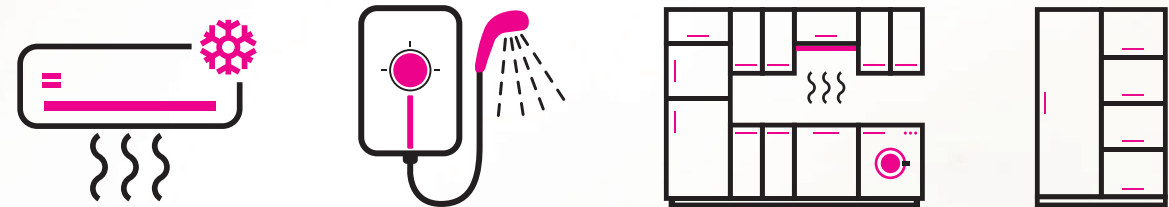




The Amber Residence, the first serviced apartment at twentyfive.7 is designed to suit your everyday lifestyle with comprehensive selection of modern amenities.

*Every unit comes with air-conditioner, water heater, fully fitted kitchen with built-in appliances and wardrobe in the master bedroom.



Within walking distance
to the Quayside Mall
where you can shop, eat,
play and work

*Free 2 years high-speed internet connection of up to 300Mbps for faster surfing with friends & family



Innovative lifestyle applications that are harmoniously integrated with the township's landscape and amenities

*Terms and Conditions apply

[illegible]

Strategically located, twentyfive.7 is conveniently accessible through four major highways:

- Shah Alam Expressway (KESAS)
- North-South Expressway Central Link (ELITE)
- South Klang Valley Expressway (SKVE)
- Kemuning-Shah Alam Highway (LKSA)

- West Coast Expressway (WCE) to be completed in 2019.
- New flyover in Kota Kemuning at the first roundabout after exiting the KESAS highway onto Persiaran Anggerik Mokara.*

Source: The Star Online, 18 April 2016, New plan to ease traffic congestion

ALL AROUND YOU	PUBLIC AMENITIES	RECREATION	EDUCATION
WITHIN 3 KM	• twentyfive.7 Quayside Mall • twentyfive.7 Jaya Grocer • twentyfive.7 MBO Cinema	• twentyfive.7 Central Park • twentyfive.7 Boardwalk • Vista Shah Alam Equestrian and Endurance	• Beacon House Kota Kemuning • Tenby International School (Opening Q3/Q4 2018) • Oasis International School (Opening Q3/Q4 2018) • MAHSA University
5 KM	• Columbia Asia Hospital • Celebrity Fitness • Gamuda Walk • AEON BiG • Hero Market	• Kota Permai Golf & Country Club • Bukit Kemuning Golf & Country Resort	
7 KM	• RHB Bank • Hong Leong Bank • OCBC Al-Amin Bank • Affin Bank • CIMB Bank • Maybank • Putra Heights LRT Station	• Kota Kemuning Lakeside Park	• Chinese Taipei School KL • Philharmonic School of Music
10 KM	• Kemuning Medical Hospital • Sentosa Specialist Hospital		

GAMUDA LAND (Kemuning) Sdn. Bhd.
[200201030459 (598122-P)]
Twentyfive.7 Property Gallery
Lot 43495, Persiaran Oleander
42500 Telok Panglima Garang
Selangor Darul Ehsan



gamudaland.com.my
03 2727 7574

*MEMAJI GAMUDA LAND (HEMULIND) SDN BHD [200229687] (598B2C)-PT *Twentyfive Property Gallery Ltd. #4549; Persiaran Hutan, #2500 Telok Panglima Garang, Selangor Darul Ehsan, Telok #3-#3 #33 #32627 -FAKS :03-2051 9557 No. Lesen Pemajuan: 39085-2005-2020(02058H)* Tempoh sah: 3/05/2020 - 30/05/2021 & tempoh Pengiklanan: 39085-2005-2020(02058P)* Tempoh sah: 3/05/2020 - 30/05/2021 *Tarikh Jajangan Sah: Mei 2021 *Jenis Perumahan: Pajakan Semestian 99 Tahun-Luput pada 30 April 2018) "Esebanan Tanah": Cagaz Padat Public Bank Berhad "Fukuh yang Melakikan Pelanggan Bangunan Mami Deenir Kuala Langkat"-No Kelulusan Pelanggan Bangunan: HKDL/KBL/24/GA2412 *Keris Rumah: Pangkasur Sempuran 1000 kVA @ 11KV / 1000 KVA @ 11KV per Lot *Lot Luas: 1000 m²/lot *Lot Bilangan: 10 lot *Lot Nilai: RM250 000 (m.m.) -RM976 000 (m.m.) *Diskon Bumiputera: 7% Seangkatan Penjualan. Tanah ini adalah dalam kedua-dua bentuk luput, dipajak atau digada melalui perjanjian dengan kebenaran pihak berkuasa Negara.

All information contained here (including figures, specifications, plan measurements, and illustrations) are subject to amendments, variations and modifications without notification as may be required by the relevant authorities or developer's consultants, and it is not intended to form and cannot form part of an offer or contract. All images, pictures, plans and illustrations are artist's impressions only and may be subjected to changes. Whilst every reasonable care has been taken to ensure accuracy, no liability shall be accepted by TwentyFive Properties Sdn Bhd for errors or omissions.

twentyfive.7
Kota Kemuning

TheAmber
Residence

“ As a town maker, we create places that people will call home, want to be a part of, grow up and old in. ”

Dato' Lin Yun Ling
Group Managing Director
Gamuda Berhad

Quayside
Artist's Impression Only



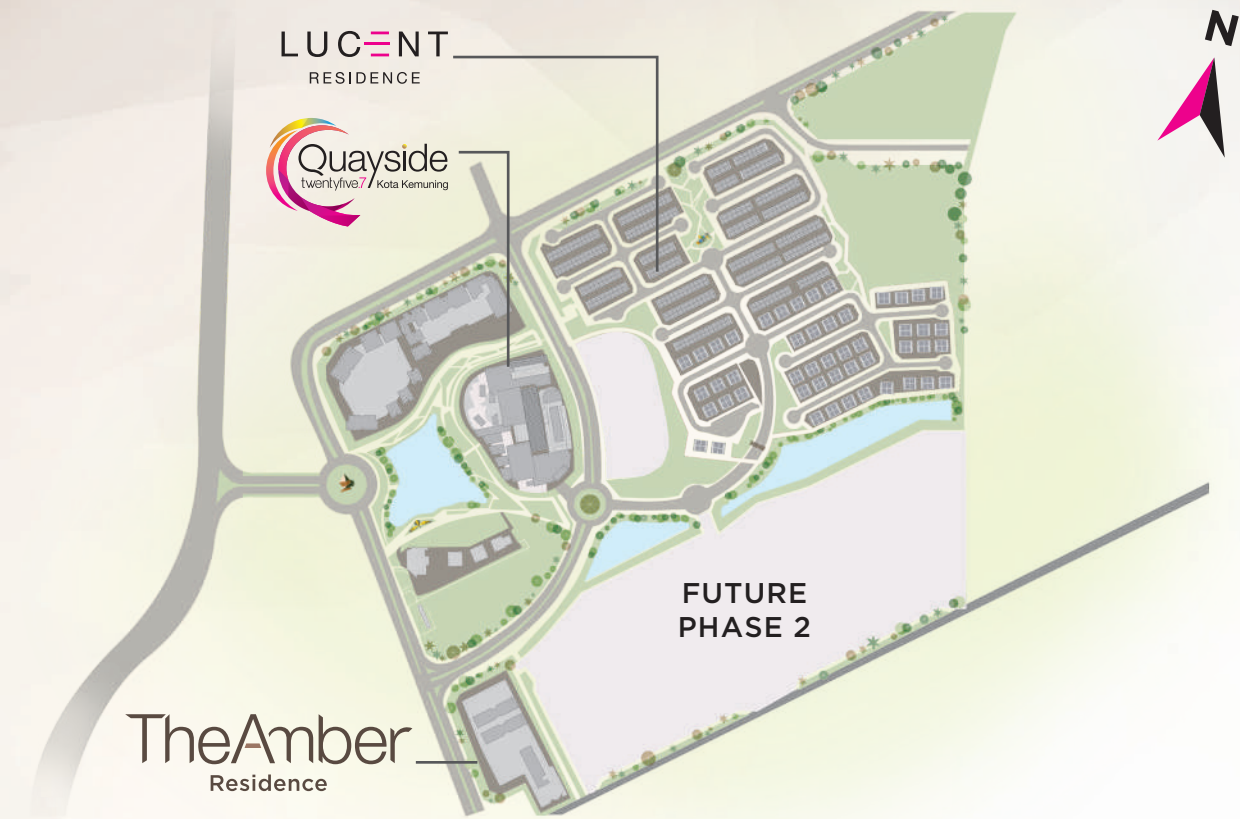
Our masterplanned developments, underpinned by good locations and sustainable environments that balance natural surroundings with extensive amenities, ensure an enhanced quality of life and value appreciation.

Enjoy the convenience of having retail shops right at your doorstep, or take a leisure stroll to the Quayside, 250m walk from The Amber Residence where you get to catch a movie and dine by the waterfront.

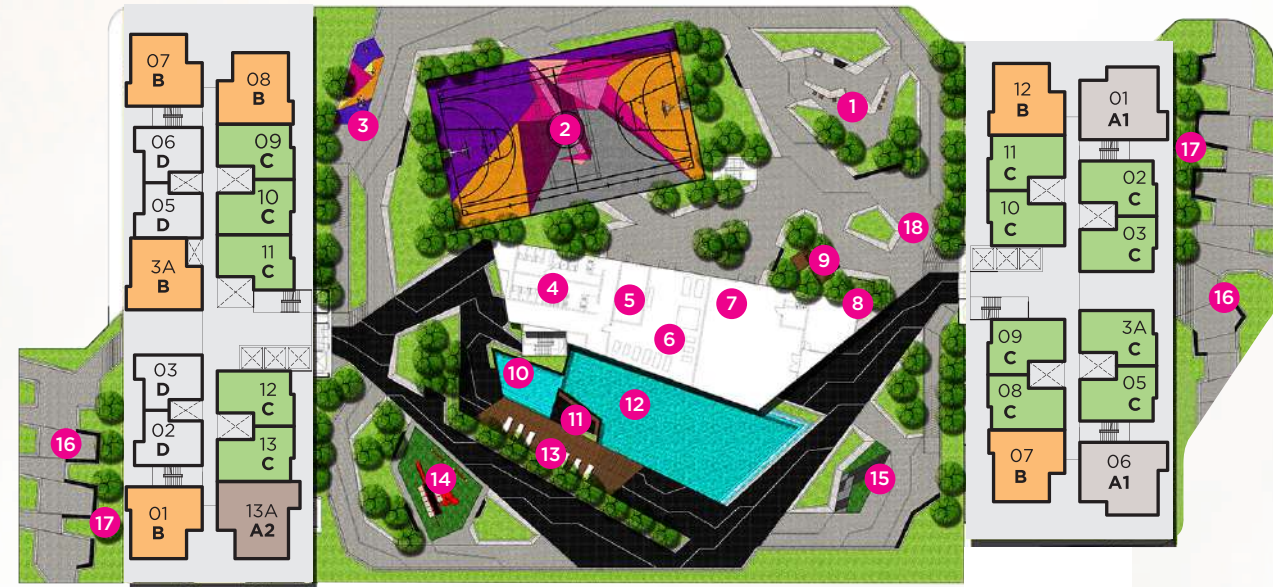
- A diverse selection of F&B outlets, a cinema and retail shops at Quayside
- Mixed retail at The Amber Residence

GAMUDA LAND

MASTER PLAN



AMENITIES DECK

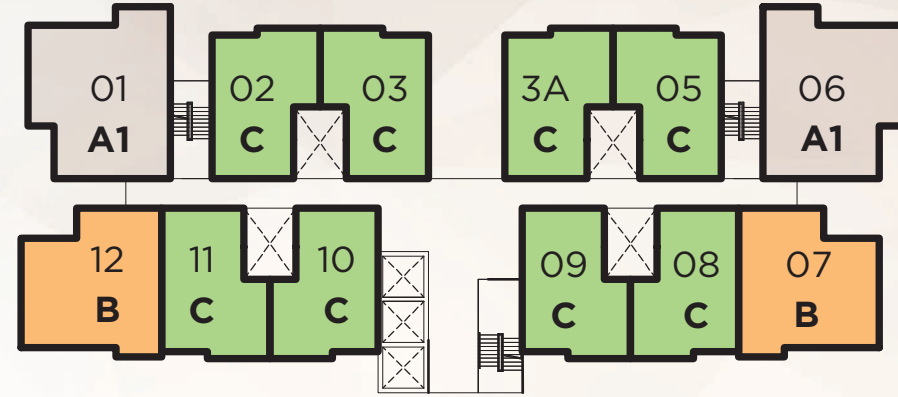


Legend

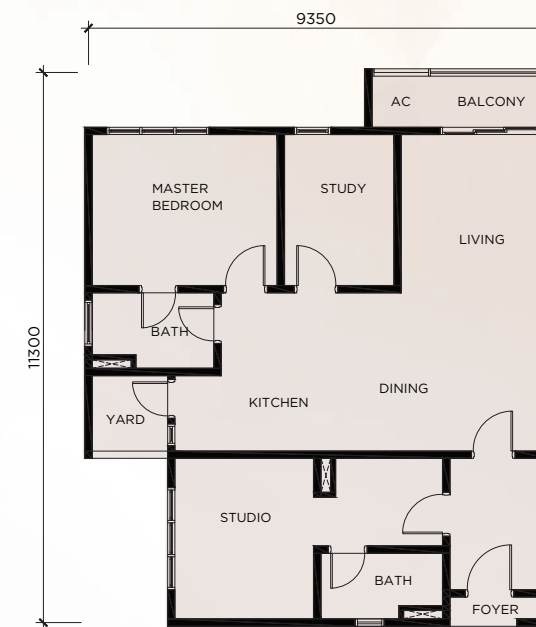
- BBQ & party area
- Artistic Multi-court
- Outdoor gyms
- Toilets & changing rooms
- Laundry room
- Gymnasium
- Multipurpose hall
- Reading room
- Yoga deck
- Wading pool
- Sunken lounge
- Adult pool
- Lounge deck
- Playground
- Therapeutic garden
- Social corner
- Urban farm
- Jogging path

TOWER A

LAYOUT PLAN



FLOOR PLAN



A1 - 1,001 sq. ft.
3 Bedroom | 2 Bathroom



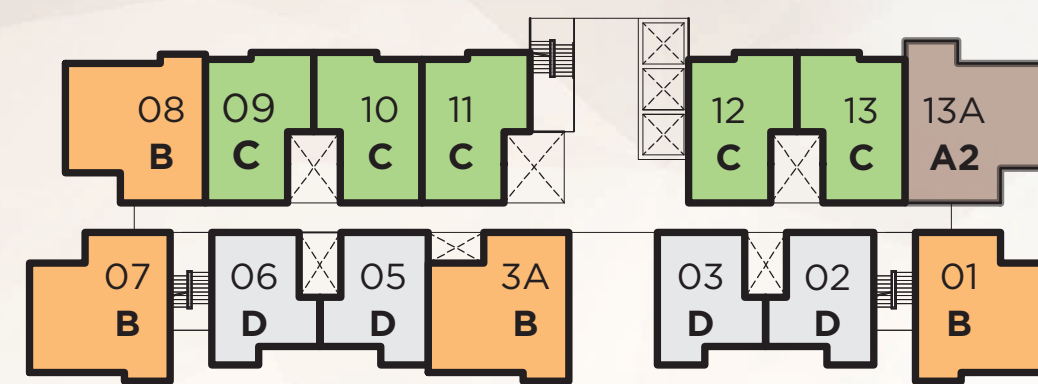
B - 861 sq. ft.
3 Bedroom | 2 Bathroom



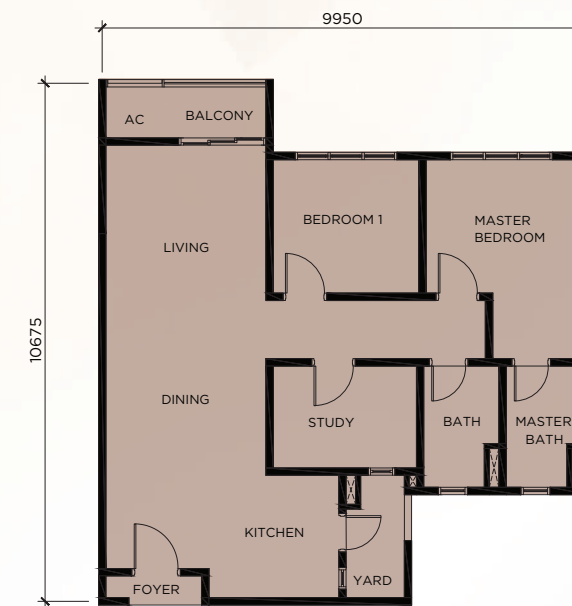
C - 657 sq. ft.
2 Bedroom | 1 Bathroom

TOWER B

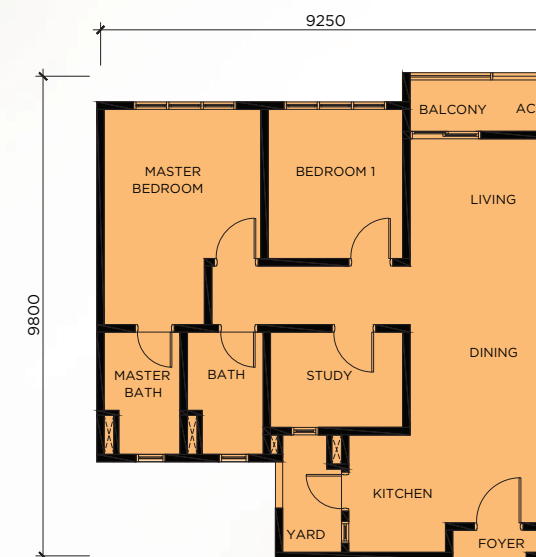
LAYOUT PLAN



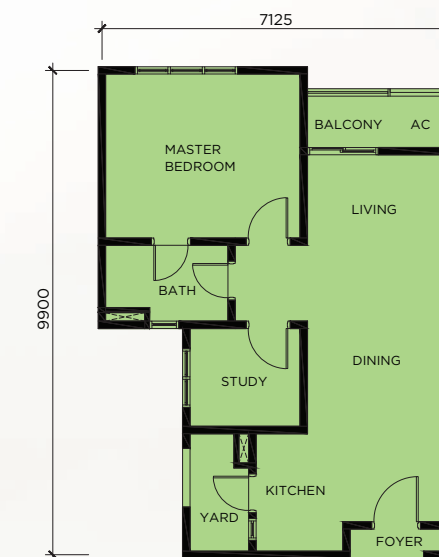
FLOOR PLAN



A2 - 947 sq. ft.
3 Bedroom | 2 Bathroom



B - 861 sq. ft.
3 Bedroom | 2 Bathroom



C - 657 sq. ft.
2 Bedroom | 1 Bathroom

SPECIFICATIONS

STRUCTURE : Reinforced Concrete Panel

WALL : Reinforced Concrete Panel /
Brick and Plaster

ROOF : Reinforced Concrete Flat Roof

CEILING : Skim Coat / Plasterboard

WINDOWS : Aluminium Framed Window

DOORS : Fire Rated Door / Flush Door /
Aluminium Framed Sliding Glass Door

IRONMONGERY : Quality Lockset

WALL FINISHES
Bathroom : Porcelain Tiles To Ceiling Height
Kitchen : Ceramic Tiles To 1500mm High
Others : Plaster and Paint

FLOOR FINISHES
Type A1 / A2 / B / C / D1
Foyer / Living / Dining / Kitchen / Yard /
Balcony / A/C Ledge : Porcelain Tiles
Master Bedroom / Bedroom / Study / Studio : Laminated Timber Flooring
Bathroom : Porcelain Tiles

Type A1-1 / B1 / C1 / C2
Foyer / Living / Dining / Kitchen / Yard /
Cabana / A/C Ledge : Porcelain Tiles
Master Bedroom / Bedroom / Study / Studio : Laminated Timber Flooring
Bathroom : Porcelain Tiles

SANITARY AND PLUMBING	A1	A2	B	C	D1	A1-1	B1	C1/C2
Water Closet	2	2	2	1	1	2	2	1
Wash Basin with Tap	2	2	2	1	1	2	2	1
Shower	2	2	2	1	1	2	2	1
Kitchen Sink with Tap	2	1	1	1	1	2	1	1

ELECTRICAL INSTALLATION	A1	A2	B	C	D1	A1-1	B1	C1/C2
Lighting Point	20	18	18	13	11	22	19	14
Ceiling Fan Point	5	5	5	2	2	5	5	2
Distribution Panel	2	1	1	1	1	2	1	1
Switch Socket	20	16	16	12	11	21	17	13
Fibre Wall Socket	2	1	1	1	1	2	1	1
SMATV Socket	2	1	1	1	1	2	1	1
Air Conditioning Point	4	4	4	3	2	4	4	3
Cooker Point	2	1	1	1	1	2	1	1
Hood Point	2	1	1	1	1	2	1	1
Oven Point	1	1	1	0	0	1	1	0
Water Heater Point	2	2	2	1	1	2	2	1
Door Bell	2	1	1	1	1	2	1	1