


Bandar
Ainsdale
Where happiness begins

Anggun

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

FASA 2


**Sime
Darby** **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.

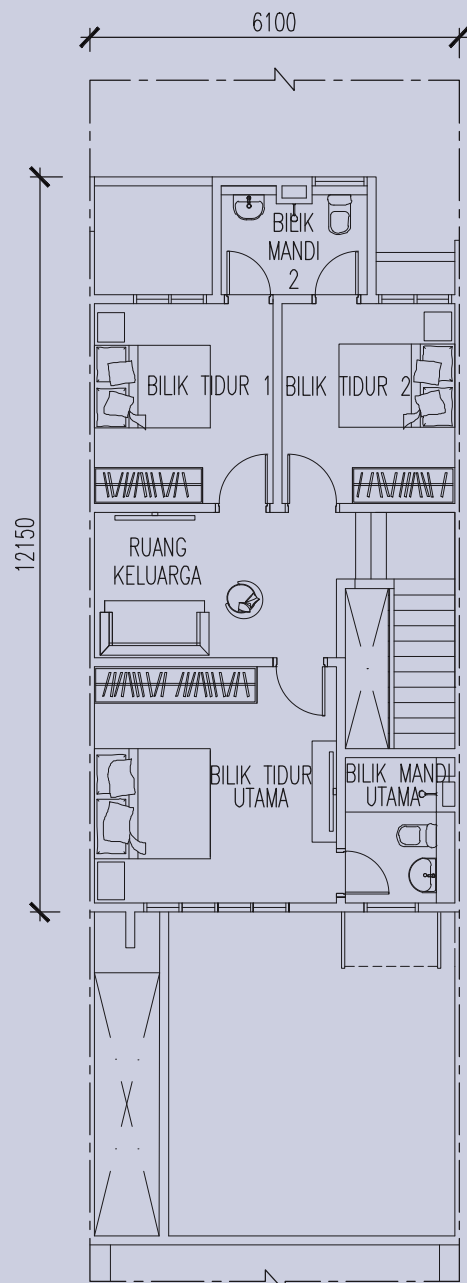
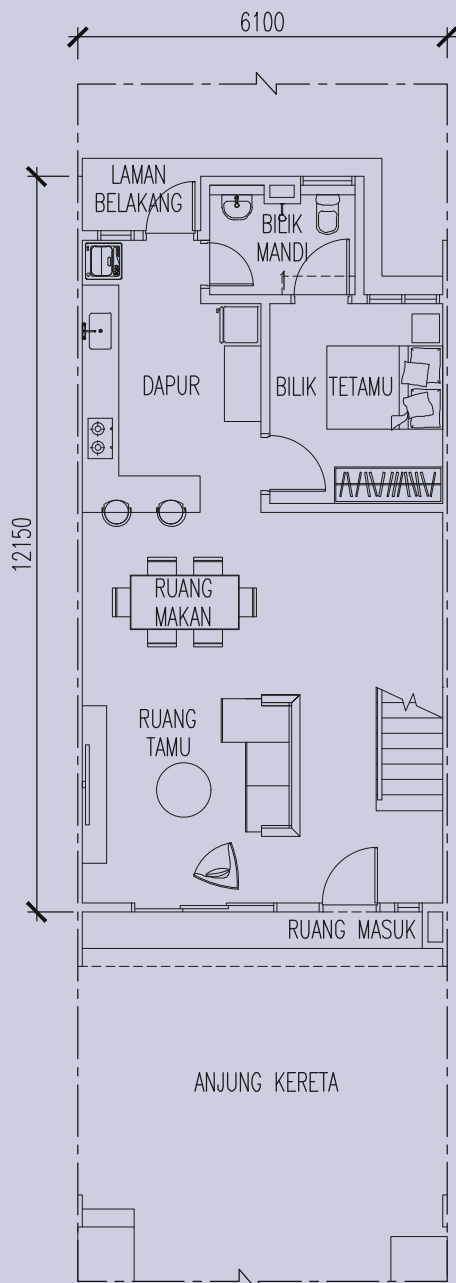


PELAN LANTAI

JENIS A - 20'X65'

UNIT TENGAH

Keluasan Lantai Kasar : 1,817.05 kaki persegi

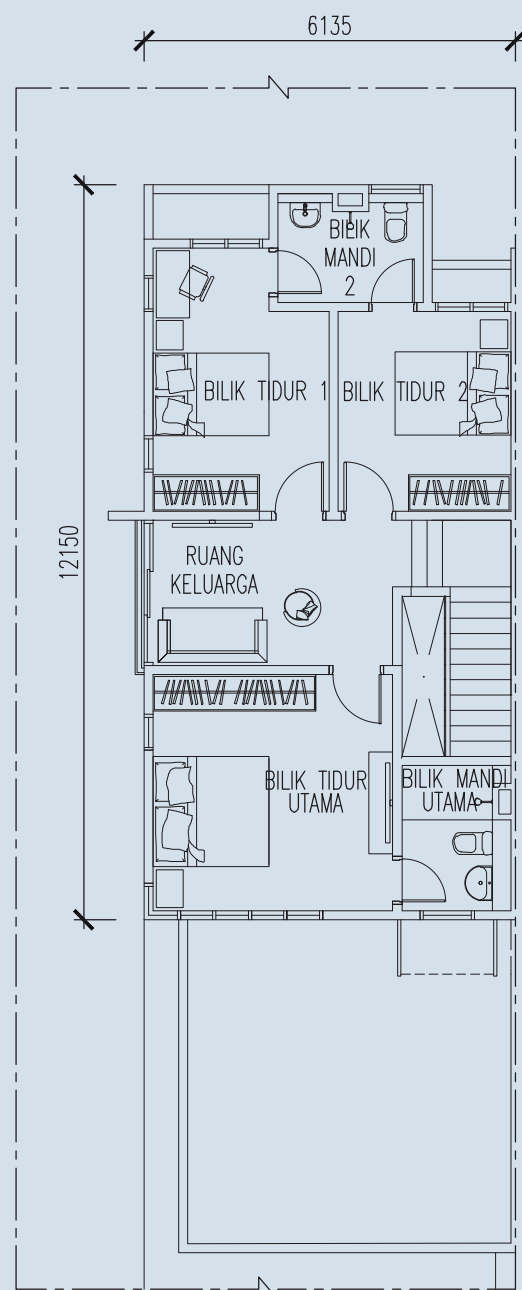
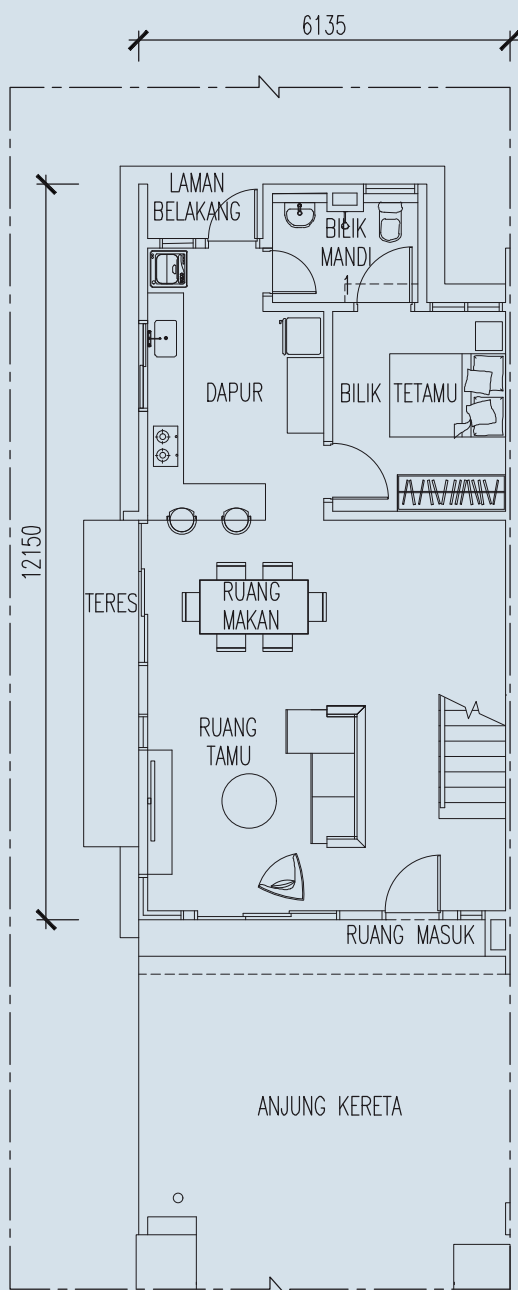




PELAN LANTAI

JENIS E1 - 20'X65'
UNIT HUJUNG

Keluasan Lantai Kasar : 1,898 kaki persegi



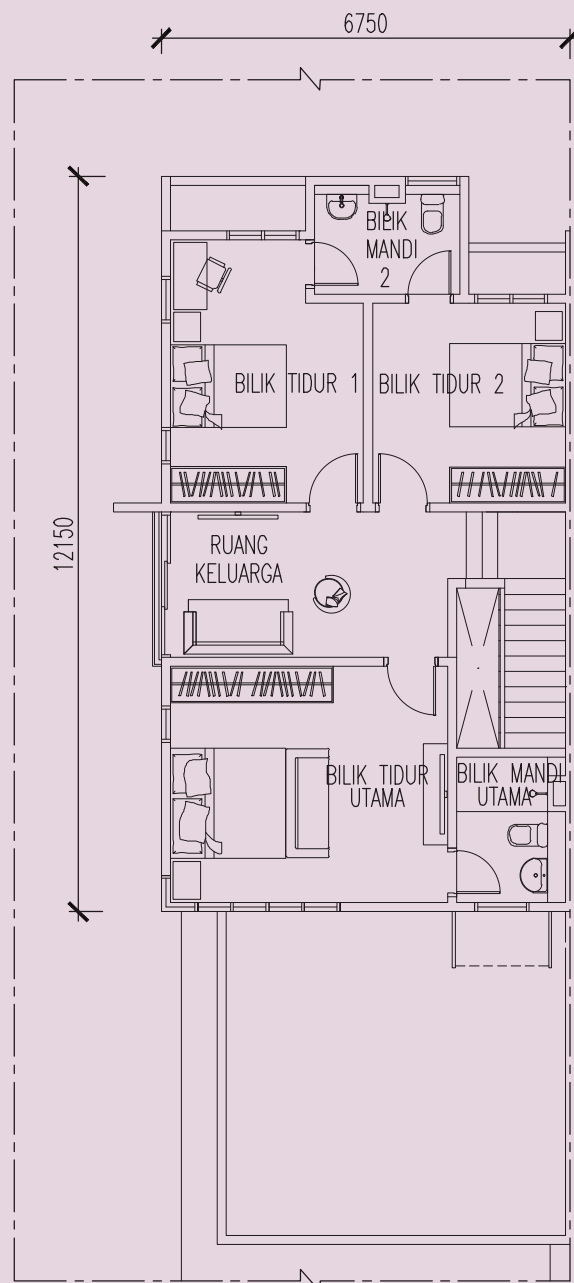
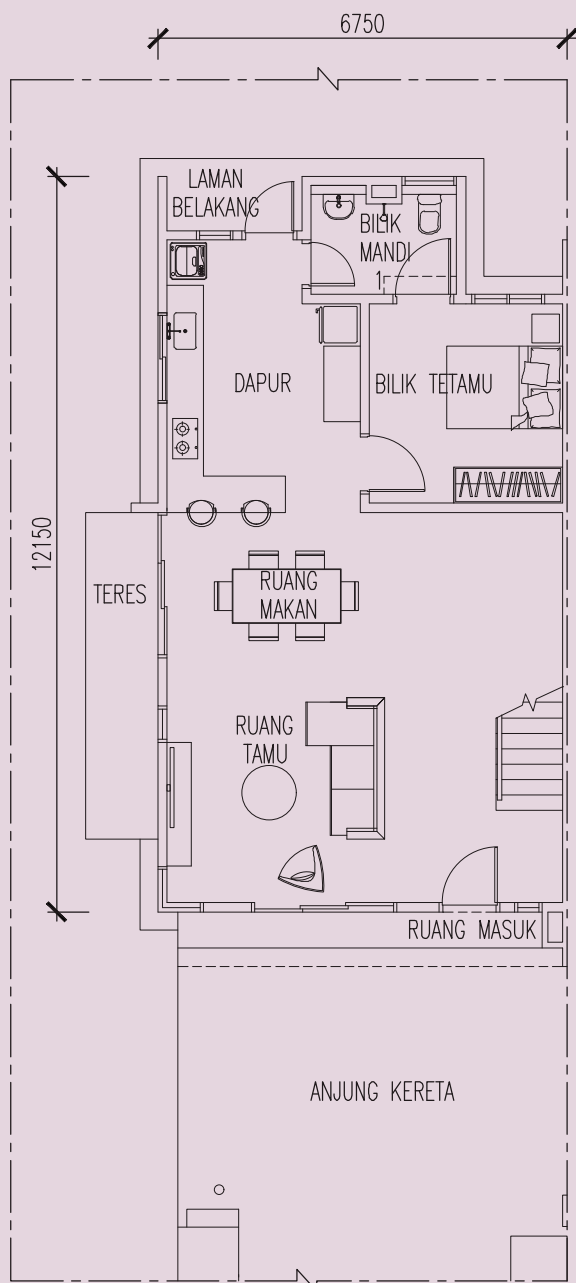


PELAN LANTAI

JENIS C - 22'X65'

UNIT TEPI

Keluasan Lantai Kasar : 2,063.22 kaki persegi



SPESIFIKASI

BANDAR AINSDALE (ANGGUN - FASA 12B) SEMUA JENIS

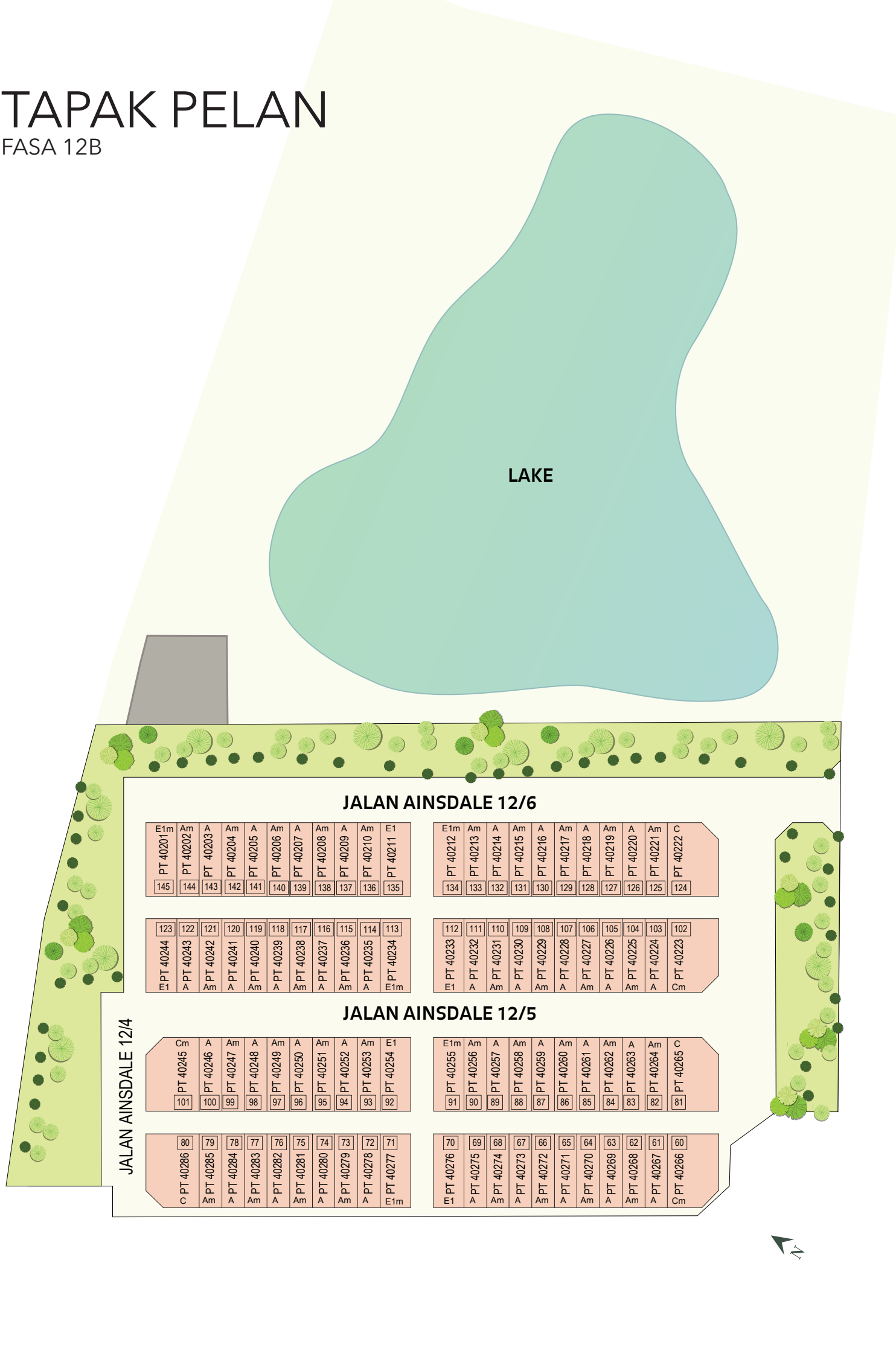
JADUAL KE EMPAT (KLAUSA 15)

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 Berlimina		
	: 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		
Pemasangan Poin Elektrik		C/Cm	A/Am	E1/E1m
	: 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 12B



MAP 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: BA12B | Jumlah unit: 86 | Baki Unit: 6 | Jenis: Rumah Teres 2 Tingkat | Tarikh dijangka siap: April 2024 | Bebanan tanah: Tiada | Pegangan tanah: Bebas
| No. lesen : 12408/07-2028/0997(R) | Tempoh sah: 16/07/2023 - 15/07/2028 | 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 Baki Unit: RM 701,866.00 (min) – RM 1,039,066.00 (mak) | Sekatan Kepentingan : Tanah yang diberimilik ini tidak boleh
dipindahmilik, dipajak, digadai melainkan dengan kebenaran bertulis.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

SALES GALLERY

06 761 2778

simeдарbyproperty.com/bandar-ainsdale

THEEDGE Top Property
Developers Awards
2020



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

MEMBER OF
Dow Jones
Sustainability Indices
In collaboration with

DEVELOPER OF THE ECONC
BATTERSEA
POWER STATION
LONDON, UK

Sime Darby
Property

Sime Darby Property Berhad
197301002148 (15631 P)


Bandar
Ainsdale
Where happiness begins

Anggun

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

PHASE 2



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

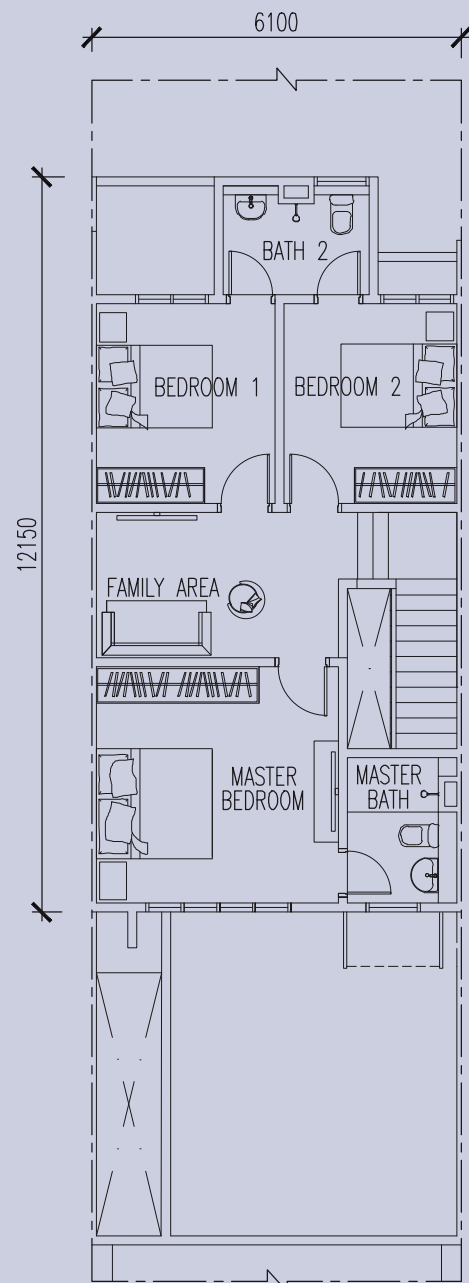
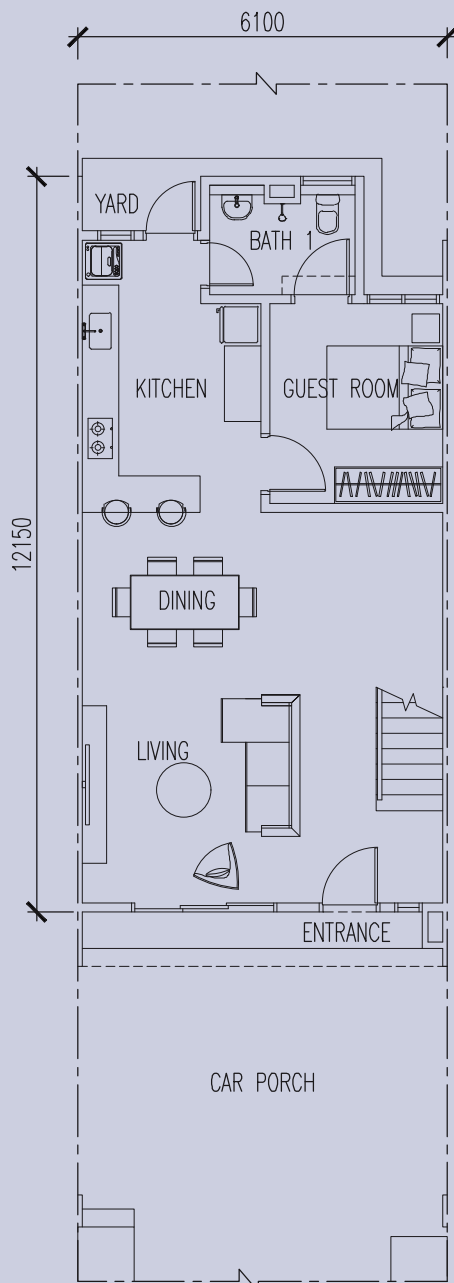


FLOOR PLAN

TYPE A - 20'X65'

INTERMEDIATE UNIT

Gross floor area : 1,817.05 sq ft



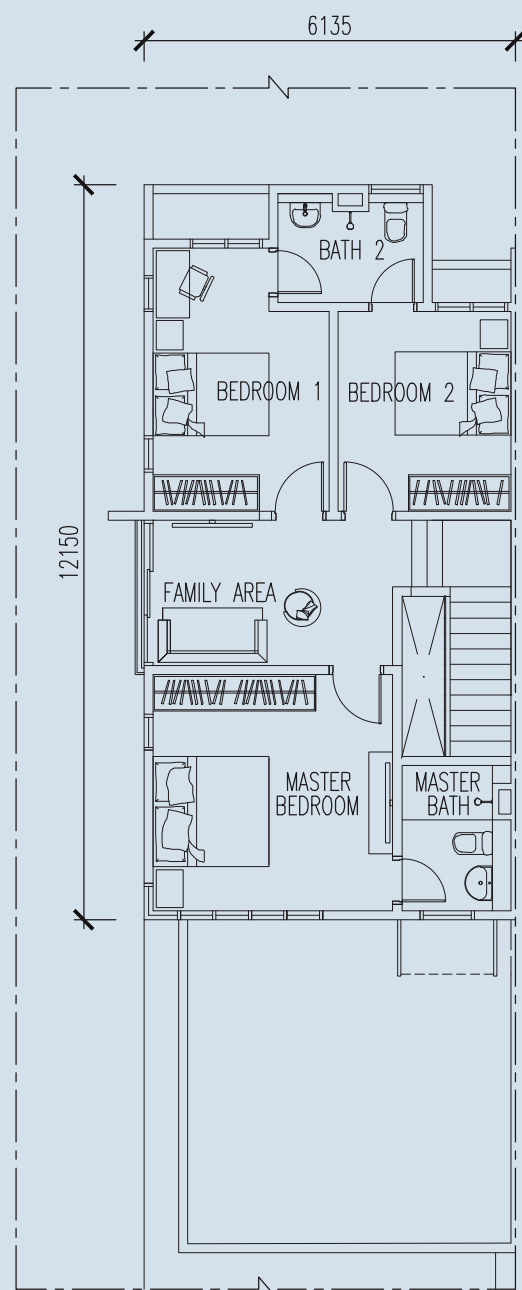
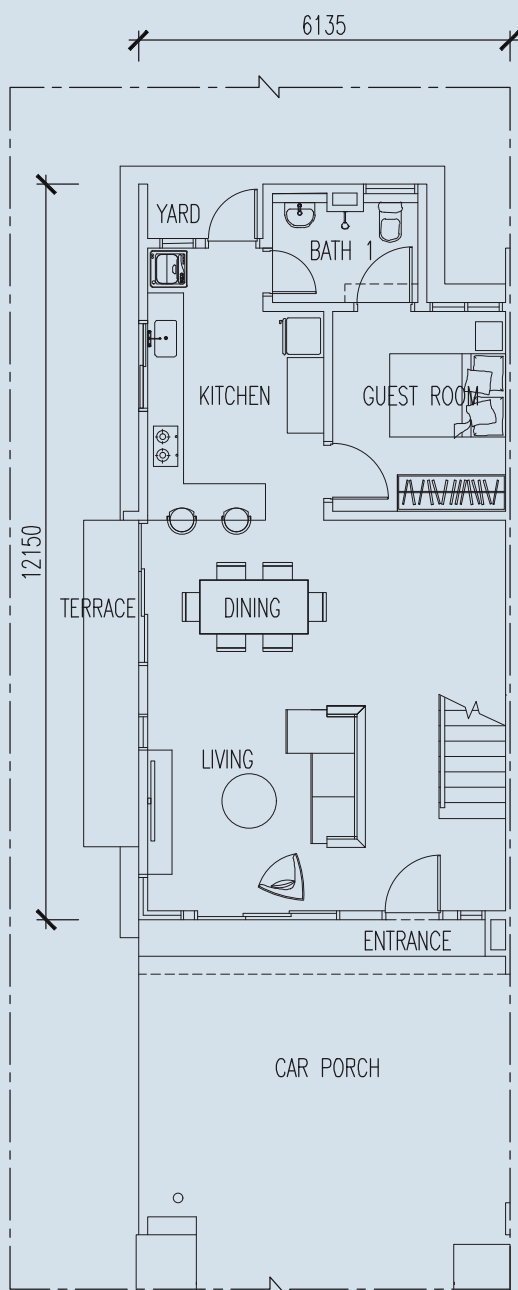


FLOOR PLAN

TYPE E1 - 20'X65'

END UNIT

Gross floor area : 1,898 sq ft



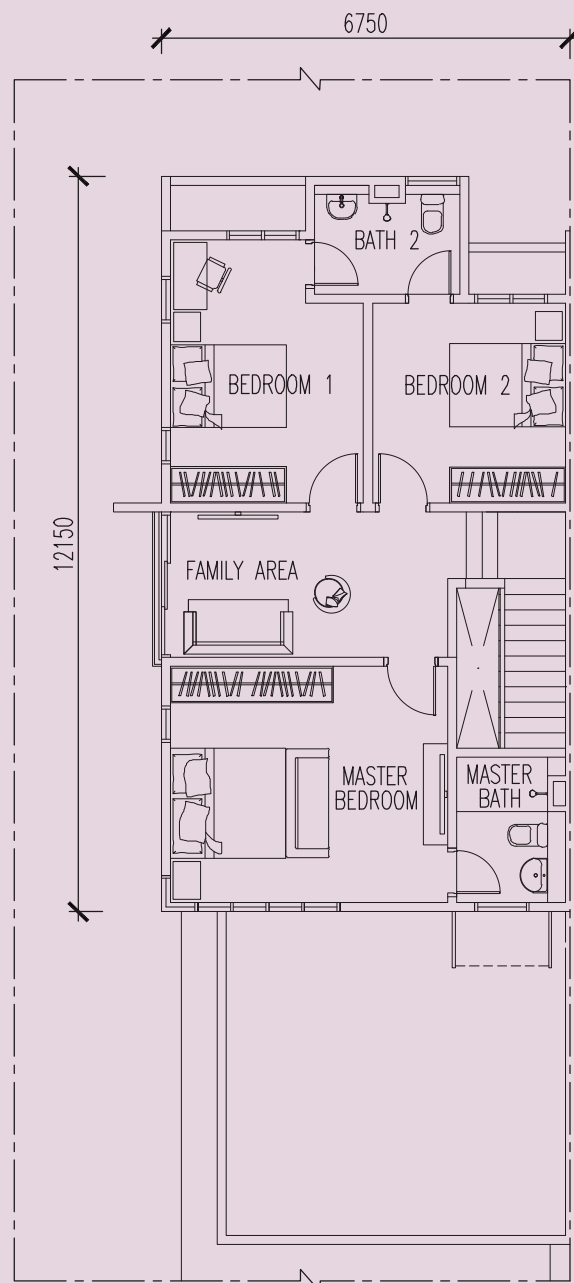
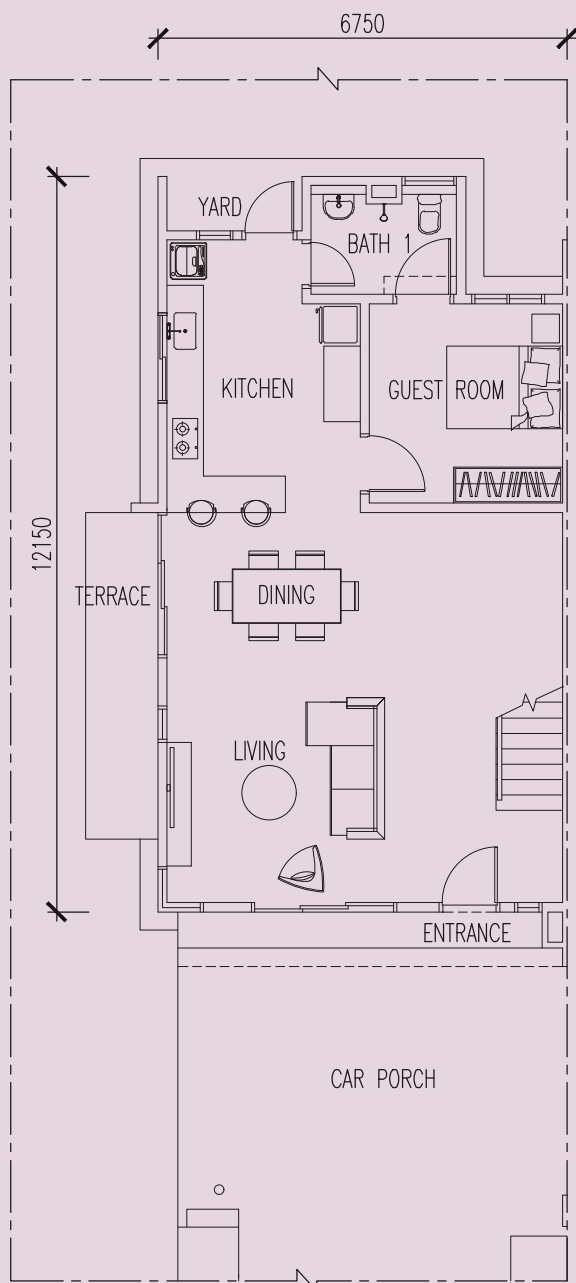


FLOOR PLAN

TYPE C - 22'X65'

CORNER UNIT

Gross floor area : 2,063.22 sq ft



SPECIFICATIONS

BANDAR AINSDALE (ANGGUN - PHASE 12A)

ALL TYPE

THE FOURTH SCHEDULE

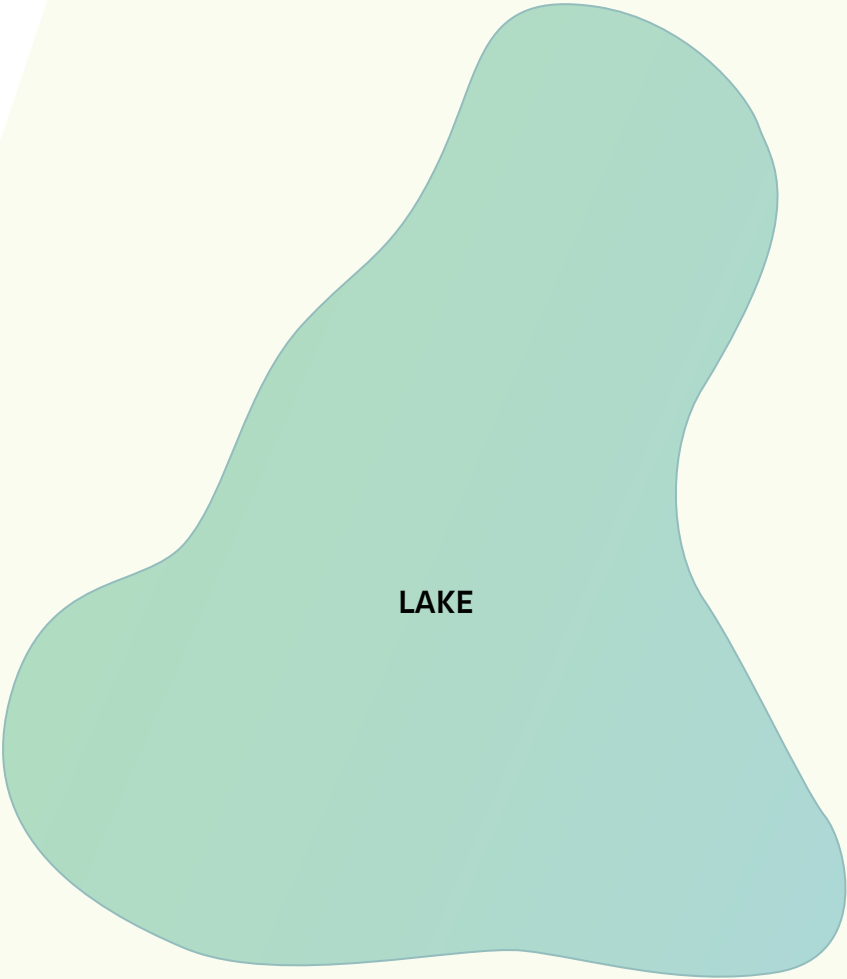
(CLAUSE 15)

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			
Electrical Installation		C/Cm	A/Am	E1/E1m	E2/E2m
	: 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 Trunking & Cabling		: Provided			
Fencing		: Masonry Fence with M.S. Fencing, M.S.Gate and Chain Link			
Miscellaneous		: Letter Box			
		: Recycle Compartment			
		: TNB Meter Compartment			

SITE PLAN

PHASE 12B



LAKE

JALAN AINSDALE 12/6

E1m	Am	A	Am	A	Am	A	Am	A	Am	E1
PT 40201	PT 40202	PT 40203	PT 40204	PT 40205	PT 40206	PT 40207	PT 40208	PT 40209	PT 40210	PT 40211
145	144	143	142	141	140	139	138	137	136	135

E1m	Am	A	Am	A	Am	A	Am	A	Am	C
PT 40212	PT 40213	PT 40214	PT 40215	PT 40216	PT 40217	PT 40218	PT 40219	PT 40220	PT 40221	PT 40222
134	133	132	131	130	129	128	127	126	125	124

123	122	121	120	119	118	117	116	115	114	113
PT 40244	PT 40243	PT 40242	PT 40241	PT 40240	PT 40239	PT 40238	PT 40237	PT 40236	PT 40235	PT 40234
E1m	Am	A	Am	A	Am	A	Am	A	Am	E1m

112	111	110	109	108	107	106	105	104	103	102
PT 40233	PT 40232	PT 40231	PT 40230	PT 40229	PT 40228	PT 40227	PT 40226	PT 40225	PT 40224	PT 40223
E1m	A	Am	A	Am	A	Am	A	Am	A	C

JALAN AINSDALE 12/5

C	Am	A	Am	A	Am	A	Am	A	Am	E1
PT 40245	PT 40246	PT 40247	PT 40248	PT 40249	PT 40250	PT 40251	PT 40252	PT 40253	PT 40254	PT 40255
101	100	99	98	97	96	95	94	93	92	91

E1m	Am	A	Am	A	Am	A	Am	A	Am	C
PT 40256	PT 40257	PT 40258	PT 40259	PT 40260	PT 40261	PT 40262	PT 40263	PT 40264	PT 40265	PT 40266
81	80	79	78	77	76	75	74	73	72	71

C	Am	A	Am	A	Am	A	Am	A	Am	E1m
PT 40267	PT 40268	PT 40269	PT 40270	PT 40271	PT 40272	PT 40273	PT 40274	PT 40275	PT 40276	PT 40277
61	60	59	58	57	56	55	54	53	52	51

E1m	Am	A	Am	A	Am	A	Am	A	Am	C
PT 40278	PT 40279	PT 40280	PT 40281	PT 40282	PT 40283	PT 40284	PT 40285	PT 40286	PT 40287	PT 40288
41	40	39	38	37	36	35	34	33	32	31

JALAN AINSDALE 12/4



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: BA12B | Total units: 86 | Balance Unit: 6 | Type: 2 Storey Link House | Expected date of completion: April 2024 | Land: Free from encumbrances | Tenure of land: Freehold | Developer's license no. : 12408/07-2028/0997(R) | Validity: 16/07/2023 - 15/07/2028 | 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), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling Price Balance Unit: RM 701,866.00 (min) - RM 1,039,066.00 (max) | 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.

SALES GALLERY

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

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 In collaboration with



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