

# Suasana2

**AINSDALE**

**SUASANA AINSDALE 2 (FASA 8B3)**

20' x 70' | RUMAH TERES 2 TINGKAT

HAKMILIK KEKAL

# Konsep rekabentuk

Pembangunan Perumahan Suasana 2 di Bandar Ainsdale, merangkumi empat fasa (8B1, 8B2, 8B3 & 8B4) 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 Suasana 2 adalah:

- Reka bentuk berdasarkan cerun konsisten
- Laluan kenderaan yang lebar disediakan dengan akses yang mudah
- Dihubungkan dengan Lebuhraya Utara-Selatan melalui Tol Bandar Ainsdale
- Berdekatan dengan Taman Tasik Ainsdale berkeluasan 11 ekar
- Berdekatan dengan kemudahan seperti sekolah, surau dan kedai-kedai

Reka bentuk bangunan Suasana 2 merangkumi rumah dua tingkat di atas lot tanah dengan saiz 20' x 70' yang mempunyai reka bentuk yang bervariasi.

Ciri-ciri reka bentuk bangunan adalah seperti berikut:

- Estetika moden yang menarik dengan elemen fasad yang menonjol dan warna yang menyerlah dengan rekabentuk bumbung cerun.
- Konsep pelan dalaman terbuka yang menggabungkan kawasan Ruang Tamu, Ruang Makan serta Dapur berfungsi untuk meningkatkan rasa kesinambungan ruang.
- Pelan tingkat bawah diintegrasikan dengan unsur-unsur yang diekstrak daripada konsep "Lifetime Homes", untuk menggalakkan penggunaan ruang yang lebih efisien bagi kehidupan pelbagai generasi.
- Unit tepi dan hujung disediakan dengan bukaan tingkap yang luas di ruang keluarga, untuk memberi visual ruang luas antara persekitaran dalaman dan luaran.
- Keselesaan terma dalaman dapat dikawal dengan baik dengan semua rumah berorientasikan Utara-Selatan.



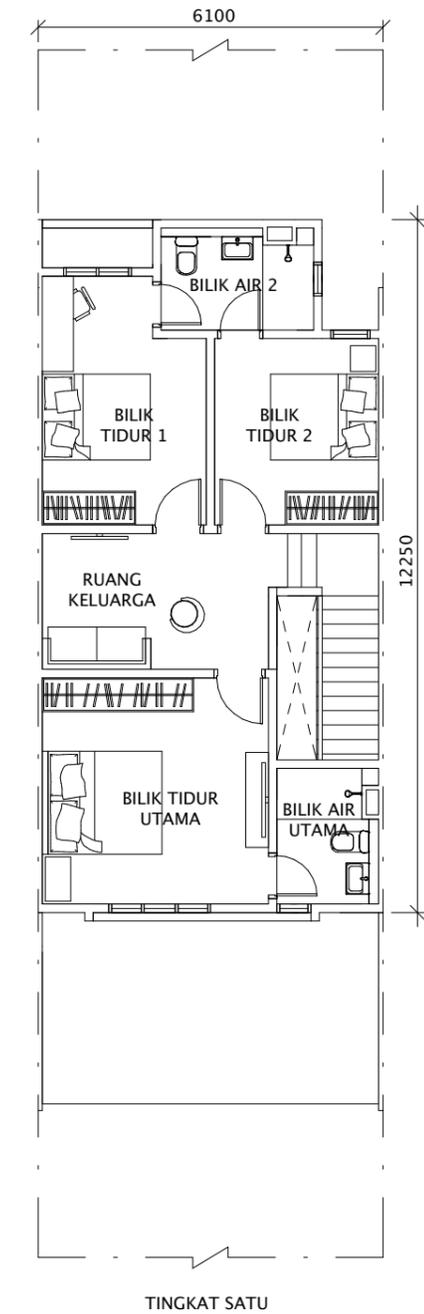
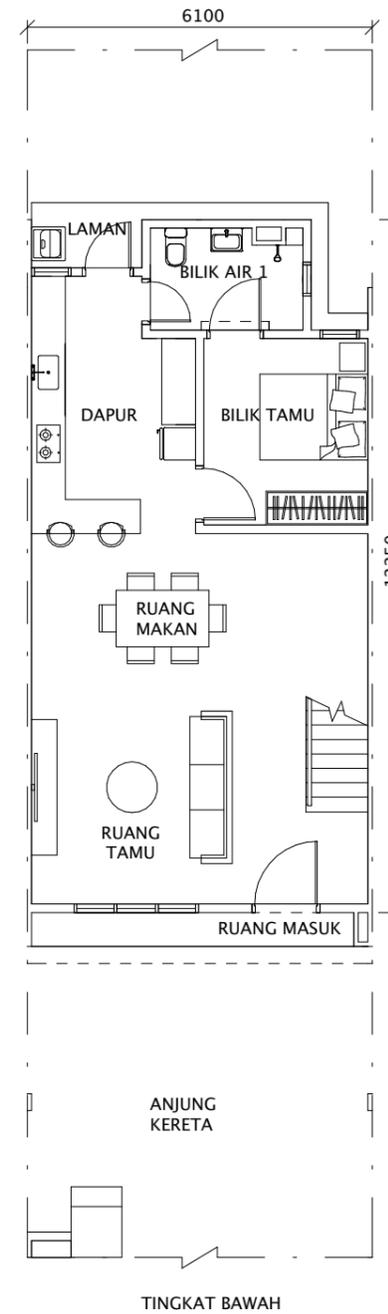
**Kediaman hakmilik kekal  
yang luas dan moden**



## Pelan Lantai

Unit Tengah - Jenis A/Am  
20' x 70' | 1,754 kps

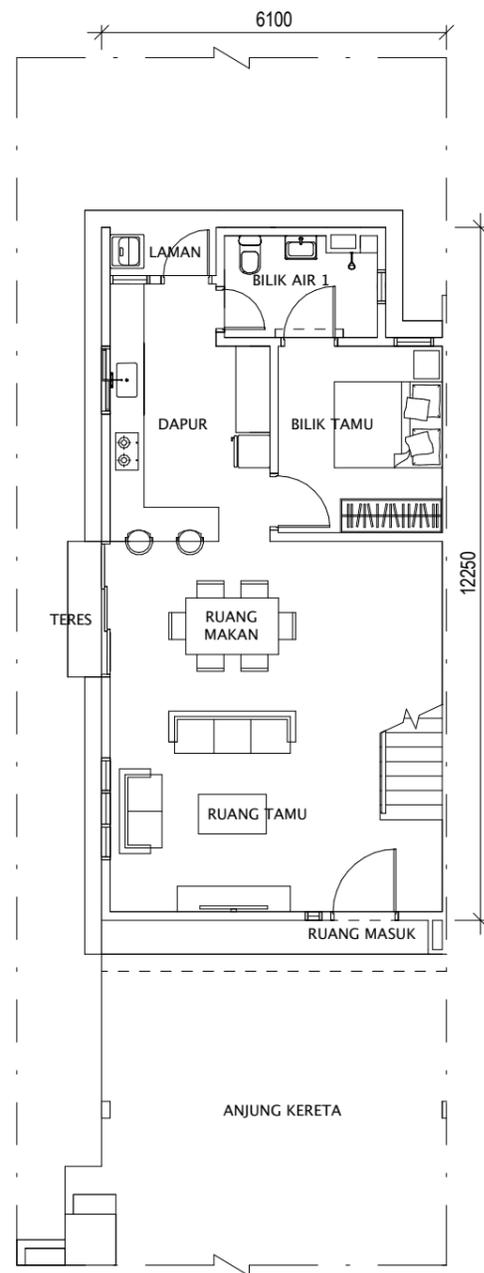
4 bilik tidur + 3 bilik air



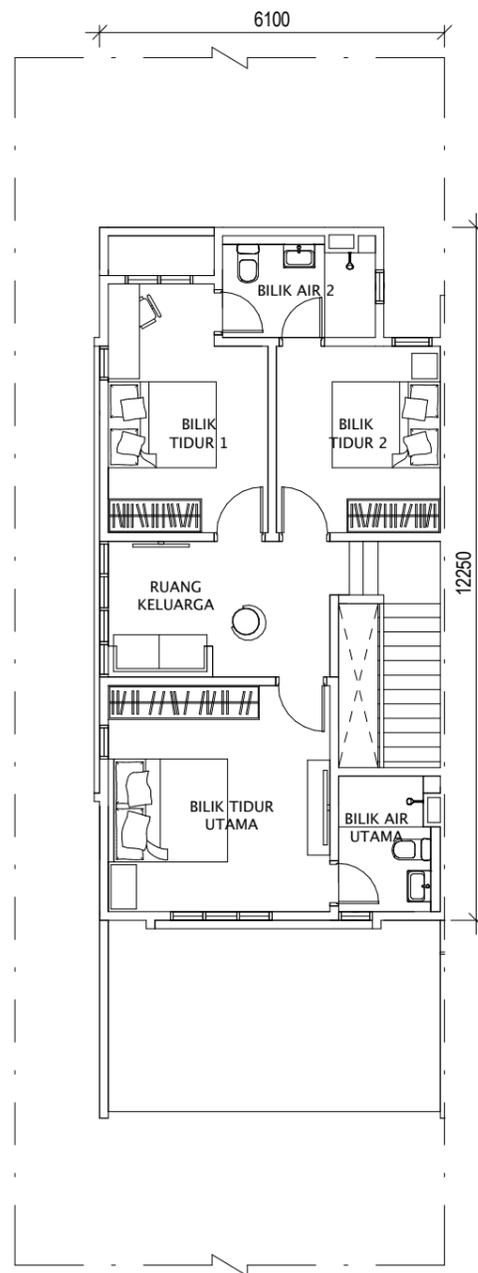
# Pelan Lantai

Unit Hujung - Jenis E/Em  
20' x 70' | 1,757 kps

4 bilik tidur + 3 bilik air



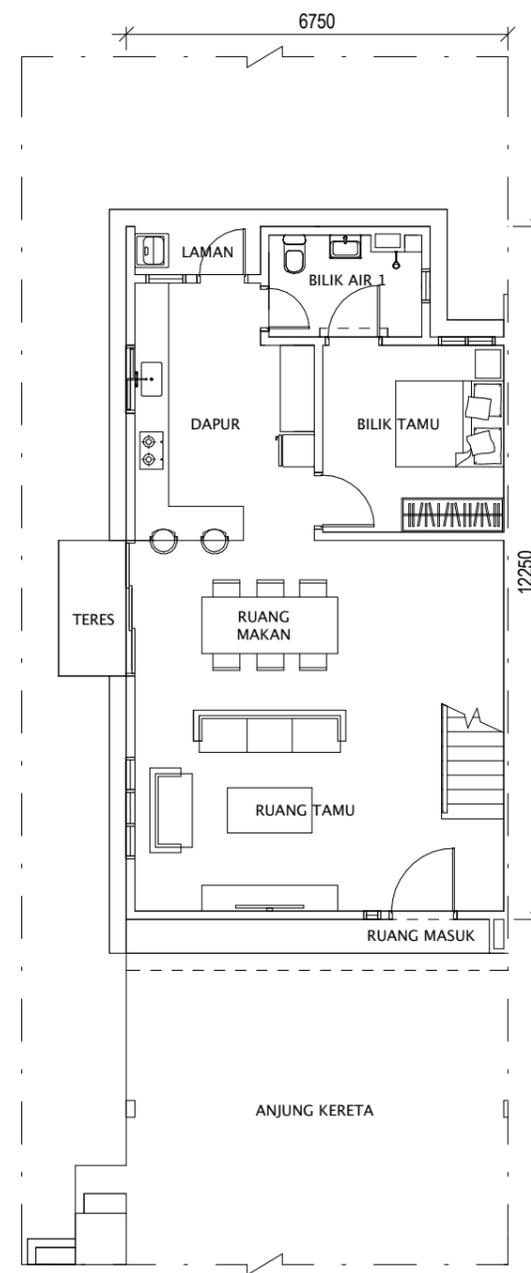
TINGKAT BAWAH



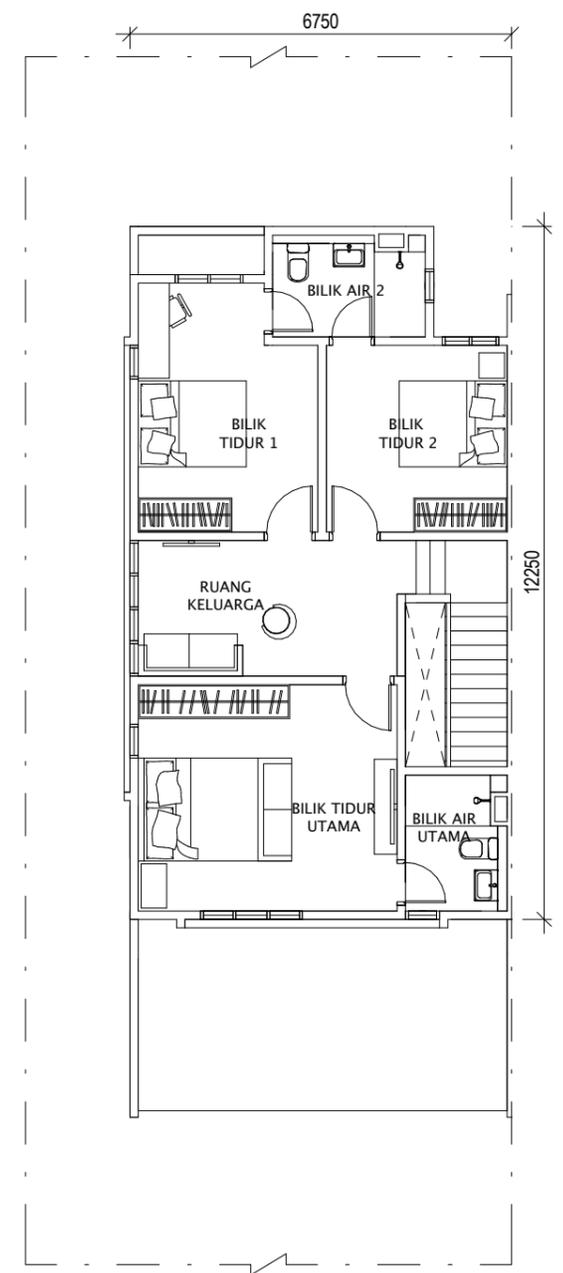
TINGKAT SATU

Unit Tepi - Jenis C/Cm  
22' x 70' | 1,937 kps

4 bilik tidur + 3 bilik air



TINGKAT BAWAH



TINGKAT SATU

Alami kediaman yang direka khas  
untuk kehidupan multi-generasi

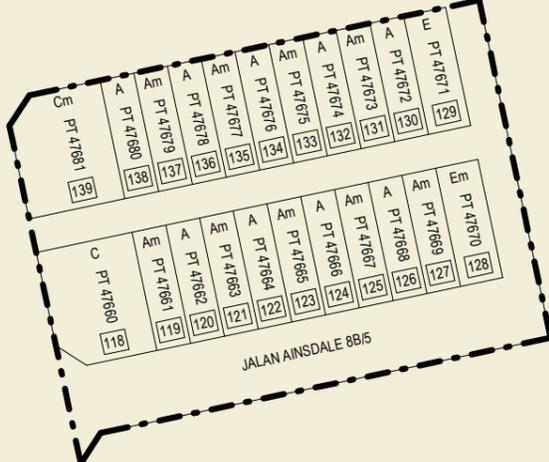
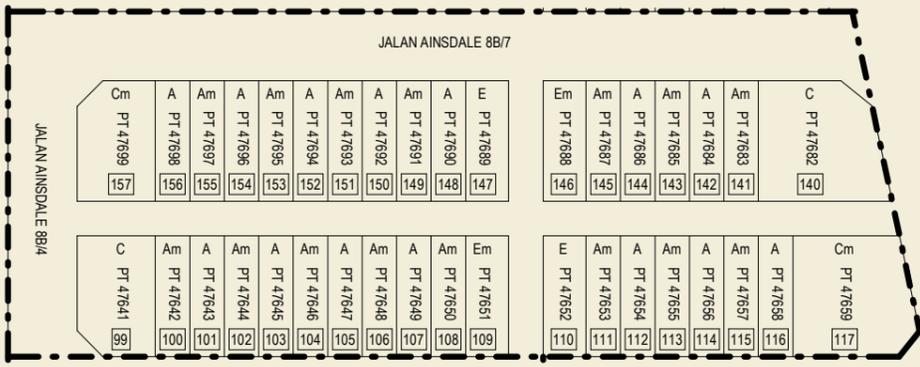


# Pelan Tapak

Suasana2  
AINSDALE



## SUASANA2 FASA 8B3



LEGEND		LEGEND	
D	Dewan	TS	Tangi Sedut
T	Tadika	STP	Loji Rawatan Kumbahan
S	Surau	PPU	Pencawang Pembahagi Utama
PE	Pencawang Elektrik	PMU	Pencawang Masuk Utama
RP	Rumah Pam	TA	Tangi Air
KT	Kolam Tadahan		
		●	Galeri Bandar Ainsdale
		□	Residensi
		□	Komersial

LEGEND		
A	-	JENIS
PT 47567	-	NO. LOT
18	-	NO. ALAMAT

# Spesifikasi

Struktur	:	Konkrit Bertetulang
Dinding	:	Batu Bata / Konkrit Berteluang
Bumbung	:	Jubin Bumbung Konkrit / Atap Keluli
Kerangka Bumbung	:	Kerangka Besi
Siling	:	Plaster / Lekaan Simen / Papan Simen
Tingkap	:	Semua : Bingkai Aluminium
Pintu	:	Pintu Masuk Utama : Pintu Kayu Bercat Lain-Lain Pintu : Pintu Rata Bercat : Pintu Gelongsor Berbingkai Aluminium (Jenis E / Em & C / Cm Sahaja)
Kelengkapan Pintu	:	Set Kunci & Kelengkapan
Kemasan Dinding	:	Luaran : Lepa & Cat Dalaman : Lepa & Cat Dapur : Jubin Seramik Ketinggian 1500 mm / Lepa & Cat : Bilik Air Utama, Bilik Air 1 & 2 : Jubin Seramik Ketinggian Siling : Laman : Lepa & Cat
Kemasan Lantai	:	Anjung Kereta : Konkrit Bercetak Ruang Masuk / Teres : Jubin Porselin Laman : Simen Lepa Ruang Tamu & Ruang Makan : Jubin Porselin Dapur : Jubin Seramik Bilik Tetamu : Jubin Seramik Bilik Tidur Utama, Bilik Tidur 1 & 2 : Jubin Seramik Bilik Air Utama, Bilik Air 1 & 2 : Lantai Kayu Berlamina Ruang Keluarga : Lantai Kayu Berlamina Tangga : Lantai Kayu Berlamina
Kelengkapan Sanitari	:	Dapur : Sinki & Paip Air Bilik Air Utama, Bilik Air 1 & 2 : Alat-Alat Kebersihan & Kelengkapan Laman : Paip Air Anjung Kereta : Paip Air
Pemasangan Elektrik	:	Punca Kuasa Lampu : 20 Punca Kuasa Lampu Pagar : 1 Soket Alir Keluar : 22 Punca Kuasa Kipas : 7 Punca Kuasa Loceng : 1 Punca Kuasa Pemanas Air : 1 Punca Kuasa Pendingin Hawa : 2 Punca Kuasa Data : 1 Punca Kuasa TV : 1 Punca Kuasa Pagar Automatik : 1 Punca Kuasa Pam Penggalak : 1
Pemasangan Sesalur & Kabel Telefon Dalaman	:	Disediakan
Pagar	:	Pagar Batu Bata, Pagar G.I, Pintu Pagar Keluli Lembut & Pagar Dawai
Lain -Lain	:	Peti Surat Ruang Kebuk Sampah



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**

[www.simedarbyproperty.com](http://www.simedarbyproperty.com)

FASA BA8B3  
Jumlah Unit: 59 | Jenis: Rumah Teres 2 Tingkat | Tarikh Dijangka Siap: November 2026 | Beban Tanah: Tiada | Pegangan Tanah: Bebas | No. Lesen Pemaju: 12408/07-2028/0997(R) | Tempoh Sah: 16/07/2023 - 15/07/2028 | No Permit Iklan & Jualan: ..... | Tempoh Sah: ..... | Pihak Berkuasa Meluluskan Bangunan: Majlis Bandaraya Seremban | Rujukan Pelan Bangunan: Bil (13) dlm MBS.S.KB 1 - 5/23 (B) | Pemaju: Sime Darby Property (Ainsdale) Sdn Bhd. (Co. No. 200801003748), Tingkat 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Harga Jualan: RM 780,888.00 (Min) - RM 1,425,888.00 (Mak) | Bumiputera Discount: 10% (Tertakluk kepada kuota)

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



**Property**

# Suasaña<sup>2</sup>

**AINSDALE**

**SUASANA AINSDALE 2 (PHASE 8B3)**

20' x 70' | 2 STOREY LINKED HOMES

FREEHOLD

# The Design Concept

Suasana 2, four phases (8B1, 8B2, 8B3 & 8B4) of the development at 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 Suasana 2 development is:

- Characterised by a uniform slope
- Provided with wide roads and easy access
- Linked to North-South Expressway via Bandar Ainsdale Toll
- Nearby 11-acre Ainsdale Lake Garden
- Within close proximity to amenities such as schools, surau and shops

Suasana 2 is comprised of two-storey terrace houses in lot size 20'x70' with varied design.

Design features include:

- A striking modern aesthetic with bold lines and colour accentuated facade elements and pitched roofs.
- Open plan arrangement with integrated Living, Dining and Kitchen to enhance the sense of continuity of the space.
- Ground floor integrated with elements extracted from Lifetime Homes concept, thus promote better space usage for multi-generational living.
- Family room is provided with large window opening for corner and end units, to provide extended space between the internal and external environment
- Indoor thermal comfort is also well-regulated with all homes being North-South orientated



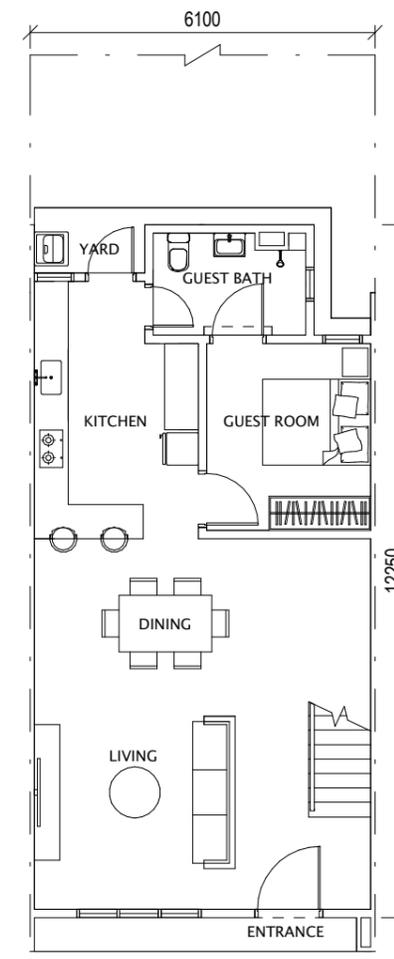
Spacious and modern  
freehold homes



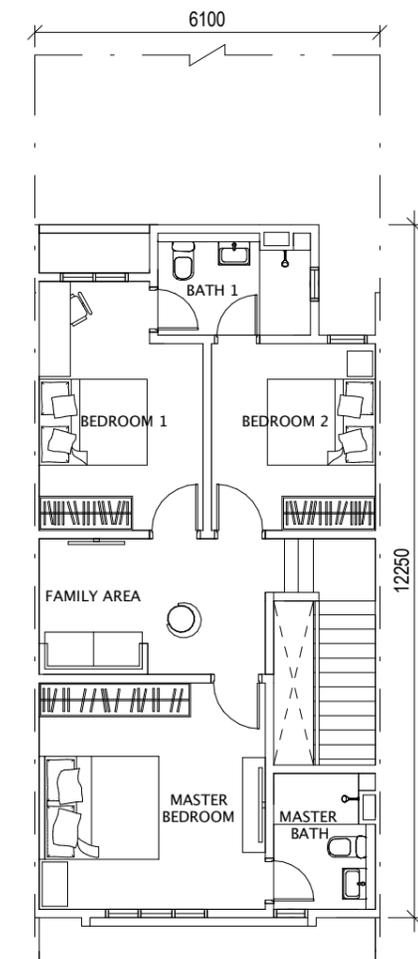
## Floor Plan

Intermediate Unit - Type A/Am  
20' x 70' | 1,754 sq ft

4 Bedrooms + 3 Bathrooms



GROUND FLOOR PLAN

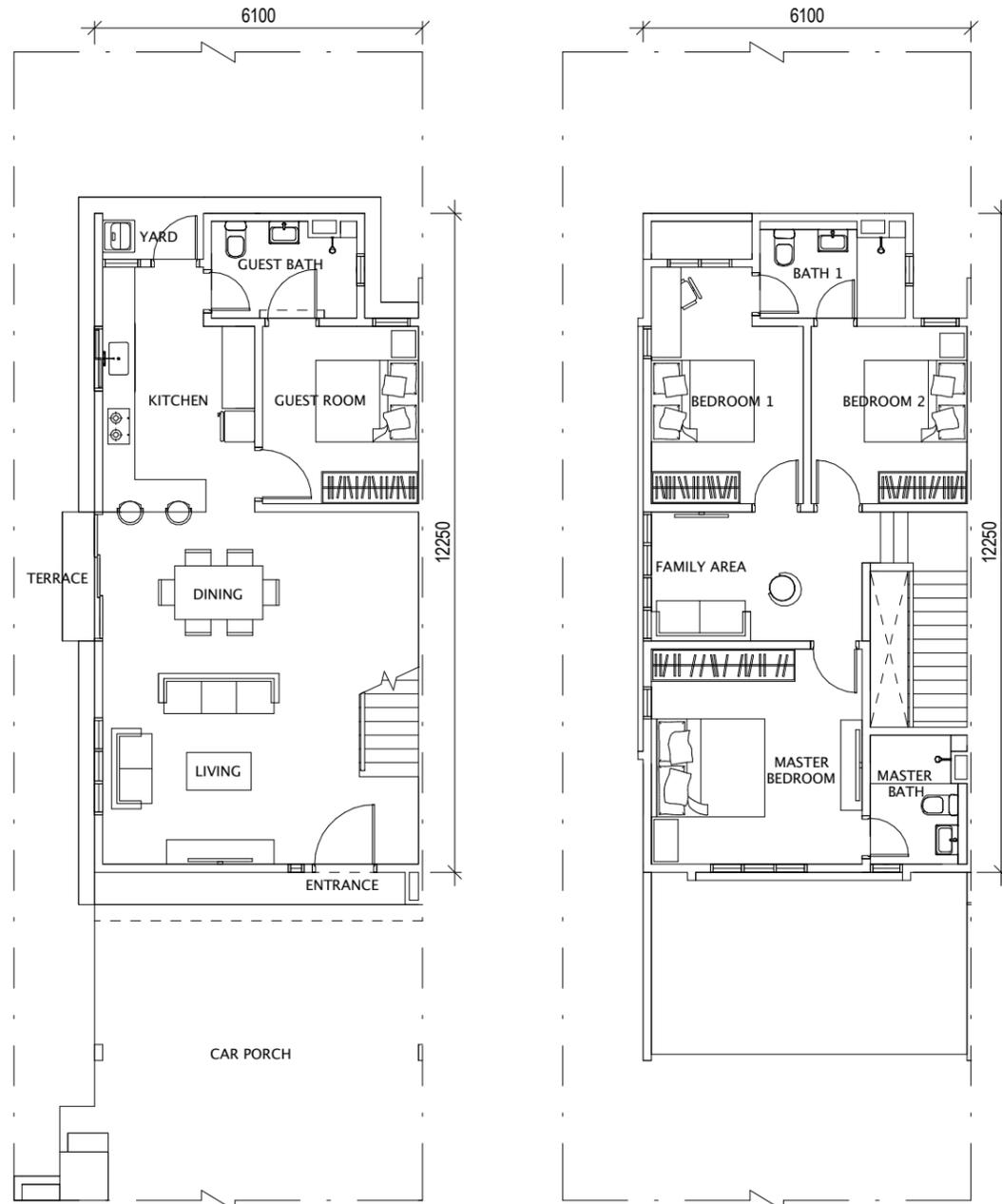


FIRST FLOOR PLAN

# Floor Plan

End Unit - Type E/Em  
20' x 70' | 1,757 sq ft

4 Bedrooms + 3 Bathrooms



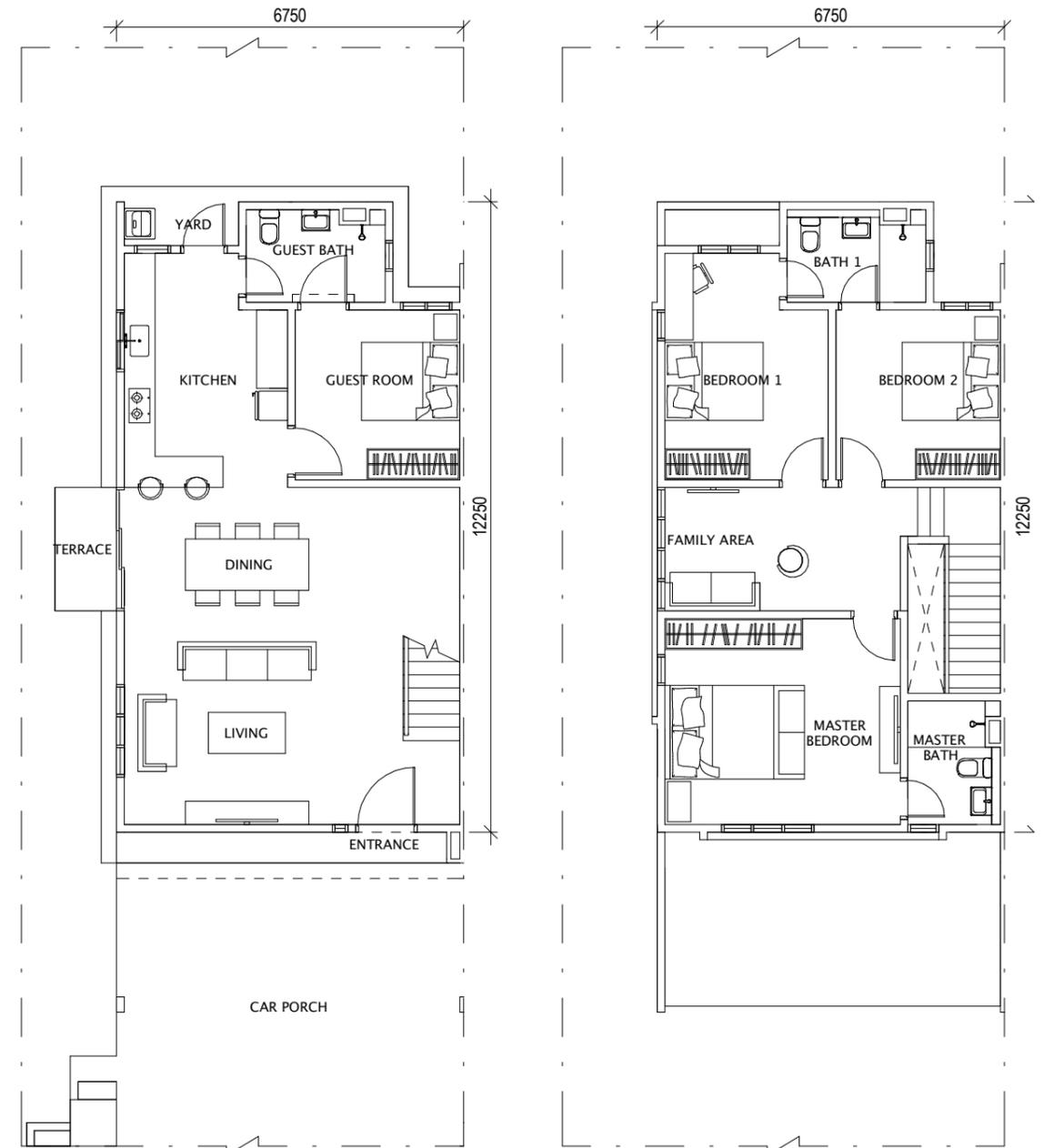
GROUND FLOOR PLAN

FIRST FLOOR PLAN

# Floor Plan

Corner Unit - Type C/Cm  
22' x 70' | 1,937 sq ft

4 Bedrooms + 3 Bathrooms



GROUND FLOOR PLAN

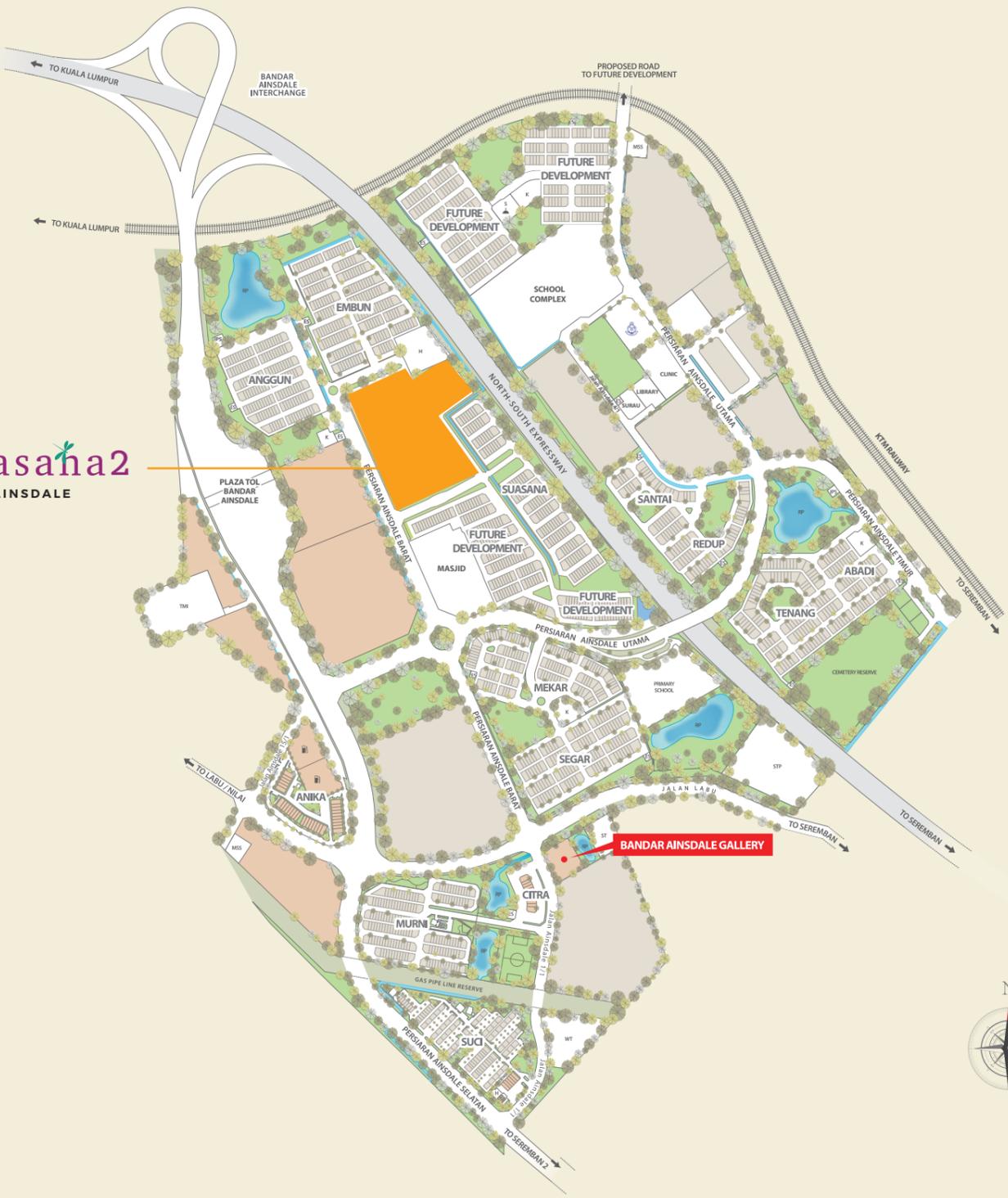
FIRST FLOOR PLAN

Live in a home designed  
for multi-generational living

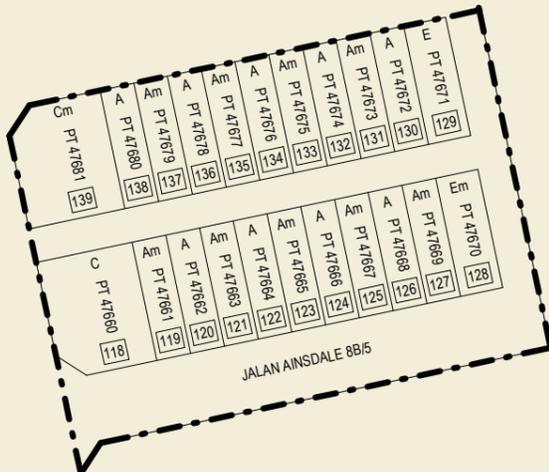
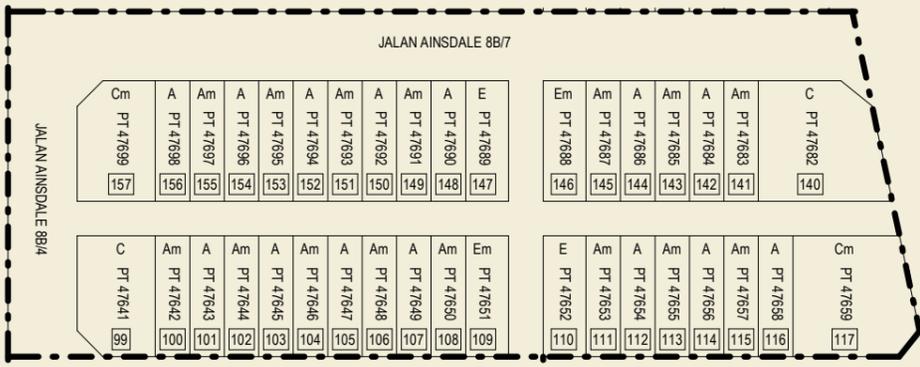


# Site Plan

Suasanā2  
AINSDALE



## SUASANA2 PHASE 8B3



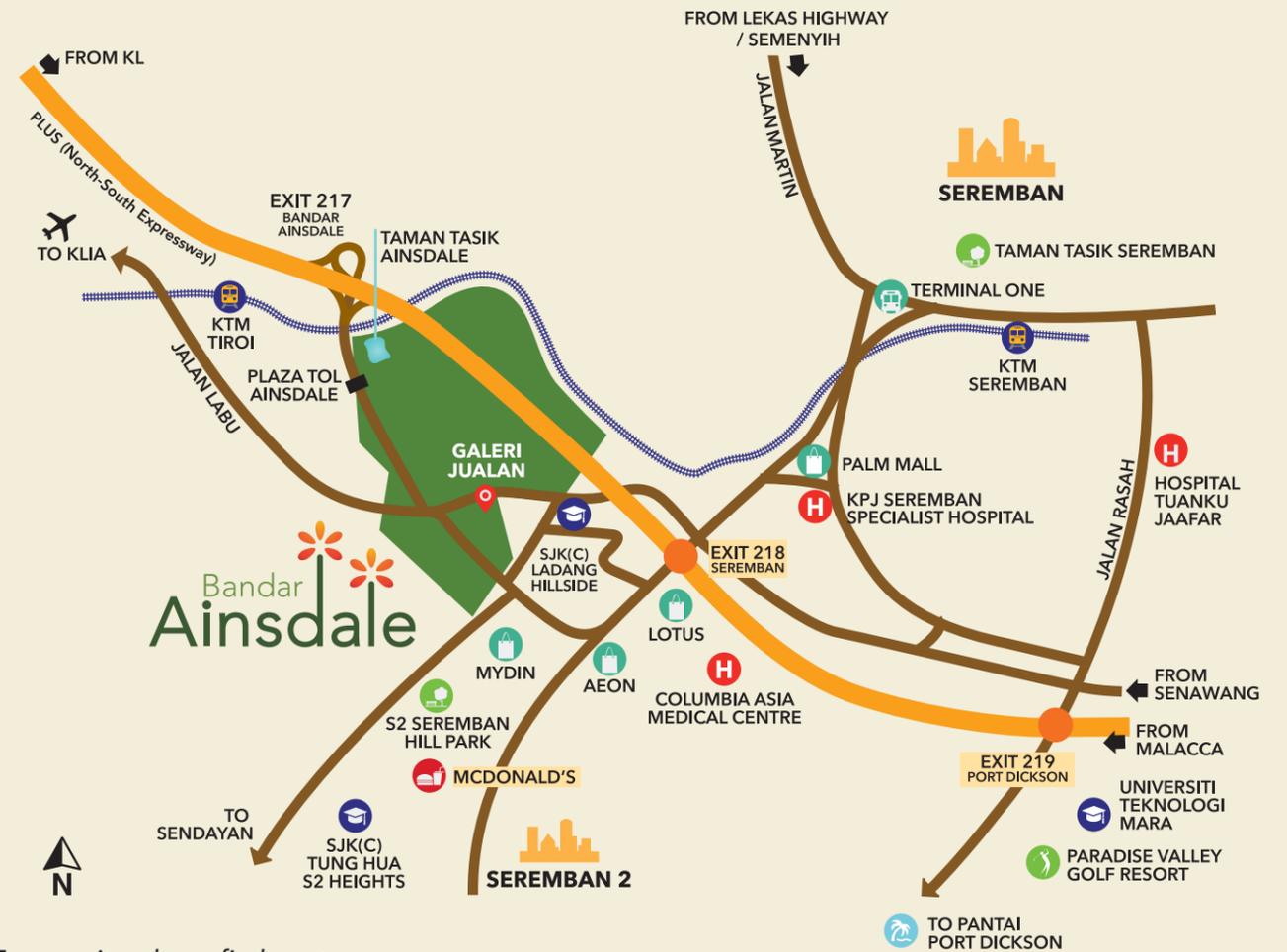
LEGEND	
H	Hall
K	Kindergarten
S	Surau
ES	Electrical Substation
IPS	Intermediate Pumping Station
RP	Recreation Pond
ST	Suction Tank
STP	Sewerage Plant Station
MSS	Main Switch Station
TMI	Transmission Main Intake
WT	Water Tank

LEGEND	
<span style="color: red;">●</span>	BANDAR AINSDALE GALLERY
<span style="background-color: #d3d3d3; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Residential
<span style="background-color: #f5deb3; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Commercial

LEGEND	
A	- TYPE
PT 47567	- LOT NO
18	- ADDRESS NUMBER
PE	- TNB SUBSTATION

# Specifications

Structure	: Reinforced Concrete			
Wall	: Masonry / Reinforced Concrete			
Roof Covering	: Concrete Roof Tiles / Metal Deck			
Roof Framing	: Metal			
Ceiling	: Plasterboard / Skim Coat / Cement Board			
Windows	: All	: Aluminium Frame Glass Panel		
Doors	: Main Entrance	: Painted Flush Door		
	: Other Doors	: Painted Flush Door		
		: Aluminium Frame Sliding Door (Type C, Cm & E, Em Only)		
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 & Guest Bath	: Ceramic 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	: Ceramic Tiles		
	: Master Bath, Bath 1 & Guest Bath	: Ceramic Tiles		
	: Master Bedroom, Bedroom 1 & 2	: Laminated Flooring		
	: Family	: Laminated Flooring		
	: Staircase	: Laminated Flooring		
Sanitary and Plumbing Fittings	: Kitchen	: Sink and Tap		
	: Master Bath, Bath 1 & Guest Bath	: Sanitary Wares and Fittings		
	: Yard	: Tap		
	: Recycle Compartment	: Tap		
Electrical Installation	: Light Point	C/Cm	A/Am	E/Em
	: Gate Light Point	20	19	20
	: Power Point	1	1	1
	: Fan Point	22	22	22
	: Door Bell Point	7	7	7
	: Water Heater Power Point	1	1	1
	: Air Conditioning Power Point	1	1	1
	: Telecommunication Point	2	2	2
	: TV Point	2	2	2
	: Auto-Gate Power Point	1	1	1
	: Booster Pump Power Point	1	1	1
Internal Telephone Trunking & Cabling	: Conduit and Cabling			
Fencing	: Masonry Fence, G.I. 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 BA8B3  
 No of Units: 59 | Type: 2 Storey Link House | Expected Date of Completion: November 2026 | 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 No.: Bil (13) dlm MBS.S.KB 1 - 5/23 (B) | 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: RM 780,888.00 (Min) - RM 1,425,888.00 (max) | Bumiputera Discount: 10% (Quota Applies).

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