



amanōra

RESIDENCES

PUCHONG

*In Harmony with Nature*

Nestled in a serene sanctuary, Amanora invites residents to embrace tranquil living while overlooking a scenic forest reserve, ensuring the peace of living.







## Swimming Pool

ARTIST'S IMPRESSION ONLY



**Panoramic Scenery**  
1,200 hectares of forest reserve



**3-Tier Security System**  
Utmost safety for residents



**Parking Advantages**  
2 car park lots per unit



**Functional Layout**  
Practical unit size choices



**Lifestyle Facilities**  
360-degree views of facilities podium



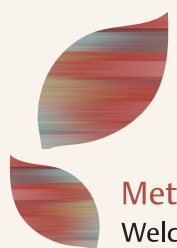
**Low Density**  
Only 376 units



## Sunrise Deck

ARTIST'S IMPRESSION ONLY



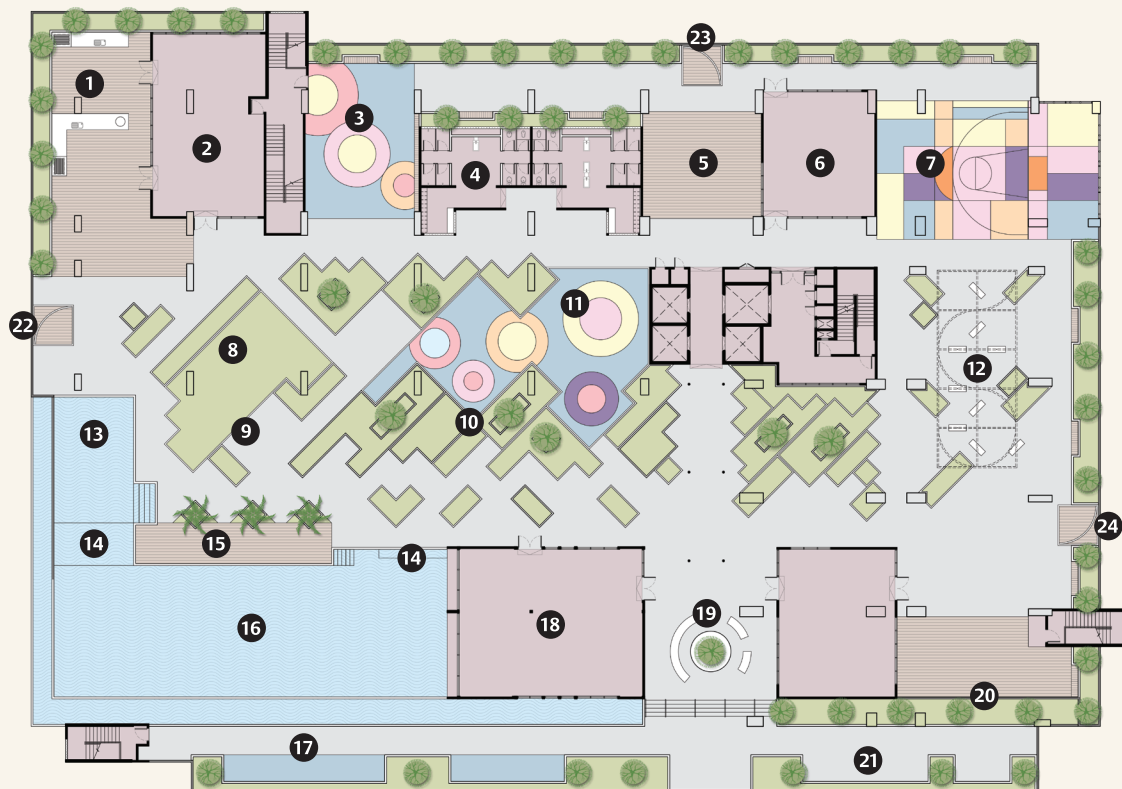


**Meticulously crafted facade**  
Welcome home to Amanora, where every detail is thoughtfully designed. Indulge in effortless living and make every moment count.





# Facilities Plan



## Level 8 Facilities Podium

- |                       |                        |                    |
|-----------------------|------------------------|--------------------|
| ① Grill Deck          | ⑨ Lounge Seating       | ⑰ Outdoor Fitness  |
| ② Multipurpose Hall   | ⑩ Geometric Garden     | ⑱ Indoor Gymnasium |
| ③ Children Playground | ⑪ Inclusive Playground | ⑲ Oculus Garden    |
| ④ Changing Rooms      | ⑫ Moonlight Swing      | ⑳ Herbs Garden     |
| ⑤ Swing Garden        | ⑬ Kids Pool            | ㉑ Viewing Deck     |
| ⑥ Games Room          | ⑭ Aqua Deck            | ㉒ Leisure Pavilion |
| ⑦ Play Court          | ⑮ Lounge Deck          | ㉓ Chess Pavilion   |
| ⑧ Toddler Play Area   | ⑯ Infinity Pool        | ㉔ Scenic Pavilion  |

## Others



Entrance Guard House . Lobby . Drop-off Area . Management Office . Surau .  
Mail Room . EV Charging Points . Sunrise Deck (Level 27)

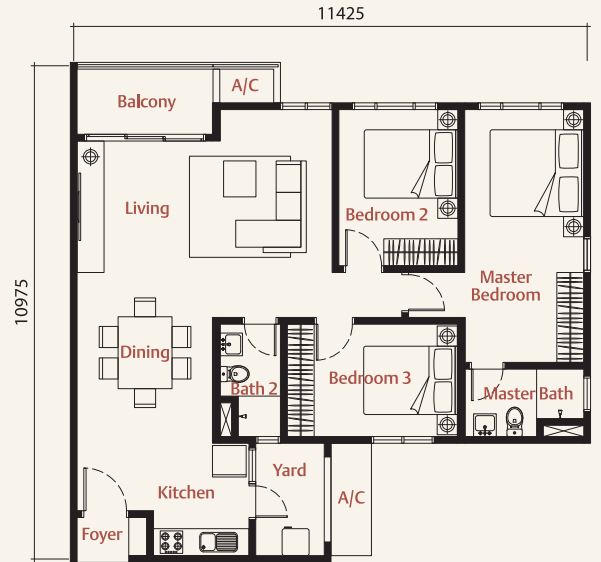
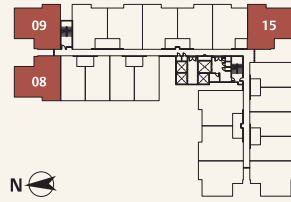




# TYPE A



1,105 sq ft

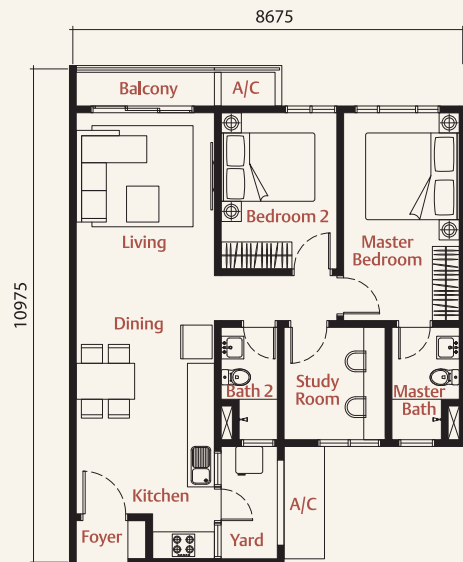
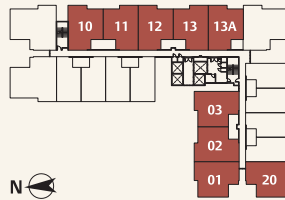
-  3 Rooms
-  2 Bathrooms



# TYPE B



855 sq ft

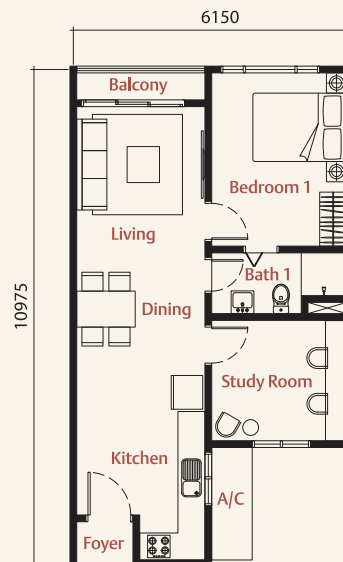
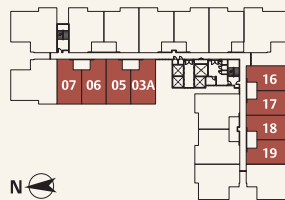
-  2+1 Rooms
-  2 Bathrooms



# TYPE C

635 sq ft

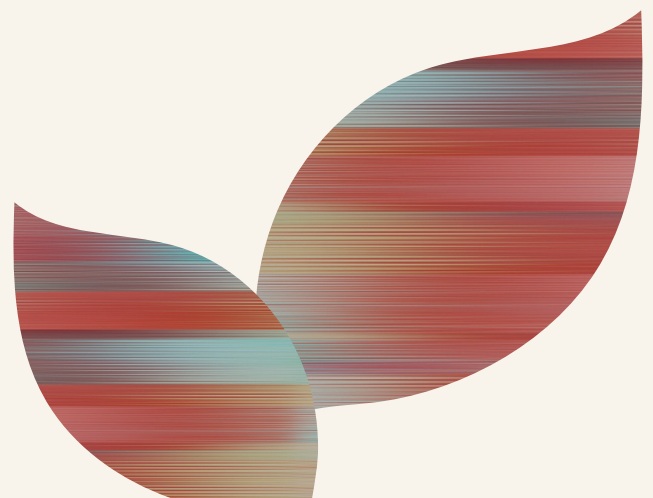
-  1+1 Rooms
-  1 Bathroom





# Building Specifications

<b>STRUCTURE</b>		Reinforced Concrete		
<b>WALL SYSTEM</b>		Reinforced Concrete / Brick / Masonry		
<b>ROOFING</b>		Reinforced Concrete		
<b>CEILING</b>		Skim Coat and Paint / Plaster Ceiling (where applicable)		
<b>WINDOWS</b>		Aluminium Frame Glass Windows		
<b>DOORS</b>	Main Entrance	Fire Rated Door		
	Bedrooms / Yard	Flush Door		
	Bathrooms	Flush Door / Bi-Fold Door		
	Balcony	Aluminium Frame Glass Sliding Door		
<b>IRONMONGERY</b>		Quality Lockset		
<b>WALL FINISHES (INTERNAL)</b>	Living / Dining / Bedrooms	Skim Coat / Plaster & Paint		
	Bathrooms	Tiles to Ceiling Height		
	Kitchen	Tiles to 1500mm Height / Skim Coat / Plaster & Paint		
<b>WALL FINISHES (EXTERNAL)</b>		Weather Resistant Paint		
<b>FLOOR FINISHES</b>	Entrance / Living / Dining	Tiles		
	Balcony / Kitchen /	Tiles		
	Bathrooms /Yard			
	Bedrooms / Study Rooms	Laminated Flooring		
<b>SANITARY FITTINGS</b>		<b>TYPE A</b>	<b>TYPE B</b>	<b>TYPE C</b>
	Kitchen Sink	1	1	1
	Water Closet	2	2	1
	Wash Basin	2	2	1
	Shower Point	2	2	1
	Tap	4	4	2
<b>ELECTRICAL POINTS</b>	Lighting Point	15	14	9
	Power Point	16	15	11
	Water Heater Point	2	2	1
	SMATV Point	1	1	1
	Distribution Board	1	1	1
	Fiber Wall Socket	1	1	1
	Ceiling Fan Point	5	5	4
	Air-Cond Point	4	4	3
	Doorbell Point	1	1	1





# Location Map



## Accessibility

LDP Highway  
MEX Highway

## Recreation

1. Ayer Hitam Forest Reserve Trail
2. Taman Wawasan Recreation Park
3. Kinrara Golf Club
4. Farm in the City
5. KSL Sports Puchong

## LRT Stations

- A Puchong Prima
- B Puchong Perdana
- C Bandar Puteri
- D Taman Perindustrian Puchong
- E Pusat Bandar Puchong
- F IOI Puchong Jaya

## Leisure

6. AEON Big Puchong Utama
7. Lotus's Bukit Puchong
8. IOI Rio
9. Hero Supermarket
10. Setia Walk
11. IOI Boulevard Puchong
12. AEON Mall Taman Equine
13. Lotus's Puchong
14. IOI Mall Puchong
15. IOI City Mall

## Education

16. SK Saujana Puchong
17. Taylor's International School Puchong
18. Prime International School
19. SK & SMK Puchong Utama
20. SK Puchong Perdana
21. SMK Puchong Perdana
22. SJK (C) Sin Ming
23. SMK Puchong Permai
24. SJK (C) Kheng Chee
25. Binary University
26. Taylor's Lakeside Campus
27. SJK (C) Han Ming

## Healthcare

28. KPMC Puchong Specialist Centre
29. Columbia Asia Hospital Puchong
30. Andorra Women & Children Hospital
31. Hospital Sultan Idris Shah Serdang
32. Hospital Cyberjaya



AKW LAND

**Amanora Residences Sales Gallery**  
B-G-7 & B-1-7, Block B, Dataran Puchong,  
Jalan PU7/1A, Taman Puchong Utama,  
47140 Puchong, Selangor



SALES GALLERY

012 596 2236

www.amanora.com.my

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Developer: Anvil Kevo Sdn. Bhd. (202101030004 (1430304-X)) . Developer's License No: 30547/08-2028/0224(A) . Validity Date: 29/08/2023 - 28/08/2028 . Advertising and Sales Permit No: 30547-1/07-2027/0633(N)-(S) . Validity Period: 12/7/2024 - 11/7/2027 . Approving Local Authority: Majlis Perbandaran Subang Jaya . Building Plan Reference No: MBSJ.BGN.BP6.600-1/10/4/3(19) . Land Tenure: Leasehold 99 years (Expiry 15/08/2110) . Restriction of Interest: This land can be transferred, mortgaged or charged with the consent of the State Authority . Land Encumbrances: RHB Bank Berhad . Type of Property: Serviced Apartment . Total Units 376 . Price: RM270,000 (min.) - RM710,435 (max.) . Expected completion: Aug 2028 . Bumiputra Discount: 7%

THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA