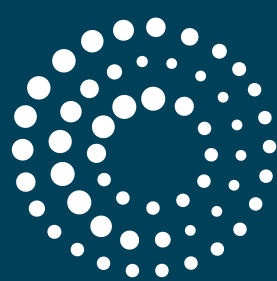


EMILIA

LAKE SIDE 2

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



NILAI (IMPIAN

COME HOME TO LAKESIDE SERENITY

Enjoy the tranquillity 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



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



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 or enjoying the trampoline play or scooter track, there's something for everyone.

JOG, CYCLE OR STROLL, FIND YOUR LAKESIDE PACE.



Taman Impiana's bootcamp by the lake

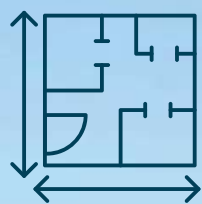


Taman Impiana's walkway by the lake



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



StarProperty
AWARDS
2025 REAL ESTATE
DEVELOPER
HONOURS
THE FAMILY-FRIENDLY AWARD
(LANDED) - NEGERI SEMBILAN

Emilia Lakeside's Type A1 & C1 facade during the day

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.



Security with
autogate system*



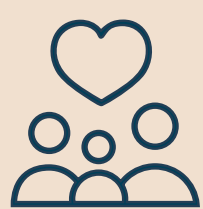
Stroller &
wheelchair-friendly
ground floor

*Terms and conditions apply

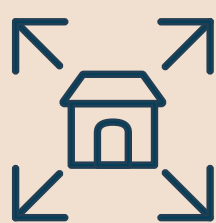


DESIGNED FOR SPACIOUSNESS

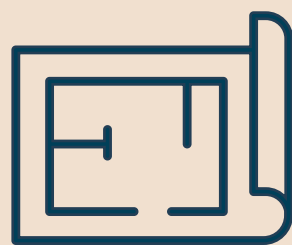
Emilia Lakeside homes feature an open-plan layout, 4 bedrooms and an enclosable staircase that maximise space and offer flexible usage to suit your lifestyle.



Multigenerational homes



Built up from 1,795 sq.ft.



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.



Taman Impiana's bubu-inspired playscape

Just a short stroll from the lake park, Emilia Lakeside's lush green spaces is designed with care for kids, teens, adults and senior residents alike.

Whether it's imaginative play at the children's playground, a friendly match at the multipurpose court, light exercise at the fitness station or quiet moments under the communal pavilion, every space brings neighbours together in a spirit of joy.

MASTER PLAN



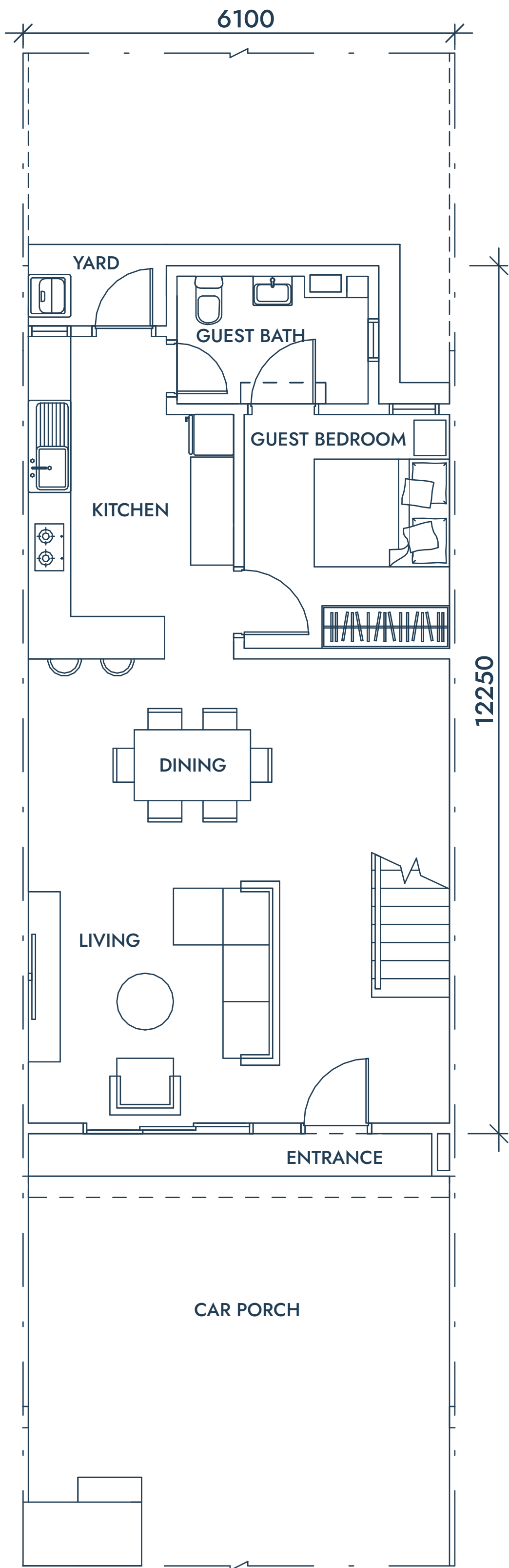
FLOOR PLAN

INTERMEDIATE UNIT

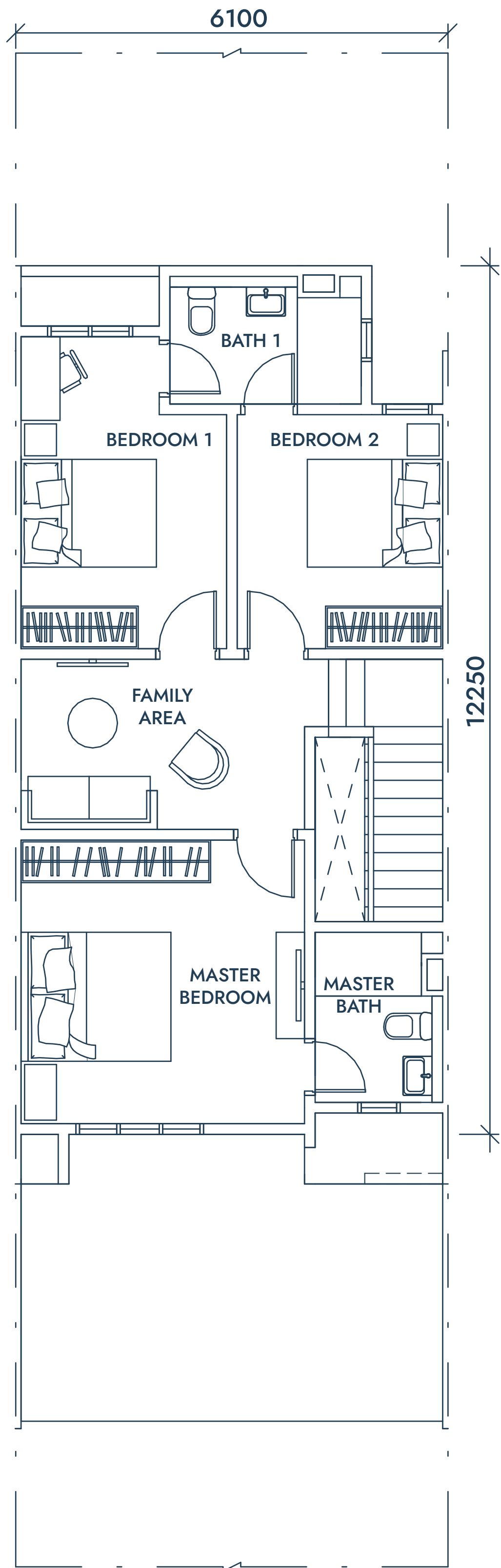
Type A/Am
20' x 70' | 1,795 sq.ft.
4  3 

Window Height
Master Bedroom only

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



Ground Floor



First Floor

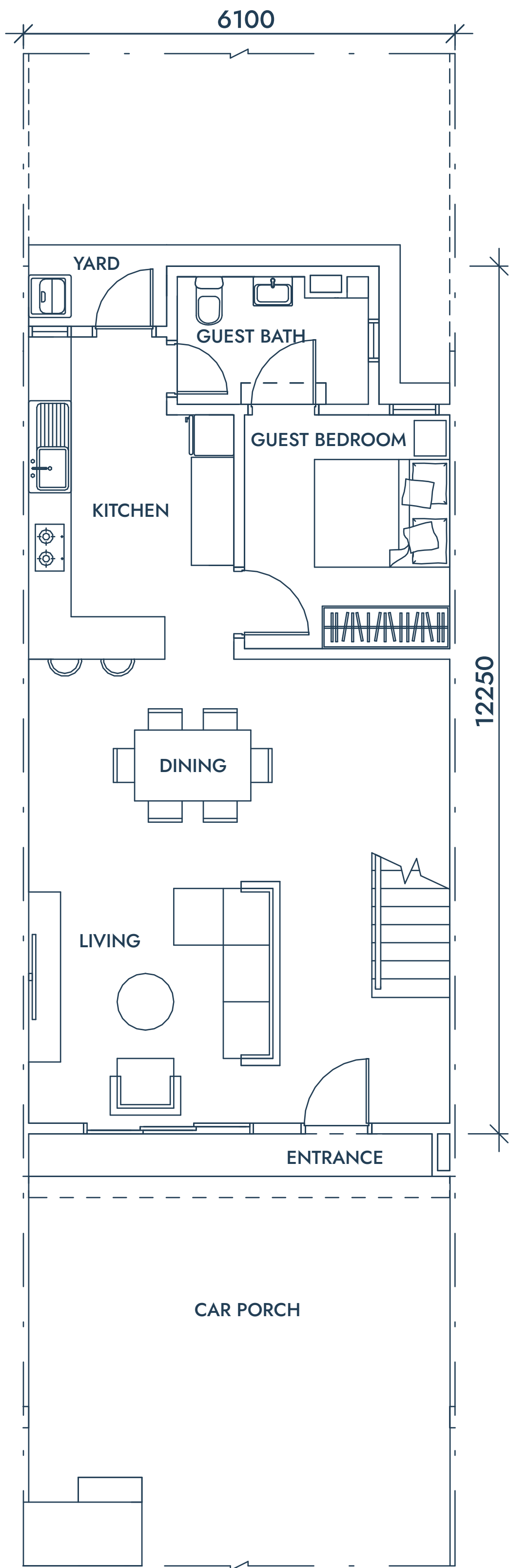
FLOOR PLAN

INTERMEDIATE UNIT

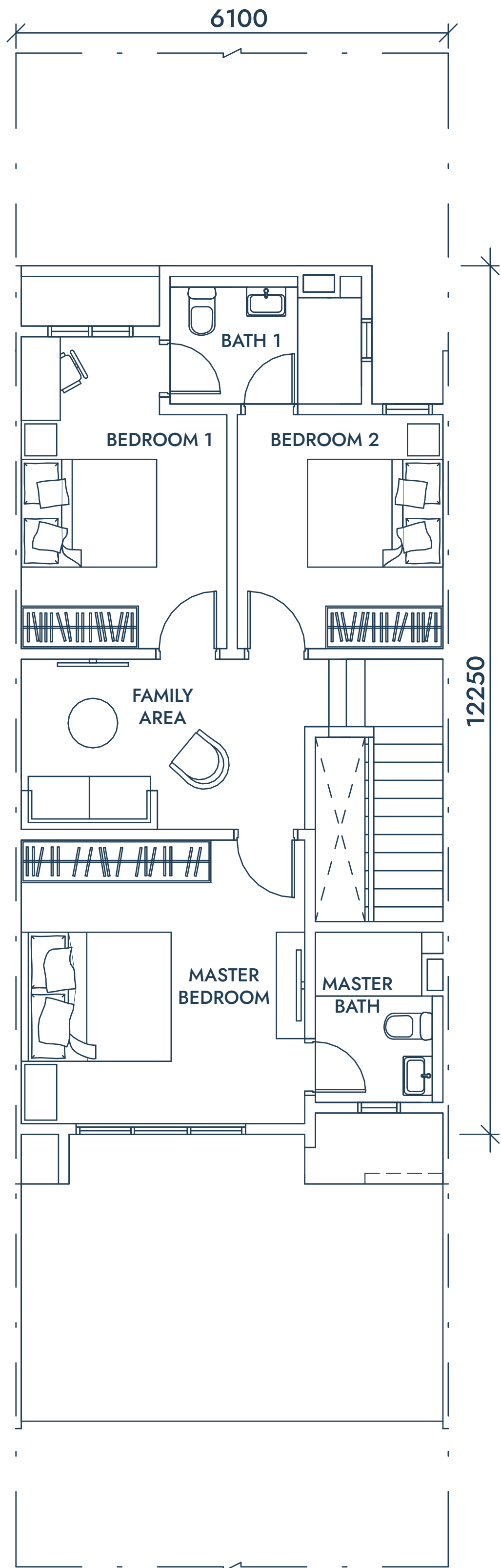
Type A1
20' x 70' | 1,795 sq.ft.
4  3 

Window Height
Master Bedroom only

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



Ground Floor



First Floor

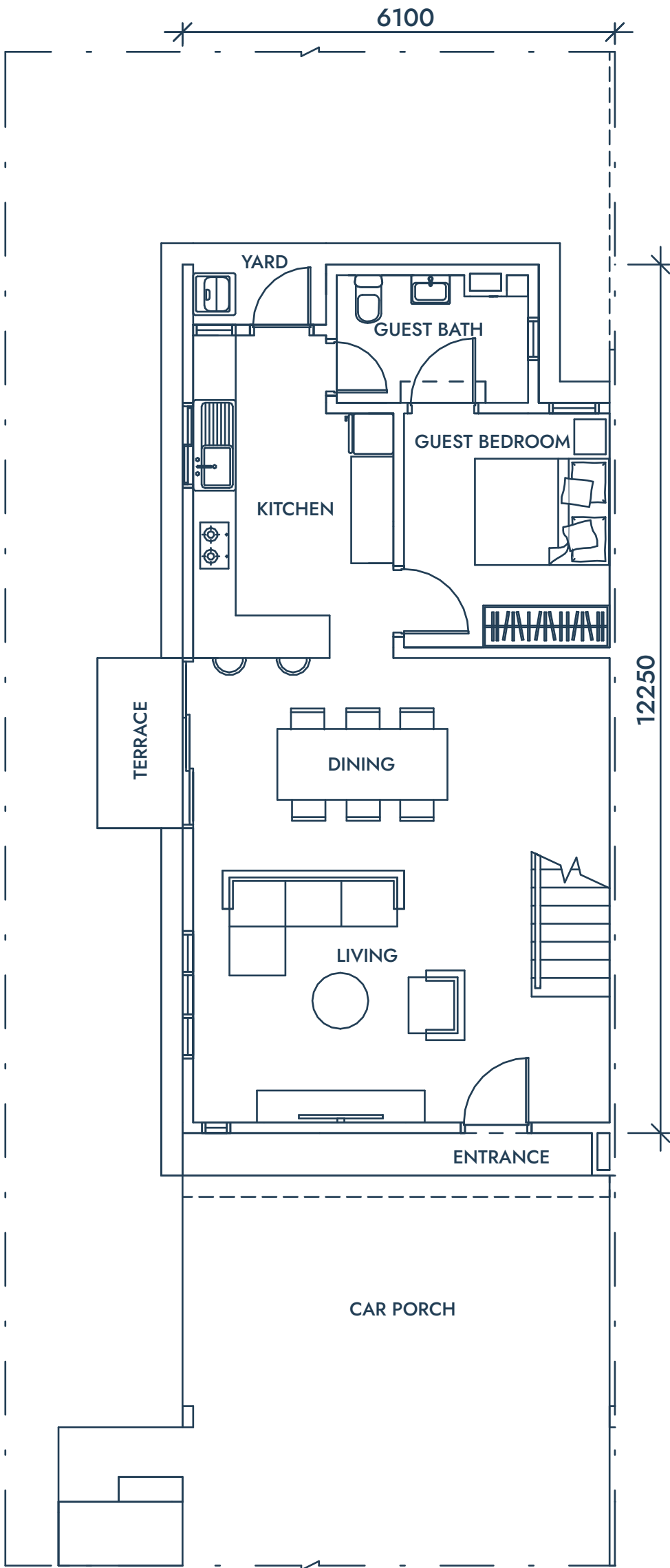
FLOOR PLAN

CORNER UNIT

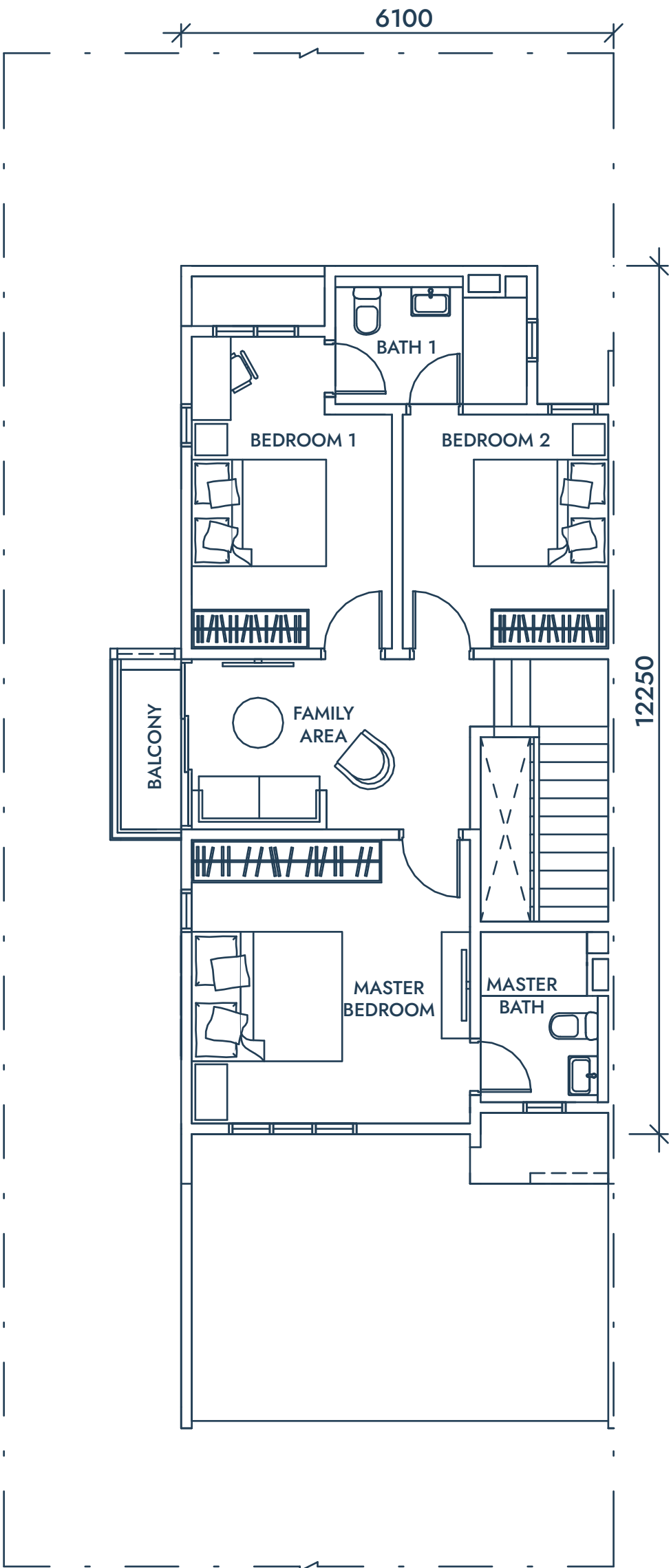
Type C/Cm
20' x 70' | 1,850 sq.ft.
4  3 

Window Height
Master Bedroom only

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



Ground Floor



First Floor

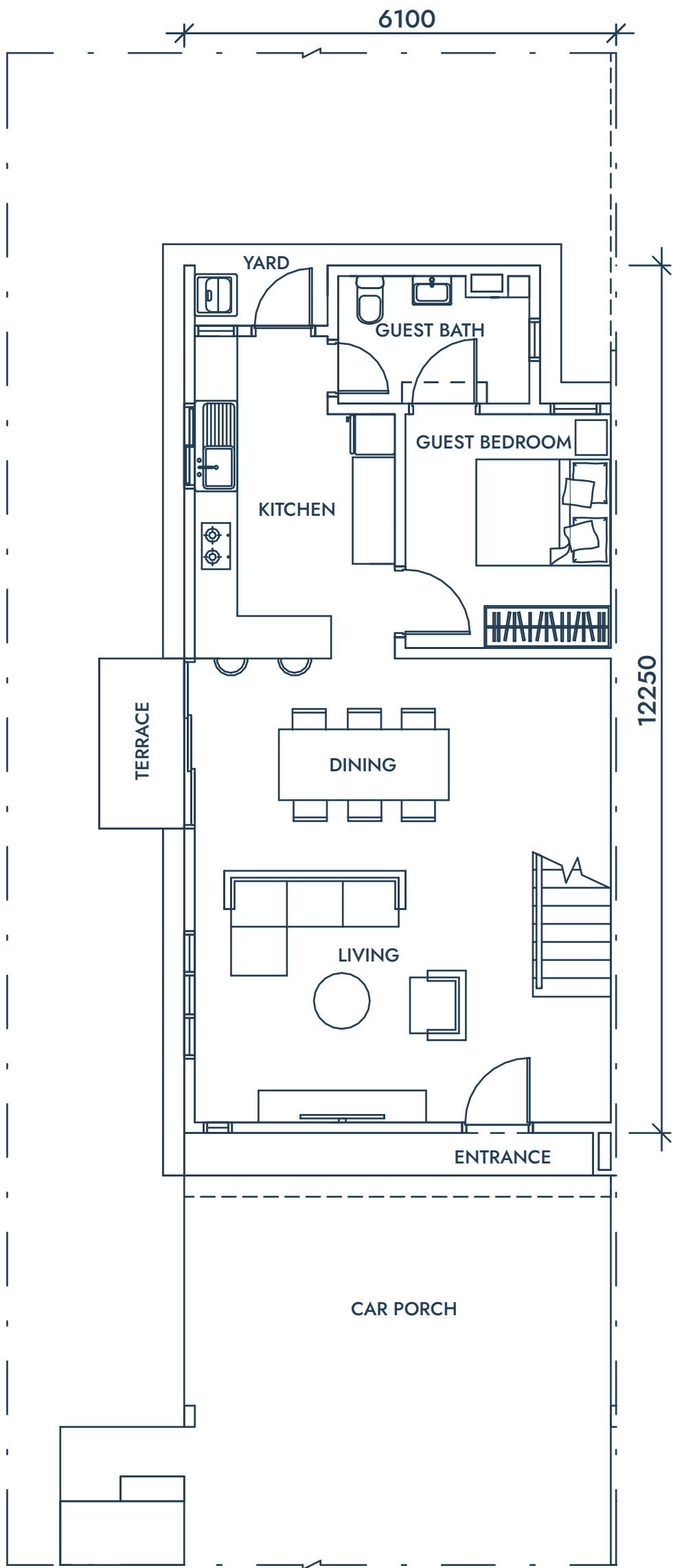
FLOOR PLAN

CORNER UNIT

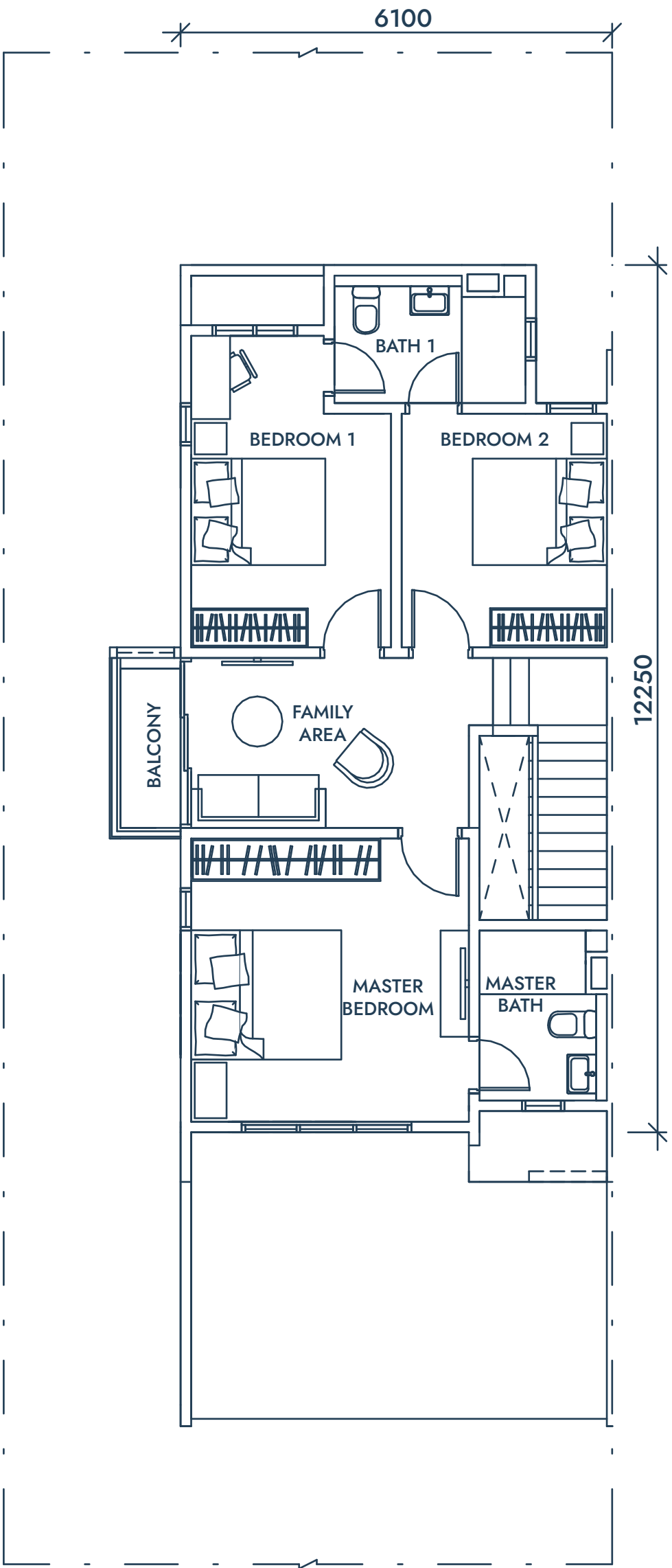
Type C1
20' x 70' | 1,850 sq.ft.
4  3 

Window Height
Master Bedroom only

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



Ground Floor



First Floor

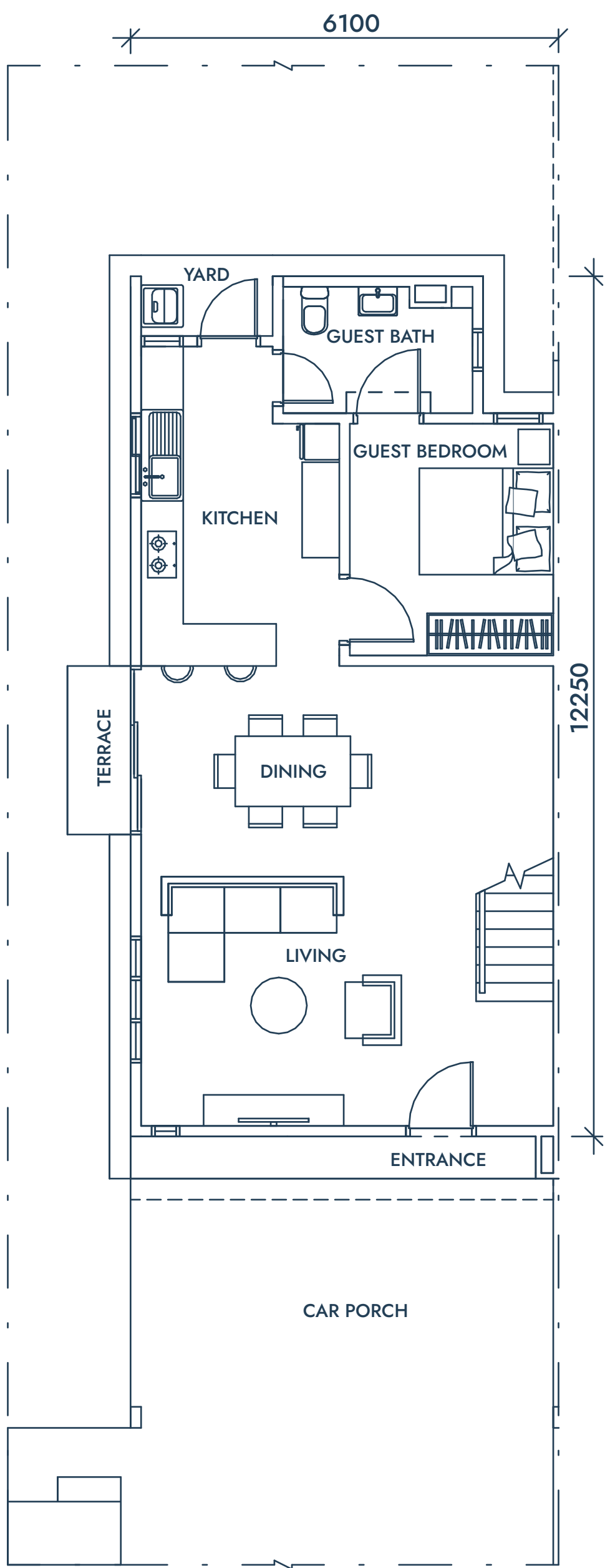
FLOOR PLAN

END UNIT

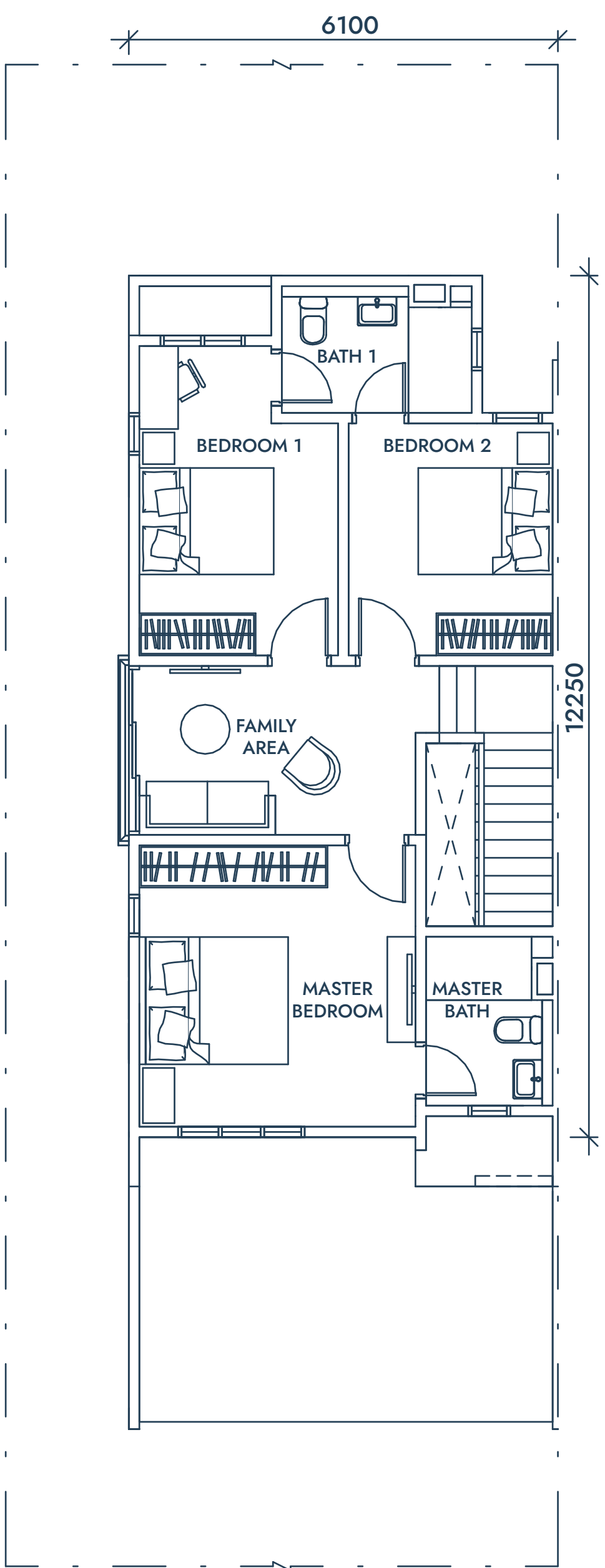
Type E/Em
20' x 70' | 1,800 sq.ft.
4  3 

Window Height
Master Bedroom only

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



Ground Floor



First Floor

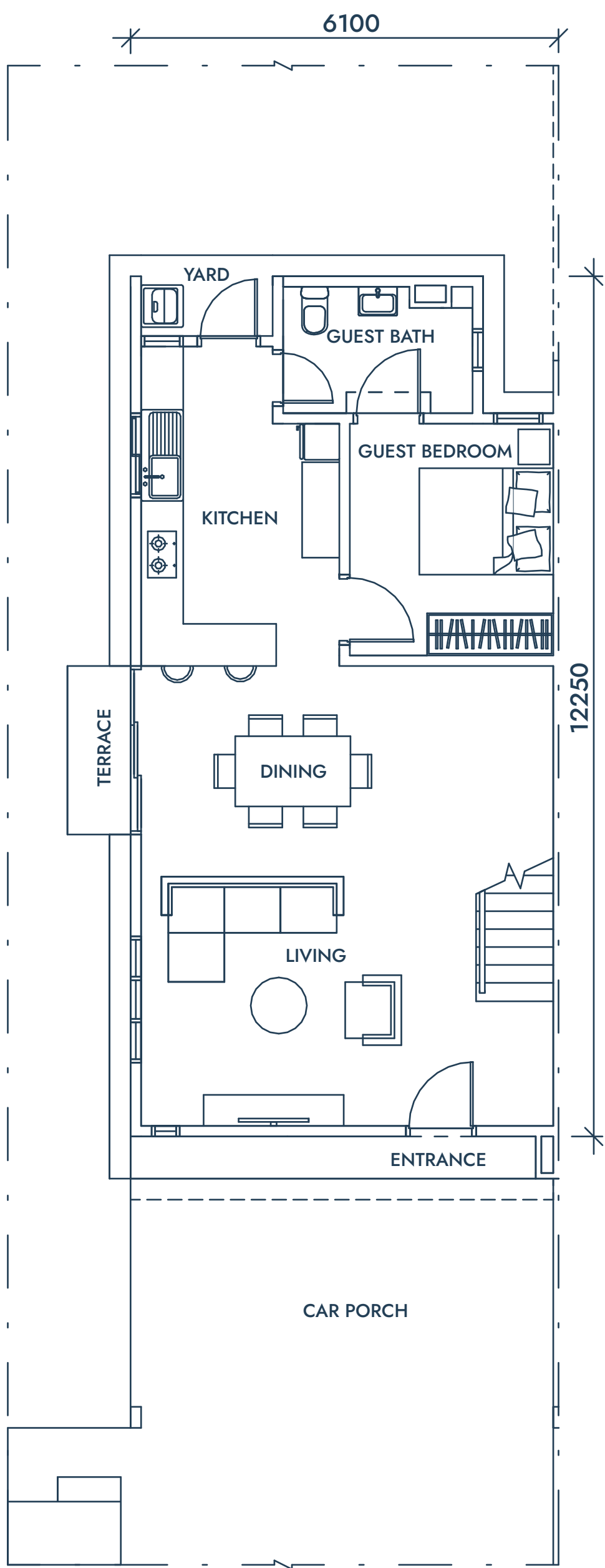
FLOOR PLAN

END UNIT

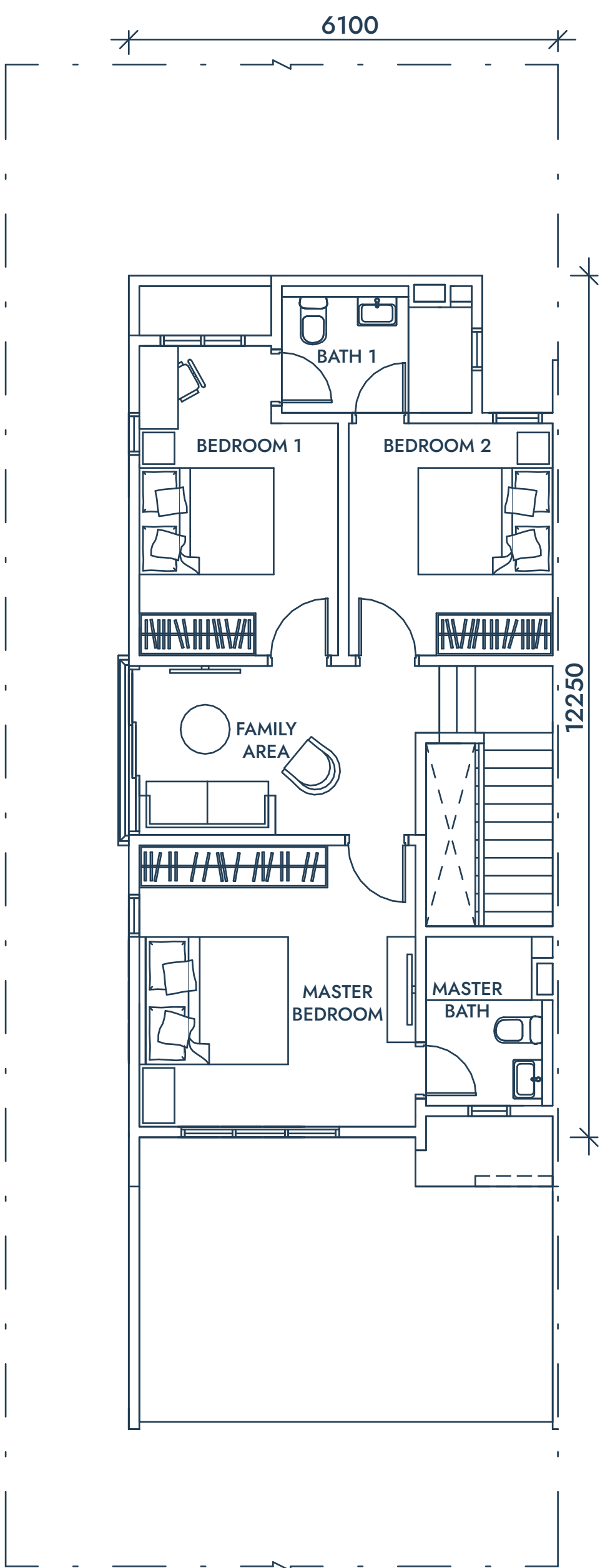
Type E1
20' x 70' | 1,800 sq.ft.
4  3 

Window Height
Master Bedroom only

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

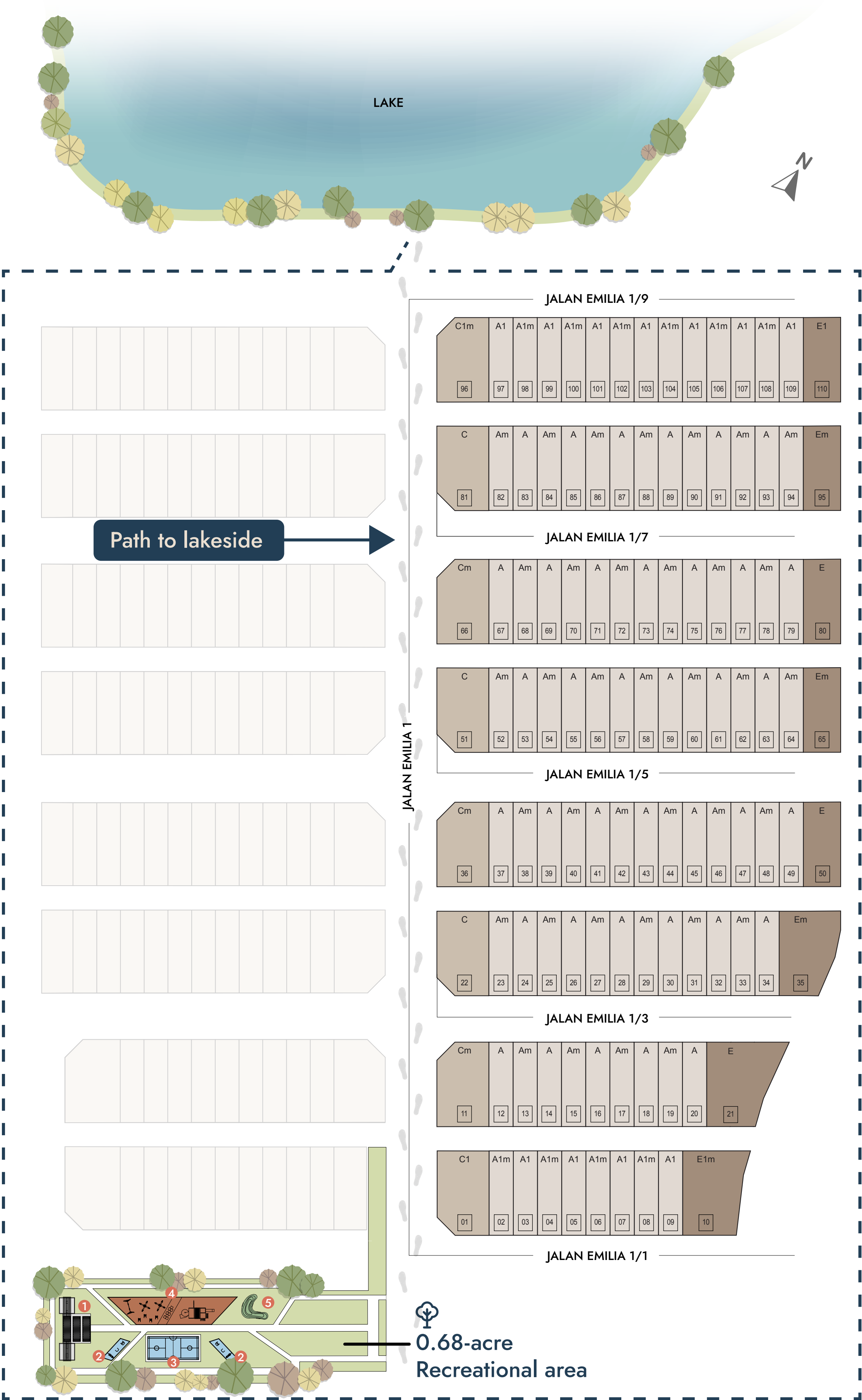


Ground Floor



First Floor

SITE PLAN



Legend



— Type A1/A1m/A/Am
Intermediate Unit
Built Up Area 1,795 sq.ft.
Land Area 1,40 sq.ft.



— Type E1m/E/Em
End Unit
Built Up Area 1,800 sq.ft.
Land Area 1,836 sq.ft.(min) - 1,976 sq.ft. (max)



— Type C1/C/Cm
Corner Unit
Built Up Area 1,850 sq.ft.
Land Area 2,920 sq.ft. (min) - 3,127 sq.ft. (max)

1

— House Number

C1

— Layout Type

m

— Mirror Unit

1 Communal pavilion

2 Fitness station

3 Multipurpose court

4 Playground

5 Open lawn

SPECIFICATIONS

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					
Electrical Installation		C/Cm	A/Am	E/Em	C1/C1m	A1/A1m	E1/E1m
	: 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

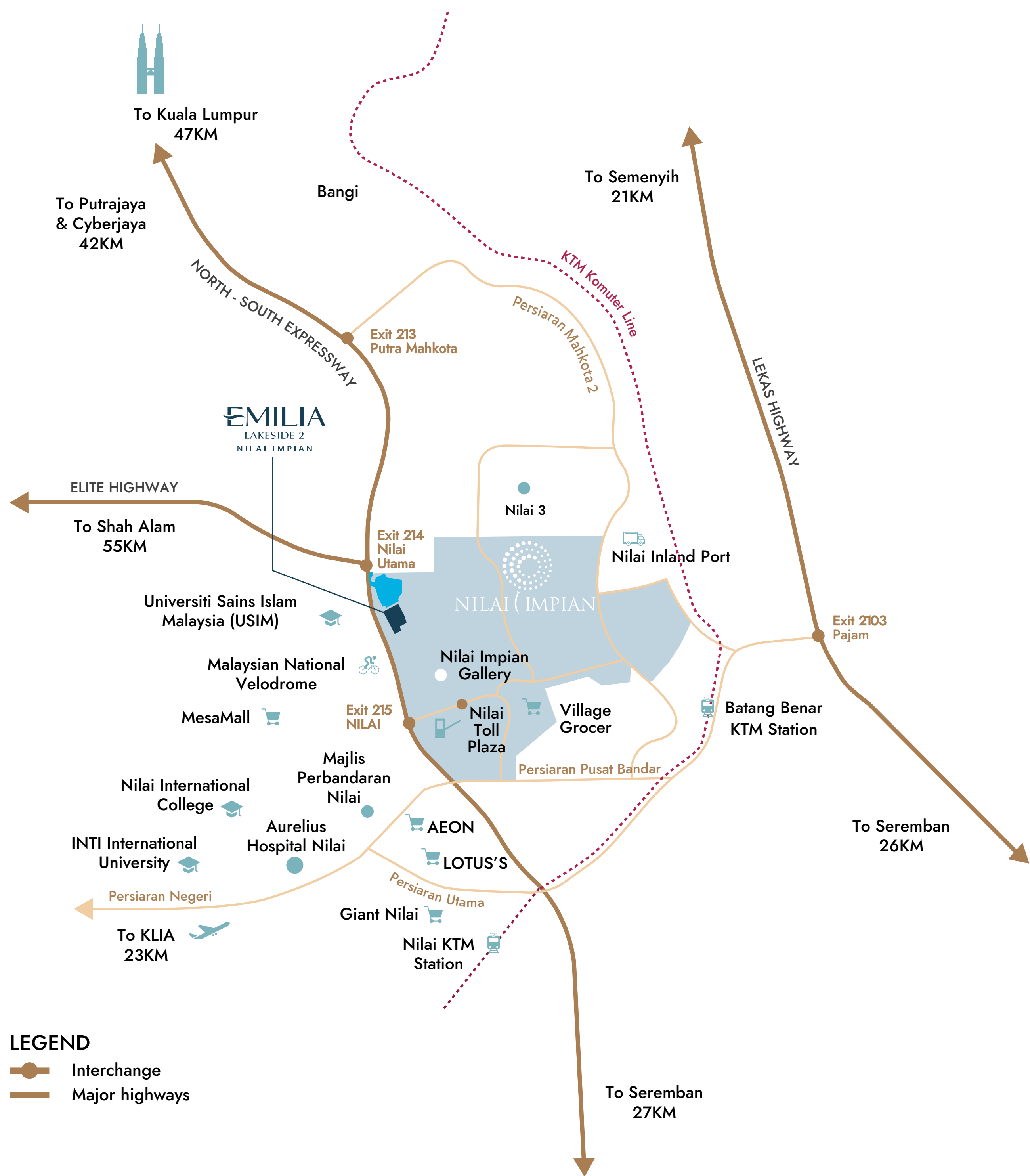
- i. The Developer, shall at its own cost and expense construct the descriptions set out (where applicable) in accordance with the quality and workmanship standards outlined in the Sime Darby Property Quality Assessment Manual, which copy shall be provided to the Purchaser prior to the signing of this Agreement.
- ii. 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!



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)



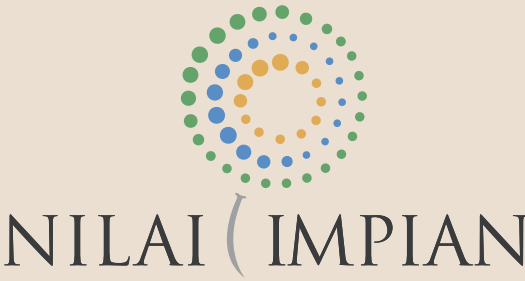
Sime Darby Property is a leading property developer with a strong success rate of developing sustainable communities for 50 years. With 25 active townships/developments, Sime Darby Property has a wide reach that encompasses assets and operations across the country. It marks its presence in the UK as 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

For enquiries:
+06-794 8383
www.simedarbyproperty.com



PHASE R3B: Total Units: 45 | Type: 2 Storey Link House | Expected Date of Completion: September 2027 | 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.: 6755-12/02-2027/0115(N)-(L)| Validity: 06/02/2025-05/02/2027 | 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: 39) : (Minimum price: RM780,888 – Maximum: RM793,888) 2 Storey Link House Type E/E1: (No. of Units: 3) (Minimum Price: RM953,888 – Maximum Price RM1,136,888) 2 Storey Link House Type C/C1 (No. of Units: 3) (Minimum Price: RM1,089,888 – Maximum Price: RM1,104,888) | 10 Bumiputera discount (Quota applies).

PHASE R3C: Total Units: 65 | Type: 2 Storey Link House | Expected Date of Completion: September 2027 | 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.: 6755-13/03-2027/0252(N)-(L) | Validity: 27/03/2025-26/03/2027 | 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: 55) : (Minimum price: RM780,888 – Maximum: RM848,888) 2 Storey Link House Type E/E1: (No. of Units: 5) (Minimum Price: RM953,888 – Maximum Price RM1,021,888) 2 Storey Link House Type C/C1 (No. of Units: 5) (Minimum Price: RM1,089,888 – Maximum Price: RM1,159,888) | 10 Bumiputera discount (Quota applies).

THE DEVELOPMENT INFORMATION CAN BE FOUND AT TEDUH.KPKT.GOV.MY.
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