

AMARE

22' x 75' | Double Storey Terrace House | Freehold

AMARE

Where Life Truly Begins

Nestled in the embrace of the surrounding greenery, Amare was conceived as a retreat from the humdrum and incessant grey of the Klang Valley.

With malls, medical facilities, prestigious educational institutions and a park nearby, Amare is as much a sanctuary as it is a spark of excitement for its residents. This is the lifestyle hub that will bring you and your family together, the one development that caters to the way you live.

Coming home should be something to look forward to, and with Amare, it is.



North-south Orientation

Residences are shaded from direct sunlight during the day, keeping you cool all year round.



Independent Wet & Dry Kitchens

Thoughtfully designed to prevent heavy cooking smells from entering the main living space.



Strategic Location with Convenient Access

Within easy reach of Petaling Jaya and KL through main roads and major expressways.



The Space for You & Your Family

Spacious and cozy residences created to encourage togetherness within your family.



Comfortable Living Embodied

Home is where the heart is, and we have in turn poured our hearts into Amare - a place you can be proud to call home.



The layout of the living room is optimised for hosting guests or simply unwinding after a long day.



Coming together as a family for meals feels even more welcoming with the open-concept dining area.

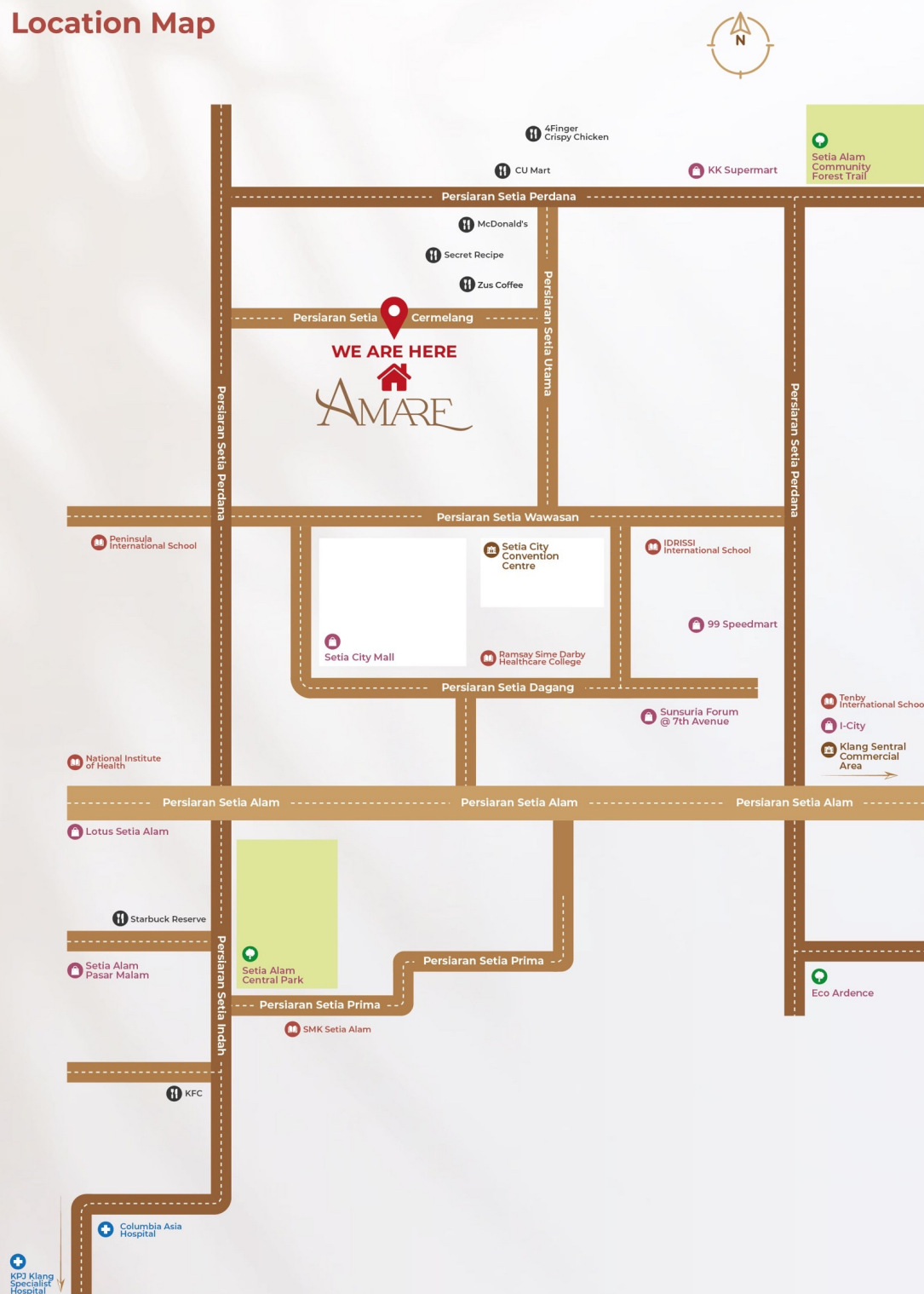


The family area encourages bonding time with more privacy and comfort.



Quality sleep begins in a quality space, and the bedrooms are spacious where it matters.

Location Map



The Place to Be, The Place to Live

Located smack dab in the middle of the rapidly expanding Setia Alam area, Amare sits but a stone's throw away from shopping destinations, medical facilities, education institutes, and a plethora of other amenities.

The area is conveniently accessible with major highways like the New Klang Valley Expressway, Federal Highway in concert with the upcoming LRT3 project.

Surrounding Neighbourhood

LANDMARK OF SIGNIFICANT NEARBY:

LEISURE:

- **Setia City Mall**
2km | 3 minutes drive
- **Setia Alam Community Forest Trail**
2.4km | 5 minutes drive
- **Sunsuria Forum**
3km | 5 minutes drive
- **Setia Alam Pasar Malam**
6.3km | 13 minutes drive
- **Eco Ardence**
7.7km | 15 minutes drive
- **Klang Parade**
10.2km | 17 minutes drive
- **I-City**
15.4km | 20 minutes drive

CORPORATE INSTITUTIONS:

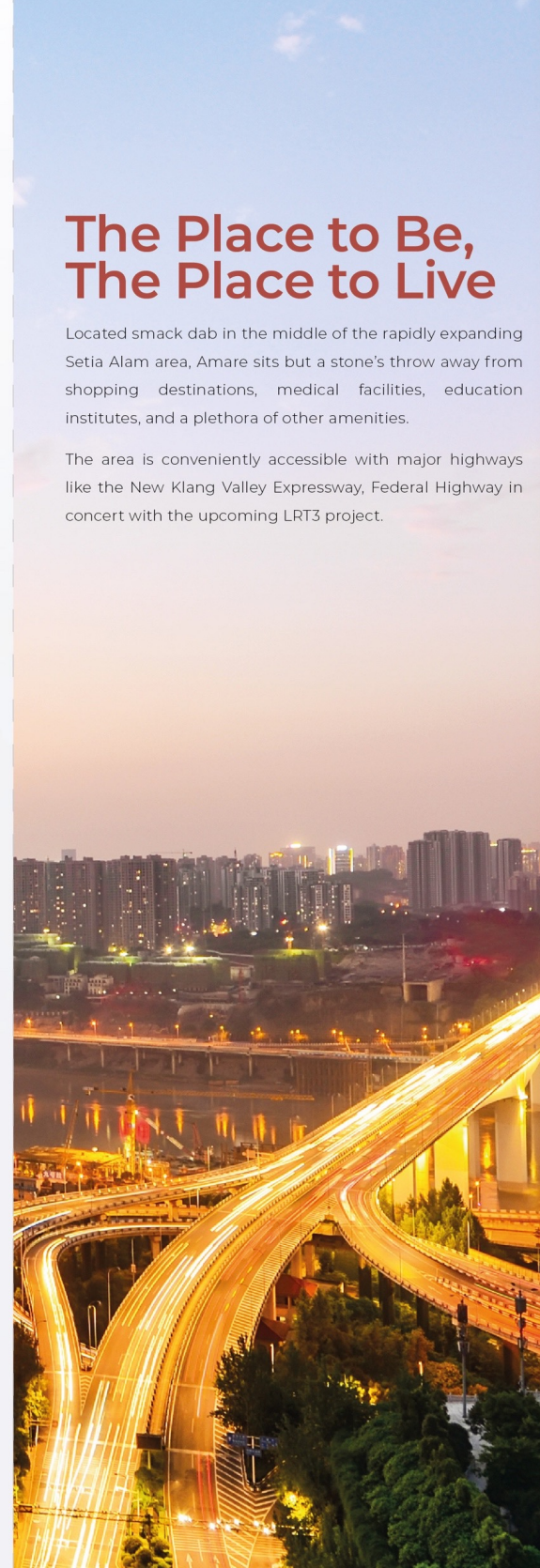
- **Setia City Convention Centre**
2km | 3 minutes drive
- **Klang Sentral Commercial Area**
5km | 10 minutes drive

EDUCATIONAL INSTITUTIONS:

- **Peninsula International School**
2.7km | 5 minutes drive
- **IDRISSI International School**
2.7km | 5 minutes drive
- **National Institute of Health**
3.3km | 6 minutes drive
- **Ramsay Sime Darby Healthcare College**
3.4km | 5 minutes drive
- **Tenby International School**
5.6km | 10 minutes drive

MEDICAL:

- **Columbia Asia Hospital**
6.7km | 12 minutes drive
- **KPJ Klang Specialist Hospital**
14.5km | 16 minutes drive



Floor Plan

CORNER UNIT

Land Size 3,197 sqft

Built Up 2,177 sqft



END UNIT

Land Size 2,023 sqft

Built Up 2,141 sqft



INT UNIT

Land Size 1,647 sqft

Built Up 2,141 sqft



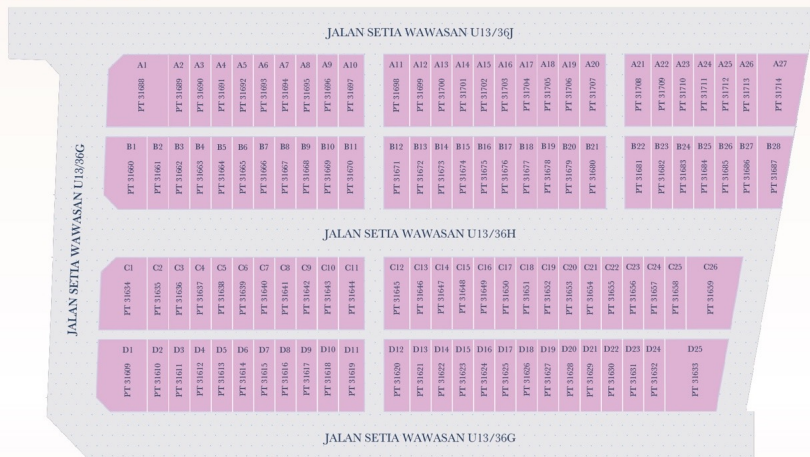
Specifications

STRUCTURE	Reinforced Concrete
ROOF	Lightweight Steel Trusses Concrete Roof Tiles
EXTERNAL WALL	Exterior Paint
INTERNAL WALL	Emulsion Paint Bath 1, 2 & 3 Porcelain Tiles Bath 4 Ceramic Tiles Kitchen Ceramic Tiles Refuse Chamber Ceramic Tiles
CEILING	Ground Floor Areas Plaster Board Ceiling Skim Coat Car Porch Skim Coat Terrace Skim Coat 1 st Floor Areas Plaster Board Ceiling Skim Coat Balcony Skim Coat Roof Overhang Plaster Board Ceiling
FLOORING	Ground Floor Drive Way Concrete Imprint Car Porch Concrete Imprint Terrace Porcelain Tiles Living, Dining, Guest Room, Porcelain Tiles Utility & Staircase Porcelain Tiles Kitchen Ceramic Tiles Bath 4 Porcelain Tiles Yard Ceramic Tiles Refuse Chamber Ceramic Tiles
1 st Floor	Balcony Porcelain Tiles Family Area, Master Bedroom, Laminated Timber Floor Bedroom 2 & 3 Bath 1, 2 & 3 Porcelain Tiles
DOOR	Entrance Foyer Solid Timber Door with Metal Door Frame Kitchen & All Bedrooms Timber Flush Door with Metal Door Frame Store Timber Flush Door with Metal Door Frame All Bathrooms Timber Flush Door with Metal Door Frame
WINDOW	Living, Dining, Kitchen, Powder Coated Aluminium Frame Clear Glass Window Family & All Bedrooms Powder Coated Aluminium Frame Frosted Glass Top Hung Window All Bathrooms
SANITARYWARE & FITTINGS	All Bathrooms Sitting Water Closet Counter Top Basin (Bath 1) Wall Hung Basin (Bath 2, 3 & 4) Basin Tap Shower Rose & Stop Valve Angle Valve with Hand Bidet Toilet Roll Holder Aluminium Single Bowl Sink Kitchen Tap Bib Tap
IRONMONGERIES	Kitchen Mortise Lockset with Lever Handle Refuse Chamber Entrance Cylindrical Lockset Privacy Cylindrical Lockset Passage Cylindrical Lockset
ELECTRICAL INSTALLATION	Light Point, 13A Switch Socket outlet, Fan point, Air-Con Point, TV point, Telephone point, Booster pump point, Bell point, Autogate point, Alarm system
FENCING	Perimeter Fencing Brick & mild steel fencing Main Gate Double swing mild steel gate
OTHERS	Water Tank Quality Water Tank Incoming Cable to House Underground cable for electric & telephone supply

AMARE



Site Plan



Paksi Gagah Sdn Bhd

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