

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 II



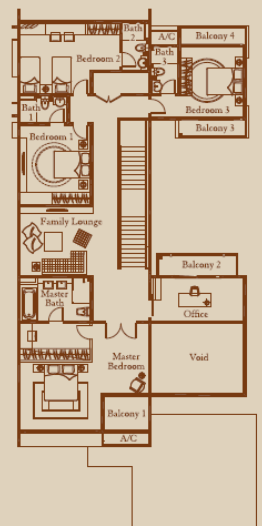
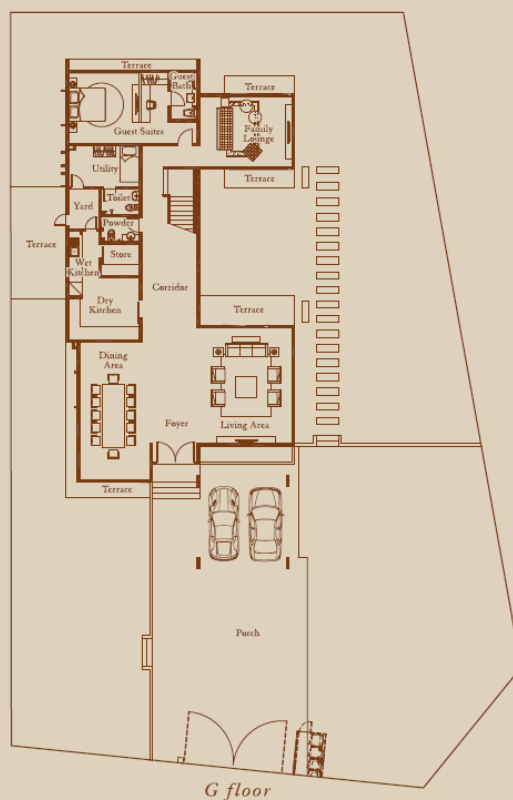
Built-up area from  
5,672 sq. ft.

5+1 bedrooms /  
6+1 bathrooms

4 balconies

6 terraces

Panoramic view with  
sweeping 180° vista  
from living room





# Type III



Artist's impression

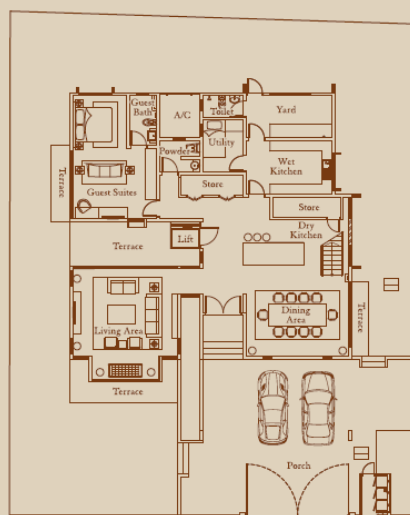
Built-up area from  
5,403 sq. ft.

6+1 bedrooms /  
7+1 bathrooms

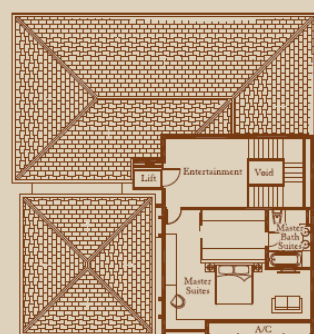
4 terraces

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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