



NILAI (IMPIAN)

EMILIA 4

Fasa R2D

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



Property



Kediaman Impian Anda

Emilia 4 merupakan 42 unit rumah teres dua tingkat terbaru di Nilai Impian tertelak di tanah seluas 3.01 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

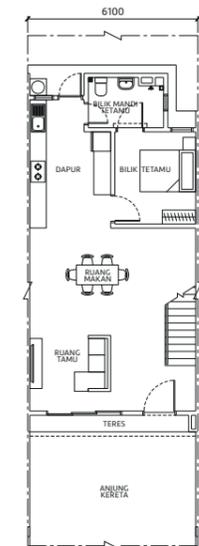
Fasa R2D

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

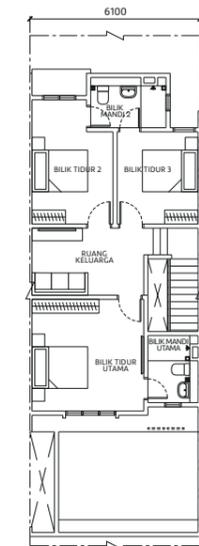


Pelan Lantai

Unit Tengah — Jenis A/Am
20' x 65' | 1,781 kps

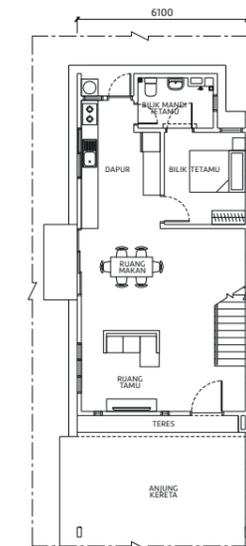


Tingkat Bawah

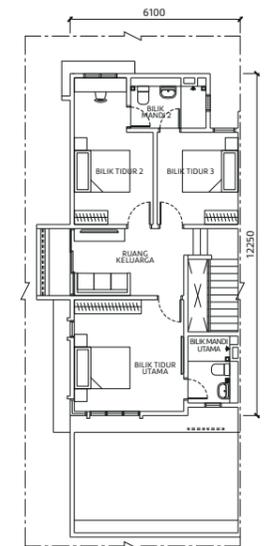


Tingkat Satu

Unit Hujung — Jenis C2/C2m
20' x 65' | 1,902 kps

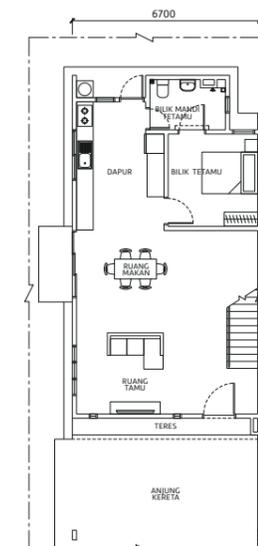


Tingkat Bawah

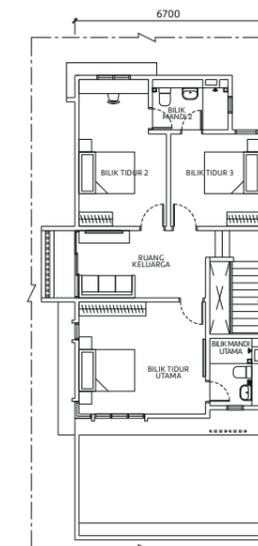


Tingkat Satu

Unit Tepi — Jenis E/Em
22' x 65' | 2,090 kps



Tingkat Bawah

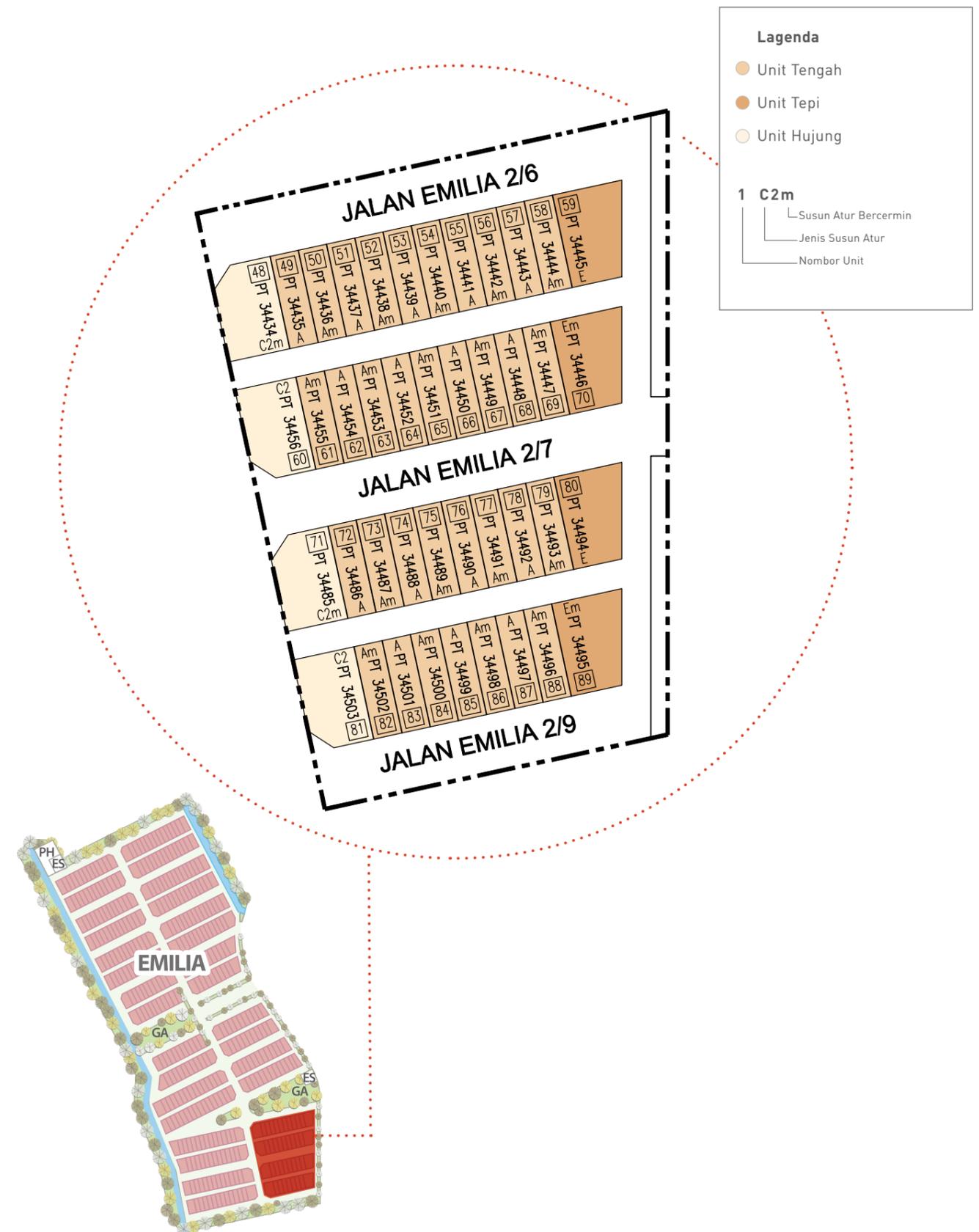


Tingkat Satu

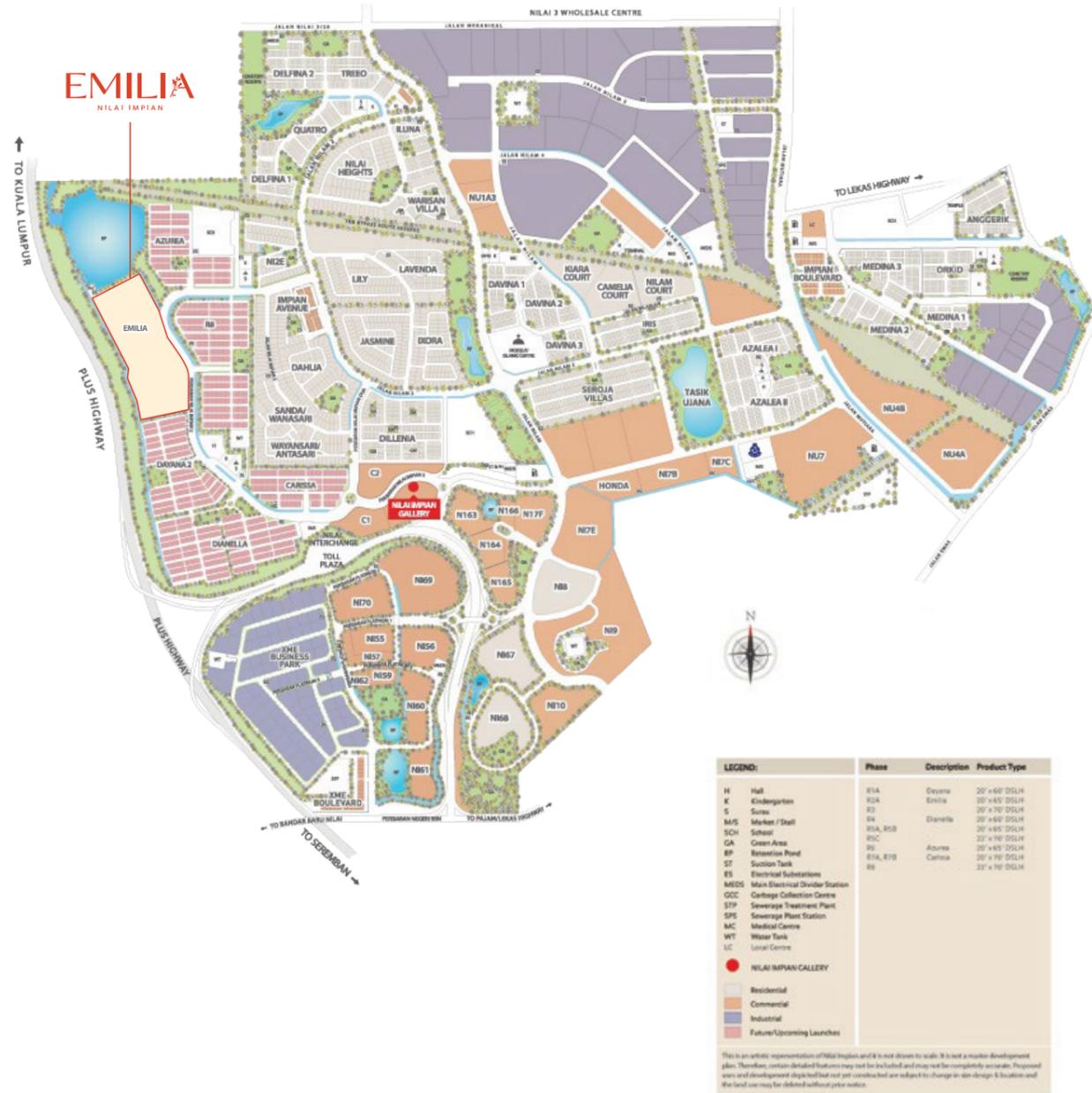
Spesifikasi

Kerangka Bangunan	: Konkrit Bertetulang			
Dinding	: Batu Bata / Konkrit Bertetulang			
Bumbung	: Jubin Bumbung Konkrit / Atap Keluli			
Kerangka Bumbung	: Kerangka Besi			
Siling	: Plaster / Papan Simen / Leraan Skim			
Tingkap	: Semua	: Bingkai Aluminium Berpanel Kaca		
Pintu	: Pintu Utama	: Pintu Kayu Berlaminasi		
	: Lain-lain	: Pintu Rata Bercat / Pintu Gelongsor Rangka Aluminium		
Set Kunci Pintu	: Set Kunci Pintu dengan Kelengkapan			
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 Lera		
	: 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		
Alatan Sanitari & Peralatan Paip	: Dapur	: Sinki dengan Paip Air		
	: Bilik Mandi Utama, Tetamu & 2	: Alat-alat Kebersihan & Kelengkapan		
	: Laman Belakang	: Pili		
	: Ruang Kitar Semula	: Pili		
Pemasangan Poin Elektrik	: Lampu	: 20	22	22
	: Lampu Pagar	: 1	1	1
	: Poin Kuasa	: 22	23	23
	: Kipas	: 7	7	7
	: Loceng Pintu	: 1	1	1
	: Pemanas Air	: 3	3	3
	: Penghawa Dingin	: 2	2	2
	: Telekomunikasi	: 2	2	2
	: T.V.	: 2	2	2
	: Pagar Automatik	: 1	1	1
	: Pam 'Booster'	: 1	1	1
Pagar	: Pagar Batu, Pagar Logam, Pintu Pagar Logam & Pagar Dawai			
Ciri-ciri Luaran Lain	: Peti Surat			
	: Ruang Kitar Semula			
	: Kompartmen Meter TNB			

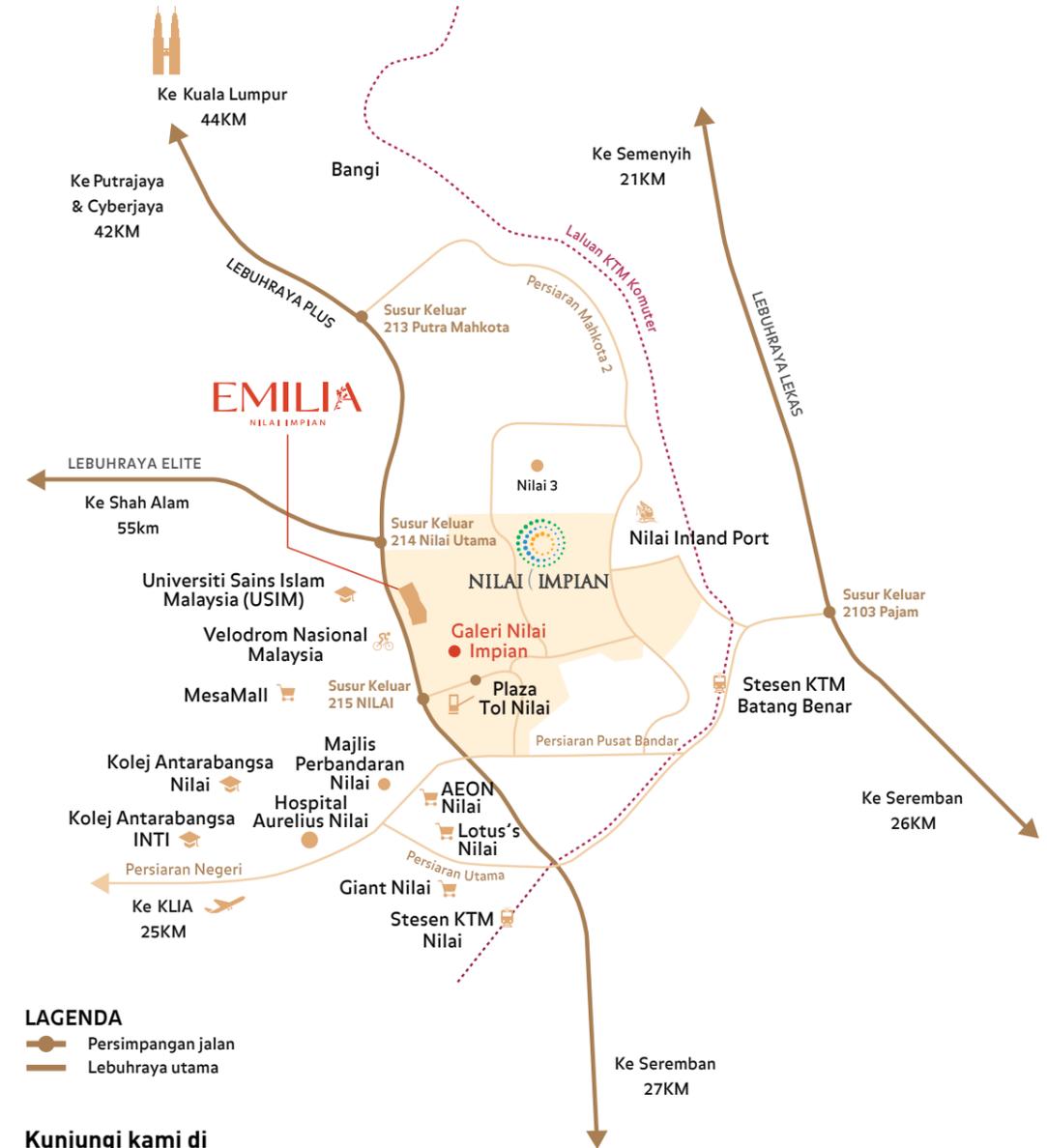
Pelan Tapak



Pelan Utama



Peta Lokasi



Jumlah Unit: 42 | Baki Unit: 24 | Jenis: Rumah Teres 2 Tingkat | Tarikh Dijangka Siap: Jun 2026 | Bebanan Tanah: Bebas | Pegangan Tanah: Bebas | No. Lesen Pemaju: 6755/02-2029/0007(A) 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: MBS.N.KB1-16/2022 | Pemaju: Sime Darby Property (Nilai) Sdn Bhd. (Co. No. 199401036184), Level 10, Blok G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. | Harga Jualan: [Jenis A] 34 Unit Rumah Teres 2 Tingkat (Baki unit: 20) RM 876,888.00 (Minima) RM 876,888.00 (Maksima) [Jenis C2] 4 Unit Rumah Teres 2 Tingkat (Baki unit: 3) RM 1,035,888 (Jenis E) 4 Unit Rumah Teres 2 Tingkat (Baki unit: 1) RM 1,128,888.00



NILAI (IMPIAN

Untuk maklumat lanjut:

06 794 8383

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NILAI (IMPIAN)

EMILIA 4

Phase R2D

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



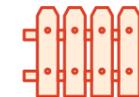
Extra Value Homes

Emilia 4 double-storey link homes are the latest value homes in Nilai Impian. With a land area of 3.01 acres, these 42 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

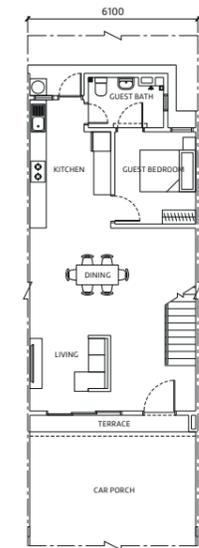
Phase R2D

20' x 65'
From 1,781 sq ft
4 bedrooms 3 bathrooms



Floor Plans

Intermediate Unit — Type A/Am
20' x 65' | 1,781 sq ft

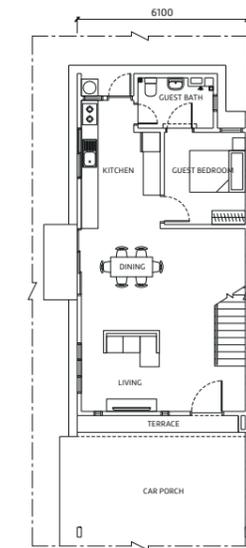


Ground Floor

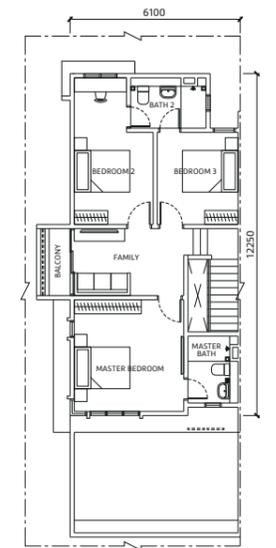


First Floor

Corner Unit — Type C2/C2m
20' x 65' | 1,902 sq ft

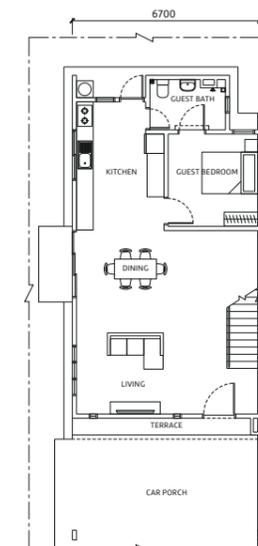


Ground Floor

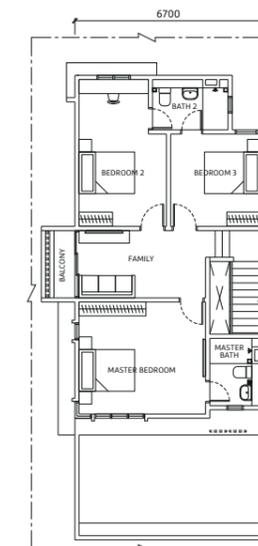


First Floor

End Unit — Type E/Em
22' x 65' | 2,090 sq ft



Ground Floor

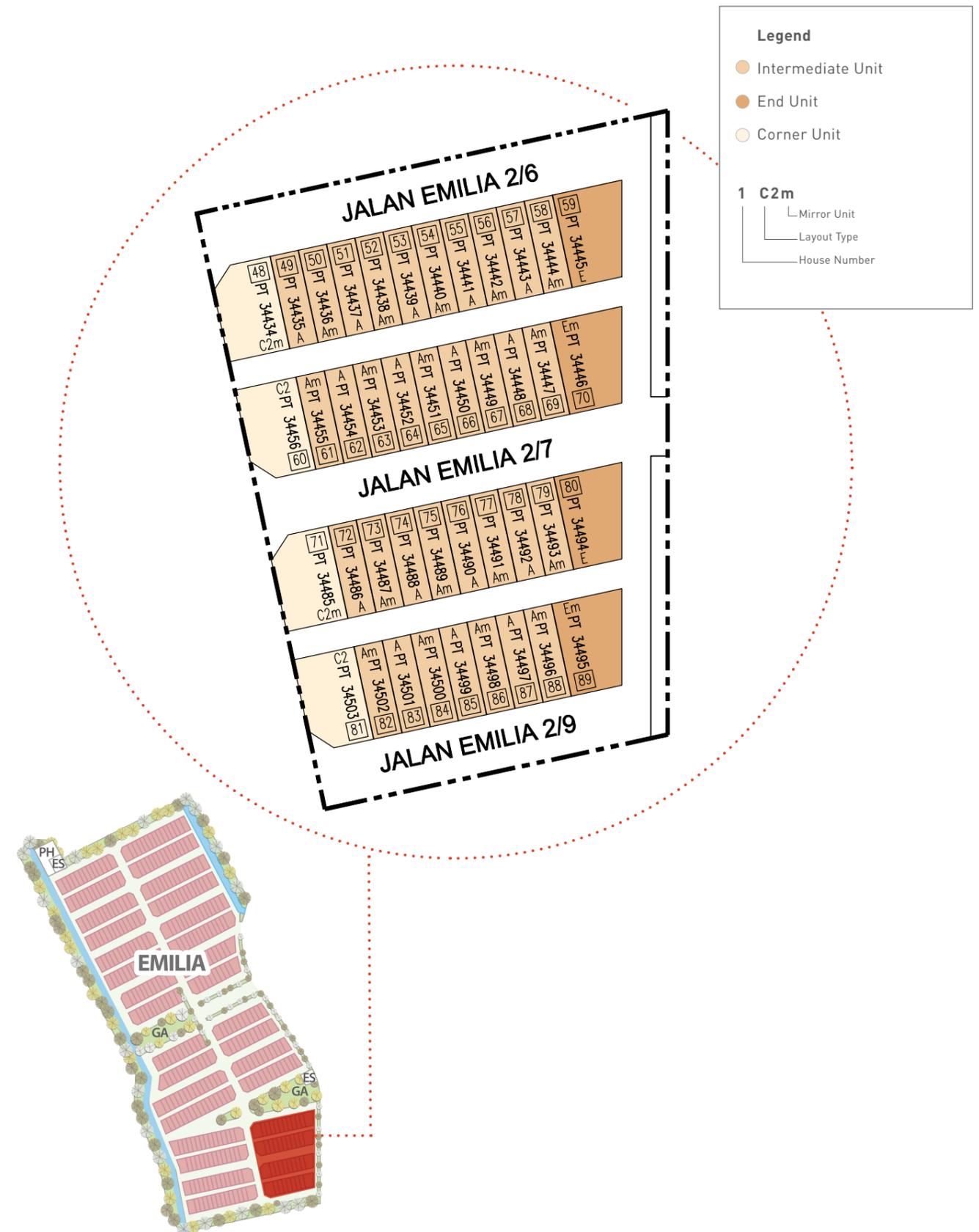


First Floor

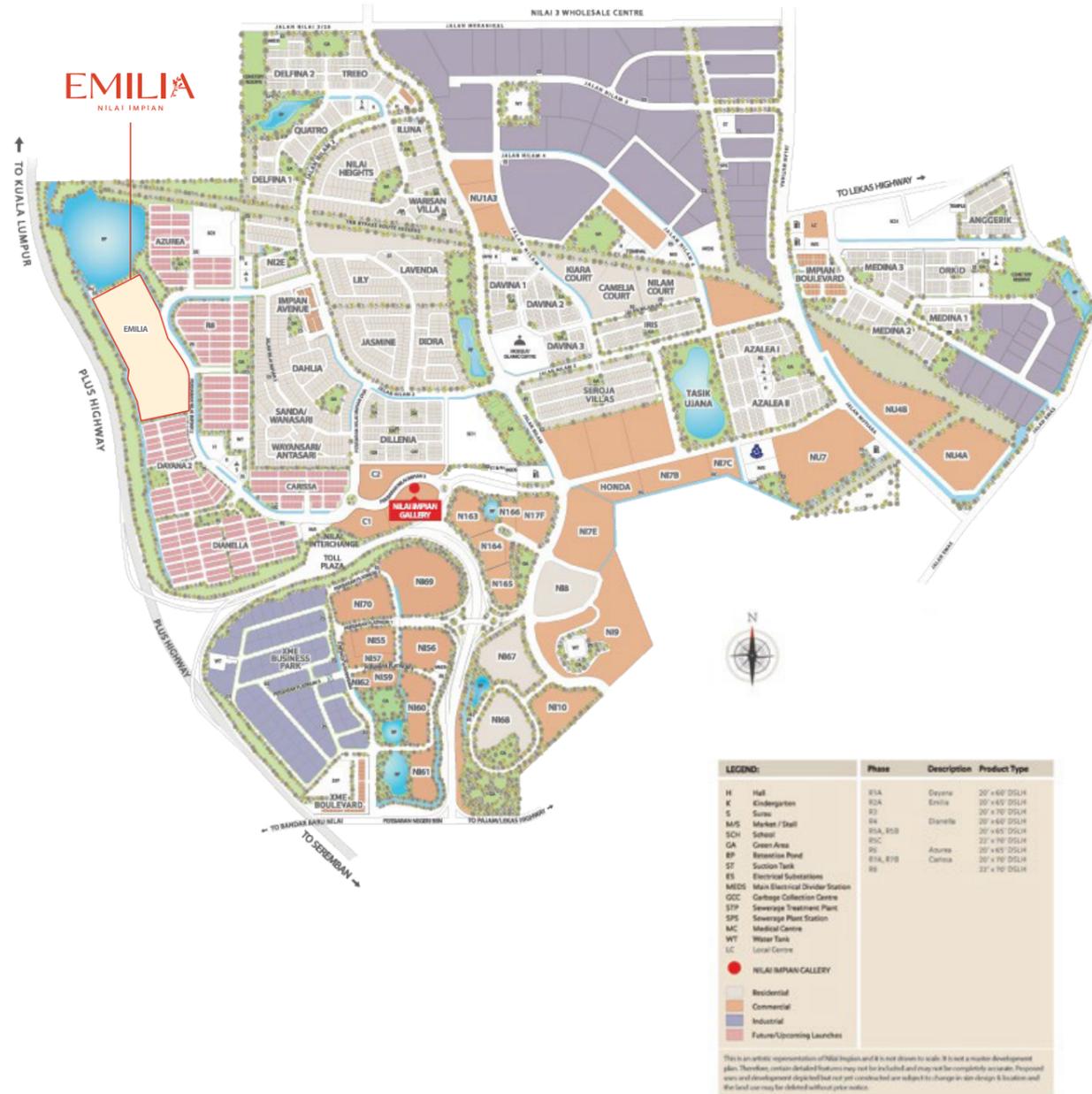
Specification

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	C2/C2m
	: Light Point	: 20	22	22
	: Gate Light Point	: 1	1	1
	: Power Point	: 22	23	23
	: Fan Point	: 7	7	7
	: Door Bell Point	: 1	1	1
	: Water Heater Power Point	: 3	3	3
	: Air-Cond Power Point	: 2	2	2
	: Telecommunication Point	: 2	2	2
	: TV Point	: 2	2	2
	: Auto Gate Point	: 1	1	1
	: Booster Pump Power Point	: 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			

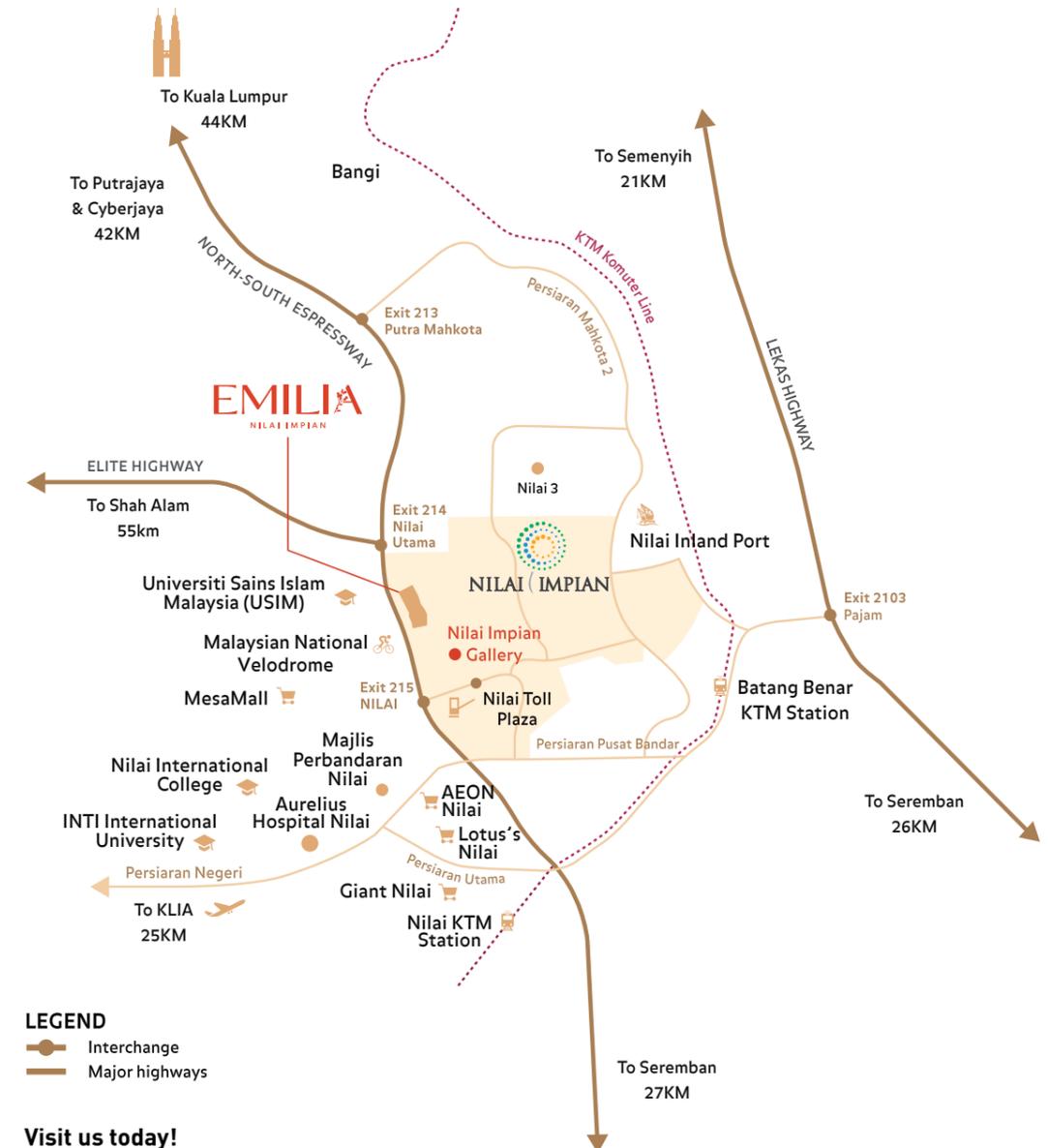
Site Plan



Master Plan



Location Map



No of Units: 42 | Balance of Units: 24 | Type: 2 Storey Link House | Expected Date of Completion: June 2026 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No. : 6755/02-2029/0007(A) Validity: 11/02/2024 - 10/02/2029 | Advertising & Sales Permit No. : Validity: | Approval Authority : Majlis Bandaraya Seremban. Building Plan Approval No. : MBS.N.KB1-16/2022 | 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: [Type A] 34 units 2 Storey Link House [Balance of Units: 20] RM 876,888.00 [Minimum] RM 876,888.00 [Maximum] [Type C2] 4 Units 2 Storey Link House [Balance of Units: 3] RM1,035,888.00 [Type E] 4 Units 2 Storey Link House [Balance of Units: 1] RM1,128,888.00.

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