



ARMANEE

Discover Infinite Peace
& Harmony

Another Iconic Development by



Developed by:

Rawang Lakes Sdn Bhd

(198501012184)

A member of Low Yat Group

Rawang Sales Gallery

Lot 1571, Jalan Spine,
Bandar Tasik Puteri,
48020 Rawang,
Selangor Darul Ehsan.

KL Sales Gallery

Lot No. G-CDT-A,
Trellis between Block C & D,
Rivercity, Jalan Sultan Azlan Shah,
51200 Kuala Lumpur.



• BTP Sales Gallery Rawang
• BTP Sales Gallery Jalan Ipoh



• BTPRawangMY

www.armanee.com.my

03-6093 5188 012-350 2881

ARMANEE Phase 6A Developer: Rawang Lakes Sdn Bhd (198501012184 (144638-K)) • Developer License: 13749/01-2028/1535 (A) • Validity Period: 30/01/2023 - 29/01/2028 • Advertising and Sales Permit No. : 13749-12/09-2028/0763(A)-(S) • Validity Period: 17/09/2025 - 16/09/2028 • Land Tenure: Leasehold 95 years (Expire Date: 23/3/2116) • Approving Authority: Majlis Perbandaran Selayang • Type of Property : Double Storey Terrace House • Approved Building Plan No: B11(23) dlm MPS 3/2-1371/1784(PB)(B).F.6A(BLOK 5) • Land Encumbrances: NIL • Built-up Area: 1,810 sq.ft (min) - 2,254 sq.ft (max) • Selling Price: RM 742,370.00 (min) - RM 1,048,320.00 (max) • Total Units: 140 units • Expected Completion Date: December 2028 • Discount Bumiputera 7%. Restrictions in Interest: This land cannot be transferred, leased or charged without prior approval from the State Authority.

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.
DEVELOPMENT INFORMATION AND APPROVAL ADVERTISEMENT CAN BE CHECKED ON PORTAL TEDUH.KPKT.GOV.MY

Disclaimer: The information contained in this brochure is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only. All measurements are approximate. While every reasonable care has been taken in preparing this advertisement, the developer cannot be held responsible for any inaccuracies. All the above items are subject to variations, modifications, and substitutions as may be required by the Authorities or recommended by the Architect or Engineer.

StarProperty

AWARDS
2025 REAL ESTATE
DEVELOPER

EXCELLENCE
THE FAMILY-FRIENDLY AWARD
(LANDED) - SELANGOR

Building on
Amaya's
Award-Winning
Legacy



Artist's Impressions Only



Scandinavian-inspired archway entrance

A Harmonious Symphony of Comfort and Tranquility



A Perfect Pitch in Living

As you cross the threshold into this extraordinary haven, time seems to slow. Sunlight filters through a canopy of verdant foliage, casting dappled shadows that dance across your path. This isn't just a development, it's a sanctuary where modern design bows gracefully to nature's majesty.

It is a perfect harmony of architectural poetry and natural splendor that doesn't just house you, but nurtures your very essence.



A Place You Grow Up and Grow Closer

At Armanee, every moment shared with loved ones, whether celebrating big milestones or enjoying small intimate gatherings, is truly precious. This thoughtfully designed community cultivates an environment that nurtures connection and care, allowing you and your family to move through life's journey and embrace its natural flow in a tranquil, rejuvenating atmosphere.



Artist's Impressions Only

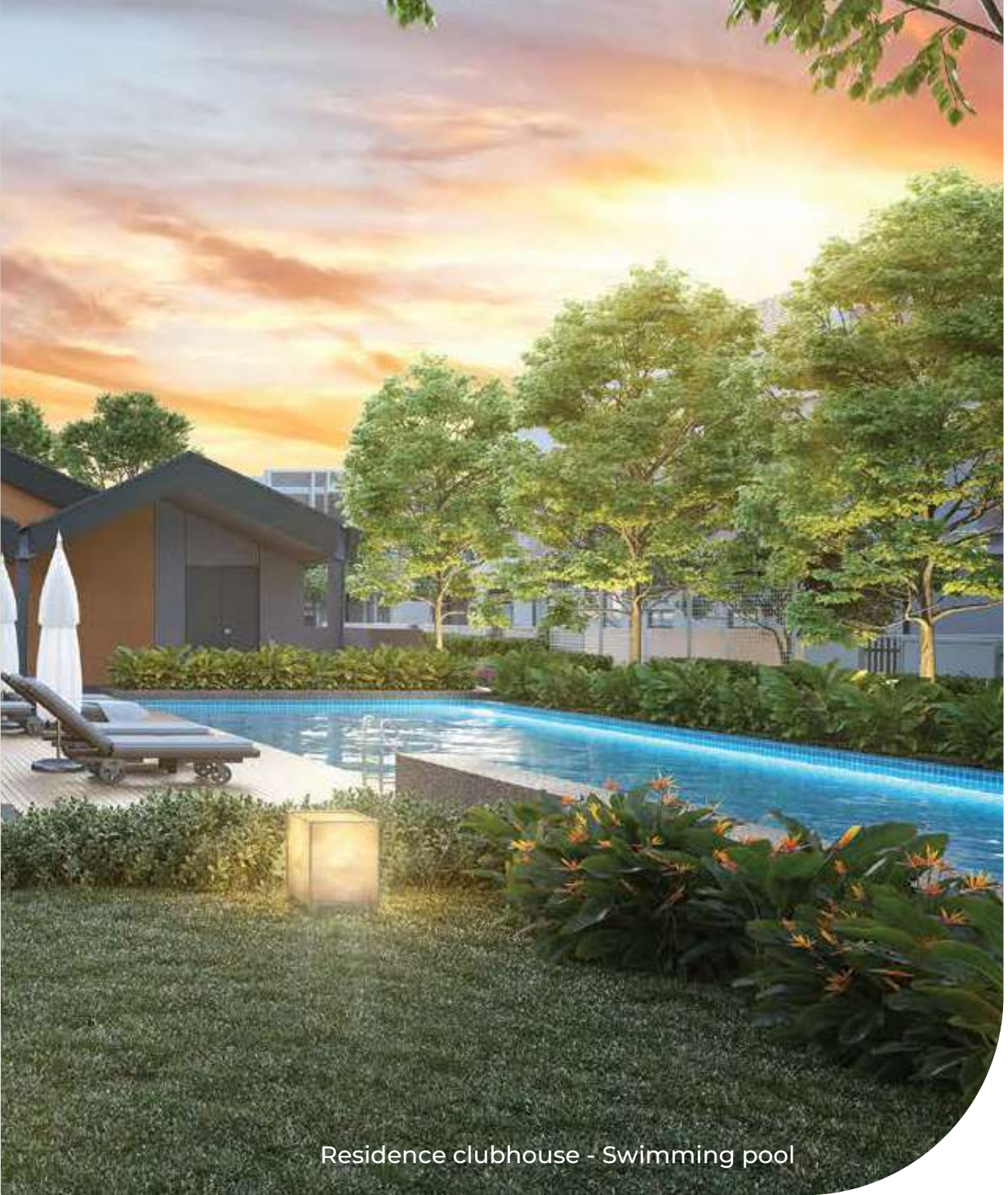


Residence clubhouse surroundings - Aerial view

It's Not Just a Home,
We Create an Iconic Landmark



Artist's Impressions Only



Residence clubhouse - Swimming pool



My Home is My Oasis



Rejuvenate Your Soul, Revitalize Your Life

This is a place that understands the true value of togetherness, not just as an ideal, but as a vital source of nourishment for the mind, body, and spirit. Every detail of Armanee has been carefully considered to foster a sense of belonging, from vibrant community areas to private retreats that rejuvenate and restore.



Find Yourself in Tranquility

A Synergy with Nature

A coveted green address with harmonious low-density living spaces. Armanee encourages an outdoor-friendly lifestyle from meditative activities to outdoor sports. The carefully manicured linear parks integrate modern minimalistic style archway, sitting benches and arch gazebo to promote communal spaces in a tranquil getaway within the gated community.



This Is More Than Just a Home
It's a Private Retreat



A Connection to Nature for You & Me

Here, the boundaries between home, nature, and community blur, creating a tapestry of experiences that enrich the soul. Imagine peaceful strolls along tree-lined paths, where you can reconnect with the rhythms of the natural world and forge deeper bonds with your neighbors. Picture sun-dappled afternoons spent playing with children in meticulously landscaped green spaces, laughter echoing like music.



Type RT 4

Artist's Impressions Only



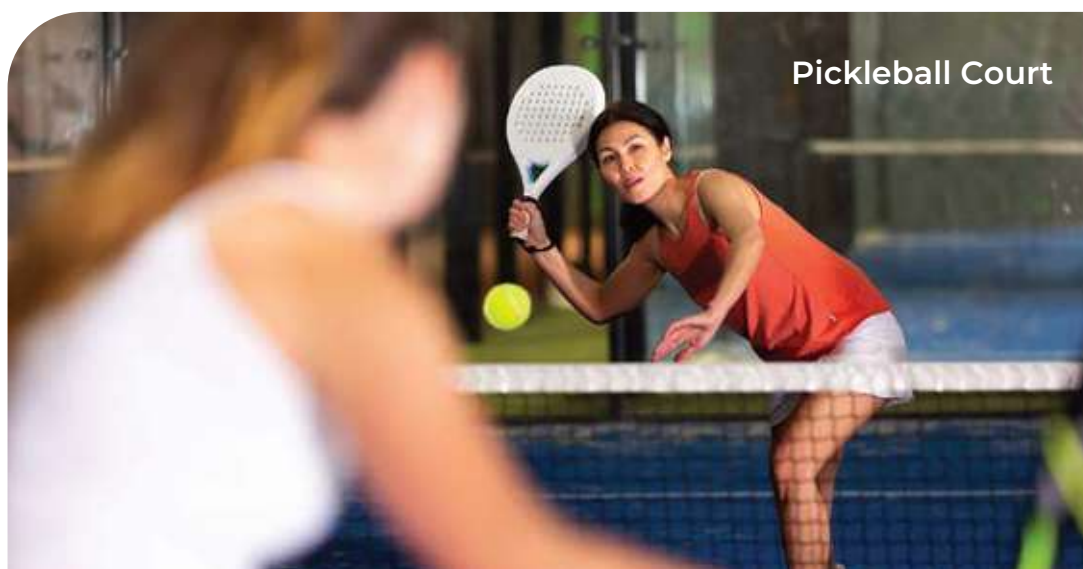
Embrace the Purpose of Living

The purpose of life is not merely to exist, but to truly live. Whether celebrating milestones or savoring everyday joys, this vibrant community supports you every step of the way. Imagine spirited pickleball matches and friendly basketball games, where you grow, connect, and thrive alongside loved ones. Dedicated outdoor spaces invite you to nurture an active, engaged lifestyle, seamlessly blending the indoors and the natural world.



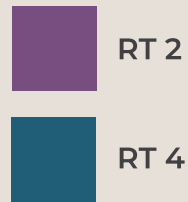
Artist's Impressions Only

Active living at your doorstep with basketball, pickleball, and fitness facilities seamlessly integrated along the scenic pathways.



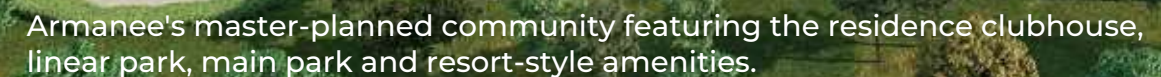
Pickleball Court

Vibrant Spaces for Life's Many Moments



RESIDENCE CLUB HOUSE	LINEAR PARK	MAIN PARK
Swimming Pool	I The Pavilion	L Grove Garden
Wading Pool	J Arch Gazebo	M Basketball Court
Children Playground	K Botanic Lane	N Pickleball Court
Multi-Purpose Hall		O Fitness Fortress
Nursery		P Treehouse Playscape
Prayer Room		Q BBQ Area
Management Office		R Patio
		S Reflexology Walkway
		T The Play Lane
		U Cubic Land

1. Low Density Development	4. Backyard Garden	7. Fully Gated and Guarded Homes
2. 140 Premium Units (Phase 1)	5. Private Residence Clubhouse	8. 24 Hours Security and CCTV Surveillance
3. Open Gateless Community	6. 4.9 Acres of Lush Greenery	9. North South Orientation



Immerse Yourself in an Array of Clubhouse Facilities

Experience convenient access to community fitness activities, social events, and clubhouse facilities that cater to your interests, conveniently located within your surroundings.

TYPE RT 2

END / CORNER UNIT
(A3, A4, A5, A6 & A7)

LAND SIZE
20' X 75'

BUILT UP AREA
2,115 sq.ft



GROUND FLOOR



FIRST FLOOR

TYPE RT 4

END / CORNER UNIT
(A3, A4, A5, A6 & A7)

LAND SIZE
22' X 75'

BUILT UP AREA
2,254 sq.ft



GROUND FLOOR



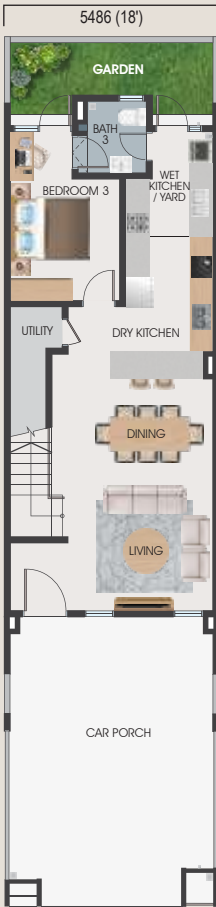
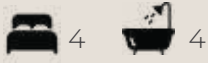
FIRST FLOOR

TYPE RT 2

INTERMEDIATE UNIT
(A1 & A2)

LAND SIZE
18' X 75'

BUILT UP AREA
1,810 sq.ft



GROUND FLOOR



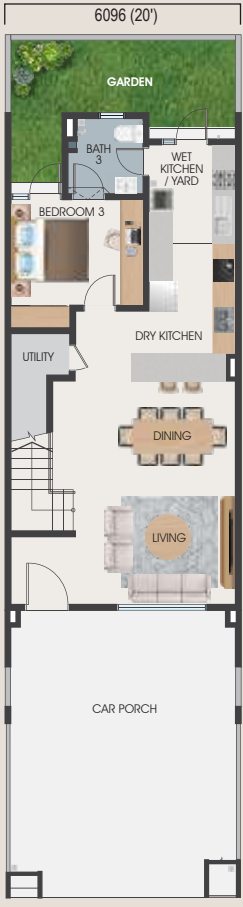
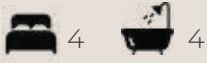
FIRST FLOOR

TYPE RT 4

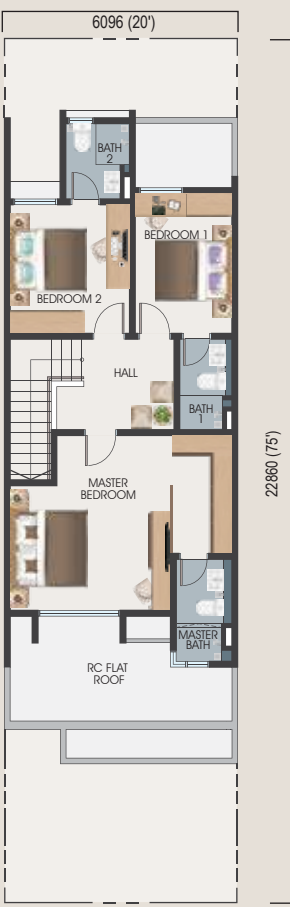
INTERMEDIATE UNIT
(A1 & A2)

LAND SIZE
20' X 75'

BUILT UP AREA
1,874 sq.ft



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

Structure	Reinforced Concrete	
Wall	Brick Wall	
Roof Covering	Roof Tile / Metal Deck / Reinforced Concrete	
Roof Framing	Metal Truss	
Ceiling	Skim Coat / Plaster Ceiling	
Windows	Aluminium Framed Glass Window	
Doors	Main Entrance	- Solid Core Flush Door
	Bedroom 3	- Flush Door & Aluminium Framed Glass Door
	Master Bedroom, Bedroom 1 & 2	- Flush Door
	Master Bath, Bath 1, 2 & 3	- Flush Door
	Dry Kitchen (RT4 - End / Corner Unit Only)	- Flush Door
	Wet Kitchen / Yard	- Aluminium Framed Glass Door
	Wet Kitchen / Yard (RT4 - End / Corner Unit Only)	- Mild Steel Grille Door
	Utility	- Flush Door with Louvers
	Utility 1 (RT4 - End / Corner Unit Only))	- Flush Door with Louvers
Utility 2 (RT4 - End / Corner Unit Only)	- Flush Door	
Ironmongery	Quality Locksets	
Wall Finishes	Wet Kitchen / Yard	- Porcelain Tiles to approximately 1.5m Height / Plaster & Paint
	Master Bath, Bath 2 & Bath 3	- Porcelain Tiles
	Bath 1 (RT2 & RT4 - Intermediate Unit Only)	- Porcelain Tiles to approximately 2.4m Height / Plaster & Paint
	Master Bath, Bath 1, Bath 2 & Bath 3 (RT2 & RT4 - End / Corner Unit Only)	- Porcelain Tiles
	Others	- Plaster & Paint
Floor Finishes	Car Porch & Driveway	- Concrete Imprint
	Terrace (RT2 & RT4 - End / Corner Unit Only)	- Porcelain Tiles
	Foyer, Living, Dining, Dry Kitchen, Hall, Master Bedroom, Bedroom 1, 2 & 3	- Porcelain Tiles
	Master Bath, Bath 1, 2 & 3	- Porcelain Tiles
	Staircase	- Porcelain Tiles
	Wet Kitchen / Yard	- Porcelain Tiles
	Utility 2 (RT4 - End / Corner Unit Only)	- Ceramic Tiles
	Others	- Cement Render

Sanitary and Plumbing Fittings

TYPE	RT2 Intermediate Unit	RT2 End / Corner Unit	RT4 Intermediate Unit	RT4 End / Corner Unit
Water Closet	4	4	4	4
Wash Basin	4	4	4	4
Shower	4	4	4	4
Kitchen Sink	1	1	1	1

Electrical Installation

Lighting Point	25	27	25	27
Power Point	28	29	28	29
Water Heater Point	4	4	4	4
Air-Cond Electrical Point	6	6	6	6
Ceiling Fan Point	6	7	6	8
SMATV Point	2	2	2	2
Door Bell Point	1	1	1	1
60A TPN Electrical DB	1	1	1	1
Isolator for future EV charger	1	1	1	1

Internal Telecommunication
Trunking and Cabling

Fiber Wall Socket - 1 No.

Fencing

Approx. 0.6m High Brick Wall	Approx. 0.6m High Brick Wall Approx. 1.2m High Fencing / Metal Gate	Approx. 0.6m High Brick Wall	Approx. 0.6m High Brick Wall Approx. 1.2m High Fencing / Metal Gate
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Easy Access
to All Your Needs

Armanee is just minutes to wherever you desire, strategically connected via a network of major Expressways that provide accessibility and connectivity throughout the Klang Valley.



ACCESSIBILITY

LATAR Highway
Guthrie Corridor Expressway
North-South Expressway



EDUCATIONS

Sasana International School
SK Bandar Tasik Puteri
SK Bandar Tasik Puteri 2
SMK Bandar Tasik Puteri
SRA As-Siddiqin



HEALTHCARE

16 KM KPJ Rawang
Specialist Hospital
16 KM Bukit Rahman Putra
Medical Centre
22 KM Hospital Sungai Buloh



AMENITIES

4 KM STAR Market
10 KM AEON Rawang
13 KM NSK Rawang



COMMUNITY PARK

33-acre Central Park



RECREATIONAL

27-Hole Tasik Puteri Golf
& Country Club (TPGCC)