

Bandar
Ainsdale
Where happiness begins



Anggun2

20' X 65' . FREEHOLD . 2 STOREY LINK HOMES



Property



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20' X 65' . FREEHOLD . 2 STOREY LINK HOMES

A UNIQUE LAKESIDE LIVING

Embrace the serenity of living next to the 11-acre Ainsdale Lake Park and three fully equipped landscaped parks. Enjoy the convenience of easy access to major highways and various amenities. Live comfortably in a spacious open-planned home designed to grow with your family within a secure and safe community. Welcome home to Anggun 2.





Actual photo of Ainsdale Lake Park

MORE THAN JUST A HOME

Live in the City with Total Tranquility

Live next to the 11-acre Ainsdale Lake Park and explore other numerous gardens, lakes and parks. Get active on the 20km wide walkway that connects throughout Bandar Ainsdale.

Superb Connectivity

Direct access to the PLUS Highway that connects to Kuala Lumpur. Close to Seremban town and numerous amenities.

A Home to be Proud of

Spacious, flexible layout, perimeter fencing, which includes a dedicated guardhouse.

Multi-generational

Granny suite and wheelchair friendly features included.

A Sound Investment

Master planned by award-winning Sime Darby Property Berhad.

SITE PLAN



AMPHITHEATRE GARDEN AREA

ENERGIZE PARK

AINSDALE LAKE PARK

PUMP HOUSE

ENTRANCE PLAZA

JALAN AINSDALE 12/6

E1M AM A AM A AM A AM A AM E1
145 144 143 142 141 140 139 138 137 136 135

E1M AM A AM A AM A AM A AM C
134 133 132 131 130 129 128 127 126 125 124

123 122 121 120 119 118 117 116 115 114 113
E1 A AM A AM A AM A AM A E1M

112 111 110 109 108 107 106 105 104 103 102
E1 A AM A AM A AM A AM A CM

JALAN AINSDALE 12/5

CM A AM A AM A AM A AM E1
101 100 99 98 97 96 95 94 93 92

E1M AM A AM A AM A AM A AM C
91 90 89 88 87 86 85 84 83 82 81

JALAN AINSDALE 12/4

80 79 78 77 76 75 74 73 72 71
C AM A AM A AM A AM A E1M

70 69 68 67 66 65 64 63 62 61 60
E1 A AM A AM A AM A AM A CM

JALAN AINSDALE 12/1

JALAN AINSDALE 12/3

PHASE 1
(SOLD OUT)

JALAN AINSDALE 12/2

ANGGUN PARK

- TYPE A - Intermediate Unit
- TYPE E - End Unit
- TYPE C - Corner Unit



MORE TO DO, MORE TO ENJOY

Just outside your doorsteps, three parks spanning over 13 acres of greenery and lake: Ainsdale Lake Park, Embun Park, and Anggun Park. The perfect setting for a healthy lifestyle.



1 LET THEM PLAY
A creative interconnected children's park for little adventurers



3 SUNKEN MINI FUTSAL COURT
Unleash your inner football star!



2 SAFE & FUN FOR THE KIDS
Let them enjoy their favourite outdoor activities



5 AINSDALE ICONIC SIGNAGE
Photo perfect



4 INSTA-WORTHY
Keruing Tunnel, the first-of-its-kind in Seremban



7 ENTRANCE TO AINSDALE LAKE PARK
Stroll along the picturesque lake park, the perfect backdrop for your Instagram posts



6 AMPHITHEATRE GARDEN AREA
Relax and unwind in this beautiful landscaped garden



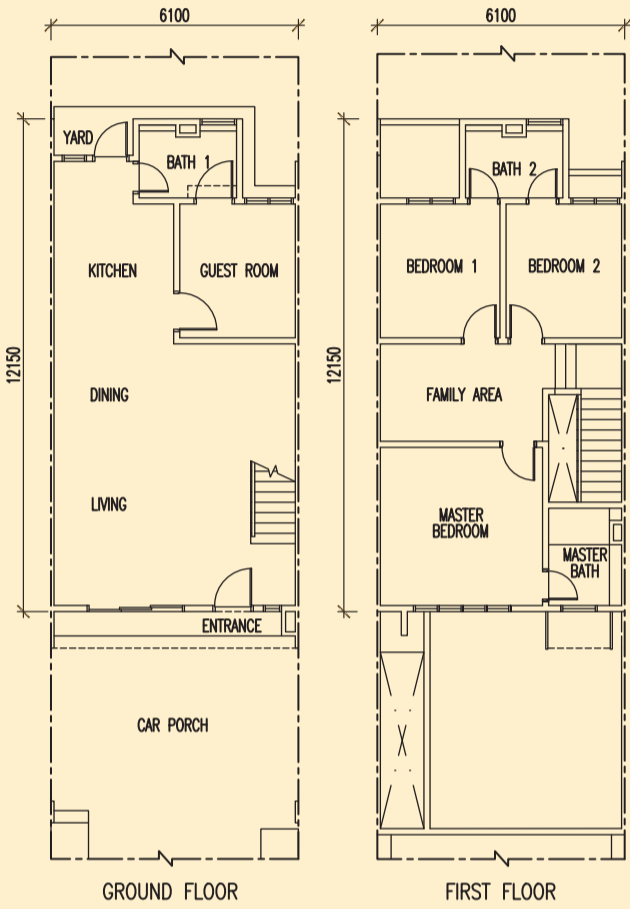
8 RUN EVERY DAY
1.2km jogging track in Ainsdale Lake Park



FLOOR PLAN

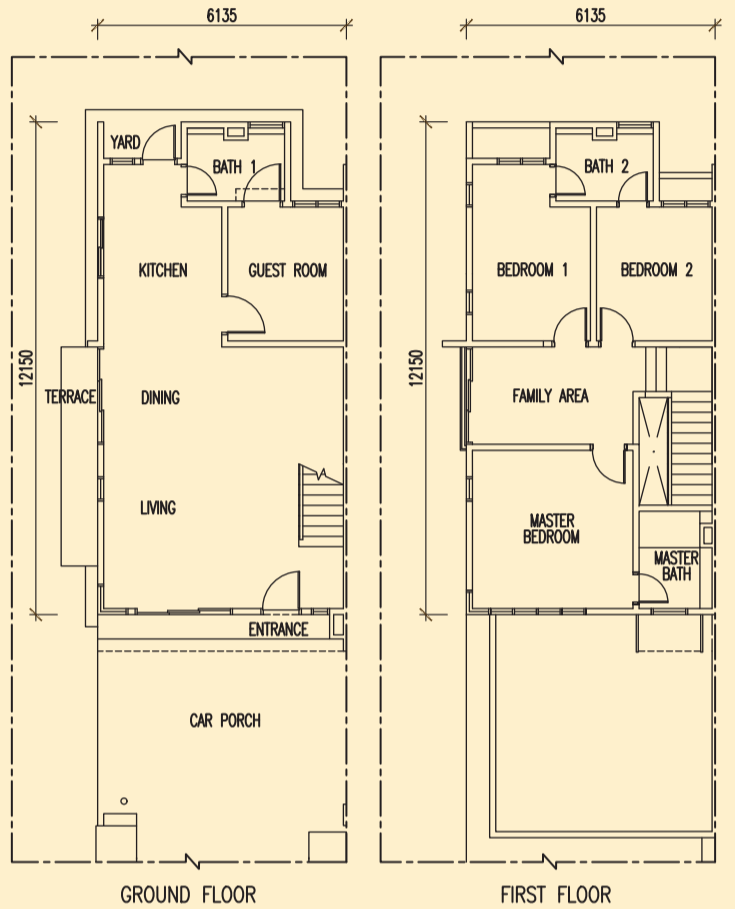
TYPE A | 20'X65'

Intermediate Unit
Built-up : 1,817 sq ft



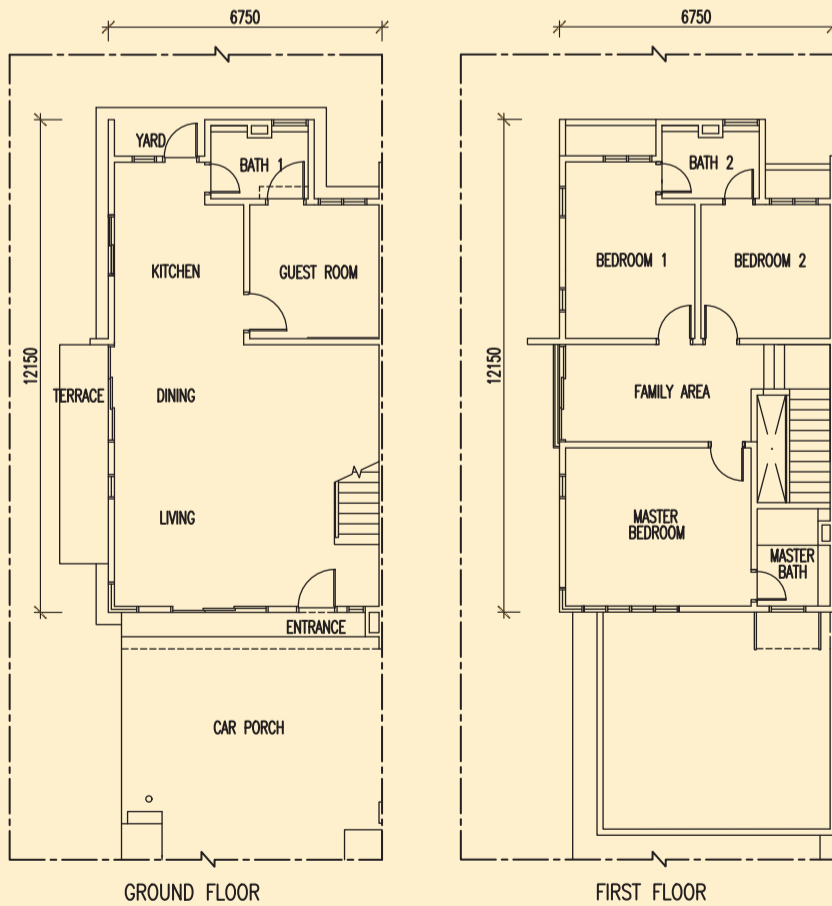
TYPE E1 | 20'X65'

End Unit
Built-up : 1,898 sq ft



TYPE C | 22'X65'

Corner Unit
Built-up : 2,063 sq ft



SPECIFICATIONS

Structure	: Reinforced Concrete				
Wall	: Masonry / Concrete				
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	: Painted Flush Door			
	: Other Doors	: 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 Tiles up to ceiling height			
	: Yard	: Plaster & Paint			
Floor Finishes	: Car Porch	: Concrete Imprint			
	: Entrance, Terrace	: Porcelain Tiles			
	: Yard	: Cement Render			
	: Living & Dining	: Ceramic Tiles			
	: Kitchen	: Ceramic Tiles			
	: Guest Room	: Ceramic Tiles			
	: Master Bedroom, Bedroom 1 & 2	: Ceramic Tiles			
	: Master Bath, Bath 1 & 2	: Ceramic Tiles			
	: Family	: Ceramic Tiles			
	: Staircase	: Ceramic 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	: Light Point	C/Cm	A/Am	E1/E1m	E2/E2m
	: Gate Light Point	: 22	20	22	22
	: Power Point	: 1	1	1	1
	: Fan Point	: 24	24	24	24
	: Door Bell Point	: 7	7	7	7
	: Water Heater Power Point	: 1	1	1	1
	: Air Conditioning Power Point	: 1	1	1	1
	: Fibre Wall Socket	: 2	2	2	2
	: Data Point	: 1	1	1	1
	: TV Point	: 1	1	1	1
	: Auto-Gate Power Point	: 1	1	1	1
	: Booster Pump Power Point	: 1	1	1	1
Internal Telephone Trunking & Cabling	: Provided				
Fencing	: Masonry Fence with M.S. Fencing, M.S. Gate and Chain Link				
Miscellaneous	: Letter Box				
	: Recycle Compartment				
	: TNB Meter Compartment				

EXCELLENT LOCATION

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



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)

06 761 2778

www.simedarbyproperty.com



Phase: BA12B | Total units: 86 | Type: 2 Storey Link House | Expected date of completion: March 2024 | Land: Free from encumbrances | Tenure of land: Freehold | Developer's license no. : 12408 - 13/07-2023/0560 (L) | Validity: 16/07/2021 - 15/07/2023 | Advertising & sales permit no. : 12408 - 13/07-2023/0560 (P) | Validity: 16/07/2021 - 15/07/2023 | Approval authority: Majlis Bandaraya Seremban | Building plan approval: MPN.431/1/104/2019/2 | Developed by: Sime Darby Property (Ainsdale) Sdn Bhd (Co. no. 200801003748), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling price: Type A, Am : RM 540,888 (min) - RM 710,266 (max), Type E1, E1m RM 642,888 (min) - RM 830,266 (max), Type C, Cm RM 856,888 (min) - RM 1,112,266 (max)

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