

XME

BOULEVARD

NILAI IMPIAN



Property

Nilai's Next Exciting Hub For Thriving Opportunities

XME Boulevard is designed with a vision to be Nilai's premier business hub, with the address that signifies success. Strategically located along Persiaran Pusat Bandar with seamless access to the Nilai Exit, our freehold commercial spaces are meticulously crafted to elevate your brand's presence. Experience thoughtful infrastructure with great design for an environment conducive to thriving businesses. Join the dynamic community at XME Boulevard and be at the forefront of Nilai's commercial landscape.

PRIME FRONTAGE

Facing Persiaran Pusat Bandar

HIGH TRAFFIC

Main access to Nilai Exit

READY CATCHMENT

Surrounded by mature townships

STRATEGIC LOCATION

Next to XME Business Park & 14 Acre Town Park



The New Social Zone

Adjacent to the XME Business Park and conveniently located near the Nilai Exit, XME Boulevard is ready to serve a vibrant community in a space that is brimming with energy. With its spacious roads and cascades of greenery, it is tailored to accommodate the pulse of an urban lifestyle. Come and be part of this exciting buzz of a town centre that promises to take your brand to greater heights.

FREEHOLD
22' X 70'
Built-up starting
from 3,080 sqft

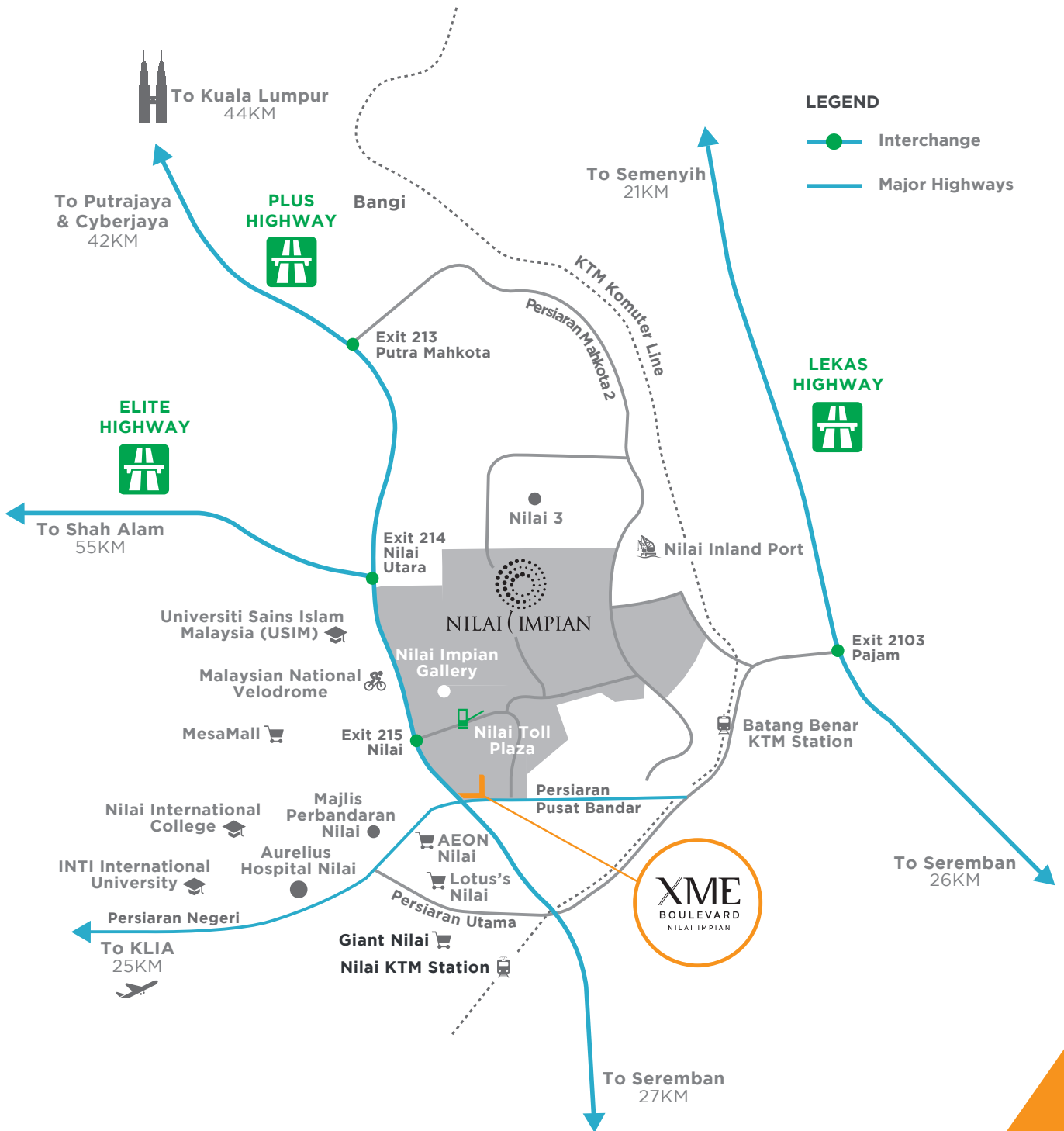
EXCLUSIVE
Only 40 units
available

**EXCELLENT
VISIBILITY**
All units facing
Persiaran Pusat Bandar /
Persiaran Platinum



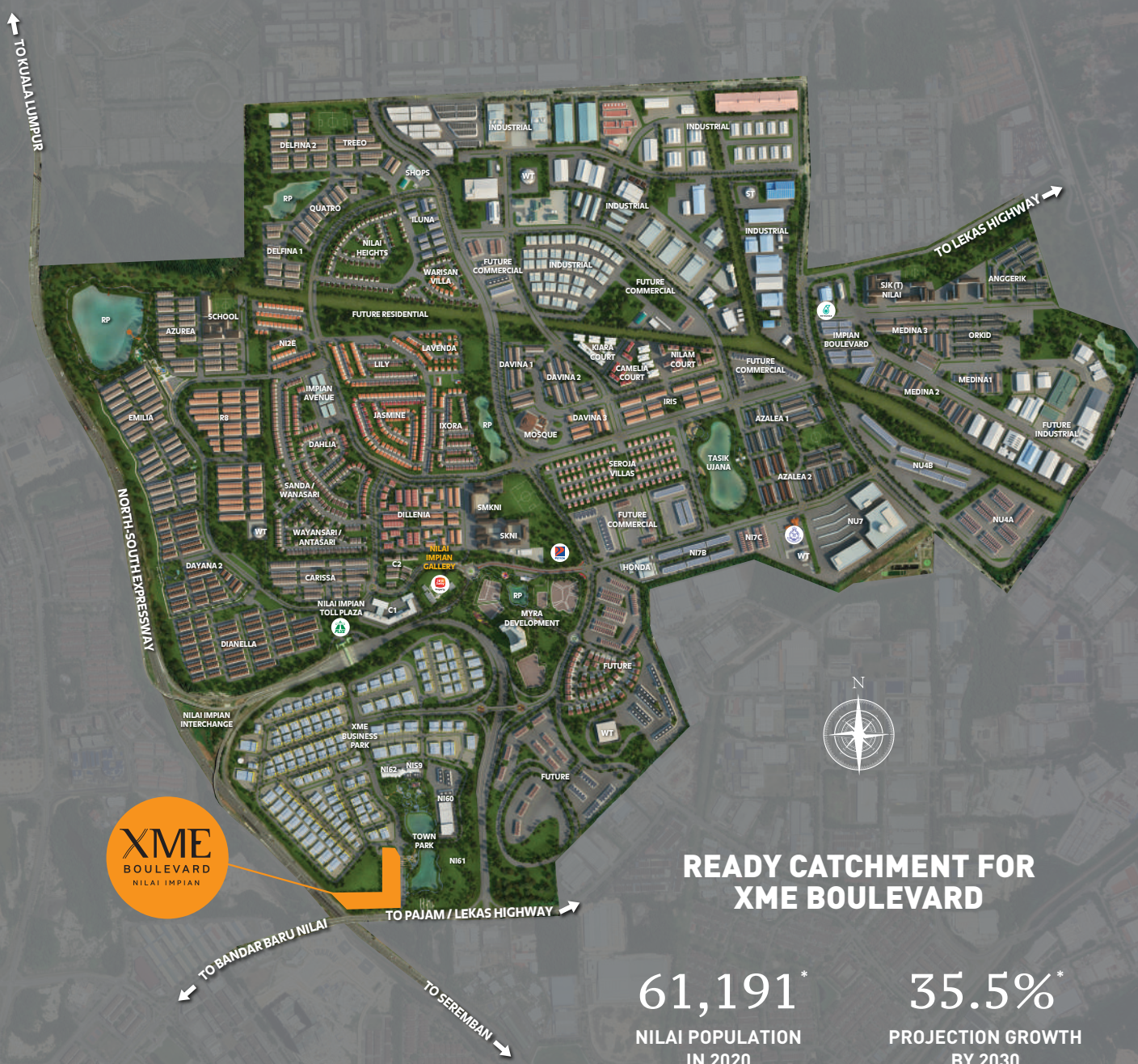
Unleash Your Business Potential

XME Boulevard is surrounded by well-established amenities and thriving neighbourhoods, serving as your gateway to boundless opportunities. Its easy accessibility via major highways connects you further to even more possibilities.



Prime Business Destination

Discover success at XME Boulevard, strategically positioned as a dynamic business hub. Its prime location, ready catchment area, and seamless accessibility will pave the way for thriving business ventures.



READY CATCHMENT FOR XME BOULEVARD

61,191*
NILAI POPULATION
IN 2020

35.5%*
PROJECTION GROWTH
BY 2030

*Source: Voters demographics 2020
*Note: Base model used for population projection

Strategically Located at the Heart of Nilai Impian

Designed with your business in mind, XME Boulevard
is here to elevate your business to greater heights
with its advantageous location in Nilai Impian.



Versatile Space for Your Business

Our versatile commercial spaces pave the way for your brand's evolution, whether it is dining to retail or essential services. Secure your foothold in this epicentre.



and more...



Spacious Design Ready For You

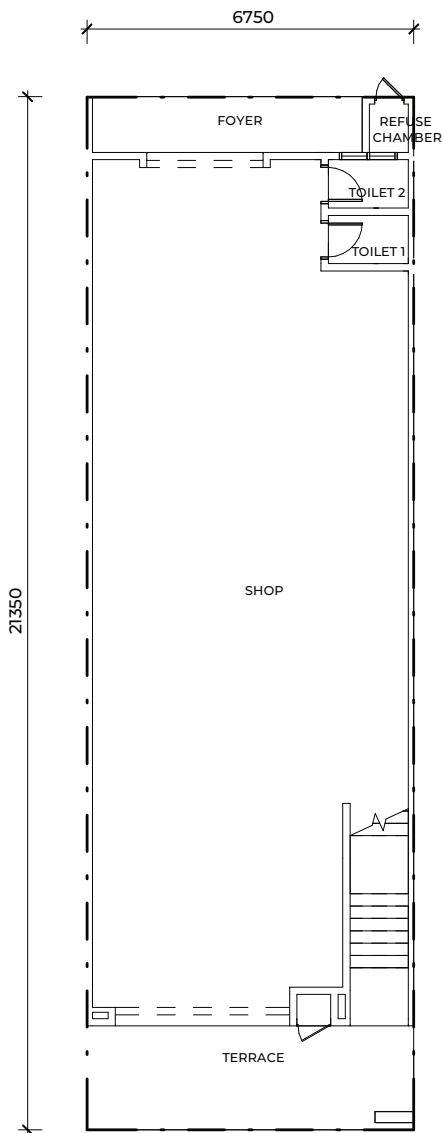
Choose from our range of two- to three-storey buildings and start the foundation for your success. Enjoy prime visibility from our strategically placed hub, boasting contemporary design and features for unparalleled distinction.



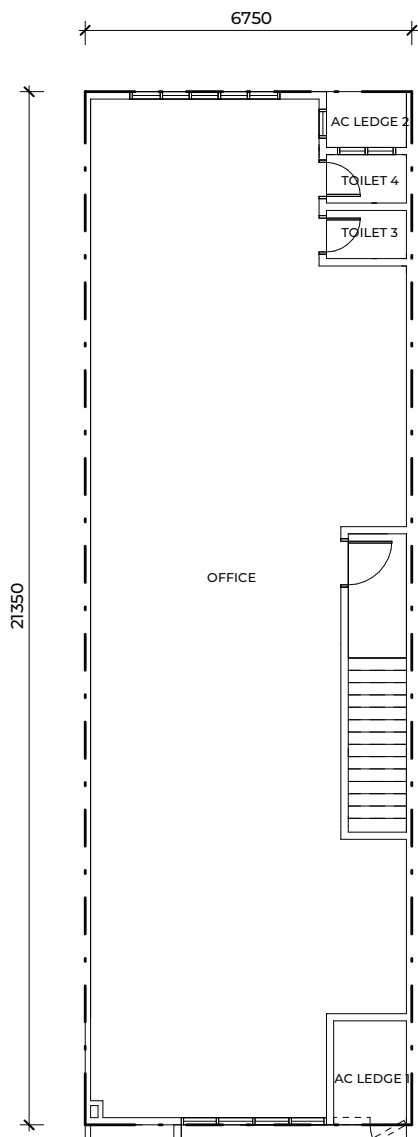
Floor Plan

INTERMEDIATE UNIT
TYPE A / Am

2-STOREY SHOP OFFICES | 22' x 70' | 3,080 SQ FT | 32 UNITS



GROUND FLOOR PLAN

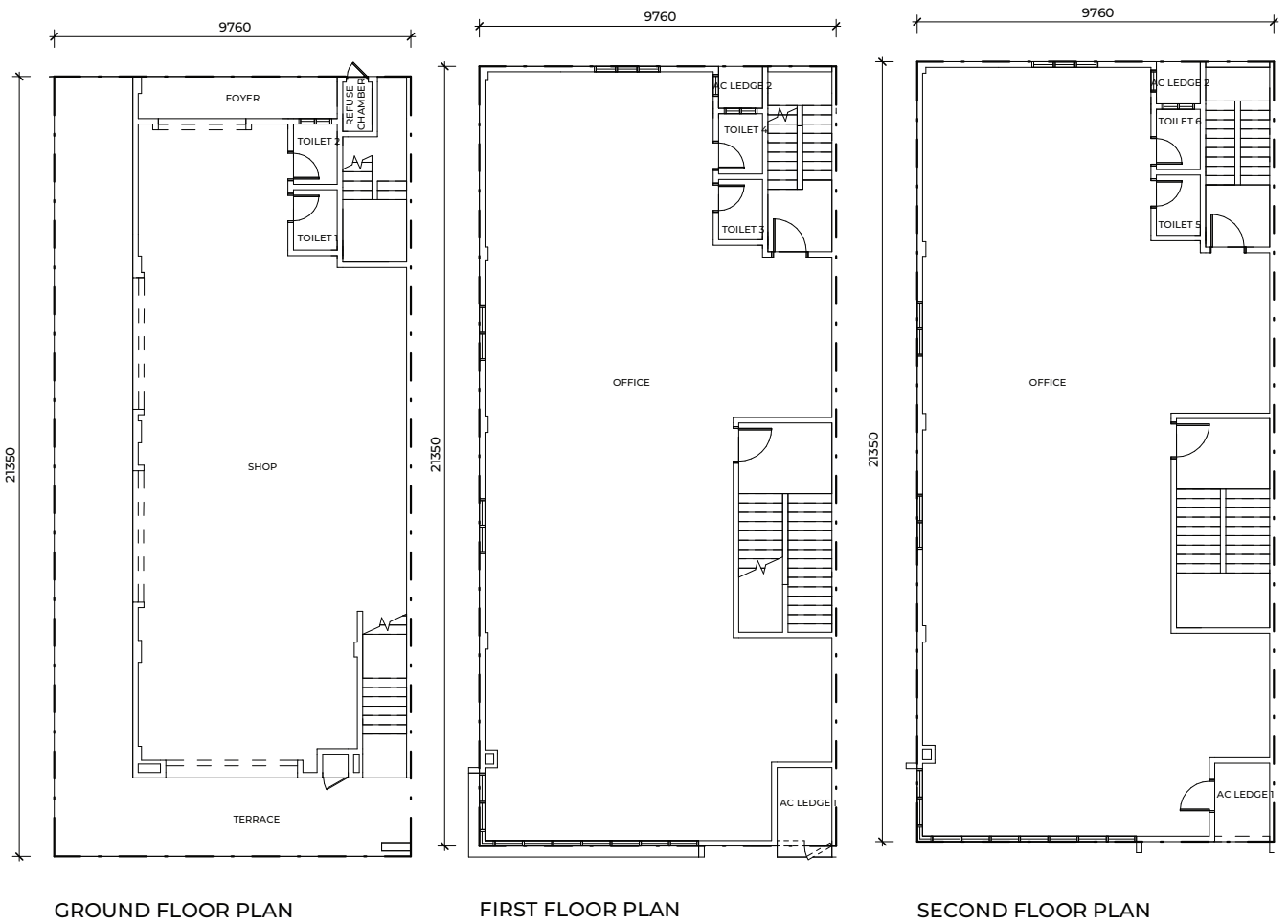


FIRST FLOOR PLAN

Floor Plan

END LOT UNIT
TYPE B / Bm

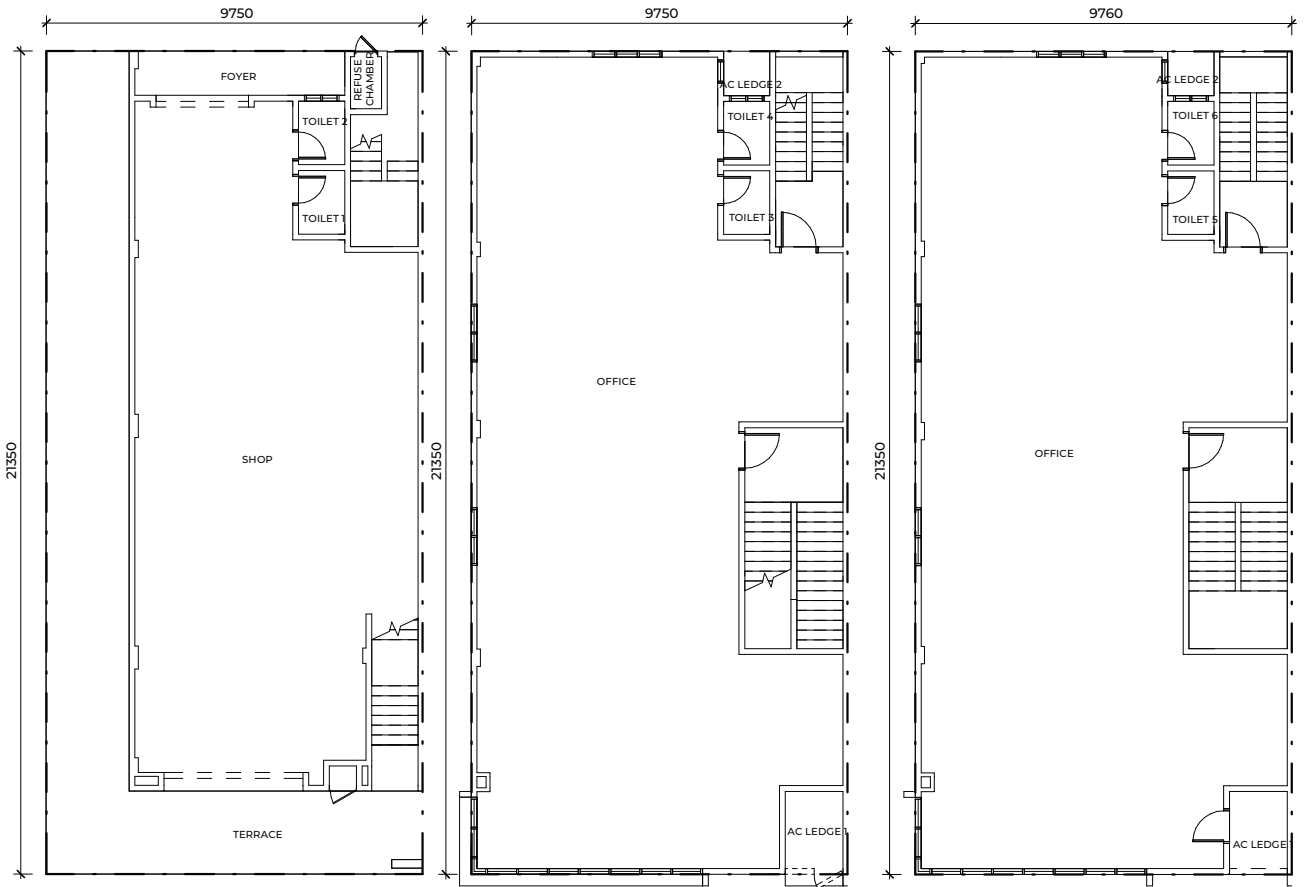
3-STOREY SHOP OFFICES | 32' x 70' | 6,649 SQ FT | 2 UNITS



Floor Plan

END LOT UNIT
TYPE B1

3-STOREY SHOP OFFICES | 32' x 70' | 6,649 SQ FT | 1 UNIT



GROUND FLOOR PLAN

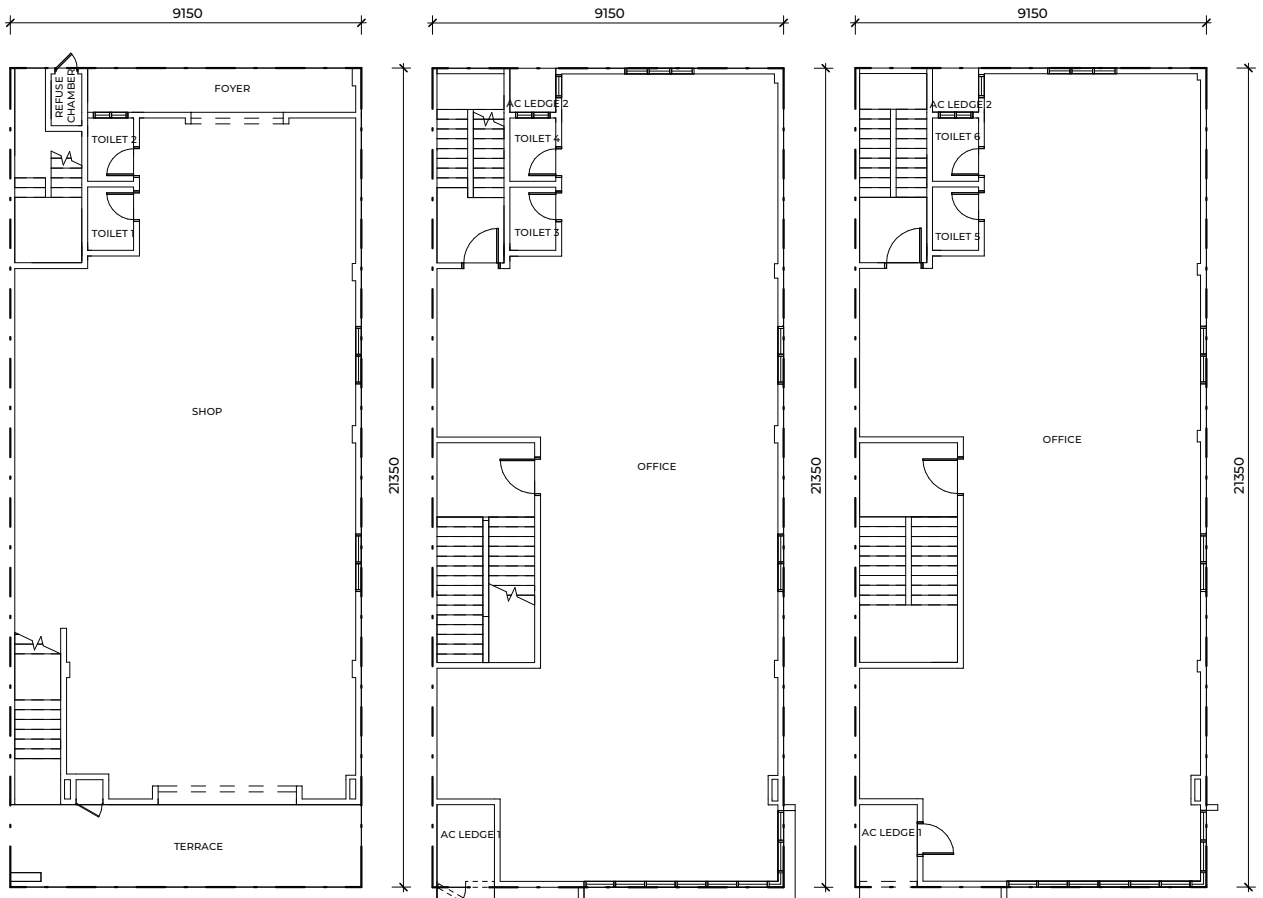
FIRST FLOOR PLAN

SECOND FLOOR PLAN

Floor Plan

END LOT UNIT
TYPE Cm

3-STOREY SHOP OFFICES | 30' x 70' | 6,213 SQ FT | 1 UNIT



GROUND FLOOR PLAN

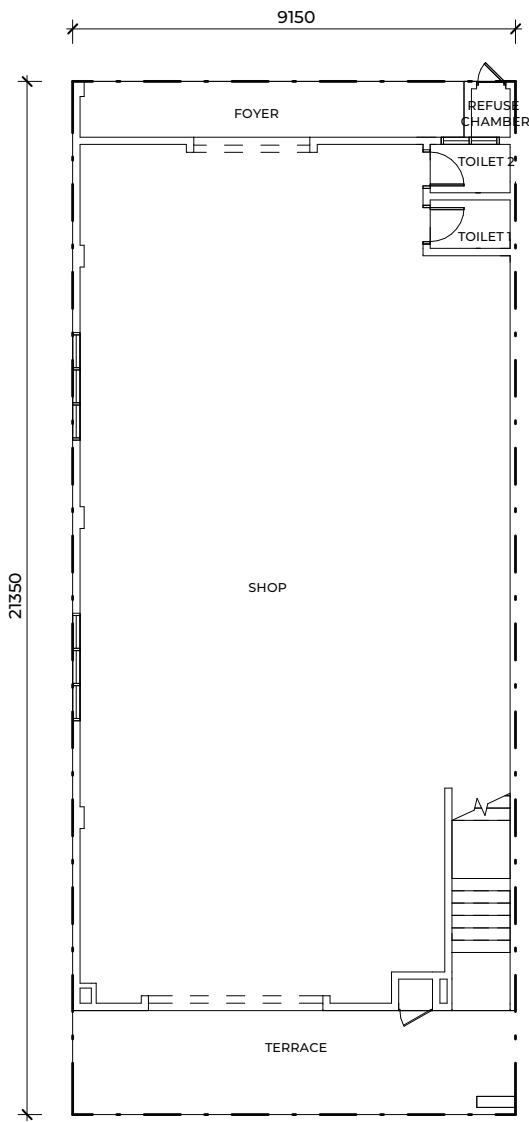
FIRST FLOOR PLAN

SECOND FLOOR PLAN

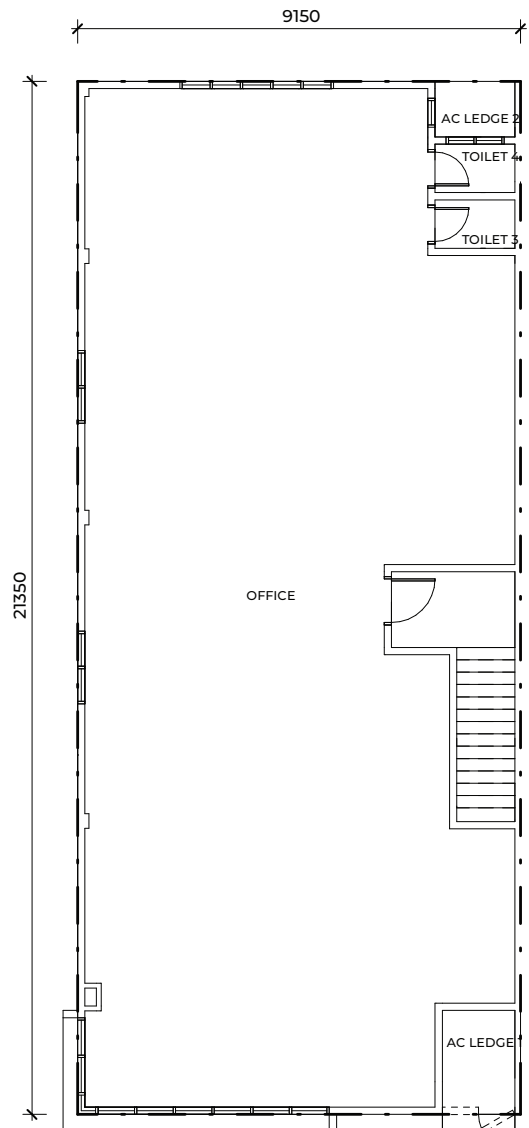
Floor Plan

END LOT UNIT
TYPE D / Dm

2-STOREY SHOP OFFICES | 30' x 70' | 4,145 SQ FT | 2 UNITS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Floor Plan

END LOT UNIT
TYPE E / Em

3-STOREY SHOP OFFICES | 30' x 70' | 6,213 SQ FT | 2 UNITS



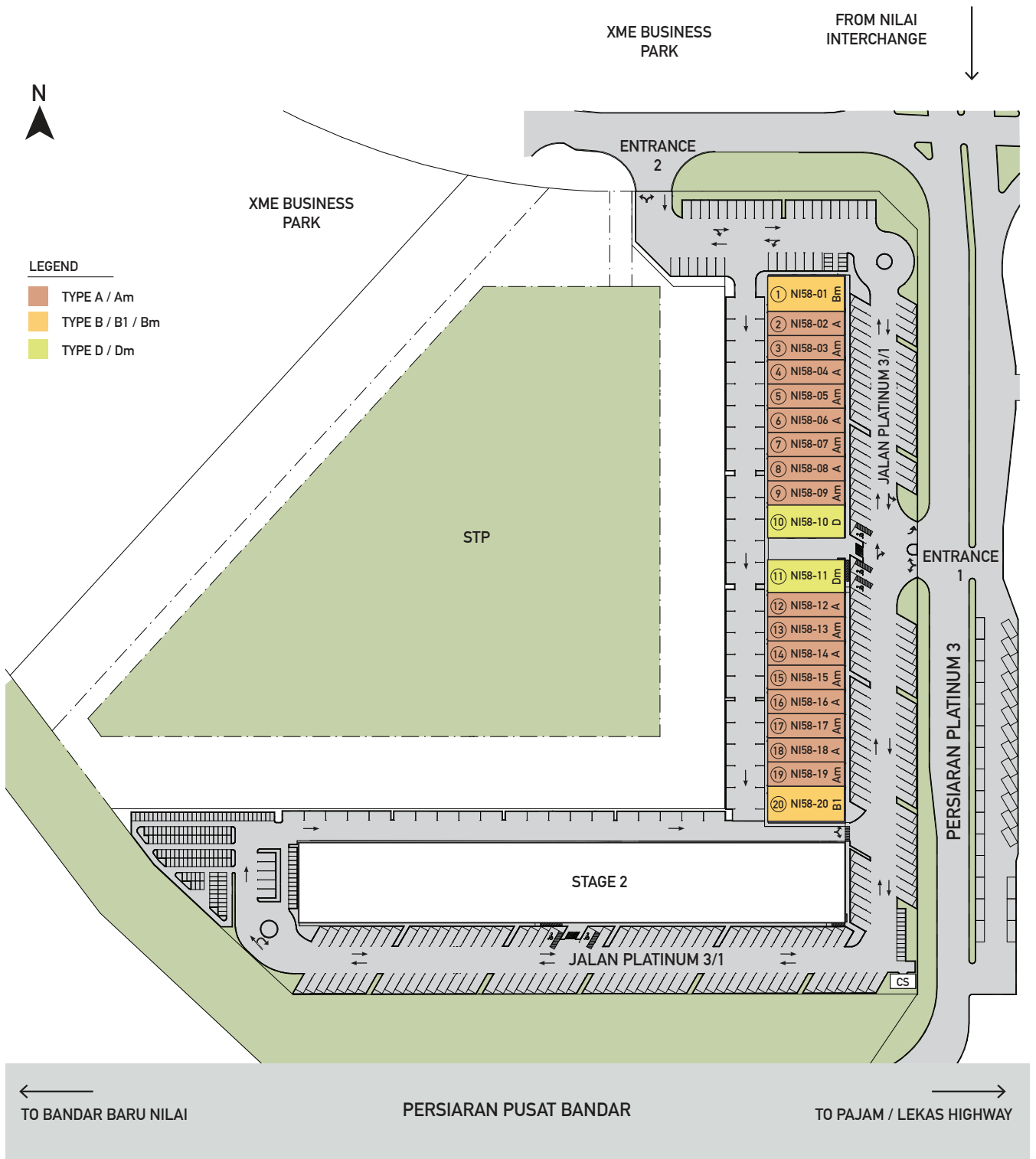
GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

Site Plan

STAGE 1



Specification

Structure		:	Reinforced Concrete					
Wall		:	Masonry					
Roof	Roof Covering Roof Framing	:	Metal Deck, Reinforced Concrete Metal					
Ceiling		:	Ceiling Board Skim Coat & Paint					
Windows		:	Aluminium Framed					
Doors	Shop Other Doors	:	Roller Shutter Timber Flush, Fire Rated & Metal					
Ironmongeries		:	Lockset with Accessories					
Wall Finishes	General External Internal Wall Toilet Refuse Bin Compartment	:	Plaster & Paint Plaster & Paint Ceramic Tile, Plaster & Paint Ceramic Tile					
Floor Finishes	Shop Office Terrace Staircase Toilet Refuse Bin Compartment	:	Cement Render Cement Render Cement Render Cement Render with Nosing Tile Ceramic Tile Ceramic Tile					
Sanitary Wares & Plumbing Fittings	Toilet Shop Office Foyer	:	Sanitary Wares & Fittings Sink with Tap Basin with Tap Water Tap					
Mechanical & Electrical				TYPE A/Am	TYPE B/B1/Bm	TYPE Cm	TYPE D/Dm	TYPE E/Em
	Lighting Point	:		26	53	50	29	50
	Signage Point	:		2	3	3	2	3
	Fan Point	:		4	6	6	4	6
	Power Point	:		20	31	31	20	31
	Electrical DB	:		2	3	3	2	3
	Telecommunication Point	:		2	3	3	2	3
Internal Telephone Trunking & Cabling		:	Conduit & Cabling					
Miscellaneous		:	Letter Box Refuse Bin Compartment TNB Meter Compartment					



With over 50 years of experience, world-renowned Sime Darby Property leads in creating master-planned communities, setting the benchmark for quality, innovation, and sustainability in all residential, integrated and high-rise projects within its 25 townships and developments.

As it transitions into a real estate company by 2025, the company drives the industrial and logistics segment with notable projects in Elmina Business Park, Bandar Bukit Raja, Hamilton Nilai City, and the Pagoh Special Economic Zone. Propelling its recurring income portfolio, Sime Darby Property is also the first public-listed property developer in Malaysia to venture into the creation of development funds in the industrial and logistics sector.

Subscribing to the principle that innovation and creativity translate into good business in terms of breaking barriers, Sime Darby Property through its Concept Home 2030 initiative has embarked on a concerted effort to push the boundaries in the world of property development.

A part of the respectable Malaysian consortium which successfully regenerated the iconic Battersea Power Station in the United Kingdom, Sime Darby Property also owns the multi-award winning Kuala Lumpur Golf & Country Club set to host the LPGA in October this year.

Driven by its Purpose to be a Value Multiplier for People, Businesses, Economies, and the Planet, Sime Darby Property creates positive social impact through its philanthropic arm, Yayasan Sime Darby. A champion for biodiversity, Sime Darby Property is a constituent of the MSCI ACWI Small Cap Index with MSCI ESG Rating of BBB and is rated by the Carbon Disclosure Project.

Sime Darby Property is recognised as World's Best with Gold and Silver Wins at the 2023 FIABCI World Prix d'Excellence Awards, with multiple other achievements including All-Stars at the StarProperty Awards 2023, a Platinum ranking in the Property Development category for the Putra Brand Awards 2022, as well as one of the nation's leading property developers in 'The Edge Malaysia's Top Property Developers Awards 2022.



NILAI (IMPIAN)

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

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www.simedarbyproperty.com



Property