

EMILIA

PINGGIRAN TASIK 2

Fasa R3C

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


NILAI (IMPIAN)

 **Property**



Kediaman impian anda di pinggir tasik.

Emilia Fasa R3C merupakan 65 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

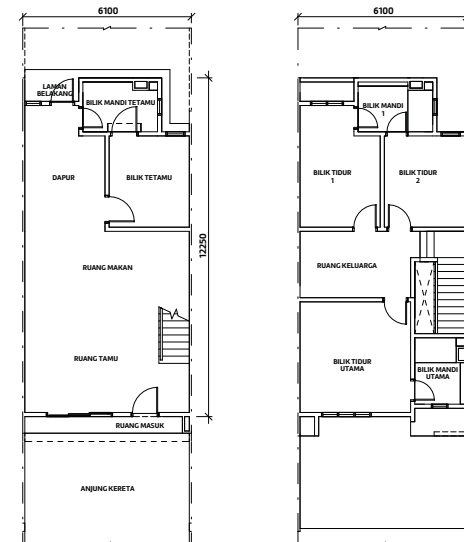
Kediaman keluarga yang luas dan moden.



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

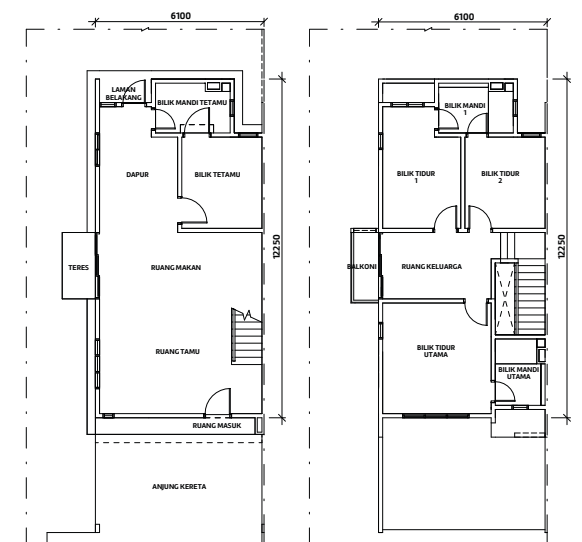
Unit Tengah – Jenis A/Am
20' x 70' | 1,795 kps



Tingkat Bawah

Tingkat Satu

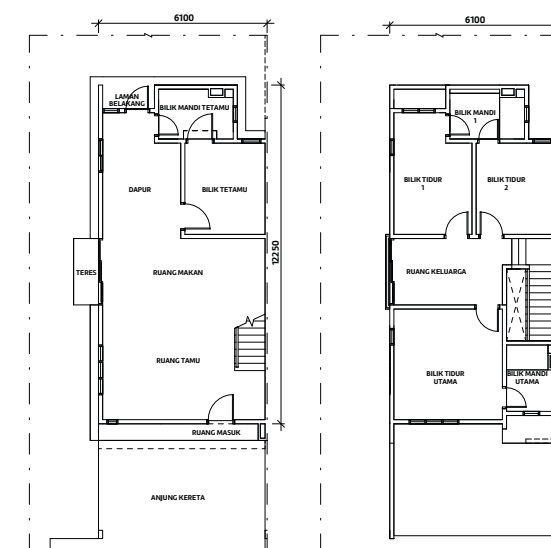
Unit Hujung – Jenis C/Cm
20' x 70' | 1,850 kps



Tingkat Bawah

Tingkat Satu

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



Tingkat Bawah

Tingkat Satu

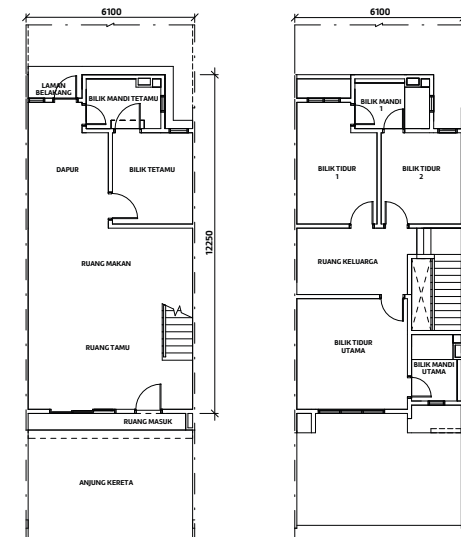
Kediaman yang direka khas untuk seisi keluarga.



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

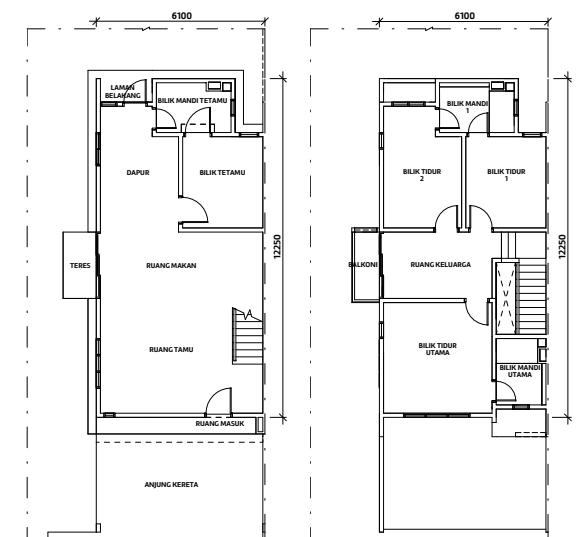
Unit Tengah – Jenis A1/A1m
20' x 70' | 1,795 kps



Tingkat Bawah

Tingkat Satu

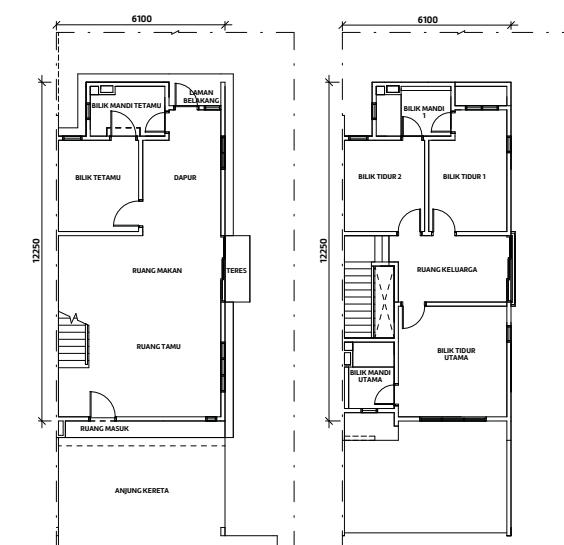
Unit Hujung – Jenis C1
20' x 70' | 1,850 kps



Tingkat Bawah

Tingkat Satu

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



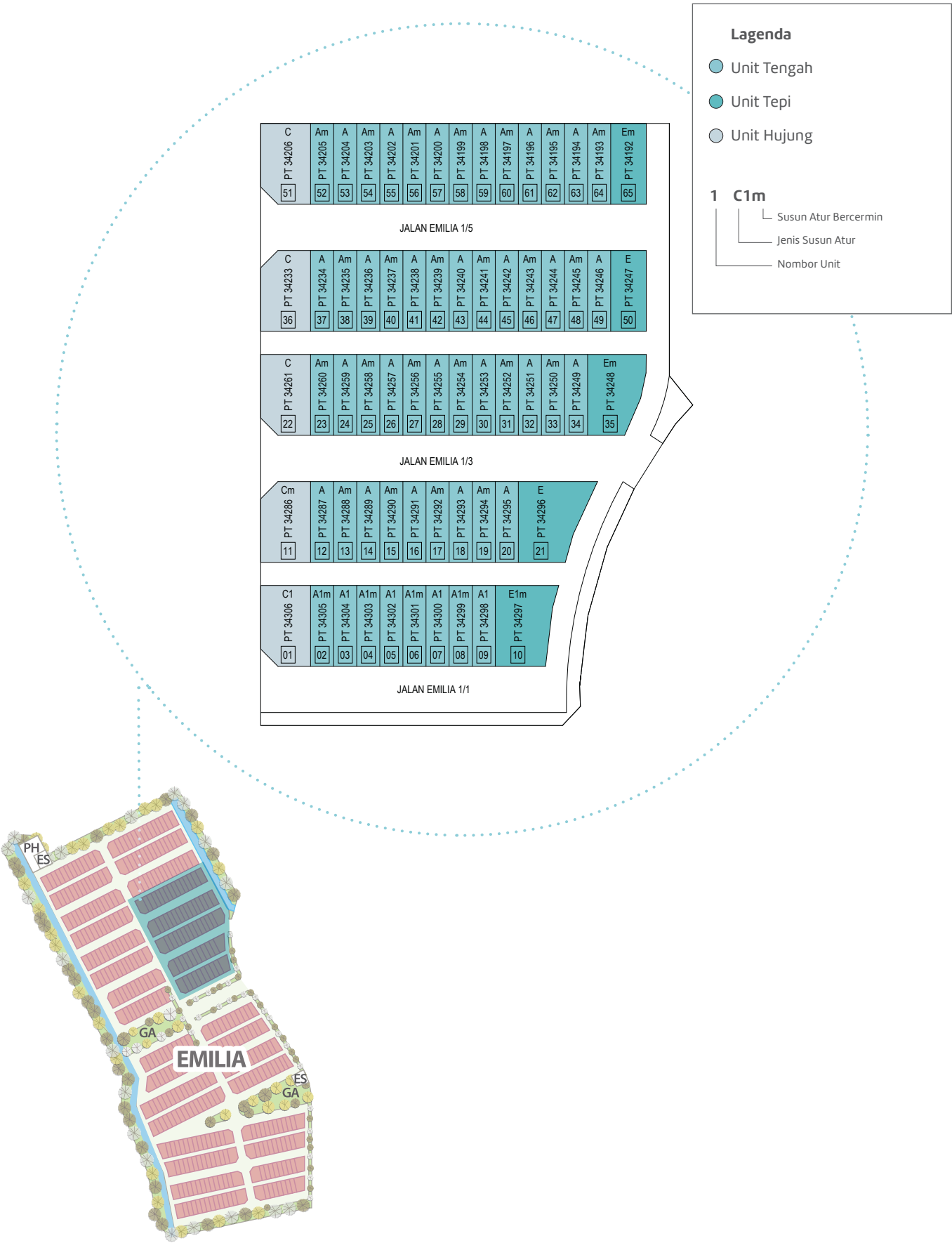
Tingkat Bawah

Tingkat Satu

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 / Set Kunci Pintu Pintar (Pintu Utama)					
Kemasan Dinding	: Luaran	: Lepas & Cat					
	: Dalaman	: Lepas / Lekaan Skim dan Cat					
	: Dapur	: Jubin Seramik Ketinggian 1500mm / Lepas / Lekaan Skim & Cat					
	: Bilik Mandi Utama, Bilik Mandi 1 & Bilik Mandi Tetamu	: Jubin Seramik Ketinggian Siling					
	: Laman Belakang	: Lepas & 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 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
	: Poin Kuasa	: 22	22	22	22	22	22
	: Kipas	: 7	7	7	7	7	7
	: Loceng	: 1	1	1	1	1	1
	: Pemanas Air	: 3	3	3	3	3	3
	: Penghawa Dingin (tanpa perpaipan)	: 2	2	2	2	2	2
	: Soket Komunikasi	: 2	2	2	2	2	2
	: T.V.	: 1	1	1	1	1	1
	: Pagar Automatik	: 2	2	2	2	2	2
	: Pam ‘Booster’	: 1	1	1	1	1	1
Pemasangan Kabel Telefon Dalaman		: Saluran & Kabel					
Pagar		: Pagar Batu Bata dengan Pagar Keluli, Pintu Pagar Keluli & Pagar Dawai					
Ciri-ciri Lain		: Peti Surat					
		: Ruang Kitar Semula					

Pelan Tapak



Peta Lokasi



FASA R3C
Jumlah Unit: 65 | Jenis: Rumah Teres 2 Tingkat | Tarikh Dijangka Siap: Mei 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: Bilil | dlm.MBS.N.K81-6/2023 | Pemaju: Sime Darby Property (Nilai) Sdn. Bhd. (No. Syarikat 199401036184), Level 10, Block G, No. 2 Jalan PUJ 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Harga Jualan: Rumah Teres 2 Tingkat Jenis A/A1 (Jumlah Unit: 55) (Harga Minimum: RM 780,888 – Harga Maksimum: RM 793,888) Rumah Teres 2 Tingkat Jenis E/E1 (Jumlah Unit: 5) (Harga Minimum: RM 953,888 – Harga Maksimum: RM 1,71,888) Rumah Teres 2 Tingkat Jenis C/C1 (Jumlah Unit: 5) (Harga Minimum: RM 1,089,888 – Harga Maksimum: RM 1,104,888) | Diskaun Bumiputera: 10% (tertakluk kepada kuota).
MAKLUMAT PEMAJUAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.



Untuk maklumat lanjut:

06 794 8383

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EMILIA

LAKE SIDE 2

Phase R3C

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





Your dream family home by the lake.

Emilia Phase R3C offers 65 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.



1.

Flexible open plan layout
2.

Customisable unenclosed staircase area
3.

All bedrooms come with **connected** bathrooms
4.

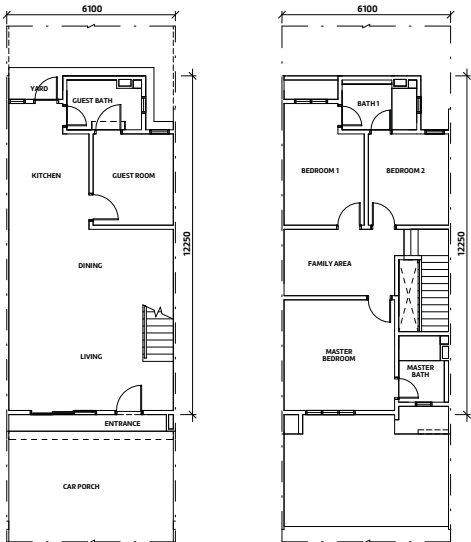
Guest bedroom on ground floor with **wide** openings
5.

Family area with balcony for extended spaces (corner units only)
6.

Terrace for seamless transitions of the indoor to the outdoor spaces

Floor Plans

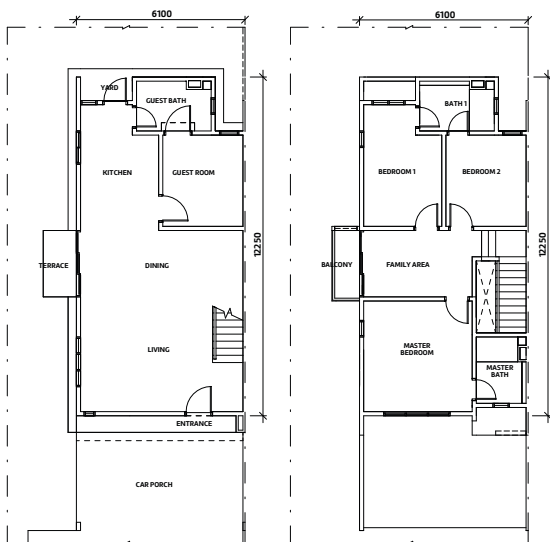
Intermediate Unit – Type A/Am
20' x 70' | 1,795 sq ft



Ground Floor

First Floor

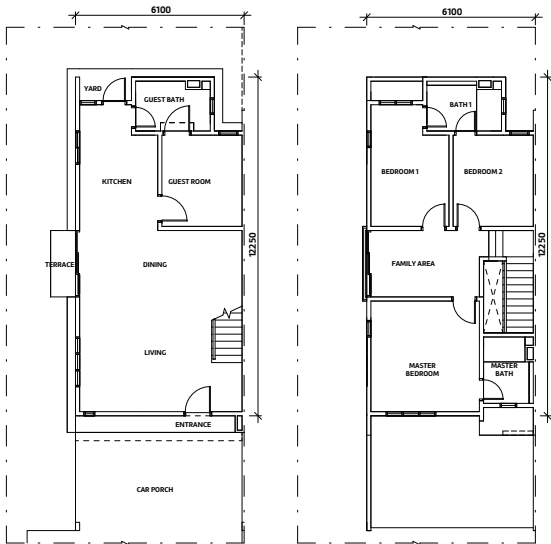
Corner Unit – Type C/Cm
20' x 70' | 1,850 sq ft



Ground Floor

First Floor

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



Ground Floor

First Floor

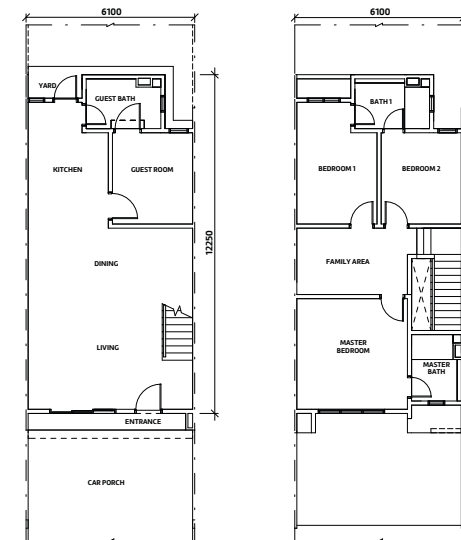
Stylish homes made for the whole family.



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 seamless transitions of the indoor to the outdoor spaces

Floor Plans

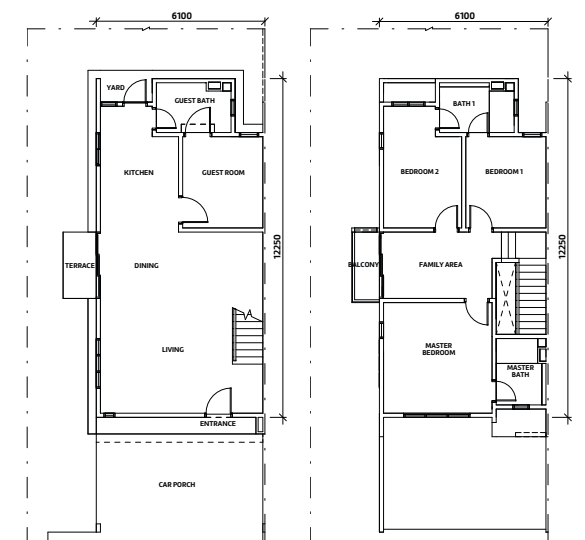
Intermediate Unit – Type A1/A1m
20' x 70' | 1,795 sq ft



Ground Floor

First Floor

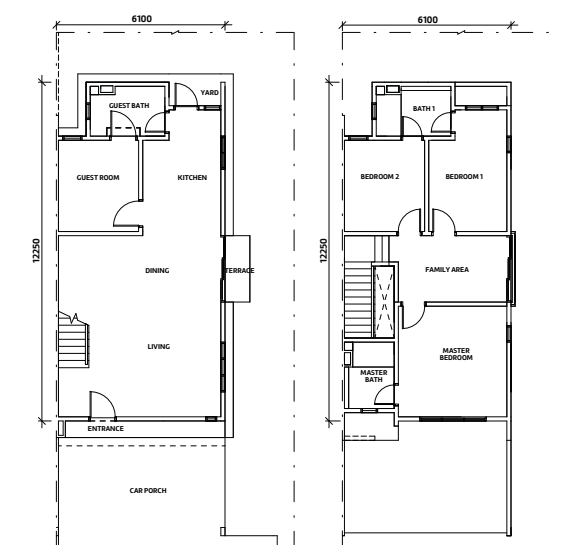
Corner Unit – Type C1
20' x 70' | 1,850 sq ft



Ground Floor

First Floor

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



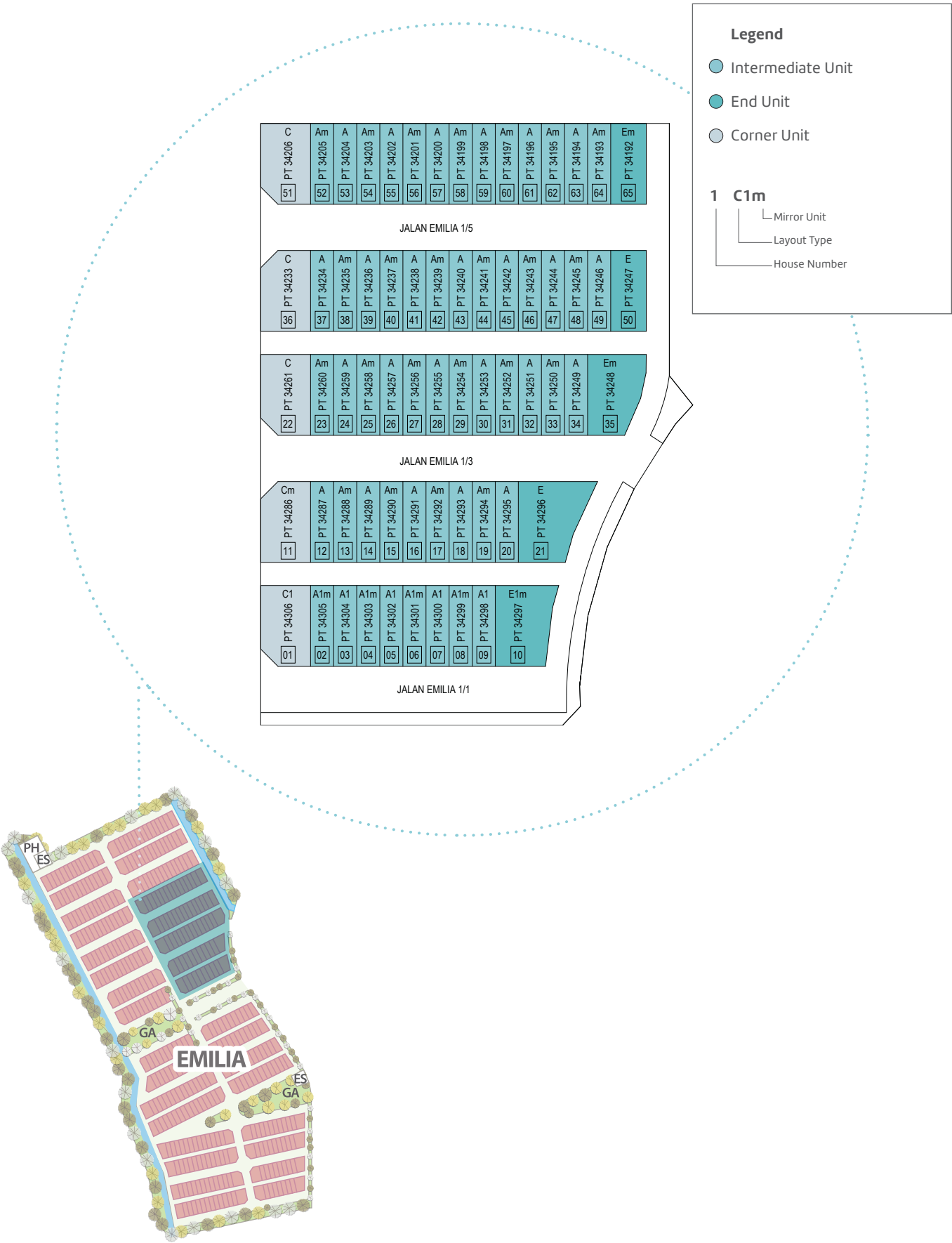
Ground Floor

First Floor

Specification

Structure		: Reinforced Concrete					
Wall		: Masonry / Reinforced Concrete					
Roof Covering		: Concrete / Roof Tiles / Metal Deck					
Roof Framing		: Metal					
Ceiling		: Plasterboard / 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	: 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



EMILIA
LAKESIDE
NILAI IMPIAN

TO KUALA LUMPUR

PLUS HIGHWAY

NILAI 3 WHOLESALE CENTRE

NILAI BUSINESS GALLERY

TO BANDAR BARU NILAI

TO SEREMBAN

TO LUKAS HIGHWAY

ANGGERIK

ORCID

MEDINA 3

MEDINA 2

MEDINA 1

IRRAWADDI BOULEVARD

DAVINA 1

DAVINA 2

DAVINA 3

DAVINA 4

DAVINA 5

DAVINA 6

DAVINA 7

DAVINA 8

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Location Map



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