

LAMAN SEROJA 1



Rumah Berkembar Satu Tingkat
40' x 80' | Hak Milik Bebas



NILAI (IMPIAN)

**Kehidupan
Ideal**



**Seimbang
Setiap
Hari**

Direka untuk keluarga yang menghargai
ketenangan, keselesaan dan kemudahan dalam
kehidupan harian.





LAMAN
SEROJA

Lokasi Ideal, Mudah & Selesa

Terletak di dalam perbandaran Nilai Impian yang terancang, Laman Seroja menawarkan kehidupan harian yang lebih mudah dengan **akses kepada pelbagai kemudahan**, kawasan kejiranan yang selesa serta persekitaran yang penuh ketenangan. Kediaman ini direka untuk memberikan **ruang yang lebih selesa** bagi memenuhi keperluan seisi keluarga.



Berhampiran
Taman Tasik Ujana



Pelbagai
Pasar Raya



Berdekatan
Masjid



Berdekatan
Sekolah



Kawalan
Keselamatan



Akses
Lebuhraya

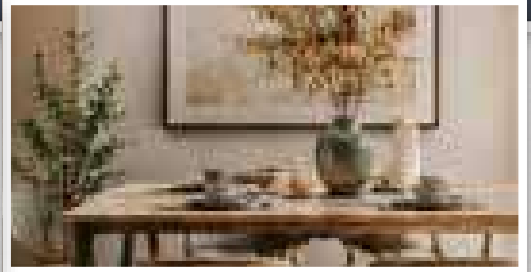


Taman Tasik Ujana

Ketenangan & Keindahan Setiap Hari

Nikmati hari-hari yang lebih bermakna di Laman Seroja, pemandangan tasik yang tenang, suasana kejiranan yang mesra dan kediaman indah di dalam satu kejiranan.





Kediaman Lengkap & Menawan

Nikmati kediaman berkembar setingkat di Laman Seroja yang menggabungkan keluasan ruang, keselesaan dan kemudahan harian, lengkap dengan ruang dalaman yang praktikal serta halaman yang selesa untuk keluarga menikmati kehidupan yang lebih mudah dan bermakna.





Halaman luas yang menyediakan ruang tambahan untuk keluarga yang membesar



Ruang terbuka yang lebih lapang untuk keselesaan seisi keluarga



Kemudahan dalam **jarak berjalan** yang memudahkan rutin harian

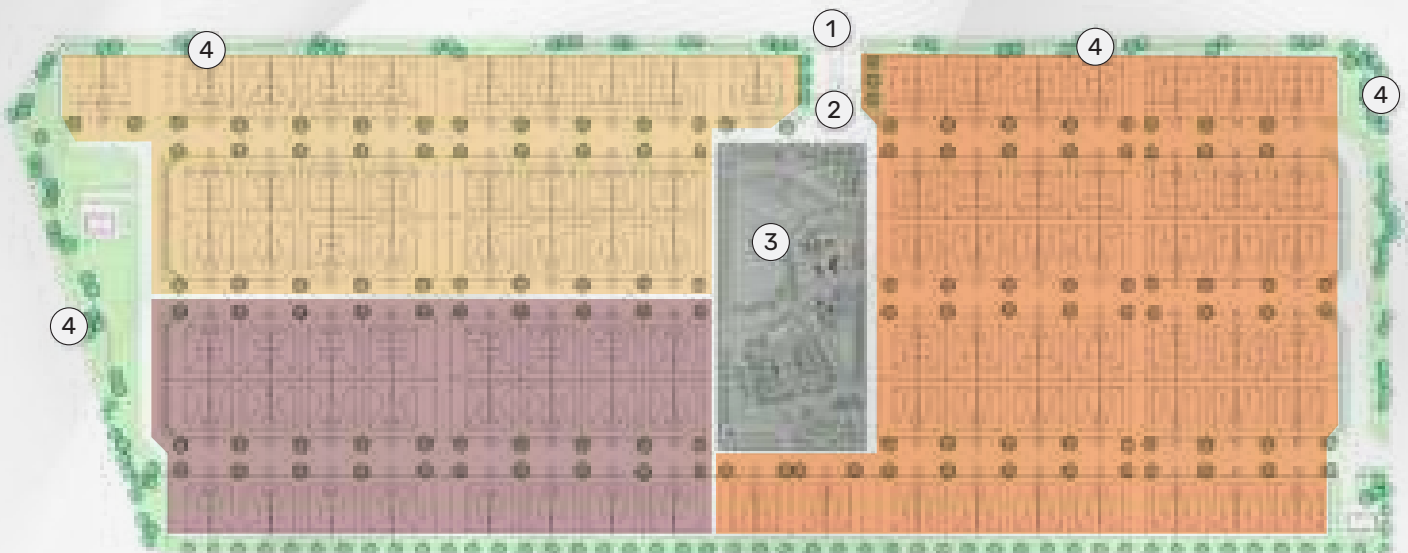


Dilengkapi infrastruktur **Solar PV, titik pengasing pengecas EV** dan **tangki tadahan air hujan**



Anjung kereta **selebar 7.1m** memberi ruang yang lebih luas untuk kegunaan harian

Pelan Tapak



- ① Papan Tanda Masuk ② Pondok Pengawal ③ Taman Rekreasi ④ Laluan Pejalan Kaki

- Laman Seroja 1
- Laman Seroja 2
- Pembangunan Masa Hadapan

Pelan Lantai

Rumah Berkembar Satu Tingkat

Direka untuk kehidupan keluarga yang lebih selesa, Laman Seroja 1 menawarkan kediaman berkembar setingkat dengan ruang dalaman yang praktikal, halaman yang luas dan ruang parkir yang lapang.



3

Bilik Tidur



2

Bilik Air



7.1m

Lebar Anjung Kereta

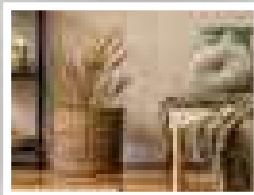
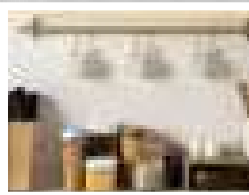


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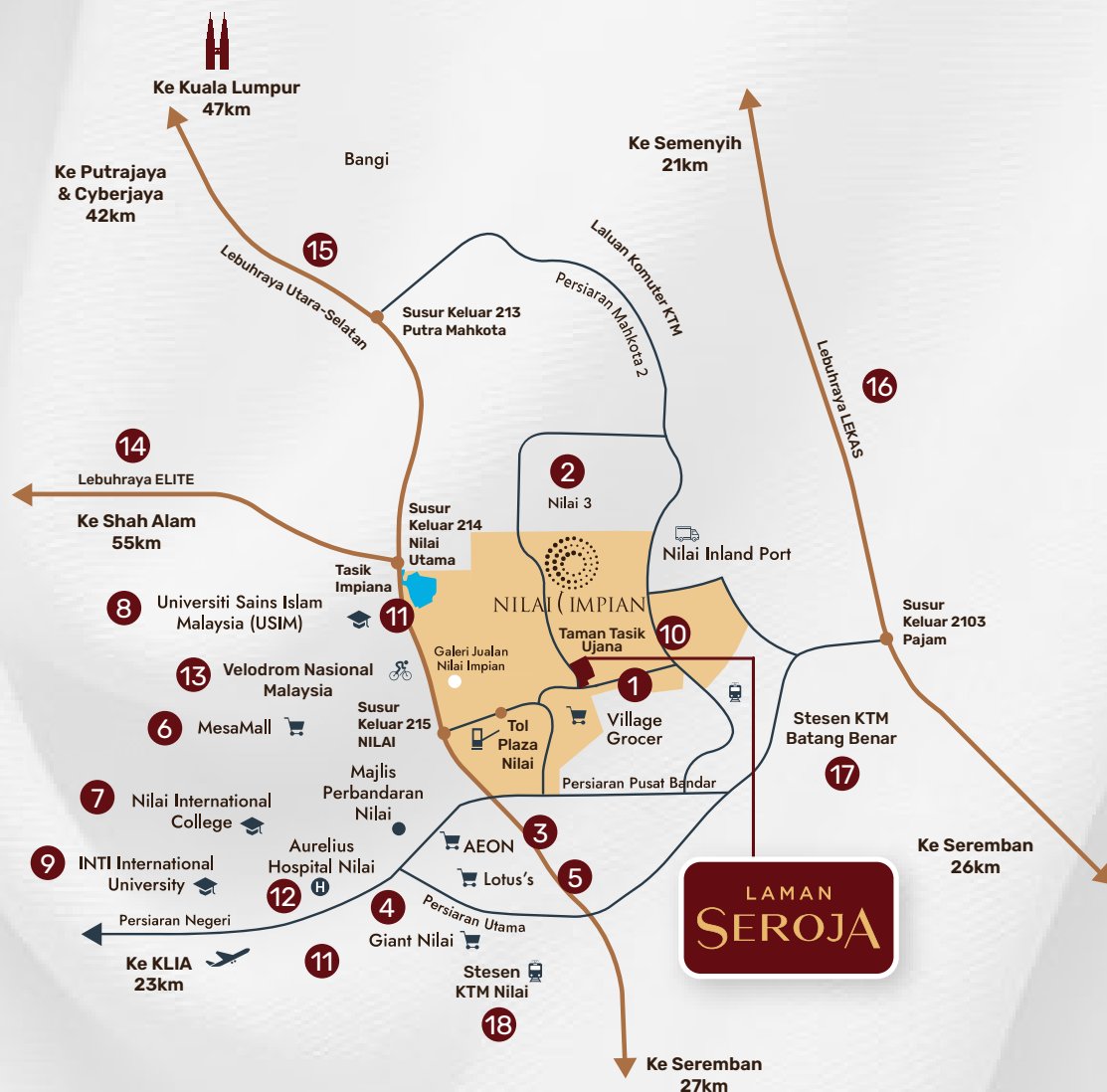
Spesifikasi

Struktur	Konkrit Bertetulang
Dinding / Dinding Pemisah	Batu-bata / Konkrit Bertetulang
Penutup Bumbung	Dek Logam / Jubin Bumbung
Kerangka Bumbung	Logam
Siling	Lepaan Skim / Papan Plaster
Tingkap	Semua Panel Kaca Berbingkai Aluminium
Pintu	Pintu Utama Pintu Kayu Berlamina Pintu Lain Pintu Rata Bercat, Pintu Gelangsar Kaca Berbingkai Aluminium
Set Kunci	Set Kunci dengan Aksesori
Kemasan Dinding	
Dinding Luar	Lepaan & Cat
Dinding Dalam	Lepaan, Lepaan Skim & Cat
Dapur	Jubin Keramik setinggi 1500mm / Lepaan, Lepaan Skim & Cat
Bilik Air	Jubin hingga Paras Siling
Halaman Belakang	Lepaan & Cat
Kemasan Lantai	
Anjung	Konkrit Bercorak
Ruang Masuk & Teres	Jubin
Halaman Belakang	Jubin
Ruang Tamu & Makan	Jubin
Dapur	Jubin
Bilik Tetamu / Bilik Tidur 2	Lantai Berlamina
Bilik Tidur Utama & Bilik Tidur 1	Lantai Berlamina
Bilik Air	Jubin

Kelengkapan Sanitari & Paip		
Dapur	Sinki & Paip	
Bilik Air	Peralatan & Kelengkapan Sanitari	
Halaman Belakang	Paip	
Anjung	Paip	
Pemasangan Elektrik	Type A / A-M	Type A1 / A1-M
Mata Kuasa Lampu	18	18
Mata Kuasa Lampu Pagar	1	1
Mata Kuasa	22	22
Mata Kuasa Kipas Siling	5	5
Mata Kuasa Loceng	1	1
Mata Kuasa Pemanas Air	2	2
Mata Kuasa Penyejukan Udara (tanpa perpaipan)	4	4
Mata Kuasa Telefon	1	1
Mata Kuasa MATV	2	2
Mata Kuasa Autogate	2	2
Mata Kuasa Pam Penggalak	1	1
Trunking & Pendawaian Telekomunikasi Dalam	Disediakan	
Pagar & Pintu Pagar	Pagar Batu-bata, Pagar G.I & Pintu Pagar M.S	
Lain-lain	Peti Surat Ruang Sampah Ruang Meter TNB	



Peta Lokasi



Keperluan & Kemudahan Asas

- 1 Village Grocer (0.95km)
- 2 Nilai 3 (3.1km)
- 3 AEON (4.4km)
- 4 Giant Nilai (4.7km)
- 5 Lotus's (5.1km)
- 6 MESA Mall (6.2km)
- 7 Nilai International College (6.7km)
- 8 Universiti Sains Islam Malaysia (USIM) (7km)
- 9 INTI International University (8.6km)

Kesihatan, Kecergasan & Rekreasi

- 10 Taman Tasik Ujana (0.2km)
- 11 Tasik Impiana (2.7km)
- 12 Aurelius Hospital Nilai (6.2km)
- 13 Velodrom Nasional Malaysia (6.5km)

Aksesibiliti

- 14 Lebu Raya ELITE (3.3km)
- 15 Lebu Raya Utara-Selatan (3.3km)
- 16 Lebu Raya LEXAS (4.8km)
- 17 Stesen KTM Batang Benar (5.8km)
- 18 Stesen KTM Nilai (6.1km)



Kunjungi galeri jualan kami

06 794 8383

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 Galeri Jualan Nilai Impian

No. 1, Persiaran Nilai Impian 3, Nilai Impian, 71800 Nilai, Negeri Sembilan
Dibuka setiap hari: 9.30 pagi – 6.30 petang (termasuk cuti umum)



FASA NI6B1 | Jumlah Unit: 52 | Jenis: Rumah Berkembar 1 Tingkat | Tarikh Dijangka Siap: September 2028 | Bebanan Tanah: Bebas | Pegangan Tanah: Bebas | No. Lesen Pemaju: 4654/03-2027/0313(A) Tempoh Sah: 06/03/2020-05/03/2027 | No. Permit Iklan & Jualan: xxxxxxxx | Tempoh Sah: xxxxxxxxxx | Pihak Berkuasa Meluluskan Bangunan: Majlis Bandaraya Seremban | No. Rujukan Pelan Bangunan: MBS.N.KB1-18/2024 | Pemaju: Sime Darby Property (Nilai Realty) Sdn. Bhd. (No. Syarikat 198401003856 (116375-A)), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Harga Jualan: (Jumlah Unit: 52) (Harga Minimum: RM1,007,888 – Maximum: RM1,287,888) | Diskaun Bumiputera: 10% (tertakluk kepada kuota).

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY.

SEROJA

GARDENS 1



Single-Storey Semi-Detached Home
40' x 80' | Freehold



NILAI (IMPIAN)

**Ideal
Living**



**Everyday
Balance**

Designed for families who value tranquillity,
comfort, and convenience in daily living.





SEROJA
GARDENS

Ideal, Convenient & Comfortable Location

Located within the well-planned township of Nilai Impian, Seroja Gardens offers easier everyday living with **access to a range of amenities**, a comfortable neighbourhood, and a peaceful environment. Each home is designed to provide **more space to meet the needs** of the whole family.



Close to
Taman Tasik Ujana



A Variety of
Supermarkets



Near a
Mosque



Close to
Schools



Security
Control



Highway
Access

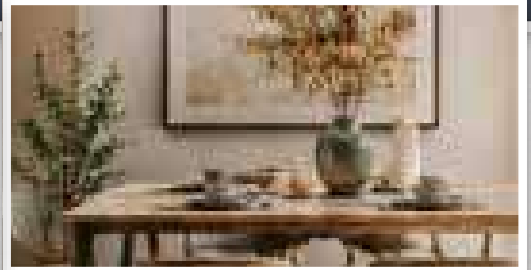


Taman Tasik Ujana

Everyday Tranquillity & Beauty

Enjoy more meaningful days at Seroja Gardens, where calming lake views, a welcoming neighbourhood, and beautiful homes come together in one community.





Complete & Charming Homes

Discover single-storey semi-detached homes at Seroja Gardens, thoughtfully designed to bring together spacious living, comfort, and everyday functionality, complete with practical interiors and a comfortable yard for families to enjoy a simpler, more meaningful way of life.





Spacious yard offers more room for outdoor play, gatherings and family activities



Open space creates a more spacious flow for comfortable family living



Amenities within walking distance make daily routines easier and closer to home

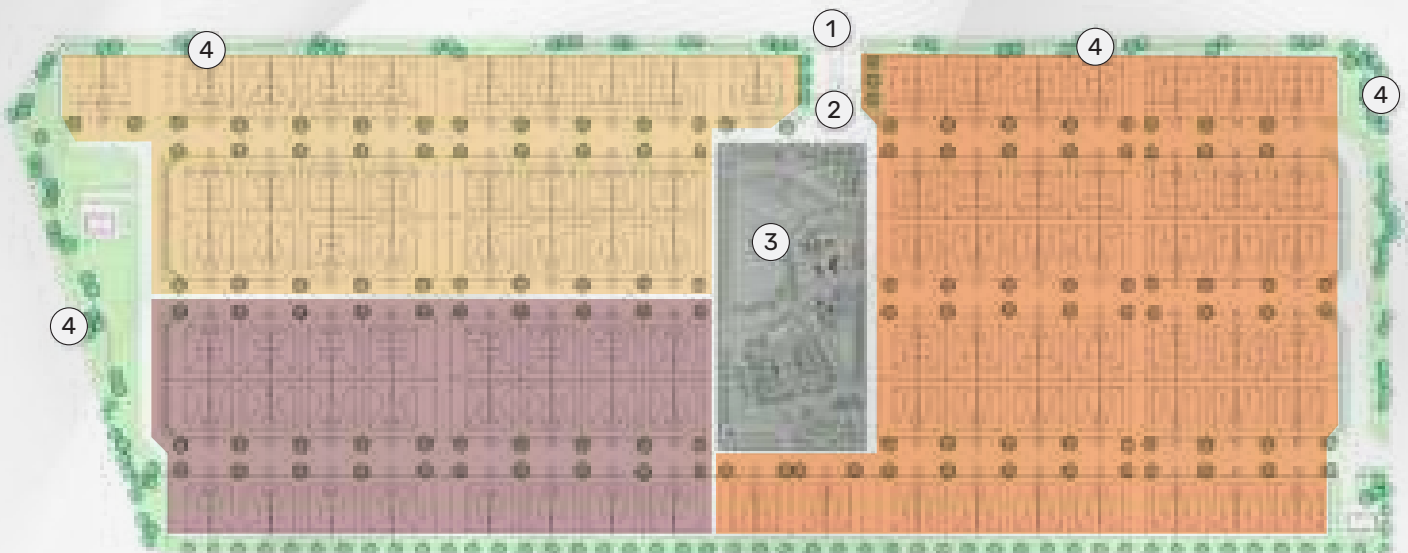


Equipped with **Solar PV infrastructure, EV charger isolator point, and rainwater harvesting tank**



A **7.1m-wide** car porch that offers extra room for everyday convenience

Site Plan



- ① Entrance signage
- ② Guardhouse
- ③ Central park
- ④ Perimeter walkway

- Laman Seroja 1
- Laman Seroja 2
- Future Development

Floor Plan

Single-Storey Semi-Detached Home

Designed for easier family living, Seroja Gardens 1 offers single-storey semi-detached homes with practical interiors, a spacious yard, and generous parking space.



3

Bedrooms



2

Bathrooms



7.1m

Wide Car Porch



1,971.41
sqft

Specifications

Structure	Reinforced Concrete
Wall / Party Wall	Masonry / Reinforced Concrete
Roofing covering	Metal Deck / Roof Tile
Roof framing	Metal
Ceiling	Skim Coat / Plaster Board
Windows	All Aluminum Frame Glass Panel
Doors	Main Entrance Laminated Timber Door Other Doors Painted Flush Door, Aluminum Frame Glass Sliding Door
Ironmongery	Locksets with Accessories
Wall Finishes	
External	Plaster & Paint
Internal	Plaster, Skim Coat & Paint
Kitchen	Ceramic Tiles to 1500mm high / Plaster, Skim Coat & Paint
Bathrooms	Tiles up to ceiling height
Yard	Plaster & Paint
Floor Finishes	
Car Porch	Concrete Imprint
Entrance & Terrace	Tiles
Yard	Tiles
Living & Dining	Tiles
Kitchen	Tiles
Guest Room / Bedroom 2	Laminated Flooring
Master Bedroom & Bedroom 1	Laminated Flooring
Bathrooms	Tiles

Sanitary & Plumbing Fittings

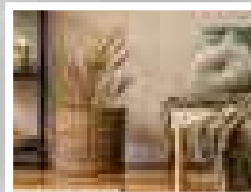
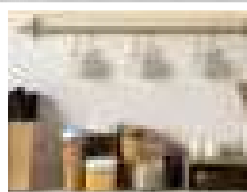
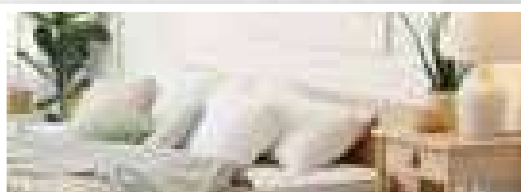
Kitchen	Sink & Tap
Bathrooms	Sanitary Wares & Fittings
Yard	Tap
Car Porch	Tap

Electrical Installation	Type A / A-M	Type A1 / A1-M
Light Point	18	18
Gate Light Point	1	1
Power Point	22	22
Fan Point	5	5
Door Bell Point	1	1
Water Heater Point	2	2
Air Conditioning Point (without piping)	4	4
Telecommunication Point	1	1
TV Point	2	2
Autogate Point	2	2
Booster Pump Power Point	1	1

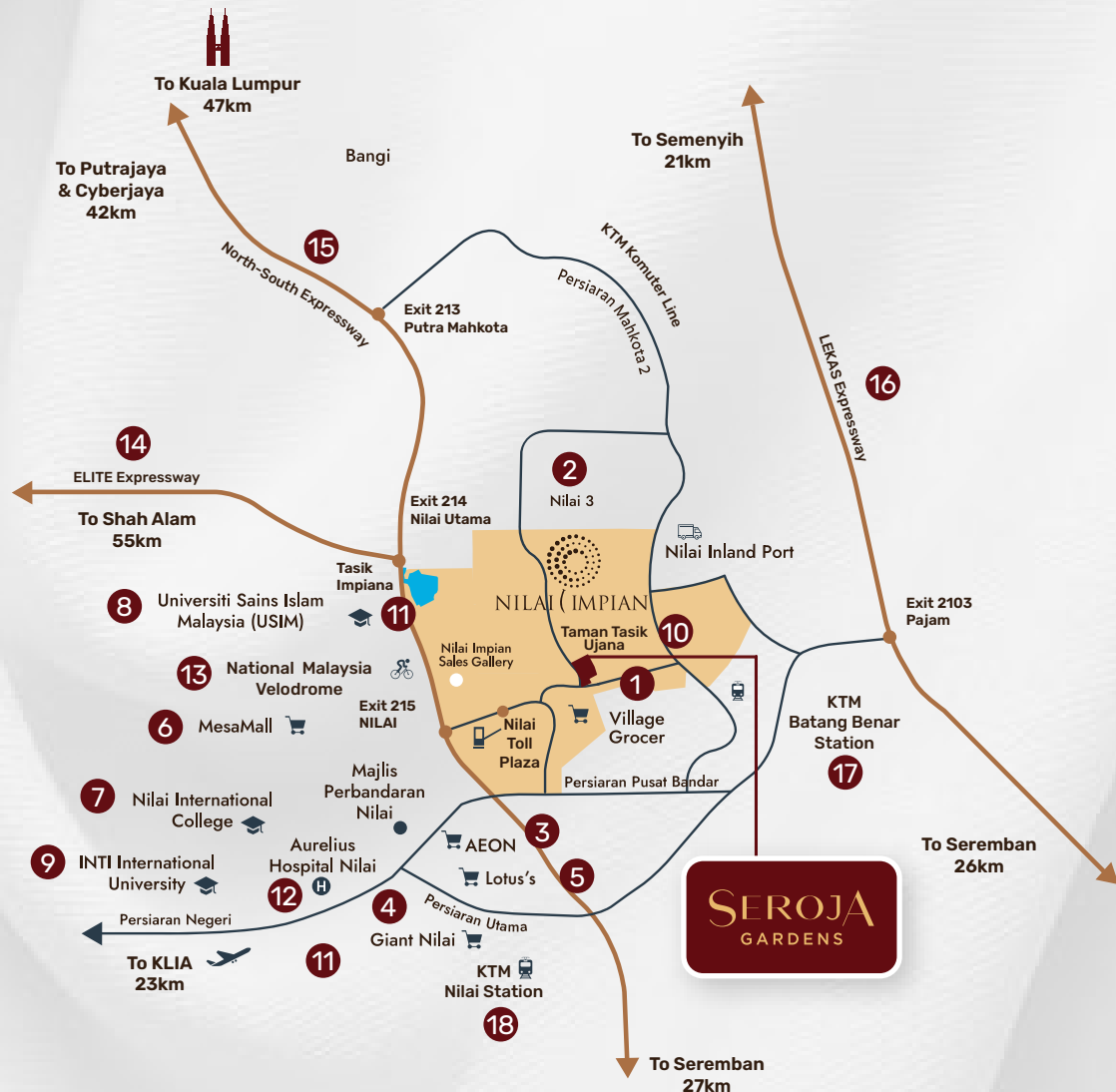
Internal Telecommunication Trunking & Cabling	Provided
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Fencing & Gate	Masonry Fence, G.I Fencing & M.S Door Gate
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Miscellaneous	Letter Box Refuse Compartment TNB Meter Compartment
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Location Map



Essential Needs & Conveniences

- 1 Village Grocer (0.95km)
- 2 Nilai 3 (3.1km)
- 3 AEON (4.4km)
- 4 Giant Nilai (4.7km)
- 5 Lotus's (5.1km)
- 6 MesaMall (6.2km)
- 7 Nilai International College (6.7km)
- 8 Universiti Sains Islam Malaysia (USIM) (7km)
- 9 INTI International University (8.6km)

Health, Fitness & Recreation

- 10 Taman Tasik Ujana (0.2km)
- 11 Tasik Impiana (2.7km)
- 12 Aurelius Hospital Nilai (6.2km)
- 13 Velodrom Nasional Malaysia (6.5km)

Accessibility

- 14 ELITE Expressway (3.3km)
- 15 North-South Expressway (3.3km)
- 16 LEKAS Expressway (4.8km)
- 17 KTM Batang Benar Station (5.8km)
- 18 KTM Nilai Station (6.1km)



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 Nilai Impian Sales Gallery

No. 1, Persiaran Nilai Impian 3, Nilai Impian, 71800 Nilai, Negeri Sembilan
Opens daily: 9.30am - 6.30pm (including public holidays)



Phase NI6B1 | Total Units: 52 | Type: 1 Storey Semi Detached House | Expected Date of Completion: September 2028 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 4654/03-2027/0313(A) | Validity: 06/03/2020-05/03/2027 | Advertising & Sales Permit No.: xxxxxxxx | Validity: xxxxxxxx | Approval Authority: Majlis Bandaraya Seremban | Building Plan Approval No.: Bil(J).MBS.N.KB1-18/2024 | Developed by: Sime Darby Property (Nilai Realty) Sdn. Bhd. (Co No. 198401003856 (116375-A)), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling Price Type A/A1, (No. of Units: 52) : (Minimum price: RM1,007,888 - Maximum: RM1,287,888) | 10% Bumiputera discount (Quota applies).

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