



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

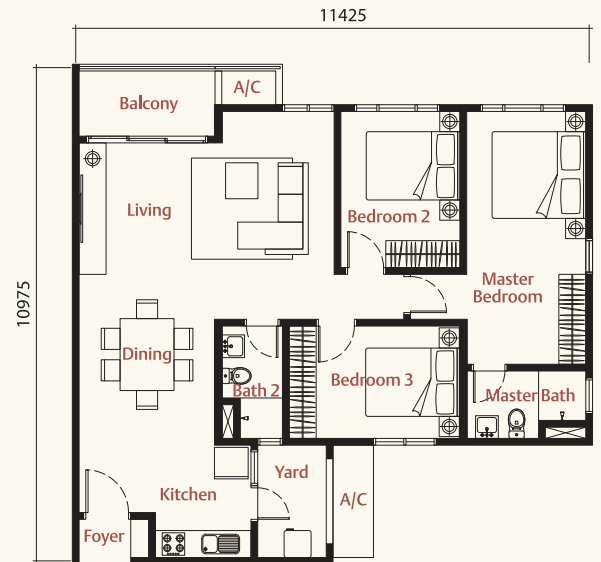
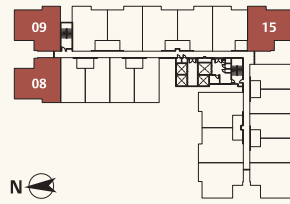
Entrance Guard House . Lobby . Drop-off Area . Management Office . Surau .
Mail Room . EV Charging Points . Sunrise Deck (Level 27)



TYPE A

1,105 sq ft

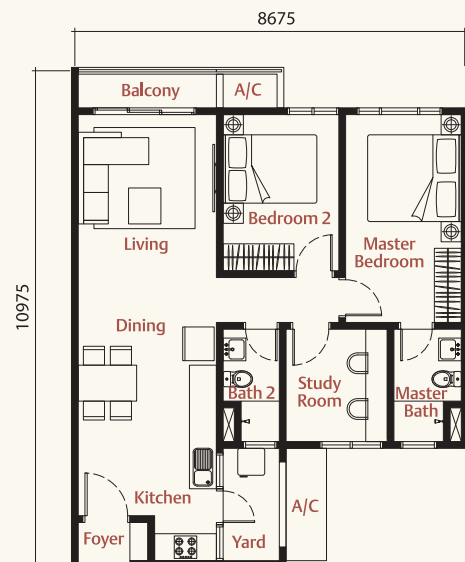
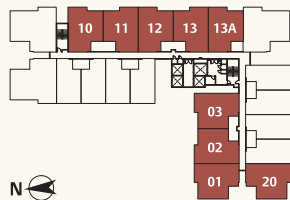
- 3 Rooms
- 2 Bathrooms



TYPE B

855 sq ft

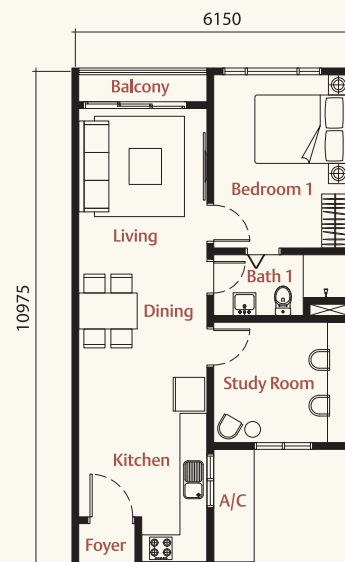
- 2+1 Rooms
- 2 Bathrooms



TYPE C

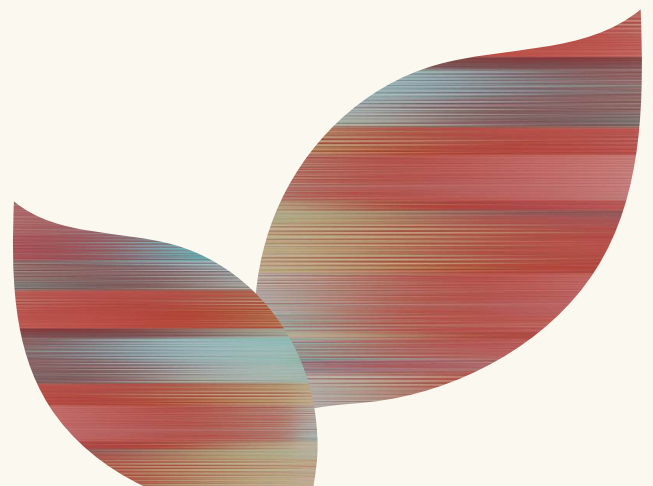
635 sq ft

- 1+1 Rooms
- 1 Bathroom



Building Specifications

STRUCTURE		Reinforced Concrete		
WALL SYSTEM		Reinforced Concrete / Brick / Masonry		
ROOFING		Reinforced Concrete		
CEILING		Skim Coat and Paint / Plaster Ceiling (where applicable)		
WINDOWS		Aluminium Frame Glass Windows		
DOORS	Main Entrance	Fire Rated Door		
	Bedrooms / Yard	Flush Door		
	Bathrooms	Flush Door / Bi-Fold Door		
	Balcony	Aluminium Frame Glass Sliding Door		
IRONMONGERY		Quality Lockset		
WALL FINISHES (INTERNAL)	Living / Dining / Bedrooms	Skim Coat / Plaster & Paint (where applicable)		
	Bathrooms	Tiles to Ceiling Height		
	Kitchen	Tiles to 1500mm Height / Skim Coat / Plaster & Paint		
WALL FINISHES (EXTERNAL)		Weather Resistant Paint		
FLOOR FINISHES	Entrance / Living / Dining	Tiles		
	Balcony / Kitchen /	Tiles		
	Bathrooms /Yard			
	Bedrooms / Study Rooms	Laminated Flooring		
SANITARY FITTINGS		TYPE A	TYPE B	TYPE C
	Kitchen Sink	1	1	1
	Water Closet	2	2	1
	Wash Basin	2	2	1
	Shower Point	2	2	1
	Tap	3	3	2
ELECTRICAL POINTS	Lighting Point	15	14	8
	Power Point	15	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	3	3	2
	Air-Cond Point	4	4	3
	Doorbell Point	1	1	1



Location Map



Accessibility

LDP Highway
MEX Highway

LRT Stations

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

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

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

The items and information contained herein are subject to variations, modifications and substitutions as may be required by the relevant approving authorities and/or recommended by the developer's architect and do not constitute or form a part of an offer or contract or any representation or warranty. All illustrations and pictures are artist's impressions only and are not identical to or be the exact representation of the actual final product and/or forming part of the product. The proprietor, developer and its employees expressly disclaim any and all responsibility and liability for any loss, damage or inconvenience of any kind, whether expressed or implied, caused by or due to any difference, error, omission, inaccuracy, change or discrepancy between the information contained herein and the actual final product.

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