

SALES KIT

Amaanee

RESIDENCES

@ Wakaf Seetee Aisah

SEBERANG JAYA,
PULAU PINANG



TABLE OF CONTENT

1 **About Us**

2 **Project Fact Sheet**

3 **Facilities, Services & Benefits**

4 **Location & Floor Plan**

5 **Unit Summary**

6 **Sales Packages**

7 **Developer Details**



Amaanee Residences

is located in Seberang Jaya, Pulau Pinang within Taman Wakaf Seetee Aisah gated and guarded area of 2.92 acres. Strategic geomancy, located near to PLUS Highway give a prominent presence. Capturing view of Penang Bridge and other surrounding development around the area of Seberang Jaya, Perda & Bukit Mertajam are an added value without doubt.



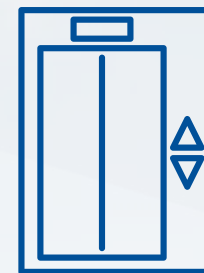
Low Density



**950 sq.ft &
1,100 sq.ft**



442 units



**2 Separate
Lobby Lifts**



**Trusted
Developer**



40 Level

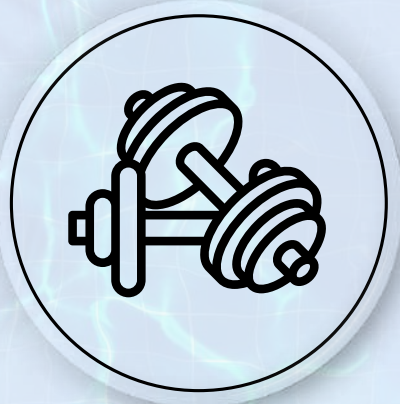
FACT SHEET AMAANEE

Developer	: UDA Land (North) Sdn Bhd
Site Area	: 2.92 acres
Type of Development	: Apartment
Land Status	: Leasehold (Waqf)
Total Units	: 422
Parking	: 760 units
No of Units Per Level	: 14 units
Floor Size	: 950 sq ft (365 units) 1,100 sq ft (57 units)
Maintenance Fee	: RM 0.20 per sq ft
Proposed Address	: Lot 3117, 252, 200, Mukim 4, Seberang Perai Tengah, Pulau Pinang
Facilities	: Swimming Pool, Gym, Multipurpose Hall, Space for Kindergarten, Jacuzzi, Mortuary Management Room, Playground



Illustration Purpose

FACILITIES & SERVICES



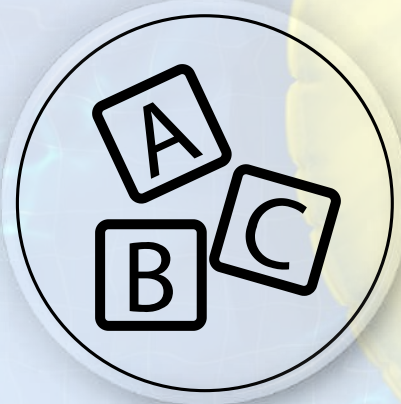
Gym



**Multipurpose
Hall**



**Swimming
Pool**



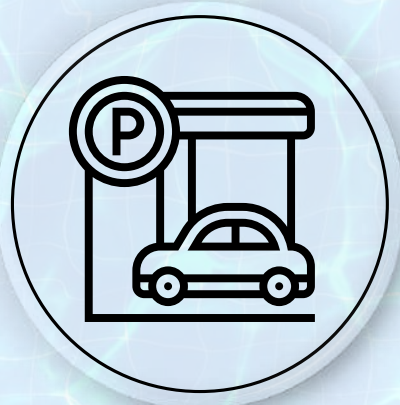
**Space for
Kindergarten**



Jacuzzi



**Guarded
Area**



**Covered
Parking**



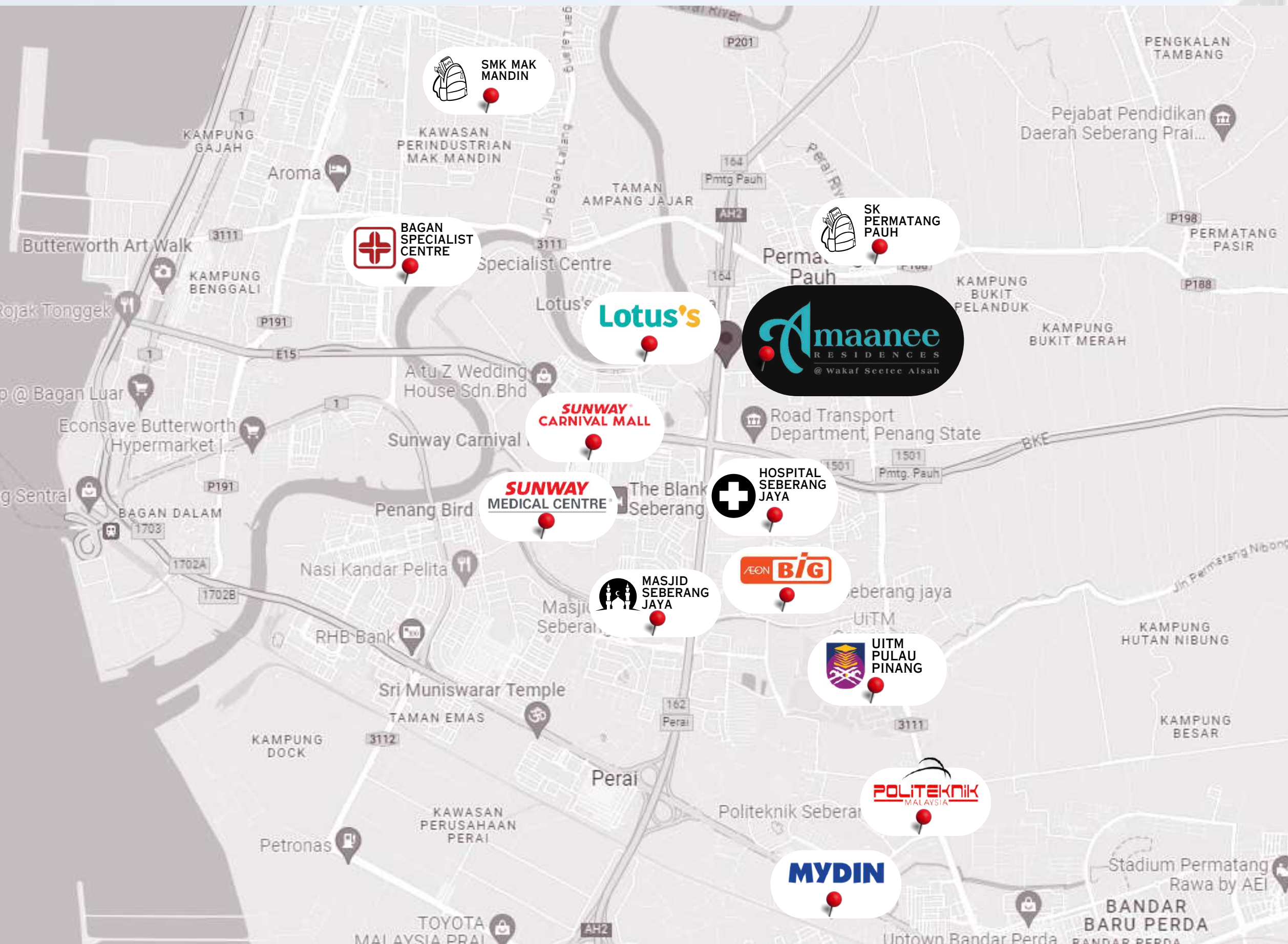
**Gated
Area**



**Mortuary
Management
Room**



Playground



EDUCATION

- UITM PERMATANG PAUH - 3.1KM
- POLITEKNIK SEBERANG PERAI - 4.4KM
- SEK KEB PERMATANG PAUH - 3.5KM
- SEK MEN KEB MAK MANDIN - 5.2KM

MEDICAL

- SUNWAY MEDICAL CENTRE - 2.8KM
- HOSPITAL SEBERANG JAYA - 1.5KM
- BAGAN SPECIALIST CENTRE - 6.0KM

LIFESTYLE

- SUNWAY CARNIVAL MALL - 2.9KM
- AEON BIG SEBERANG JAYA - 2.2KM
- MYDIN - 3.0KM
- LOTUS SEBERANG JAYA - 3.3KM

MOSQUE

- MASJID SEBERANG JAYA - 3.1KM

CONNECTIVITY



FACING PLUS
HIGHWAY (0.05KM)



SURROUNDING OF
BANDAR SEBERANG JAYA



PENANG BRIDGE
(7.6KM)



SURROUNDING OF
BANDAR BARU PERDA



EASY ACCESS TO BKE &
BORR HIGHWAY



SURROUNDING OF
BANDAR BUKIT MERTAJAM



PENANG BRIDGE



PLUS HIGHWAY



SUNSET

RIGHT VIEW:

- PERMATANG PAUH



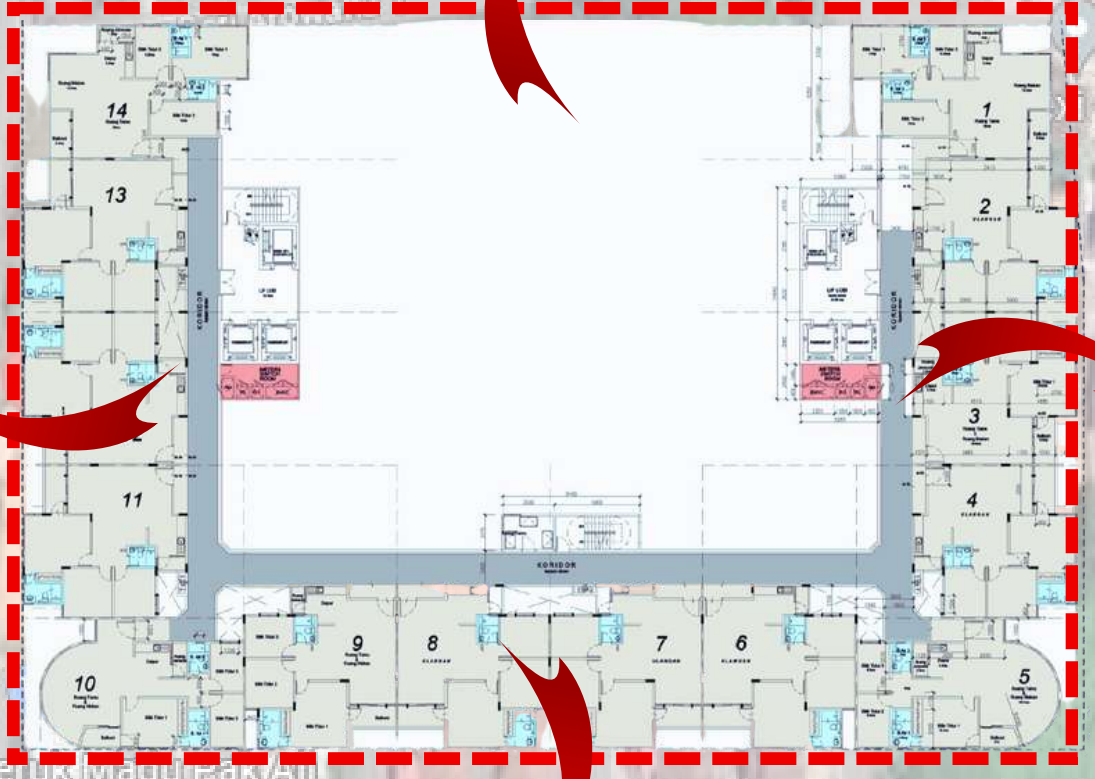
RIGHT VIEW

FRONT VIEW:

- BUTTERWORTH
- SEBERANG JAYA
- PLUS HIGHWAY



FRONT VIEW



REAR VIEW:

- KUBANG SEMANG



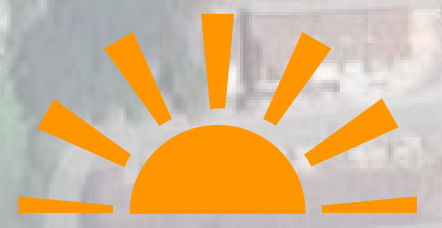
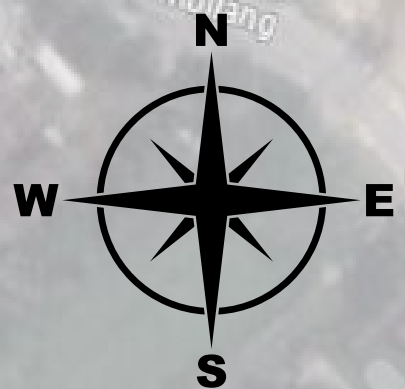
REAR VIEW

LEFT VIEW:

- SEBERANG JAYA



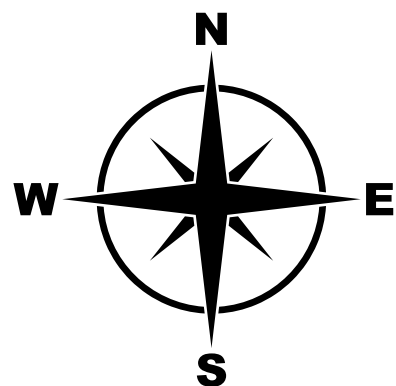
LEFT VIEW



SUNRISE



SUNSET



PLUS HIGHWAY



SUNRISE

*ILLUSTRATION PURPOSE



TYPE A
CORNER UNIT
1,100 SQ FT
60 UNITS
3 BEDROOMS, 2 BATHROOMS

TYPE B



INTERMEDIATE UNIT

950 SQ FT
362 UNITS
3 BEDROOMS, 2 BATHROOMS



END UNIT

PARKING DETAILS

PARKING	TOTAL
UNITS	633
VISITORS	122
OKU	5
TOTAL	760

LEVEL DETAILS

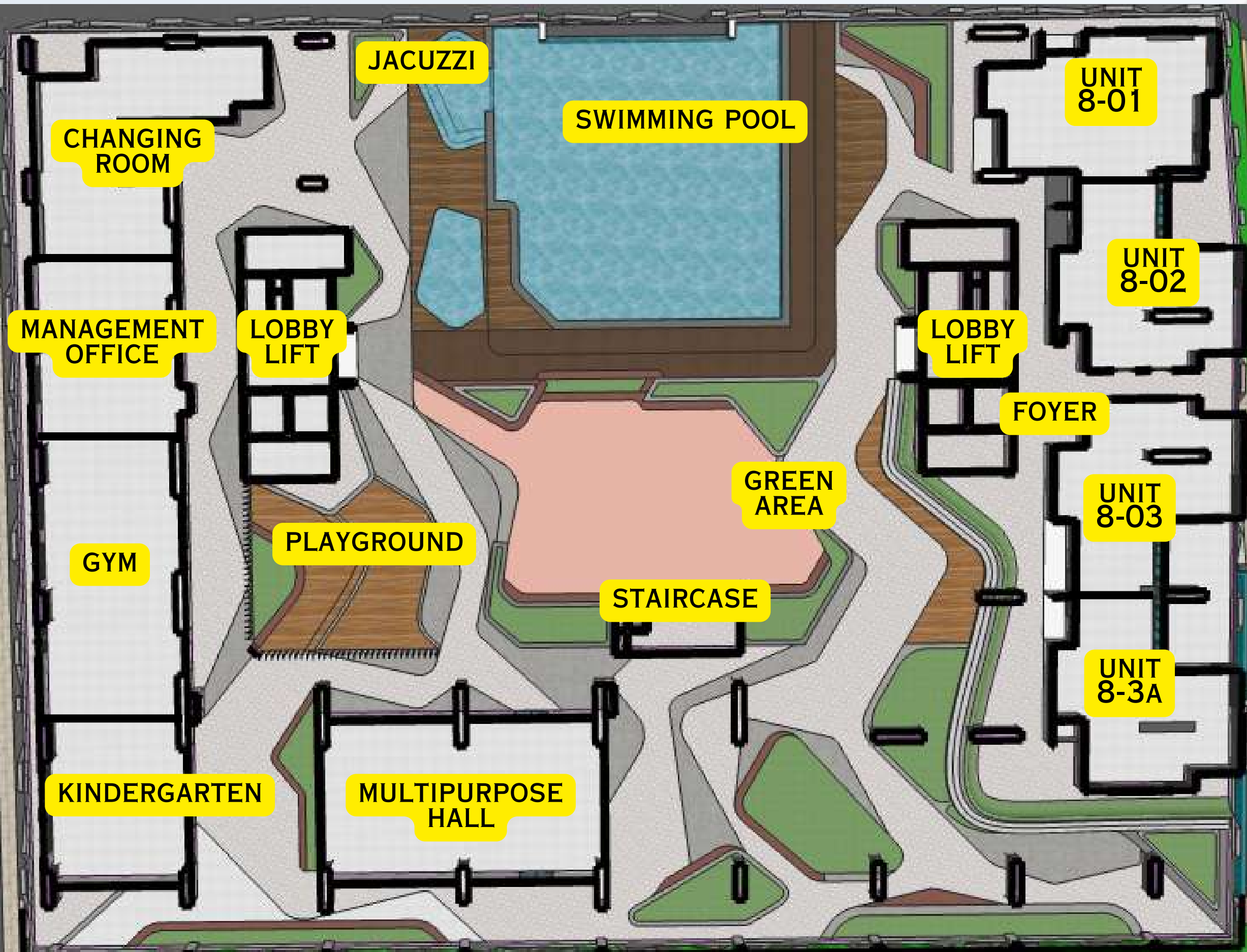
LEVEL	DESCRIPTION
1	LOBBY
2 - 7	PARKING
8	FACILITIES & RESIDENTIAL UNITS
9 - 38	RESIDENTIAL UNITS





FACILITIES FLOOR
(LEVEL 1)

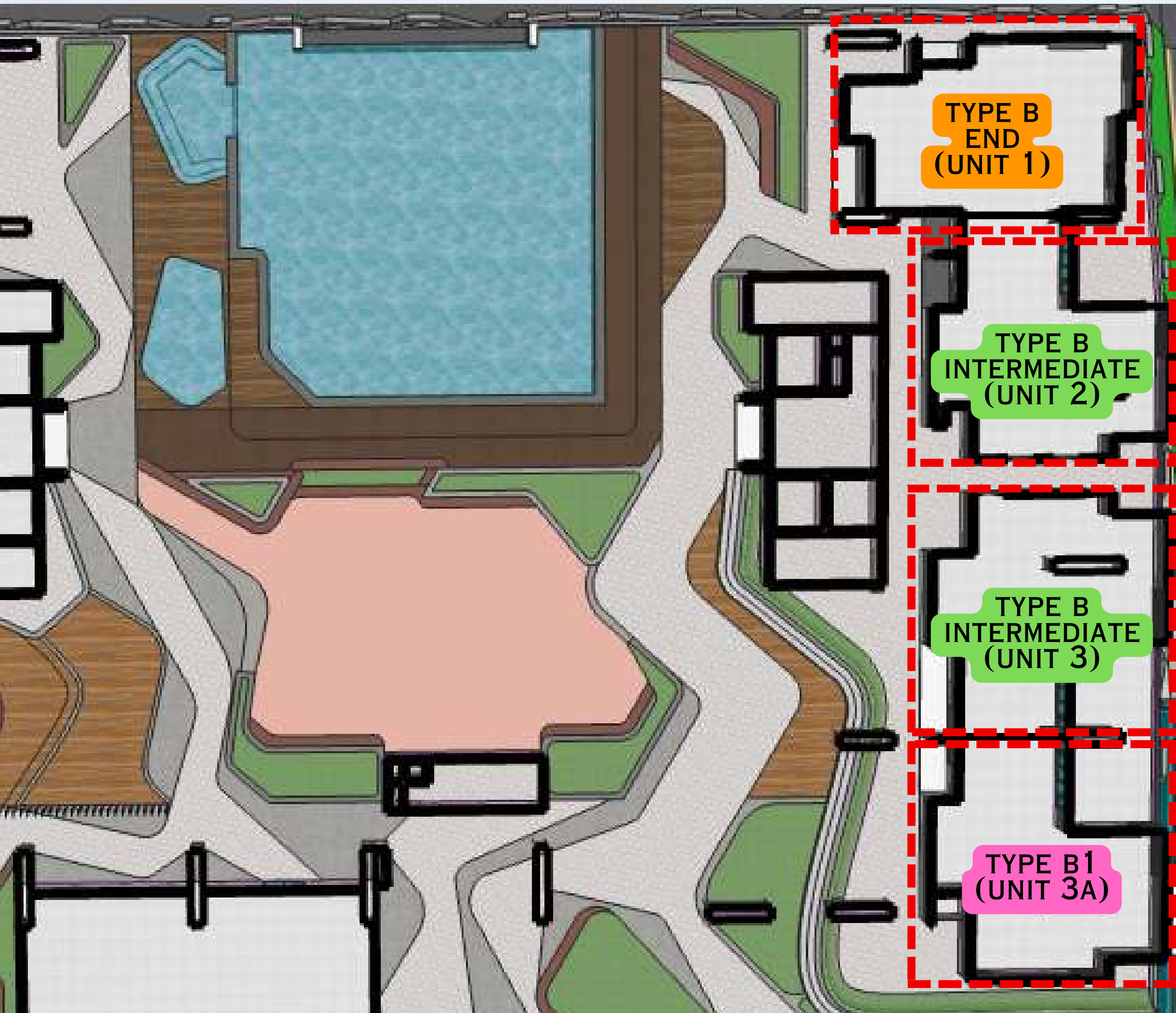
FLOOR	FACILITIES
1ST FLOOR	<ul style="list-style-type: none">MORTUARY MANAGEMENT ROOM



FACILITIES & RESIDENTIAL FLOOR (LEVEL 8)

FLOOR	FACILITIES
8TH FLOOR	<ul style="list-style-type: none"> • PLAYGROUND • SWIMMING POOL • JACUZZI • GYM • KINDERGARTEN • MULTIPURPOSE HALL • MANAGEMENT OFFICE

*ILLUSTRATION PURPOSE



**PREMIUM FLOOR
PLAN**

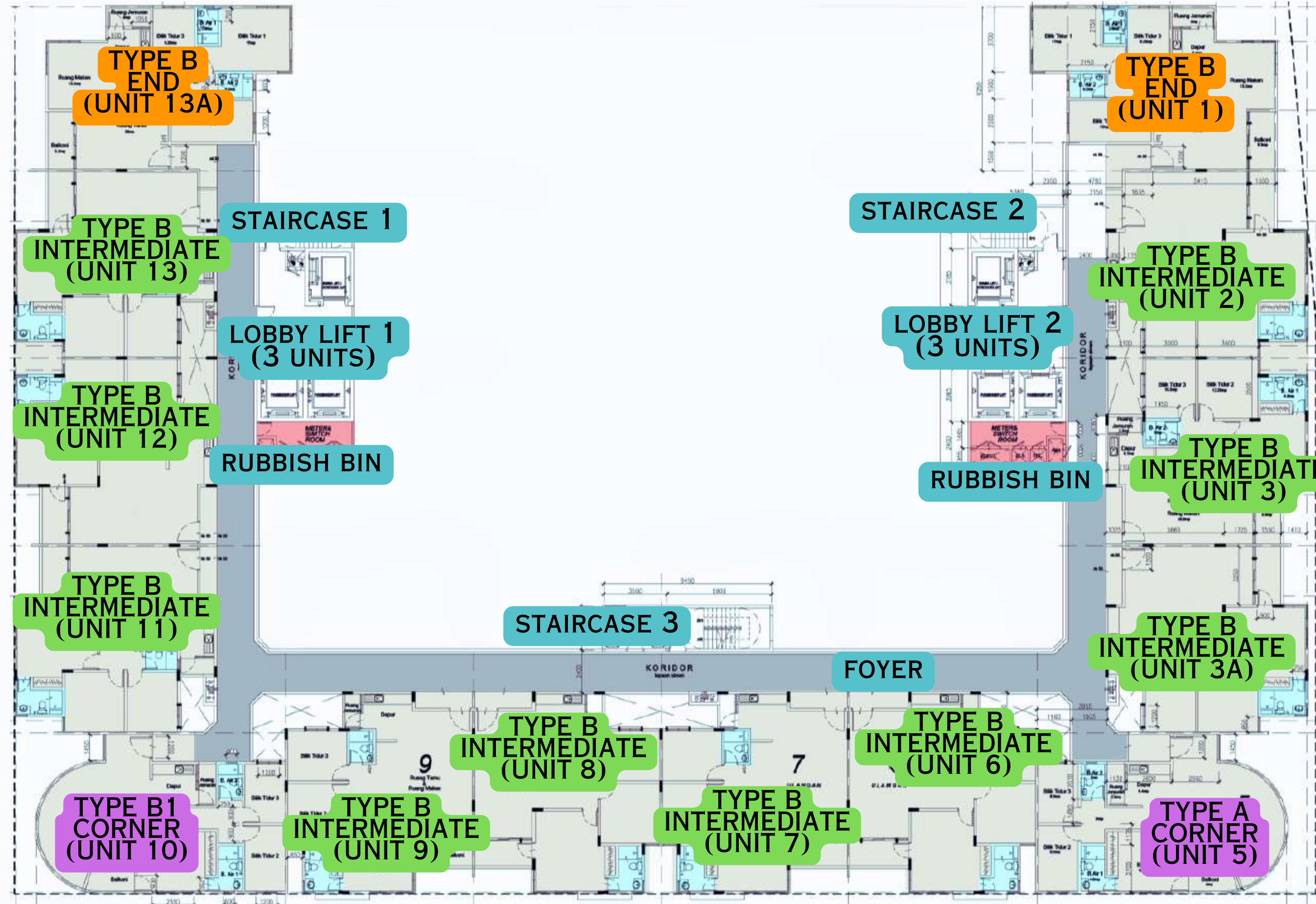
DESCRIPTION

950 SQ FT (4 UNITS)

TYPE B (END)
TYPE B (INTERMEDIATE)

UNITS NO:
8-01, 8-02, 8-03, 8-3A

LEVEL 8



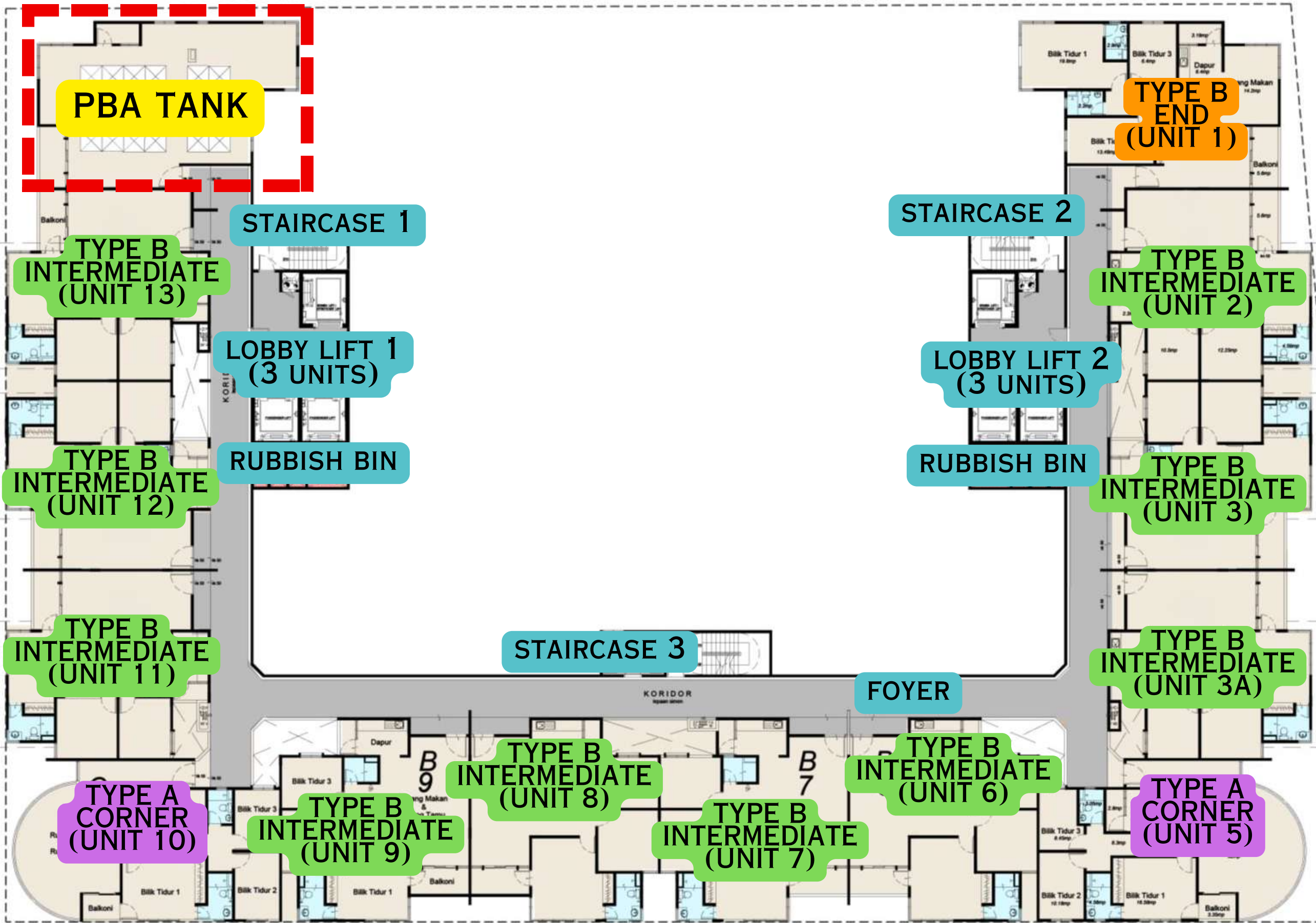
LEVEL
9-18 / 21-38

DESCRIPTION

TYPE A (CORNER): 56
TYPE B (INTERMEDIATE): 280
TYPE B (END): 56

14 UNITS / FLOOR

PASSENGER LIFT: 4 UNITS
BOMBA LIFT: 2 UNITS
TOTAL: 6 UNITS



LEVEL 19-20

DESCRIPTION

TYPE A (CORNER): 4
TYPE B (INTERMEDIATE): 20
TYPE B (END): 2

13 UNITS / FLOOR

PASSENGER LIFT: 4 UNITS
BOMBA LIFT: 2 UNITS
TOTAL: 6 UNITS

MORNING SUN											EVENING SUN			
LEVEL	END LOT	INTERMEDIATE			GLAZED	INTERMEDIATE				GLAZED	INTERMEDIATE			END LOT
38	38-01	38-02	38-03	38-3A	38-05	38-06	38-07	38-08	38-09	38-10	38-11	38-12	38-13	38-13A
37	37-01	37-02	37-03	37-3A	37-05	37-06	37-07	37-08	37-09	37-10	37-11	37-12	37-13	37-13A
36	36-01	36-02	36-03	36-3A	36-05	36-06	36-07	36-08	36-09	36-10	36-11	36-12	36-13	36-13A
35	35-01	35-02	35-03	35-3A	35-05	35-06	35-07	35-08	35-09	35-10	35-11	35-12	35-13	35-13A
33A	33A-01	33A-02	33A-03	33A-3A	33A-05	33A-06	33A-07	33A-08	33A-09	33A-10	33A-11	33A-12	33A-13	33A-13A
33	33-01	33-02	33-03	33-3A	33-05	33-06	33-07	33-08	33-09	33-10	33-11	33-12	33-13	33-13A
32	32-01	32-02	32-03	32-3A	32-05	32-06	32-07	32-08	32-09	32-10	32-11	32-12	32-13	32-13A
31	31-01	31-02	31-03	31-3A	31-05	31-06	31-07	31-08	31-09	31-10	31-11	31-12	31-13	31-13A
30	30-01	30-02	30-03	30-3A	30-05	30-06	30-07	30-08	30-09	30-10	30-11	30-12	30-13	30-13A
29	29-01	29-02	29-03	29-3A	29-05	29-06	29-07	29-08	29-09	29-10	29-11	29-12	29-13	29-13A
28	28-01	28-02	28-03	28-3A	28-05	28-06	28-07	28-08	28-09	28-10	28-11	28-12	28-13	28-13A
27	27-01	27-02	27-03	27-3A	27-05	27-06	27-07	27-08	27-09	27-10	27-11	27-12	27-13	27-13A
26	26-01	26-02	26-03	26-3A	26-05	26-06	26-07	26-08	26-09	26-10	26-11	26-12	26-13	26-13A
25	25-01	25-02	25-03	25-3A	25-05	25-06	25-07	25-08	25-09	25-10	25-11	25-12	25-13	25-13A
23A	23A-01	23A-02	23A-03	23A-3A	23A-05	23A-06	23A-07	23A-08	23A-09	23A-10	23A-11	23A-12	23A-13	23A-13A
23	23-01	23-02	23-03	23-3A	23-05	23-06	23-07	23-08	23-09	23-10	23-11	23-12	23-13	23-13A
22	22-01	22-02	22-03	22-3A	22-05	22-06	22-07	22-08	22-09	22-10	22-11	22-12	22-13	22-13A
21	21-01	21-02	21-03	21-3A	21-05	21-06	21-07	21-08	21-09	21-10	21-11	21-12	21-13	21-13A
20	20-01	20-02	20-03	20-3A	20-05	20-06	20-07	20-08	20-09	20-10	20-11	20-12	20-13	WATER TANK
19	19-01	19-02	19-03	19-3A	19-05	19-06	19-07	19-08	19-09	19-10	19-11	19-12	19-13	WATER TANK
18	18-01	18-02	18-03	18-3A	18-05	18-06	18-07	18-08	18-09	18-10	18-11	18-12	18-13	18-13A
17	17-01	17-02	17-03	17-3A	17-05	17-06	17-07	17-08	17-09	17-10	17-11	17-12	17-13	17-13A
16	16-01	16-02	16-03	16-3A	16-05	16-06	16-07	16-08	16-09	16-10	16-11	16-12	16-13	16-13A
15	15-01	15-02	15-03	15-3A	15-05	15-06	15-07	15-08	15-09	15-10	15-11	15-12	15-13	15-13A
13A	14-01	14-02	14-03	14-3A	14-05	14-06	14-07	14-08	14-09	14-10	14-11	14-12	14-13	13A-13A
13	13-01	13-02	13-03	13-3A	13-05	13-06	13-07	13-08	13-09	13-10	13-11	13-12	13-13	13-13A
12	12-01	12-02	12-03	12-3A	12-05	12-06	12-07	12-08	12-09	12-10	12-11	12-12	12-13	12-13A
11	11-01	11-02	11-03	11-3A	11-05	11-06	11-07	11-08	11-09	11-10	11-11	11-12	11-13	11-13A
10	10-01	10-02	10-03	10-3A	10-05	10-06	10-07	10-08	10-09	10-10	10-11	10-12	10-13	10-13A
9	9-01	9-02	9-03	9-3A	9-05	9-06	9-07	9-08	9-09	9-10	9-11	9-12	9-13	9-13A
8	8-01	8-02	8-03	8-3A	SWIMMING POOL/WADING POOL/JACUZI			PLAYGROUND		GYMNAS IUM	BANQUET HALL		MANAGEMENT OFFICE	
7	PARKING													
6	PARKING													
5	PARKING													
4	PARKING													
3	PARKING													
2	PARKING													
1	PARKING													

SALES PACKAGES

**10% REBATE FROM SELLING PRICE
FOR THE FIRST 100 UNITS.
(EXCEPT FOR 6 UNITS AT RM299,991 SALES PRICE)**

**RM8,000 REBATE FROM SELLING
PRICE FOR THE NEXT 100 UNITS.**

**RM3,500 REBATE FROM SELLING
PRICE FOR THE BALANCE 204 UNITS.**

**SALES AND PURCHASE AGREEMENT
(SPA) + DISBURSEMENT BORNE BY DEVELOPER.**

**MEMORANDUM OF TRANSFER (MOT)
FOR LEASE AGREEMENT BORNE BY DEVELOPER.**

DEVELOPER DETAILS

DEVELOPER : UDA LAND (NORTH) SDN BHD

BUSINESS ADDRESS : NO 1961, JALAN BERTAM, 13200 KEPALA BATAS,
SEBERANG PERAI UTARA, PULAU PINANG

BUSINESS CONTACT NO : 011 1722 6164

ACCOUNT DETAILS : UDA LAND (NORTH) SDN BHD
MAYBANK
507415301824

PANEL BANKS FOR : 1) BANK ISLAM
AMAANEE RESIDENCES 2) BANK SIMPANAN NASIONAL (BSN)
3) BANK MUAMALAT

OFFICIAL WEBSITE : UDAPROPERTY.COM.MY