

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:

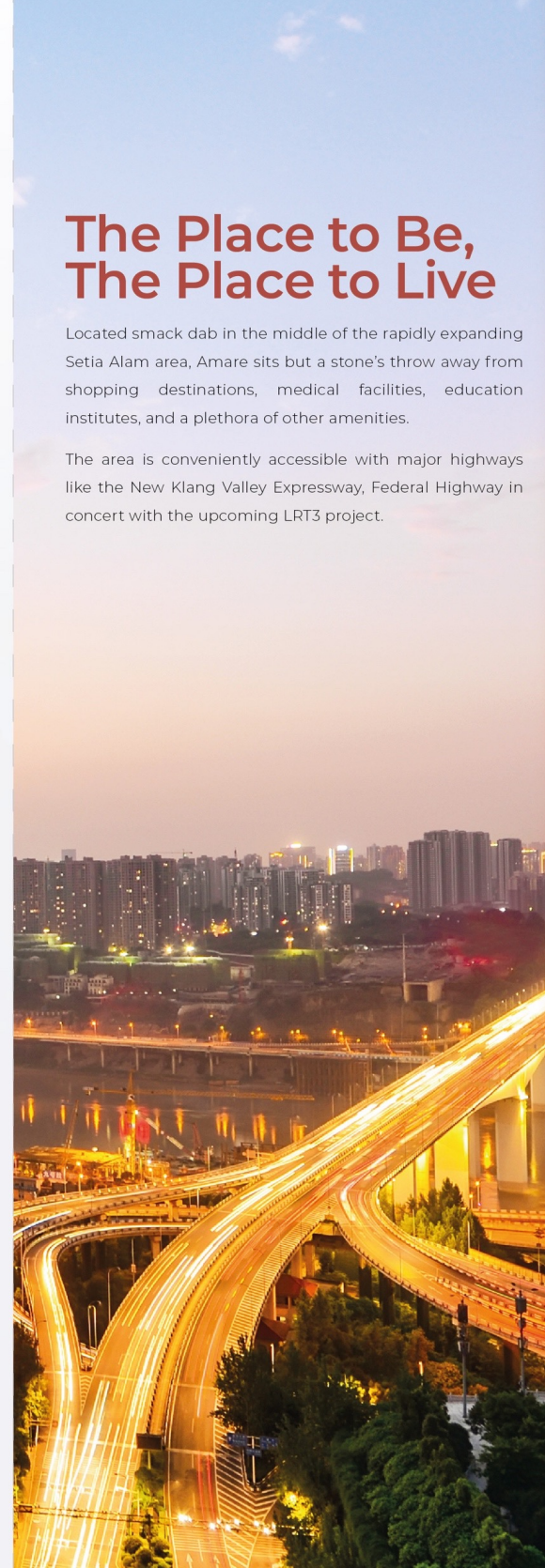
- **Setia City Convention Centre**
2km | 3 minutes drive
- **Klang Sentral Commercial Area**
5km | 10 minutes drive

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



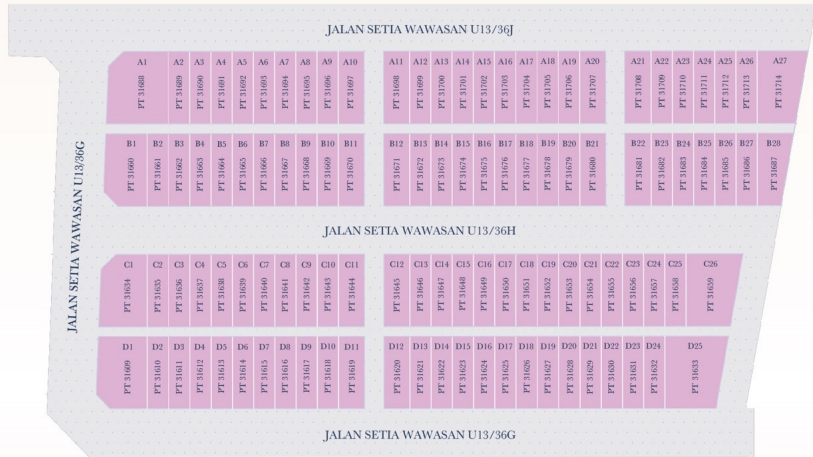
Specifications

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, Utility & Staircase	Porcelain Tiles
Kitchen	Porcelain Tiles
Bath 4	Ceramic Tiles
Yard	Porcelain Tiles
Refuse Chamber	Ceramic Tiles
1st Floor	
Balcony	Porcelain Tiles
Family Area, Master Bedroom, Bedroom 2 & 3	Laminated Timber Floor
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, Family & All Bedrooms	Powder Coated Aluminium Frame Clear Glass Window
All Bathrooms	Powder Coated Aluminium Frame Frosted Glass Top Hung Window
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
Kitchen	
Refuse Chamber	
IRONMONGERIES	
Main Entrance	Mortise Lockset with Lever Handle
Kitchen & Bedrooms	Entrance Cylindrical Lockset
All Bathrooms	Privacy Cylindrical Lockset
Store	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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