

EMILIA

PINGGIRAN TASIK 1

Fasa R3A

Hak Milik Kekal | 20' x 70'
Rumah Teres Dua Tingkat


NILAI (IMPIAN)

 **Sime Darby** Property



Kediaman impian anda di pinggir tasik.

Emilia Fasa R3A merupakan 100 unit rumah teres dua tingkat terbaharu Nilai Impian yang tertelak di pinggir tasik. Tanahnya seluas 7.91 ekar. Reka bentuknya yang moden tropikal serta pelan susun atur terbuka dan unsur-unsur konsep "Lifetime Homes", menggalakkan penggunaan ruang dalaman yang lebih efisien bagi kehidupan seisi sekeluarga.

Rumah teres dua tingkat terbaharu di Nilai Impian.



Reka bentuk modern vernakular



Komuniti berpagar & berpagawal



Bersebelahan taman tasik



Hanya 1.5km ke Sek. Keb. Nilai Impian



Akses terus ke Lebuhraya PLUS (Exit 215)



5km ke AEON MALL Nilai

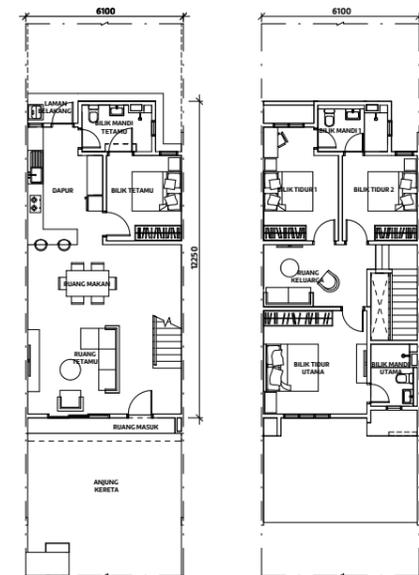
Kediaman keluarga yang luas dan moden.



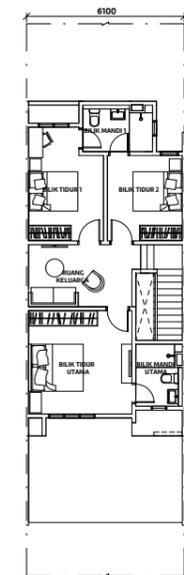
1. Ruang susun atur terbuka yang fleksibel
2. Ruangan bawah tangga terbuka yang boleh diubahsuai
3. Bilik tidur dengan bilik air tersendiri
4. Bilik tetamu di tingkat bawah dengan pembukaan luas
5. Ruang keluarga dengan balkoni (unit tepi sahaja)
6. Teres menghubungkan ruang dalam dengan halaman rumah

Pelan Lantai

Unit Tengah – Jenis A/Am
20' x 70' | 1,795 kps

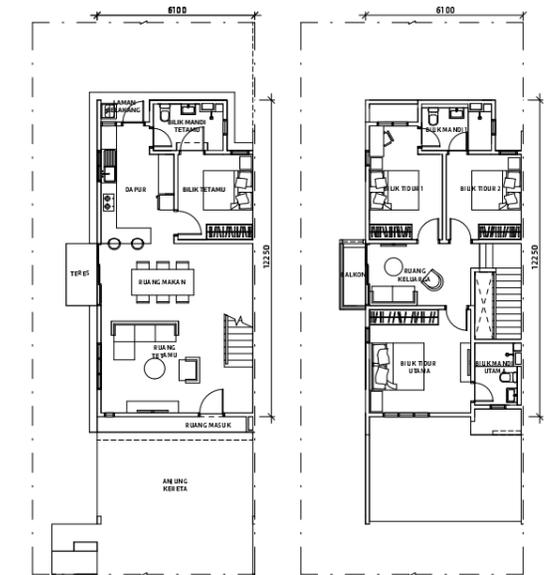


Tingkat Bawah

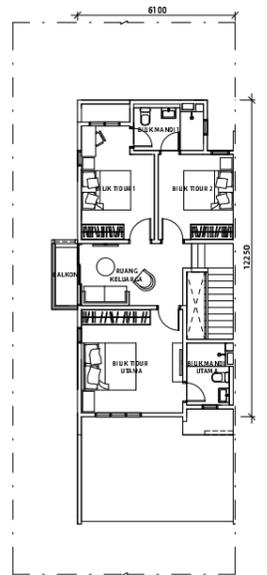


Tingkat Satu

Unit Hujung – Jenis C/Cm
20' x 70' | 1,850 kps

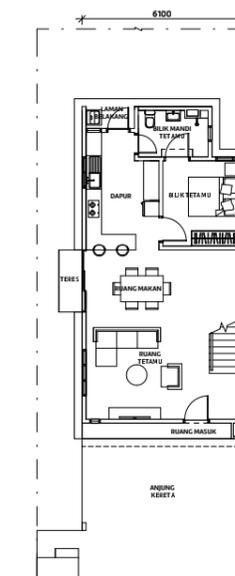


Tingkat Bawah

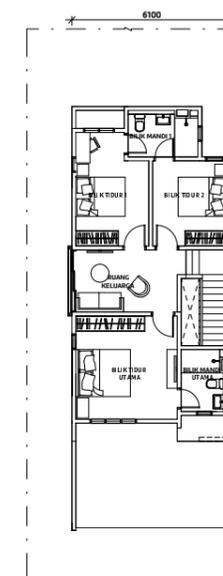


Tingkat Satu

Unit Tepi – Jenis E/Em
20' x 70' | 1,800 kps



Tingkat Bawah



Tingkat Satu

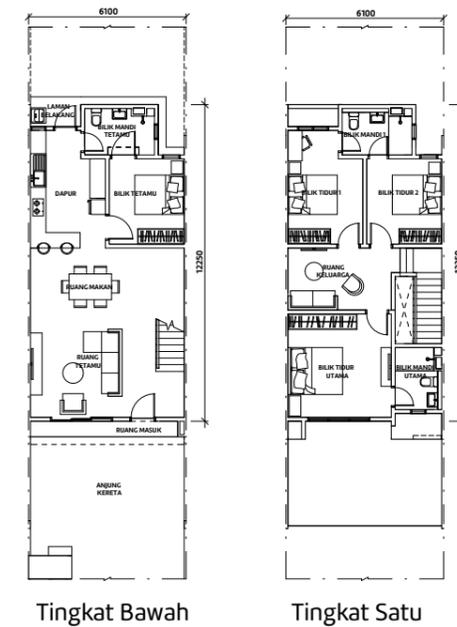
Kediaman yang direka khas untuk seisi keluarga.



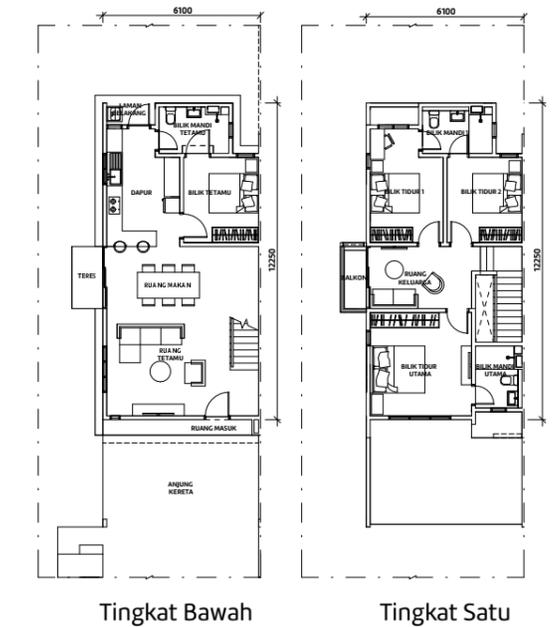
1. Ruang susun atur terbuka yang fleksibel
2. Ruangan bawah tangga terbuka yang boleh diubahsuai
3. Bilik tidur dengan bilik air tersendiri
4. Bilik tetamu di tingkat bawah dengan pembukaan luas
5. Ruang keluarga dengan balkoni (unit tepi sahaja)
6. Teres menghubungkan ruang dalam dengan halaman rumah

Pelan Lantai

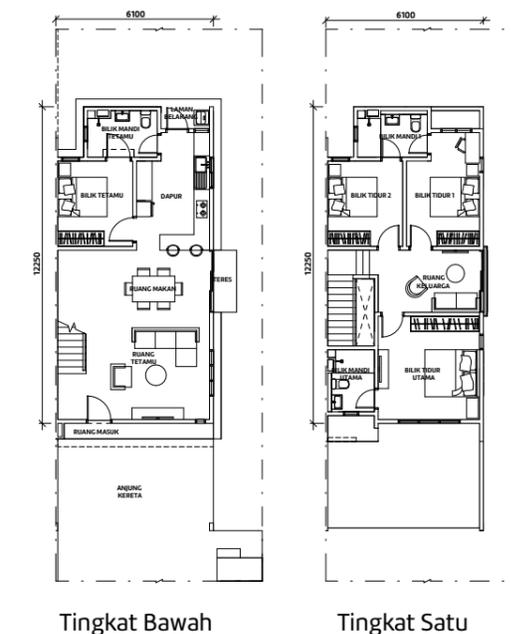
Unit Tengah – Jenis A1/A1m
20' x 70' | 1,795 kps



Unit Hujung – Jenis C1
20' x 70' | 1,850 kps



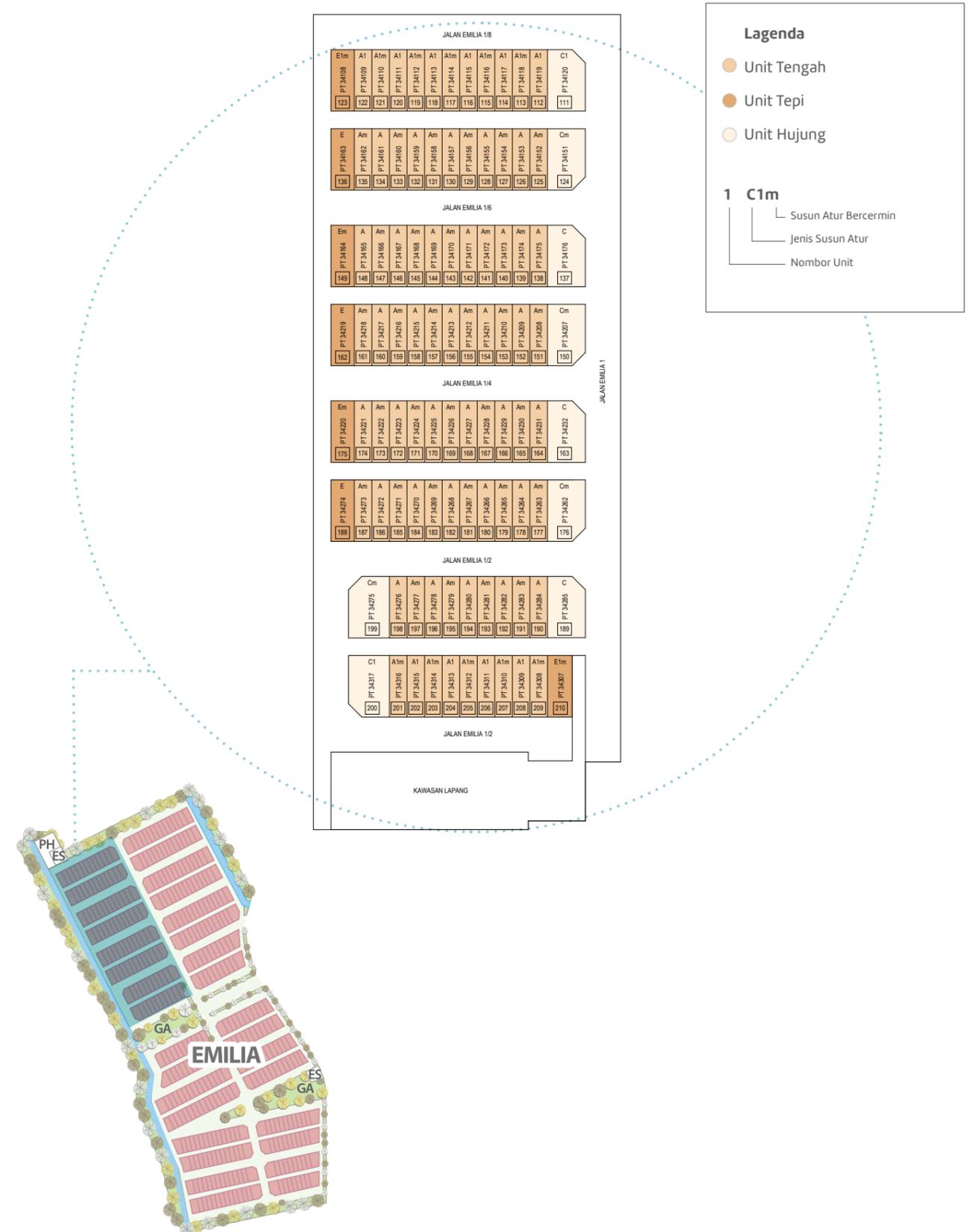
Unit Tepi – Jenis E1m
20' x 70' | 1,800 kps



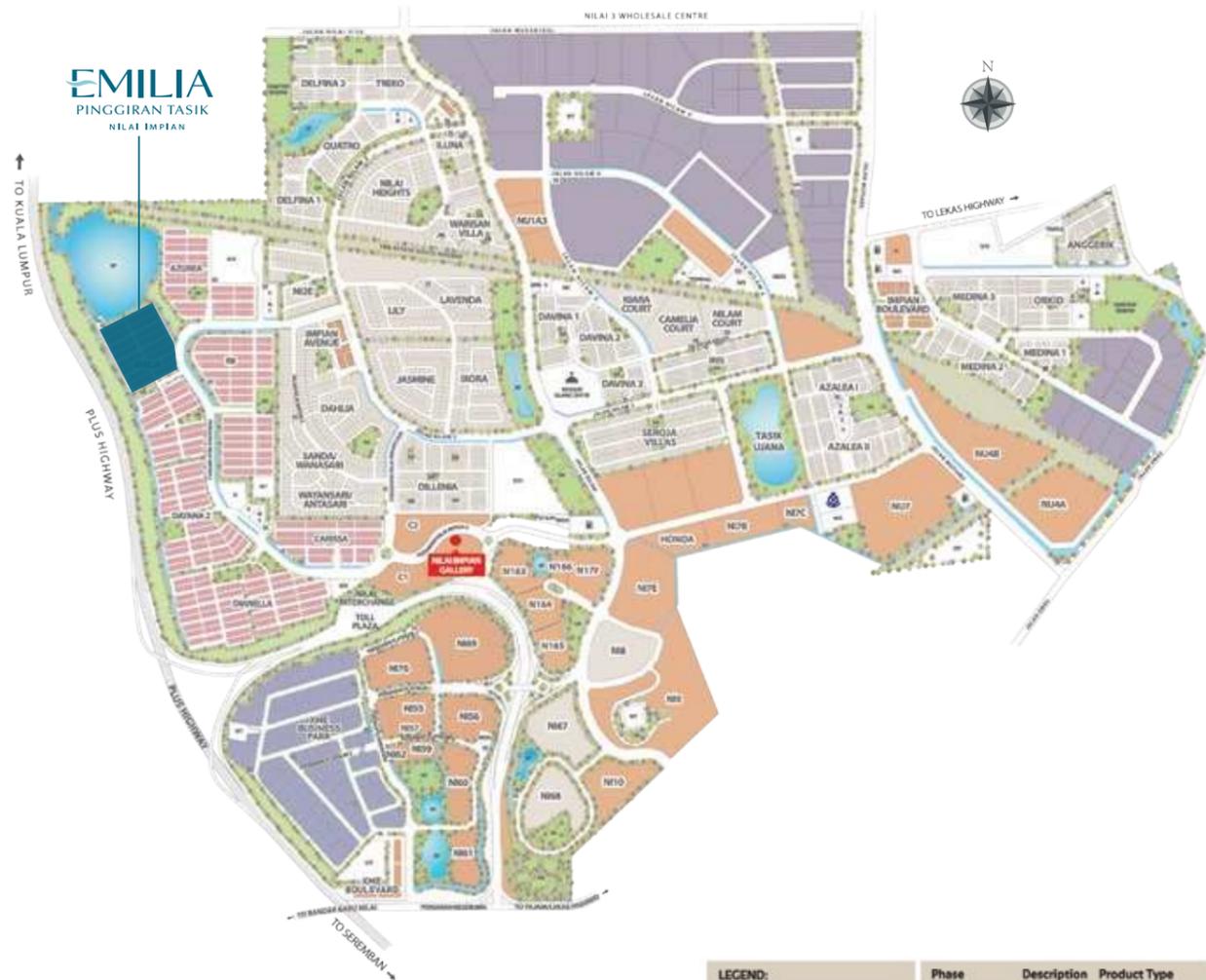
Spesifikasi

Struktur	:	Konkrit Bertetulang										
Dinding	:	Batu Bata / Konkrit										
Kemasan Bumbung	:	Jubin Bumbung / Konkrit / Atap Keluli										
Kerangka Bumbung	:	Kerangka Besi										
Siling	:	Plaster/ Lekaan Skim/ Papan Simen										
Tingkap	: Semua	: Kaca dengan Bingkai Aluminium										
Pintu	: Pintu Utama	: Pintu Rata Bercat										
	: Lain - lain	: Pintu Rata Bercat / Pintu Gelongsor dengan Bingkai Aluminium										
Set Kunci Pintu	:	Set Kunci Pintu dengan Aksesori										
Kemasan Dinding	: Luaran	: Lepa & Cat										
	: Dalam	: Lepa / Lekaan Skim dan Cat										
	: Dapur	: Jubin Seramik Ketinggian 1500mm / Lepa / Lekaan Skim & Cat										
	: Bilik Mandi Utama, Bilik Mandi 1 & Bilik Mandi Tetamu	: Jubin Seramik Ketinggian Siling										
	: Laman Belakang	: Lepa & Cat										
Kemasan Lantai	: Anjung Kereta	: Konkrit Bercetak										
	: Ruang Masuk, Teres	: Jubin Porselin										
	: Laman Belakang	: Simen Lepa										
	: Ruang Tamu, Ruang Makan	: Jubin Porselin										
	: Dapur	: Jubin Porselin										
	: Bilik Tetamu	: Jubin Porselin										
	: Bilik Mandi Tidur Utama, Bilik Mandi 1, Bilik Mandi Tetamu, Balkoni	: Jubin Seramik										
	: Bilik Tidur Utama, Bilik Tidur 1 & 2	: Lantai Lamina										
	: Ruang Keluarga	: Lantai Lamina										
	: Tangga	: Lantai Lamina										
Sanitari & Kelengkapan Paip	: Dapur	: Sinki dan Pili										
	: Bilik Mandi Utama, Bilik Mandi 1 & Bilik Mandi Tetamu	: Peralatan & Kelengkapan Kebersihan										
	: Laman Belakang	: Pili										
	: Ruang Kitar Semula	: Pili										
Pemasangan Poin Elektrik	: Lampu	: 19	A/Am	18	E/Em	19	C1/C1m	19	A1/A1m	18	E1/E1m	19
	: Lampu Pagar	: 1	1	1	1	1	1	1	1	1	1	1
	: Poin Kuasa	: 22	22	22	22	22	22	22	22	22	22	22
	: Kipas	: 7	7	7	7	7	7	7	7	7	7	7
	: Loceng	: 1	1	1	1	1	1	1	1	1	1	1
	: Pemanas Air	: 3	3	3	3	3	3	3	3	3	3	3
	: Penghawa Dingin (tanpa perpaipan)	: 2	2	2	2	2	2	2	2	2	2	2
	: Soket Komunikasi	: 2	2	2	2	2	2	2	2	2	2	2
	: T.V.	: 1	1	1	1	1	1	1	1	1	1	1
	: Pagar Automatik	: 2	2	2	2	2	2	2	2	2	2	2
	: Pam 'Booster'	: 1	1	1	1	1	1	1	1	1	1	1
Pemasangan Kabel	:	Saluran & Kabel										
Telefon Dalam	:	Saluran & Kabel										
Pagar	:	Pagar Batu Bata dengan Pagar Keluli, Pintu Pagar Keluli & Pagar Dawai										
Ciri-ciri Lain	:	Peti Surat										
	:	Ruang Kitar Semula										

Pelan Tapak

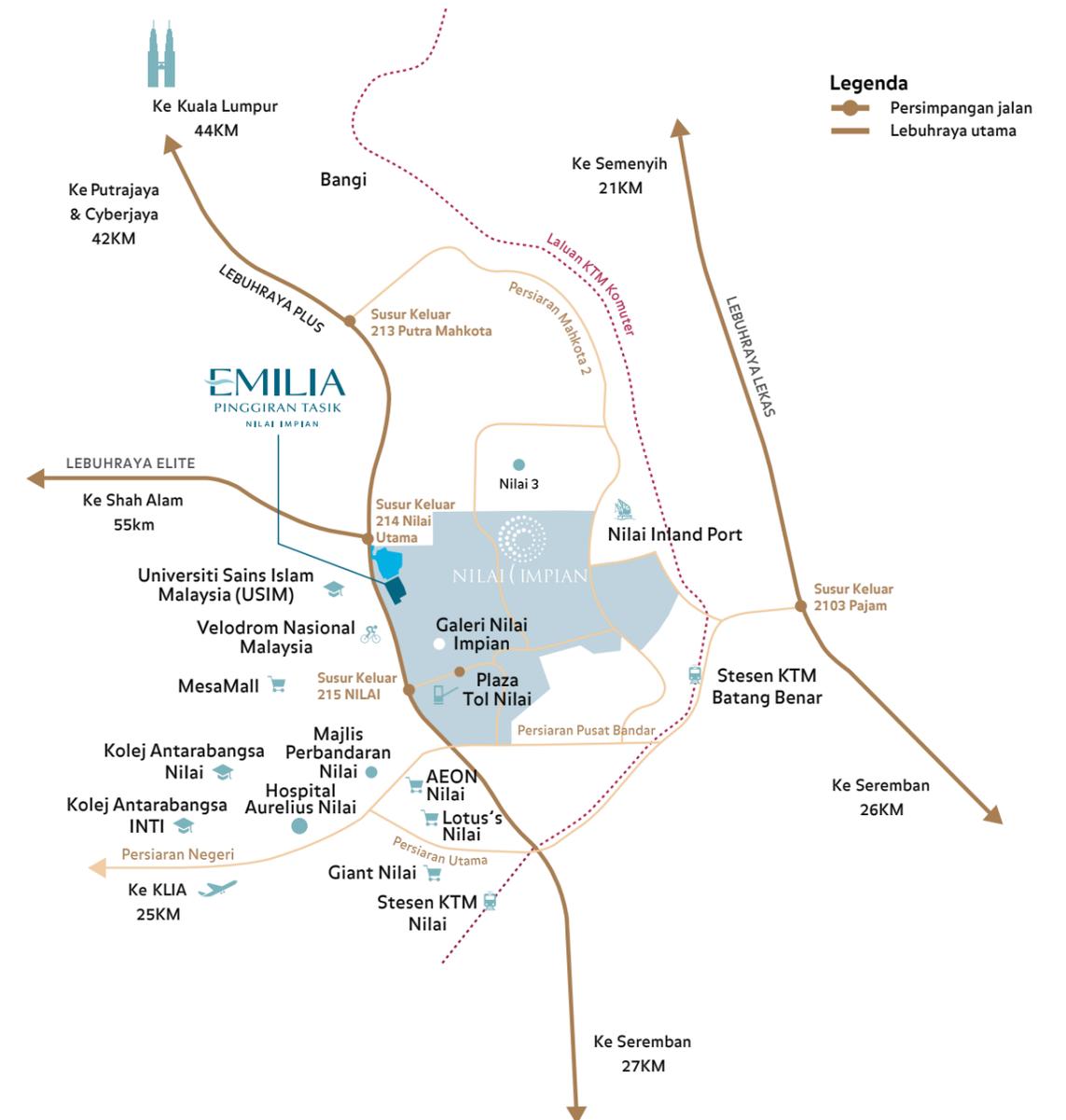


Pelan Utama



LEGEND:	Phase	Description	Product Type
H	R1A	Dayana	20' x 60' DSLH
K	R2A	Emilia	20' x 65' DSLH
S	R3		20' x 70' DSLH
M/S	R4	Dianella	20' x 60' DSLH
SCH	R5A, R5B		20' x 65' DSLH
GA	R5C		22' x 70' DSLH
RP	R6	Azurea	20' x 65' DSLH
ST	R7A, R7B	Carissa	20' x 70' DSLH
ES	R8		22' x 70' DSLH
MEDS		Main Electrical Divider Station	
GCC		Garbage Collection Centre	
STP		Sewerage Treatment Plant	
SPS		Sewerage Plant Station	
MC		Medical Centre	
WT		Water Tank	
LC		Local Centre	
●		NILAI IMPIAN GALLERY	
■		Residential	
■		Commercial	
■		Industrial	
■		Future/Upcoming Launches	

Peta Lokasi



Kunjungi kami di
NILAI IMPIAN GALLERY
 No 1, Persiaran Nilai Impian 3,
 Nilai Impian, 71800 Negeri Sembilan
 06 794 8383
 Dibuka setiap hari: 9.30pg – 6.30ptg
 (termasuk cuti umum)

FASA R3A
 Jumlah Unit: 100 | Jenis: Rumah Teres 2 Tingkat | Tarikh Dijangka Siap: September 2026 | Bebanan Tanah: Bebas | Pegangan Tanah: Bebas | No. Lesen Pemaju: 6755/02-2029/0007(R) Tempoh Sah: 11/02/2024 – 10/02/2029 | No. Permit Iklan & Jualan: Tempoh Sah: | Pihak Berkuasa Meluluskan Bangunan: Majlis Bandaraya Seremban | No. Rujukan Pelan Bangunan: Bil (J.MBS.N.KB1-6/2023 | Pemaju: Sime Darby Property (Nilai) Sdn. Bhd. (No. Syarikat 199401036184), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Harga Jualan: Rumah Teres 2 Tingkat Jenis A/A1 (Jumlah Unit: 84) (Harga Minimum: RM 780,888 – Harga Maksimum: RM 848,888) | Rumah Teres 2 Tingkat Jenis E/E1 (Jumlah Unit: 7) (Harga Minimum: RM 911,888 – Harga Maksimum: RM 971,888) | Rumah Teres 2 Tingkat Jenis C/C1 (Jumlah Unit: 9) (Harga Minimum: RM 1,089,888 – Harga Maksimum: RM 1,160,888) | Diskaun Bumiputera: 10% (tertakluk kepada kuota).

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.



Untuk maklumat lanjut:

06 794 8383

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EMILIA

LAKESIDE 1

Phase R3A

Freehold | 20' x 70'
Double-storey Link Homes





Your dream family home by the lake.

Emilia Phase R3A offers 100 units of double-storey link homes situated next to a landscaped lake park, with a land area of 7.91 acres. These homes are stylishly designed with a modern tropical facade. Incorporating an open plan layout and elements from the concept of 'lifestyle homes', encourages more efficient use of the living spaces.

Nilai Impian's latest double-storey landed value homes.



Practical modern tropical design



Perimeter fencing & dedicated guardhouse



Next to a landscaped lake park



Only 1.5km to Sek. Keb. Nilai Impian



Direct access via PLUS Highway (Exit 215)



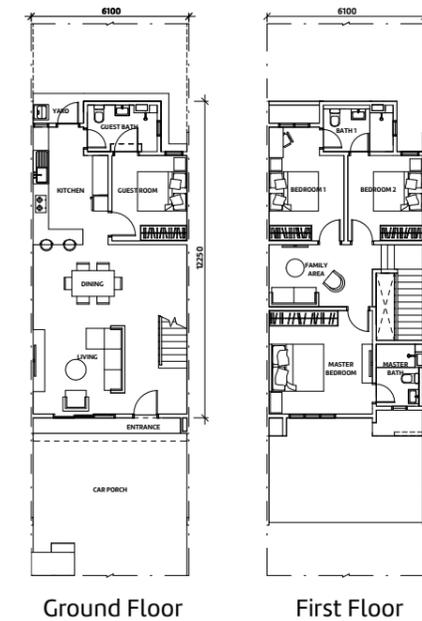
5km to AEON MALL Nilai

A spacious and modern family home.

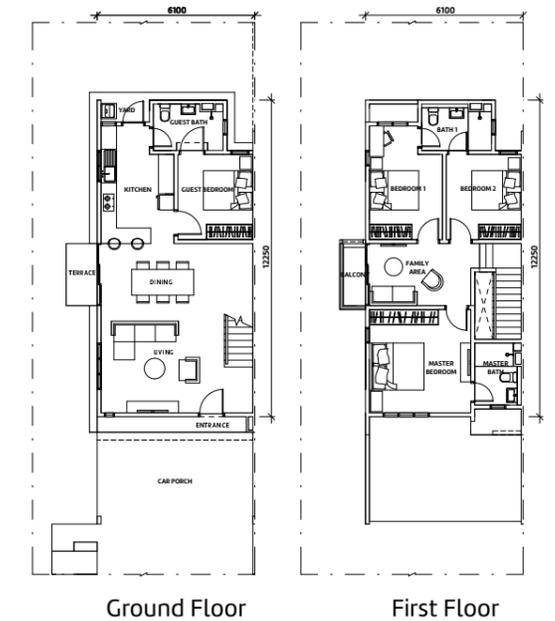


Floor Plans

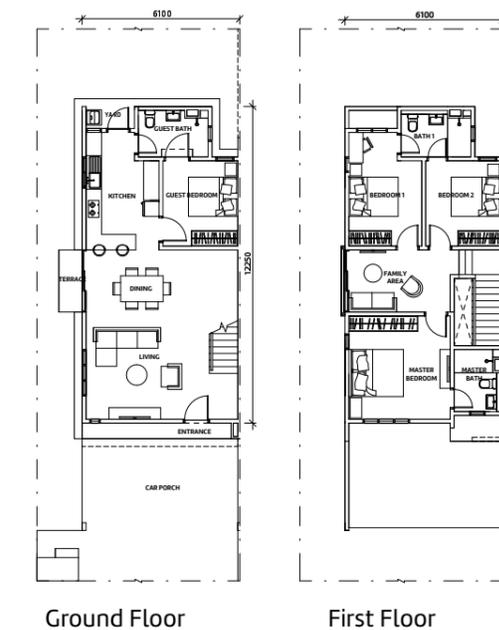
Intermediate Unit – Type A/Am
20' x 70' | 1,795 sq ft



Corner Unit – Type C/Cm
20' x 70' | 1,850 sq ft



End Unit – Type E/Em
20' x 70' | 1,800 sq ft



1. Flexible open plan layout
2. Customisable unenclosed staircase area
3. All bedrooms come with **connected bathrooms**
4. Guest bedroom on ground floor with **wide openings**
5. **Family area with balcony** for extended spaces (corner units only)
6. **Terrace** for a seamless transitions of the indoor to the outdoor spaces

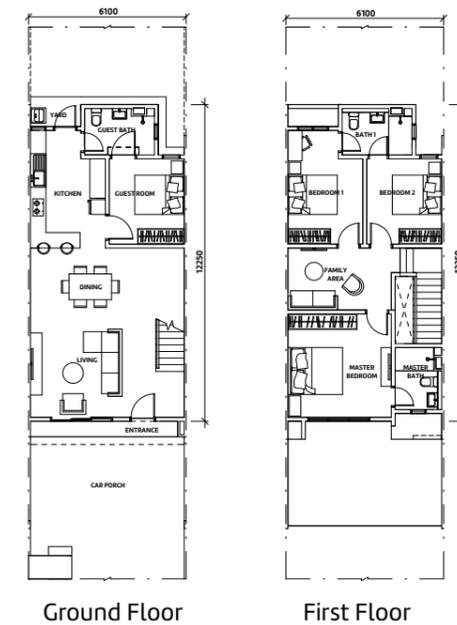
Stylish homes made for the whole family.



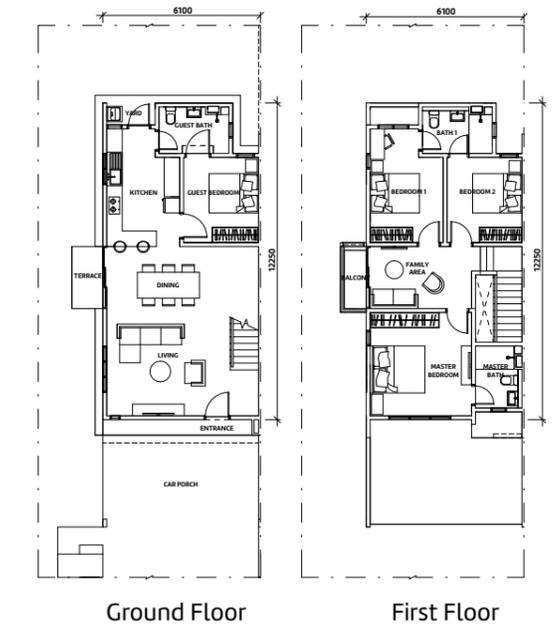
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2. Customisable unenclosed staircase area
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6. **Terrace** for a seamless transitions of the indoor to the outdoor spaces

Floor Plans

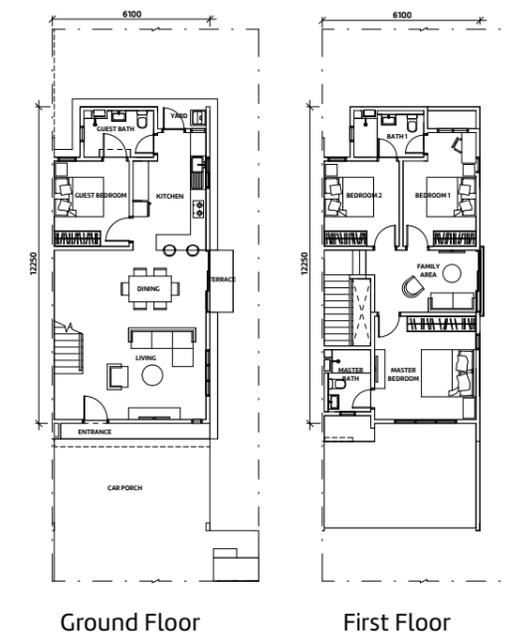
Intermediate Unit – Type A1/A1m
20' x 70' | 1,795 sq ft



Corner Unit – Type C1
20' x 70' | 1,850 sq ft



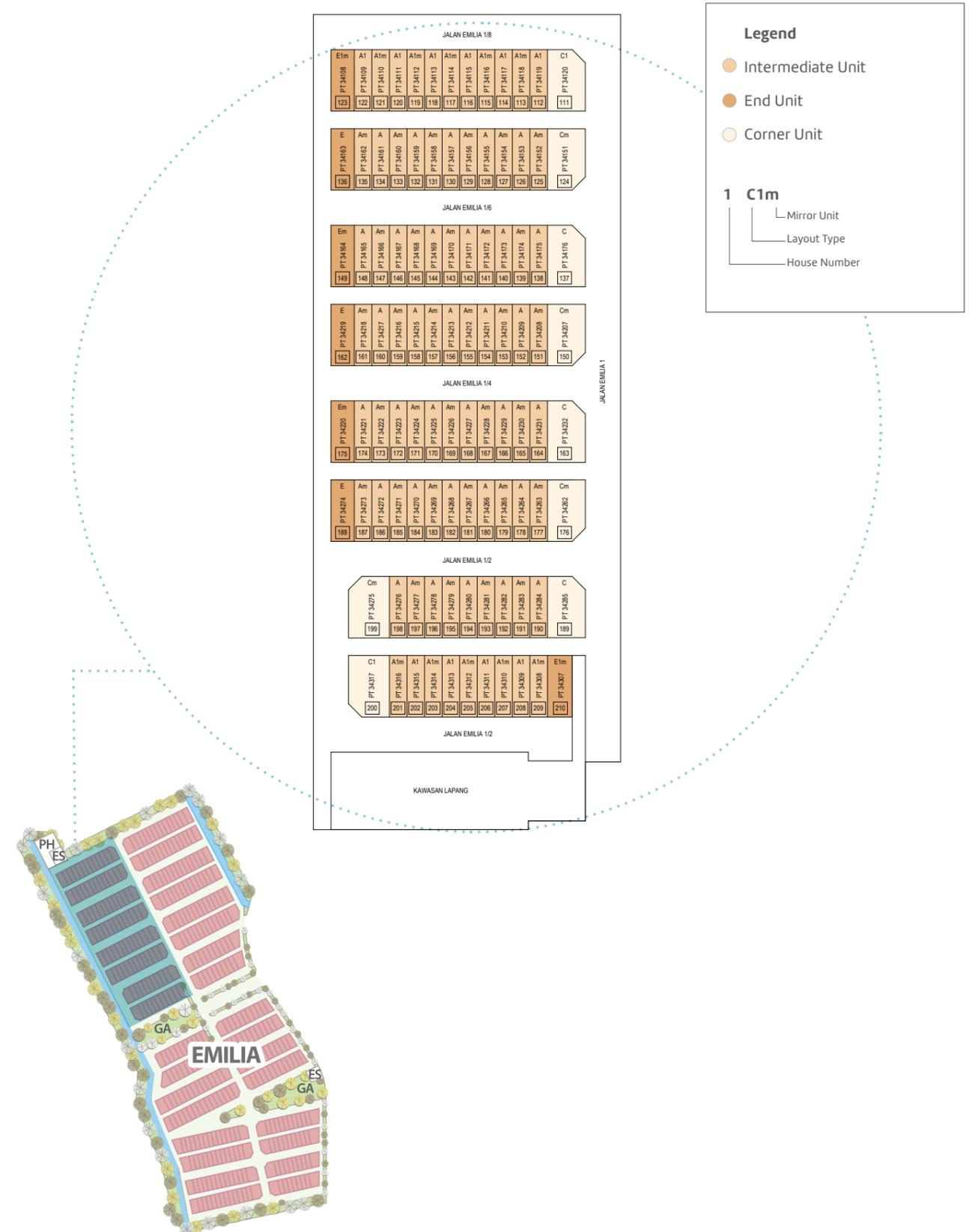
End Unit – Type E1m
20' x 70' | 1,800 sq ft



Specification

Structure	: Reinforced Concrete	
Wall	: Masonry / Reinforced Concrete	
Roof Covering	: Concrete / Roof Tiles / Metal Deck	
Roof Framing	: Metal	
Ceiling	: Plasterboard / Skim Coat / Cement Board	
Windows	: All	: Aluminium Frame Glass Panel
Doors	: Main Entrance	: Painted Flush Door
	: Other Doors	: Painted Flush Door / Aluminium Frame Sliding Door
Ironmongery	: Locksets with Accessories	
Wall Finishes	: External	: Plaster & Paint
	: Internal	: Plaster / Skim Coat & Paint
	: Kitchen	: Ceramic Tiles up to 1500mm high / Plaster / Skim Coat & Paint
	: Master Bath, Bath 1 & Guest Bath	: 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	: Porcelain Tiles
	: Guest Bedroom	: Porcelain Tiles
	: Master Bath, Bath 1 & Guest Bath, Balcony	: Ceramic Tiles
	: Master Bedroom, Bedroom 1 & 2	: Laminated Flooring
	: Family	: Laminated Flooring
	: Staircase	: Laminated Flooring
Sanitary & Plumbing Fittings	: Kitchen	: Sink & Tap
	: Master Bath, Bath 1 & Guest Bath	: Sanitary Wares & Fittings
	: Yard	: Tap
	: Recycle Compartment	: Tap
Electrical Installation		C/Cm A/Am E/Em C1/C1m A1/A1m E1/E1m
	: Light Point	: 19 18 19 19 18 19
	: Gate Light Point	: 1 1 1 1 1 1
	: Power Point	: 22 22 22 22 22 22
	: Fan Point	: 7 7 7 7 7 7
	: Door Bell Point	: 1 1 1 1 1 1
	: Water Heater Power Point	: 3 3 3 3 3 3
	: Air-Cond Power Point (without piping)	: 2 2 2 2 2 2
	: Telecommunication Point	: 2 2 2 2 2 2
	: TV Point	: 1 1 1 1 1 1
	: Auto Gate Point	: 2 2 2 2 2 2
	: Booster Pump Power Point	: 1 1 1 1 1 1
Internal Telephone Trunking & Cabling	: Conduit & Cabling	
Fencing	: Masonry Fence, G.I. Fencing, M.S. Door Gate and Chain Link	
Miscellaneous	: Letter Box	
	: Recycle Compartment	

Site Plan

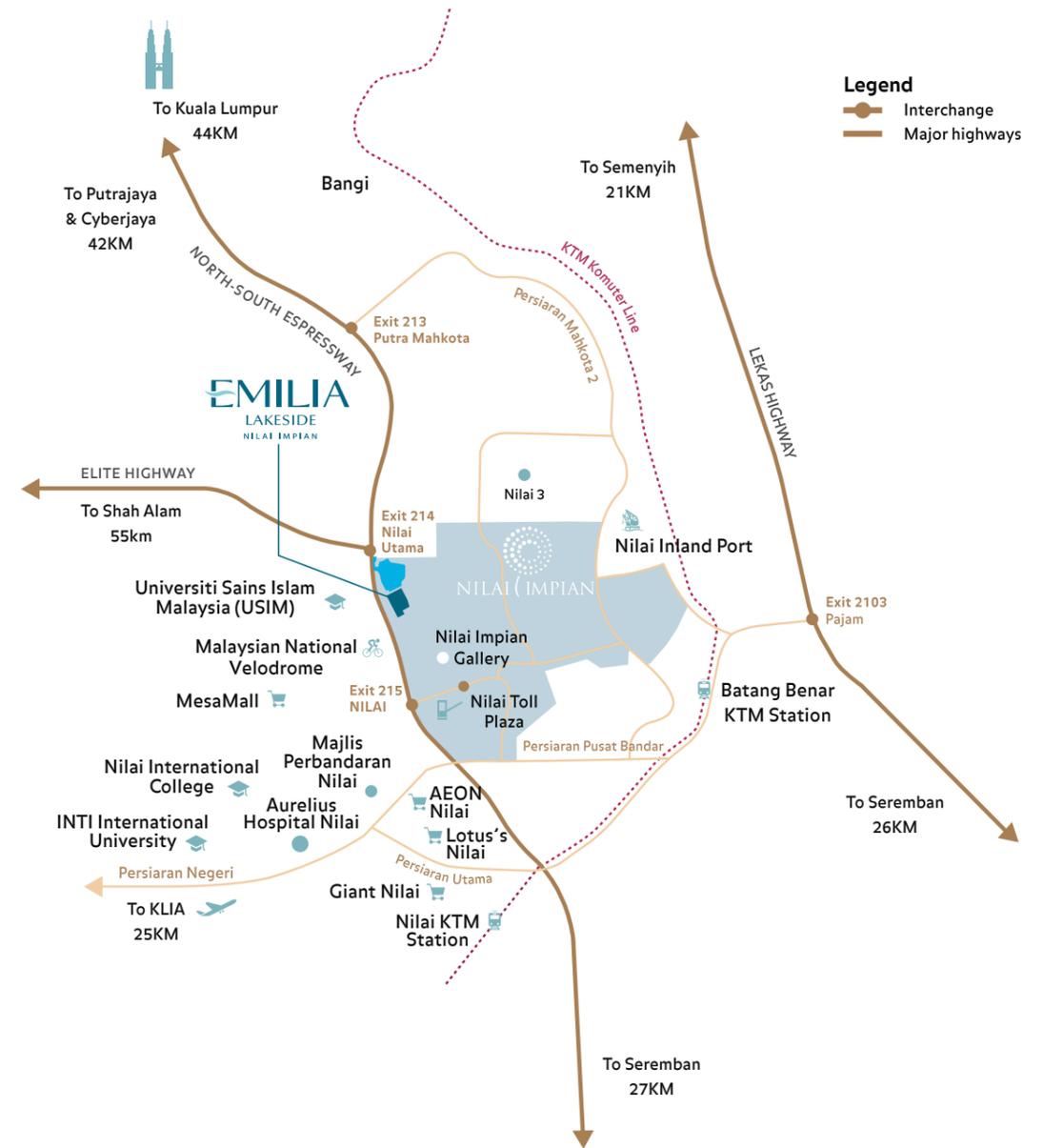


Master Plan



LEGEND:	Phase	Description	Product Type
H	R1A	Hall	20' x 60' DSLH
K	R2A	Kindergarten	20' x 65' DSLH
S	R2	Surau	20' x 70' DSLH
M/S	R4	Market / Stall	20' x 60' DSLH
SCH	R5A, R5B	School	20' x 65' DSLH
GA	R5C	Green Area	22' x 70' DSLH
RP	R6	Retention Pond	20' x 65' DSLH
ST	R7A, R7B	Suction Tank	20' x 70' DSLH
ES	R8	Electrical Substations	22' x 70' DSLH
MEDS		Main Electrical Divider Station	
GCC		Garbage Collection Centre	
STP		Sewerage Treatment Plant	
SPS		Sewerage Plant Station	
MC		Medical Centre	
WT		Water Tank	
LC		Local Centre	
●		NILAI IMPIAN GALLERY	
■		Residential	
■		Commercial	
■		Industrial	
■		Future/Upcoming Launches	

Location Map



Visit us today!

NILAI IMPIAN GALLERY

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

06 794 8383

Open daily: 9.30am – 6.30pm
(including public holidays)

PHASE R3A
No of Units: 100 | Type: 2 Storey Link House | Expected Date of Completion: September 2026 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 6755/02-2029/0007(R)
Validity: 11/02/2024 – 10/02/2029 | Advertising & Sales Permit No.: | Approval Authority: Majlis Bandaraya Seremban | Building Plan Approval No.: Bil (J)MBS.N.KB1-6/2023 |
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/A1
(No. of Units: 84) (Minimum Price: RM 780,888 – Maximum Price: RM 848,888) 2 Storey Link House Type E/E1 (No. of Units: 7) (Minimum Price: RM 911,888 – Maximum Price: RM 971,888) 2 Storey Link
House Type C/C1 (No. of Units: 9) (Minimum Price: RM 1,089,888 – Maximum Price: RM 1,160,888) | Bumiputera Discount: 10% (Quota Applies).

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