

Suasaña

AINSDALE

PHASE 1

20' x 70' | 2 STOREY LINKED HOMES

FREEHOLD

Bandar
Ainsdale
Where happiness begins



Photo by Pang JiaJun
at Ainsdale Lake Park



BLISSFUL LIVING BEGINS HERE

At Suasana Ainsdale, the life you deserve awaits where every day is a blessing. Surround yourself with the peace and harmony from the verdant gardens and parks, and enjoy the convenience of being strategically located next to PLUS Highway and only 5km from Seremban town to perfectly balance work and life. Nurture greater family bonds in the spacious homes designed for multigenerational living.

A WELL-BALANCED LIFE

Life at Bandar Ainsdale is guided by the four pillars of holistic living to fulfil everything you need for a nurturing present and future.

LEISURE

Incorporate various elements of a leisurely lifestyle for all to enjoy



CULTURE

Cultivate a relaxed ambience for peaceful community living



SUSTAINABILITY

Maintain a balance in biodiversity for serene living



NATURE

Embrace a harmonious co-existence with nature for the community to prosper



AINSDALE

LAKE PARK

A GREEN HAVEN AT YOUR DOORSTEP

A home in Suasana Ainsdale means living just a few steps away from the vibrant 11-acre Ainsdale Lake Park, with a backdrop of green hills. A serene lake in the middle offers a sense of tranquility while the landscaped gardens are the perfect spot to energise and unwind. The nearby children's playground will be popular with your little ones to play and explore in a safe and nurturing environment.

MULTIPURPOSE COURT

Unleash your inner football star!

3

SAFE & FUN FOR THE KIDS

Let them enjoy their favourite outdoor activities

2

AINSDALE GIANT SIGN

Photo perfect

5

ENTRANCE TO AINSDALE LAKE GARDEN

Stroll along the picturesque lake garden, the perfect backdrop for your Instagram posts

7

4

INSTA-WORTHY

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

8

RUN EVERY DAY

1.2km jogging track in Ainsdale Lake Garden

1

LET THEM PLAY

A creative interconnected children's park for little adventurers

6

AMPHITHEATRE GARDEN AREA

Relax and unwind in this beautiful landscaped garden

A PLACE TO GROW

Just 5km to Seremban town and with direct access to Kuala Lumpur via the PLUS Highway Bandar Ainsdale Interchange (Exit 217), Suasana Ainsdale is the perfect balance between serenity and convenience in a safe and welcoming community. Make it your home today and for generations to come.



A park with facilities for all generations



SURROUNDED BY GREEN

3 picturesque lake gardens within Bandar Ainsdale



EASY ACCESS

Next to dedicated interchange with direct access to KL via PLUS Highway



MASTER PLANNED BY SIME DARBY PROPERTY

562 acres freehold residential and commercial development



THE PERFECT SETTING

Starting at 1,756 sqft, Suasana Ainsdale is both an ideal starter home and an investment. The peaceful surroundings complement these contemporary homes to provide you with a sense of belonging. It's where you want to come home to every day and be with the people you love.



DESIGNED FOR MULTIGENERATIONAL LIVING

From the elderly to the young, Suasana Ainsdale multigenerational homes are perfectly designed to cater to all needs. Plan how you want your home to be with more space and flexibility available to you. Move easily between the integrated living, dining and kitchen areas for a greater sense of freedom. Enjoy natural ventilation and warm lighting made possible by large windows and openings.



FREEHOLD

20' X 70'



SPACIOUS LIVING

4 bedrooms,
3 bathrooms and
family area



FLEXIBLE SPACE

Open-plan
layout



COMFORT

Natural ventilation
and lighting



SAFE AND SECURE

Perimeter
fencing and
dedicated
guardhouse



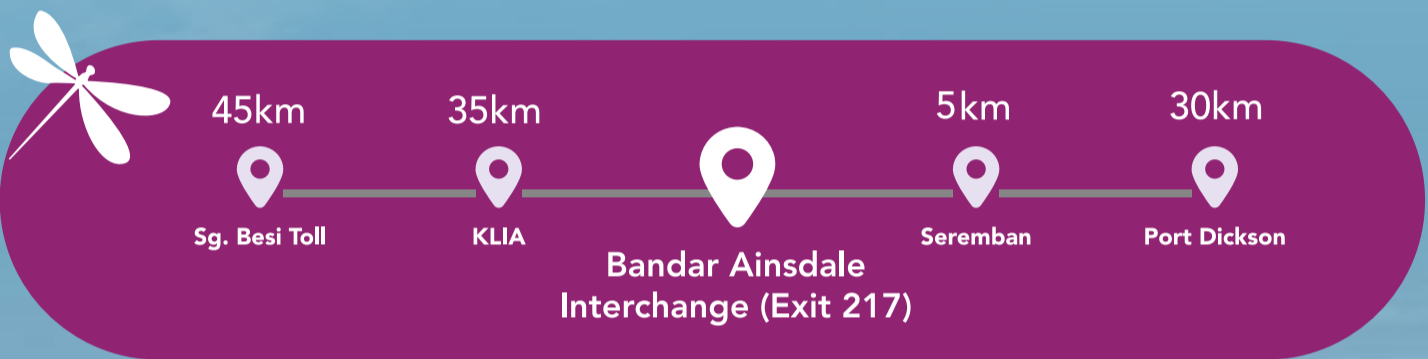
TO LIVE FREE AND HAPPY

Children will get every opportunity to enjoy their childhood in pure freedom and joy within the safe community at Suasana Ainsdale. The vibrant playground is where all their best days will take place where they get to play freely outdoors. You'll get to enjoy it too with your daily walks and interaction with the neighbours.



PERFECTLY PLACED FOR YOUR CONVENIENCE

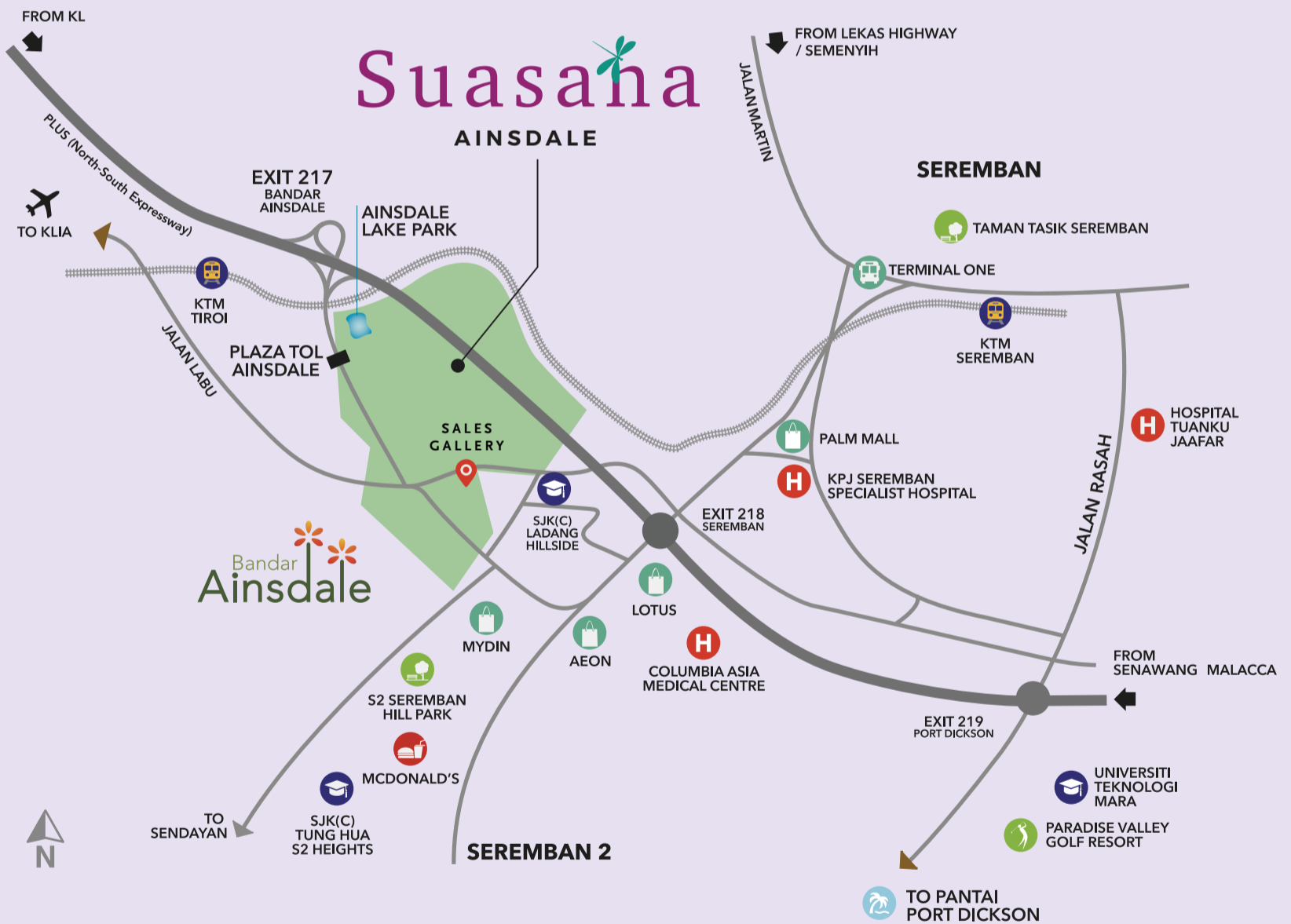
You can work in Kuala Lumpur and still make it back in time for precious family bonding in your Suasana Ainsdale home, thanks to the dedicated PLUS Highway Bandar Ainsdale Interchange (Exit 217) that makes travelling between both cities easy, fuss-free and convenient. Escape from the city's hustle and bustle over the weekend in your blissful Suasana Ainsdale home... or make it to a family reunion in Kuala Lumpur with time to spare when you get home. The choice is yours to make, and that's the beauty of living in Suasana Ainsdale.



Actual photo

ACCESS TO DIVERSE AMENITIES

With just 5km away from Seremban town, living in Suasana Ainsdale means your everyday necessities are easily within reach, from medical centres to quality schools, shopping destinations, and popular eating spots. It doesn't get any more convenient than this.

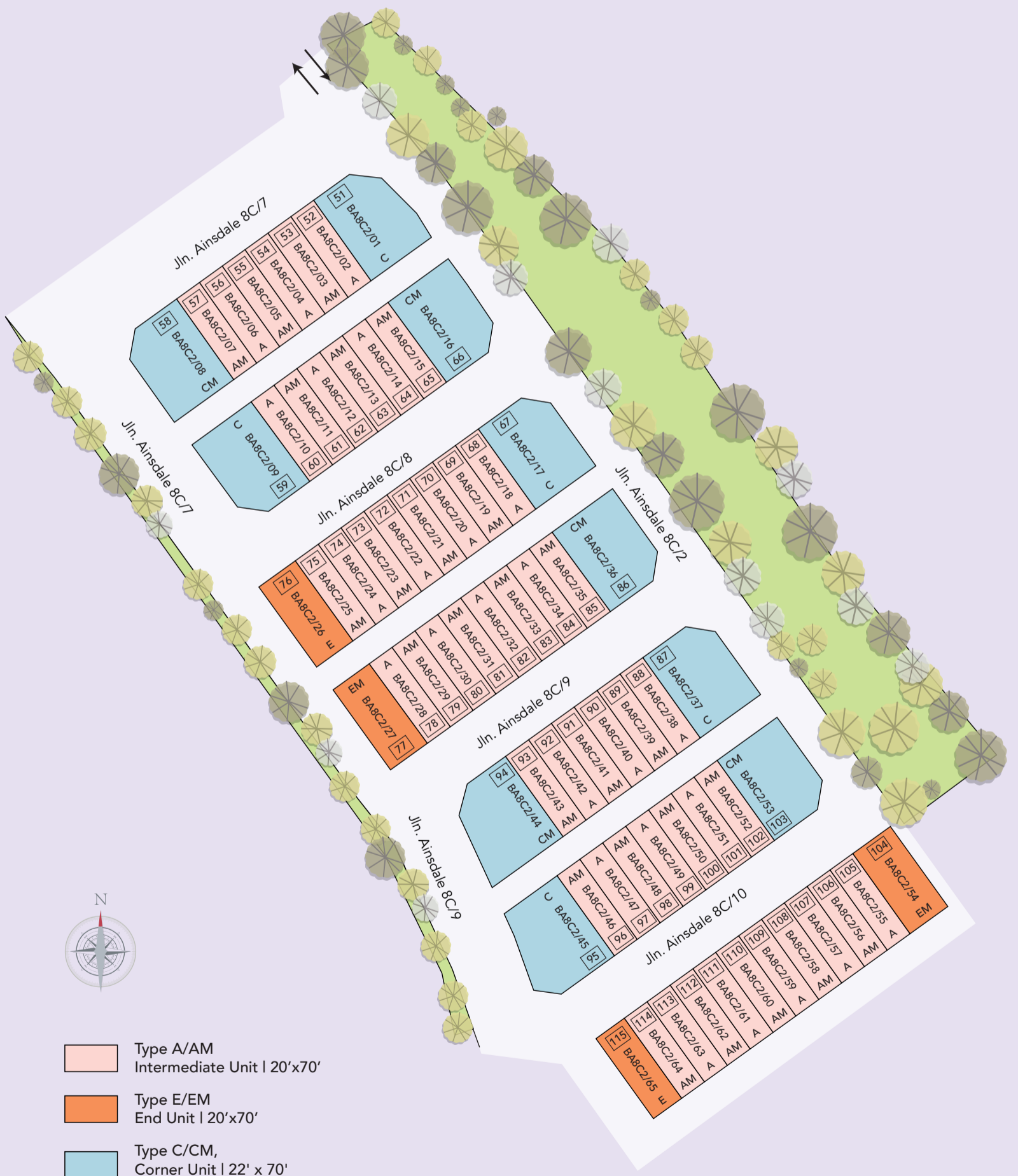


Suasana AINSDALE



LEGEND		LEGEND	
H	Hall	RP	Recreation Pond
K	Kindergarten	ST	Suction Tank
S	Surau	STP	Sewerage Plant Station
ES	Electrical Substation	MSS	Main Switch Station
IPS	Intermediate Pumping Station	TMI	Transmission Main Intake
		WT	Water Tank
			BANDAR AINSDALE GALLERY
			Residential
			Commercial

SITE PLAN



COME HOME TO EVERYTHING THAT MATTERS

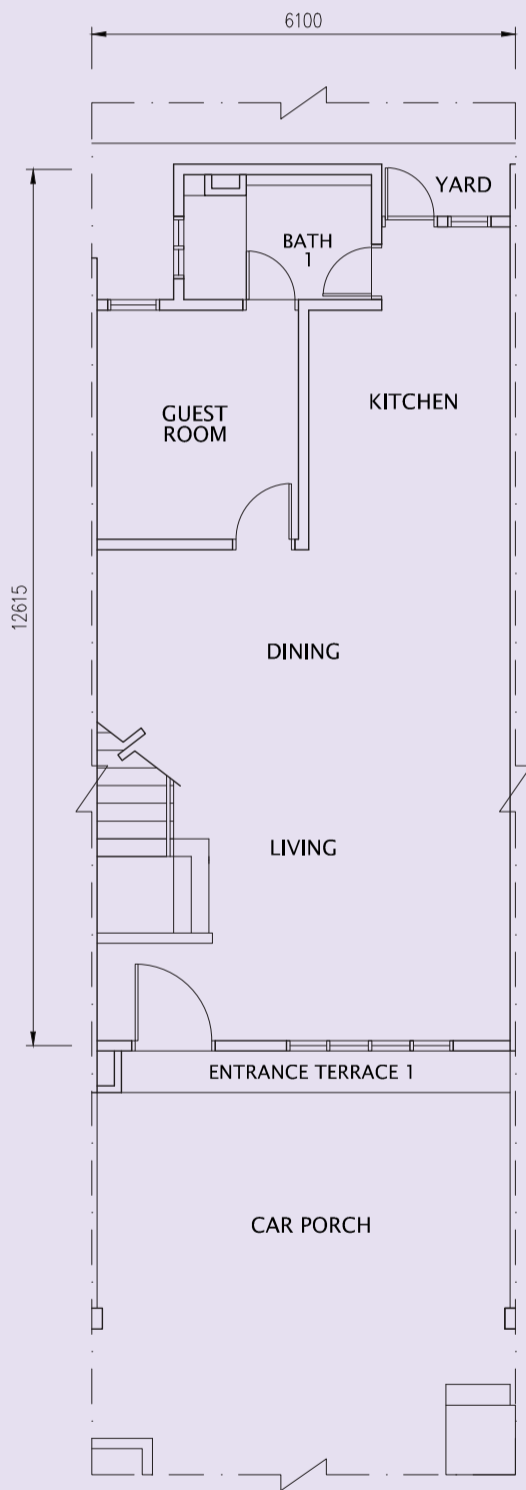
Spacious and comfortable, safe and secure. It's where you and your family deserve to be, home in Suasana Ainsdale.



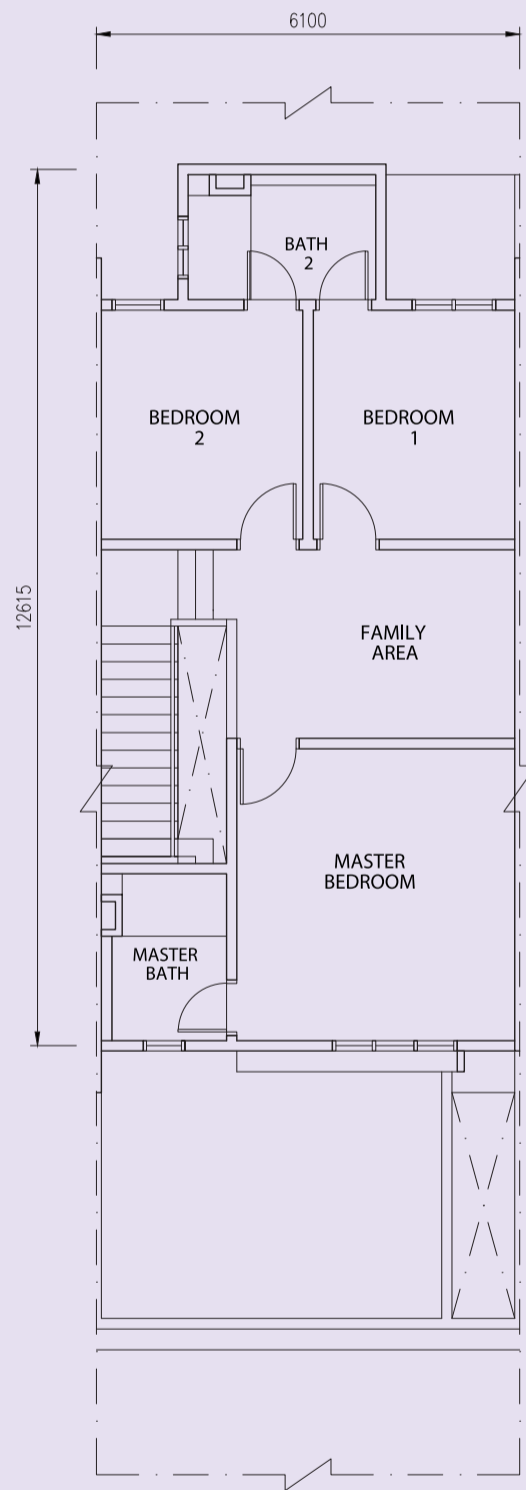
FLOOR PLAN

Intermediate Unit - Type A/Am
20' x 70' | 1,756 sq ft

4 Bedrooms + 3 Bathrooms



Ground Floor

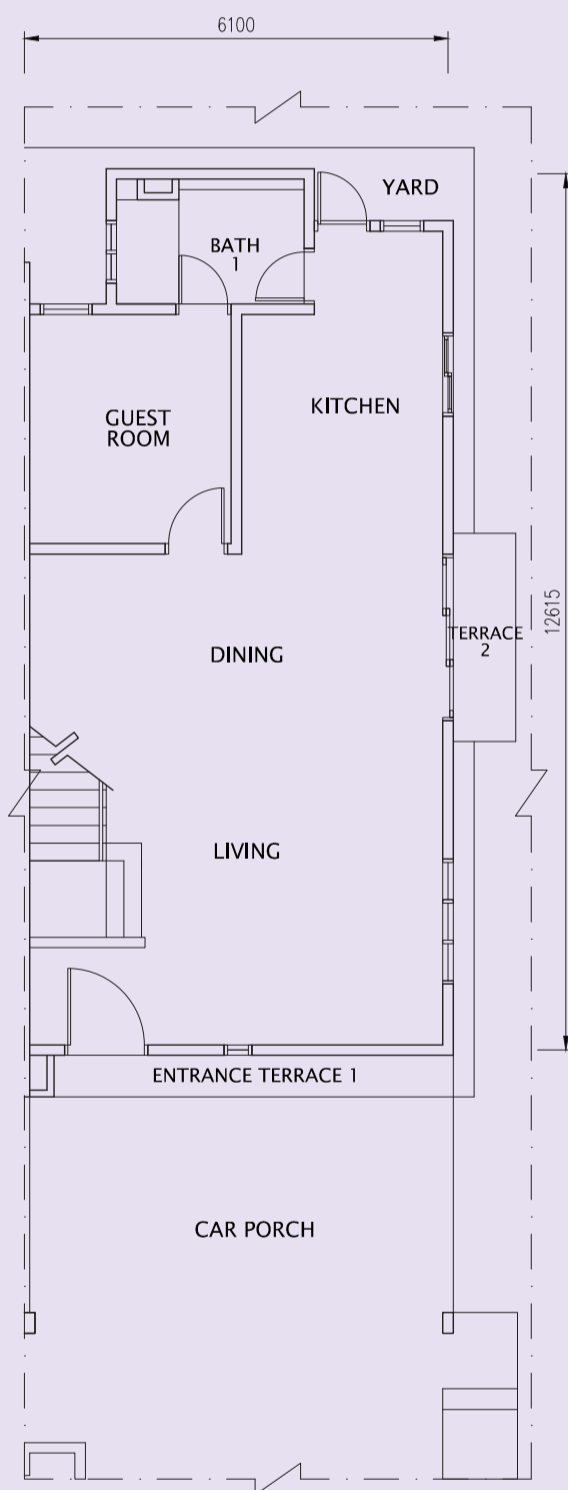


First Floor

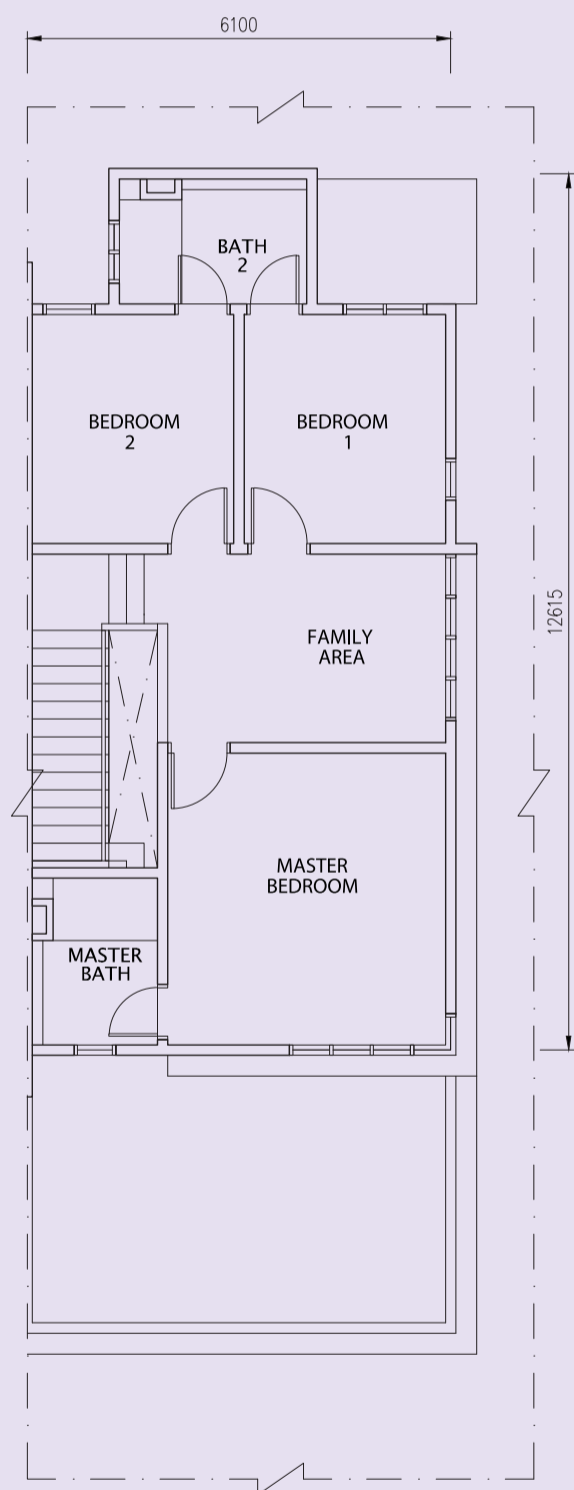
FLOOR PLAN

End Unit - Type E/Em
20' x 70' | 1,823 sq ft

4 Bedrooms + 3 Bathrooms



Ground Floor

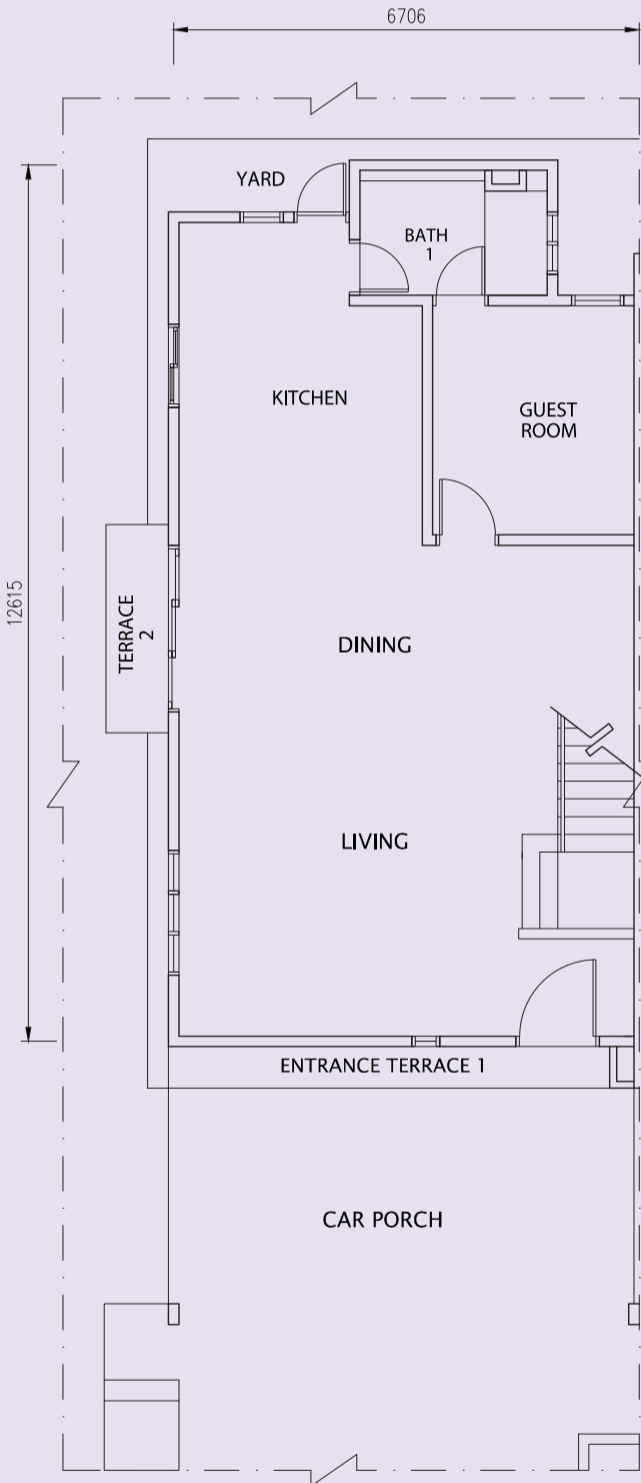


First Floor

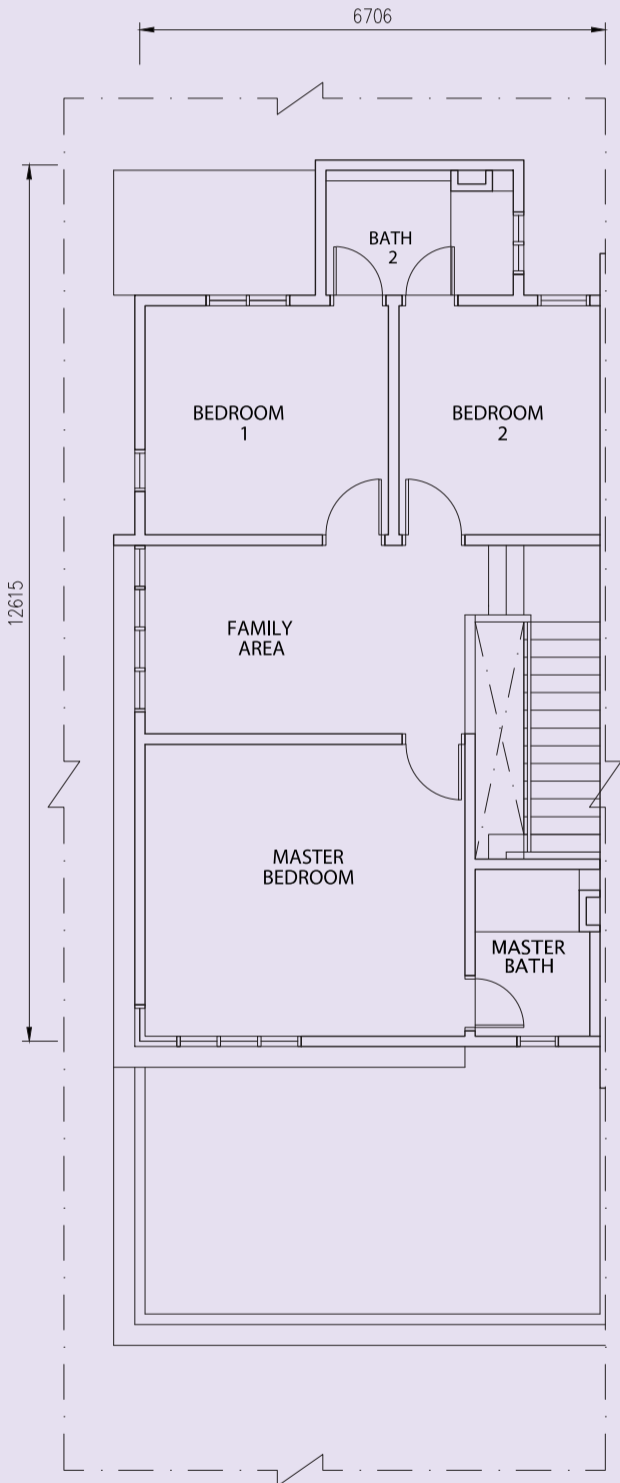
FLOOR PLAN

Corner Unit - Type C/Cm
22' x 70' | 2,002 sq ft

4 Bedrooms + 3 Bathrooms



Ground Floor



First Floor

SPECIFICATIONS

Structure	:	Reinforced Concrete
Wall	:	Masonry / Reinforced Concrete
Roof Covering	:	Concrete Roof Tiles / Metal Deck
Roof Framing	:	Metal
Ceiling	:	Plasterboard / Cement Board / Skim Coat
Windows	:	All : Aluminium Frame Glass Panel
Doors	:	Main Entrance : Painted Timber Door
	:	Other Doors : Painted Flush Door
	:	: Aluminium Frame Sliding Door (Type E-Em & C - Cm Only)
Ironmongery	:	: Locksets with Accessories
Wall Finishes	:	External : Plaster & Paint
	:	Internal : Plaster & Paint
	:	Kitchen : Ceramic Tiles up to 1500 mm 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 : Porcelain Tiles
	:	Kitchen : Ceramic Tiles
	:	Guest Room : Ceramic Tiles
	:	Master Bedroom, Bedroom 1 & 2 : Laminated Flooring
	:	Master Bath, Bath 1 & 2 : Ceramic Tiles
	:	Family : Laminated Flooring
	:	Staircase : Laminated Flooring
Sanitary and Plumbing Fittings	:	Kitchen : Sink and Tap
	:	Master Bathroom, Bath 1 & 2 : Sanitary Wares and Fittings
	:	Car Porch : Tap
Electrical Installation:		A - Am E - Em C - Cm
	:	Light Point : 19 20 20
	:	Gate Light Point : 1 1 1
	:	Power Point : 22 22 22
	:	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
	:	Fibre Wall Socket : 2 2 2
	:	TV Point : 1 1 1
	:	Auto-Gate Point : 1 1 1
	:	Booster Pump Power Point : 1 1 1
Internal Telephone Trunking & Cabling	:	Conduit and Cabling
Fencing	:	Masonry Fence, G.I Fencing, M.S. Door Gate and Chain Link
Miscellaneous	:	Letter Box
	:	Recycle Compartment

Proudly Sustainable, Proudly Sime Darby Property

In 2015, the United Nations unveiled its 2030 Sustainable Development Goals (SDG) as a call to action to achieve balanced, sustainable development, end poverty, protect the planet, and ensure that people can prosper and live peacefully by 2030.

For over 10 years, sustainability has been Sime Darby Property's beacon that is embedded and nurtured within our corporate culture. The UN's Sustainable Development Goals further guide us to reinforce our commitment to achieve balance and limit our impacts on the environment to develop sustainable townships. We continuously reflect upon our actions, ensuring they are in line with these goals as we work towards achieving sustainability.





About Sime Darby Property Berhad

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 more information, log on to www.simedarbyproperty.com

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 BA8C1

No of Units: 50 | Type: 2 Storey Link House | Expected Date of Completion: Sept 2025 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 12408/07-2028/0997(R) | Validity: 16/07/2023 - 15/07/2028 | Advertising & Sales Permit No.: 12408-14/01-2025/0023(N)-(L) | Validity: 06/01/2023 - 05/01/2025 | Approval Authority: Majlis Bandaraya Seremban. Building Plan Approval No.: MBS.S.KB 1 - 09 / 2022 | Developed by: Sime Darby Property (Ainsdale) Sdn. Bhd. (Co. No. 200801003748), Level 10, Block C, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling Price: RM 619,888 (min) - RM 1,104,888 (max) | Bumiputera Discount : 10% (Quota Applies).

PHASE BA8C2

No of Units: 65 | Type: 2 Storey Link House | Expected Date of Completion: Sept 2025 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 12408/07-2028/0997(R) | Validity: 16/07/2023 - 15/07/2028 | Advertising & Sales Permit No.: 12408-15/01-2025/0024(N)-(L) | Validity: 06/01/2023 - 05/01/2025 | Approval Authority: Majlis Bandaraya Seremban. Building Plan Approval No.: MBS.S.KB 1 - 09 / 2022 | Developed by: Sime Darby Property (Ainsdale) Sdn. Bhd. (Co. No. 200801003748), Level 10, Block C, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling Price: RM 619,888 (min) - RM 1,090,888 (max) | Bumiputera Discount : 10% (Quota Applies).

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