



NILAI (IMPIAN)

EMILIA 2

Fasa 2 - R2B(2)

**Pegangan Kekal | 20' x 65'
Rumah Teres Dua Tingkat**



Property

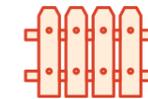


Kediaman Impian Anda

Emilia 2 Fasa 2 merupakan 27 unit rumah teres dua tingkat terbaru di Nilai Impian tertelak di tanah seluas 3.81 ekar. Reka bentuknya moden dengan unsur-unsur tradisional rumah kampung. Nikmati kehidupan berkomuniti yang dikelilingi hijauan dengan taman seluas 0.872 ekar.



Reka bentuk moden vernakular yang praktikal



Komuniti berpagar dan berpengawal



Berhampiran taman landskap



Hanya 1.5km ke Sek. Keb. Nilai Impian



Akses terus ke Lebuhraya PLUS (EXIT 215)



5km ke AEON MALL Nilai

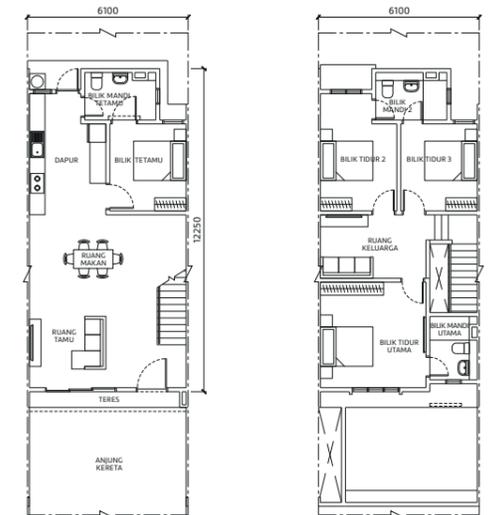
Fasa R2B(2)

20' x 65'
1781 kps
4 bilik tidur 3 bilik mandi



Pelan Lantai

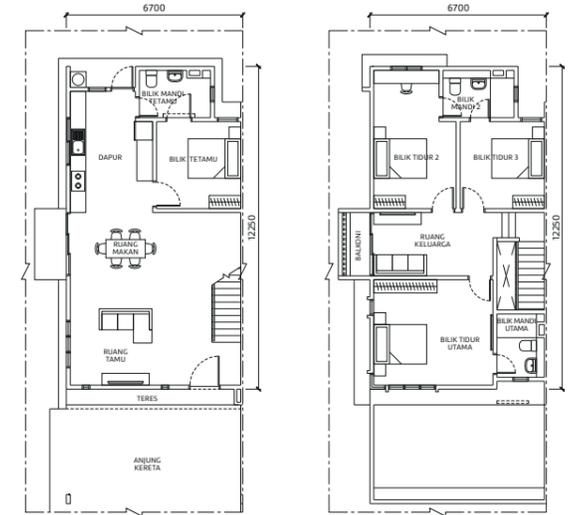
Unit Tengah — Jenis A/Am
20' x 65' | 1781 kps



Tingkat Bawah

Tingkat Satu

Unit Hujung — Jenis C1/C1m
22' x 65' | 2090 kps



Tingkat Bawah

Tingkat Satu

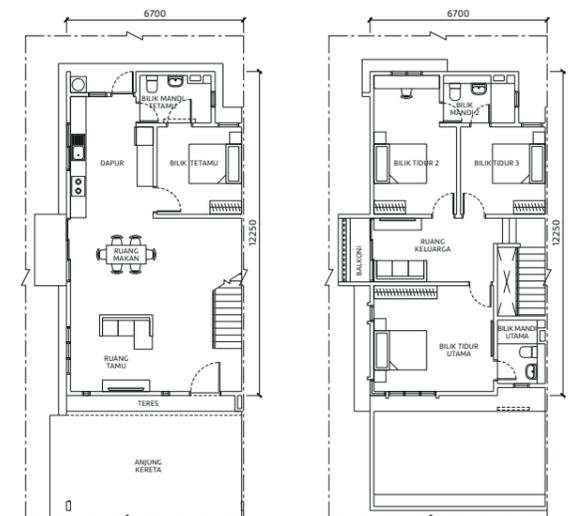
Unit Hujung — Jenis C2/C2m
20' x 65' | 1902 kps



Tingkat Bawah

Tingkat Satu

Unit Tepi — Jenis E/Em
22' x 65' | 2090 kps



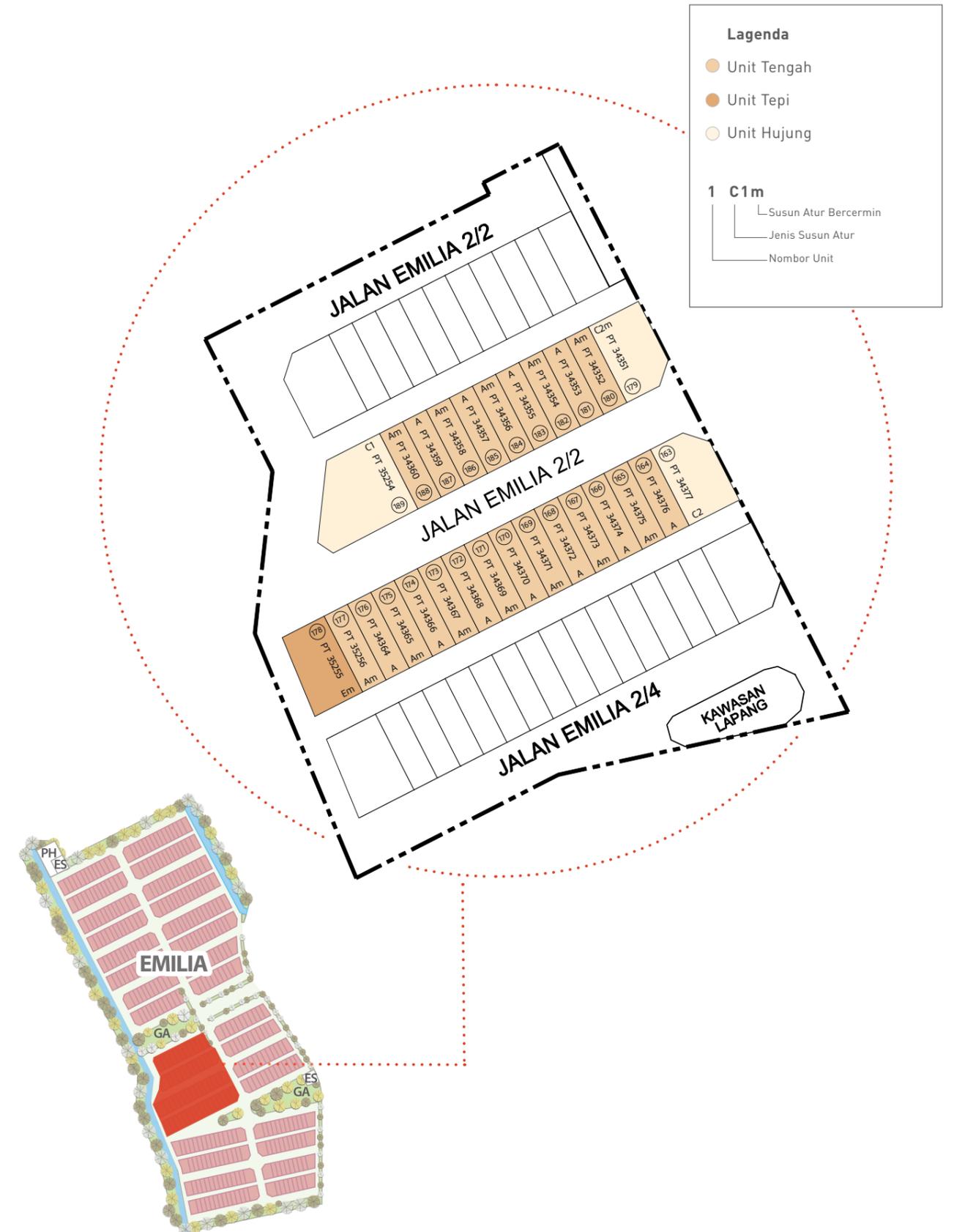
Tingkat Bawah

Tingkat Satu

Spesifikasi

truktur	: Konkrit Bertetulang				
Dinding	: Batu Bata / Konkrit Bertetulang				
Bumbung	: Jubin Bumbung Konkrit / Atap Keluli				
Kerangka Bumbung	: Kerangka Besi				
Kemasan Siling	: Plaster / Papan Simen / Lepaan Skim				
Tingkap	: Semua Tingkap	: Bingkai Aluminium Berpanel Kaca			
Pintu	: Pintu Utama	: Pintu Kayu Berlamina			
	: Lain-lain Pintu	: Pintu Rata Bercat / Pintu Gelongsor Rangka Aluminium			
Kelengkapan Pintu	: Locksets with Accessories				
Kemasan Dinding	: Dinding Luaran	: Plaster & Cat			
	: Dinding Dalaman	: Plaster & Cat			
	: Bilik Mandi Utama, Tetamu & 2	: Jubin Seramik Ketinggian Siling			
	: Dapur	: Jubin Seramik Ketinggian 1500mm / Plaster & Cat			
	: Laman Belakang	: Plaster & Cat			
Kemasan Lantai	: Anjung Kereta	: Konkrit Bercetak			
	: Ruang Masuk, Teres	: Jubin Porselin			
	: Laman Belakang	: Simen Lepas			
	: Ruang Tamu & Ruang Makan	: Jubin Porselin			
	: Dapur	: Jubin Porselin			
	: Bilik Tetamu	: Jubin Porselin			
	: Bilik Tidur Utama, Bilik Tidur 2 & 3	: Lantai Berlamina			
	: Bilik Mandi Utama, Tetamu & 2	: Jubin Seramik			
	: Ruang Keluarga	: Lantai Berlamina			
	: Tangga	: Lantai Berlamina			
Pemasangan Sanitari	: Dapur	: Sinki dengan Paip Air			
	: Bilik Mandi Utama, Tetamu & 2	: Alat-alat Kebersihan & Kelengkapan			
	: Laman Belakang	: Pili			
	: Ruang Kitar Semula	: Pili			
Pemasangan Elektrik	: Lampu	: 20	: 22	: 22	: 22
	: Lampu Pagar	: 1	: 1	: 1	: 1
	: Poin Kuasa	: 22	: 23	: 23	: 23
	: Kipas	: 7	: 7	: 7	: 7
	: Loceng Pintu	: 1	: 1	: 1	: 1
	: Pemanas Air	: 3	: 3	: 3	: 3
	: Penghawa Dingin	: 2	: 2	: 2	: 2
	: Telekomunikasi	: 2	: 2	: 2	: 2
	: T.V.	: 2	: 2	: 2	: 2
	: Pagar Automatik	: 1	: 1	: 1	: 1
	: Pam 'Booster'	: 1	: 1	: 1	: 1
Pagar	: Pagar Batu, Pagar Logam, Pintu Pagar Logam & Pagar Dawai				
Lain-lain	: Peti Surat				
	: Ruang Kitar Semula				
	: Kompartmen Meter TNB				

Pelan Tapak





NILAI (IMPIAN

Untuk maklumat lanjut:

06 794 8383

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NILAI (IMPIAN)

EMILIA 2

Phase 2 - R2B(2)

**Freehold | 20' x 65'
Double-Storey Link Homes**



Property



Extra Value Homes

Emilia 2 Phase 2 double-storey link homes are the latest value homes in Nilai Impian. With a land area of 3.81 acres, these 27 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 0.872-acre neighbourhood park.



Practical modern
vernacular design



Perimeter fencing &
dedicated guardhouse



Close to
landscaped parks



Only 1.5km to
Sek. Keb. Nilai Impian



Direct access via
PLUS Highway (EXIT 215)



5km to
AEON MALL Nilai

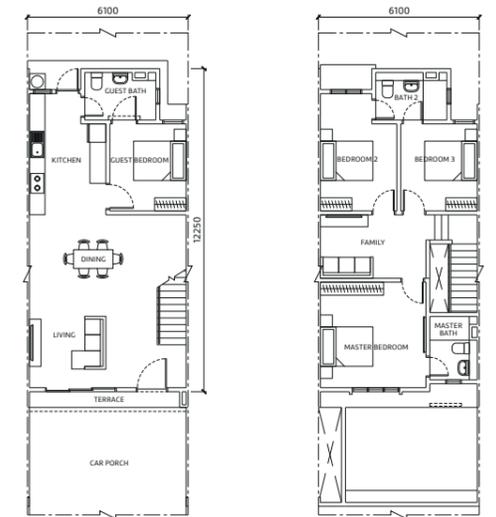
Phase R2B(2)

20' x 65'
 From 1781 sq ft
 4 bedrooms 3 bathrooms



Floor Plans

Intermediate Unit — Type A/Am
 20' x 65' | 1781 sq ft



Ground Floor

First Floor

Corner Unit — Type C1/C1m
 22' x 65' | 2090 sq ft



Ground Floor

First Floor

Corner Unit — Type C2/C2m
 20' x 65' | 1902 sq ft



Ground Floor

First Floor

End Unit — Type E/Em
 22' x 65' | 2090 sq ft



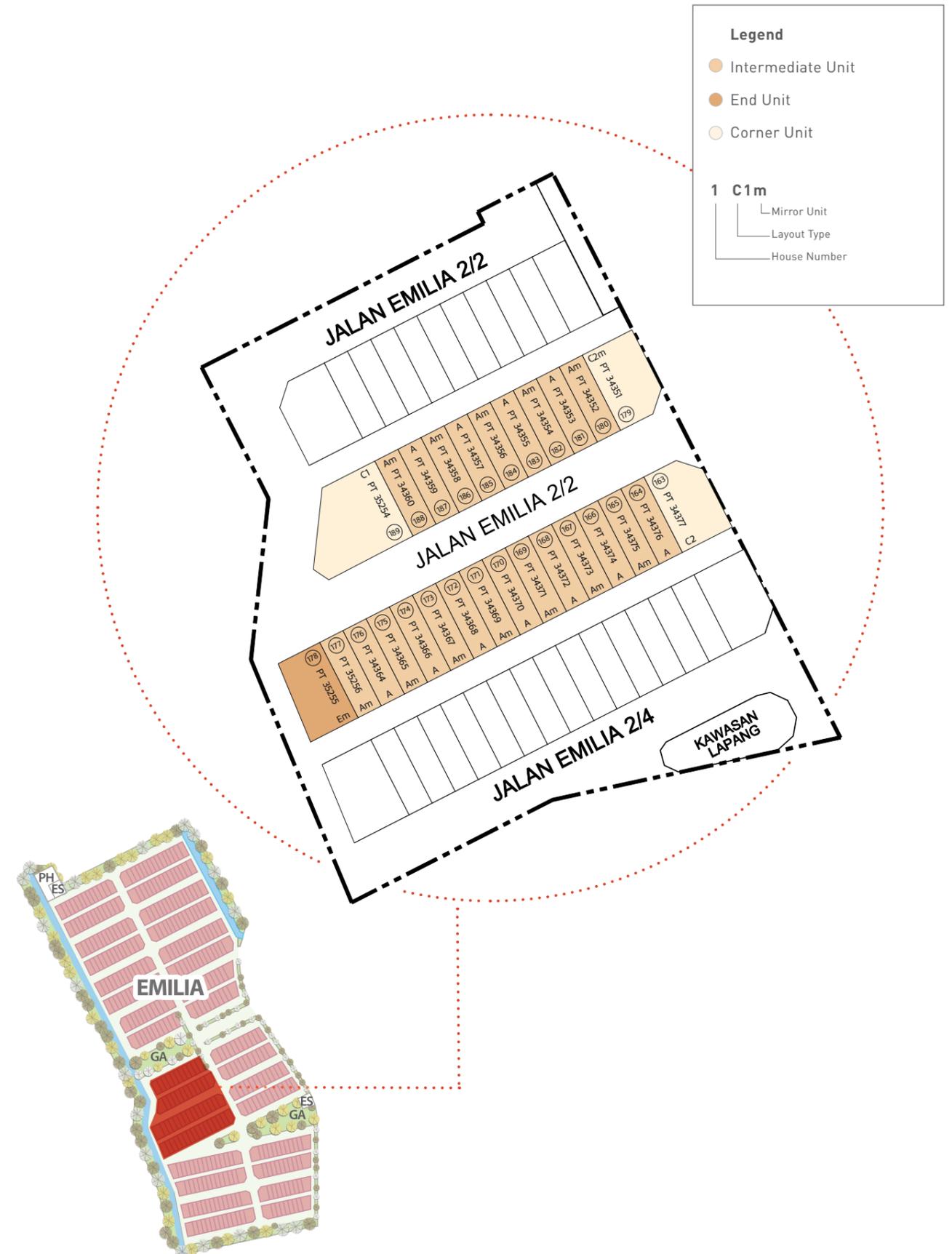
Ground Floor

First Floor

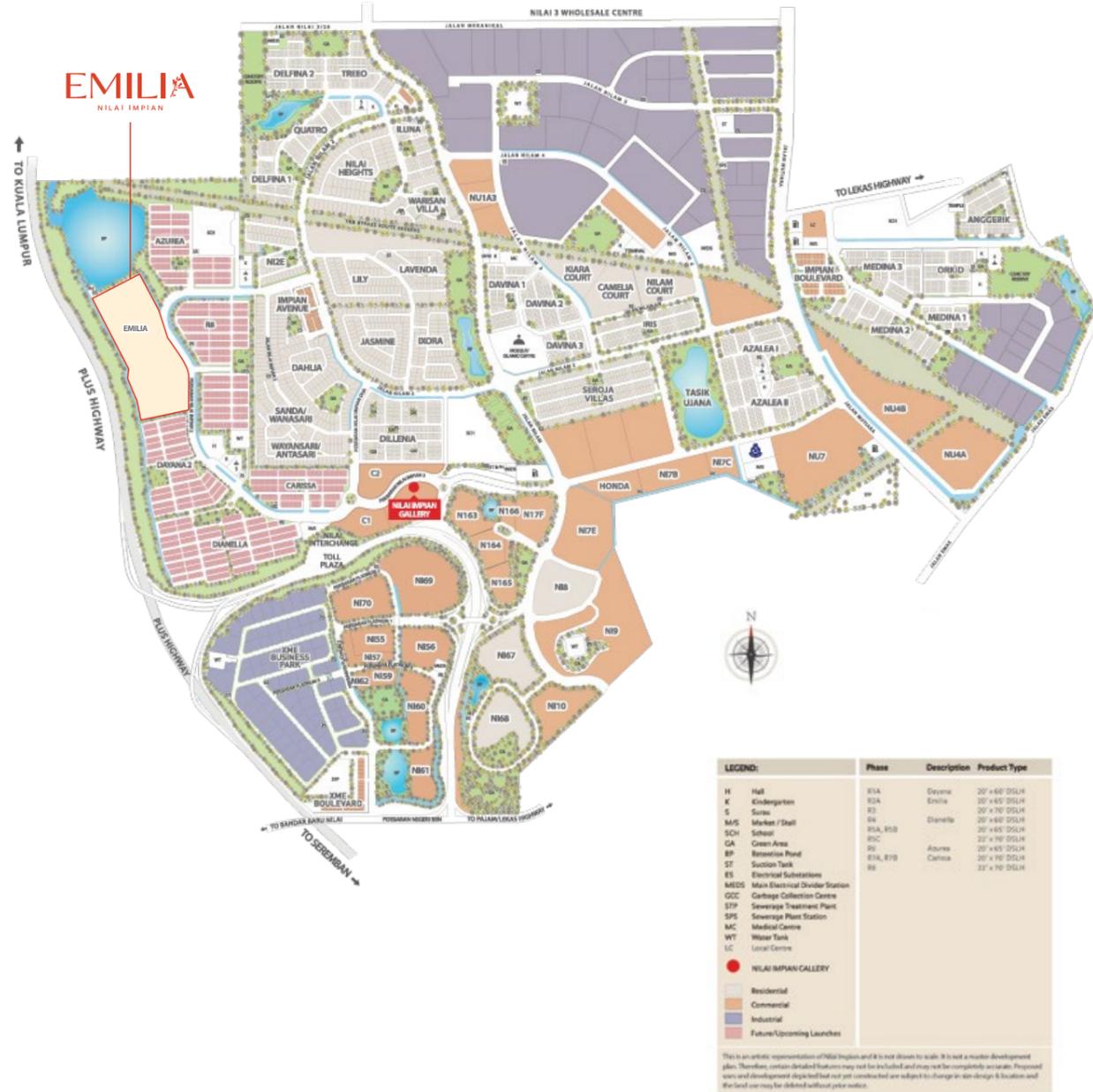
Specification

Structure	: Reinforced Concrete				
Wall	: Masonry / Reinforced Concrete				
Roof Covering	: Concrete Roof Tiles / Metal Deck				
Roof Framing	: Metal				
Ceiling	: Plasterboard / Cement Board / Skim Coat				
Windows	: All	: Aluminium Frame Glass Panel			
Doors	: Main Entrance	: Laminated Engineered Timber Door			
	: Other Doors	: Painted Flush Door / Aluminium Frame Sliding Door			
Ironmonger	: Locksets with Accessories				
Wall Finishes	: External	: Plaster & Paint			
	: Internal	: Plaster & Paint			
	: Master Bath, Guest Bath & Bath 2	: Ceramic Tiles up to Ceiling Height			
	: Kitchen	: Ceramic Tiles up to 1500mm high / Plaster & Paint			
	: Yard	: Plaster & Paint			
Floor Finishes	: Car Porch	: Concrete Imprint			
	: Entrance, Terrace	: Porcelain Tiles			
	: Yard	: Cement Render			
	: Living & Dining	: Porcelain Tiles			
	: Kitchen	: Porcelain Tiles			
	: Guest Bedroom	: Porcelain Tiles			
	: Master Bedroom, Bedroom 2 & 3	: Laminated Flooring			
	: Master Bath, Guest Bath & Bath 2	: Ceramic Tiles			
	: Family	: Laminated Flooring			
	: Staircase	: Laminated Flooring			
Sanitary & Plumbing Fittings	: Kitchen	: Sink with Tap			
	: Master Bath, Guest Bath & Bath 2	: Sanitary Wares & Fittings			
	: Yard	: Tap			
	: Recycle Compartment	: Tap			
Electrical Installation		A/Am	E/Em	C1/C1m	C2/C2m
	: Light Point	: 20	22	22	22
	: Gate Light Point	: 1	1	1	1
	: Power Point	: 22	23	23	23
	: Fan Point	: 7	7	7	7
	: Door Bell Point	: 1	1	1	1
	: Water Heater Power Point	: 3	3	3	3
	: Air-Cond Power Point	: 2	2	2	2
	: Telecommunication Point	: 2	2	2	2
	: TV Point	: 2	2	2	2
	: Auto Gate Point	: 1	1	1	1
	: Booster Pump Power Point	: 1	1	1	1
Fencing & Gate	: Masonry Fence, G.I. Fencing, M.S. Door Gate and Chain Link				
Miscellaneous	: Letter Box				
	: Recycle Compartment				
	: TNB Meter Compartment				

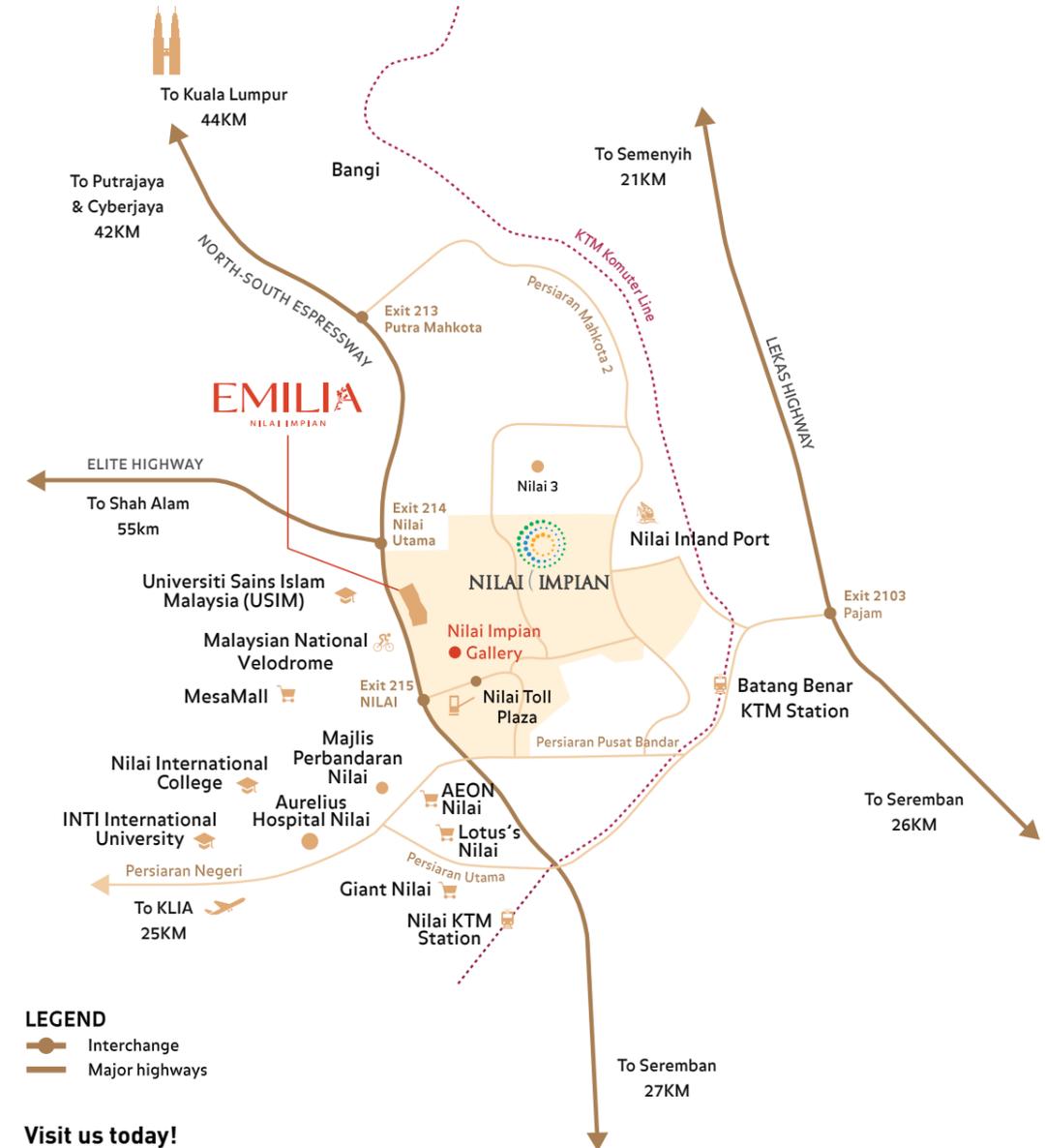
Site Plan



Master Plan



Location Map



No. of Units: 27 | Type: 2 Storey Link House | Expected Date of Completion: May 2025 | 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. : MBS.N.KB1-33/2022 | 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: 2 Storey Link House Type A (No. of Units: 23) [Minimum Price: RM 683,888 - Maximum Price: RM 683,888] 2 Storey Link House Type E (No. of Units: 1) [Minimum Price: RM 962,888 - Maximum Price: RM 962,888] 2 Storey Link House Type C1 (No. of Units: 1) [Minimum Price: RM 1,142,888 - Maximum Price: RM 1,142,888] 2 Storey Link House Type C2 (No. of Units: 2) [Minimum Price: RM 927,888 - Maximum Price: RM 927,888] | Bumiputera Discount : 10% (Quota Applies).

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For enquiries

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