

AMARE²

2-STOREY TERRACE HOUSE

FREEHOLD

20' X 65'



Start a new chapter in YOUR FOREVER HOME

Missed out on our Amare Phase 1 development? Now is the perfect time to secure one of our sought-after phase 2 homes, Amare 2.

Located in the lively town of Setia Alam, one of Selangor's up-and-coming districts, our community features unique and beautiful homes perfect for families. Start your next chapter with us and enjoy a neighbourhood that celebrates the cultural heritage of Setia Alam.

Home is what you make it, but we've made Amare 2 home just for you.



Open Concept Layout

Enjoy seamless living with our open-concept layout, perfect for modern lifestyles and fostering meaningful connections.



Carefully-Crafted Backyard

Relax and unwind in your private 4-foot backyard, a cosy outdoor oasis for leisure and gardening.



Strategic Location

Benefit from a prime location in Setia Alam, offering convenience and accessibility to essential amenities and services.



Spacious Spaces

Experience ultimate comfort in our generously sized living areas, thoughtfully designed to accommodate all your family's needs.





TAKE IN NATURE AS IT IS

Touted as a residential gem, Amare 2 harmonizes spacious, airy designs with the serene beauty of nature, spread across more than 1,770 square feet of comfort. Amare 2 units feature 4-foot backyards that are designed holistically, offering a perfect retreat for relaxation and outdoor activities such as gardening.

The adaptable layouts within the units cater to your unique lifestyle, ensuring versatility and customizability in every corner. More than just a home, Amare 2 is a place where inspiration and nature converge, providing a tranquil haven where your day begins and ends.



Enjoy unmatched accessibility in
**SETIA ALAM'S
 PREMIER LOCALE**



LANDMARK OF SIGNIFICANT NEARBY:

LEISURE :

- Setia City Mall
2km
- Setia Alam Community Forest Trail
2.4km
- Sunsuria Forum
3km
- Setia Alam Pasar Malam
6.3km
- Eco Ardence
7.7km
- Klang Parade
10.2km
- I-City
15.4km

CORPORATE INSTITUTIONS :

- Setia City Convention Centre
2km
- Klang Sentral Commercial Area
5km

MEDICAL :

- Columbia Asia Hospital
6.7km
- KPJ Klang Specialist Hospital
14.5km

EDUCATIONAL INSTITUTIONS :

- Peninsula International School
2.7km
- IDRISSE International School
2.7km
- National Institute of Health
3.3km
- Ramsay Sime Darby Healthcare College
3.4km
- Tenby International School
5.6km

The thoughtful master planning of Amare 2 is done wholly with its residents in mind. Within its welcoming embrace, you'll find a genuine sense of community and draw serenity from its lush surroundings, away from the hustle and bustle of the city.



Discover the joy of COMING HOME



Family Hall + Living Room

Relax and entertain at your own pace in the spacious family hall and living room, crafted for comfort and designed to be the centerpiece of your home's welcoming atmosphere.

Kitchen + Dining Room

Feel the heart of the home with the open-concept kitchen and dining room, designed for seamless entertaining and family gatherings in a space that blends style with functionality.



Master Bedroom

Unwind in the master bedroom, a space most suited to decorate as you see fit, and tailored so you can recharge for the upcoming day.

CORNER

Land Size
28' - 51' x 65'

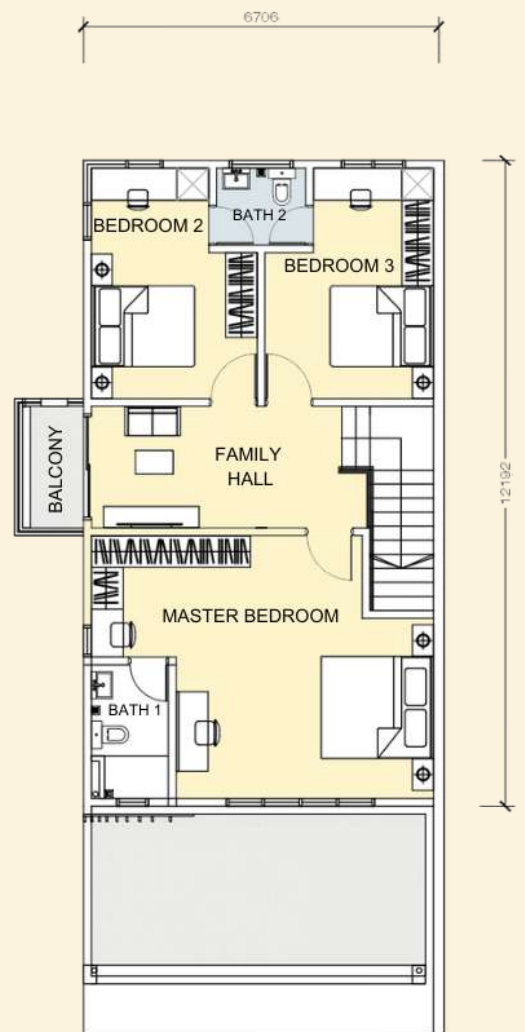
Built Up
2,047 sqft

4 
Bedroom

3 
Bathroom



GROUND FLOOR



FIRST FLOOR

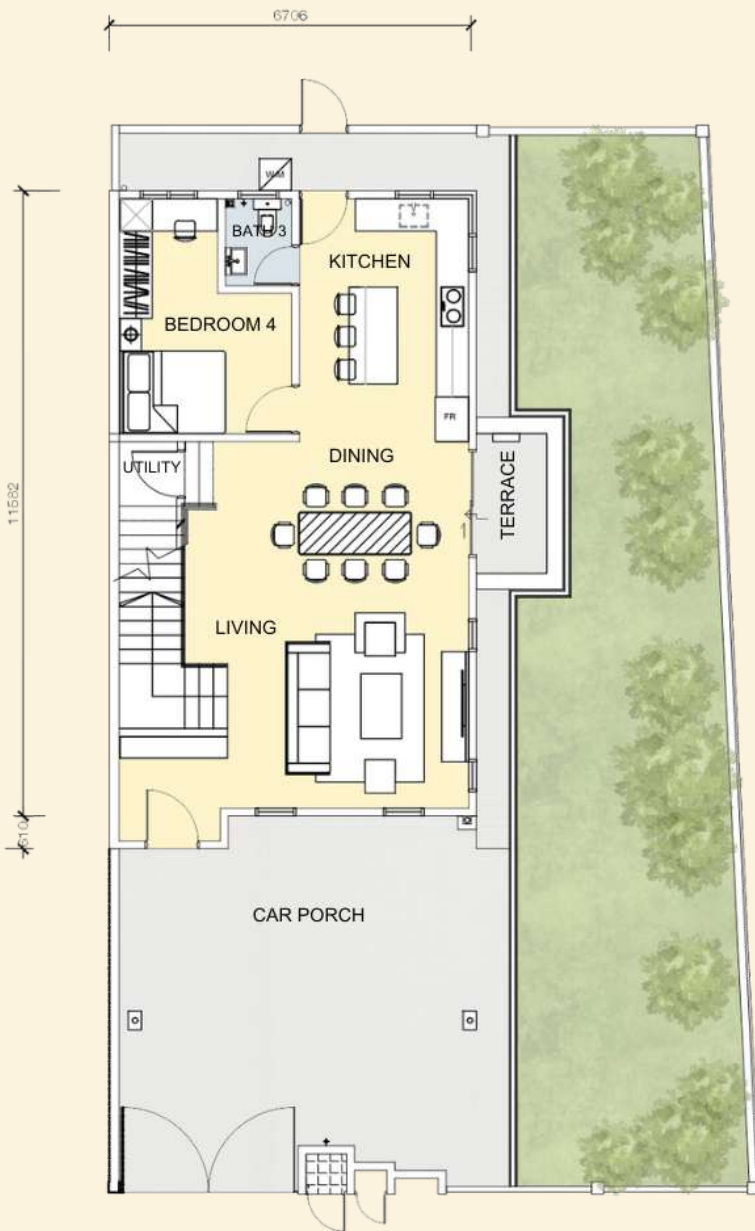
END

4 
Bedroom

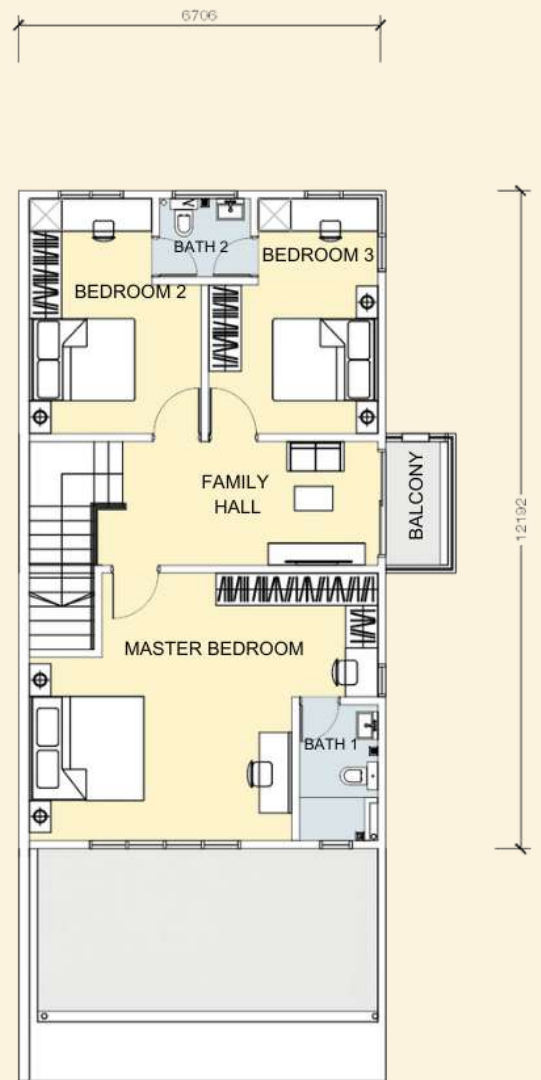
3 
Bathroom

Land Size
34' - 41' x 65'

Built Up
2,047 sqft



GROUND FLOOR



FIRST FLOOR

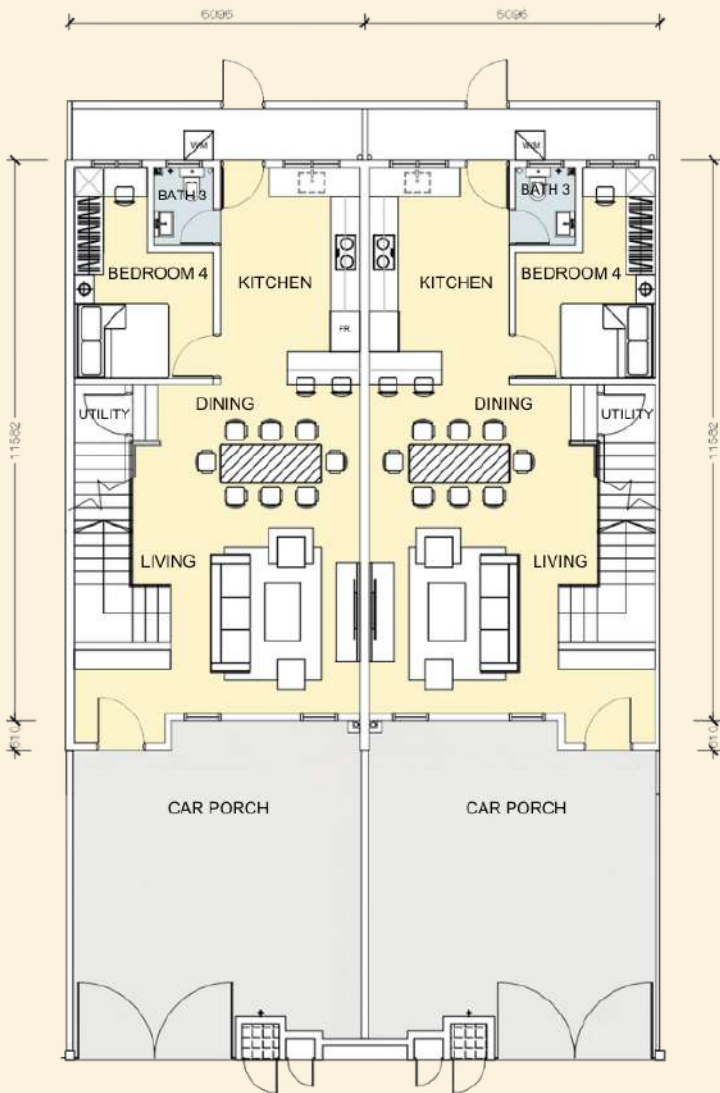
INTERMEDIATE

4 
Bedroom

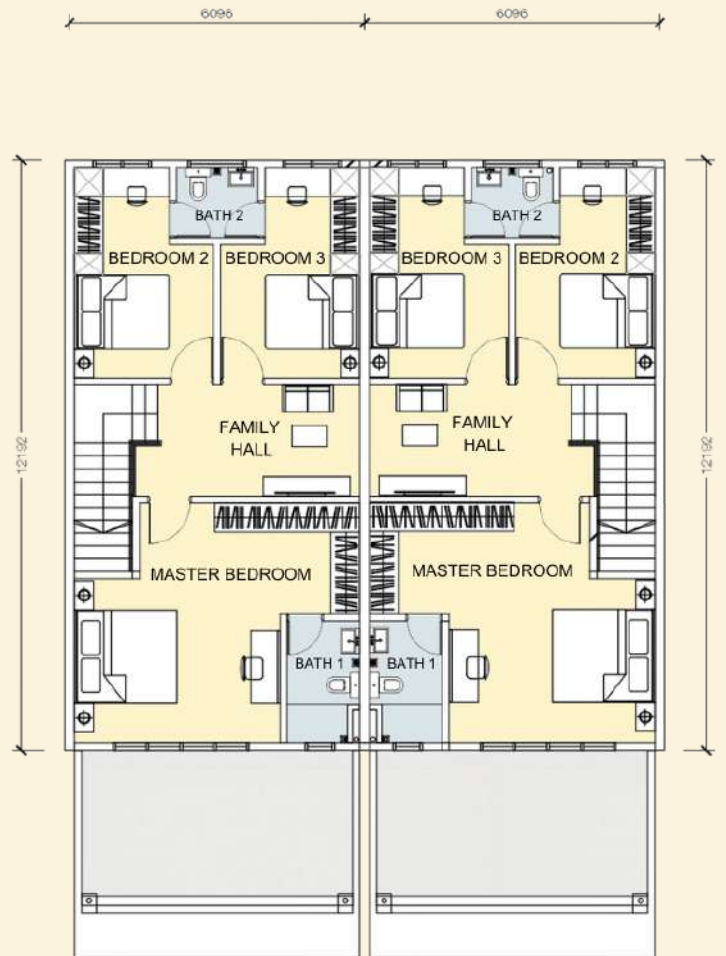
3 
Bathroom

Land Size
20' x 65'

Built Up
1,779 sqft



GROUND FLOOR



FIRST FLOOR

Specifications

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