



AviraHills

20' X 70' | 2-STOREY TERRACE HOMES
FREEHOLD



In the Heart of Bandar Ainsdale

Welcome to Avira Hills—where family, comfort, and connection come first.

These spacious, freehold 2-storey terrace homes are designed for multigenerational living, with open-plan layouts and adaptable spaces that evolve with your family's needs.

Set in the vibrant and well-connected township of Bandar Ainsdale, everything you need is just minutes away—from schools and shops to daily conveniences. Enjoy peaceful weekends at the nearby 11-acre Ainsdale Lake Park, perfect for quality time with loved ones.

This is more than just a home. It's a place to grow, connect, and create lasting memories.

Avira Hills. The home you've been waiting for—and it's finally here.

Comfort in Every Corner

Spacious layouts
with open-plan design

Green at Your Doorstep

Next to 11-acre
Ainsdale Lake Park

Your Space, Your Way

4 bedrooms, 3 bathrooms
spacious family area,
enclosable staircase

Everything Within Reach

Daily essentials
just minutes from home

Built for Generations

Thoughtfully planned for
multigenerational comfort



Artist's impression



Integrated
Playground

Pavilion

Garden
Walkway

Outdoor
Gym

Multipurpose
Court

Reconnect with
nature at **Avira Hills**

Artist's impression



Made for family life

Artist's impression



The perfect home, the perfect setting

Artist's impression

Site Plan



LEGEND

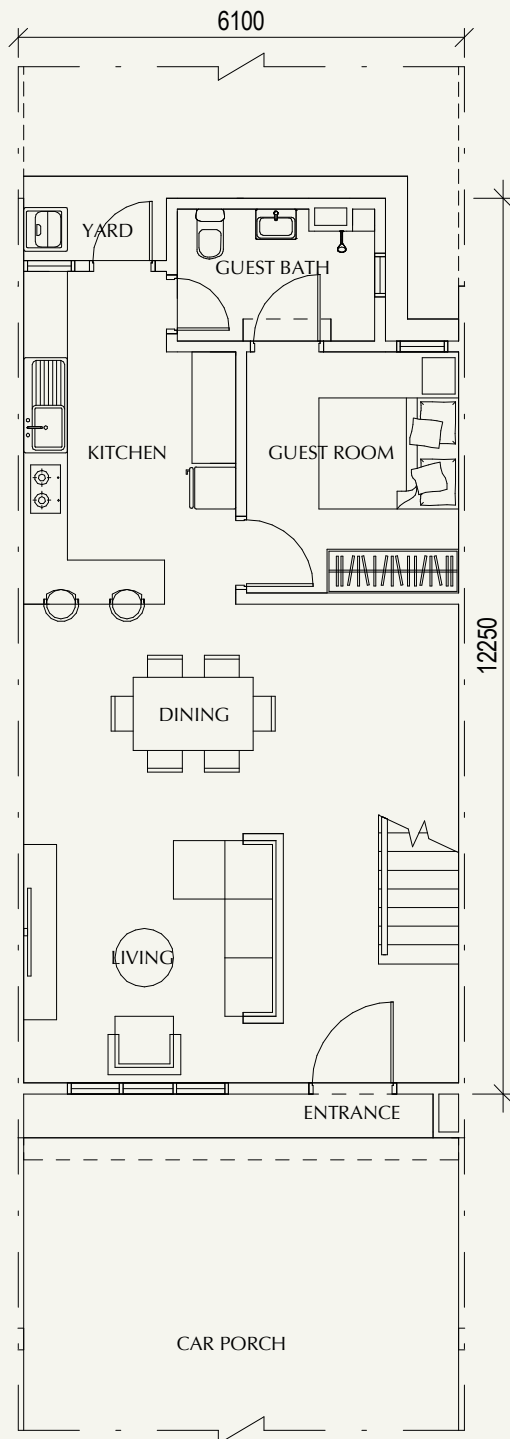
- | | | | |
|--|-------------------------------------|--|------------------------------------|
| | Address Number | | A/Am Intermediate Unit 20' X 70' |
| | TNB Substation | | E/Em End Unit 20' X 70' |
| | Available | | C/Cm Corner Unit 22' X 70' |
| | Available (Open Bumiputera) | | |
| | Available (Statutory Bumiputera) | | |

Floor Plan

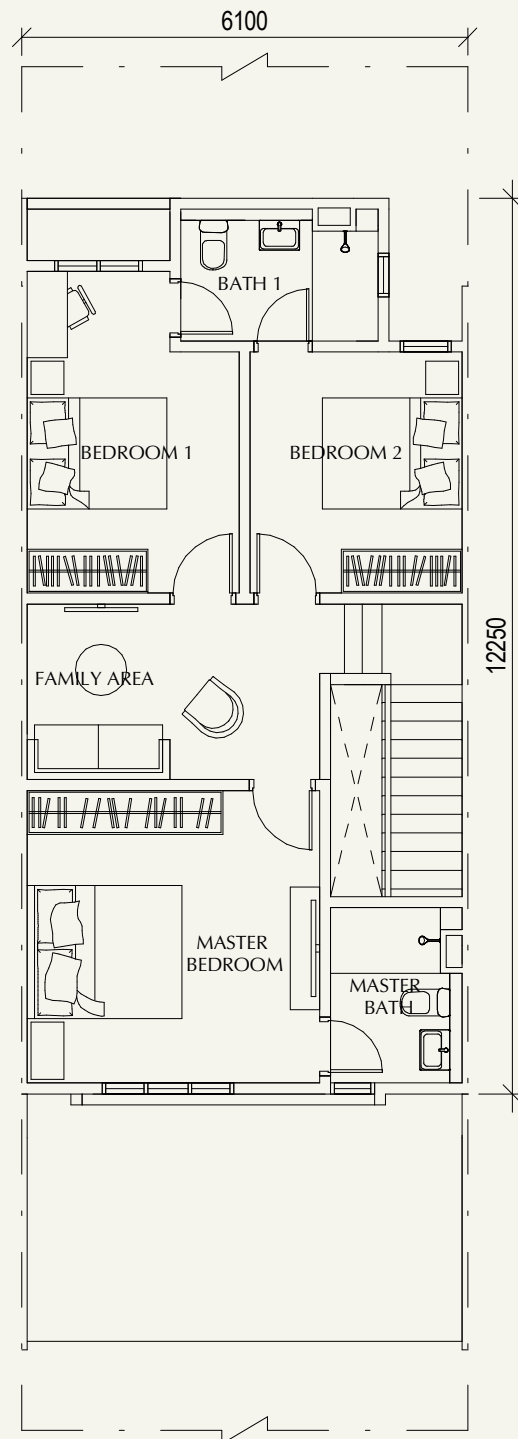
Intermediate Unit Type A/Am

20' x 70' | 1,754 sq ft

4 Bedrooms + 3 Bathrooms



Ground Floor Plan



First Floor Plan

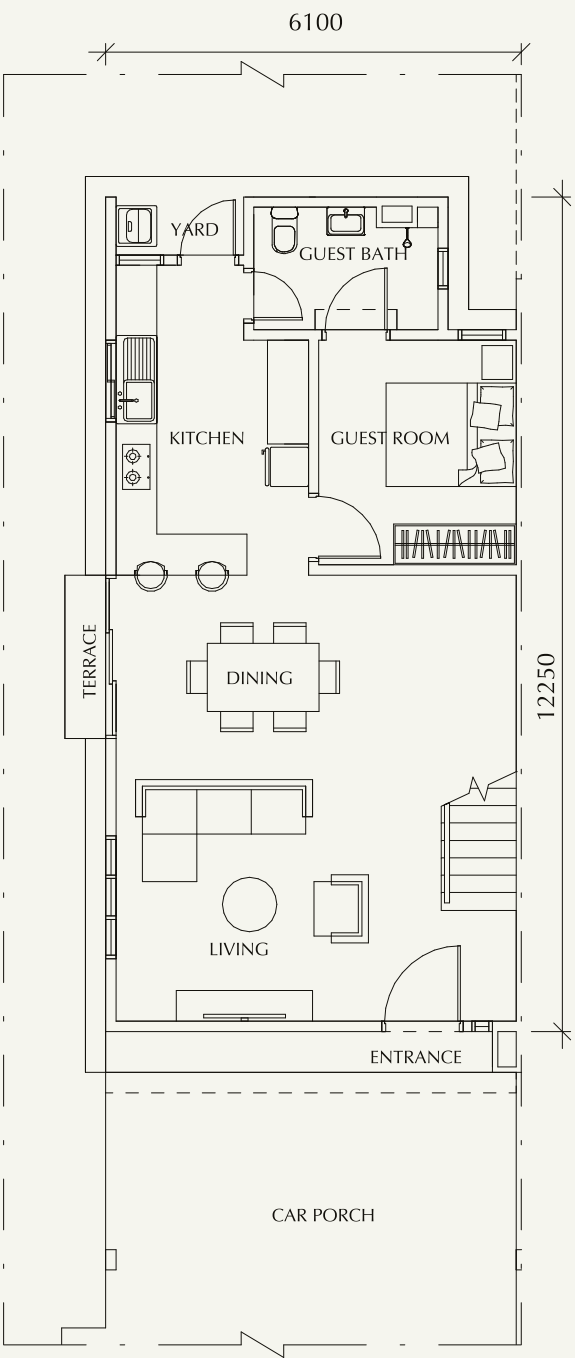
Floor Plan

End Unit

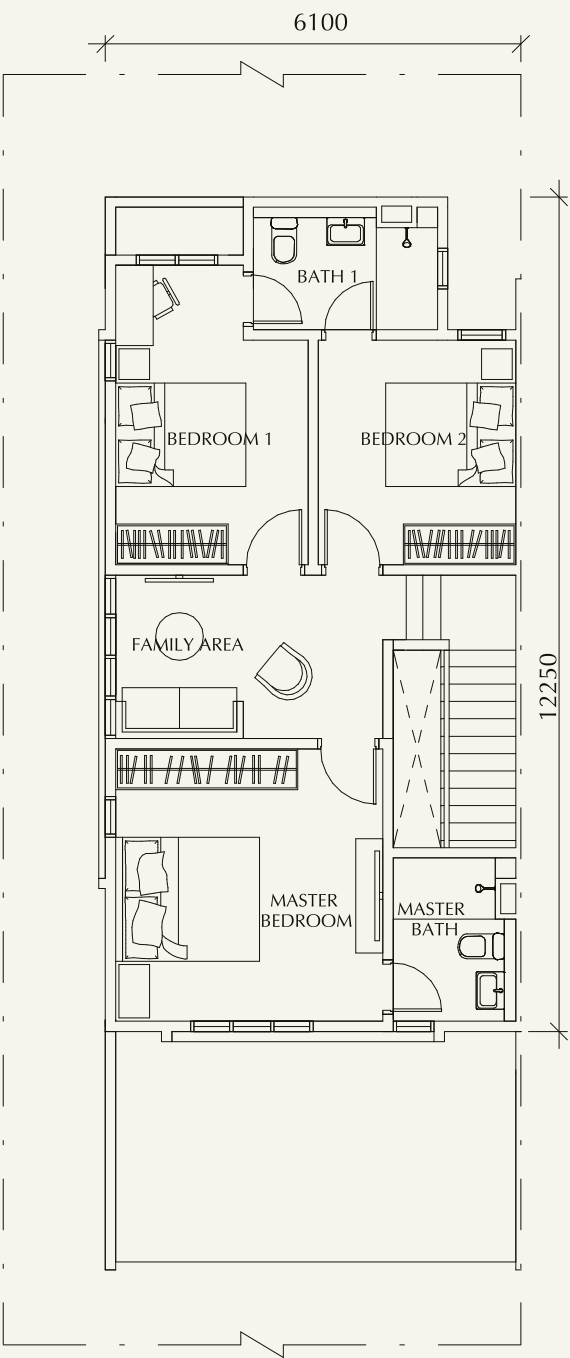
Type E/Em

20' x 70' | 1,757 sq ft

4 Bedrooms + 3 Bathrooms



Ground Floor Plan



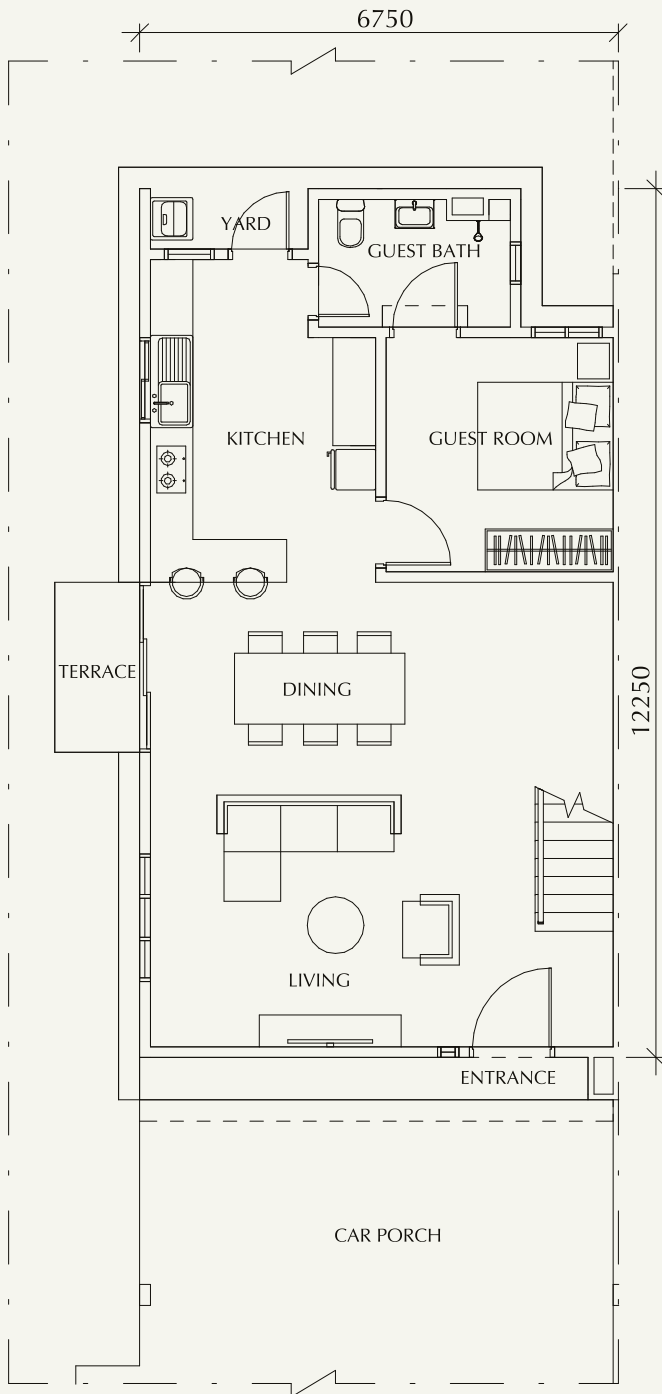
First Floor Plan

Floor Plan

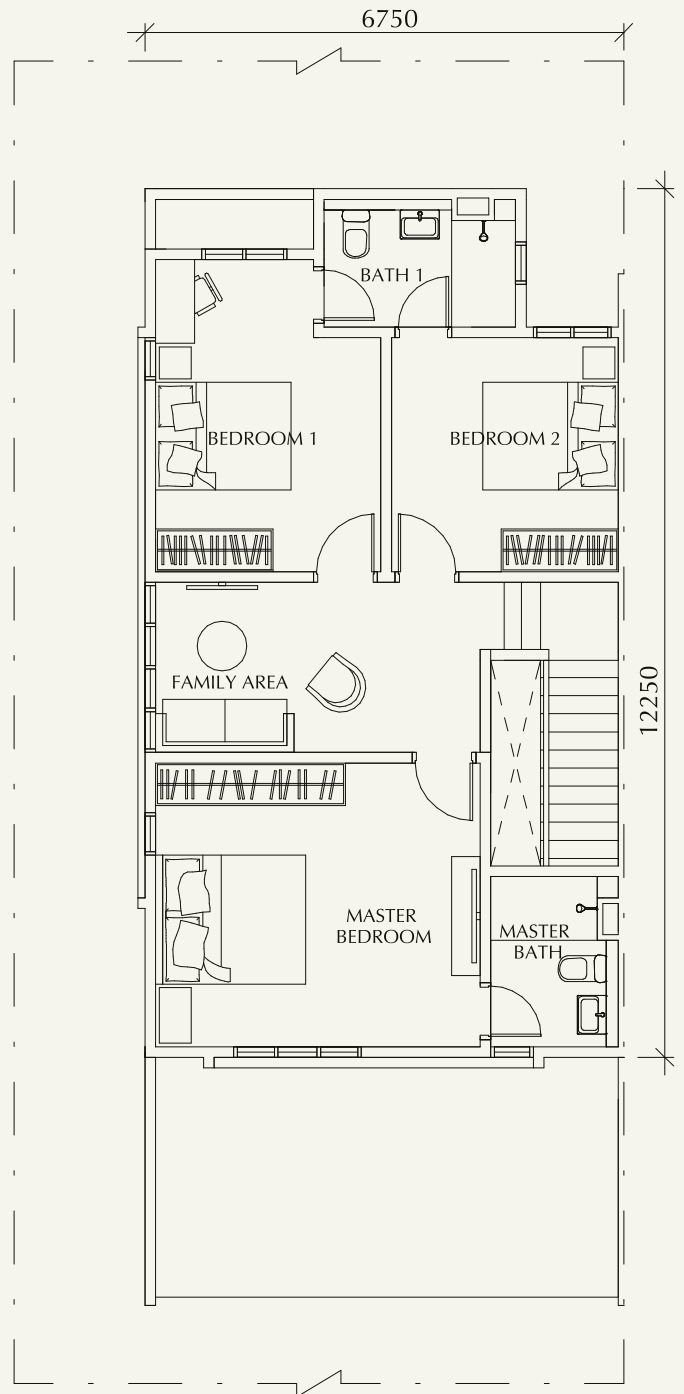
Corner Unit Type C/Cm

22' x 70' | 1,937 sq ft

4 Bedrooms + 3 Bathrooms



Ground Floor Plan



First Floor Plan

Specifications

| | | | | |
|---|--|--|------------|------------|
| Structure | | : Reinforced Concrete | | |
| Wall | | : Masonry / Reinforced Concrete | | |
| Roof Covering | | : Roof Tiles / Concrete / Metal Deck | | |
| Roof Framing | | : Metal | | |
| Ceiling | | : Plasterboard / Skim Coat / Cement Board / Paint | | |
| Windows | : All | : Aluminium Frame Glass Panel | | |
| Doors | : Main Entrance | : Painted Flush Door | | |
| | : Other Doors | : Painted Flush Door | | |
| | | : Aluminium Frame Sliding Door (Type C, Cm & E, Em Only) | | |
| Ironmongery | | : Locksets with Accessories | | |
| Wall Finishes | : External | : Plaster & Paint | | |
| | : Internal | : Plaster / Skim Coat & Paint | | |
| | : Kitchen | : Ceramic Tiles up to 1500mm high / Plaster / Skim Coat & Paint | | |
| | : Master Bath, Bath 1 & Guest Bath | : 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 Bath, Bath 1 & Guest Bath | : Ceramic Tiles | | |
| | : Master Bedroom, Bedroom 1 & 2 | : Laminated Flooring | | |
| | : Family | : Laminated Flooring | | |
| | : Staircase | : Laminated Flooring | | |
| Sanitary and Plumbing Fittings | : Kitchen | : Sink and Tap | | |
| | : Master Bath, Bath 1 & Guest Bath | : Sanitary Wares and Fittings | | |
| | : Yard | : Tap | | |
| | : Recycle Compartment | : Tap | | |
| Electrical Installation | : Light Point : | C/Cm 20 | A/Am 19 | E/Em 20 |
| | : Gate Light Point : | 1 | 1 | 1 |
| | : Power Point : | 21 | 21 | 21 |
| | : Fan Point : | 7 | 7 | 7 |
| | : Door Bell Point : | 1 | 1 | 1 |
| | : Water Heater Power Point : | 1 | 1 | 1 |
| | : Air Conditioning Power Point (Without Piping): | 2 | 2 | 2 |
| | : Telecommunication Point : | 2 | 2 | 2 |
| | : TV Point : | 1 | 1 | 1 |
| | : Auto-Gate Power Point : | 1 | 1 | 1 |
| | : Booster Pump Power Point : | 1 | 1 | 1 |
| Internal telecommunication trunking and cabling | | : Conduit & Cabling | | |
| Fencing | | : Masonry Fence, G.I. Fencing, M.S. Door Gate and Chain Link | | |
| Miscellaneous | | : Letter Box | | |
| | | : Recycle Compartment | | |

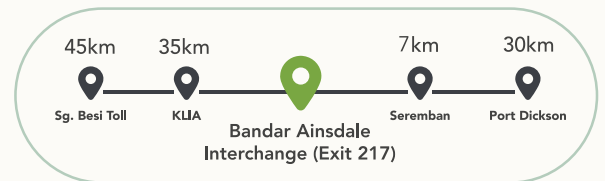
DEVELOPER'S RESPONSIBILITIES

- The Developer shall, at its own cost and expense construct the descriptions set out (where applicable) in accordance with the quality and workmanship standards outlined in the Sime Darby Property Quality Assessment Manual, which copy shall be provided to the Purchaser prior to the signing of this Agreement.
- The Developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out save for the item or items marked with an * which may be deleted if not applicable.

Where Life Is Balanced, Connected & Ever Fulfilling

Just 7km from Seremban town centre and with direct access to the North-South Expressway, getting around is a breeze. Whether you're heading out for groceries or a weekend escape, everything feels closer when you're well-connected.

More than just a township, Bandar Ainsdale is thoughtfully planned to make everyday living effortless, convenient—and just right.



All within reach

Education institutions

| | |
|------------------------------|--------|
| Sekolah Menengah Sri Pelangi | - 400m |
| SJK (C) Ladang Hillside | - 3km |
| Zenith International School | - 6km |
| SJK (C) Tung Hua S2 Heights | - 7km |
| Universiti Teknologi MARA | - 14km |

Transportations

| | |
|--------------|--------|
| KTM Tiros | - 5km |
| KTM Seremban | - 9km |
| Terminal One | - 8km |
| KLIA | - 40km |

Medical centres

| | |
|----------------------------------|--------|
| KPJ Specialist Seremban Hospital | - 6km |
| Columbia Asia Medical Centre | - 6km |
| Hospital Tunku Jaafar | - 11km |

Parks

| | |
|-----------------------|--------|
| Ainsdale Lake Park | - 500m |
| S2 Seremban Hill Park | - 8km |
| Seremban Lake Garden | - 12km |

Shopping malls & supermarkets

| | |
|------------------|-------|
| Seremban Gateway | - 5km |
| Lotus's | - 6km |
| Palm mall | - 7km |
| AEON | - 9km |
| Mydin | - 9km |

06-761 2778
sime-darby-property.com

Bandar
Ainsdale

Sime Darby Property

PHASE BA8B1 | No. of Units: 49 | Type: 2 Storey Link House | Expected Date of Completion: November 2025 | Tenure of Land: Freehold | Developer's Licence No.: 12408/07-2028/0997(A) Validity 16/07/2023 - 15/07/2028 | Advertising & Sales Permit No.: 12408-18/05-2026/0366(N)-L | Validity: 03/05/2024 - 02/05/2026 | Approval Authority: Majlis Bandaraya Seremban | Building Plan Approval No.: (13) DALAM MBS.S.KB 1-5/23 (B) | Developed by Sime Darby Property (Ainsdale) Sdn. Bhd. (Company No. 200801003748), Level 10, Block G, No. 2 Jalan P2/J1 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling Price: 2 Storey Link House Type A/Am (No. of Units: 41)(Minimum Price: RM 632,888 – Maximum Price: RM 643,888), Type E/Em (No. of Units: 6)(Minimum Price: RM 730,888 – Maximum Price: RM 811,888), Type C/Cm (No. of Units: 2)(Minimum Price: RM 942,888 – Maximum Price: RM 1,014,888) | Bumiputera Discount: 10% (Quota Applies).

PHASE BA8B2 | No. of Units: 49 | Type: 2 Storey Link House | Expected Date of Completion: November 2025 | Tenure of Land: Freehold | Developer's Licence No.: 12408/07-2028/0997(A) Validity 16/07/2023 - 15/07/2028 | Advertising & Sales Permit No.: 12408-18/05-2026/0366(N)-L | Validity: 03/05/2024 - 02/05/2026 | Approval Authority: Majlis Bandaraya Seremban | Building Plan Approval No.: (13) DALAM MBS.S.KB 1-5/23 (B) | Developed by Sime Darby Property (Ainsdale) Sdn. Bhd. (Company No. 200801003748), Level 10, Block G, No. 2 Jalan P2/J1 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor | Selling Price: 2 Storey Link House Type A/Am (No. of Units: 41)(Minimum Price: RM 632,888 – Maximum Price: RM 643,888), Type E/Em (No. of Units: 6)(Minimum Price: RM 730,888 – Maximum Price: RM 811,888), Type C/Cm (No. of Units: 2)(Minimum Price: RM 942,888 – Maximum Price: RM 1,014,888) | Bumiputera Discount: 10% (Quota Applies).

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEVELOPMENT