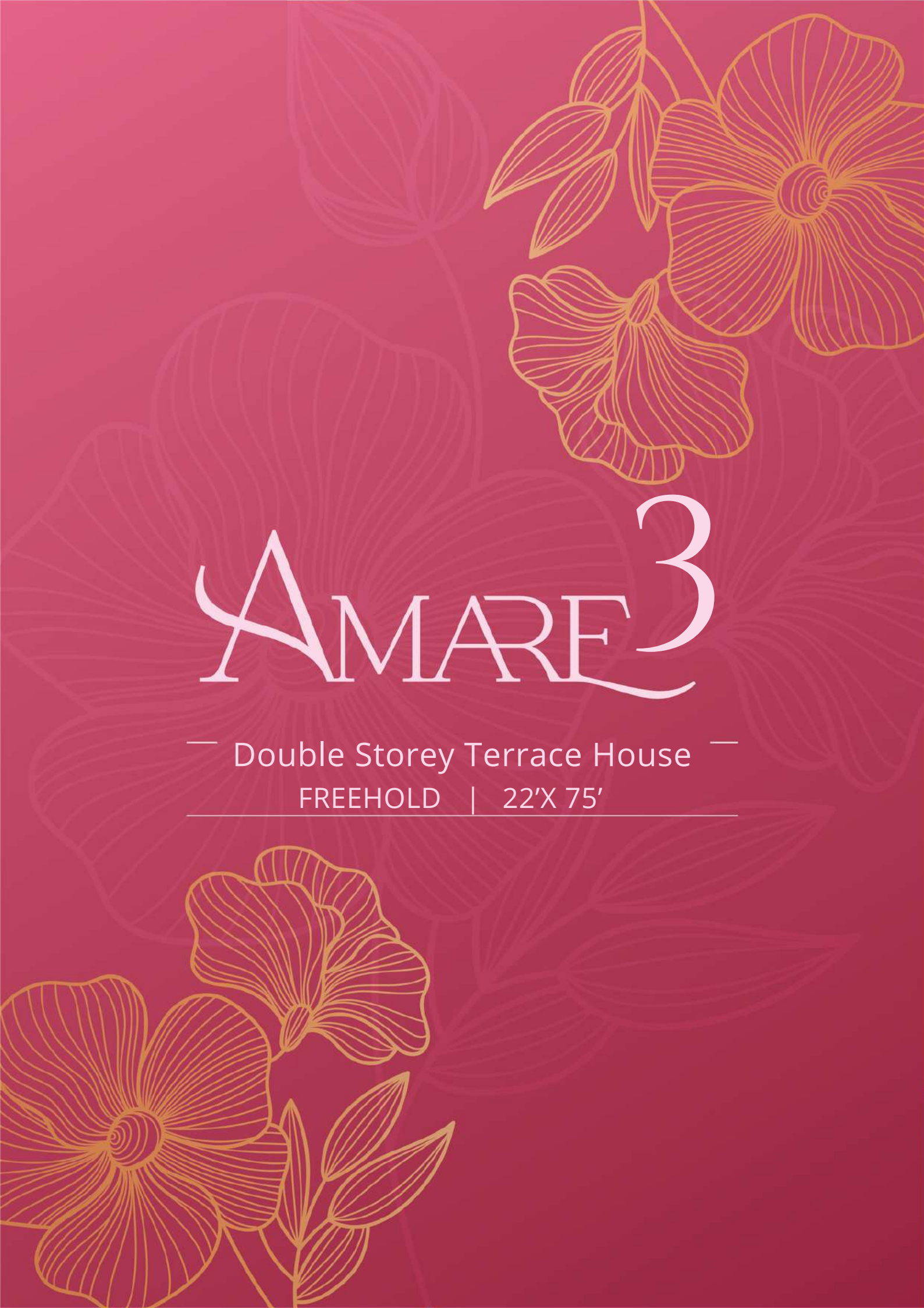




AMARE³

— Double Storey Terrace House —

FREEHOLD | 22'X 75'



AN ADDRESS TO ENVY



Step into Setia Alam, a thriving township in Shah Alam shaped by deliberate planning and a strong sense of community. Green surroundings, seamless connectivity, and day-to-day conveniences combine to create a lifestyle that feels balanced, effortless, and inviting.

Within this setting, Amare 3 takes its place as a residential enclave designed for modern family living. Surrounded by schools, retail options, and lifestyle amenities, it offers a home environment that balances practicality, accessibility, and the rhythms of family life - the perfect setting for Amare 3.





BALANCED, REFINED, ENDURING



Amare 3 is defined by a contemporary architectural language that feels refined yet welcoming. Clean lines, balanced proportions, and meticulously crafted facades give each home a timeless presence, while subtle modern accents add character and distinction. Together, the streetscape creates a harmonious rhythm that feels calm, orderly, and inviting.

As a collection of spacious two-storey terrace homes, Amare 3 enhances the neighbourhood with architecture that feels lived-in, enduring, and familiar in the best way. This is a residential setting shaped by thoughtful design - grounded, personal, and an address you will be proud to call home.



LANDMARK OF SIGNIFICANT NEARBY

Educational Institutions

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

Corporate Institutions

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

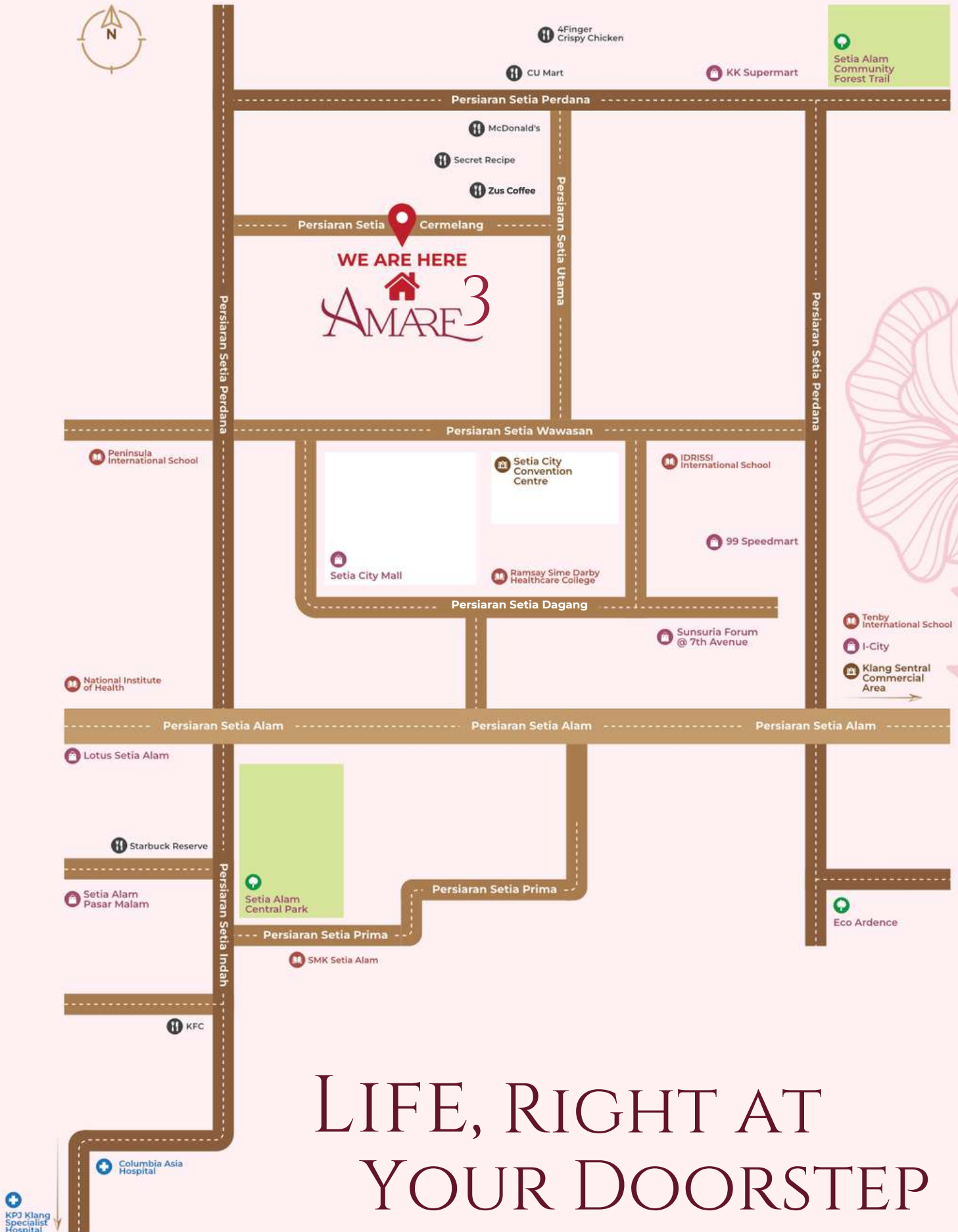
Medical

- Columbia Asia Hospital
6.7km
- KPJKlang Specialist Hospital
14.5km

Leisure

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





LIFE, RIGHT AT
YOUR DOORSTEP

WHERE EVERY DETAIL MATTERS

Amare 3 homes are designed with intention, where comfort and functionality blend effortlessly with style. Open, airy living spaces and adaptable rooms support daily routines and shared moments, while modern finishes and subtle design touches elevate the living experience. These are spaces to live, connect, and grow together.

► North-South Orientation:

Designed to maximize natural light and enhance indoor comfort throughout the day.

► Convenient Township Location:

Easy access to key amenities and major routes within Setia Alam.



► **Adaptive Living Spaces:**

Rooms and spaces that suit different life stages and family routines.



► **Well-Proportioned Interiors:**

Living, dining, and private areas sized for daily life, not just special occasions.



MASTER PLAN & SITE MAP

Amare 3 offers 3+1 rooms and 4 bathrooms in each two-storey terrace home, with generous layouts designed for modern family life. Spacious living and dining areas create a natural flow that adapts to your family's evolving needs. Every home supports comfort, practicality, and ease, making everyday living feel effortless.



CORNER

4

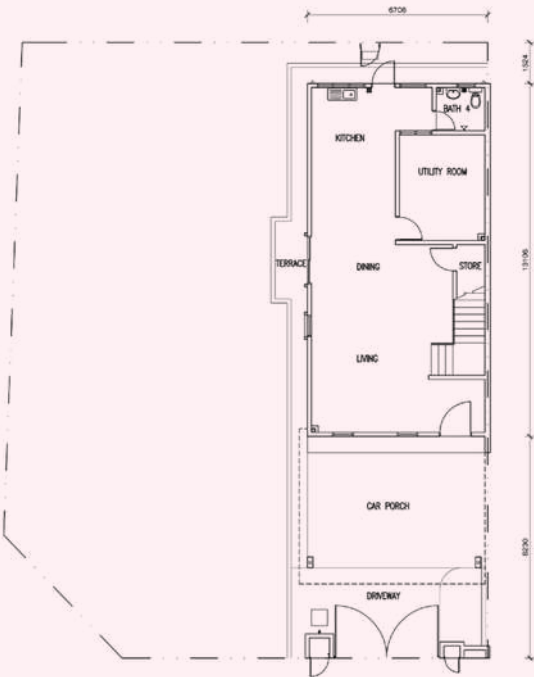
Bedrooms

4

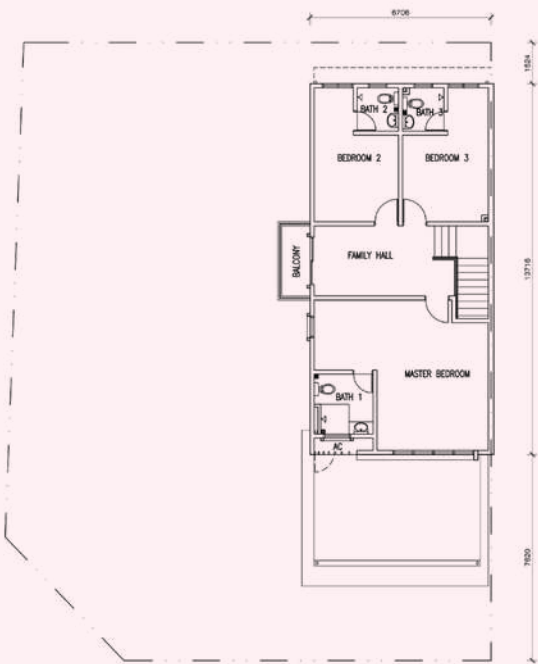
Bathrooms

Type A1

Lot Size	Land Area	Built Up
36' x 75'	3,659 - 4,251 sqft	2,389 sqft



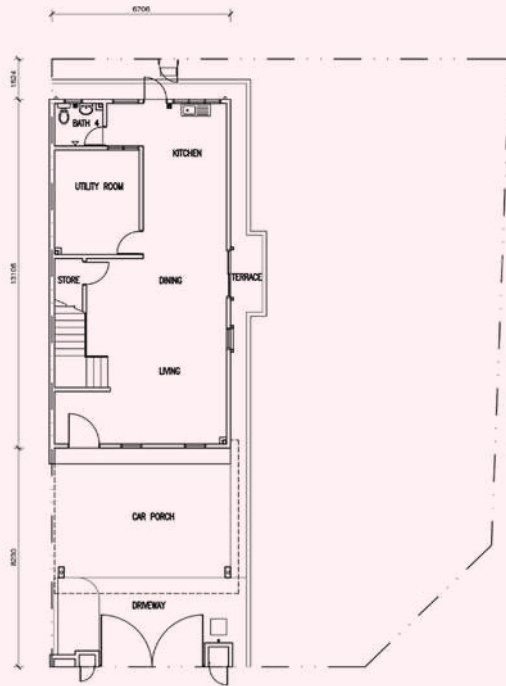
Ground Floor



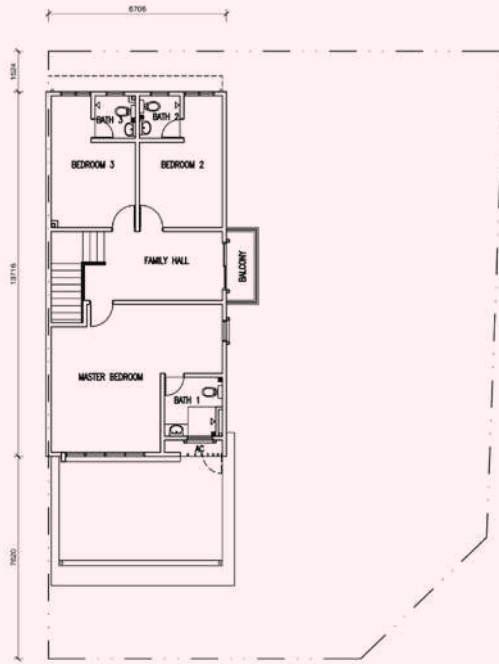
First Floor

Type A1 (M)

Lot Size	Land Area	Built Up
30' x 75'	3,422 - 4,014 sqft	2,389 sqft



Ground Floor



First Floor

INTERMEDIATE

4

Bedrooms

4

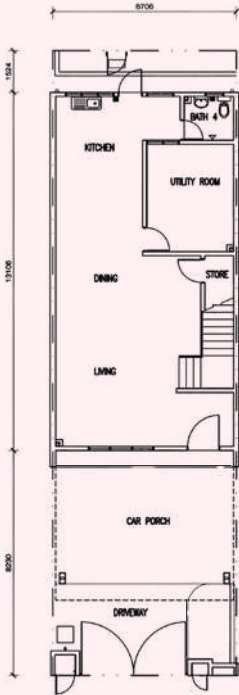
Bathrooms

Type A2

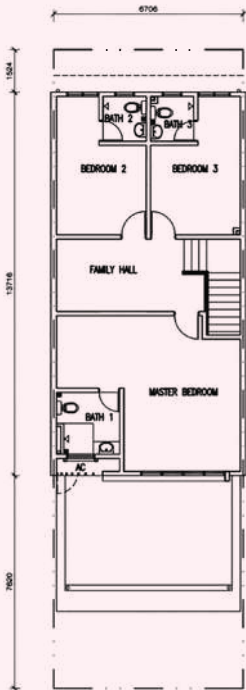
Lot Size
22' x 75'

Land Area
1,650 sqft

Built Up
2,288 sqft



Ground Floor



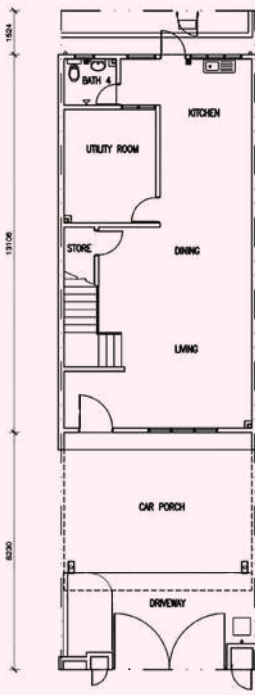
First Floor

Type A3

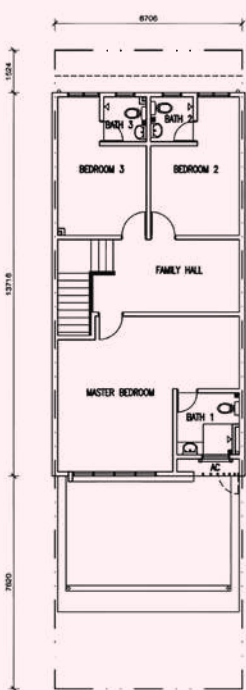
Lot Size
22' x 75'

Land Area
1,650 sqft

Built Up
2,288 sqft



Ground Floor



First Floor

END LOT

4

Bedrooms

4

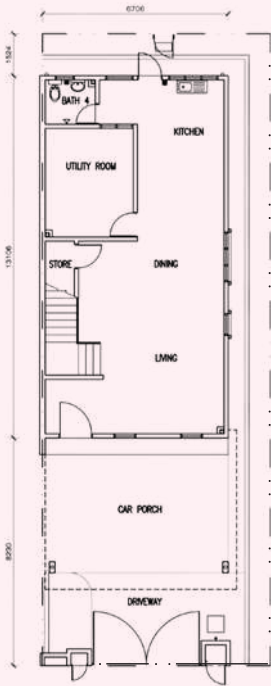
Bathrooms

TypeA4

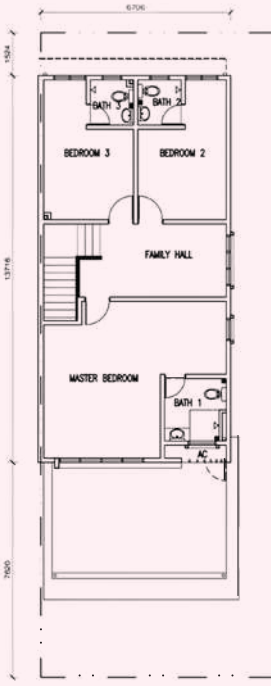
Lot Size
27' x 75'

Land Area
2,025 sqft

BuiltUp
2,288 sqft



Ground Floor



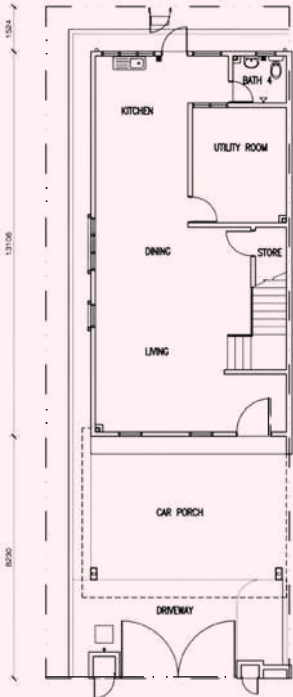
First Floor

Type A4 (M)

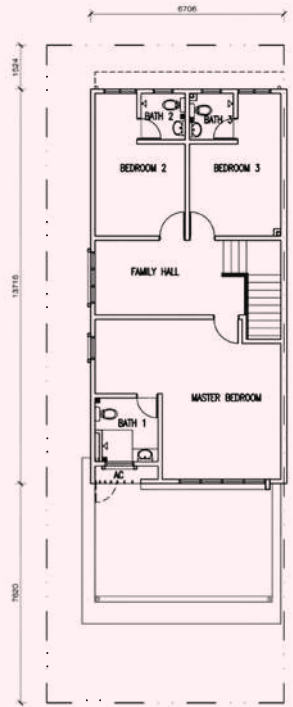
Lot Size
27' x 75'

Land Area
2,025 sqft

Built Up
2,288 sqft



Ground Floor



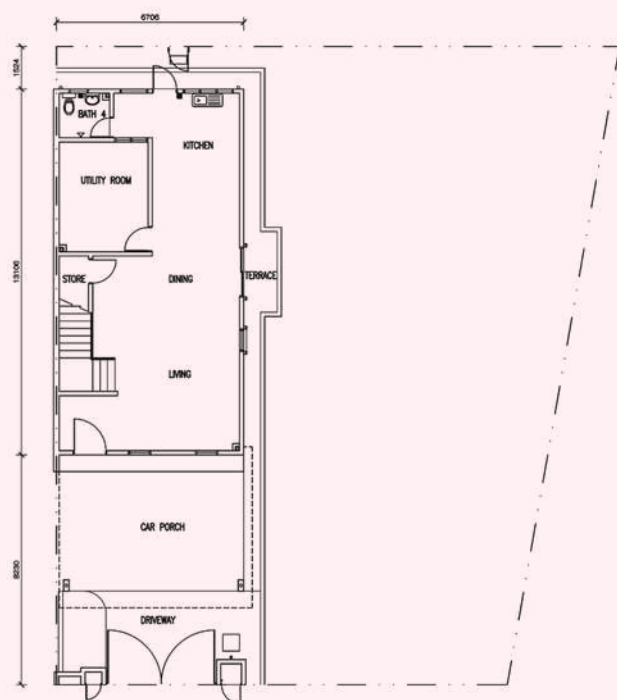
First Floor

END LOT

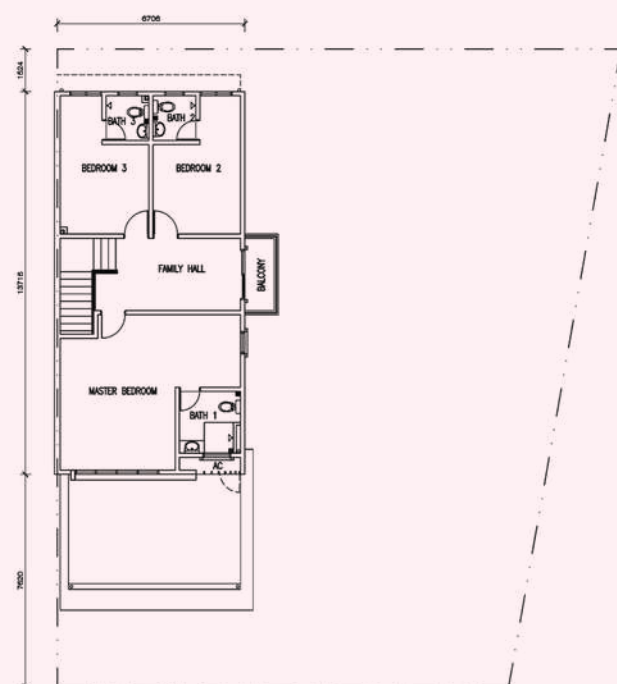


Type A5

Lot Size 32' x 75'
Land Area 2,927 - 4,467 sqft
Built Up 2,389 sqft



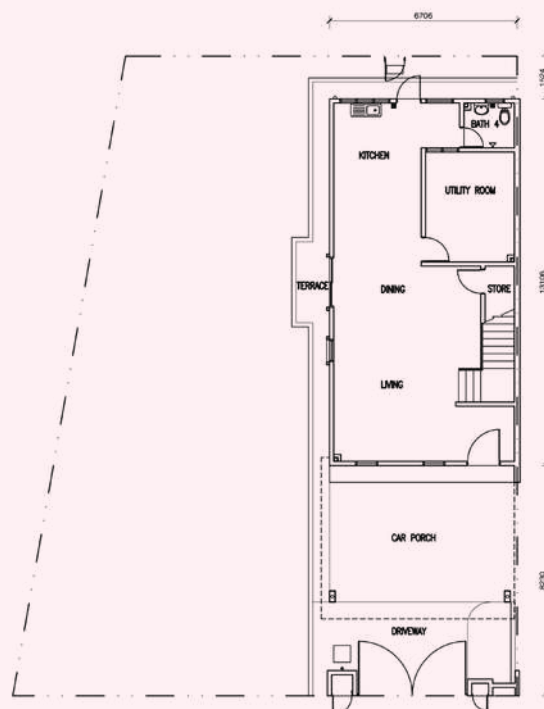
Ground Floor



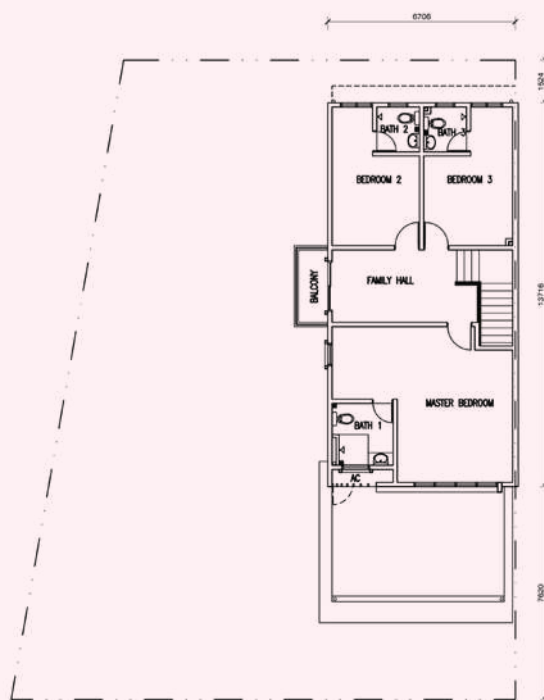
First Floor

Type A5 (M)

Lot Size 36' x 75'
Land Area 3,939 - 4,047 sqft
Built Up 2,288 sqft



Ground Floor



First Floor

SPECIFICATIONS

STRUCTURE

Reinforced Concrete

ROOF

Metal Deck

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 / Utility /
Guest Room

Porcelain Tiles

Family Hall / Master Bedroom /
Bedroom 2 & 3 / Staircase

Laminated Flooring

Terrace

Ceramic Tiles

Bath 1, 2, 3 & 4

Ceramic Tiles / Porcelain Tiles

DOORS

Main Entrance

Timber Door

Other Doors

Timber Door / Aluminum Frame Glass Sliding Door

WINDOWS

Aluminium Frame Glass Window

IRONMONGERY

Quality Ironmongery

SANITARYWARE & FITTINGS

Baths

Sitting Water Closet

4

Basin

4

Shower Rose & Stop Valve

4

Hand Bidet

4

Kitchen

Aluminium Single Bowl Sink

1

Kitchen Tap

1

ELECTRICAL INSTALLATION

Lighting Point

25

13A Switch Socket Outlet

16

Ceiling Fan Point

5

Air-Conditioner Point

5

TV Point

1

Telephone Point

1

Door Bell Point

1

Auto Gate Point

1

FENCING

Brickwall & Mild Steel Fencing / Wire Mesh Fencing with M.S. Gate

All plans and Specification are subject to changes by the relevant Authorities or Developer's Architect without prior notice



Paksi Gagah Sdn Bhd

☎ | 019-605 6960 / 019 388 1446



| www.paksigagah.com

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

AMARE³

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.: 30324-3/06-2028/0451(N)-(L) • Validity Period: 19/06/2026 – 18/06/2028 • Land Tenure: Freehold • Land Encumbrance: Nil • Restriction of Interest: Nil • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No.: MBSA.BGN.600-3/4/490 • Expected Completion Date: June 2028 • Total Unit: 113 Units • Price: RM 937,000 (Min) – RM 1,345,000 (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.