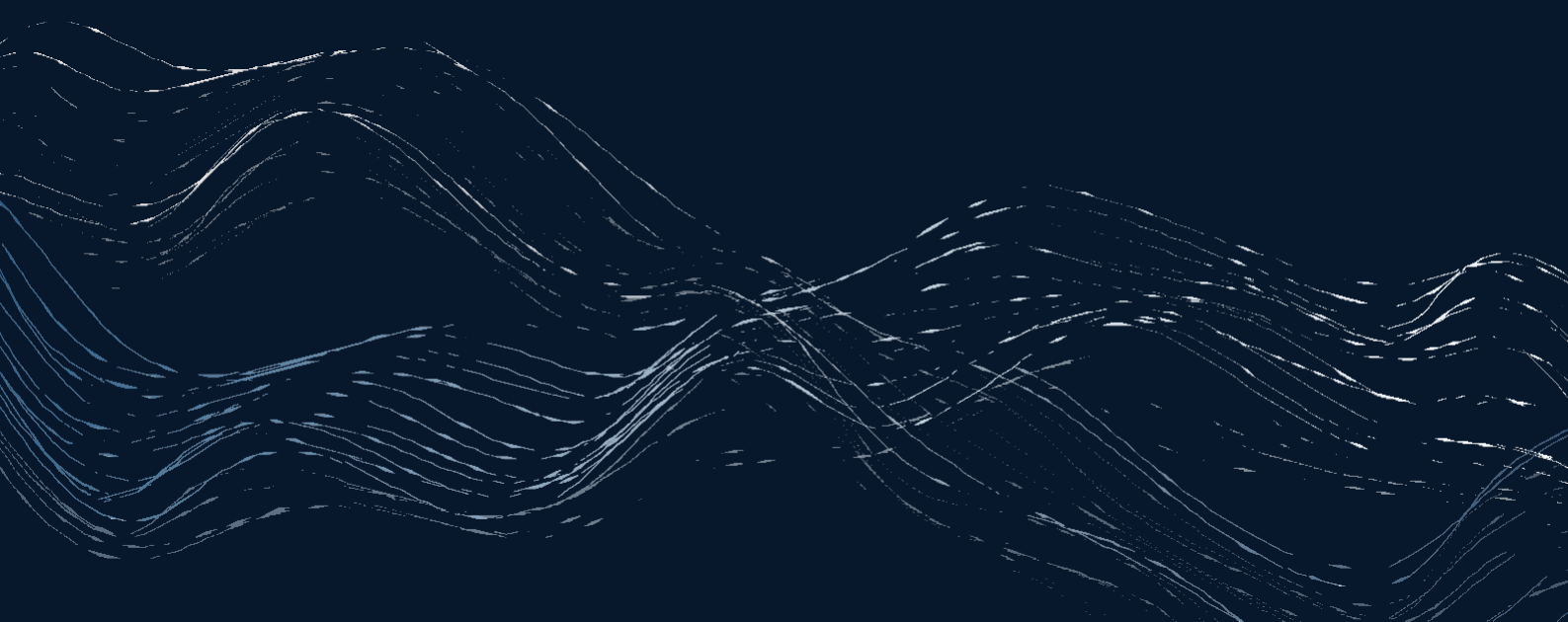


AMARE²

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.





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
- IDRISI 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'

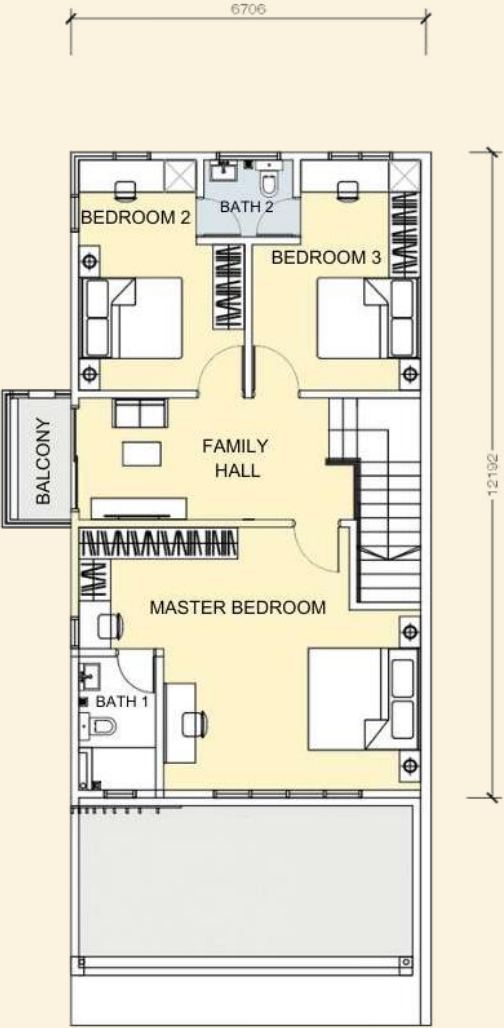
Built Up
2,047 sqft

4 
Bedrooms

3 
Bathrooms



GROUND FLOOR



FIRST FLOOR

END

Land Size
34' - 41' x 65'

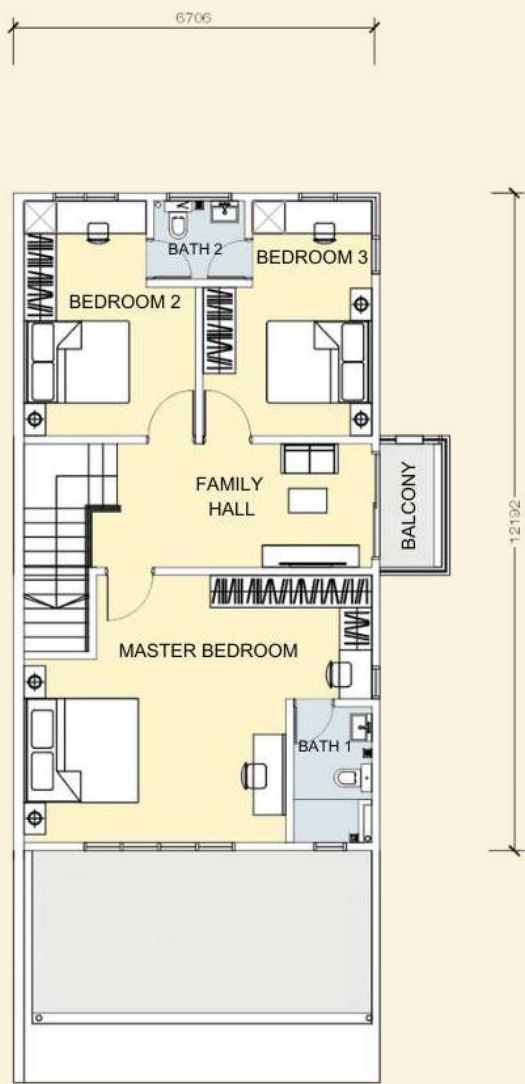
Built Up
2,047 sqft

4 
Bedrooms

3 
Bathrooms



GROUND FLOOR



FIRST FLOOR

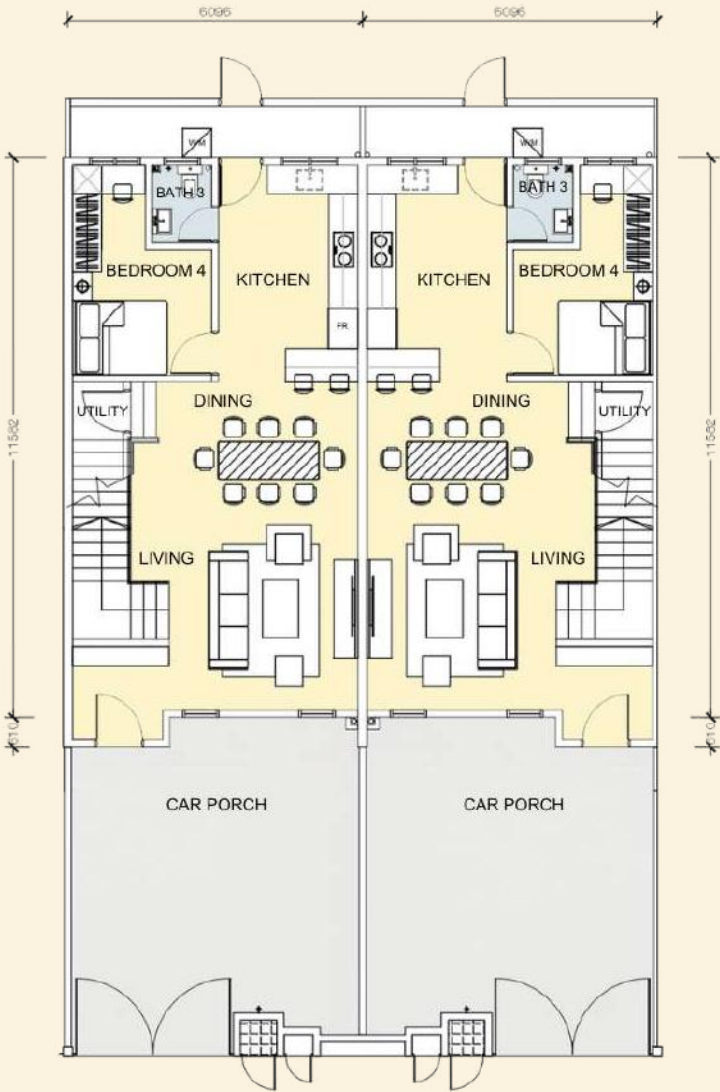
INTERMEDIATE

Land Size
20' x 65'

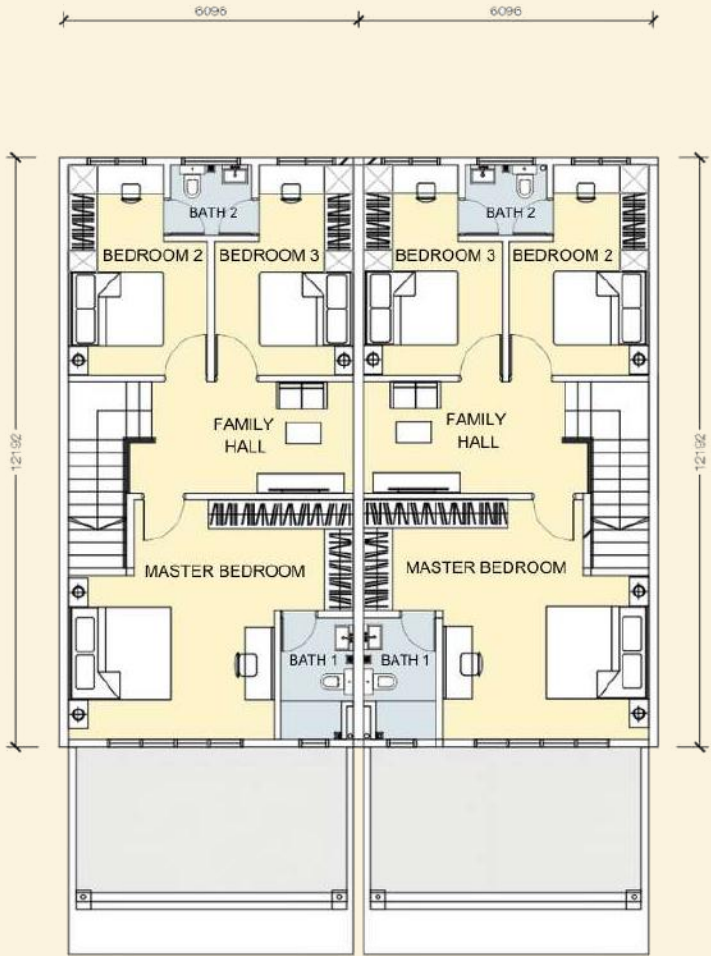
Built Up
1,779 sqft

4 
Bedrooms

3 
Bathrooms



GROUND FLOOR



FIRST FLOOR


Specifications

STRUCTURE	Reinforced Concrete
ROOF	Lightweight Steel Trusses Concrete Roof Tiles
WALL FINISHES	
External Wall	Plaster and Paint
Internal Wall	Plaster and Paint Porcelain Tiles Ceramic Tiles
CEILING	Plaster Ceiling Skim Coat
FLOOR FINISHES	
Driveway / Car Porch	Concrete Imprint
Living / Dining / Kitchen / Guest Room, Utility / Staircase	Porcelain Tiles
Family Area / Bedrooms	Laminated Timber Floor
Terrace / Yard / Balcony	Ceramic Tiles
Baths	Ceramic Tiles / Porcelain Tiles
DOOR	
Entrance Foyer	Solid Timber Door with Metal Door Frame
Kitchen & Bedrooms	Timber Flush Door with Metal Door Frame
Store	Timber Flush Door with Metal Door Frame
Baths	Timber Flush Door with Metal Door Frame
WINDOWS	Aluminium Frame Glass Window
SANITARYWARE & FITTINGS	
Baths	Sitting Water Closet Basin Shower Rose & Stop Valve Toilet Roll Holder Angle Valve with Hand Bidet
Kitchen	Aluminium Single Bowl Sink Kitchen Tap
IRONMONGERIES	Quality Ironmongery
ELECTRICAL INSTALLATION	Light Point 13A Switch Socket Outlet Fan Point Air-Con Point TV Point Telephone Point Bell Point Autogate Point
FENCING	Brickwall & Mild Steel Fencing Wire Mesh Fencing with M.S. Gate



Paksi Gagah Sdn Bhd

 | 019-388 1446 / 019-605 6960

 | www.paksigagah.com

Wisma Lebar Daun, No 2, Jalan Tengku
Ampuan Zabedah J 9/J,
Section 9, 40000 Shah Alam, Selangor

AMARE²

Developer: Paksi Gagah Sdn Bhd (Company No.: 200401026171 (664679-D) • Developer Licence No.: 30324/01-2028/0001(N) • Validity Period: 03/01/2023 – 02/01/2028 • Advertising & Sales Permit No.: 30324-2/10-2026/0928(N)-(L) • Validity Period: 15/10/2024 – 14/10/2026 • Land Tenure: Freehold • Land Encumbrance: Nil • Restriction of Interest: Nil • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No.: MBSA.BGN.600-3/4/103 • Expected Completion Date: October 2026 • Total Unit: 104 Units • Price: RM 780,000 (Min) – RM 1,080,000 (Max) • Bumiputera Discount: 7% • Disclaimer: All rendering content in this brochure is the artist's impression. The information contained herein is subject to change without notification as may be required by the authorities or developer's architect. Whilst every care has been taken in providing these information, the owner developers and managers cannot be held responsible for variations.