



arina

20' x 70' | LINKED HOMES
FREEHOLD



Bandar
Ainsdale

Your dream home awaits at Bandar Ainsdale

Arina is thoughtfully designed to grow with you through every chapter of life. From young families to those seeking to embrace simplicity in their golden years, Arina's versatile layouts offer flexibility to suit your needs whatever your life journey is.

Located in the heart of Seremban, it blends tranquil green spaces with modern conveniences, all set within a welcoming neighbourhood. The perfect home awaits to elevate your everyday living. Start your next chapter with your loved ones in Arina, Bandar Ainsdale.



The right place to stay connected



Convenience in a prime location

Arina is situated in the heart of Bandar Ainsdale, just 7km from Seremban Town Centre, where residents benefit from direct access to the North-South Expressway, ensuring seamless travel to Klang Valley, Putrajaya, and Melaka.



Guard House

Direct access via
Bandar Ainsdale
Interchange **Exit 217**

7km to Seremban
Town Centre

Artist's impression

Discover a well-balanced life

Where life can sometimes feel chaotic, finding a place where you belong is essential.

At Bandar Ainsdale, we prioritise a well-balanced lifestyle that harmonises leisure, community, nature, and sustainability, to call home and thrive. Cultivate meaningful connections, enjoy the serenity of nature, and engage in activities that enrich your life, making every day memorable and most importantly, fulfilling. Bandar Ainsdale, right for your well-being, your happiness.

The **right place**
to belong



11 acres
Ainsdale Lake Park

BANDAR AINSDALE MASTERPLAN

4
Township
Lakes & Parks

- 1 Ainsdale Lake Park
- 2 Tasik Abadi
- 3 Tasik Segar
- 4 Tasik Citra

arina
BANDAR AINSDALE

20km
Jogging &
Cycling Path

BANDAR AINSDALE GALLERY



The **right place** to embrace wellness





Bandar Ainsdale's 1st Single-storey Homes

Designed to accommodate every stage of your life's journey, Arina offers the ideal blend of style, comfort, and versatility, all at an exceptional value. With adaptable spaces to suit your daily needs to feeling welcomed in a vibrant community, Arina is where you'll find the home that feels just right.



Arina at a glance

STRATEGIC LOCATION

7km to Seremban Town Centre
—
Easy access via Bandar Ainsdale Interchange (Exit 217)
—
Easy access to Kuala Lumpur & Melaka

PRACTICAL LIVING

Single-storey layout ideal for all lifestyles
—
3 bedrooms, 2 bathrooms
—
Built-up: 1,010 to 1,138 sqft

AMPLE GREEN SPACES

4 lakes & parks nearby
—
20km jogging & cycling path
—
11-acre Ainsdale Lake Park

READY AMENITIES

Seremban Gateway - 5km
—
Zenith International School - 6km
—
KPJ Specialist Seremban Hospital - 6km
—
Lotus - 6km



The right place to come home to



Actual show unit

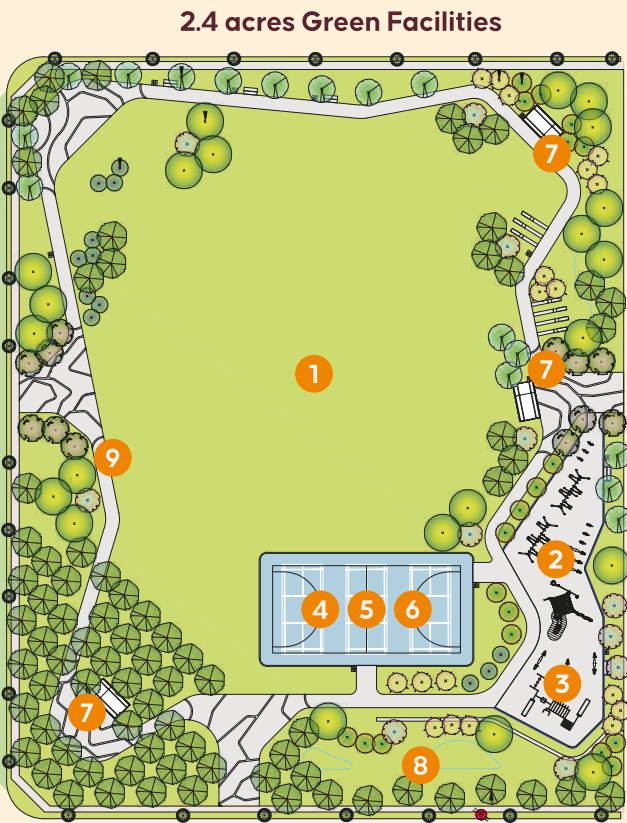
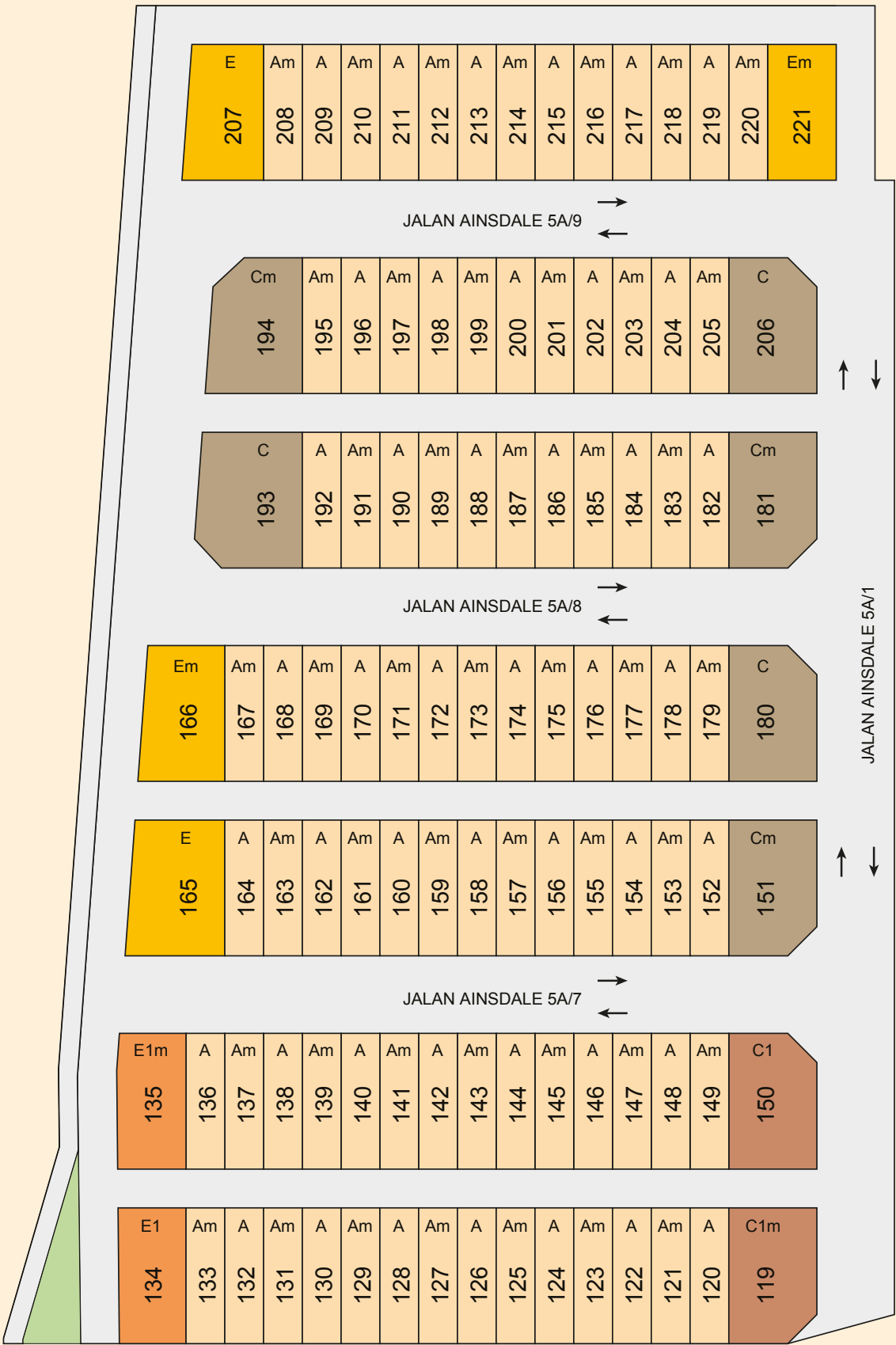
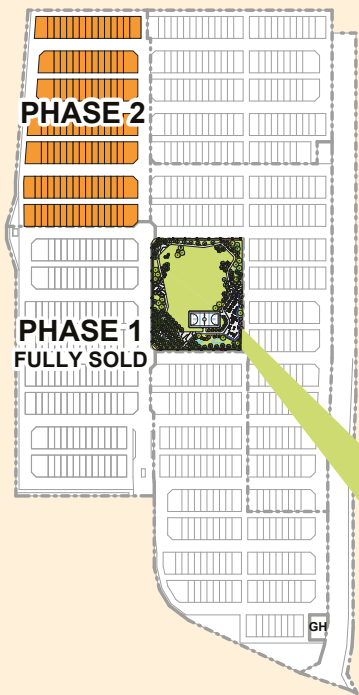
Whether you're upgrading to welcome a growing family, buying your first dream home, or downsizing without compromising on comfort, Arina's 20' X 70 freehold terrace homes are designed to fit seamlessly for every stage of life. With versatile open-plan layouts spanning 1,010 to 1,138 sqft, these homes balance functionality and comfort, offering flexible spaces with ample natural lighting and ventilation. Each home features 3 bedrooms and 2 bathrooms, ideal for families of all sizes.



phase 2

BANDAR AINSDALE

Site Plan



- 1 Picnic Lawn

2 Playground

3 Outdoor Gym

4 Basketball Court

5 Badminton Court
- 6 Sepak Takraw Court

7 Gazebo

8 Mound & Terrace (Outdoor Seating)

9 Walkway

Legend

Type A - Intermediate Unit
20'x70' | Built-up Area: 1,010 ft²

Type E - End Unit
22'x70' | Built-up Area: 1,138 ft²

Type E1 - End Unit
20'x70' | Built-up Area: 1,026 ft²

Type C - Corner Unit
22'x70' | Built-up Area: 1,138 ft²

Type C1 - Corner Unit
20'x70' | Built-up Area: 1,026 ft²

A

Type

1

Address Number

GH

Guard House



phase 2
BANDAR AINSDALE

Floor Plan
Intermediate Unit

Type A/Am
20' x 70' | 1,010 sq ft



3 bedrooms

+



2 bathrooms



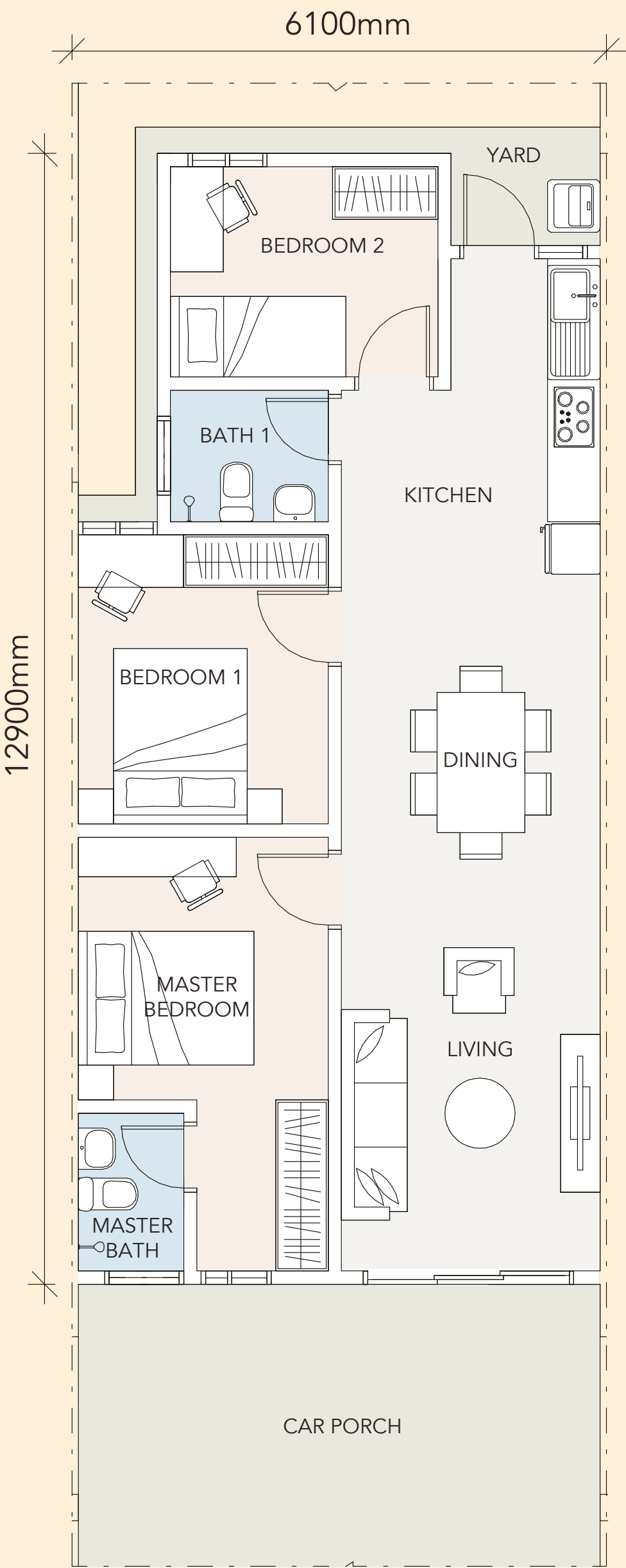
Light & breezy,
well-ventilated
with windows



Open-plan
layout



Backyard garden
space



SCAN FOR MORE
FLOOR PLANS



Specifications

Structure		: Reinforced Concrete				
Wall		: Masonry / Concrete				
Roof Covering		: Roof Tiles				
Roof Framing		: Metal				
Ceiling		: Plasterboard / Skim Coat / Cement Board				
Windows	: All	: Aluminium Frame Glass Panel				
Doors	: Main Entrance : Other Doors	: Aluminium Frame Sliding Door : Painted Flush Door : Aluminium Frame Sliding Door (Type C, Cm, E, Em, C1, C1m, E1 & E1m only)				
Ironmongery		: Locksets with Accessories				
Wall Finishes	: External : Internal : Kitchen : Master Bath, Bath 1 : Yard	: Plaster & Paint : Plaster / Skim Coat & Paint : Ceramic Tiles up to 1500mm high / Plaster / Skim Coat & Paint : Ceramic Tiles up to 1500mm high / Plaster & Paint : Plaster & Paint				
Floor Finishes	: Car Porch : Terrace, Yard : Living, Dining : Master Bedroom, Bedroom 1 & 2 : Kitchen : Master Bath, Bath 1	: Concrete Broom finishes : Cement Render : Ceramic Tiles : Ceramic Tiles : Ceramic Tiles : Ceramic Tiles				
Sanitary and Plumbing Fittings	: Kitchen : Master Bathroom, Bath 1 : Yard : Recycle Compartment	: Sink and Tap : Sanitary Wares and Fittings : Tap : Tap				
		C/Cm	A/Am	E/Em	C1/C1m	E1/E1m
Electrical Installation	: Light Point	: 15	: 14	: 15	: 15	: 15
	: Gate Light Point	: 1	: 1	: 1	: 1	: 1
	: Power Point	: 12	: 12	: 12	: 12	: 12
	: Fan Point	: 5	: 5	: 5	: 5	: 5
	: Door Bell Point	: 1	: 1	: 1	: 1	: 1
	: Water Heater Power Point	: 1	: 1	: 1	: 1	: 1
	: Air Conditioning Power Point	: 2	: 2	: 2	: 2	: 2
	: Telecommunication Point	: 1	: 1	: 1	: 1	: 1
	: TV Point	: 1	: 1	: 1	: 1	: 1
Internal Telecommunication Trunking and Cabling		: Conduit and cabling				
Fencing		: M.S. Gate and Chain Link				
Miscellaneous		: Letter Box : Recycle Compartment				

Location Map



All within reach

A collage of images illustrating a community where everyone has access to resources. The top section shows a male doctor in a white coat with a stethoscope interacting with a family (a woman, a young boy, and another woman) who are looking at a tablet together. The middle section depicts a library or bookstore with several people: a woman in a white blouse looking at a smartphone, a man in a light green sweater reaching for a book on a high shelf, and a woman in a black hijab and striped shirt also reaching for a book. The bottom section shows two women exercising outdoors on a grassy area; one is in a pink shirt and black leggings, and the other is in a white shirt and blue shorts, both performing a side plank or similar core exercise. The overall theme is inclusivity and accessibility for all.

1	Sekolah Menengah Sri Pelangi	400m
2	SJK (C) Ladang Hillside	3km
3	Zenith International School	6km
4	SJK (C) Tung Hua S2 Heights	7km
5	Universiti Teknologi MARA	14km

1	KPJ Specialist Seremban Hospital	6km
2	Columbia Asia Medical Centre	6km
3	Hospital Tunku Jaafar	11km

1	KTM Tiroi	5km
2	KTM Seremban	9km
3	Terminal One	8km
4	KLIA	40km

1	Ainsdale Lake Park	2km
2	S2 Seremban Hill Park	8km
3	Seremban Lake Garden	12km

1	Seremban Gateway	5km
2	Lotus's	6km
3	Palm Mall	7km
4	AEON	9km
5	Mydin	9km



About Sime Darby Property Berhad

With over 50 years of experience, Sime Darby Property leads in creating master-planned communities, setting the benchmark for quality, innovation, and sustainability in residential, integrated and high-rise projects within its 25 townships and developments across Malaysia.

As it transitions into a real estate company by 2025, the company drives the industrial and logistics segment in Elmina Business Park, Bandar Bukit Raja, Hamilton Nilai City, and the Pagoh Special Economic Zone. Propelling its recurring income portfolio, Sime Darby Property is also the first public-listed property developer in Malaysia to venture into the creation of development funds in the industrial and logistics sector.

The company has pledged to achieve Net Zero carbon emissions by 2050, referencing the science-based target of limiting global temperature rise to 1.5°C. A consistent champion for biodiversity, Sime Darby Property is a constituent of the MSCI ACWI Small Cap Index with MSCI ESG Rating of BBB and is rated by the Carbon Disclosure Project.

A part of the respectable Malaysian consortium which successfully regenerated the iconic Battersea Power Station in the United Kingdom, Sime Darby Property also owns the multi-award-winning Kuala Lumpur Golf & Country Club, host to the prestigious LPGA-sanctioned Maybank Championship.

Driven by its Purpose to be a Value Multiplier for People, Businesses, Economies, and the Planet, Sime Darby Property through its philanthropic arm, Yayasan Sime Darby, continuously creates positive social impacts for the communities it serves.

Sime Darby Property is recognised as the World's Best with Gold and Silver wins at the FIABCI World Prix d'Excellence Awards 2023, with other notable achievements, including All-Stars at the StarProperty Awards 2023, a Platinum ranking in the Property Development category at the Putra Brand Awards 2023, a Top 10 Developers (Malaysia) Award at the BCI Asia Awards 2023, a People's Choice Award at the PropertyGuru Asia Awards Malaysia 2023, as well as named one of the nation's top three property developers at 'The Edge Malaysia's Top Property Developers Awards 2023'.



