

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 taman tasik berpusat di antara lokasi strategik melalui Lebuhraya Utara-Selatan
- 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.



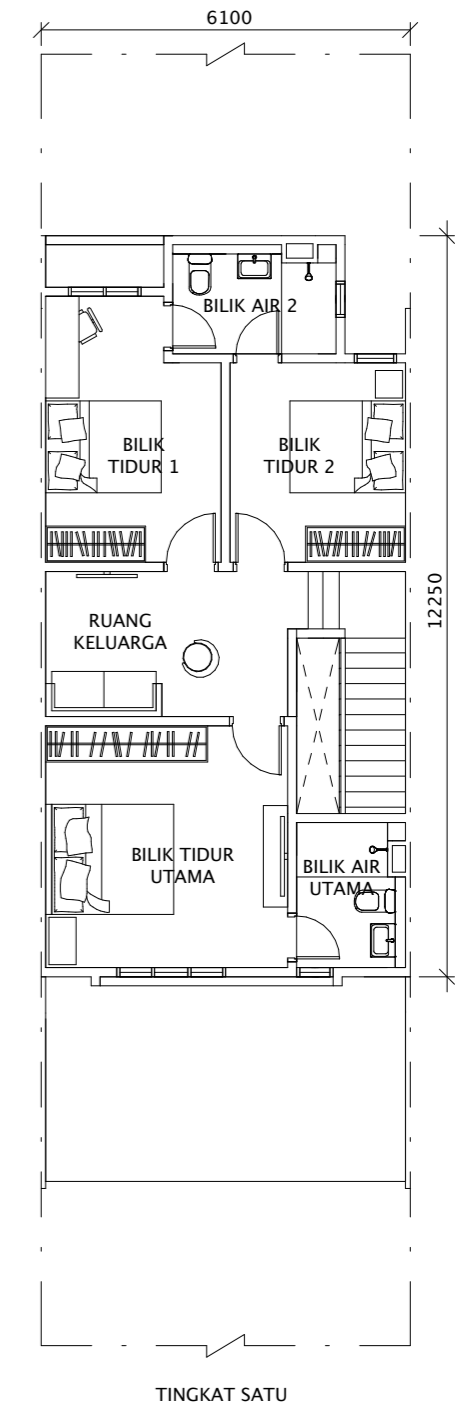
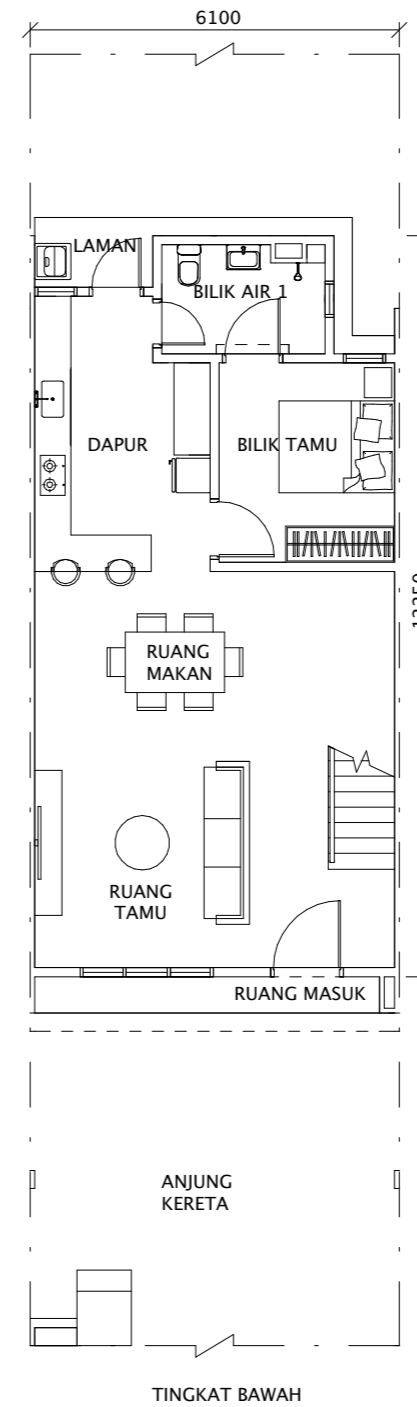
**Kediaman hakmilik kekal
yang luas dan moden**



Pelan Lantai

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

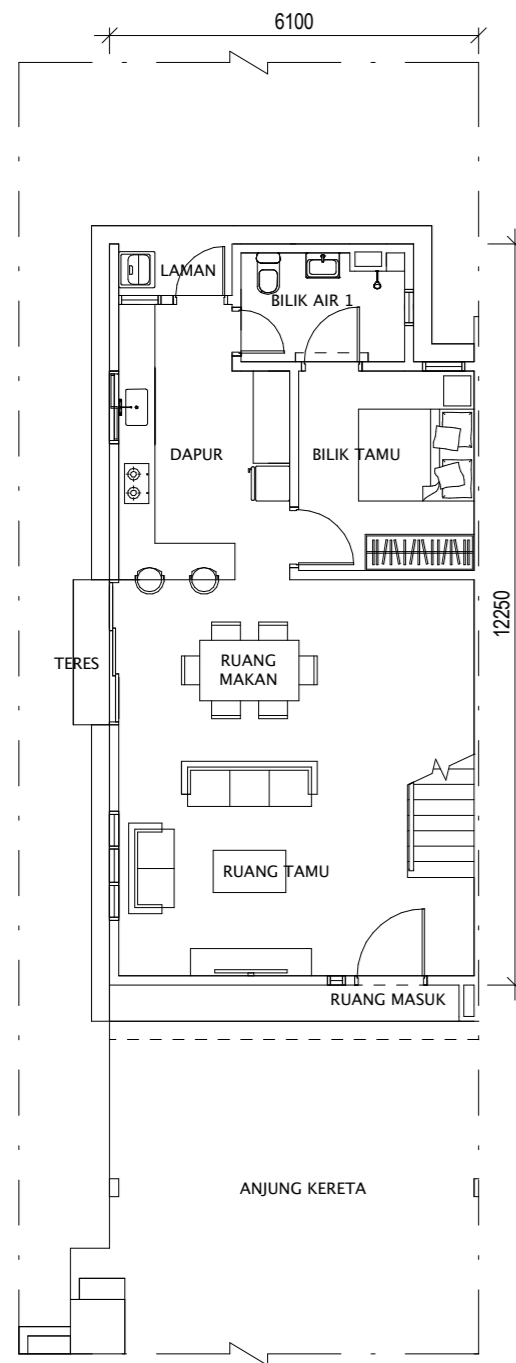
4 bilik tidur + 3 bilik air



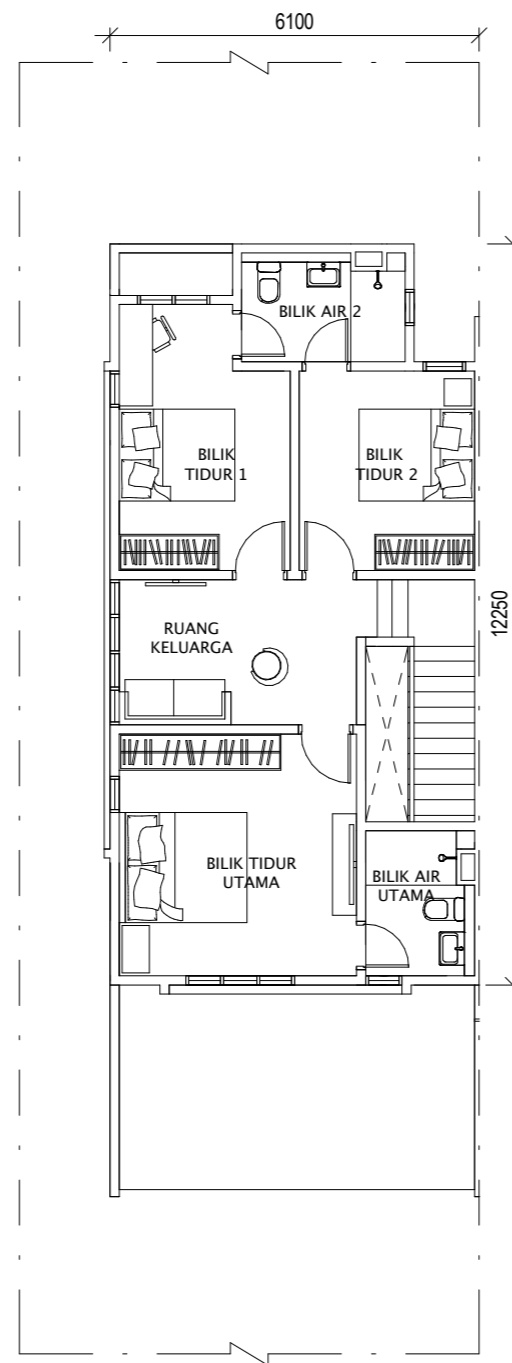
Pelan Lantai

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

4 bilik tidur + 3 bilik air



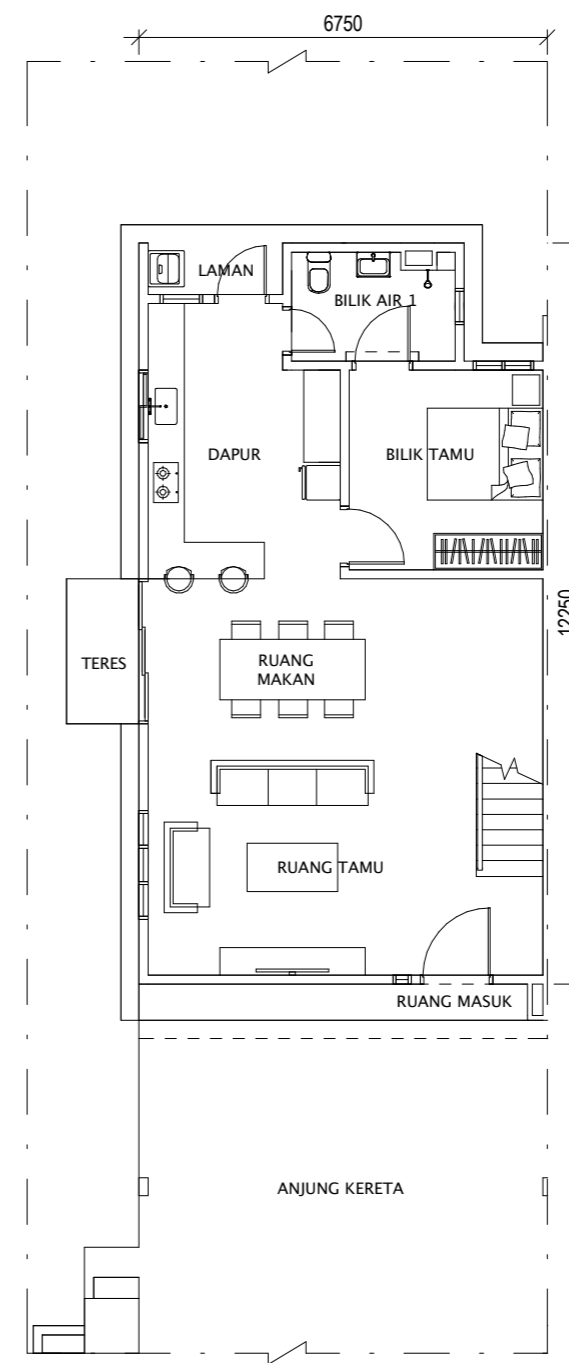
TINGKAT BAWAH



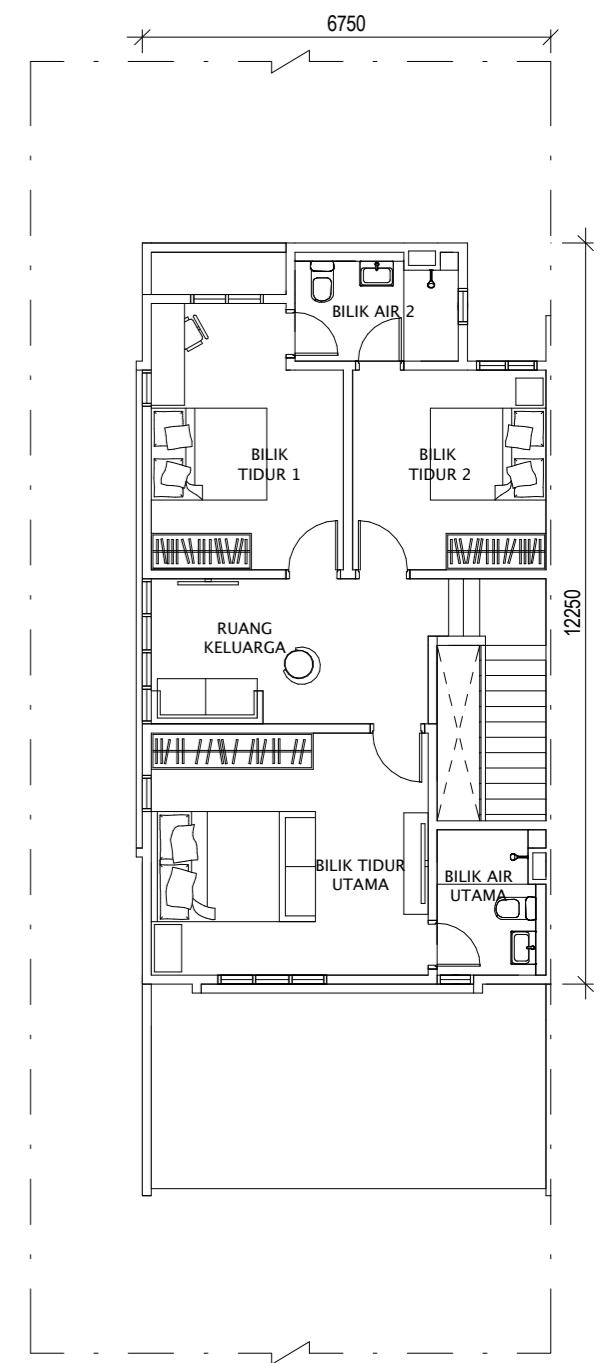
TINGKAT SATU

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

4 bilik tidur + 3 bilik air



TINGKAT BAWAH



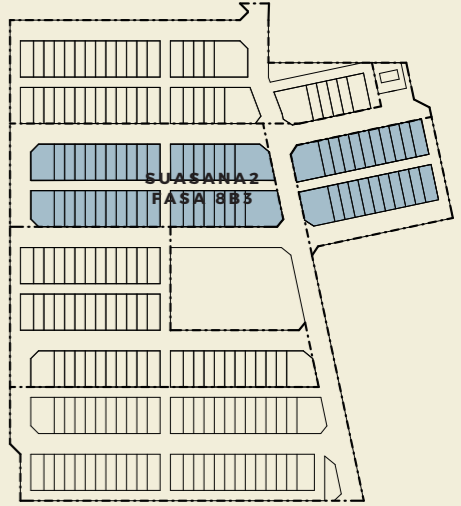
TINGKAT SATU

Alami kediaman yang direka khas
untuk kehidupan multi-generasi

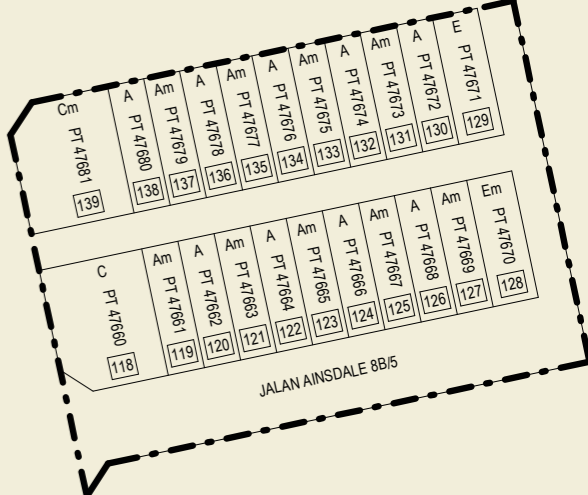
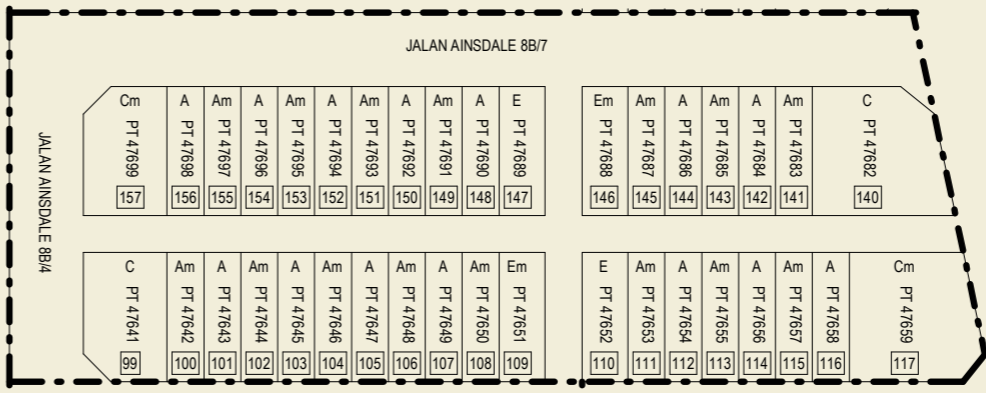


Pelan Tapak

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 Bertetulang
Bumbung	:	Jubin Bumbung Konkrit / Atap Keluli
Kerangka Bumbung	:	Kerangka Besi
Siling	:	Plaster / Lekaan Simen / Papan Simen
Tingkap	:	Semua
Pintu	:	Pintu Masuk Utama
	:	Lain-Lain Pintu
	:	Pintu Gelongsor Berbingkai Aluminium (Jenis E / Em & C / Cm Sahaja)
Kelengkapan Pintu	:	Set Kunci & Kelengkapan
Kemasan Dinding	:	Luaran
	:	Dalaman
	:	Dapur
	:	Bilik Air Utama, Bilik Air 1 & 2
Kemasan Lantai	:	Laman
	:	Ruang Masuk / Teres
	:	Ruang Tamu & Ruang Makan
	:	Dapur
Kelengkapan Sanitari	:	Bilik Tetamu
	:	Bilik Tidur Utama, Bilik Tidur 1 & 2
	:	Bilik Air Utama, Bilik Air 1 & 2
	:	Ruang Keluarga
	:	Tangga
	:	Dapur
	:	Bilik Air Utama, Bilik Air 1 & 2
	:	Laman
	:	Anjung Kereta
	Pemasangan Elektrik	:
:		Punca Kuasa Lampu Pagar
:		Soket Alir Keluar
:		Punca Kuasa Kipas
:		Punca Kuasa Loceng
:		Punca Kuasa Pemanas Air
:		Punca Kuasa Pendingin Hawa
:		Punca Kuasa Data
:		Punca Kuasa TV
:		Punca Kuasa Pagar Automatik
:	Punca Kuasa Pam Penggalak	
Pemasangan Sesalur & Kabel Telefon Dalaman	:	Pada Dinding
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

FASA BA8B3

Jumlah Unit: 59 | Baki Unit: 59 | Jenis: Rumah Teres 2 Tingkat | Tarikh Dijangka Siap: November 2027 | Bebanan Tanah: Tiada | Pegangan Tanah: Bebas | No. Lesen Pemaju: 12408/07-2028/0997(A) | Tempoh Sah: 16/07/2023 – 15/07/2028 | No Permit Iklan & Jualan: XXXX-XX/XX-XXXX/XXXX(X)-(X) | Tempoh Sah: XX/XX/XXXX – XX/XX/XXXX | Pihak Berkuasa Meluluskan Bangunan: Majlis Bandaraya Seremban | Rujukan Pelan Bangunan: (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
MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY



Property

Suasaña²

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. 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 by a centralized lake garden and opens out to strategic locations via North-South Expressway.
- Within close proximity to amenities such as schools, surau and shops
- Indoor thermal comfort is also well-regulated with all homes being North-South orientated.

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



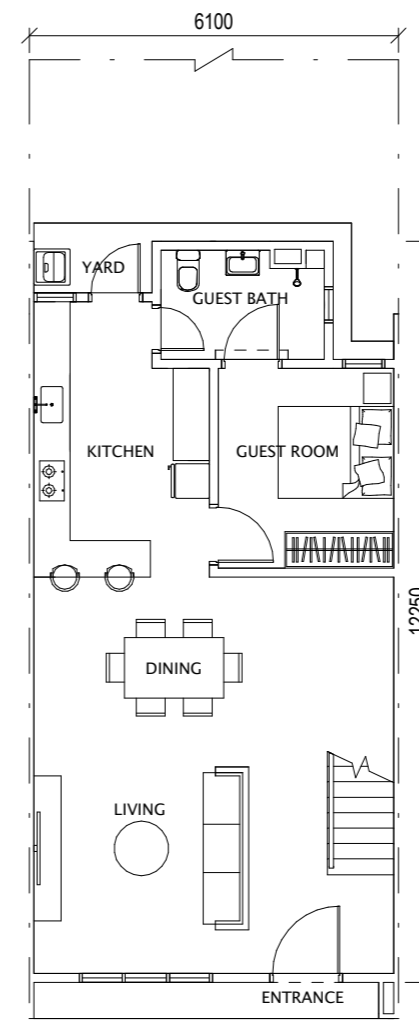
Spacious and modern
freehold homes



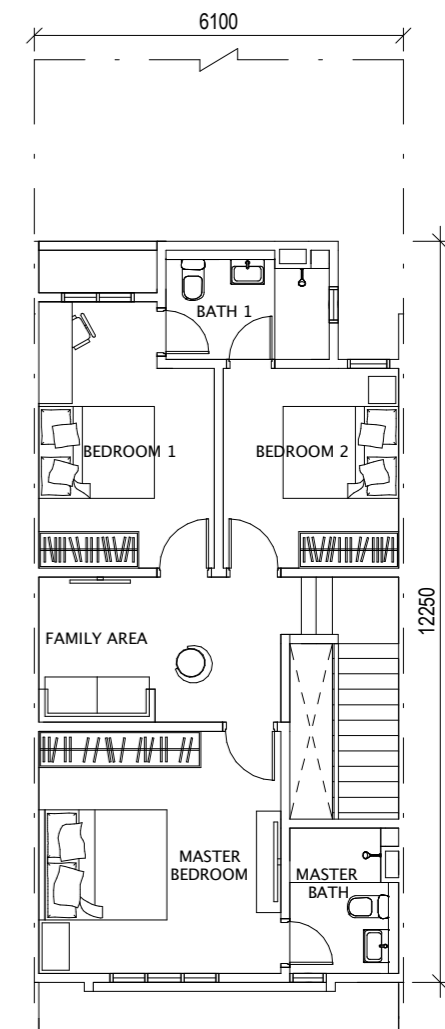
Floor Plan

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

4 Bedrooms + 3 Bathrooms



GROUND FLOOR PLAN

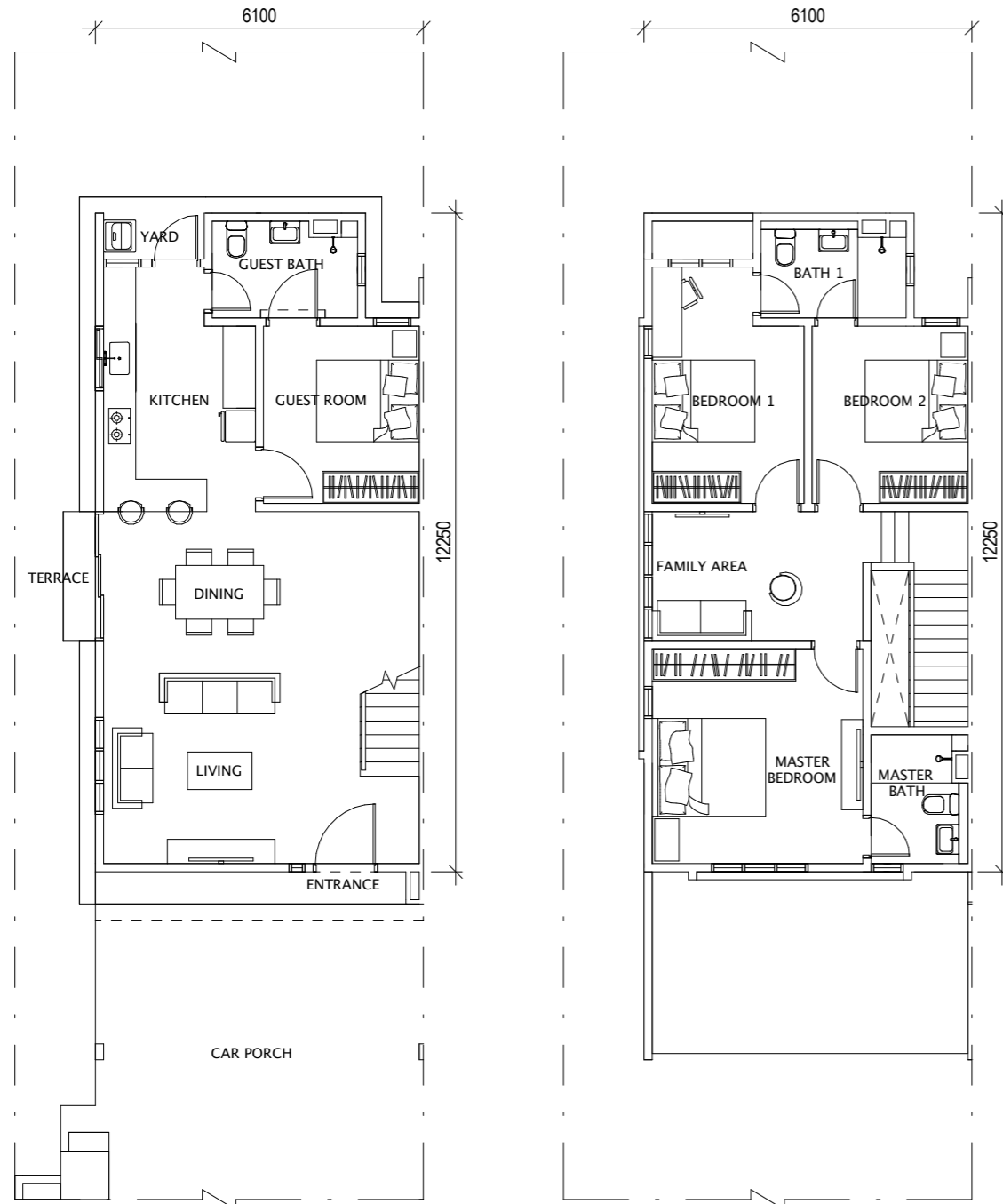


FIRST FLOOR PLAN

Floor Plan

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

4 Bedrooms + 3 Bathrooms



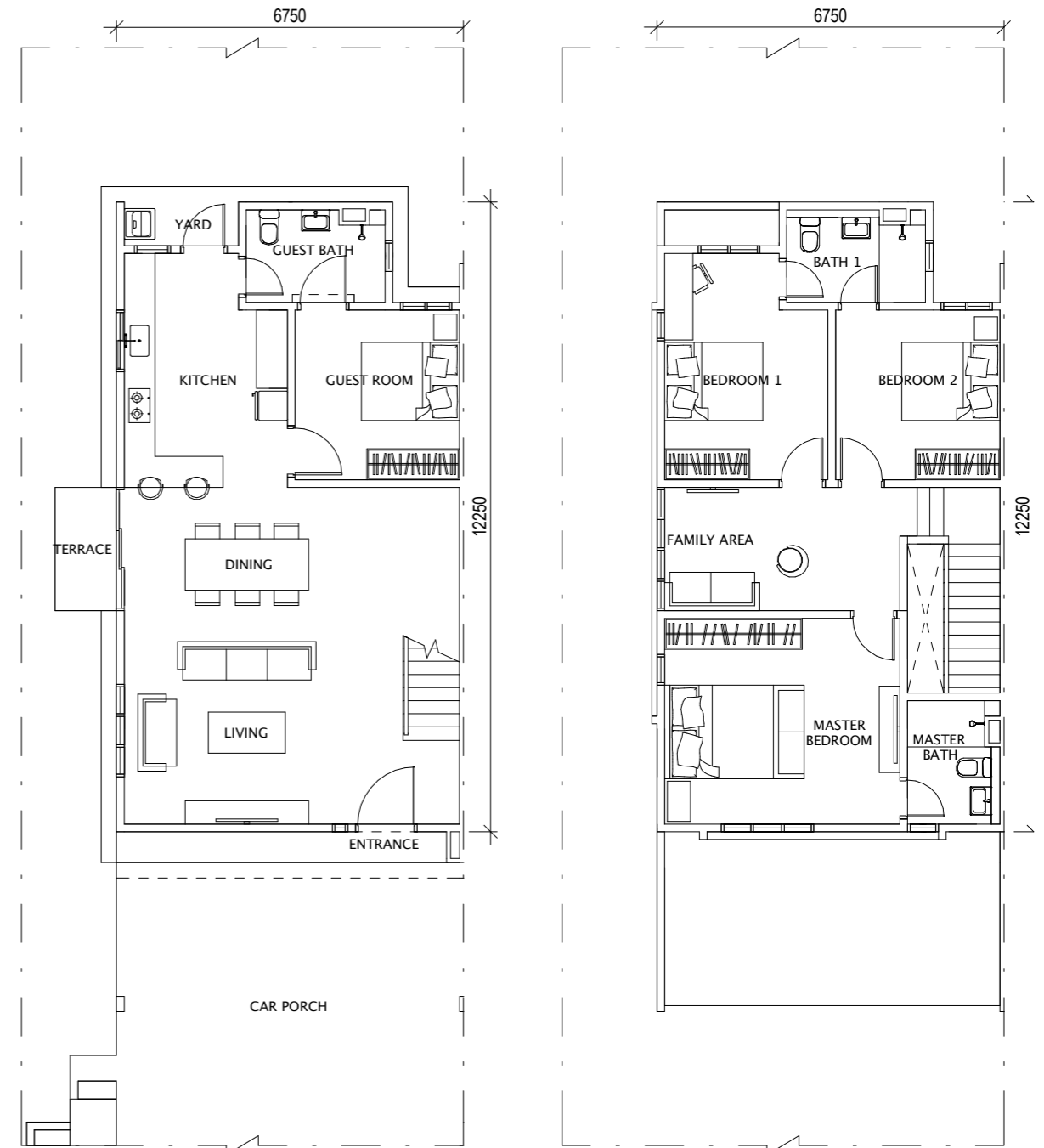
GROUND FLOOR PLAN

FIRST FLOOR PLAN

Floor Plan

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

4 Bedrooms + 3 Bathrooms



GROUND FLOOR PLAN

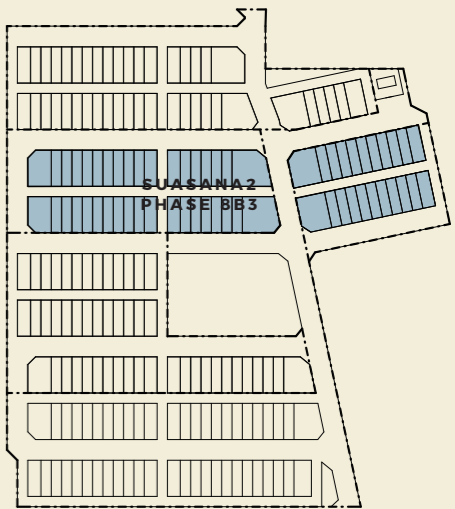
FIRST FLOOR PLAN

Live in a home designed
for multi-generational living

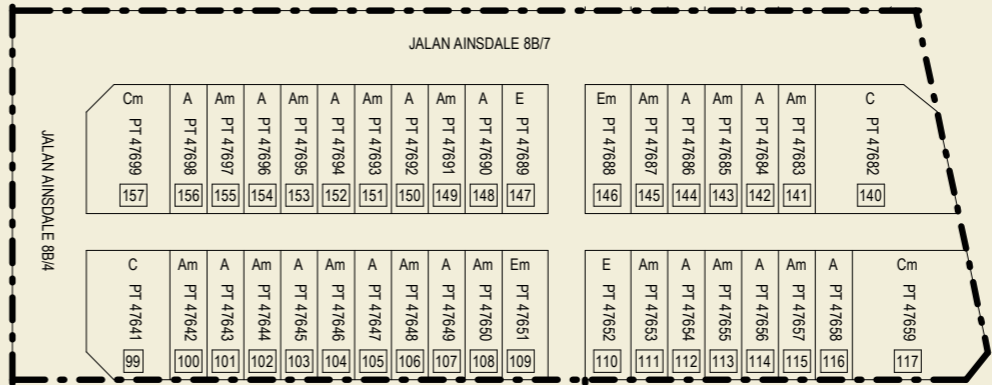


Site Plan

Suasana2
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	
●	BANDAR AINSDALE GALLERY
	Residential
	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.

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

06 761 2778

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PHASE BA8B3

Total Units: 59 | Balance Units: 59 | Type: 2-Storey Terrace House | Expected Completion Date: November 2027 | Land Encumbrances: None | Land Tenure: Freehold | Developer License No.: 12408/07-2028/0997(A) | Validity Period: 16/07/2023 – 15/07/2028 | Advertising & Sales Permit No.: XXXXX-XX/XX-XXXX/XXXX(X)-(X) | Validity Period: XX/XX/XXXX – XX/XX/XXXX | Building Approving Authority: Seremban City Council (Majlis Bandaraya Seremban) | Building Plan Reference: (13) d/m MBS.S.KB 1 – 5/23 (B) | Developer: 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% (Subject to quota).

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INFORMATION ON THE DEVELOPMENT AND APPROVED ADVERTISEMENT CAN BE VERIFIED AT PORTAL TEDUH.KPKT.GOV.MY

