



arinda2

FASA 2
(R1B)

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

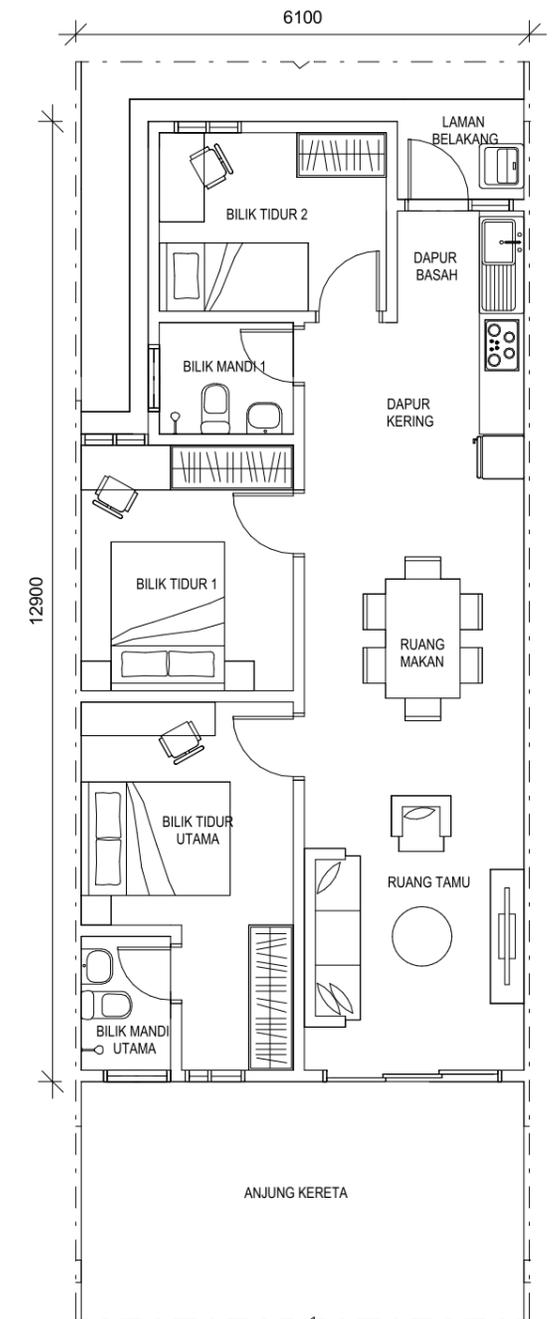
20' X 70' | 22' X 70'



Pelan Lantai

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

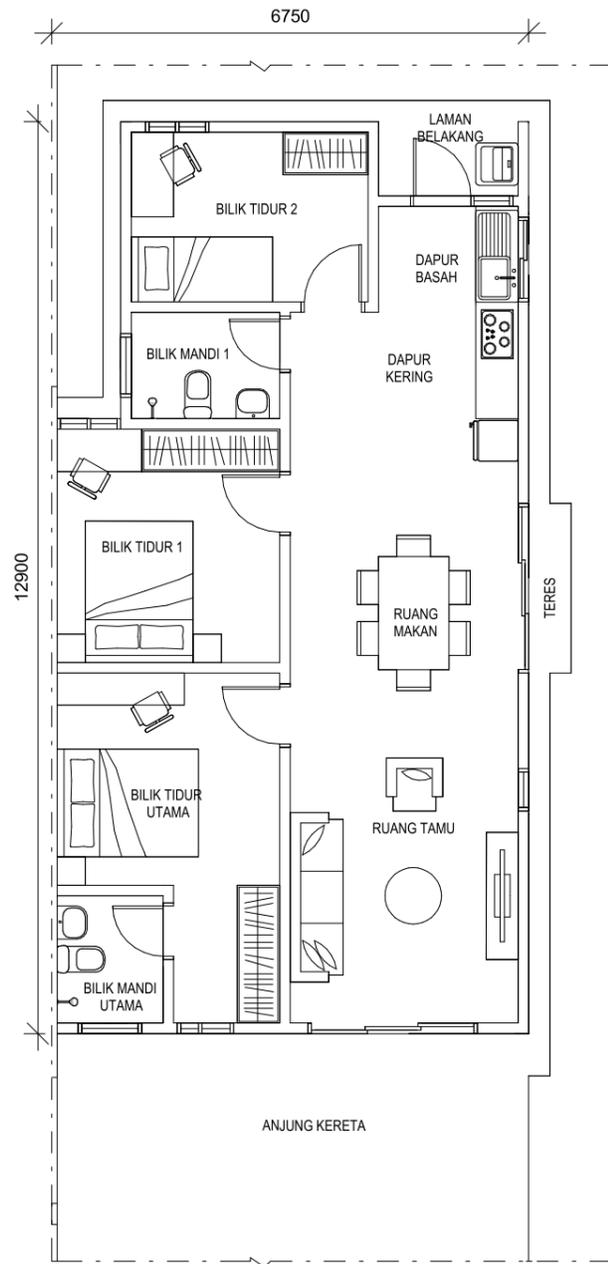
3 bilik tidur + 2 bilik air



Pelan Lantai

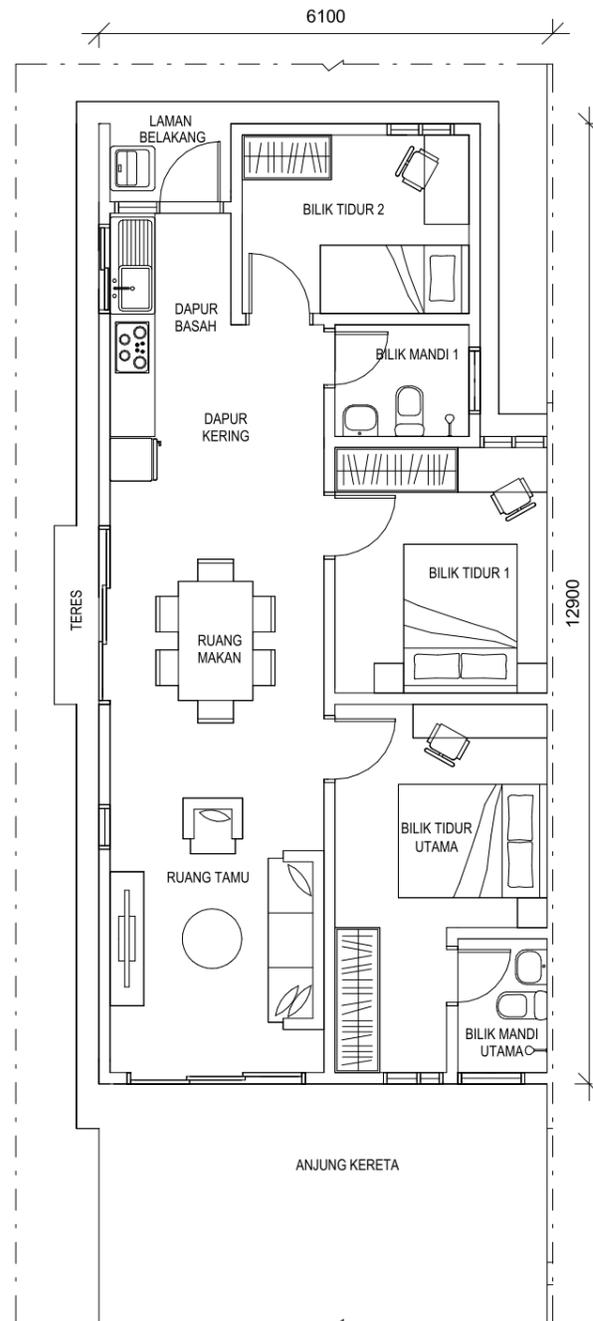
Unit Hujung - Jenis E
22' x 70' | 1,138 kps

3 bilik tidur + 2 bilik air



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

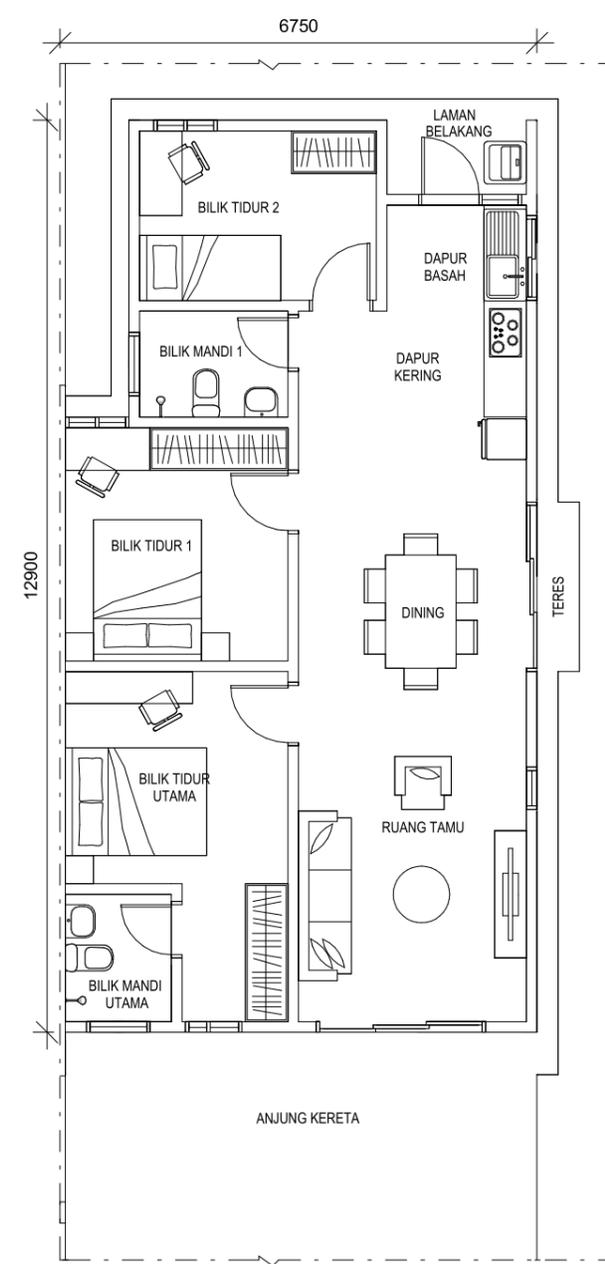
3 bilik tidur + 2 bilik air



Pelan Lantai

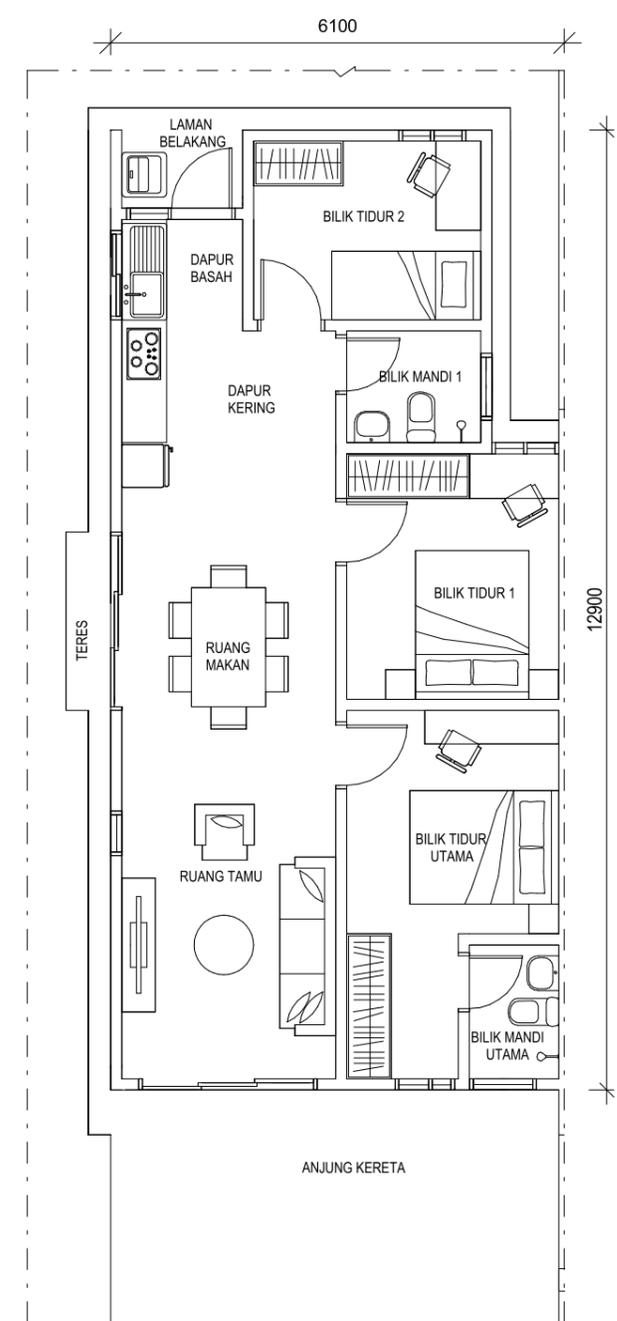
Unit Tepi - Jenis C
22' x 70' | 1,026 kps

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 : Kaca dengan Bingkai Aluminium
Pintu	:	Pintu Utama : 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 : Lepa dan Cat
	:	Dalamannya : Lepa dan Cat
	:	Dapur : Jubin Seramik Ketinggian 1500mm / Lepa / Lekaan Skim dan Cat
	:	Bilik Mandi Utama, Bilik Mandi 1 : Jubin Seramik Ketinggian Siling / Lepa dan Cat
	:	Laman Belakang : Lepa dan Cat
Kemasan Lantai	:	Anjung Kereta : Konkrit Bercetak
	:	Teres, Laman Belakang : Simen Lepa
	:	Ruang Tamu, Ruang Makan, Bilik Tidur Utama, Bilik Tidur 1 & 2 : Jubin Seramik
	:	Dapur : Jubin Seramik
	:	Bilik Mandi Utama, Bilik Mandi 1 : Jubin Seramik
Sanitari dan Kelengkapan Paip	:	Dapur : Sinki dan Pili
	:	Bilik Mandi Utama, Bilik Mandi 1 : Peralatan dan Kelengkapan Kebersihan
	:	Laman Belakang : Pili
	:	Ruang Kitar Semula : Pili
Pemasangan Poin Elektrik	:	Lampu : 15
	:	Lampu Pagar : 1
	:	Poin Kuasa : 12
	:	Kipas : 5
	:	Loceng : 1
	:	Pemanas Air : 1
	:	Penghawa Dingin : 2
	:	Soket Fiber Dinding : 1
	:	T.V. : 1
Pemasangan Kabel Telefon Dalam	:	Disediakan
Pagar	:	Pintu Pagar Keluli & Pagar Dawai
Ciri-ciri Lain-lain	:	Peti Surat
	:	Ruang Kitar Semula



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.

06 761 2778

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FASA BAR1B | Jumlah Unit: 133 | Jenis: Rumah Teres 1 Tingkat | Tarikh Dijangka Siap: Julai 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) dlm 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: 107) (Harga Minimum: RM 470,888 - Harga Maksimum: RM 498,888), Jenis E/Em (Jumlah Unit: 17) (Harga Minimum: RM 569,888 - Harga Maksimum: RM 621,888), Jenis C/Cm (Jumlah Unit: 9) (Harga Minimum: RM 684,888 - Harga Maksimum: RM 760,888) | Diskaun Bumiputera: 10% (tertakluk kepada kuota).

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





arında2

PHASE 2
(R1B)

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

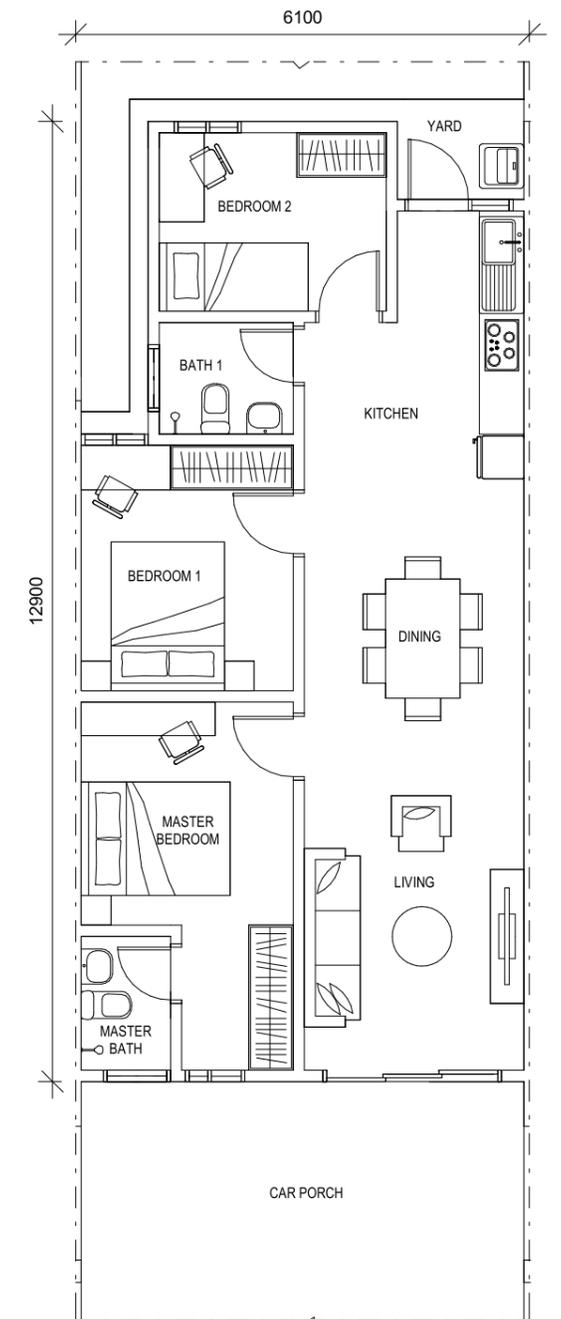
20' X 70' | 22' X 70'



Floor Plans

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

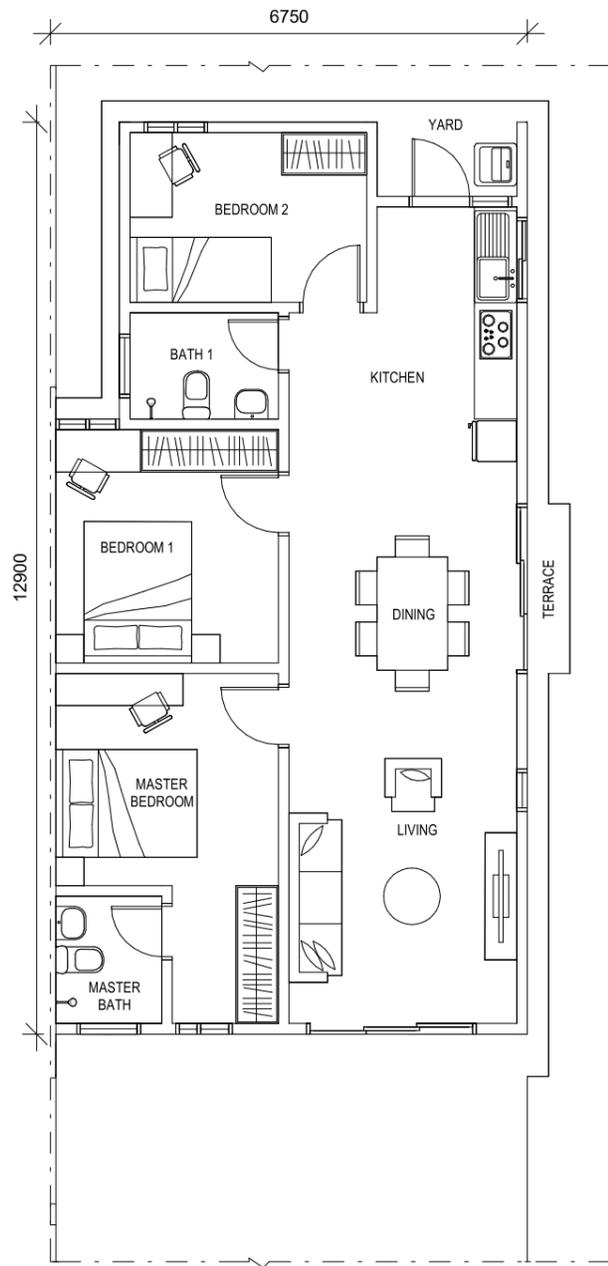
3 bedrooms + 2 bathrooms



Floor Plans

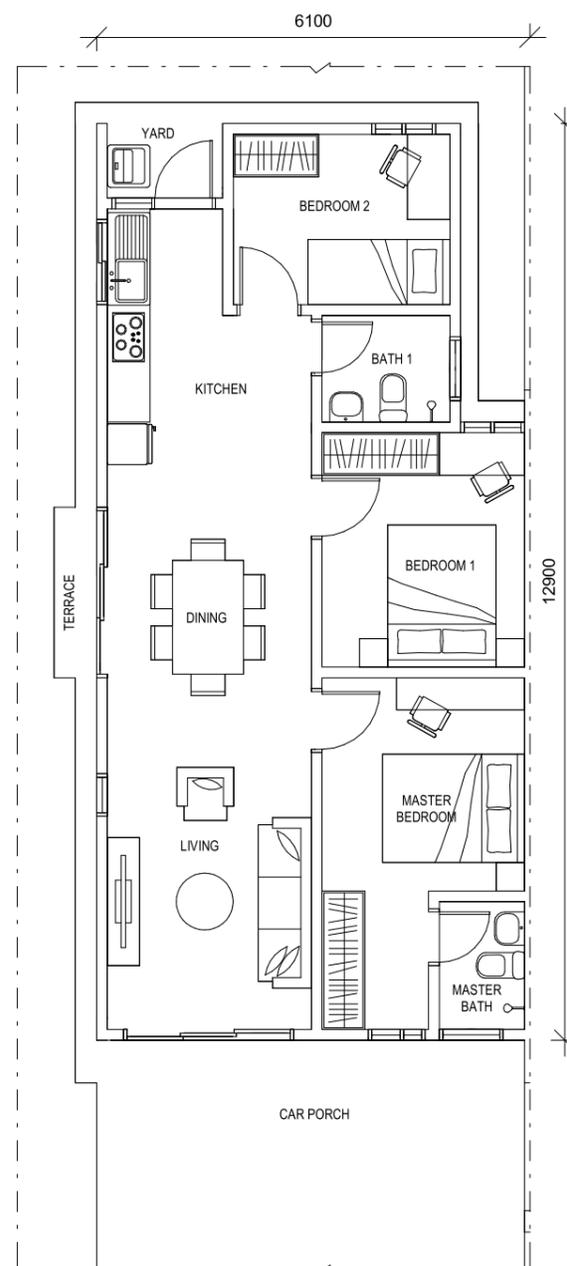
End Unit - Type E
22' x 70' | 1,138 sq ft

3 bedrooms + 2 bathrooms



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

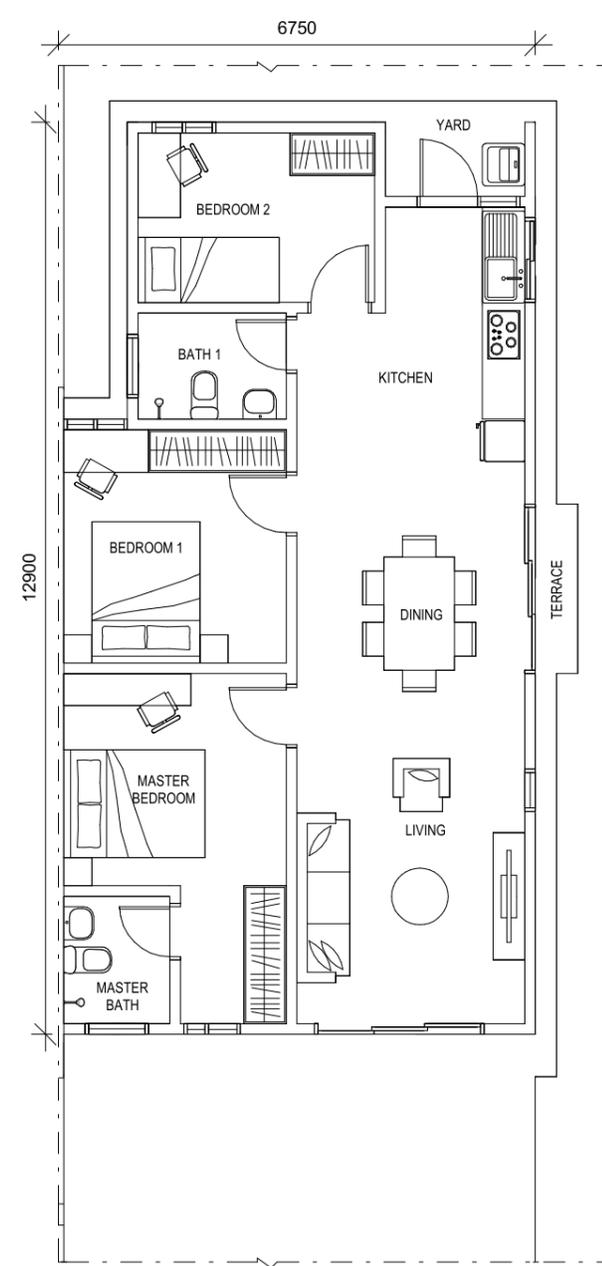
3 bedrooms + 2 bathrooms



Floor Plans

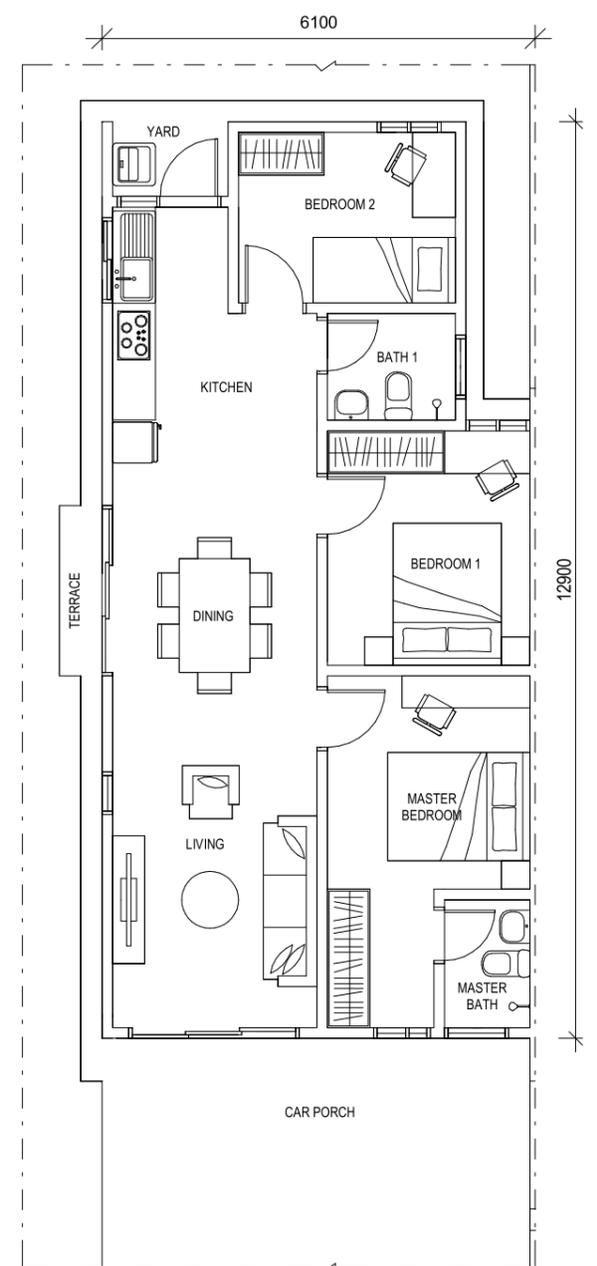
Corner Unit - Type C
22' x 70' | 1,026 sq ft

3 bedrooms + 2 bathrooms



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

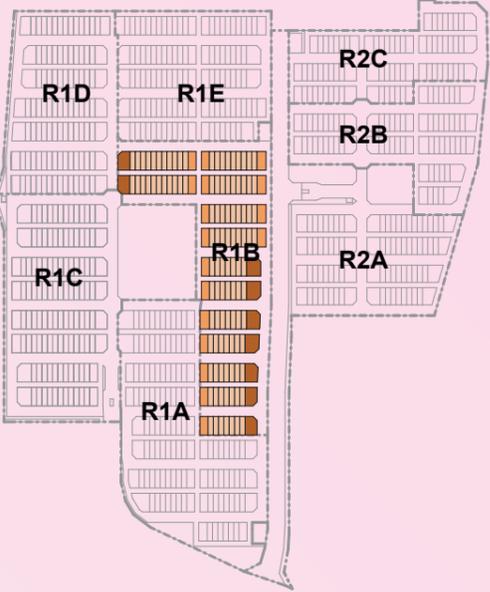
3 bedrooms + 2 bathrooms





Site Plan

arina2 PHASE 2 (R1B)



JALAN AINSDALE 5A/11		JALAN AINSDALE 5A/12		JALAN AINSDALE 5A/13		JALAN AINSDALE 5A/14		JALAN AINSDALE 5A/15		JALAN AINSDALE 5A/16	
Em	346	Em	373	Em	394	Em	415	Em	432	Em	499
A	345	A	374	A	393	A	416	A	431	A	500
Am	344	Am	375	Am	392	Am	417	Am	430	Am	501
Am	343	Am	376	Am	391	Am	418	Am	429	Am	502
Am	342	Am	377	Am	390	Am	419	Am	428	Am	503
Am	341	Am	378	Am	389	Am	420	Am	427	Am	504
Am	340	Am	379	Am	388	Am	421	Am	426	Am	505
Am	339	Am	380	Am	387	Am	422	Am	425	Am	506
Am	338	Am	381	Am	386	Am	423	Am	424	Am	507
Am	337	Am	382	Am	385	Am	424	Am	423	Am	508
Am	336	Am	383	Am	384	Am	425	Am	422	Am	509
Am	335	Am	384	Am	383	Am	426	Am	421	Am	510
Am	334	Am	385	Am	382	Am	427	Am	420	Am	511
Am	333	Am	386	Am	381	Am	428	Am	419	Am	512
Am	332	Am	387	Am	380	Am	429	Am	418	Am	513
Am	331	Am	388	Am	379	Am	430	Am	417	Am	514
Am	330	Am	389	Am	378	Am	431	Am	416	Am	515
Am	329	Am	390	Am	377	Am	432	Am	415	Am	516
Am	328	Am	391	Am	376	Am	433	Am	414	Am	517
Am	327	Am	392	Am	375	Am	434	Am	413	Am	518
Am	326	Am	393	Am	374	Am	435	Am	412	Am	519
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Am	306	Am	413	Am	354	Am	455	Am	392	Am	539
Am	305	Am	414	Am	353	Am	456	Am	391	Am	540
Am	304	Am	415	Am	352	Am	457	Am	390	Am	541
Am	303	Am	416	Am	351	Am	458	Am	389	Am	542
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Am	301	Am	418	Am	349	Am	460	Am	387	Am	544
Am	300	Am	419	Am	348	Am	461	Am	386	Am	545
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Am	298	Am	421	Am	346	Am	463	Am	384	Am	547
Am	297	Am	422	Am	345	Am	464	Am	383	Am	548
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Am	285	Am	434	Am	333	Am	476	Am	371	Am	560
Am	284	Am	435	Am	332	Am	477	Am	370	Am	561
Am	283	Am	436	Am	331	Am	478	Am	369	Am	562
Am	282	Am	437	Am	330	Am	479	Am	368	Am	563
Am	281	Am	438	Am	329	Am	480	Am	367	Am	564
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Am	274	Am	445	Am	322	Am	487	Am	360	Am	571
Am	273	Am	446	Am	321	Am	488	Am	359	Am	572
Am	272	Am	447	Am	320	Am	489	Am	358	Am	573
Am	271	Am	448	Am	319	Am	490	Am	357	Am	574
Am	270	Am	449	Am	318	Am	491	Am	356	Am	575
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Am	268	Am	451	Am	316	Am	493	Am	354	Am	577
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Am	246	Am	473	Am	294	Am	515	Am	332	Am	599
Am	245	Am	474	Am	293	Am	516	Am	331	Am	600
Am	244	Am	475	Am	292	Am	517	Am	330	Am	601
Am	243	Am	476	Am	291	Am	518	Am	329	Am	602
Am	242	Am	477	Am	290	Am	519	Am	328	Am	603
Am	241	Am	478	Am	289	Am	520	Am	327	Am	604
Am	240	Am	479	Am	288	Am	521	Am	326	Am	605
Am	239	Am	480	Am	287	Am	522	Am	325	Am	606
Am	238	Am	481	Am	286	Am	523	Am	324	Am	607
Am	237	Am	482	Am	285	Am	524	Am	323	Am	608
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Am	235	Am	484	Am	283	Am	526	Am	321	Am	610
Am	234	Am	485	Am	282	Am	527	Am	320	Am	611
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Am	217	Am	502	Am	265	Am	544	Am	303	Am	628
Am	216	Am	503	Am							

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				
Ironmongery	: Locksets with Accessories					
	Wall Finishes	: External	: Plaster & Paint			
Floor Finishes	: 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				
Sanitary and Plumbing Fittings	: Living, Dining, Master Bedroom, Bedroom 1 & 2	: Ceramic Tiles				
	: Kitchen	: Ceramic Tiles				
	: Master Bath, Bath 1	: Ceramic Tiles				
	: Kitchen	: Sink and Tap				
Electrical Installation	: Master Bathroom, Bath 1	: Sanitary Wares and Fittings				
	: Yard	: Tap				
	: Recycle Compartment	: Tap				
Internal Telecommunication Trunking and Cabling		C/Cm	A/Am	E/Em	C1/C1m	E1/E1m
	: Light Point	: 15	: 14	: 15	: 15	: 15
	: Gate Light Point	: 1	: 1	: 1	: 1	: 1
	: Power Point	: 12	: 12	: 12	: 12	: 12
	: Fan Point	: 5	: 5	: 5	: 5	: 5
	: Door Bell Point	: 1	: 1	: 1	: 1	: 1
	: Water Heater Power Point	: 1	: 1	: 1	: 1	: 1
	: Air Conditioning Power Point	: 2	: 2	: 2	: 2	: 2
: Telecommunication Point	: 1	: 1	: 1	: 1	: 1	
Fencing	: TV Point	: 1	: 1	: 1	: 1	: 1
	: Provided					
Miscellaneous	: M.S. Gate and Chain Link					
	: 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.

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

06 761 2778

www.simedarbyproperty.com

PHASE BAR1B | No. of Units: 133 | Type: 1 Storey Link House | Expected Date of Completion: July 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: 107)(Minimum Price: RM 470,888 - Maximum Price: RM 498,888), Type E/Em (No. of Units: 17)(Minimum Price: RM 569,888 - Maximum Price: RM 621,888), Type C/Cm (No. of Units: 9)(Minimum Price: RM 684,888 - Maximum Price: RM 760,888) | Bumiputera Discount: 10% (Quota Applies).

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