

SIME DARBY PROPERTY

XIME

BUSINESS PARK
NILAI IMPIAN

PHASE 2C

SIME DARBY PROPERTY INDUSTRIAL



STRATEGIC LOCATION
Unparalleled infrastructure network and connectivity



TOTAL SOLUTIONS PROVIDER
Comprehensive range including industrial lots, ready-built, built-to-suit and others



TRUSTED AND RELIABLE PARTNER
The go-to-experts for synergistic partnerships with close to 50 years of experience



LARGEST INDUSTRIAL REAL ESTATE PLAYER
Backed by more than 800 acres of industrial land bank

Moving Forward, Successfully

Changing the industrial landscape

Sime Darby XME Business Park delivers many 'extra' features such as enhanced value, versatile design, commercial frontage, state-of-the-art facilities, excellent visibility, and unmatched accessibility as well as connectivity for long-term sustainability.



1st
First managed industrial park in Negeri Sembilan
Comprehensive master-planning & infrastructure



Well-connected to major highways
PLUS • LEKAS • ELITE



630,484 Local population
within 10km radius



Conveniences are within reach
3.5km Aeon, Lotus & Giant
3.8km Nilai Medical Centre
5.8km MesaMall



A huge pool of skilled workers
Immediate availability of workers from surrounding universities

NILAI INDUSTRIAL ESTATE

NILAI-LABU-ENSTEK EXPRESSWAY
**Under Construction*

PERSIARAN PUSAT BANDAR

MINUTES AWAY FROM ESSENTIAL COMMERCIAL AMENITIES

PLUS HIGHWAY

FROM SEREMBAN

PHASE 2C

TO SEREMBAN

TO KUALA LUMPUR & KLIA

NILAI IMPIAN TOLL PLAZA

MANAGED BUSINESS PARK

The strategically located Sime Darby Property XME Business Park provides top-notch infrastructure as an icon of a sustainable and managed business park amidst lush greenery.

You can focus on what's important to you and get more done. Your safety is a priority - round-the-clock protection that's non-intrusive yet effective.



ACCESS CARD & BARRIER GATE



CCTV SURVEILLANCE



NEXT TO 14 ACRE LAKE GARDEN



24-HOUR SECURITY



PERIMETER FENCING



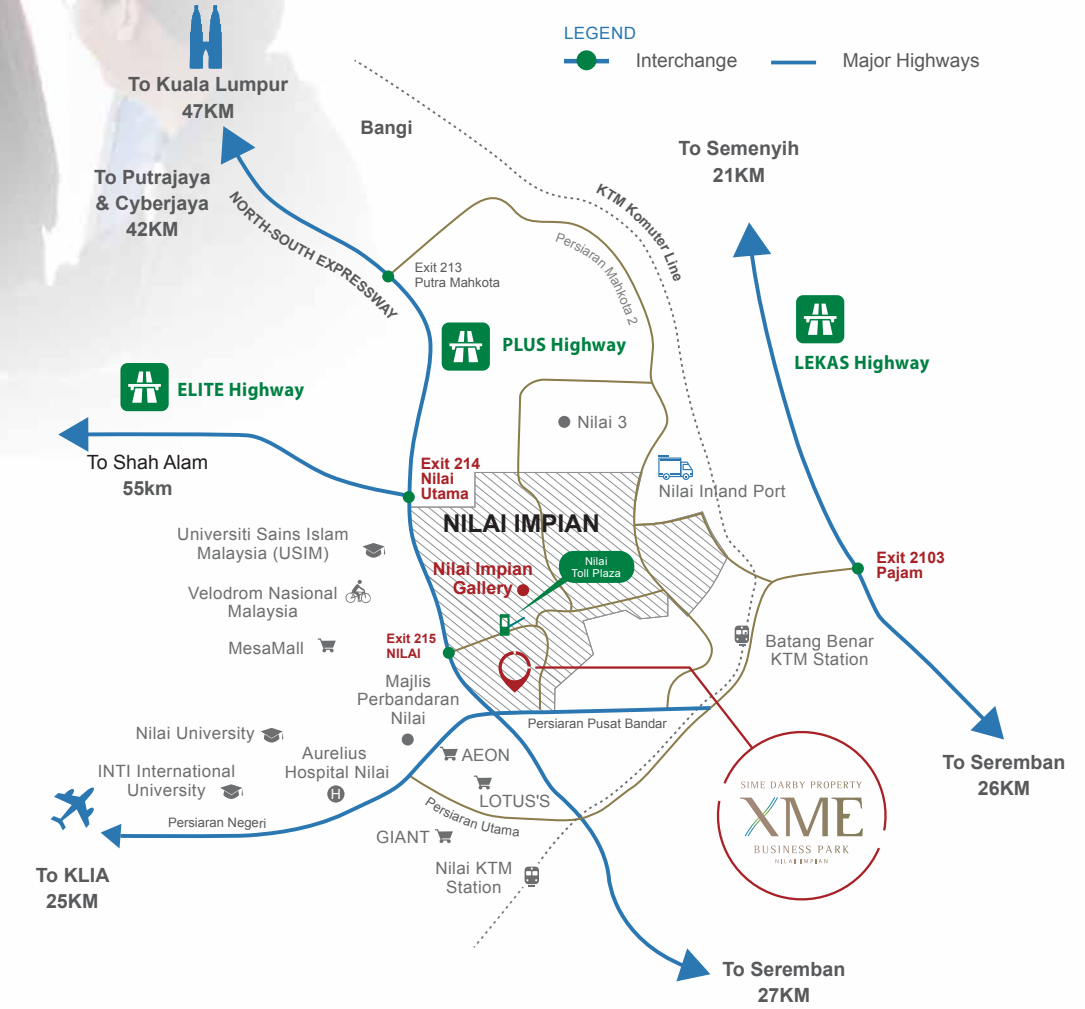
Artist's Impression Only



NUMEROUS ACCESS POINTS

Direct access to the Nilai Interchange makes for excellent accessibility and connectivity. Plus, you get the added value of the units facing the North-South Highway like a beacon of success.

All the important and major amenities such as malls, educational and medical institutions are just a stone's throw away, providing a seamless integration with the vibrant surroundings to drive growth.



Legend

● SEMI-DETACHED FACTORY
TYPE SD4B Light Industry
 Land Area : 11,941.79 sq.ft. - 15,568.58 sq.ft.
 Built-up Area : 7,161.83 sq.ft.

● DETACHED FACTORY
TYPE D8 Medium Industry
 Land Area : 70, 841.64 sq.ft.
 Built-up Area : 29,818.33 sq.ft.

● DETACHED FACTORY
TYPE D3B-T2 Light Industry
 Land Area : 29,658.10 sq.ft.
 Built-up Area : 9,966.60 sq.ft.

● DETACHED FACTORY
TYPE D1B Light Industry
 Land Area : 25,481.49 sq.ft.
 Built-up Area : 7,083.14 sq.ft.

● DETACHED FACTORY
TYPE D4 Light Industry
 Land Area : 35,940.23 sq.ft.
 Built-up Area : 14,096.43 sq.ft.



Front View

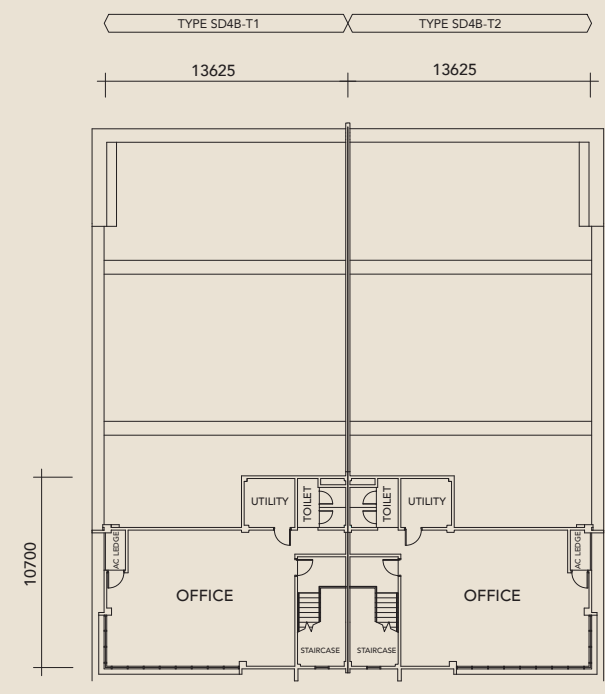
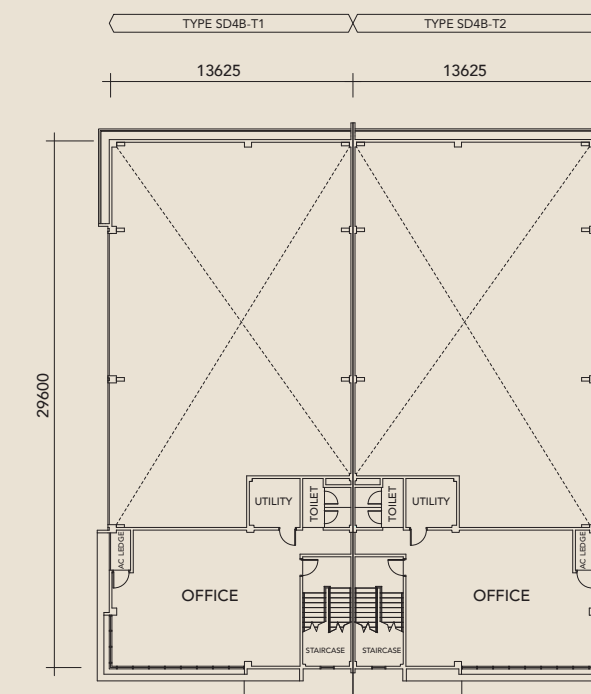
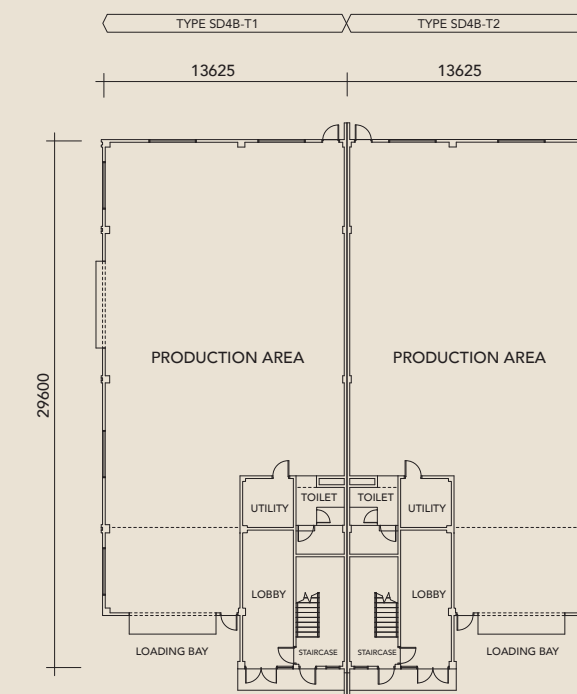


Rear View (Facing Nilai Impian Toll Plaza)

SEMI-DETACHED FACTORY (DUAL FRONTAGE)

TYPE SD4B

Land Area : 11,941.79 sq.ft. - 15,568.58 sq.ft.
 Built-up Area : 7,161.83 sq.ft.





Artist's Impression Only

Front View



Artist's Impression Only

Rear View

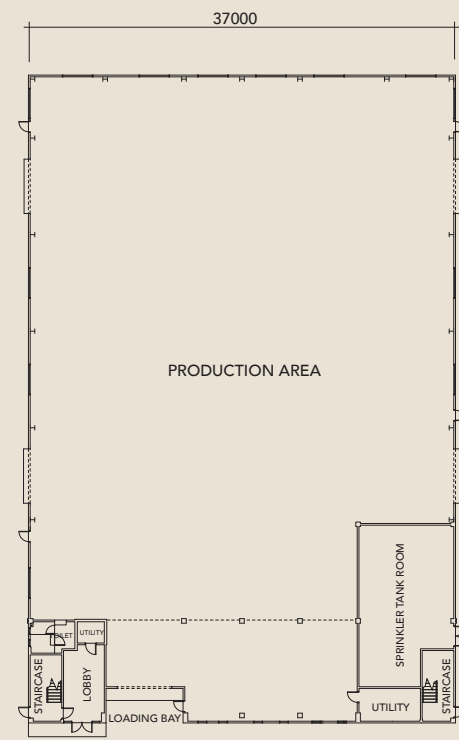


Artist's Impression Only

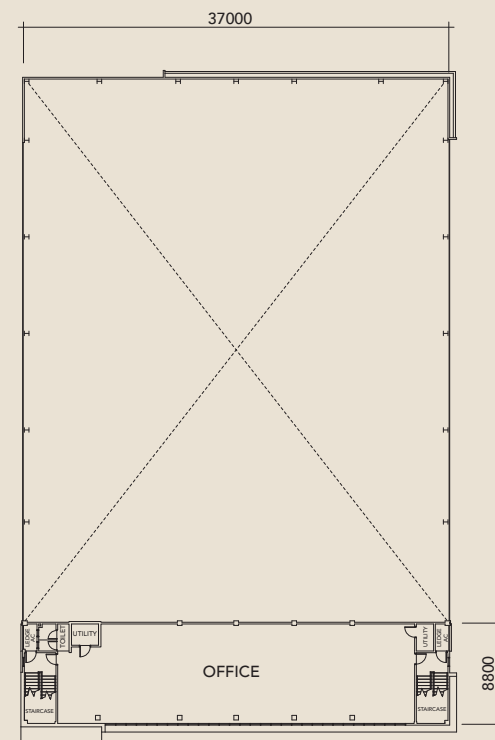
DETACHED FACTORY
(DUAL FRONTAGE)

TYPE D8

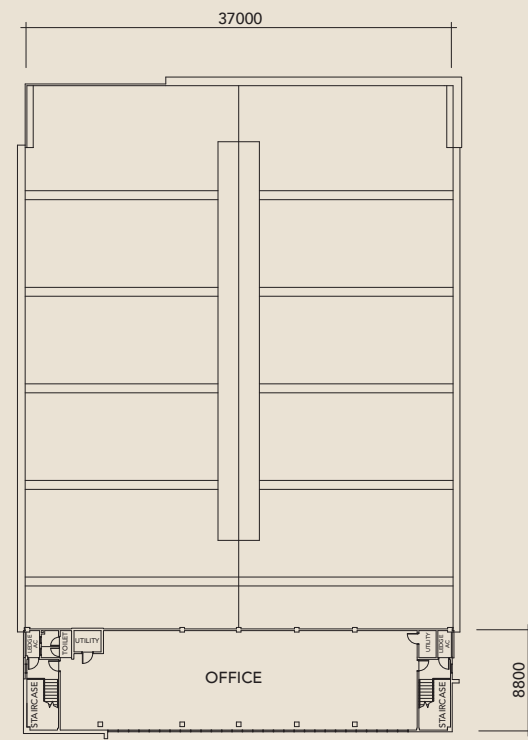
Land Area : 70,841.64 sq.ft.
Built-up Area : 29,818.33 sq.ft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

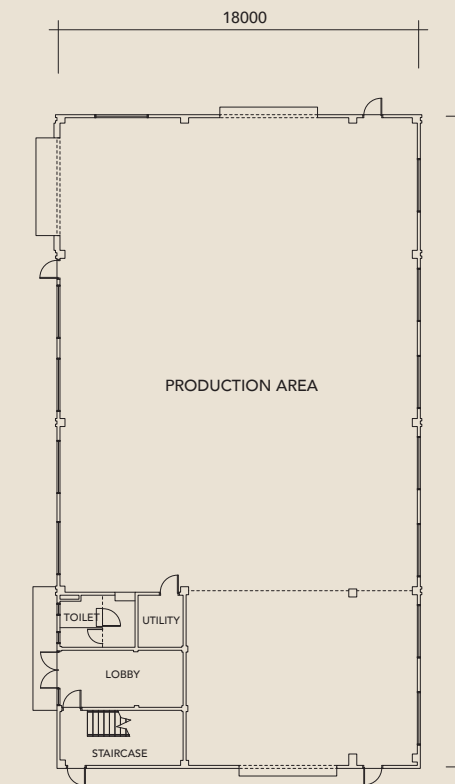


SECOND FLOOR PLAN

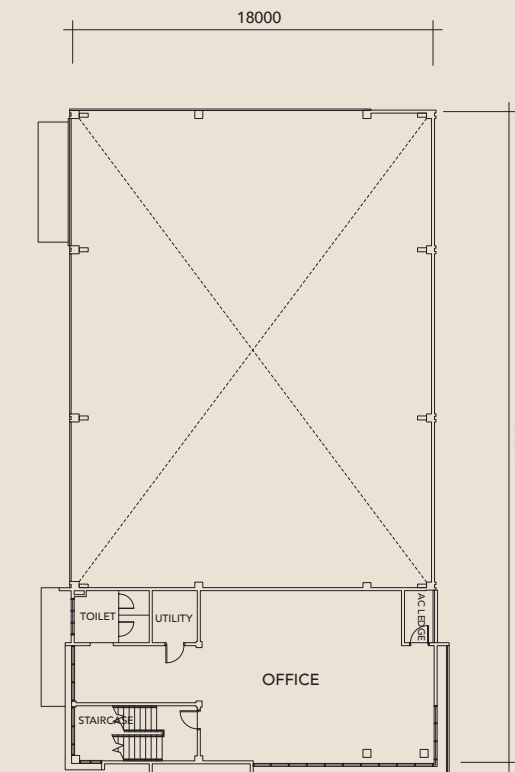
DETACHED FACTORY

TYPE D3B-T2

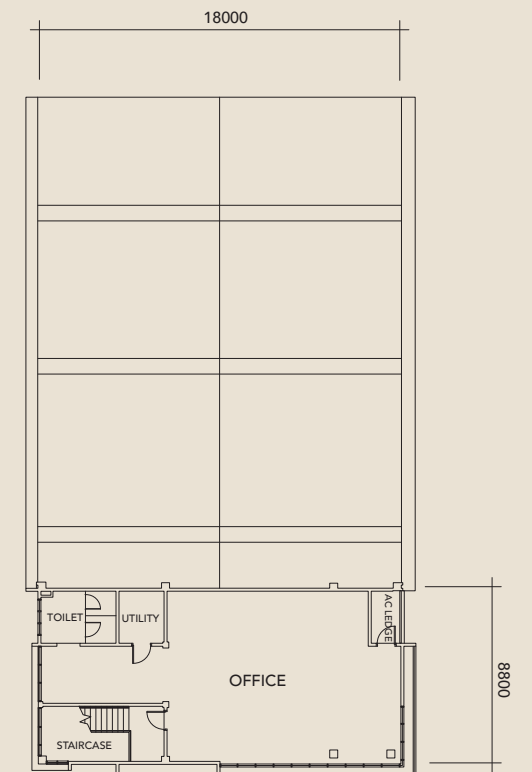
Land Area : 29,658.10 sq.ft.
Built-up Area : 9,966.60 sq.ft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



DETACHED FACTORY

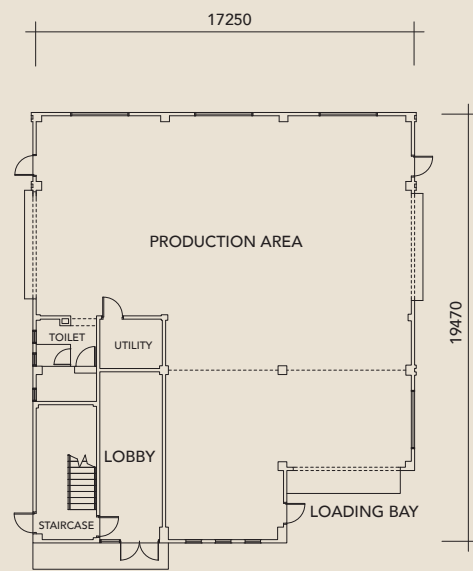
TYPE D1B

Land Area : 25,481.49 sq.ft.
 Built-up Area : 7,083.14 sq.ft.

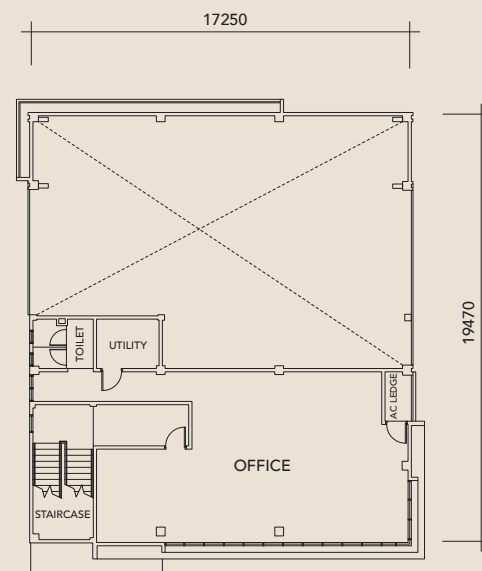
DETACHED FACTORY

TYPE D4

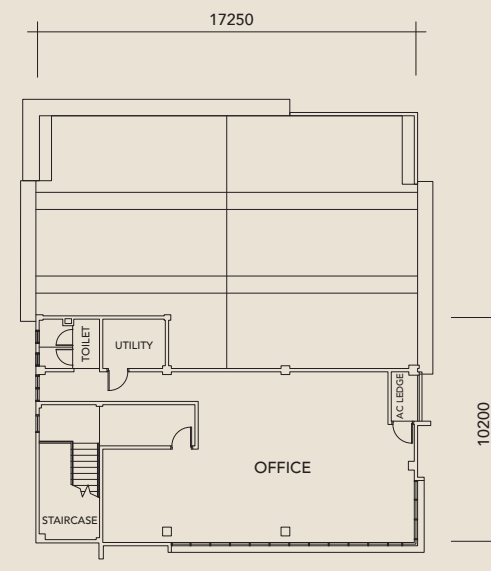
Land Area : 35,940.23 sq.ft.
 Built-up Area : 14,096.43 sq.ft.



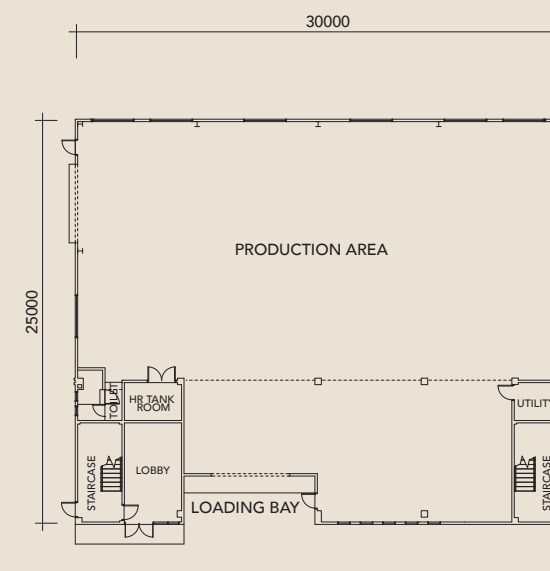
GROUND FLOOR PLAN



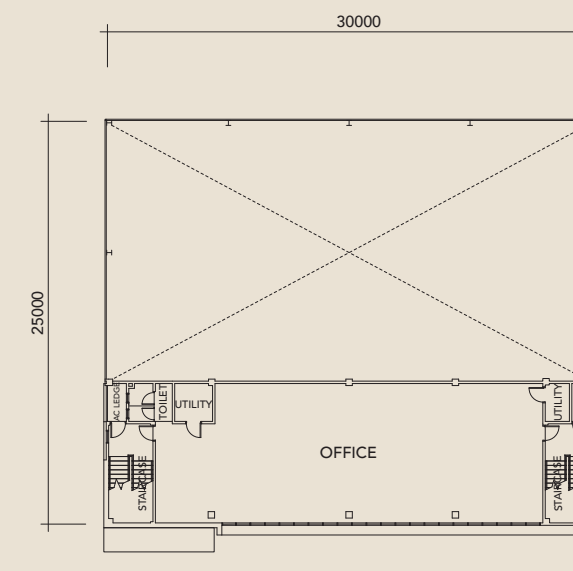
FIRST FLOOR PLAN



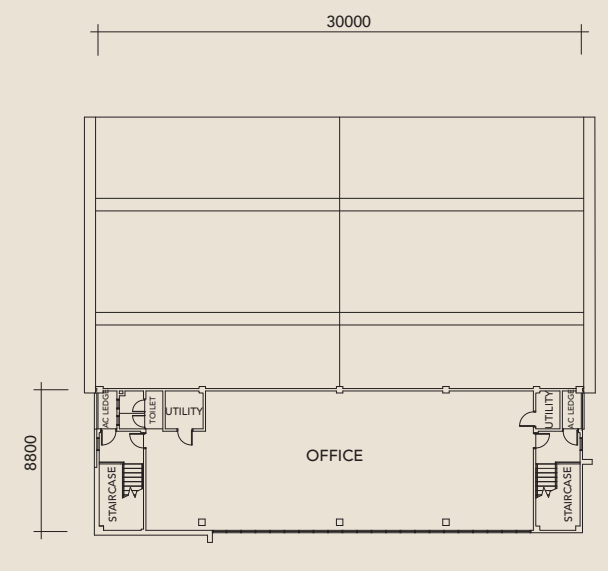
SECOND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN





Shaping the future & beyond

Spanning nearly twice the size of Singapore, the sprawling 379,087-acre Malaysia Vision Valley 2.0 (MVV 2.0) mega project covers the districts of Seremban and Port Dickson in Negeri Sembilan. The development positions the two districts as an extension of Greater Kuala Lumpur. As one of the new economic corridors in the country, it will be a game changer for the residents of Negeri Sembilan.

MVV 2.0 is a state-led, private sector development spearheaded by Sime Darby Property, its master developer. The pursuit of economic growth is balanced with sustainability from green practices and a focus on high-tech industry segments such as aerospace.

The world-class project is expected to attract some RM294 billion worth of investments within 30 years and create 600,000 jobs by 2045. These opportunities augur well for Sime Darby Property XME Business Park which will be a part of MVV 2.0.

Grow your investment to new heights with unbridled versatility. With great connectivity, unlimited potential, Sime Darby Property XME Business Park allows you to push the limits of what is possible.

From here, anything is possible.



With its 48-year track record in developing residential, commercial and industrial properties, Sime Darby Property is Malaysia's biggest property developer with currently 24 active townships and developments in Klang Valley, Negeri Sembilan and Johor that are strategically located and connected to major highways and transportation hubs within key growth areas.

The award-winning developer has also emerged as a leader in introducing new benchmarks for industrial and logistics developments with key launches such as Elmina Business Park, Bandar Bukit Raja Business Park and Cipta Serenia in Serenia City within the Klang Valley as well as XME Business Park Nilai Impian in Negeri Sembilan, featuring multi-tenant, ready-built warehouses and factories equipped with modern facilities and surrounded by convenient amenities and strategic accessibility.

For enquiries

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www.simedarbyproperty.com



Property

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