



AMAYA

@ ACACIA PARK

SERIES | 2

An Emblem Of Peace & Serenity



Gated and Guarded Community



Grand Entrance Archway



Private Residence Clubhouse
is Just Steps Away



Open Gateless Community
Where Healthy Living
is Within Reach



Practical Open-Concept
Layout



Sunlight Friendly
North-South Orientation



Seamlessly Open Backyard
with a **Tranquil Linear Park**



Indulge in an Environment that Promotes Health and Happiness

Amaya Series 2 ensures affordability without compromising on comfort and well-being. With only 186 premium units remaining on 28 acres of greenery and transformed back alleyways into serene linear parks, it creates a relaxing space for community interactions. Natural tree canopy ventilation cools the homes, redefining quality living in this low-density development while prioritising the community's health and comfort.

Immerse Yourself in an Array of Clubhouse Facilities

Experience convenient access to fitness activities, social events, and clubhouse facilities that cater to your interests. All are conveniently within your surroundings.



A Green Oasis of Comfortable Living

28 ACRES
OF LUSH GREENERY

186
PREMIUM UNITS

LOW DENSITY
DEVELOPMENT

- A GUARDHOUSE ENTRANCE**
 - Gated and Guarded with 24 hours Security and Guards Patrol
 - CCTV Monitoring System
 - Auto Barrier Gate System with Smart Access Card Entry
- B PRIVATE RESIDENCE CLUBHOUSE**
 - Swimming Pool
 - Wading Pool
 - Multi-Purpose Hall
 - Management Office
 - Prayer Room
 - Nursery
- C LINEAR PARK**
- D PLAYGROUND**
- E GRAND PARK**
 - Basketball Court

TYPE RT1
Intermediate Unit
RT1-B1 & B2

- Size**
- 18'X70'
 - Built-Up Area**
 - 1,671 Sq. Ft.

- 4 Bedrooms
- 3 Bathrooms



TYPE RT1
Corner Unit
RT1-B3 & B4
(With Chamfered Corner)
RT1-B5 & B6
(Without Chamfered Corner)

- End Unit**
RT1-B7 & B8
(With 10' Extra Land)

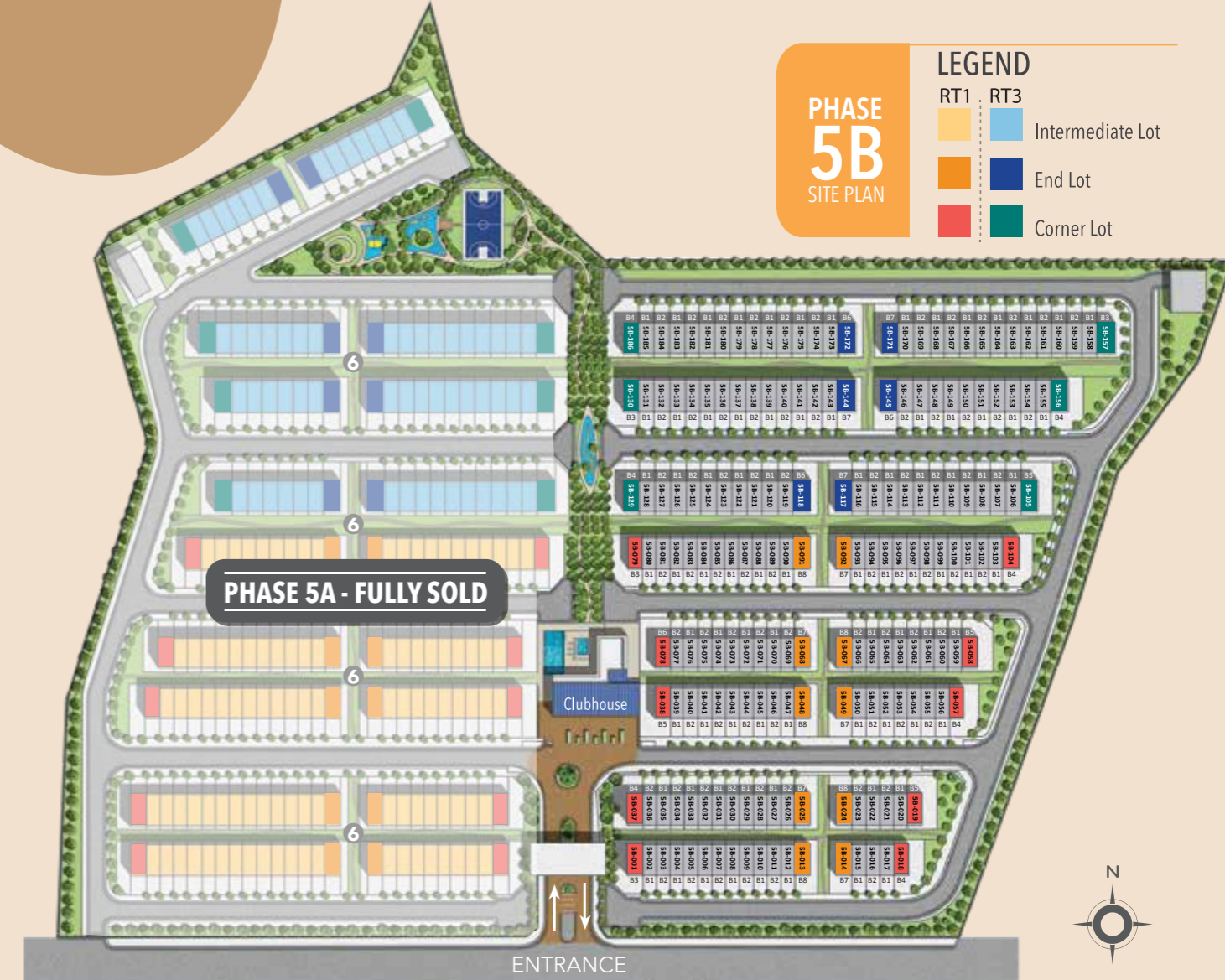
- Size**
- 20'X70'
 - Built-Up Area**
 - 1,901 Sq. Ft.

- 4 Bedrooms
- 4 Bathrooms



SPECIFICATIONS

Structure	Reinforced Concrete	Doors	Main Entrance	Solid Core Flush Door
Wall	Brick Wall	Bedroom 3	Flush Door & Aluminium Framed Glass Door	
Roofing Covering	Metal Deck / Reinforced Concrete	Master Bedroom, Bedroom 1 & 2	Flush Door	
Roof Framing	Metal Truss	Master Bath, Bath 1 & 2	Flush Door (Intermediate Lot)	
Ceiling	Skim Coat / Plaster Ceiling	Master Bath, Bath 1, 2 & 3	Flush Door (Corner & End Lot)	
Windows	Aluminium Framed Glass Window	Dining & Wet Kitchen / Yard	Aluminium Framed Glass Door	
Ironmongeries	Quality Locksets	Utility	Flush Door with Louvers	
Wall Finishes	Dry Kitchen / Wet Kitchen / Yard		Porcelain Tiles to approximately 1.5 m Height / Plaster & Paint	
	Master Bath & Bath 2 (Intermediate Lot)		Porcelain Tiles	
	Master Bath, Bath 1, 2 & 3 (Corner & End Lot)		Porcelain Tiles	
	Bath 1 (Intermediate Lot)		Porcelain Tiles to approximately 2.4 m Height / Plaster & Paint	
	Others		Plaster & Paint	
Floor Finishes	Car Porch / Driveway	Concrete Imprint	Internal	Fiber Wall Socket 1
	Terrace	Porcelain Tiles	Telecommunication	
	Foyer / Living / Dining / Dry Kitchen / Hall	Porcelain Tiles	Trunking & Cabling	
	Master Bedroom / Bedroom 1, 2 & 3	Porcelain Tiles		
	Master Bath / Bath 1, 2 & 3	Porcelain Tiles	Fencing	Approximately 0.6 m High Brick Wall
	Staircase	Porcelain Tiles		Approximately 1.2 m High Fencing / Metal Gate (Corner & End Lot Only)
	Wet Kitchen / Yard	Homogeneous Tiles		
	Others	Cement Render		
TYPE				
	RT1 INTERMEDIATE LOT	RT1 END / CORNER LOT	RT3 INTERMEDIATE LOT	RT3 END / CORNER LOT
Sanitary & Plumbing Fittings				
Water Closet	3	4	3	4
Wash Basin	3	4	3	4
Shower	3	4	3	4
Kitchen Sink	1	1	1	1
Electrical Installation				
Lighting Point	21	23	19	23
Power Point	21	21	22	23
Water Heater Point	3	4	3	4
Air-Cond Point	5	5	5	5
Ceiling Fan Point	6	6	6	6
SMATV Point	2	2	2	2
Door Bell Point	1	1	1	1
60A TPN Electrical DB	1	1	1	1



Proximate Convenience to Amenities.

Amaya @ Acacia Park Series 2 is just minutes from all your desired destinations. With strategic access to major expressways, this prime location ensures seamless connectivity across the Klang Valley.



ACCESSIBILITY

- LATAR Expressway
- Guthrie Corridor Expressway
- North-South Expressway
- 36km to Jalan Duta Toll
- 30km to Damansara Utama Toll



COMMERCIAL

- Star Market Rawang Tasik Puteri
- Paradise Fair
- Avenue 3
- Medan Puteri



SCHOOLS

- Sasana International School
- SK Bandar Tasik Puteri
- SK Bandar Tasik Puteri 2
- SMK Bandar Tasik Puteri
- Sekolah Rendah Agama As Siddiqin



RECREATIONAL

- 27-Hole Tasik Puteri Golf & Country Club (TPGCC)



Developed by:
Rawang Lakes Sdn Bhd
(198501012184)
A member of Low Yat Group



Another Iconic Development by



Rawang Sales Gallery
Lot 1571, Jalan Spine,
Bandar Tasik Puteri,
48020 Rawang,
Selangor Darul Ehsan.

KL Sales Gallery
Lot No. G-CDTA,
Trellis between Block C & D,
Rivercity, Jalan Sultan Azlan Shah,
51200 Kuala Lumpur.

03-6093 5188
012-646 5188
012-350 2881

amaya-btp.com.my



- BTP Sales Gallery Rawang
- BTP Sales Gallery Jalan Ipoh

Developer: Rawang Lakes Sdn Bhd (198501012184 (144638-K)) • Developer License: 13749/01-2028/1535 • Validity Period: 30/01/2023 - 29/01/2028 • Advertising and Sales Permit No. : 13749-11/01-2027/0014(N)-(S) • Validity Period: 08/01/2024 - 07/01/2027 • Approving Authority: Majlis Perbandaran Selayang • Approved Building Plan No: BIL(25)DLM MPS 3/2-1371/1784(PB(A))F5B • Land Tenure: Leasehold (Expire Date: 23/3/2116) Restrictions in Interest: This land cannot be transferred, leased or charged without prior approval from the State Authority. • Land Encumbrances: NIL • Type of Property : Double Storey Terrace House • Total Units: 186 units (Phase 5B) (Type RT1: 104 units & RT3: 82 units) • Built-up Area: 1,671 sq.ft (min) - 1,946 sq.ft (max) • Selling Price: RM 622,412.00 (min) - RM 1,029,300.00 (max) • Expected Completion Date: July 2027 • Bumiputra Discount 7%.

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