

Ambang Residensi

BANDAR BOTANIC • KLANG



永久地契

低密度

距离Bandar Bukit
Tinggi轻快铁站
仅200米

FREEHOLD

LOW DENSITY

**200M TO
BANDAR BUKIT
TINGGI LRT**

CONNECT.

COMMUTE.

CELEBRATE

Life



A *thriving*
LIFE FROM
EVERY VANTAGE POINT
从每一个视角，尽享蓬勃生活

Welcome to **Ambang Residensi**, Bandar Botanic.

A mixed development that brings together contemporary elegance, thoughtful design, and sustainable living. Experience a new standard of luxury, seamlessly integrated with modern retail avenues and the conveniences of city life, setting a new benchmark in urban living.

2-4  2-3 

 Built-up area from
871 - 1,238 sq. ft.

 Dual & trio
key design

 Opposite
LRT-3 Station



A METROPOLITAN RESIDENCE DESIGNED FOR *practical* & SECURE LIVING

A multi-faceted development that rises facing Bandar Bukit Tinggi LRT Station, **Ambang Residensi** is cloaked in lush abundance yet closely connected to the city's finest amenities.

An abode that presents layers of refreshing experiences which unfold as you move up to **Ambang Residensi**.

FREEHOLD 永久地契



Swimming Pool on Level 9
Artist's impression



Functional Living Area
Actual show unit

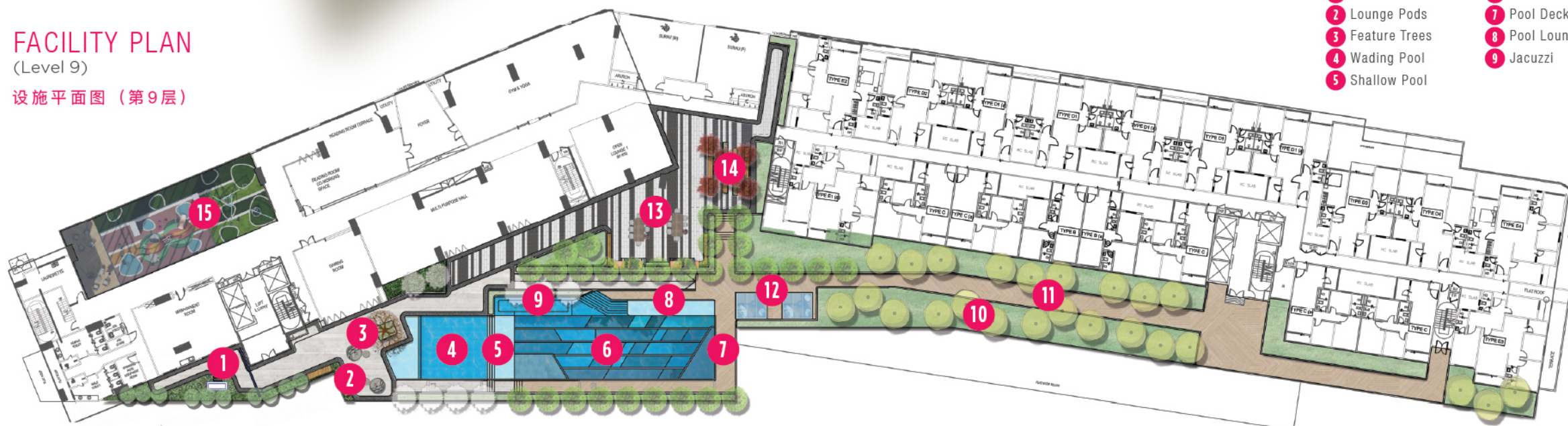


BBQ Area
Artist's impression

FACILITY PLAN

(Level 9)

设施平面图 (第9层)



- 1 Secret Garden
- 2 Lounge Pods
- 3 Feature Trees
- 4 Wading Pool
- 5 Shallow Pool
- 6 25-m Lap Pool
- 7 Pool Deck
- 8 Pool Lounge
- 9 Jacuzzi
- 10 Buffer Garden
- 11 Garden Walkway
- 12 Feature Pavilion
- 13 Outdoor BBQ
- 14 Feature Bench
- 15 Playscape

Type B

Type C

Type D1

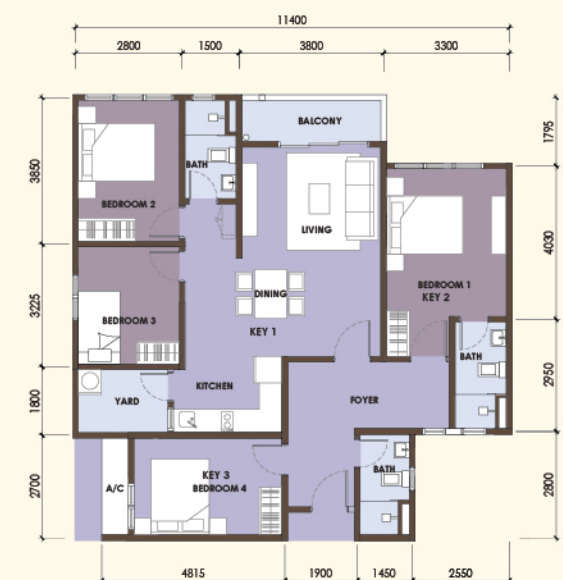
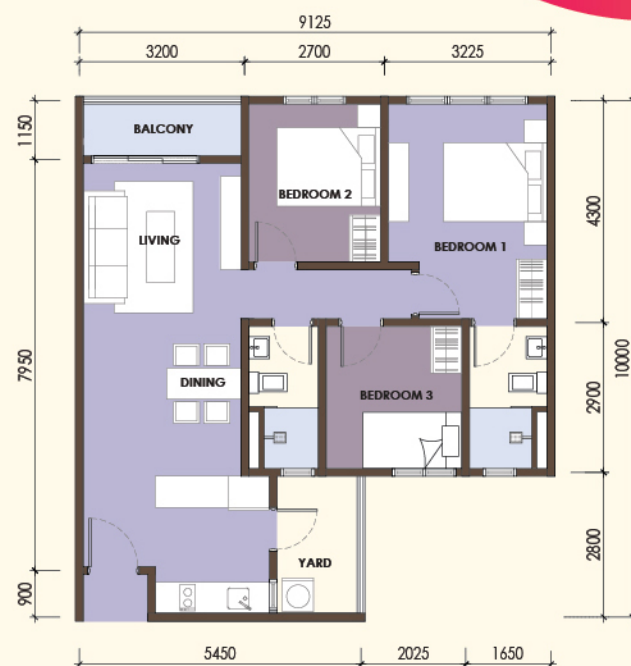


Dual key design



Trio key design

Type E1



2  2 

 Built-up area:
700.1 sq. ft. / 65.1 sqm.

3  2 

 Built-up area:
871 sq. ft. / 81 sqm.

3  2 

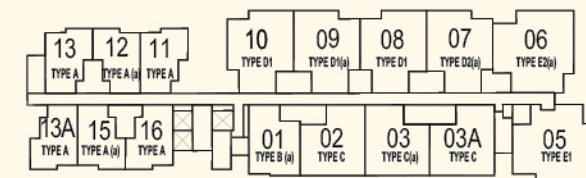
 Built-up area:
990 sq. ft. / 92 sqm.

4  3 

 Built-up area:
1,238 sq. ft. /115 sqm.



Key Plan: Tower A (Levels 9 - 26)



Key Plan: Tower B (Levels 10 - 27)

BUILDING SPECIFICATION

Foundation	Foundation to Engineer's Specification					
Structure	Reinforced Concrete Structure					
Roof	R.C. Flat Roof					
Wall	R.C. Wall / Brickwall					
Wall Finishes	General	:	Plaster / Skim Coat & Paint			
	Bathrooms	:	Wall Tiles up to Ceiling Level			
	Kitchen	:	Wall Tiles up to 1.5m Height			
Ceiling	Typical Unit	:	Skim Coat & Paint Finish to Soffit Slab			
	Bathrooms	:	Plaster Board Ceiling			
			A/Aa/A1/A1a	B/Ba/C/Ca/D1/D1a/D2/D2a/D3/D4	E1/E1a/E2/E2a/E3/E4	
Floor Finishes	Foyer / Kitchen /					
	Living / Dining	:	Tiles	Tiles	Tiles	
	Bedrooms	:	Laminated Floor Board	Laminated Floor Board	Laminated Floor Board	
	Bathrooms	:	Tiles	Tiles	Tiles	
	Yard	:	Tiles	Tiles	Tiles	
	Open Terrace	:	-	-	Tiles	Tiles
DOORS						
Entrance	:	Fire Rated Door				
Bedrooms / Bathrooms / Yard	:	Timber Door				
Living (Other than Type A, Aa, A1, A1a, B, B1a)	:	Aluminium Framed Sliding Glass Door				
WINDOWS						
	:	Aluminium Frame Glass Window				

IRONMONGERY	:	Quality Locksets																		
PAINTING																				
Internal	:	Emulsion Paint or any other Paint Finish where applicable																		
External	:	Exterior Weather Paint																		
SANITARY FITTING																				
TYPE	A	Aa	A1	A1a	B	Ba	C	Ca	D1	D1a	D2	D2a	D3	D4	E1	E1a	E2	E2a	E3	E4
Wash Basin	1	1	1	1	2	2	2	2	2	2	2	2	2	2	3	3	3	3	3	3
Water Closet	1	1	1	1	2	2	2	2	2	2	2	2	2	2	3	3	3	3	3	3
Paper Holder	1	1	1	1	2	2	2	2	2	2	2	2	2	2	3	3	3	3	3	3
Hand Bidet	1	1	1	1	2	2	2	2	2	2	2	2	2	2	3	3	3	3	3	3
Fixed Shower Rose	1	1	1	1	2	2	2	2	2	2	2	2	2	2	3	3	3	3	3	3
Kitchen Tap	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-
Kitchen Sink	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-
Tap (Yard)	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-
Tap (Open Terrace)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	1	1
TYPE	A	Aa	A1	A1a	B	Ba	C	Ca	D1	D1a	D2	D2a	D3	D4	E1	E1a	E2	E2a	E3	E4
Light Point	7	7	7	7	9	9	11	11	12	12	12	12	13	13	14	14	15	15	16	16
Ceiling Fan Point	3	3	3	3	3	3	4	4	4	4	4	4	4	4	5	5	5	5	5	5
Fibre Wall Socket	1	1	1	1	1	1	1	1	2	2	1	1	1	1	2	2	1	1	1	1
SMATV Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
13A Switch Socket Outlet	8	8	8	8	9	9	10	11	11	11	11	11	11	11	12	12	12	12	12	12
Water Heater Point	1	1	1	1	2	2	2	2	2	2	2	2	2	2	3	3	3	3	3	3
Air-conditioning Point	2	2	2	2	3	3	4	4	4	4	4	4	4	4	5	5	5	5	5	5



A TRANSPORT-PROXIMATE DEVELOPMENT *inspires* SEAMLESS TRAVEL BETWEEN CITIES & BEYOND.

With the convenience of an LRT Station Park 'N Ride facility beside your home and Bandar Bukit Tinggi LRT Station just right opposite, you can fully embrace a vibrant, metropolitan lifestyle, enjoying unparalleled ease and convenience within a thoughtfully designed community.

ACCESSIBLE VIA

- Pulau Indah Highway
- Shah Alam Expressway (KESAS)
- Federal Highway
- New Klang Valley Expressway (NKVE)
- West Coast Expressway (WCE)

CONVENIENTLY LINKED TO

- Port Klang - 10KM
- Setia Alam - 18KM
- Shah Alam - 21KM
- Puchong - 28KM
- Subang Jaya / PJ - 30KM

Bandar Utama (MRT 1 Interchange)	Johan Setia
Kayu Ara	Bandar Botanik (Provisional)
BU 11	Bandar Bukit Tinggi (Opposite Ambang Residensi)
Tropicana (Provisional)	Klang Jaya
Damansara Idaman	Sri Andalas
SS 7	Taman Selatan
Glenmarie 2 (LRT KJ Interchange)	Klang (KTM Interchange)
Temasya (Provisional)	Jalan Meru
Kerjaya	Pasar Besar Klang
Stadium Shah Alam	Bandar Baru Klang
Dato Menteri	Bukit Raja (Provisional)
Raja Muda (Provisional)	Seksyen 7 Shah Alam
UITM Shah Alam	



Developer:

Gamuda GM Klang Sdn. Bhd. @201201036030 (1020612-U)
 10-7-1, 7th Floor, Queen's Avenue Block 10,
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 Email: info@ggm.com.my

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Pemaju : Gamuda GM Klang Sdn. Bhd. (1020512-U) • No. Lesen Pemaju: 19484/08-2030/0331 (R) • Tempoh Sah : 01/09/2025 sehingga 31/08/2030 • No. Permit Pengiklanan : 19484-2/08-2028/0664(N)-(S) • Tempoh Sah : 11/08/2025 – 10/08/2028 • Pihak yang Meluluskan Pelan Bangunan : Majlis Perbandaran Diraja Klang • No Kelulusan Pelan Bangunan : (23) DLM MPK/BGN-600-5/1/0086(2024) • Pegangan Tanah : Pegangan Bebas • Tarikh Jangkaan Siap : Ogos 2028 • Bebanan Tanah : Cagar kepada Public Bank Berhad • Jenis Rumah : Pangsapuri Perkhidmatan dan Rumah Mampu Milik • Jumlah Unit Blok A (17 Tingkat) – Pangsapuri Perkhidmatan 342 units (Jenis B,C,D,E), Blok B – Pangsapuri Perkhidmatan (18 Tingkat) – Pangsapuri Perkhidmatan 183 Units (Jenis B,C,D,E) Mampu Milik 93 Unit (Jenis A) • Harga Jualan Jenis A (Rumah Mampu Milik) – RM 270,000 (min. & maks.) / Jenis A – RM377,000 (min. & maks.) / Jenis B – RM 477,000 (min.) – RM 479,000 (maks.) / Jenis C – RM594,000 (min.) – RM596,000 (maks.) / Jenis D – RM680,000 (min.) – RM826,000 (maks.) / Jenis E – RM842,000 (min.) – RM945,000 (maks.) • Diskaun Bumiputera : 7%

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