





FREEHOLD



Expand Your Horizon

Contents

| | |
|--------------|-----------------------------|
| Page 6 - 7 | Surroundings |
| Page 8 - 9 | Location |
| Page 10 | Site Aerial View |
| Page 11 | Site Plan |
| Page 12 | Building's Perspective View |
| Page 13 | Features |
| Page 14 - 15 | Grand Entrance |
| Page 16 - 17 | Grand Lobby |
| Page 18 - 19 | Utility Locker Area |
| Page 20 - 21 | Balcony View |
| Page 22 - 23 | Facilities |
| Page 24 - 25 | Living Area |
| Page 26 | Dry Kitchen & Dining Area |
| Page 27 | Master Bedroom |
| Page 28 - 29 | Floor Plans |
| Page 30 - 31 | Corporate Background |
| Page 32 | Contact |



Journey Home

Making Life Easier

Prime access in and out of Valencia is ensured with its modern new flyover. This additional route enhances the smooth flow of traffic within the vicinity and allows residents to travel quickly to important destinations, such as Penang International Airport, Penang Second Bridge, eateries, shopping malls, the Free Trade Zone, and other business and educational establishments.



V01



V02



V03



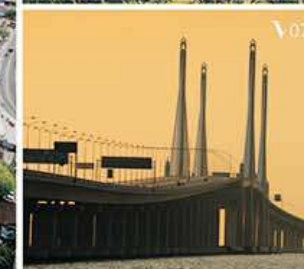
V04



V05



V06



V07

- V01 Famous Prawn Noodles
- V02 Fishing Village
- V03 Seafood Restaurant
- V04 Free Trade Zone
- V05 Teluk Kumbar Aerial View
- V06 Penang International Airport
- V07 Penang Second Bridge



Secret Cove

With just a short stroll from Valencia, discover the enchanting sandy shoreline tucked away from prying eyes. This scenic spot offers endless play and relaxation for all.

A Modern Home With A View

Built on a higher vantage point, Valencia's condominiums are gifted with stunning forest and sea views. With a low density concept of only four units per floor, every resident enjoys quiet serene ambience, enhanced with a spacious balcony. Units are designed with a square layout to maximize space and functionality. Plus, perfect privacy is achieved with its dual key concept, where the maid's entry/exit is separated from the owner's.

Jalan Teluk Kumbar

Service Road

PlotPlot
1 2

PlotPlot
3 4

PlotPlot
5 6

Plot
B3

Plot
B4

Plot
B1

Plot
B2

Jalan Bukit Belah

22-Storey
Condominium



Site Plan

3-Storey Semi-D

3-Storey Bungalow

22-Storey Condominium



Impressive And Secure

Valencia's breathtaking five-storey high waterfall is a signature frontage feature. Whilst attractive and welcoming, access into the residence is well guarded. Rest assured your safety and privacy is protected with Valencia's all-round security, such as its card access system, multiple CCTVs and 24-hour surveillance.



Features

- 2 passenger lifts & 1 loading lift
- Car park from 1st to 5th floor
- Facilities on the 6th floor & rooftop
- 3 en-suite rooms & 1 maid's room
- Wet & dry kitchens
- Dual key concept
- Corner units include a balcony
- Unit features 11-foot floor to ceiling height



First Impressions Count

The outstanding contoured beams that artistically frame Valencia's classy frontage express a creative and contemporary personality. Its secured grand entrance brings an air of prestige, and is the gateway into your dream lifestyle!

Valencia
RESIDENCE
SOUTHWEST • PENANG

A Majestic Welcome

Step into Valencia's grand lobby to experience pure architectural elegance. High ceilings, glistening surfaces and posh seating provide a fashionable resort feel to the whole space.



Amazing Storage

Conveniently and securely store your bicycles, golf bags and other bulky outdoor items in your additional store room on the ground floor. This ingenious storage solution is truly a handy bonus for residents!



First Class Scenery

Infuse your senses with breathtaking sea and hill views. Let your imagination wander and relax into serenity within this picture perfect vista right from your cosy home.





Infinity Pool



6th Floor Facilities



BBQ Pit



Rooftop Garden



Rooftop Sky Lounge

Endless Recreation

An exciting array of facilities await you! The 6th floor offers all-day fun with its infinity pool, gym, jacuzzi, wading pool, lounging areas and library, to name a few. Extend your leisure time with your loved ones on Valencia's rooftop garden, with its BBQ facility and stylish Sky Lounge - all accompanied with an amazing 360-degree scenic backdrop.

6th Floor Facilities

- Infinity Pool
- Wading Pool
- Jacuzzi
- Changing Room
- Library
- Gymnasium
- Community Facilities
- BBQ Pit

Rooftop Facilities

- Rooftop Garden
- BBQ Pit
- Sky Lounge



Gymnasium

Living In Style

The grand living room is a showstopper. Designed with contemporary interiors and a space maximizing layout, this stylish and expansive room is perfect for quiet family nights or boisterous social gatherings.



Dry Kitchen & Dining Area

Elegantly Functional

Prepare delicious meals by using your wet or dry kitchen. Designed for maximum functionality, this attractive open workspace is perfect for any chore.

Retire into the quiet sanctuary of your master bedroom. This spacious layout offers ultimate privacy to just curl up on the sofa and read a book, or fall into a deep sleep on your large comfy bed as you gaze out into the starry skies.



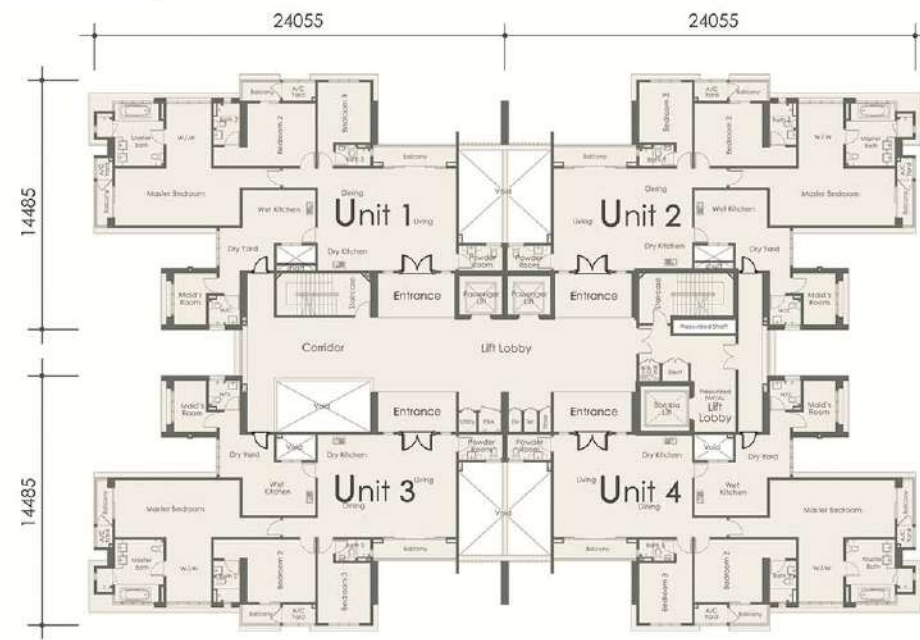
Master Bedroom



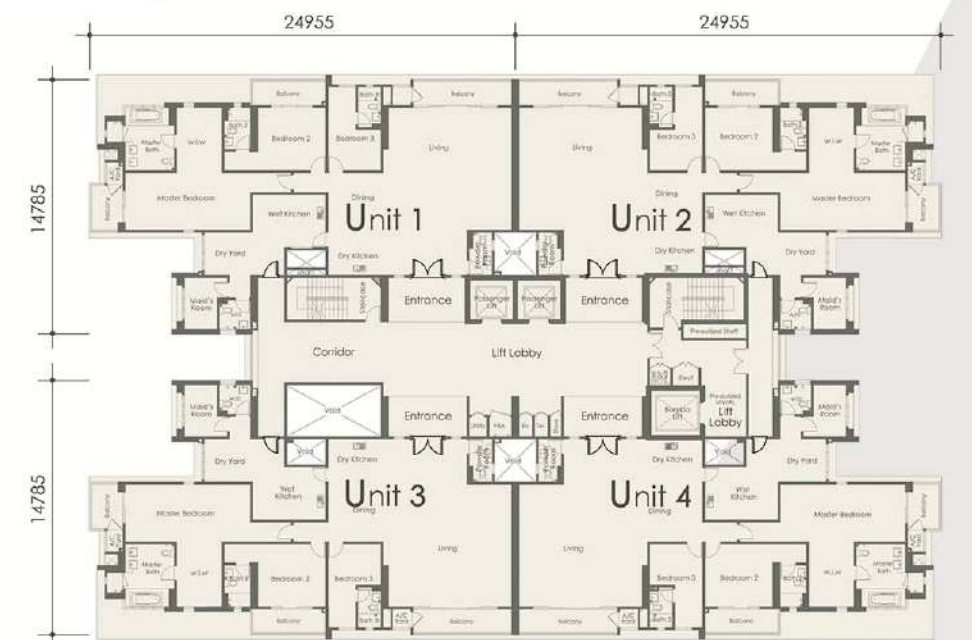
Type A floor plan



Type B floor plan



Type A level floor plan



Type B level floor plan

Established in 2003, the Aman Setia Group specializes in residential and commercial housing developments. Its focus is in being a caring and environmentally responsible enterprise that actively contributes towards nation-building and unity.

Utilising a cost-effective approach allows Aman Setia to be a leader within this competitive industry. It is fully committed to providing buyers with high quality developments at the most competitive prices, along with prompt delivery and value-added services. Lush green landscapes and smart infrastructures are other vital components also included to achieve an overall conducive ambience in all its projects.

Aman Setia is a member of the Real Estate and Housing Developer's Association of Malaysia (REHDA). With a current portfolio of many strategically located prime lands in Malaysia, Aman Setia is poised to create a host of highly sought-after boutique developments in the near future.



Aman Square



Taman Akasia Indah



Taman Bestari



Taman Kenari



Taman Lengkuas



Taman Jeniang Jaya



Taman Sri Wawasan



Pendang Square



Taman Setia Harmoni



Taman Simpang Perdana

Completed Projects

- ✓ Taman Simpang Perdana
- ✓ Taman Sri Wawasan
- ✓ Berangan Villa
- ✓ Taman Jeniang I, II, III, IV & V
- ✓ Pendang Square
- ✓ Taman Lengkuas

- ✓ Taman Akasia Indah
- ✓ Taman Setia Harmoni
- ✓ Taman Bestari
- ✓ Aman Square
- ✓ Taman Desa Bidara
- ✓ Lot 550, Taman Ilmu Indah
- ✓ Taman Kenari

Ongoing Projects

- ✓ Taman Kekwa
- ✓ Simpang Perdana 2
- ✓ Valencia

Coming Soon

- ✓ Setia Square
- ✓ Intan Square
- ✓ Sri Wawasan II
- ✓ Bestari III & IV
- ✓ Taman Emas
- ✓ Taman Cemerlang Indah



AMAN SURIA BINA SDN BHD (884926-D)

No. 2 & 3, Jalan Permatang Gedung,

Taman Sejati Indah, 08000 Sungai Petani, Kedah, Malaysia.

T 604-431 6688 F 604-431 0088 E amansetiagroup@gmail.com

www.amansetia.com



This Exclusive Residential Development
Has Been Awarded The **SILVER**
Provisional **GreenRE** Certification.

No. Lesen Pemaju Perumahan: 14525-1/10-2019/02987(L) • No. Permit Iklan dan Jualan: 14525-1/10-2019/02987(P)
• Tempoh Sah: 17/10/2018 - 16/10/2019 • No. Kelulusan Pihak Berkasa: MPPP/OSC/PM228/113(LB) • No. Rujukan Pelan
Bangunan: MPPP/OSC/PB7489/15(LB) • Tarikh Dijangka Siap: Disember 2020 • Bebanan (Gadaian) Tanah: Bebas • Nama
Pihak Berkasa/Majlis yang Meluluskan: Majlis Bandaraya Pulau Pinang • Hakmilik: Kekal • 64 unit (Kondominium 22 Tingkat)
• Harga Min.: RM1,491,600 • Harga Maks.: RM1,970,800

DISCLAIMER - While every reasonable care has been taken in preparing this brochure and in constructing the models and show unit, the Developer and the Marketing Agents cannot be held responsible for any inaccuracies or omissions. Visual representations, models, show flat displays and illustrations, photographs, all renderings and other graphic representations and references are intended to portray only artist's impressions of the development and cannot be regarded as representations of fact.

All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to change and deviations as may be required by us and / or the competent authorities and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements or representation of fact. All areas are approximate measurements only and subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale & Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agents.

