

Bandar  
**Ainsdale**  
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**ANIKA**  
Bandar Ainsdale

22'x75' 2-STOREY AND  
33'x75' 3-STOREY SHOP OFFICES





# A Place Where Businesses Come to Bloom.

As the first commercial shop office district to be seen off the New Seremban Interchange, Anika enjoys high visibility from the highway and from the busy thoroughfare on Jalan Labu. Limited to just 32 exclusive units, it is set to be the focal point of the thriving community in Bandar Ainsdale, which is expected to have a population of 30,000\* by 2023.

*\* Based on market studies by Urbis.*



OCEAN

OCEAN

STARBUCKS CAFE

Mad Out

John's

OCEAN

COFFEE HOUSE

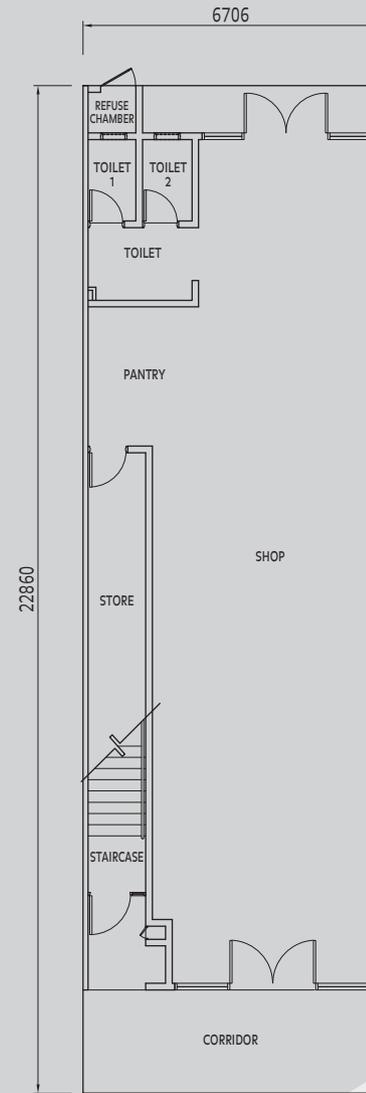
Arrow Sports



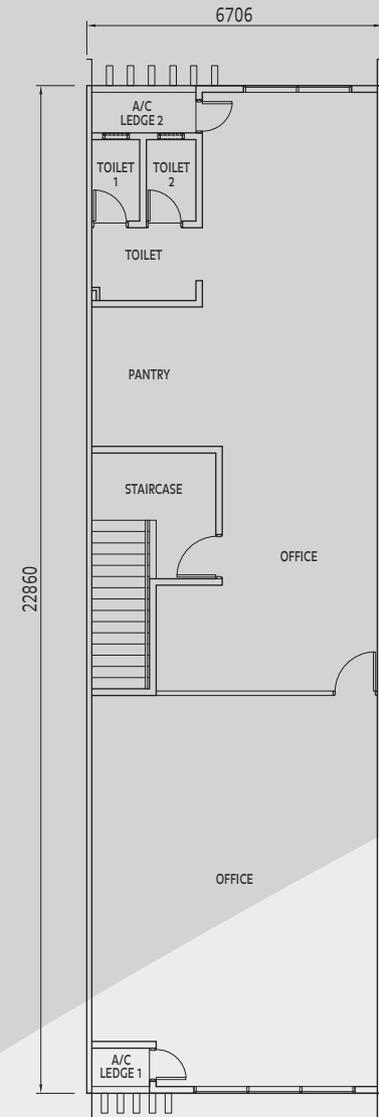
# Floor Plan

## Type A1 – 2-Storey Intermediate Unit

3,297 sq ft



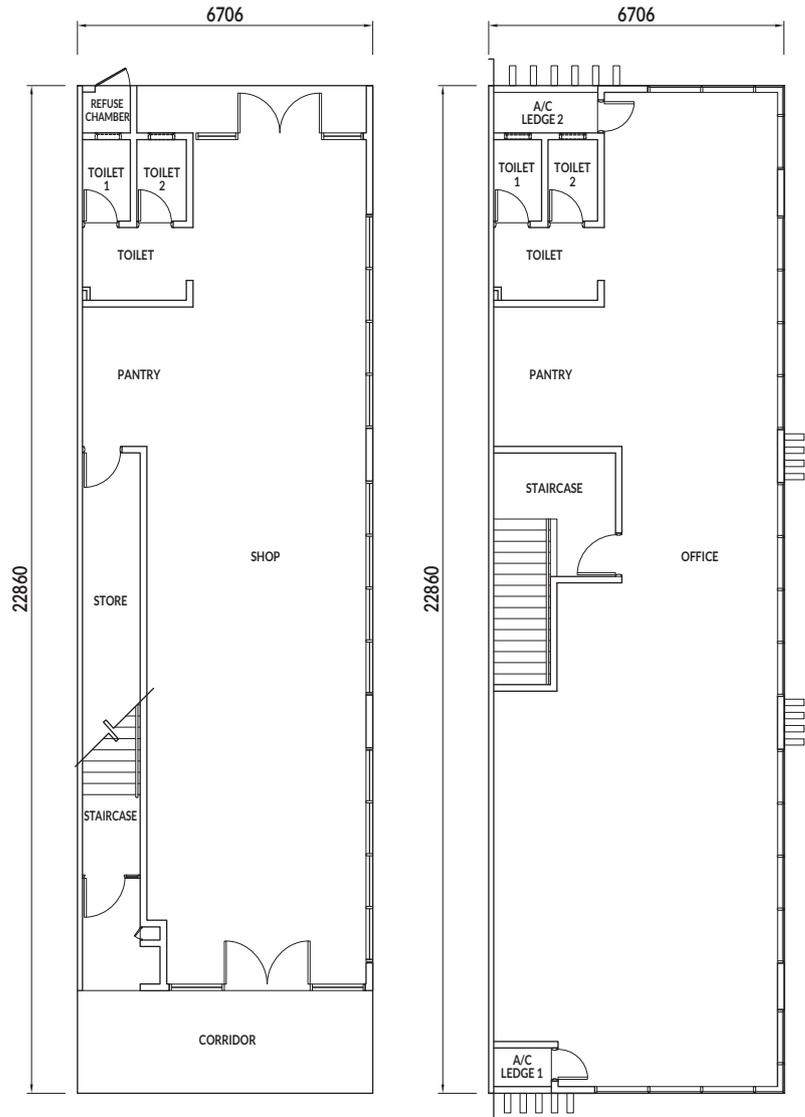
Ground Floor



First Floor

# Type C - 2-Storey End Unit

3,263 sq ft

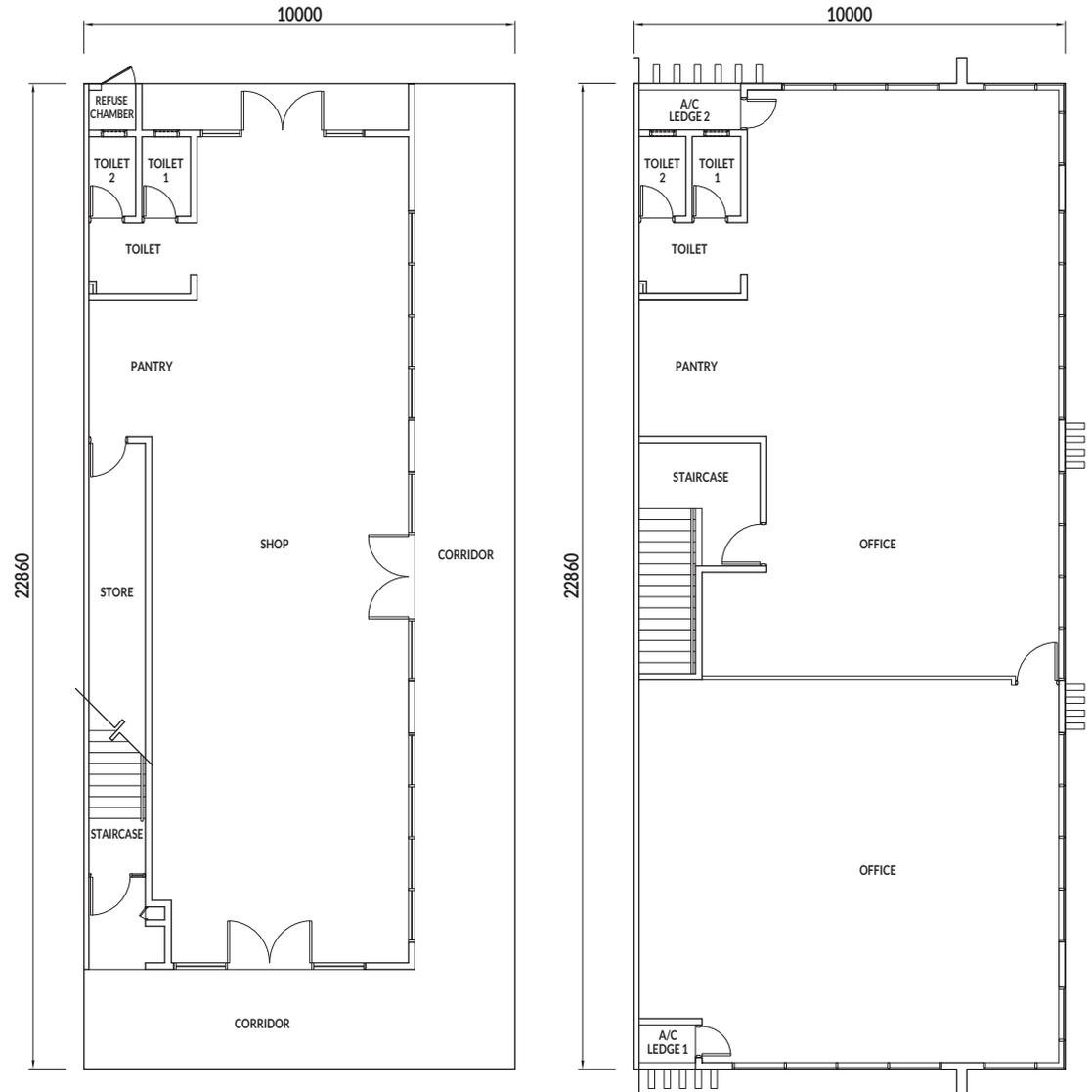


Ground Floor

First Floor

# Type D1 - 2-Storey Corner Unit

4,894 sq ft



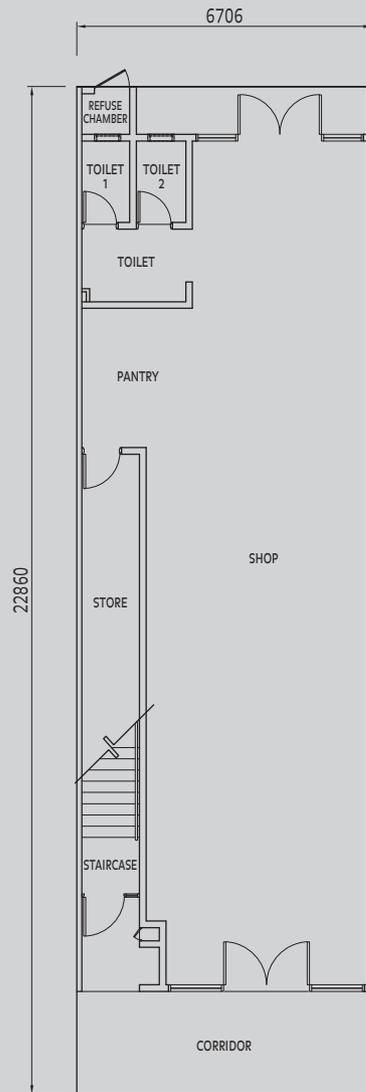
Ground Floor

First Floor

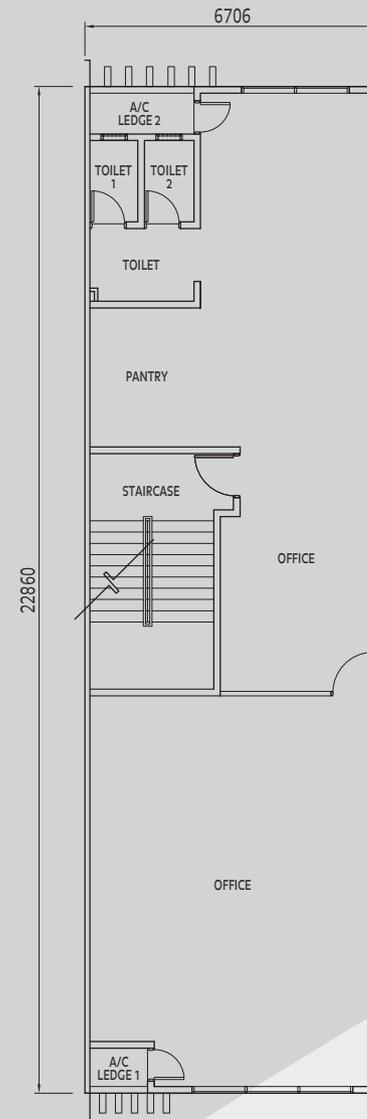
# Floor Plan

## Type A – 3-Storey Intermediate Unit

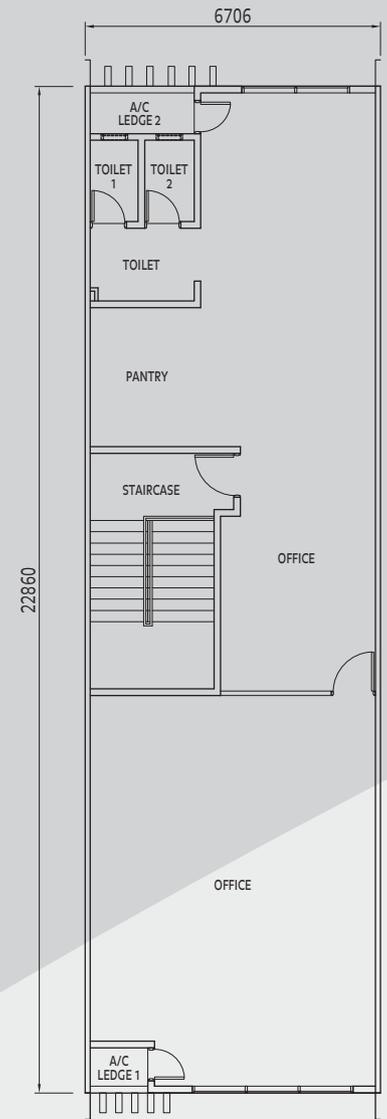
4,871 sq ft



Ground Floor



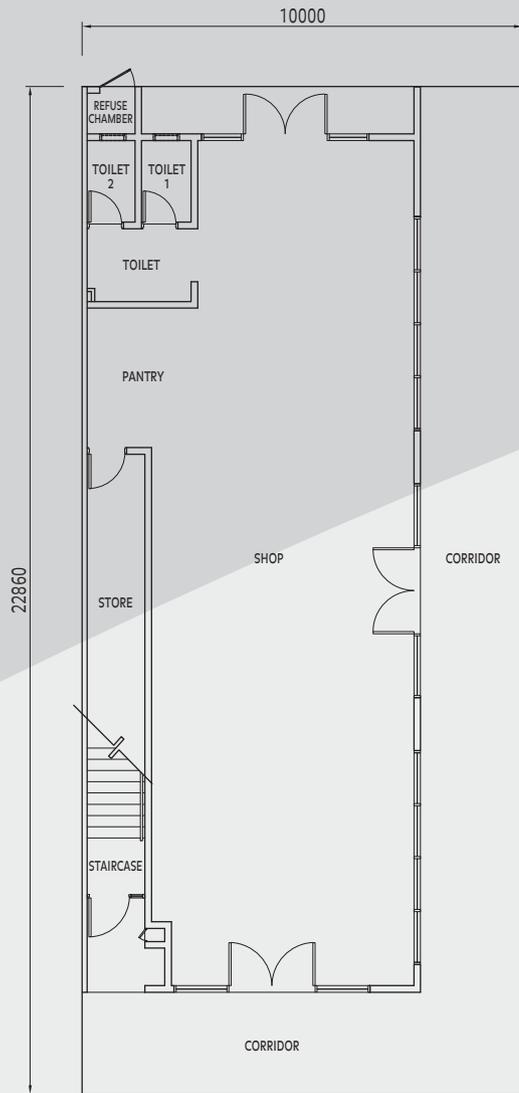
First Floor



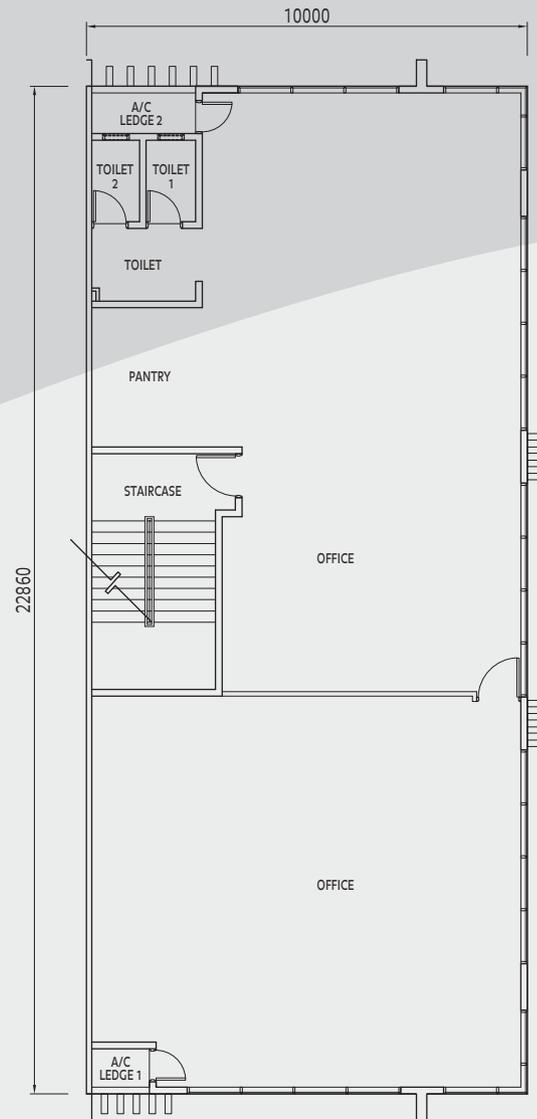
Second Floor

# Type D – 3-Storey Corner Unit

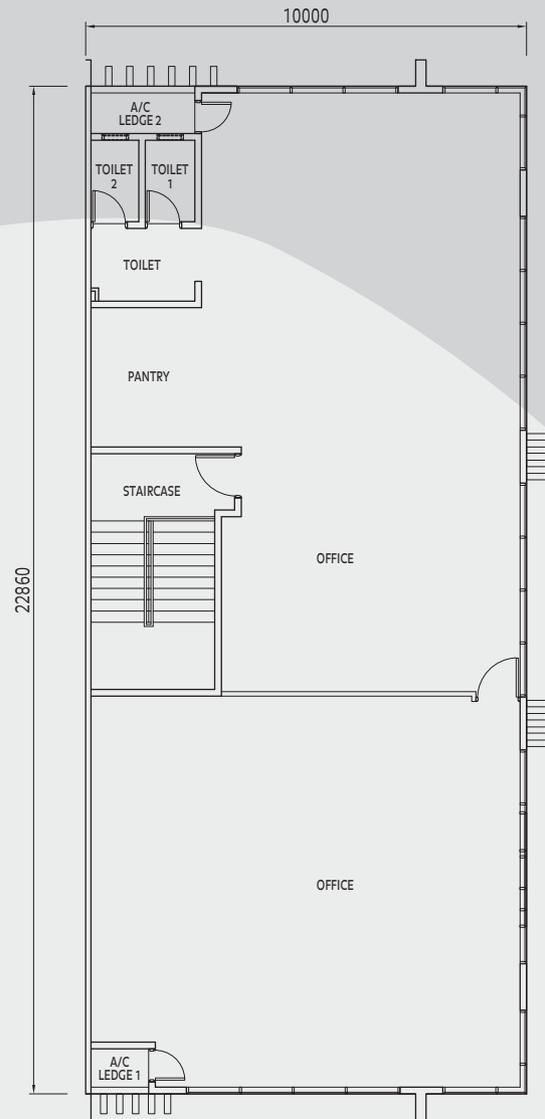
7,254 sq ft



Ground Floor



First Floor



Second Floor

# Why Anika

Strategically located at the intersection along Jalan Labu, Anika is situated on an extremely visible location with high traffic expected to pass through on a daily basis. These shop offices are well suited for almost any kind of business and integrate tropical charm and modern materials, making them a prominent landmark for the area. With an enhanced double frontage and wide windows, each unit is filled with natural lighting and ventilation. Ample parking space is available to cater to the 19,000\* vehicles that pass by daily.

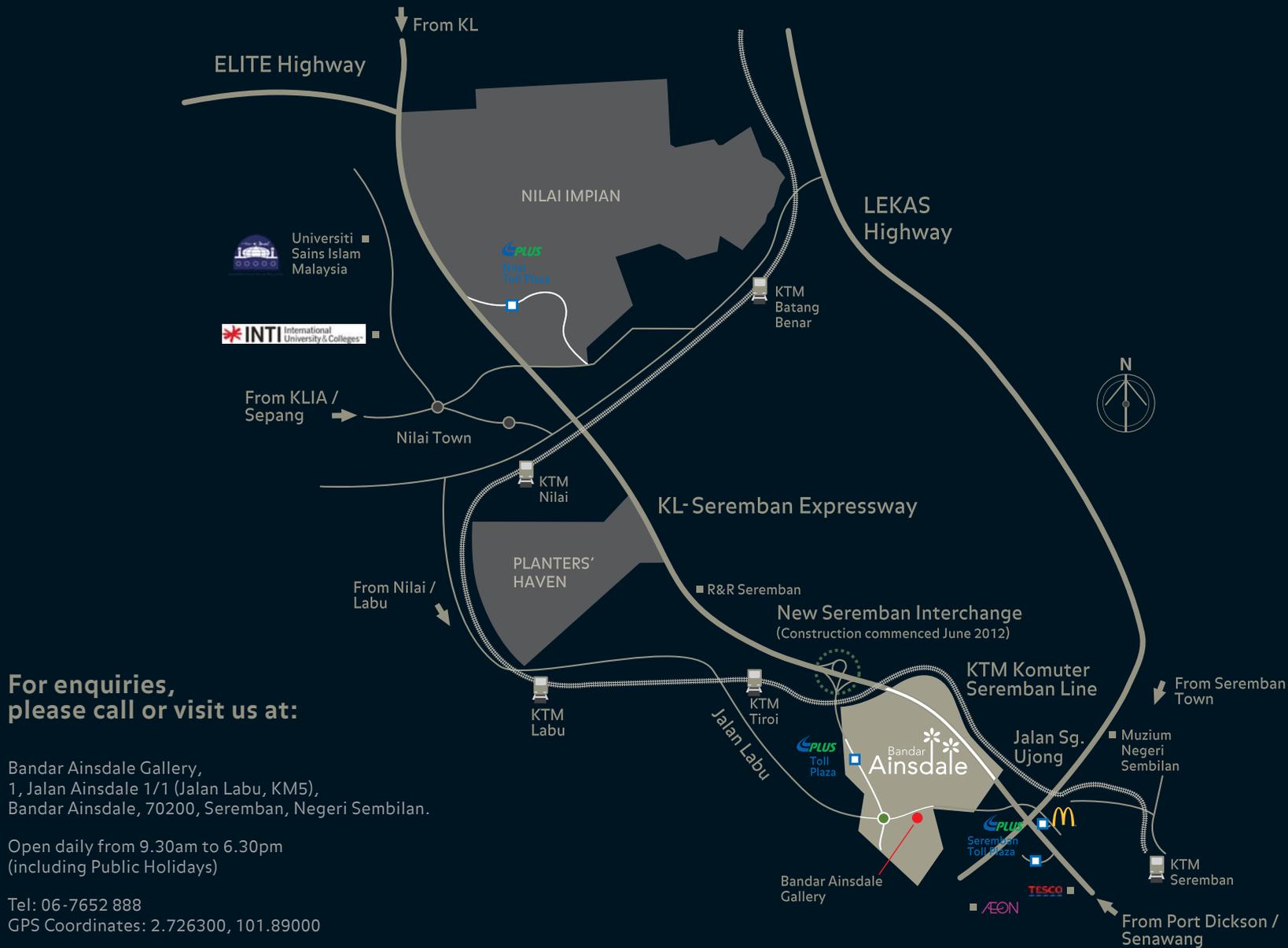
*\*Based on internal studies.*

## Site Plan



### LEGEND

- 01 ADDRESS NUMBER
- D1 UNIT TYPE



**For enquiries,  
please call or visit us at:**

Bandar Ainsdale Gallery,  
1, Jalan Ainsdale 1/1 (Jalan Labu, KM5),  
Bandar Ainsdale, 70200, Seremban, Negeri Sembilan.

Open daily from 9.30am to 6.30pm  
(including Public Holidays)

Tel: 06-7652 888  
GPS Coordinates: 2.726300, 101.89000

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