



DAYANA 2

NILAI IMPIAN

PEGANGAN KEKAL | 20' x 60'
Rumah Teres Dua Tingkat



Property



Kediaman Impian Anda

Dayana 2 merupakan 93 unit rumah teres dua tingkat terbaru di Nilai Impian tertelak di tanah seluas 10 ekar. Rekabentuknya moden dengan unsur-unsur tradisional rumah kampung.

Alami kehidupan berkomuniti dikelilingi hijauan dengan taman tersendiri seluas 1.7 ekar.

20' x 60'

Saiz lot



Reka bentuk
moden vernakular

Dari
1,763
kps



Taman kejiranan
1.7 ekar



Komuniti berpagar
dan berpengawal



1.5km ke
Sek. Keb. Nilai Impian

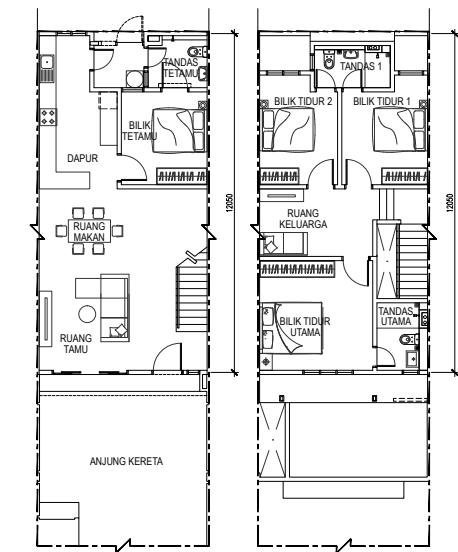
Jenis R1A

20' x 60'
Dari 1,763 kps
4 bilik tidur 3 bilik mandi



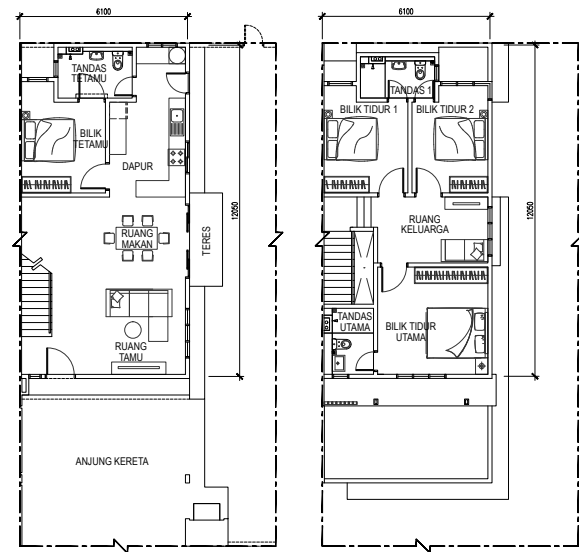
Pelan Lantai

Unit Tengah — Jenis A-A
20' x 60' | 1,763 kps



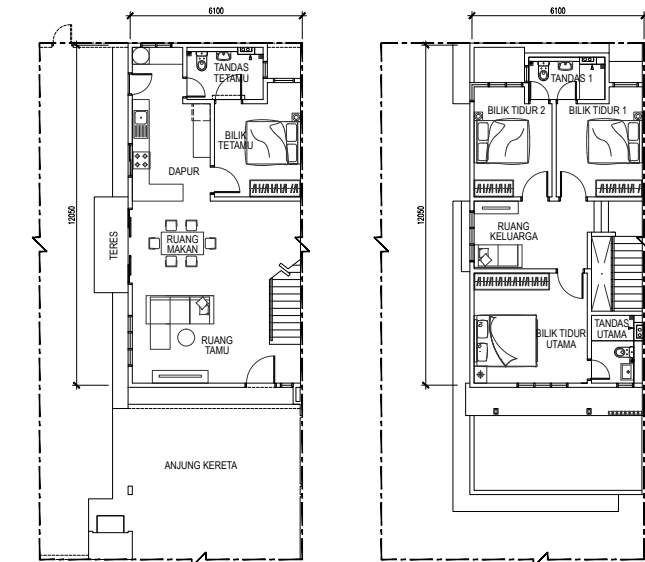
Tingkat Bawah Tingkat Satu

Unit Tepi — Jenis A-E1
20' x 60' | 1,864 kps



Tingkat Bawah Tingkat Satu

Unit Hujung — Jenis A-C1
20' x 60' | 1,864 kps

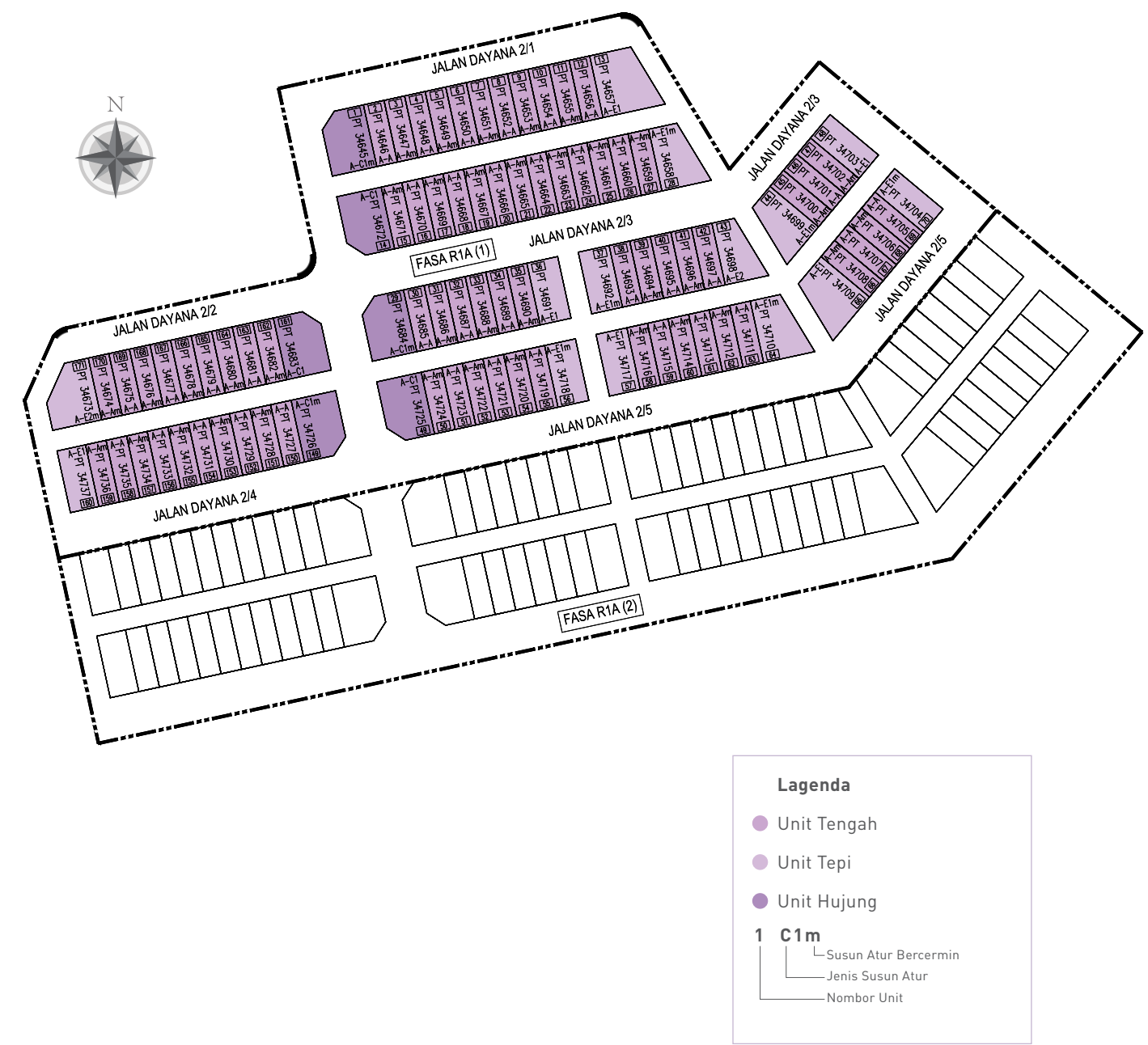


Tingkat Bawah Tingkat Satu

Spesifikasi

Kerangka Bangunan	:	Konkrit Bertetulang				
Dinding	:	Batu Bata				
Bumbung	:	Jubin Bumbung Konkrit / Atap Keluli				
Kerangka Bumbung	:	Kerangka Besi				
Siling	:	Plaster / Lekaan Skim / Papan Simen				
Tingkap	:	Semua	Bingkai Aluminium			
Pintu	:	Pintu Utama	Pintu Kayu Berlamina			
	:	Lain-lain	Pintu Kayu Berlamina / Pintu Rata Bercat			
		Pintu Gelangsor Rangka Aluminium				
Set Kunci Pintu	:	Set Kunci Pintu dengan Kelengkapan				
Kemasan Dinding	:	Dinding Luaran	Lepa & Cat			
	:	Dinding Dalam	Lepa & Cat			
	:	Dapur	Jubin Seramik Ketinggian 1500mm / Lepa & Cat			
	:	Bilik Mandi Utama, 1 & Tetamu	Jubin Seramik Ketinggian Siling			
	:	Laman Belakang	Lepa & Cat			
	:	Anjung Kereta	Konkrit Bercetak			
Kemasan Lantai	:	Ruang Masuk, Teres	Jubin Porselain			
	:	Laman Belakang	Simen Lepa			
	:	Ruang Tamu / Ruang Makan	Jubin Porselain			
	:	Dapur	Jubin Seramik			
	:	Bilik Tetamu	Jubin Seramik			
	:	Bilik Tidur Utama, Bilik Tidur 1 & 2	Lantai Berlamina			
	:	Bilik Mandi Utama, 1 & Tetamu	Jubin Seramik			
	:	Ruang Keluarga	Lantai Berlamina			
	:	Tangga	Lantai Berlamina			
	:					
Alatan Sanitari & Peralatan Paip	:	Dapur	Sinki & Paip Air			
	:	Bilik Mandi Utama, 1 & Tetamu	Alat-alat Kebersihan & Kelengkapan			
	:	Laman Belakang	Paip Air			
	:	Ruang Kitar Semula	Paip Air			
Pemasangan Poin Elektrik	:	Lampu	C/Cm	E/Em	A/Am	
	:	Lampu Pagar	21	21	20	
	:	Poin Kuasa	1	1	1	
	:	Kipas	23	23	22	
	:	Kipas	7	7	7	
	:	Loceng Pintu	1	1	1	
	:	Pemanas Air	1	1	1	
	:	Penghawa Dingin & Paip	3	3	3	
	:	Soket Dinding Gentian	2	2	2	
	:	Soket Dinding Gentian	1	1	1	
	:	Data	1	1	1	
	:	T.V.	1	1	1	
	:	Pagar Automatik	2	2	2	
	:	Pam 'Booster'	1	1	1	
	:		1	1	1	
Pemasangan Kabel Telefon Dalam	:	Disediakan				
Pagar	:	Pagar Masonry, Pagar Logam, Pintu Pagar Logam & Pagar Dawai				
Ciri-ciri Luaran Lain	:	Peti Surat				
	:	Ruang Kitar Semula				
	:	Kompartment Meter TNB				

Pelan Tapak





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POWER STATION**
LONDON, UK





DAYANA 2

NILAI IMPIAN

FREEHOLD | 20' x 60'
Double-Storey Link Homes



Extra Value Starter Homes

Dayana 2 double-storey link homes are the latest value homes in Nilai Impian. With a land area of 10 acres, these 93 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 1.7-acre neighbourhood park.

20' x 60'

Typical lot size



Modern vernacular
facade design

Built up from
1,763
sq ft



1.7 acre
neighbourhood park



Perimeter fencing &
dedicated guardhouse



1.5km to
Sek. Keb. Nilai Impian

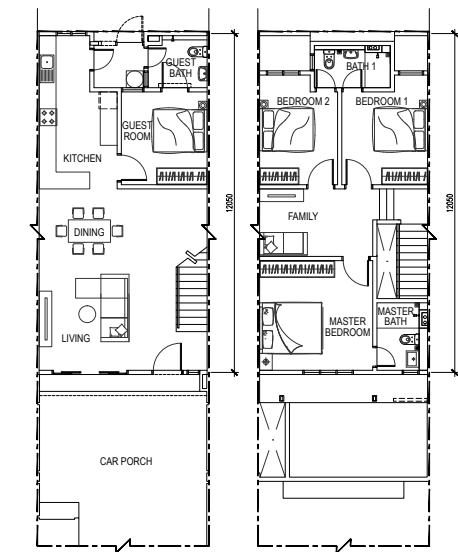
Type R1A

20' x 60'
From 1,763 sq ft
4 bedrooms 3 bathrooms



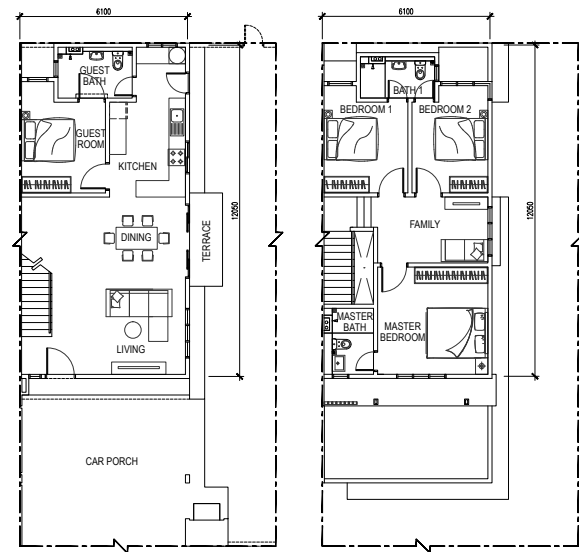
Floor Plans

Intermediate Unit — Type A-A
20' x 60' | 1,763 sq ft



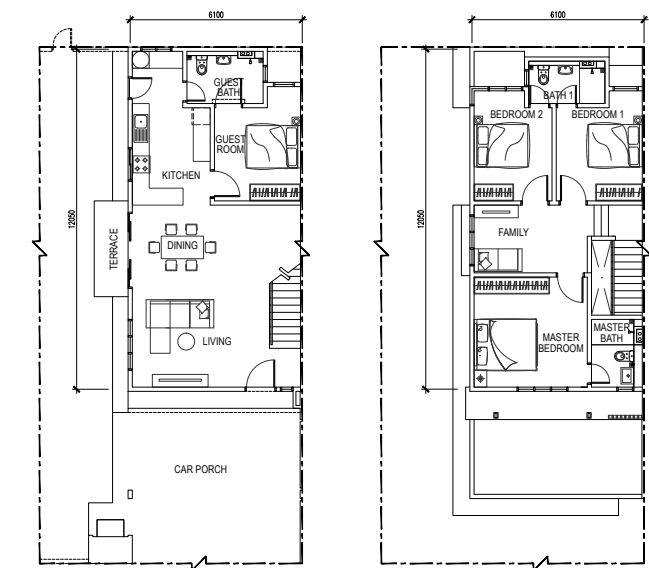
Ground Floor First Floor

End Unit — Type A-E1
20' x 60' | 1,864 sq ft



Ground Floor First Floor

Corner Unit — Type A-C1
20' x 60' | 1,864 sq ft

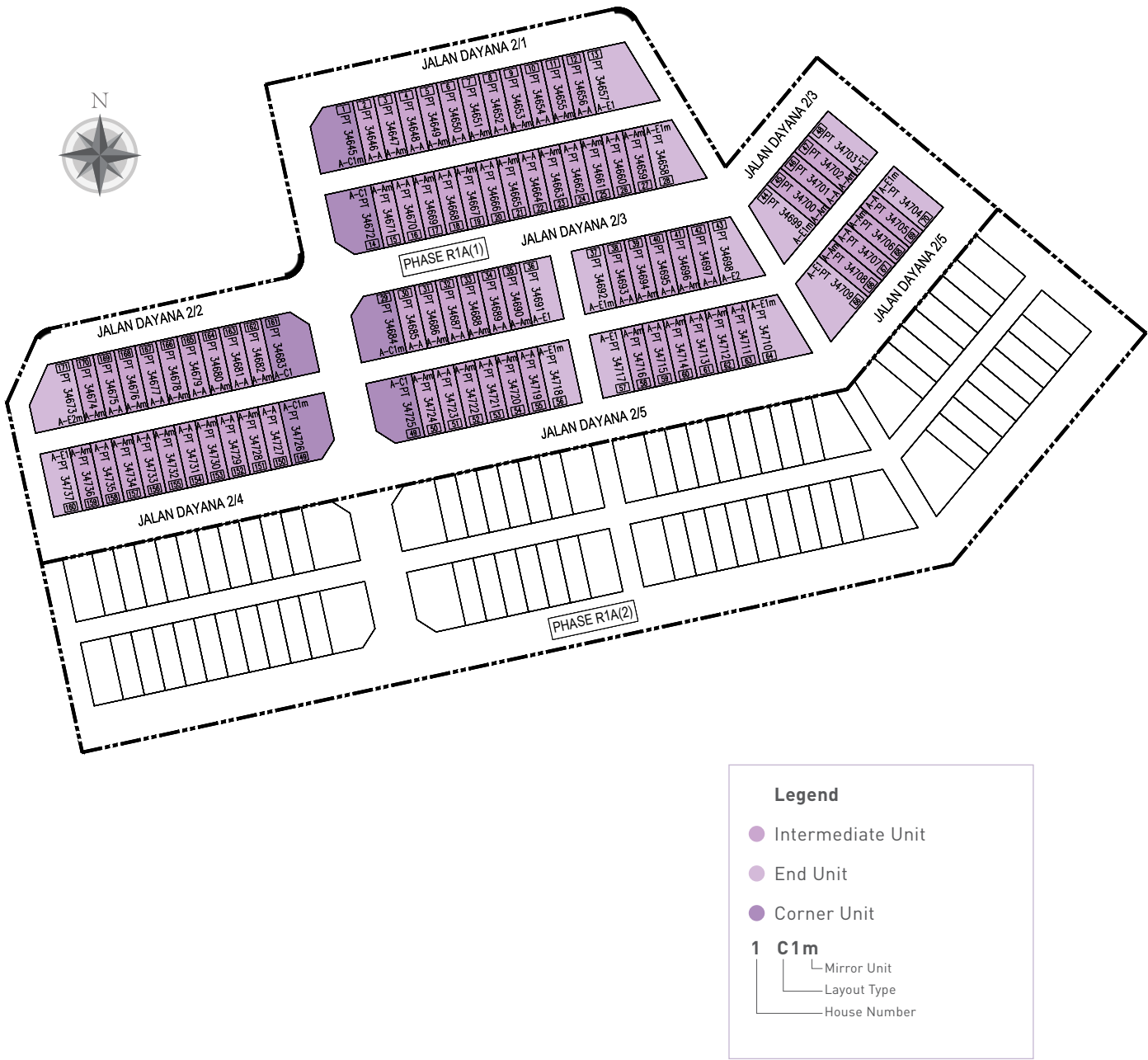


Ground Floor First Floor

Specification

Structure	:	Reinforced Concrete				
Wall	:	Masonry / Reinforced Concrete				
Roof Covering	:	Concrete Roof Tiles / Metal Deck				
Roof Framing	:	Metal				
Ceiling	:	Skim Coat / Plaster Board / Cement Board				
Windows	:	All	:	Aluminium Frame Glass Panel		
Door	:	Main Entrance	:	Laminated Engineered Timber Door		
	:	Other Doors	:	Laminated Engineered Timber Door / Flush Door		
	:		:	Aluminium Frame Sliding Door		
Ironmongery	:	Locksets with Accessories				
Wall Finishes	:	External	:	Plaster & Paint		
	:	Internal	:	Plaster & Paint		
	:	Kitchen	:	Ceramic Tiles / Plaster & Paint		
	:	Master Bath, Guest Bath & Bath 1	:	Ceramic 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 Bedroom, Bedroom 1 & 2	:	Laminated Flooring		
	:	Master Bath, Guest Bath & Bath 1	:	Ceramic 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	:	Light Point	:	C/Cm	E/Em	A/Am
	:	Gate Light Point	:	21	21	20
	:	Power Point	:	1	1	1
	:	Fan Point	:	23	23	22
	:	Door Bell Point	:	7	7	7
	:	Water Heater Point	:	1	1	1
	:	Air Conditioning Point	:	3	3	3
	:	Fibre Wall Socket	:	2	2	2
	:	Data Point	:	1	1	1
	:	TV Point	:	1	1	1
	:	Autogate Point	:	2	2	2
	:	Booster Pump Power Point	:	1	1	1
Internal Telephone Trunking & Cabling	:	Provided				
Fencing	:	Masonry / Metal / Chain Link				
Miscellaneous	:	Letter Box				
	:	Recycle Compartment				
	:	TNB Meter Compartment				

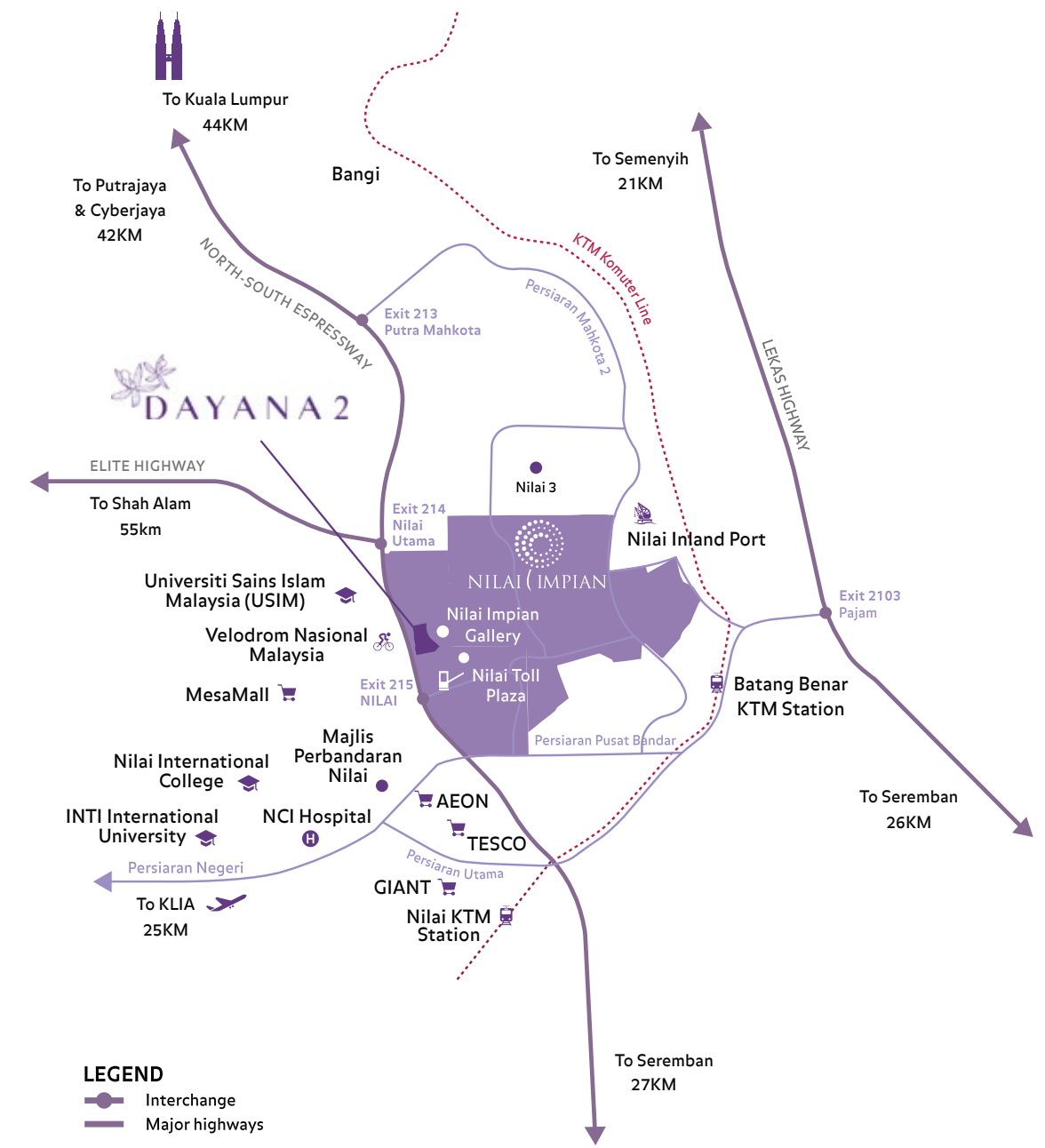
Site Plan



Master Plan



Location Map



Visit us today!
NILAI IMPIAN GALLERY

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

9.30am - 6.30pm daily

R1A1 Phase 1 | Total Units: 93 | Balance of Units: 3 | Type: 2 Storey Link House | Expected Date of Completion: May 2024 | 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.: MPN431/1/105/2019/4 | 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: RM 621,888.00 (min) - RM915,888.00 (max) | Balance Unit Selling Price: RM825,888.00 (min) - RM859,888.00 (max) | Restriction in Interest: None.

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT.



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