

# EMILIA

LAKESIDE

20' x 70' | Double-storey linked homes  
Freehold



NILAI (IMPIAN

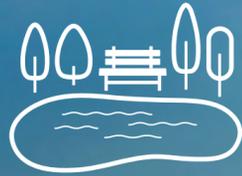
# Come home to lakeside serenity

Enjoy the tranquility of being lakeside in the mornings, and the way the sunlight glistens on the surface of the lake.

This is Emilia Lakeside, an experience complemented by spacious, well-designed 20' x 70' freehold double-storey linked homes right next to the largest lake in Nilai Impian, a sought-after development just south of Greater KL.



Direct access to a 27-acre lakeside park



Largest lake in Nilai Impian



1km lakeside trail



MLAA  
MALAYSIA LANDSCAPE ARCHITECTURE ASSOCIATION  
EXCELLENCE AWARD  
PROFESSIONAL CATEGORY  
LANDSCAPE DESIGN AWARDS

Artist's impression of Emilia Lakeside's aerial view

# Next to Nilai Impian's largest lake park



Explore the breathtaking outdoors with our lake park. Take a relaxing stroll by the lake, and have picnics on the soft grass as you watch the little ones run around while appreciating nature. It's an outdoor space for everyone to experience.

# For everyone from Atok to Adik



Artist's impression of  
Taman Impiana's yoga deck & exercise pods

Living at Emilia Lakeside means everyone is welcome at our lake park. Our inclusive design ensures that everyone from young to old, can enjoy the outdoors.

Whether it's a lakeside morning jog, using the exercise pods, doing yoga, enjoying the trampoline play or scooter track, there's something for everyone.

Jog, cycle, or stroll,  
find your lakeside pace.



Artist's impression of  
Taman Impiana's bootcamp by the lake

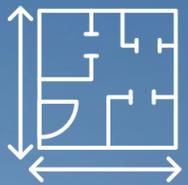


Artist's impression of  
Taman Impiana's walkway by the lake



Artist's impression of  
Tasik Impiana's floating deck

Nilai Impian's new phase offers quality living with our freehold lakeside homes.



20' x 70'  
lot size



10ft private  
backyard garden



Perimeter fencing  
and guardhouse



Landscaped  
linear park



# A home for your family's different needs

Feature-filled and thoughtfully crafted with accessibility in mind, Emilia Lakeside offers homes with wide doorways, ramps and a ground floor bedroom. It is a place where everyone can experience comfort, connection and much needed privacy.



**Stroller & wheelchair friendly ground floor**



**Security with autogate system\***

\*Terms and conditions apply



# Designed for spaciousness

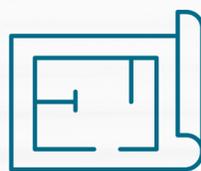
Emilia Lakeside homes' open plan layout, 4 bedrooms and enclosable staircase maximises space and allows for customised usage to suit your lifestyle.



**Multigenerational homes**



**Built up from 1,795ft<sup>2</sup>**



**Versatile open plan layout**



**Large openings for a bright & breezy day**

# Reconnect with nature within your home

Enjoy your very own personal green space. Watch your little ones play as you relax at the garden terrace, taking in the fresh air and soaking up the sunshine.

The wide openings also maximise views of the surroundings and keep your home bright and airy.



The lake and its park inspire lush greenery within the enclave with its very own linear garden designed for multigenerational activities.



Artist's impression of  
Taman Impiana's bubu-inspired playscape

This beautiful linear garden, exclusively for residents of Emilia Lakeside, offers a host of activities thoughtfully designed to cater to kids, teenagers and adults as well as the more senior residents of the lakeside enclave.

There is the children's playground, fitness station, multipurpose court as well as an open lawn and pavilion for relaxing and having social gatherings.

# Master Plan

**EMILIA**  
LAKESIDE



**LEGEND**

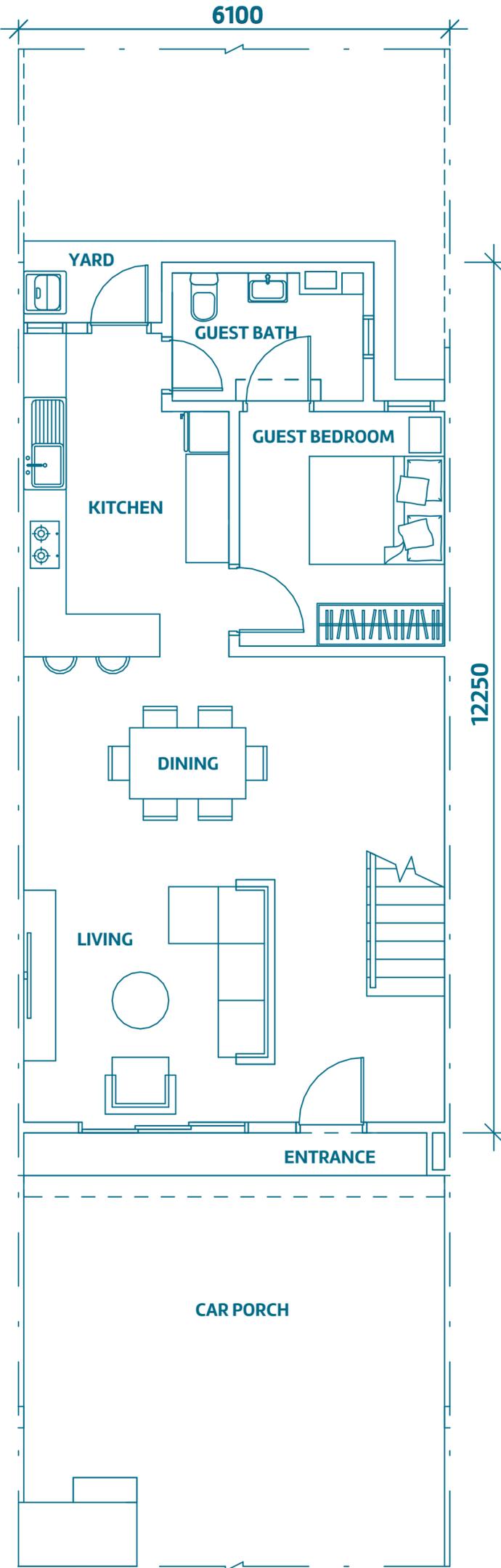
- — NILAI IMPIAN GALLERY
- — Residential
- — Commercial
- — Industrial
- — Highway
- — Road

# Floor Plan

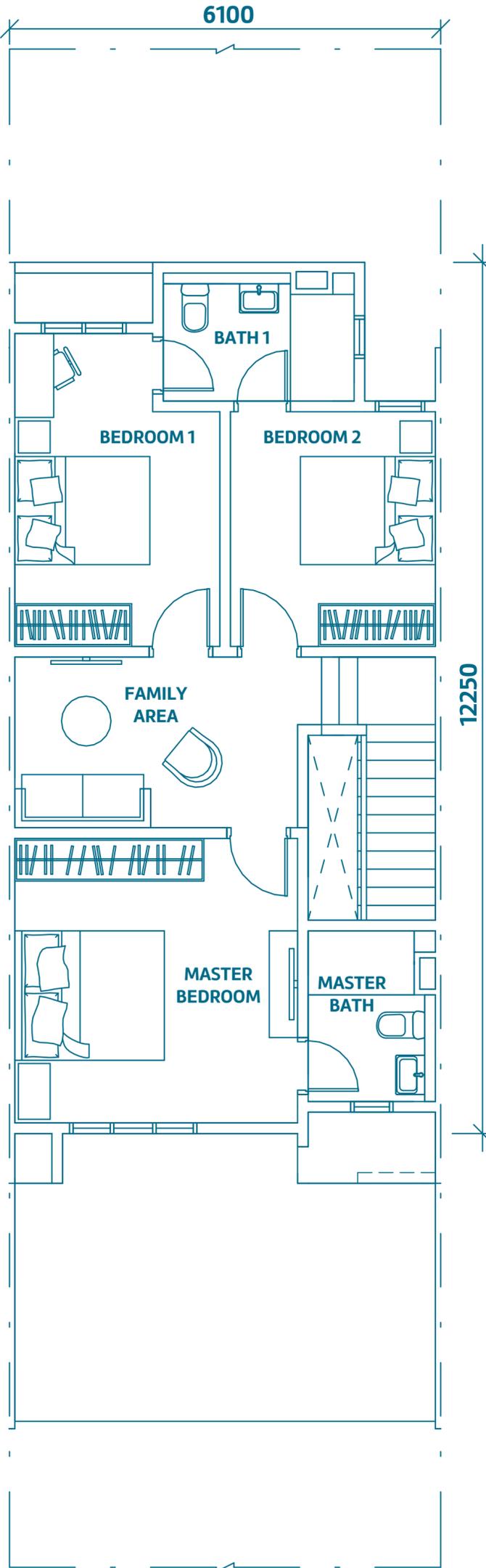
## Intermediate Unit

Type A/Am  
20' x 70' | 1,795ft<sup>2</sup>

4  3 



Ground Floor



First Floor

# Floor Plan

## Intermediate Unit

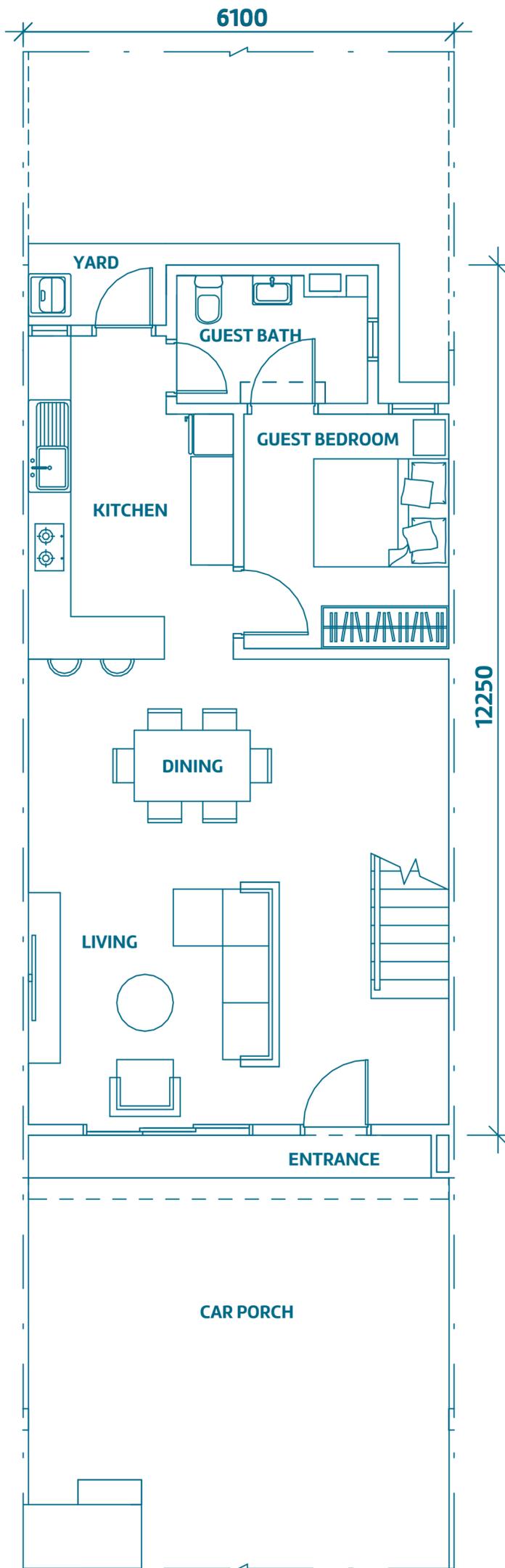
Type A1

20' x 70' | 1,795ft<sup>2</sup>

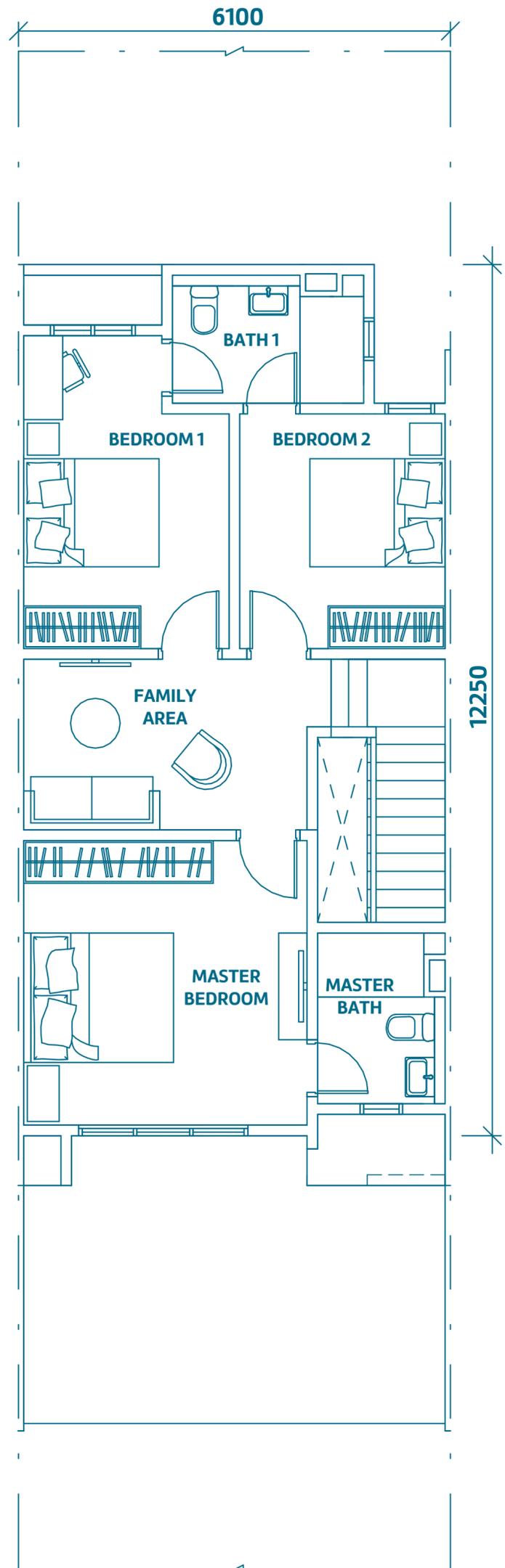
4  3 

Window Height  
Master Bedroom only

Type A, C, E - 1.65m  
Type A1, C1, E1 - 2m



Ground Floor



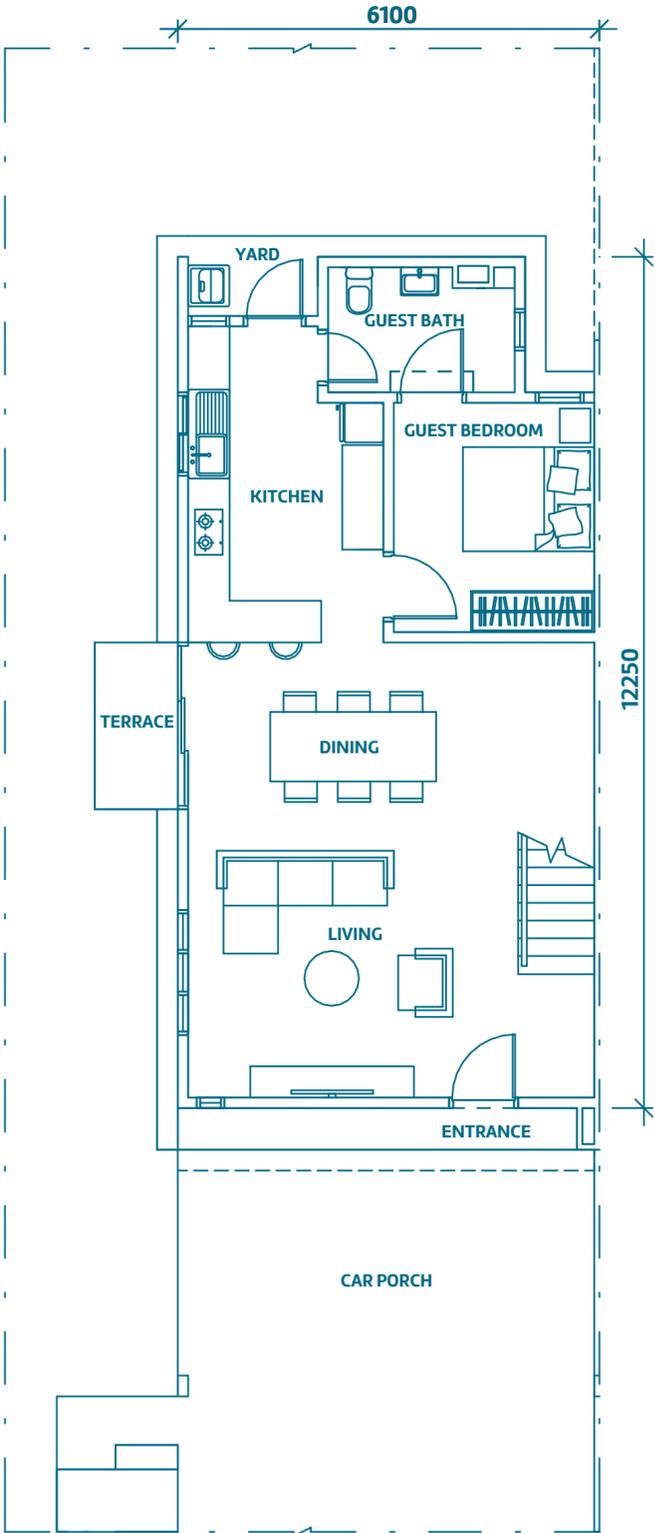
First Floor

# Floor Plan

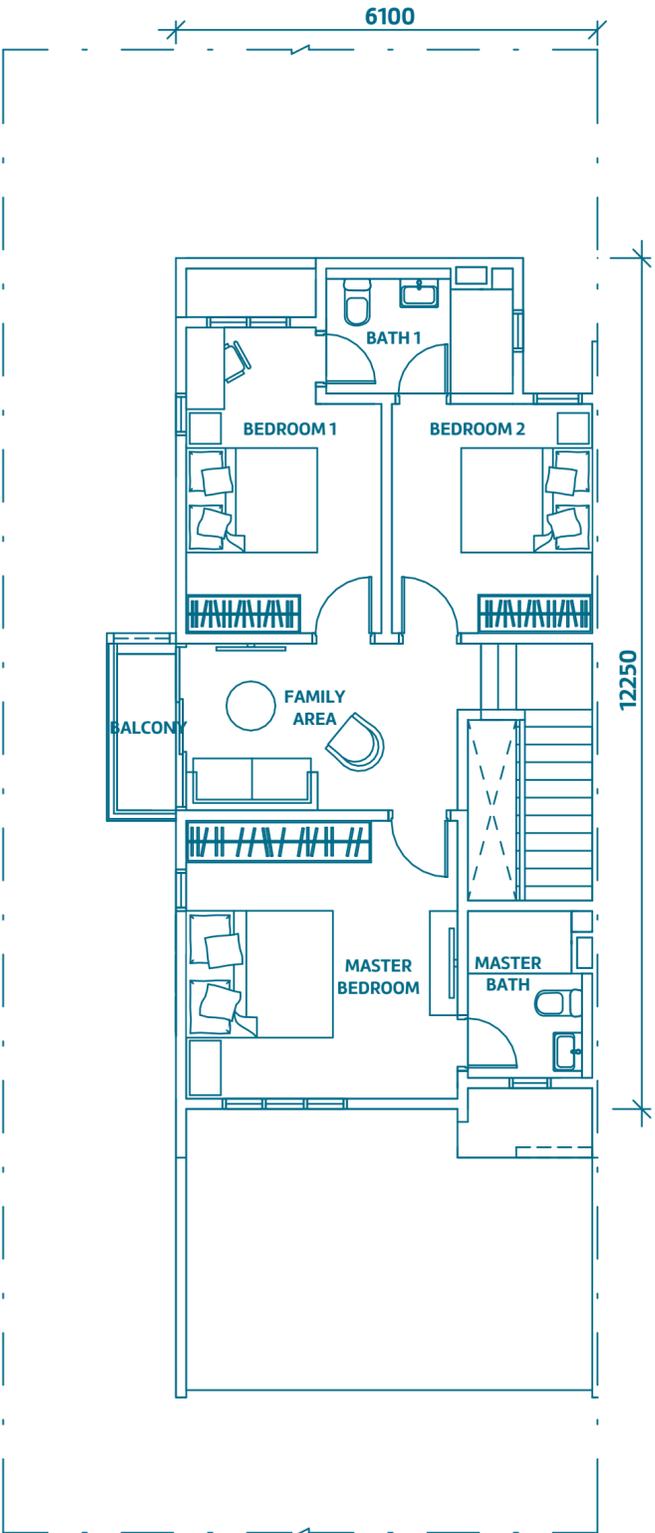
## Corner Unit

Type C/Cm  
20' x 70' | 1,850ft<sup>2</sup>

4  3 



Ground Floor



First Floor

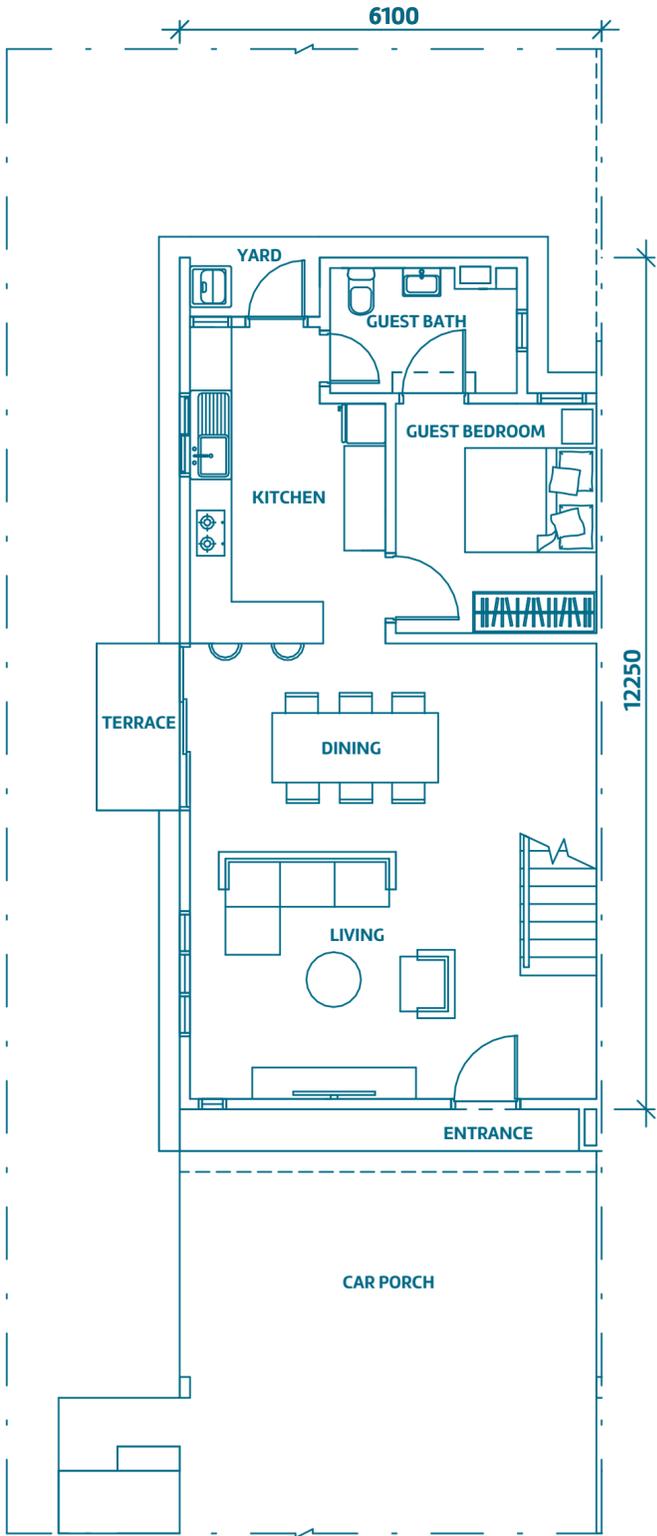
# Floor Plan

## Corner Unit

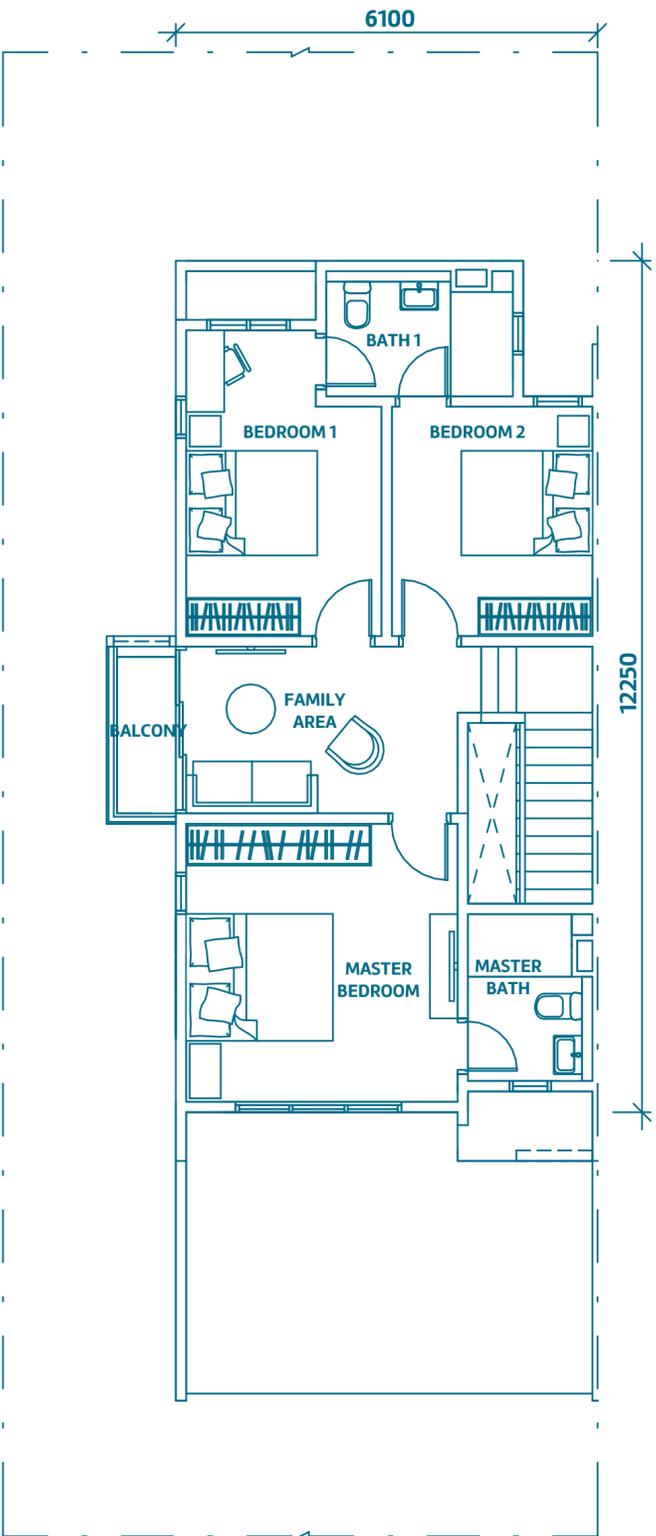
Type C1  
20' x 70' | 1,850ft<sup>2</sup>  
4  3 

**Window Height  
Master Bedroom only**

**Type A, C, E - 1.65m  
Type A1, C1, E1 - 2m**



Ground Floor



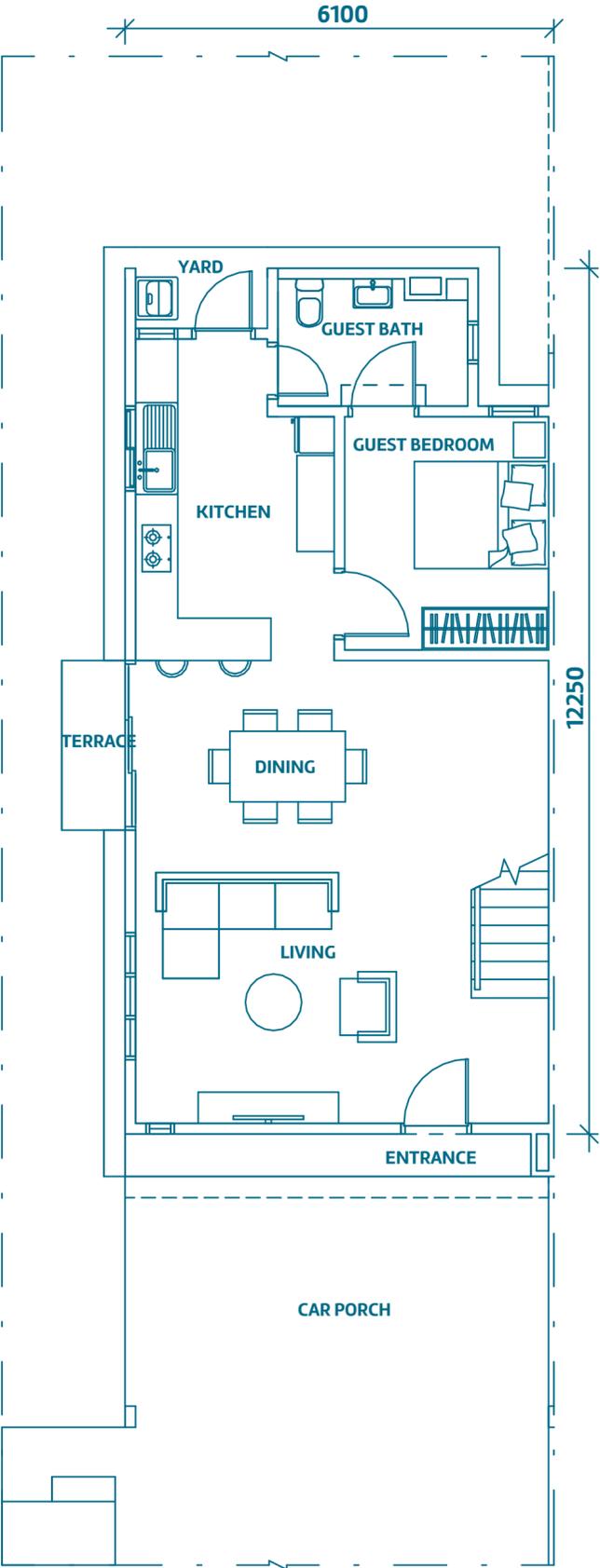
First Floor

# Floor Plan

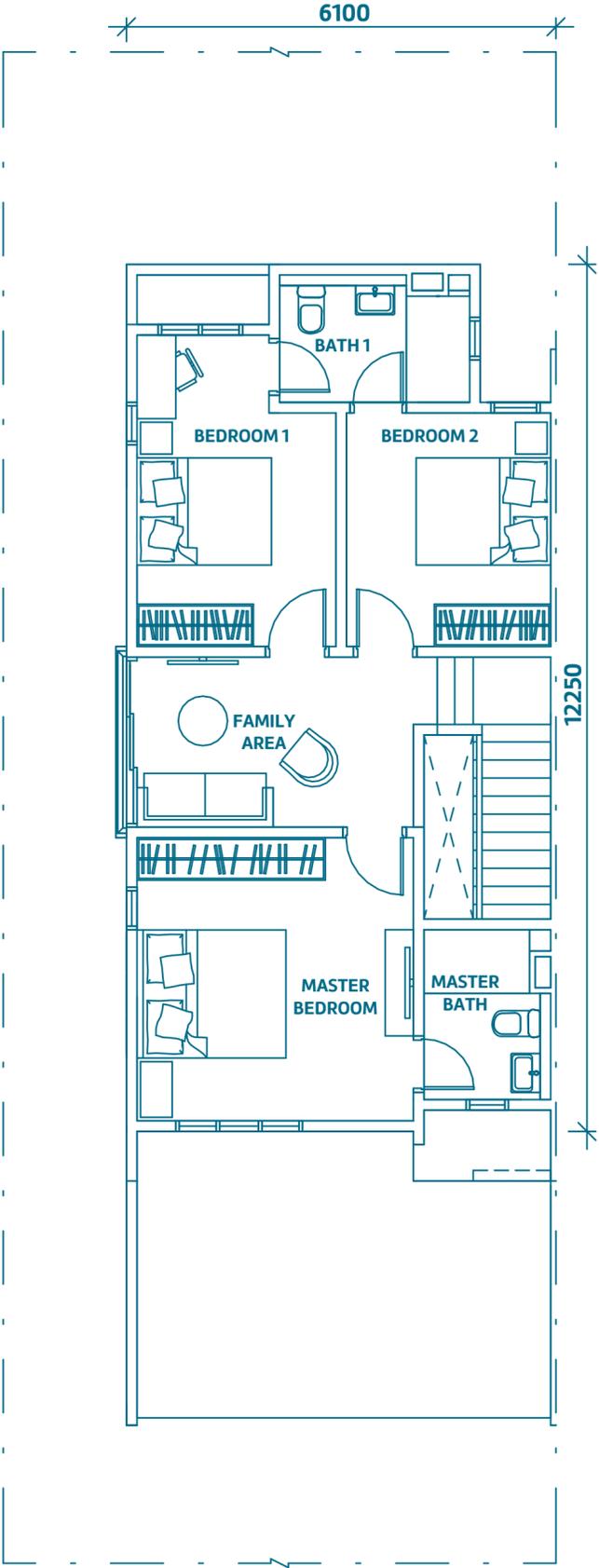
## End Unit

Type E/Em  
20' x 70' | 1,800ft<sup>2</sup>

4  3 



Ground Floor



First Floor

# Floor Plan

## End Unit

Type E1

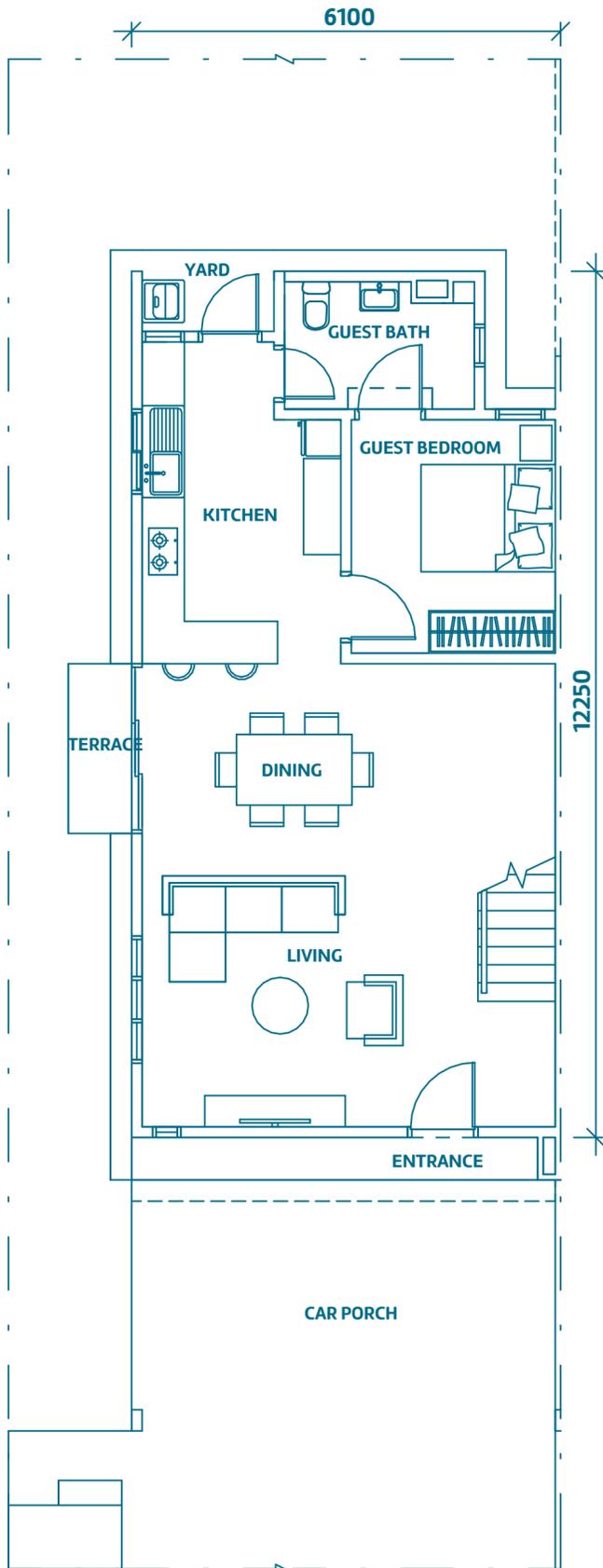
20' x 70' | 1,800ft<sup>2</sup>

4  3 

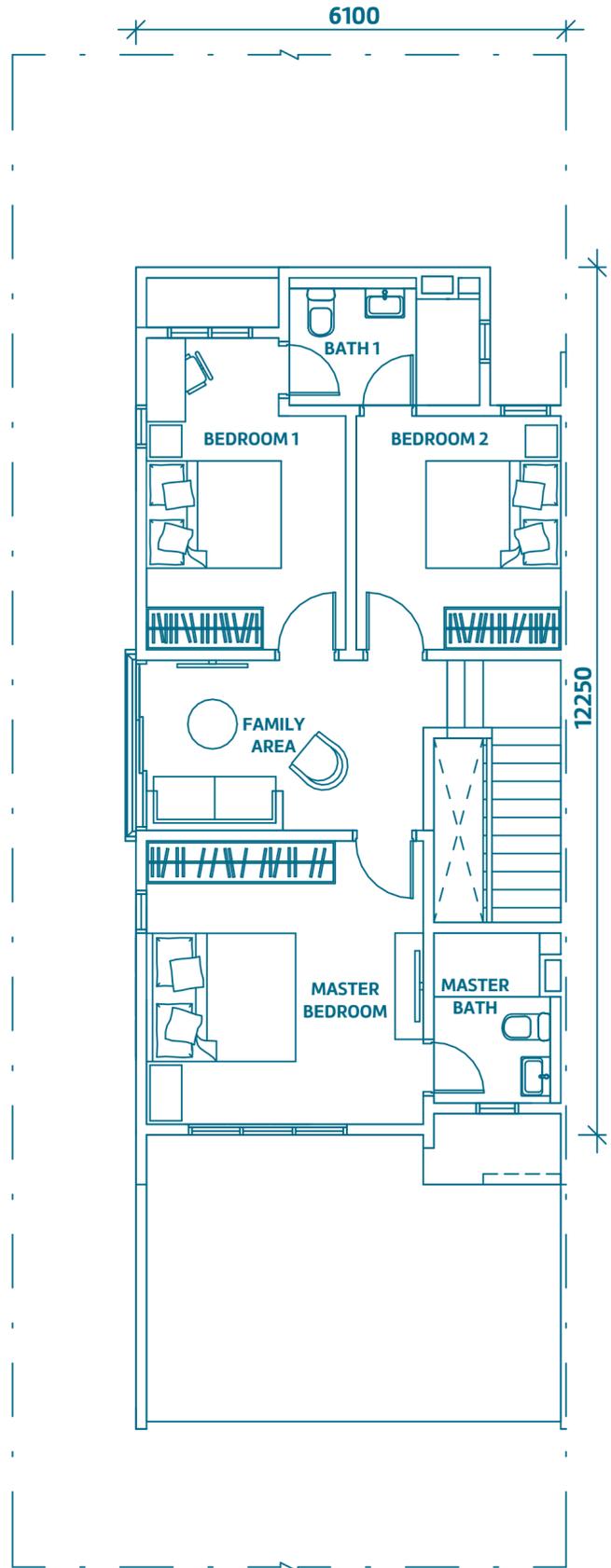
Window Height  
Master Bedroom only

Type A, C, E - 1.65m

Type A1, C1, E1 - 2m

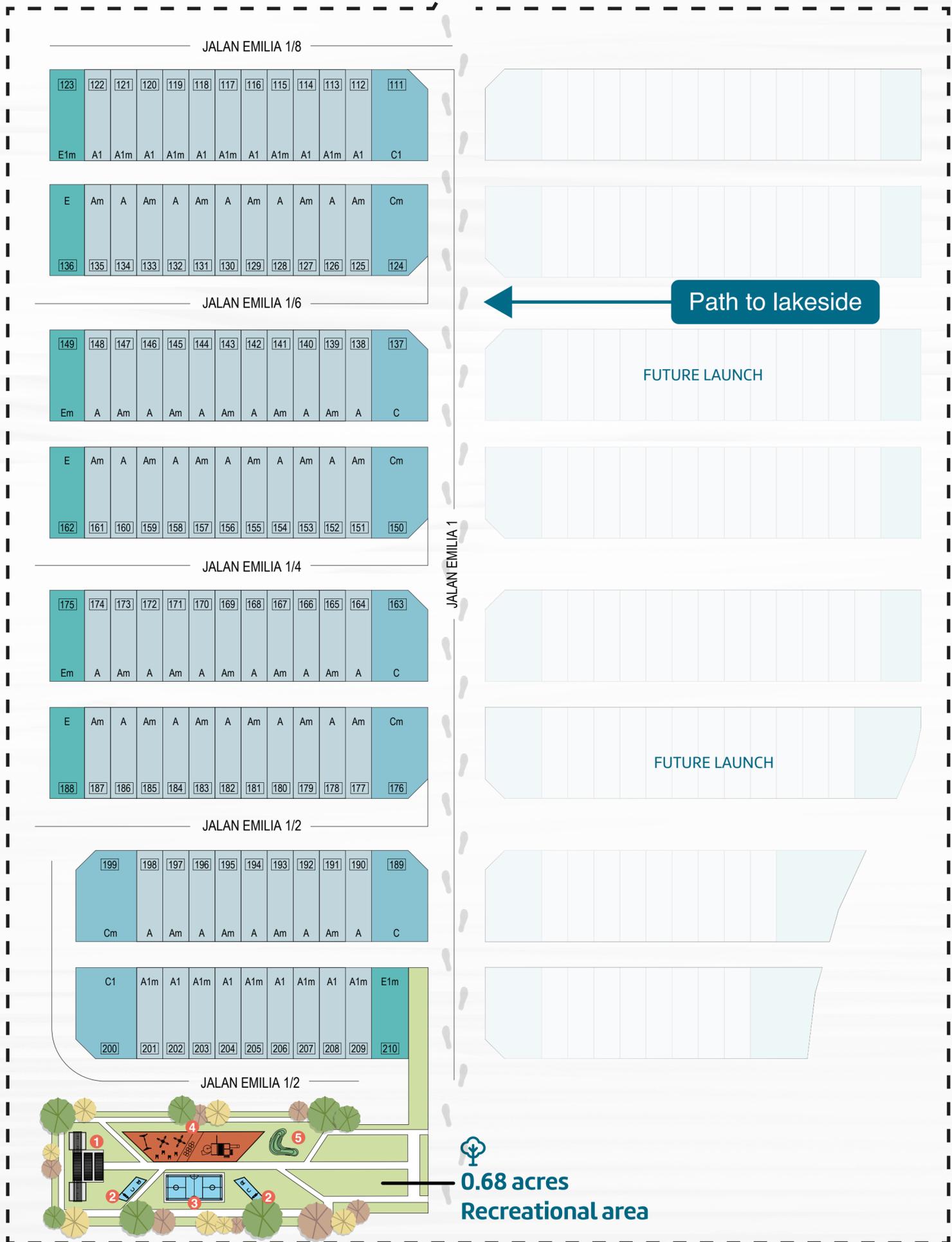
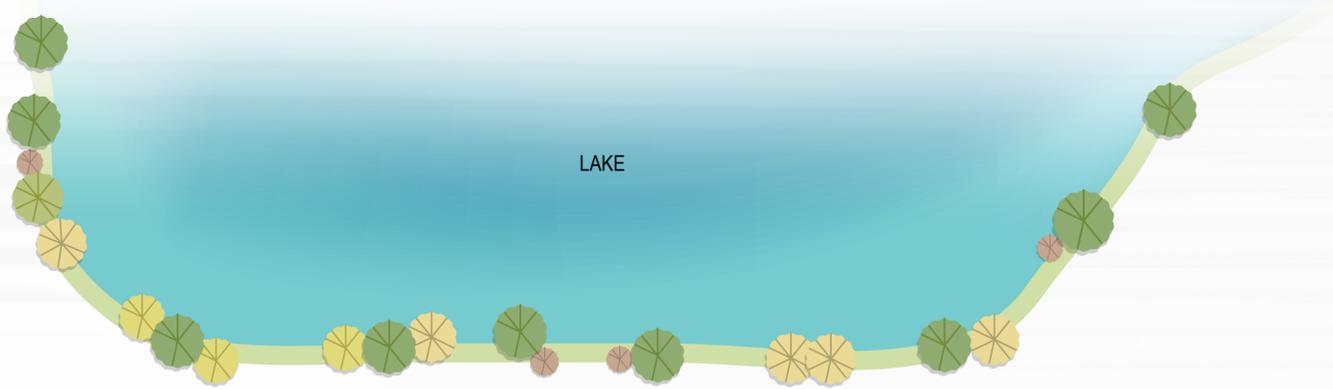


Ground Floor



First Floor

# Site Plan



**Legend**

	Type A1/A1m/A/Am Intermediate Unit Built Up Area 1,795ft <sup>2</sup> Land Area 1,401ft <sup>2</sup>	GA	Green Area
	Type E1m/E/Em End Unit Built Up Area 1,800ft <sup>2</sup> Land Area 1,836ft <sup>2</sup> (min)- 1,976ft <sup>2</sup> (max)		House Number
	Type C1/C/Cm Corner Unit Built Up Area 1,850ft <sup>2</sup> Land Area 2,920ft <sup>2</sup> (min) - 3,127ft <sup>2</sup> (max)	C1	Layout Type
		m	Mirror Unit

-  Communal pavilion
-  Fitness station
-  Multipurpose court
-  Playground
-  Open lawn



# Specification

Structure		: Reinforced Concrete						
Wall		: Masonry / Reinforced Concrete						
Roof Covering		: Concrete / Roof Tiles / Metal Deck						
Roof Framing		: Metal						
Ceiling		: Plasterboard / Skim Coat / Cement Board						
Windows	: All	: Aluminium Frame Glass Panel						
Doors	: Main Entrance	: Painted Flush Door						
	: Other Doors	: Painted Flush Door / Aluminium Frame Sliding Door						
Ironmongery		: Locksets with Accessories						
Wall Finishes	: External	: Plaster & Paint						
	: Internal	: Plaster / Skim Coat & Paint						
	: Kitchen	: Ceramic Tiles up to 1500mm high / Plaster / Skim Coat & Paint						
	: Master Bath, Bath 1 & Guest Bath	: 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	: Porcelain Tiles						
	: Guest Bedroom	: Porcelain Tiles						
	: Master Bath, Bath 1 & Guest Bath, Balcony	: Ceramic Tiles						
	: Master Bedroom, Bedroom 1 & 2	: Laminated Flooring						
	: Family	: Laminated Flooring						
	: Staircase	: Laminated Flooring						
Sanitary & Plumbing Fittings	: Kitchen	: Sink & Tap						
	: Master Bath, Bath 1 & Guest Bath	: Sanitary Wares & Fittings						
	: Yard	: Tap						
	: Recycle Compartment	: Tap						
			C/Cm	A/Am	E/Em	C1/C1m	A1/A1m	E1/E1m
Electrical Installation	: Light Point	: 20	18	19	20	18	19	
	: Gate Light Point	: 1	1	1	1	1	1	
	: Power Point	: 22	22	22	22	22	22	
	: Fan Point	: 7	7	7	7	7	7	
	: Door Bell Point	: 1	1	1	1	1	1	
	: Water Heater Power Point	: 3	3	3	3	3	3	
	: Air-Cond Power Point (without piping)	: 2	2	2	2	2	2	
	: Telecommunication Point	: 2	2	2	2	2	2	
	: TV Point	: 1	1	1	1	1	1	
	: Auto Gate Point	: 1	1	1	1	1	1	
	: Booster Pump Power Point	: 1	1	1	1	1	1	
Internal Telecommunication Trunking & Cabling		: Conduit & Cabling						
Fencing		: Masonry Fence, G.I. Fencing, M.S. Door Gate and Chain Link						
Miscellaneous		: Letter Box						
		: Recycle Compartment						
		: Autogate System						

## DEVELOPER'S RESPONSIBILITIES

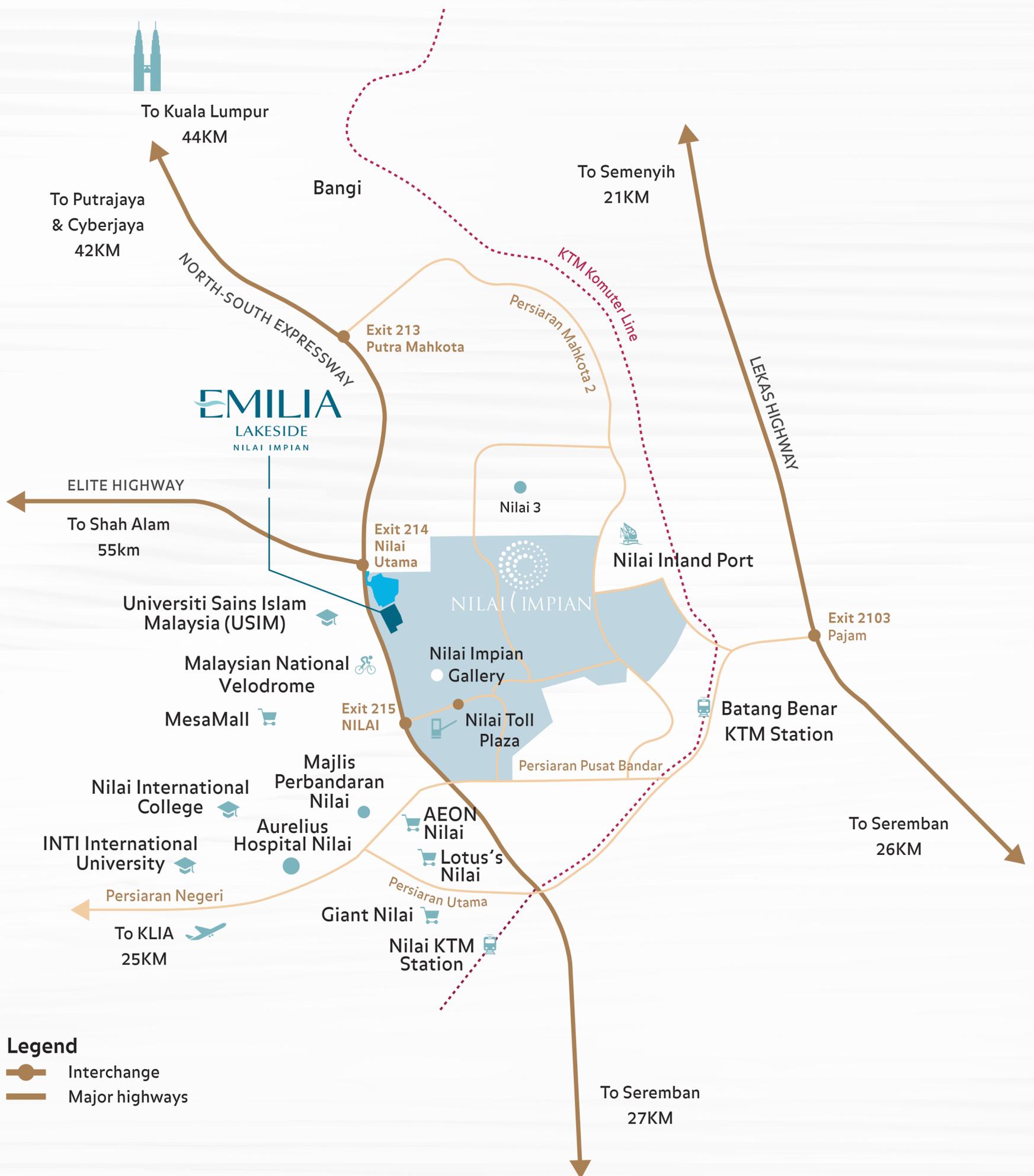
- The Developer, shall at its own cost and expense construct the descriptions set out (where applicable) in accordance with the quality and workmanship standards outlined in the Sime Darby Property Quality Assessment Manual, which copy shall be provided to the Purchaser prior to the signing of this Agreement.
- The Developer, shall at its own cost and expense, install or construct all of the items listed above in accordance with the description set out to save for the item or items marked with an \* which may be deleted if not applicable.

# Your dream lakeside home in Nilai Impian awaits!



Artist's impression of  
Emilia Lakeside's Type A & C facade in the evening

# Location Map



## Visit us today!

### NILAI IMPIAN GALLERY

No 1, Persiaran Nilai Impian 3,  
Nilai Impian, 71800 Negeri Sembilan  
06 794 8383  
Open daily: 9.30am – 6.30pm  
(including public holidays)

[LEARN MORE](#)



Sime Darby Property is a leading property developer with a strong success rate of developing sustainable communities for 50 years. With 25 active townships/developments, Sime Darby Property has a wide reach that encompasses assets and operations across the country. It marks its presence in the UK as part of a Malaysian consortium to develop the iconic Battersea Power Station Project in central London.

As a responsible corporate player, Sime Darby Property and its philanthropic arm, Yayasan Sime Darby (YSD) actively implement various initiatives to assist underprivileged communities living within and nearby its townships. A multi award-winning property group with numerous international and local accolades, 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 honoured to be recognised with numerous real estate industry awards throughout the years. In 2021, the Group continues to be recognised as a top property developer in 'The Edge Malaysia's Top Property Developers Awards', achieving the feat for the tenth year running. The Group was also named as 'EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award 2021', as well as the winner in PwC's 'Building Trust Awards 2021' under the FBM Mid 70 Index category.

For more information, log on to [www.simedarbyproperty.com](http://www.simedarbyproperty.com)

For enquiries:

**06 794 8383**

[www.simedarbyproperty.com](http://www.simedarbyproperty.com)



NILAI (IMPIAN)



Property

**DISCLAIMER**

Phase R3A | Total Units: 100 | Type: 2 Storey Link House | Expected Date of Completion: October 2026 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 6755/02-2029/0007(R) | Validity: 11/02/2024-10/02/2029 | Advertising & Sales Permit No.: 6755-11/10-2026/0955(N)-(L) | Validity: 21/10/2024-20/10/2026 | Approval Authority: Majlis Bandaraya Seremban | Building Plan Approval No.: Bil().MBS.N.KB1-6/2023 | Developed by: Sime Darby Property (Nilai) Sdn. Bhd. (Co No. 199401036184), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling Price Type A/A1, (No. of Units: 84) : (Minimum price: RM780,888 – Maximum: RM848,888) 2 Storey Link House Type E/E1: (No. of Units: 7) (Minimum Price: RM911,888 – Maximum Price RM971,888) 2 Storey Link House Type C/C1 (No. of Units: 9) (Minimum Price: RM1,089,888 – Maximum Price: RM1,160,888) | 10% Bumiputera discount (Quota applies).  
THE DEVELOPMENT INFORMATION CAN BE FOUND AT [TEDUH.KPKT.GOV.MY](http://TEDUH.KPKT.GOV.MY).

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