

AMANARA RESIDENCES



1st Hybrid Townhouse in Malaysia



Gated & Guarded

An ideal abode of modern living within a Gated and Guarded community with 24-hour security. An oasis of Security, Privacy and Exclusivity.

Point of interest

Within 5-15 mins drive to:

Shopping malls such as:

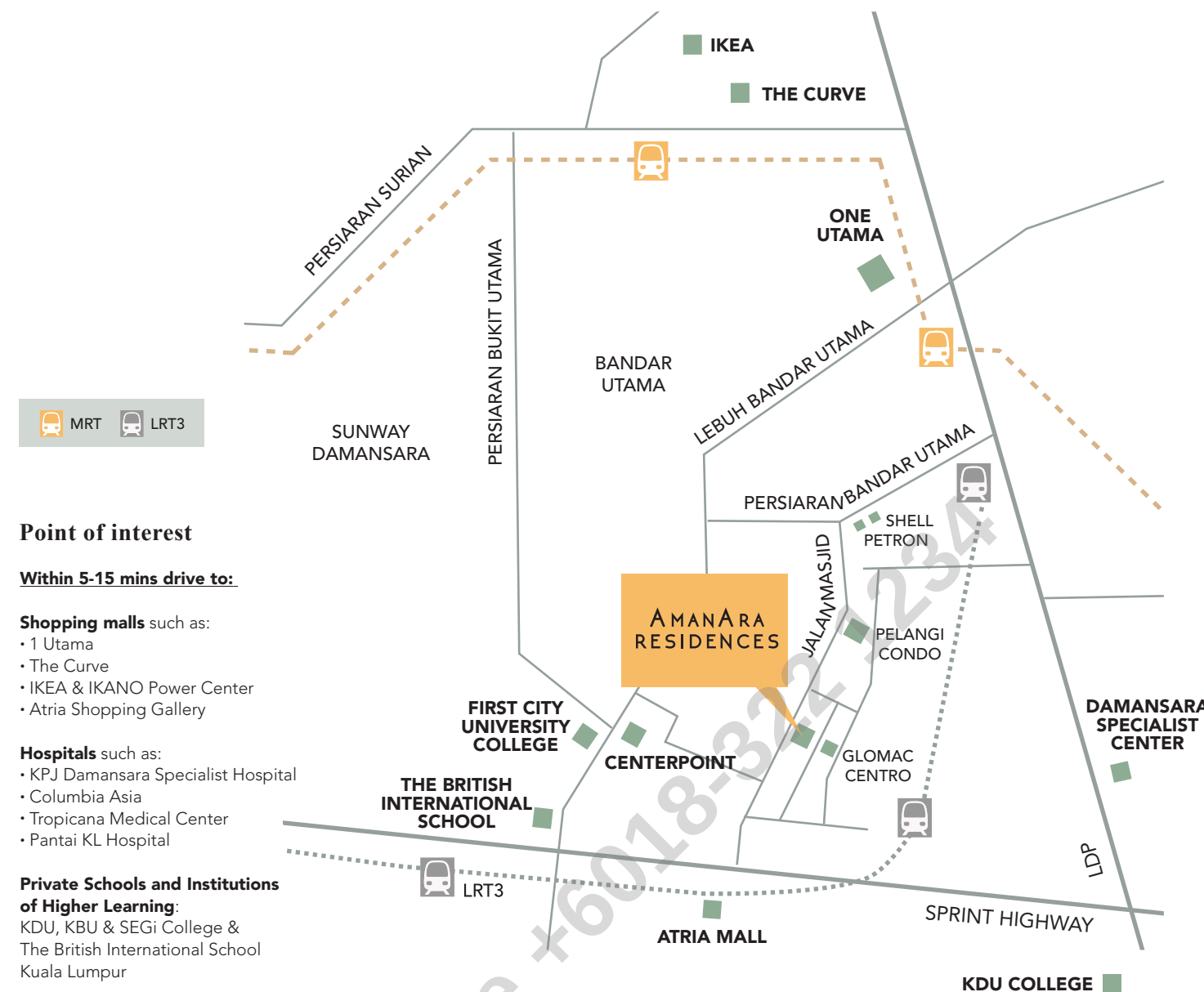
- 1 Utama
- The Curve
- IKEA & IKANO Power Center
- Atria Shopping Gallery

Hospitals such as:

- KPJ Damansara Specialist Hospital
- Columbia Asia
- Tropicana Medical Center
- Pantai KL Hospital

Private Schools and Institutions of Higher Learning:

- KDU, KBU & SEGi College & The British International School Kuala Lumpur



Redefining Urban Living

Accessibility

Nestled in the heart of PJ, with easy access from multiple highways, AmanAra Residensi is a uniquely new concept development - the first hybrid townhouse project ever, in Malaysia.

Strategically located in the better part of Kayu Ara, AmanAra Residensi is just minutes away from mature areas such as Bandar Utama, Damansara Uptown, nearby to Tropicana and SS2.

AmanAra Residensi is also easily accessible via Bandar Utama, New Klang Valley Expressway (NKVE) & Sprint Highways.

We are approximately 15 mins from the newly completed Bandar Utama MRT station and about 7 mins walk from the new LRT Line 3 Uptown station (yet to be completed)

SHD

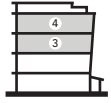
SweetHarvest Development Sdn Bhd (973192-K)

Block E-6-14 Plaza Mont Kiara,
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SHD is a boutique development company with shared experience of over 40 years in the development industry.

At SHD, our modus operandi premises on ensuring that quality and excellence is reflected in our products where we seek not build houses but homes.

Lesen Pemaju: 19080-1/07-2019/0515(L) Tarikh: 15/07/2017 sehingga 14/07/2019 Lesen Permit Iklan dan Jualan: 19080-1/07-2019/0515(P) Tarikh: 15/07/2017 sehingga 14/07/2019
Pemaju: Sweet Harvest Development Sdn Bhd, Block E-06-14 Plaza Mont' Kiara, No. 2, Jalan Kiara, Mont' Kiara, 50480 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur, Malaysia. HUBUNGI KAMI: 012-606 7073 / 03-6203 2128. Pemegang Pajak:
Tiada. Nama: AmanAra Residensi. 24 unit Rumah Bandar 4 tingkat dengan lif: Jenis A, Jenis B, Jenis B1 dan Jenis C. Diluluskan oleh Majlis Bandaraya Petaling Jaya
Ruj: MBPJ/120100/T/P10/1306/2016. Harga dari RM750,000.00 - RM1,575,000.00. Pajakan: 99 tahun berakhir 1 Februari 2115.
Sekatan Kepentingan: Tanah ini tidak boleh dipindahmilik, dipajak atau digadai melainkan dengan kebenaran Pihak Berkuasa Negeri. Tempoh jangka masa siap: Disember 2019

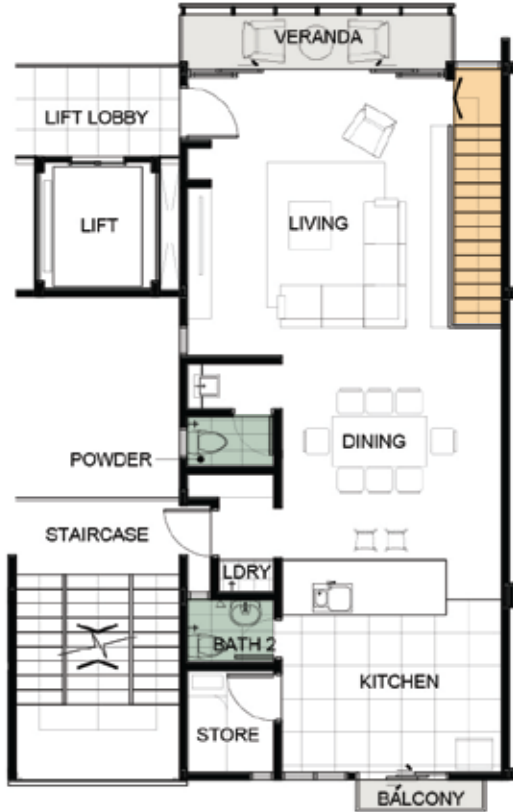


Upper unit

3 bedrooms
Approx. 2000sf



LEVEL 3

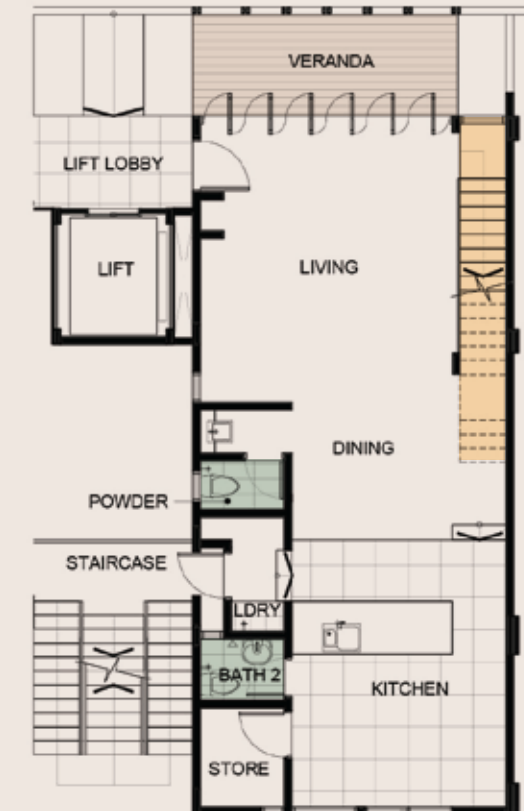


LEVEL 4

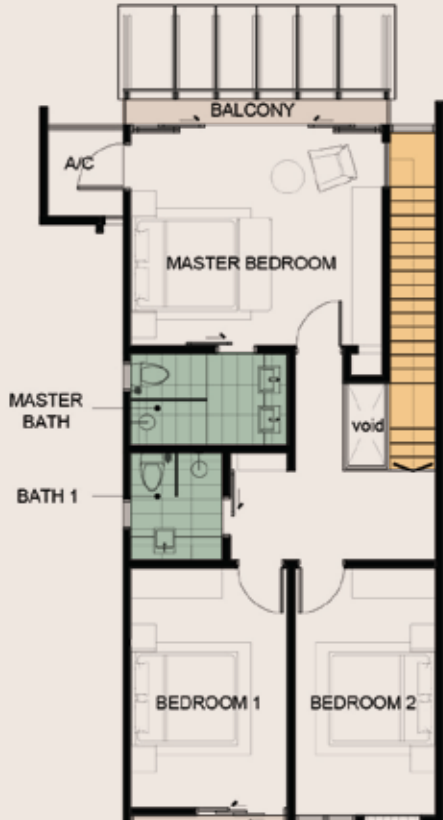


Lower unit

3 bedrooms
Approx. 2000sf



LEVEL 1



LEVEL 2

Roof Garden

Convenient access for the upper units.
A perfect private venue for hosting guests while watching sunset.



Columnless Design

A generous living space to suit every personalized layout of each abode.



Suspended Garden

Direct access for the lower units.
A green haven, secure and safe, for the young ones to run and play freely.

Privacy

The uniquely crafted louvres ensure a modern living experience while preserving the precious privacy of each living quarter.



Direct Lift Access

The direct access from covered car park at sub-basement level to the doorstep of respective unit by passanger lift offers the ultimate comfort and luxury of modern living experience.



FACILITIES & FEATURES:

- 24/7 Gated & Guarded Security
- Gym Facilities
- Children's Playground
- Suspended Garden
- Roof Garden
- Card Access Passenger Lift
- Covered Car Parking

SCHEDULE OF FINISHES:

- | | |
|---|-------------------|
| Wall: | Brick |
| Internal Finishes: | Plaster & Paint |
| Flooring - Living, Dining, Kitchen & Toilets: | Homogeneous Tiles |
| Verandah: | Timber Decking |
| Flooring - Upper Floors: | Laminate Flooring |
| Sanitary Ware: | Toto |

- | | |
|--------------------------|---------------------|
| Windows & Sliding Doors: | Aluminium |
| Roof: | Reinforced Concrete |
| Doors: | Timber Doors |
| Light Points: | 23 - 26 |
| Electric Points: | 20 |
| Airconditioners: | 4 unit |
| Carpark Lots: | 2 per unit |