

AviraHills2

— SEREMBAN —

20' X 70' | 2 - STOREY TERRACE HOMES | FREEHOLD



City *Connectivity* *Serene* Living

Experience the best of both worlds at Avira Hills 2 in Bandar Ainsdale, Seremban.

These freehold 2-storey terrace homes (20' x 70') offer seamless city connectivity paired with a tranquil, nature-inspired lifestyle.

It's the perfect place to slow down and focus on what matters.



Move In Ready Homes



Practical Homes for Everyday Living

Avira Hills 2 features a sleek, modern design defined by clean lines and bold geometric forms. Expansive rectangular windows lend a sense of symmetry while welcoming an abundance of natural light into every space.

It's a timeless, elegant space designed for both style and comfort.



Completed Homes
in 2026



Direct NSE Access
For the Strategic Commuters



Nature-inspired Living
11-acre Ainsdale Lake Park

Living with Nature

Here, nature is not an afterthought. It is part of everyday life.

Green surroundings, open skies, and gentle landscapes create a setting that soothes the senses and brings a quiet balance to your daily routine.

It is a place where you can pause, breathe, and truly feel at home, with nearby landmarks such as The Rock Hiking Trail further enhancing the character of this growing and serene township.





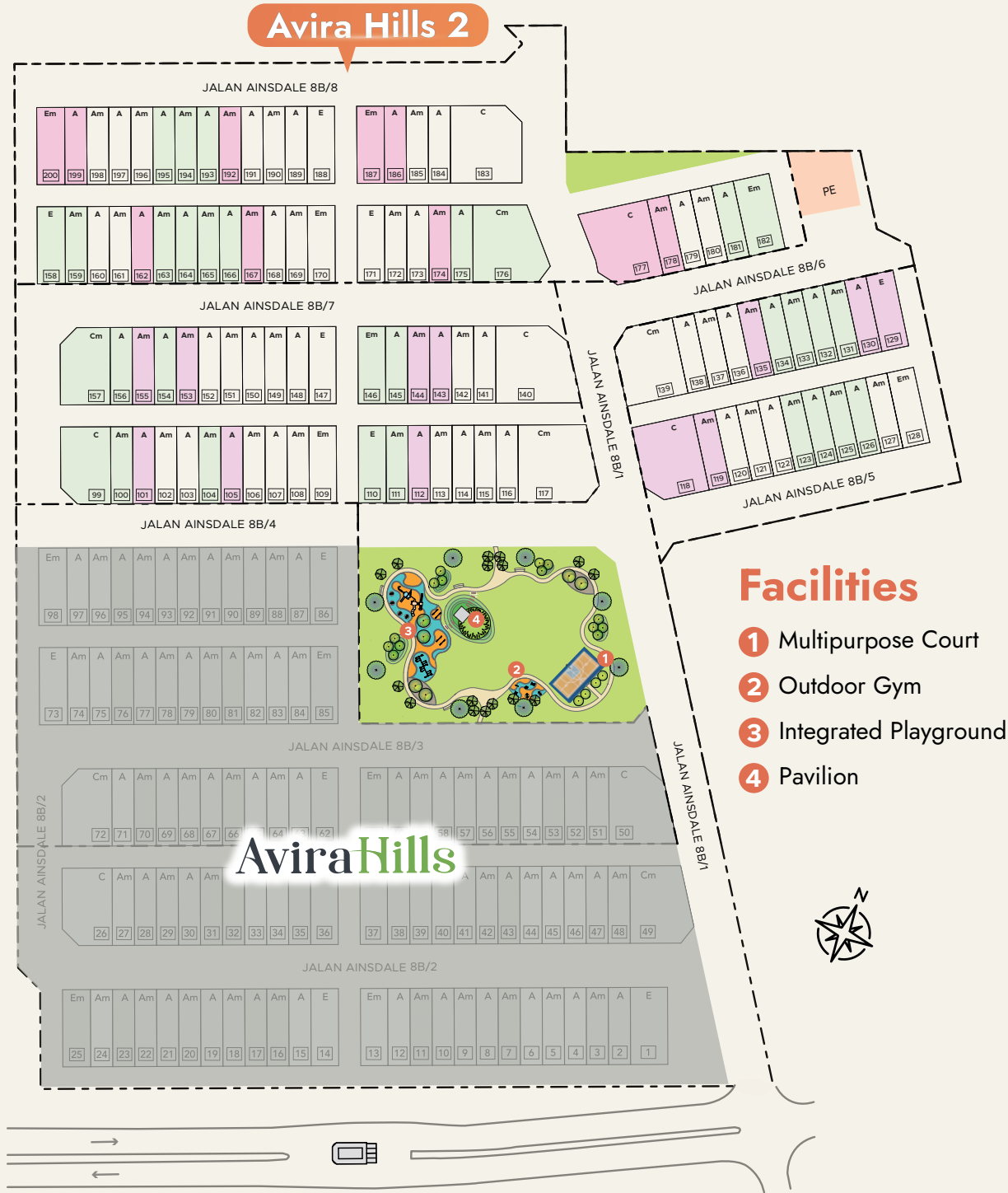
A Neighbourhood That Grows With You

More than just a place to live, Avira Hills 2 is a community in the making.

A place where neighbours become familiar faces, where children grow up together, and where shared spaces bring people closer. It is a neighbourhood designed for today and for years to come.

Site Plan

Avira Hills 2



Facilities

- 1 Multipurpose Court
- 2 Outdoor Gym
- 3 Integrated Playground
- 4 Pavilion

LEGEND

1 Address Number



Open Bumiputera

A/Am Intermediate Unit
20' x 70'

PE TNB Substation



Statutory Bumiputera

E/Em End Unit
20' x 70'



Guard House

C/Cm Corner Unit
22' x 70'

Floor Plan

CORNER UNIT 22' x 70'



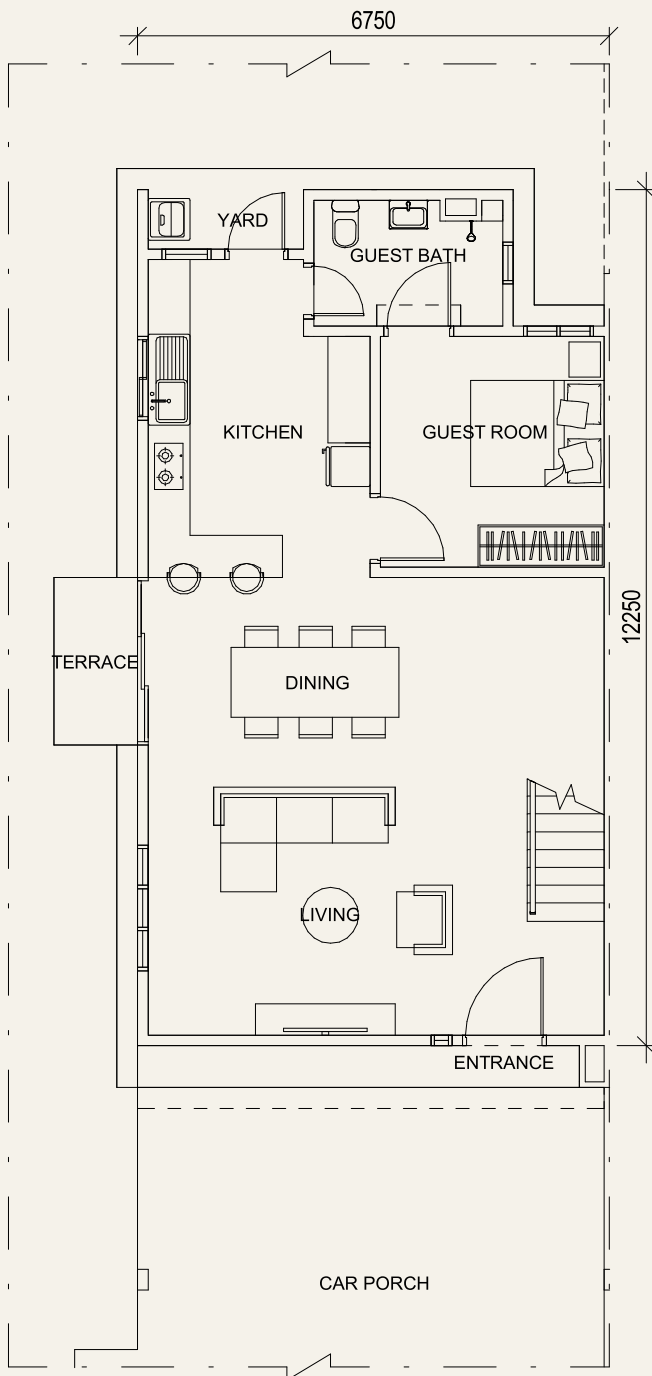
1,937 sq ft



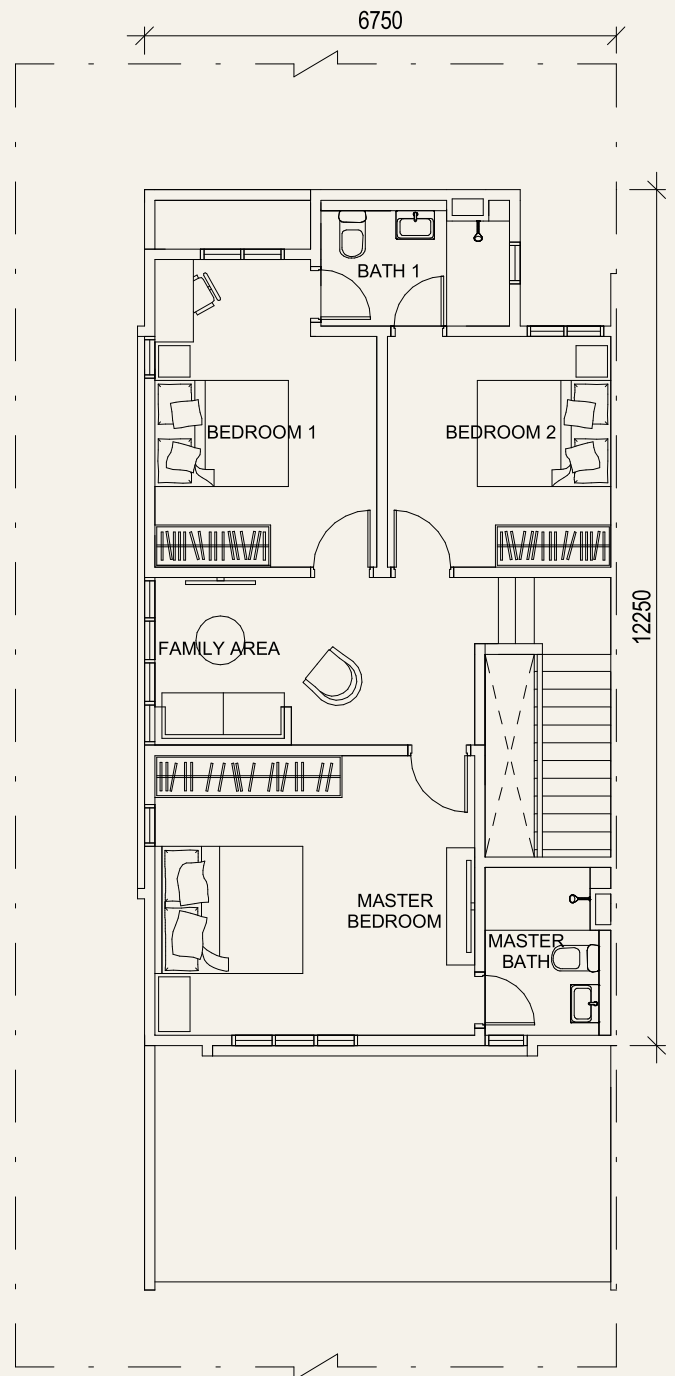
4 Bedrooms



3 Bathrooms



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Floor Plan

END UNIT 20' x 70'



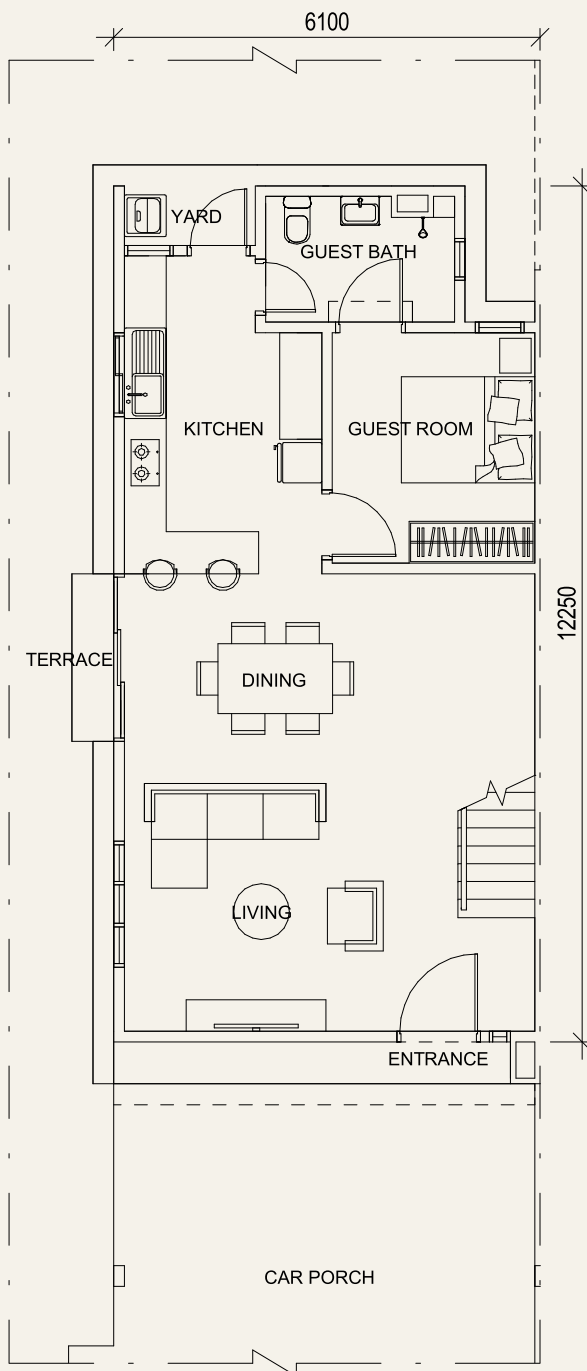
1,757 sq ft



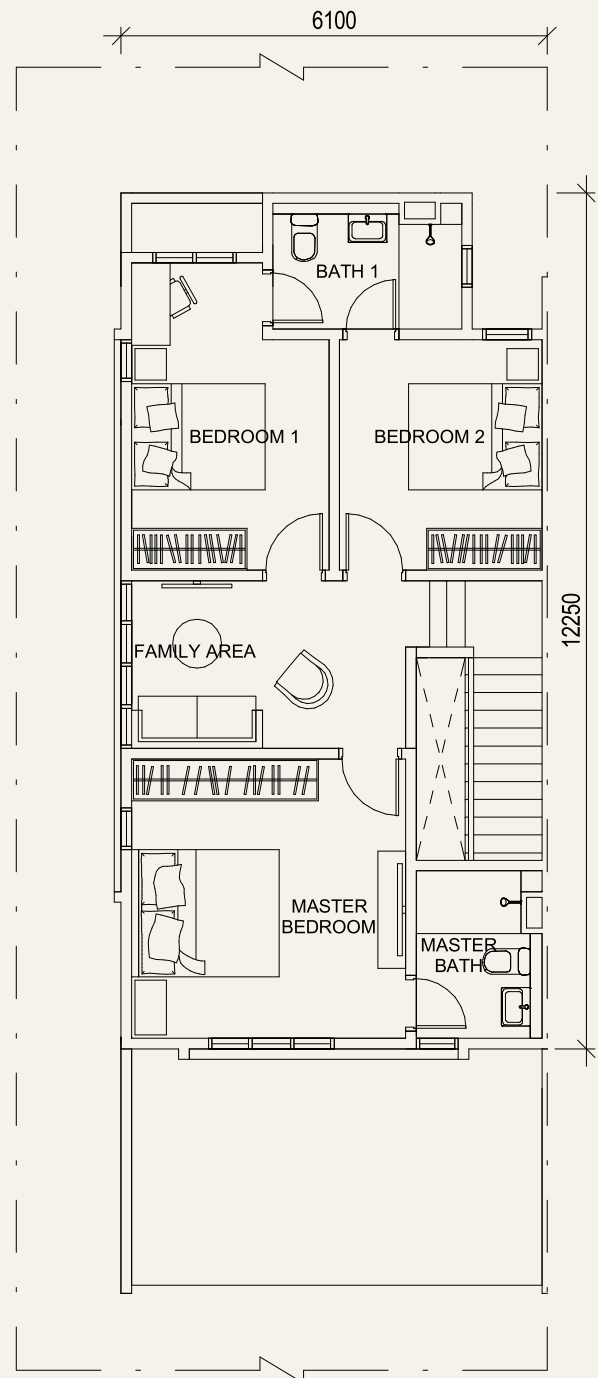
4 Bedrooms



3 Bathrooms



GROUND FLOOR PLAN



FIRST FLOOR PLAN

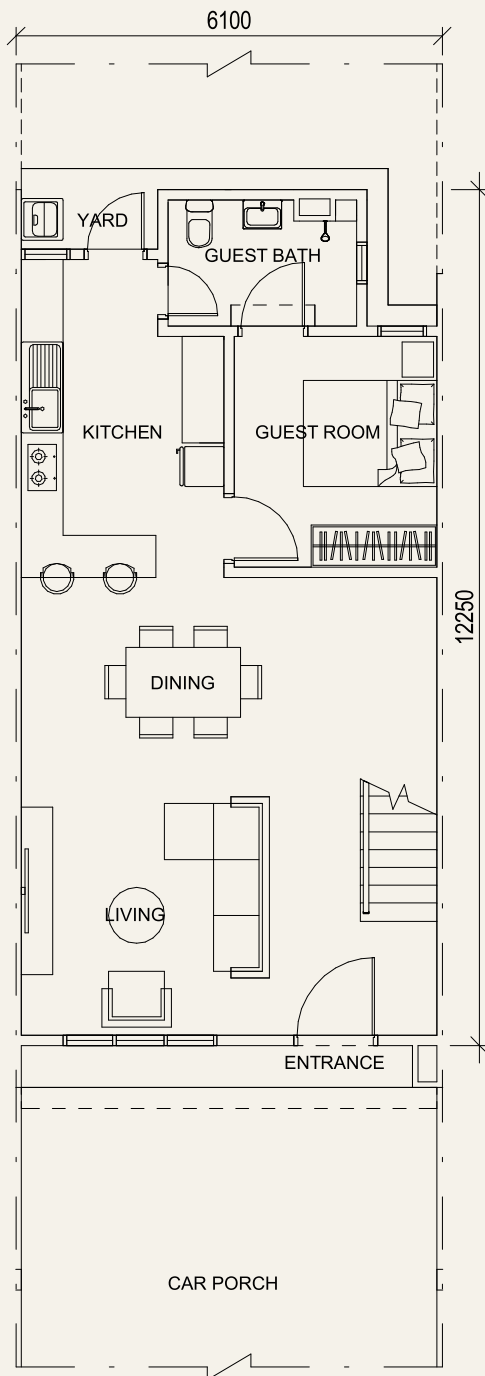
Floor Plan

INTERMEDIATE UNIT 20' x 70'

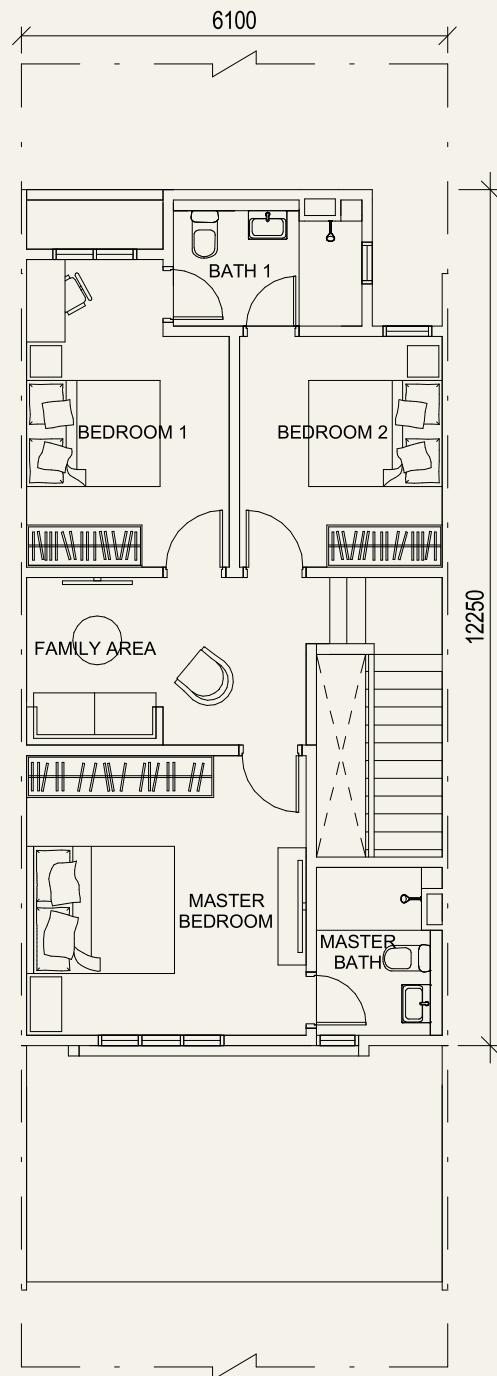

1,754 sq ft


4 Bedrooms


3 Bathrooms



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Specifications

Structure		: Reinforced Concrete		
Wall		: Masonry / Reinforced Concrete		
Roofing Covering		: Roof Tiles / Concrete / Metal Deck		
Roof Framing		: Metal		
Ceiling		: Plasterboard / Skim Coat / Cement Board / Paint		
Windows:	: All	: Aluminium Frame Glass Panel		
Doors	: Main Entrance	: Painted Flush Door		
	: Other Doors	: Painted Flush Door		
		: Aluminium Frame Sliding Door (Type C, Cm & E, Em Only)		
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	: Ceramic Tiles		
	: Guest Room	: Ceramic Tiles		
	: Master Bath, Bath 1 & Guest Bath	: Ceramic Tiles		
	: Master Bedroom, Bedroom 1 & 2	: Laminated Flooring		
	: Family	: Laminated Flooring		
	: Staircase	: Laminated Flooring		
Sanitary and Plumbing Fittings	: Kitchen	: Sink and Tap		
	: Master Bath, Bath 1 & Guest Bath	: Sanitary Wares and Fittings		
	: Yard	: Tap		
	: Recycle Compartment	: Tap		
Electrical Installation		C/Cm	A/Am	E/Em
	: Light Point	20	19	20
	: Gate Light Point	1	1	1
	: Power Point	21	21	21
	: Fan Point	7	7	7
	: Door Bell Point	1	1	1
	: Water Heater Power Point	1	1	1
	: Air Conditioning Power Point (Without Piping)	2	2	2
	: Telecommunication Point	2	2	2
	: TV Point	1	1	1
	: Auto-Gate Power Point	1	1	1
	: Booster Pump Power Point	1	1	1
Internal telecommunication trunking and cabling		: Conduit & Cabling		
Fencing		: Masonry Fence, G.I. Fencing (Type C, Cm & E, Em Only), M.S. Door Gate and Chain Link		
Miscellaneous		: Letter Box : Recycle Compartment		



45km
Sg. Besi Toll

40km
KLIA

Bandar
Ainsdale
Exit 217

7km
Seremban

30km
Port Dickson

All within reach

Transportations

KTM Tiroi	5km
KTM Seremban	9km
Terminal One	8km
KLIA	40km

Medical centres

KPJ Specialist Seremban Hospital	6km
Columbia Asia Medical Centre	6km
Hospital Tuanku Jaafar	11km

Education institutions

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

Parks

Ainsdale Lake Park	500m
Seremban Hill Park	8km
Seremban Lake Garden	12km

Shopping mall & supermarkets

Seremban Gateway	5km
Lotus's	6km
Palm Mall	7km
AEON	9km
Mydin	9km

 Bandar Ainsdale Sales Gallery

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Bandar
Ainsdale

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