

Another prestigious development by

PUTRA NILAI

www.putranilai.com.my

For Those Who Value
Good Living



Luxury living

next to the prestigious Nilai Springs Golf & Country Club

Wholly owned by:
Nilai
RESOURCES
Nilai Resources Group Sdn Bhd (115549)

A 6,233-acre
integrated township

PUTRA NILAI

Nilai
UNIVERSITY

Nilai
ARTS AND SCIENCES

Nilai Springs
L-COURT HOUSE
PUTRA NILAI, MALAYSIA

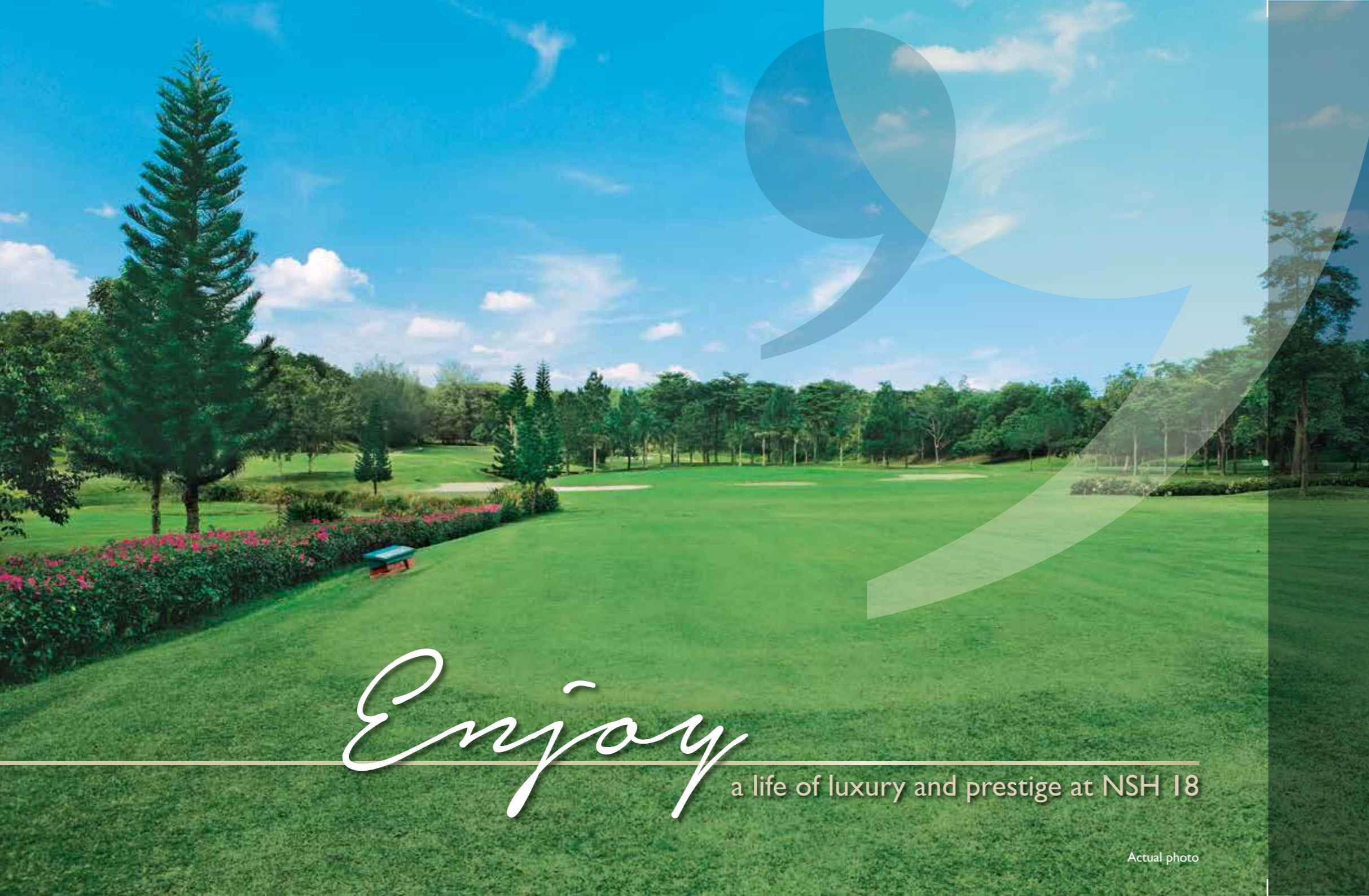
Nilai Springs
golf and
country club
PUTRA NILAI, MALAYSIA

Developed by:
Putra Nilai Development Sdn Bhd (277643-K)
(Formerly known as BBN Development Sdn Bhd)

Sales Office:
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N.Sembilan Darul Khusus. Fax: 06-850 1818 | Email: sales@putranilai.com.my

(06) 850 1888
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No. Lesen Pemaju: 6400-23/07-2016/02160(L) • Tempoh Sah: 2/7/2015-1/7/2016 • No. Permit Iklan: 6400-23/07-2016/02160(P) • Tempoh Sah: 2/7/2015-1/7/2016 • Pihak Berkuasa Yang Meluluskan Pelan Bangunan: Majlis Perbandaran Nilai • No. Pelan Bangunan: MPN 431/1096/2009/4 (28) • Hak Milik: Bebas • Tarikh Dijangka Siap: Ogos 2017 • Beban Tanah: Tiada • Sekatan Kepentingan: Tiada • Rumah Sesebuah 2 Tingkat • Bil Unit: 18 Unit • Harga Min: RM 3,370,000.00 • Harga Max: RM 3,990,000.00 **Disclaimer:** All information contained herein is subject to change by the relevant authorities or developer's architect without prior notification to you and shall not be taken as the identical representation of the actual unit that is to be or being purchased by you or part of an offer or contract. Whilst every reasonable care has been taken in preparing this information, the developer cannot be held liable for any variation or inaccuracy.



Enjoy

a life of luxury and prestige at NSH 18

Actual photo

Nestled within the prestigious address of Nilai Springs Heights, each of the 18 exclusive and limited edition 2-storey bungalows fronts the Nilai Springs Golf & Country Club, letting you enjoy a scenic view of its beautiful greenery.

When you own a home at NSH 18, a lifestyle of prestige, comfort and convenience will be yours.

- Within the premium precinct of the Nilai Springs Golf neighbourhood, an enclave of low density landed development
- Perched on the perimeter fairway of the 27-hole Nilai Springs Golf & Country Club
- Complementary lifetime membership of the Nilai Springs Golf & Country Club



Exclusive Lifestyle



Facilities at Nilai Springs Golf & Country Club

- 27-hole golf course
- Swimming pool
- Wading pool
- Jacuzzi
- Sauna
- Spa
- Tennis court
- Squash court
- Badminton courts
- WiFi
- Games room
- Function room & more!

Comfort



Exquisite
designs and layouts

Actual photo taken at show unit



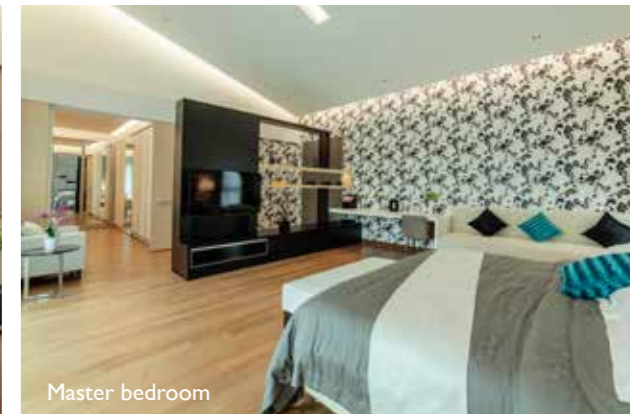
Dining & kitchen



Family hall



Master bedroom



Master bedroom

Every bungalow in NSH 18 features luxurious interior spaces with an impressive ceiling height of 14 feet. The windows are designed to fit floor-to-ceiling, allowing ample natural lighting into the interior by day and great ventilation throughout.

- Built-up area from 4,906 to 5,150 sqft
- 2 layout design choices
- 14ft ceiling elevation
- Spacious 5 + 1 rooms
- 5 bathrooms + 1 powder room
- Wet & dry kitchen

Peace of mind is paramount in NSH 18, a gated and guarded community protected by state-of-the-art security.

- Guard house
- 24-hour guard patrol
- CCTV and perimeter fencing
- Alarm system



Actual photo

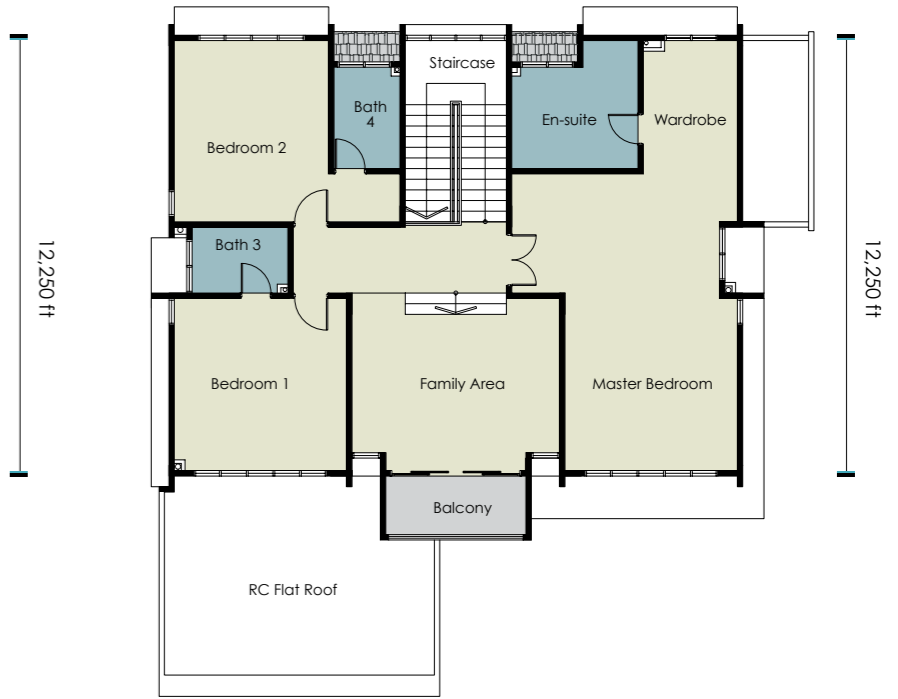
TYPE A

2-Storey from 6,700 sq.ft.
Built-up Area: 5,150 sq.ft.



16,000 ft

Ground Floor



16,000 ft

First Floor

12,250 ft

12,250 ft

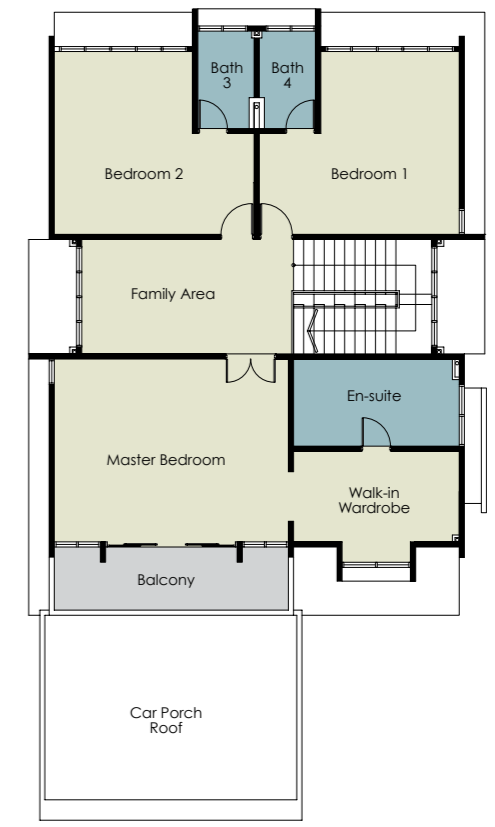


Contemporary Charm

Actual photo



12,000 ft
Ground Floor



12,000 ft
First Floor

TYPE B

2-Storey from 6,800 sq.ft.
Built-up Area: 4,906 sq.ft.

Specifications

Beautiful

and scenic views of green surroundings

Positioned in a north-east alignment, all units in NSH 18 enjoy breathtaking views of Nilai Springs Golf & Country Club and the surrounding greenery. The orientation also keeps the homes away from the heat of the evening sun.



LEGEND:

- Type A
- Type B

- STRUCTURE
- WALLS
- ROOF COVERING
- ROOF FRAMING
- CEILING
- WINDOWS
- DOORS

- All Unit Types
- Reinforced concrete frame work
 - Brickworks with cement plaster
 - Metal roof / Reinforced concrete flat roof / Concrete roof tiles
 - Metal roof framing
 - Plaster ceiling board / Skim coat
 - Powder coated aluminium framed glass windows
 - Laminated timber doors (Internal)
 - Solid timber door (Entrance only)
 - Powder-coated aluminium framed glass sliding door
 - All bathrooms / kitchen - ceramic tiles up to ceiling height
 - Others-paint finish

WALL FINISHES

FLOOR FINISHES

Ground Floor

- Living / dining / dry kitchen / guest room
- All bathrooms / pantry
- Yard / maid room
- Car porch / driveway
- Staircase

- Porcelain tiles
- Porcelain tiles
- Ceramic tiles
- Stone pebble wash
- Solid timber planks

First Floor

- All bedrooms / family room
- All bathrooms / En-suite / balcony

- Solid timber flooring
- Porcelain tiles

- FENCING
- IRONMONGERY
- TURFING
- RAIN WATER HARVESTING
- SANITARY AND PLUMBING

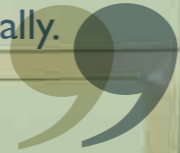
- Brickwall with mild steel grille
- Quality locksets
- Carpet grass
- Provided
- Wash basin 7
- WC 6
- Shower rose 5
- Kitchen sink 1

POINTS / TYPE	Type A				Type B			
	Ground Floor	First Floor	Roof Level	TOTAL	Ground Floor	First Floor	Roof Level	TOTAL
Wall Mounted Pillar Light	3	0	0	3	3	0	0	3
Door Bell	1	0	0	1	1	0	0	1
Auto Gate	1	0	0	1	1	0	0	1
Gate Light	2	0	0	2	2	0	0	2
Wall Light	1	1	0	2	3	1	0	4
Lighting	25	17	0	42	26	14	0	40
Spotlight	1	0	0	1	1	0	0	1
Ceiling Fan	4	4	0	8	3	4	0	7
13A SSO	16	11	0	27	22	11	0	33
15A SSO	1	0	0	1	1	0	0	1
Tel	2	2	0	4	2	2	0	4
TV	1	2	0	3	1	2	0	3
Air-cond	4	4	0	8	3	4	0	7
Water Pump	0	0	1	1	0	0	1	1
Solar Water Heater	0	0	1	1	0	0	1	1
Electrical Supply	60A Three Phase Underground				60A Three Phase Underground			



A house is much more than a mere shelter;
it should lift us emotionally and spiritually.

-- **John Saladino**



Seamless living room & kitchen layout

Convenient

location within reach of everything

Amidst the greenery surroundings, you would still enjoy amenities within reach. The convenience of other neighbouring amenities, such as food and beverages outlets, main banks, medical centre, sports complex, hotel, and several internationally renowned universities are within a stone's throw away.

- A confluent network of highways provides superb accessibility
- Facilitated with comprehensive and modern amenities, which include healthcare, education, and retail
- Within easy reach of KLIA / KLIA2, Putrajaya, Cyberjaya, and major town centres

About the developer

- Main developer of Putra Nilai over 20 years
- Mature catchment with developed mix of residential, commercial and retail components
- One of the fastest growing corridor of the South-Central region



Facilities and amenities at your doorstep



Healthcare

- Nilai Medical Centre
- 63 government & private clinics
- 6 dental clinics

Education

- Nilai University
- Nilai International School
- Universiti Sains Islam Malaysia (USIM)
- INTI International University
- Manipal International University
- Xiamen University (Completion in 2015)
- USIM Dental & Medical Faculty (upcoming)
- Nurseries, kindergartens, Chinese schools, primary and secondary schools

Accommodation

- Nilai Springs Resort Hotel
- Aston Hotel
- Sepang Gold Coast Resort

Recreation

- Nilai Springs Golf & Country Resort (NSGCC)
- Nilai Square
- Nilai Public Parks
- Sepang International F1 Circuit
- Sports Complex

Travelling

- Kuala Lumpur International Airport - KLIA & KLIA2
- KTM Komuter
- KLIA Transit Light Railway
- Nilai Sentral Bus Terminal

Shopping

- Giant Hypermarket
- Tesco Hypermarket
- AEON (ready by 2018)
- Nilai Square Textile Wholesale Centre