

DAYANA



NILAI IMPIAN

FASA 1
Rumah Teres Dua Tingkat 20' x 60'



Kediaman Impian Anda.

Dayana merupakan 127 unit rumah teres dua tingkat terbaru di Nilai Impian tertelak di tanah seluas 26 ekar. Rekabentuknya moden dengan unsur-unsur tradisional rumah kampung.

Alami kehidupan berkomuniti dikelilingi hijauan dengan taman tersendiri seluas 1.5 ekar.

20' x 60'

Dari
1,734 kps



4 bilik tidur
3 bilik mandi



2 taman hijauan



Ruang kediaman
yang luas

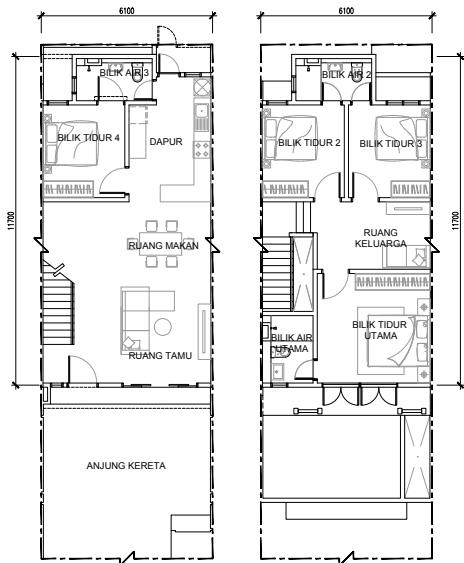
Jenis R1B

20' x 60'
Dari 1,734 kps
4 bilik tidur 3 bilik mandi



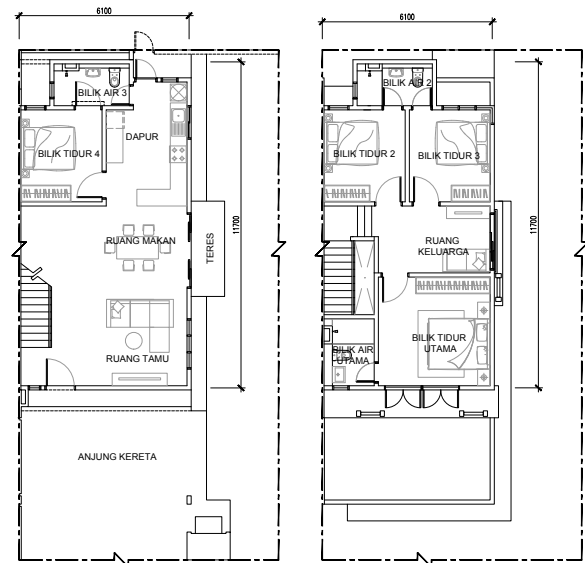
Pelan Lantai

Unit Tengah — Jenis B-A
20' x 60' | 1,734 kps



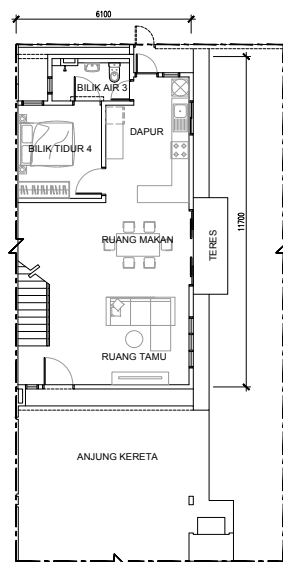
Tingkat Bawah Tingkat Satu

Unit Tepi — Jenis B-C
20' x 60' | 1,846 kps

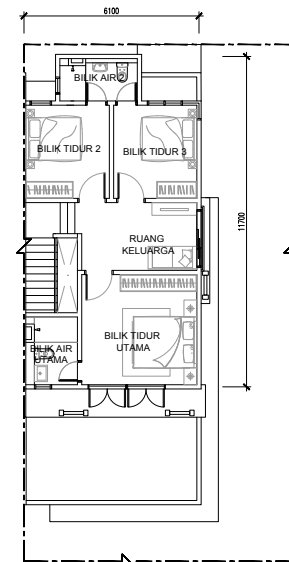


Tingkat Bawah Tingkat Satu

Unit Hujung — Jenis B-E
20' x 60' | 1,846 kps



Tingkat Bawah

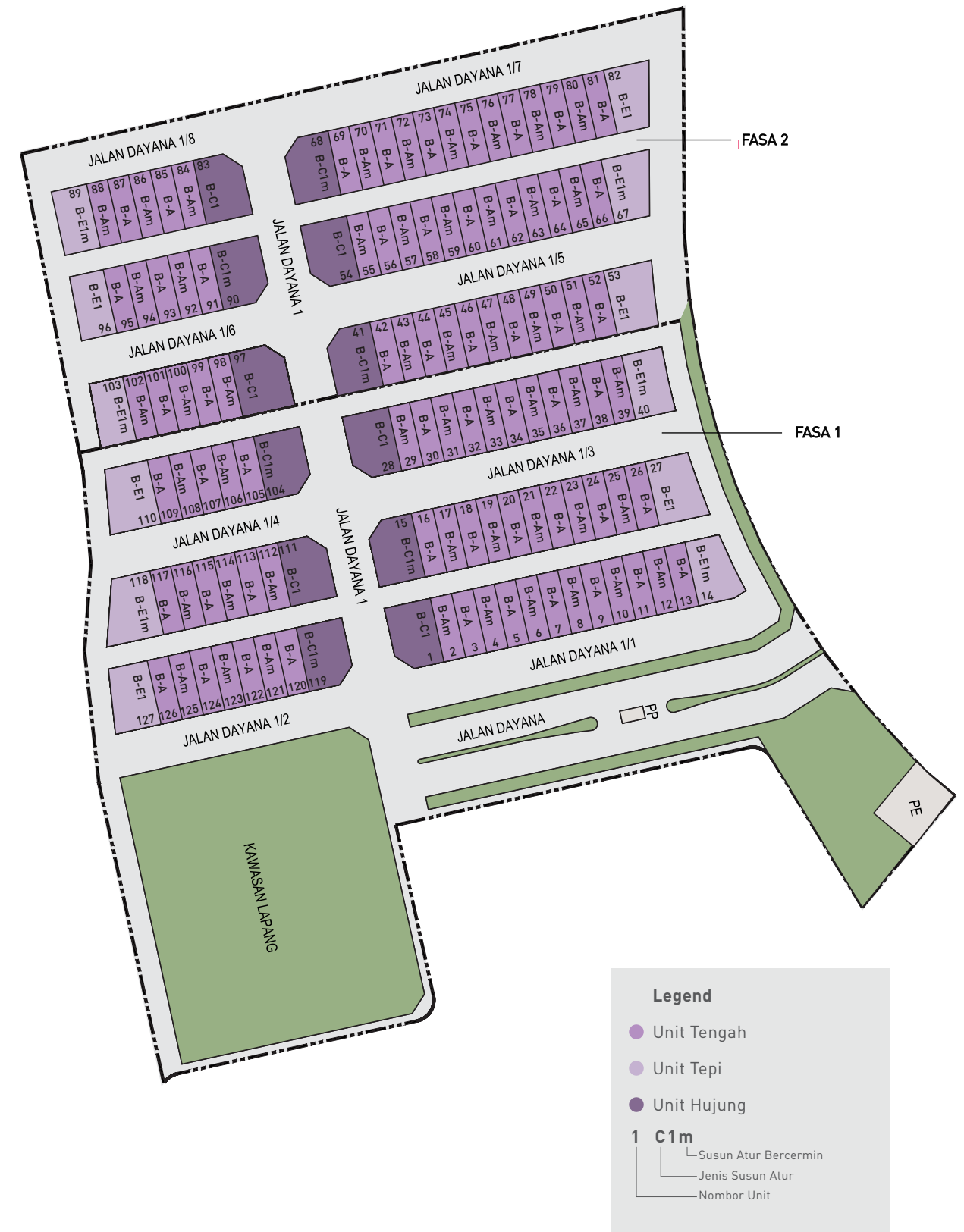


Tingkat Satu

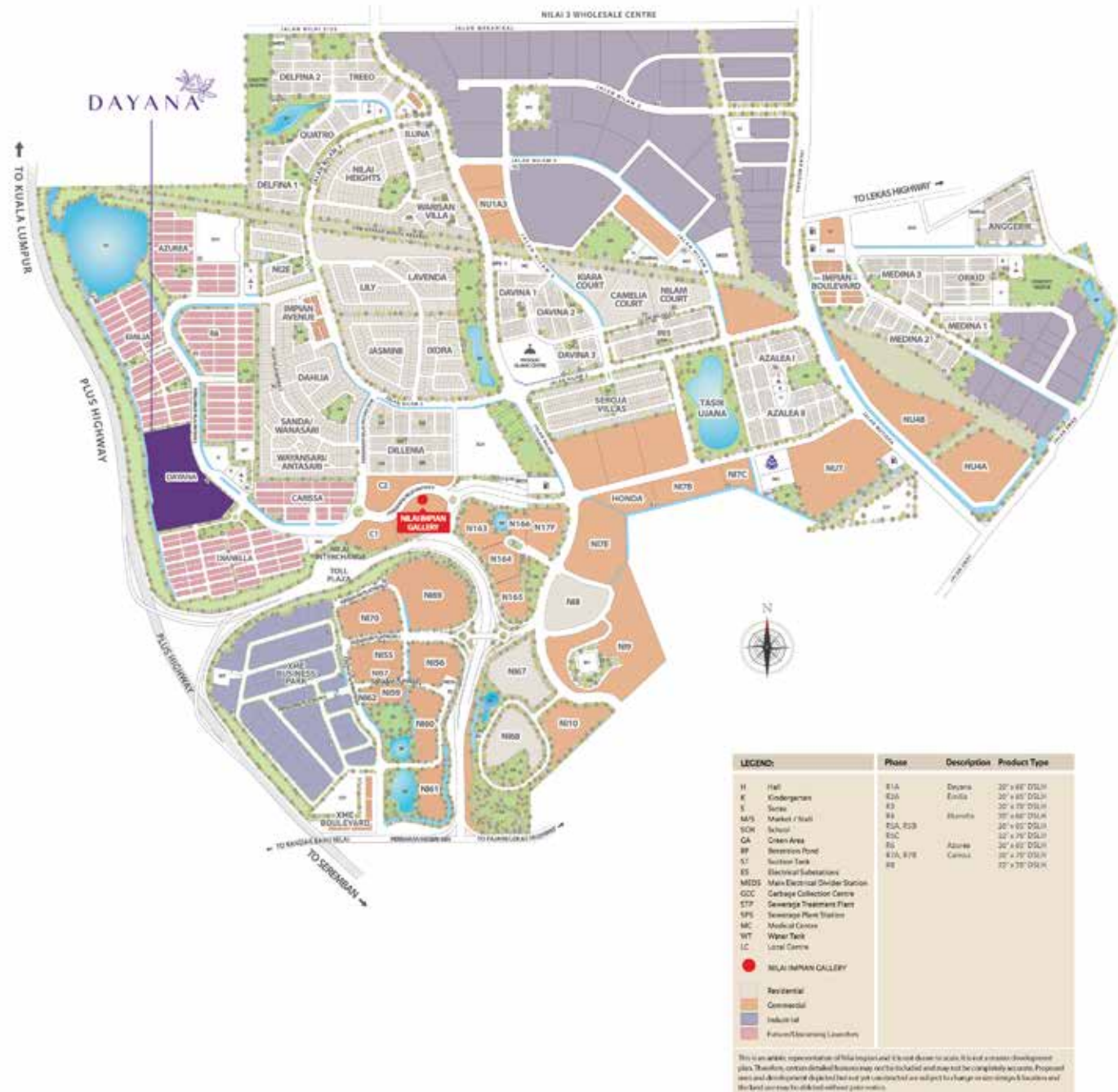
Spesifikasi

Struktur	:	Konkrit Bertetulang
Dinding	:	Batu Bata
Kemasan Bumbung	:	Jubin Bumbung Konkrit / Dek Logam
Kerangka Bumbung	:	Logam
Siling	:	Skim Kot / Siling Plaster / Bod Simen
Tingkap	: Semua	: Kaca dengan Bingkai Aluminium
Pintu	: Pintu Utama	: Pintu Kayu Terawat Berlamina
	: Lain-lain Pintu	: Pintu Kayu Berlamina
		: Pintu Gelangsar dengan Bingkai Aluminium
Perkakas Pintu dan Kunci	:	Kunci dan aksesori
Kemasan Dinding	: Luaran	: Cat dan Plaster
	: Dalaman	: Cat dan Plaster
	: Dapur	: Jubin Seramik sehingga ketinggian 1500mm / Cat dan Plaster
	: Tandas utama, Tandas tetamu & Tandas 1	: Jubin Seramik / Porselain sehingga siling
	: Halaman Belakang	: Cat dan Plaster
Kemasan Lantai	: Anjung Kereta	: 'Imprint' Konkrit
	: Pintu masuk, Teres	: Jubin Porselain
	: Halaman Belakang	: Lantai Simen
	: Ruang Tamu dan Ruang Makan	: Jubin Porselain
	: Dapur	: Jubin Seramik
	: Bilik Tidur Tetamu	: Jubin Porselain
	: Bilik Tidur Utama, Bilik tidur 1 & 2	: Lantai Berlamina
	: Tandas utama, Tandas tetamu & Tandas 1	: Jubin Seramik / Porselain
	: Ruang Keluarga	: Lantai Berlamina
	: Tangga	: Lantai Berlamina
Sanitari dan Perpaipan	: Dapur	: Pili dan Sinki
	: Tandas utama, Tandas tetamu & Tandas 1	: Peralatan dan kelengkapan Pembersihan
	: Halaman Belakang	: Pili
	: Ruang Kitar Semula	: Pili
		B-C/Cm B-E/Em B-A/Am
Pemasangan Elektrik	: Soket Lampu	: 21 21 20
	: Soket Lampu Pagar	: 1 1 1
	: Soket Kuasa	: 22 22 22
	: Soket Kipas	: 7 7 7
	: Soket Loceng Pagar	: 1 1 1
	: Soket Pemanas Air	: 1 1 1
	: Soket Penghawa Dingin berserta paip	: 2 2 2
	: Soket Penghawa Dingin	: 2 2 2
	: Soket Fiber Dinding	: 1 1 1
	: Soket Data	: 1 1 1
	: Soket TV	: 2 2 2
	: Soket Pagar Automatik	: 2 2 2
	: Soket Pam Penggalak	: 1 1 1
Kabel dan 'Trunking' Dalaman Telefon	:	Disediakan
Pagar	:	Pagar Batu Bata dengan Pagar M.S dan Pintu Pagar M.S.
Lain-lain	:	Peti Surat
	:	Ruang Kitar Semula
	:	Ruang Meter TNB

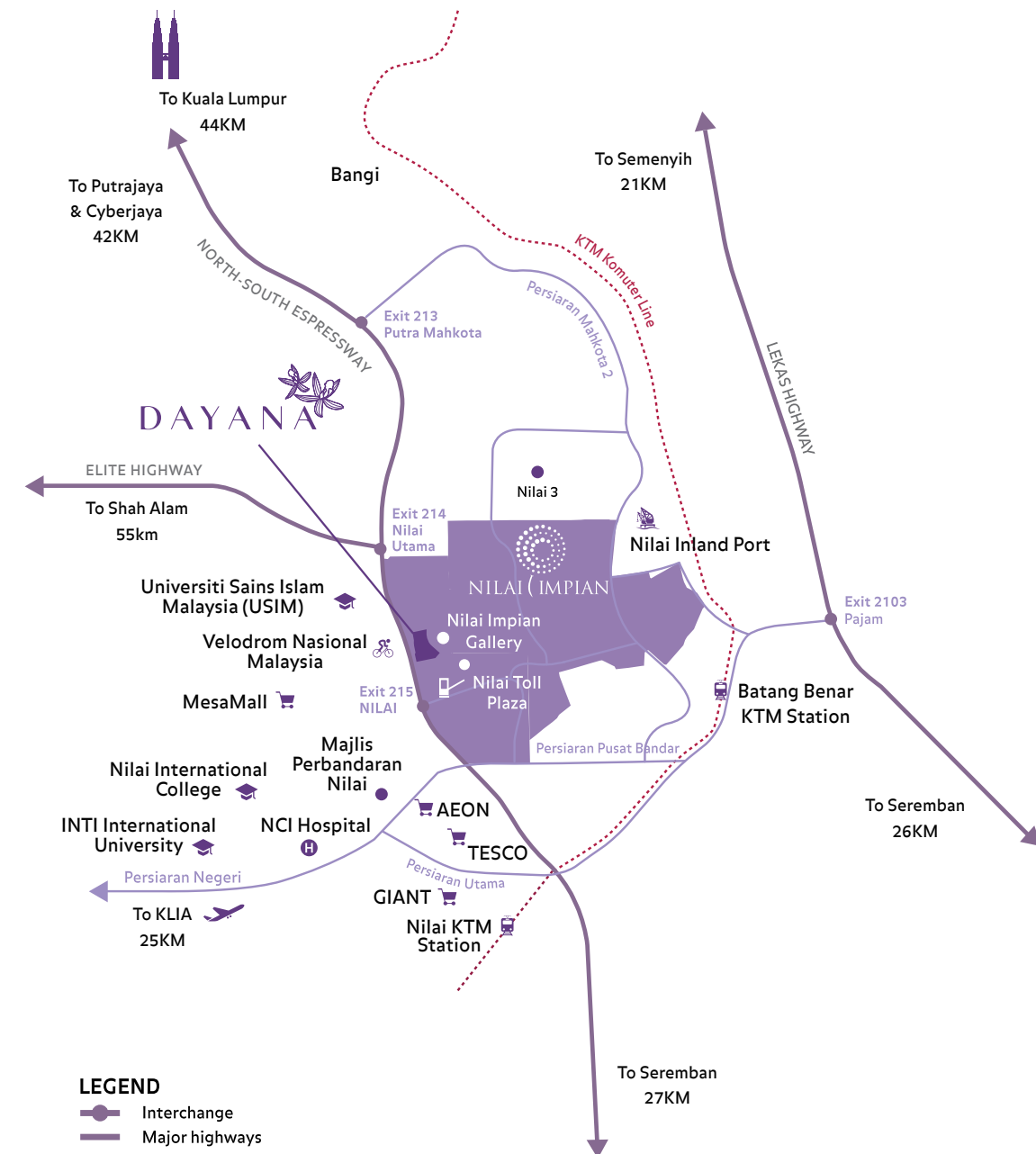
Pelan Tapak



Pelan Utama



Peta Lokasi



Kunjungi kami di

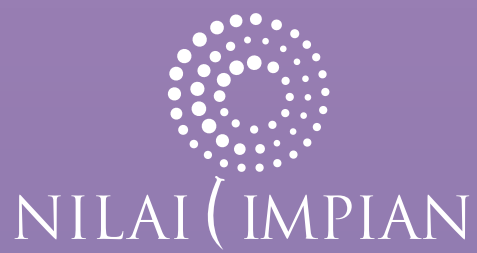
NILAI IMPIAN GALLERY

No 1, Persiaran Nilai Impian 3,
Nilai Impian, 71800 Negeri Sembilan

9.30am - 6.30pm setiap hari

R1B1 | Baki Unit: 50 | Jenis: Rumah Teres 2 Tingkat | Tarikh Dijangka Siap: Julai 2023 | Bebanan Tanah: Tiada | Pegangan Tanah: Bebas | No. Lesen Pemaju: 6755/02-2024/0259(A) | Tempoh Sah: 11/02/2022 - 10/02/2024 | No Permit Iklan & Jualan: _____ | Tempoh Sah: _____ | Pihak Berkuasa Meluluskan Bangunan: Majlis Bandaraya Seremban | Rujukan Pelan Bangunan: MPN431/1/106/2019/4 | Pemaju: Sime Darby Property (Nilai) Sdn. Bhd. [Co No. 199401031684], Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Harga Jualan Jenis B-A/M: RM637,888.00 [min.] - RM679,888.00 [maks.], Jenis BC-1/M RM902,888.00 [min.] - RM944,888.00 [maks.], Jenis BE-1/M RM851,888.00 [min.] - RM907,888.00 [maks.]

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.



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Developers Awards*
2019



ZERO plastic bottles
at all our Sales Galleries
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POWER STATION**
LONDON, UK



Sime Darby Property Berhad
197301002148 (15631-P)

DAYANA



NILAI IMPIAN

PHASE 1
Double-Storey Link Homes 20' x 60'



• Steep roof with wide overhangs

• Large openings

• Long windows, inspired by the 'tingkap labuh'

Extra Value Starter Homes

Dayana double-storey link homes are the latest value homes in Nilai Impian. With a land area of 26 acres, these 127 homes are stylishly designed with a modern facade, incorporating elements of traditional 'kampong' houses.

Enjoy living in a community that celebrates togetherness and a life of inclusivity, surrounded by lush greens with its very own 1.5 acre neighbourhood park.

20' x 60'
Typical lot size

From
1,734 sq ft
built up


4 bedrooms
3 bathrooms


2 neighbourhood parks


Open plan layout

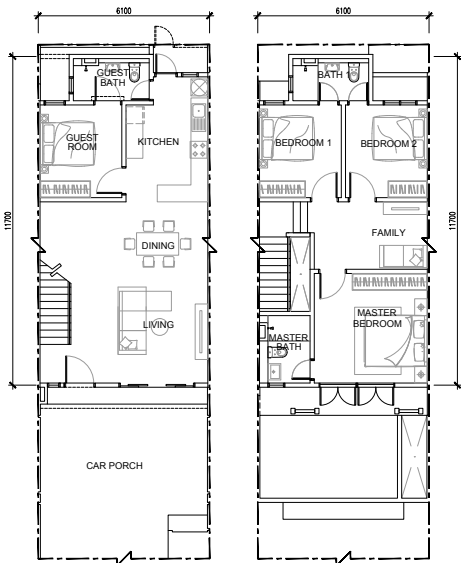
Type R1B

20' x 60'
From 1,734 sq ft
4 bedrooms 3 bathrooms



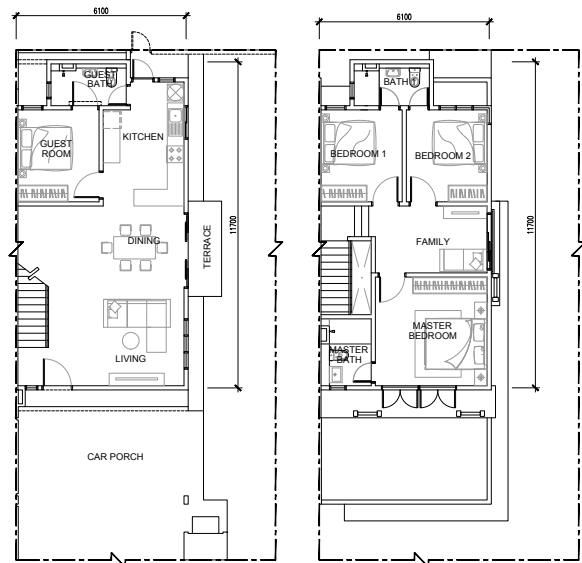
Floor Plans

Intermediate Unit — Type B-A
20' x 60' | 1,734 sq ft



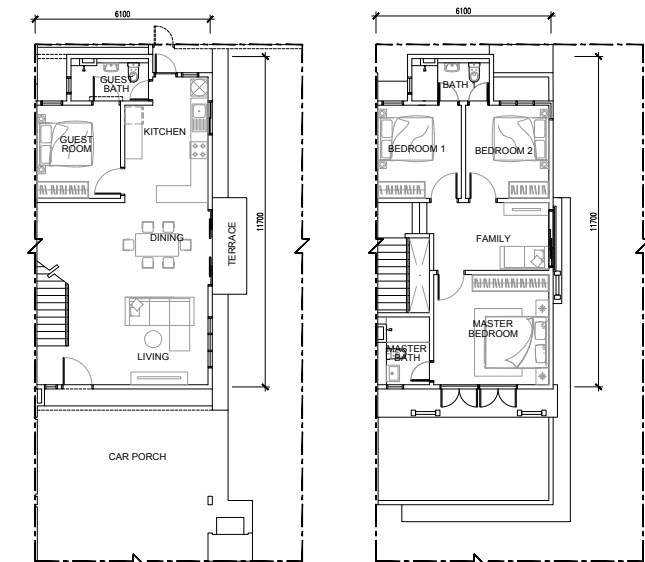
Ground Floor First Floor

End Unit — Type B-C
20' x 60' | 1,846 sq ft



Ground Floor First Floor

Corner Unit — Type B-E
20' x 60' | 1,846 sq ft



Ground Floor First Floor

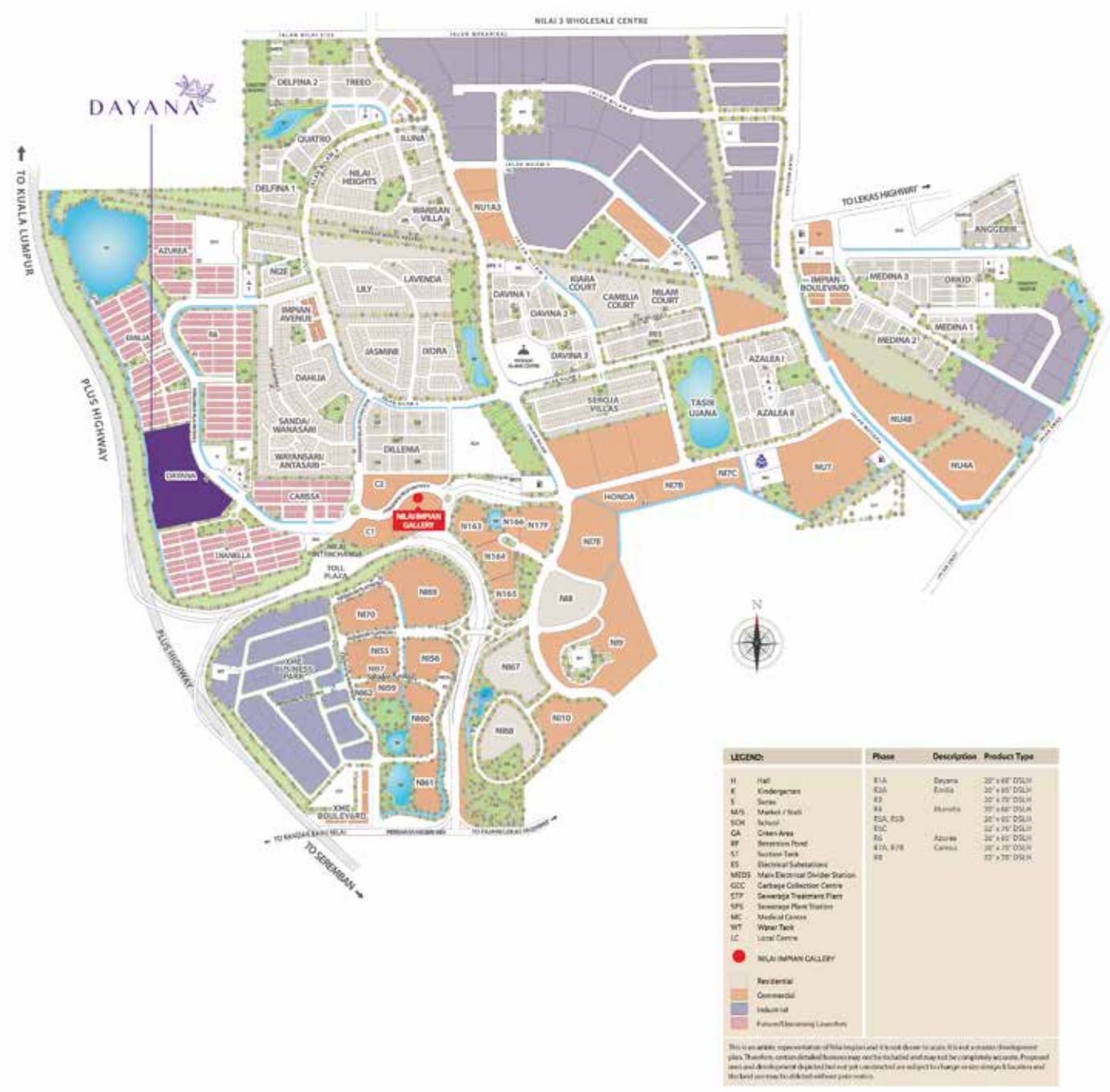
Specification

Structure	:	Reinforced Concrete				
Wall	:	Masonry				
Roof Covering	:	Concrete Roof Tiles / Metal Deck				
Roof Framing	:	Metal				
Ceiling	:	Skim Coat / Plaster Ceiling / Cement Board				
Windows	:	All	:	Aluminium Frame Glass Panel		
Door	:	Main Entrance	:	Laminated Engineered Timber Door		
	:	Other Doors	:	Laminated Timber 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 & Guest Bath & Bath 1	:	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 & Guest Bath & Bath 1	:	Ceramic / Porcelain Tiles		
	:	Family	:	Laminated Flooring		
	:	Staircase	:	Laminated Flooring		
Sanitary & Plumbing Fittings	:	Kitchen	:	Sink with Tap		
	:	Master Bath & Guest Bath & Bath 1	:	Sanitary Wares & Fittings		
	:	Yard	:	Tap		
	:	Recycle Compartment	:	Tap		
Electrical Installation			B-C/Cm	B-E/Em	B-A/Am	
	:	Light Point	:	21	21	20
	:	Gate Light Point	:	1	1	1
	:	Power Point	:	22	22	22
	:	Fan Point	:	7	7	7
	:	Door Bell Point	:	1	1	1
	:	Water Heater Point	:	1	1	1
	:	Air Conditioning Power Point with Piping	:	2	2	2
	:	Air Conditioning Power Point	:	2	2	2
	:	Fibre Wall Socket	:	1	1	1
	:	Data Point	:	1	1	1
	:	TV Point	:	2	2	2
	:	Auto Gate Point	:	2	2	2
:	Booster Pump Power Point	:	1	1	1	
Internal Telephone Trunking & Cabling	:	Provided				
Fencing	:	Masonry Fence with M.S. Fencing and M.S. Gate				
Miscellaneous	:	Letter Box				
		Recycle Compartment				
		TNB Meter Compartment				

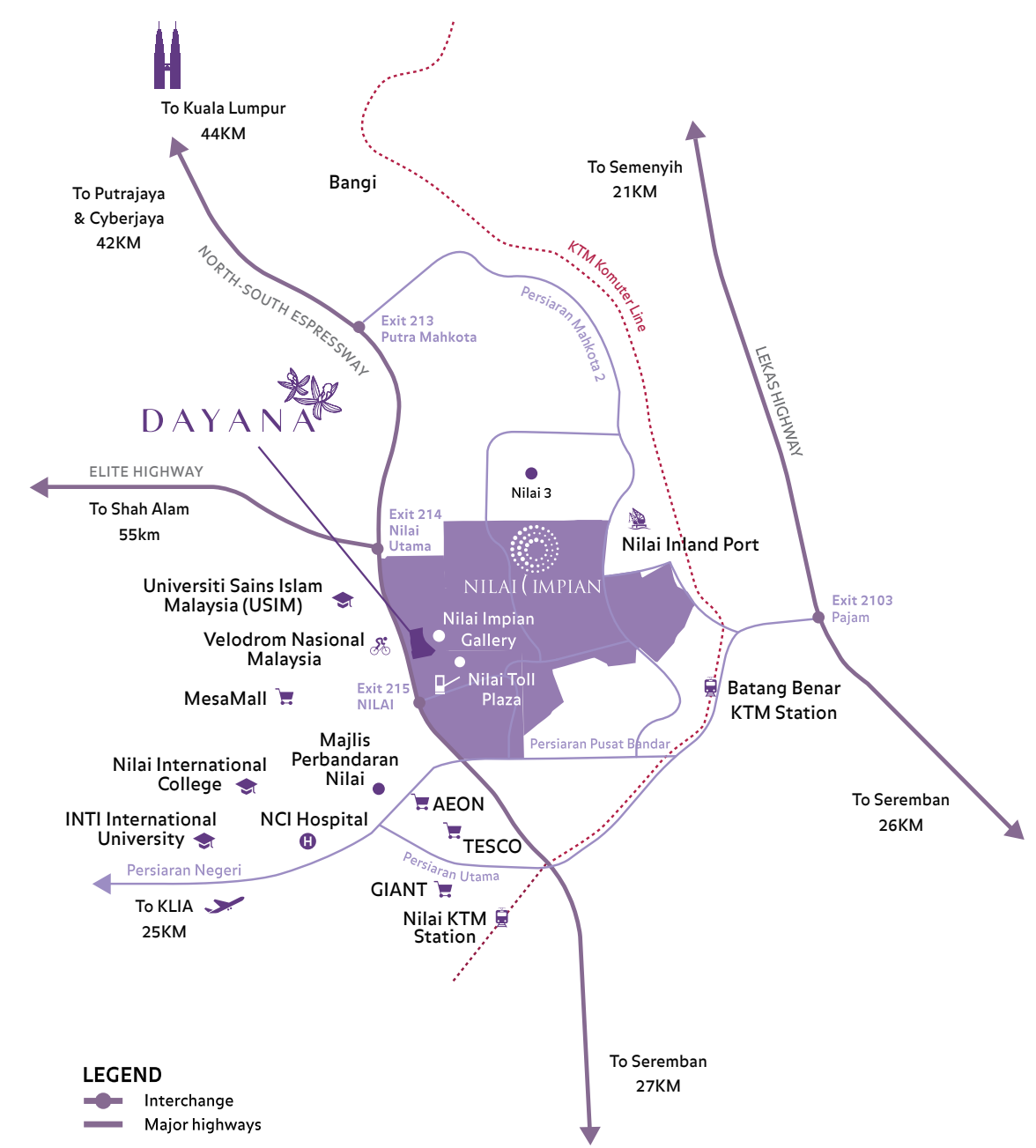
Site Plan



Master Plan



Location Map



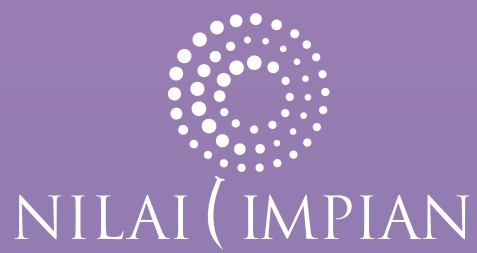
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NILAI IMPIAN GALLERY

No 1, Persiaran Nilai Impian 3,
Nilai Impian, 71800 Negeri Sembilan

9.30am - 6.30pm daily

R1B1 | Balance Units: 50 | Type: 2 Storey Link House | Expected Date of Completion: July 2023 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 6755/02-2024/0259(A) | Validity: 11/02/2022 - 10/02/2024 | Advertising & Sales Permit No.: _____ | Validity: _____ | Approval Authority: Majlis Bandaraya Seremban | Building Plan Approval No.: MPN431/1/106/2019/4 | Developed by: Sime Darby Property (Nilai) Sdn. Bhd. (Co No. 199401036184), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling Price Type B-A/M: RM637,888.00 (min.) - RM679,888.00 (max.), Type BC-1/M RM902,888.00 (min.) - RM944,888.00 (max.), Type BE-1/M RM851,888.00 (min.) - RM907,888.00 (max.)

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