

TheAmber  
RESIDENCES

**GAMUDA** LAND

twentyfive.7  
KOTA KEMUNING



## *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

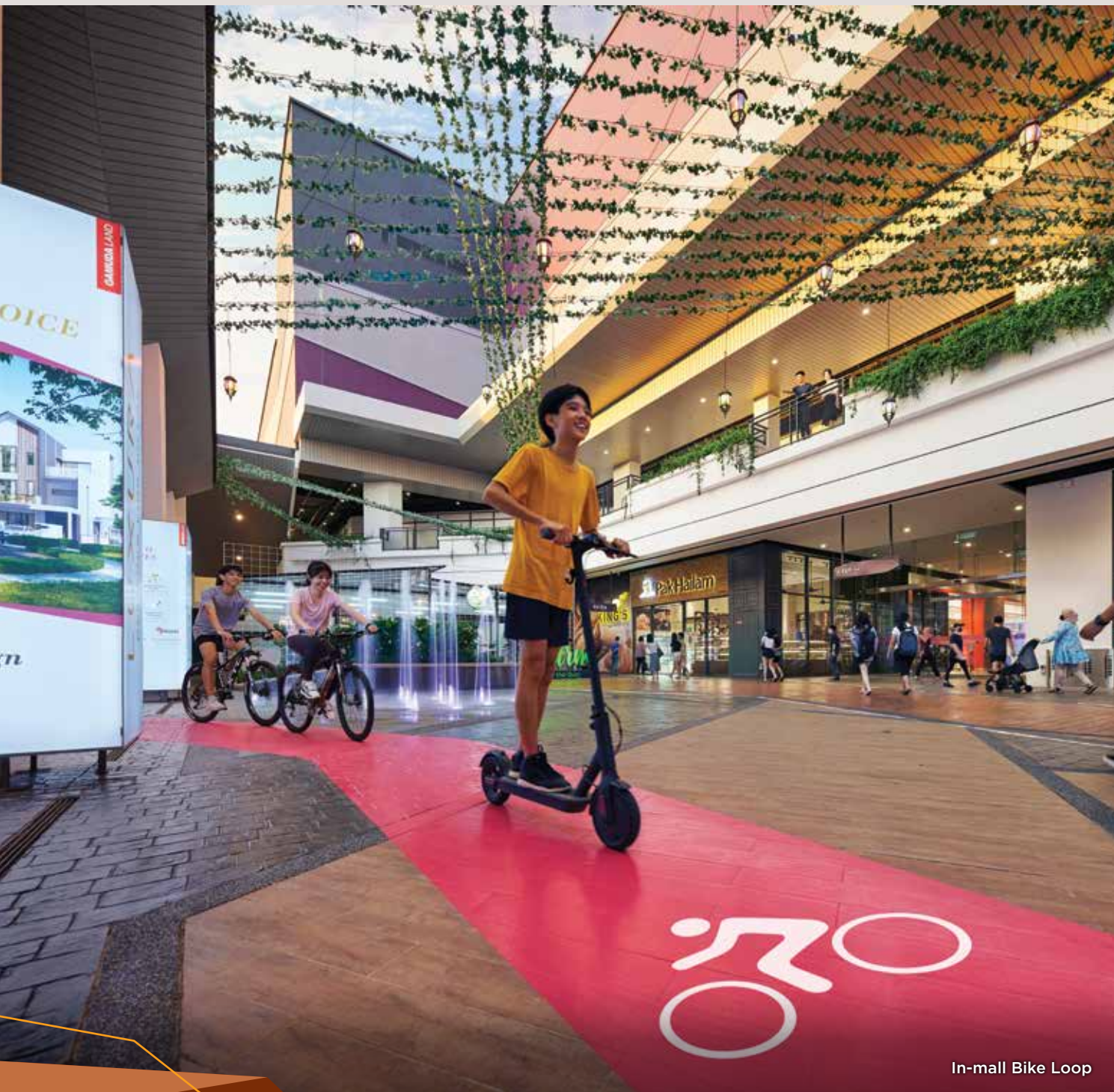


The Buzz.ar



# 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.



In-mall Bike Loop



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.







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.







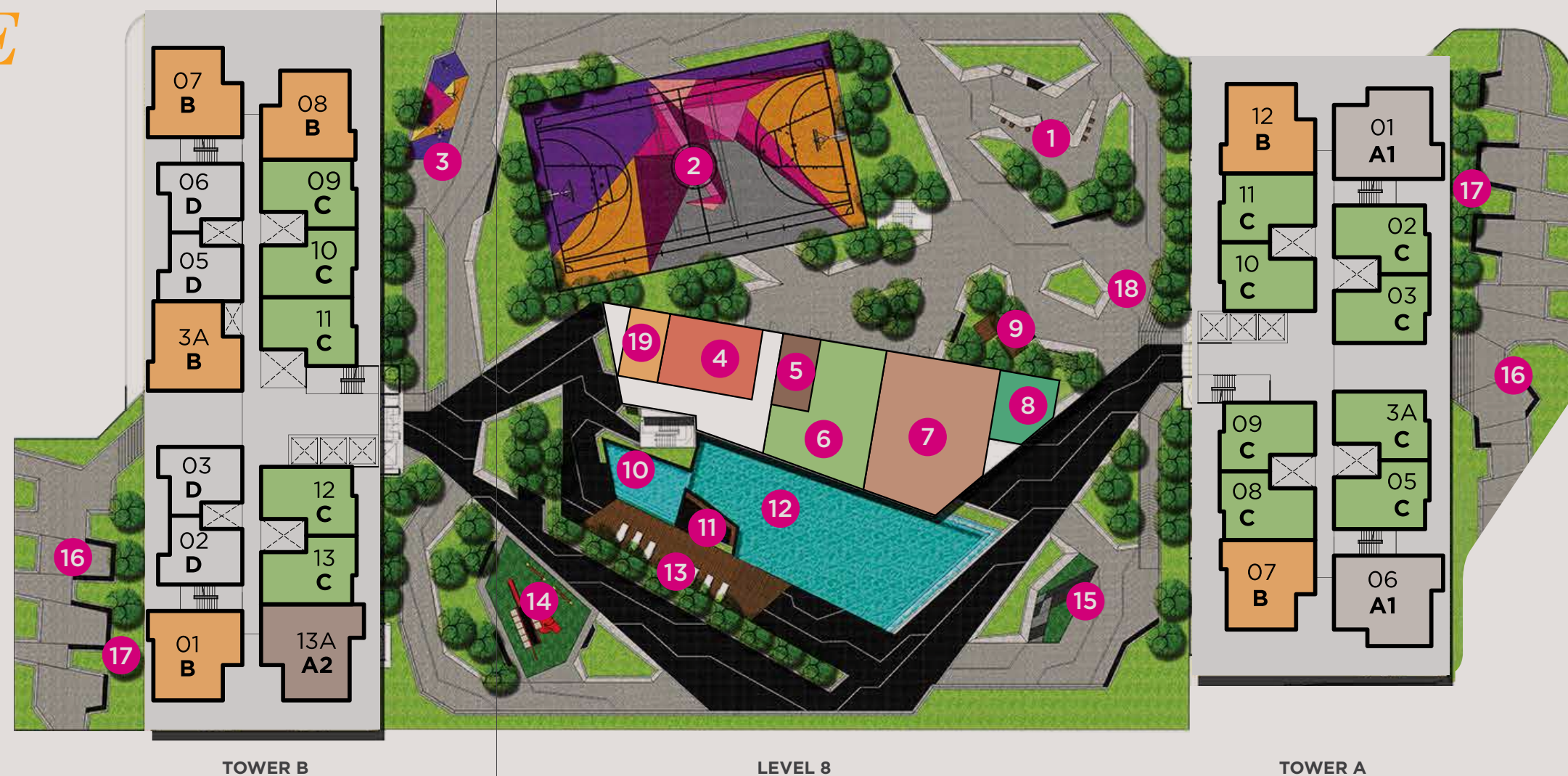
# AN ABUNDANCE OF FACILITIES AWAITS YOU

## 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)

- Rooftop Cinema
- Giant Chess Board







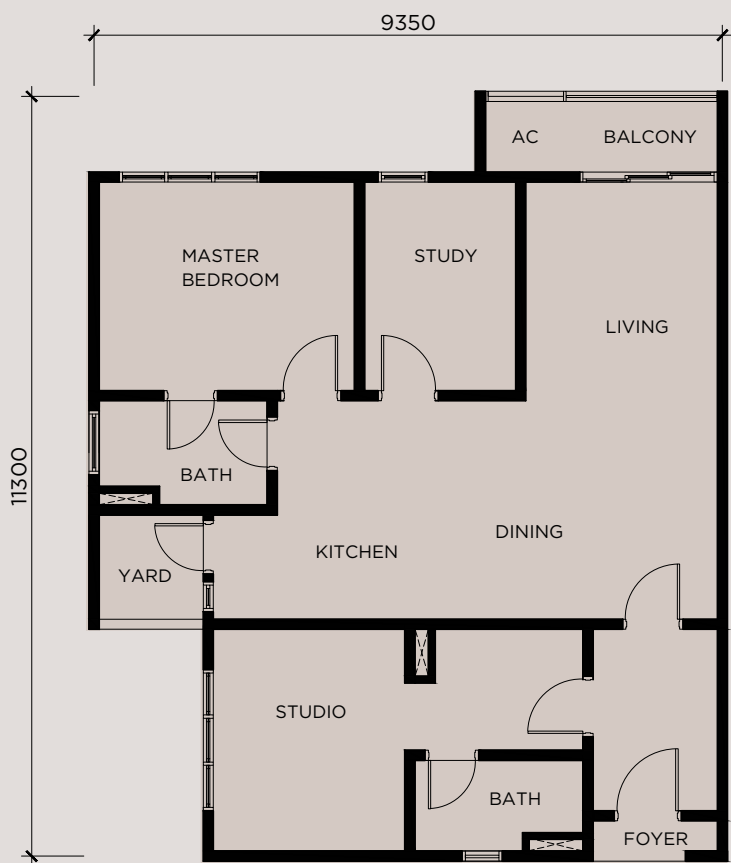
# CONVENIENCE AT YOUR DOORSTEP

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.

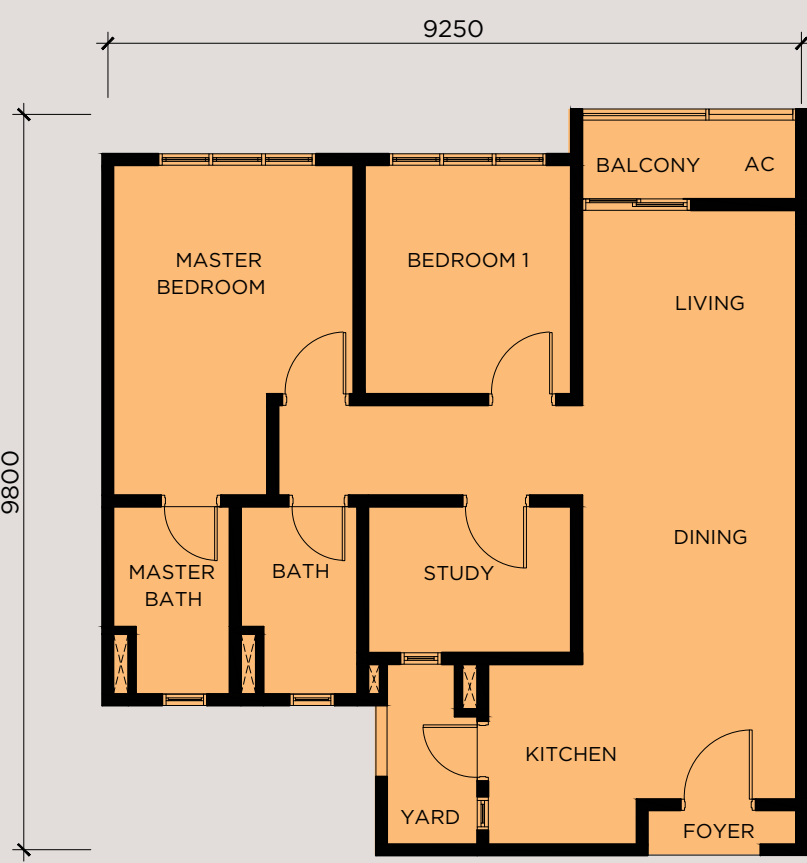




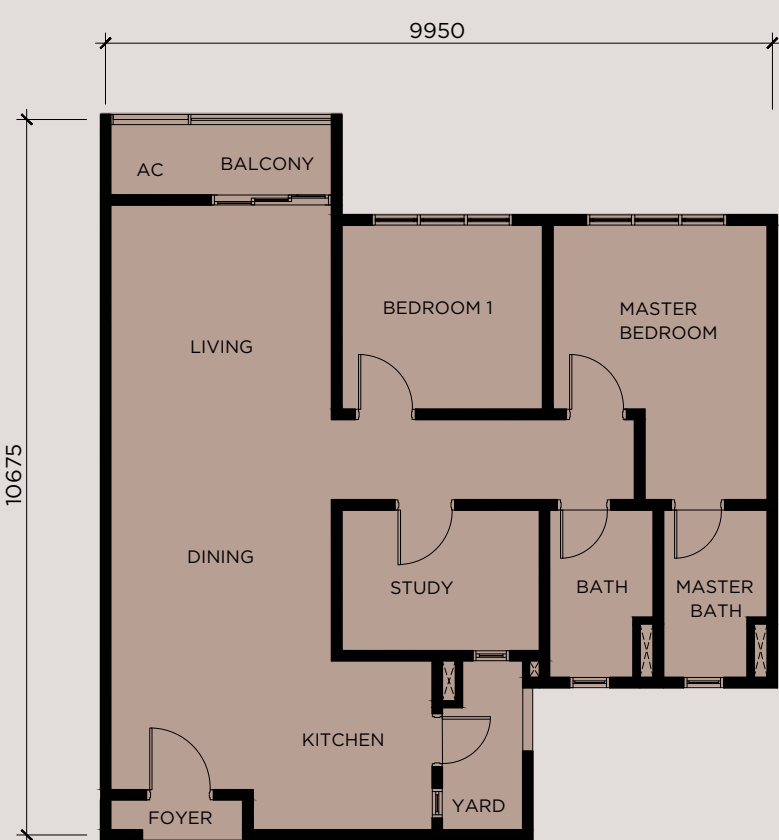
FLOOR PLANS



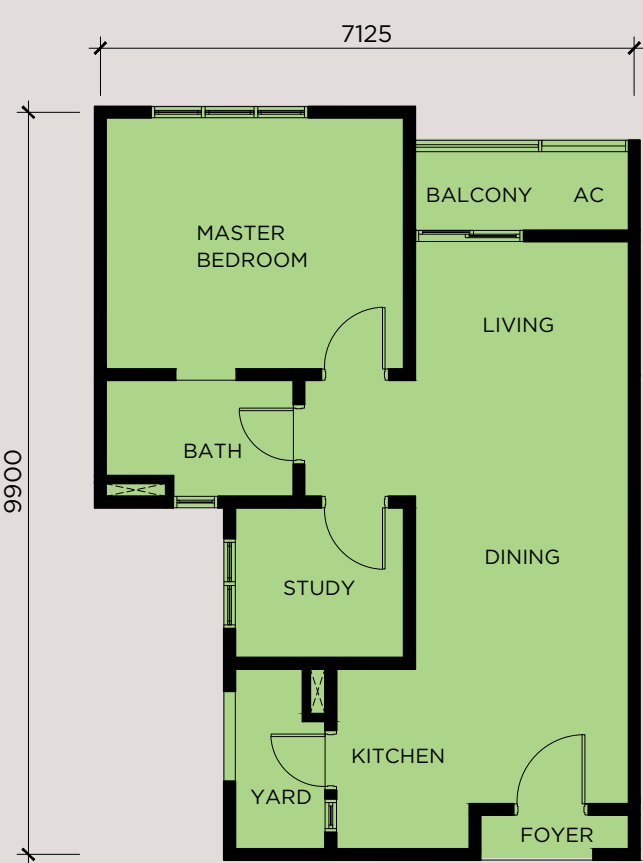
**TYPE A1**  
1,001 sq.ft. | 3 Bedrooms | 2 Bathrooms



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



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



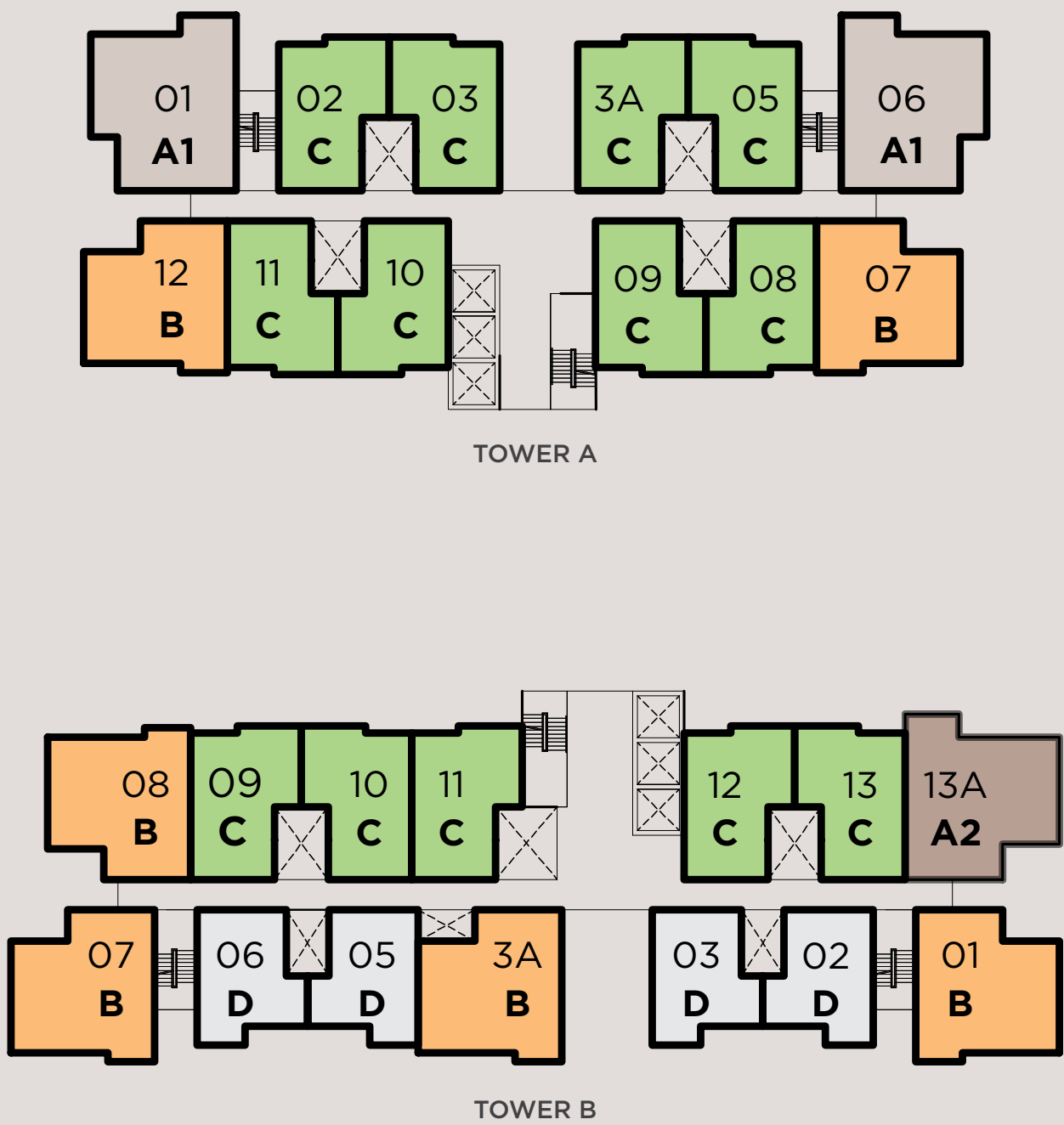
**TYPE C**  
657 sq.ft. | 2 Bedrooms | 1 Bathroom



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

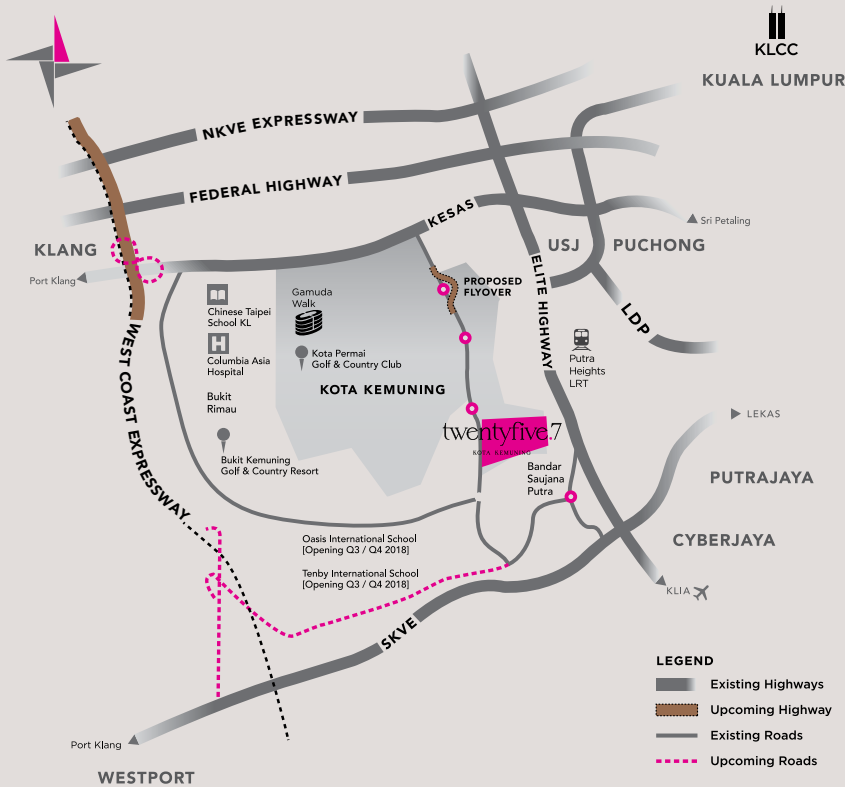
ACCESSIBILITY

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

Sincere<sup>TM</sup>  
Responsible  
Original

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

THEEDGE  
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EXCELLENCE  
EXPERIENCE GALLERY

twentyfive.7  
Experience Gallery

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 Pemaju: 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 Langat •No. Kelulusan Pelan Bangunan: MDKL/KB/24/1242(12) •Jenis Rumah: Pangapuri Servis •Jumlah Unit: 596 (Blok A dan B), Blok A – Jumlah Unit: 275 (Jenis A1: 46, Jenis B: 46, Jenis C: 183) Baki Unit Yang Belum Dijual: 145 dan Blok B – Jumlah Unit: 321 (Jenis A2: 23, Jenis B: 92, Jenis C: 115, Jenis D: 90 dan Jenis D1: 1) Baki Unit Yang Belum Dijual: 148 •Keluasan Binaan: 552 kaki persegi (min.) hingga 1,000 kaki persegi (maks.) •Harga Jualan: RM250,000.00 (min.) – RM976,040.00 (maks.) •Diskaun Bumiputera: 7% •Sekatan Kepentingan: 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.