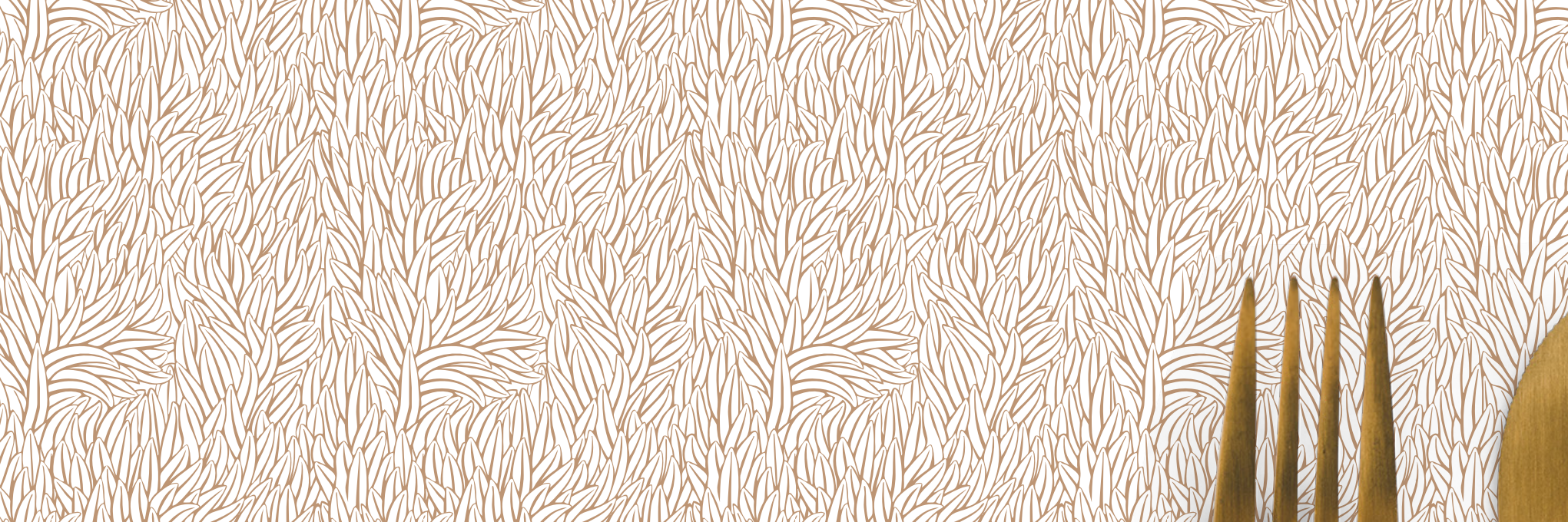




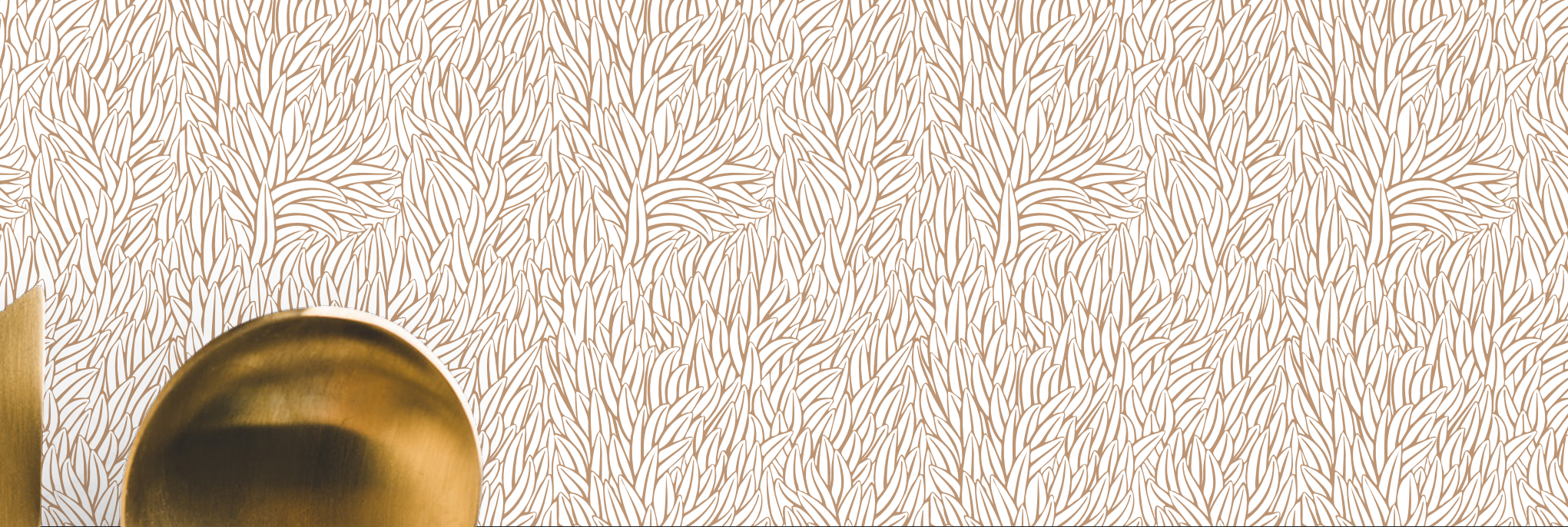
NADA ALAM
nature resonance

ADENA
NADA 4 22'x95'



LIVE BETTER

Exclusive in design and pragmatic in layout, Adena is perfect for those who enjoy the finer things in life. Experience lavish features and an array of upscale amenities in this last phase of the award winning development, Nada Alam.



LIVE IN LUXURY

MODERN MARVEL COEXISTING WITH NATURE



Hidden inside 160 acres of freehold green space, lies a garden full of pleasant surprises.

Discover masterwork landscapes so ingeniously mapped into the ecology, only minimal tree chopping was necessary – everything else retains its original form.

Reach out and touch the beautiful blossoms in Nada Green, kiss the morning dew at the Symphony Park or be at zen at the Senses Park. At **NADA ALAM**, you will never run out of ways to enjoy a gratifying day as all these extravagances are easily accessible.



160

ACRES
DEVELOPMENT

13

ACRES
GREEN AREA

5

CONCEPT
PARK

7

KM JOGGING
AREAS



Artist's Impression



Freehold
Property



Well Planned
Development



Award Winning
Development



Guarded
Community*



Walking
Distance to Park



Project at
Elevated Land



Underground
Cabling



Extended
Car Porch
(Fit up to 3 cars)

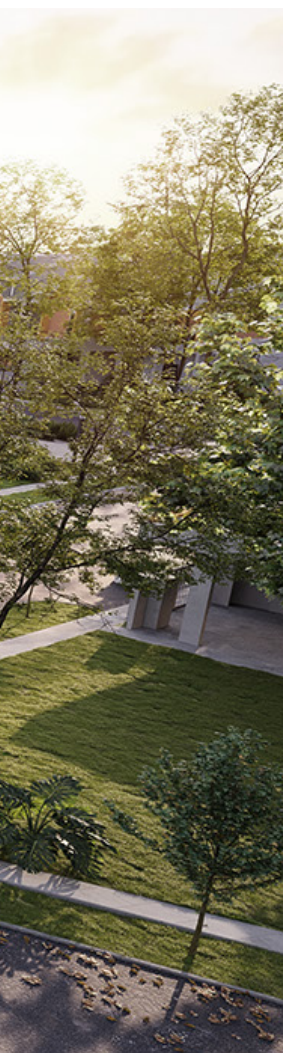


Universal
Charging



Socket for
EV Charging





THE LUXURY OF BEING ONE WITH NATURE



Adena is an urban paradise specially crafted to enhance the quality of life. Its elevated location draws from the goodness of Mother Nature to provide you and your loved ones a sense of zen and tranquility.



95' SUPERLINK HOME



Homes here are spaced out in a novel arrangement, immersed in expansive outdoor spaces. The 22'x95' build-up opens up exciting, new possibilities for you to create a space with a deep sense of identity and belonging.



THE MANIFESTATION OF ELEGANCE



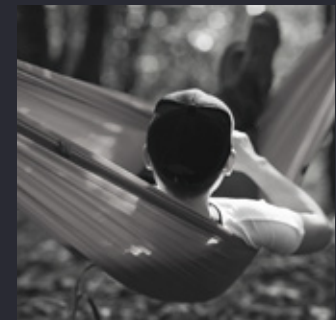
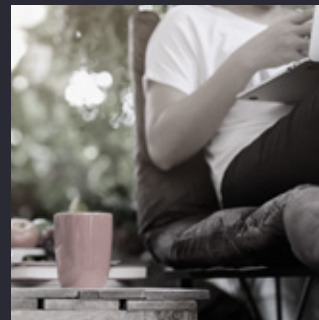


Artist's Impression

THE GARDEN OF LOVE

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Experience the beauty of nature within the luxury of your own private garden. An idyllic open space with the sky as your canopy, this private oasis is the perfect place for young and old alike to frolic, relax and create lasting memories. Bird watch, throw a picnic, play catch or simply lay in the grass - the possibilities are endless in this serene and peaceful retreat.



# AKIN TO A WARM EMBRACE



When you first enter the low-density, resort-style development, you will feel a sense of excitement and anticipation. You will feel safe and secure knowing that your home is equipped with a multi-tier security system to keep you and your family protected. A feeling of peace and relaxation will endure for a long time, as you have come home to a place that mends the mind and soul.



Multi-tier Security



24 Hours  
CCTV Surveillance



Anti Climb  
Perimeter Fencing



Eletric Bike  
for Guard Petrol



Artist's Impression

# YOUR HOME IS NOW SMARTER THAN EVER



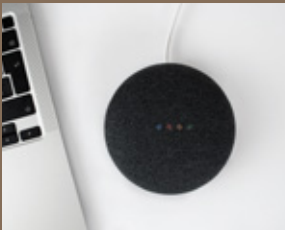
Unlock your doors, switch on the lights or roll down the curtains without having to leave your seat with the latest smart features that come standard with your property. Furthermore, the intuitive and user-friendly controls of these features make them highly accessible to family members, young and old.



Intelligent Welcome Device



Smart Secure (Digital Lock)



Google Mini



CCTV



Smart Lighting Switches

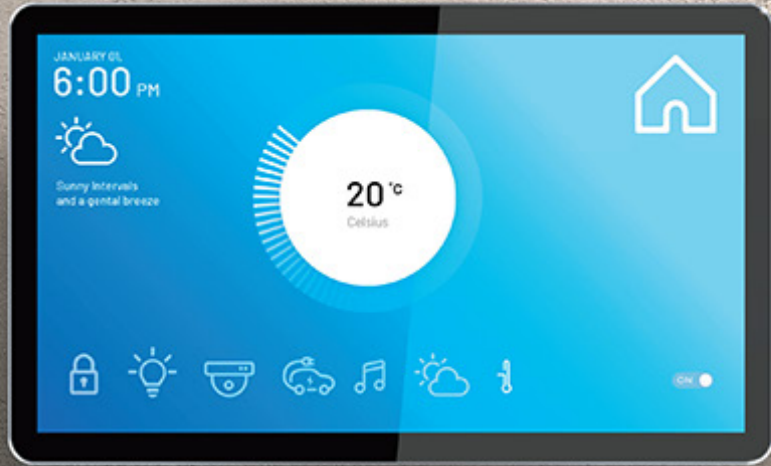


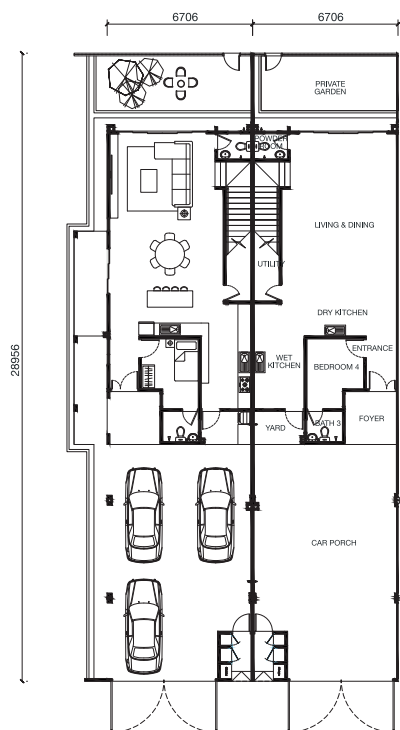
Smart Curtain (Living room only)



Smart Autogate\*

\*Smart features has to connect to smart apps.

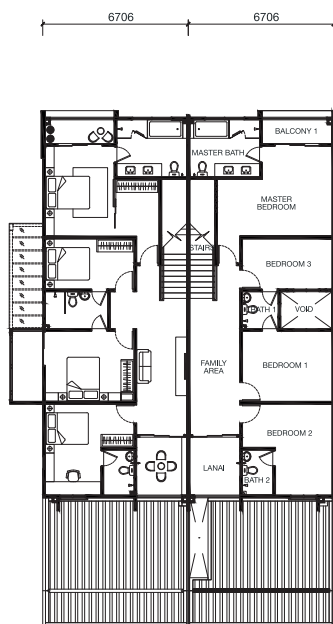




CORNER LOT  
TYPE C2

INTERMEDIATE LOT  
TYPE C1

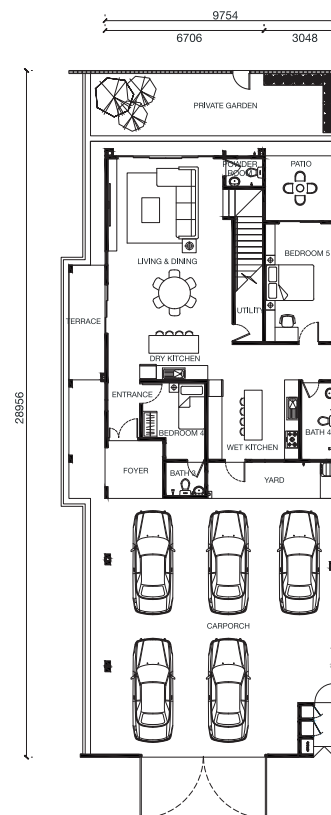
GROUND FLOOR



CORNER LOT  
TYPE C2

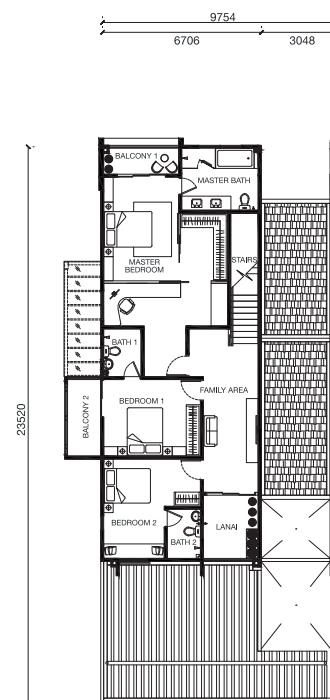
INTERMEDIATE LOT  
TYPE C1

FIRST FLOOR



SPECIAL CORNER LOT  
TYPE D1

GROUND FLOOR



SPECIAL CORNER LOT  
TYPE D1

FIRST FLOOR

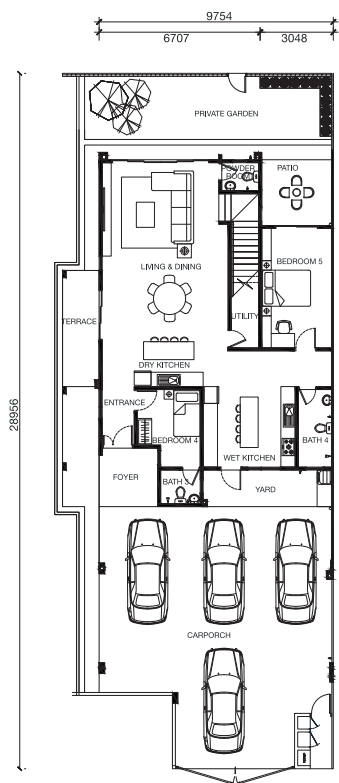
**TYPE C1**  
Gross built-up from  
**2,884**  
sq.ft

**TYPE C2**  
Gross built-up from  
**3,123**  
sq.ft

|             |              |
|-------------|--------------|
| 5           | 4            |
| Bedrooms    | Bathrooms    |
| 1           | 1            |
| Powder Room | Utility Room |

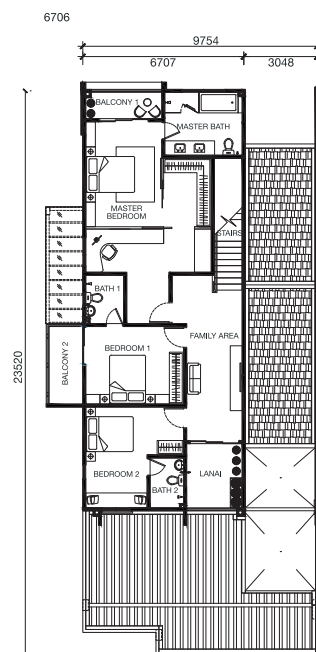
**TYPE D1**  
Gross built-up from  
**3,794**  
sq.ft

|             |              |
|-------------|--------------|
| 5           | 5            |
| Bedrooms    | Bathrooms    |
| 1           | 1            |
| Powder Room | Utility Room |



SPECIAL END LOT  
TYPE D2

## GROUND FLOOR



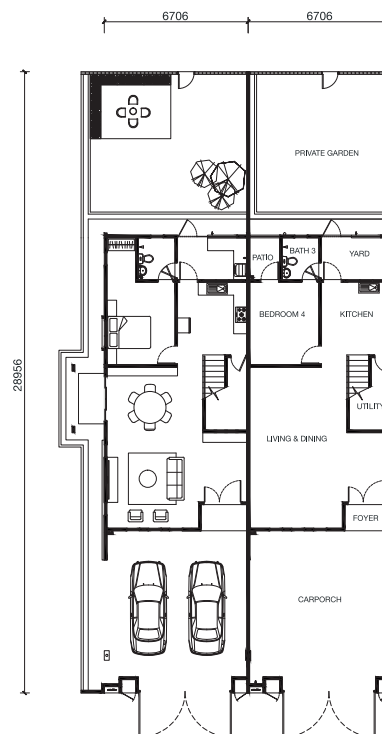
SPECIAL END LOT  
TYPE D2

## FIRST FLOOR

**TYPE D2**

Gross built-up from  
**3,763**  
sq.ft

|             |              |
|-------------|--------------|
| <b>5</b>    | <b>5</b>     |
| Bedrooms    | Bathrooms    |
| <b>1</b>    | <b>1</b>     |
| Powder Room | Utility Room |



CORNER LOT  
TYPE B2

INTERMEDIATE LOT  
TYPE B1

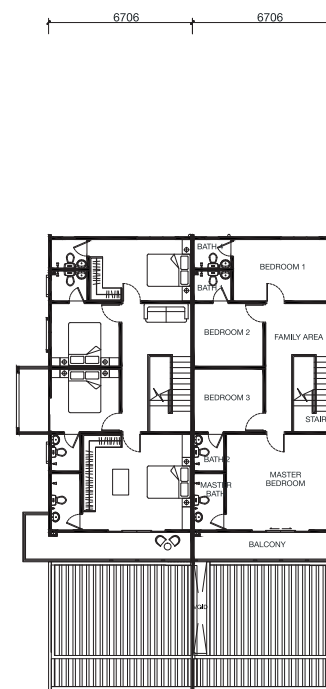
## GROUND FLOOR

**TYPE B1**

Gross built-up from  
**2,628**  
sq.ft

**TYPE B2**

Gross built-up from  
**2,736**  
sq.ft



CORNER LOT  
TYPE B2

INTERMEDIATE LOT  
TYPE B1

## FIRST FLOOR

|           |
|-----------|
| <b>5</b>  |
| Bedrooms  |
| <b>5</b>  |
| Bathrooms |

## SPECIFICATIONS

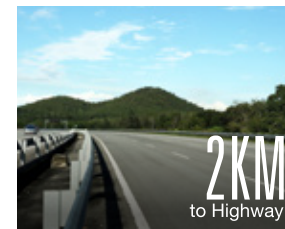
|                       |                                                                    |                                    |
|-----------------------|--------------------------------------------------------------------|------------------------------------|
| <b>Structure</b>      | Reinforced concrete framework                                      |                                    |
| <b>Walls</b>          | Concrete wall / masonry wall / concrete block                      |                                    |
| <b>Roof</b>           | Concrete roof tiles / concrete roof slab / metal deck / glass roof |                                    |
| <b>Ceiling</b>        | Plaster ceiling / skim coat to soffits of concrete slab            |                                    |
| <b>Windows</b>        | Aluminium casement / top hung / fixed glass / sliding window       |                                    |
| <b>Doors</b>          | Main door                                                          | Decorative door                    |
|                       | Kitchen & bedrooms                                                 | Plywood flush door                 |
|                       | Bathrooms                                                          | Aluminium door                     |
|                       | Dining, balcony 1&2, lanai                                         | Sliding door                       |
|                       | Others                                                             | Plywood door                       |
| <b>Lockset</b>        | Quality locksets.                                                  |                                    |
| <b>Floor Finishes</b> | Foyer & entrance                                                   | Ceramic tiles                      |
|                       | Living, dining & bedroom 4                                         | Ceramic tiles                      |
|                       | Kitchen, bathrooms & yard                                          | Ceramic tiles                      |
|                       | Balcony 1&2, lanai & terrace                                       | Laminated timber flooring          |
|                       | Staircase & family area                                            | Laminated timber flooring          |
|                       | Master bedroom, bedroom 1, bedroom 2, bedroom 3                    | Laminated timber flooring          |
|                       |                                                                    |                                    |
| <b>Wall Finishes</b>  | Wet kitchen, bathroom, powder room.                                | Full height ceramic wall tiles     |
|                       | Others                                                             | Cement plaster with emulsion paint |
| <b>Painting</b>       | Quality paint                                                      |                                    |

| Type                             |               | C1                 | C2      | D1      | D2      | B1      | B2      |
|----------------------------------|---------------|--------------------|---------|---------|---------|---------|---------|
| Sanitary Installations           |               |                    |         |         |         |         |         |
| Sitting water closet             |               | 5 nos.             | 5 nos.  | 6 nos.  | 6 nos.  | 5 nos.  | 5 nos.  |
| Hand basin                       |               | 6 nos.             | 6 nos.  | 7 nos.  | 7 nos.  | 5 nos.  | 5 nos.  |
| Shower                           |               | 4 nos.             | 4 nos.  | 5 nos.  | 5 nos.  | 5 nos.  | 5 nos.  |
| Kitchen sink                     |               | 2 nos.             | 2 nos.  | 2 nos.  | 2 nos.  | 1 no.   | 1 no.   |
| Electrical Installations         |               |                    |         |         |         |         |         |
| Lighting point (ceiling mounted) |               | 42 nos.            | 45 nos. | 49 nos. | 36 nos. | 36 nos. | 38 nos. |
| Lighting point (wall mounted)    |               | 3 nos.             | 2 nos.  | 3 nos.  | 2 nos.  | 2 nos.  | 2 nos.  |
| 13 Amp switch socket outlet      |               | 29 nos.            | 29 nos. | 30 nos. | 24 nos. | 24 nos. | 24 nos. |
| 15 Amp switch socket outlet      |               | 7 nos.             | 7 nos.  | 7 nos.  | 8 nos.  | 8 nos.  | 8 nos.  |
| Ceiling fan point                |               | 8 nos.             | 8 nos.  | 8 nos.  | 8 nos.  | 8 nos.  | 8 nos.  |
| Water heater point               |               | 1 no.              | 1 no.   | 2 nos.  | 5 nos.  | 5 nos.  | 5 nos.  |
| Astro point                      |               | 2 nos.             | 2 nos.  | 2 nos.  | 2 nos.  | 2 nos.  | 2 nos.  |
| Doorbell point                   |               | 1 no.              | 1 no.   | 1 no.   | 1 no.   | 1 no.   | 1 no.   |
| Auto gate point                  |               | 1 no.              | 1 no.   | 1 no.   | 1 no.   | 1 no.   | 1 no.   |
| Gate light point                 |               | 1 no.              | 1 no.   | 1 no.   | 2 nos.  | 2 nos.  | 2 nos.  |
| Telephone point                  |               | 2 nos.             | 2 nos.  | 2 nos.  | 2 nos.  | 2 nos.  | 2 nos.  |
| Distribution board               |               | 2 nos.             | 2 nos.  | 2 nos.  | 2 nos.  | 2 nos.  | 2 nos.  |
| Fencing                          | Front & side  | Concrete low wall  |         |         |         |         |         |
|                                  | Rear          | Anti climb fencing |         |         |         |         |         |
|                                  | Main gate     | Mild steel gate    |         |         |         |         |         |
| Car Porch                        | Ceramic tiles |                    |         |         |         |         |         |

# EVERYTHING YOU NEED & WANT IS NEAR

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Kiss goodbye to hours spent in traffic. Key amenities such as schools, medical centres and shopping malls are just a within 10 mins drive. Get everything done within a couple hours and have time to spare to do what you enjoy the most.





WAYS TO FIND US
2.838600, 101.828688



NADA ALAM GALLERY

Another Prestigious Project by:

SERIPAJAM
Development

SEPANG CEMERLANG SDN. BHD., 199401030147 (315828-D)

Nada Alam Gallery, Jalan Utama Nada Alam, Taman Nada Alam, 71700 Martin, Negeri Sembilan.

Nada 4 (Phase 1) - 22' x 70' & 22' x 95' | Double Storey Terrace House • Developer License No.: 13028/02-2029/0068(R) • Validity Period: 17/02/2024 - 16/02/2029 • Advertising Permit No.: 13028-10/02-2025/0199(N)-(L) • Validity Period: 27/02/2023 - 26/02/2025 • Expected Date of Completion: March 2025 • Tenure of Land: Freehold • Land Encumbrance: Maybank Islamic Berhad • Total Unit: 22'x70' - 15 units, 22'x95' - 19 units • Price: 22'x70' - RM740,000 (Min) - RM1,258,925 (Max), 22'x95' : RM960,000 (Min) - RM1,677,625 (Max) • Bumiputera Discount : 10% • Building Plan Approval No.: BILMBS,N,KB1-13/2022 • Approval Authority: Majlis Bandaraya Seremban • #Managed by Nada 4 residents' association" • *Terms and conditions apply • IKLAN INI DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

The information contained in this leaflet is subject to change variations, modifications and substitutions 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.



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