

IKLAN BAHASA MELAYU



HHR
GROUP

Developer:
CCH Synergy Sdn Bhd (1223193-A)
D04-1, D04-2 & D04-3 Ground - 2nd Floor,
Jalan Dataran Sentral 3, Dataran Sentral,
70200 Seremban, Negeri Sembilan.

06-767 2399
06-765 2399

Pemaju : CCH Synergy (1223193-A) Alamat Pemaju : D04-1, D04-2 & D04-3 Ground - 2nd Floor, Jalan Dataran Sentral 3, Dataran Sentral, 70200 Seremban, Negeri Sembilan.
Tel : 06-765 2399 No. Lesen Pemaju : 30259/10-2027/0258(N) Tempoh Sah : 18/10/2022 - 17/10/2027 No. Permit Iklan dan Jualan : Tempoh Sah:
Pihak Berkuasa yang Meluluskan : Majlis Perbandaran Port Dickson Kelulusan Pelan Bangunan : MPPD-431/34/2022/04 Tarikh Dijangka Slap: April 2025 Bebanan Tanah :
CIMB Bank Berhad Pegangan Tanah : Bebas Jumlah Rumah Teres Dua Tingkat : 60 units Harga: Min RM 396,000 - Mak RM 638,075 Jumlah Rumah Teres Setingkat : 26 units
Harga : Min RM 225,000 - Mak RM 459,850 Diskaun: 10% bagi Bumiputra Sekatan Kepentingan: Tiada

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

RUMAH IDAMAN YANG MEMENUHI HASRAT ANDA



✓ PEGANGAN
BEBAS

✓ BERKUALITI

✓ SUSUN ATUR
BERFUNGSI

✓ HARGA
BERPATUTAN

APA YANG MENJADIKAN AMANRIA PILIHAN ANDA

HASRAT ANDA - DIMENUHI



Reka Bentuk Modern dan Berfungsi



Kawasan Lapang Seluas 0.5 Ekar dengan Taman Permainan Kanak-Kanak



Dikelingi oleh kemudahan sedia ada



Akses Mudah ke Lebuhraya Utara-Selatan, Lebuhraya Seremban Port-Dickson (SPDM) & KLIA



4 Bilik Tidur dan 3 Bilik Air



Dinding Bilik Air Dipenuhi Jubin



600mm x 600mm Jubin Porselin Bagi Ruang Tamu, Ruang Makan & Bilik Tidur



Soket Auto-Gate Sedia

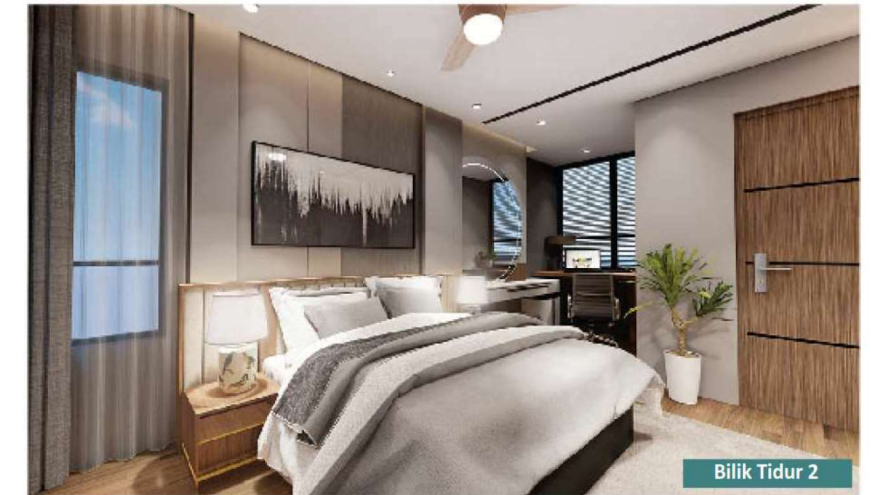


Dengan kualiti, kefungsan dan kemampuan harga, ini menjadikan Amanria rumah idaman pilihan anda.

Terletak secara strategik di antara Lukut dan Bandar Port Dickson, pembangunan kediaman ini seluas 8 ekar dengan 86 buah rumah dan ruang rekreasi yang mencukupi

Seolah-olah bersambung dengan dua lebuh raya utama dan KLIA, Amanria menikmati kemudahan dekatan yang diperolehi daripada two kawasan kejiranan yang matang. Terdapat pelbagai pilihan makanan, pusat membeli-belah, pusat pendidikan, hiburan dan perkhidmatan di sekeliling taman yang dapat memenuhi keperluan gaya hidup moden tanpa mengorbankan persekitaran hidup yang damai.





MENGINSPIRASI KEHIDUPAN YANG PENUH DENGAN KEMUNGKINAN

Amanria menawarkan dua jenis susun atur praktikal yang memaksimumkan ruang dan melonjakkan imaginasi. Bahagian dalamnya yang luas dipadankan dengan seni bina yang anggun. Pagar batu bata depan dan sisi* serta ruang kereta yang luas juga disediakan.

Kawasan lapangan seluas setengah ekar serta taman permainan disediakan bagi mengamalkan kesejahteraan hidup yang saksama. Dengan ruang rekreasi yang mencukupi, ini dapat membentuk keadaan yang kondusif untuk membina keluarga yang bahagia serta mencapai keseimbangan kerja-kehidupan.

*Untuk rumah teres dua tingkat sahaja



TYPE **A**

20' x 70' / 78' Rumah Teres 2 Tingkat

✓ Binaan: 1,677 kps

✓ 4 Bilik Tidur + 3 Bilik Air



ARAS BAWAH

TINGKAT 1

PELAN LANTAI

Spesifikasi

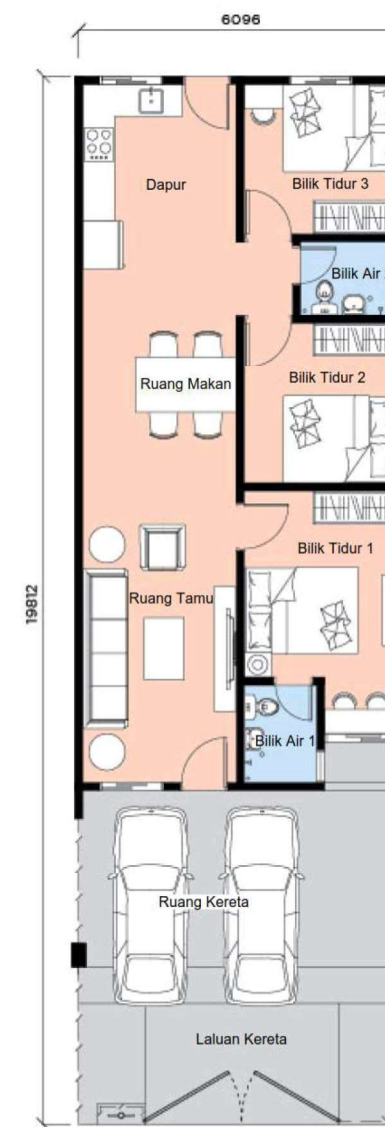
STRUKTUR	: Rangkai Tertulang Konkrit	
DINDING	: Dinding Tertulang Konkrit / Batu-bata Ringan	
PENUTUP BUMBUNG	: Jubin Bumbung Konkrit / Bumbung Tertulang Konkrit	
SILING	: Siling Papan Plaster / Kot Skim	
TINGKAP	: Tingskap Kaca Bingkai Aluminium	
PINTU	: Pintu Kayu Flush / Pintu Gelangsar Bingkai Aluminium	
KEMASAN LANTAI		
Ruang Kereta	: Jubin Seramik	
Laluan Kereta	: Konkrit dengan Kemasan Penyapu	
Ruang Tamu, Ruang Makan & Dapur	: Jubin Porselin	
Bilik Tidur	: Jubin Porselin	
Bilik Air	: Jubin Seramik	
Teres / Halaman	: Jubin Seramik	
KEMASAN DINDING		
Dinding Dalaman dan Luaran	: Cat Emulsi / Cat Tahan Cuaca	
Dapur	: Jubin Seramik Setinggi 1500mm	
Bilik Air	: Jubin Seramik ke Paras Siling	
Lengkapsan Sanitari	Lot Tengah	Lot Penjuru
Sinki Dapur	1	1
Basin Cuci Tangan	3	3
Tandas Duduk	3	3
Pancuran Mandi	3	3
Pemasangan Elektrik	Lot Tengah	Lot Penjuru
Soket Lampu	19	20
Soket Lampu Dinding	1	1
Soket Lampu Pintu Gerbang	1	2
Soket Kuasa 13 amp	17	17
Soket Kipas Siling	6	6
Soket Penghawa Dingin	5	5
Soket Pemanas Air	3	3
Soket Internet	1	1
Soket TV	1	1
Soket Pagar Autogate	1	1
Soket Loceng	1	1
PAGAR		
	: 1500mm Tinggi Pagar Batu-Bata Pasir Simen (Depan)	
	: 1500mm Tinggi Pagar Pautan Rantai (Belakang)	

TYPE **B**

20' x 65' Rumah Teres 1 Tingkat

✓ Binaan: 1,045 kps

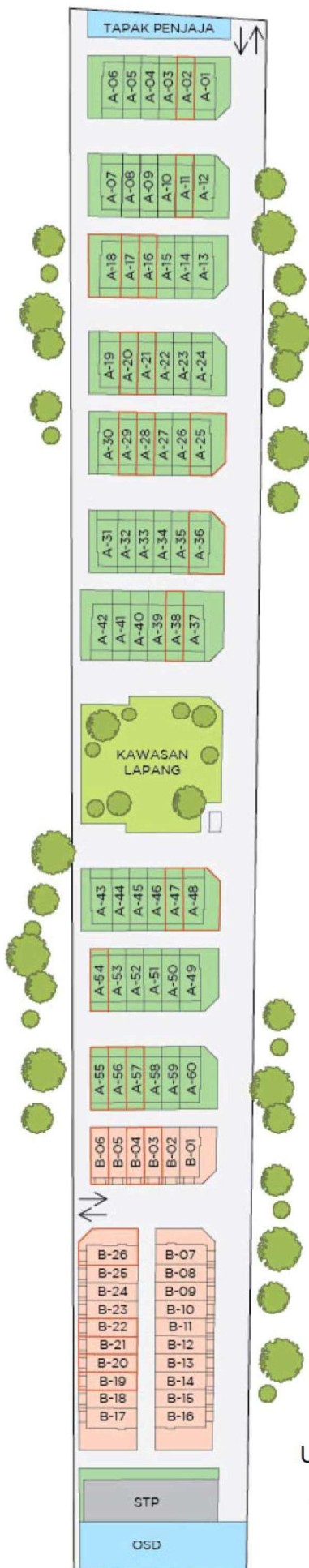
✓ 3 Bilik Tidur + 2 Bilik Air



Spesifikasi

STRUKTUR	: Rangkai Tertulang Konkrit	
DINDING	: Batu-Batu Pasir Simen	
PENUTUP BUMBUNG	: Jubin Bumbung Konkrit / Bumbung Tertulang Konkrit	
SILING	: Siling Papan Plaster / Kot Skim	
TINGKAP	: Tingskap Kaca Bingkai Aluminium	
PINTU	: Pintu Kayu Flush / Pintu Gelangsar Bingkai Aluminium	
KEMASAN LANTAI		
Ruang Kereta	: Konkrit dengan Kemasan Penyapu	
Laluan Kereta	: Konkrit dengan Kemasan Penyapu	
Ruang Tamu, Ruang Makan & Dapur	: Jubin Seramik	
Bilik Tidur	: Jubin Seramik	
Bilik Air	: Jubin Seramik	
Teres	: Jubin Seramik	
KEMASAN DINDING		
Dinding Dalaman dan Luaran	: Cat Emulsi / Cat Tahan Cuaca	
Dapur	: Jubin Seramik Setinggi 1500mm	
Bilik Air	: Jubin Seramik Setinggi 1500mm	
Lengkapsan Sanitari	Lot Tengah	Lot Penjuru
Sinki Dapur	1	1
Basin Cuci Tangan	2	2
Tandas Duduk	2	2
Pancuran Mandi	2	2
Pemasangan Elektrik	Lot Tengah	Lot Penjuru
Soket Lampu	11	12
Soket Lampu Dinding	1	1
Soket Kuasa 13 amp	8	8
Soket Kipas Siling	5	5
Soket Internet	1	1
Soket TV	1	1
PAGAR	: 1500mm Tinggi Pagar Pautan Rantai	

PELAN LANTAI



PELAN SUSUN ATUR TAPAK

Legenda

TYPE A
20' x 70' / 78'
Rumah Teres 2 Tingkat

Jumlah : 60 Units

TYPE B
20' x 65'
Rumah Teres 1 Tingkat

Jumlah : 26 Units



Pegangan Tanah

✓ BEBAS

Keluasan Tanah

✓ 8.3 EKAR

Jumlah Bilangan Unit

✓ 86 SAHAJA

UTARA



PELAN LOKASI



RUMAH INDAMAN ANDA DALAM JAKAUAN

✓ KEMUDAHAN DEKATAN



- McDonald's Lukut
- KFC Lukut
- Lotus's Lukut
- Econsave
- 99 Speedmart
- CIMB Bank
- Hong Leong Bank

✓ PENDIDIKAN



- Kolej Vokasional Port Dickson
- SMK Raja Jumaat Port Dickson
- SMK Datuk Haji Abdul Samad Port Dickson
- SMK Tinggi Port Dickson
- SJK(C) Chung Hua

✓ TEMPAT REKREASI



- PD Waterfront City
- Grand Lexis Port Dickson
- Glory Beach Resort
- Corus Paradise Resort Port Dickson
- Sunshine Bay Resort Port Dickson

✓ PEJABAT KERAJAAN



- Balai Polis Lukut
- Pejabat Pendidikan Daerah Port Dickson
- Pejabat Kesihatan Port Dickson
- Mahkamah Sesyen dan Majistret Port Dickson

IKLAN BAHASA INGGERIS



Developer:
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Tel: 06-765 2399 • Developer's License No: 30259/10-2027/0258(N) • Validity Period: 18/10/2022 - 17/10/2027 • Advertising Permit No: • Validity Period:
• Approving Authority: Majlis Perbandaran Port Dickson • Building Plan Approval No: MPPD-431/34/2022/04 • Expected Date of Completion: April 2025 • Land Encumbrances:
CIMB Bank Berhad • Tenure of Land: Freehold • Double Storey Terrace House - Number of Units: 60 • Selling Price: Min RM396,000 - Max RM638,075 • Single Storey Terrace House - Number
of Units: 26 • Selling Price: Min RM225,000 - Max RM459,850 • Discount: 10% for Bumiputra. • Sekatan Kepentingan: Tiada

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

A DREAM
HOME THAT TICKS
ALL THE BOXES

✓ Freehold ✓ Quality ✓ Functionality ✓ Affordability

WHAT MAKES AMANRIA TICK.

YOUR WISH LIST - CHECKED!



Modern Design
With Functional
Layout



0.5 Acres Park
With Children
Playground



Surrounded
By Existing
Amenities



Easy Accessibility To
North-South Highway,
Seremban-Port Dickson
Highway (SPDH) & KLIA



4 Bedrooms
&
3 Bathrooms



Wall Tiles Up To
Ceiling Level For
All Bathrooms



600mm x 600mm
Porcelain Tiles
For Living, Dining
And All Bedrooms



Auto-gate
Point Ready

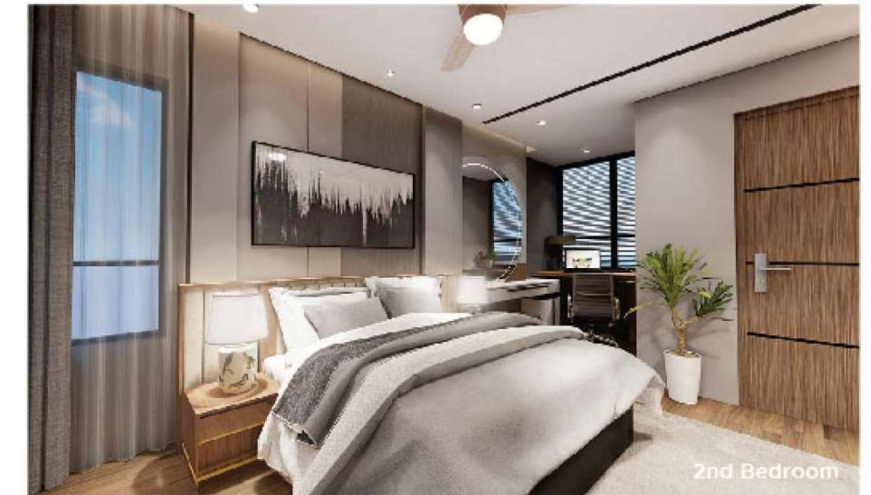


With quality, functionality and affordability packed into one, Amanria is a dream home come true.

Strategically located between Lukut and Port Dickson town, this 8-acre freehold residential development has 86 spacious homes and ample recreational space made for perfect contemporary living that underlines harmony and balance.

Seamlessly connected to two major highways and the KLIA, Amanria enjoys unbeatable convenience offered by two matured neighbouring communities. A wide array of F&B, shopping, education, entertainment and service options fulfils modern lifestyle needs without sacrificing a peaceful living environment.





INSPIRES A LIFE OF POSSIBILITIES.

Designed to satisfy individual aspirations, Amanria offers two practical layouts that maximise space and jump-start imagination. The spacious interior is matched by sleek architecture with front-and-side brick fences* and a generously-sized covered car porch.

Half an acre of parks and playground contributes to personal wellbeing in this close-knit neighbourhood. The sense of comfort and relaxation is conducive to family building and achieving work-life balance.

The idyllic lifestyle is complemented by Port Dickson's famed beaches just a short drive away, and the many attractions and adventures Lukut and Port Dickson have to offer.

*Only applicable to double storey unit.



TYPE **A**

20' x 70' / 78' Double Storey Terrace House

✓ Built-up from : 1,677 sq.ft. ✓ 4 Bedrooms + 3 Bathrooms



Ground Floor

1st Floor

FLOOR PLAN

Specifications

STRUCTURE	: Reinforced concrete structure	
WALL	: Reinforced concrete wall / Lightweight block	
ROOF	: Concrete roof tiles / Reinforce concrete roof	
CEILING FINISHES	: Plaster board ceiling / Skim coat	
WINDOWS	: Aluminum framed glass window	
DOORS	: Timber flush door / Aluminum framed sliding glass door	
FLOOR FINISHES		
Car Porch	: Ceramic tiles	
Driveway	: Concrete with broom finish	
Living, dining & kitchen	: Porcelain tiles	
Bedrooms	: Porcelain tiles	
Bathrooms	: Ceramic tiles	
Terrace / Yard	: Ceramic tiles	
WALL FINISHES		
Internal & external walls	: Emulsion paint / Weatherproof paint	
Kitchen	: Ceramic wall tiles up to 1500mm height	
Bathrooms	: Ceramic wall tiles up to ceiling height	
SANITARY FINISHES	Intermediate Unit	Corner Unit
Kitchen sink	1	1
Wash basin	3	3
Sitting water closet	3	3
Shower rose	3	3
ELECTRICAL INSTALLATION	Intermediate Unit	Corner Unit
Lighting point	19	20
Wall light point	1	1
Gate light point	1	2
Power point	17	17
Fan point	6	6
Air-Cond point	5	5
Water heater point	3	3
Internet point	1	1
TV point	1	1
Auto-Gate point	1	1
Doorbell point	1	1
Fencing	: 1500mm height cement sand brick fencing (Front) : 1500mm height chain link fencing (Rear)	

TYPE **B**

20' x 65' Single Storey Terrace House

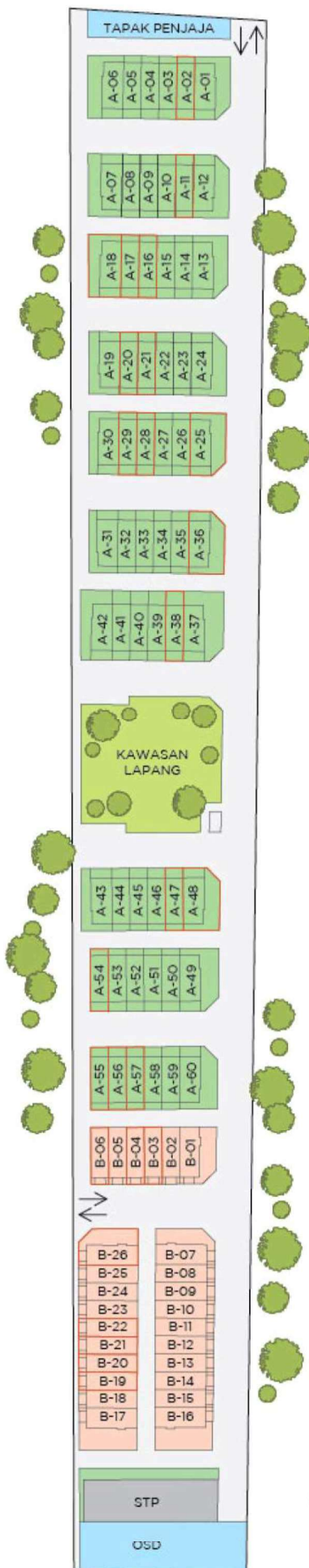
✓ Built-up from : 1,045 sq.ft. ✓ 3 Bedrooms + 2 Bathrooms



Specifications

STRUCTURE	: Reinforced concrete structure	
WALL	: Cement sand brick wall	
ROOF	: Concrete roof tiles / Reinforce concrete roof	
CEILING FINISHES	: Plaster board ceiling / Skim coat	
WINDOWS	: Aluminum framed glass window	
DOORS	: Timber flush door / Aluminum framed sliding glass door	
FLOOR FINISHES		
Car Porch	: Concrete with broom finish	
Driveway	: Concrete with broom finish	
Living, dining & kitchen	: Ceramic tiles	
Bedrooms	: Ceramic tiles	
Bathrooms	: Ceramic tiles	
Terrace	: Ceramic tiles	
WALL FINISHES		
Internal & external walls	: Emulsion paint / Weatherproof paint	
Kitchen	: Ceramic wall tiles up to 1500mm height	
Bathrooms	: Ceramic wall tiles up to 1500mm height	
SANITARY FINISHES	Intermediate Unit	Corner Unit
Kitchen sink	1	1
Wash basin	2	2
Sitting water closet	2	2
Shower rose	2	2
ELECTRICAL INSTALLATION	Intermediate Unit	Corner Unit
Lighting point	11	12
Wall light point	1	1
Power point	8	8
Fan point	5	5
Internet point	1	1
TV point	1	1
Fencing	: 1500mm height chain link fencing	

FLOOR PLAN



SITE LAYOUT PLAN

Legends

TYPE A
20' x 70' / 78'
Double Storey Terrace House
Total : 60 Units

TYPE B
20' x 65'
Single Storey Terrace House
Total : 26 Units



- Tenure of Land
✓ **FREEHOLD**
- Land Area Approximately
✓ **8.3 ACRES**
- Total Number of Units
✓ **86 ONLY**

LOCATION MAP



YOUR DREAM HOME WITHIN REACH!

- ✓ **Great Amenities**
 - McDonald's Lukut
 - KFC Lukut
 - Lotus's Lukut
 - Econsave
 - 99 Speedmart
 - CIMB Bank
 - Hong Leong Bank
- ✓ **Located Within Education Hub**
 - Kolej Vokasional Port Dickson
 - SMK Raja Jumaat Port Dickson
 - SMK Datuk Haji Abdul Samad Port Dickson
 - SMK Tinggi Port Dickson
 - SJK(C) Chung Hua
- ✓ **Recreation Place**
 - PD Waterfront City
 - Grand Lexis Port Dickson
 - Glory Beach Resort
 - Corus Paradise Resort Port Dickson
 - Sunshine Bay Resort Port Dickson
- ✓ **Government Offices**
 - Lukut Police Station
 - Pejabat Pendidikan Daerah Port Dickson
 - Pejabat Kesihatan Port Dickson
 - Mahkamah Sesyen dan Majistret Port Dickson
 - Magistrates Court