

F O R T H O S E W H O V A L U E G O O D L I V I N G

# Bellina Villas

@ NILAI SPRINGS PHASE *2*

BREATHE IN DEEP  
THE SCENTS  
OF EVERGREEN



GET IN TOUCH  
WITH NATURE



ENJOY THE SIGHTS OF THE  
NATURAL ENVIRONMENT



WAKE UP TO THE SOUNDS  
OF CHIRPING BIRDS



RELISH THE TASTE OF  
A SERENE LIFE



*There are moments when you revel in  
the pleasure of your senses; When you disengage your  
mind and your body travels into a state of total relaxation  
and well-being.*

*Find these moments occurring every single day here at  
Bellina Villas, a place where renewal and rejuvenation are  
the order of the day.*



FREEHOLD

# A SENSORY-RICH EXPERIENCE AWAITS YOU

Bellina Villas Phase 2 represents a modern & contemporary design that epitomises the very best of suburban life. It is where peace and quiet reign, with the natural environment playing an integral part in everyday life, and conveniences abound, with shopping and great schools just around the corner.

Each semi-D home offers the ideal arrangement for modern, comfortable living with its 2-storey, 4 + 1 bedroom layout design with South-East orientation. From the front-facing master bedroom on the 2nd floor to the front porch that is large enough to accommodate 3 cars, each home is thoughtfully designed to fulfill all your family's needs.

Artist's impression only



HIGH CEILING HEIGHT FOR GOOD VENTILATION

ENJOY MEMBERSHIP AND FACILITIES AT NILAI SPRINGS GOLF & COUNTRY CLUB

- SPECIAL FEATURES:**
- Low density (30 Semi-D homes & 4 units of Zero-lot bungalows)
  - High ceiling height for good ventilation
  - Practical and spacious layouts with 4+1 rooms
  - Rainwater harvesting system
  - Solar water heater panel complete with booster pump
  - Good quality 2' x 2' porcelain tiles
  - Fully air-conditioned
  - Auto-gate system
  - Alarm system complete with motion sensor light at car-porch

- ADDED PRIVILEGE:**
- Exclusive membership to Nilai Springs Golf & Country Club

# DESIGNED FOR COMFORTABLE LIVING

The interior space of Bellina Villas Phase 2 semi-D homes is installed with the very best finishes and sanitary wares. High ceilings, wide windows and well-appointed rooms are the hallmarks of every home. Along with the addition of spacious, practical layouts; you will get all the space you need for an enriching life.

To offer more, residents will also get to enjoy exclusive membership to Nilai Springs Golf & Country Club. But that's not all! To also ensure your peace of mind, all properties are equipped with great security features. With fully enclosed perimeter fencing, guardhouse and the intercom and alarm system installed in every unit, every aspect of your safety takes utmost priority here.



SOLAR WATER HEATER PANELS

AIR CONDITIONERS

GOOD QUALITY SANITARY WARES

RAINWATER HARVESTING SYSTEM

INTERCOM & ALARM SYSTEM

MOTION SENSOR LIGHT

Actual photograph of show unit

MODERN & CONTEMPORARY DESIGN

# SITE PLAN

of BELLINA VILLAS Phase 2

 Bungalow  
 Semi-D



## SPECIFICATIONS

Foundation : Reinforced Concrete  
Structure : Reinforced Concrete  
Roof : Concrete roof tiles  
Wall : Brickwall  
Windows : Powder-coated Aluminium Framed Glazing  
Doors : Powder-coated Aluminium Framed Glazing / Timber Door

Floor Finishes  
Garage & Driveway : Homogeneous tiles  
Living & Dining : Selected Porcelain Tiles  
Family Hall : Selected Porcelain Tiles  
Dry Kitchen : Selected Porcelain Tiles  
Wet Kitchen : Homogeneous tiles

Flooring  
Master Suite : Timber Flooring  
Bedrooms : Timber Flooring  
Master En-suite : Ceramic Tiles  
Bathrooms : Ceramic Tiles  
Powder Room : Ceramic Tiles  
Utility : Ceramic Tiles  
Store : Cement Render

Wall Finishes  
Internal : Skim Coat & Emulsion Paint  
External : Plaster with Weathershield Paint  
Dry Kitchen : Ceramic Tiles  
Wet Kitchen : Ceramic Tiles  
Master En-suite : Ceramic Tiles  
Bathrooms : Ceramic Tiles  
Powder Room : Ceramic Tiles  
Finished  
Ceiling Finishes : Skim Coat / Fibrous Plaster

Sanitary  
Master En-suite : Long Bathtub, Shower, Basin, Toilet Roll Holder, Soap Holder & Water Closet  
Bathrooms : Shower, Basin, Toilet Roll Holder, Soap Holder & Water Closet  
Powder Room : Basin, Toilet Roll Holder & Water Closet

Electrical  
Light Points : 38 Nos.

Installations  
Switch Socket Outlets : 26 Nos.  
Fan Points : 7 Nos.  
Air Conditioning : 7 Nos.  
Points

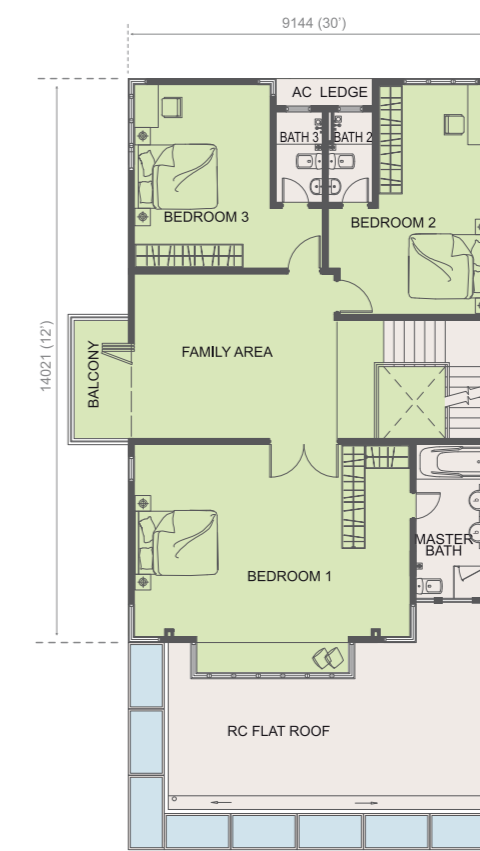
# FLOOR PLAN

of SEMI-DETACHED HOMES

• Semi-D Land Area : From 40' x 95'  
• Semi-D Build-up : 3,293 sq. ft.



GROUND FLOOR PLAN



1st FLOOR PLAN



LIVING & DINING HALL



FAMILY HALL

Actual photograph of show unit



DRY & WET KITCHEN



LIVING HALL

# A THRIVING INTEGRATED TOWNSHIP WITH EXCELLENT INFRASTRUCTURE

Nestled within the established township of Putra Nilai, Bellina Villas Phase 2 is just a brief driving distance to renowned establishments and educational institutions such as Nilai Springs Golf & Country Club, Nilai University, Nilai International School, INTI International University, Manipal International University and

Universiti Sains Islam Malaysia (USIM).

Additionally, it is also near the town centre where virtually all your needs can be attended to. From banks to medical centres, restaurants to grocery shops, everything an urban lifestyle requires is within easy reach.

## ACCESS

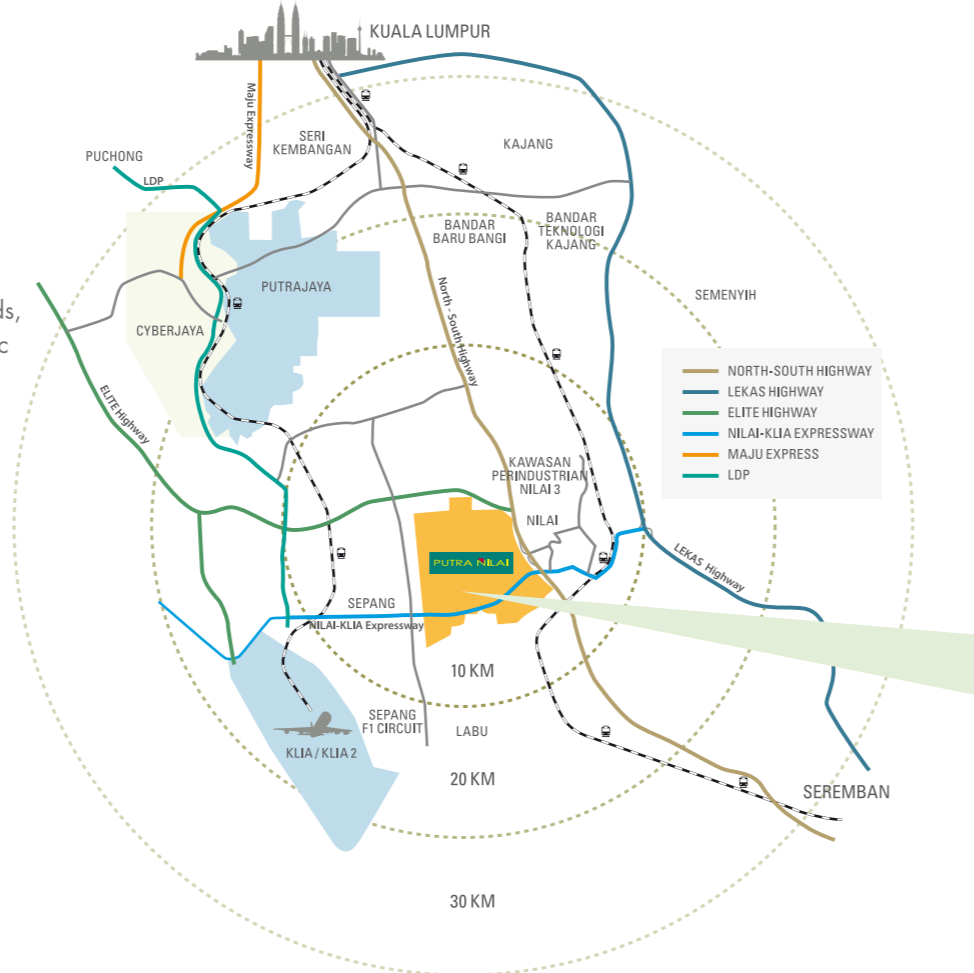
Travel with ease via several major highways including:

- North-South Highway
- LEKAS Highway
- Maju Expressway
- North-South Central Link (ELITE)
- Nilai-KLIA Expressway
- Lebuhraya Damansara-Puching (LDP)
- South Klang Valley Expressway

## WITHIN CLOSE REACH

- Nilai Springs Golf & Country Club
- Nilai Springs Resort Hotel
- Nilai University
- Nilai International School
- Inti International University
- Manipal International University
- Nilai Medical Centre
- Giant Hypermarket
- Tesco Hypermarket
- AEON Mall (by 2018)
- F&B Outlets such as KFC, McDonalds, Nandos, Old Town White Coffee etc

Putra Nilai is a well executed , 6,233-acre integrated township that has roots all the way to the early 90's. Today, it houses over 100,000 residents and is a rapidly growing international township. It is situated at the Golden Triangle of the southern growth corridor with renowned destinations such as KLIA, and Putrajaya and soon to be granted the title Bandaray due to its rapid growth.



- Legend:
- Schools
  - Completed Residential
  - Existing Commercial
  - Bungalow / Bungalow Land
  - Future Development
  - Future Commercial Development
  - Future Corporate Development
  - EVODIA
  - NATELLI



THE INTEGRATED TOWNSHIP OF PUTRA NILAI

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**Nilai**  
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(formerly known as Nilai Resources Group Berhad)

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development by

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**Nilai**  
UNIVERSITY

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**NilaiSprings**  
resort hotel  
PUTRA NILAI, MALAYSIA

**NilaiSprings**  
golf and  
country club  
PUTRA NILAI, MALAYSIA

Developed by:

**PUTRA NILAI DEVELOPMENT SDN BHD** (277643-K)

(Formerly known as BBN DEVELOPMENT SDN BHD)

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