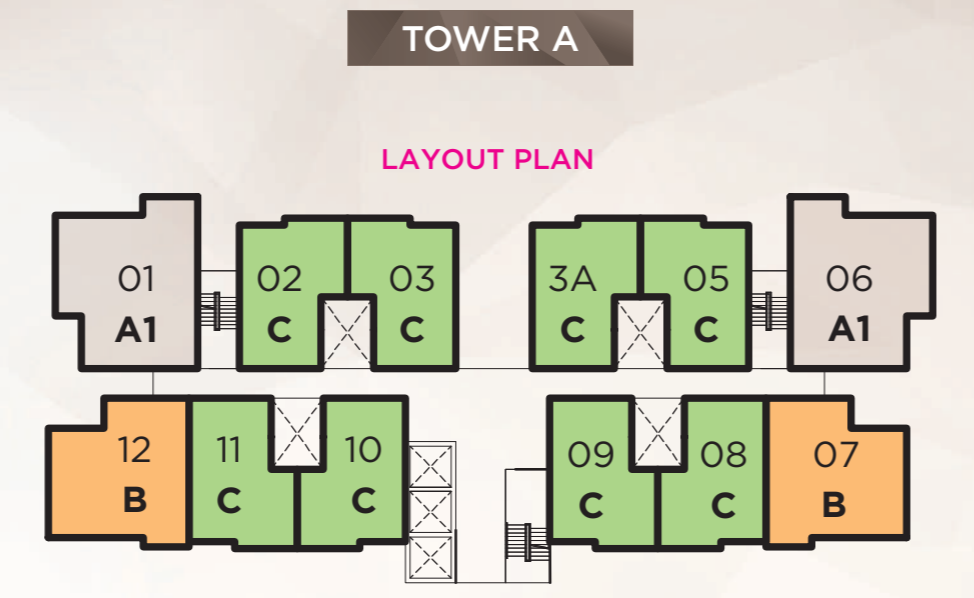
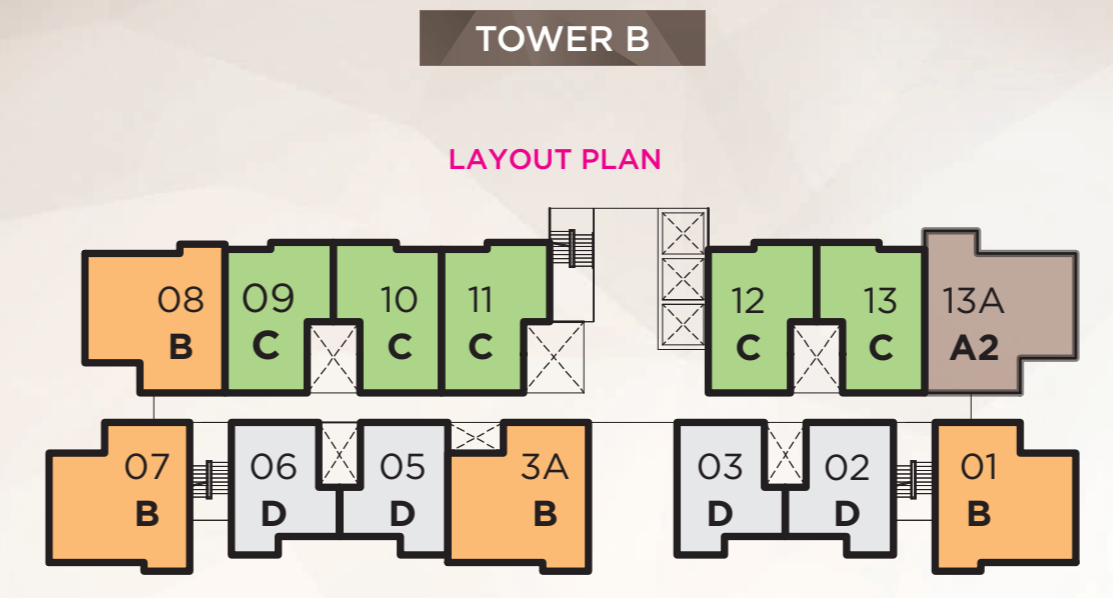
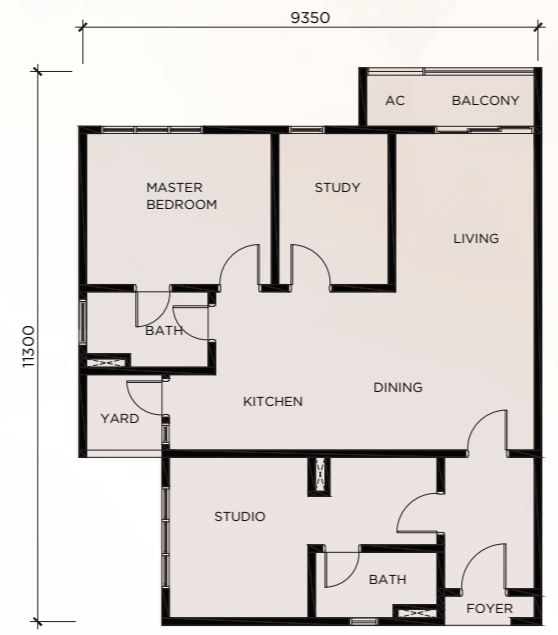


TOWER B **TOWER A**

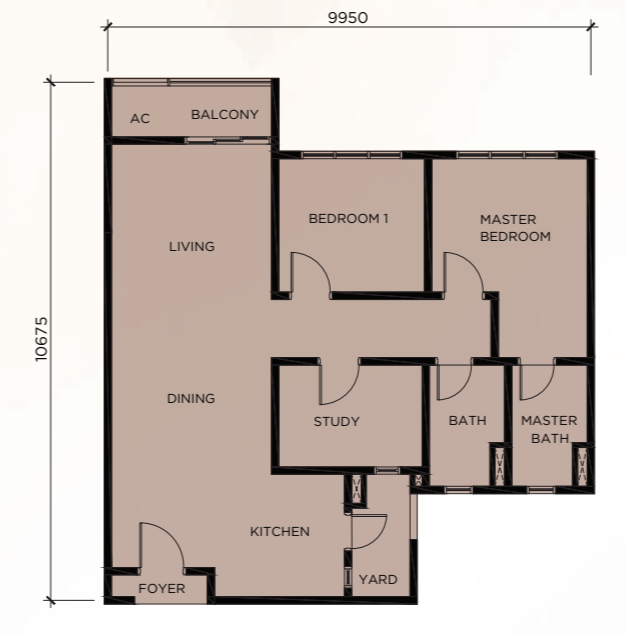
- Legend**
- 1. BBQ & party area
 - 2. Artistic Multi-court
 - 3. Outdoor gyms
 - 4. Toilets & changing rooms
 - 5. Laundry room
 - 6. Gymnasium
 - 7. Multipurpose hall
 - 8. Reading room
 - 9. Yoga deck
 - 10. Wading pool
 - 11. Sunken lounge
 - 12. Adult pool
 - 13. Lounge deck
 - 14. Playground
 - 15. Therapeutic garden
 - 16. Social corner
 - 17. Urban farm
 - 18. Jogging path



FLOOR PLAN



FLOOR PLAN



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	:	Porcelain Tiles To Ceiling Height
Bathroom	:	Ceramic Tiles To 1500mm High
Kitchen	:	Plaster and Paint
Others	:	
FLOOR FINISHES	:	
Type A1 / A2 / B / C / D1	:	Porcelain Tiles
Foyer / Living / Dining / Kitchen / Yard / Balcony / A/C Ledge	:	Laminated Timber Flooring
Master Bedroom / Bedroom / Study / Studio Bathroom	:	Porcelain Tiles
Type A1-1 / B1 / C1 / C2	:	Porcelain Tiles
Foyer / Living / Dining / Kitchen / Yard / Cabana / A/C Ledge	:	Laminated Timber Flooring
Master Bedroom / Bedroom / Study / Studio Bathroom	:	Porcelain Tiles
SANITARY AND PLUMBING		
Water Closet	:	A1: 2, A2: 2, B: 2, C: 1, D1: 1, A1-1: 2, B1: 2, C1/C2: 1
Wash Basin with Tap	:	A1: 2, A2: 2, B: 2, C: 1, D1: 1, A1-1: 2, B1: 2, C1/C2: 1
Shower	:	A1: 2, A2: 2, B: 2, C: 1, D1: 1, A1-1: 2, B1: 2, C1/C2: 1
Kitchen Sink with Tap	:	A1: 2, A2: 1, B: 1, C: 1, D1: 1, A1-1: 2, B1: 1, C1/C2: 1
ELECTRICAL INSTALLATION		
Lighting Point	:	A1: 20, A2: 18, B: 18, C: 13, D1: 11, A1-1: 22, B1: 19, C1/C2: 14
Ceiling Fan Point	:	A1: 5, A2: 5, B: 5, C: 2, D1: 2, A1-1: 5, B1: 5, C1/C2: 2
Distribution Panel	:	A1: 2, A2: 1, B: 1, C: 1, D1: 1, A1-1: 2, B1: 1, C1/C2: 1
Switch Socket	:	A1: 20, A2: 16, B: 16, C: 12, D1: 11, A1-1: 21, B1: 17, C1/C2: 13
Fibre Wall Socket	:	A1: 2, A2: 1, B: 1, C: 1, D1: 1, A1-1: 2, B1: 1, C1/C2: 1
SMATV Socket	:	A1: 2, A2: 1, B: 1, C: 1, D1: 1, A1-1: 2, B1: 1, C1/C2: 1
Air Conditioning Point	:	A1: 4, A2: 4, B: 4, C: 3, D1: 2, A1-1: 4, B1: 4, C1/C2: 3
Cooker Point	:	A1: 2, A2: 1, B: 1, C: 1, D1: 1, A1-1: 2, B1: 1, C1/C2: 1
Hood Point	:	A1: 2, A2: 1, B: 1, C: 1, D1: 1, A1-1: 2, B1: 1, C1/C2: 1
Oven Point	:	A1: 1, A2: 1, B: 1, C: 0, D1: 0, A1-1: 1, B1: 1, C1/C2: 0
Water Heater Point	:	A1: 2, A2: 2, B: 2, C: 1, D1: 1, A1-1: 2, B1: 2, C1/C2: 1
Door Bell	:	A1: 2, A2: 1, B: 1, C: 1, D1: 1, A1-1: 2, B1: 1, C1/C2: 1

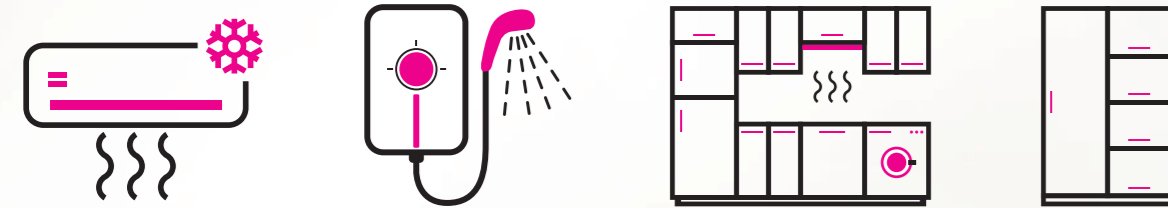


VIBRANT VERTICAL COMMUNITY LIVING

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

MOVE-IN-READY ESSENTIALS

*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

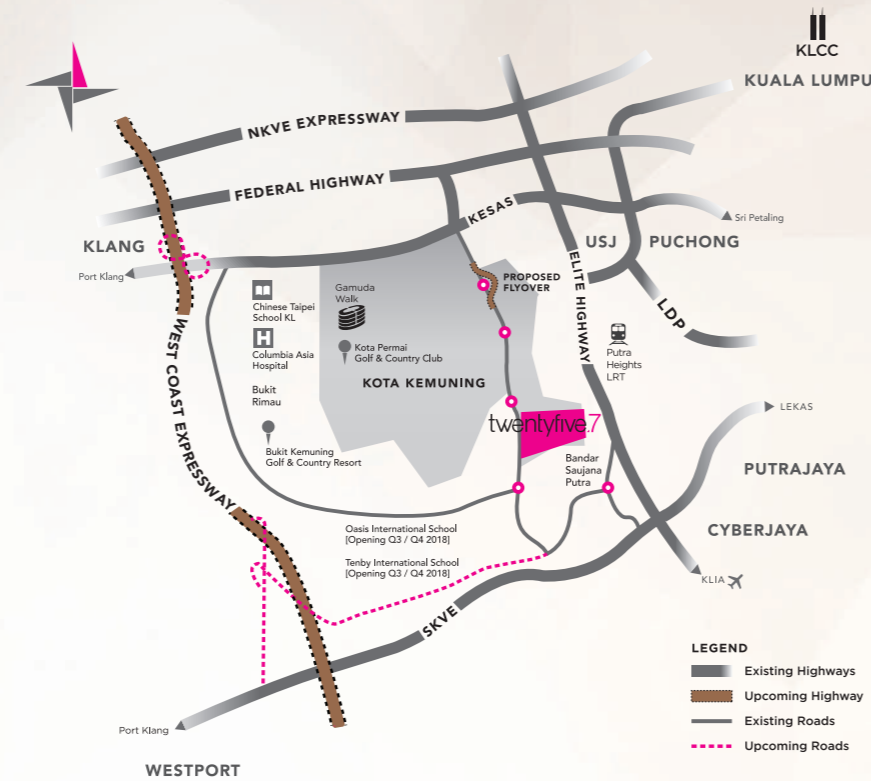


Innovative lifestyle applications that are harmoniously integrated with the township's landscape and amenities



*Terms and Conditions apply

AT THE HEART OF THE BUSTLE



ACCESSIBILITY
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)

NEW HIGHWAY AND ACCESS ROAD

- 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	<ul style="list-style-type: none"> • twentyfive.7 Quayside Mall • twentyfive.7 Jaya Grocer • twentyfive.7 MBO Cinema 	<ul style="list-style-type: none"> • twentyfive.7 Central Park • twentyfive.7 Boardwalk • Vista Shah Alam Equestrian and Endurance 	<ul style="list-style-type: none"> • Beacon House Kota Kemuning • Tenby International School (Opening Q3/Q4 2018) • Oasis International School (Opening Q3/Q4 2018) • MAHSA University
5 KM	<ul style="list-style-type: none"> • Columbia Asia Hospital • Celebrity Fitness • Gamuda Walk • AEON BiG • Hero Market 	<ul style="list-style-type: none"> • Kota Permai Golf & Country Club • Bukit Kemuning Golf & Country Resort 	
7 KM	<ul style="list-style-type: none"> • RHB Bank • Hong Leong Bank • OCBC Al-Amin Bank • Affin Bank • CIMB Bank • Maybank • Putra Heights LRT Station 	<ul style="list-style-type: none"> • Kota Kemuning Lakeside Park 	<ul style="list-style-type: none"> • Chinese Taipei School KL • Philharmonic School of Music
10 KM	<ul style="list-style-type: none"> • Kemuning Medical Hospital • Sentosa Specialist Hospital 		

GAMUDA LAND

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

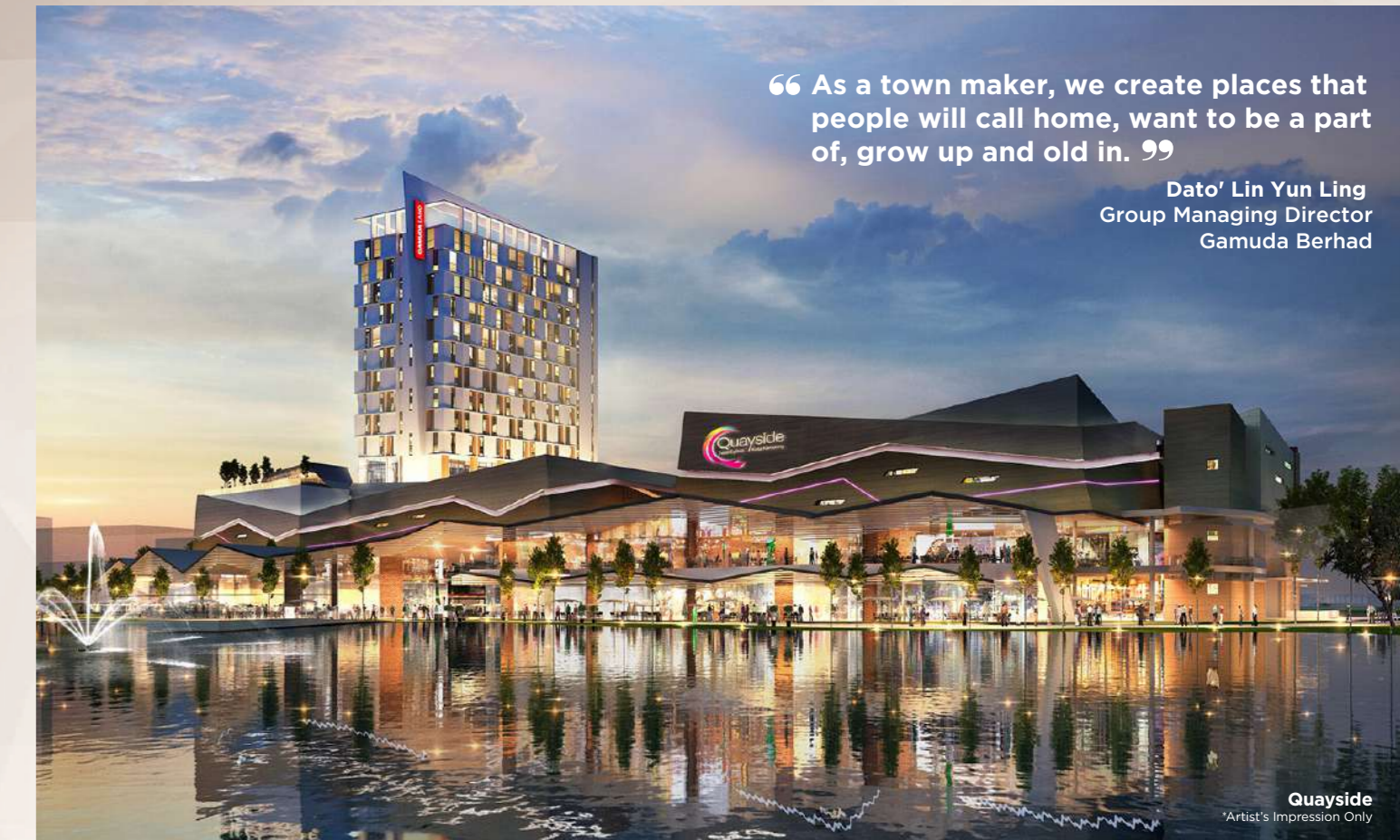


gamudaland.com.my
03 2727 7574

*PEMAJLI: GAMUDA LAND (KEMUNING) SDN. BHD. (598122-F) • Twentyfive.7 Property Gallery, Lot 43495, Persiaran Oleander, 42500 Telok Panglima Garang, Selangor Darul Ehsan. *TEL: 03-5131 6257 *FAX: 03-5131 9257 *No. Lesen Pemas: 19085-2/05-2018/0493(L) • Tempoh Sah: 31/05/2018-30/05/2020 • No. Permit Pengiklanan: 19085-2/05-2020/0493(P) • Tempoh Sah: 30/05/2018-30/05/2020 • Tarikh Jajangan Saiz: Mei 2021 • *Pegangan Tanah: Pajakan Sementara (99 Tahun) - Lubut pada 19 April 2018 • *Beban Tanah: Cagar Hereda Public Bank Berhad • *Maklumat yang Melibatkan Pajakan Sementara: Maklumat Kuala Lumpur • Maklumat Pulau Pinang: Maklumat Pulau Pinang • Jumlah Unit: 526 (Blok A dan B), Blok A - Jumlah Unit: 275 dan Blok B - Jumlah Unit: 251 (Jenis A2, 23, Jenis B, 92, Jenis C, 115, Jenis D, 90 dan Jenis D1) • *Kekayaan Binaan: 552 kaki persegi (min.) hingga 1,000 kaki persegi (maks.) • *Harga: Jualan: RM250,000.00 (min.) - RM176,040.00 (maks.) • *Diskaun Bumiputera: 7% • *Diskaun Keperluan: Tarikh ini tidak boleh digunakan untuk dipajak atau digada melainkan 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 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 in preparing this information, the developer cannot be held liable for any variation or inaccuracy.

twentyfive.7
Kota Kemuning

The Amber 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



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.

CONVENIENCE STARTS AT YOUR DOORSTEP

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.

ALL WITHIN YOUR REACH

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

GAMUDA LAND