

AMIKATM

RESIDENCES



A Sense of Connection

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A Sense of Connection

Amika Residences draws inspiration from the concept of traditional Japanese doors, enabling individuals to redefine room spaces and establish seamless connections between different areas.


The walls within the units can be effortlessly reconfigured, offering infinite configurations for families and limitless possibilities for connection and connectivity.



Connectivity All Around

Situated within the well-established neighbourhood of Subang Jaya, in the 88 acre Subang Metropark masterplan, this location offers convenient access to the Federal Highway through a dedicated interchange.

Residents can enjoy easy exploration of the greater Klang Valley area, prioritising convenience above all else.

 **2km**
KTM Batu Tiga

 **6km**
INTI International University & Colleges

 **5km**
LRT Subang Jaya

 **9km**
Sunway University


 **5km**
NU Empire Shopping Gallery

 **9km**
Kelab Golf Negara Subang

 **6km**
Taipan Business Centre

 **10km**
Sunway Pyramid Shopping Mall

 **6km**
Subang Jaya Medical Centre

 **13km**
Subang Airport





Connecting People with Places

Experience a seamless integration of working, living, studying, and recreational activities all within a single, cohesive area. Thoughtfully designed spaces enhance the everyday living experience, offering a variety of residences, business areas, vibrant retail destinations, an international school, and a Central Park.

With an array of amenities just moments away, families and individuals can revel in a perfectly integrated environment that promotes an elevated standard of living.



Actual Photo taken at Central Park



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Amika, derived from Japanese, embodies the essence of beauty and vibrancy. It draws inspiration from the profound beauty found in the connections between family members, loved ones, and the close-knit community of neighbours.



The Interconnectivity of Tranquility and Familial Bonds

Amika Residences thrives on the power of interconnectivity, fostering a sense of unity and harmony. Within families, the bedrock of strong connections built on trust and love cultivates a tranquil and serene atmosphere within the home.

Proximity to the 9.2 acre Central Park provides opportunities for outdoor activities, which contribute to improved physical and mental wellbeing. The park's tranquil atmosphere, fresh air, and access to nature can also reduce stress, promote relaxation, and enhance overall quality of life.

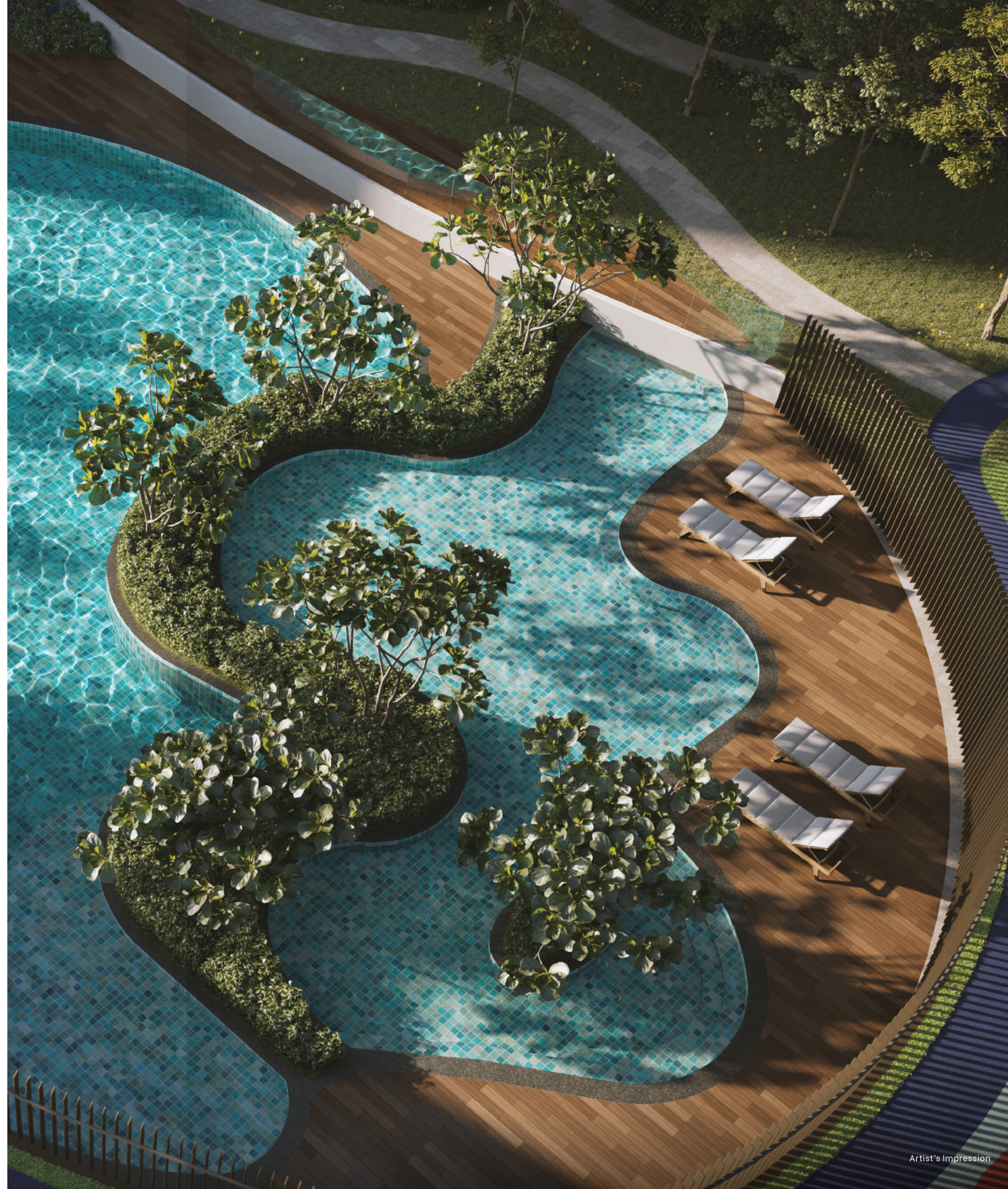




Unwind, Rejuvenate, Reconnect

Taking inspiration from the concept of a 'supergarden', the facility floor of this development creates an atmosphere of tranquility and serenity. The pavilion concept forms the central hub, surrounded by essential amenities.

Known as "Azuma", the East Garden, this flourishing space embodies the principles of symmetry and minimalism found in Japanese design. It provides a tranquil environment that fosters relaxation and rejuvenation for residents, encouraging a reconnection with oneself, the surroundings, and the vibrant community.





Artist's Impression

East Garden “Azuma”

東庭

“Azuma”, the East Garden at level 8, presents residents with a harmonious blend of land and water features. It encompasses pools designed for both adults and children, along with diverse gardens ideal for leisurely strolls.

Within this enchanting setting, families and loved ones can come together, relishing in shared moments and creating lasting memories.

West Garden “Nishi”

西庭

Embark on a tranquil walk through “Nishi”, the West Garden located at Level 3, and discover the Tea Pavilion, where you will find all the elements necessary to restore balance to your life. Walk through the Love Canopy, admire the Stone Garden, and find serenity by the peaceful Koi Pond. From the observation deck, marvel at Central Park’s beauty. Rediscover your balance and inner harmony here, away from the bustling world.



Facility Layout

施設計画



LG1, L1, L2

Chic Street "Shikku"

- 1 Grand Formal Entrance
- 2 Grand Drop-off Lobby
- 3 Secondary Entry/Exit
- 4 Sakura Blooming Trees
- 5 Garden Steps
- 6 Co-Working Space

Level 3

West Garden "Nishi"

- 1 Tea Leaf Pavilion
- 2 Stone Garden
- 3 Observation Deck
- 4 Tatami Lawn
- 5 Water Cascades & Koi Pond
- 6 Love Canopy
- 7 Strolling Pathways
- 8 Meditation/Yoga Deck
- 9 Blooming Delights
- 10 Surau
- 11 Gymnasium
- 12 Multi-purpose Hall / Reading Room

Level 8

East Garden "Azuma"

- 1 Central Pool
- 2 Water Loungers
- 3 Kids' Pool
- 4 Origami Play
- 5 BBQ Enclave
- 6 Pilates Garden
- 7 Fragrant Garden
- 8 Outdoor Gym
- 9 Garden Kitchen
- 10 Reflexology Path
- 11 Maze Garden
- 12 Calligraphy Walk
- 13 Jacuzzi
- 14 Sauna

Level 8

The Loop "Meguru"

- 1 Interactive Jogging Track
- 2 Loop Play
- 3 Tree Seating
- 4 Hopscotch/Ting Ting
- 5 Snake & Ladder
- 6 Swing Area

Rooftop

Sky Gardens "Sora"

- 1 Potpourri Garden
- 2 Sky Garden
- 3 Roof Top Pavilion

Connected to Peace and Serenity

Discover a residence intricately woven into a peaceful and tranquil environment. Unwind in a versatile and functional space that seamlessly adapts to your evolving needs.

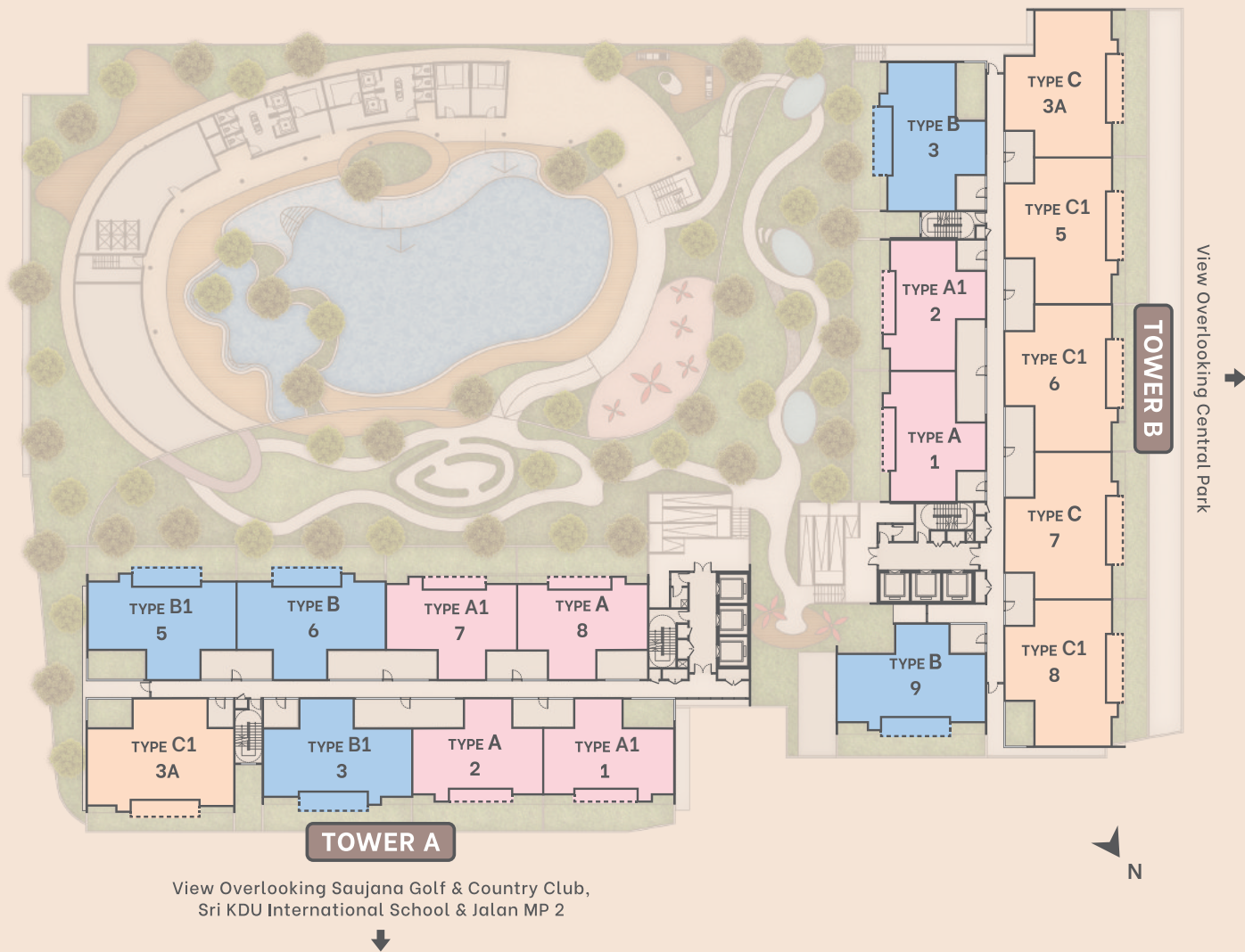
There is an extensive Garden Deck at level 3 that provides an extended family area with natural light and ventilation, along with beautiful panoramic views of the horizon.

Whether you are a young couple, a growing family, or engaged in multigenerational living, these thoughtfully designed homes cater to every family's requirements with flexible spaces and a north-south orientation that minimises the impact of the afternoon sun. Experience the blissful sanctuary where cherished moments and boundless joy come to life.



Artist's Impression

Typical Floor Plan



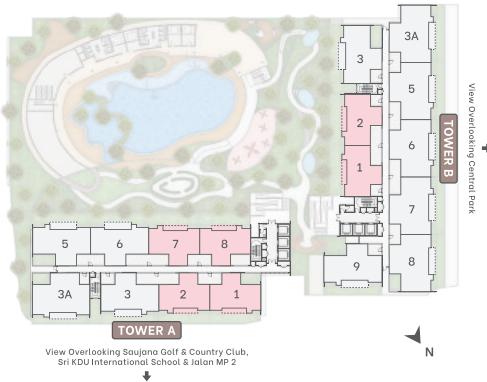
Versatile, practical spaces
that transform as your needs evolve.

Type A

883 Sq.Ft.

Including accessory parcels (Garden Deck, A/C)

2 + 1 Bedrooms
2 Bathrooms



Hackable Wall

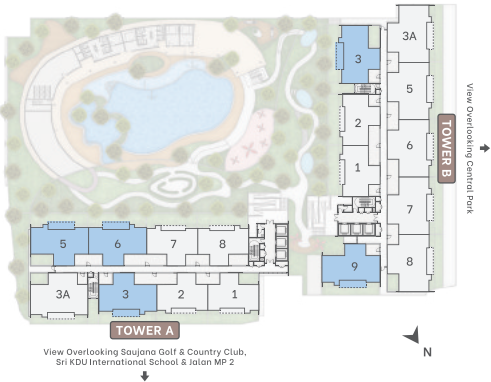
Type B

1,075 Sq.Ft.

Including accessory parcels (Garden Deck, A/C)

3 Bedrooms

2 Bathrooms



13,350



Hackable Wall

Type C

1,227 Sq.Ft.

Including accessory parcels (Garden Deck, A/C)

3 + 1 Bedrooms

2 Bathrooms



13,200



Hackable Wall

Specifications

Structure	Reinforced Concrete			
Wall	Masonry and/ or Reinforced concrete			
Roof	Reinforced Concrete			
Ceiling	Skim Coat and/or Plaster Board Ceiling with Paint			
Wall Finishes	Skim Coat and/or Plaster with Paint and/or Tiles			
Floor Finishes	Tiles and/or Laminated Floor and/or Cement Render			
Windows	Aluminium Framed Glass Windows			
Doors	Timber flush door and/ or fire rated door and/ or aluminium framed glass door			
Ironmongery	Lockset			
		Type A	Type B	Type C
Electrical Installation	Light Point	19	19	20
	Fan Point	5	5	5
	Power Point	15	15	15
	Air-conditioner Point	5	5	5
	Cooker Point	1	1	1
	Hood Point	1	1	1
	Water Heater Point	2	2	2
	Doorbell Point	1	1	1
	SMATV Point	1	1	1
	Fibre Wall Socket	1	1	1
Sanitary and Plumbing Fittings	Water Closet	2	2	2
	Basin	2	2	2
	Toilet Roll Holder	2	2	2
	Kitchen Sink & Tap	1	1	1
	Water Tap	4	4	4

Note: The Developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out, save for the item.

Location Map



Medical Centres

- 1 Sime Darby Medical Centre
- 2 Sunway Medical Centre
- 3 KPJ Specialist Selangor Hospital

Shopping Malls

- 4 NU Empire Shopping Gallery
- 5 Sunway Pyramid
- 6 UOA Business Park
- 7 Central I-City

Educational Institutions

- 8 Sri KDU International School
- 9 Fairview International School
- 10 Sunway University
- 11 INTI International University
- 12 Taylor's Lakeside Campus
- 13 The Japanese School of Kuala Lumpur

Attractions

- 14 Stadium Shah Alam
- 15 Saujana Golf & Country Club

Transportation

- 16 Batu Tiga KTM Station

Bringing You Building Excellence



Ayala Land, Inc. (ALI) is the largest real estate firm in the Philippines. It is a subsidiary of Ayala Corporation. It began as a division of Ayala Corporation until it was spun off and incorporated in 1988. It became publicly listed in the Philippines Stock Exchange (PSE: ALI) in 1991.

Its core businesses are in strategic landbank management, residential development, shopping centres, corporate businesses, and hotels & resorts. Support businesses are in construction and property management. In April 2018, ALI bought a majority stake in Avaland Berhad.



Listed on the Main Market of Bursa Malaysia Securities Berhad since 6 April 2015, Avaland Berhad (formerly known as MCT Berhad) and its group of companies are fast emerging to be one of the leading property developers in Malaysia.

Avaland's developments include Cybersouth, a township covering over 400 acres in Dengkil as well as various high-rise developments at Cyberjaya, Petaling Jaya and Subang Jaya.

In February 2018, Avaland became a subsidiary of Ayala Land Inc. and has since expanded its product offerings to luxury residences, with its development of Aetas Damansara in Petaling Jaya as well as its resort living residences, Alira Subang Jaya.

Avaland has also actively expanded its land bank with the acquisition of a 4.02-acre land at Bangi in 2022, while making its first foray in Kuala Lumpur with the acquisition of a 1.57-acre land in Seputeh and a 3.9-acre land in Taman Desa in 2023.

Avaland holds strong to its vision of being an Innovative & Timeless Value Creator. Its brand purpose of 'Rediscovering Possibilities' is about bringing a positive change by creating communities and enhancing lives for generations where people enjoy a complete lifestyle experience.



WDA Architects Sdn. Bhd. is the architect of Amika Residences. Based in Kuala Lumpur, they are spearheaded by two directors, Ar. Hanc Wang Hon Choon and Mr. Ng Kok Keng.

WDA strives to shape quality-driven and lifestyle-driven built environments in the most creative and innovative ways. Since their establishment in 2008, they have conceptualized and delivered an integrated commercial development, residential high-rise developments, and industrial parks in Kuala Lumpur, the Klang Valley, Johor, Perak, and Australia.

PRAXCIS

Praxcis Design Sdn. Bhd. is a multi-award-winning landscape firm based in Kuala Lumpur helmed by Ms Yap Nga Tuan and a team of experienced landscape architects, architects, and urban designers.

As the landscape architect of Amika Residences, Praxcis brings to it their signature sustainable thematic-based design process. They balance the biophilic dialogue between nature and humans through functionality, form, texture, colour, light, and shadows. At the same time, they maintain a conscious consensus between design and future upkeep to mould, create, and assign spaces that foster the interaction and bonding experience between nature, communities, and users.



REDISCOVERING POSSIBILITIES

www.avaland.com.my



Avaland Gallery @ Taipan, USJ
No 57, Jalan USJ 10/1G, 47610 UEP Subang Jaya,
Selangor Darul Ehsan.

+6011 1722 5055
amikaresidences.my



Developer: Next Delta Sdn. Bhd. (1130397-A) • Address: Lot C-02, Level 2, Skypark @ One City, Jalan USJ 25/1, 47650 Subang Jaya, Selangor Darul Ehsan. • Type of Property: Service Apartment • Developer's License No: 20185/11-2028/1311(A) • Validity Date: 19/11/2023 – 18/11/2028 • Advertising and Sales Permit No.: 20185-3/03-2027/0245(N)-(S) • Validity Date: 15/3/2024 – 14/3/2027 • Approving Authority: Majlis Bandaraya Subang Jaya • Building Plan Approval No: MBSJ.BGN. BP2.600-1/10/4/5 • Land Tenure: Freehold • Expected Date of Completion: March 2028 • Land Encumbrances: Ambank (M) Berhad • Total No. of Units: 468 • Authority Approved Selling Price: Block A: 216 Units RM838,800 (Min) – RM1,173,800 (Max) Block B: 252 Units RM850,800 (Min) – RM1,200,800 (Max) • Bumiputera Discount: 10%

DISCLAIMER: All information contained herein (including specifications, plan measurements and illustrations) are subject to amendments, variations and modifications without notification as may be required by the relevant authorities or developer's consultants and is not intended to form and cannot form part of an offer and contract. Whilst every reasonable care has been taken in preparing this information, the developer cannot be held liable for any variation or inaccuracy.