



Chemara Hills

SEREMBAN

CASTILLA

Semi-Detached Homes

A Return to The Carefree Lifestyle

An exclusive enclave of only 78 luxury semi-detached homes, Castilla is traversed by a thematic and landscaped Boulevard Park with magnetic charm, attracting residents to gather and live a friendly, healthy and harmonious way of life.

Part of the 44-acre private residential master plan of Chemara Hills, Castilla boasts of an exclusive and prestigious address in Seremban town.



A Sanctuary Awaits

The grand entrance statement of Chemara Hills signifies the end of your journey home to Castilla. This gated sanctuary is augmented by 24-hour security, giving you and your loved ones peace of mind. The roads to Castilla slope gently, with wide and tree-lined driveways, creating an invitation to relax, and an encouragement to explore.



A Natural Symphony

The Boulevard Park is the distinctive landscape feature of Castilla, a cascade of lush greenery that fluidly intersects the entire enclave.

Peppered with public seating, BBQ pits and meandering brook, the central location of the Boulevard Park is an irresistible draw, inviting residents to mingle with neighbours and live a healthy lifestyle just a few steps away from home.



A Blend of Charm & Grace

Luxurious 3-storey semi-Ds border the picturesque Boulevard Park, offering a fulfilling urban lifestyle within a lush tropical resort setting. These Castilla homes are finely designed, with large windows and spacious living areas that flow fluidly from one room to another, inside and out, creating living and entertaining space that will take your breath away.





An Epicurean Journey

As the kitchen is the heart of a home, a gourmet entertainer's kitchen is the anchor in the Castilla floor plan, flowing fluidly from the living, dining and outdoor areas. Surrounded by large windows and sliding doors, this cheerful space is versatile enough for intimate dinners as well as large parties, creating great impressions in the minds of both residents and guests.

Alfresco Lifestyle

The lanais are annexed to the living areas of Castilla homes, flooding the interiors with natural light and ventilation. Spacious and comfortable, these outdoor areas give residents a place to gather and appreciate the natural beauty surrounding Castilla homes. This is the perfect location for an early cup of coffee, a good book, or easy conversation over a glass of wine.





A Retreat with a View

The bedrooms in Castilla semi-D command the best view in the house, with large windows and sliding doors to frame the beautiful scenery of the environs. With 5+1 bedrooms and 6 bathrooms, these comfortable and luxurious personal sanctuaries have laminated timber floors for a warm and inviting look.



Rediscover Harmony

A warmth that invokes a return to the nostalgic days where everyone knows their neighbours; an inclusive community of healthy and natural spaces; an enclave so appealing and distinct it fosters a sense of belonging and camaraderie between residents.

Chemara Hills, where cherished moments are made, every day.



A Life of Vitality

Envisioned as a wholesome community, Chemara Hills is designed to nurture the body, mind and soul. To this end, each residential precinct has its own identity and community space, yet generous land allotments are dedicated to additional leisure and recreational facilities to be enjoyed by all Chemara Hills residents.

The Central Park sits on a landscaped plateau and forms a safe haven for children to roam free, while the gently-terraced Amphitheatre is a natural community centre that draws residents from their homes and into nature, where they can stroll, converse, play and be entertained.





A Scenic Setting

Embrace nature in the many parks and gardens that populate the peaceful surroundings of Chemara Hills. Modern and tropical, the neighbourhood is artfully landscaped with tall leafy trees and flowering shrubs. Playgrounds, tree-lined jogging and cycling paths circle the central lake, making it easy for residents to appreciate Mother Nature and live a healthy life.



The Location

Easy accessible from Kajang-Seremban Highway (LEKAS) and North-South Expressway (NSE) by turning to Jalan Sungai Ujong and Seremban Middle Ring Road (MRRS).

Nearby Conveniences:

- Seremban Town - approx. 2.0 km
- Seremban Bus Terminal / Terminal 1 Shopping Centre - approx. 1.5 km
- KTM Komuter Station - approx. 2.0 km
- KPJ Seremban Specialist - approx. 0.5 km
- Tesco Extra Hypermarket - approx. 2.5 km
- AEON Shopping Mall - approx. 2.8 km
- Seremban Parade - approx. 2.0 km

CASTILLA

Site Plan

Total Units: 78 Units

- Type SD1
17 units
- Type SD2
32 units
- Type SD3
26 units
- Type SD1a
1 unit
- Type SD2a
2 units
- 123 Address Number
- Bumiputera Units

Master Layout Plan

- A Entrance
- B Lake
- C Amphitheatre
- D Play Area
- E Community Pavilion
- F Viewing Deck
- G Recreational Area
- H Linear Garden
- I Surau





TYPE SD1

17 units

5 + 1 Bedrooms
6 Bathrooms

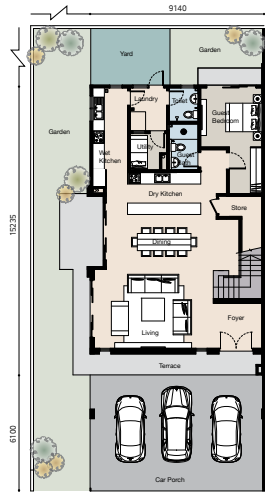
Built-up Area:
4,651 sq.ft

TYPE SD1A

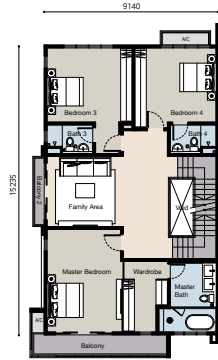
1 unit

5 + 1 Bedrooms
6 Bathrooms

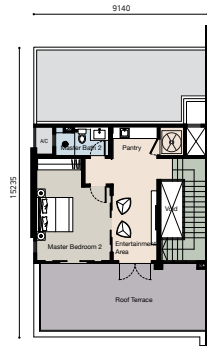
Built-up Area:
4,658 sq.ft



LOWER GROUND FLOOR



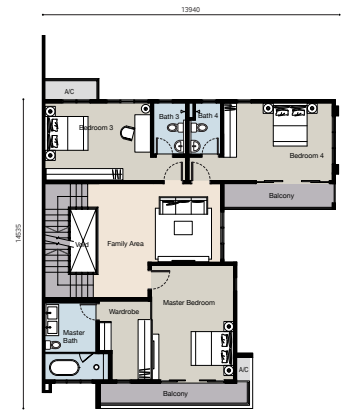
GROUND FLOOR



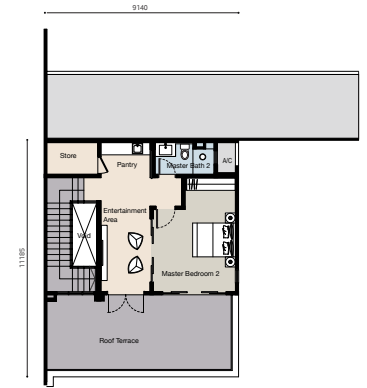
FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

TYPE SD1
TYPICAL FLOOR PLANS

TYPE SD1A
TYPICAL FLOOR PLANS

TYPE SD2

32 units

5 + 1 Bedrooms
6 Bathrooms

Built-up Area:
4,419 sq.ft

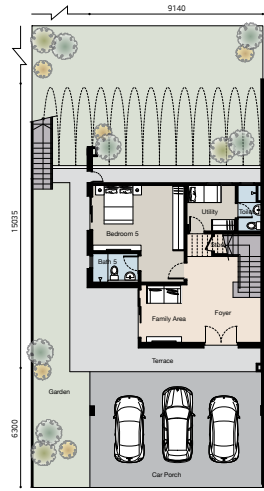
TYPE SD2A

2 units

5 + 1 Bedrooms
6 Bathrooms

Built-up Area:
5,076 sq.ft

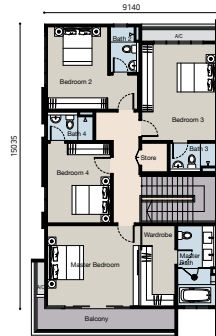




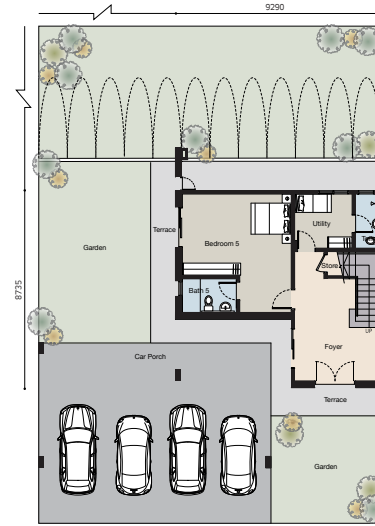
LOWER GROUND FLOOR



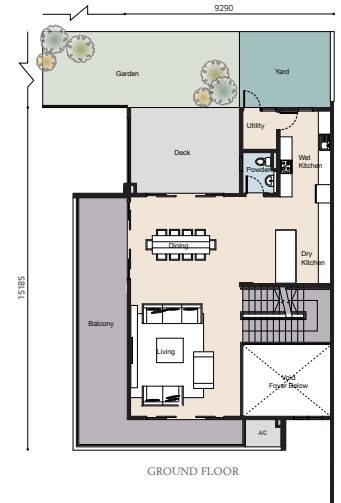
GROUND FLOOR



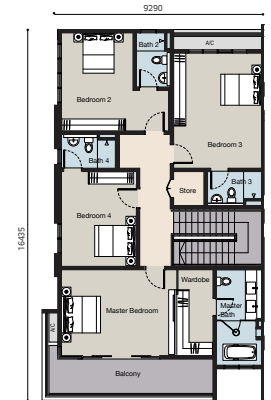
FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

TYPE SD2
TYPICAL FLOOR PLANS

TYPE SD2A
TYPICAL FLOOR PLANS

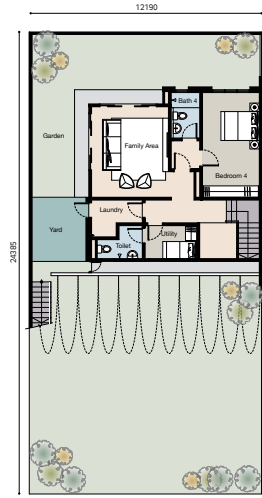


TYPE SD3

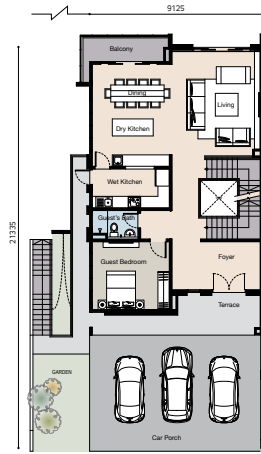
26 units

5 + 1 Bedrooms
6 Bathrooms

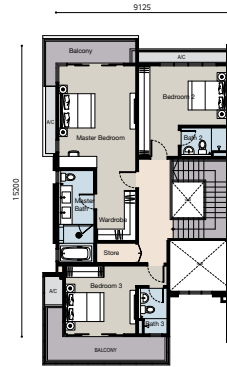
Built-up Area:
4,623 sq.ft



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

TYPE SD3

TYPICAL FLOOR PLANS

SPECIFICATIONS

TYPE SD1 & SD1A

Structure	Reinforced Concrete	
Wall	Brick Wall	
Roofing / Covering	Roof Tiles / Flat Roof	
Roof Framing	Metal	
Ceiling	Skim Coat Plaster Ceiling	
Windows	All Aluminium Frame	
Doors	Main Entrance	Timber Door
	Laundry	Grill Door
	Other Doors	Timber Door / Aluminium Frame Sliding
Ironmongery	Lockset with Accessories	
Wall Finishes	Kitchen	Ceramic Tiles / Plaster & Paint
	Master Bathroom	Porcelain Tiles
	Other Bathroom	Ceramic Tiles
	Others	Plaster & Paint / Bricks
Floor Finishes	Foyer, Living, Dining	Porcelain Tiles
	Dry & Wet Kitchen	Porcelain Tiles
	Master Bedroom, Bedroom 2, 3 & 4	Laminated Timber Flooring
	Bedroom 5	Porcelain Tiles
	Utility	Ceramic Tiles
	Family Area	Laminated Timber Flooring
	Staircase	Laminated Timber Flooring
	Master Bath	Porcelain Tiles
	Other Bathroom	Ceramic Tiles
	Laundry	Ceramic Tiles
	Balcony	Porcelain Tiles
	Car Porch	Concrete Imprint
	Deck / Terrace	Pebble Wash / Porcelain Tiles
	Roof Terrace	Porcelain Tiles
Sanitary & Plumbing Fittings	Kitchen	Sink and Tap
	Master Bath	Wash Basin, Towel Rail, Water Closet & Hand Bidet, Tissue Holder, Shower & Bath Tub
	Bath 2,3,4 & 5	Wash Basin, Towel Rail, Water Closet & Hand Bidet, Tissue Holder & Shower
	Bath 6	Wash Basin, Towel Rail, Water Closet, Tissue Holder & Shower
Electrical Installations	SD1	SD1A
	Lighting Point	51 nos. 50 nos.
	Auto Gate Point	1 no. 1 no.
	Gate Light Point	1 no. 1 no.
	Ceiling Fan Point	9 nos. 9 nos.
	Door Bell Point	1 no. 1 no.
	Socket Outlet	30 nos. 27 nos.
	Air-Cond Point	8 nos. 8 nos.
	TV Outlet	4 nos. 6 nos.
	Water Heater Point	5 nos. 5 nos.
	Telephone Point	3 nos. 3 nos.
	Distribution Board	3 nos. 3 nos.
Fencing	Masonry With Mild Steel Gate	

SPECIFICATIONS

TYPE SD2 & SD2A

Structure		Reinforced Concrete
Wall		Brick Wall
Roofing Covering		Roof Tiles / Flat Roof
Roof Framing		Metal
Ceiling		Skim Coat Plaster Ceiling
Windows	All	Aluminium Frame
Doors	Main Entrance	Timber Door
	Laundry	Grill Door
	Other Doors	Timber Door / Aluminium Frame Sliding
Ironmongery		Lockset with Accessories
Wall Finishes	Kitchen	Ceramic Tiles / Plaster & Paint
	Master Bathroom	Porcelain Tiles
	Other Bathroom	Ceramic Tiles
	Others	Plaster & Paint / Bricks
Floor Finishes	Foyer, Living, Dining	Porcelain Tiles
	Dry & Wet Kitchen	Porcelain Tiles
	Master Bedroom, Bedroom 2, 3 & 4	Laminated Timber Flooring
	Bedroom 5	Porcelain Tiles
	Utility	Ceramic Tiles
	Family Area	Porcelain Tiles
	Staircase	Laminated Timber Flooring
	Master Bath	Porcelain Tiles
	Other Bathroom	Ceramic Tiles
	Laundry	Ceramic Tiles
	Balcony	Porcelain Tiles
	Car Porch	Concrete Imprint
	Deck / Terrace	Pebble Wash / Porcelain Tiles
Sanitary & Plumbing Fittings	Kitchen	Sink and Tap
	Master Bath	Wash Basin, Towel Rail, Water Closet & Hand Bidet, Tissue Holder, Shower & Bath Tub
	Bath 2, 3, 4 & 5	Wash Basin, Towel Rail, Water Closet & Hand Bidet, Tissue Holder & Shower
	Bath 6	Wash Basin, Towel Rail, Water Closet, Tissue Holder & Shower
	Powder	Wash Basin, Water Closet, Tissue Holder & Hand Bidet
Electrical Installations		SD2 SD2A
	Lighting Point	50 nos. 50 nos.
	Auto Gate Point	1 no. 1 no.
	Gate Light Point	1 no. 1 no.
	Ceiling Fan Point	10 nos. 9 nos.
	Door Bell Point	1 no. 1 no.
	Socket Outlet	26 nos. 27 nos.
	Air-Cond Point	8 nos. 8 nos.
	TV Outlet	4 nos. 4 nos.
	Water Heater Point	5 nos. 5 nos.
	Telephone Point	2 nos. 3 nos.
	Distribution Board	3 nos. 3 nos.
Fencing		Masonry With Mild Steel Gate

SPECIFICATIONS

TYPE SD3

Structure		Reinforced Concrete
Wall		Brick Wall
Roofing Covering		Roof Tiles / Flat Roof
Roof Framing		Metal
Ceiling		Skim Coat Plaster Ceiling
Windows	All	Aluminium Frame
Doors	Main Entrance	Timber Door
	Laundry	Grill Door
	Other Doors	Timber Door / Aluminium Frame Sliding
Ironmongery		Lockset with Accessories
Wall Finishes	Kitchen	Ceramic Tiles / Plaster & Paint
	Master Bathroom	Porcelain Tiles
	Other Bathroom	Ceramic Tiles
	Others	Plaster & Paint / Bricks
Floor Finishes	Living & Dining	Porcelain Tiles
	Kitchen	Porcelain Tiles
	Master Bedroom, Bedroom 2, 3	Laminated Timber Flooring
	Bedroom 4 & 5	Porcelain Tiles
	Utility	Ceramic Tiles
	Family Area	Porcelain Tiles
	Staircase	Laminated Timber Flooring
	Master Bath	Porcelain Tiles
	Other Bathroom	Ceramic Tiles
	Laundry	Ceramic Tiles
	Balcony	Porcelain Tiles
	Car Porch	Concrete Imprint
	Deck / Terrace	Pebble Wash / Tiles
Sanitary & Plumbing Fittings	Kitchen	Sink and Tap
	Master Bath	Wash Basin, Towel Rail, Water Closet & Hand Bidet, Tissue Holder, Shower & Bath Tub
	Bath 2, 3, 4 & 5	Wash Basin, Towel Rail, Water Closet & Hand Bidet, Tissue Holder & Shower
	Bath 6	Wash Basin, Towel Rail, Water Closet, Tissue Holder & Shower
Electrical Installations	Lighting Point	51 nos.
	Auto Gate Point	1 no.
	Gate Light Point	1 no.
	Ceiling Fan Point	9 nos.
	Door Bell Point	1 no.
	Socket Outlet	30 nos.
	Air-Cond Point	8 nos.
	TV Outlet	4 nos.
	Water Heater Point	5 nos.
	Telephone Point	3 nos.
	Distribution Board	3 nos.
Fencing		Masonry With Mild Steel Gate



Property

Chemara Hills Gallery

Persiaran Bukit Chemara, 70200 Seremban, Negeri Sembilan

Open daily: 9.30 am - 6.30 pm including public holidays

Tel: 06-768 7688

GPS: 2.7176052, 101.9230791

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Please refer to the sale and purchase agreement of the actual unit for specification and description approved by the authorities and the actual unit shall be constructed accordingly.

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