

AMANSARA NORTH

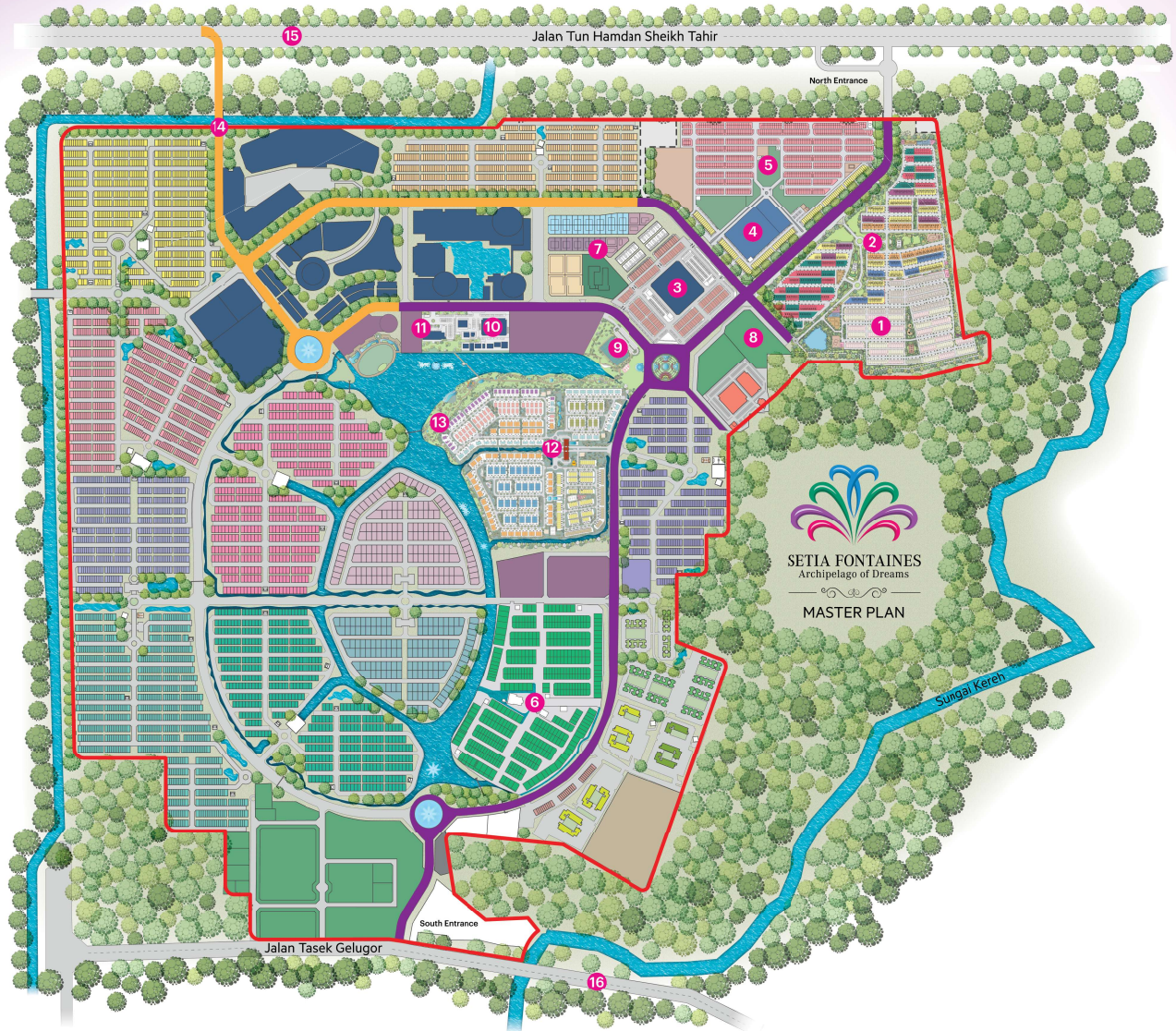
THE SHINING STAR

TERRACE HOMES | FREEHOLD



AMANSARA
NORTH

MASTER PLAN









LEGEND

- | | | |
|------------------------------|-----------------------------------|----------------------------------|
| 1 Amansara South | 7 Flagship Centre | 13 Heritage Park |
| 2 Amansara North | 8 Proposed Chinese Primary School | 14 Proposed Flyover |
| 3 City Centre Business Hub | 9 Townpark | 15 Jalan Tun Hamdan Sheikh Tahir |
| 4 City Centre Business Hub 2 | 10 Waterfront Lifestyle Centre | 16 Jalan Tasek Gelugor |
| 5 Setia Suria | 11 Setia Experience Centre | |
| 6 Precinct 7 | 12 NusaCinta | |

AMANSARA

Site Plan

1. Main Entrance Boulevard
2. Circus Garden
3. Blossom Garden
4. Pavilion of Festivity
5. Community Garden
6. Sunset Playground
7. Linear Park
8. Biophilic Garden
9. Pavilion of Essence
10. Learning Garden
11. Sunrise Playground
12. Activity Lawn
13. Fitness Area
14. Amphitheatre
15. Basketball Court
16. Sensory Garden

- | | |
|--|---|
|  | Charm, Single Storey Terrace - 22' x 73' |
|  | Rejoice, Single Storey Terrace - 22' x 73' |
|  | Glamour, Double Storey Terrace - 22' x 73' |
|  | Shine, Double Storey Terrace - 22' x 73' |
|  | Enchant, Double Storey Terrace - 22' x 73' |
|  | Allure, Double Storey Superlink - 24' x 80' |





CHARM

SINGLE STOREY TERRACE

Land size : 22' x 73'
 Built up : From 1,385sqft

- High Ceiling
- Bright airy space
- Flexible kitchen design (dual concept)
- Private study area
- Private garden




2 Carparks with Full Roof Covering



Open Kitchen Concept



3 Bedrooms



2 Bathrooms



Individual Compartments for Refuse Bin, Water & Electrical Meters



REJOICE

SINGLE STOREY TERRACE

Land size : 22' x 73'
 Built up : From 1,385sqft

- Internal Courtyard
- Natural lighting & ventilation
- Open kitchen concept
- Private garden
- Larger & wider layout



2 Carparks with Full Roof Covering

Open Kitchen Concept

3 Bedrooms

2 Bathrooms

Internal Courtyard

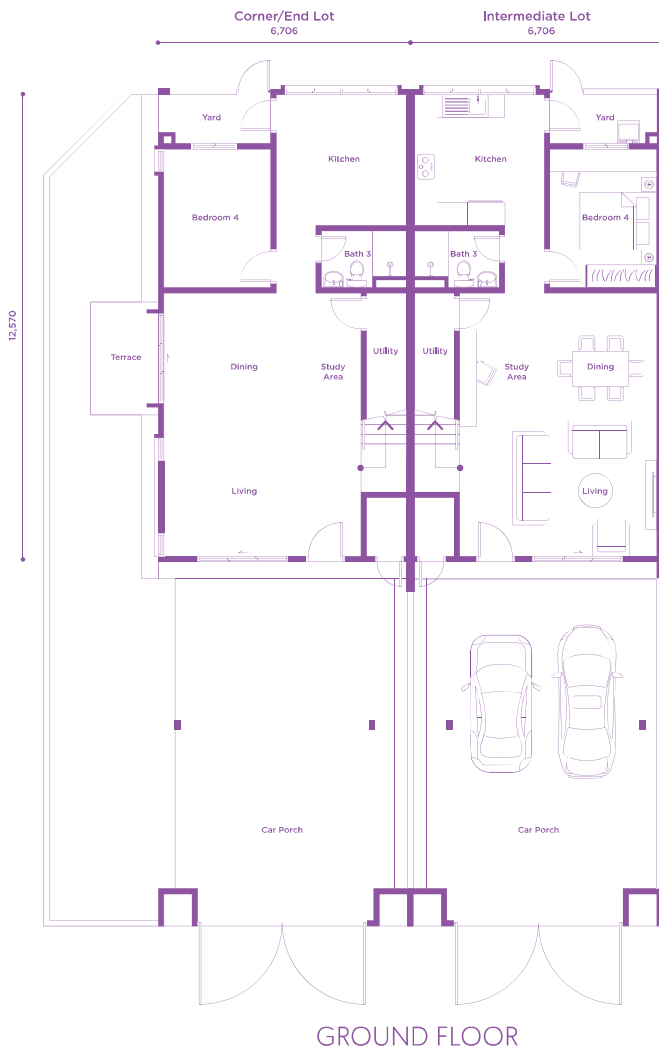


GLAMOUR

DOUBLE STOREY TERRACE

Land size : 22' x 73'
 Built up : From 2,119sqft

- Fully extended*
- Enclosed Kitchen
- Spacious Living & Dining area



2 Carparks with Full Roof Covering

4 Bedrooms

Flexible Kitchen Design

Individual Compartments for Refuse Bin, Water & Electrical Meters

3 Bathrooms

Multi-Usage Compartment Area

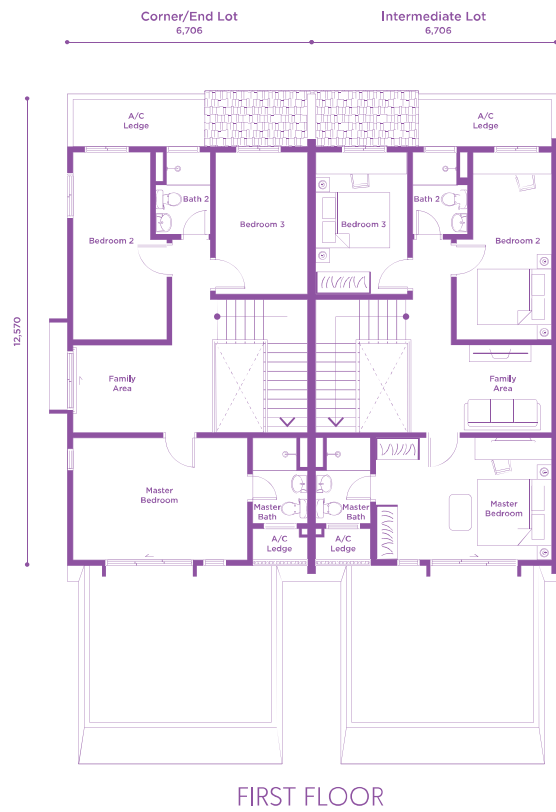
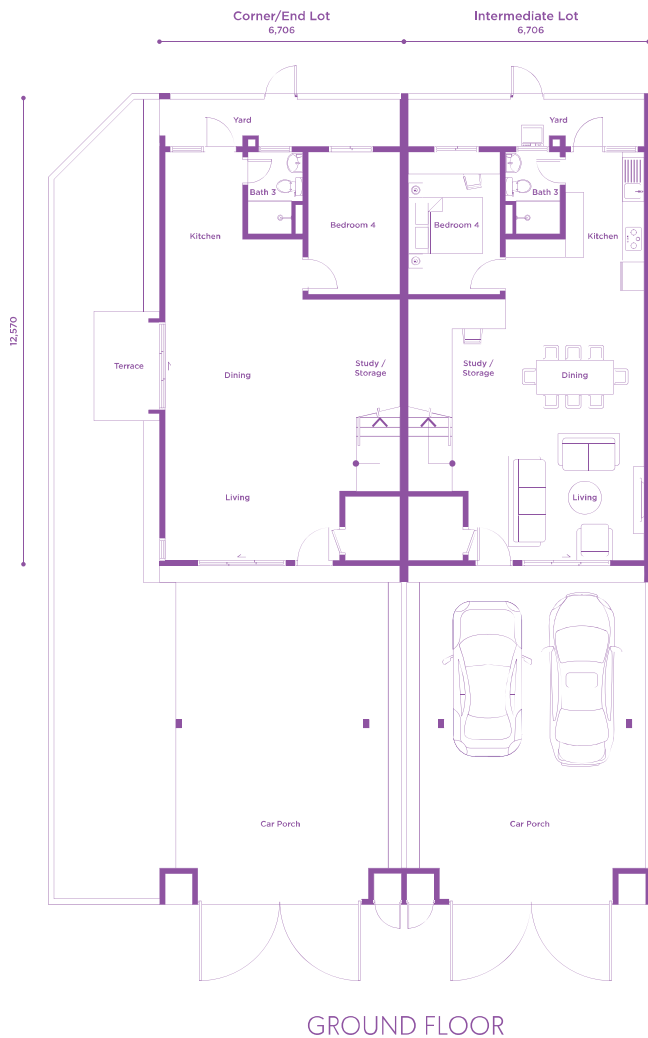


SHINE

DOUBLE STOREY TERRACE

Land size : 22' x 73'
 Built up : From 2,174sqft

- Flexible Living, Dining & Kitchen Layout
- Family & Study area
- Covered Laundry area*



2 Carparks with Full Roof Covering

4 Bedrooms

Open Kitchen Concept

Individual Compartments for Refuse Bin, Water & Electrical Meters

3 Bathrooms

Multi-Usage Compartment Area

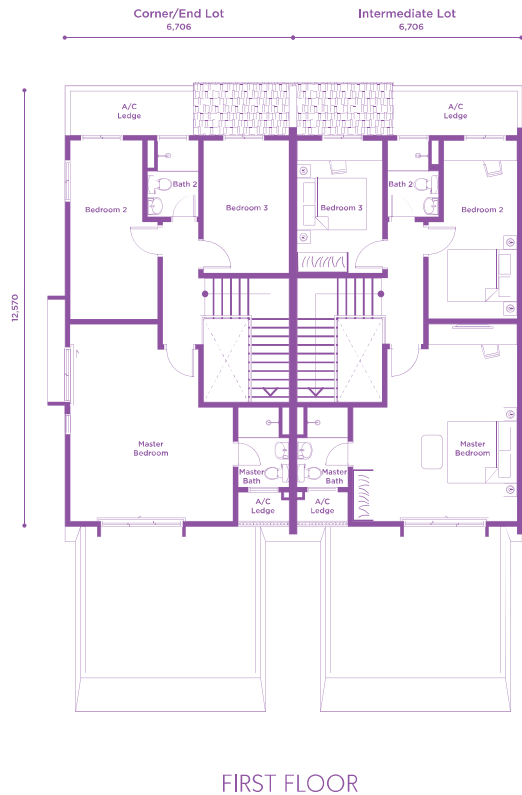
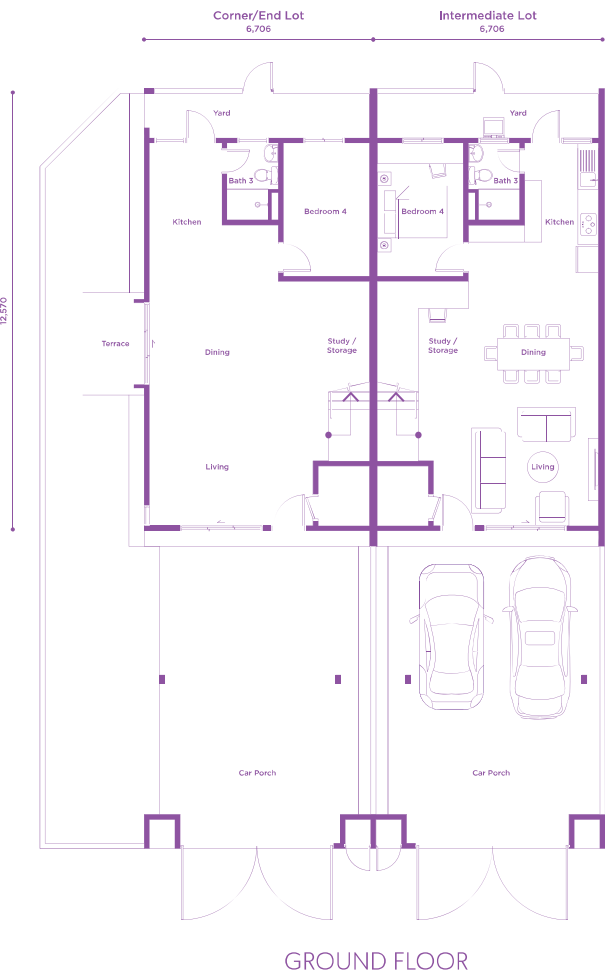


ENCHANT

DOUBLE STOREY TERRACE

Land size : 22' x 73'
 Built up : From 2,174sqft

- Flexible Living, Dining & Kitchen Layout
- Family & Study area
- Covered Laundry area*



2 Carparks with Full Roof Covering

4 Bedrooms

Open Kitchen Concept

Individual Compartments for Refuse Bin, Water & Electrical Meters

3 Bathrooms

Multi-Usage Compartment Area

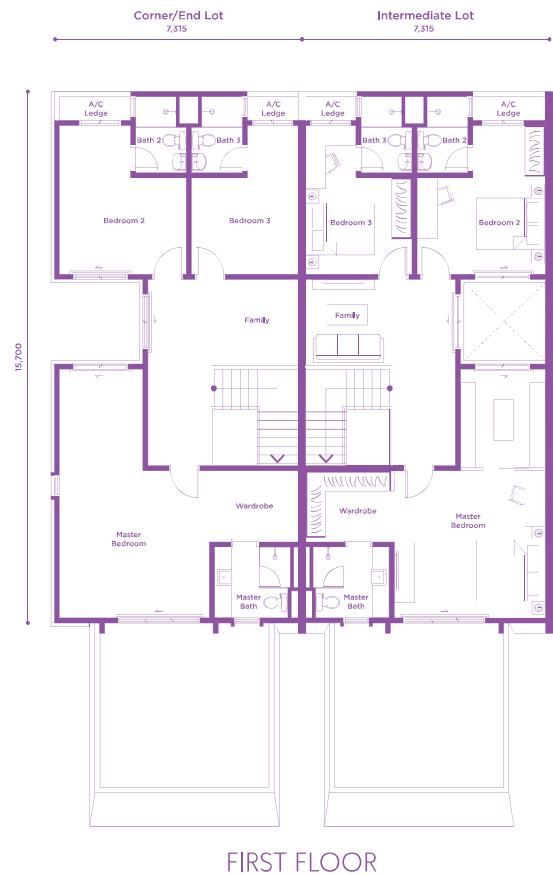


ALLURE

DOUBLE STOREY SUPERLINK

Land size : 24' x 80'
Built up : From 2,727sqft

- Studio Master Bedroom
- Internal Courtyard
- Dual Dining, Dual Kitchen*
- 4 + 1 Bedroom , 5 Bathrooms



Ensuite Bathrooms



Multi-Usage
Compartment Area



Individual Compartments
for Refuse Bin, Water
& Electrical Meters



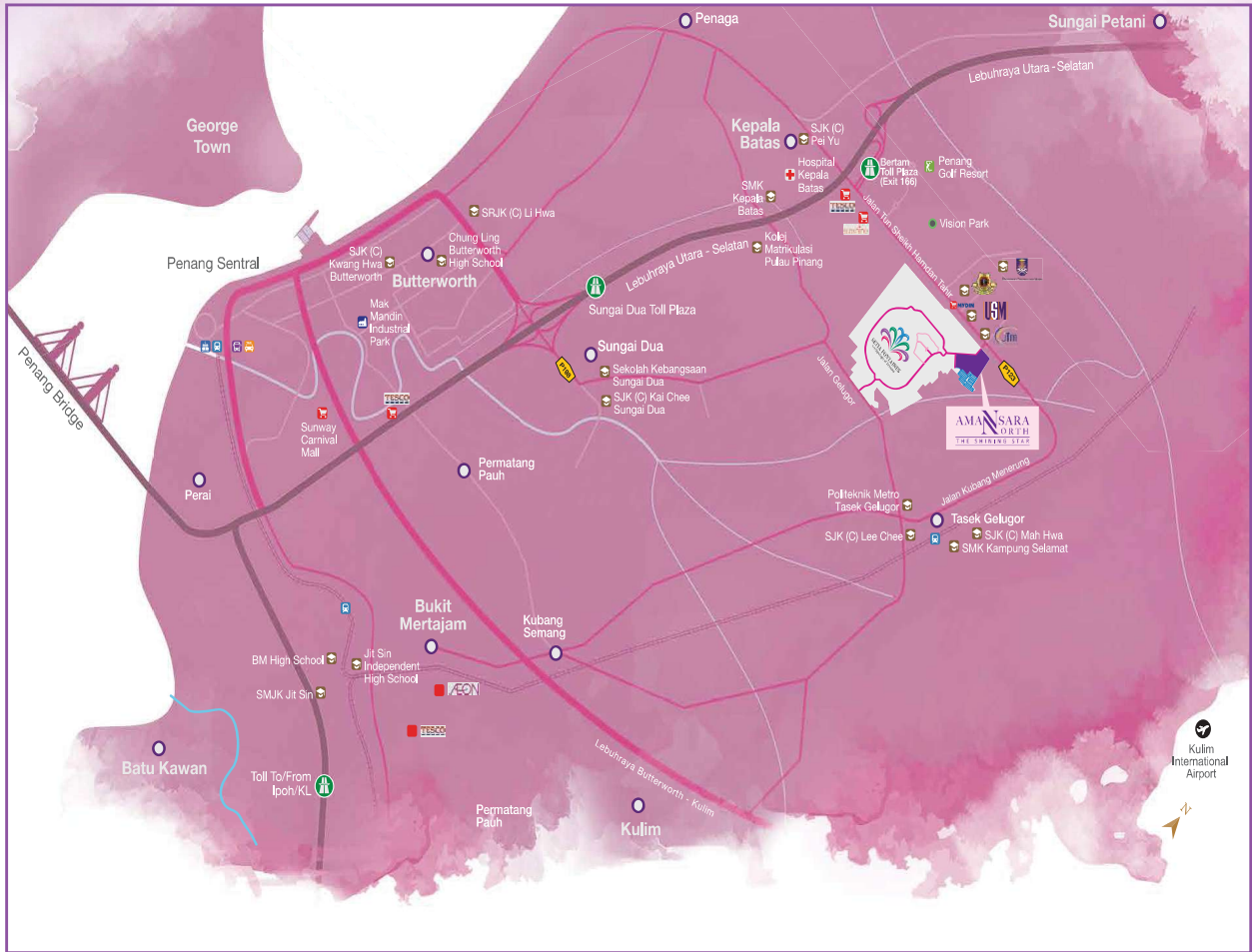
Spacious
Living & Dining



2 Carparks with
Full Roof Covering



Private Garden



Scan to view
mock up units

SETIA EXPERIENCE CENTRE

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: setiafontaines



<https://bit.ly/wazeToSF>



Scan to Map

livelearnworkplay Malaysia | Vietnam | Australia | Singapore | China | United Kingdom | Japan



DEVELOPER: SETIA FONTAINES SDN BHD (505572-T) • Developer's License No.: 19732/05-2028/0714(R) • Validity Date: 19/05/2023 – 18/05/2028 • Advertising and Sales Permit No.: 19732-6/03-2024/0221(R)-(L) • Validity Date: 17/03/2025 – 16/03/2026 • Building Plan Approving Authorities: Majlis Bandaraya Seberang Perai • Building Plan Approval No.: MPSP/40/20-06/155 • Land Tenure: Freehold • Land Encumbrances: Public Investment Bank Berhad • Expected Date of Completion: December 2026 • Double Storey Terrace • Total units: 97 unit • Price: RM720,000 (min) – RM900,000 (max) • Double Storey Superlink • Total units: 30 unit • Price: RM876,000 (min) – RM972,000 (max) • Bumiputera Discount: 5%