

CITY OF KNOWLEDGE

With a tranquil environment that is graced by lakes and parks, Bandar Seri Alam has been earmarked as the ideal environment for scholastic pursuits. From a primary school child on the threshold of learning to a young adult on the path of greater knowledge, Bandar Seri Alam - widely known as the City of Knowledge - has the right educational institution for all.

Our township is home to established universities and colleges, international schools and local primary and secondary schools, including the new Foon Yew High School campus.



Universities & Colleges

- Universiti Teknologi MARA (UiTM)
- Universiti Kuala Lumpur (UniKL)
- Asia Metropolitan University (AMU)
- MARA Junior Science College (MRSM)

Primary & Secondary Schools

- SJK (C) Nam Heng
- The Japanese School
- SK Bandar Seri Alam
- SK Seri Alam 2
- SMK Seri Alam 2
- SMK Dato Penggawa Timur
- Malaysia Art School
- Foon Yew High School (Coming Soon)

International Schools

- Excelsior International School
- Uniworld International School



Every urban need found in one township

- SHOPPING & LEISURE**
 - Tesco Hypermarket
 - Today's Market
 - Superstar Cinema
- MEDICAL & HEALTH**
 - Regency Specialist Hospital
 - Poliklinik Penawar
 - Klinik IMALAYSIA
 - Guardian
 - Watsons
 - Caring Pharmacy
- FINANCE**
 - Maybank
 - Public Bank
 - Bank Rakyat
 - Bank Simpanan Nasional
- CONNECTIVITY**
 - Pasir Gudang
 - Permas Jaya
 - EDL
 - Tebrau Highway
 - North-South Highway
 - JB Town & CIO
- FOOD & DINE**
 - Starbucks Drive Thru
 - KFC Drive Thru
 - McDonald's Drive Thru
 - Burger King Drive Thru
 - Subway
 - Vivo Pizza
 - Banafee@Seri Alam
 - Moonlight Cake House
 - Tea Garden Restaurant
 - Dair Cabin Bistro
 - Grumpy Goat & Friends
 - Sugar Bun

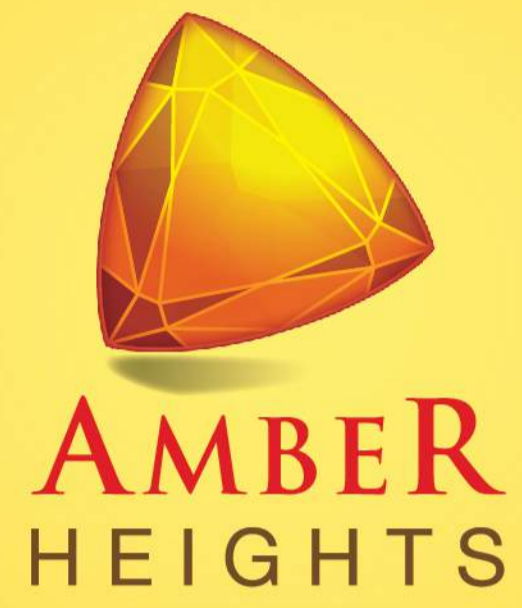
07 388 1111 | 019 775 1133 OPENS DAILY 8.30AM - 5.30PM (Including weekends & public holidays)



BLOCK A - No. Lesen Pemilik: 3778-3612-2020(910221) - Tempah Bah: 11.12.19 - 10.12.20 - No. Permit Bina: 3778-3612-2020(910221) - Tempah Bah: 11.12.19 - 10.12.20 - Pihak Berkuasa Yang Meluluskan: MPPPO - No. Kelulusan Pelan MPPPO: JBGN452018(PQ) - Hala MBK Tanah: Katali - Bebanan Tanah: Teras - Jumlah Unit: 120 unit - Tarikh Dipecah Bag: OKT 2022 - Harga Jualan: RM272,708 (mulai) RM435,778 (maka) (Sesuai Keperluan: Tanah yang terkandung di dalam hak milik ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Suban Wangpangera / Syarikat Aduh tanpa persetujuan Pihak Berkuasa Negara (Lai Bumi sahaja)

BLOCK B - No. Lesen Pemilik: 3778-4311-2021(911571) - Tempah Bah: 30.11.19 - 28.11.21 - No. Permit Bina: 3778-4311-2021(911571) - Tempah Bah: 30.11.19 - 28.11.21 - Pihak Berkuasa Yang Meluluskan: MPPPO - No. Kelulusan Pelan MPPPO: JBGN452018(PQ) - Hala MBK Tanah: Katali - Bebanan Tanah: Teras - Jumlah Unit: 120 unit - Tarikh Dipecah Bag: OKT 2022 - Harga Jualan: RM287,281 (mulai) RM448,007 (maka) (Sesuai Keperluan: Tanah yang terkandung di dalam hak milik ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Suban Wangpangera / Syarikat Aduh tanpa persetujuan Pihak Berkuasa Negara (Lai Bumi sahaja)

The information contained herein is subject to change without notification and may be required by the relevant authorities or the developer's architect and cannot form a part of an offer or contract. While every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All buildings and policies are subject to approval only. This form is subject to conditions, modifications and substitutions as may be recommended by the Company's Architect and/or relevant Approving Authorities.

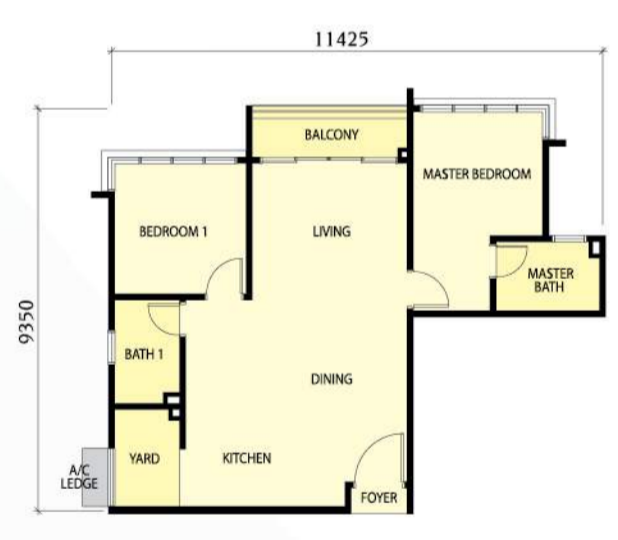


FREEHOLD

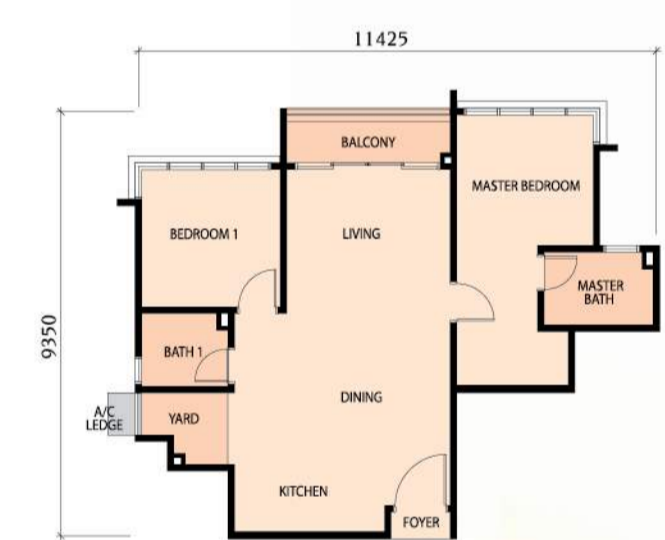
FREEHOLD



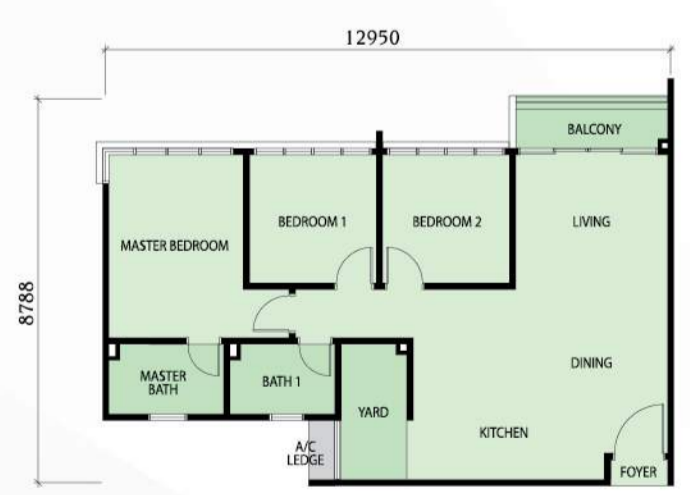
Type A1
2 bedrooms | 846 sq.ft.



Type A1A
2 bedrooms | 844 sq.ft.



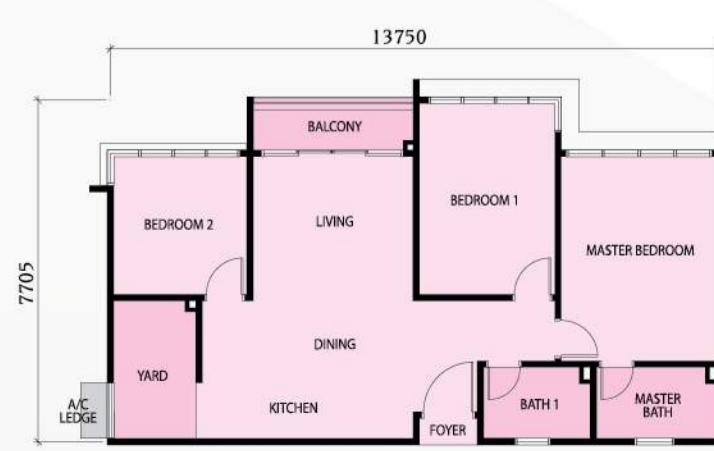
Type B1
3 bedrooms | 1019 sq.ft.



Type B2
3 bedrooms | 1053 sq.ft.



Type B3
3 bedrooms | 1053 sq.ft.



LEGEND

- 1 Guard House
- 2 Block A
- 3 Block B
- 4 Community Centre
 - a Pre-function Area
 - b Swimming Pool
 - c Function Room
 - d Gymnasium
 - e Management Office
 - f Surau (Male)
 - g Surau (Female)
 - h Changing Room (Female)
 - i Changing Room (Male)
- 5 Plaza Area
 - a Linear Park
 - b Basketball Court
 - c Children Playground
 - d Open Lawn
 - e Carpark



SPECIFICATIONS

STRUCTURE	: Reinforced concrete structure	FLOOR FINISHES	: Tiles
WALL	: Clay brick wall with cement plaster finish : Cement sand brick wall with cement plaster finish : Reinforced concrete shear wall with skim coating finish	SANITARY AND PLUMBING FITTING	
ROOF COVERING	: Reinforced concrete flat roof		
ROOF FRAMING	: Reinforced concrete structure		
CEILING	: Skim coating : Fibrous plaster ceiling board		
WINDOWS	: Aluminium frame glass window		
DOORS			
Main Entrance	: M.S. grille door (type B2 only)		
Balcony	: Fire rated door		
Bedrooms	: Aluminium frame sliding door		
Bathrooms	: Metal frame timber flush door : Metal frame plywood flush door		
IRONMONGERY	: Quality lockset		
WALL FINISHES			
External Wall	: Weather resistant paint		
Internal Wall	: Emulsion paint		
Kitchen	: Tiles (5ft. height) : Emulsion paint		
Bathrooms	: Tiles to ceiling height(8ft height)		

	Type A1	Type A1a	Type B1	Type B2	Type B3
INSTALLATION					
Lighting point	12	12	13	15	13
Fan point	2	2	2	3	2
Power point	12	12	14	14	14
Water heater point	1	1	1	2	1
TV point	2	2	2	3	2
Air-cond point	2	2	2	3	2
Fiber wall socket	1	1	1	1	1
Bell point	1	1	1	2	1

All drawings and specification are subject to changes by the relevant Authorities, Architect or Engineer

Sitting on a piece of land shaped like a trilliant-cut gemstone, Amber Heights at Bandar Seri Alam offers you a lifestyle that is brilliant in many facets - from facilities to security measures to spacious apartment layouts.