

amber

bungalows

@ Subang Bestari

The essence of comfortable living in Amber Bungalows is subtly inspired by its surroundings.

Invest not just wealth but time as well into Amber Bungalows, where it bestows uncompromising sanctuary for you and your loved ones within the community of Subang Bestari.

Pinnacle Of Timeless Luxury

Artist's impression



Exclusive modern tropical living-in-the-garden concept

Open layout design promotes sense of spaciousness and luxury

Double volume space

Natural ventilation & lighting

Low density

Built-up area from 4,369 sq. ft. (4 Types)

Type I



Artist's impression

Built-up area from
4,369 sq. ft.

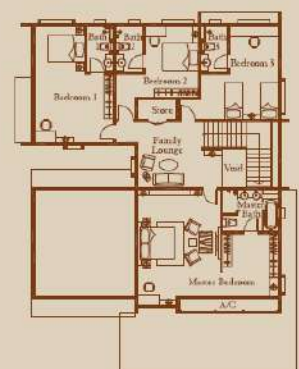
5+1 bedrooms /
6+1 bathrooms

4 terraces

Living & dining
areas open towards
perimeter garden



G floor



1st floor

Type II



Artist's impression

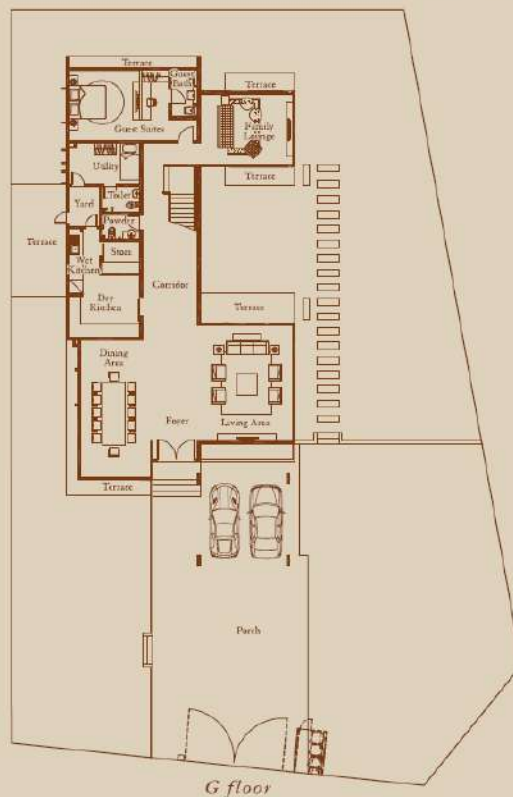
Built-up area from
5,672 sq. ft.

5+1 bedrooms /
6+1 bathrooms

4 balconies

6 terraces

Panoramic view with
sweeping 180° vista
from living room



G floor



1st floor

Type III



Artist's impression

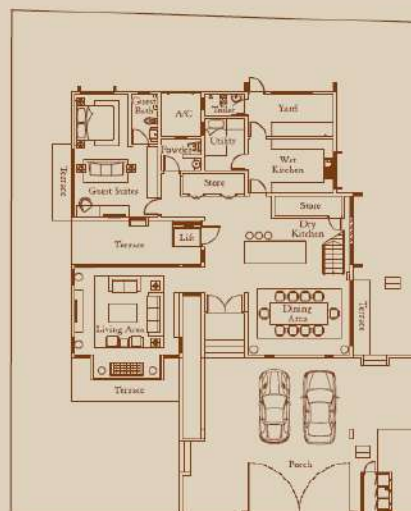
Built-up area from
5,403 sq. ft.

6+1 bedrooms /
7+1 bathrooms

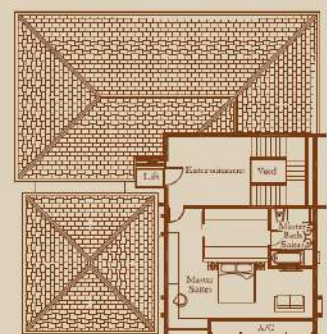
4 terraces

Living & dining
areas open towards
perimeter garden

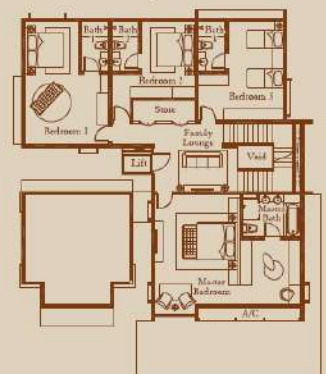
Equipped with lift



G floor



2nd floor



1st floor



Specifications

STRUCTURE : Reinforced Concrete Structure
WALLS : Brickwall / Reinforced Concrete Wall
ROOF : Shingle
CEILING FINISHES : Skim Coat / Plaster Ceiling
FLOOR FINISHES : Living - Porcelain Tiles
 Dining - Porcelain Tiles
 Kitchen - Porcelain Tiles
 Guestroom - Porcelain Tiles
 Bedroom (Upper Floor) - Timber Flooring
 Bathroom - Porcelain Tiles
 Maids Bathroom - Ceramic Tiles
 Terrace - Composite Timber
 Staircase - Timber Flooring

WALL FINISHES : External Wall - Weather Resistant Paint / Spray Tiles
 Internal Wall - Emulsion Paint
 Bathrooms - Ceiling-High Wall Tiles
 Kitchen - Ceiling-High Wall Tiles
DOORS : Main Entrance - Engineered Timber Door
 Terrace - Aluminium Frame Sliding Glass Door
 Bedroom - Engineered Timber Door
 Bathroom - Timber Flush Door
 Door Frame - Timber Frame / Metal Door Frame
WINDOWS : Aluminium Frame Casement Window / Top Hung Window / Fixed Glass Window
LOCKS : Quality Locksets

SANITARY FITTINGS

	Type I	Type II	Type III	Type IV
Water Closet	7	7	8	7
Wash Hand Basin	8	8	10	8
Toilet Roll Holder	7	7	8	7
Shower Rose	6	6	7	6
Hand Spray Bidet	6	6	7	6
Long Bath	1	1	2	1

ELECTRICAL POWER SUPPLY: 3 PHASE

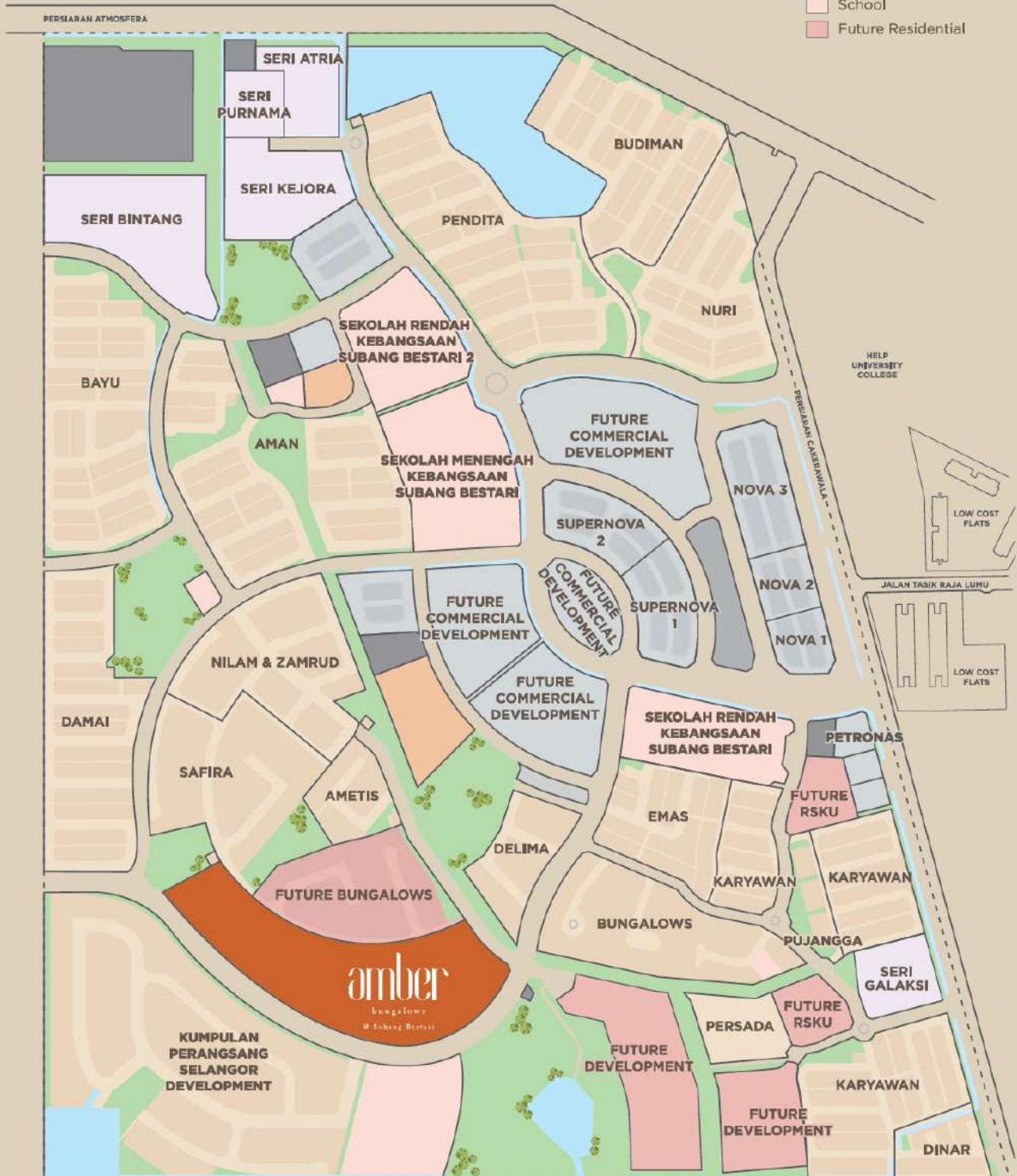
	Type I	Type II	Type III	Type IV
Light Point	58	65	65	66
Fan Point	10	11	12	11
13A SSO	38	42	42	37
Aircond Point	8	10	10	9
Shaver Point	2	2	3	3
Bell Point	1	1	1	1
Autogate Point	1	1	1	1
Telephone Point	5	6	7	5
Data Point/IPTV	4	5	6	4
SMATV Point	5	5	7	5
Elevator System	-	-	Equipped	-
UNIFI Service	Equipped	Equipped	Equipped	Equipped

Master Layout Plan



LEGEND

- Residential
- Affordable Homes
- Commercial
- School
- Future Residential





Subang Bestari

is a premium development nestled within an oasis of tropical landscape, nurturing a harmonious blend of quaint terrace houses, modern townhouses, luxury bungalows, elegant semi-detached residences and premium apartments.

Its strategic location secures the desired peace of mind from city life, maintaining its incomparable advantages as a tranquil township within the enclave of a bustling neighbourhood.



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