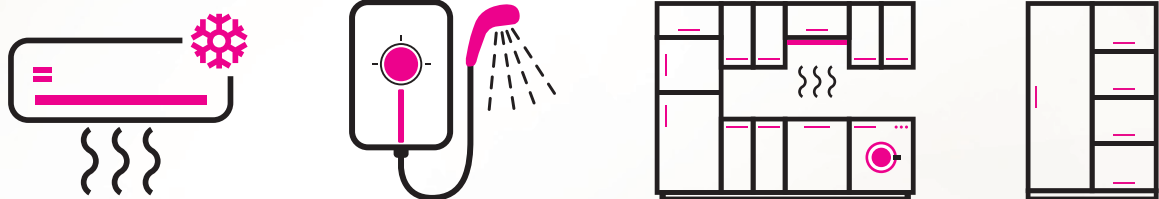




The Amber Residence, the first serviced apartment at twentyfive.7 is designed to suit your everyday lifestyle with comprehensive selection of modern amenities.

*Every unit comes with air-conditioner, water heater, fully fitted kitchen with built-in appliances and wardrobe in the master bedroom.



The map illustrates the road network around Kota Kemuning, highlighting the 'heart of the bustle'. Key features include:

- Kota Kemuning Area:** Labeled as 'twentyfive7'.
- Proposed Flyover:** Indicated by a pink dot near the intersection of the West Coast Expressway and the KESAS highway.
- New Highways and Access Roads:** Shown as thick brown lines, including the West Coast Expressway and the Putrajaya-Lekas Highway.
- Existing Infrastructure:** Includes the NKEV Expressway, Federal Highway, KESAS, USJ, Puchong, LDP, and Cyberjaya roads.
- Landmarks and Facilities:** Such as Gurnee Ridge School KL, Columbia Asia Hospital, Bukit Rimau, Bukit Kemuning Golf & Country Resort, Oasis International School, Tenby International School, and various shopping centers like The Gardens Mall and Sunway Pyramid.
- Legend:**
 - Existing Highways (Thick grey line)
 - Upcoming Highway (Thick brown line)
 - Existing Roads (Thin grey line)
 - Upcoming Roads (Dotted pink line)

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 2019.
- New flyover in Kota Kemuning at the first roundabout after exiting the KESAS highway onto Persiaran Anggerik Mokara.*

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

ALL AROUND YOU	PUBLIC AMENITIES	RECREATION	EDUCATION
WITHIN 3 KM	• twentyfive.7 Quayside Mall • twentyfive.7 Jaya Grocer • twentyfive.7 MBO Cinema	• twentyfive.7 Central Park • twentyfive.7 Boardwalk • Vista Shah Alam Equestrian and Endurance	• Beacon House Kota Kemuning • Tenby International School (Opening Q3/Q4 2018) • Oasis International School (Opening Q3/Q4 2018) • MAHSA University
5 KM	• Columbia Asia Hospital • Celebrity Fitness • Gamuda Walk • AEON BIG • Hero Market	• Kota Permai Golf & Country Club • Bukit Kemuning Golf & Country Resort	
7 KM	• RHB Bank • Hong Leong Bank • OCBC Al-Amin Bank • Affin Bank • CIMB Bank • Maybank • Putra Heights LRT Station	• Kota Kemuning Lakeside Park	• Chinese Taipei School KL • Philharmonic School of Music
10 KM	• Kemuning Medical Hospital • Sentosa Specialist Hospital		

GAMUDA LAND (Kemuning) Sdn. Bhd. (598122-P)
Twentyfive.7 Property Gallery
Lot 43495, Persiaran Oleander
42500 Telok Panglima Garang
Selangor Darul Ehsan



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All information contained here (including figures, specifications, plan measurements, and illustrations) are subject to amendments, variations and modifications without notification as may be required by the relevant authorities or developer 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.

twentyfive.7
Kota Kemuning

TheAmber
Residence

GAMUDA LAND



“As a town maker, we create places that people will call home, want to be a part of, grow up and old in.”

Dato' Lin Yun Ling
Group Managing Director
Gamuda Berhad



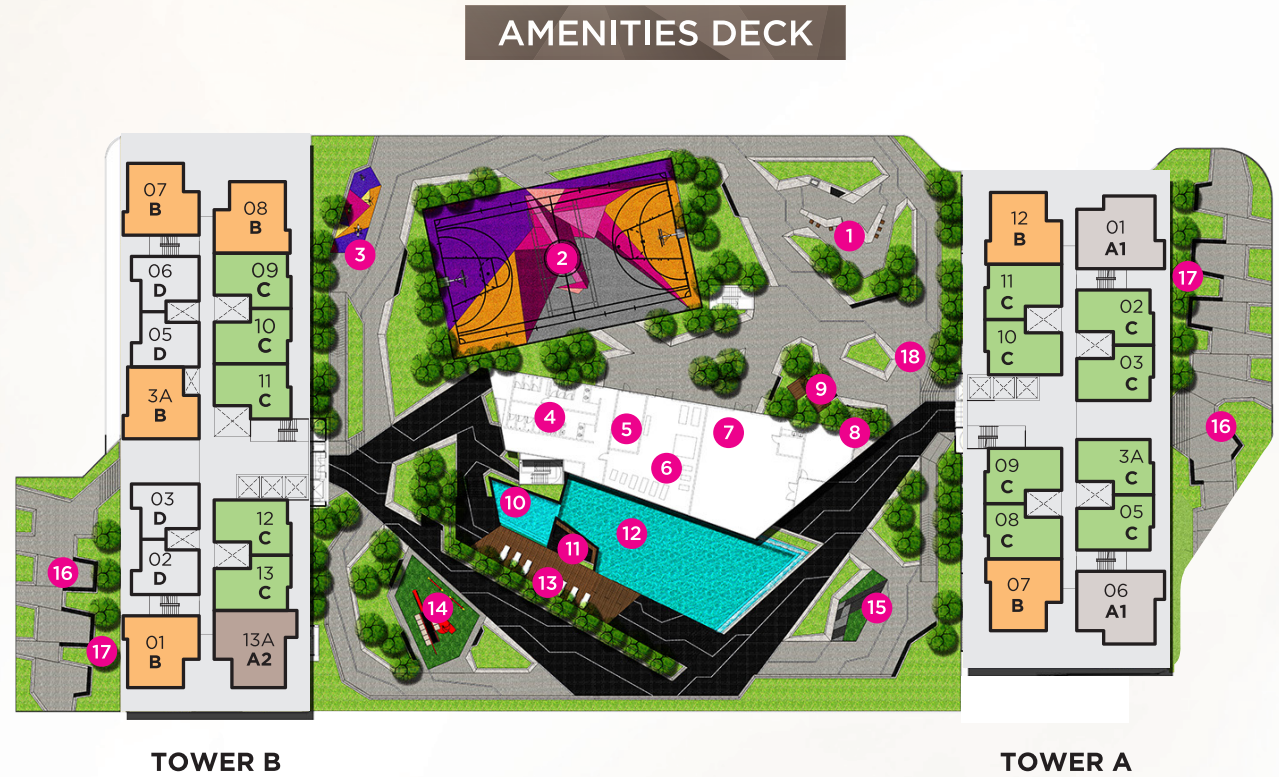
The Amber Residence - Shop Offices

The Amber Residence - Lake View

Our masterplanned developments, underpinned by good locations and sustainable environments that balance natural surroundings with extensive amenities, ensure an enhanced quality of life and value appreciation.

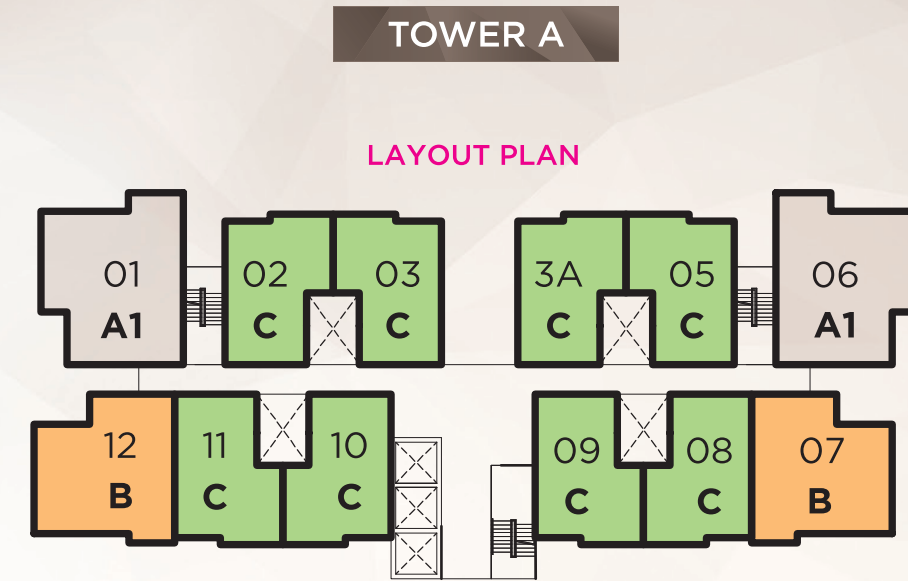
Enjoy the convenience of having retail shops right at your doorstep, or take a leisure stroll to the Quayside, 250m walk from The Amber Residence where you get to catch a movie and dine by the waterfront.

- A diverse selection of F&B outlets, a cinema and retail shops at Quayside
- Mixed retail at The Amber Residence

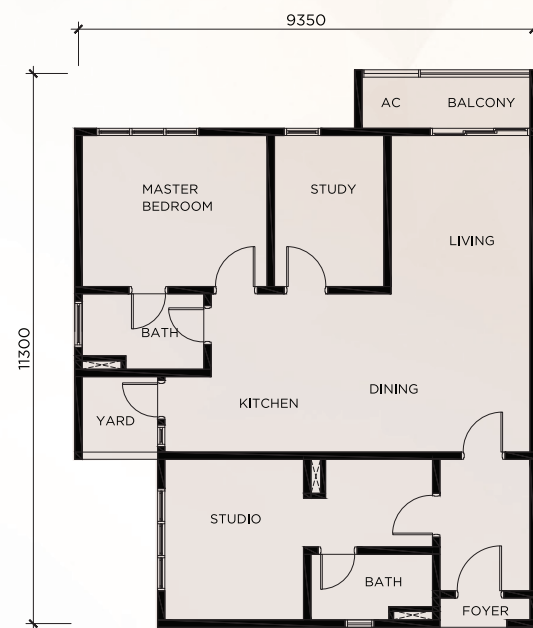


Legend

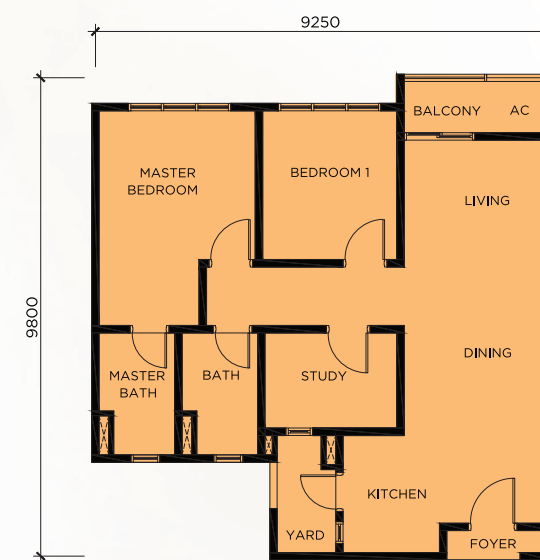
- | | | |
|-----------------------------|----------------------|------------------------|
| 1. BBQ & party area | 7. Multipurpose hall | 13. Lounge deck |
| 2. Artistic Multi-court | 8. Reading room | 14. Playground |
| 3. Outdoor gyms | 9. Yoga deck | 15. Therapeutic garden |
| 4. Toilets & changing rooms | 10. Wading pool | 16. Social corner |
| 5. Laundry room | 11. Sunken lounge | 17. Urban farm |
| 6. Gymnasium | 12. Adult pool | 18. Jogging path |



FLOOR PLAN



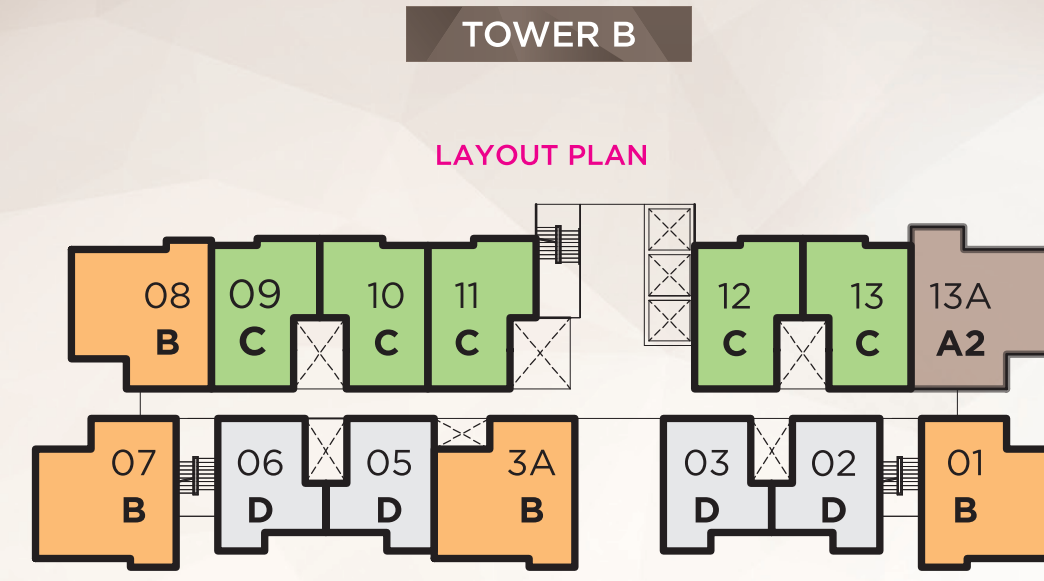
A1 - 1,001 sq. ft.
3 Bedroom | 2 Bathroom



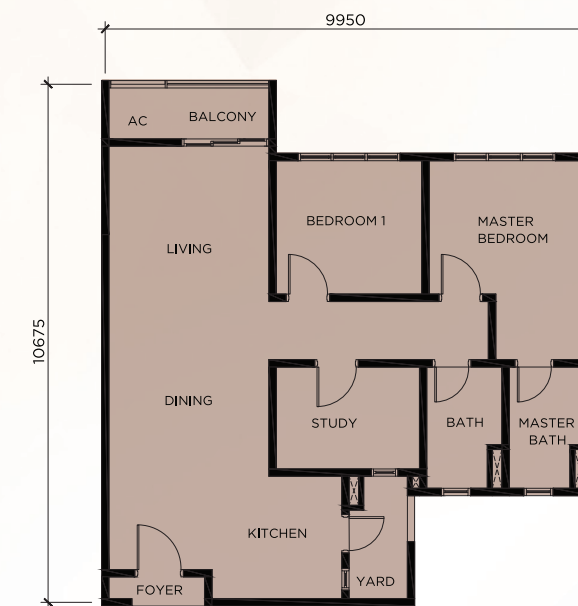
B - 861 sq. ft.
3 Bedroom | 2 Bathroom



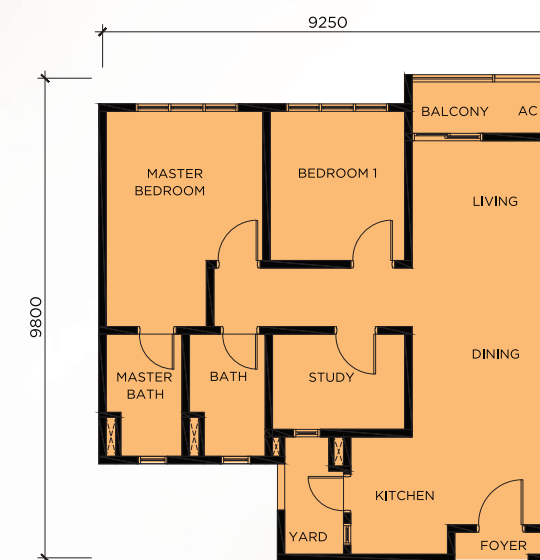
C - 657 sq. ft.
2 Bedroom | 1 Bathroom



FLOOR PLAN



A2 - 947 sq. ft.
3 Bedroom | 2 Bathroom



B - 861 sq. ft.
3 Bedroom | 2 Bathroom



C - 657 sq. ft.
2 Bedroom | 1 Bathroom

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 Bathroom	:	Laminated Timber Flooring Porcelain Tiles							
Type A1-1 / B1 / C1 / C2	:								
Foyer / Living / Dining / Kitchen / Yard / Cabana / A/C Ledge	:	Porcelain Tiles							
Master Bedroom / Bedroom / Study / Studio Bathroom	:	Laminated Timber Flooring Porcelain Tiles							
SANITARY AND PLUMBING									
	A1	A2	B	C	D1	A1-1	B1	C1/C2	
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									
	A1	A2	B	C	D1	A1-1	B1	C1/C2	
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