24' x 75' FREEHOLD DOUBLE STOREY SUPERLINK HOMES
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 cosy serviced apartments perfect for two, you will find your ideal Sime Darby Property home that reflects who you are and what you aspire to be in life.
Welcome to the majestic new gateway of Negeri Sembilan, Bandar Ainsdale - a thriving 562-acre freehold residential and commercial development located between the two cities of Kuala Lumpur and Seremban.

Complemented by a world of amenities, residents enjoy a more active, outdoor lifestyle surrounded by parks, lakes and wide-open spaces. Here, for every tree we take, a Dipterocarpus Costulatus tree will be planted in its place, ensuring continued sustainability of the township.

Discover the right foundation for your family home and enjoy life the way nature intended it to be – living and growing in a secure, safe haven – right here in Bandar Ainsdale.
Bandar Ainsdale provides a direct route from the North-South Expressway right into the township via the New Seremban Interchange, targeted completion by the end of 2014. Located just 5km from Seremban, 35km from KLIA and 70km from Kuala Lumpur, this development is designed with convenient accessibility in mind. It’s supported by a network of access roads and highways and the future transportation hub with a new KTM Komuter station located approximately 1km away. These amenities will ensure residents can move in and out of the city very easily.
Homes come pre-equipped with High-Speed Broadband service starting from 22Mbps that is activated from the day you move in* and is free for the first two years, the first of its kind in Malaysia.

Enjoy endless movie streaming, music downloads, multiplayer gaming or even a video chat with a loved one. All these can be done seamlessly indoors or outside your home. Free WiFi hotspots are available for residents in selected public areas throughout the township.

*from date of Handing Over Vacant Possession (HOVP)
Timeless
Serenity
Enjoy peace and calm surrounded by greenery and water features. The Galla Forest Reserve and a 7-acre recreational lake are right on your doorstep.
Live next door to Nature
Imagine a room bathed in the warmth of the sun, caressed by a gentle breeze as the chirping call of birds resonates through the morning dew.

Welcome to Tenang, a series of spaciously designed modern contemporary double-storey superlink homes ranging from 2,480-2,912 sq ft. Be uplifted by the seamless use of space with its roomy interior designed for enhanced comfort and style. Outside, a large lake offers the tranquility of a water feature amid green surroundings. So come home to spaciousness, away from the hustle and bustle of the city.

Enjoy serenity at Tenang Residence.
Give in to Tranquility
Tenang is crafted with an emphasis on design and quality to create the ideal home for your household.

With space as the main emphasis, proud home owners will be awed by the spacious interior – featuring an innovative layout on the ground floor with a generous 24-foot wide living hall and an open kitchen at the heart of the home.

The Master Bedroom also enjoys more space that includes a uniquely designed walk-in wardrobe area while the ground floor guest room has its own direct access to a private garden.
Enjoy security and exclusivity within this guarded community development.

Type A1, C1 and D1
Type A1
Standard Intermediate Unit
2,480 square feet

Type A2
Premium Intermediate Unit
2,533 square feet
Seamless space is accentuated from the ground floor all the way to the upper floor.
The sweeping view extends from the wide balcony to the study and family area.
Type C1 & D1
End and Corner Standard Unit
2,769 square feet

Type C2 & D2
End and Corner Premium Unit
2,912 square feet
Every room is designed to complement your modern contemporary lifestyle.
Space is evident throughout, especially at the kitchen, the heart of the home.
Specifications

Structure
- Walls
- Roof Covering
- Roof Framing
- Ceiling Finishes

Fencing
- • Concealed

Miscellaneous
- • 1500 mm High Half Brick C/W Mild Steel Front, Back & Sides
- • Basic Alarm System
- • Refuse Compartment and Letter Box
- • Water Tap for the Garden and Yard

• Reinforced Concrete Frame
• Masonry
• Concrete Roof Tiles
• Steel Trusses
• Skim Coat
• plaster Ceiling
• Aluminum Frame Glass Window
• Timber Door
• Aluminum Frame Glass Door
• Locksets with Accessories

ELECTRICAL INSTALLATION

DESCRIPTION/HOUSE TYPE

<table>
<thead>
<tr>
<th>Type D1 &amp; C1 (Corner /End)</th>
<th>Type A1 Inter.</th>
<th>Type D2 &amp; C3 (Corner /End)</th>
<th>Type A3 Inter.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fan Point</td>
<td>7</td>
<td>6</td>
<td>7</td>
</tr>
<tr>
<td>Lighting Point</td>
<td>35</td>
<td>26</td>
<td>35</td>
</tr>
<tr>
<td>13A Power Point</td>
<td>23</td>
<td>22</td>
<td>23</td>
</tr>
<tr>
<td>15A Power Point</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>cavalry Point</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Data Point</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>TV Point</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Aziis Gate Point</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Gate Bell Point</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Gate Light Point</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Air Conditioning Point</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Water Heater Point</td>
<td>4</td>
<td>4</td>
<td>4</td>
</tr>
</tbody>
</table>

FLOOR FINISHES

Living Room
- Porcelain Tiles
Dining Room
- Porcelain Tiles
Master Bedroom
- Laminated Timber Flooring
Bedrooms 2 & 3
- Laminated Timber Flooring
Guests Room
- Porcelain Tiles
Bathrooms
- Homogeneous Tiles
Wet Kitchen & Laundry
- Homogeneous Tiles
Staircase
- Laminated Timber Flooring
Terrace
- Homogeneous Tiles

WALL FINISHES

Kitchen
- 1500 mm High Ceramic Wall Tiles
Bathrooms
- Ceramic Wall Tiles up to Ceiling Height
Internal & External Walls
- Plaster and Paint

SANITARY FITTINGS

Sanitary Fittings
- Master Bedroom
- Bathrooms
- • Kitchen Sink
- • Water Closet
- • Wash Basin
- • Shower Rose

For enquiries please call or visit us at:
Bandar Ainsdale Gallery,
1, Jalan Ainsdale 1/1 (Jalan Labu, KM5),
Bandar Ainsdale, 70200, Seremban, Negeri Sembilan
Opens daily from 9.30am to 6.30pm (including Public Holidays)
Tel : 06-7652 888
GPS Coordinates : 2.726300, 101.89000

RM588,888 (min) – RM928,888 (max). Bumiputera Discount: 10% (Quota Applies).

All illustrations are artist’s impressions. The information contained herein is subject to change without notification as may be required by the authorities or developer’s architect. Whilst every care has been taken in providing these information, it cannot be part of an offer or contract.
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.