



Nada  
Embun

@ SEREMBAN 2 SOUTH

Freehold



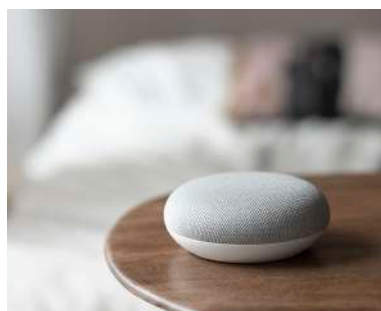
price from RM 396,000\*



Intelligent Welcome Device



Keyless Access



Voice Control Home



Smart Light Switches



Artist's Impression

## smart premium home with multi-tier security

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.



Guarded  
Community



24 Hours  
CCTV



Perimeter  
Fencing



Security  
Patrolling

# floor plan 20'x60'

Gross built-up from  
**1,119 - 1,199** sq.ft

**3**  Bedrooms  
**2**  Bathrooms  
**1**  Indoor Garden

## Outdoor Wet Kitchen

The wet kitchen is placed outdoor to give seamless and continuous space from living, and dining to dry kitchen.

## Lifestyle Dining Area

The dining table is placed right next to the sliding door. When open up the doors, you can have a bigger dining area extending to the patio.

## Open Concept Design

Open concept for a more flexible lifestyle.

## Natural Lighting & Ventilation

Windows are strategically placed to maximize natural light & ventilation.

## Fully Extended Car Porch

Enough space for 2 cars to be parked perpendicularly while being protected from rain and shine.

## Fully Extended Backyard

Hassle-free renovation saves cost & time.

## Bedroom 1

Squarish room easy to place the furniture in the room.

## Air Well

Air well is introduced into the design to invite natural lighting and allow natural ventilation into the living and dining area.

## Ensuite Bedroom

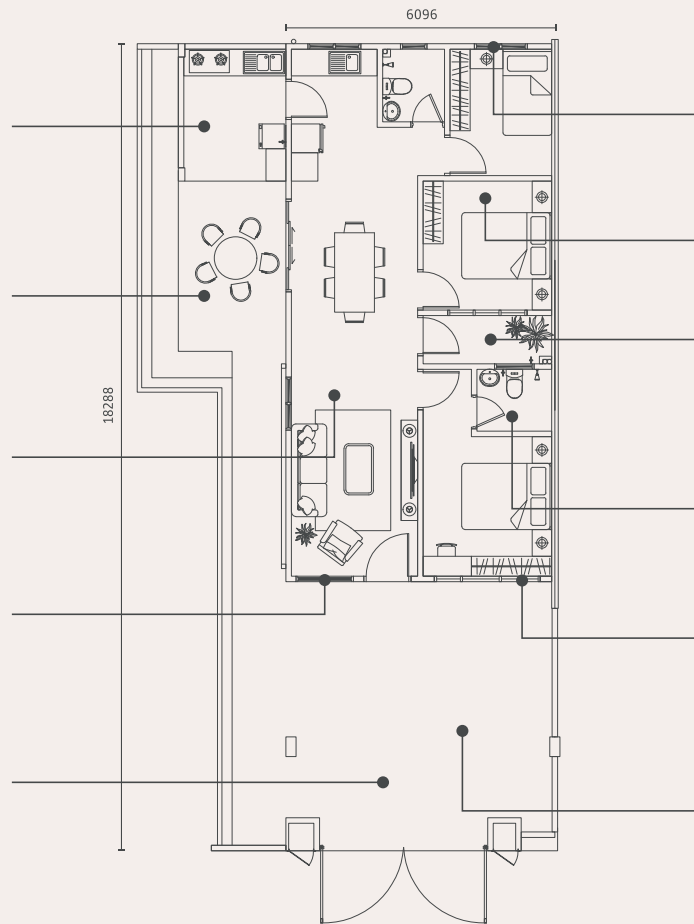
Master bedroom attached private bathroom.

## Privacy Window Design

A horizontal window is designed as such to provide privacy for the master bedroom while allowing natural lighting to flood into the space.

## Full Tiles Car Porch

Easy to clean & maintain.



## specifications

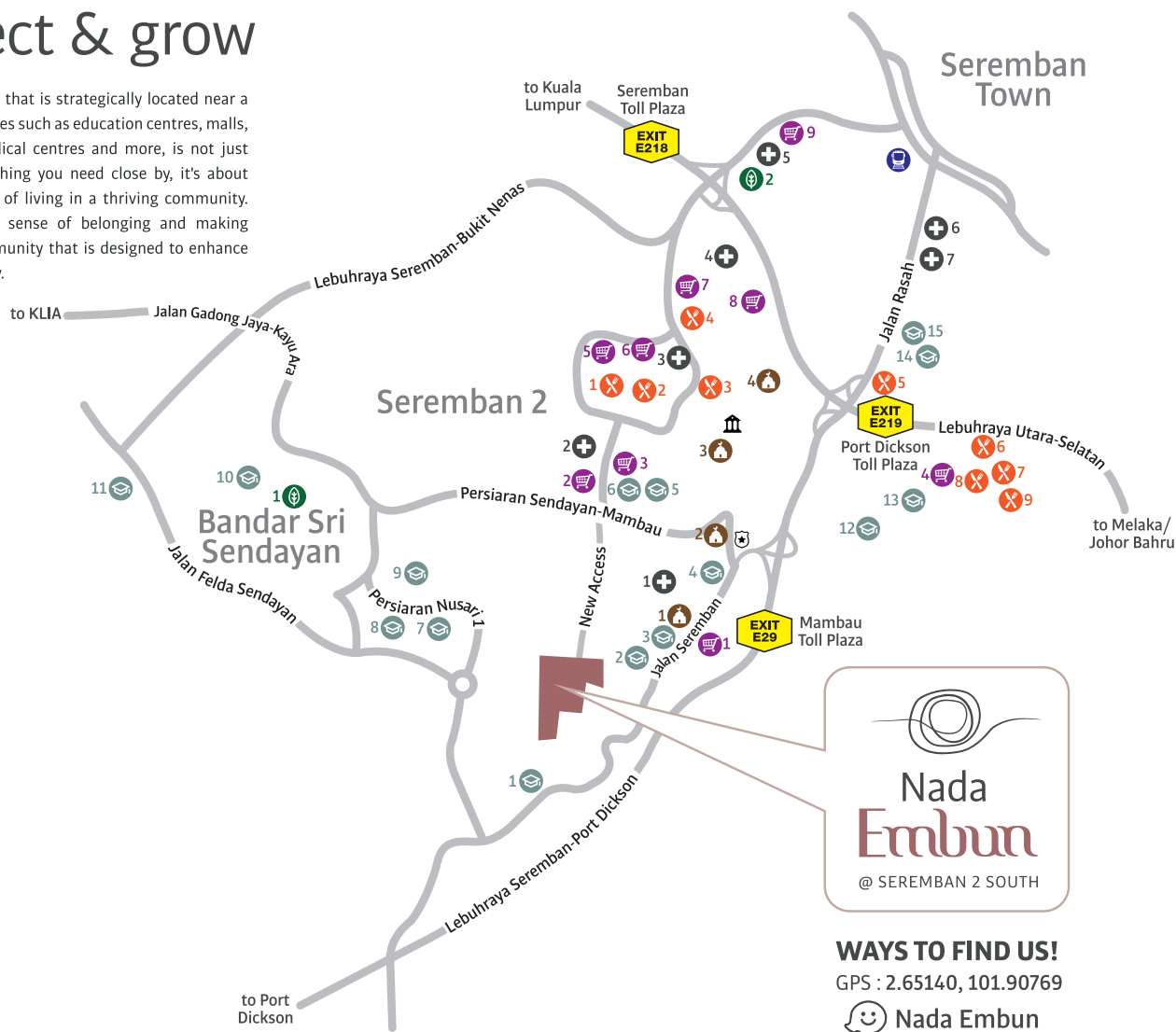
<b>Structure</b>	Reinforced concrete framework	
<b>Walls</b>	Concrete wall / masonry wall	
<b>Roof</b>	Concrete roof tiles / metal deck	
<b>Ceiling</b>	Plaster ceiling / skimcoat to soffits of concrete slab	
<b>Windows</b>	Aluminium casement / top hung window	
<b>Doors</b>	Main door	Decorative door
	Bedrooms	Decorative door
	Bathrooms	Aluminium door
	Dining	Aluminium frame sliding door
	Kitchen	Aluminium door
	Airwell	Aluminium frame glass door
<b>Lockset</b>	Quality locksets.	
<b>Floor Finishes</b>	Living, dining & bedrooms	Ceramic tiles
	Bath & dry kitchen	Ceramic tiles
	Airwell	Ceramic tiles
	Patio & wet kitchen	Ceramic tiles
<b>Wall Finishes</b>	Dry kitchen	Ceiling height ceramic wall tiles
	Wet kitchen	5ft height ceramic wall tiles
	Bathrooms	Ceiling height ceramic wall tiles
	Others	Cement plaster with emulsion paint
<b>Painting</b>	Quality paint	

Type	Cornet lot	Intermediate lot	End lot without land
Sanitary Installations			
Sitting water closet	2 nos.	2 nos.	2 nos.
Hand basin	2 nos.	2 nos.	2 nos.
Shower	2 nos.	2 nos.	2 nos.
Kitchen sink	2 nos.	1 no.	1 no.
Electrical Installations			
Lighting point (ceiling mounted)	15 nos.	14 nos.	14 nos.
Lighting point (wall mounted)	3 nos.	2 nos.	2 nos.
13 Amp switch socket outlet	16 nos.	14 nos.	14 nos.
15 Amp switch socket outlet	2 nos.	2 nos.	2 nos.
Ceiling fan point	5 nos.	5 nos.	5 nos.
Water heater point	2 nos.	2 nos.	2 nos.
TV point	1 no.	1 no.	1 no.
Doorbell 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	1 no.	1 no.	1 no.
Fencing	Front & side	Concrete low wall / Anti climb fencing	
	In between	Concrete low wall	
	Rear & side	Anti climb fencing	
	Main gate	Mild steel gate	
Car Porch	Ceramic tiles		



# 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.



## 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

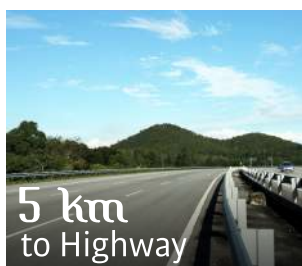
### Mosque

- 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** (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 inaccuracies. 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.

**1700 81 5925**  
**seripajam.com.my**



Nada Embun - Single Storey Terrace House - Developer License No.: 11528/02-2026/0214(A) - Validity Period: 31/03/2022 - 21/02/2026 - Advertising Permit No.: 11528-13/02-2025/0146(N/L) - Validity Period: 17/02/2023 - 16/02/2025 - Expected Date of Completion: March 2025 - Tenure of Land: Freehold - Land Encumbrance: Maybank - Total No. of Unit: 271 units - Price: RM440,000 (Min) - RM736,350 (Max) - Building Plan Approval No.: MBS.SKB 1-10/2022 - Approval Authority: Majlis Bandaraya Seremban - Discount Lot Bumiputera: 10% - IKLAN INI DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.