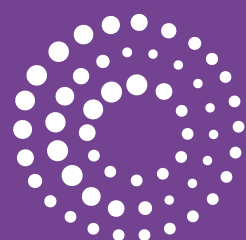




DAYANA 2

PHASE 2

Freehold | 20' x 60'
Double-Storey Link Homes



NILAI (IMPIAN)

Nilai Impian, Where Memories Come to Life

Nilai Impian homes and the spaces around them are welcoming and nurturing, perfect for sharing a new life together and raising a family. It is the perfect canvas for creating memorable moments with your loved ones.



Great value homes

Spacious, stylish and affordable homes

Green open spaces

16-acre Tasik Ujana and neighbourhood parks to enjoy

Conveniently connected

Close to mature amenities, services and newly completed primary and secondary schools

Easily accessible

Direct access to PLUS Highway (Exit 215)

Safe and secure

Guarded community living with perimeter fencing and dedicated guardhouse

The beautifully landscaped 16-acre Tasik Ujana in Nilai Impian.

Dayana 2 Nilai Impian

The experience of modern living with touches of tradition continues in Dayana 2. Contemporary homes meet a welcoming community, celebrating togetherness and a life of inclusivity. These value homes are bigger, giving you more space for better quality living with your loved ones... or future loved ones.



Artist's impression only

Extra Value Homes

20' x 60'

Typical lot size



Modern vernacular
facade design

Built up from

1,763

sq ft



1.7-acre
neighbourhood park



Perimeter fencing &
dedicated guardhouse



1.5km to
Sek. Keb. Nilai Impian



Artist's impression only

Landed Homes Designed for Everyone

Cosy, comfortable and practical, the Dayana 2 homes are made for couples, young families and those looking at rightsizing.



Start of an exciting life together



Grow and have fun along the way



It's just the two of us

The Joys of Simple Living



Spacious & versatile open plan layout



Wider doorways for ground floor bedroom



Stroller-friendly ground floor



Large openings for a bright & breezy day



4 bedrooms for added privacy



Family area on upper floor



Artist's impression only

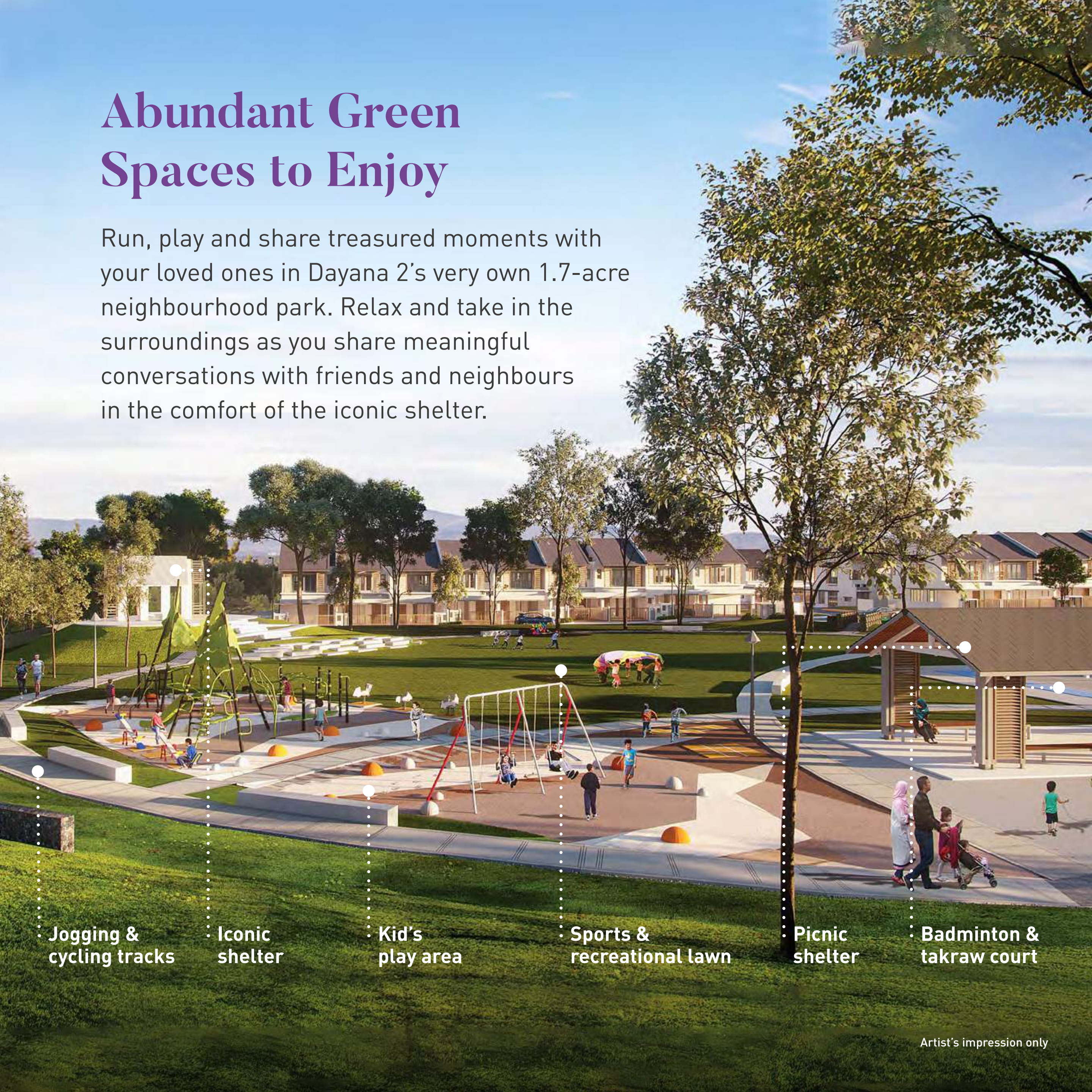
Dayana 2 is thoughtfully designed with an open plan concept allowing you to fully utilise the space. Work-from-home with ease from the dining area as you oversee the children's online classes or play time in the living room.

With four bedrooms, customise each one based on your loved ones' needs — from a home office, to a hobby room, children's room or baby nursery! This home is perfect for a growing family.



Abundant Green Spaces to Enjoy

Run, play and share treasured moments with your loved ones in Dayana 2's very own 1.7-acre neighbourhood park. Relax and take in the surroundings as you share meaningful conversations with friends and neighbours in the comfort of the iconic shelter.



Jogging & cycling tracks

Iconic shelter

Kid's play area

Sports & recreational lawn

Picnic shelter

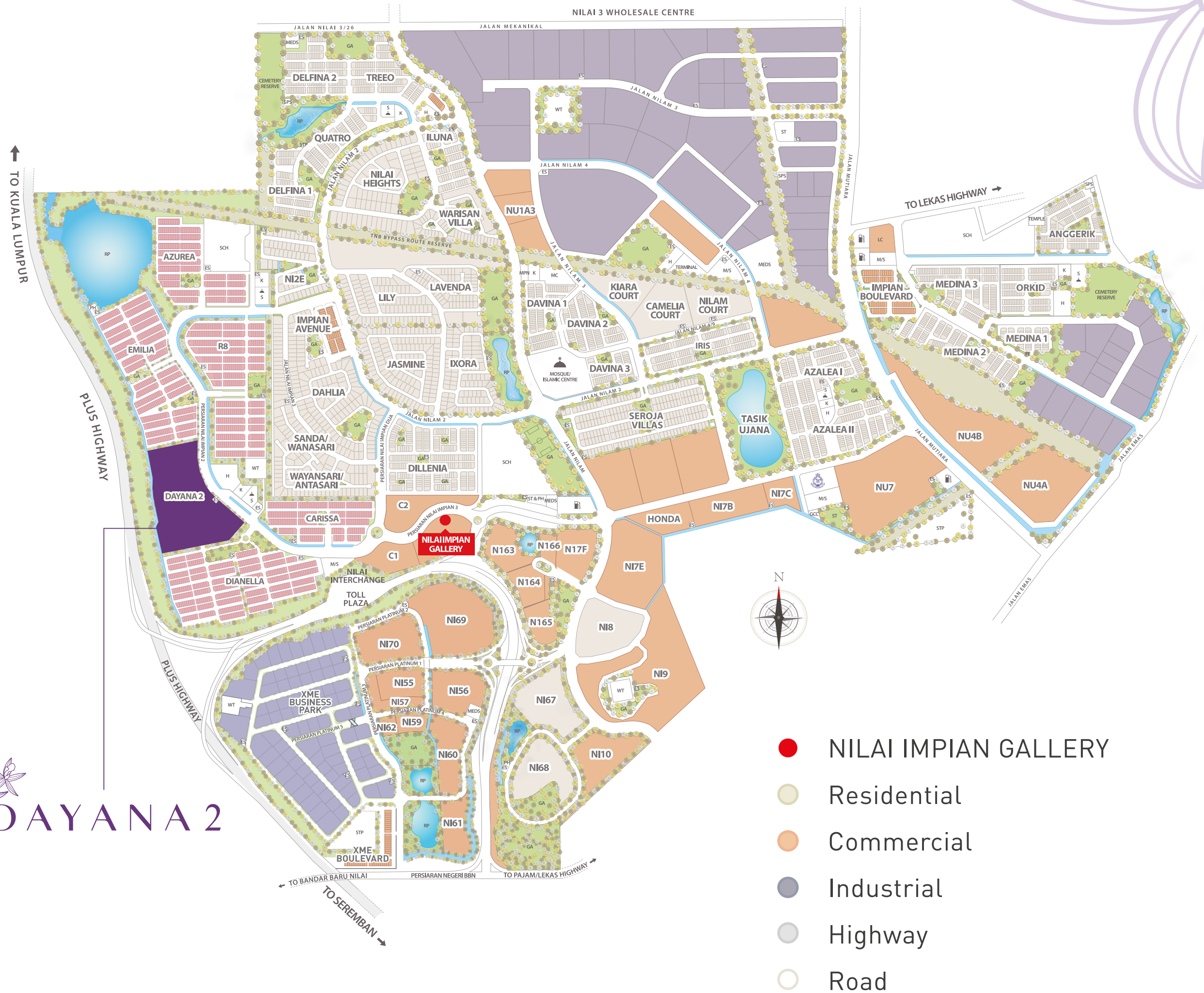
Badminton & takraw court

Dayana 2 freehold homes give you more space, style, comfort and affordability.



Artist's impression only

Master Plan



DAYANA 2

↑ TO KUALA LUMPUR

PLUS HIGHWAY

PLUS HIGHWAY

TO BANDAR BARU NILAI
TO SEREMBAN

NILAI 3 WHOLESALE CENTRE

TO LEKAS HIGHWAY



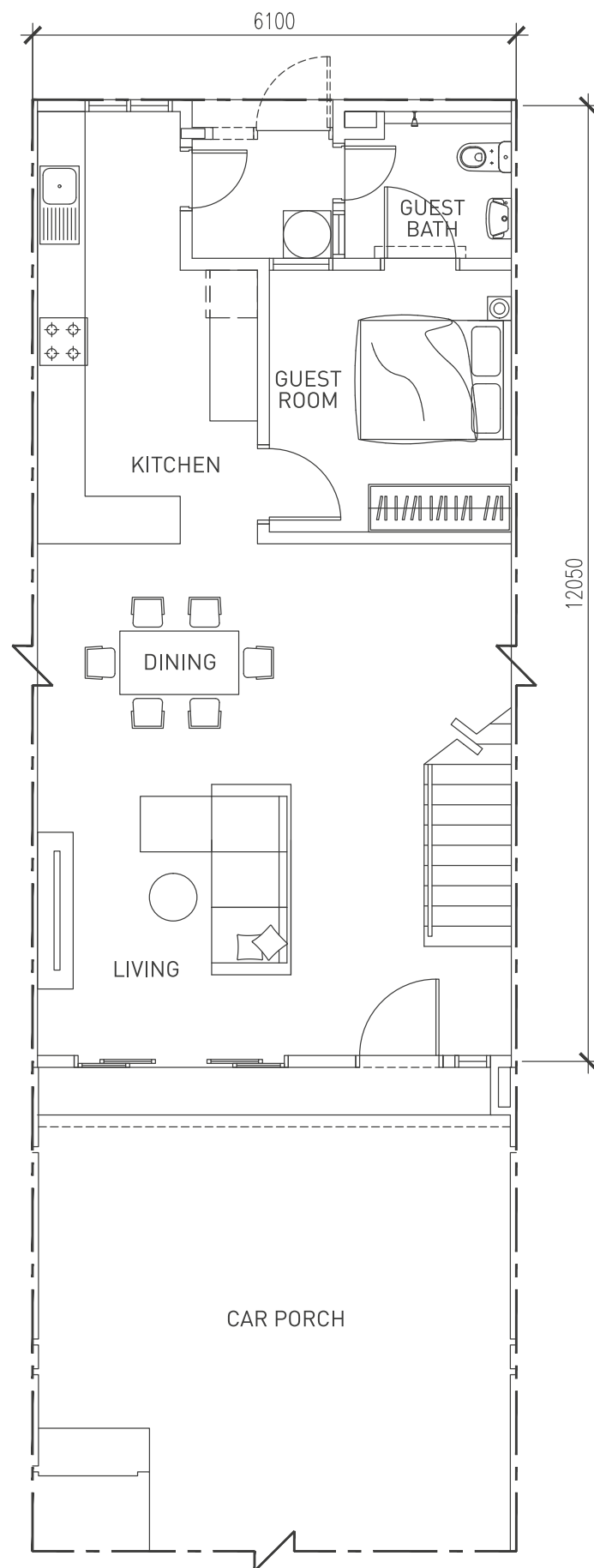
Floor Plans

Intermediate Unit

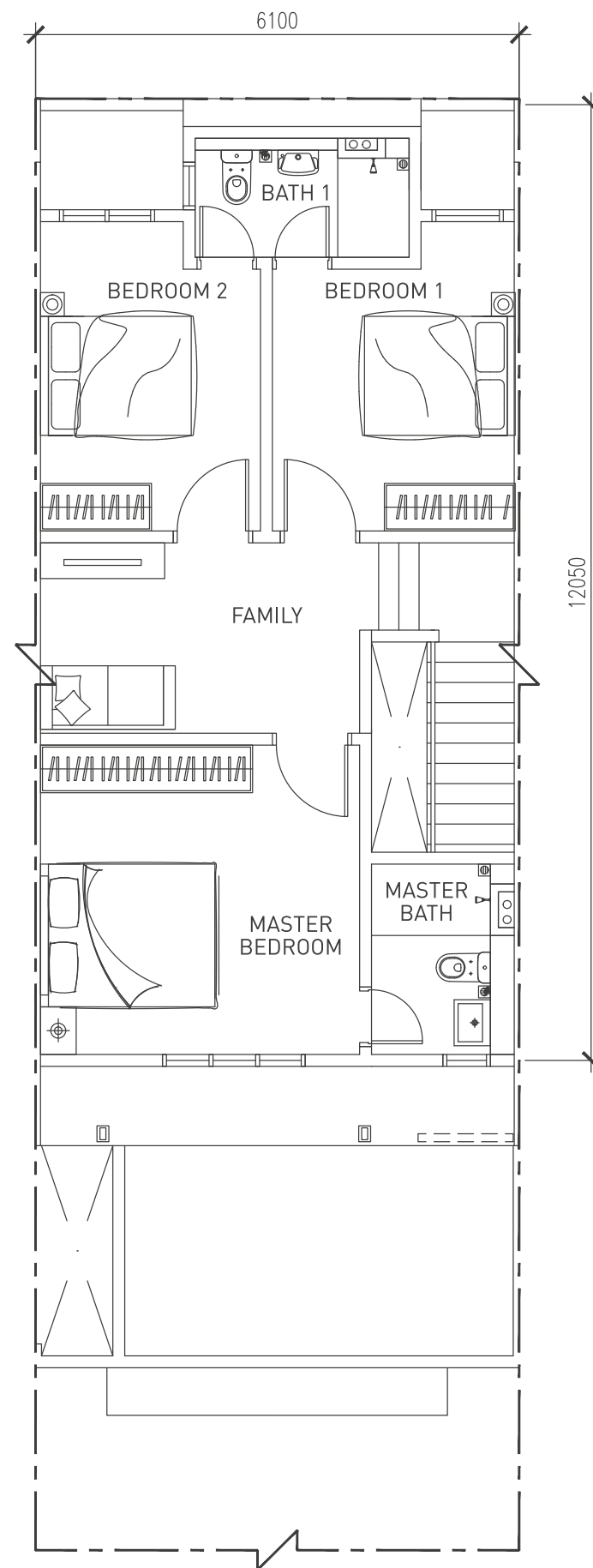
Type A-A

20' x 60' | 1,763 sq ft

4 Bedrooms 3 Bathrooms



Ground Floor



First Floor

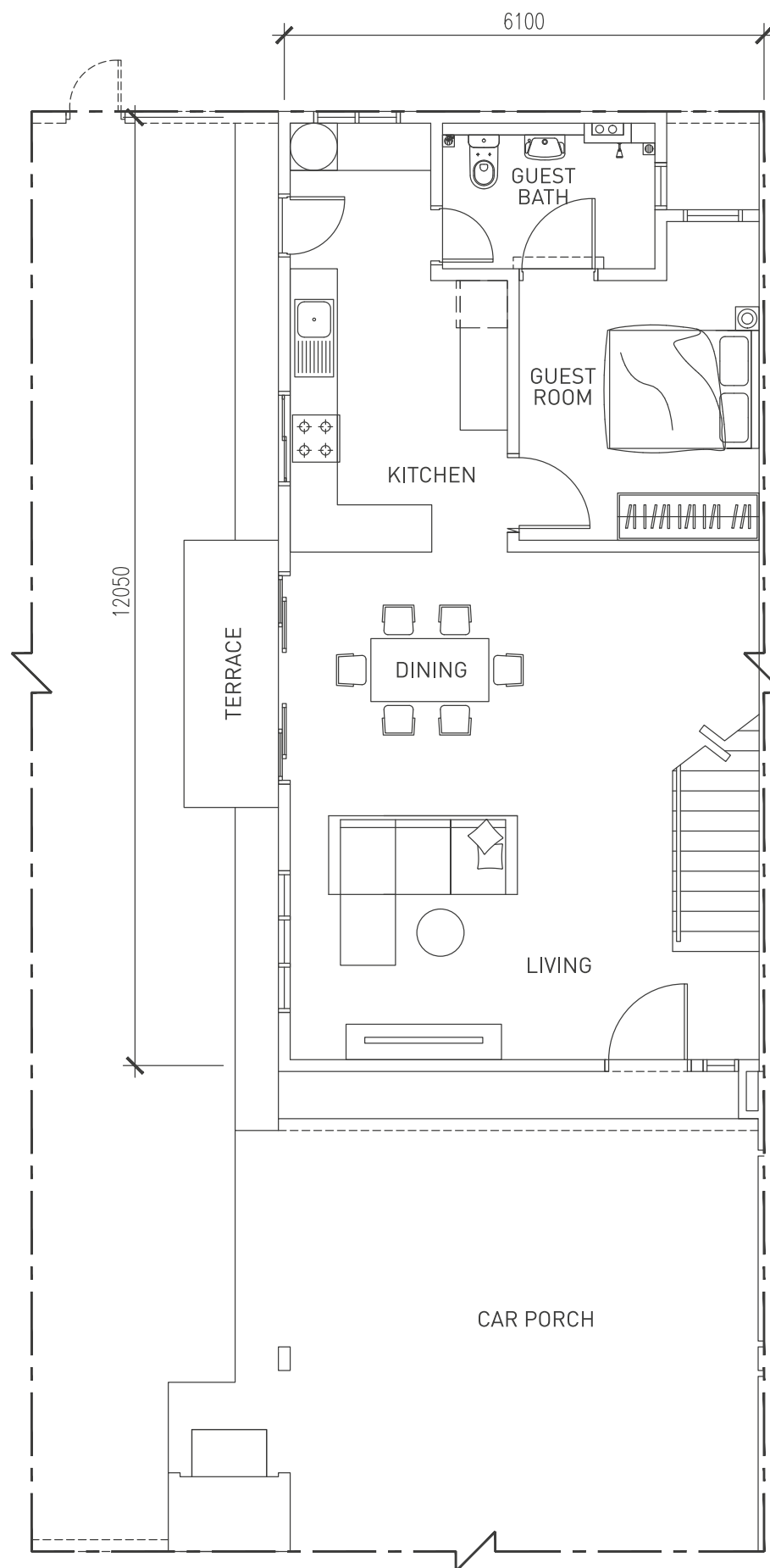
Floor Plans

Corner Unit / End Unit

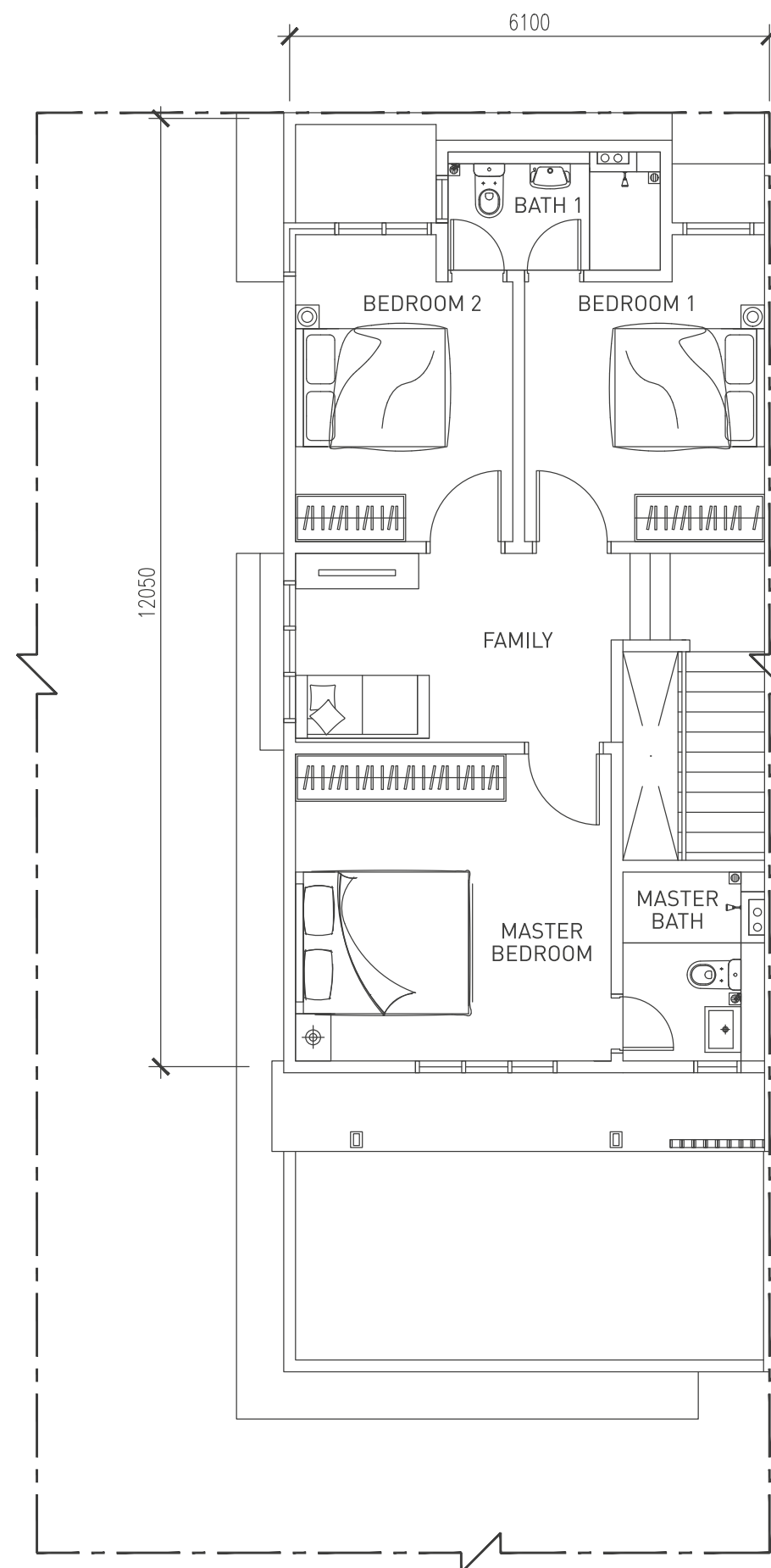
Type A-C1 / Type A-E1

20' x 60' | 1,864 sq ft

4 Bedrooms 3 Bathrooms



Ground Floor

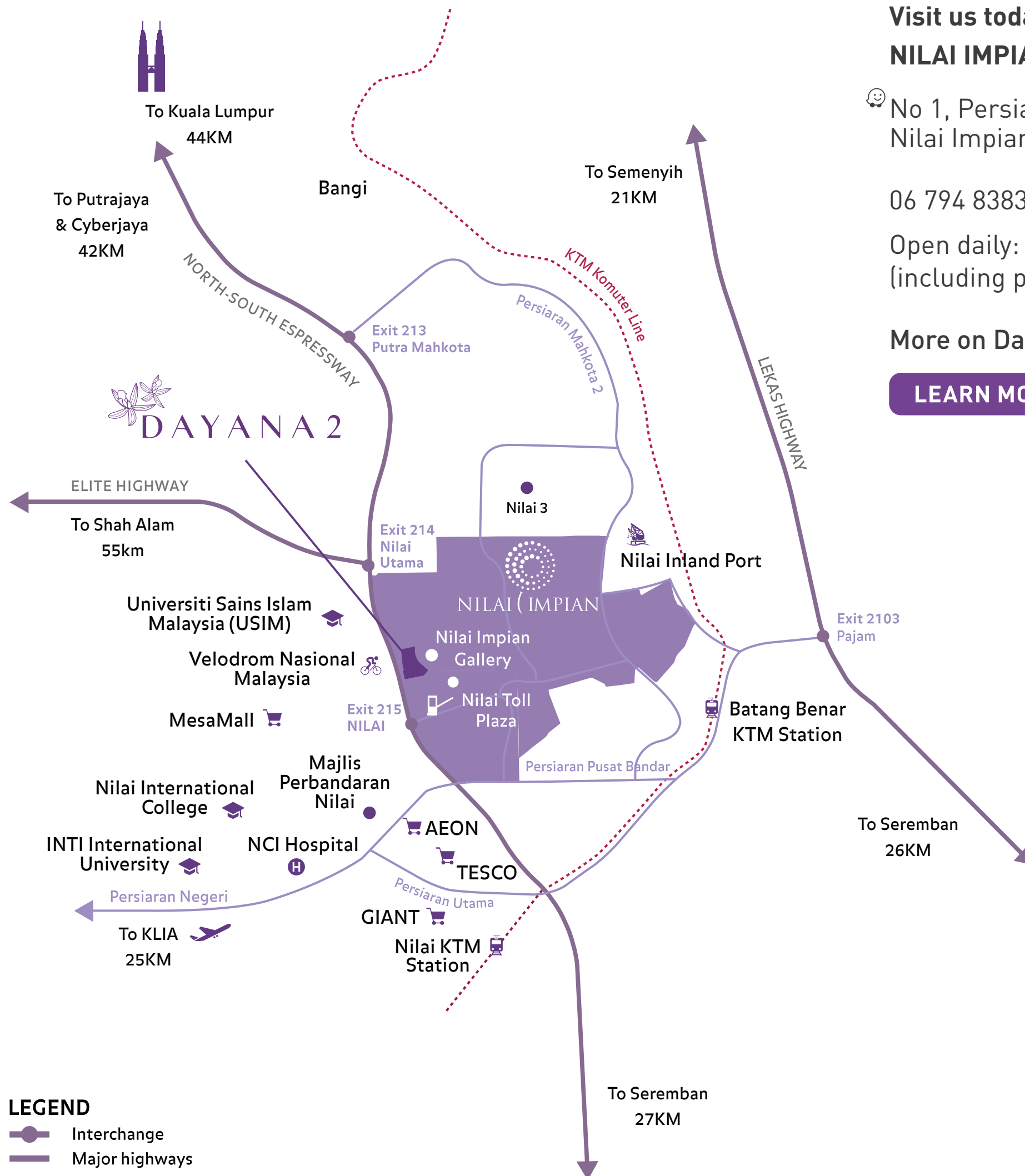


First Floor

Specification

Structure		:	Reinforced Concrete			
Wall		:	Masonry / Reinforced Concrete			
Roof Covering		:	Concrete Roof Tiles / Metal Deck			
Roof Framing		:	Metal			
Ceiling		:	Skim Coat / Plaster Board / Cement Board			
Windows	:	All	:	Aluminium Frame Glass Panel		
Door	:	Main Entrance	:	Laminated Engineered Timber Door		
	:	Other Doors	:	Laminated Engineered Timber Door / Flush Door		
			:	Aluminium Frame Sliding Door		
Ironmongery		:	Locksets with Accessories			
Wall Finishes	:	External	:	Plaster & Paint		
	:	Internal	:	Plaster & Paint		
	:	Kitchen	:	Ceramic Tiles / Plaster & Paint		
	:	Master Bath, Guest Bath & Bath 1	:	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, Guest Bath & Bath 1	:	Ceramic Tiles		
	:	Family	:	Laminated Flooring		
	:	Staircase	:	Laminated Flooring		
Sanitary & Plumbing Fittings	:	Kitchen	:	Sink with Tap		
	:	Master Bath, Guest Bath & Bath 1	:	Sanitary Wares & Fittings		
	:	Yard	:	Tap		
	:	Recycle Compartment	:	Tap		
Electrical Installation				C/Cm	E/Em	A/Am
	:	Light Point	:	21	21	20
	:	Gate Light Point	:	1	1	1
	:	Power Point	:	23	23	22
	:	Fan Point	:	7	7	7
	:	Door Bell Point	:	1	1	1
	:	Water Heater Point	:	3	3	3
	:	Air Conditioning Point	:	2	2	2
	:	Fibre Wall Socket	:	1	1	1
	:	Data Point	:	1	1	1
	:	TV Point	:	2	2	2
	:	Autogate Point	:	1	1	1
:	Booster Pump Power Point	:	1	1	1	
Internal Telephone Trunking & Cabling		:	Provided			
Fencing		:	Masonry / Metal / Chain Link			
Miscellaneous		:	Letter Box			
		:	Recycle Compartment			
		:	TNB Meter Compartment			

Location Map



LEGEND
● Interchange
— Major highways

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 Dayana 2 Nilai Impian here

[LEARN MORE](#)





Property

Sime Darby Property is a leading property developer with a strong success rate of developing sustainable communities for over 47 years. With 24 active townships/developments, Sime Darby Property has a wide reach that encompasses assets and operations across the globe. 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 roll out various initiatives to assist the underprivileged communities living within and nearby its townships nationwide. A multi-award winning property group with numerous international and local accolades, Sime Darby Property is the only Malaysian property developer to be selected as an index component of Dow Jones Sustainability Indices (DJSI) for the second consecutive year.

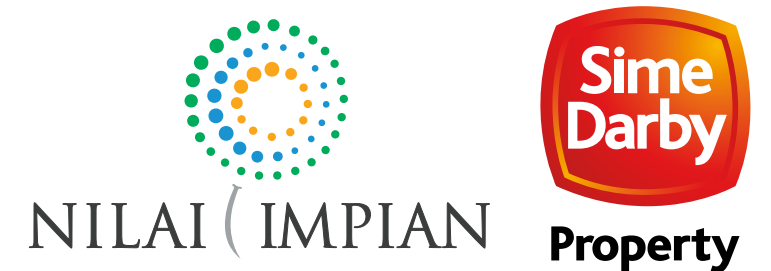
It is also the first Malaysian property developer to be awarded the International FIABCI Prix d'Excellence Awards twice for its Subang Jaya and UEP Subang Jaya townships. The company bagged its 10th consecutive Gold at the Putra Brand Awards 2019 and its 6th consecutive Top 10 Developers Awards at the BCI Asia 2015. Sime Darby Property has also been recognised as among the top developers in Malaysia in the annual The Edge Top Property Developers Awards, a recognition which the company consistently receives since 2009.

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

For enquiries

06 794 8383

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R1A2 | Total Units: 78 | Type: 2 Storey Link House | Expected Date of Completion: March 2024 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 6755-5/02-2024/94 (L) | Validity: 11/02/2022 – 10/02/2024 | Advertising & Sales Permit No.: 6755-5/02-2024/94 (P) | Validity: 11/02/2022 – 10/02/2024 | Approval Authority: Majlis Bandaraya Seremban | Building Plan Approval No.: MPN431/1/105/2019/4 | 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: RM527,888 (min) - RM887,888 (max), Type A-A/ A-Am: RM527,888 (min) - RM642,888 (max), Type A-C1/ A-C1m: RM715,888 (min) - RM887,888 (max), Type A-E1/ A-E1m/ A-E2/ A-E2m: RM648,888 (min) - RM868,888 (max) | 10% Bumiputera discount (Quota applies).

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Property