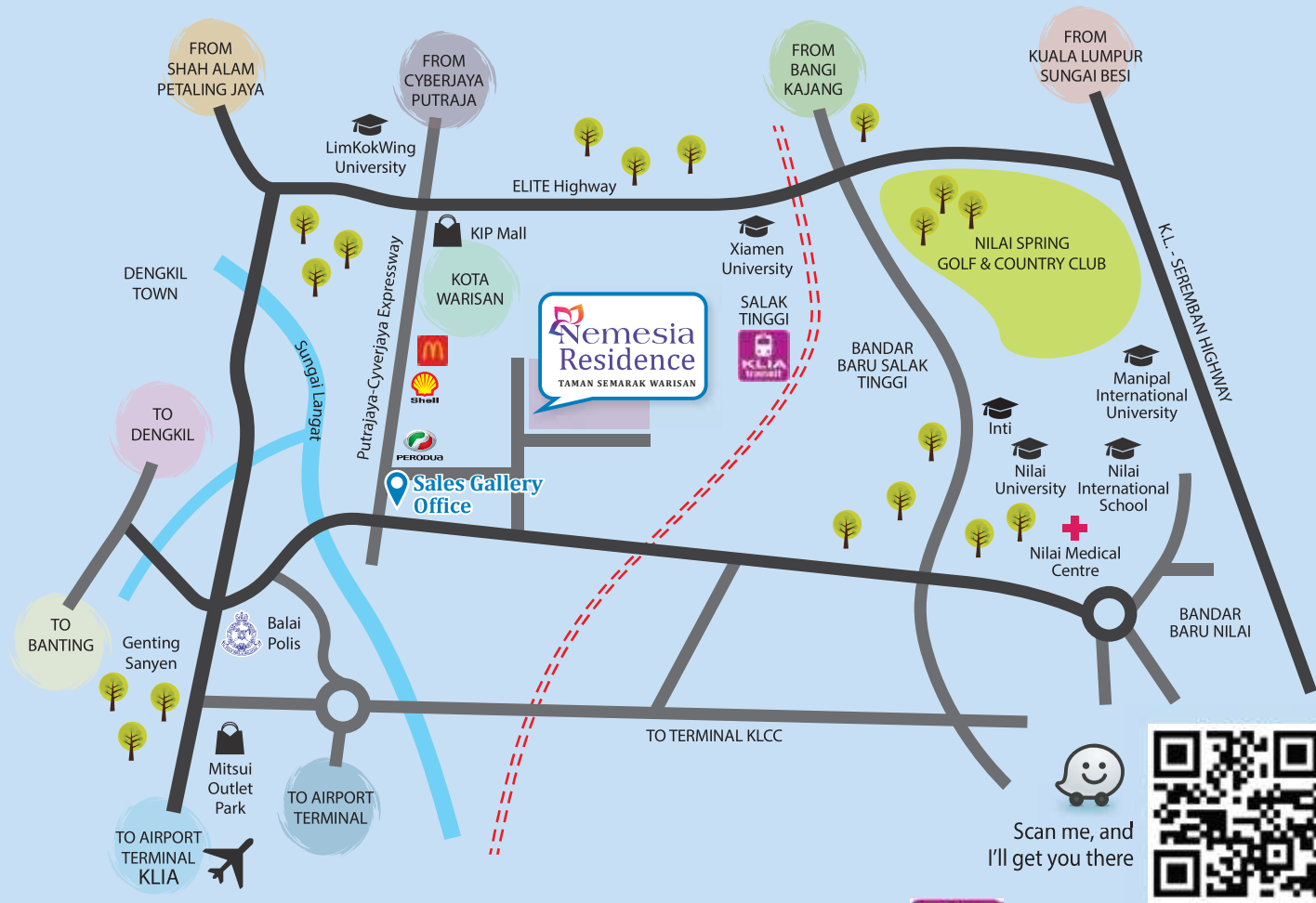


LOCATION MAP

- McDonald's (1.4 KM)
- Shell Petrol Station (2.1 KM)
- KIP Mall (2.8 KM)
- Xiamen University (5.5 KM)
- Mitsui Outlet Park and Kuala Lumpur International Outlet (5.9 KM)
- FIG Farm (6.6 KM)
- INTI International University (9 KM)
- KLIA & KLIA 2 Airport (10 KM)
- Nilai Medical Center Hospital (10.4 KM)
- Nilai University and Nilai International School (11.4 KM)
- Manipal International University (12 KM)
- University Sains Islam Malaysia (15 KM)
- Shaftsbury Serviced Suites and Hotel, DPULZE Shopping Centre in Cyberjaya (17 KM)
- Multimedia University Cyberjaya (18 KM)
- Putrajaya Hospital (19 KM)
- Limkokwing University of Creative Technology (24 KM)



ERL SPEED TRAIN CONNECTIVITY



Sales Gallery Office & Site Project

Zestrans Sdn. Bhd.; Registration No.: 200201000280 (567943-T) A member of CNH Group
No. 3 & 5 Jalan TSW 2/1, Taman Semarak Warisan, 43900 Sepang, Selangor Darul Ehsan.
Tel : 012-3772991 Email : zestranssdbhd@gmail.com



CNH Group

Developer: Zestrans Sdn Bhd; Registration No.: 200201000280 (567943-T); A member of CNH Group; Main Office: No. 51, Persiaran Pegaga, Taman Bayu Perdana, 41200 Klang, Selangor.
Telephone: 03-33247855 Fax: 03-33247858. Tenure of Land: 99 years Leasehold; Land Encumbrances: n/a; 7% Bumiputra Discount; Restriction in interest; This Land cannot be transferred, leased or mortgaged except with the permission of the state authorities; Nemesia Residence
License No.: 11102/09-2025/0973(A) Advertising permit No.: 11102-4/08-2027/0688(N)-(S), Validity Period: 3 Years Expected date of Completion: Start 02/08/2024 - Due Date 01/08/2027
Approving Authority: Majlis Perbandaran Sepang; Building Plan Ref. MPSP Sepang 600-34/4/199(11); 281 Units Double Storey Town House (Min) RM 414,900.00 – (Max) RM 539,900.00;

Disclaimer: Whilst every reasonable care and effort has been taken, all measurement and specification are approximate. All plans and specification information contained herein may be subject to change as required by the Authorities/Engineer and/or Landowner (where applicable) shall not be held responsible for any inaccuracy. All 3D visuals are artist's impressions only. Terms and conditions apply.

Nemesia Residence

TAMAN SEMARAK WARISAN FASA 2A

Double Storey Town House



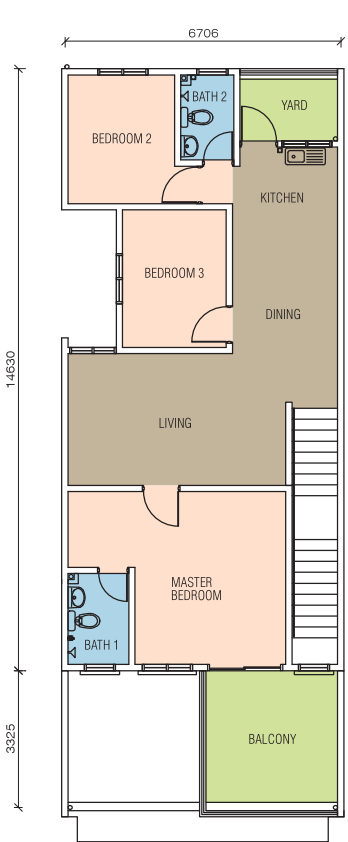
CNH Group

NEMESIA PROJECT : LOT 19616 (PT 541 - PHASE 2A)

Specifications - 2 Storey Town House (Upper Unit)

(a) Structure	Reinforced Concrete Structure			
(b) Wall	Cement Sand Bricks			
(c) Roofing Covering	Concrete Tiles Roofing			
(d) Roof Framing	Light Gauge Galvanized Steel / HW Timber			
(e) Ceiling	Non Abestos Sheet Ceiling All Room			
(f) Windows	Aluminium Frame Glass Panel Casement Window Aluminium Frame Glass Panel Top Hung Window			
(g) Doors	Main	: M.S. Frame Wood Door With Fixed Glass Panel Window.		
	All Bedroom	: M.S. Frame Plywood Flush Door.		
	Kitchen	: M.S. Frame Plywood Flush Door.		
	Bathrooms	: M.S. PVC Door.		
(h) Ironmongery	Local Made Quality			
(i) Wall Finishes	All Walls	: Cement Plaster With Paint		
	Bathrooms & Kitchen	: 5' 0" Height Glazed Wall Tiles		
	Internal	: Emulsion Paint		
	External Wall	: Weather Paint		
(j) Floor Finishes	Living , Dining	: Laminate Flooring		
	All Bedroom	: Laminate Flooring		
	Kitchen, All Bath	: Ceramic Tiles With Skirting		
	Car Porch	: Cement Render		
	Driveway	: Broom Finishes		
	Utility, Others	: Cement Render		
(k) Sanitary and Plumbing Fittings	Wash Basin	: 2 Nos		
	Sitting W.C.	: 2 Nos		
	Kitchen Sink	: 1 Nos		
	Shower Head	: 2 Nos		
(l) Electrical Installation		End Unit Without	End Unit With	
		Balcony	Balcony	Intermediate
	Light Points	: 15 Nos	17 Nos	16 Nos
	13A Socket Outlet	: 10 Nos	10 Nos	10 Nos
	Ceiling Fan Points	: 5 Nos	5 Nos	5 Nos
	TV Points	: 1 Nos	1 Nos	1 Nos
(m) Internal Telephone Trunking & Cabling	Telephone Points	: 1 Nos		
(n) Fencing	5' High Chain Link Fencing			
(o) Turfing	- Nil -			

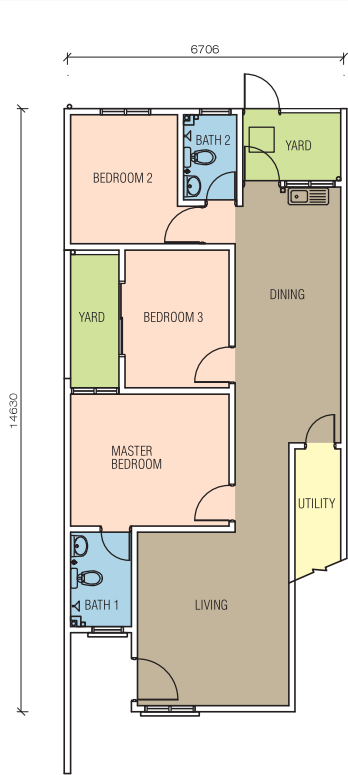
Upper Unit Floor Plan



Specifications - 2 Storey Town House (Lower Unit)

(a) Structure	Reinforced Concrete Structure			
(b) Wall	Cement Sand Bricks			
(c) Roofing Covering	Concrete Tiles Roofing			
(d) Roof Framing	Light Gauge Galvanized Steel / HW Timber			
(e) Ceiling	Skim Coat / Non Abestos Sheet Ceiling			
(f) Windows	Aluminium Frame Glass Panel Casement Window Aluminium Frame Glass Panel Top Hung Window			
(g) Doors	Main	: M.S. Frame Wood Door With Fixed Glass Panel Window.		
	All Bedroom	: M.S. Frame Plywood Flush Door.		
	Kitchen	: M.S. Frame Plywood Flush Door.		
	Bathrooms	: M.S. PVC Door.		
(h) Ironmongery	Local Made Quality			
(i) Wall Finishes	All Walls	: Cement Plaster With Paint		
	Bathrooms & Kitchen	: 5' 0" Height Glazed Wall Tiles		
	Internal	: Emulsion Paint		
	External Wall	: Weather Paint		
(j) Floor Finishes	Living , Dining	: Ceramic Tiles With Skirting		
	All Bedroom	: Ceramic Tiles With Skirting		
	Kitchen, All Bath	: Ceramic Tiles With Skirting		
	Car Porch	: Cement Render		
	Driveway	: Broom Finishes		
	Utility, Others	: Cement Render		
(k) Sanitary and Plumbing Fittings	Wash Basin	: 2 Nos		
	Sitting W.C.	: 2 Nos		
	Kitchen Sink	: 1 Nos		
	Shower Head	: 2 Nos		
(l) Electrical Installation		<u>End Unit Without</u>	<u>End Unit With</u>	
		<u>Balcony</u>	<u>Balcony</u>	<u>Intermediate</u>
	Light Points	: 15 Nos	15 Nos	15 Nos
	13A Socket Outlet	: 10 Nos	10 Nos	10 Nos
	Ceiling Fan Points	: 5 Nos	5 Nos	5 Nos
	TV Points	: 1 Nos	1 Nos	1 Nos
(m) Internal Telephone Trunking & Cabling	Telephone Points	: 1 Nos		
(n) Fencing	5' High Chain Link Fencing			
(o) Turfing	- Nil -			

Lower Unit Floor Plan



Nemesia Residence
TAMAN SEMARAK WARISAN FASA 2A

Double Storey Town House
22' x 80'
BUILD AREA | 1,760 SQFT

1 LIVING ROOM
3 BEDROOMS
2 BATHROOMS



Site Plan



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