

Emilia

KEMENSAH

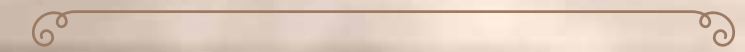
GARDEN VILLAS

| FREEHOLD |



Spanish Elegance, Natural Serenity

Featuring lush views of the park,
Emilia is built for balance with
multigenerational living in mind.
Families live surrounded by private
green pockets and ample space for
both privacy and family moments
while a practical, modern design
allows every member of the family
to flourish under one roof.



BUKIT TABUR

Ideally located in Kemensah, in the heart of Ampang, this elite enclave is surrounded by pristine rainforest tranquillity, complete with cascading creeks and waterfalls.

** Artist Impression Only*

LIVE IN THE CITY THAT COMES TO LIFE WITH A GUST OF WIND

Where urban energy meets the calm of nature, discover a sanctuary embraced by cool breezes, lush greenery, and tranquil surroundings. A place where every day feels refreshed, connected, and beautifully alive.



* Artist Impression Only



Resident Entrance

* Artist Impression Only



* Artist Impression Only



EXCELLENT VENTILATION AND NATURAL SUNLIGHT

The windows are as functional as they are beautiful. These open up to invite both light and a cooling breeze into the home.



IMMERSE IN THE LAP OF LUXURY

Not many people can luxuriate in a pool amid lush forest tranquility. Fewer still can enjoy a stunning view of the city stretched infinitely before them. Clubhouse facilities abound, adding to the sense of contentment that is an everyday reality in this signature development.



* Artist Impression Only

SITE PLAN



* Artist Impression Only

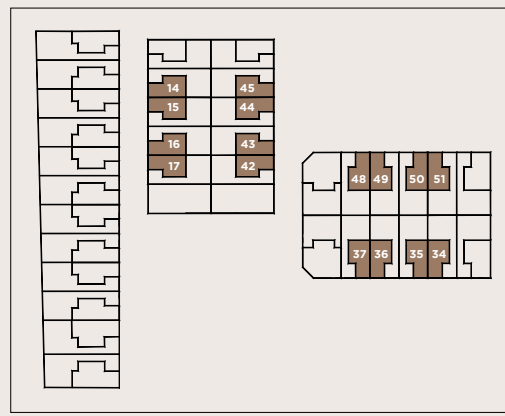
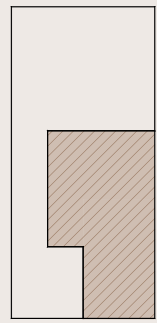
TYPE A & B



* Artist Impression Only

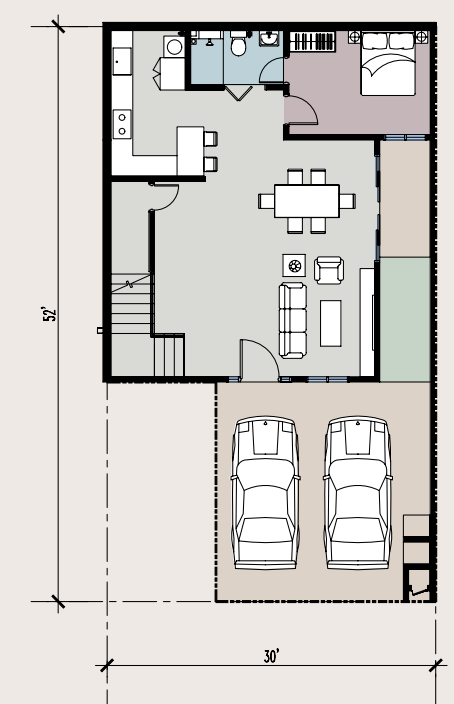
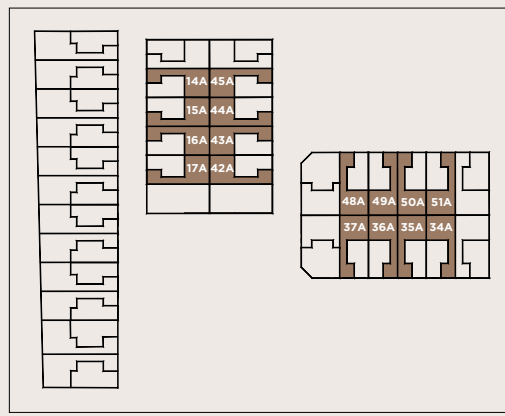
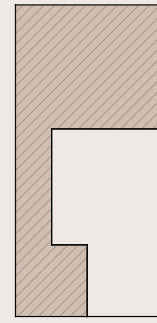
TYPE A
(2 STOREY VILLA)
Intermediate Unit

UNIT DIMENSION : 30' x 52'
BUILT-UP AREA : 2,131 sq ft
BEDROOMS : 4
BATHROOMS : 4

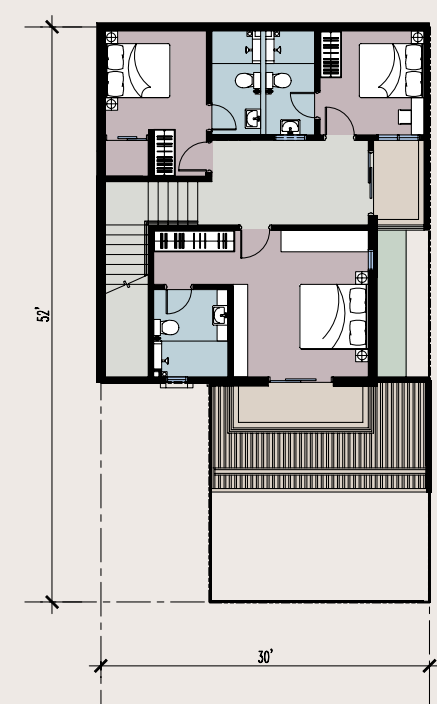


TYPE B
(2 STOREY GARDEN VILLA)
Intermediate Unit

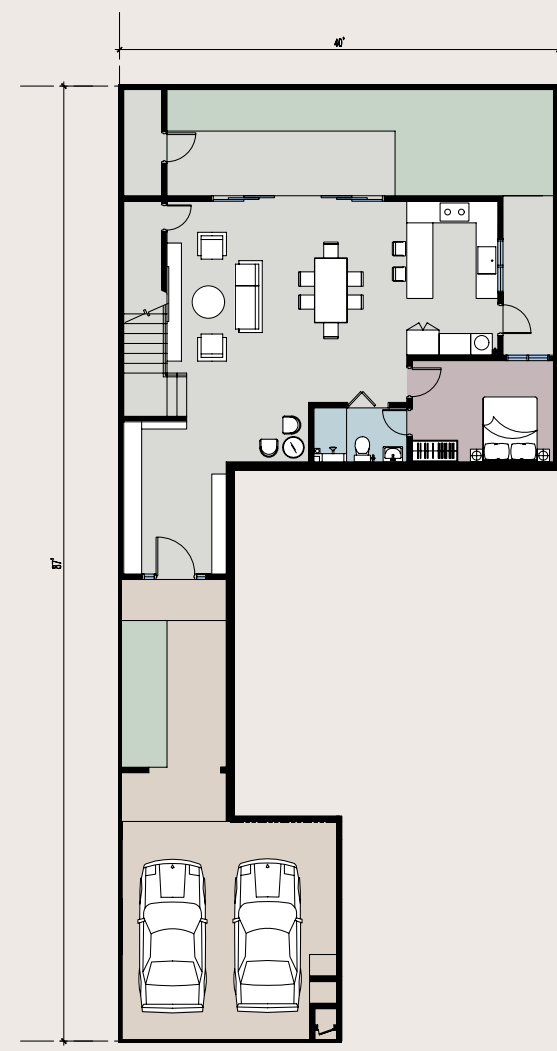
UNIT DIMENSION : 40' x 87'
BUILT-UP AREA : 2,648 sq ft
BEDROOMS : 4
BATHROOMS : 4



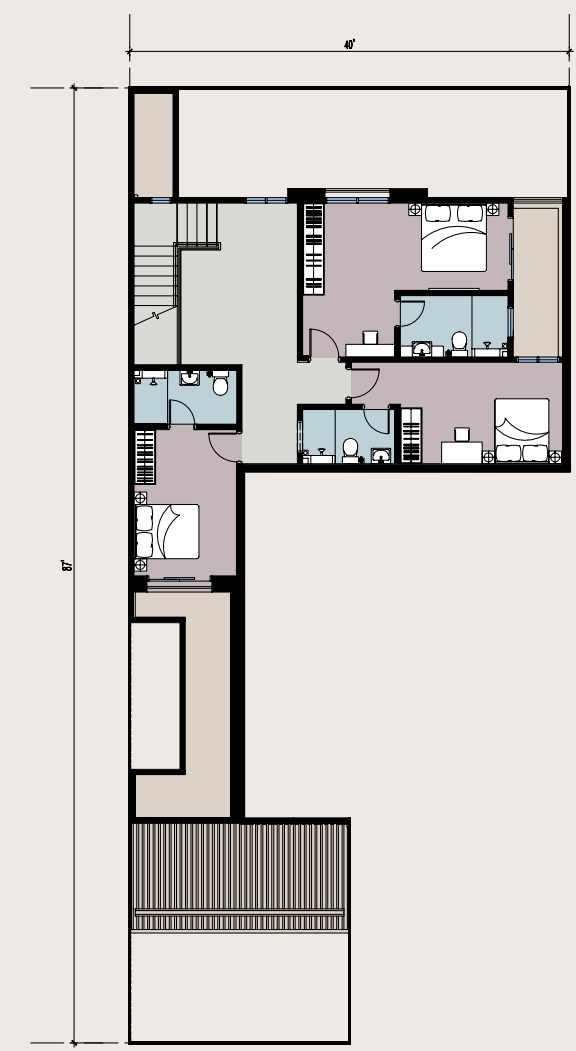
Ground Floor



First Floor



Ground Floor



First Floor

TYPE BC



TYPE AC

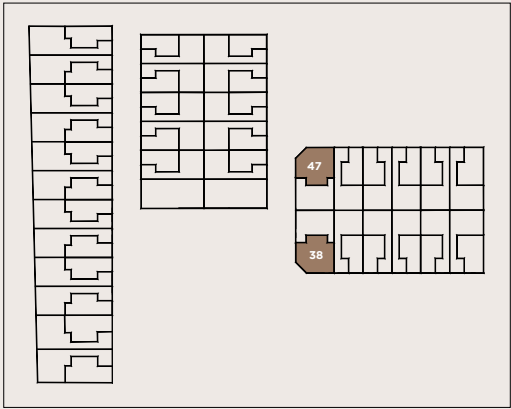
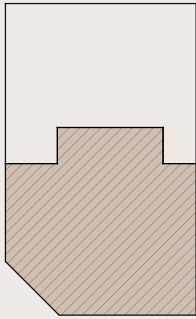
(2 STOREY PREMIUM VILLA)
Corner Unit

UNIT DIMENSION : 53' x 52'

BUILT-UP AREA : 2,594 sq ft

BEDROOMS : 4

BATHROOMS : 4



TYPE BC

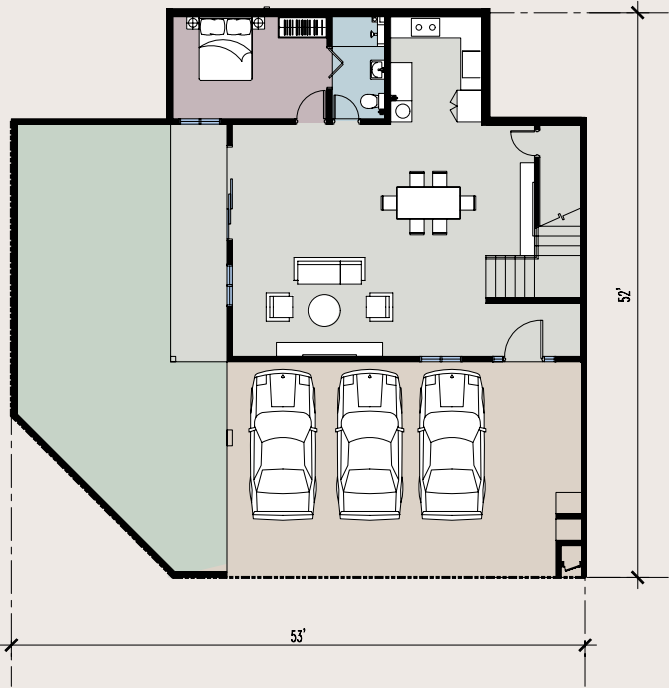
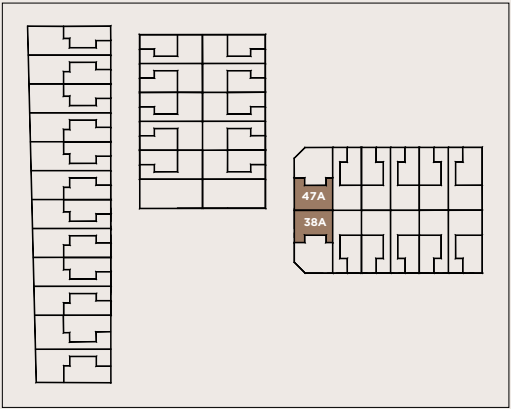
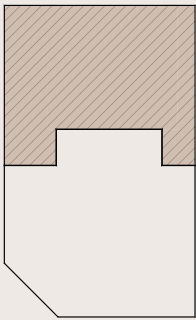
(2 STOREY PREMIUM GARDEN VILLA)
Corner Unit

UNIT DIMENSION : 45' x 53'

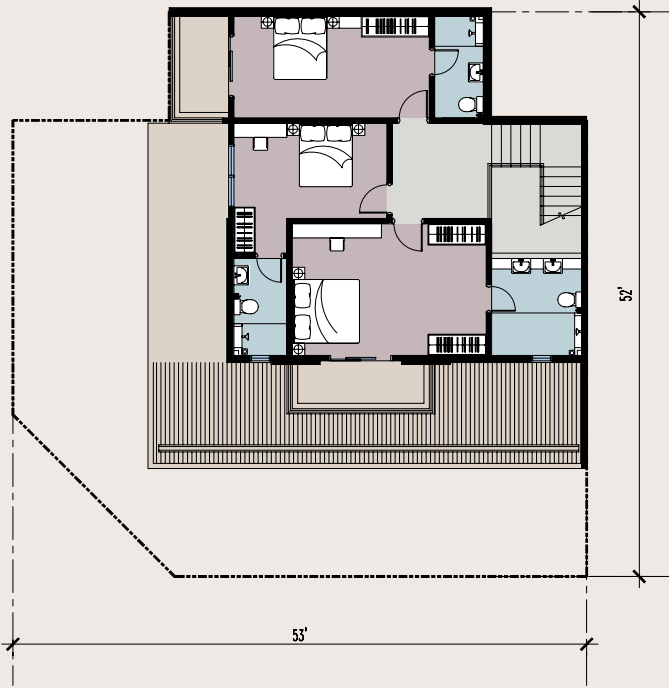
BUILT-UP AREA : 2,260 sq ft

BEDROOMS : 4

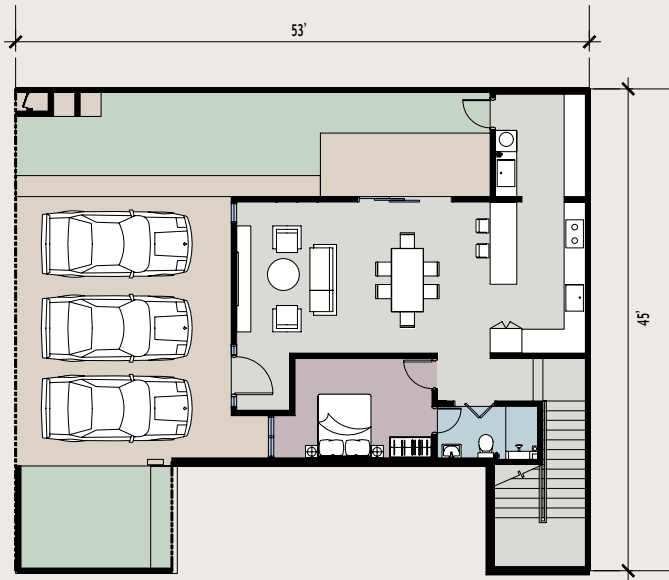
BATHROOMS : 4



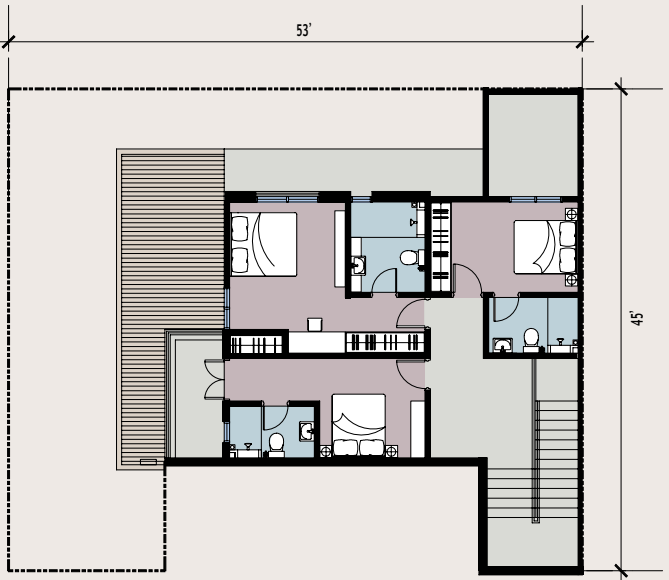
Ground Floor



First Floor



Ground Floor



First Floor

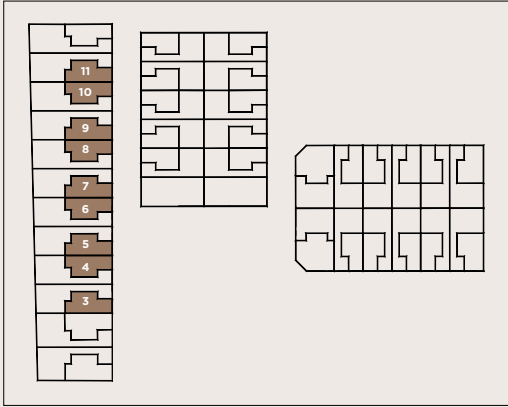
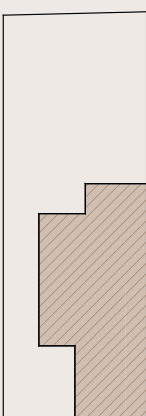


TYPE C & D

* Artist Impression Only

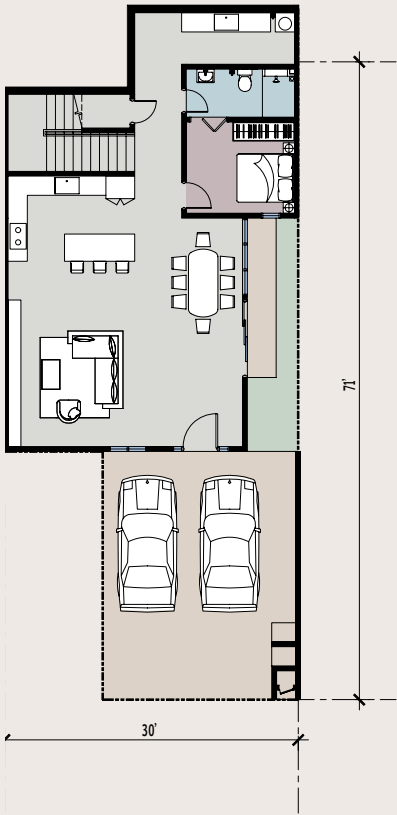
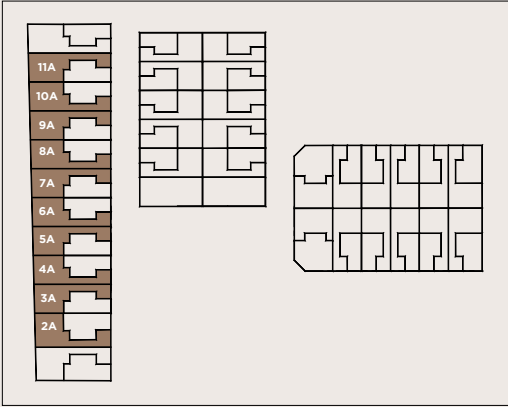
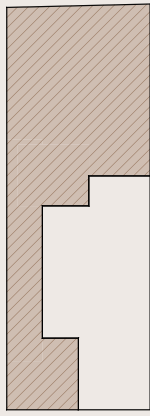
TYPE C
 (3 STOREY VILLA)
 Intermediate Unit

UNIT DIMENSION : 30' x 71'
 BUILT-UP AREA : 3,423 sq ft
 BEDROOMS : 4
 BATHROOMS : 4

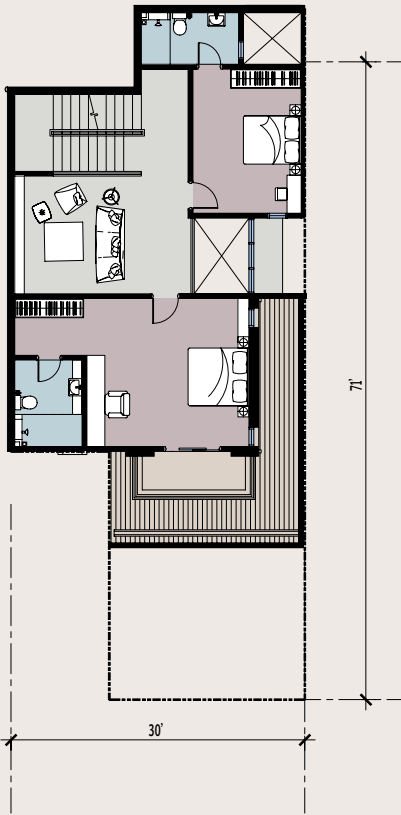


TYPE D
 (3 STOREY GARDEN VILLA)
 Intermediate Unit

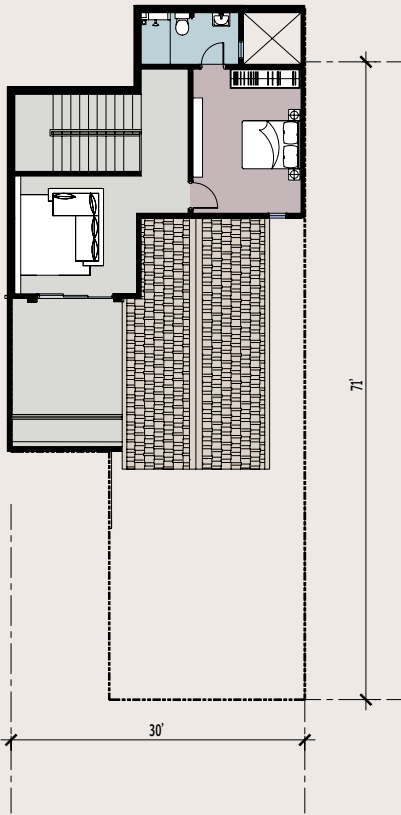
UNIT DIMENSION : 40' x 112'
 BUILT-UP AREA : 3,972 sq ft
 BEDROOMS : 4
 BATHROOMS : 4



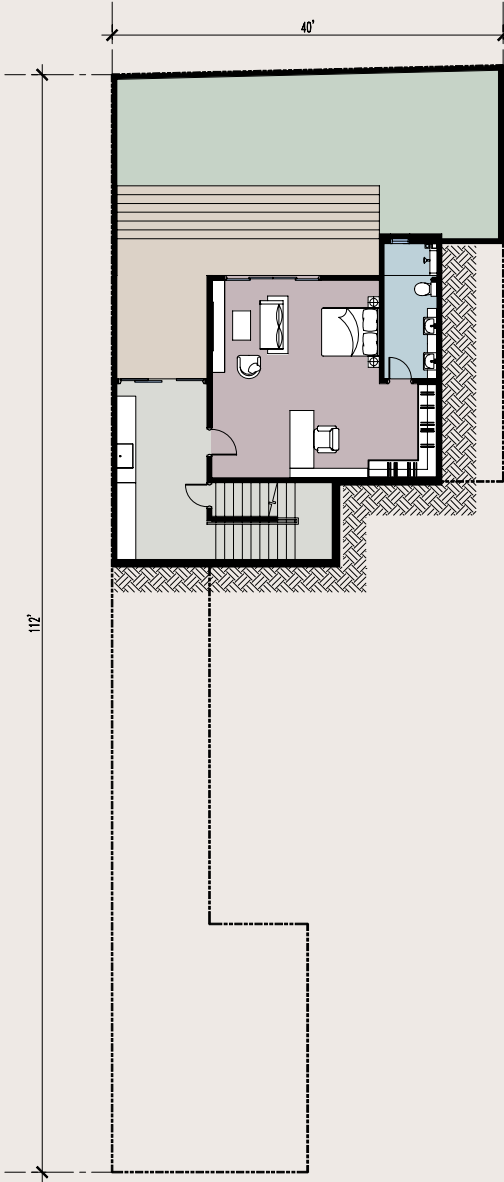
Ground Floor



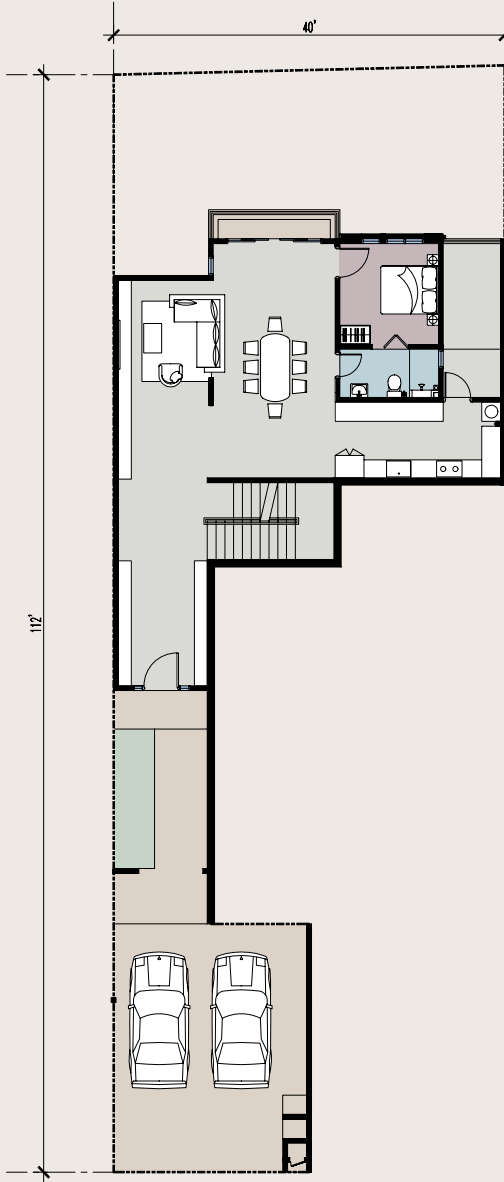
First Floor



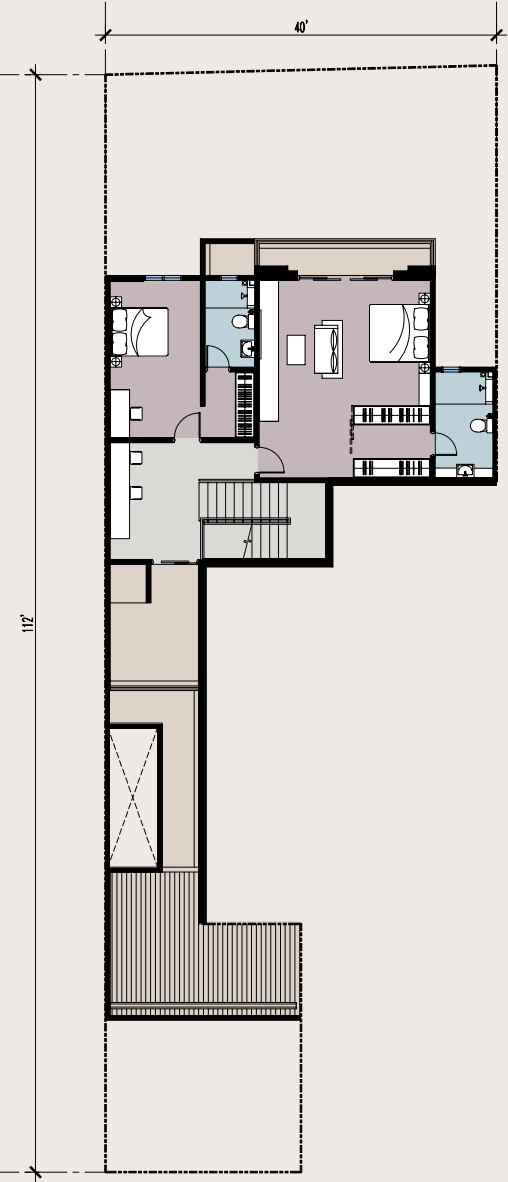
Second Floor



Lower Ground Floor



Ground Floor



First Floor

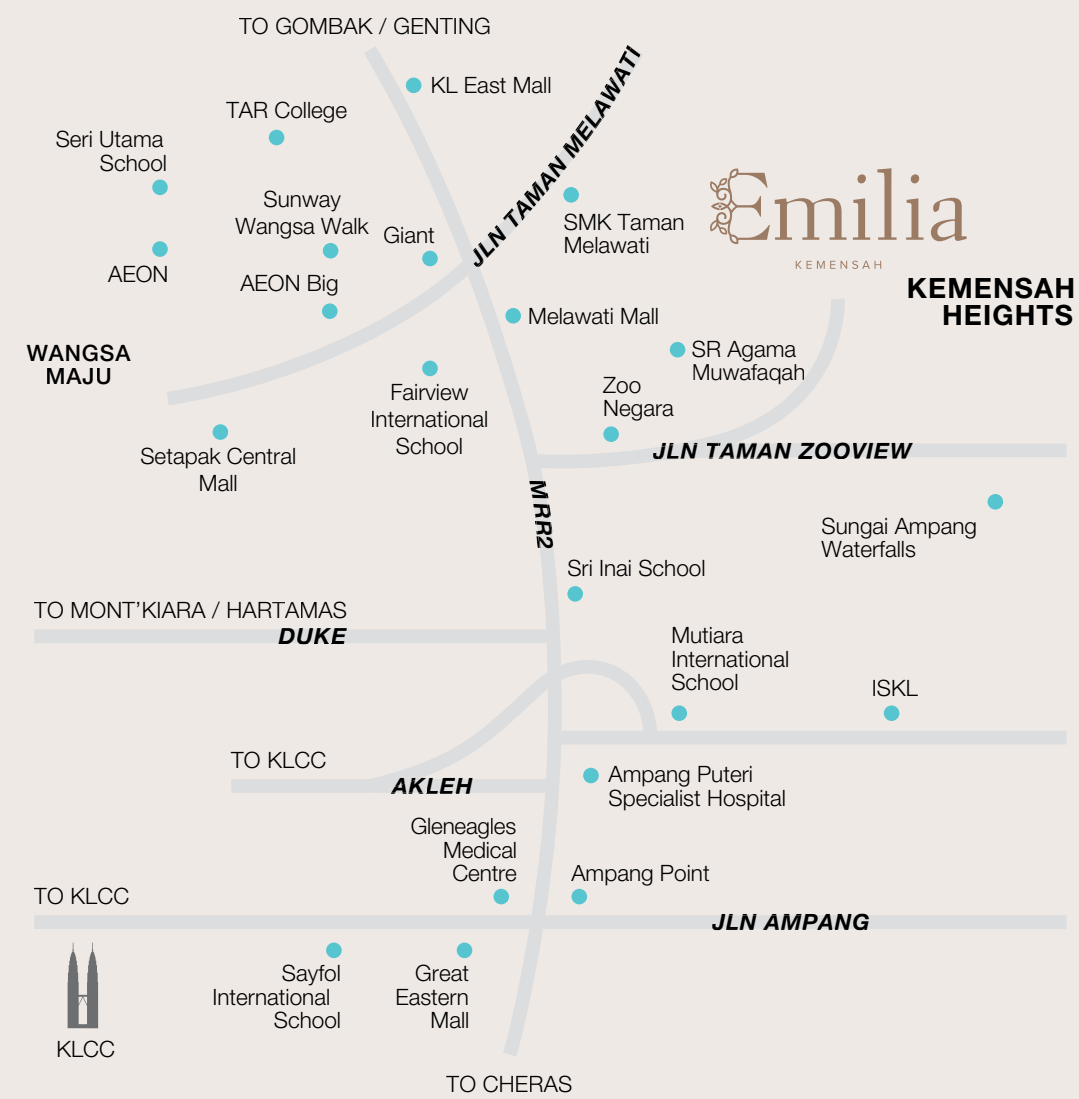
TYPE D

* Artist Impression Only

SPECIFICATIONS		
Structure	:	Reinforced Concrete
Wall	:	RC Wall / Brick Wall
Roof	:	Concrete Roof Tiles
Ceiling	:	Car Porch : Plaster Ceiling
	:	Entrance Foyer : Plaster Ceiling
	:	Living, Dining & Kitchen : Plaster Ceiling
	:	All Bedrooms : Plaster Ceiling
	:	All Bathrooms : Plaster Ceiling
	:	Family Room : Plaster Ceiling
	:	Yard : Plaster Ceiling
Windows	:	All : Aluminium / Metal Framed with Glass
Doors	:	Entrance Foyer : Aluminium Security Door (Digital Lock Set)
	:	All Bedrooms : Timber Flush Doors
	:	All Baths : Flush Door
	:	Yard : Flush Door
	:	Utility : Timber Louvers Door
Ironmongery	:	Quality Locksets with Accessories
Floor Finishes	:	Car Porch : Concrete Imprint
	:	Yard / Terrace / Apron : Tiles
	:	Entrance Foyer / Arch Way : Tiles
	:	Living & Dining / Family : Tiles
	:	Kitchen : Tiles
	:	All Bedrooms: : Laminated Timber Flooring
	:	All Baths : Tiles
	:	Staircase : Laminated Timber Flooring with Metal Railing and Metal Balustrade
	:	Balcony : Tiles
	:	Refuse & Meter Compartment : Tiles
	:	Utility : Tiles
Wall Finishes	:	Kitchen : Tiles to 1800mm Height / Plaster and Paint
	:	All Bathrooms : Tiles to Ceiling Height
	:	Internal Walls : Plaster and Paint
	:	External Walls : Plaster and Paint
Fencing	:	Low Brick Wall with MS Grille

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LOCATION
MAP



SURROUNDING
AMENITIES AND
ACCESSIBILITY



EDUCATION INSTITUTES

- 5km Fairview International School
- 6km Tunku Abdul Rahman University College
- 6km Sri Utama School
- 6.6km KYS KL East International School
- 8.3km Mutiara International Grammar School
- 10km Brighton International School
- 10km International Islamic University Malaysia
- 10km University Kuala Lumpur British Malaysia Institute
- 11km International School of Kuala Lumpur
- 11km Sayfol International School
- 13km Taylor's International School
- 17km Alice Smith International School



MEDICAL CENTRE

- 6.1km Ohana Specialist Hospital
- 8.2km Columbia Asia Hospital Setapak
- 8.2km KPJ Ampang Puteri Specialist Hospital
- 11km HSC Healthcare
- 11km Gleneagles Kuala Lumpur
- 12km Hospital Kuala Lumpur
- 12km Tawakkal Specialt Hospital
- 12km KPJ Takkawal Health Centre
- 13.5km Prince Court Medical Centre
- 14km Institute Jantung Negara



SHOPPING & LEISURE

- 3.4km Melawati Mall
- 4.7km AEON Big Wangsa Maju
- 5km Sunway Wangsa Walk Mall
- 5.2km AEON Mall Wangsa Maju
- 6.3km KL East Mall & KL East Park
- 6.3km AEON AU2 Setiawangsa
- 7km Giant Hypermarket Wangsa Maju
- 8km Setapak Central Mall
- 9km The Campus Ampang



PUBLIC TRANSPORTATION

- 5.5km LRT Sri Rampai
- 6.8km LRT Wangsa Maju
- 7km LRT Gombak
- 7km Terminal Bersepadu Gombak TBG Mall

ACCSSIBILITY

- Middle Ring Road (MRR2)
- Ampang Kuala Lumpur Elevated Highway (AKLEH)
- Setia-Wangsa Expressway (SPE)
- East Klang Valley Expressway (EKVE)
- Duta Ulu Kelang Expressway (DUKE)
- Sungai Besi Klang Valley Elevated Highway (SUKL)
- Karak Highway



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