FAJAR MENYINSING

PORT DICKSON, NEGERI SEMBILAN

LLot 1557, Rumah Rakyat Telok Pelanduk

Port Dickson, Negeri Sembilan.

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Table of Contents

About Us	1
Location	2-3
Landmarks	4-5
Rates & Capacities	6
House Details	7-8
Main Villa	9-17
Kampong House	18-22
Food Menu	23
Contact Us	24

Hello From

Fajar Menyinsing

There's no better way to experience the beauty of Port Dickson than by being right in the heart of it.

Fajar Menyinsing is situated right in the middle of all of Port Dickson's best landmarks, The property consists of two houses: the Main Villa and the Kampong House, both on a 3 acre land.

The seven bedroom Main Villa accommodates up to 22 guests, has a great view of the picturesque Malacca Straits from its lighthouse tower. Equipped with modern amenities, entertainment systems, a barbecue pit, outdoor games and a swimming pool, we promise you'll find something to do.

If you're looking for a more low-key setting, the two-bedroom Kampong House, which accommodates 8 guests, is the perfect setting to get you away from the city. It features all the original hardwood, but it's had plenty of modern upgrades, too.

It's the best of both worlds. You may even love it so much that you'll never want to leave.

Property Layout

The image of the whole land of Fajar Menyinsing Villa Port Dickson. The Main Villa located at the top & the Kampong House located down below. There's a stairs to go down the Kampong House area & also there's a path road for the car to go down straight to the Kampong House which can be used for wheelchairs as well

Property Layout

Main Gate Entrance

Football, Badminton & Outdoor Area

Kampung House

Swimming Pool Area

Volley Ball Area

Location

Waze:

Fajar Menyinsing, Port Dickson

Landmarks

- · Telok Kemang Square
- · Lexis Hibiscus PD
- · Pantai Teluk Kemang
- · Admiral Cove Marina
- · Port Dickson Ostrich Farm

Local Attractions

- Upside Down House Art Gallery - 9 min (5.4 km)
- Dickson Bay Golf Resort - 6 min (3.5 km)
- Pantai Cermin - 7 min (4.1 km)
- X Park Port Dickson - 5 min (2.6 km)
- Port Dickson Ostrich Farm - 8 min (5.5 km)
- Ornamental Fish Center - 12 min (7.7 km)
- Cape Rachado Lighthouse - 8 min (4.4 km)
- Tanjung Tuan Recrational Forest - 8 min (4.4 km)
- Teluk Kemang Funfair - 12 min (12 km)
- Dickson Dragon Cruise - 12 min (8.4 km)

Local Restaurants

- Ayam Bakar Station PD - 2 min (500 m)
- Mamak Bistro - 7 min (4.6 km)
- Asam Pedas Kasih Ibu - 9 min (6.4 km)
- Sri Pantai Ria Seafood - 10 min (7 km)
- Restoran Pantai Ria - 9 min (6.7 km)
- Restoran Sri Mesra Ikan Bakar & Seafood - 11 min (7.5 km)
- Nasi Kukus Ayam Panggang Cowboy - 11 min (8.2 km)

Nearby facilities

- Kedai Runcit - 1 min (250 m)
- 7 Eleven - 5 min (5.3 km)
- Igreen Mart Polymall - 7 min (4.5 km)
- Family Store - 13 min (8.9 km)
- Pasaraya PD - 13 min (9.2 km)

Emergencies

- Hospital Port Dickson - 14 min (9.6 km)
- Al Pro Pharmacy Teluk Kemang - 13 min (9.0 km)
- Klinik Azfa - 8 min (5.4 km)
- Klinik Mesra - 11 min (7.3 km)
- Pasir Panjang Police Station - 11 min (7.5 km)
- Teluk Kemang Police Station - 14 min (9.5 km)`

RATES & CAPACITIES 2025

Weekdays Rate

Main Villa Only

1 Night - RM 2,550

Total Capacity: 22 Pax

7 Bedrooms + 7 Bathrooms

Kampong House Only

1 Night - RM 1,550

Total Capacity: 8 pax

2 Bedrooms + 2 Bathrooms

Main Villa + Kampong House

1 Night - RM 3,050

Total Capacity: 30 pax

(Include Complimentary

Breakfast 30 pax)

Weekends Rate

Main Villa Only

1 Night - RM 4,000

Total Capacity: 22 Pax

7 Bedrooms + 7 Bathrooms

(Include Complimentary

Breakfast 22 pax)

Main Villa + Kampong House

1 Night - RM 4,300

Total Capacity: 30 pax

(Include Complimentary

Breakfast 30 pax)

- **Weekend minimum 2 nights**
- **School holiday remain the same as weekdays & weekends rate**

House Details

Villa

- 30 pax
- Maximum 50 pax. Below 3 years old doesn’t count
- More than 30 pax can bring own mattress/toto
- 9 Bedrooms & 9 Bathrooms
- Main Villa (7 Bedrooms & 7 Bathrooms)
- Kampong House (2 Bedrooms & 2 Bathrooms)

Check in & Check out time

- Check in 3pm & check out 12 noon

House Rules

- Alcohol are not allowed
- Non halal food are not allowed
- Drugs are not allowed
- Smoking in the house are not allowed
- Security deposit will be decuted if the guest fails to comply with the house rules, loss item and also damages item

Booking

- 50% deposit from the total stay amount will be required to lock the date.
- Balance need to transfer 10 days prior to checking in

Security Deposit

- RM 1,000 will be required for security deposit
- Security deposit will be returned 2-3 days after checking in

House Details

Entertainment Facilities

- Swimming pool
- Bbq pit
- Karaoke
- Ping pong table
- Football
- Pool table
- Outdoor badminton
- Volleyball
- Netflix

Amenities

- Rice cooker
- Microwave
- Basic kitchen utensils
- Kitchen gas
- Fridge
- Iron
- Hair dryer

What will we provide?

- Bbq pit, charcoal & fire starter will be provided
- Basic kitchen utensils are provided
- Towels are provided based on the house unit number of pax
- Sports facilities will be provided
- All the facilities are free

What we don’t provide?

- We do not provide kitchen cooking items such as cooking oil, salt etc

MAIN VILLA

7 Bedrooms

7 Bathrooms

MAIN VILLA

1 Night - RM 2,550 (Weekdays) & RM 4,000 (Weekend)

Capacity: 22pax

7 Bedrooms + 7 Bathrooms

Entrance & Secure Parking

Football & Outdoor activities

Backyard patio outdoor dining, ping pong & barbecue area

Adult & kids swimming pool

MAIN VILLA

COMMON AREAS

WIFI & AIR-CONDITIONING PROVIDED

Living room

Indoor Entertainment:

Netflix, Youtube, Karaoke

Indoor dining area.

Additional seatings provided outdoors.

Dry Kitchen

Fridge, microwave, toaster & basic kitchen utensils provided

MAIN VILLA

COMMON AREAS

Basketball area

Bbq & ping pong area

MAIN VILLA

BEDROOMS

Bedroom 1 (5 Pax)

- 1 Queen Bed
- 1 Single Bed
- 1 Single Bed with Pullout
- En Suite Bathroom
- With Air-conditioning

Bedroom 2 (2 Pax)

- 1 Queen Bed
- En Suite Bathrooms
- With Air-conditioning

MAIN VILLA

BEDROOMS

Bedroom 3 (3 Pax)

- 1 Queen Bed
- 1 Single Bed
- Bathroom with Bathtub adjoining to the living room
- With No Air-conditionin

Bedroom 4 (6 Pax)

- 2 Bunk Bed
- 2 Single Bed
- 2 En Suite Bathrooms
- With Air-conditioning

MAIN VILLA

BEDROOMS

Bedroom 5 (5 Pax)

- 3 Single Beds
- 1 Bunk Bed
- En Suite Bathroom
- With Air-Conditioning

Bedroom 6 (2 Pax)

- 2 Single Beds
- Shared Non-En

Suite Bathroom

- With Air- Conditioning

MAIN VILLA

BEDROOMS

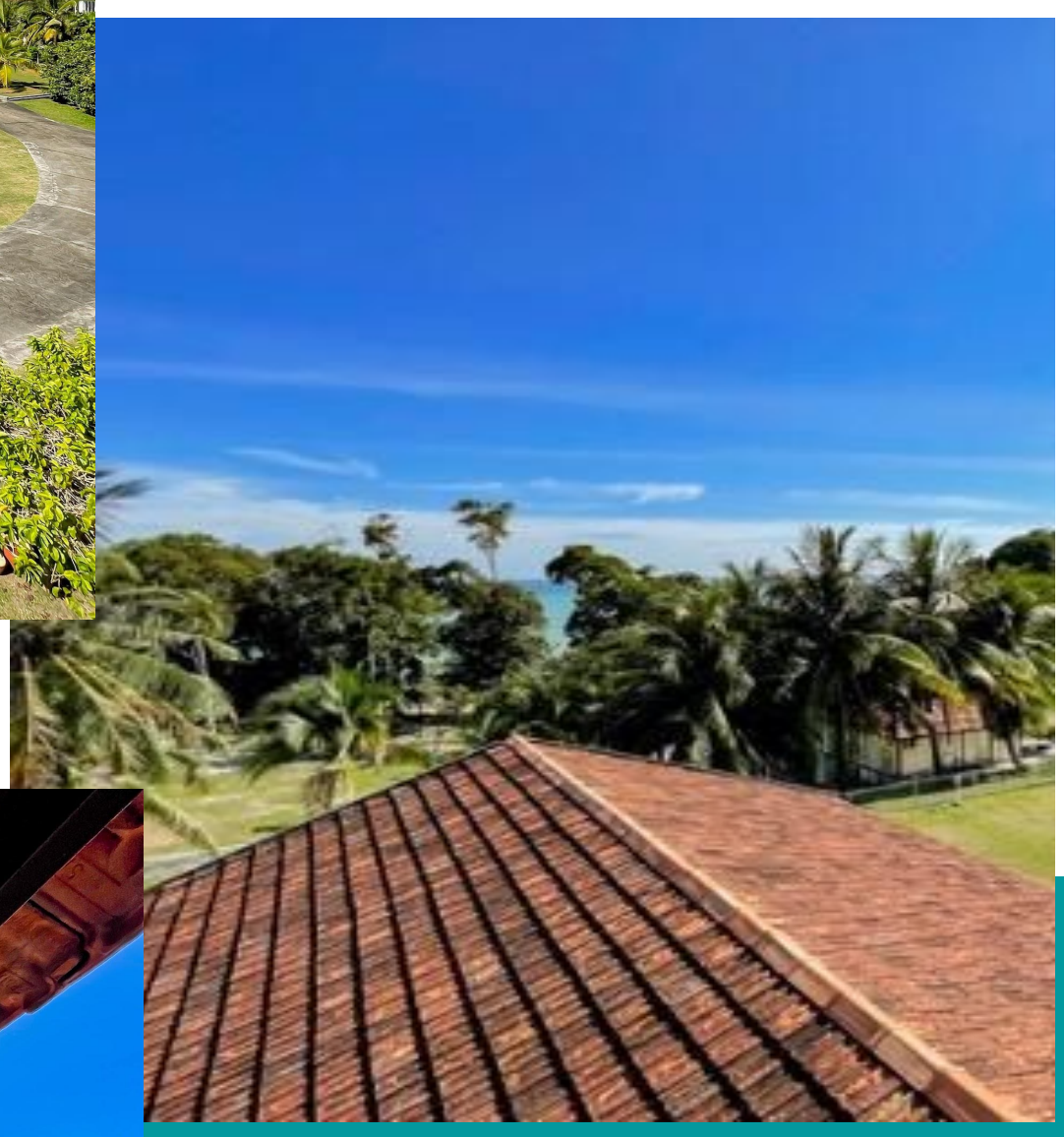
Bedroom 7 (1 Pax)

- 1 Single Bed
- Shared Non-En suite Bathroom
- With Air-Conditioning

MAIN VILLA

LIGHTHOUSE TOWER

View of main entrance and driveway



IIGHTHOUSE TOWE BALCONY

view of Malacca Straits, Kampong House & compound.

KAMPONG HOUSE

2 Bedrooms

2 Bathrooms

KAMPONG HOUSE

1 Night - RM 1,550
Total Capacity: 8 pax
2 Bedrooms + 2 Bathrooms

Pathway to The Kampong House
& Close up of Kampong House Entrance

Outdoor Area

KAMPONG HOUSE

PATHWAYS TO KAMPONG HOUSE

Staircase from the Main Villa leading to the Kampong House.

Alternative pathways Suitable for brisk walking, wheelchairs, vehicles. Picture on the right shows the Main House on top & Kampong House below

KAMPONG HOUSE

COMMON AREAS

Entrance Area

Living room
Equipped with
Air Conditioning & Fan

Dining area for 8 pax
Equipped with fridge, rice cooker, electric cooker, basic kitchen utensil

Two Single Beds in the hall

KAMPONG HOUSE

BEDROOMS

Bedroom 1 (4 Pax)
- 1 Queen Bed
- 1 Single Bed with 1 Pullout Bed
- No Air Conditioning
- Fan Available

Bedroom 1 (4 Pax)
- 1 Queen Bed
- 1 Single Bed with 1 Pullout Bed
- With Air Conditioning
- En Suite Bathroom

FOOD MENU PD 2025

- BREAKFAST -

DAY 1 — RM 8

- NASI LEMAK
- TELUR SEPARUH
- KUIH 2 JENIS (RANDOM)
- TEH O OR KOPI O

DAY 2 — RM 8

- NASI GORENG CINA
- KUIH 2 JENIS (RANDOM)
- TEH O OR KOPI O

ADD ON:

- TEH TARIK — RM 2.30
- NESCAFE — RM 3.80
- AYAM RENDANG — RM 7 /pcs
- AYAM SAMBAL — TRM7 /pcs

- SAYUR KANGKUNG — RM 2
- RENDANG/SAMBAL KERANG/SOTONG BESAR — RM 7 /pcs

- LUNCH -

SET A — RM 12 /PAX

- NASI PUTIH
- SAYUR LEMAK KOBIS / SAYUR GORENG
- AYAM SAMBAL
- AIR KORDIAL

SET B — RM 15 /PAX

- NASI PUTIH
- AYAM MASAK KARI / LEMAK CILI API
- SAMBAL HUDANG
- SAYUR GORENG / KOBIS LEMAK CILI API
- SAMBAL BELACAN
- AIR KORDIAL

SET C — RM 17 /PAX

- NASI PUTIH
- AYAM GORENG
- DAGING SALAI MASAK LEMAK CILI API
- SAYUR CAMPUR
- SAMBAL BELACAN + SALAD
- BUAH BUAHAN
- AIR KORDIAL

- HITEA -

SET A — RM 12 /PAX

- NASI GORENG KAMPUNG
- SADWICH EGG MAYO/TUNA
- CUCUR UDANG / CUCUR BILIS'TEH TARIK / NESCAFE TARIK

SET B — RM 14 /PAX

- Mee Hailam / Mee Sup / Mee Kari
- SADWICH EGG MAYO/TUNA
- CUCUR UDANG / CUCUR BILIS'TEH TARIK / NESCAFE TARIK

- DINNER -

SET A — RM 18 /PAX

- NASI PUTIH / NASI GORENG
- IKAN CECARU GORENG
- PAPRIK AYAM / TOMYAM AYAM
- SAYUR KANGKUNG BELACAN
- SAMBAL BELACAN +NTIMUN
- AIR CORDIAL

SET B — RM 32 /PAX

- NASI PUTIH / NASI GORENG
- PERAPAN UDANG
- PERAPAN AYAM KEPAK / PEHA
- PERQPAN SOSEJ
- SUP KOSONG / TOMYAM KOSONG
- KUAH BBQ SOUCE
- AIR CORDIAL

- BBQ SET -

SET A — RM 1650 /PAX

KAMBING GOLEK NEW ZEALAND

- 15KG-18KG
- 30 PAX
- SPAGETHI BOLOGNESE / SPAGETHI OLIO OGLO
- MASHED POTATO
- MIX SALAD
- BBQ SOURCE
- AIR KORDIAL

SET B — RM 35 /PAX

- SPEGETHI OLIO OGLO / BOLOGNESE / NASI GORENG
- PERAPAN KAMBING
- PERAPAN AYAM KEPAK/PEHA
- PERAPAN SOSEJ
- MASHED POTATO
- MIX SALAD WITH SOUCE
- BBQ SOUCE
- AIR KORDIAL
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Contact Us

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Thank you, and we look forward to see you 😊

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