

The Amber
RESIDENCES

GAMUDA LAND

twentyfive.7
Kota Kemuning

The background features several overlapping, angular shapes in various shades of brown and orange. These shapes are positioned primarily at the top and bottom edges of the page, creating a sense of depth and movement. The central area is a plain, light gray color.

Step into a new life

where functionality brings joy,
where convenience meets excitement,
where outdoor lifestyle fulfills your daily life, and
where amenities are all within walking distance.

This can only be The Amber Residences.

VIBRANT QUAYSIDE LIVING

As a town maker, Gamuda Land's mission is to create sustainable townships that last for generations. Understanding the wants, needs and desires of the community is key.

twentyfive.7 is no different, as the 257-acre masterplan is a vibrant lifestyle township with an enhanced quality of life, desirability and value appreciation that constantly introduces new attractions and facilities. The first and only urban lifestyle hotspot for all to enjoy, both for those living here and visitors.





Quayside - Park & Lake

LIVE IN THE EPICENTRE OF VIBRANCY

The Amber Residences gives you the privilege to become well and truly connected to everything that is important to you.

Quayside is filled with outdoor amenities and lakeside activities with the bustling Quayside Mall only a 250-metre walk away.

Being at the centre of it all ensures plenty of excitement, adventure and fun things to do with family and friends, every day.



Solar Express



7-Acre Pet-friendly Park



Cycling Around The Lake



The Buzz.ar

NEW & UNIQUE EXPERIENCES FOR EVERYONE

Enjoy unique experiences here, as Quayside Mall is the first mall to provide a dedicated in-mall bike loop, marked for the sole purpose of riding bikes and scooters safely alongside pedestrian mall-goers.



Jaya Grocer, Quayside Mall



Lifestyle at Quayside Mall

Living at The Amber Residences is a one-of-a-kind experience that offers a vibrant hotspot within Kota Kemuning right next door.

You can explore this one-stop destination to get all your needs and wants fulfilled. From groceries & essentials, to F&B and even home & living, Quayside Mall is there for you.



In-mall Bike Loop





Façade
Artist's Impression

LIFESTYLE ELEVATED LIKE NEVER BEFORE

Homes at The Amber Residences are set to elevate your living experience by exuding comfort and functionality.

Tailor-made for the modern home-seeker, you are set to discover all the perks of high-rise serviced apartment living here.



Porte Cochère
Artist's Impression



Tower A Lobby
Artist's Impression



Living Room
Actual Show Unit Photo



Overlooking Quayside
Artist's Impression

READY FOR MOVE-IN

Moving in is made easier as your home comes with all the essentials. From air-conditioning and water heaters to a fully-fitted kitchen with built-in appliances, all are fitted for your enjoyment.



RECHARGE UNDER THE AMBER SUN

The facilities level offers comprehensive activities designed to suit your daily lifestyle. Every day can be a staycation here at The Amber Residences.





BBQ & Play Area
Artist's Impression



Rooftop Cinema
Artist's Impression



Co-working Room
Artist's Impression



Artistic Multi-court
Artist's Impression

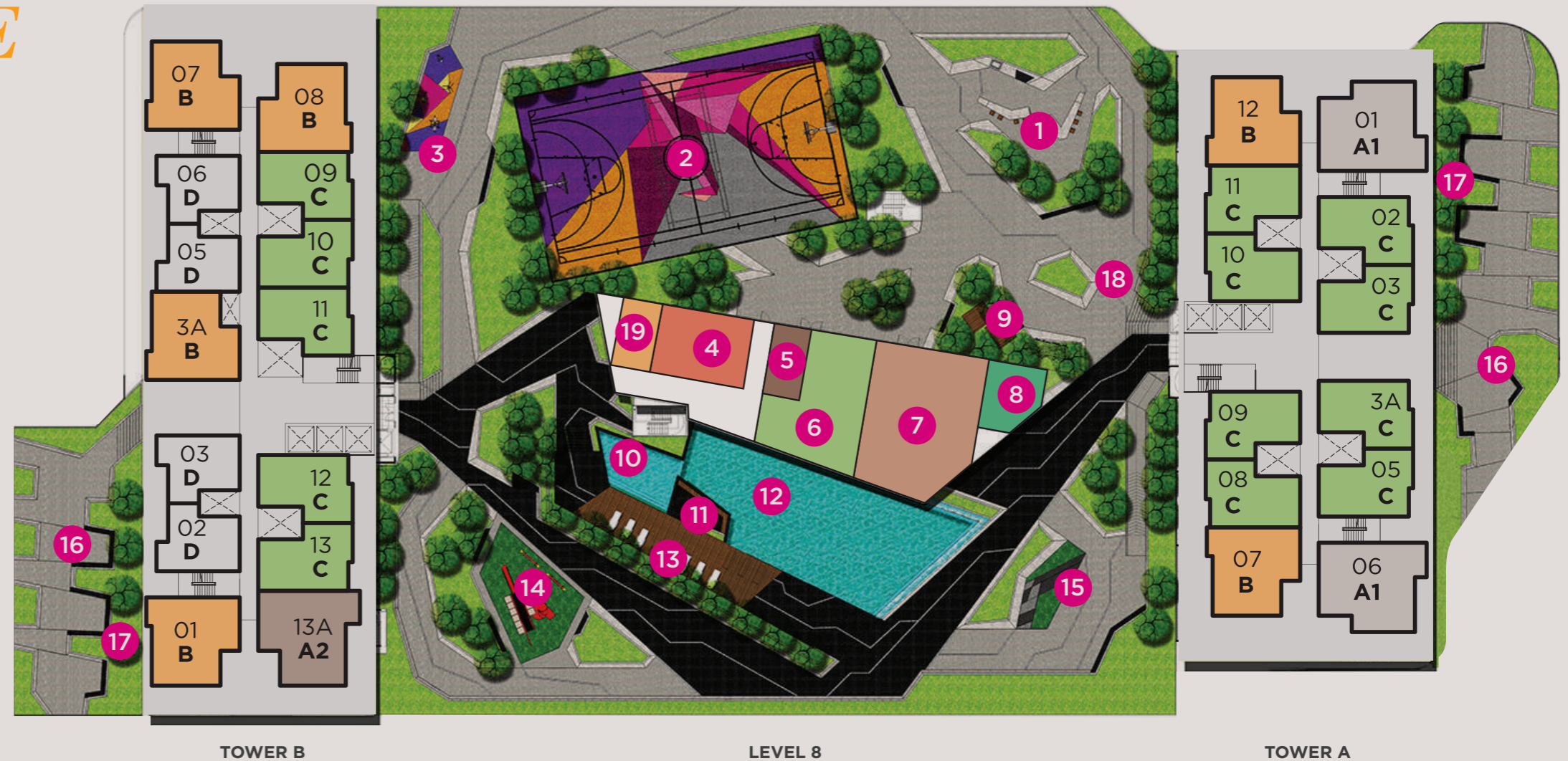
AN ABUNDANCE OF FACILITIES AWAITS YOU

FACILITIES PLAN (LEVEL 8)

- | | |
|-----------------------------|------------------------|
| 1. BBQ & Play Area | 11. Sunken Lounge |
| 2. Artistic Multi-court | 12. Adult Pool |
| 3. Outdoor Gym | 13. Lounge Deck |
| 4. Toilets & Changing Rooms | 14. Playground |
| 5. Laundry Room | 15. Therapeutic Garden |
| 6. Gymnasium | 16. Social Corner |
| 7. Multi-purpose Hall | 17. Urban Farm |
| 8. Co-working Room | 18. Jogging Path |
| 9. Yoga Deck | 19. Steam Room |
| 10. Wading Pool | |

ROOFTOP FACILITIES (LEVEL 31)

1. Rooftop Cinema
2. Giant Chess Board





Quayside Shoppes @ Amber
Artist's Impression

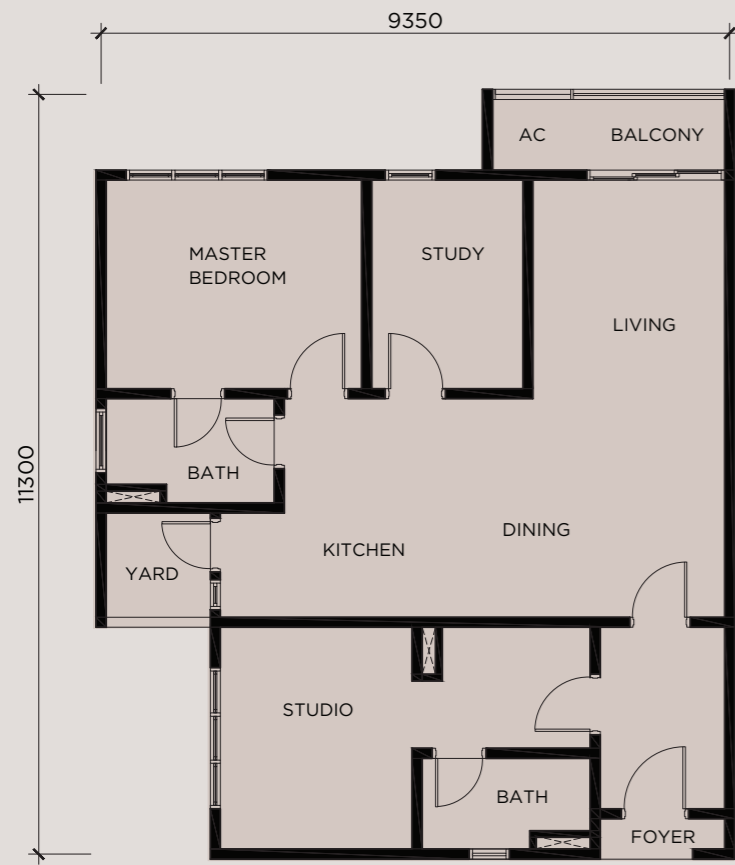
CONVENIENCE AT YOUR DOORSTEP

Enjoy the convenience of having Quayside Shoppes @ Amber right at your doorstep. Or simply take a leisurely stroll to Quayside Mall, a 250-metre walk away, where you can shop for your essentials and groceries, dine by the waterfront or just soak in the stunning views at the Quayside park and lake.

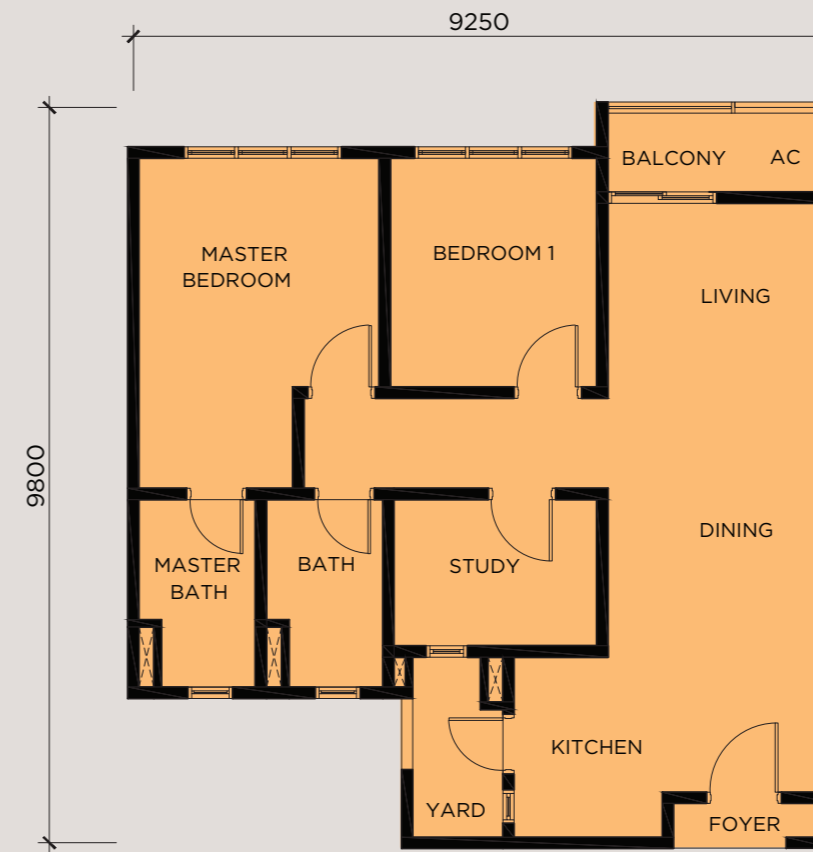


Quayside Shoppes @ Amber
Artist's Impression

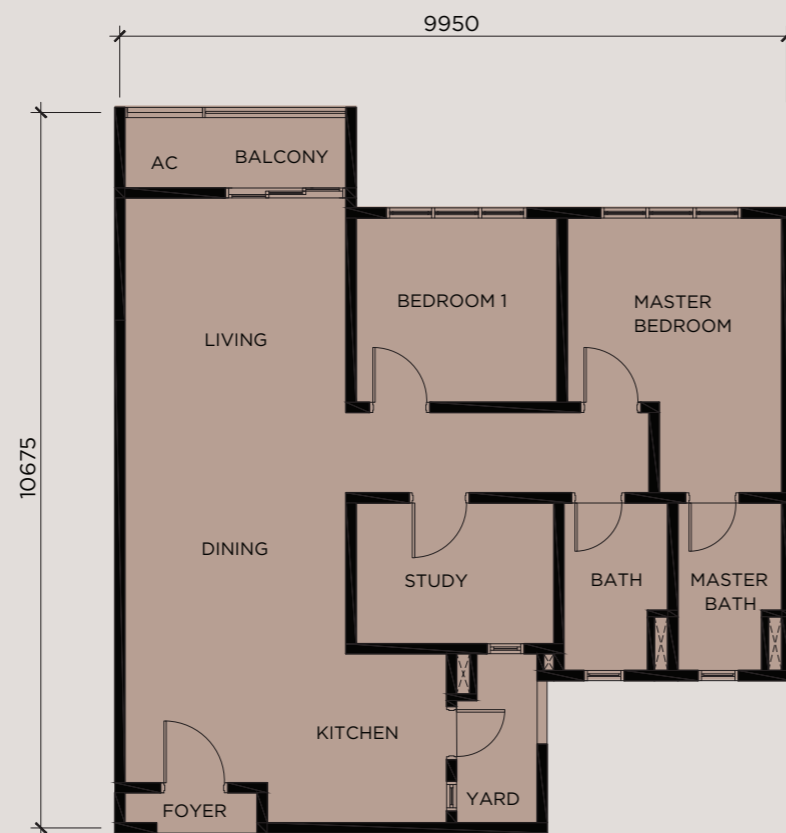
FLOOR PLANS



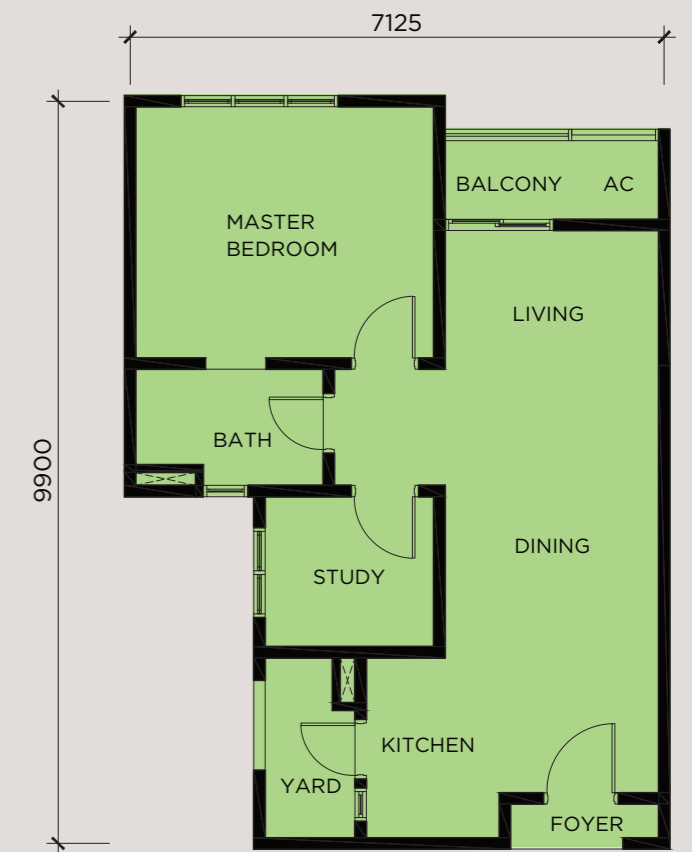
TYPE A1
1,001 sq.ft. | 3 Bedrooms | 2 Bathrooms



TYPE B
861 sq.ft. | 3 Bedrooms | 2 Bathrooms

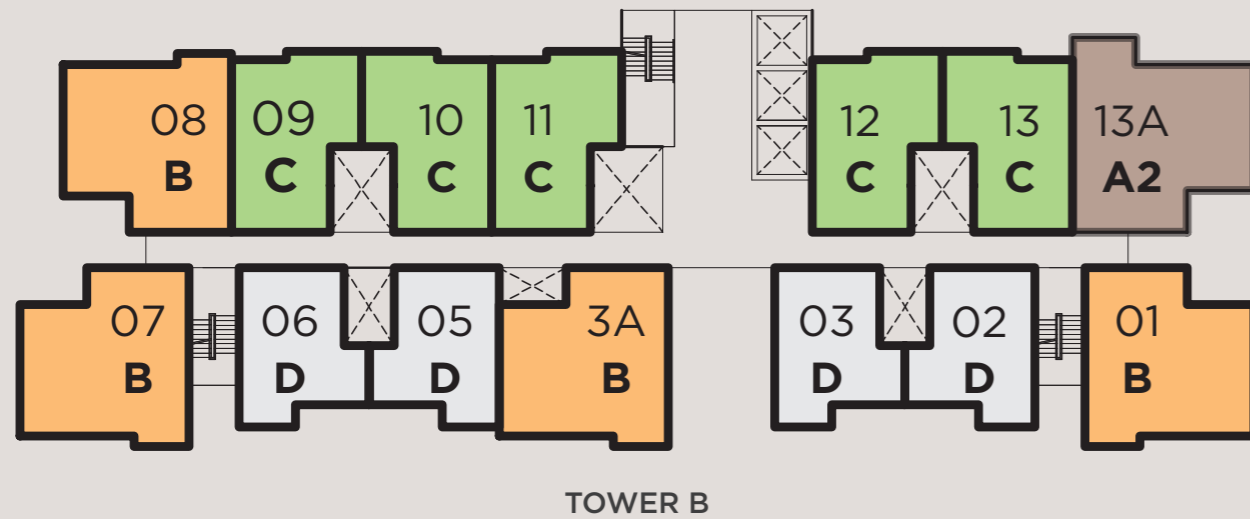
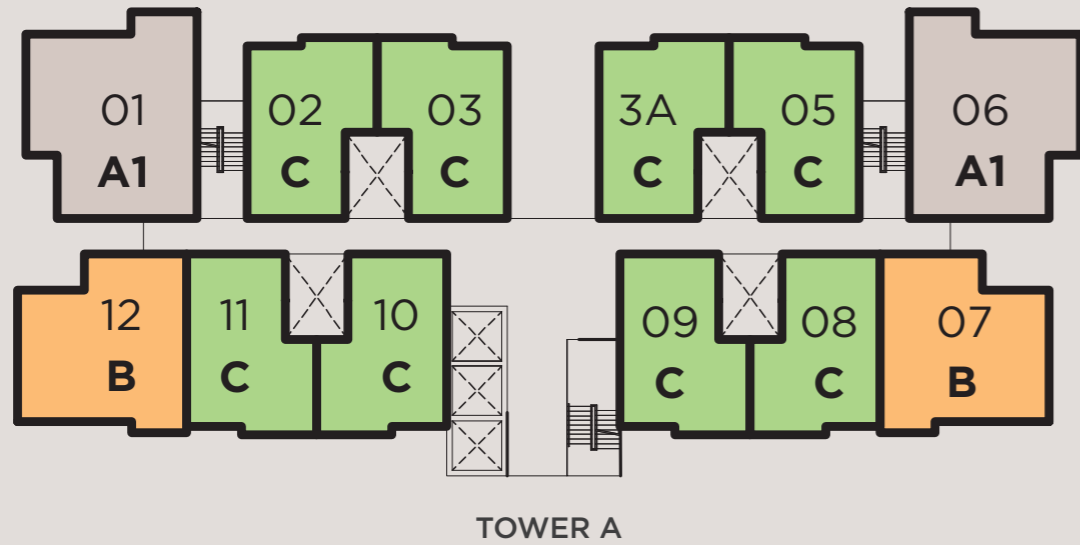


TYPE A2
947 sq.ft. | 3 Bedrooms | 2 Bathrooms



TYPE C
657 sq.ft. | 2 Bedrooms | 1 Bathroom

LAYOUT PLANS



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

	A1	A2	B	C	D1	A1-1	B1	C1 / C2
SANITARY AND PLUMBING								
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								
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



Walking distance with covered walkway to Quayside Mall.



Complimentary 2-year high-speed internet connection of up to 300Mbps.*



One click away for all lifestyle perks, resident's services, township updates and more with the GL Lifestyle App.

* Terms & conditions apply.

THE NEW HEART OF KOTA KEMUNING

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)

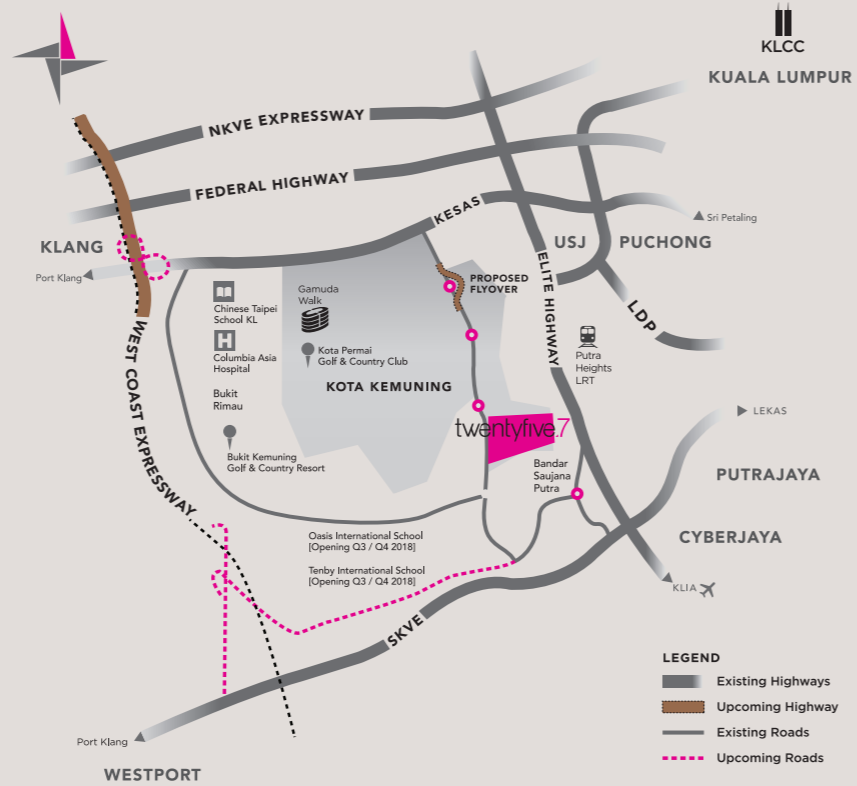
NEW HIGHWAY AND ACCESS ROAD

- West Coast Expressway (WCE) to be completed in 2024*
- New flyover in Kota Kemuning at the first roundabout after exiting the KESAS highway onto Persiaran Anggerik Mokara**

Source:

*The Star Online, 3 April 2021, WCE to build last section of West Coast Expressway

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



RADIUS	AMENITIES	RECREATION	EDUCATION
3KM	<ul style="list-style-type: none"> • twentyfive.7 Quayside Mall • twentyfive.7 Jaya Grocer 	<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 • Oasis International School • MAHSA University
5KM	<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 	
7KM	<ul style="list-style-type: none"> • RHB Bank • Hong Leong Bank • OCBC AI-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
10KM	<ul style="list-style-type: none"> • Kemuning Medical Hospital • Sentosa Specialist Hospital 		



Gamuda Land (Kemuning) Sdn Bhd
 [200201030459 (598122-P)]
 twentyfive.7 Experience Gallery
 Lot 43495, Persiaran Oleander,
 42500 Telok Panglima Garang,
 Selangor Darul Ehsan, Malaysia.



gamudaland.com.my
03 2787 7949

*PEMAJU: GAMUDA LAND (KEMUNING) SDN. BHD. (598122-P) • twentyfive.7 Experience Gallery, Lot 43495, Persiaran Oleander, 42500 Telok Panglima Garang, Selangor Darul Ehsan. -TEL: 03-5131 6257 -FAKS: 03-5131 9257 -No. Lesen Pemasu: 19085-2/05-2022/01983(L) •Tempoh Sah: 31/05/2021-30/05/2022
 -No. Permit Pengiklanan: 19085-2/05-2022/01983(P) •Tempoh Sah: 31/05/2021-30/05/2022 •Tarikh Jangkaan Siap: Disember 2021. •Pegangan Tanah: Pajak Sementara (99 Tahun-Luput pada 19 April 2116) •Bebanan Tanah: Cagar kepada Public Bank Berhad •Pihak yang Meluluskan Pelan Bangunan: Majlis Daerah Kuala Langkat •No. Kelulusan Pelan Bangunan: MDRL/KB/2/4/12/2(12) •Jenis Rumah: Pangapuri Servis •Jumlah Unit: 596 (Blok A dan B). •Jumlah Unit: 275 (Jenis A1: 46, Jenis C: 163) Blok Unit Yang Belum Dijual: 145 dan Blok B - Jumlah Unit: 321 (Jenis AC: 23, Jenis B: 92, Jenis C: 115, Jenis D: 99 dan Jenis D1: 1) Blok Unit Yang Belum Dijual: 148 •Keluasan Binaan: 552 kaki persegi (min.) hingga 1,000 kaki persegi (maks.) •Harga Jual: RM250,000.00 (min.) - RM375,040.00 (maks.) •Diskaun Bumpuntera: 7% •Selekitan Kependangan: Tanah ini tidak boleh dipindah milik, dipajak atau digadai melainkan dengan kebenaran pihak Berkuasa Negeri. •IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. All information contained herein (including figures, specifications, plan measurements, and illustrations) are subject to amendments, variations and modifications without notifications 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.