



Embun 2

20' X 70' | 2-STOREY LINK HOME

FREEHOLD

LAKESIDE HOMES





WHERE HAPPINESS BEGINS

Bandar
Ainsdale

562-acres

Freehold
residential and
commercial land

5KM

to Seremban
town centre

**Convenient
for all**

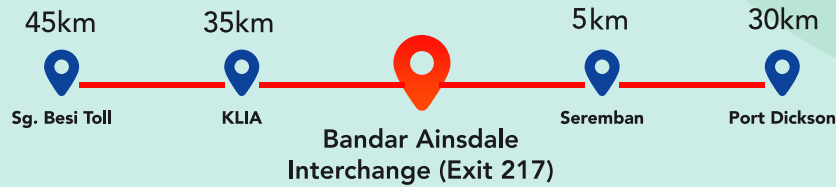
Accessible to
various amenities

**Master planned
by Sime Darby
Property Berhad**

An award-winning
Developer

EXCELLENT LOCATION

Direct access from PLUS Highway and a short distance to other major highways (ELITE and LEKAS)



NEARBY AMENITIES AND FACILITIES

Retail Malls

- Seremban Gateway
- Palm Mall Seremban
- AEON Seremban 2
- Terminal One Mall
- Mydin Seremban 2
- Tesco Seremban 2

Schools

- Primary School
 - SK Labu Ulu
 - SJK (C) Tung Hua
 - SKK (T) Lobak
 - SK Seremban 2A & 2B
 - SK Dato' Bandar Rasah
- Secondary School
 - SM (A) Persekutuan Labu
 - SMJK Chan Wa Il
 - SMK Puteri
 - SMK Seremban 2

Universities / Colleges

- Kolej MARA Seremban
- Universiti Teknologi MARA (UiTM) Kampus Seremban
- Open University Malaysia Seremban
- Cosmopoint College Seremban
- NILAI University
- INTI College
- Murni Nursing College
- Nilai International School

Golf Courses

- Seremban International Golf Club
- Nilai Spring Golf & Country Club
- Bandar Enstek Golf Course

Hotels

- Royale Chulan Seremban
- Palm Mall Hotel
- Klana Resort Seremban

Hospitals

- Columbia Hospital, Seremban 2
- KPJ Seremban Specialist Hospital



HEALTHY LIVING

15km jogging & cycling path within Bandar Ainsdale



LIVE THE BETTER LIFE



ACCESS TO GREEN

4 picturesque lake gardens within Bandar Ainsdale



PEACEFUL SURROUNDINGS

Live next to the 11-acre Ainsdale Lake Garden



SERENE LAKESIDE LIVING

Embun 2

Your perfect first home awaits at Embun 2, the contemporary 20' X 70' double-storey freehold lakeside homes. Live 5km away from Seremban town centre with access to all the amenities you need, yet close to greenery with the 11-acre Ainsdale Lake Garden just outside your home. Only 113 units available with built-up areas from 1,972 to 2,249 sq ft. Own your happiness for the best living experiences.

INSTA-WORTHY!

Keruing Tunnel, the first-of-its-kind in Seremban

LET THEM PLAY

A creative interconnected children's park for little adventurers

RUN EVERY DAY

1.2km jogging track in Ainsdale Lake Garden

GET ACTIVE

Skate park, Energize park, undulating jogging track, sunken mini futsal court

YOUR HEALTH IS YOUR WEALTH



Wellness living at Ainsdale Lake Garden



AMPHITHEATRE GARDEN AREA

Relax and unwind
in this beautiful
landscaped garden



**Artist's impression*

11-ACRE AINSDALE LAKE GARDEN

**KERUING
TUNNEL**
Insta-worthy
spot



**Artist's impression*



**Artist's impression*

**RECREATIONAL
PARK**
Activities for
the whole family



AINSDALE LAKE GARDEN

HERBS
TRAIL

8

ICONIC PLAYGROUND
& PLAYPARK AREA

4

KERUING
TUNNEL

3

PLAYGROUND

5

RECREATIONAL
PARK

6

MINI FUTSAL
COURT

7

ENERGIZE
PARK

9

AMPHITHEATRE
GARDEN AREA

2

ENTRANCE
PLAZA

1

Embun

**Artist's impression*

FUTURE DEVELOPMENT



**PEACE
OF MIND**

Perimeter
fencing
& dedicated
guardhouse



**NORTH-SOUTH
ORIENTATION**

Minimise direct
sunlight for
more comfort



**NEXT TO 11-ACRE
AINSDALE LAKE GARDEN**

A breathe of
fresh air awaits
you at home

THE IDEAL HOME SETTING



ENJOY THE COMFORTS OF HOME



**4 BEDROOMS
3 BATHROOMS**

**Spacious
personal spaces**



**COSY
LIVING**

**Family area
at first floor**



CONVENIENT

**Fully covered
car porch**





**Artist's Impression*



OPEN-PLAN DESIGN

Continous space
of living, dining
and kitchen areas

BETTER FOR EVERYONE



**Artist's impression*

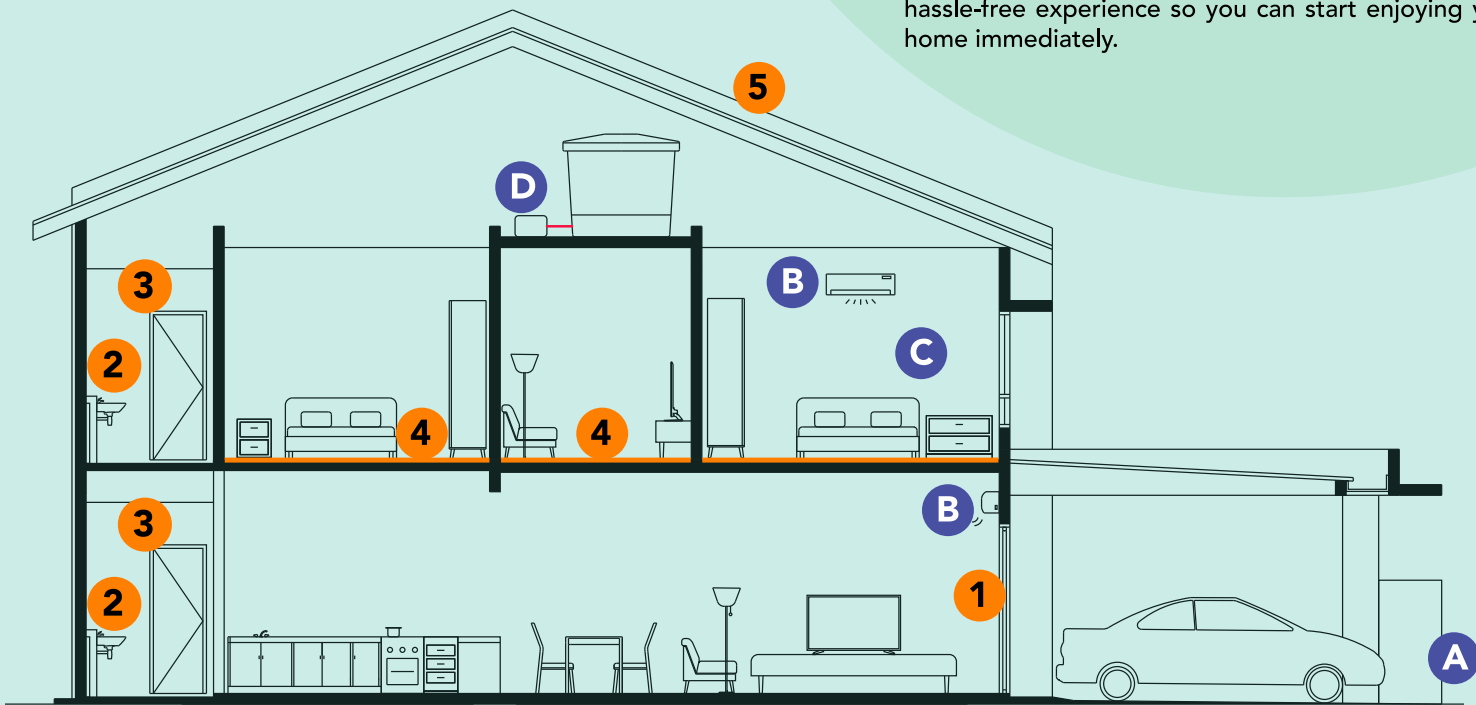


MULTIGENERATIONAL HOMES

Elderly-friendly
features

READY FOR YOU

Moving in should be a memorable and happy occasion. Embun 2 comes complete with FeaturePlus⁺ to make it a hassle-free experience so you can start enjoying your new home immediately.



Note: Diagram is for illustration purpose only. Does not reflect the final position & design of the fixtures

Standard fittings and specifications

- 1 Aluminium frame sliding door
- 2 High quality sanitary-wares and fittings
- 3 Laminated engineered timber door
- 4 Laminated flooring (1st floor and staircase)
- 5 Complete roof system with warranty

FeaturePlus⁺

- A Outdoor water filter connection ready
- B Air conditioning power point and piping ready (living room and master bedroom)
- C Water heater power point ready (master bathroom)
- D Internal water pump power point ready

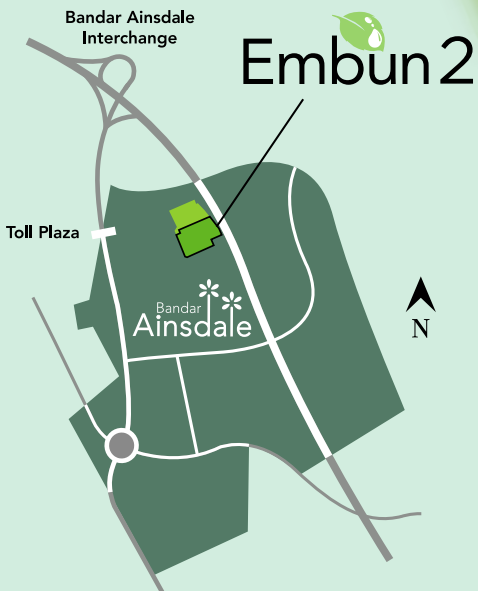
SITE PLAN

AINSDALE
LAKE GARDEN

*Artist's impression

EMBUN
PHASE 1

TAPAK
DEWAN



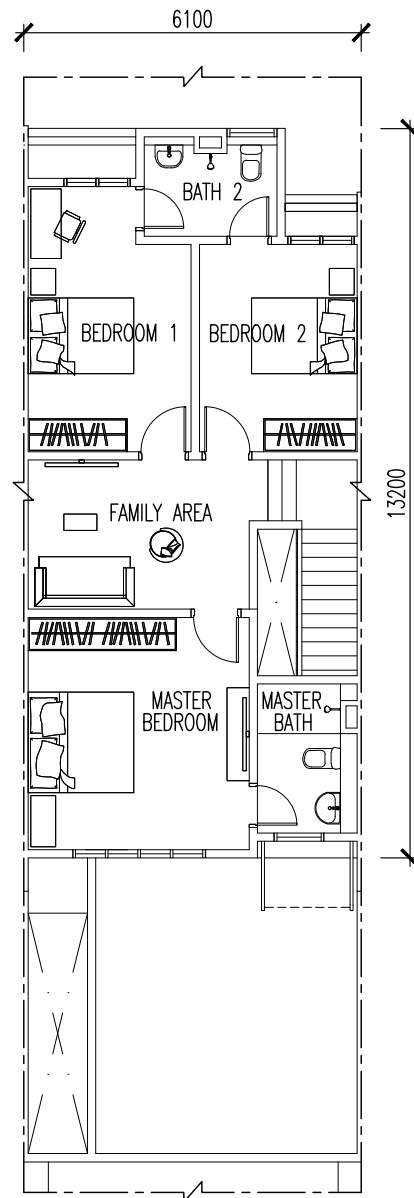
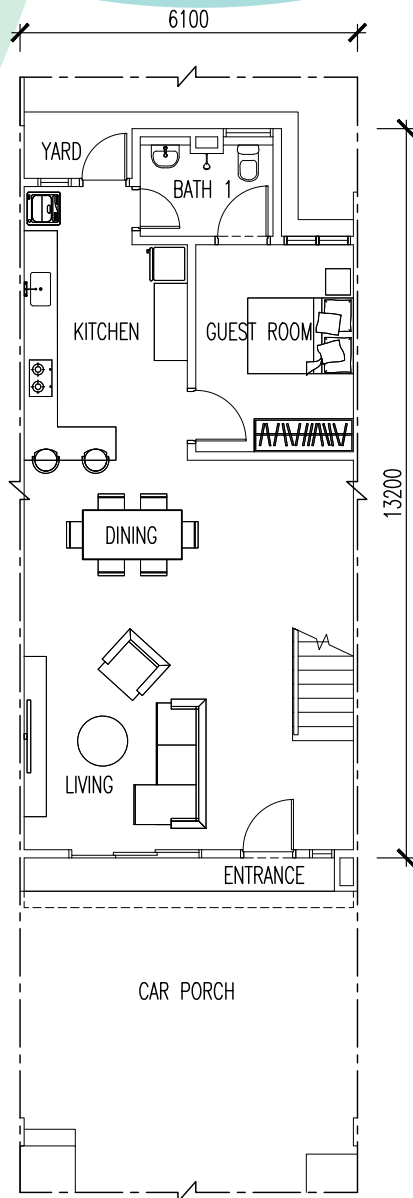
LEGEND

- TYPE A - Intermediate unit
- TYPE E - End unit
- TYPE C - Corner unit
- 1 House no.
- A/Am Unit type

FLOOR PLAN

TYPE A | 20'x70'

Intermediate Unit
Built-up: 1,972 sq ft
Land area: 1,402 sq ft



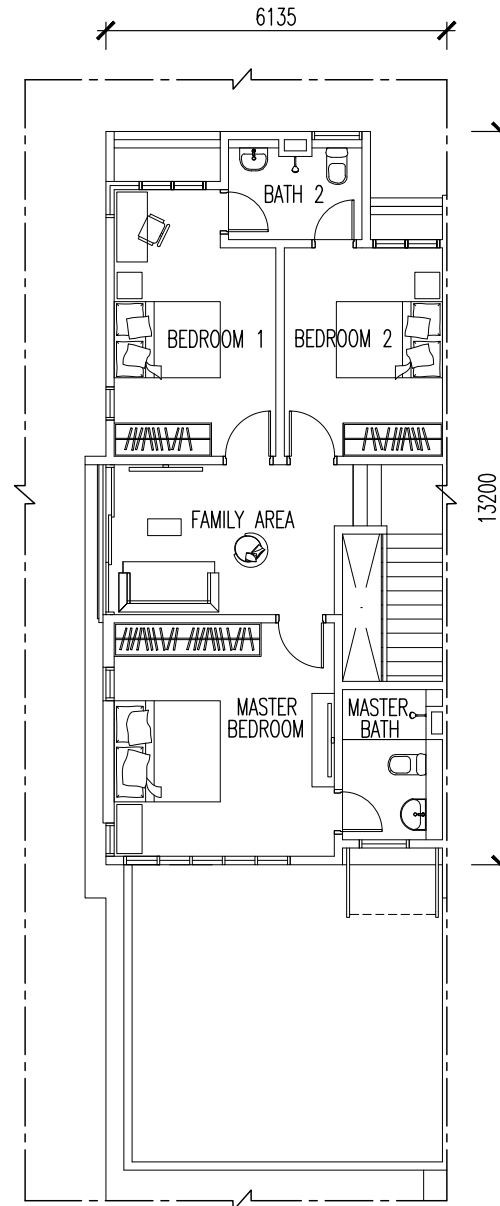
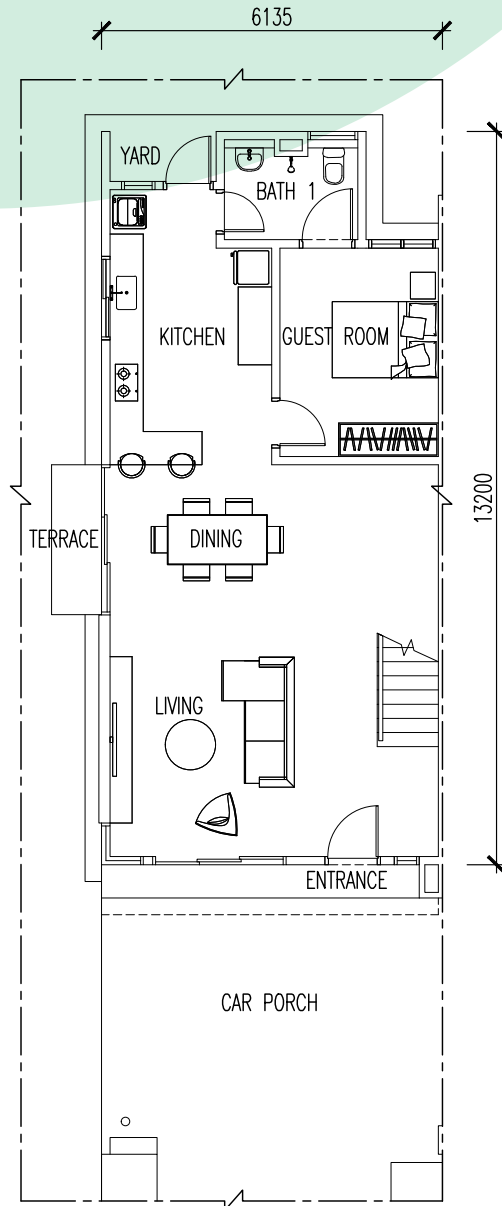
FLOOR PLAN

TYPE E | 20'x70'

End Unit

Built-up: 2,044 sq ft

Land area: 1,896 - 1,898 sq ft



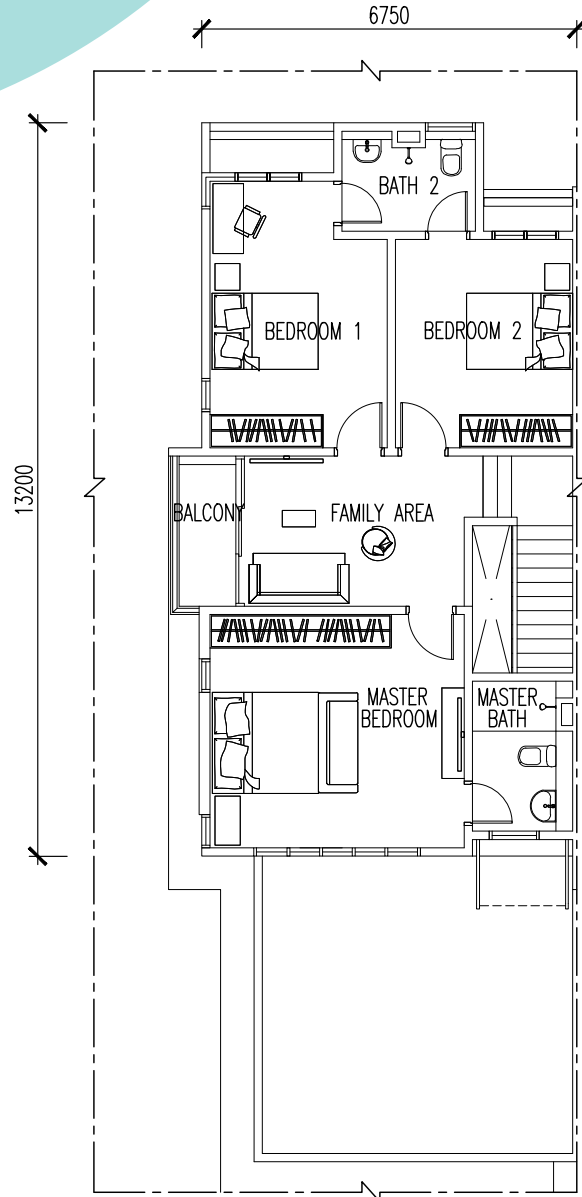
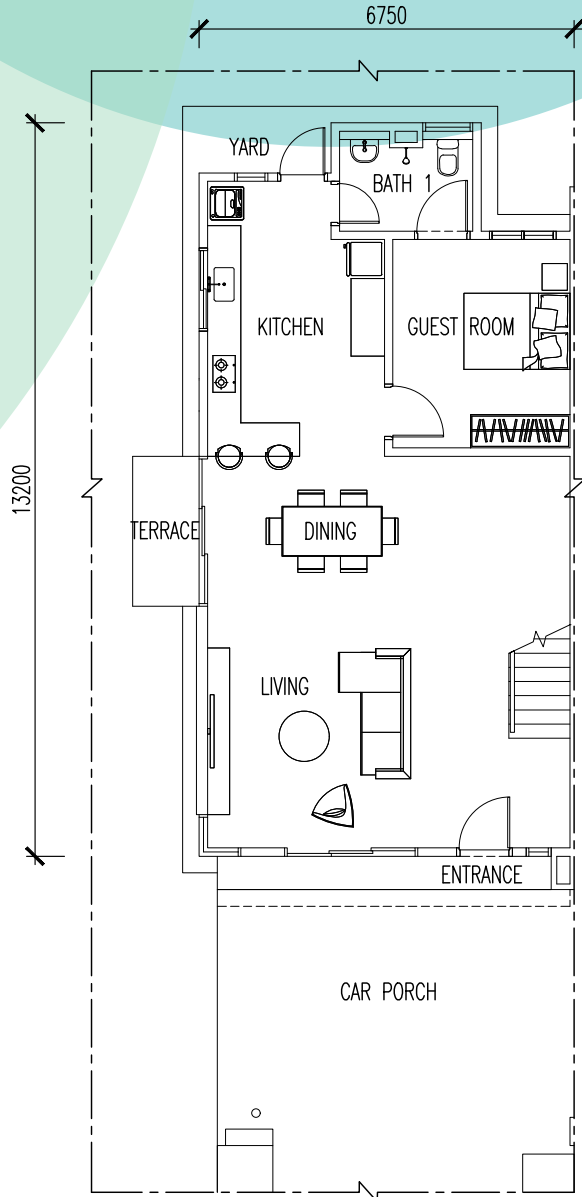
FLOOR PLAN

TYPE C | 22'x70'

Corner Unit

Built-up: 2,249 sq ft

Land area: 3,123 - 4,432 sq ft



SPECIFICATIONS

Structure	: Reinforced Concrete			
Wall	: Masonry			
Roof Covering	: Roof Tiles / Concrete / Metal Deck			
Roof Framing	: Metal			
Ceiling	: Plasterboard/Skim Coat/ Cement Board			
Windows	: All : Aluminium Frame Glass Panel			
Doors	: Main Entrance : Laminated Engineered Timber Door			
	: Other Doors : Laminated Timber Door/ Painted Flush Door			
	: Aluminium Frame Sliding Door			
Ironmongery	: Locksets with Accessories			
Wall Finishes	: External : Plaster & Paint			
	: Internal : Plaster & Paint			
	: Kitchen : Ceramic Tiles up to 1500mm high / Plaster & Paint			
	: Master Bath, Bath 1 & 2 : Ceramic/ Porcelain 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 : Ceramic Tiles			
	: Guest Room : Porcelain Tiles			
	: Master Bedroom, Bedroom 1 & 2 : Laminated Flooring			
	: Master Bath, Bath 1 & 2 : Ceramic/ Porcelain Tiles			
	: Family : Laminated Flooring			
	: Staircase : Laminated Flooring			
	: Balcony : Porcelain Tiles			
Sanitary and Plumbing Fittings	: Kitchen : Sink and Tap			
	: Master Bathroom, Bath 1 & 2 : Sanitary Wares and Fittings			
	: Yard : Tap			
	: Recycle Compartment : Tap			
Electrical Installation		B-C/Cm	B-A/Am	B-E/Em
	: Light Point	: 23	21	22
	: Gate Light Point	: 1	1	1
	: Power Point	: 24	24	24
	: Fan Point	: 7	7	7
	: Door Bell Point	: 1	1	1
	: Water Heater Power Point	: 1	1	1
	: Air Conditioning Power Point with Piping	: 2	2	2
	: Fibre Wall Socket	: 1	1	1
	: Data Point	: 1	1	1
	: TV Point	: 2	2	2
	: Auto-Gate Point	: 1	1	1
	: Booster Pump Power Point	: 1	1	1
Internal Telephone	: Provided			
Trunking & Cabling				
Fencing	: Masonry Fence with M.S. Fencing, M.S.Gate and Chain Link			
Miscellaneous	: Letter Box			
	: Recycle Compartment			
	: TNB Meter Compartment			

No of Units: 113 • Type: 20'x70' Double Storey Link Houses • Expected Date of Completion: December 2021 • Land: Free from Encumbrances • Tenure of Land: Freehold • Developer's License No. : 12408-11/12-2021/01276(L) • Validity: 24/12/2019-23/12/2021 • Advertising & Sales Permit No. : 12408-11/12-2021/01276(P) • Approval Authority: Majlis Perbandaran Nilai • Building Plan Approval No. : MPN.431/1/80/2019/2(15) • Developed by: Sime Darby Property (Ainsdale) Sdn Bhd (formerly known as Sime Darby Ainsdale Development Sdn Bhd) [Registration No. 200801003748 (805032-T), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. • Selling Price: RM 679,888 (min) – RM901,888 (max).

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Property

Developing homes, building lifestyles

Sime Darby Property is a leading property developer with a strong success rate of developing sustainable communities for over 47 years. With 24 active townships/developments, Sime Darby Property has a wide reach that encompasses assets and operations across the globe. It marks its presence in the UK as part of a Malaysian consortium to develop the iconic Battersea Power Station Project in central London.

As a responsible corporate player, Sime Darby Property and its philanthropic arm Yayasan Sime Darby (YSD) actively roll out various initiatives to assist the underprivileged communities living within and nearby its townships nationwide. A multi-award winning property group with numerous international and local accolades, Sime Darby Property is the only Malaysian property developer

to be selected as an index component of Dow Jones Sustainability Indices (DJSI) for the second consecutive year.

It is also the first Malaysian property developer to be awarded the International FIABCI Prix d'Excellence Awards twice for its Subang Jaya and UEP Subang Jaya townships. The company bagged its 10th consecutive Gold at the Putra Brand Awards 2019 and its 6th consecutive Top 10 Developers Awards at the BCI Asia 2015. Sime Darby Property has also been recognised as among the top developers in Malaysia in the annual The Edge Top Property Developers Awards, a recognition which the company consistently receives since 2009.





For enquiry, please find us at
BANDAR AINSDALE GALLERY
No.1, Jalan Ainsdale 1/1,
Bandar Ainsdale,
70200 Seremban, Negeri Sembilan.

Open Daily: 9:30am - 6:30pm
(including public holidays)

SALES GALLERY

06 761 2778

sime-darbyproperty.com/bandar-ainsdale

THE **EDGE** *Top Property
Developers Awards
2019*



ZERO plastic bottles
at all our Sales Galleries
from 1 Jan 2020

MEMBER OF
**Dow Jones
Sustainability Indices**

In collaboration with 

DEVELOPER OF THE ICONIC


**BATTERSEA
POWER STATION**
LONDON, UK



Sime Darby Property Berhad
197301002148 (15631-P)