Azalea2

2-storey homes

Sime Darby

Property

Developing Homes, Building Lifestyles.

At Sime Darby Property, we do not merely build houses, we design homes that complement the way you live life. From the distinct townships where these homes are built to the exclusive features that come with each property, our homes are an extension of your personality and lifestyle. Ranging from bungalows with large open spaces to cozy serviced apartments perfect for two, you will find your ideal Sime Darby Property home that reflects who you are and what you aspire to in life.

A vibrant, welcoming township

Come home to beautiful parks, convenient facilities and an ideal location along the KL-Seremban highway. Nilai Impian is within easy reach of Kuala Lumpur and major commercial destinations. With a growing number of schools, colleges, international universities, leisure and medical facilities, it is fast becoming the perfect place to raise a family.

Well-connected for Study, Work and Leisure

Getting to college, work or the shopping mall will be a breeze with well-connected roads. Plus, having world renowned universities almost at your doorstep offers you the convenience of giving your children tertiary education without having to travel far. In addition, access to golf clubs and shopping malls promises to add fun and excitement to the wholesome way of life here.

Complete security in a guarded community

Live in a safe, secure environment, knowing that measures are constantly taken to protect you and your loved ones as you travel in and out of this neighbourhood. Our security features will protect the residents to ensure that everyone is safe at all times.

Enjoy the beauty of nature

The most distinguishing feature of your home will be the resplendent view of the picturesque lake. Make the most of your time outdoors with family picnics, a jog or stroll around this lovely lake.

Your very own private abode

Be assured of a calm and serene atmosphere as you free yourself from the noise and disturbances of everyday living. At home, you will enjoy added privacy, as you relax in the comfort of beautifully landscaped surroundings.

Above it all

Some of the homes in this neighbourhood sit on higher ground, where you can enjoy vibrant views of the township and beyond. You will be able rest, relax and make the most of the space around you, far from the din of work and city life.

Contemporary design, extensive space

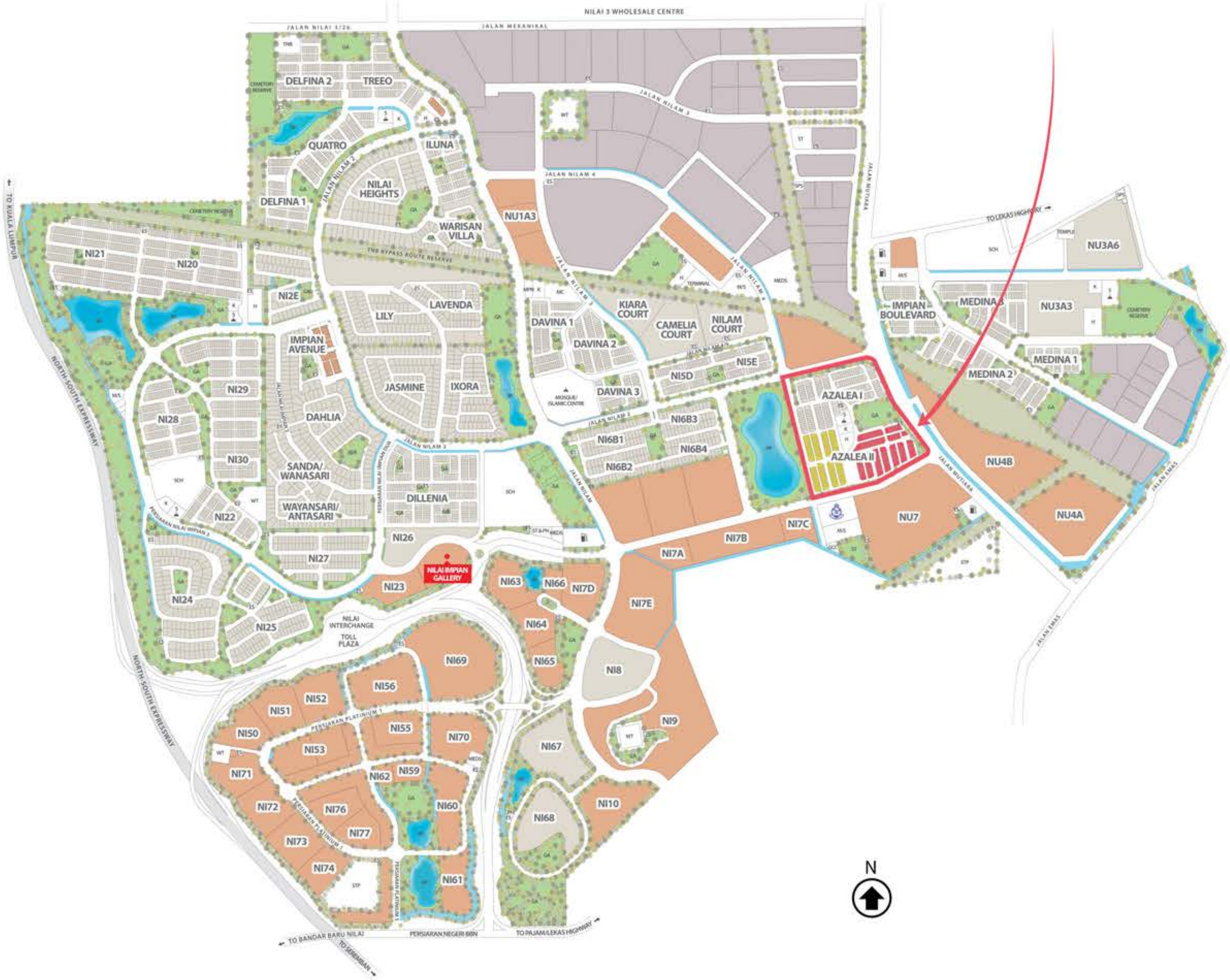
The interior of each home addresses the needs of modern living. Well-planned living and dining areas welcome you. Separate wet and dry kitchens, the large family area upstairs and a minimum of four bedrooms will allow everyone at home the luxury of moving around easily.

Let the sun in

Each home has been designed to offer a bright, open concept. The living, dining and kitchen areas feature large windows that let in fresh air and sunshine. The bedrooms and other aspects of the home too play to the natural light surrounding the home to create a warm ambience.

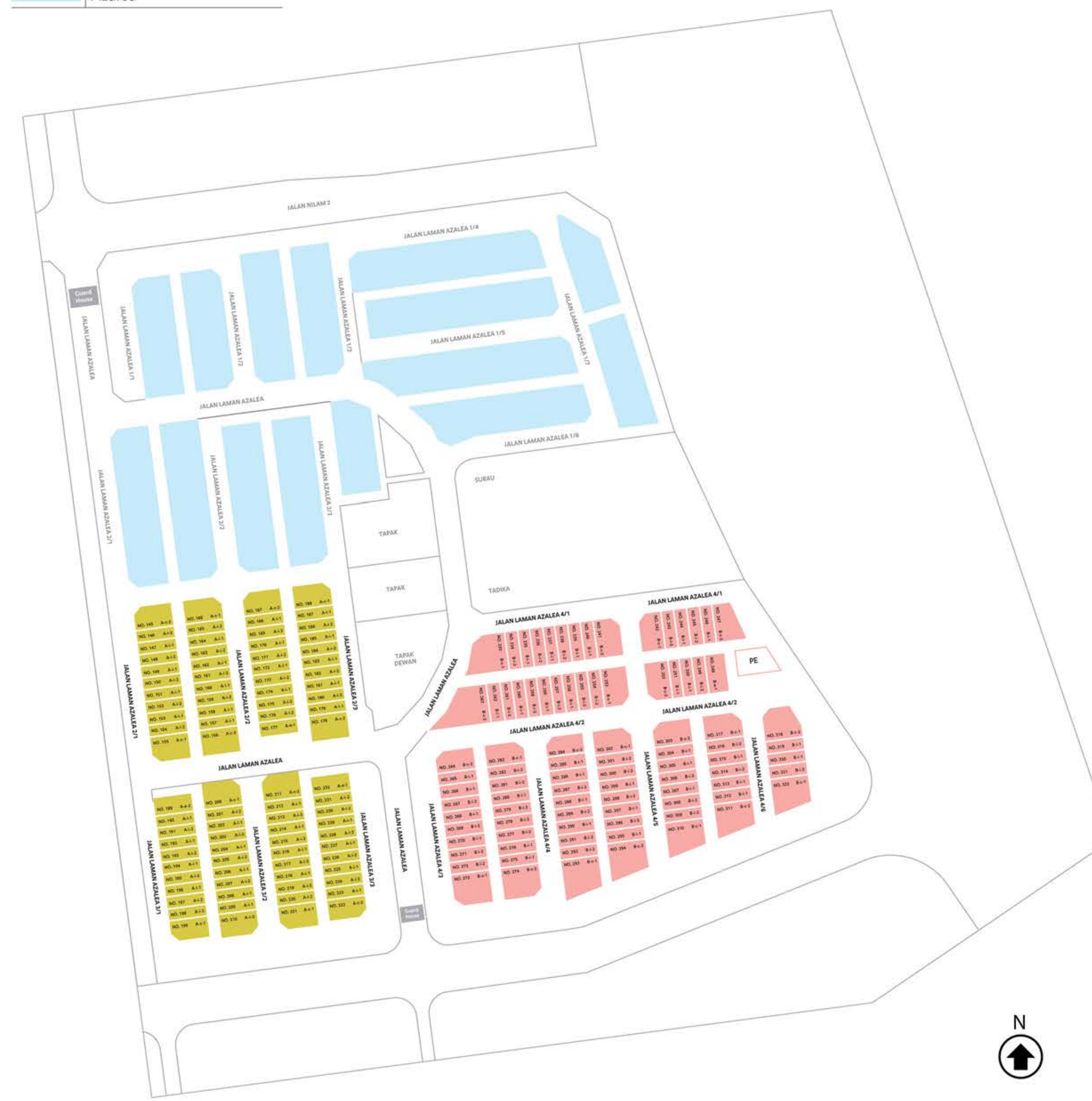
Township Master Plan

Azalea 2
2-storey homes



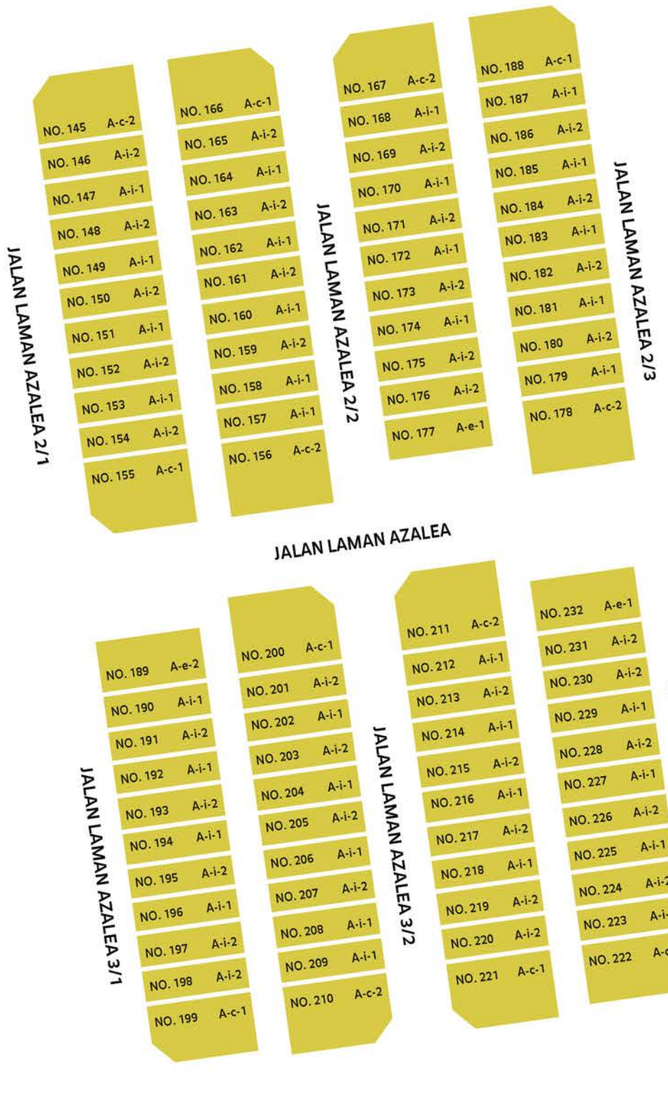
Site Plan

Legend	
	Azalea 2- Type A | 22' x 74'
	Azalea 2- Type B | 24' x 74'
	Azalea



Site Plan

Legend	
No.1	**Lot Number**
Ac Ai Ae	Unit Type

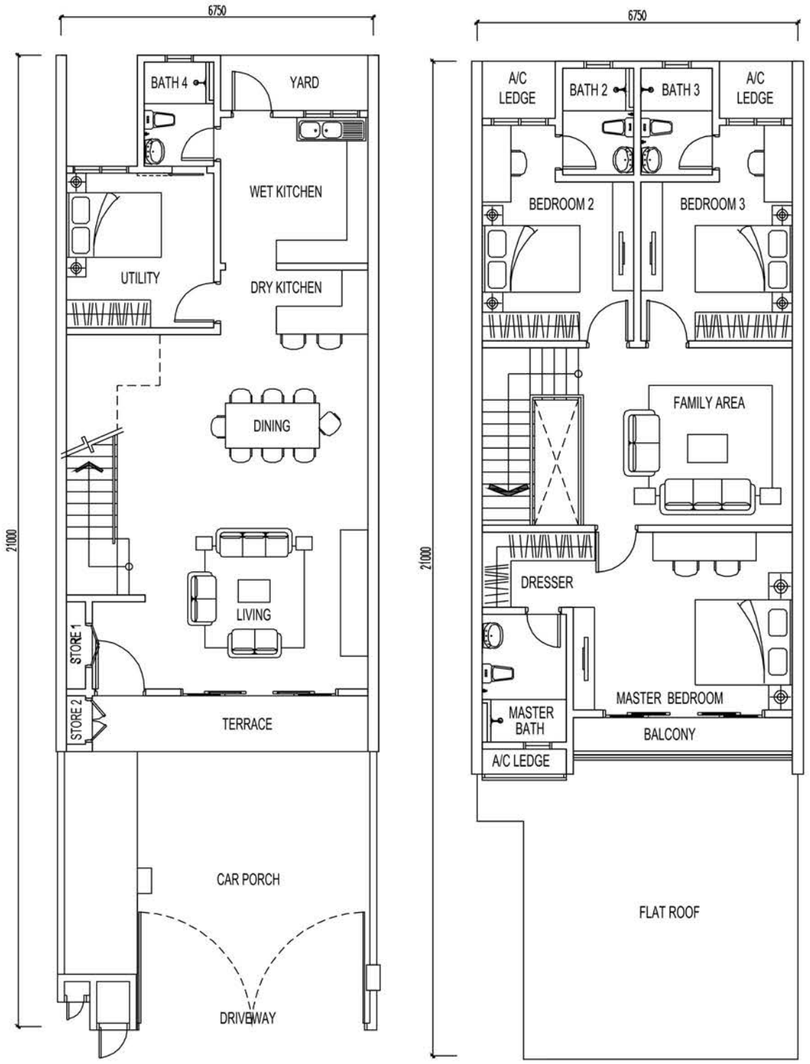


Structure		Reinforced Concrete		
Wall		Brick Wall		
Roof Covering		Metal Deck / Flat Roof		
Roof Framing		Metal		
Ceiling		Plaster Ceiling Skim Coat		
Windows		Aluminium Frame		
Doors	Main Entrance	Timber Door		
	Other Doors	Timber Door / Aluminium Frame Sliding Door		
Ironmongery	All	Lockset With Accessories		
Wall Finishes	Wet Kitchen	Ceramic Tiles Up To 1500mm High		
	Dry Kitchen	Plaster & Paint		
	Bathroom	Porcelain Tiles		
	Others	Plaster & Paint		
Floor Finishes	Living & Dining	Porcelain Tiles		
	Wet Kitchen	Porcelain Tiles		
	Dry Kitchen	Porcelain Tiles		
	Master Bathroom, Bathroom 2, 3 & 4	Porcelain Tiles		
	Master Bedroom, Bedroom 2 & 3	Laminated Timber Flooring		
	Family Area	Laminated Timber Flooring		
	Utility	Porcelain Tiles		
	Staircase	Laminated Timber Flooring		
	Store	Cement Render		
	Car Porch	Concrete Imprint		
	Terrace	Porcelain Tiles		
	Yard	Porcelain Tiles		
	Balcony	Porcelain Tiles		
Sanitary & Plumbing Fittings	Wet Kitchen	Sink with Tap		
	Master Bathroom, Bathroom 2, 3 & 4	Wash Basin, Water Closet, Hand Bidet, Tissue Holder, Shower		
Electrical Installation		Corner	Intermediate	End
	Ceiling Light Point	30 nos.	27 nos.	28 nos.
	Wall Light Point	2 nos.	2 nos.	2 nos.
	Gate Light Point	2 nos.	2 nos.	2 nos.
	Autogate Point	1 no.	1 no.	1 no.
	Fan Point	6 nos.	6 nos.	6 nos.
	Exhaust Fan Point	1 no.	1 no.	1 no.
	Door Bell Point	1 no.	1 no.	1 no.
	13A Switch Socket Outlet	24 nos.	24 nos.	24 nos.
	Booster Pump Point	1 no.	1 no.	1 no.
	Air Cond Point	5 nos.	5 nos.	5 nos.
	T.V/ Satellite TV Point	3 nos.	3 nos.	3 nos.
	Water Heater Point	3 nos.	3 nos.	3 nos
	Telephone Point	3 nos.	3 nos.	3 nos.
	Data Point	3 nos.	3 nos.	3 nos.
Fencing		Brick Wall With Mild Steel Gate		

No of Units: 178 Type: 2 storey link home. Expected Date of Completion: October 2017. Land: Free from Encumbrances. Tenure of Land: Freehold. Developer's License No.: 4654-15/08-2017/0728(L). Validity: 20/08/2015 – 19/08/2017. Advertising & Sales Permit No.: 4654-15/08-2017/0728 (P). Validity: 20/08/2015 – 19/08/2017. Approval Authority: Majlis Perbandaran Nilai. Building Plan Approval No.: MPN 431/1618/2012/4. Developed by: Sime Darby Properties Realty Sdn. Bhd. (Co No. 116375-A), Level 10, Block C, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Selling Price: RM588,888 (min) – RM1,113,888 (max). 10% Bumiputera discount (quota applies).

Type A - Intermediate Unit

Built-Up: 2,256 sq ft

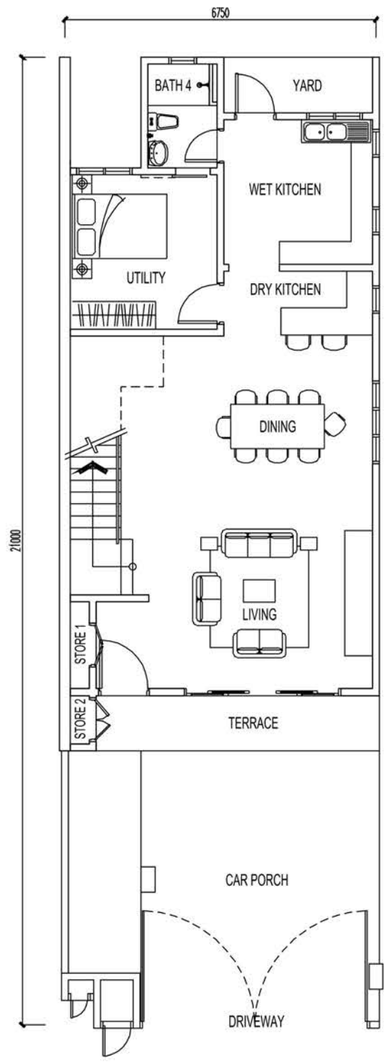


Ground Floor

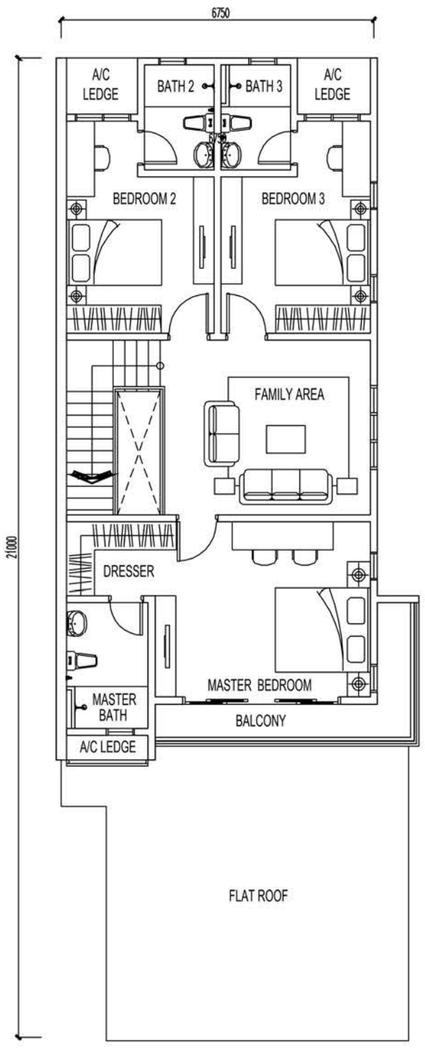
First Floor

Type A - End Unit

Built-Up: 2,285 sq ft



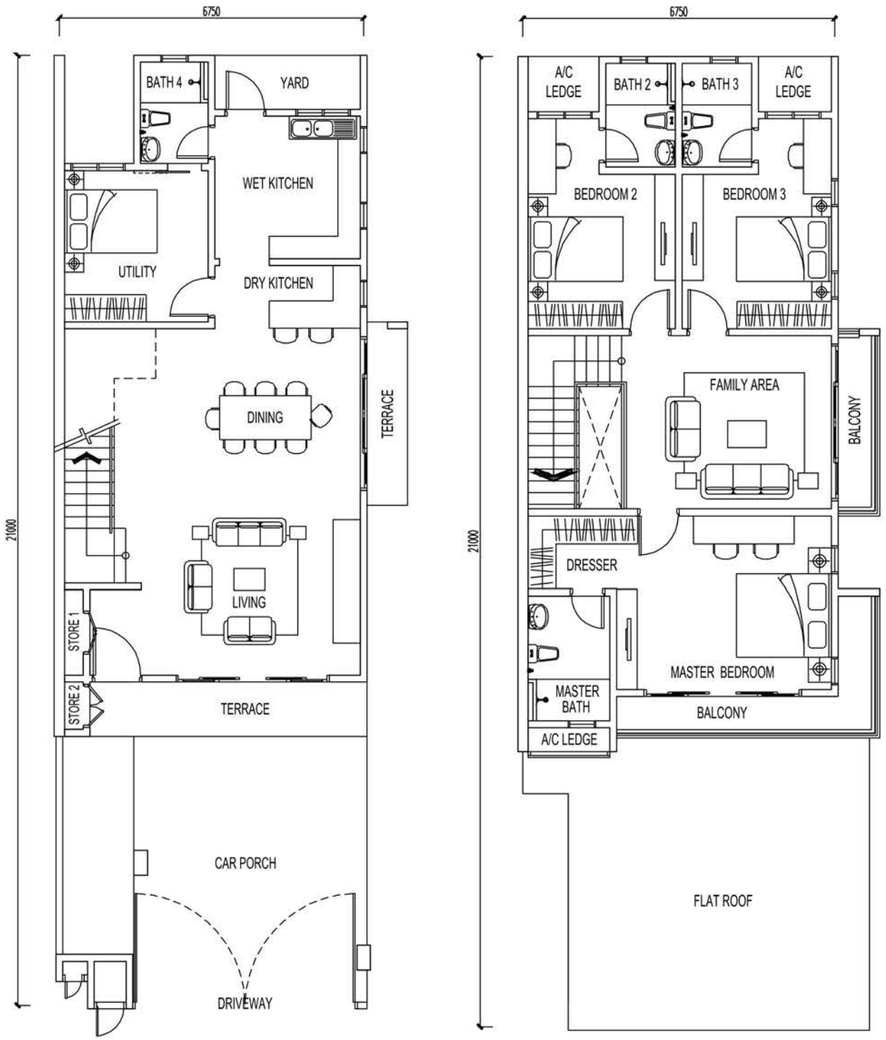
Ground Floor



First Floor

Type A - Corner Unit

Built-Up: 2,410 sq ft

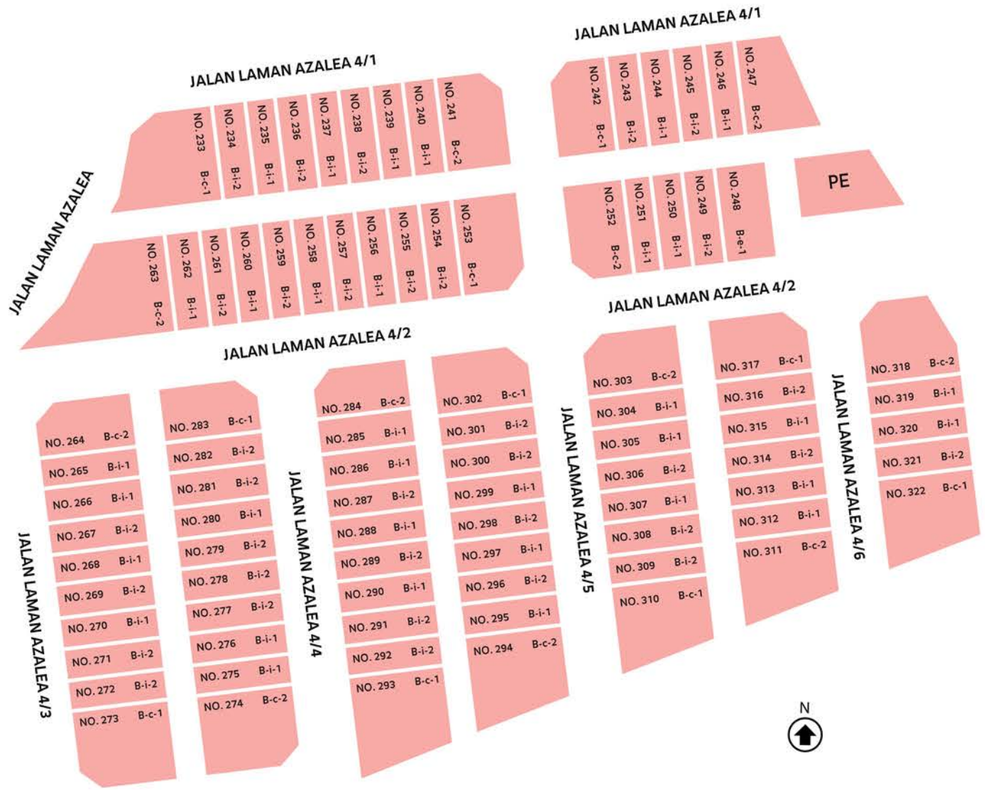


Ground Floor

First Floor

Site Plan

Legend	
No.1	Lot Number
Be Bi Be	Unit Type



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Wall		Brick Wall		
Roof Covering		Metal Deck / Flat Roof		
Roof Framing		Metal		
Ceiling		Plaster Ceiling Skim Coat		
Windows		Aluminium Frame		
Doors	Main Entrance Other Doors	Timber Door Timber Door / Aluminium Frame Sliding Door		
Ironmongery	All	Lockset With Accessories		
Wall Finishes	Wet Kitchen Dry Kitchen Bathroom Others	Ceramic Tiles Up To 1500mm High Plaster & Paint Porcelain Tiles Plaster & Paint		
Floor Finishes	Living & Dining Wet Kitchen Dry Kitchen Master Bathroom, Bathroom 2, 3 & 4 Master Bedroom, Bedroom 2 & 3 Family Area Utility Bedroom 4 Staircase Store Car Porch Terrace Yard Balcony	Porcelain Tiles Porcelain Tiles Porcelain Tiles Porcelain Tiles Laminated Timber Flooring Laminated Timber Flooring Porcelain Tiles Porcelain Tiles Laminated Timber Flooring Cement Render Concrete Imprint Porcelain Tiles Porcelain Tiles Porcelain Tiles		
Sanitary & Plumbing Fittings	Wet Kitchen Master Bathroom, Bathroom 2, 3 & 4	Sink with Tap Wash Basin, Water Closet, Hand Bidet, Tissue Holder, Shower		
Electrical Installation		Corner	Intermediate	End
	Ceiling Light Point	33 nos.	30 nos.	31 nos.
	Wall Light Point	2 nos.	2 nos.	2 nos.
	Gate Light Point	2 nos.	2 nos.	2 nos.
	Autogate Point	1 no.	1 no.	1 no.
	Fan Point	7 nos.	7 nos.	7 nos.
	Exhaust Fan Point	1 no.	1 no.	1 no.
	Door Bell Point	1 no.	1 no.	1 no.
	13A Switch Socket Outlet	24 nos.	24 nos.	24 nos.
	Booster Pump Point	1 no.	1 no.	1 no.
	Air Cond Point	5 nos.	5 nos.	5 nos.
	T.V/ Satellite TV Point	3 nos.	3 nos.	3 nos.
	Water Heater Point	3 nos.	3 nos.	3 nos
	Telephone Point	3 nos.	3 nos.	3 nos.
	Data Point	3 nos.	3 nos.	3 nos.
Fencing		Brick Wall With Mild Steel Gate		

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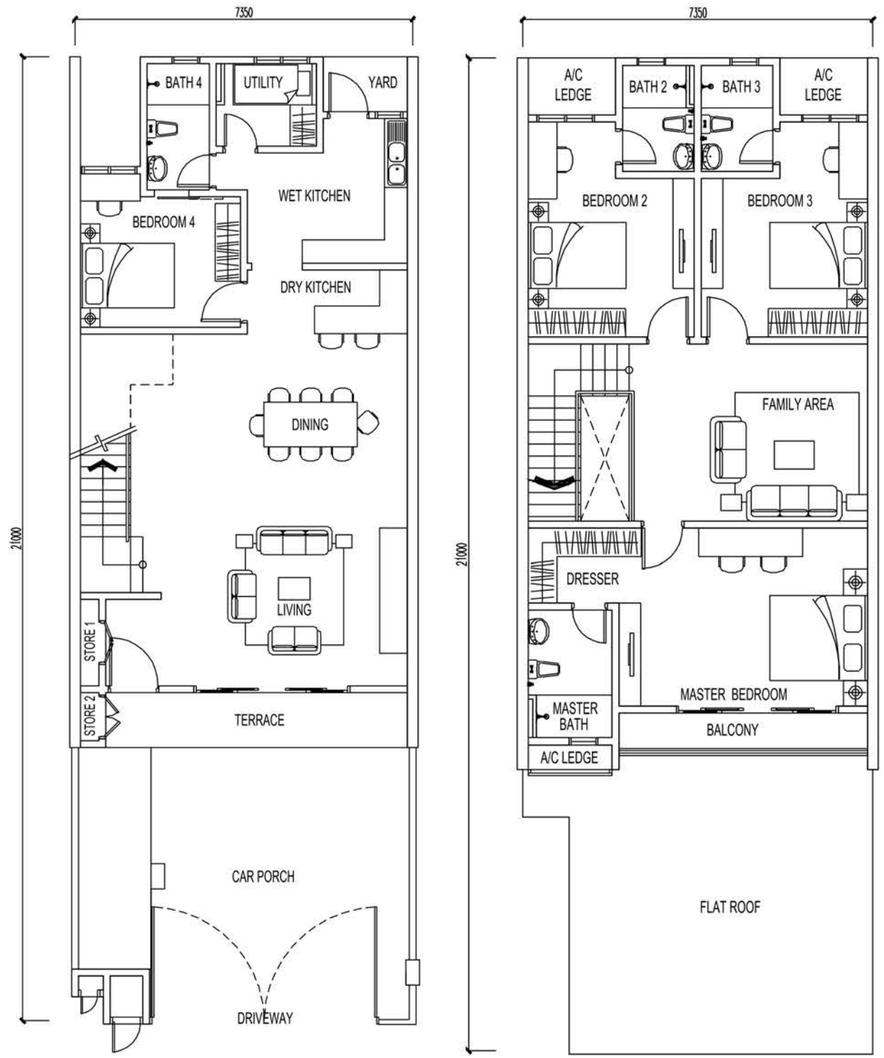
Type B - Intermediate Unit

Built-Up: 2,486 sq ft

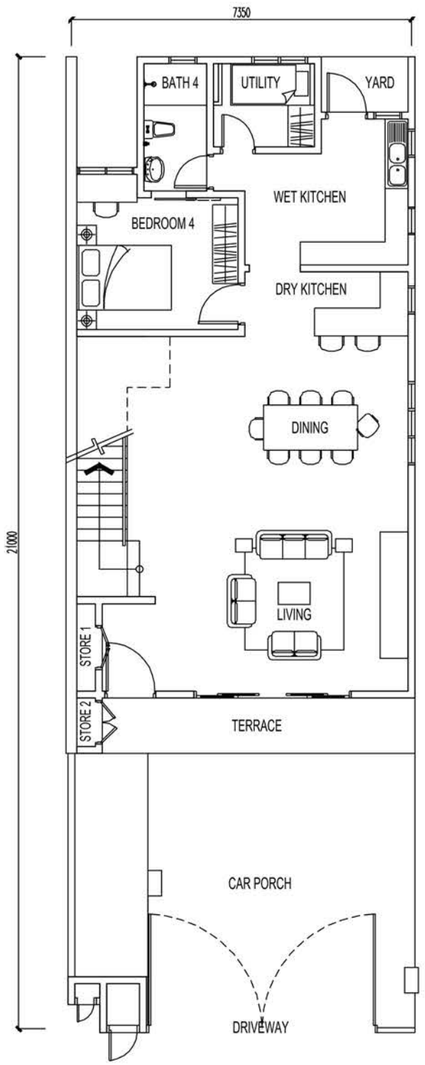


Ground Floor

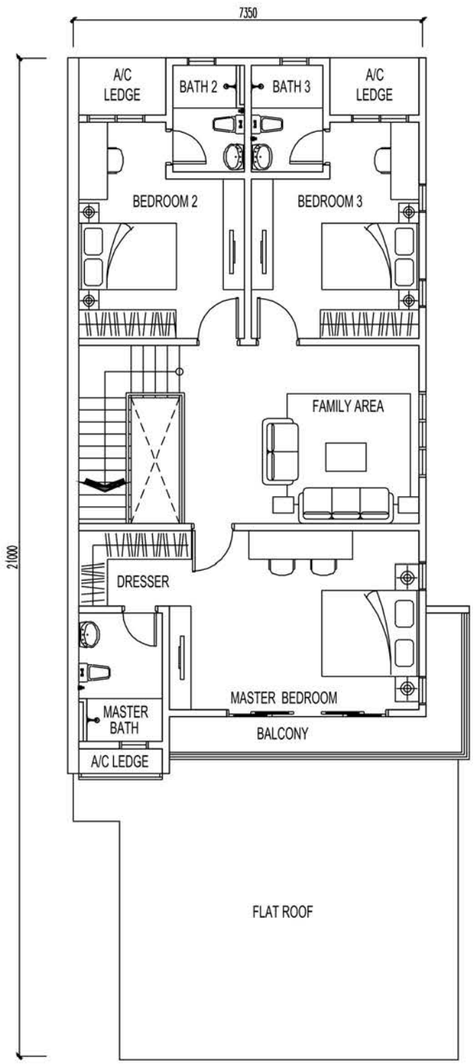
First Floor

Type B - End Unit

Built-Up: 2,519 sq ft



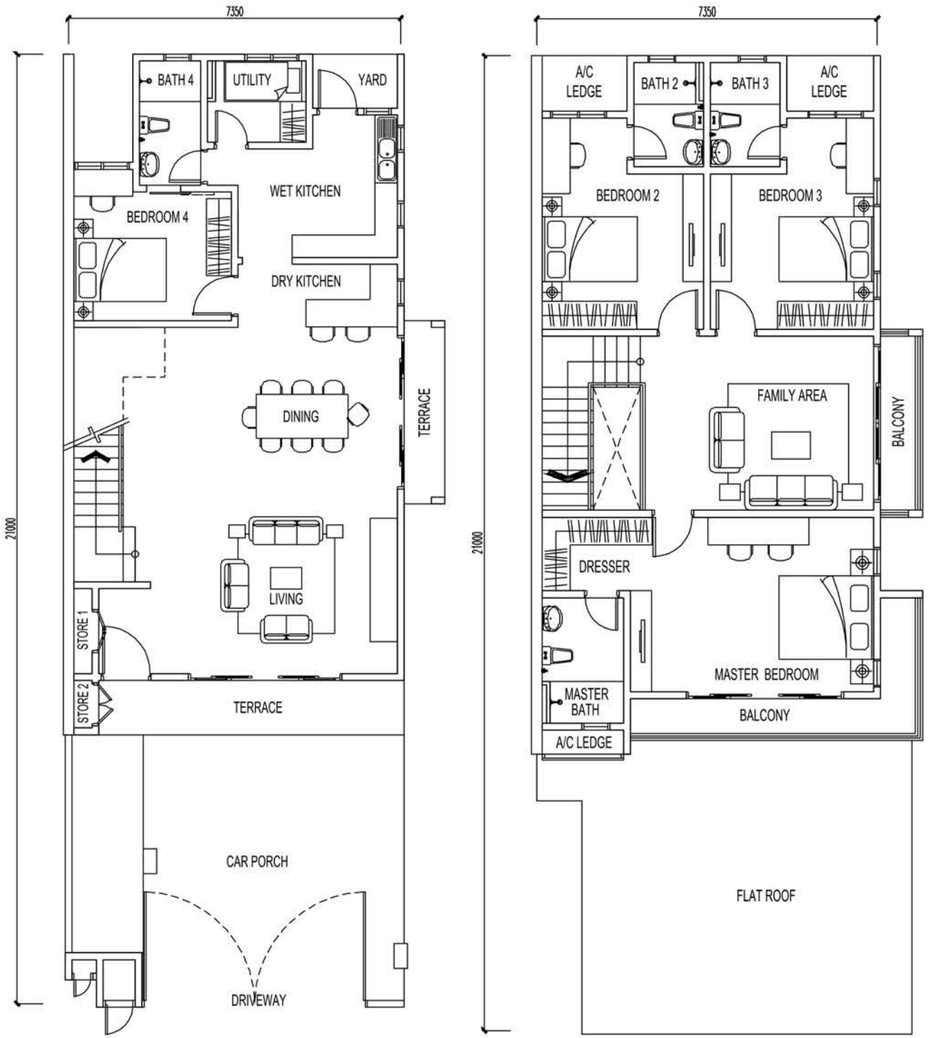
Ground Floor



First Floor

Type B - Corner Unit

Built-Up: 2,600 sq ft



Ground Floor

First Floor

Visit us at

Nilai Impian Gallery

No. 1, Persiaran Nilai Impian 3, Nilai Impian, 71800 Negeri Sembilan
Tel: 06 - 794 8383 Fax: 06 - 794 8833 GPS 2.835052, 101.800612
Open daily: 9.30am to 6.30pm (including public holidays)

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Sime Darby
Property

About Sime Darby Property Berhad

Sime Darby Property is the property arm of Bursa Malaysia-listed Sime Darby Berhad, a Malaysia-based diversified multinational with a market capitalisation of around RM60 billion (approx. USD20 billion) and a history that spans over a century. As a leading integrated property group, its core businesses are Property Development and Property Investment. It is currently Malaysia's largest property developer in terms of property landbank and active developments.

On the back of a successful 40-year track record of developing sustainable communities, Sime Darby Property has to date built more than 15 townships. From an illustrious tradition of developing themed townships and commercial centres, the company is on a journey of innovation and creativity to spearhead various initiatives including integrated and niche developments, re-generation of transit-oriented developments, business centres and retail malls.

Sime Darby Property is a multiple award-winning property group with numerous local and international accolades. In addition to Malaysia, it also has a global reach that encompasses assets and operations in Australia, Singapore, United Kingdom and Vietnam.

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