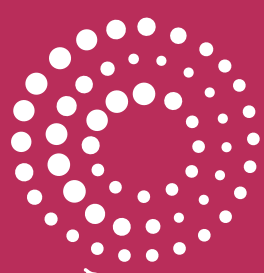




EMILIA

Freehold | 20' x 65'
Double-Storey Link Homes



NILAI (IMPIAN)



Nilai Impian — Where Special Moments Happen Everyday

The homes and spaces around are welcoming and nurturing, perfect for sharing a new life together and raising a family. The perfect canvas for creating memorable moments with your loved ones.



1. Great value homes

Spacious, stylish and affordable homes

2. Green open spaces

19-acre Tasik Ujana and neighbourhood parks to enjoy

3. Conveniently connected

Close to mature amenities like schools, healthcare, retail mall and supermarkets

4. Easily accessible

Direct access to PLUS Highway (Exit 215)

5. Peace of mind

Guarded community living with perimeter fencing and dedicated guardhouse



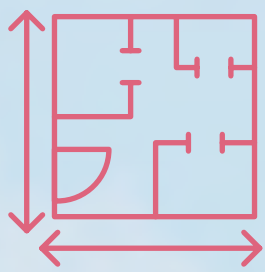
The beautifully landscaped 19-acre Tasik Ujana in Nilai Impian.

Landed Value Homes in Nilai Impian

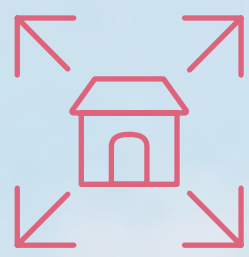
These latest freehold double-storey link homes bring value to the whole family with flexible spaces, style and comfort. A better quality of life awaits you and your growing family. Come make beautiful memories with your loved ones here in Emilia.



Nilai Impian is back with its next phase of value homes offering you quality living.



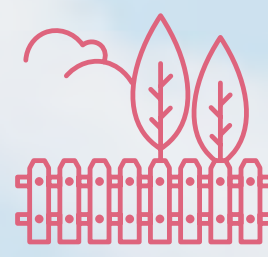
20' x 65'
typical lot size



Up to
2,090 sq ft



Landscaped
neighbourhood park



Perimeter fencing &
dedicated guardhouse

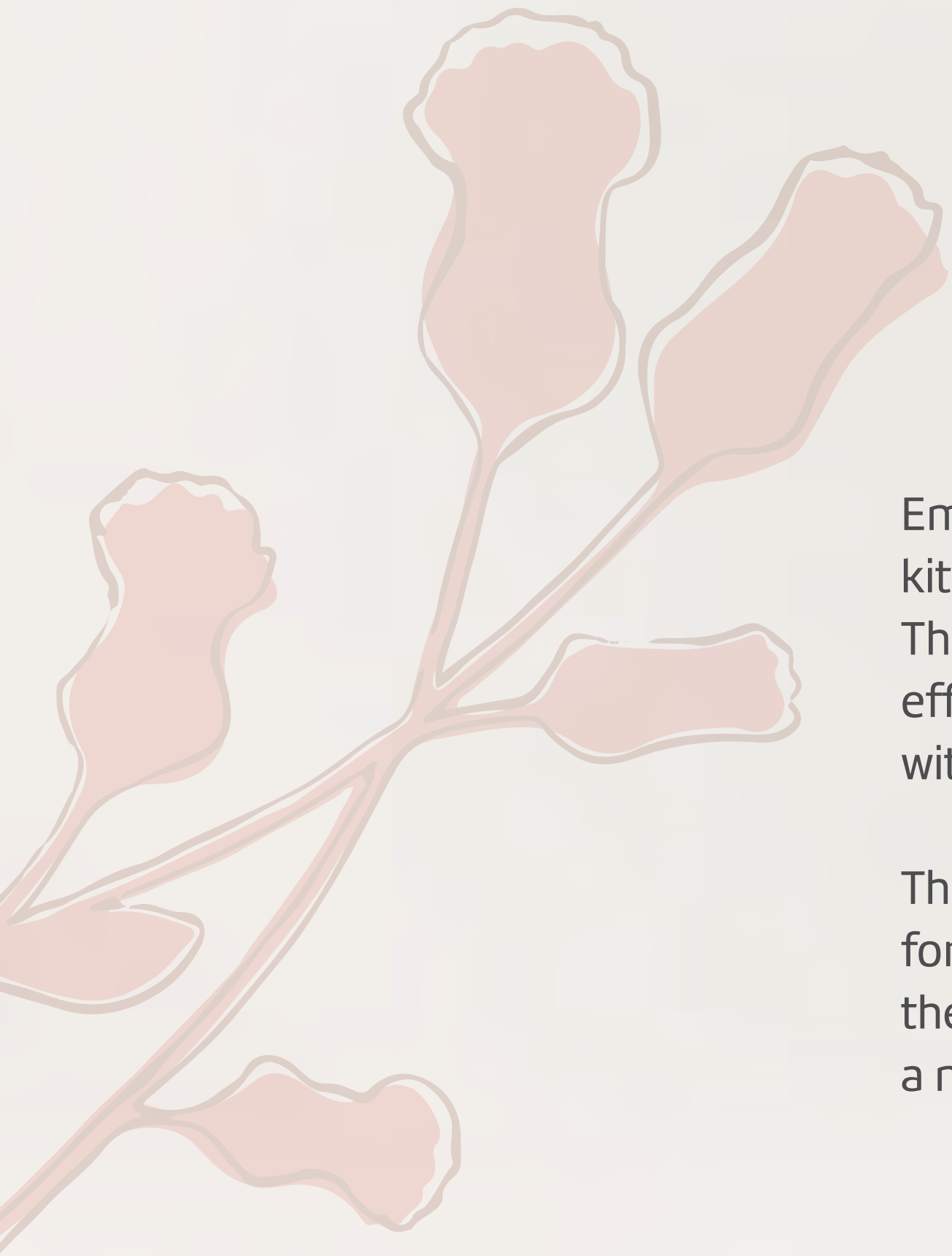




Value for the Whole Family

Designed with everyone in mind, the ground floor was thoroughly designed to be stroller and wheelchair friendly with ramps at the entrance. The ground floor guest room has wide doorways for easy access. The large openings and specially oriented windows encourage natural lighting and ventilation into the home keeping it bright and airy.



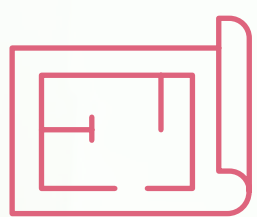


Emilia boasts an open plan living, dining and kitchen area for flexible and versatile living. The open kitchen makes cooking easier, more efficient and a lot more fun. You can even interact with your kids while they're in the living room.

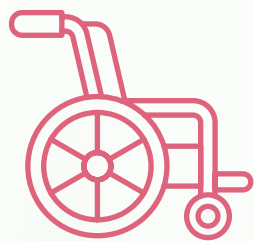
The bedrooms all come with connected bathrooms for your growing family's privacy. Convert any of the rooms into a home office, hobby room or even a nursery for the baby that's on the way.



Emilia is designed with more space, style and comfort for the family.



Flexible & versatile open plan layout



Stroller & wheelchair friendly ground floor



Natural lighting & ventilation



Open kitchen space



Upper floor family room cum study area



4 bedrooms with connected bathrooms



Dedicated Outdoor Spaces to Enjoy

Spend more time outdoors with your loved ones in Emilia's own neighbourhood park. Stay active with the outdoor gym, take a jog, do yoga or chill by the shelters as you watch over the children at the playground or open lawn.





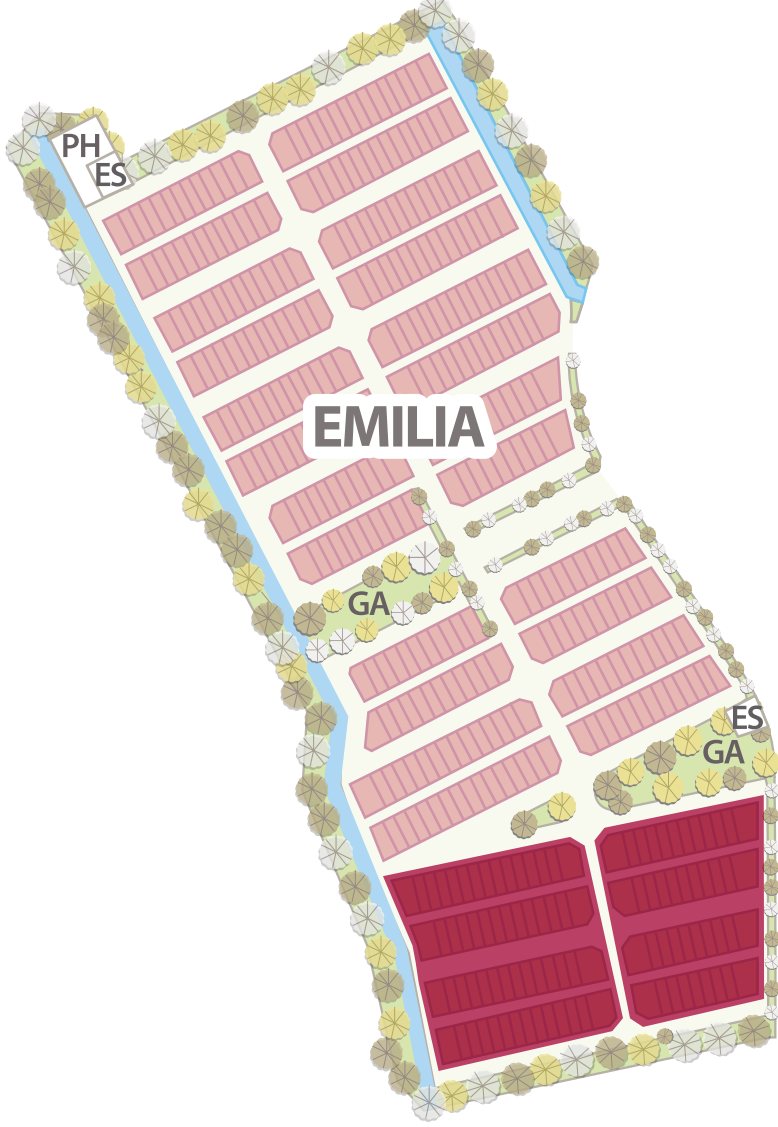
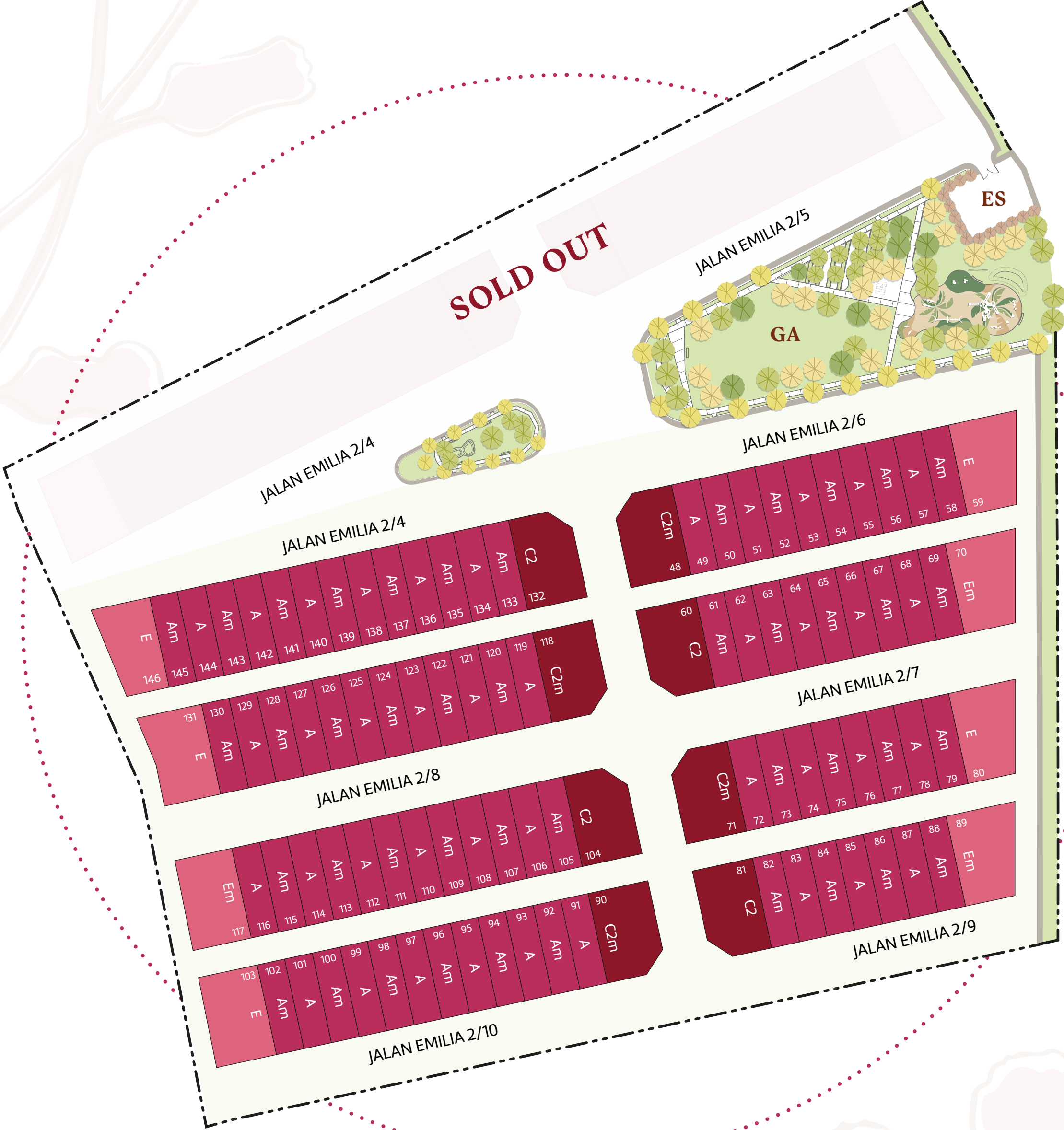
Share treasured moments
with your loved ones in Emilia's
own neighbourhood park.

Site Plan



LEGEND

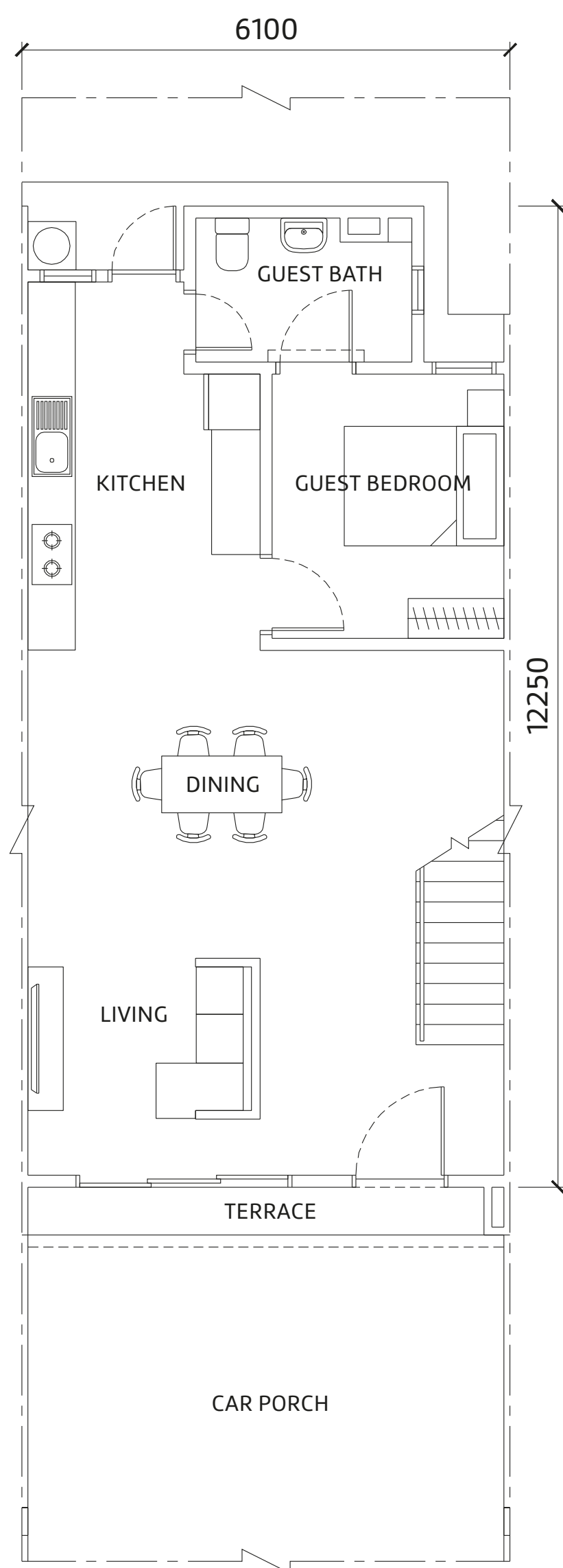
- Intermediate Unit
- End Unit
- Corner Unit
- GA** — Green Area
- ES** — Electrical Substation
- 1** — House Number
- C2** — Layout Type
- m** — Mirror Unit



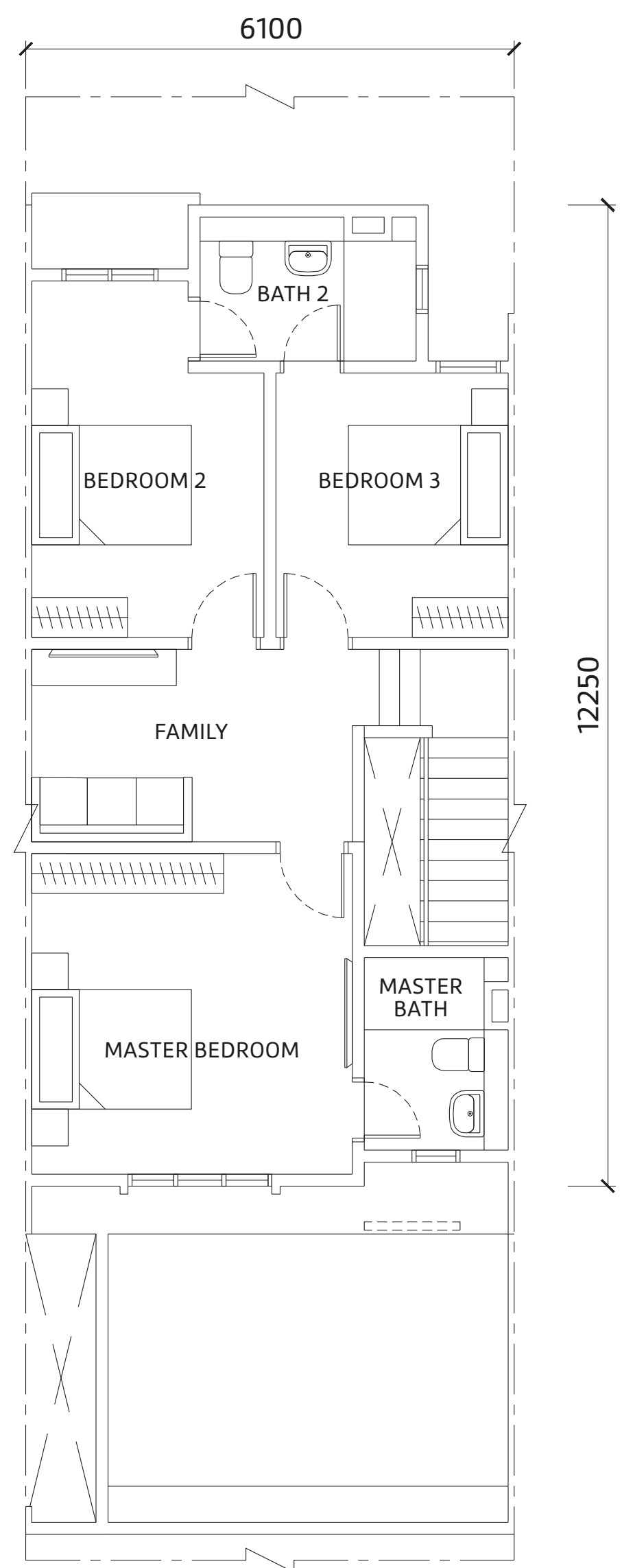
Floor Plans

Intermediate Unit

Type A/Am
20' x 65' | 1,781 sq ft
4 Bedrooms 3 Bathrooms



Ground Floor

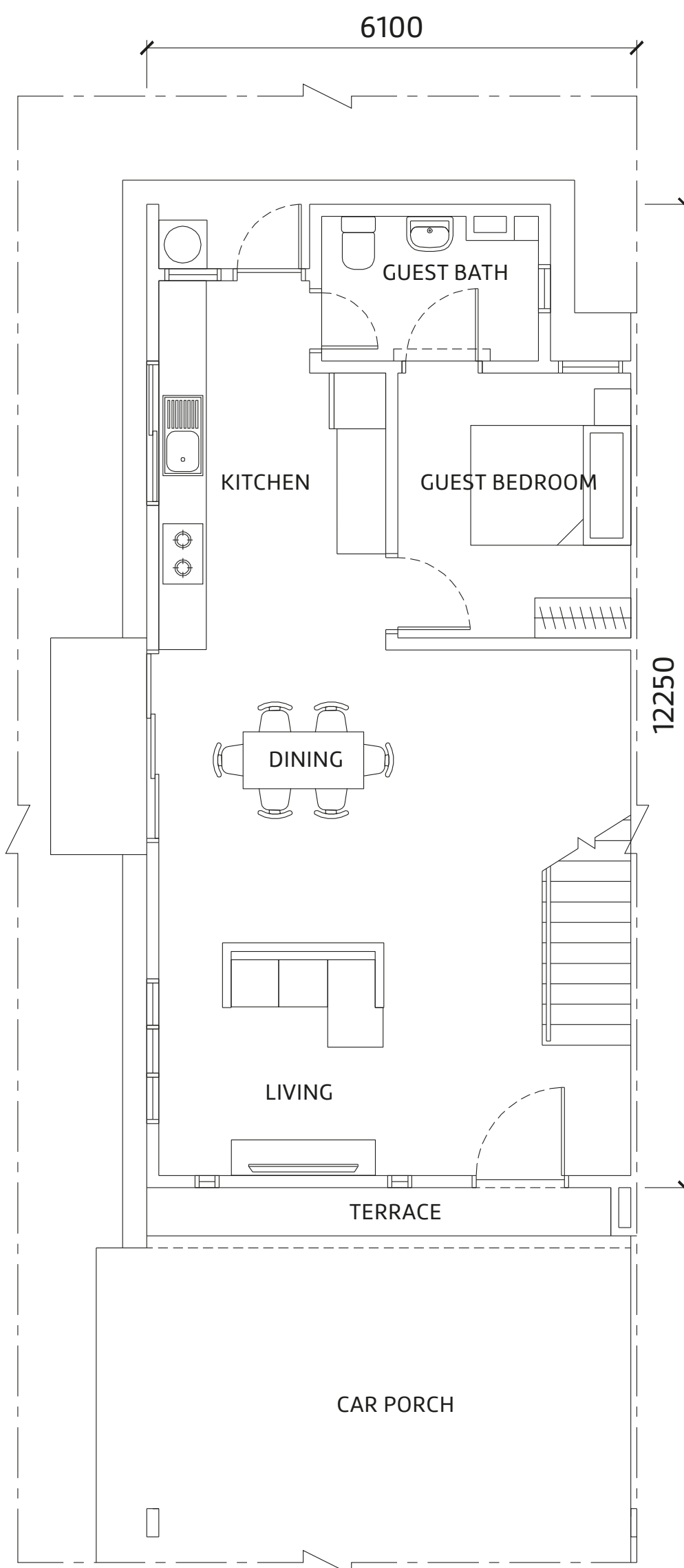


First Floor

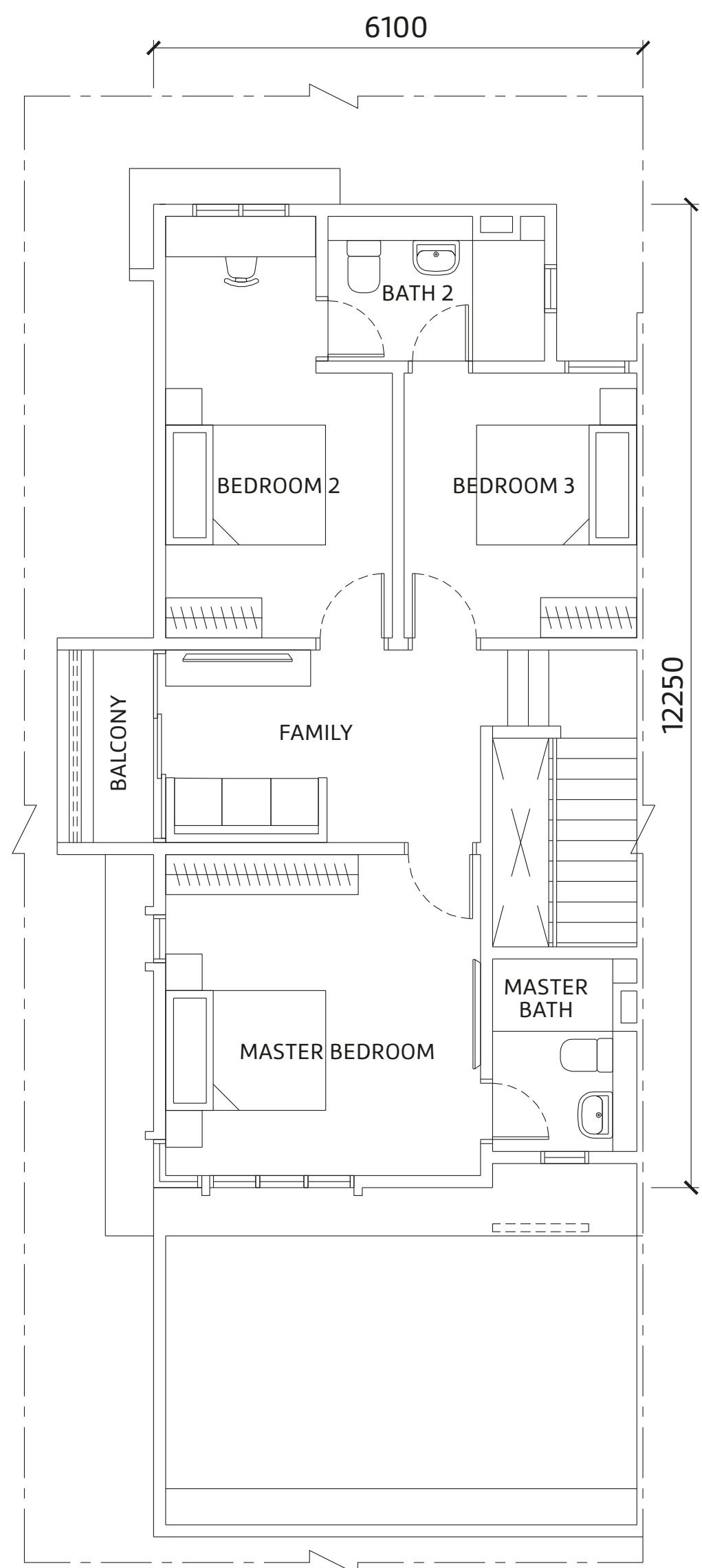
Floor Plans

Corner Unit

Type C2/C2m
20' x 65' | 1,902 sq ft
4 Bedrooms 3 Bathrooms



Ground Floor

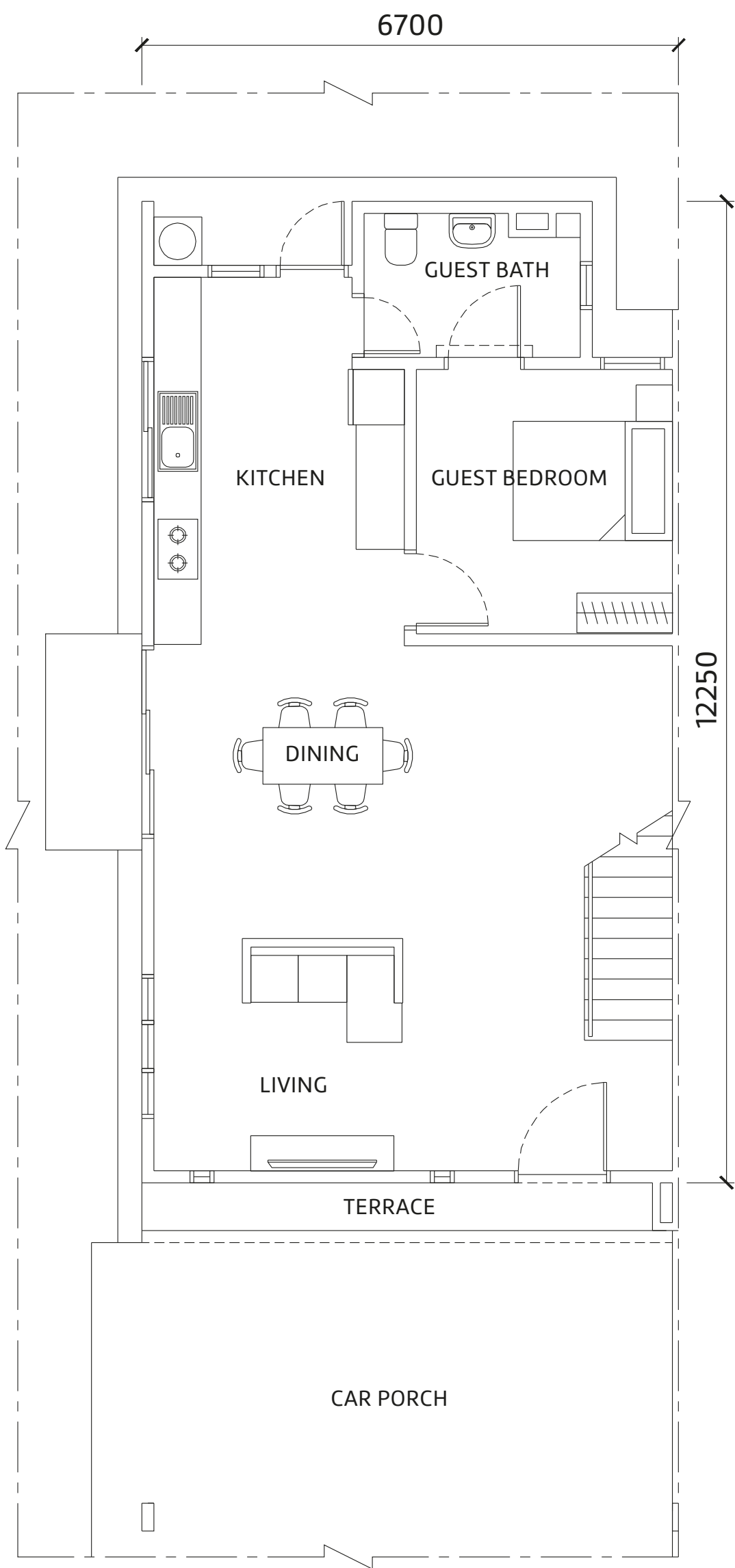


First Floor

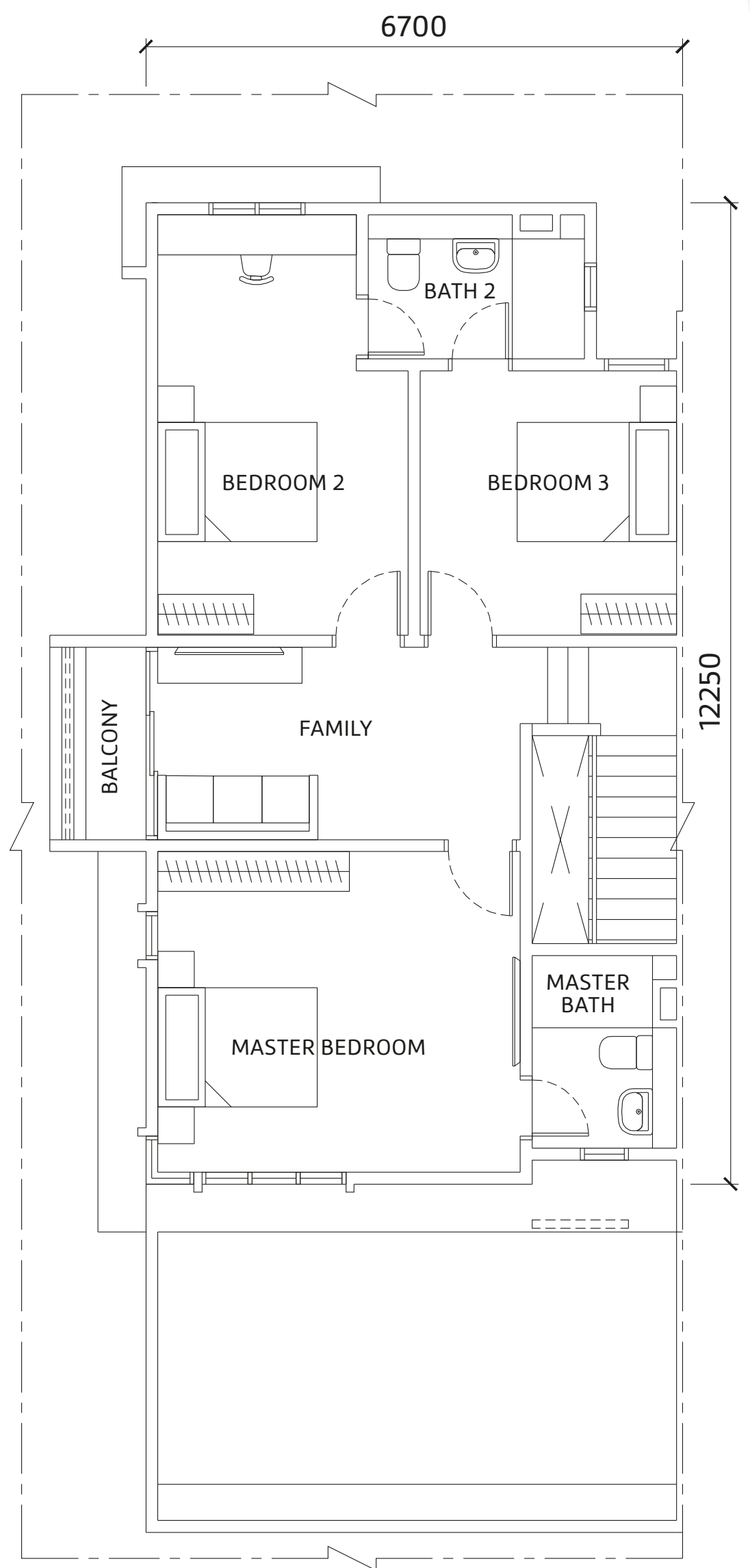
Floor Plans

End Unit

Type E/Em
22' x 65' | 2,090 sq ft
4 Bedrooms 3 Bathrooms



Ground Floor

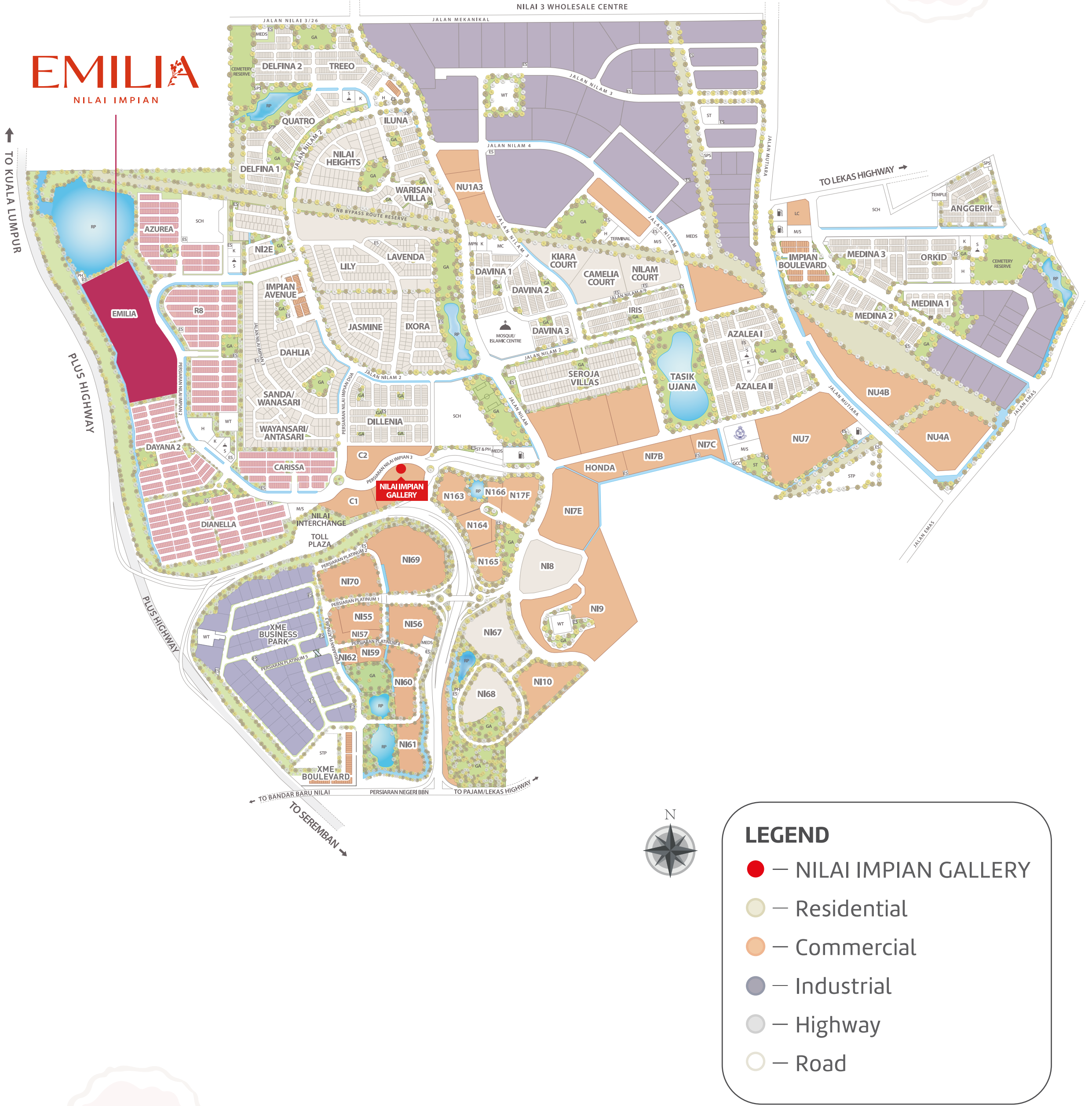


First Floor

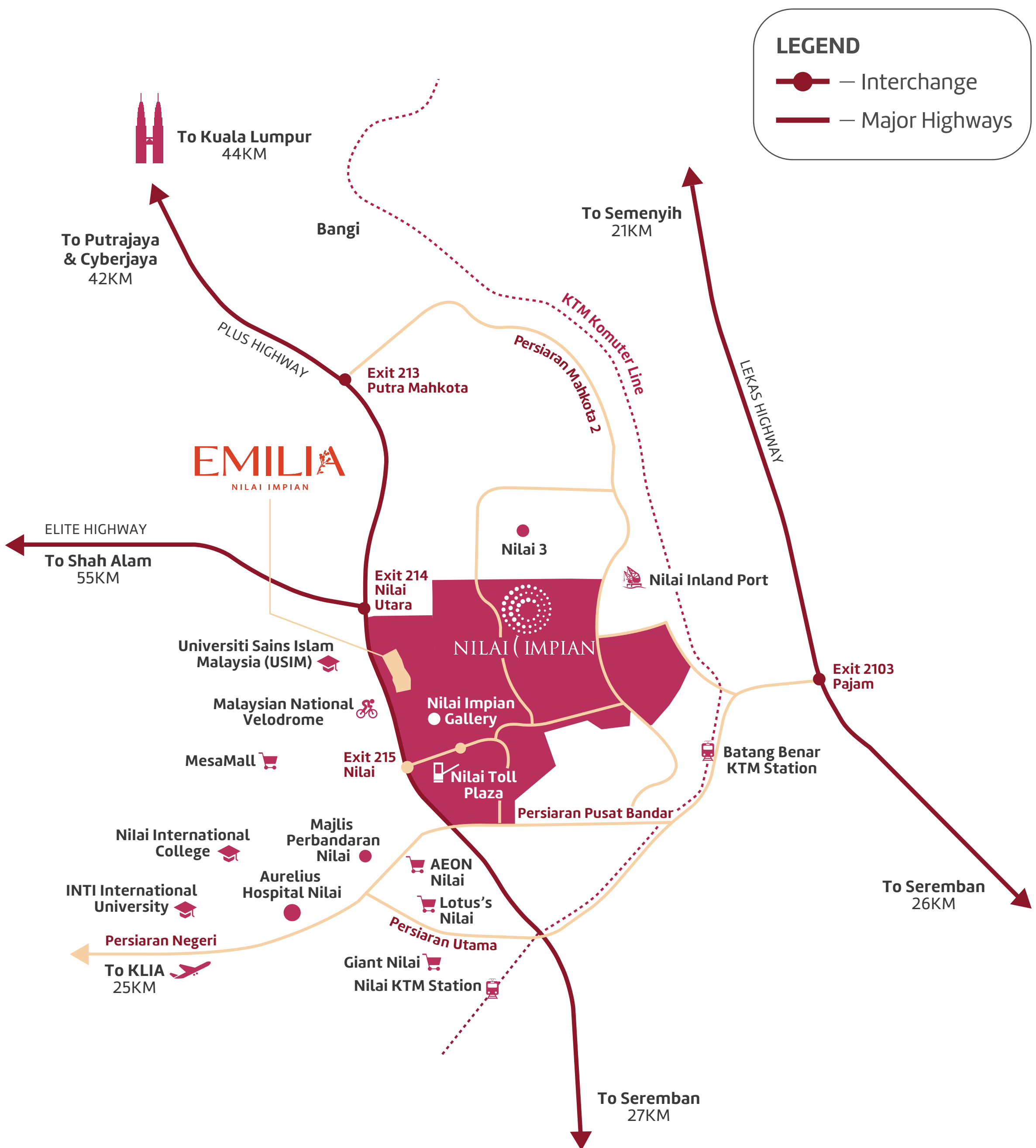
Specification

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 : Other Doors	: Laminated Engineered Timber Door : Painted Flush Door / Aluminium Frame Sliding Door		
Ironmongery		: Locksets with Accessories		
Wall Finishes	: External : Internal : Master Bath, Guest Bath & Bath 2 : Kitchen : Yard	: Plaster & Paint : Plaster & Paint : Ceramic Tiles up to Ceiling Height : Ceramic Tiles up to 1500mm high /Plaster & Paint : Plaster & Paint		
Floor Finishes	: Car Porch : Entrance, Terrace : Yard : Living & Dining : Kitchen : Guest Bedroom : Master Bedroom, Bedroom 2 & 3 : Master Bath, Guest Bath & Bath 2 : Family : Staircase	: Concrete Imprint : Porcelain Tiles : Cement Render : Porcelain Tiles : Porcelain Tiles : Porcelain Tiles : Laminated Flooring : Ceramic Tiles : Laminated Flooring : Laminated Flooring		
Sanitary & Plumbing Fittings	: Kitchen : Master Bath, Guest Bath & Bath 2 : Yard : Recycle Compartment	: Sink with Tap : Sanitary Wares & Fittings : Tap : Tap		
Electrical Installation	: Light Point : Gate Light Point : Power Point : Fan Point : Door Bell Point : Water Heater Power Point : Air-Cond Power Point : Telecommunication Point : TV Point : Auto Gate Point : Booster Pump Power Point	A/Am	E/Em	C2/C2m
		: 20	22	22
		: 1	1	1
		: 22	23	23
		: 7	7	7
		: 1	1	1
		: 3	3	3
		: 2	2	2
		: 2	2	2
		: 2	2	2
		: 1	1	1
		: 1	1	1
Fencing & Gate		: Masonry Fence, G.I. Fencing, M.S. Door Gate and Chain Link		
Miscellaneous		: Letter Box : Recycle Compartment : TNB Meter Compartment		

Master Plan



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)

More on Emilia here

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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.

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For more information, log on to www.simedarbyproperty.com.

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06 794 8383

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No. of Units: 57 | Type: 2 Storey Link House | Expected Date of Completion: October 2025 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 6755/02-2024/0259(A) Validity: 11/02/2022 - 10/02/2024 | Advertising & Sales Permit No.: 6755-7/02-2025/0168(N)-(L) Validity: 22/02/2023 - 21/02/2025 | Approval Authority: Majlis Bandaraya Seremban. Building Plan Approval No.: MBS.N.KB1-16/2022 | 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: 2 Storey Link House Type A/Am (No. of Units: 49) (Minimum Price: RM 639,888 - Maximum Price: RM 795,888) 2 Storey Link House Type E/Em (No. of Units: 4) (Minimum Price: RM 947,888 - Maximum Price: RM 1,033,888) 2 Storey Link House Type C2/C2m (No. of Units: 4) (Minimum Price: RM 900,888 - Maximum Price: RM 949,888) | Bumiputera Discount : 10% (Quota Applies).

No. of Units: 42 | Type: 2 Storey Link House | Expected Date of Completion: October 2025 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 6755/02-2024/0259(A) Validity: 11/02/2022 - 10/02/2024 | Advertising & Sales Permit No.: 6755-9/03-2025/0244(N)-(L) Validity: 08/03/2023 - 07/03/2025 | Approval Authority: Majlis Bandaraya Seremban. Building Plan Approval No.: MBS.N.KB1-16/2022 | 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: 2 Storey Link House Type A/Am (No. of Units: 34) (Minimum Price: RM 639,888 - Maximum Price: RM 876,888) 2 Storey Link House Type E/Em (No. of Units: 4) (Minimum Price: RM 947,888 - Maximum Price: RM 1,128,888) 2 Storey Link House Type C2/C2m (No. of Units: 4) (Minimum Price: RM 900,888 - Maximum Price: RM 1,035,888) | Bumiputera Discount : 10% (Quota Applies).

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