



KINRARA
RESIDENCE

Ambrosia

@ **Kinrara**Residence

TRUE BUNGALOW HAVENS,
NESTLED IN NATURE'S EMBRACE

3-Storey Executive Bungalow & Superior Semi-D



A SENSE OF SECURITY

There is an assuring feeling of safety within each home that populates **Ambrosia @ Kinrara Residence**, and it is provided by a host of modern security and safety features.

External

- Barrier gates with security CCTV, facial image recording function and audio system
- 8ft. high welded mesh perimeter fencing with fibre optic motion sensors and infrared CCTV cameras monitoring
- Electronic clocking system throughout perimeter fencing for round-the-clock guard patrolling
- Grand entrance guard house with central command centre for 24-hour state-of-the-art surveillance
- Entry & exit via access control system
- Back-up power generator for guard house, central command centre, perimeter fencing and CCTV systems

Internal

- Smart home security alarm system with LCD Control Panel
- Two-way communication system*
- Fibre optic broadband ready*

*Services governed by third party provider.



Artist's impression only

LIFE, AT ITS MOST NATURAL

One of the nation's most treasured forest reserve as your neighbours.

Drawing a natural border directly around **Ambrosia @ Kinrara Residence** is the 3,000-acre Ayer Hitam Forest Reserve, affording a living environment that is blessed with lush greenery and fresh air. While lining its pathways and embracing each of its homes is an abundance of trees and greenery.

From the moment you enter the welcoming gates of **Ambrosia @ Kinrara Residence**, you leave the hustle and bustle of the world outside, and enter an environment rich in natural splendour.



THE RESORT CLUBHOUSE

Kinrara Residence promotes the open concept living further by creating opportunities for communal interaction. The Residents' Clubhouse is a private, residents-only facility where your modern day indulgences, activities and necessities are met.

- Swimming Pool & Children Wading Pool
- Well-Equipped Gymnasium
- Lounge Area
- Clubhouse Café & Convenience Store
- Multipurpose Hall
- BBQ Area



Actual Resident's Private Clubhouse

*“The sweetest type
of heaven is home...”*
JOSIAH HOLLAND

The homes of **Ambrosia @ Kinrara Residence** have been created to provide their residents with everything that makes up today’s quintessential home – practicality, security, eco-friendliness and warmth.

- Extensive landscaping throughout the development
- Hybrid hot water system
- Rain water harvesting system
- Centralised water filter system
- Water pressure booster pump
- High ceiling to promote natural lighting and ventilation
- Air-conditioning points with concealed refrigerant and drain piping
- Passenger lift for Executive Bungalow
- Double volume ceiling at living area (for Bungalow ASTERIA)
- Private pool (for selected Bungalow CAMELIA)

ASTERIA, BEGONIA & CAMELIA
 3-Storey Executive Bungalow
 Land Area : 60' x 90' / 60' x 120'
 Built-Up : From 5,658 sq.ft.

DAISY
 3-Storey Superior Semi-D
 Land Area : 40' x 80'
 Built-Up : 4,468 sq.ft.



Artist's impression only



Artist's impression only

*“The essence of interior design will always be about
people and how they live.”* ALBERT HADLEY



Artist's impression only



Artist's impression only

OF STYLISH PROPORTIONS

The abodes at **Ambrosia** come with charming dimensions designed to further promote a community living concept.

Each living space leads to spacious common areas that foster a closeness among those who call this their home, creating a living environment that is harmonious in every way.



SITE PLAN

Ambrosia

@ KinraraResidence

- Bungalow ASTERIA
- Bungalow BEGONIA
- Bungalow CAMELIA
- Semi-D DAISY



THE GARDEN OF ELEMENTS

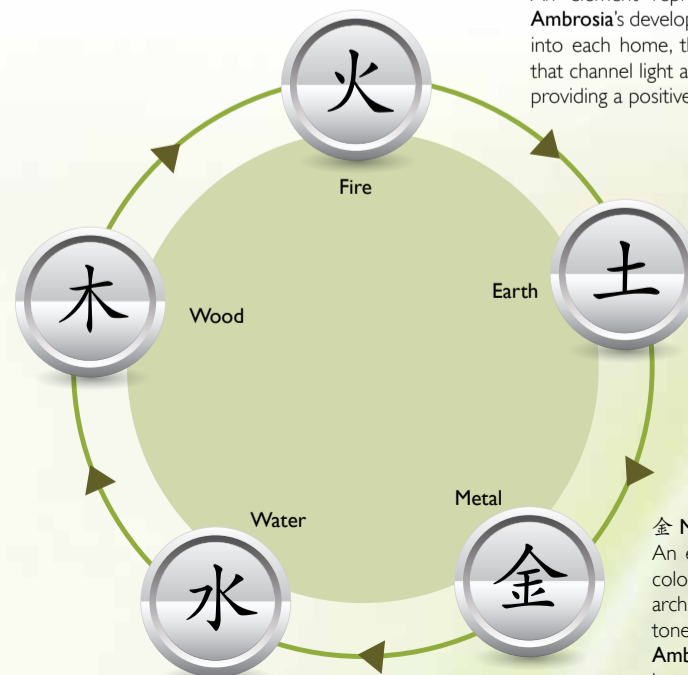
Our daily lives and the environment we live in, are governed by the 5 basic elements in the world of Geomancy - Wood, Fire, Earth, Metal and Water: These 5 elements have been thoughtfully planned within **Ambrosia**, ensuring a harmonious living environment blessed with health, wealth and happiness.

木 Wood

An element represented by plants, the colour green and blue, and columns resembling tree trunks. The abundance of trees surrounding **Ambrosia** sees a healthy existence of the wood element within the development. This naturally enriched characteristic results directly in an environment with healthier air while retaining healthy amounts of positive Qi at the same time.

水 Water

An element represented by fountains, lakes, glass, dark tones, asymmetrical and free-flowing shapes. The flowing water of the streams within **Ambrosia** retains positive Qi in the development. This representation of the water element is further complemented by the flowing network of pathways navigating the entire development, providing positivity in all aspects of living.



火 Fire

An element represented by light, the colour red and triangle shapes. **Ambrosia's** development orientation enables ample amounts of natural lighting into each home, this brightness is continued throughout via wide pathways that channel light around the development. This channeling of energy assists in providing a positive outlook for one's career and daily ventures.

土 Earth

An element represented by bricks, tiles, clay, the colour yellow, brown and earthy tones, and square shapes. Sitting in a lush green environment, on wavy contours of land, the presence of the earth element is natural and generous throughout **Ambrosia's** serene surroundings. Peace of mind comes naturally, as a result, fostering closeness in the family.

金 Metal

An element represented by silver, gold, brass and copper, the colour white and pastels, circles and arches. The entrance arch leading into a residence predominantly coloured in light tones, results in a sufficient amount of metal elements within **Ambrosia**. This extends not only a warm welcome to visitors, but also welcomes the arrival of good health and wealth.

Landscape Plan





ASTERIA
3-Storey Executive Bungalow

Land Area : 60' x 90'
Built-Up : 5,688 sq.ft.



BEGONIA
3-Storey Executive Bungalow

Land Area : 60' x 120' or varies
Built-Up : 5,908 sq.ft.



First Floor



Second Floor



First Floor



Second Floor



Ground Floor



Ground Floor



CAMELIA
3-Storey Executive Bungalow

Land Area : 60' x 90' or varies
Built-Up : 5,658 sq.ft.



DAISY
3-Storey Superior Semi-D

Land Area : 40' x 80'
Built-Up : 4,468 sq.ft.



First Floor

Second Floor



Ground Floor



Second Floor



First Floor



Ground Floor

CONVENIENTLY ACCESSIBLE

Kinrara Residence shall be directly accessible via Bandar Kinrara's main thoroughfares of Jalan Kinrara 6 and Persiaran Puncak Jalil. It will also be accessible via an integrated network of trunk roads and highways that include:

- Lebuhraya Damansara-Puchong (LDP)
- North Klang Valley Expressway (NKVE)
- Puchong-Sungai Besi Highway
- Middle Ring Road 2
- New Pantai Expressway (NPE)
- Shah Alam Expressway (KESAS)
- Old Klang Road



GPS
N 3° 1'58.95 E 101°39'58.60

From Kinrara Residence to			
KLIA	54km	KLCC	18km
Putrajaya	30km	Petaling Jaya	12km
Shah Alam	20km	Subang Jaya	9km

 **1 300-88-6866**

www.mahsing.com.my

A Premier Lifestyle Developer



Developer: Legend Grand Development Sdn Bhd (674264-T)
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Exclusive M Club Privileges:



mCARE
Property Support Services



3 Storey Executive Bungalow: • Developer License No: 10264-3/02-2017/154 • Validity Period: 10/2/2012 – 09/2/2017 • Advertising & Sales Permit No: 10264-3/657/2013(03) • Validity Period: 23/3/2012 – 22/3/2013 • Approving Authority: Majlis Perbandaran Subang Jaya • Building Plan Reference No: MPSJ/BGN/KWC-9/63 • Expected Date of Completion: March 2015 • Land Tenure: Leasehold 99 years (Expiring on 1 September 2108) • Land Encumbrances: Public Bank Berhad • 3 Storey Bungalow (Type A) • Total units: 56 units • Selling Price: RM3,769,800 (Min), RM4,844,800 (Max) • 3 Storey Bungalow (Type B) • Total units: 14 units • Selling Price: RM4,185,800 (Min), RM4,493,800 (Max) • 3 Storey Bungalow (Type C) • Total units: 9 units • Selling Price: RM4,016,800 (Min), RM4,943,800 (Max) • **3 Storey Semi-D** • Total units: 66 units • Selling Price: RM2,781,800 (Min), RM3,504,800 (Max) • Total Number of Units: 145 units • Discount 7% for Bumiputra.

Disclaimer: The information contained herein is subject to change and cannot form part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. While every reasonable care has been taken in preparing this visual, the developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer. *For selected units only. #Service governed by third party provider.