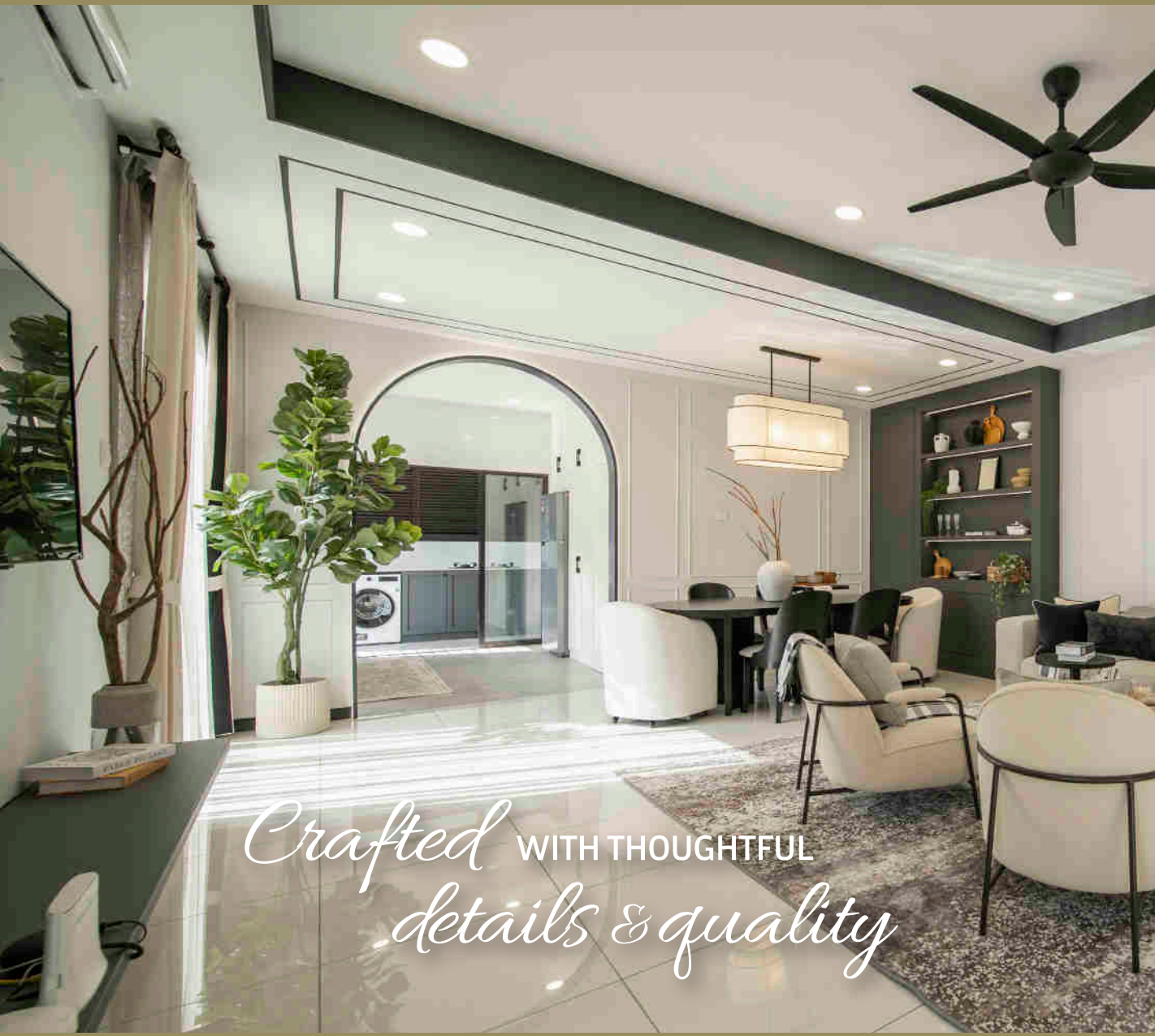




Nada
Embun

@ SEREMBAN 2 SOUTH

FREEHOLD



Crafted WITH THOUGHTFUL
details & quality



Fully Extended
Car Porch



Open Concept
Design



Dual
Kitchen



High
Ceiling*



3 Phase
Wiring



Full Height
Wall Tiles^



Underground
Cabling



Smart Home
Features



Artist's Impression





simple is smart

Imagine never having to fumble for keys again, as you unlock your door with just your phone. Imagine the peace of mind that comes with being able to see and speak to visitors at your door, even when you're not home. These smart home systems take care of the little things, so you can focus on what matters most - enjoying the comfort of your home.



Voice Command Device



Smart Door Bell



Digital Lock



Smart Switch



Smart CCTV



Motion Sensor



Smart Gate Controller*

*Smart features has to connect to smart apps.



Artist's Impression



Artist's Impression

floor plan

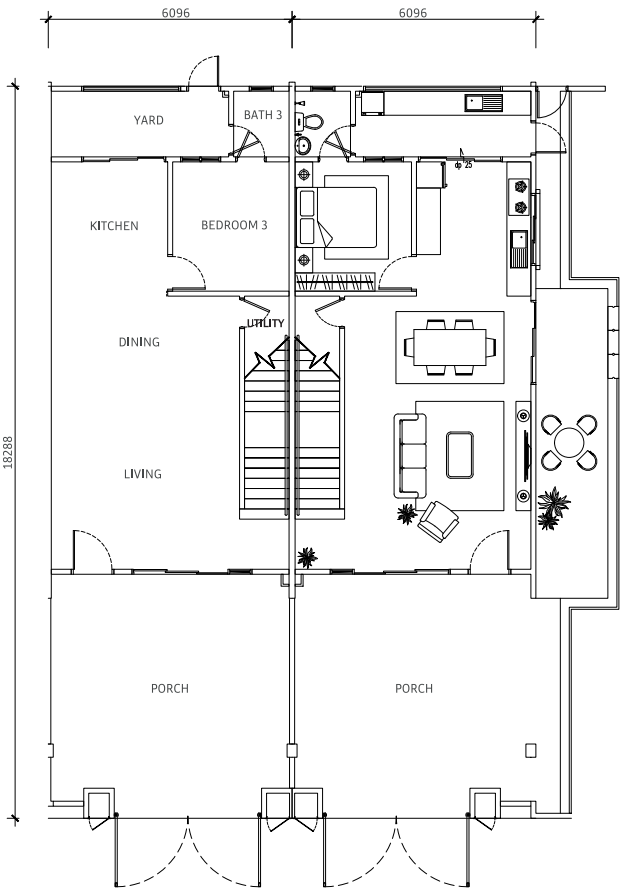
Gross built-up from
2,064 - 2,270 sq.ft

4

Bedrooms

4

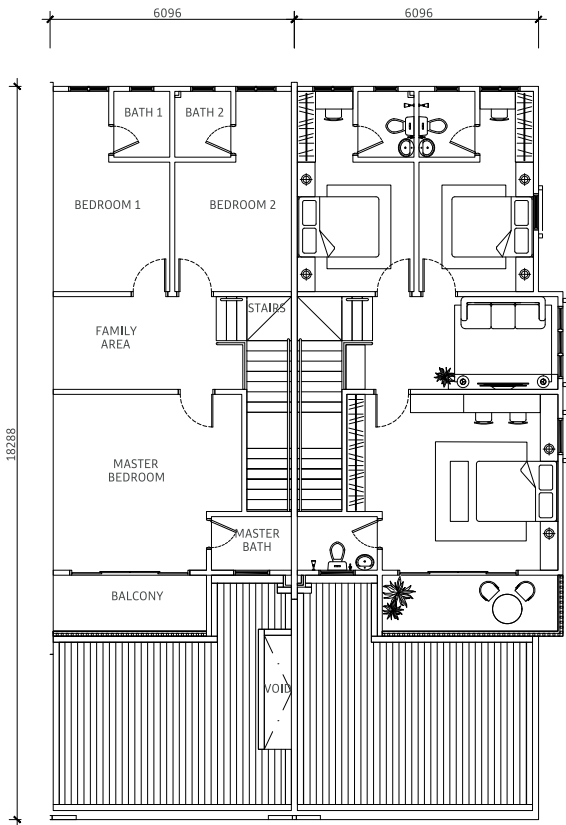
Bathrooms



Intermediate (C1)

Corner Lot (A1)

Ground Floor



Intermediate (C1)

Corner Lot (A1)

First Floor

specifications

Structure	Reinforced concrete framework	
Walls	Concrete wall / Masonry wall	
Roof	Concrete roof tiles / Concrete roof slab / Metal deck	
Ceiling	Plaster ceiling / Skimcoat to soffits of concrete slab	
Windows	Aluminium casement / Aluminum sliding window Top hung window / Fixed Glass	
Doors	Main entrance	Plywood flush door
	Bedrooms	Plywood flush door
	Bathrooms	Aluminium door
	Dining & Kitchen	Sliding door
	Yard	Mild steel grill door
	Others	Plywood flush door
Lockset	Quality locksets	
Floor Finishes	Living, Dining & Bedroom 3	Ceramic tiles
	Bath, Utility & Kitchen	Ceramic tiles
	Family area & Master bedroom	Laminated timber floor
	Bedroom 1, Bedroom 2 & Staircase	Laminated timber floor
Wall Finishes	Kitchen	Full height ceramic wall tiles
	Bathrooms	Full height ceramic wall tiles
	Others	Cement plaster with emulsion paint
Painting	Quality paint	

Type	Corner lot	Intermediate & End lot without land	End lot with land
Sanitary Installations			
Sitting water closet	4 nos.	4 nos.	4 nos.
Hand basin	4 nos.	4 nos.	4 nos.
Shower	4 nos.	4 nos.	4 nos.
Kitchen sink	1 no.	1 no.	1 no.
Electrical Installations			
Lighting point	31 nos.	30 nos.	30 nos.
Wall Lighting point	2 nos.	2 nos.	3 nos.
13 Amp switch socket outlet	20 nos.	20 nos.	20 nos.
15 Amp switch socket outlet	6 nos.	6 nos.	6 nos.
15 Amp switch socket outlet (kitchen)	1 no.	1 no.	1 no.
Ceiling fan point	7 nos.	7 nos.	7 nos.
Water heater point	4 nos.	4 nos.	4 nos.
Astro point	2 nos.	2 nos.	2 nos.
Door bell point	1 no.	1 no.	1 no.
Auto gate point	1 no.	1 no.	1 no.
Gate light point	2 nos.	2 nos.	2 nos.
Telephone point	2 nos.	2 nos.	2 nos.
Fencing	Front & side	Concrete low wall	
	Main gate	Mild steel gate	
Car Porch	Ceramic tiles		

minimalist living endless happiness

Nada Embun is all about bringing you back to the basics of true happiness: simplicity and practicality. A space that fosters harmony with yourself, your loved ones, and the natural world. Here, you can enjoy a rewarding and sustainable lifestyle that focuses on the things that truly matter - the clarity of mind and contentment of the heart. Discover the joys of minimalism and find your happiness at Nada Embun.



Artist's Impression


Freehold
Property


Well-Planned
Development

238
Acres
Development

28
Acres
Green Area

8
Acres
Recreation
Lake

8
Concept
Parks


Calories
Jogging Track

a place to connect & grow

Living in a residence that is strategically located near a multitude of amenities such as education centres, malls, leisure centres, medical centres and more, is not just about having everything you need close by, it's about discovering the joys of living in a thriving community. It's about feeling a sense of belonging and making memories in a community that is designed to enhance your life in every way.



1 km
to School



5 km
to Highway



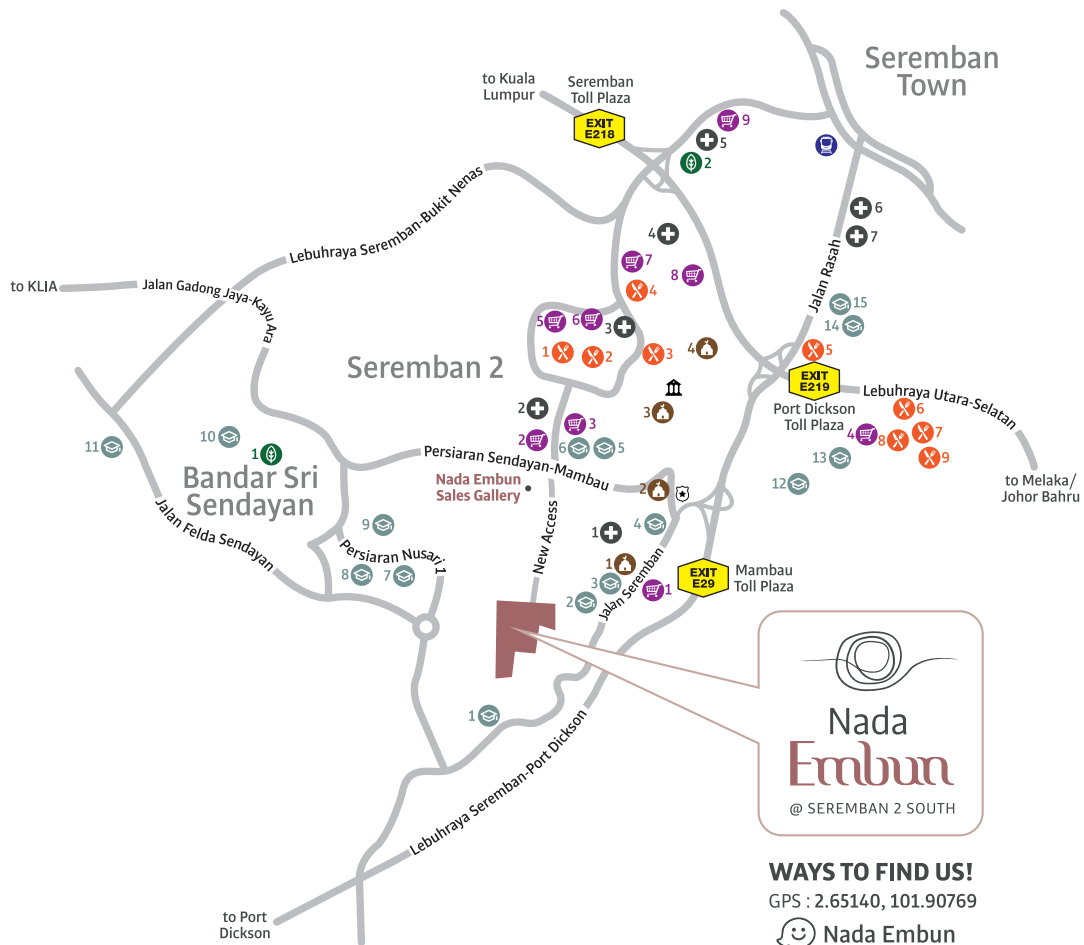
8 km
to Hospital



9 km
to KTM

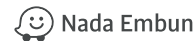


45 km
to KLIA



WAYS TO FIND US!

GPS : 2.65140, 101.90769



Education

- 1 SJK(T) Ladang Shanghai
- 2 SMK Mambau
- 3 SK Mambau
- 4 SRJK(C) Kampung Baru Mambau
- 5 SMK Taman Bukit Kepayang
- 6 SK Wawasan Seremban 2
- 7 SMK Bandar Baru Sri Sendayan
- 8 SK Bandar Sri Sendayan
- 9 SJK(C) Bandar Sri Sendayan
- 10 Matrix Global Schools
- 11 SK Sendayan
- 12 UiTM Seremban 3
- 13 SMK Seremban 3
- 14 SMK Bukit Mewah
- 15 SJK(C) Kelpin

Conveniences

- 1 99 Speedmart Pekan Mambau
- 2 99 Speedmart Garden Avenue S2
- 3 Family Store Seremban 2
- 4 MrDIY Taman Rasah Jaya
- 5 Mydin Seremban 2
- 6 MrDIY Seremban 2
- 7 AEON Mall Seremban 2
- 8 NSK Trade City Seremban 2
- 9 Palm Mall

Leisure

- 1 D'Tempat Country Club
- 2 Lembaga Muzium Negeri Sembilan

Medical Centre

- 1 Klinik Desa Mambau
- 2 Klinik Lim Seremban 2
- 3 Sehat Healthcare Centre
- 4 Columbia Asia Hospital Seremban
- 5 KPJ Seremban Specialist Hospital
- 6 Tuanku Ja'afar Hospital
- 7 Mawar Specialist Centre

Mosque

- 1 Surau Al-Muqarabbin Kg Mambau
- 2 Masjid Kariah Mambau
- 3 Surau Al-Istiqamah
- 4 Masjid Hussain Seremban 2

Eateries

- 1 McDonald Seremban 2
- 2 Starbucks Seremban 2
- 3 KFC Seremban 2
- 4 Secret Recipe AEON Seremban
- 5 The Coffee Bean & Tea Leaf Rasah Prima
- 6 KFC Rasah Jaya
- 7 Tealive Rasah Jaya
- 8 Domino's Rasah Jaya
- 9 Pizza Hut Rasah Jaya

- Mahkamah Seremban 2
- Police Station Mambau

Another Prestigious Project by:



CENGKAM KOTA SDN BHD 200801016906 (818199-X)
PT9889, Jalan BBN 1/3J Putra Point, Putra Nilai, 71800 Nilai, Negeri Sembilan,

The information contained herein is subject to change without notification as may be required by the relevant authorities or recommended by the Architects or Engineer and cannot form part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. Whilst every reasonable care has been taken in providing this information, the developer, owner and managers cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architects or Engineer.

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seripajam.com.my



Nada Embun (Phase 4A) - Double Storey Terrace House - 20'x60' - Developer License No.: 11528/02-2026/0214(A) - Validity Period: 31/03/2022 - 21/02/2026 - Advertising Permit No.: 11528-16/05-2026/0371(N)-(L) - Validity Period: 06/05/2024 - 05/05/2026 - Expected Date of Completion: March 2025 - Tenure of Land: Freehold - Land Encumbrance: Maybank - Total No. of Unit: 102 units - Price: RM998,000 (Min) - RM1,050,000 (Max) - Building Plan Approval No.: BL (12) DLM MBS, KG 1-4/23 - Approval Authority: Majlis Bandaraya Seremban - Discount Lot Bumiputera: 10% - Terms and conditions apply - IKLAN INI DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.