

Amare 3

Rumah Teres Dua Tingkat
(22' x 75')
113 unit



Luas Tanah 1,647 kaki persegi

Harga Min. : RM937,000.00

No. Telefon : 603-5511333

Luas Binaan 2,288 kaki persegi

Harga Mak. : RM1,345,000.00

No. Faksimili : 603-5511888

Maklumat Pemajuan

Fasa	Fasa 3A	Pihak Berkuasa Kelulusan	Majlis Bandaraya Shah Alam (MBSA)
No. Lesen	30324/01-2028/0001(N)	Pelan Bangunan	
Tarikh Sah Lesen	03/01/2023 - 02/01/2028	No. Rujukan	MBSA.BGN.600-3/4/490
No. Permit	-	Bebanan Tanah	Tiada
Tarikh Sah Permit	-	Hakmilik Tanah	Kekal
Tarikh Siap	(Mei 2028)	Sekatan Kepentingan	Tiada

Tarikh Daftar : (31 Mei 2013)
Tempoh Pajakan : Tiada

Maklumat Syarikat

Nama Syarikat : Paksi Gagah Sdn Bhd
No. Syarikat : 664679-D
Alamat : No.2, Jalan Tengku Ampuan Zabedah J 9/J, Seksyen 9, 40000 Shah Alam, Selangor

Jenis Rumah	Jenis Bangunan	Harga Terendah	Harga Tertinggi	Jumlah Unit	Unit Terjual	Belum Dijual
Jenis A1	Rumah Teres Dua Tingkat (44'-56' x 60'-75')	RM1,230,000.00	RM1,315,000.00	2	0	2
Jenis A1 (M)	Rumah Teres Dua Tingkat (36'-48' x 60'-75')	RM1,220,000.00	RM1,280,000.00	2	0	2
Jenis A2	Rumah Teres Dua Tingkat (22' x 75')	RM937,000.00	RM959,000.00	45	0	45
Jenis A3	Rumah Teres Dua Tingkat (22' x 75')	RM937,000.00	RM959,000.00	44	0	44
Jenis A4	Rumah Teres Dua Tingkat (27' x 75')	RM992,000.00	RM1,014,000.00	8	0	8
Jenis A4 (M)	Rumah Teres Dua Tingkat (27' x 75')	RM992,000.00	RM1,014,000.00	8	0	8
Jenis A5	Rumah Teres Dua Tingkat (53'-66' x 75'-76')	RM1,125,000.00	RM1,345,000.00	2	0	2
Jenis A5 (M)	Rumah Teres Dua Tingkat (47'-60' x 75'-76')	RM1,270,000.00	RM1,310,000.00	2	0	2

No. Telefon : 603-5511333
No. Faksimili : 603-5511888
Laman Sesawang : www.paksigagah.com.my
Lokasi & Koordinat : Alam Nusantara, 40170 Shah Alam, Selangor
(3.120189, 101.460242)

Diskaun Bumiputera : 7%

"IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK MELALUI PORTAL TEDUH.KPKT.GOV.MY"

Amare 3
Rumah Teres Dua Tingkat
(22' x 75')
113 unit



BROSUR**Pelan Lantai**

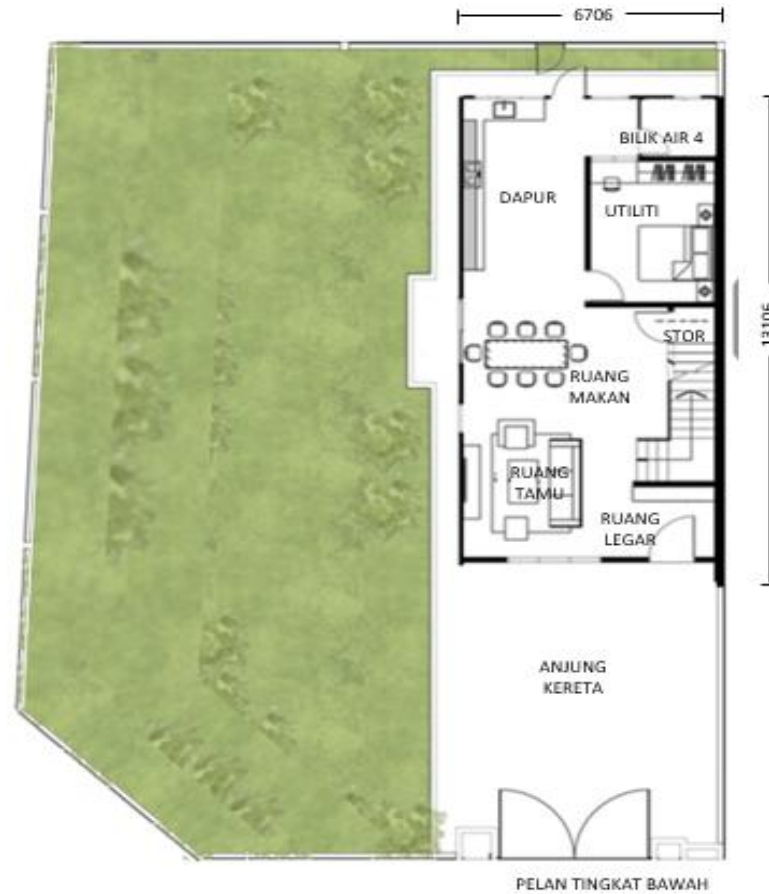
Jenis	: A1
Jumlah Unit	: 2 unit
Unit	: Unit Sudut
Saiz Lot	: 44'-56' x 60'-75'
Luas Binaan	: 2389 kaki persegi (221.95 meter persegi)
Luas Tanah	: 4251 kaki persegi (395.00 meter persegi)
Unit Rujukan	: Unit No.2, Jalan Setia Wawasan U13/36J

Amare 3

Rumah Teres Dua Tingkat

(22' x 75')

113 unit



BROSUR**Pelan Lantai**

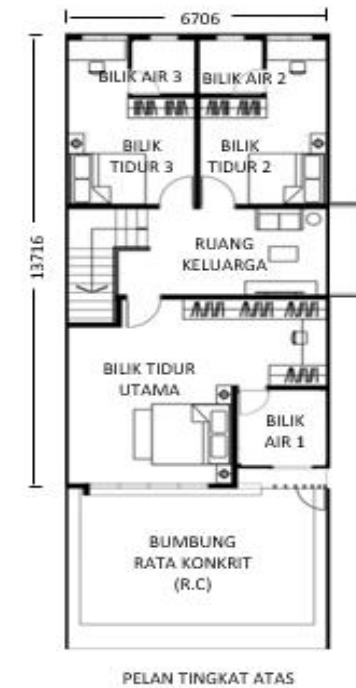
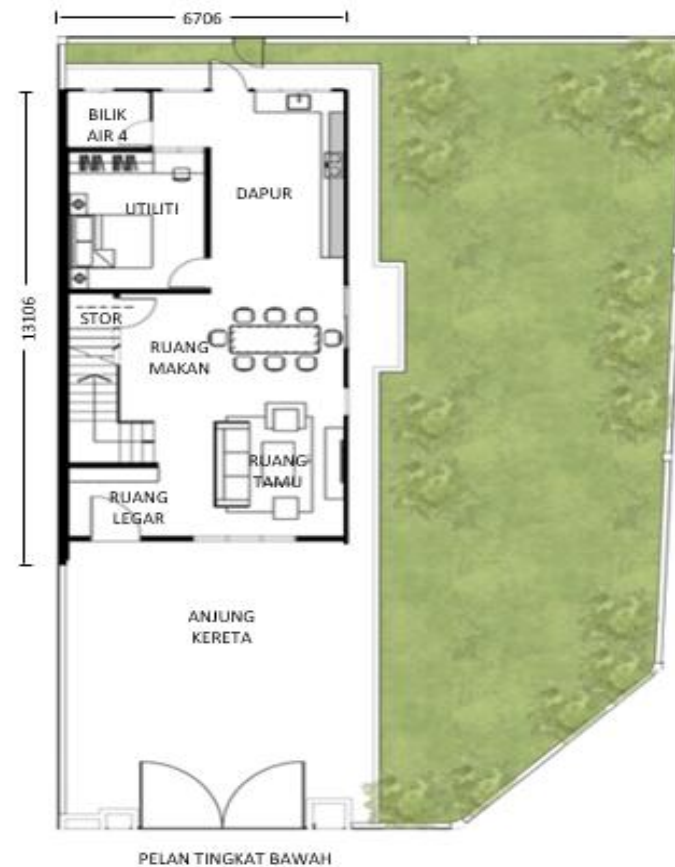
Jenis	: A1 (Mirror)
Jumlah Unit	: 2 unit
Unit	: Unit Sudut
Saiz Lot	: 36'-48" x 60'-75'
Luas Binaan	: 2389 kaki persegi (221.95 meter persegi)
Luas Tanah	: 3422 kaki persegi (318.00 meter persegi)
Unit Rujukan	: Unit No.1, Jalan Setia Wawasan U13/36L

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113 unit



BROSUR

Pelan Lantai

Jenis	: A2
Jumlah Unit	: 45 unit
Unit	: Unit Tengah
Saiz Lot	: 22' x 75'
Luas Binaan	: 2288 kaki persegi (212.56 meter persegi)
Luas Tanah	: 1650 kaki persegi (153.00 meter persegi)
Unit Rujukan	: Unit No.3, Jalan Setia Wawasan U13/36L



Amare 3

Rumah Teres Dua Tingkat

(22' x 75')

113 unit

BROSUR**Pelan Lantai**

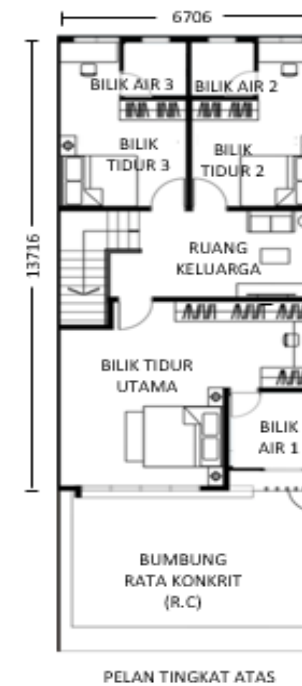
Jenis	: A3
Jumlah Unit	: 44 unit
Unit	: Unit Tengah
Saiz Lot	: 22' x 75'
Luas Binaan	: 2288 kaki persegi (212.56 meter persegi)
Luas Tanah	: 1650 kaki persegi (153.00 meter persegi)
Unit Rujukan	: Unit No.5, Jalan Setia Wawasan U13/36L

Amare 3

Rumah Teres Dua Tingkat

(22' x 75')

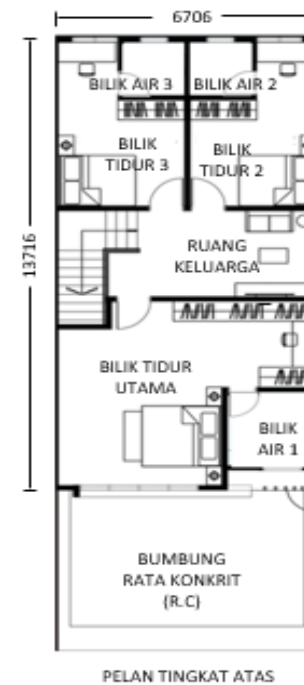
113 unit



BROSUR**Pelan Lantai**

Jenis	: A4
Jumlah Unit	: 8 unit
Unit	: Unit Hujung
Saiz Lot	: 27' x 75'
Luas Binaan	: 2288 kaki persegi (212.56 meter persegi)
Luas Tanah	: 2025 kaki persegi (188.00 meter persegi)
Unit Rujukan	: Unit No.20, Jalan Setia Wawasan U13/36K

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Rumah Teres Dua Tingkat
(22' x 75')
113 unit



BROSUR

Pelan Lantai

Jenis	: A4 (Mirror)
Jumlah Unit	: 8 unit
Unit	: Unit Hujung
Saiz Lot	: 27' x 75'
Luas Binaan	: 2288 kaki persegi (212.56 meter persegi)
Luas Tanah	: 2025 kaki persegi (188.00 meter persegi)
Unit Rujukan	: Unit No.22, Jalan Setia Wawasan U13/36K

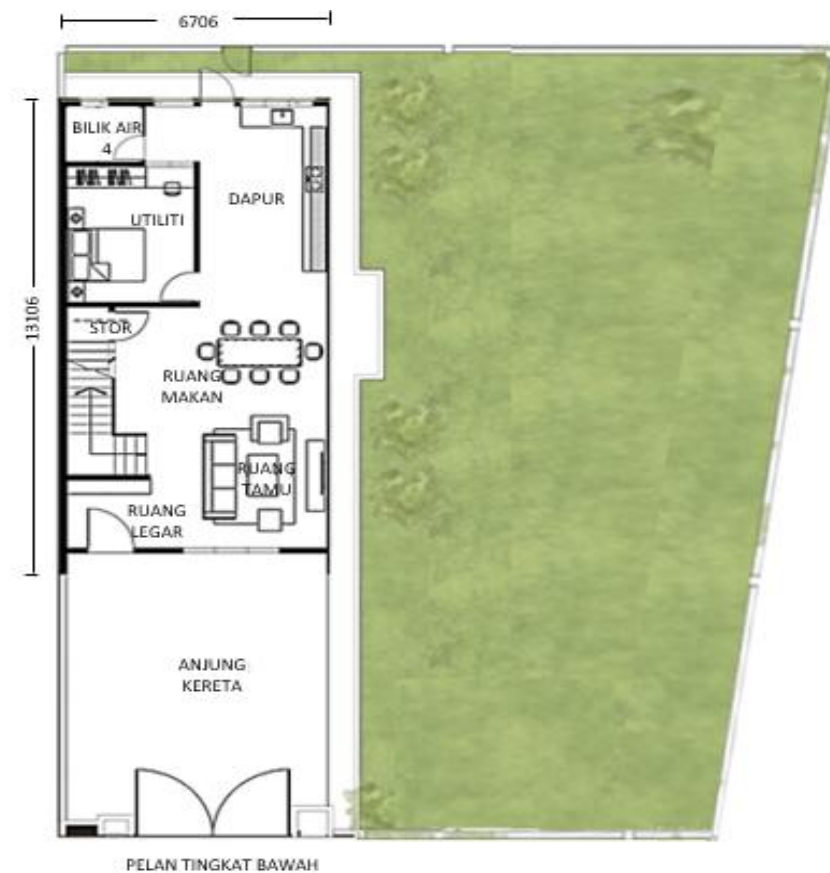
Amare 3
Rumah Teres Dua Tingkat
(22' x 75')
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BROSUR**Pelan Lantai**

Jenis	: A5
Jumlah Unit	: 2 unit
Unit	: Unit Hujung
Saiz Lot	: 53'-66' x 75'-76'
Luas Binaan	: 2389 kaki persegi (221.95 meter persegi)
Luas Tanah	: 4467 kaki persegi (415.00 meter persegi)
Unit Rujukan	: Unit No.52, Jalan Setia Wawasan U13/36J

Amare 3
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(22' x 75')
113 unit



BROSUR**Pelan Lantai**

Jenis	: A5 (Mirror)
Jumlah Unit	: 2 unit
Unit	: Unit Hujung
Saiz Lot	: 47'-60" x 75'-76"
Luas Binaan	: 2389 kaki persegi (221.95 meter persegi)
Luas Tanah	: 4047 kaki persegi (376.00 meter persegi)
Unit Rujukan	: Unit No.59, Jalan Setia Wawasan U13/36L

**Amare 3**

Rumah Teres Dua Tingkat

(22' x 75')

113 unit



SPESIFIKASI UNTUK UNIT JENIS A1, A1(M), A2, A3, A4, A4(M), A5, A5(M)

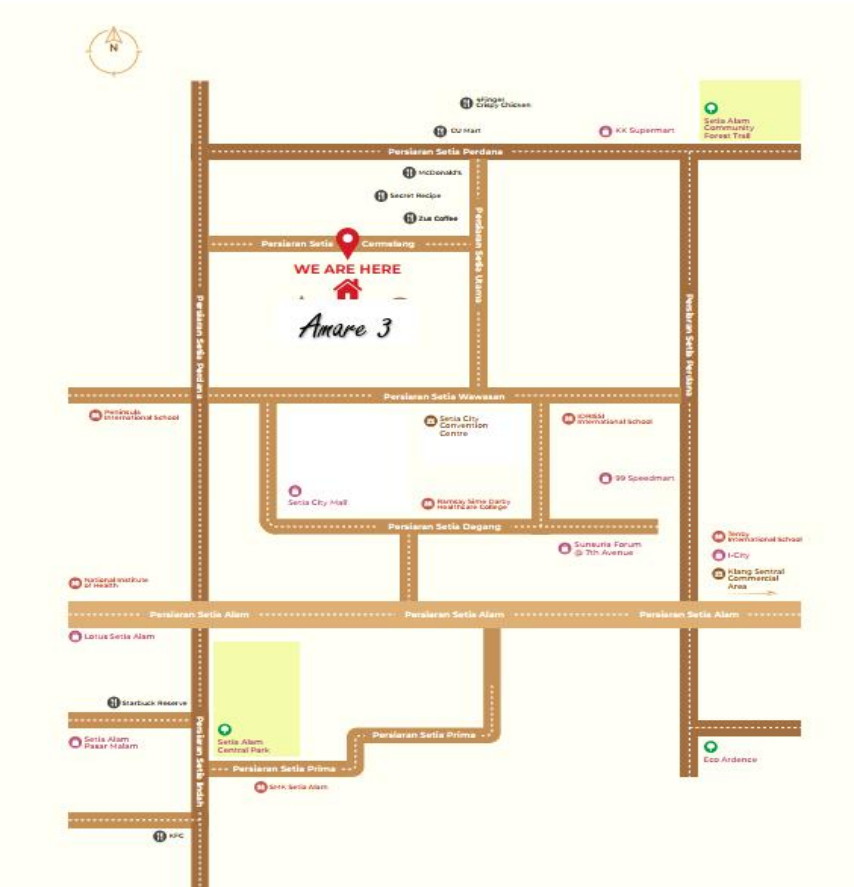
SPESIFIKASI			Bil.
STRUKTUR	Rangka Konkrit Tetulang		
BUMBUNG	Dek Besi Bumbung		
KEMASAN DINDING	Bahagian Dinding Luar	Plaster Cement & Cat	
	Bahagian Dalam	Plaster Cement & Cat / Jubin Dinding / Seramik / Jubin Dinding Porselin	
SILING		Skim Kot / Siling lembaran Bukan Asbes	
KEMASA LANTAI	Laluan Keluar/Masuk	Lepaan simen	
	Tempat letak kereta	Lepaan simen	
	Ruang Tamu	Jubin Porselin	
	Ruang Makan	Jubin Porselin	
	Dapur	Jubin Porselin	
	Bilik Utiliti	Jubin Porselin	
	Stor	Jubin Porselin	
	Ruang keluarga	Lantai Kayu Berlamina	
	Bilik Utama, Bilik 2 & 3	Lantai Kayu Berlamina	
	Tangga	Lantai Kayu Berlamina	
	Bilik Mandi 1, 2, 3 & 4	Jubin Seramik / Jubin Porselin	
PINTU	Pintu utama	Pintu Kayu	
	lain-lain	Pintu Kayu	
TINGKAP	Tingkap Aluminium dengan Panel Kaca		
ALAT-ALAT BESI	Pembuatan Tempatan		
PEMASANGAN ALAT KEBERSIHAN	Bilik Mandi	Tandas Duduk	4
		Besin Cuci	4
		Pancuran Mandi	4
		Bidet Tangan	4
	Dapur	Sinki Dapur	1
		Paip Air	1
ELEKTRIK		Mata Kuasa Lampu	25
		Saluran Soket Suis 13A	16
		Mata Kuasa Kipas Siling	5
		Mata Kuasa Penghawa Dingin	5
		Mata Kuasa tv	1
		Mata Kuasa Telefon	1
		Mata Tekan Loceng	1
		Mata Autogate	1
PAGAR	Pagar batu-bata dengan besi / Pagar besi dengan M.S. Pintu gerbang		

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BROSUR
PELAN LOKASI



Amare 3
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Luas Tanah	1,647 kaki persegi	Harga Min.	:	RM937,000.00					
Luas Binaan	2,288 kaki persegi	Harga Mak.	:	RM1,345,000.00					
Maklumat Pemajuan									
Fasa	Fasa 3A	Pihak Berkuasa Kelulusan	Majlis Bandaraya Shah Alam (MBSA)						
No. Lesen	30324/01-2028/0001(N)	Pelan Bangunan							
Tarikh Sah Lesen	03/01/2023 - 02/01/2028	No.Rujukan	MBSA.BGN.600-3/4/490						
No. Permit	-	Bebanan Tanah	Tiada			Tarikh Daftar : (31 Mei 2013)			
Tarikh Sah Permit	-	Hakmilik Tanah	Kekal			Tempoh Pajakan : Tiada			
Tarikh Siap	(Mei 2028)	Sekatan Kepentingan	Tiada						
Jenis Rumah	Jenis Bangunan	Harga Terendah	Harga Tertinggi	Jumlah Unit	Unit Terjual	Belum Dijual			
Jenis A1	Rumah Teres Dua Tingkat (44'-56' x 60'-75')	RM1,230,000.00	RM1,315,000.00	2	0	2			
Jenis A1 (M)	Rumah Teres Dua Tingkat (36'-48' x 60'-75')	RM1,220,000.00	RM1,280,000.00	2	0	2			
Jenis A2	Rumah Teres Dua Tingkat (22' x 75')	RM937,000.00	RM959,000.00	45	0	45			
Jenis A3	Rumah Teres Dua Tingkat (22' x 75')	RM937,000.00	RM959,000.00	44	0	44			
Jenis A4	Rumah Teres Dua Tingkat (27' x 75')	RM992,000.00	RM1,014,000.00	8	0	8			
Jenis A4 (M)	Rumah Teres Dua Tingkat (27' x 75')	RM992,000.00	RM1,014,000.00	8	0	8			
Jenis A5	Rumah Teres Dua Tingkat (53'-66' x 75'-76')	RM1,125,000.00	RM1,345,000.00	2	0	2			
Jenis A5 (M)	Rumah Teres Dua Tingkat (47'-60' x 75'-76')	RM1,270,000.00	RM1,310,000.00	2	0	2			
Diskaun Bumiputera : 7%									

"IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK MELALUI PORTAL TEDUH.KPKT.GOV.MY"

No. Telefon	: 603-55111333
No. Faksimili	: 603-55111888
Maklumat Syarikat	
Nama Syarikat	: Paksi Gagah Sdn Bhd
No. Syarikat	: 664679-D
Alamat	: No.2, Jalan Tengku Ampuan Zabedah J 9/J, Seksyen 9, 40000 Shah Alam, Selangor
No. Telefon	: 603-55111333
No. Faksimili	: 603-55111888
Laman Sesawang	: www.paksigagah.com.my
Lokasi & Koordinat	: Alam Nusantara, 40170 Shah Alam, Selangor (3.120189, 101.460242)

ENGLISH

Amare 3

Double Storey Terrace House
(22' x 75')
113 units



Land Area	1,647 sqft	Min. Price	: RM937,000.00	Phone No.	: 603-5511333
Built-up	2,288 sqft	Max. Price	: RM1,345,000.00	Fax No.	: 603-5511888
Development Information				Company Info	
Phase	Phase 3A	Building Approval's	: Majlis Bandaraya Shah Alam (MBSA)	Company Name	: Paksi Gagah Sdn Bhd
License No.	30324/01-2028/0001(N)	Auhtority	: -	Company Reg. No.	: 664679-D
License's Validity Date	03/01/2023 - 02/01/2028	Building Plan Ref. No.	: MBSA.BGN.600-3/4/490	Address	: No.2, Jalan Tengku Ampuan Zabedah J 9/J, Seksyen
Permit No.	-	'Bebanan Tanah'	: Nil		: 9, 40000 Shah Alam, Selangor
Permit's Validity Date	-	Land Possesion	: Free Hold		
Completion Date	(May 2028)	'Sekatan Kepentingan'	: Nil		
Type	Building Type	Min Price	Max Price	Total Unit	Sold Unit
Type A1	Double Storey Terrace House (44'-56' x 60'-75')	RM1,230,000.00	RM1,315,000.00	2	0
Type A1 (M)	Double Storey Terrace House (36'-48' x 60'-75')	RM1,220,000.00	RM1,280,000.00	2	0
Type A2	Double Storey Terrace House (22' x 75')	RM937,000.00	RM959,000.00	45	0
Type A3	Double Storey Terrace House (22' x 75')	RM937,000.00	RM959,000.00	44	0
Type A4	Double Storey Terrace House (27' x 75')	RM992,000.00	RM1,014,000.00	8	0
Type A4 (M)	Double Storey Terrace House (27' x 75')	RM992,000.00	RM1,014,000.00	8	0
Type A5	Double Storey Terrace House (53'-66' x 75'-76')	RM1,125,000.00	RM1,345,000.00	2	0
Type A5 (M)	Double Storey Terrace House (47'-60' x 75'-76')	RM1,270,000.00	RM1,310,000.00	2	0
	Bumiputera's Discount : 7%				

"THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA. INFORMATION ON THE APPROVED DEVELOPMENT AND ADVERTISEMENT CAN BE VERIFIED THROUGH THE PORTAL TEDUH.KPKT.GOV.MY."

Phone No. : 603-5511333
Fax No. : 603-5511888
Website : www.paksigagah.com.my
Location / Coordinate : Alam Nusantara, 40170 Shah Alam, Selangor
(3.120189, 101.460242)

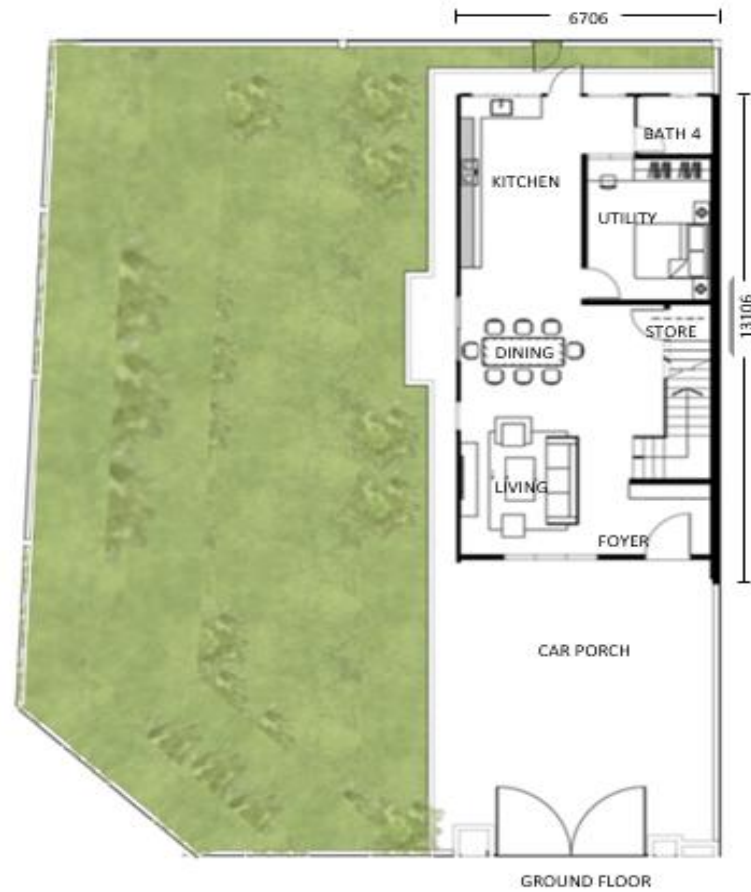
Amare 3
Double Storey Terrace House
(22' x 75')
113 units



BROCHURE**Floor Plan**

Type	: A1
Total Unit	: 2 units
Unit	: Corner Lot
Lot Size	: 44'-56' x 60'-75'
Built-up	: 2389 sq.ft (221.95 sq.m)
Land Area	: 4251 sq.ft (395.00 sq.m)
Reference Unit	: Unit No.2, Jalan Setia Wawasan U13/36J

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BROCHURE**Floor Plan**

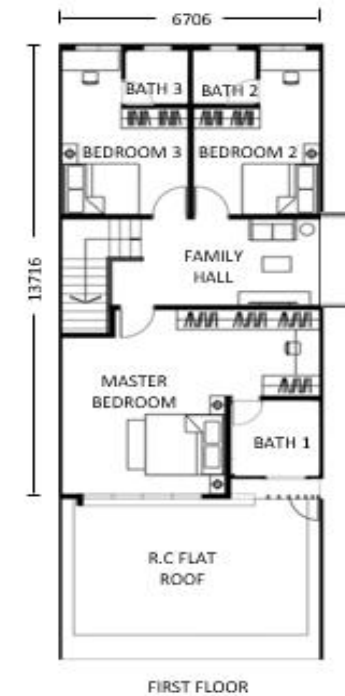
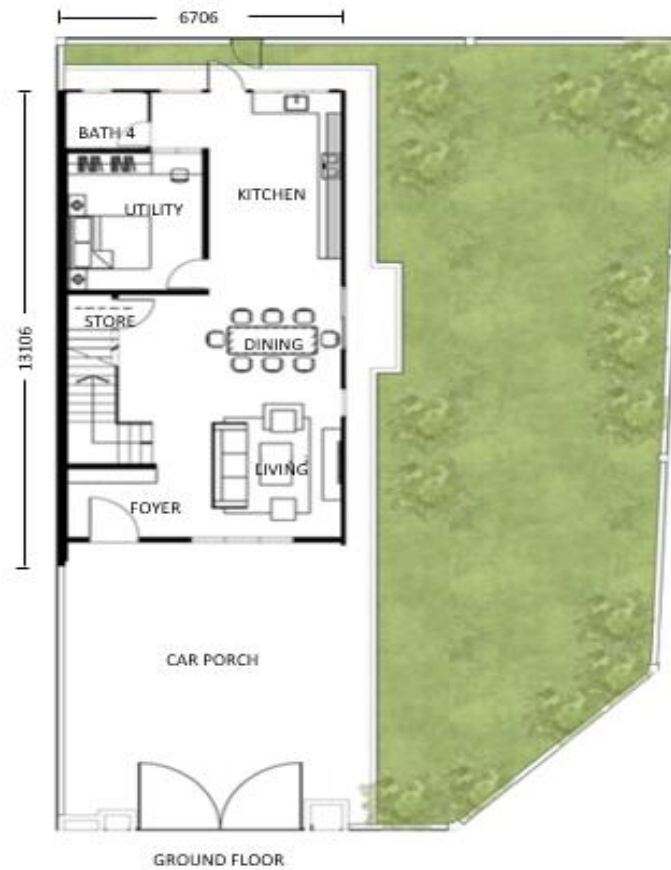
Type	: A1 (Mirror)
Total Unit	: 2 units
Unit	: Corner Lot
Lot Size	: 36'-48" x 60'-75'
Built-up	: 2389 sq.ft (221.95 sq.m)
Land Area	: 3422 sq.ft (318.00 sq.m)
Reference Unit	: Unit No.1, Jalan Setia Wawasan U13/36L

Amare 3

Double Storey Terrace House

(22' x 75')

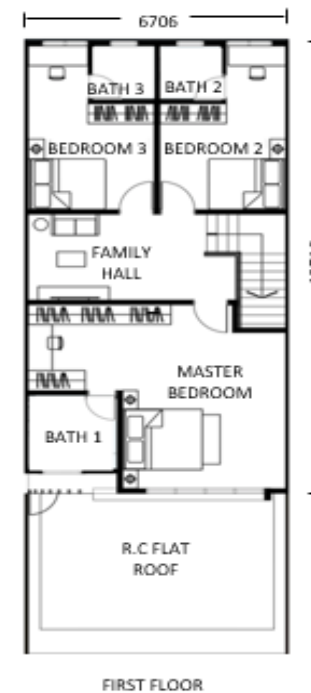
113 units



BROCHURE

Floor Plan

Type	: A2
Total Unit	: 45 units
Unit	: Intermediate Lot
Lot Size	: 22' x 75'
Built-up	: 2288 sq.ft (212.56 sq.m)
Land Area	: 1650 sq.ft (153.00 sq.m)
Reference Unit	: Unit No.3, Jalan Setia Wawasan U13/36L



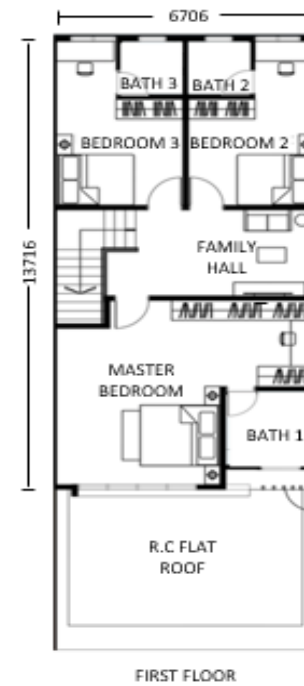
Amare 3
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(22' x 75')
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BROCHURE

Floor Plan

Type	: A3
Total Unit	: 44 units
Unit	: Intermediate Lot
Lot Size	: 22' x 75'
Built-up	: 2288 sq.ft (212.56 sq.m)
Land Area	: 1650 sq.ft (153.00 sq.m)
Reference Unit	: Unit No.5, Jalan Setia Wawasan U13/36L



Amare 3
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BROCHURE

Floor Plan

Type	: A4
Total Unit	: 8 units
Unit	: End Lot
Lot Size	: 27' x 75'
Built-up	: 2288 sq.ft (212.56 sq.m)
Land Area	: 2025 sq.ft (188.00 sq.m)
Reference Unit	: Unit No.20, Jalan Setia Wawasan U13/36K

Amare 3
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BROCHURE

Floor Plan

Type	: A4 (Mirror)
Total Unit	: 8 units
Unit	: End Lot
Lot Size	: 27' x 75'
Built-up	: 2288 sq.ft (212.56 sq.m)
Land Area	: 2025 sq.ft (188.00 sq.m)
Reference Unit	: Unit No.22, Jalan Setia Wawasan U13/36K

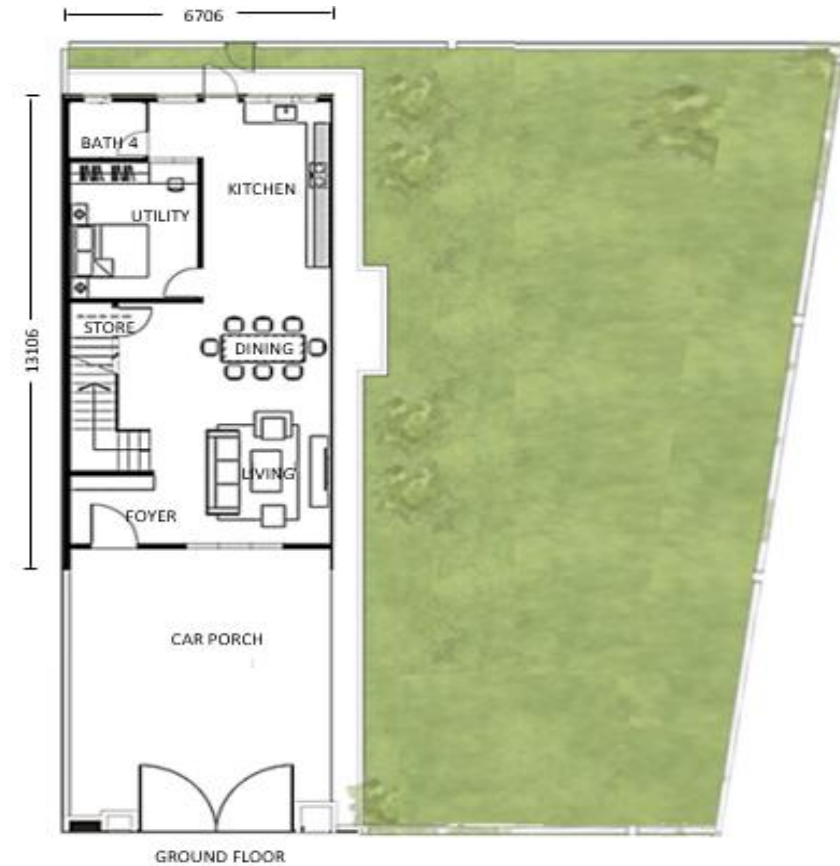
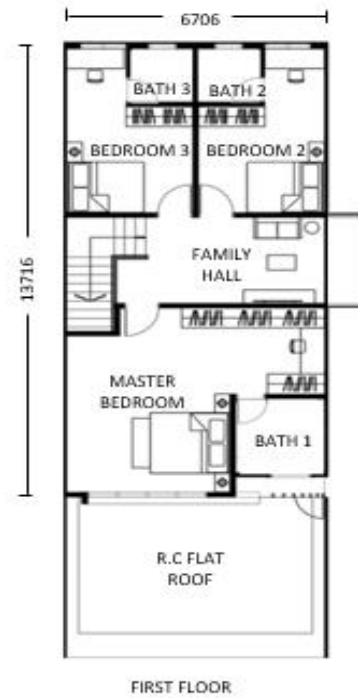
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BROCHURE**Floor Plan**

Type	: A5
Total Unit	: 2 units
Unit	: End Lot
Lot Size	: 53'-66' x 75'-76'
Built-up	: 2389 sq.ft (221.95 sq.m)
Land Area	: 4467 sq.ft (415.00 sq.m)
Reference Unit	: Unit No.52, Jalan Setia Wawasan U13/36J

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BROCHURE

Floor Plan

Type	: A5 (Mirror)
Total Unit	: 2 units
Unit	: End Lot
Lot Size	: 47'-60" x 75'-76'
Built-up	: 2389 sq.ft (221.95 sq.m)
Land Area	: 4047 sq.ft (376.00 sq.m)
Reference Unit	: Unit No.59, Jalan Setia Wawasan U13/36L

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SPECIFICATION FOR UNIT TYPES A1, A1(M), A2, A3, A4, A4(M), A5, A5(M)

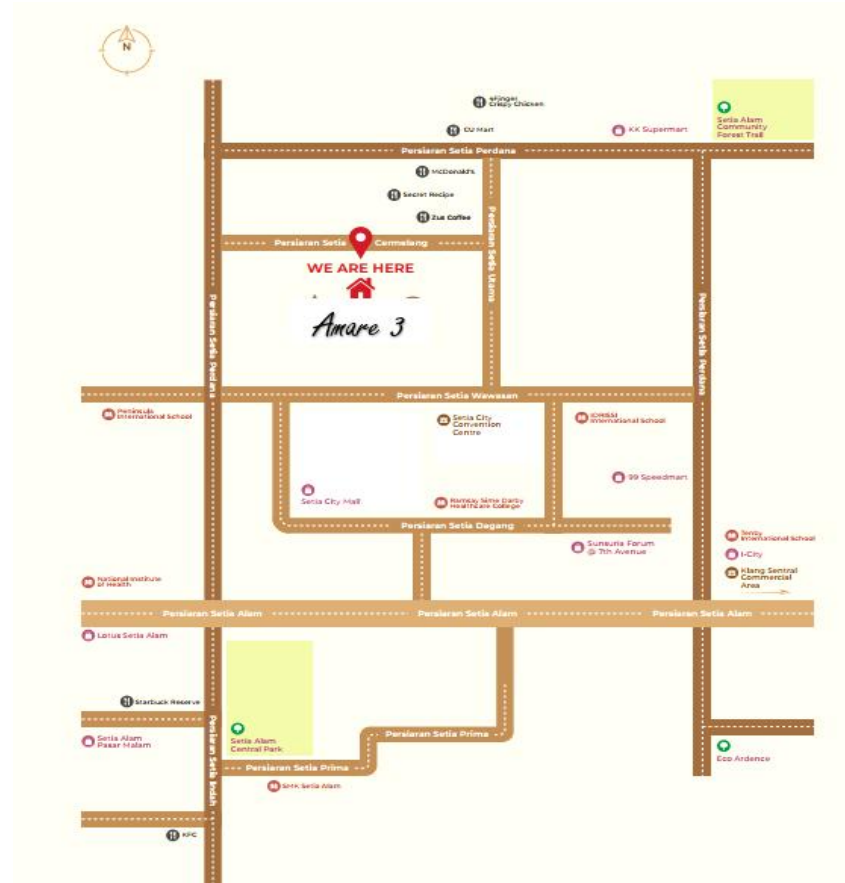
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SPECIFICATION			Nos.
STRUCTURE	Reinforced Concrete		
ROOF	Metal Deck		
WALL FINISHES	External Wall	Plaster and Paint	
	Internal Wall	Plaster and Paint / Porcelain Tiles / Ceramic Tiles	
CEILING		Plaster Ceiling / Skim Coat	
FLOOR FINISHES	Driveway	Concrete Imprint	
	Car Porch	Concrete Imprint	
	Living	Porcelain Tiles	
	Dining	Porcelain Tiles	
	Kitchen	Porcelain Tiles	
	Utility	Porcelain Tiles	
	Store	Porcelain Tiles	
	Family Hall	Laminated Flooring	
	Master Bedroom, Bedroom 2 & 3	Laminated Flooring	
	Staircase	Laminated Flooring	
	Bath 1, 2, 3 & 4	Ceramic Tiles / Porcelain Tiles	
DOORS	Main Entrance	Timber Door	
	Other Doors	Timber Door	
WINDOWS		Aluminium Frame Glass Window	
IRONMONGERY		Quality Ironmongery	
SANITARYWARE & FITTINGS	Baths	Sitting Water Closet	4
		Basin	4
		Shower Rose & Stop Valve	4
		Hand Bidet	4
	Kitchen	Aluminium Single Bowl Sink	1
		Kitchen Tap	1
ELECTRICAL INSTALLATION		Lighting Point	25
		13A Switch Socket Outlet	16
		Ceiling Fan Point	5
		Air-Conditioner Point	5
		TV Point	1
		Telephone Point	1
		Door Bell Point	1
		Auto gate Point	1
FENCING	Brickwall & Mild Steel Fencing / Wire Mesh Fencing with M.S. Gate		

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BROCHURE
LOCATION



Land Area **1,647 sqft** **Min. Price** **: RM937,000.00**
Built-up **2,288 sqft** **Max. Price** **: RM1,345,000.00**

Development Information

Phase	Phase 3A	Building Approval's	: Majlis Bandaraya Shah Alam (MBSA)
License No.	30324/01-2028/0001(N)	Authority	
License's Validity Date	03/01/2023 - 02/01/2028	Building Plan Ref. No.	: MBSA.BGN.600-3/4/490
Permit No.	-	'Bebanan Tanah'	: Nil
Permit's Validity Date	-	Land Possession	: Free Hold
Completion Date	(May 2028)	'Sekatan Kepentingan'	: Nil

Registration Date : (31 May 2013)
Lease Period : Nil

Type	Building Type	Min Price	Max Price	Total Unit	Sold Unit	Unsold Unit
Type A1	Double Storey Terrace House (44'-56' x 60'-75')	RM1,230,000.00	RM1,315,000.00	2	0	2
Type A1 (M)	Double Storey Terrace House (36'-48' x 60'-75')	RM1,220,000.00	RM1,280,000.00	2	0	2
Type A2	Double Storey Terrace House (22' x 75')	RM937,000.00	RM959,000.00	45	0	45
Type A3	Double Storey Terrace House (22' x 75')	RM937,000.00	RM959,000.00	44	0	44
Type A4	Double Storey Terrace House (27' x 75')	RM992,000.00	RM1,014,000.00	8	0	8
Type A4 (M)	Double Storey Terrace House (27' x 75')	RM992,000.00	RM1,014,000.00	8	0	8
Type A5	Double Storey Terrace House (53'-66' x 75'-76')	RM1,125,000.00	RM1,345,000.00	2	0	2
Type A5 (M)	Double Storey Terrace House (47'-60' x 75'-76')	RM1,270,000.00	RM1,310,000.00	2	0	2

Bumiputera's Discount : 7%

"THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA. INFORMATION ON THE APPROVED DEVELOPMENT AND ADVERTISEMENT CAN BE VERIFIED THROUGH THE PORTAL TEDUH.KPKT.GOV.MY."

Amare 3
Double Storey Terrace House
(22' x 75')
113 units

Phone No. **: 603-55111333**

Fax No. **: 603-55111888**

Company Info

Company Name : Paksi Gagah Sdn Bhd
Company Reg. No. : 664679-D
Address : No.2, Jalan Tengku Ampuan Zabedah J 9/J, Seksyen 9, 40000 Shah Alam, Selangor

Phone No. : 603-55111333
Fax No. : 603-55111888
Website : www.paksigagah.com.my
Location / Coordinate : Alam Nusantara, 40170 Shah Alam, Selangor (3.120189, 101.460242)