



Anggun

20' X 65' . HAKMILIK KEKAL . RUMAH TERES 2 TINGKAT

FASA 1



Property



KENYATAAN SENI BINA

Pembangunan Perumahan Anggun di Bandar Ainsdale, merangkumi dua fasa (12A & 12B) dan dikelilingi oleh kawasan kediaman, kemudahan komersial, rekreasi dan persekitaran hijau yang menarik.

Pembangunan ini terletak berdekatan dengan Taman Tasik Ainsdale yang berkonsepkan komuniti sihat dan cergas. Ciri-ciri pembangunan Embun adalah:

- a) Reka bentuk berdasarkan cerun konsisten
- b) Laluan kenderaan yang lebar disediakan dengan akses yang mudah
- c) Dihubungkan dengan taman tasik berpusat di antara lokasi strategik melalui Lebuhraya Utara-Selatan
- d) Berdekatan dengan kemudahan seperti sekolah, surau dan kedai-kedai

Reka bentuk bangunan Embun merangkumi rumah dua tingkat di atas lot tanah dengan saiz 20' x 65' yang mempunyai reka bentuk yang bervariasi. Ciri-ciri reka bentuk bangunan adalah seperti berikut:

- a) Estetika moden yang menarik dengan elemen fasad yang menonjol dan warna yang menyerlah dengan rekabentuk bumbung cerun.
- b) Semua unit dilengkapi dengan skrin corak motif yang menarik dan memberi identiti unit yang tersendiri.
- c) Reka bentuk anjung kereta yang bersaiz penuh untuk teduhan maksima.
- d) Konsep pelan dalaman terbuka yang menggabungkan kawasan Ruang Tamu, Ruang Makan serta Dapur berfungsi untuk meningkatkan rasa kesinambungan ruang.
- e) Pelan tingkat bawah diintegrasikan dengan unsur-unsur yang diekstrak daripada konsep "Lifetime Homes", untuk menggalakkan penggunaan ruang yang lebih efisien bagi kehidupan pelbagai generasi.
- f) Unit tepi dan hujung disediakan dengan balkoni perancis di ruang keluarga, untuk memberi visual ruang luas antara persekitaran dalaman dan luaran.

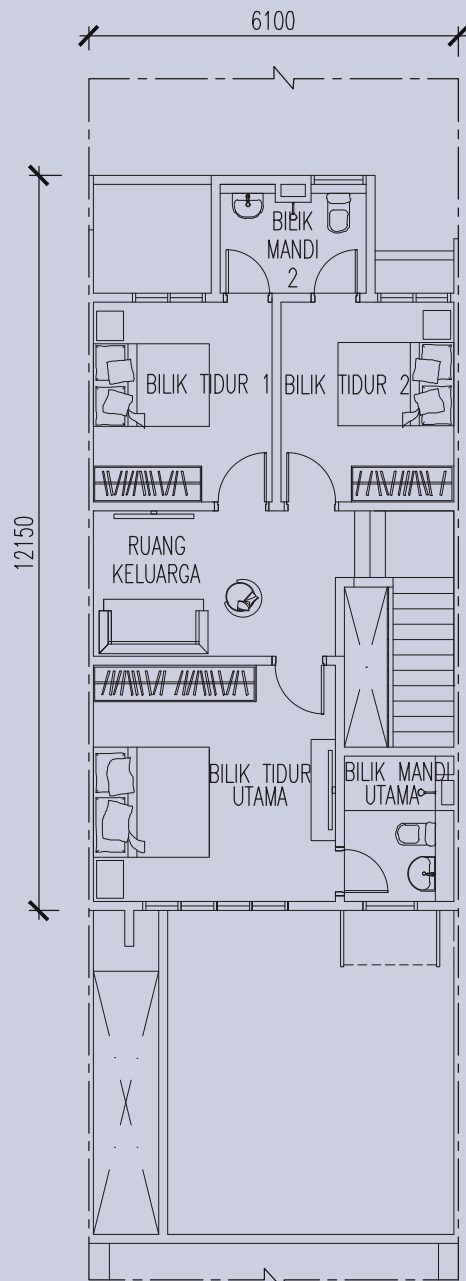
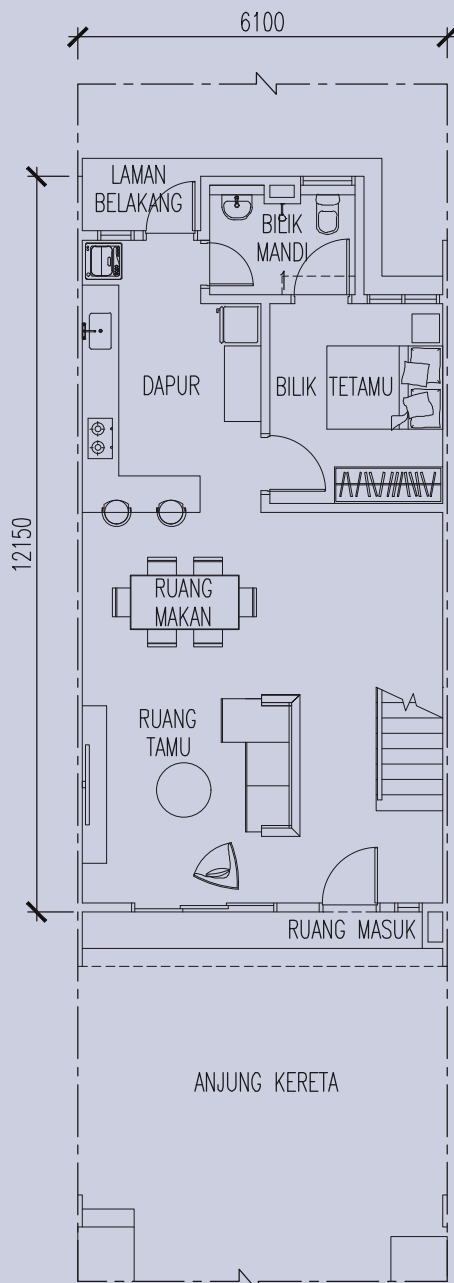


PELAN LANTAI

JENIS A - 20'X65' (47 UNIT)

UNIT TENGAH

Keluasan Lantai Kasar : 1,972.66 kaki persegi



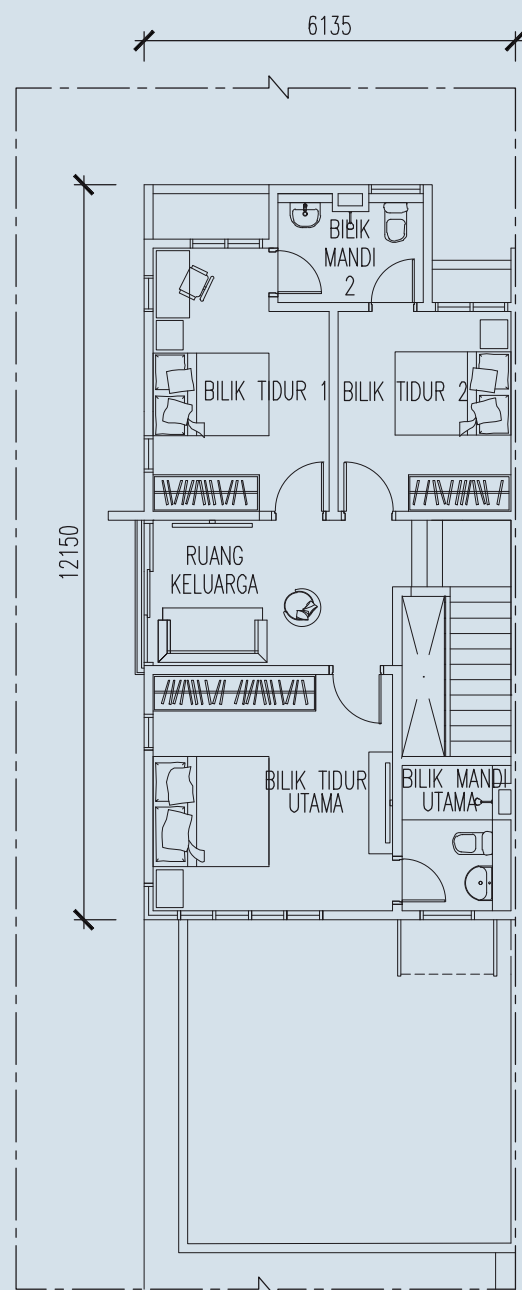
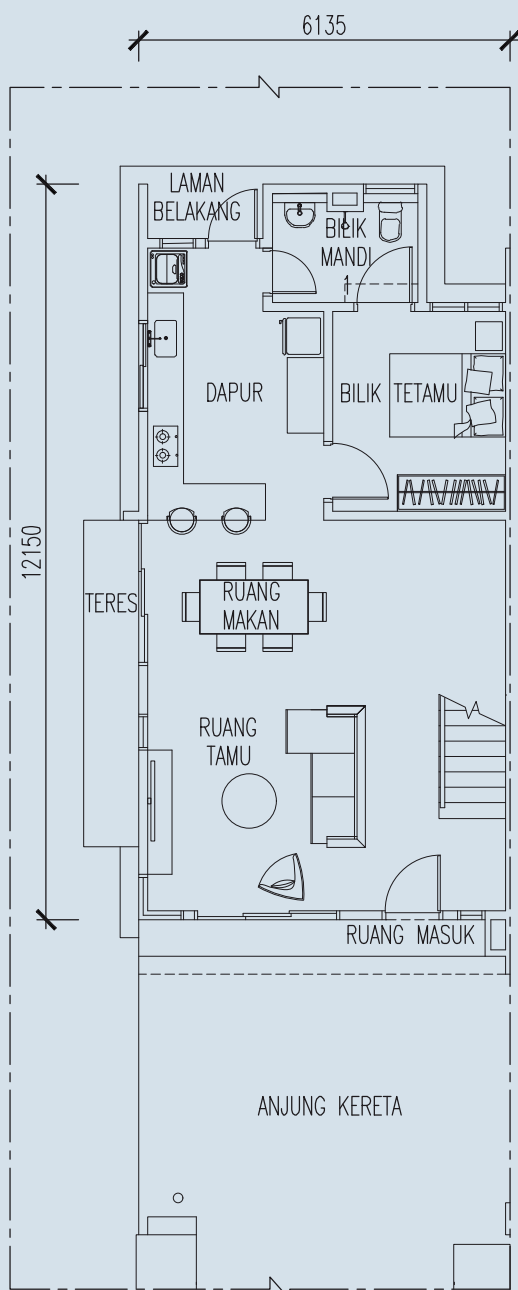


PELAN LANTAI

JENIS E1 - 20'X65' (7 UNIT)

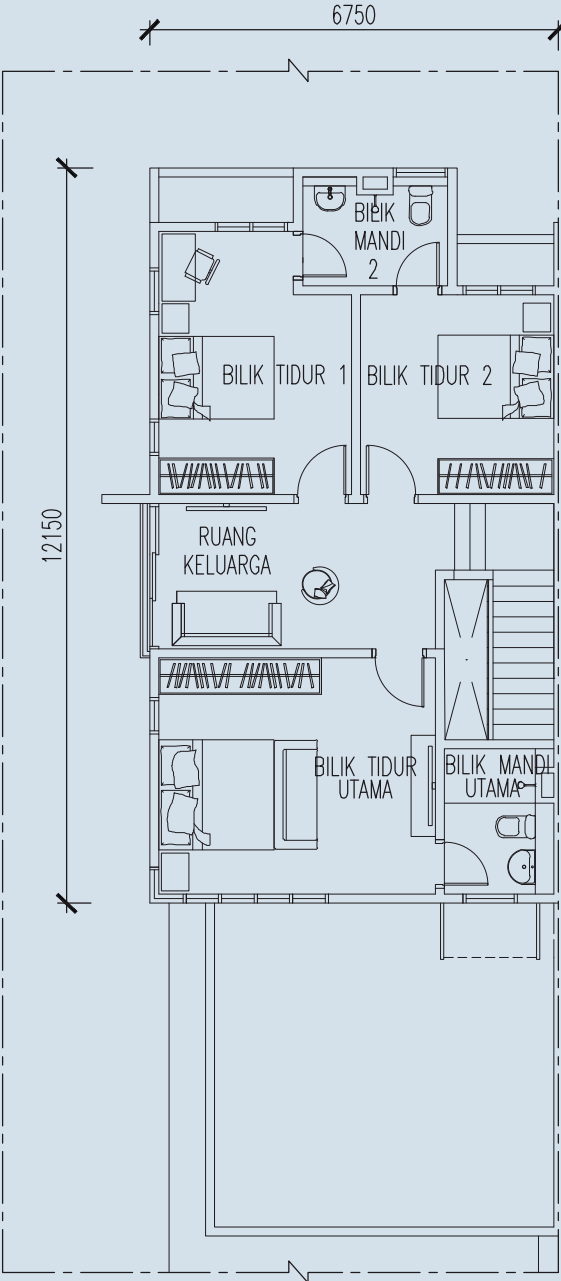
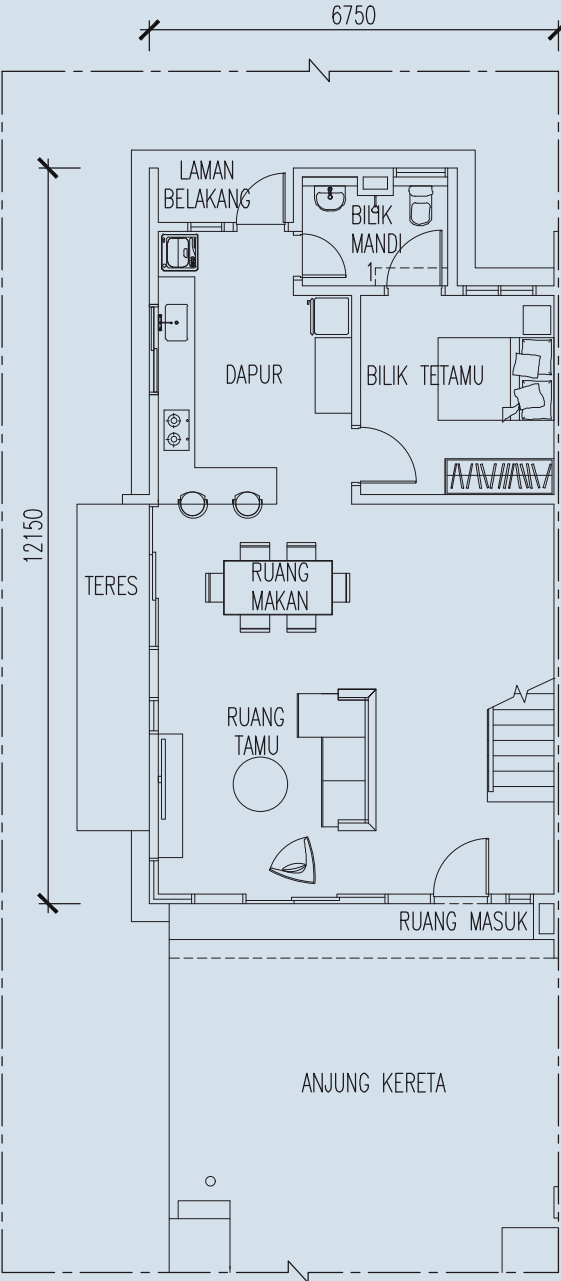
UNIT HUJUNG

Keluasan Lantai Kasar : 2,044.56 kaki persegi



PELAN LANTAI

JENIS E2 - 22'X65' (2 UNIT)
UNIT HUJUNG
Keluasan Lantai Kasar : 2,044.56 kaki persegi



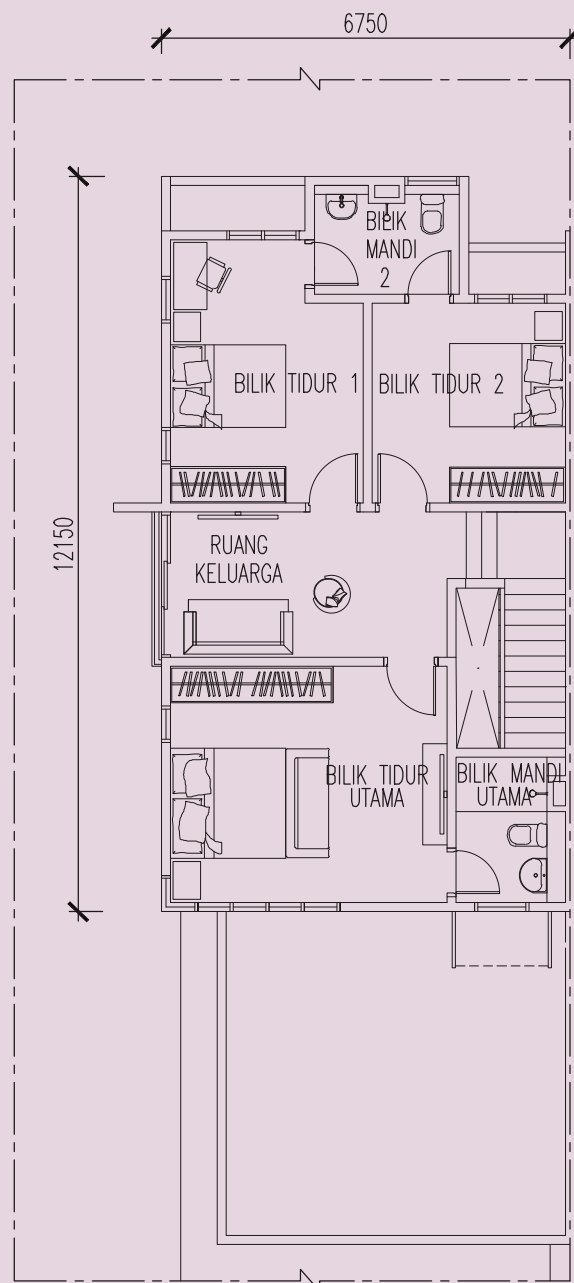
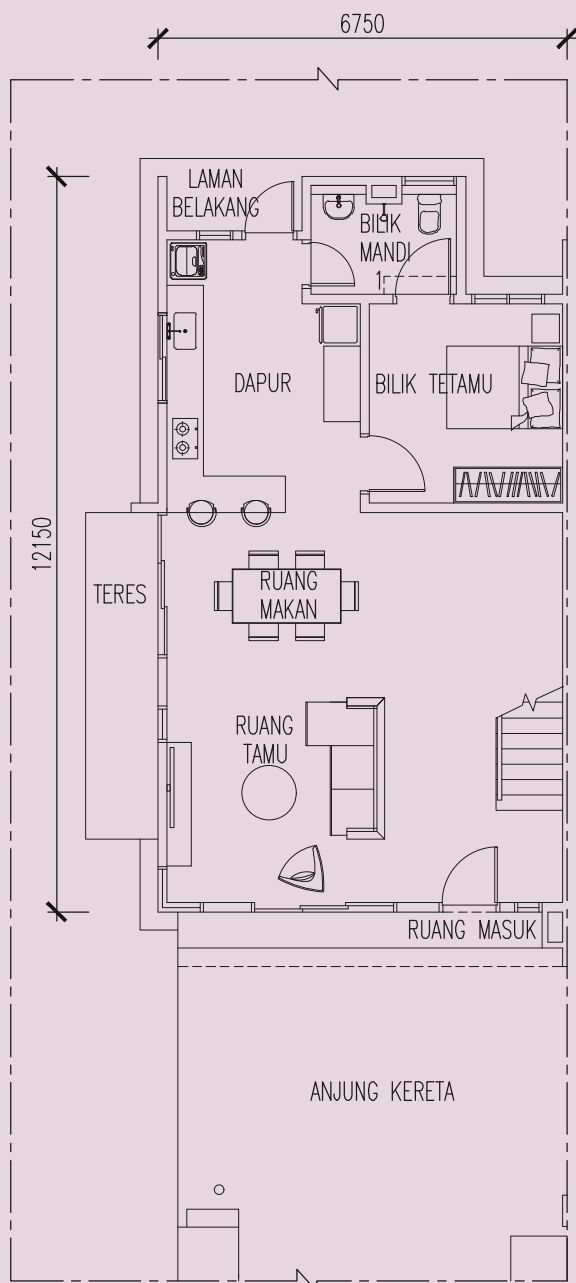


PELAN LANTAI

JENIS C - 22'X65' (3 UNIT)

UNIT TEPI

Keluasan Lantai Kasar : 2,249.76 kaki persegi



SPESIFIKASI

BANDAR AINSDALE (ANGGUN - FASA 12A) SEMUA JENIS

JADUAL KE EMPAT (KLAUSA 15)

SPESIFIKASI BANGUNAN

Kerangka Bangunan					: Konkrit Bertetulang
Dinding					: Batu Bata
Bumbung					: Jubin Bumbung Konkrit / Atap Keluli
Kerangka Bumbung					: Kerangka Besi
Siling					: Plaster/ Lekaan Skim/ Papan Simen
Tingkap	: Semua				: Bingkai Aluminium
Pintu	: Pintu Utama				: Pintu Kayu Berlamina
	: Lain - lain				: Pintu Rata Berlamina/ Pintu Rata Bercat
					: Pintu Gelongsor Rangka Aluminium
Set Kunci Pintu					: Set Kunci Pintu dengan Kelengkapan
Kemasan Dinding	: Dinding Luaran				: Lepa dan Cat
	: Dinding Dalaman				: Lepa dan Cat
	: Dapur				: Jubin Seramik Ketinggian 1500mm / Lepa & Cat
	: Bilik Mandi Utama, Bilik Mandi 1 & 2				: Jubin Porselin/ Seramik Ketinggian Siling
	: Laman Belakang				: Lepa dan Cat
Kemasan Lantai	: Anjung Kereta				: Konkrit Bercetak
	: Ruang Masuk, Teres				: Jubin Porselin
	: Laman Belakang				: Simen Lepa
	: Ruang Tamu/ Ruang Makan				: Jubin Porselin
	: Dapur				: Jubin Seramik
	: Bilik Tetamu				: Jubin Porselin
	: Bilik Tidur Utama, Bilik Tidur 1 & 2				: Lantai Berlamina
	: Bilik Mandi Utama, Bilik Mandi 1 & 2				: Jubin Porselin
	: Ruang Keluarga				: Lantai Berlamina
	: Tangga				: Lantai Berlamina
Alat Sanitari dan Peralatan Paip	: Dapur				: Sinki dan Paip Air
	: Bilik Mandi Utama, Bilik Mandi 1 & 2				: Alat-alat Kebersihan dan Kelengkapan
	: Laman Belakang				: Paip Air
	: Ruang Kitar Semula				: Paip Air
			C/Cm	A/Am	E1/E1m
Pemasangan Poin Elektrik	: Lampu	:	22	20	22
	: Lampu Pagar	:	1	1	1
	: Poin Kuasa	:	24	24	24
	: Kipas	:	7	7	7
	: Loceng Pintu	:	1	1	1
	: Pemanas Air	:	1	1	1
	: Penghawa Dingin dan Paip	:	2	2	2
	: Soket Dinding Gentian	:	1	1	1
	: Data	:	1	1	1
	: T.V.	:	2	2	2
	: Pagar Automatik	:	1	1	1
	: Pam 'Booster'	:	1	1	1
Pemasangan Kabel Telefon Dalaman					: Disediakan
Pagar					: Pagar Masonry dengan Pagar Logam, Pintu Pagar Logam & Pagar Dawai
Ciri-ciri Lain Luaran					: Peti Surat
					: Ruang Kitar Semula
					: Kompartmen Meter TNB

TAPAK PELAN

FASA 12A



PETA LOKASI



Untuk maklumat lanjut, sila kunjungi



BANDAR AINSDALE GALLERY

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

Buka setiap hari
9.30 pagi - 6.30 petang
(kecuali cuti umum)

Fasa: BA12A | Jumlah unit: 59 | Baki Unit: 47 | Jenis: Rumah Teres 2 Tingkat | Tarikh dijangka siap: September 2023 | Bebanan tanah: Tiada | Pegangan tanah: Bebas | No. lesen : 12408/07-2023/0560(A) | Tempoh sah: 16/07/2021 - 15/07/2023 | No. permit iklan dan jualan: _____ | Tempoh sah: _____ | Pihak berkuasa meluluskan bangunan: Majlis Bandaraya Seremban | Rujukan pelan bangunan: MPN.431/1/104/2019/2 | 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: Jenis A, AM (46 unit): RM 663,465.60 (min) – RM 677,865.60 (maks), Jenis E2 (1unit) : RM1,149,465.60. Sekatan Kepentingan : Tanah yang diberimilik ini tidak boleh dipindahmilik, dipajak, digadai melainkan dengan kebenaran bertulis.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



Anggun

20' X 65' . FREEHOLD . 2 STOREY LINK HOME

PHASE 1



Property



ARCHITECT STATEMENT

Anggun, two phases (12A & 12B) of the development at Bandar Ainsdale. Bandar Ainsdale is surrounded with residential area, commercial facilities, recreation and nature. This development sits next to the Ainsdale Lake Garden and acts as a showcase wellness community. The Anggun development is:

- a) Characterised by a uniform slope
- b) Provided with wide roads and easy access
- c) Linked by a centralized lake garden and opens out to strategic locations via North-South Expressway
- d) Within close proximity to amenities such as schools, surau and shops

Anggun is comprised of two-storey terrace houses in lot size 20'x65' with varied design. Design features include:

- a) A striking modern aesthetic with bold lines and colour accentuated facade elements and pitched roofs.
- b) All units are equipped with motif patterned screening which highlight on the unit individual characters.
- c) A full sized car porch roof for maximum shading
- d) Open plan arrangement with integrated Living, Dining and Kitchen to enhance the sense of continuity of the space
- e) Ground floor integrated with elements extracted from Lifetime Homes concept, thus promote better space usage for multi-generational living
- f) Family room is attached with balcony for corner and end units, to provide extended space between the internal and external environment

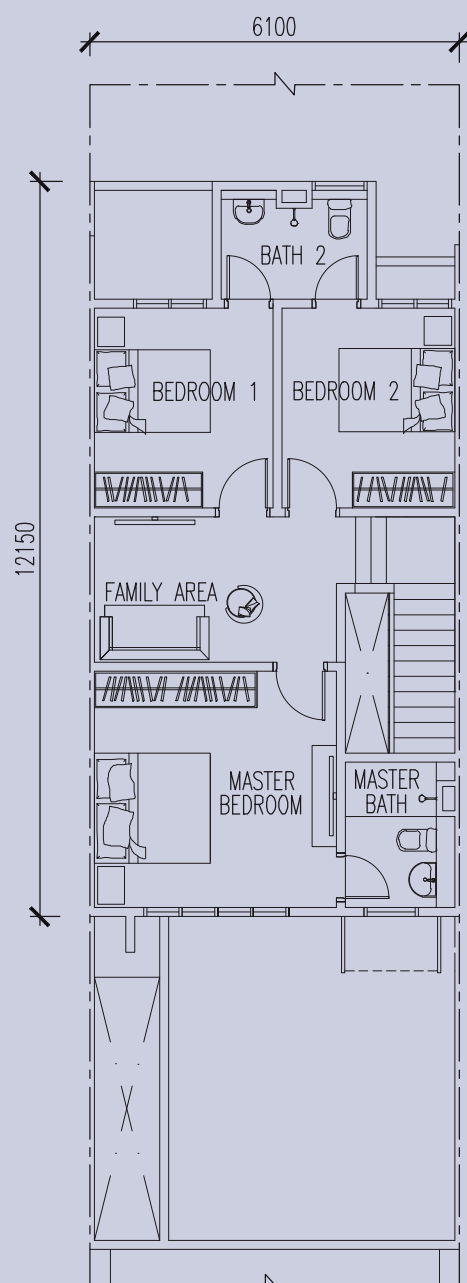
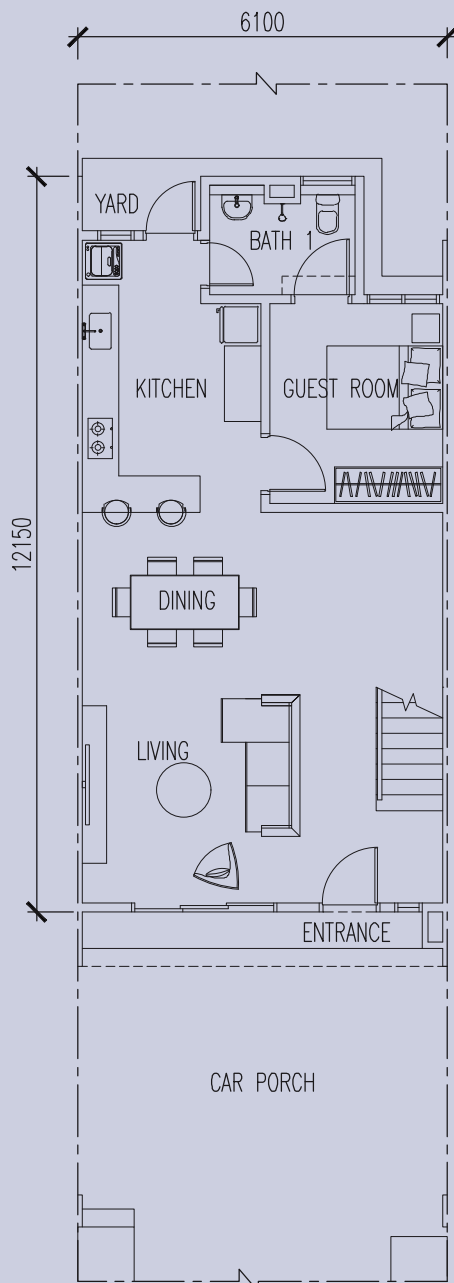


FLOOR PLAN

TYPE A - 20'X65' (47 UNITS)

INTERMEDIATE UNIT

Gross floor area : 1,972.66 sq ft



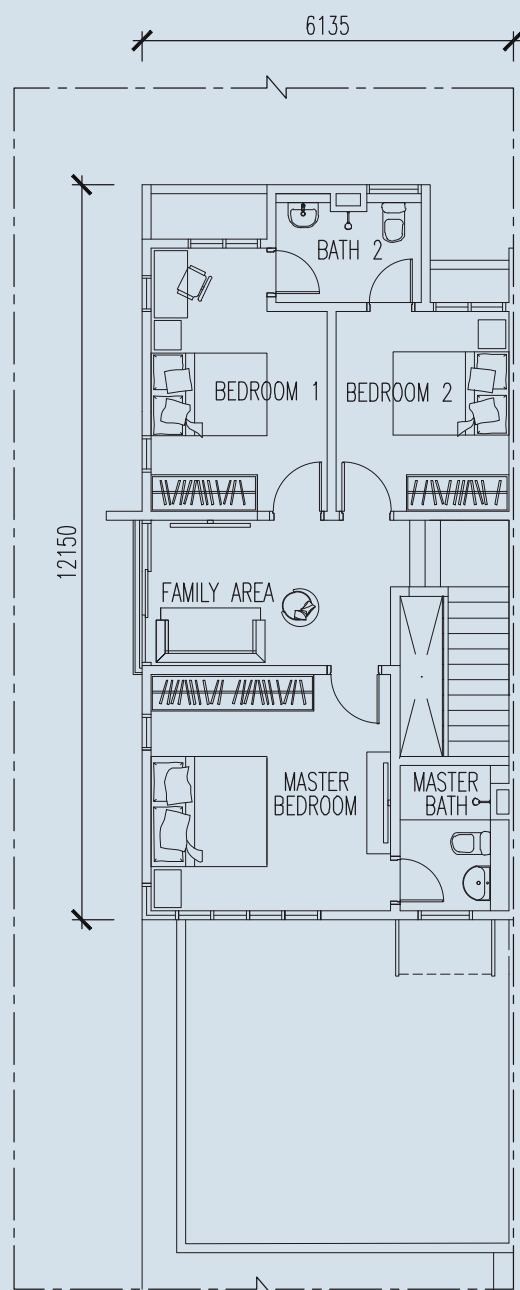
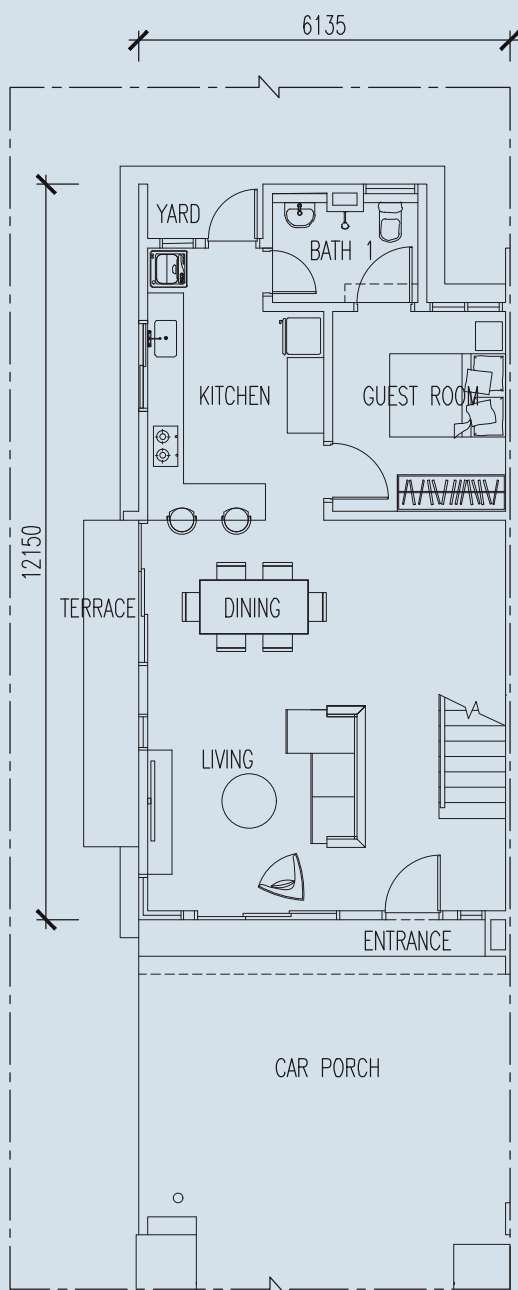


FLOOR PLAN

TYPE E1 - 20'X65' (7 UNITS)

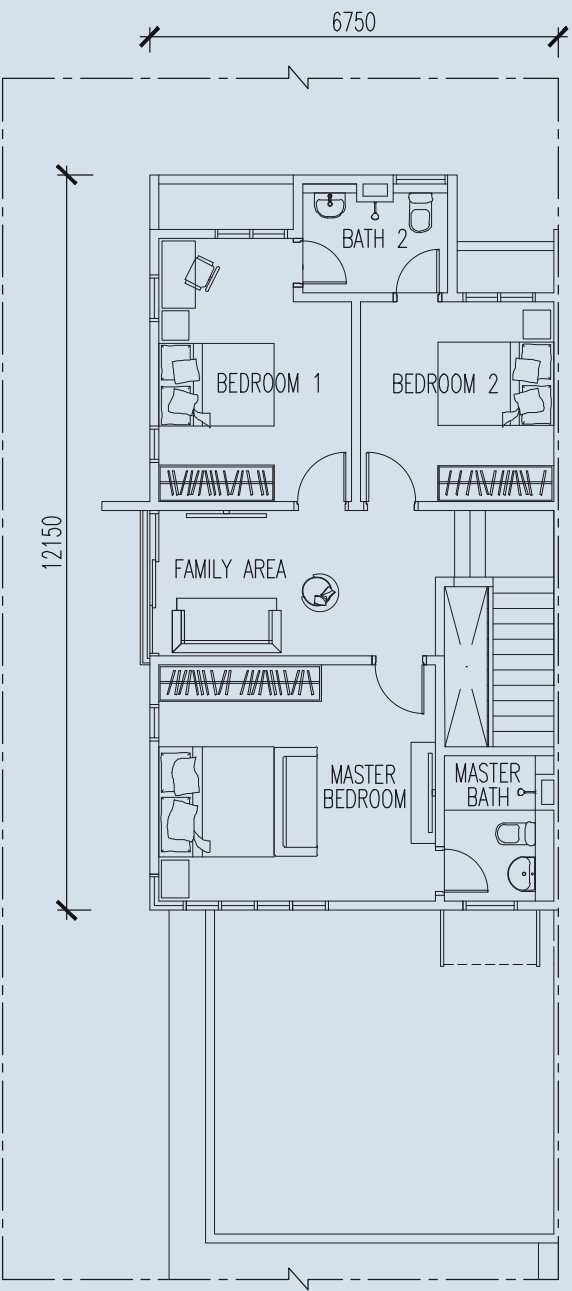
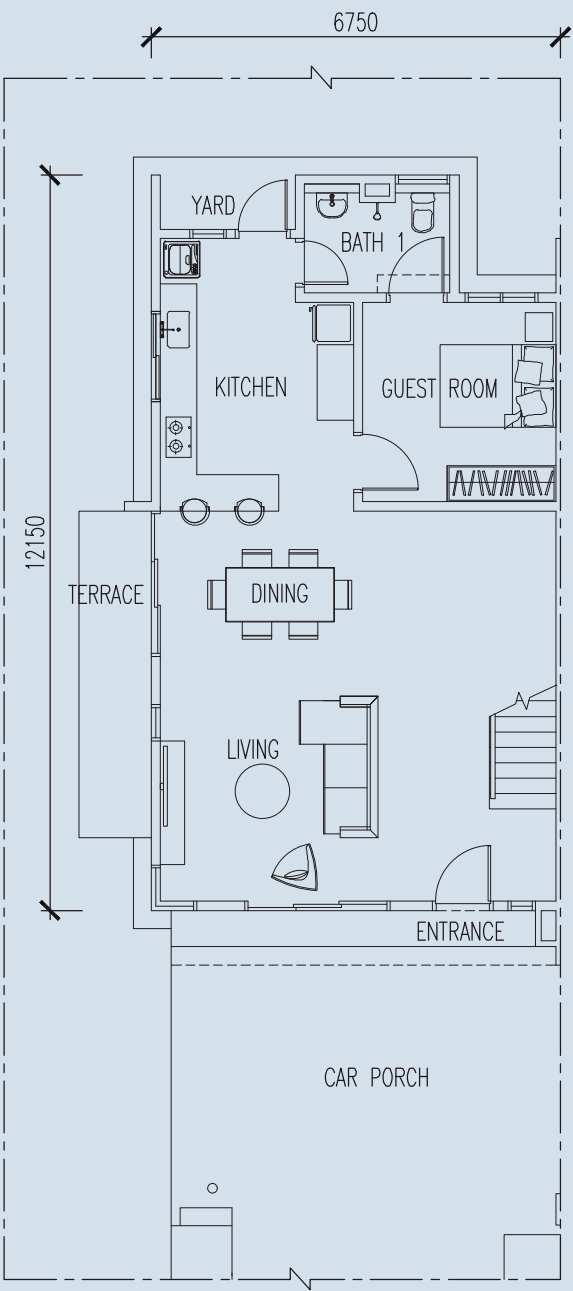
END UNIT

Gross floor area : 2,044.56 sq ft



FLOOR PLAN

TYPE E2 - 22'X65' (2 UNITS)
END UNIT
Gross floor area : 2,044.56 sq ft



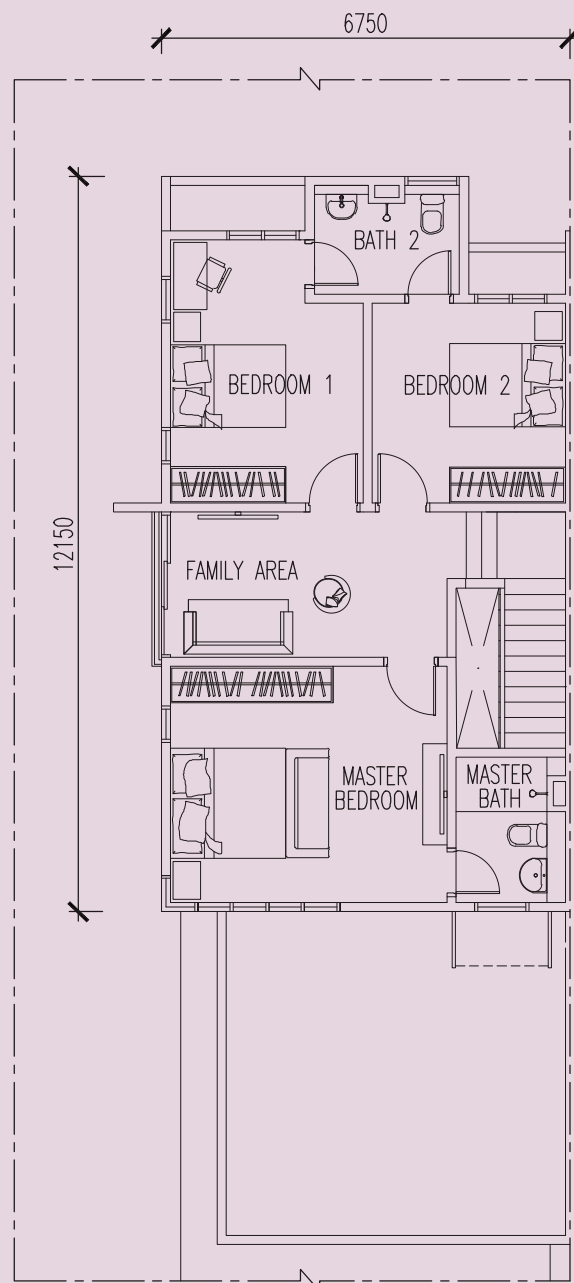
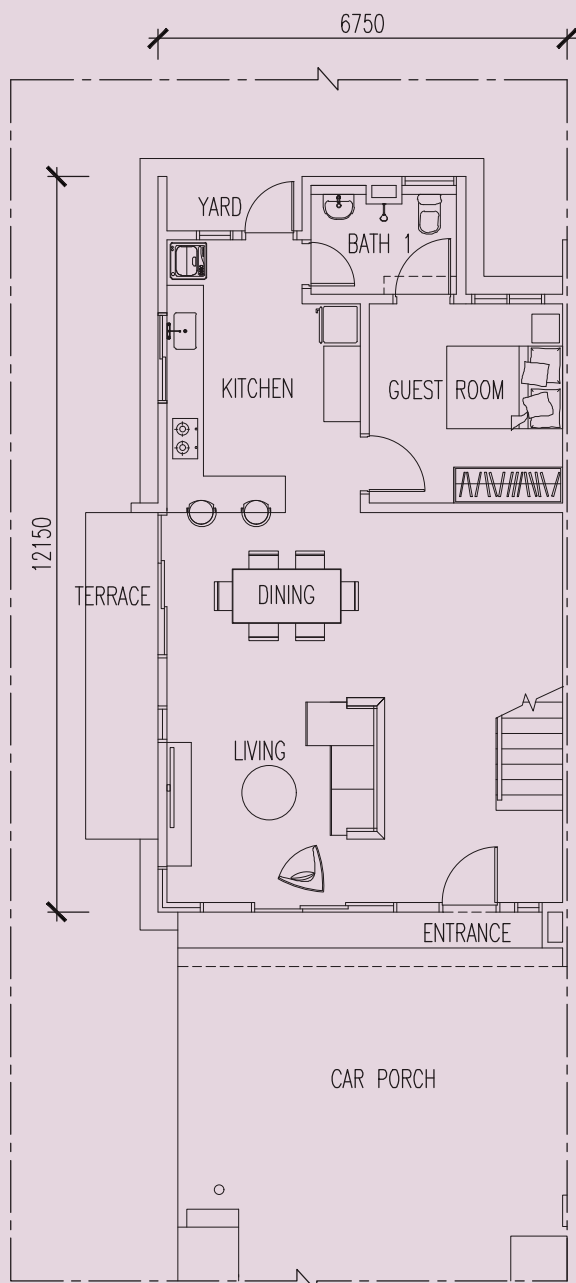


FLOOR PLAN

TYPE C - 22'X65' (3 UNITS)

CORNER UNIT

Gross floor area : 2,249.76 sq ft



SPECIFICATIONS

BANDAR AINSDALE (ANGGUN - PHASE 12A)

ALL TYPE

THE FOURTH SCHEDULE

(CLAUSE 15)

BUILDING DESCRIPTION

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 Flush 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		: Porcelain Tiles			
	: Family		: Laminated Flooring			
	: Staircase		: Laminated Flooring			
Sanitary and Plumbing Fittings	: Kitchen		: Sink and Tap			
	: Master Bathroom, Bath 1 & 2		: Sanitary Wares and Fittings			
	: Yard		: Tap			
	: Recycle Compartment		: Tap			
			C/Cm	A/Am	E1/E1m	E2/E2m
Electrical Installation	: Light Point	:	22	20	22	22
	: Gate Light Point	:	1	1	1	1
	: Power Point	:	24	24	24	24
	: Fan Point	:	7	7	7	7
	: Door Bell Point	:	1	1	1	1
	: Water Heater Power Point	:	1	1	1	1
	: Air Conditioning Power Point with Piping	:	2	2	2	2
	: Fibre Wall Socket	:	1	1	1	1
	: Data Point	:	1	1	1	1
	: TV Point	:	2	2	2	2
	: Auto-Gate Point	:	1	1	1	1
	: Booster Pump Power Point	:	1	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					

SITE PLAN

PHASE 12A



LOCATION MAP



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)

Phase: BA12A | Total units: 59 | Balance Units : 47 | Type: 2 Storey Link House | Expected date of completion: September 2023 | Land: Free from encumbrances | Tenure of land: Freehold | Developer's license no. : 12408/07-2023/0560(A) | Validity: 16/07/2021 - 15/07/2023 | Advertising & sales permit no. : _____ | Validity: _____ | Approval authority: Majlis Bandaraya Seremban | Building plan approval: MPN.431/1/104/2019/2 | Developed by: Sime Darby Property (Ainsdale) Sdn Bhd (Co. no. 200801003748), Level10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling price: Type A, AM (46 units) : RM 663,465.60 (min) – RM 677,865.60 (max), Type E2 (1 unit) : RM1,149,465.60. | Restrictions in Interest: This land is not to be transferred, mortgaged or charged without the consent of the State Authority.

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT.