

Suasaña

AINSDALE

PHASE 2

20' x 70' | 2 STOREY LINKED HOMES

FREEHOLD

Bandar
Ainsdale
Where happiness begins



Photo by Pang JiaJun
at Ainsdale Lake Park



BLISSFUL LIVING BEGINS HERE

At Suasana Ainsdale, the life you deserve awaits where every day is a blessing. Surround yourself with the peace and harmony from the verdant gardens and parks, and enjoy the convenience of being strategically located next to PLUS Highway and only 5km from Seremban town to perfectly balance work and life. Nurture greater family bonds in the spacious homes designed for multigenerational living.

A WELL-BALANCED LIFE

Life at Bandar Ainsdale is guided by the four pillars of holistic living to fulfil everything you need for a nurturing present and future.

LEISURE

Incorporate various elements of a leisurely lifestyle for all to enjoy



CULTURE

Cultivate a relaxed ambience for peaceful community living



SUSTAINABILITY

Maintain a balance in biodiversity for serene living



NATURE

Embrace a harmonious co-existence with nature for the community to prosper



AINSDALE

LAKE PARK

A GREEN HAVEN AT YOUR DOORSTEP

A home in Suasana Ainsdale means living just a few steps away from the vibrant 11-acre Ainsdale Lake Park, with a backdrop of green hills. A serene lake in the middle offers a sense of tranquility while the landscaped gardens are the perfect spot to energise and unwind. The nearby children's playground will be popular with your little ones to play and explore in a safe and nurturing environment.

MULTIPURPOSE COURT

Unleash your inner football star!

3

SAFE & FUN FOR THE KIDS

Let them enjoy their favourite outdoor activities

2

AINSDALE GIANT SIGN

Photo perfect

5

ENTRANCE TO AINSDALE LAKE GARDEN

Stroll along the picturesque lake garden, the perfect backdrop for your Instagram posts

7

4

INSTA-WORTHY

Keruing Tunnel, the first-of-its-kind in Seremban

8

RUN EVERY DAY

1.2km jogging track in Ainsdale Lake Garden

1

LET THEM PLAY

A creative interconnected children's park for little adventurers

6

AMPHITHEATRE GARDEN AREA

Relax and unwind in this beautiful landscaped garden

A PLACE TO GROW

Just 5km to Seremban town and with direct access to Kuala Lumpur via the PLUS Highway Bandar Ainsdale Interchange (Exit 217), Suasana Ainsdale is the perfect balance between serenity and convenience in a safe and welcoming community. Make it your home today and for generations to come.



A park with facilities for all generations



SURROUNDED BY GREEN

3 picturesque lake gardens within Bandar Ainsdale



EASY ACCESS

Next to dedicated interchange with direct access to KL via PLUS Highway



MASTER PLANNED BY SIME DARBY PROPERTY

562 acres freehold residential and commercial development



THE PERFECT SETTING

Starting at 1,756 sqft, Suasana Ainsdale is both an ideal starter home and an investment. The peaceful surroundings complement these contemporary homes to provide you with a sense of belonging. It's where you want to come home to every day and be with the people you love.



DESIGNED FOR MULTIGENERATIONAL LIVING

From the elderly to the young, Suasana Ainsdale multigenerational homes are perfectly designed to cater to all needs. Plan how you want your home to be with more space and flexibility available to you. Move easily between the integrated living, dining and kitchen areas for a greater sense of freedom. Enjoy natural ventilation and warm lighting made possible by large windows and openings.



FREEHOLD

20' X 70'



SPACIOUS LIVING

4 bedrooms,
3 bathrooms and
family area



FLEXIBLE SPACE

Open-plan
layout



COMFORT

Natural ventilation
and lighting



SAFE AND SECURE

Perimeter
fencing and
dedicated
guardhouse



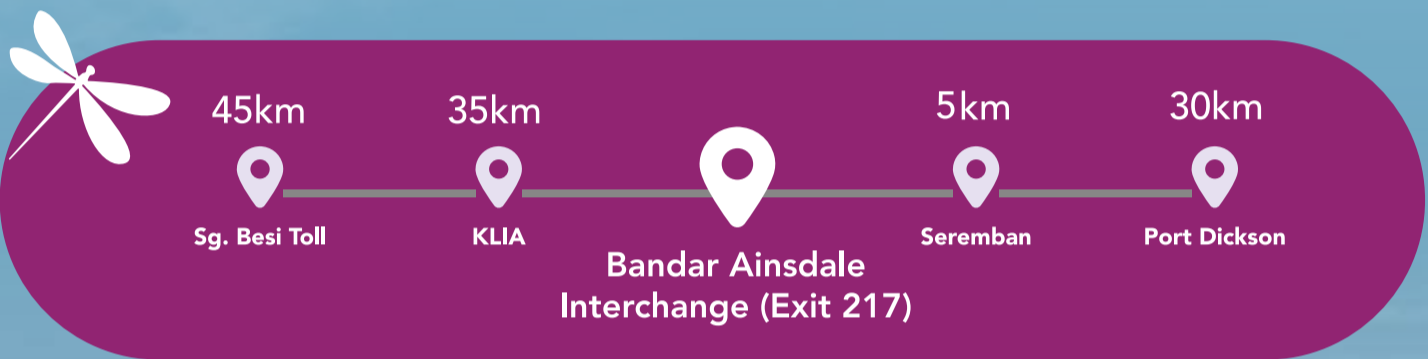
TO LIVE FREE AND HAPPY

Children will get every opportunity to enjoy their childhood in pure freedom and joy within the safe community at Suasana Ainsdale. The vibrant playground is where all their best days will take place where they get to play freely outdoors. You'll get to enjoy it too with your daily walks and interaction with the neighbours.



PERFECTLY PLACED FOR YOUR CONVENIENCE

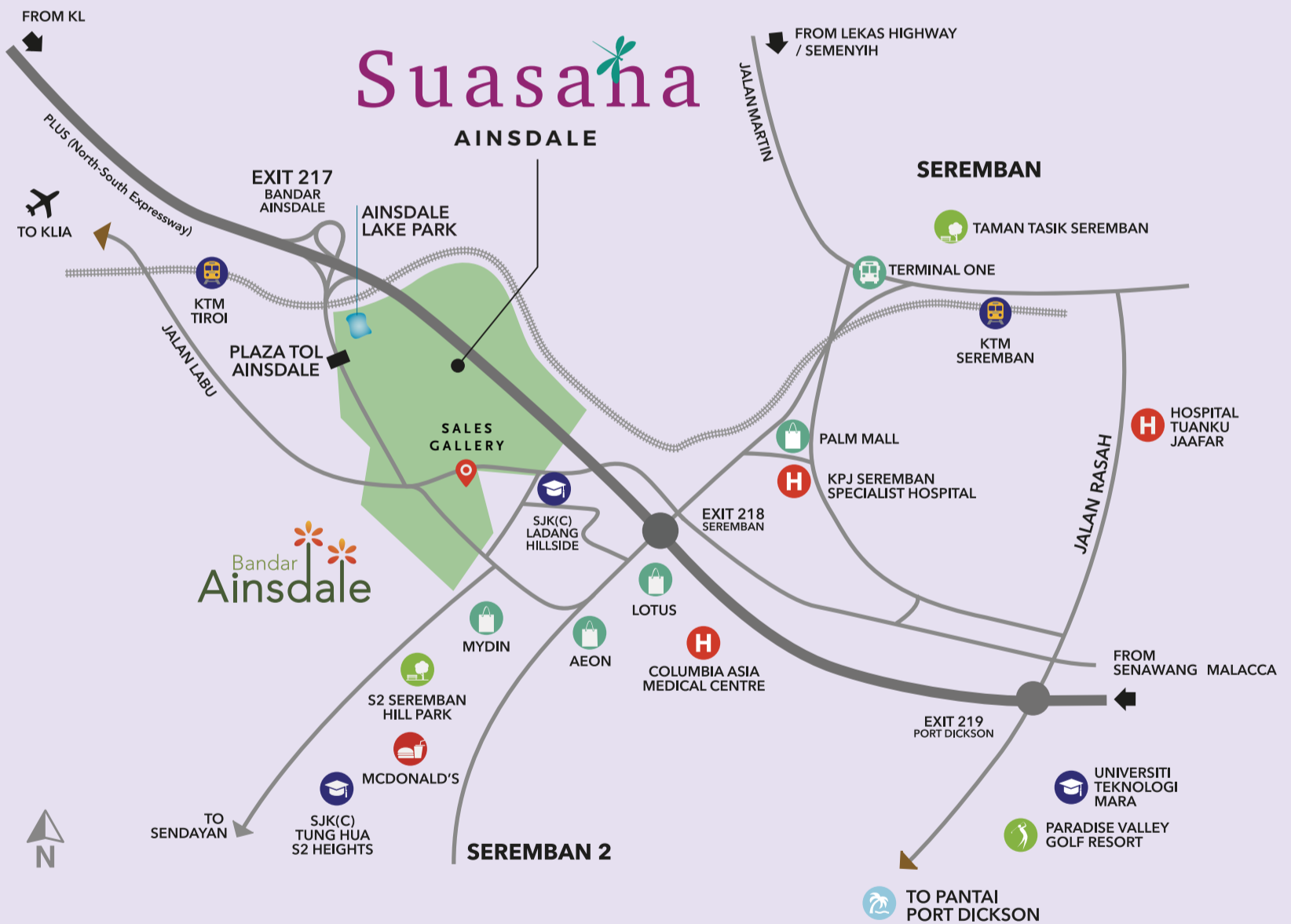
You can work in Kuala Lumpur and still make it back in time for precious family bonding in your Suasana Ainsdale home, thanks to the dedicated PLUS Highway Bandar Ainsdale Interchange (Exit 217) that makes travelling between both cities easy, fuss-free and convenient. Escape from the city's hustle and bustle over the weekend in your blissful Suasana Ainsdale home... or make it to a family reunion in Kuala Lumpur with time to spare when you get home. The choice is yours to make, and that's the beauty of living in Suasana Ainsdale.



Actual photo

ACCESS TO DIVERSE AMENITIES

With just 5km away from Seremban town, living in Suasana Ainsdale means your everyday necessities are easily within reach, from medical centres to quality schools, shopping destinations, and popular eating spots. It doesn't get any more convenient than this.



Suasana

AINSDALE



LEGEND	
H	Hall
K	Kindergarten
S	Surau
ES	Electrical Substation
IPS	Intermediate Pumping Station
RP	Recreation Pond
ST	Suction Tank
STP	Sewerage Plant Station
MSS	Main Switch Station
TMI	Transmission Main Intake
WT	Water Tank

LEGEND	
	BANDAR AINSDALE GALLERY
	Residential
	Commercial

SITE PLAN

PHASE 2



- Type A/AM
Intermediate Unit | 20'x70'
- Type E/EM
End Unit | 20'x70'
- Type C/CM,
Corner Unit | 22' x 70'

COME HOME TO EVERYTHING THAT MATTERS

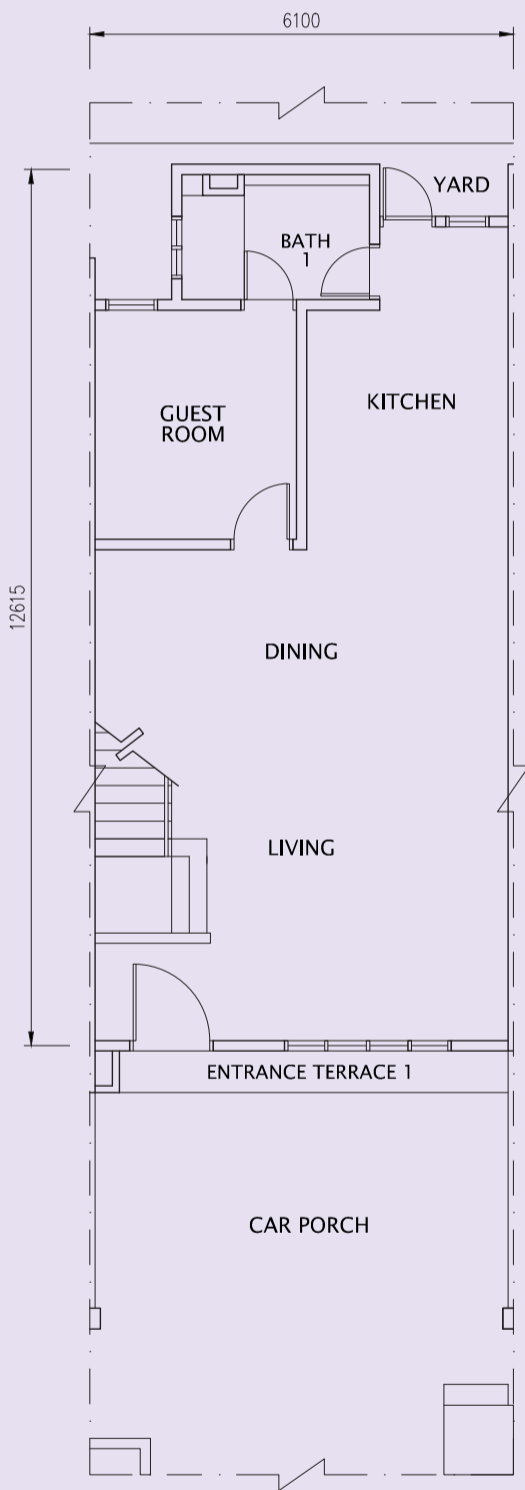
Spacious and comfortable, safe and secure. It's where you and your family deserve to be, home in Suasana Ainsdale.



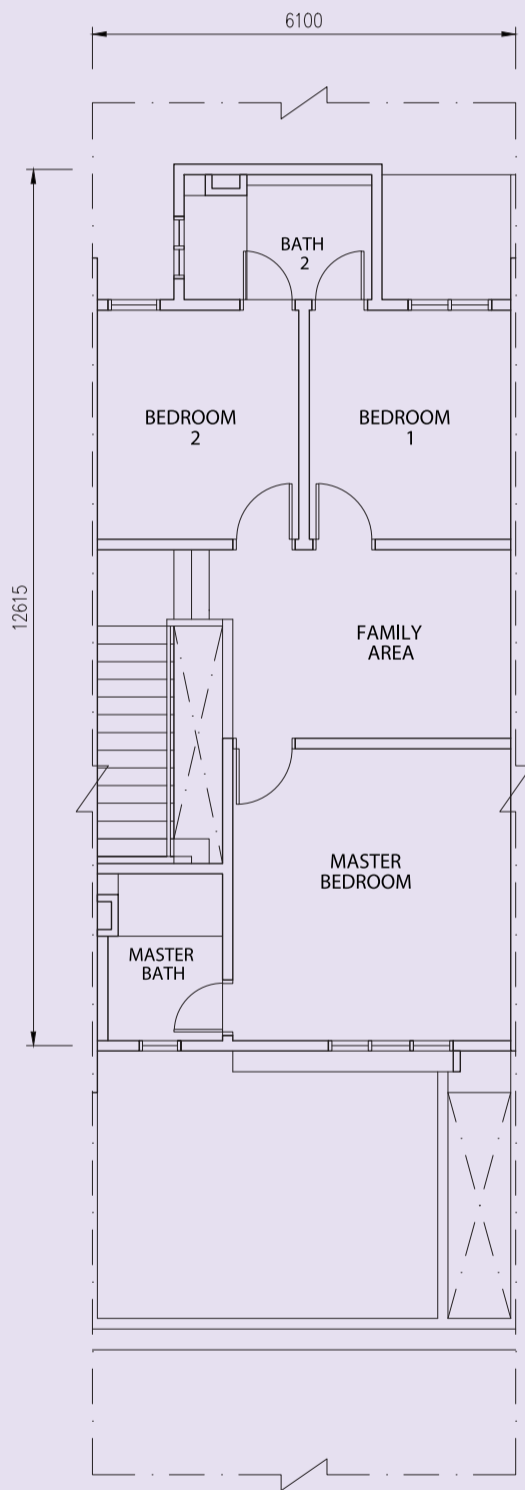
FLOOR PLAN

Intermediate Unit - Type A/Am
20' x 70' | 1,756 sq ft

4 Bedrooms + 3 Bathrooms



Ground Floor

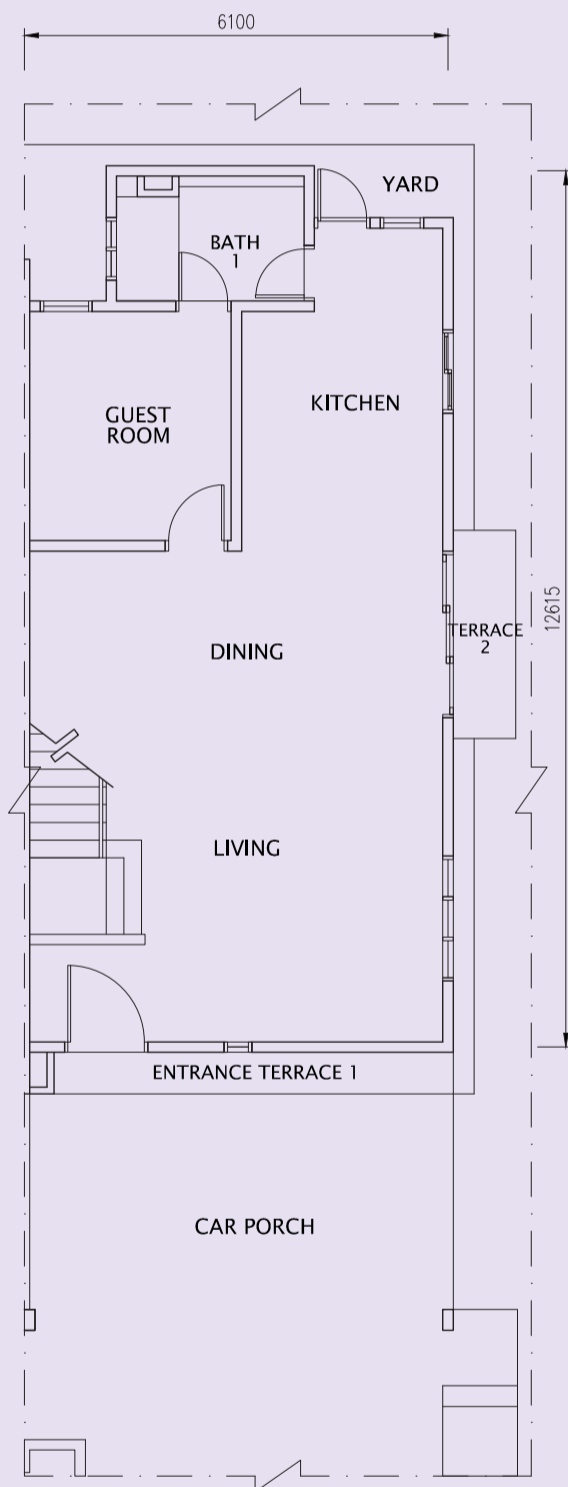


First Floor

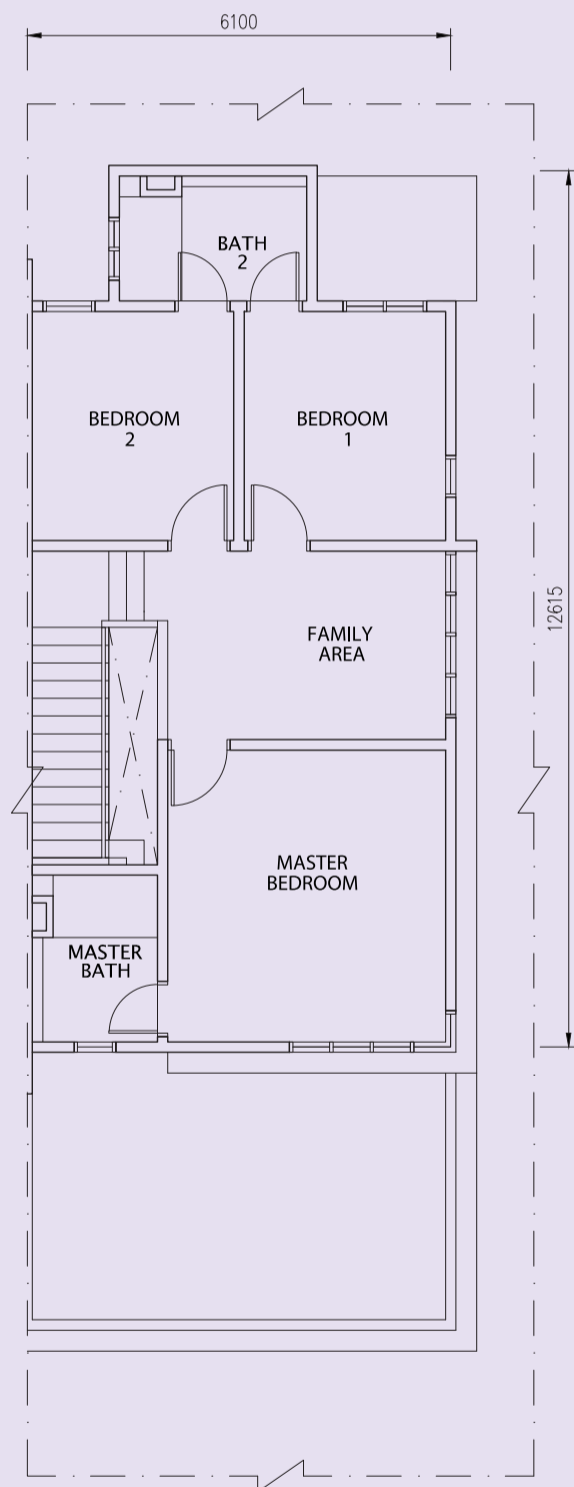
FLOOR PLAN

End Unit - Type E/Em
20' x 70' | 1,823 sq ft

4 Bedrooms + 3 Bathrooms



Ground Floor

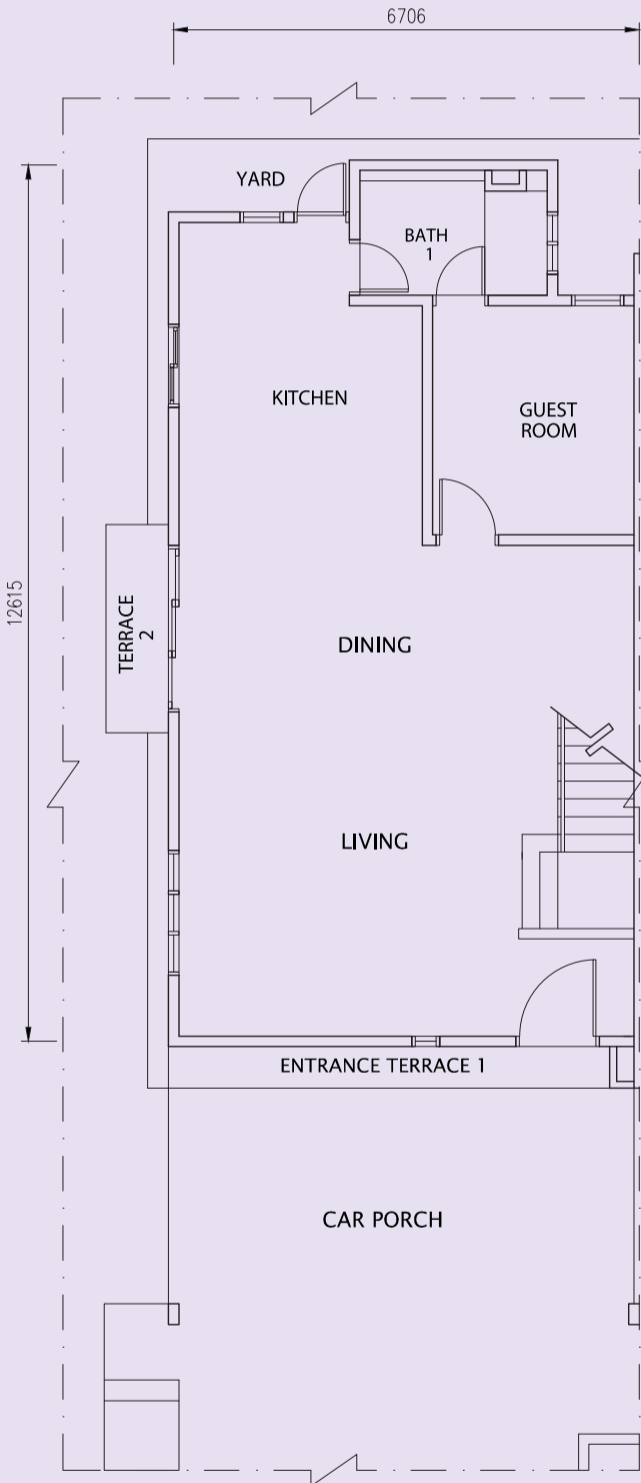


First Floor

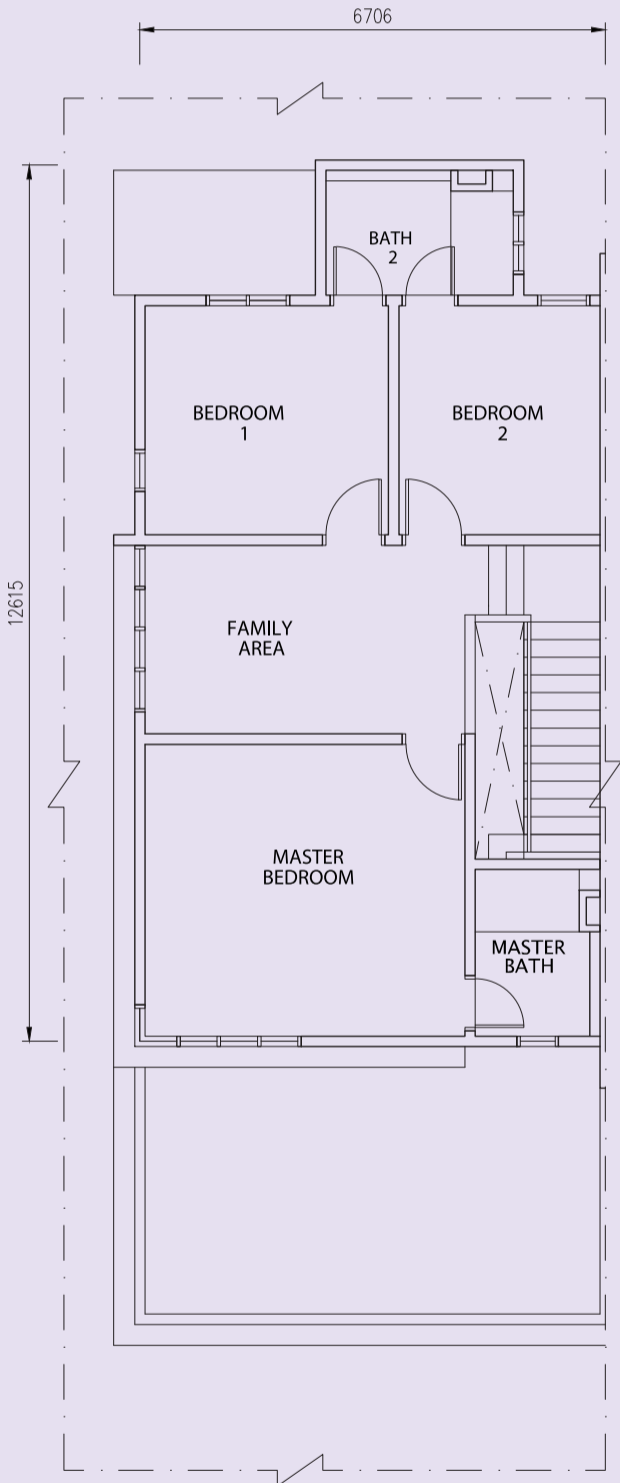
FLOOR PLAN

Corner Unit - Type C/Cm
22' x 70' | 2,002 sq ft

4 Bedrooms + 3 Bathrooms



Ground Floor



First Floor

SPECIFICATIONS

Structure	:	Reinforced Concrete
Wall	:	Masonry / Reinforced Concrete
Roof Covering	:	Concrete Roof Tiles / Metal Deck
Roof Framing	:	Metal
Ceiling	:	Plasterboard / Cement Board / Skim Coat
Windows	:	All : Aluminium Frame Glass Panel
Doors	:	Main Entrance : Painted Timber Door
	:	Other Doors : Painted Flush Door
	:	Aluminium Frame Sliding Door (Type E-Em & C - Cm Only)
Ironmongery	:	Locksets with Accessories
Wall Finishes	:	External : Plaster & Paint
	:	Internal : Plaster & Paint
	:	Kitchen : Ceramic Tiles up to 1500 mm high / Plaster & Paint
	:	Master Bath, Bath 1 & 2 : Ceramic 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 : Ceramic Tiles
	:	Master Bedroom, Bedroom 1 & 2 : Laminated Flooring
	:	Master Bath, Bath 1 & 2 : Ceramic Tiles
	:	Family : Laminated Flooring
	:	Staircase : Laminated Flooring
Sanitary and Plumbing Fittings	:	Kitchen : Sink and Tap
	:	Master Bathroom, Bath 1 & 2 : Sanitary Wares and Fittings
	:	Car Porch : Tap
Electrical Installation:		A - Am E - Em C - Cm
	:	Light Point : 19 20 20
	:	Gate Light Point : 1 1 1
	:	Power Point : 22 22 22
	:	Fan Point : 7 7 7
	:	Door Bell Point : 1 1 1
	:	Water Heater Power Point : 1 1 1
	:	Air Conditioning Power Point (Without Piping) : 2 2 2
	:	Fibre Wall Socket : 2 2 2
	:	TV Point : 1 1 1
	:	Auto-Gate Point : 1 1 1
	:	Booster Pump Power Point : 1 1 1
Internal Telephone Trunking & Cabling	:	Conduit and Cabling
Fencing	:	Masonry Fence, G.I Fencing, M.S. Door Gate and Chain Link
Miscellaneous	:	Letter Box
	:	Recycle Compartment



About Sime Darby Property Berhad

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

As it transitions into a real estate company by 2025, the company drives the industrial and logistics segment 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.

The company has pledged to achieve Net Zero carbon emissions by 2050, referencing the science-based target of limiting global temperature rise to 1.5°C. A consistent 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.

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, host to the prestigious LPGA-sanctioned Maybank Championship.

Driven by its Purpose to be a Value Multiplier for People, Businesses, Economies, and the Planet, Sime Darby Property through its philanthropic arm, Yayasan Sime Darby, continuously creates positive social impacts for the communities it serves.

Sime Darby Property is recognised as the World's Best with Gold and Silver wins at the FIABCI World Prix d'Excellence Awards 2023, with other notable achievements, including All-Stars at the StarProperty Awards 2023, a Platinum ranking in the Property Development category at the Putra Brand Awards 2023, a Top 10 Developers (Malaysia) Award at the BCI Asia Awards 2023, a People's Choice Award at the PropertyGuru Asia Awards Malaysia 2023, as well as named one of the nation's top three property developers at 'The Edge Malaysia's Top Property Developers Awards 2023'.

For more information log on to www.simedarbyproperty.com

Media Contact: Alia Mior Azhar | +6010-433 4268 | alia.miorazhar@simedarbyproperty.com

For General Enquiries please e-mail: group.communications@simedarbyproperty.com



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)

06 761 2778

www.simedarbyproperty.com

PHASE BA8C1

No of Units: 50 | Type: 2 Storey Link House | Expected Date of Completion: Sept 2025 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 12408/07-2028/0997(R) | Validity: 16/07/2023 - 15/07/2028 | Advertising & Sales Permit No.: 12408-14/01-2025/0023(N)-(L) | Validity: 06/01/2023 - 05/01/2025 | Approval Authority: Majlis Bandaraya Seremban. Building Plan Approval No.: MBS.S.KB 1 - 09 / 2022 | Developed by: Sime Darby Property (Ainsdale) Sdn. Bhd. (Co. No. 200801003748), Level 10, Block C, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling Price: RM 619,888 (min) - RM 1,104,888 (max) | Bumiputera Discount : 10% (Quota Applies).

PHASE BA8C2

No of Units: 65 | Type: 2 Storey Link House | Expected Date of Completion: Sept 2025 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 12408/07-2028/0997(R) | Validity: 16/07/2023 - 15/07/2028 | Advertising & Sales Permit No.: 12408-15/01-2025/0024(N)-(L) | Validity: 06/01/2023 - 05/01/2025 | Approval Authority: Majlis Bandaraya Seremban. Building Plan Approval No.: MBS.S.KB 1 - 09 / 2022 | Developed by: Sime Darby Property (Ainsdale) Sdn. Bhd. (Co. No. 200801003748), Level 10, Block C, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling Price: RM 626,888 (min) - RM 1,090,888 (max) | Bumiputera Discount : 10% (Quota Applies).

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEVELOPMENT



Property

