



arinda2

FASA 1
(R1A)

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

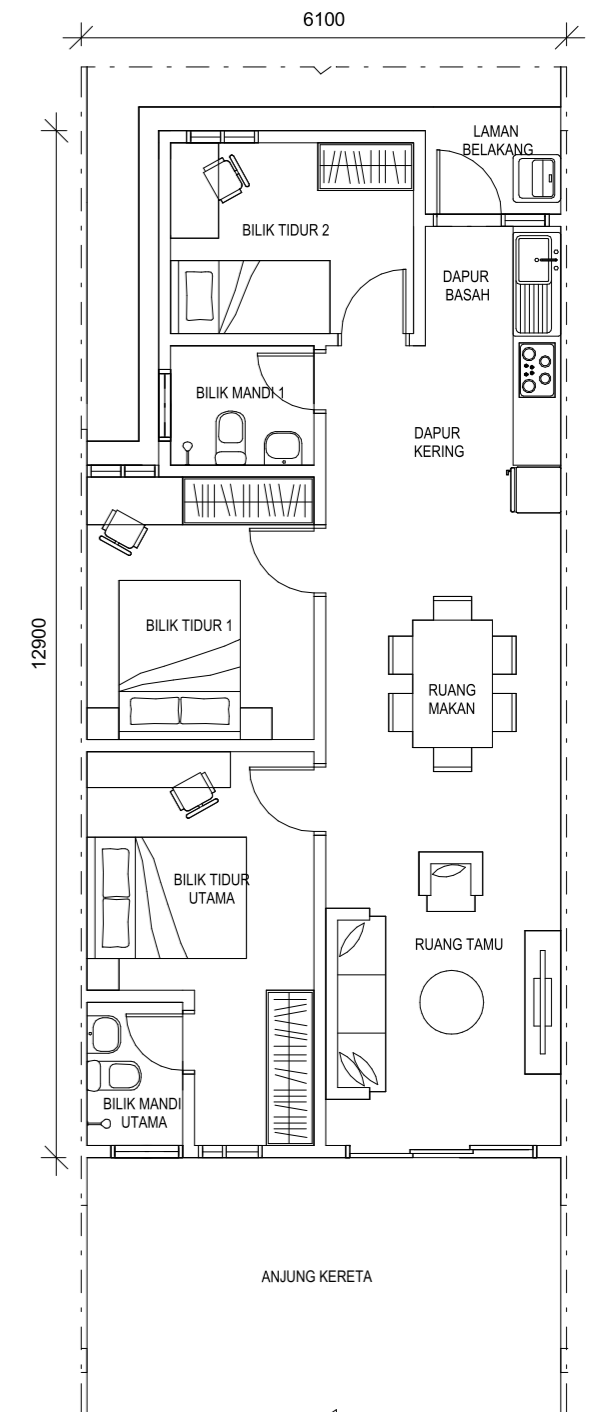
20' X 70' | 22' X 70'



Pelan Lantai

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

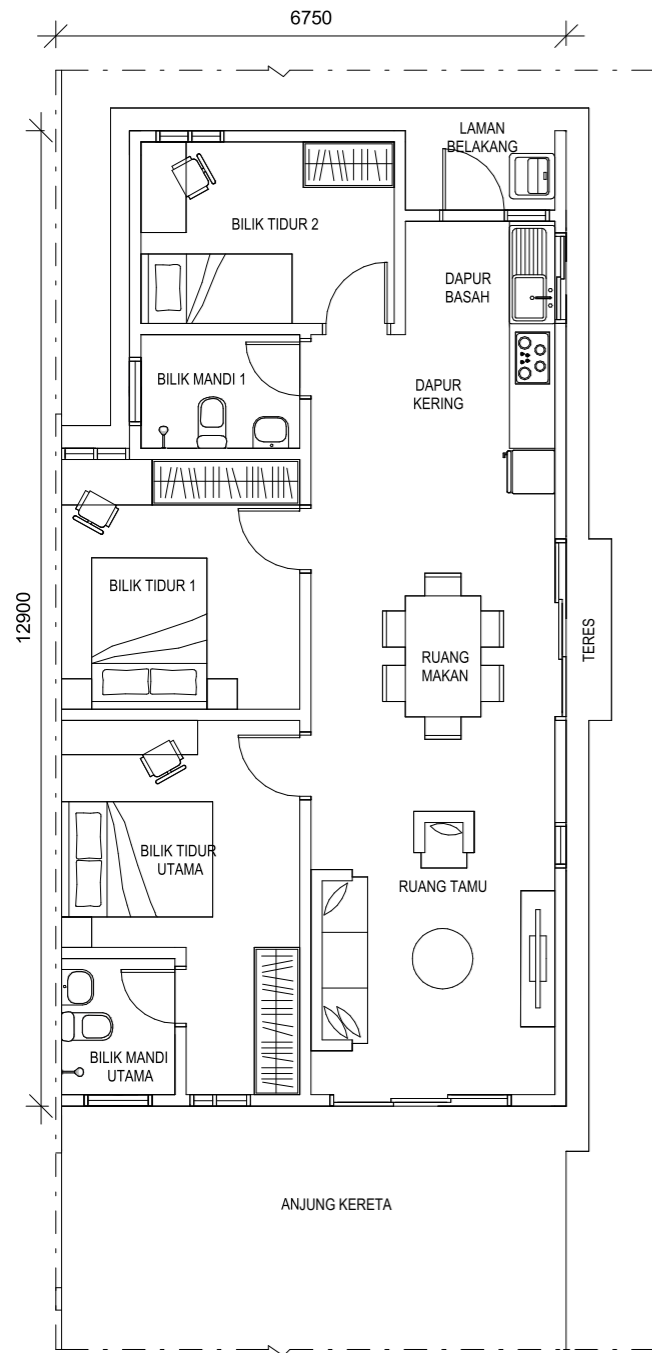
3 bilik tidur + 2 bilik air



Pelan Lantai

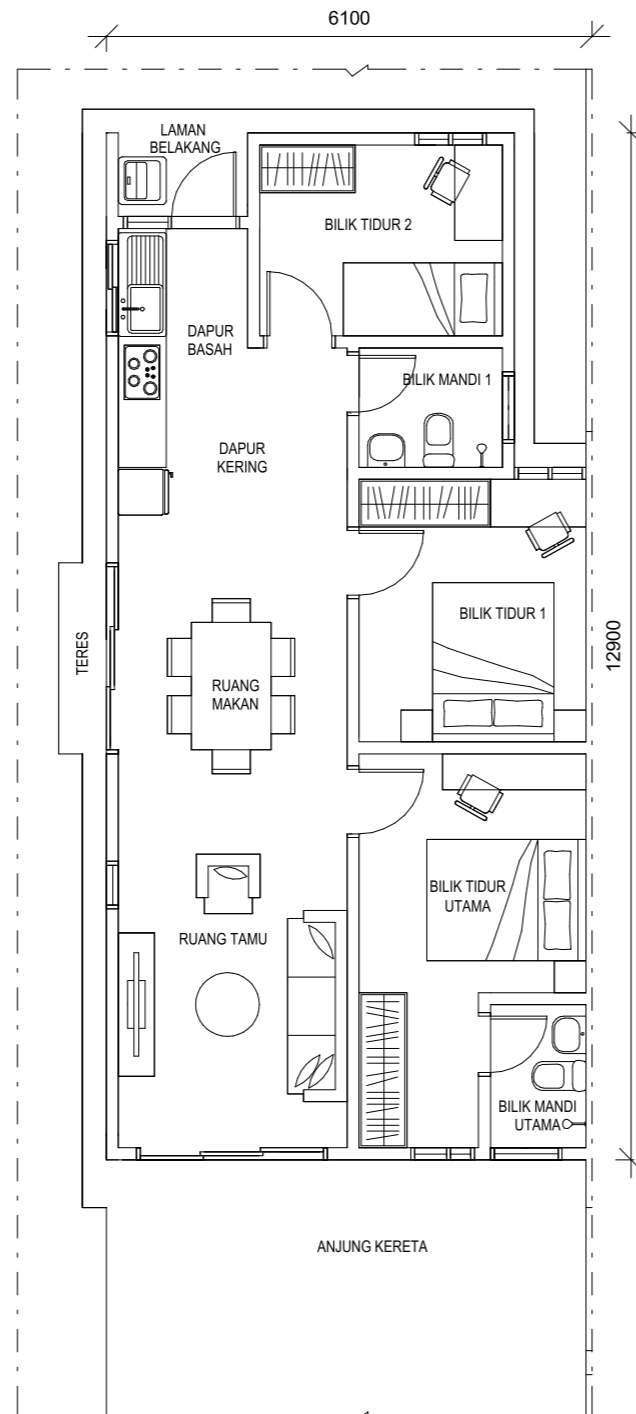
Unit Hujung - Jenis E
22' x 70' | 1,138 kps

3 bilik tidur + 2 bilik air



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

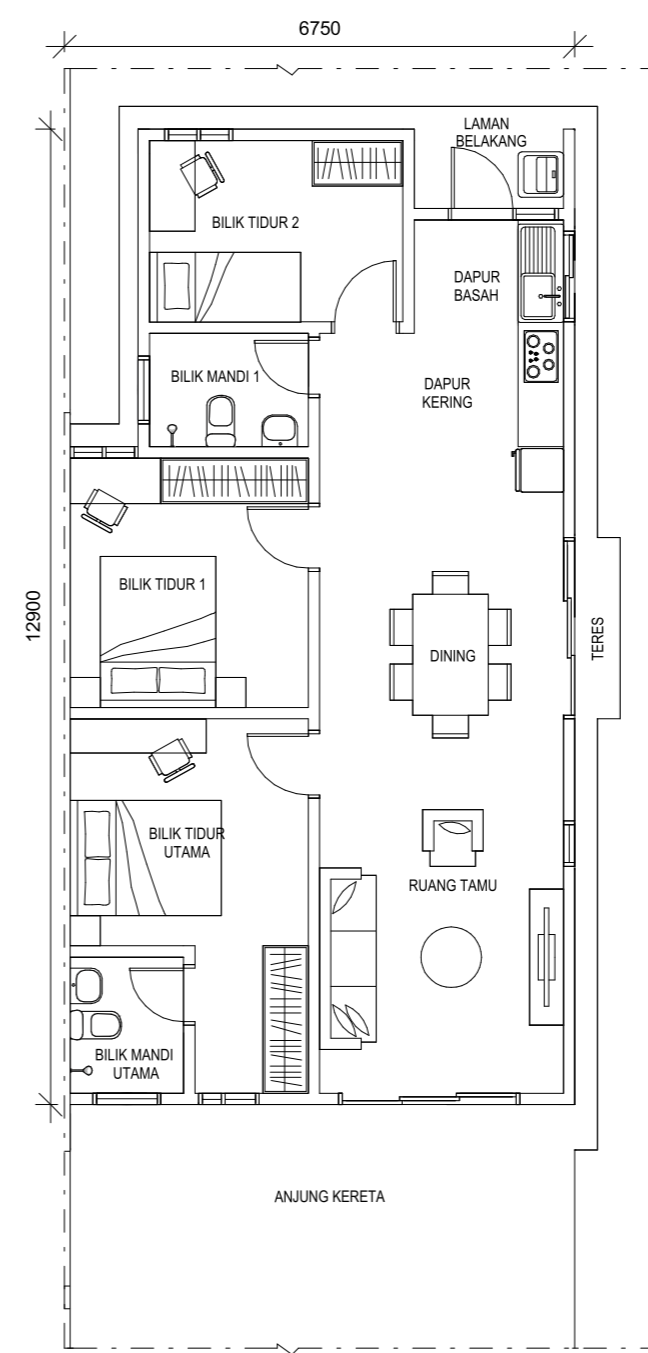
3 bilik tidur + 2 bilik air



Pelan Lantai

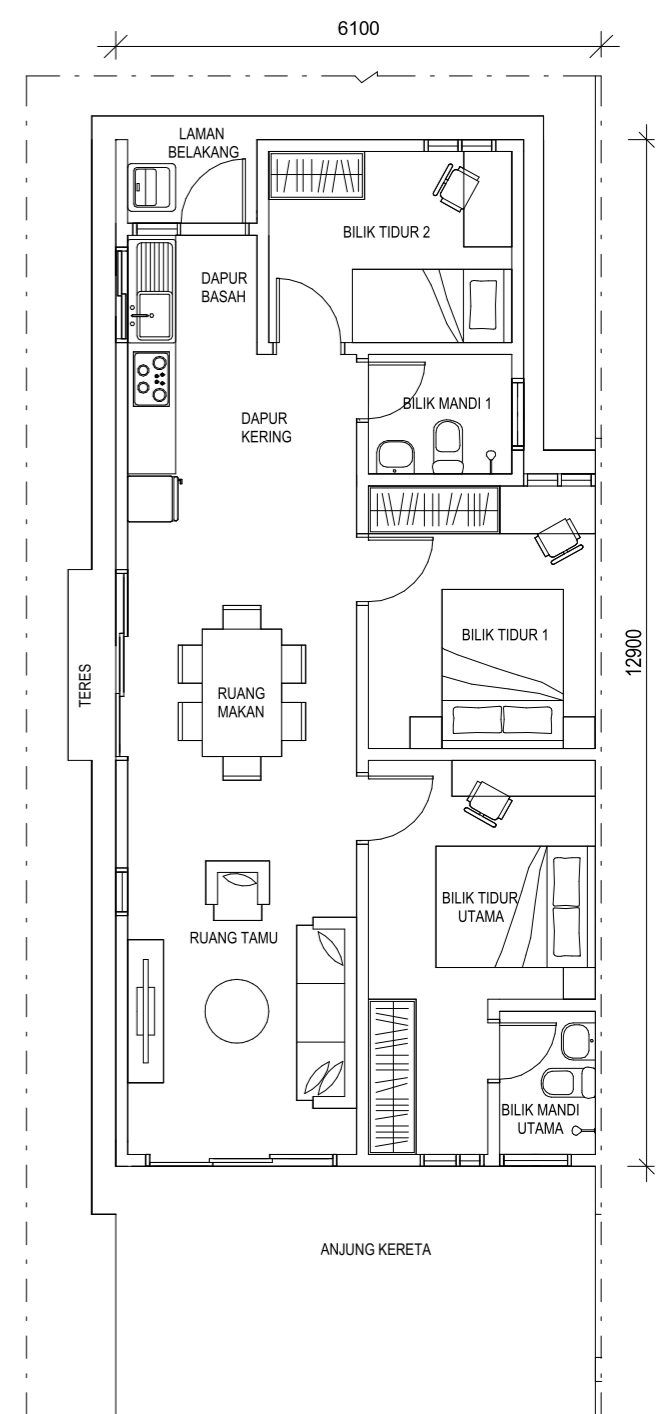
Unit Tepi - Jenis C
22' x 70' | 1,026 kps

3 bilik tidur + 2 bilik air



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

3 bilik tidur + 2 bilik air

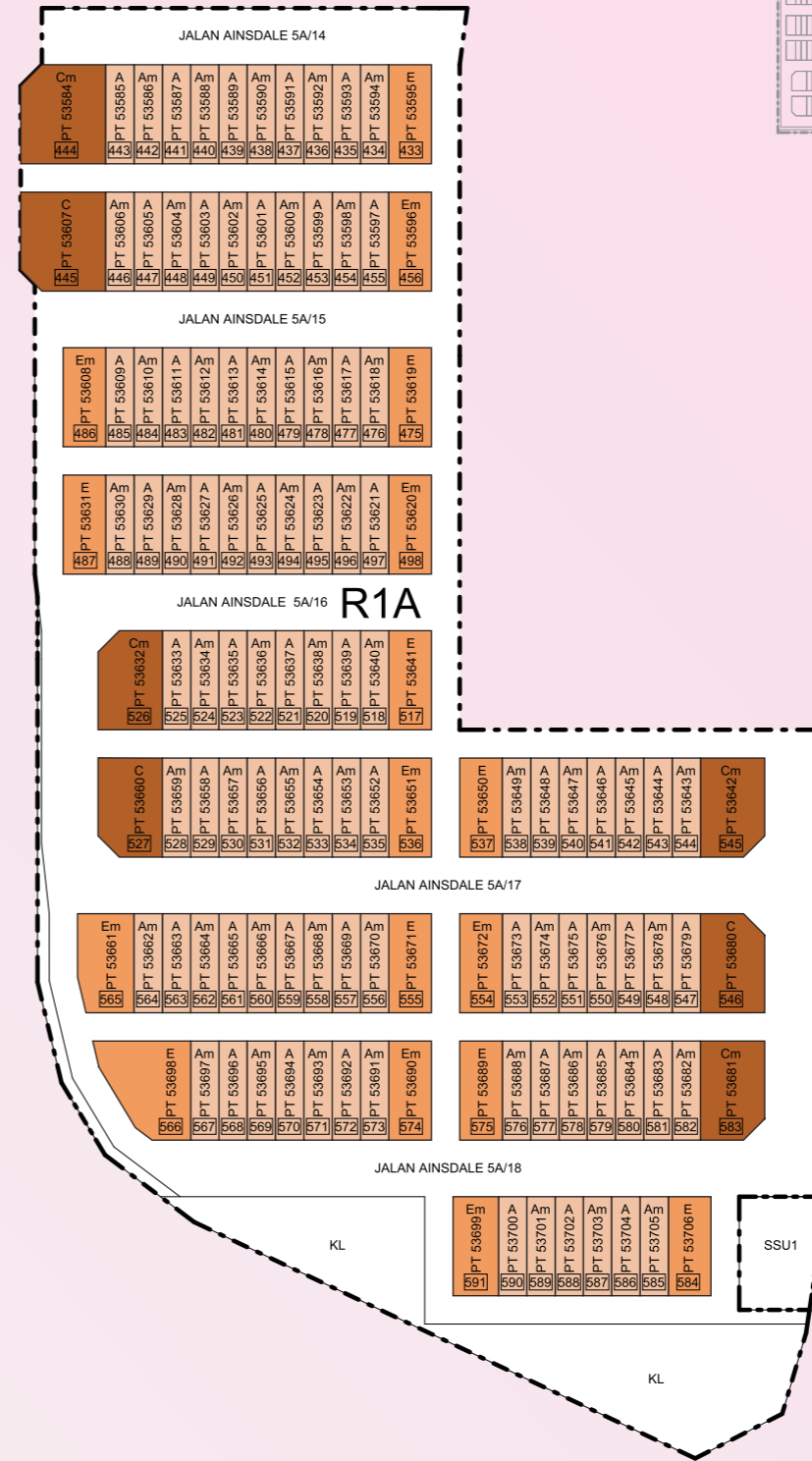
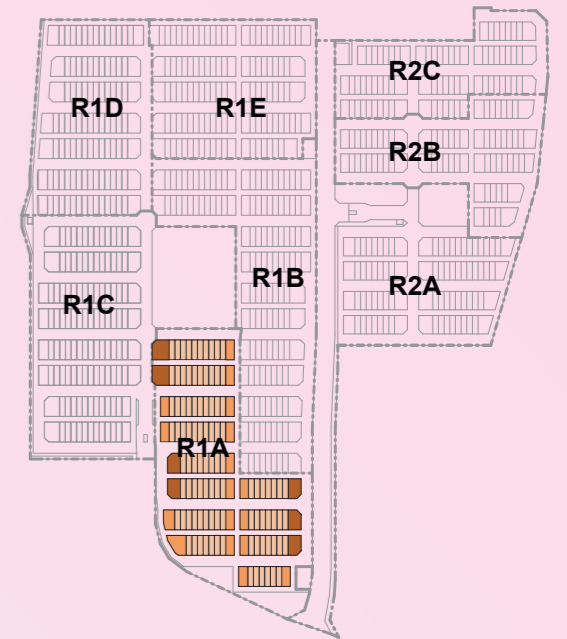






arina2
FASA 1
(R1A)

Pelan Tapak



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

Legend

- Jenis A - 20'x70' - Unit Tengah
- Jenis E - 22'x70' - Unit Hujung
- Jenis E1 - 20'x70' - Unit Hujung
- Jenis C - 22'x70' - Unit Tepi
- Jenis C1 - 20'x70' - Unit Tepi

A - TYPE
R1D/001 - LOT NO
[18] - ADDRESS NUMBER

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				
	: Dalaman	: 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				
		C/Cm	A/Am	E/Em	C1/C1m	E1/E1m
Pemasangan Poin Elektrik	: Lampu	: 15	: 14	: 15	: 15	: 15
	: Lampu Pagar	: 1	: 1	: 1	: 1	: 1
	: Poin Kuasa	: 12	: 12	: 12	: 12	: 12
	: Kipas	: 5	: 5	: 5	: 5	: 5
	: Loceng	: 1	: 1	: 1	: 1	: 1
	: Pemanas Air	: 1	: 1	: 1	: 1	: 1
	: Penghawa Dingin	: 2	: 2	: 2	: 2	: 2
	: Soket Fiber Dinding	: 1	: 1	: 1	: 1	: 1
	: T.V.	: 1	: 1	: 1	: 1	: 1
Pemasangan Kabel Telefon Dalaman	: 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

www.simedarbyproperty.com

FASA BAR1A | Jumlah Unit: 123 | Jenis: Rumah Teres 1 Tingkat | Tarikh Dijangka Siap: Januari 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: | 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: 99) (Harga Minimum: RM 467,888 - Harga Maksimum: RM 498,888), Jenis E/Em (Jumlah Unit: 17) (Harga Minimum: RM 559,888 - Harga Maksimum: RM 752,888), Jenis C/Cm (Jumlah Unit: 7) (Harga Minimum: RM 654,888 - Harga Maksimum: RM 820,888) | 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 1
(R1A)

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

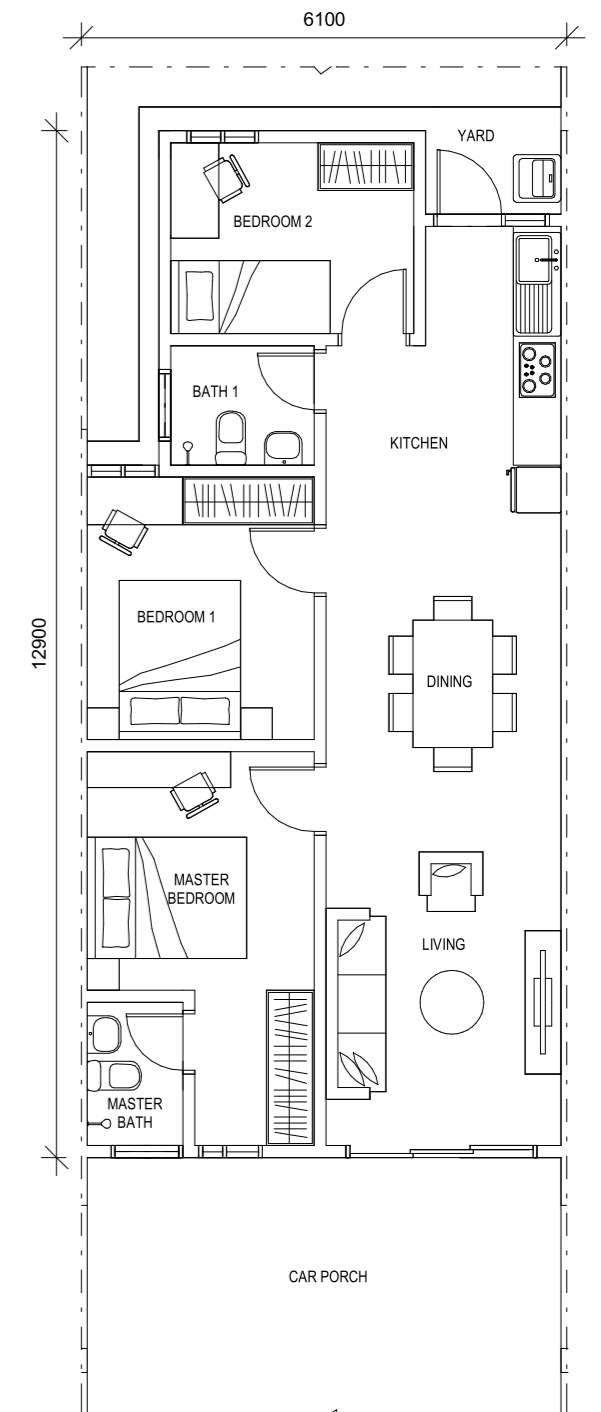
20' X 70' | 22' X 70'



Floor Plans

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

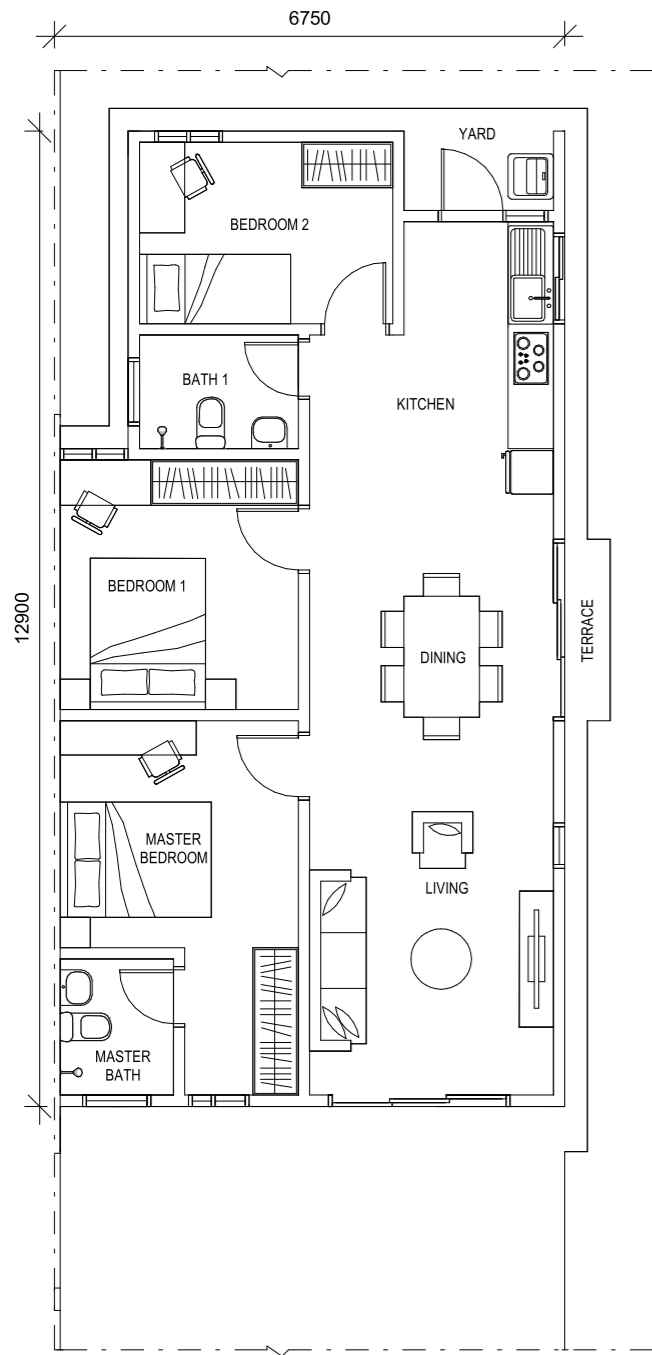
3 bedrooms + 2 bathrooms



Floor Plans

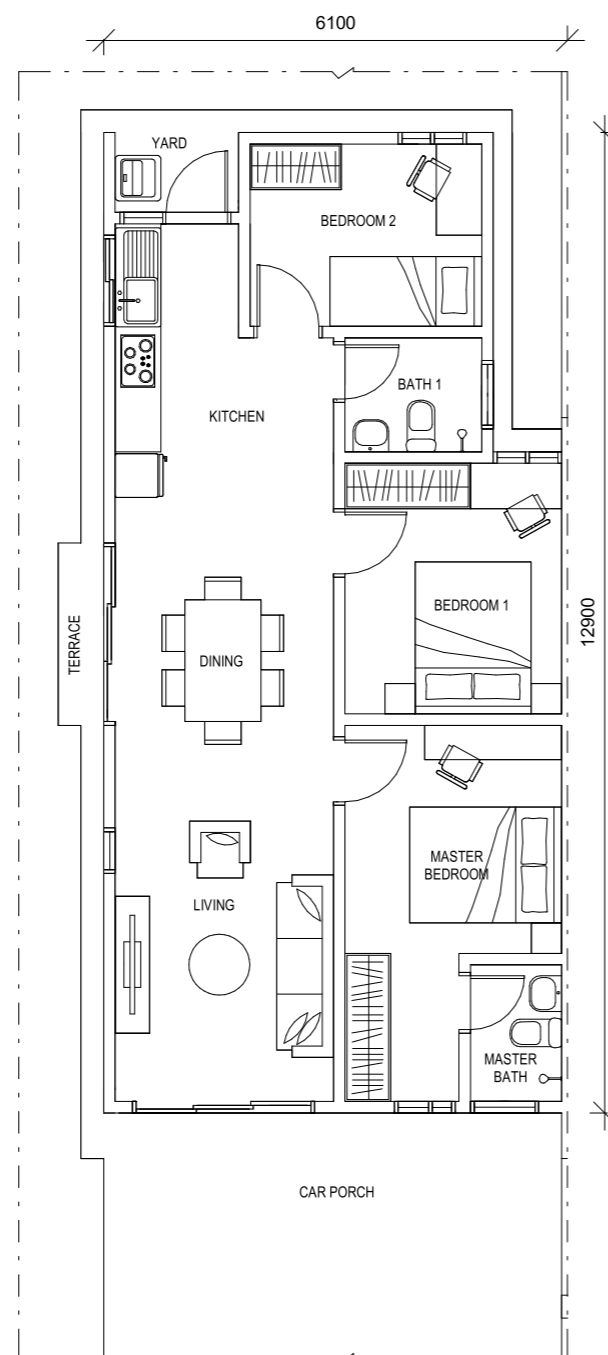
End Unit - Type E
22' x 70' | 1,138 sq ft

3 bedrooms + 2 bathrooms



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

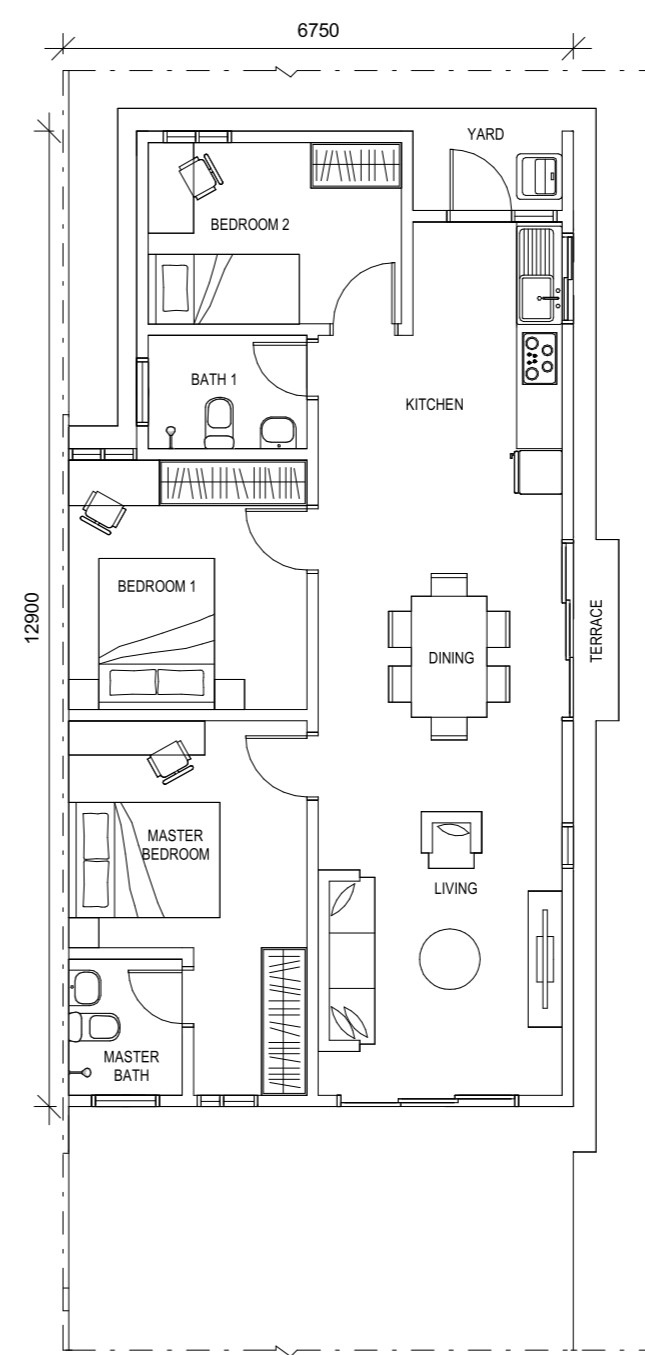
3 bedrooms + 2 bathrooms



Floor Plans

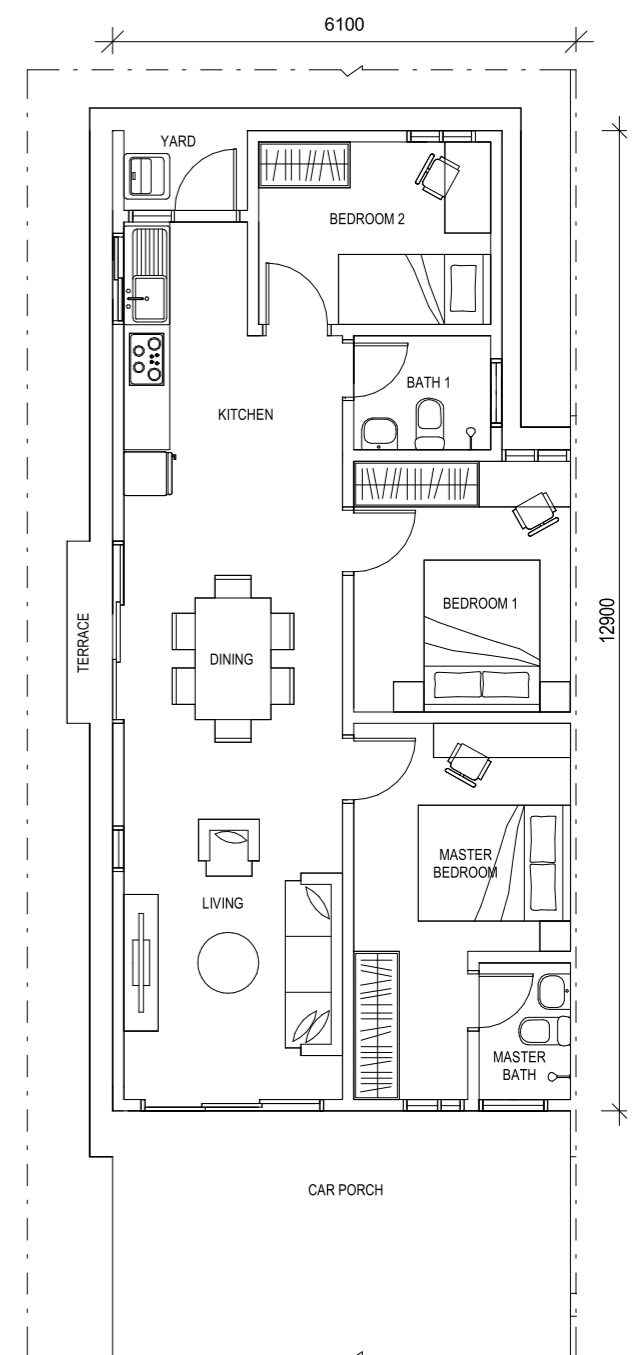
Corner Unit - Type C
22' x 70' | 1,026 sq ft

3 bedrooms + 2 bathrooms



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

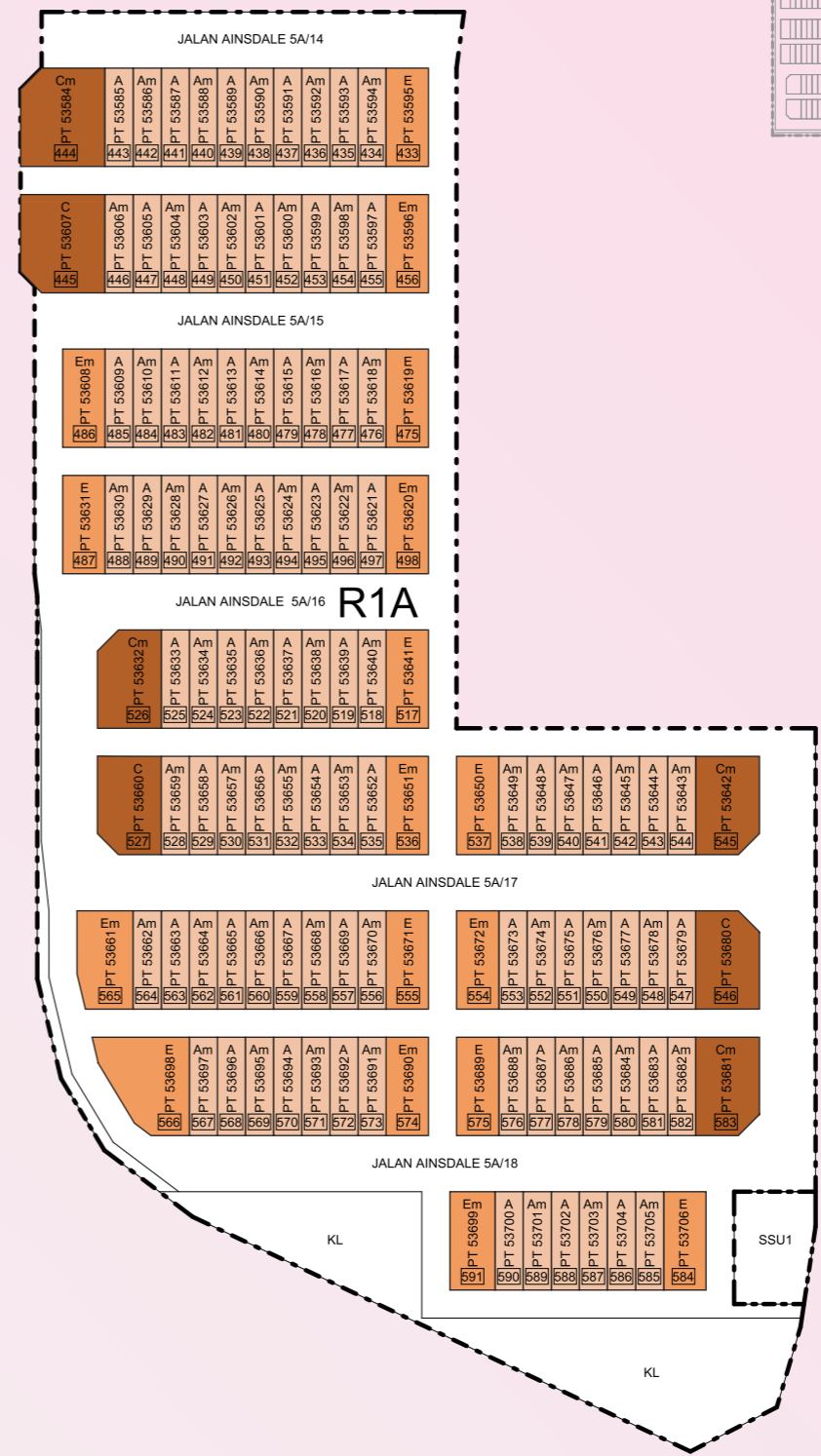
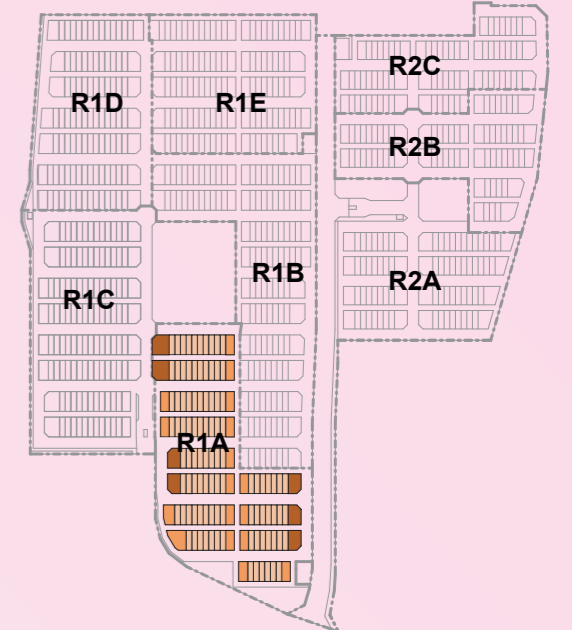
3 bedrooms + 2 bathrooms





Site Plan

arina2
PHASE 1
(R1A)



- Legend**
- Jenis A - 20'x70' - Unit Tengah
 - Jenis E - 22'x70' - Unit Hujung
 - Jenis E1 - 20'x70' - Unit Hujung
 - Jenis C - 22'x70' - Unit Tepi
 - Jenis C1 - 20'x70' - Unit Tepi
- A - TYPE
R1D/001 - LOT NO
[18] - ADDRESS NUMBER

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	BA3A	Abadi
		BA1B	Nurani	BA3B	Tenang
		BA1C	Murni	BA4A	Redup
		BA1E	Citra	BA4B	Santai
		I1C	ANIKA	BA6A	Indah
		BA2A	Mekar	BA6B	Cerah
		BA2B	Segar	BA7A	Embun

This is an artistic representation of Bandar Ainsdale and it is not drawn to scale. It is not a master development plan. Therefore, certain detailed features may not be included and may not be completely accurate. Proposed uses and development depicted but not yet constructed are subject to change in design & location and the land use may be deleted without prior notice.

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.

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

06 761 2778

www.simedarbyproperty.com

PHASE BAR1A | No. of Units: 123 | Type: 1 Storey Link House | Expected Date of Completion: January 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: 99)(Minimum Price: RM 467,888 - Maximum Price: RM 498,888), Type E/Em (No. of Units: 17)(Minimum Price: RM 559,888 - Maximum Price: RM 752,888), Type C/Cm (No. of Units: 7)(Minimum Price: RM 654,888 - Maximum Price: RM 820,888) | Bumiputera Discount: 10% (Quota Applies).

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