



arína 2

1-STOREY LINKED HOMES
SEREMBAN



arina 2

Seremban's Bestselling Starter Homes

Nestled within Bandar Ainsdale township, Arina 2 offers the ease of everyday living with its single-storey layout filled with bright, open spaces. Ideally located near the 11-acre Ainsdale Lake Park and seamlessly connected via the NSE through the Bandar Ainsdale Interchange, Arina 2 gives you the space, convenience, and lifestyle you've been looking for. Everything you need to start your next chapter, just the way you want it.



**Light & breezy,
well-ventilated
with windows**



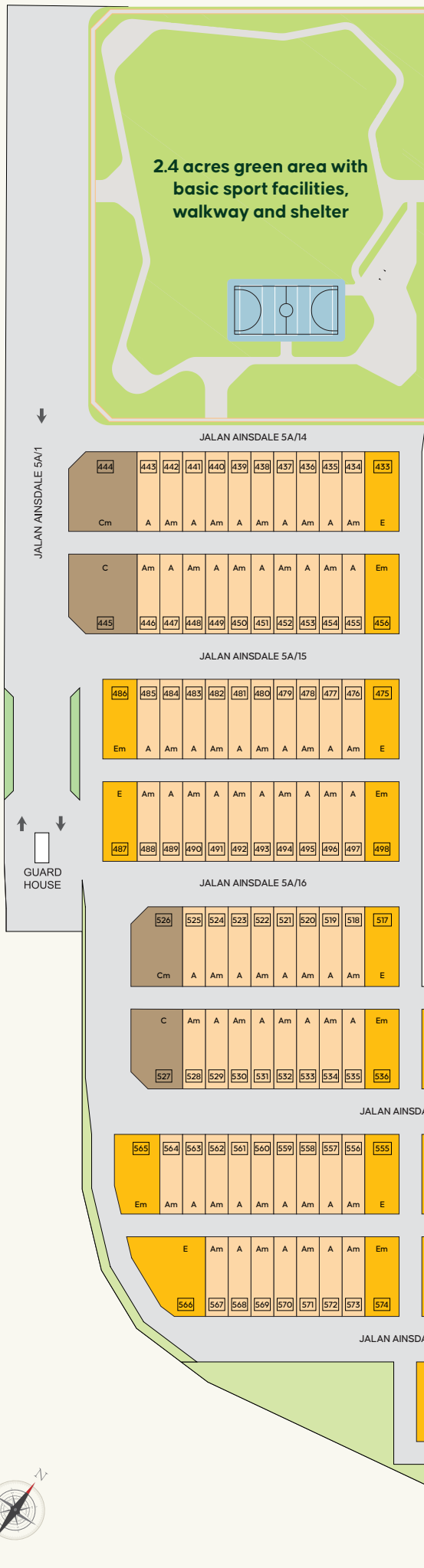
**Open-plan
layout**



**Backyard
garden space**



Site Plan



Legend

Intermediate Unit

Type A/Am : 20'x70'

End Unit

Type E/Em : 22'x70'

Corner Unit

Type C/Cm : 22'x70'

SSU Main Switching Station

1 Address No.



Bright and airy spaces

Floor Plan

Intermediate Unit

Type A/Am
20' x 70' | 1,010 sq ft

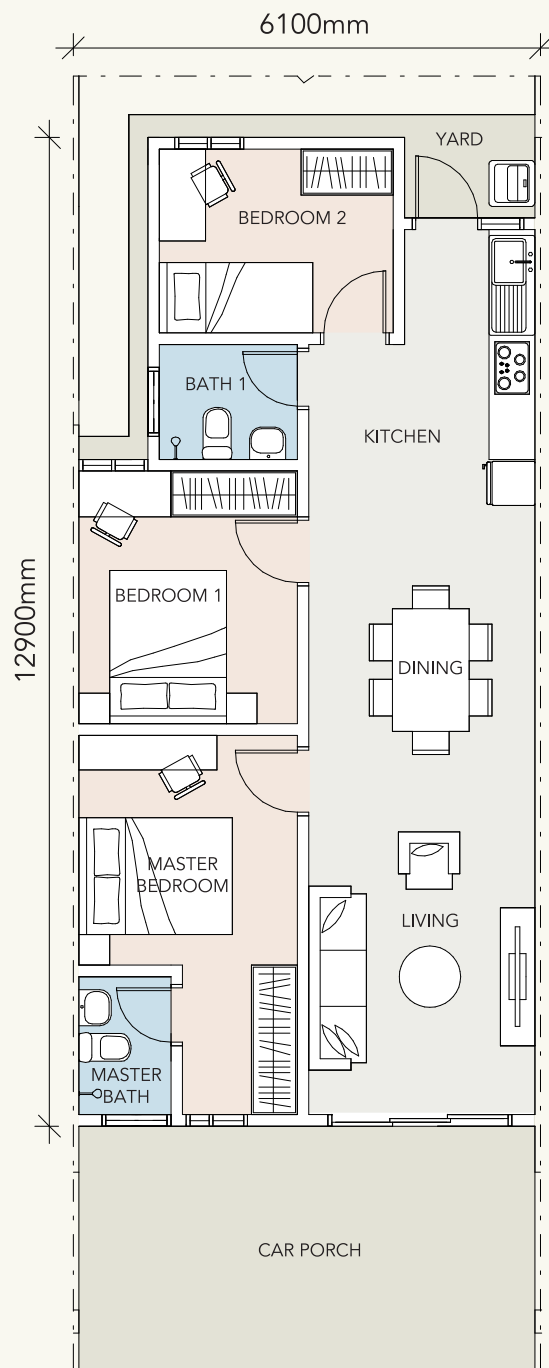


3 bedrooms

+



2 bathrooms



Floor Plan

End Unit

Type E/Em
22' x 70' | 1,138 sq ft

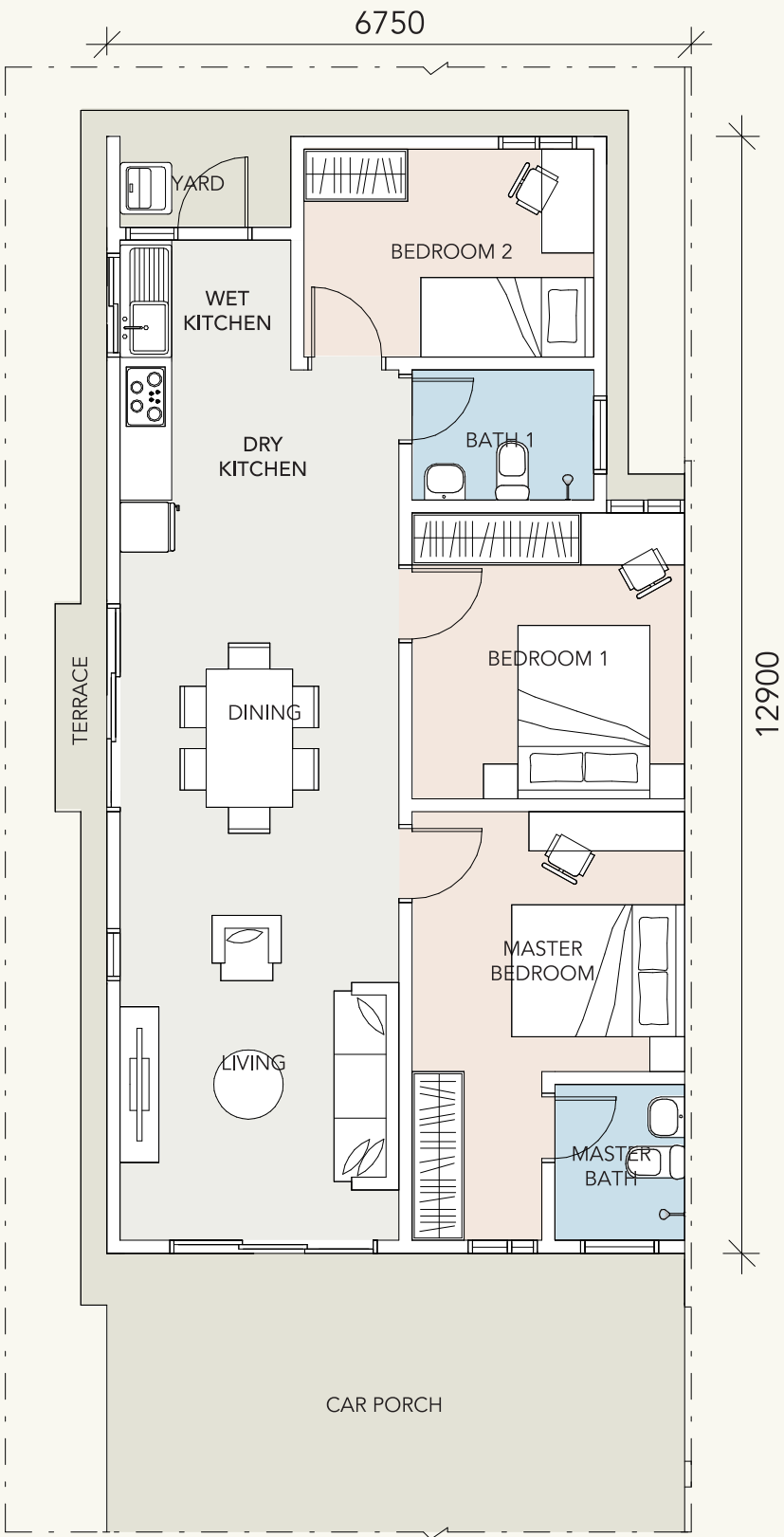


3 bedrooms

+



2 bathrooms



Floor Plan

Corner Unit

Type C/Cm
22' x 70' | 1,138 sq ft

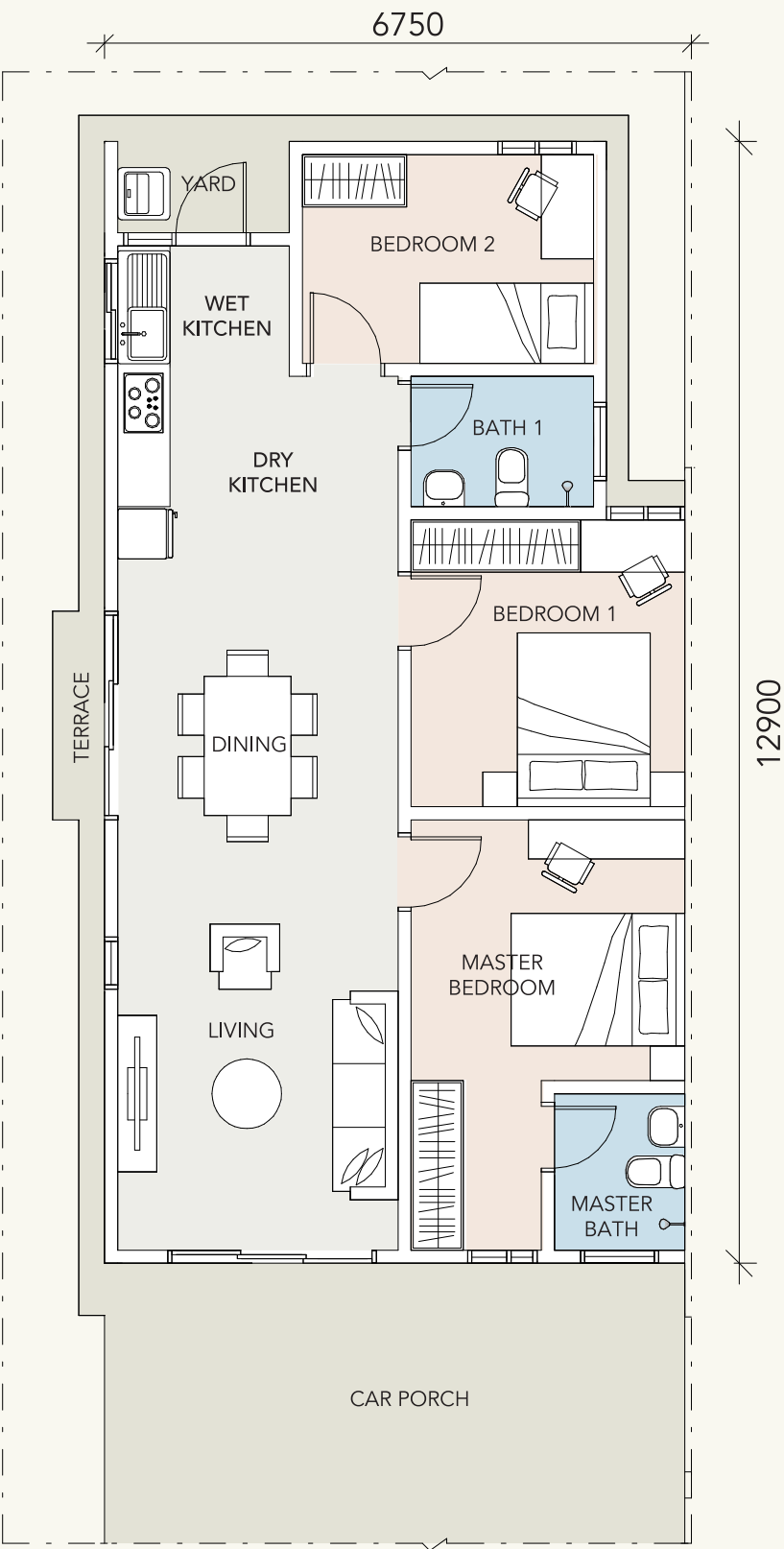


3 bedrooms

+



2 bathrooms



Specifications

Structure		: Reinforced Concrete
Wall		: Masonry / Concrete
Roof Covering		: Roof Tiles
Roof Framing		: Metal
Ceiling		: Plasterboard / Skim Coat / Cement Board
Windows	: All	: Aluminium Frame Glass Panel
Doors	: Main Entrance : Other Doors	: Aluminium Frame Sliding Door : Painted Flush Door : Aluminium Frame Sliding Door (Type C, Cm, E, & Em only)
Ironmongery		: Locksets with Accessories
Wall Finishes	: External : Internal : Kitchen : Master Bath, Bath 1 : Yard	: Plaster & Paint : Plaster / Skim Coat & Paint : Ceramic Tiles up to 1500mm high / Plaster / Skim Coat & Paint : Ceramic Tiles up to 1500mm high / Plaster & Paint : Plaster & Paint
Floor Finishes	: Car Porch : Terrace, Yard : Living, Dining : Master Bedroom, Bedroom 1 & 2 : Kitchen : Master Bath, Bath 1	: Concrete Broom finishes : Cement Render : Ceramic Tiles : Ceramic Tiles : Ceramic Tiles : Ceramic Tiles
Sanitary and Plumbing Fittings	: Kitchen : Master Bathroom, Bath 1 : Yard : Recycle Compartment	: Sink and Tap : Sanitary Wares and Fittings : Tap : Tap
		C/Cm A/Am E/Em
Electrical Installation	: Light Point	: 15 14 15
	: Gate Light Point	: 1 1 1
	: Power Point	: 12 12 12
	: Fan Point	: 5 5 5
	: Door Bell Point	: 1 1 1
	: Water Heater Power Point	: 1 1 1
	: Air Conditioning Power Point	: 2 2 2
	: Telecommunication Point	: 1 1 1
	: TV Point	: 1 1 1
Internal Telecommunication Trunking and Cabling		: Conduit and cabling
Fencing		: M.S. Gate and Chain Link
Miscellaneous		: Letter Box : Recycle Compartment

Location Map



Education institutions

- 1 Sekolah Menengah Sri Pelangi 400m
- 2 SJK (C) Ladang Hillside 3km
- 3 Zenith International School 6km
- 4 SJK (C) Tung Hua S2 Heights 7km
- 5 Universiti Teknologi MARA 14km

Transportation

- 1 KTM Tirol 5km
- 2 KTM Seremban 9km
- 3 Terminal One 8km
- 4 KLIA 35km

Medical centres

- 1 KPJ Specialist Seremban Hospital 6km
- 2 Columbia Asia Medical Centre 6km
- 3 Hospital Tuanku Jaafar 11km

Parks

- 1 Ainsdale Lake Park 2km
- 2 Seremban Hill Park 8km
- 3 Seremban Lake Garden 12km

Shopping malls & supermarkets

- 1 Seremban Gateway 5km
- 2 Lotus's 6km
- 3 Palm Mall 7km
- 4 AEON 9km
- 5 Mydin 9km

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www.simedarbyproperty.com

Bandar
Ainsdale



PHASE BA-R1A
No. of Units: 123 | Type: 1 Storey Link House | Expected Date of Completion: February 2028 | Tenure of Land: Freehold | Developer's Licence No.: 12408/07-2028/0997(R) Validity 16/07/2023 - 15/07/2028 | Advertising & Sales Permit No.: 12408-22/10-2027/0904(N)-(L) | Validity: 30/10/2025-29/10/2027 | Approval Authority: Majlis Bandaraya Seremban | Building Plan Approval No.: BIL (12) DLM MB5.S.KB 1-18/24 (B) | Developed by Sime Darby Property (Ainsdale) Sdn. Bhd. (Company No. 200801003748), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling Price: 1 Storey Link House Type A/Am (No. of Units: 99) (Minimum Price: RM 467,888 - Maximum Price: RM 498,888), Type E/Em (No. of Units: 17) (Minimum Price: RM 559,888 - Maximum Price: RM 752,888), Type C/Cm (No. of Units: 7) (Minimum Price: RM 654,888 - Maximum Price: RM 820,888) | Bumiputera Discount: 10% (Quota Applies).
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