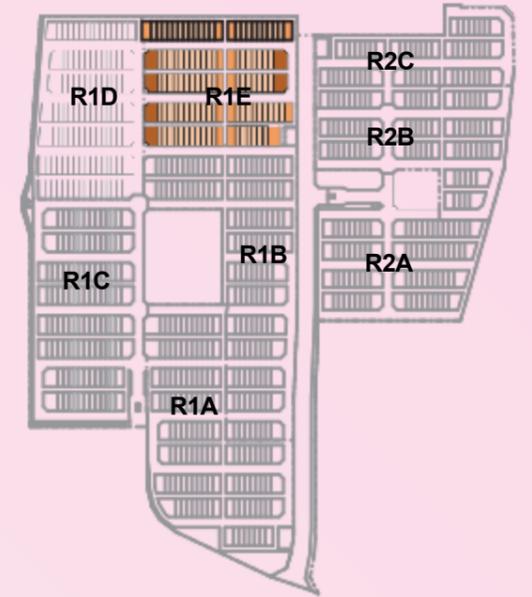
Corner Unit - Type C1
20' x 70' | 1,026 sq ft

3 bedrooms + 2 bathrooms

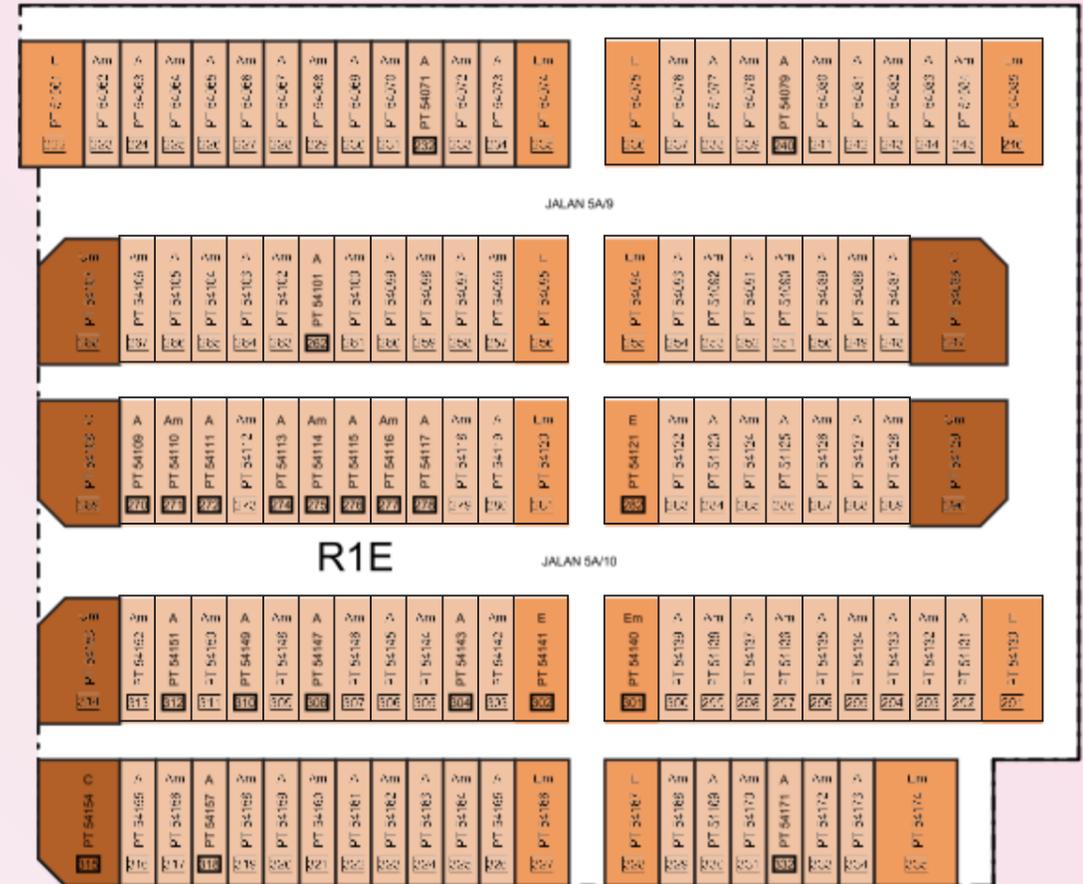




Site Plan



arina2
PHASE 3
(R1E)



| LEGEND | | Phase Name | Product Type | Phase Name | Product Type |
|--------|-------------------------|------------|------------------------------|--|--------------------------|
| ● | BANDAR AINSDALE GALLERY | H | Hall | RP | Recreation Pond |
| ● | Residential | K | Kindergarten | ST | Suction Tank |
| ● | Commercial | S | Surau | STP | Sewerage Plant Station |
| | | ES | Electrical Substation | MSS | Main Switch Station |
| | | IPS | Intermediate Pumping Station | TMI | Transmission Main Intake |
| | | | | WT | Water Tank |
| | | BA1A | Suci | Townhouse and Landed Strata 2-Storey Terrace | |
| | | BA1B | Nurani | Apartment | |
| | | BA1C | Murni | 20'x 60' DSLH | |
| | | BA1E | Citra | 22'x 70' DSLH | |
| | | ISC | ANKA | 24'x 75' DSLH | |
| | | BA2A | Mekar | 20'x 70' DSLH | |
| | | BA2B | Segar | 22'x 75' DSLH | |
| | | BA3A | Abadi | 22'x 75' DSLH | |
| | | BA3B | Terang | 24'x 75' DSLH | |
| | | BA4A | Redup | 24'x 75' DSLH | |
| | | BA4B | Santai | 22'x 75' DSLH | |
| | | BA6A | Indah | 22'x 70' DSLH | |
| | | BA6B | Cerah | 24'x 75' DSLH | |
| | | BA7A | Embun | 20'x 65' DSLH | |

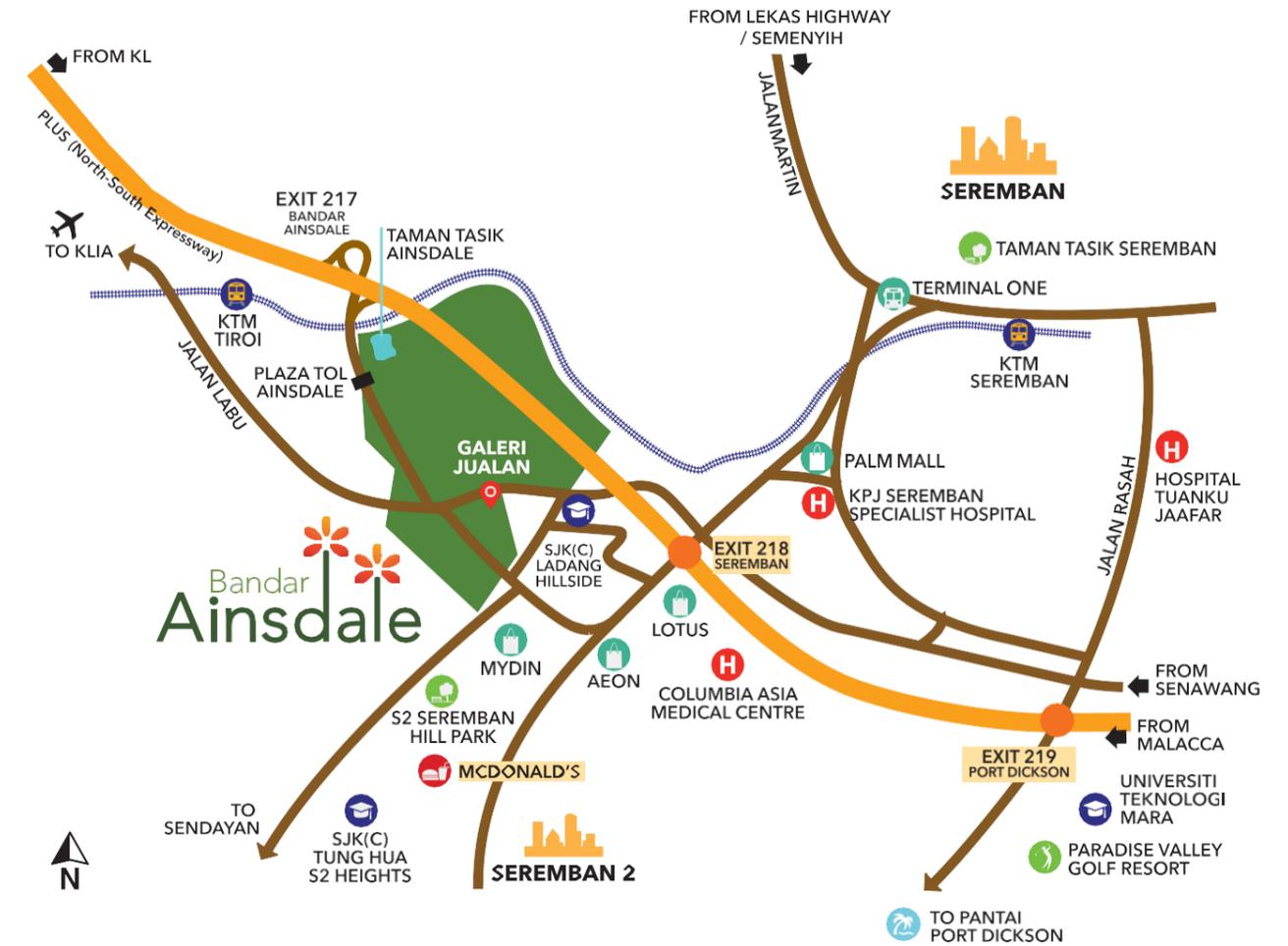
Legend

- Type A : 20'x70' - Intermediate Unit
 - Type E : 22'x70' - End Unit
 - Type E1 : 20'x70' - End Unit
 - Type C : 22'x70' - Corner Unit
 - Type C1 : 20'x70' - Corner Unit
- A - TYPE
 - R1D/001 - LOT NO
 - 13 - ADDRESS NUMBER



Specifications

| | | | | | | |
|---|---|---|------|------|--------|--------|
| Structure | : Reinforced Concrete | | | | | |
| Wall | : Masonry / Concrete | | | | | |
| Roof Covering | : Roof Tiles | | | | | |
| Roof Framing | : Metal | | | | | |
| Ceiling | : Plasterboard / Skim Coat / Cement Board | | | | | |
| Windows | : All | : Aluminium Frame Glass Panel | | | | |
| Doors | : Main Entrance | : Aluminium Frame Sliding Door | | | | |
| | : Other Doors | : Painted Flush Door | | | | |
| | | : Aluminium Frame Sliding Door (Type C, Cm, E, Em, C1, C1m, E1 & E1m only) | | | | |
| Ironmongery | : Locksets with Accessories | | | | | |
| Wall Finishes | : External | : Plaster & Paint | | | | |
| | : Internal | : Plaster / Skim Coat & Paint | | | | |
| | : Kitchen | : Ceramic Tiles up to 1500mm high / Plaster / Skim Coat & Paint | | | | |
| | : Master Bath, Bath 1 | : Ceramic Tiles up to 1500mm high / Plaster & Paint | | | | |
| | : Yard | : Plaster & Paint | | | | |
| Floor Finishes | : Car Porch | : Concrete Broom finishes | | | | |
| | : Terrace, Yard | : Cement Render | | | | |
| | : Living, Dining, Master Bedroom, Bedroom 1 & 2 | : Ceramic Tiles | | | | |
| | : Kitchen | : Ceramic Tiles | | | | |
| | : Master Bath, Bath 1 | : Ceramic Tiles | | | | |
| Sanitary and Plumbing Fittings | : Kitchen | : Sink and Tap | | | | |
| | : Master Bathroom, Bath 1 | : Sanitary Wares and Fittings | | | | |
| | : Yard | : Tap | | | | |
| | : Recycle Compartment | : Tap | | | | |
| Electrical Installation | : Light Point | C/Cm | A/Am | E/Em | C1/C1m | E1/E1m |
| | : Gate Light Point | : 15 | : 14 | : 15 | : 15 | : 15 |
| | : Power Point | : 1 | : 1 | : 1 | : 1 | : 1 |
| | : Fan Point | : 12 | : 12 | : 12 | : 12 | : 12 |
| | : Door Bell Point | : 5 | : 5 | : 5 | : 5 | : 5 |
| | : Water Heater Power Point | : 1 | : 1 | : 1 | : 1 | : 1 |
| | : Air Conditioning Power Point | : 1 | : 1 | : 1 | : 1 | : 1 |
| | : Telecommunication Point | : 2 | : 2 | : 2 | : 2 | : 2 |
| | : TV Point | : 1 | : 1 | : 1 | : 1 | : 1 |
| Internal Telecommunication Trunking and Cabling | : Provided | | | | | |
| Fencing | : M.S. Gate and Chain Link | | | | | |
| Miscellaneous | : Letter Box | | | | | |
| | : Recycle Compartment | | | | | |



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

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 (Including public holidays)

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PHASE BAR1E | No. of Units: 114 | Type: 1 Storey Link House | Expected Date of Completion: October 2027 | Tenure of Land: Freehold | Developer's Licence No.: 12408/07-2028/0997(A) Validity 16/07/2023 - 15/07/2028 | Advertising & Sales Permit No.: Validity: | Approval Authority: Majlis Bandaraya Seremban | Building Plan Approval No.: Bil (12) dlm MBS.S.KB 1 - 18/24 (B) | Developed by Sime Darby Property (Ainsdale) Sdn. Bhd. (Company No. 200801003748), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling Price: 2 Storey Link House Type A/Am (No. of Units: 94)(Minimum Price: RM 472,888 - Maximum Price: RM 472,888), Type E/Em (No. of Units: 14)(Minimum Price: RM 576,888 - Maximum Price: RM 672,888), Type C/Cm (No. of Units: 6)(Minimum Price: RM 692,888 - Maximum Price: RM 756,888) | Bumiputera Discount: 10% (Quota Applies).

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