


Embun

20'X 65' | DOUBLE STOREY LINK HOUSE

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)

LAKESIDE HOMES

BANDAR AINSDALE

WHERE HAPPINESS BEGINS

Welcome to Bandar Ainsdale - a thriving 562-acre freehold residential and commercial development located between the two cities of Kuala Lumpur and Seremban.

Complemented by various amenities, residents enjoy a more active, outdoor lifestyle surrounded by parks, lakes and wide-open spaces.

Discover the right foundation for your family home and enjoy life the way nature intended it to be - live and grow in a secure, safe haven - right here in Bandar Ainsdale.



Actual site photo taken at Tenang



GREAT LOCATION

Situated between Kuala Lumpur and Seremban



DIRECT ACCESS

Easy & fast access to Kuala Lumpur from Seremban via PLUS Highway Exit 217



FREEHOLD LAND

Your lifetime home



ACCESS TO GREEN

Park & lake within walking distance



HEALTHY LIVING

Dedicated jogging & cycling lanes



REPUTABLE DEVELOPER

Multiple award-winning developer Sime Darby Property Bhd



TO KUALA LUMPUR FROM SEREMBAN PLUS Highway Direct Exit 217





Embun



Ainsdale

SERENE LAKESIDE LIVING

Your family home awaits at the contemporary 20' X 65' double storey Embun Lakeside Homes, the ideal abode for first-time buyers and those aspiring for a better quality life. Enjoy living next to the 11-acre Ainsdale lake garden where you and your family are able to enjoy plentiful of outdoor activities.

Let your children run around freely to explore, experience and grow actively. Starting from 1,816 sq ft with just 76 units for Phase 1, these lakeside homes are built to offer the best living experiences for all.

CONTEMPORARY LIVING IN NATURAL SURROUNDINGS



PEACE OF MIND
Perimeter fencing
& dedicated
guardhouse



**NEXT TO 11-ACRE
AINSDALE LAKE GARDEN**
A breathe of fresh air
awaits you home



**NORTH-SOUTH
ORIENTATION**
Minimise direct
sunlight for
better comfort



A GLITCHY LIFE AT THE BAY

MODERN HOMES FOR ALL

 FAMILY AREA
at first floor

 4 BEDROOMS
3 BATHROOMS

 CONVENIENT
Fully covered car porch

PERFECT FOR THE MODERN FAMILY



OPEN-PLAN DESIGN
Continous space of living,
dining and kitchen areas



MULTIGENERATIONAL HOMES
Disabled friendly features

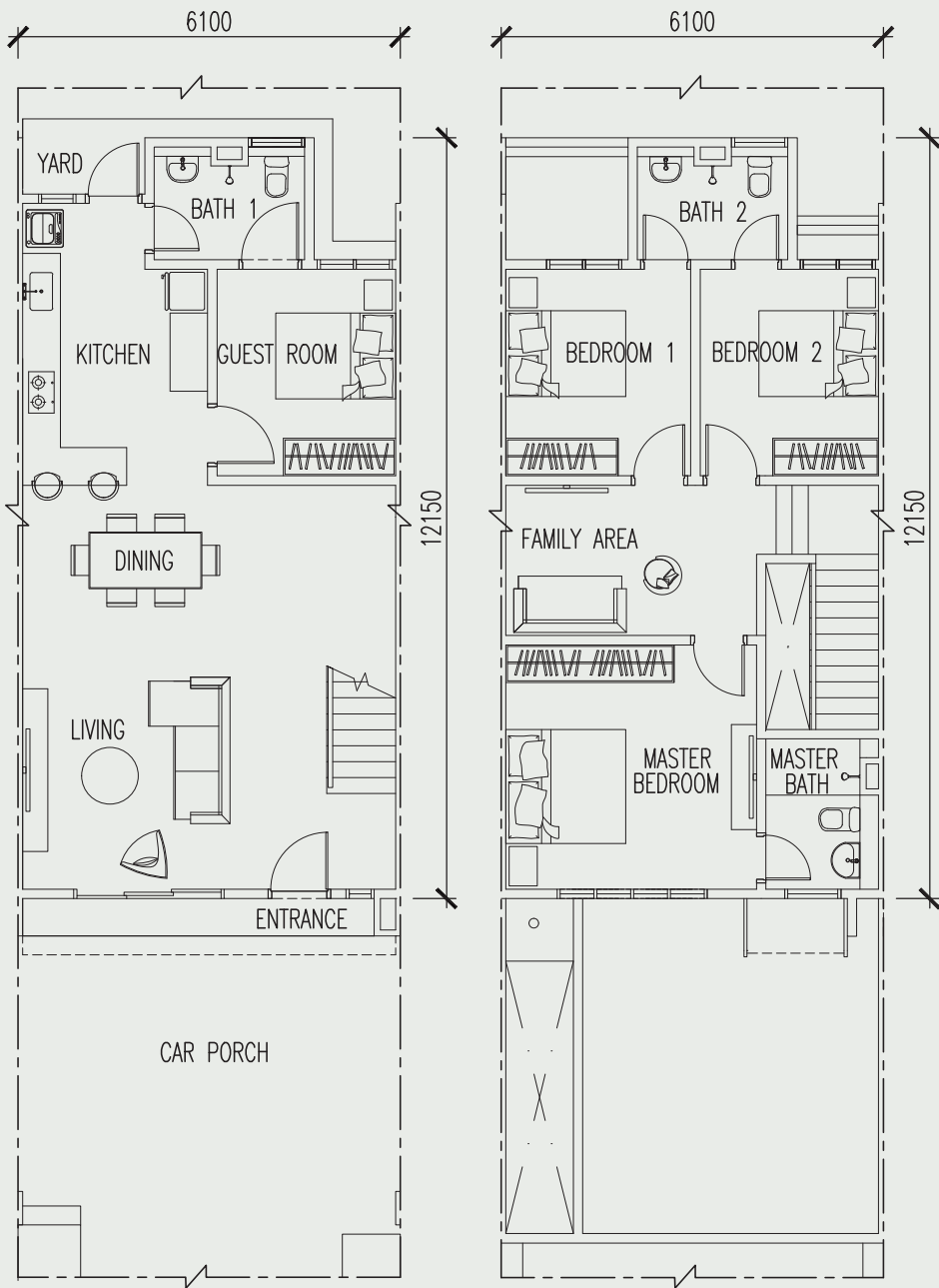


SITE PLAN



FLOOR PLAN

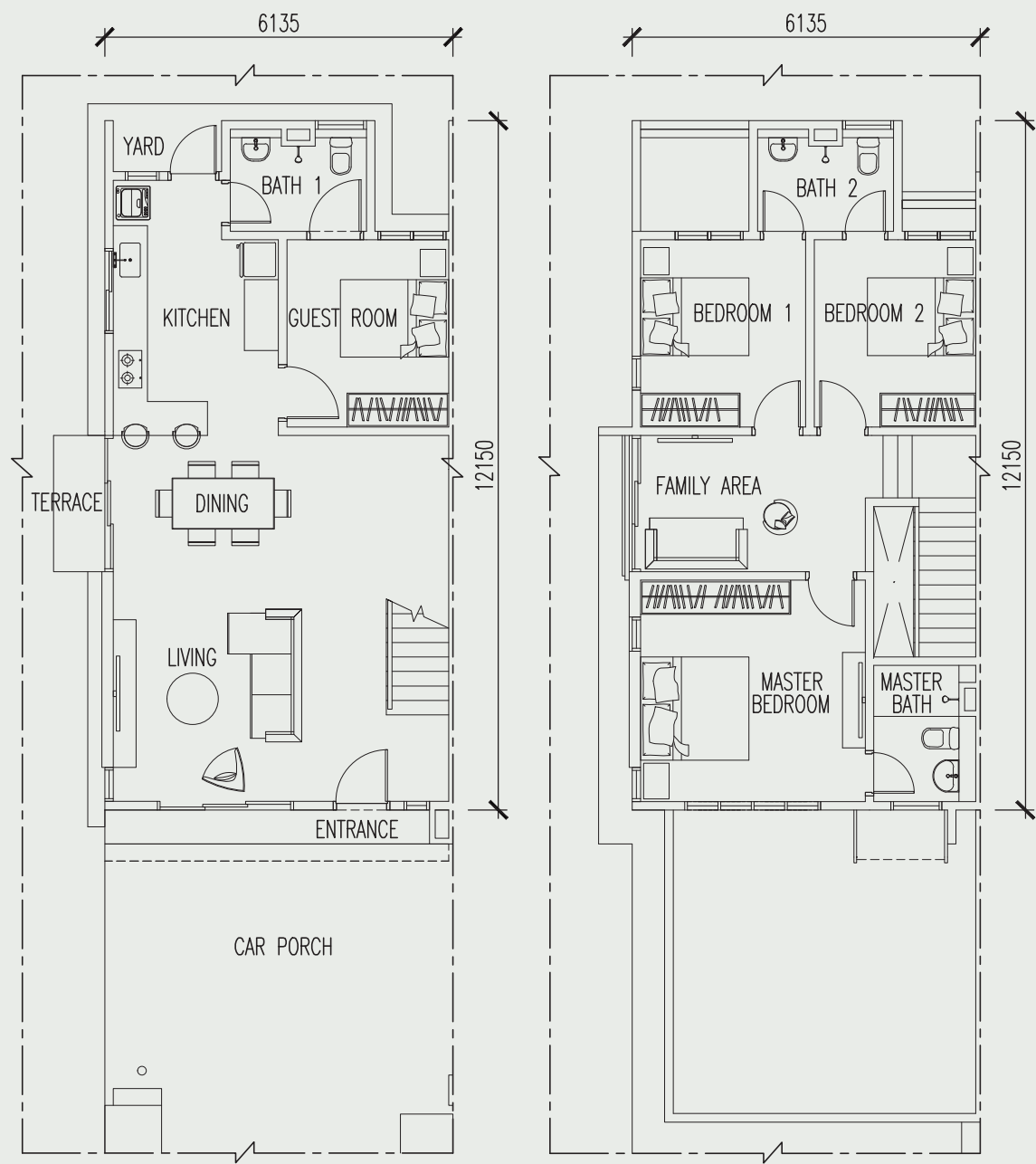
TYPE A & AM | 20'x65'
Intermediate Unit
Built-up: 1,816 sq ft
Land Area: 1,303 sq ft



FLOOR PLAN

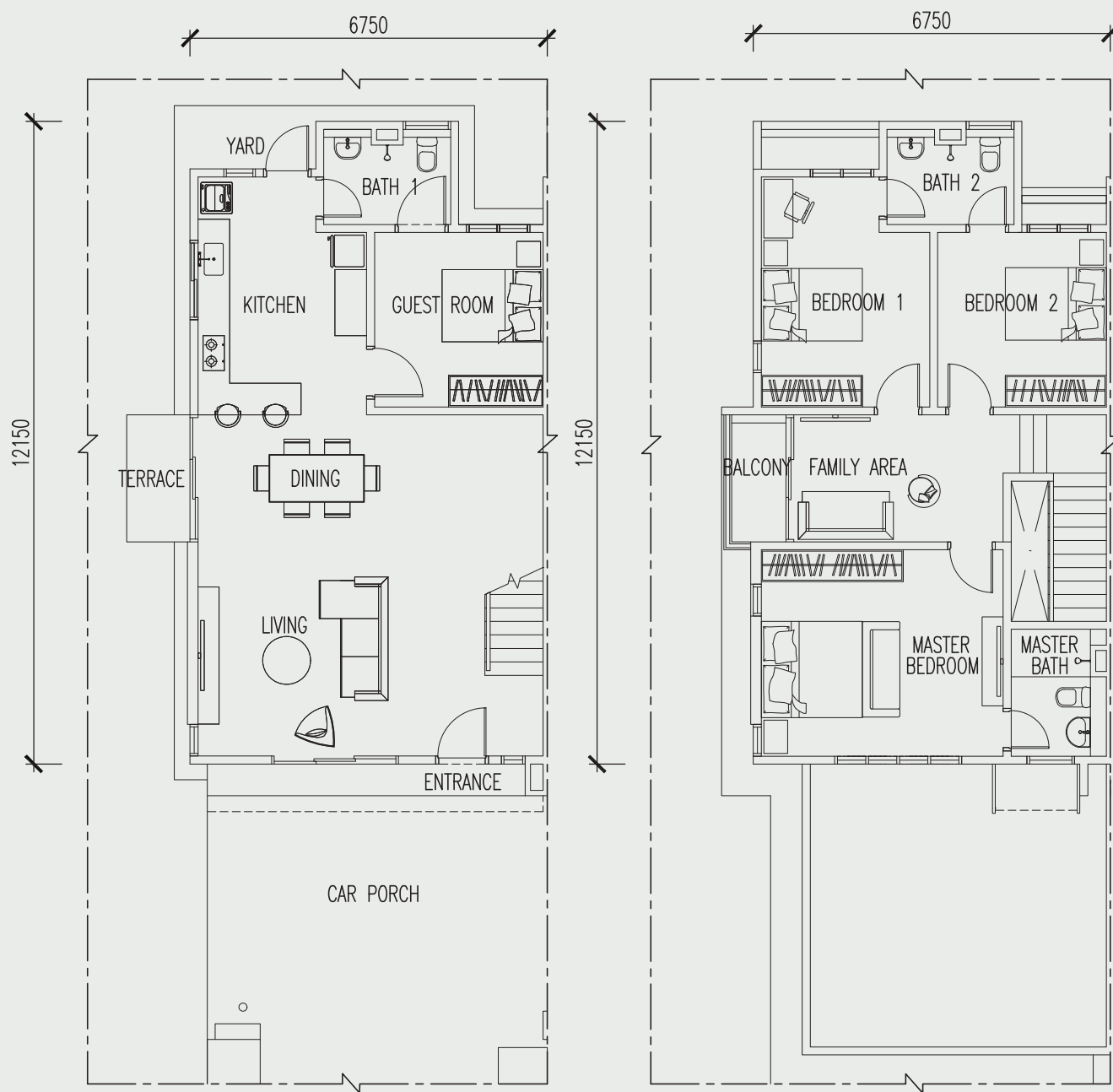
TYPE E & EM | 20'x65'

End Unit
Built-up: 1,891 sq ft
Land Area: 1,763 - 1,929 sq ft



TYPE C & CM | 22'x65'

Corner Unit
Built-up: 2,097 sq ft
Land Area: 3,166 - 4,049 sq ft



SPECIFICATIONS

Structure		: Reinforced Concrete			
Wall		: Masonry			
Roof Covering		: Roof Tiles / Concrete / Metal Deck			
Roof Framing		: Metal			
Ceiling		: Plasterboard /Skim Coat / Cement Board			
Windows	: All	: Aluminium Frame Glass Panel			
Doors	: Main Entrance	: Laminated Engineered Timber Door			
	: Other Doors	: Laminated Flush Door/ Painted Flush Door			
		: Aluminium Frame Sliding Door			
Ironmongery		: Locksets with Accessories			
Wall Finishes	: External	: Plaster & Paint			
	: Internal	: Plaster & Paint			
	: Kitchen	: Ceramic Tiles up to 1500mm high / Plaster & Paint			
	: Master Bath, Bath 1 & 2	: Ceramic/ Porcelain 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	: Porcelain Tiles			
	: Master Bedroom, Bedroom 1 & 2	: Laminated Flooring			
	: Master Bath, Bath 1 & 2	: Ceramic/ Porcelain Tiles			
	: Family	: Laminated Flooring			
	: Staircase	: Laminated Flooring			
	: Balcony	: Porcelain Tiles			
Sanitary and Plumbing Fittings	: Kitchen	: Sink and Tap			
	: Master Bathroom, Bath 1 & 2	: Sanitary Wares and Fittings			
	: Yard	: Tap			
	: Recycle Compartment	: Tap			
Electrical Installation	: Light Point	: A-C/Cm	A-A/Am	A-E/Em	
	: Gate Light Point	: 23	20	21	
	: Power Point	: 1	1	1	
	: Fan Point	: 24	24	24	
	: Door Bell Point	: 7	7	7	
	: Water Heater Power Point	: 1	1	1	
	: Air-Condition Power Point with Piping	: 1	1	1	
	: Fibre Wall Socket	: 2	2	2	
	: Data Point	: 1	1	1	
	: TV Point	: 1	1	1	
	: Auto-Gate Point	: 2	2	2	
	: Booster Pump Power Point	: 1	1	1	
Internal Telephone		: Provided			
Trunking & Cabling					
Fencing		: Masonry Fence with M.S. Fencing, M.S. Gate and Chain Link			
Miscellaneous		: Letter Box			
		: Recycle Compartment			
		: TNB Meter Compartment			



Developing homes, building lifestyles

On the back of a successful 45-year track record of developing sustainable communities, Sime Darby Property has to date built 23 active townships / developments with a global reach that encompasses assets and operations across the Asia Pacific region and the United Kingdom. In the UK, as part of a Malaysian consortium, Sime Darby Property is the developer of the iconic Battersea Power Station project in central London.

Sime Darby Property is a multiple award-winning property group with numerous local and international accolades. It is 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 8th consecutive Gold at the Putra Brand Awards 2017 and its 5th 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 EdgeTop Property Developers Awards, a recognition which the company consistently receives since 2009.



*All rendering content is the artists' impression only. Whilst every care is taken in providing the most accurate details, the Proprietor, Developer and Managers cannot be held responsible for variations that may occur.