SIME DARBY PROPERTY

XME

BUSINESS PARK
NILAI IMPIAN

PHASE 2A

MOVING FORWARD,
SUCCESSFULLY

Sime Darby Property XME Business Park has set the bar for industrial and commercial projects in the Negeri Sembilan region.

SIME DARBY PROPERTY
INDUSTRIAL

STRATEGIC LOCATION

Unparalleled infrastructure network and connectivity

TOTAL SOLUTIONS PROVIDER

Comprehensive range including industrial lots, ready-built, built-to-suit and others

TRUSTED AND RELIABLE PARTNER

The go-to-experts for synergistic partnerships with close to 50 years of experience

LARGEST INDUSTRIAL REAL ESTATE PLAYER

Backed by more than 800 acres of industrial land bank

INDUSTRIAL GATEWAY OF OPPORTUNITIES

SIME DARBY PROPERTY

XME

BUSINESS PARK
NILAI IMPIAN

Artist's Impressions Only

MANAGED BUSINESS PARK

An icon of a sustainable and managed business park, the strategically located Sime Darby Property XME Business Park provides top-notch infrastructure amidst lush greenery. It'll change the way you do business.

Safety is a priority, always. Enjoy a peace of mind and focus more on doing your best business with the presence of security features, round-the-clock.

ACCESS CARD & BARRIER GATE

CCTV SURVEILLANCE

NEXT TO 14 ACRE LAKE GARDEN

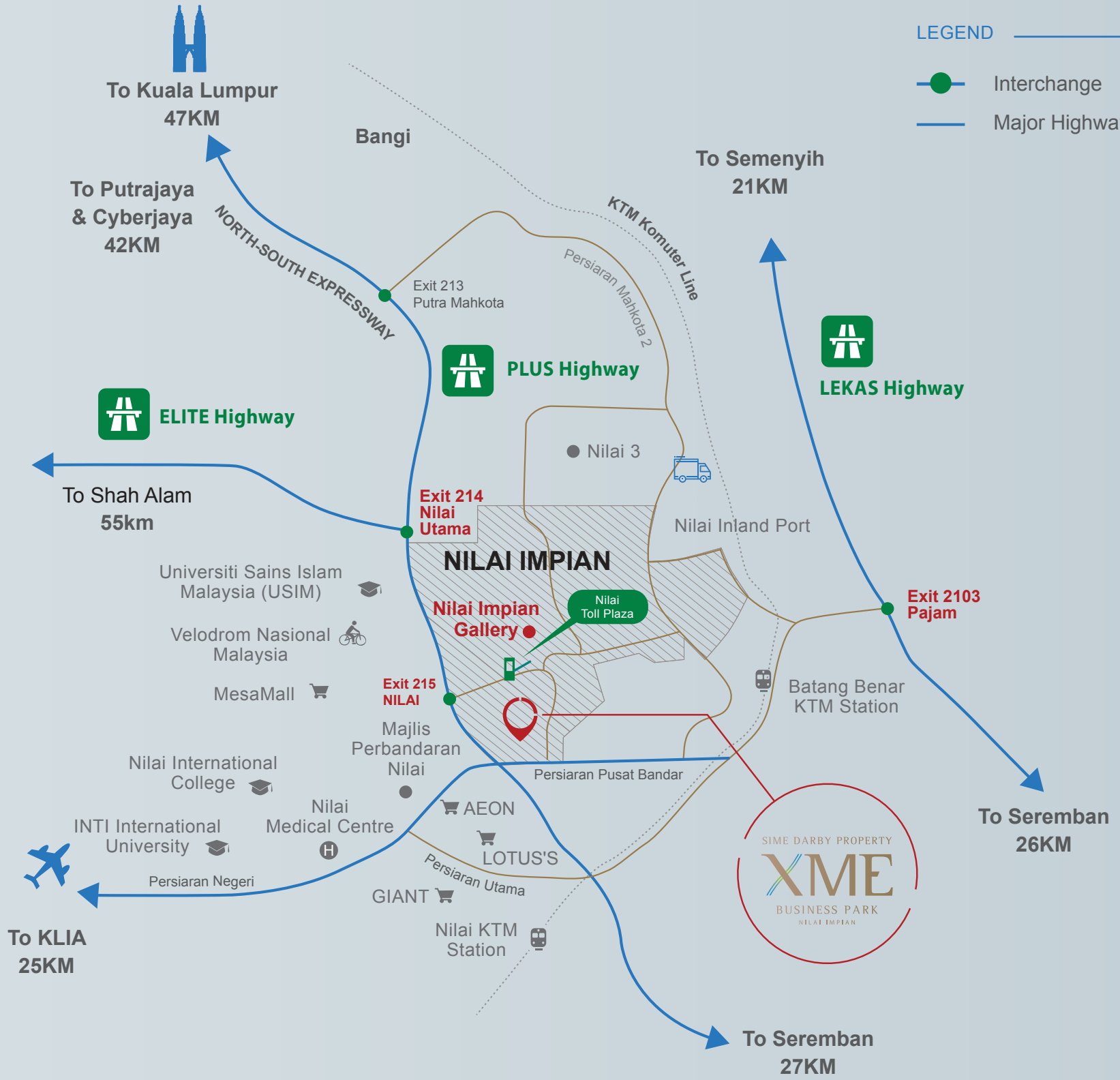
24-HOUR SECURITY

PERIMETER FENCING

ABSOLUTELY ACCESSIBLE

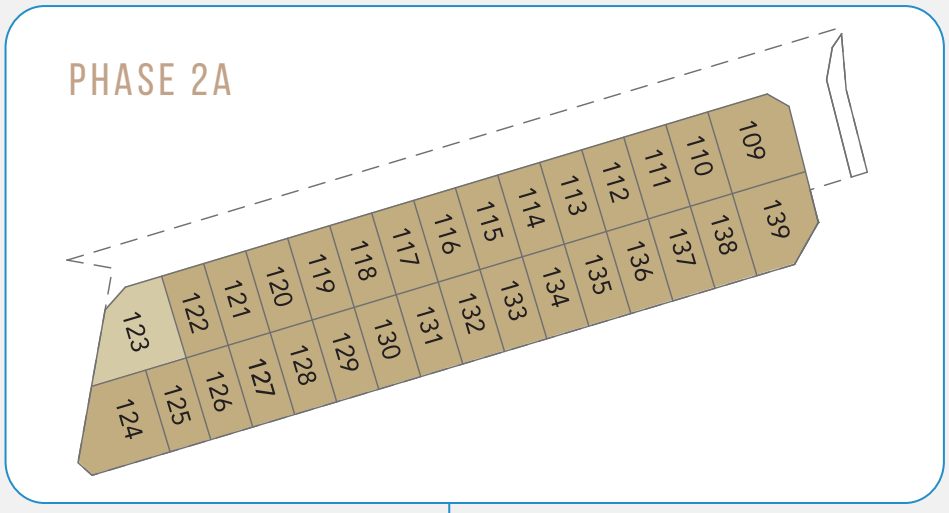
Accessibility, checked. Connectivity, checked. And yes, visibility too. Location matters in driving growth to a business. Proximity allows for a seamless integration with the vibrant surroundings.

As other nearby towns prosper, amenities such as malls, educational and medical institutions are just a stone's throw away – paving way for a self-sustaining lifestyle. There will be ample demand to meet your supply.

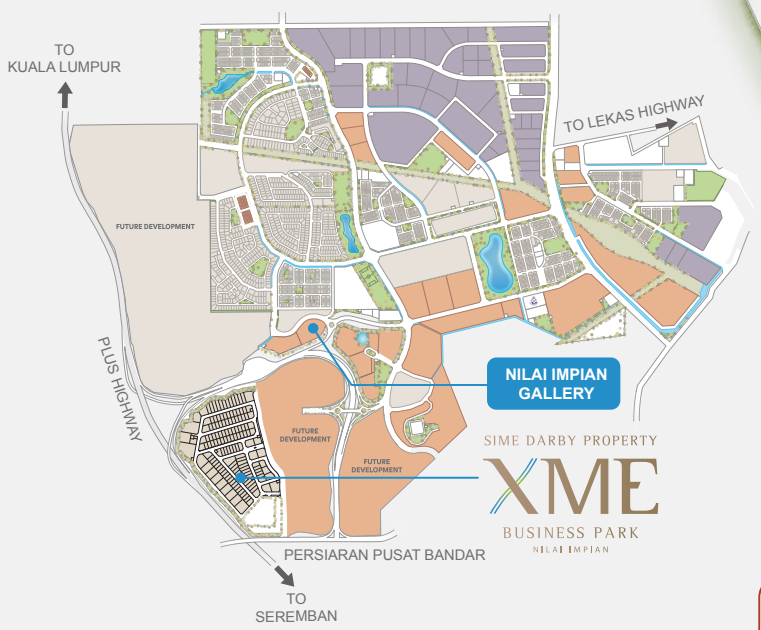


ELEVATE YOUR BUSINESS TO NEW HEIGHTS

Sime Darby XME Business Park Phase 2.
Your soon-to-be new business address.
With a thorough understanding of businesses' varying expectations and requirements, Phase 2 will consist of mainly semi-detached factories as well as detached factories in limited units.
Don't wait until it's too late!



NILAI IMPIAN MASTERPLAN



SITE PLAN

LEGEND

- DETACHED FACTORY
- SEMI-DETACHED FACTORY

THE FUTURE STARTS HERE

XME Business Park located in a prominent location, within a mature neighbourhood supported by numerous amenities and pool of skilled talent. Ample green lungs provide respite from the ordinary world. Now that's the ideal place to grow an enduring business that will stand the test of time.

1ST MANAGED INDUSTRIAL PARK
IN NEGERI SEMBILAN

Comprehensive master-planning & infrastructure

STRATEGICALLY LOCATED
in the primary industrial zone in Southern Klang Valley

SIME DARBY PROPERTY
XME BUSINESS PARK NILAI IMPIAN

NEXT TO
PLUS HIGHWAY
for high visibility

WELL-CONNECTED
TO MAJOR HIGHWAYS
• PLUS • LEKAS • ELITE

A HUGE POOL OF
SKILLED WORKERS
Immediate availability of workers from surrounding universities

630,484
LOCAL POPULATION
Within **10KM** Radius

CONVENIENCES
ARE WITHIN REACH

3.5km	3.8km	5.8km
Aeon, Tesco & Giant	Nilai Medical Centre	MesaMall

In close proximity to proposed 2nd station of
EAST COAST RAIL LINK (ECRL)

SIME DARBY PROPERTY

INDUSTRIAL

THE COMPLETE PACKAGE FOR YOUR BUSINESS GROWTH

Different forms, same versatility. Situated on prime freehold land, Sime Darby Property XME Business Park offers limited units of semi-detached and detached factories in multifunctional and practical layouts to suit a myriad of business specifications – a melting pot of diversity.

Enjoy unparalleled visibility as the first industrial park fronting the PLUS Highway with direct access via several major highways. Having taken the notion of an industrial park to greater heights, Sime Darby Property XME Business Park fits the bill, be it for own use or for investment purposes – how's that for value!

DETACHED FACTORY
TYPE D1-A

Land Area	:	15,449 sq.ft.
Built-up Area	:	7,083 sq.ft.

SEMI-DETACHED FACTORY
TYPE SD2

Land Area :

8,661 sq.ft. - 8,965 sq.ft.

Built-up Area :

6,457 sq.ft.

ONWARDS AND UPWARDS

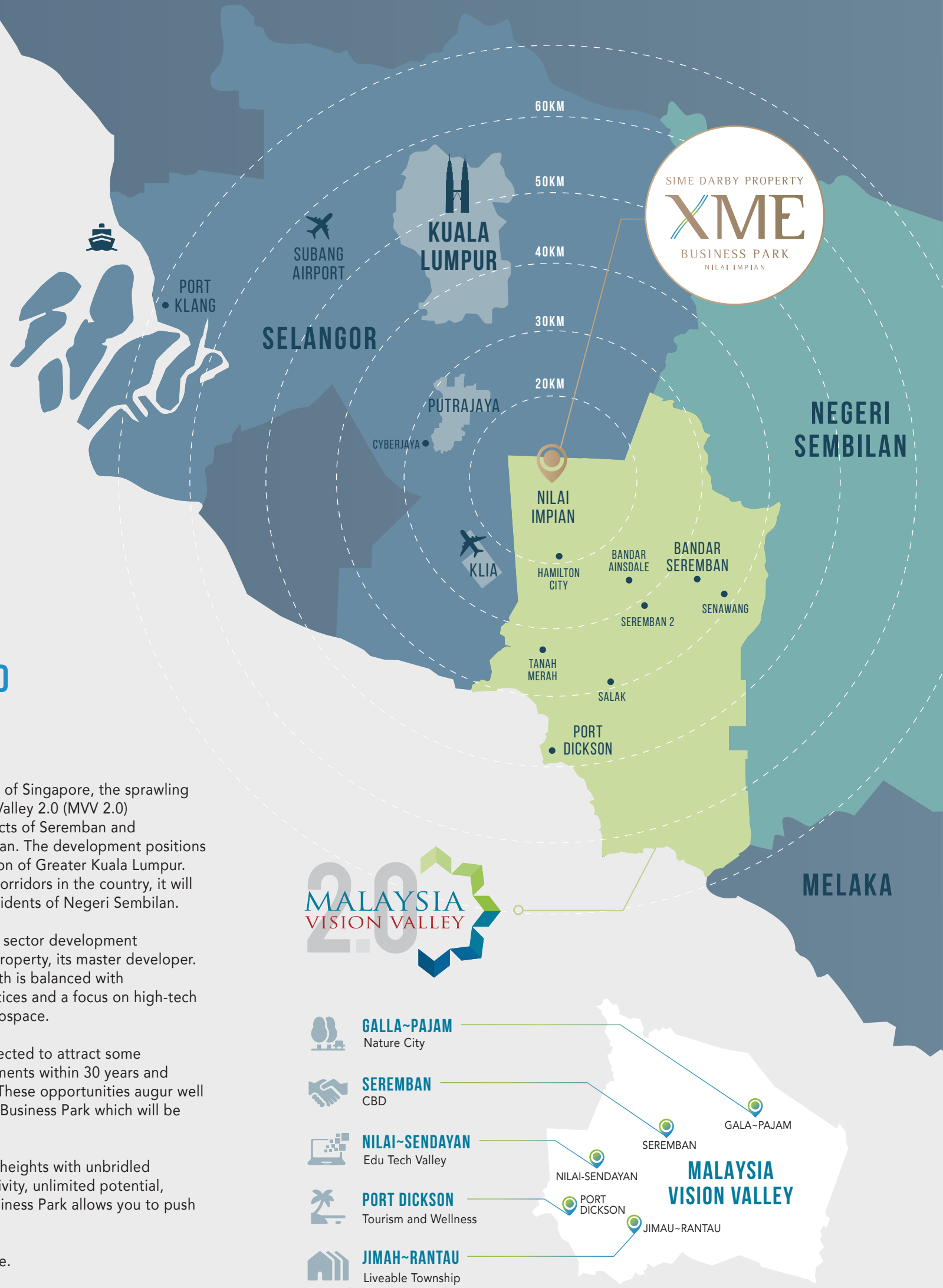
Spanning nearly twice the size of Singapore, the sprawling 379,087-acre Malaysia Vision Valley 2.0 (MVV 2.0) mega project covers the districts of Seremban and Port Dickson in Negeri Sembilan. The development positions the two districts as an extension of Greater Kuala Lumpur. As one of the new economic corridors in the country, it will be a game changer for the residents of Negeri Sembilan.

MVV 2.0 is a state-led, private sector development spearheaded by Sime Darby Property, its master developer. The pursuit of economic growth is balanced with sustainability from green practices and a focus on high-tech industry segments such as aerospace.

The world-class project is expected to attract some RM294 billion worth of investments within 30 years and create 600,000 jobs by 2045. These opportunities augur well for Sime Darby Property XME Business Park which will be a part of MVV 2.0.

Grow your investment to new heights with unbridled versatility. With great connectivity, unlimited potential, Sime Darby Property XME Business Park allows you to push the limits of what is possible.

From here, anything is possible.



24 ACTIVE TOWNSHIPS

integrated & niche development

19,977 ACRES

of developable area strategically situated in Klang Valley, Negeri Sembilan and Johor

RM86.9 BILLION

estimated remaining Gross Development Value (GDV)

REIMAGINING THE FUTERE OF INDUSTRIAL & LOGISTICS HUBS

With its 48-year track record in developing residential, commercial and industrial properties, Sime Darby Property is Malaysia's biggest property developer with currently 24 active townships and developments in Klang Valley, Negeri Sembilan and Johor that are strategically located and connected to major highways and transportation hubs within key growth areas.

The award-winning developer has also emerged as a leader in introducing new benchmarks for industrial and logistics developments with key launches such as Elmina Business Park, Bandar Bukit Raja Business Park and Cipta Serenia in Serenia City within the Klang Valley as well as XME Business Park Nilai Impian in Negeri Sembilan, featuring multi-tenant, ready-built warehouses and factories equipped with modern facilities and surrounded by convenient amenities and strategic accessibility.

For more information, log on to www.simedarbyproperty.com

Sime Darby Property

Nilai Impian Gallery
No.1, Persiaran Nilai Impian 3
Nilai Impian, 71800 Negeri Sembilan

Nilai Impian Gallery

Open daily: 9.30am - 6.30pm
(including public holidays)

THE EDGE Top Property Developers Awards 2020

PUTRA BRAND AWARDS 2020 PLATINUM

DEVELOPER OF THE ICONIC BATTERSEA POWER STATION LONDON, UK

For enquiries

06 794 8383

www.simedarbyproperty.com

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