



NILAI (IMPIAN)



# DAYANA 2

FASA 2

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Pegangan Kekal | 20' x 60'  
Rumah Teres Dua Tingkat



Property



## Kediaman Impian Anda

Dayana 2 merupakan 78 unit rumah teres dua tingkat terbaru di Nilai Impian tertelak di tanah seluas 10 ekar. Rekabentuknya moden dengan unsur-unsur tradisional rumah kampung.

**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

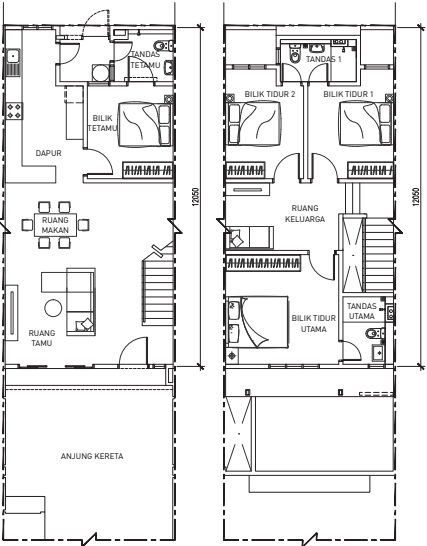
# Jenis R1A

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



# Pelan Lantai

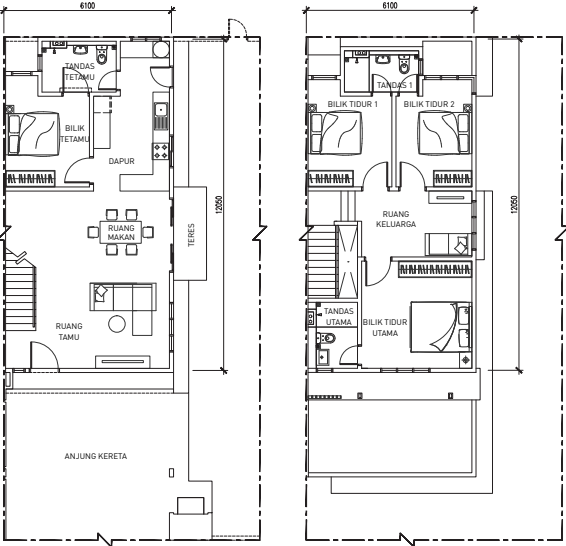
Unit Tengah — Jenis A-A  
20' x 60' | 1,763 kps



Tingkat Bawah

Tingkat Satu

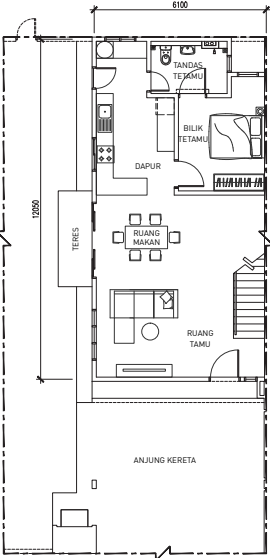
Unit Tepi — Jenis A-E1  
20' x 60' | 1,864 kps



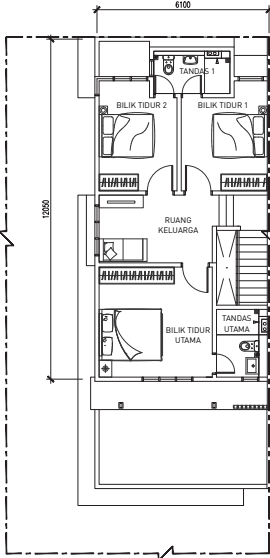
Tingkat Bawah

Tingkat Satu

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



Tingkat Bawah

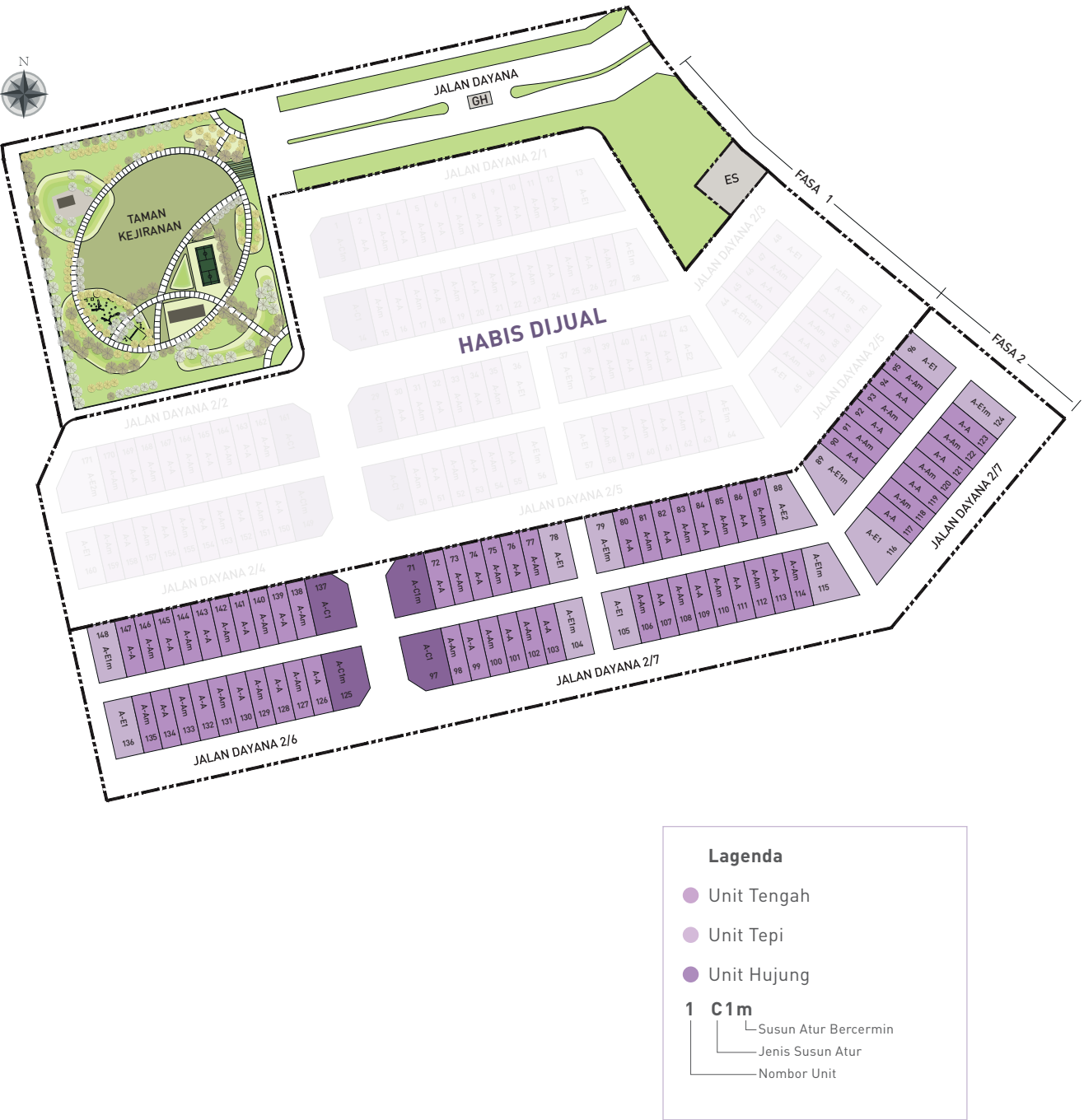


Tingkat Satu

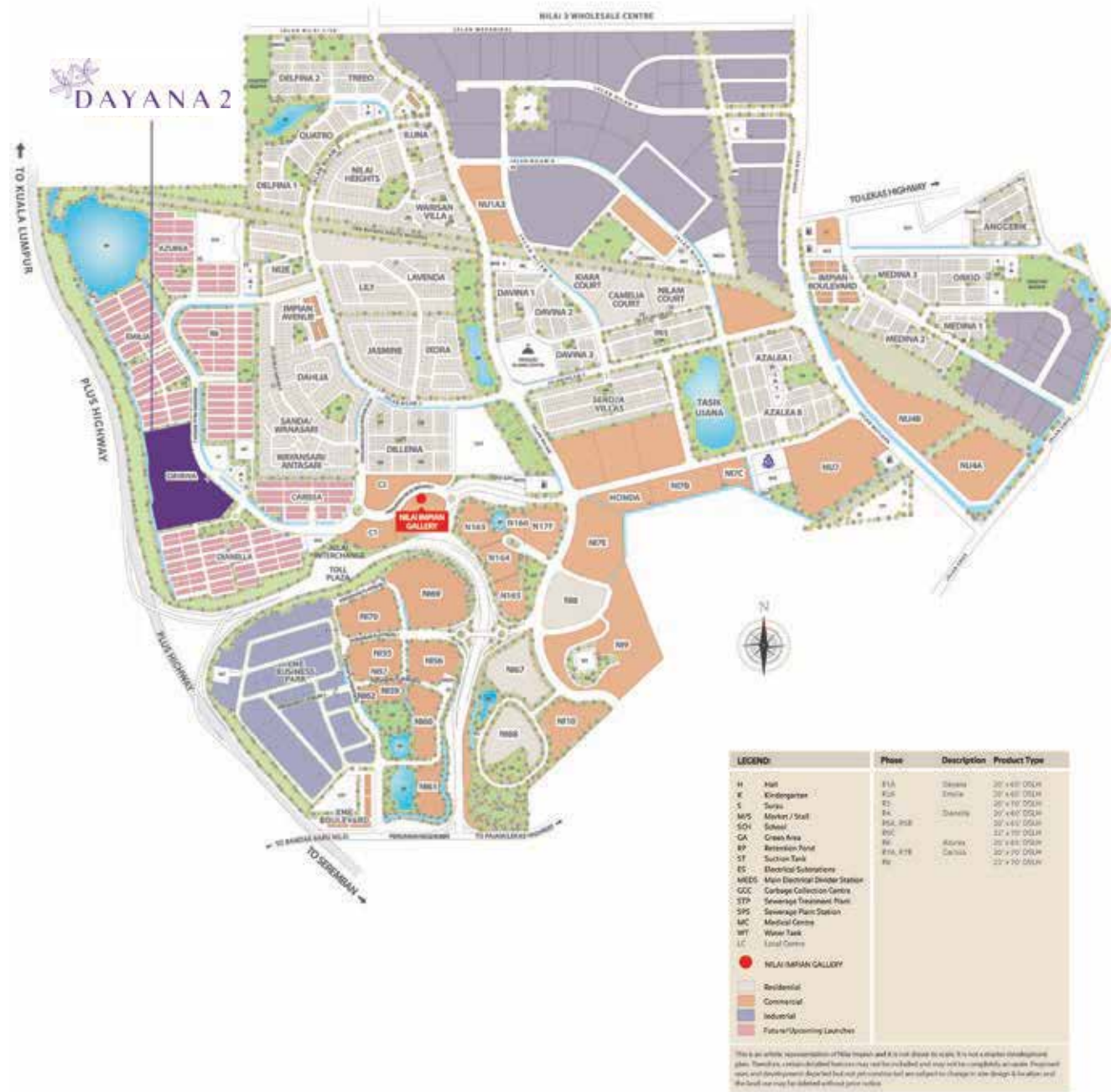
# Spesifikasi

|                                  |   |                                      |   |                                              |
|----------------------------------|---|--------------------------------------|---|----------------------------------------------|
| Kerangka Bangunan                | : | Konkrit Bertetulang                  |   |                                              |
| Dinding                          | : | Batu Bata                            |   |                                              |
| Bumbung                          | : | Jubin Bumbung Konkrit / Atap Keluli  |   |                                              |
| Kerangka Bumbung                 | : | Kerangka Besi                        |   |                                              |
| Siling                           | : | Plaster / Lepaan 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 |
| Kemasan Lantai                   | : | Bilik Mandi Utama, 1 & Tetamu        | : | Jubin Seramik Ketinggian Siling              |
|                                  | : | Laman Belakang                       | : | Lepa & Cat                                   |
|                                  | : | Anjung Kereta                        | : | Konkrit Bercetak                             |
|                                  | : | 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                                |
| Alatan Sanitari & Peralatan Paip | : | Ruang Keluarga                       | : | Lantai Berlamina                             |
|                                  | : | Tangga                               | : | Lantai Berlamina                             |
|                                  | : | Dapur                                | : | Sinki & Paip Air                             |
|                                  | : | Bilik Mandi Utama, 1 & Tetamu        | : | Alat-alat Kebersihan & Kelengkapan           |
| Pemasangan Poin Elektrik         | : | Laman Belakang                       | : | Paip Air                                     |
|                                  | : | Ruang Kitar Semula                   | : | Paip Air                                     |
|                                  | : | Lampu                                | : | B-C/Cm21                                     |
|                                  | : | Lampu Pagar                          | : | B-E/Em21                                     |
|                                  | : | Poin Kuasa                           | : | B-A/Am20                                     |
|                                  | : | Kipas                                | : | 1                                            |
|                                  | : | Loceng Pintu                         | : | 22                                           |
|                                  | : | Pemanas Air                          | : | 7                                            |
|                                  | : | Penghawa Dingin & Paip               | : | 1                                            |
|                                  | : | Soket Dinding Gentian                | : | 1                                            |
|                                  | : | Data                                 | : | 1                                            |
|                                  | : | T.V.                                 | : | 1                                            |
| Pemasangan Kabel Telefon Dalam   | : | Pagar Automatik                      | : | 2                                            |
|                                  | : | Pam 'Booster'                        | : | 2                                            |
| Pemasangan Kabel Telefon Dalam   | : | Pam 'Booster'                        | : | 1                                            |
| Pagar                            | : | Pam 'Booster'                        | : | 1                                            |
| Ciri-ciri Luaran Lain            | : | Pam 'Booster'                        | : | 1                                            |
|                                  | : | Pam 'Booster'                        | : | 1                                            |
|                                  | : | Pam 'Booster'                        | : | 1                                            |

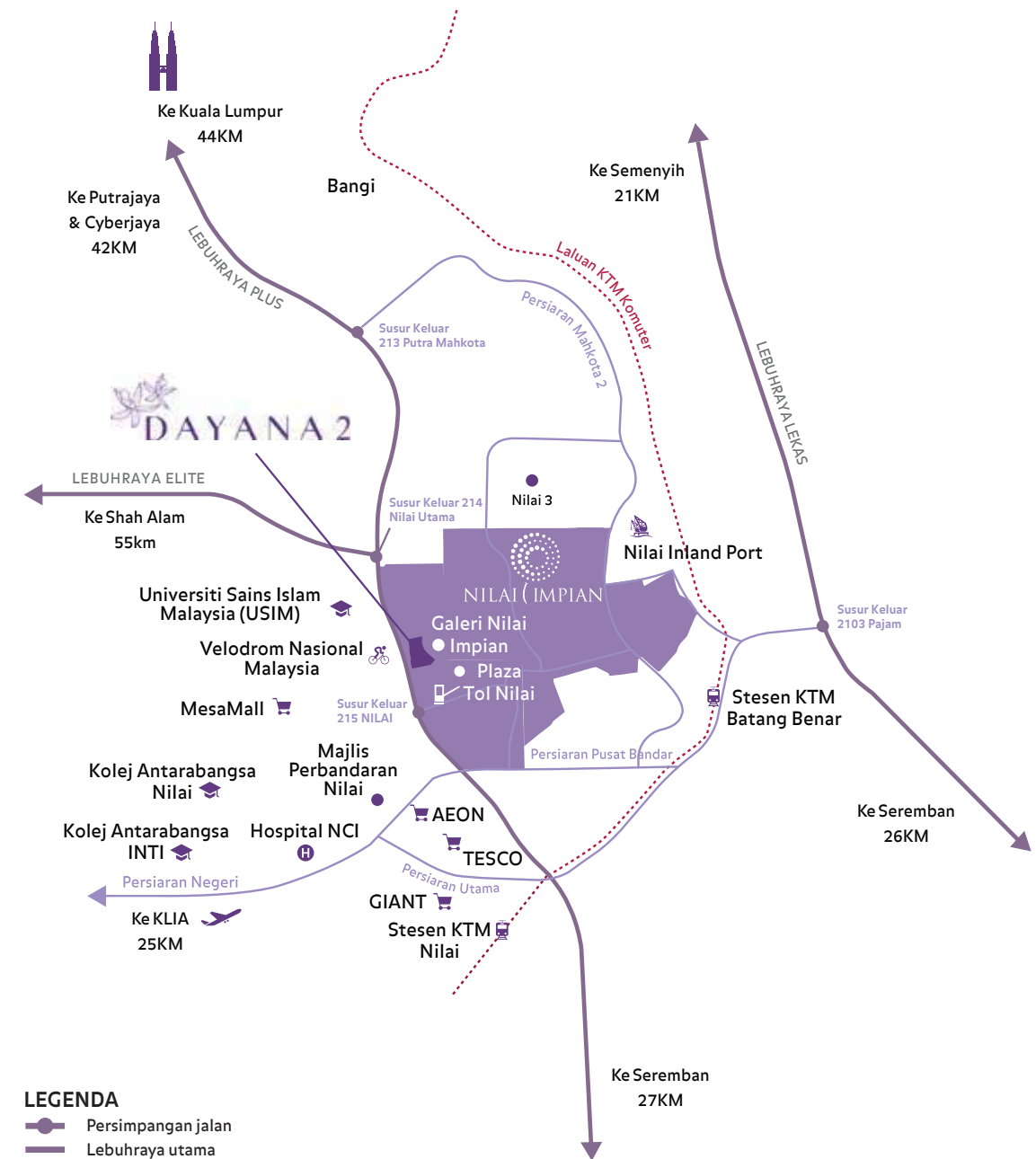
# Pelan Tapak



# Pelan Utama



## Peta Lokasi



Kunjungi kami di  
**GALERI NILAI IMPIAN**

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

06 794 8383

Dibuka setiap hari: 9.30pg - 6.30ptg  
(termasuk cuti umum)

R1A2 | Jumlah Unit: 78 | Baki Unit: 1 | Jenis: Rumah Teres 2 Tingkat | Tarikh Dijangka Siap: Disember 2024 | Bebanan Tanah: Tiada | Pegangan Tanah: Kekal | No. Lesen Pemaju: 6755/02-2029/0007(A) | Tempoh Sah: : 11/02/2024 - 10/02/2029 | No Permit Iklan & Jualan: ..... | Tempoh Sah: ..... | Pihak Berk kuasa Meluluskan Bangunan: Majlis Bandaraya Seremban | Rujukan Pelan Bangunan: MPN431/1/105/2019/4 | Pemaju: 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 | Harga Jualan: RM631,888.00 [min] - RM887,888.00 [maks]

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.



NILAI (IMPIAN)

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**2020**





NILAI (IMPIAN)



# DAYANA 2

PHASE 2

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



Property



## Extra Value Homes

Dayana 2 double-storey link homes are the latest value homes in Nilai Impian. With a land area of 10 acres, these 78 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

**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

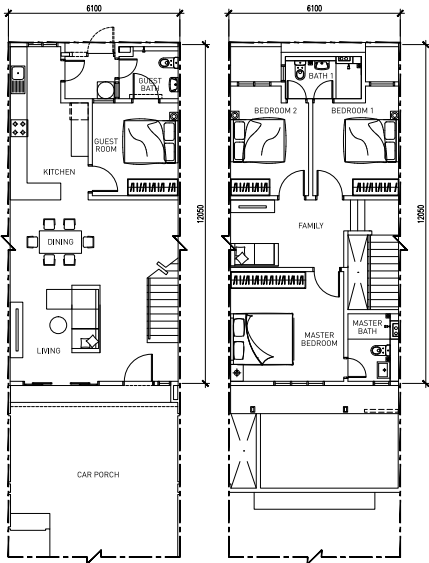
# Type R1A

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



# Floor Plans

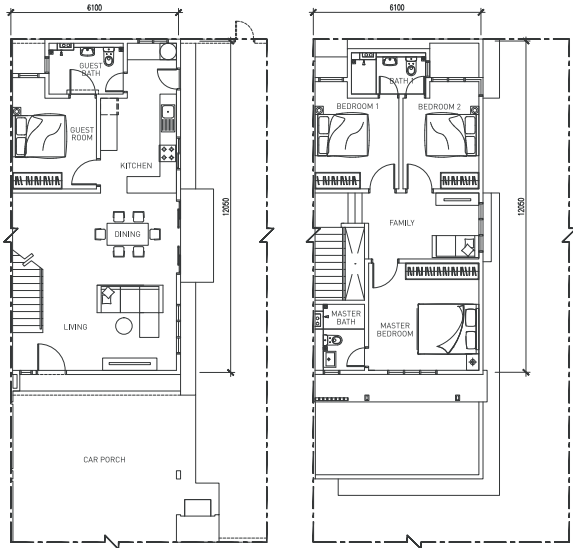
Intermediate Unit — Type A-A  
20' x 60' | 1,763 sq ft



Ground Floor

First Floor

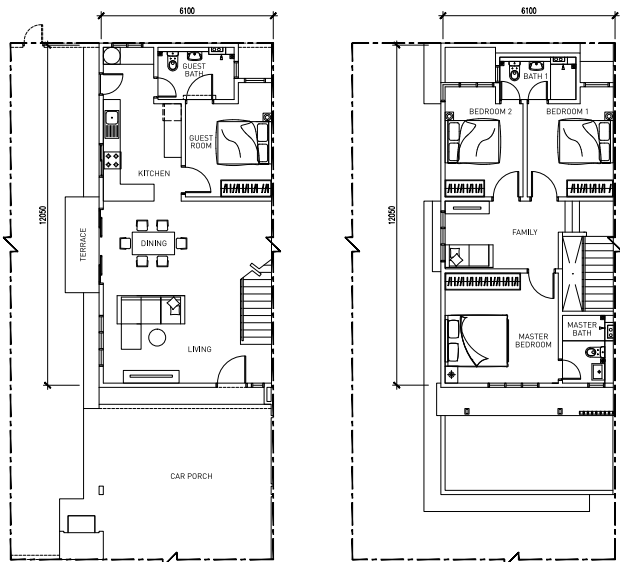
End Unit — Type A-E1  
20' x 60' | 1,864 sq ft



Ground Floor

First Floor

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



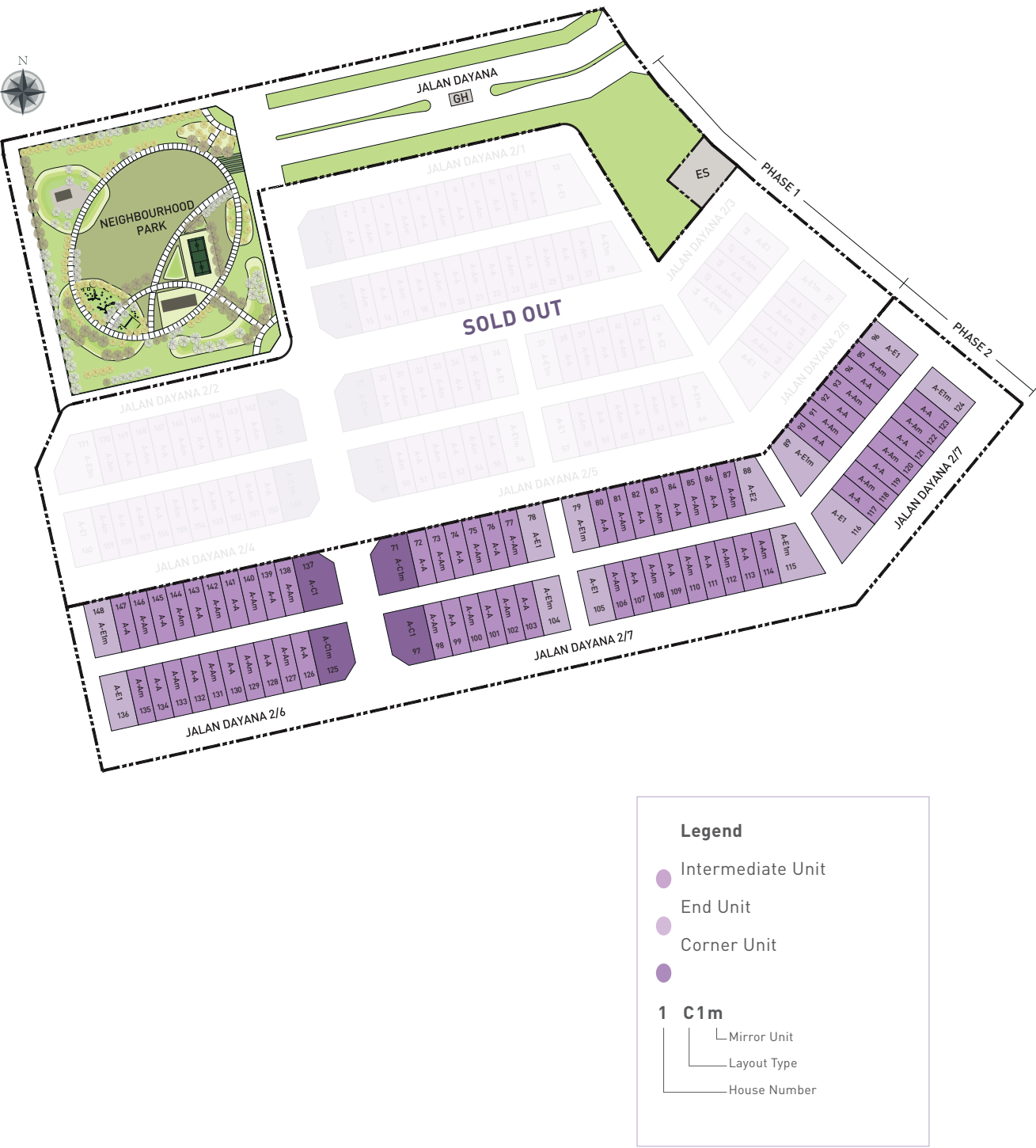
Ground Floor

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 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 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               | : 3                                             | 3      | 3      |
|                                       | : Air Conditioning Point           | : 2                                             | 2      | 2      |
|                                       | : Fibre Wall Socket                | : 1                                             | 1      | 1      |
|                                       | : Data Point                       | : 1                                             | 1      | 1      |
|                                       | : TV Point                         | : 2                                             | 2      | 2      |
|                                       | : Autogate Point                   | : 1                                             | 1      | 1      |
| : 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



[illegible]

The map illustrates the location of Nilai Impian, a new township in the state of Negeri Sembilan, Malaysia. It is situated along the North-South Expressway (NSE), which is a major highway connecting Kuala Lumpur to the south. The map shows several key features and landmarks:

- Highways and Routes:**
  - North-South Expressway (NSE):** The main highway running north-south, with exits 213 (Putra Mahkota), 214 (Nilai Utama), and 215 (Nilai).
  - Elite Highway:** A major road branching west from the NSE towards Shah Alam (55km).
  - Lekas Highway:** A major road branching east from the NSE towards Seremban (26km).
  - Persiaran Negeri:** A road branching west from the NSE towards KLIA (25km).
  - Persiaran Utama:** A road branching south from the NSE towards Seremban (27km).
- Landmarks and Facilities:**
  - Nilai Impian:** The central focus of the map, featuring a large circular logo and the name "NILAI (IMPIAN)".
  - Nilai Toll Plaza:** Located near the center of the township.
  - Nilai Inland Port:** Situated to the east of the township.
  - Batang Benar KTM Station:** A train station located to the east of the township.
  - Universiti Sains Islam Malaysia (USIM):** A university located to the west of the township.
  - Velodrom Nasional Malaysia:** A national velodrome located to the west of the township.
  - MesaMall:** A shopping mall located to the west of the township.
  - Majlis Perbandaran Nilai:** The local council located to the west of the township.
  - NCI Hospital:** A hospital located to the west of the township.
  - AEON and TESCO:** Supermarkets located to the south of the township.
  - GIANT:** A supermarket located to the south of the township.
  - Nilai KTM Station:** A train station located to the south of the township.
- Other Features:**
  - Nilai 3:** A residential area located to the north of the township.
  - Nilai 2:** A residential area located to the north of the township.
  - Nilai 1:** A residential area located to the north of the township.
  - Nilai 4:** A residential area located to the north of the township.
  - Nilai 5:** A residential area located to the north of the township.
  - Nilai 6:** A residential area located to the north of the township.
  - Nilai 7:** A residential area located to the north of the township.
  - Nilai 8:** A residential area located to the north of the township.
  - Nilai 9:** A residential area located to the north of the township.
  - Nilai 10:** A residential area located to the north of the township.
  - Nilai 11:** A residential area located to the north of the township.
  - Nilai 12:** A residential area located to the north of the township.
  - Nilai 13:** A residential area located to the north of the township.
  - Nilai 14:** A residential area located to the north of the township.
  - Nilai 15:** A residential area located to the north of the township.
  - Nilai 16:** A residential area located to the north of the township.
  - Nilai 17:** A residential area located to the north of the township.
  - Nilai 18:** A residential area located to the north of the township.
  - Nilai 19:** A residential area located to the north of the township.
  - Nilai 20:** A residential area located to the north of the township.

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT.



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