

Modern Garden Homes In A Private Lakeside Enclave



Amani is designed for modern living, with stylish homes that seamlessly blend aesthetic appeal and functionality. Expansive windows welcome natural light and the beautiful lake scenery, while open layouts create a spacious and airy ambiance, perfect for families seeking comfort and elegance.

Beyond beautifully designed homes, Amani also provides a vibrant and active lifestyle with top-tier amenities.

Developer:
Agenda Istimewa Sdn. Bhd. (281606-H)

Managed by:
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• Developer Licence No.: 6868/09-2030/0301(R) • Validity: 8/9/2025 - 7/9/2030 • Advertising & Sales Permit No.: 6868-2010-2027/0899(A)-II • Validity: 28/10/2025 - 27/10/2027 • Plan Approving Authority: Majlis Perbandaran Kajang (MPKJ) • Building Plan Reference No.: BI.(31)dm.MPKJ/P/40/2024 • Land Encumbrance: Maybank Islamic Berhad • Land Tenure: Freehold • Type of Property: Double Storey Terrace House • Total Unit: 81 units • Selling Price: RM661,300 (Min.) - RM914,900 (Max.) • Built-up: 1,585 sq.ft. - 1,724 sq.ft. • Expected Date of Completion: November 2027 • Restriction of Interest: Nil • 7% Discount for Bumiputra.
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK MELALUI PORTAL TEDUH.KPKT.GOV.MY



Amani

Double Storey Terrace House

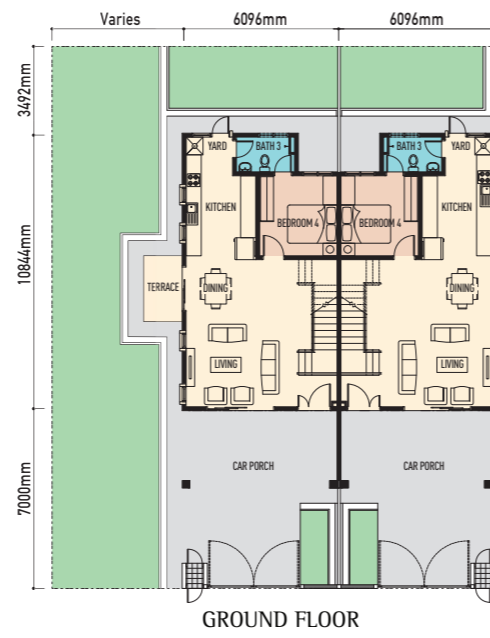


www.galleryhomesamani.com

A Life of Serenity & Connectivity

Located within the well-developed Bandar Tasik Kesuma, Amani offers easy access to essential amenities, schools, retail hubs, and major highways, bringing you the best of both peaceful lakeside living and urban convenience.

Discover Amani, where nature and modernity coexist in perfect harmony.



TYPE A

4 Bedrooms
3 Bathrooms

20' x 70'
Built-up Size
INTERMEDIATE
1,585 sf
END LOT
1,604 sf
CORNER
1,665 sf



Specifications

STRUCTURE	Reinforced concrete structure		
WALL	Masonry wall / Concrete wall with cement plaster		
ROOFING	Metal decking / Concrete flat roof (where applicable)		
CEILING	Skim coat / Asbestos free ceiling / Plaster board ceiling		
LOCKS	Quality locks		
WINDOWS	Aluminium frame glass casement window Aluminium frame glass top hung window Aluminium frame fix glass panel		
DOORS	Metal frame flush door Metal frame decorative entrance door Metal frame aluminium sliding glass door Metal frame with fixed glass door		
FLOOR FINISHES	Living / Dining / Dry kitchen / Bedroom 4 Yard / Bathrooms / Terrace / Balcony Bedrooms (1st floor), Family area / Stairs Car porch / Others		
	Porcelain tiles	Ceramic tiles	Laminated timber flooring Cement render
WALL FINISHES	1500mm high ceramic wall tiles Kitchen / Laundry Bathrooms Others		
	2400mm high ceramic wall tiles Cement plaster with paint		
PAINT	Weather resistance paint / Emulsion paint		
FENCING	600mm high masonry wall with 900mm high M.S. grill above for front and side. 1500mm PVC coated chain fence for boundary and rear. M.S. Gate, refuse chamber with letter box.		
SANITARY INSTALLATION			
Sitting W.C.	3		
Basin	3		
Sink	1		
Shower rose	3		
Bib tab	4		
ELECTRICAL INSTALLATION	Intermediate Type A & B	End Lot Type A / Type B	Corner Type A & B
Lighting point	18	20	19
Ceiling fan point	6	6	6
13 amp switch socket point	19	19	19
13 amp switch socket point (water pump)	1	1	1
Air-cond point	2	2	2
Water heater point	1	1	1
Fiber wall socket	1	1	1
SMATV point	1	1	1
Bell point	1	1	1
Distribution board	1	1	1



TYPE B

4 Bedrooms
3 Bathrooms

20' x 70'-89'
Built-up Size
INTERMEDIATE
1,644 sf
END LOT
1,664 sf
CORNER
1,724 sf

