



AMAYA

@ ACACIA PARK

An Emblem Of Peace & Serenity

**The First Gated & Guarded Residential in Bandar Tasik Puteri**



### The First Gated and Guarded Residential with Clubhouse Facilities in Bandar Tasik Puteri

Having a home that reflects peace can genuinely give you a sense of serenity.

We believe this is important and comforting, knowing you and your loved ones will be protected.



Guardhouse Entrance  
Artist's Impression

### A Peace of Mind Living

AMAYA @ Acacia Park community comes with a multi-tier security system that features a CCTV surveillance and guardhouse, a single entry and exit point only accessible via a smart access card with a barrier gate, a clock-in system for ensured security guard patrols. Perimeter fencing integrated with CCTV strategically positioned along the development perimeter. Despite the picturesque ambiance, it is nestled within a vigilant environment.



- Gated and Guarded Residential with 24 hours Security and Guards Patrol
- CCTV Monitoring and Video Surveillance System
- Auto Barrier Gate System with Smart Access Card Entry
- Smart Community App will be implemented to enhance Security, Communication and Convenience in the neighbourhood



## A Green Concept Living That Brings Comfort To Your Life

Come home, and you're instantly greeted by lush scenic greeneries with gently undulating landscape, where you can breathe easily. There is a feeling of tranquility around; that is all you need.



- Alleyways are Transformed into Spacious Linear Parks Providing Ample Space To Relax and Interaction Between Neighbours
- Planted with Perfect Choice of Tree Canopy To Emphasis on Natural Lighting and Ventilation To Reduce Home Ambient Temperature

## Live Healthier and Happier Environment

We believe in green spaces and cognitive development. It is revealed that the condition of residential homes is determined by the areas surrounding them. AMAYA @ Acacia Park is conceived with a well-designed green space within the development as houses are embedded in an oasis of lush greenery and a linear park. It is vital to keep communities liveable and healthy while substantially contributing to a quality standard of living. We believed exposure to natural greenery help stimulates children to think, explore and understand the world around them as part of their cognitive skills and well-being. These unique attributes offer a significant advantage to homeowners and investors.



## Indulge in A Myriad of Clubhouse Facilities

Easy access to fitness activities, social events and clubhouse facilities is a compelling reason to live here, there is bound to be something to suit your interests. All of these in your surroundings.



Residence Clubhouse  
Artist's Impression

## The Key To Happiness

True happiness is found when surrounded by many conveniences that get you everything under one roof, in a close-knit community, within easy reach of anything necessary to you in close proximity while living in the home you've always wanted.



- Swimming Pool
- Wading Pool
- Multi-Purpose Hall
- Linear Park
- Outdoor Basket Ball Court
- Playground
- Management Office
- Prayer Room
- Nursery





## Bandar Tasik Puteri Is One of The Largest Township in Northern Klang Valley

A self-sustained township with a 70,000 population, 2,670 acres of land. BTP has been growing steadily over the years, with demand will further advance with the urbanization of ongoing and future developments.

- Tasik Puteri Golf & Country Club
- 33 acres Central Park
- Primary & Secondary Schools
- Avenue 3 - Lifestyle Landmark
  - Clinics / Laundrette
  - Grocery Marts
  - Banks / Offices
  - Restaurants / Cafes / Bakery
- Petrol Stations
- Paradise Fair Retail Hub
  - KFC Drive Thru (Completed)
  - Star Grocer (Coming Soon)



## A World-Class Golf Experience

Designed by Australian Golf Management, Tasik Puteri Golf Club & Resorts located in Rawang is renowned for being Malaysia's best public golf course. A magnificently designed 27-hole course boasting challenging signature holes and spectacular fairways nestled amongst serene natural greenery appeals to professionals, amateurs, families, and weekend golfers.



Award-Winning 27-hole  
Tasik Puteri Golf & Country Club  
*Actual Photo*



Actual Photo



Modern Exterior Facade  
Artist's Impression



Master Bedroom  
Actual Show Unit Photography

## Bringing The Outside In

By creating a space that mimics the beauty, shapes, and colours of nature in a way that fits your environment and lifestyle. You will be greeted by an incredible array of greenery within the boundaries of your homes.

## Where Form Meets Function

A modern contemporary double-story terrace houses design with harmonious open concept gateless community, enabling residents to bring the outdoors into your home, blurs the lines between exterior landscape and home, delivering bursts of color, texture, and vibrancy. Making them a delectable pick for nature lovers with an eye for contemporary minimalism. The signature layout comes with a built-up area starting from 1,619 sq. ft. onwards and a design consisting of four bedrooms with three bathrooms.



Living & Dining  
Actual Show Unit Photography

# FLOOR PLAN

**TYPE RT1**  
**A3, A4, A5, A6,**  
**A7, A8 & A9**  
 Corner & End Lot

**Size**  
 • 20'X70'

**Built-Up Area**  
 • 1,856 Sq. Ft.

-  4 Bedrooms
-  4 Bathrooms



# FLOOR PLAN

**TYPE RT3**  
**A3, A4, A5,**  
**A6, A7, A8,**  
**A9 & A10**  
 Corner & End Lot

**Size**  
 • 22'X70'

**Built-Up Area**  
 • 1,888 Sq. Ft.

- 4 Bedrooms 
- 4 Bathrooms 



**TYPE RT1**  
**A1, A2**  
 Intermediate Lot

**Size**  
 • 18'X70'

**Built-Up Area**  
 • 1,619 Sq. Ft.

-  4 Bedrooms
-  3 Bathrooms



**TYPE RT3**  
**A1, A2**  
 Intermediate Lot

**Size**  
 • 20'X70'

**Built-Up Area**  
 • 1,672 Sq. Ft.

- 4 Bedrooms 
- 3 Bathrooms 



# SITE PLAN

- 1 Swimming Pool
- 2 Wading Pool
- 3 Multi-Purpose Hall
- 4 Clubhouse Parking
- 5 Guardhouse Entrance
- 6 Linear Park
- 7 Outdoor Basketball Court
- 8 Playground
- 9 Grand Park



# Conveniently Situated To All Amenities

AMAYA @ Acacia Park is just minutes to wherever you desire, strategically connected via a network of major Expressways that provides accessibility and connectivity throughout the Klang Valley.



## SPECIFICATIONS

<b>Structure</b>	Reinforced Concrete	<b>Doors</b>	Main Entrance	Solid Core Flush Door
<b>Wall</b>	Brick Wall		Bedrooms / Master Bath / Bath 1, 2 & 3	Flush Door
<b>Roofing Covering</b>	Metal Deck / Reinforced Concrete Roof		Living / Dining / Wet Kitchen / Yard	Aluminium Framed Glass Door
<b>Roof Framing</b>	Metal Truss		Utility	Flush Door with Louvers
<b>Ceiling</b>	Skim Coat / Plaster Ceiling			
<b>Windows</b>	Aluminium Framed Glass Window			
<b>Ironmongeries</b>	Quality Locksets			
<b>Wall Finishes</b>	Dry Kitchen / Wet Kitchen / Yard			Porcelain Tiles to approximately 1.5m Height / Plaster & Paint
	Master Bath (Intermediate Lot Only)			Porcelain Tiles to approximately 2.7m Height / Plaster & Paint
	Master Bath (Corner & End Lot Only)			Porcelain Tiles
	Bath 1 (Intermediate Lot Only)			Porcelain Tiles to approximately 2.4m Height / Plaster & Paint
	Bath 2 (Intermediate Lot Only)			Porcelain Tiles
	Bath 1, 2 & 3 (Corner & End Lot Only)			Porcelain Tiles
	Others			Plaster & Paint
<b>Floor Finishes</b>	Car Porch & Driveway			Concrete Imprint
	Terrace			Homogeneous Tiles
	Foyer / Living / Dining / Dry Kitchen			Porcelain Tiles
	Master Bedroom / Bedroom 1, 2 & 3 / Hall			Porcelain Tiles
	Master Bath / Bath 1, 2 & 3 / Staircase			Porcelain Tiles
	Wet Kitchen / Yard			Homogeneous Tiles
	Others			Cement Render
<b>Sanitary &amp; Plumbing Fittings</b>		<b>TYPE</b>	<b>INTERMEDIATE LOT</b>	<b>END / CORNER LOT</b>
		Water Closet	3	4
		Wash Basin	3	4
		Shower	3	4
		Kitchen Sink	1	1
<b>Electrical Installation</b>		<b>TYPE</b>	<b>INTERMEDIATE LOT</b>	<b>END / CORNER LOT</b>
		Lighting Point	23	25
		Power Point	20	21
		Water Heater Point	3	4
		Air-Cond Point	2	2
		Ceiling Fan Point	6	6
		SMATV Point	2	2
		Door Bell Point	1	1
		60A TPN Electrical DB	1	1
<b>Internal Telecommunication Trunking &amp; Cabling</b>	Fiber Wall Socket			
<b>Fencing</b>	Approximately 0.6m High Brick Wall			
	Approximately 1.2m High Fencing / Metal Gate (Corner & End Lot Only)			



Another Iconic Development by



Developed by:

**Rawang Lakes Sdn Bhd (198501012184)**  
A member of Low Yat Group

**Rawang Sales Gallery**

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

**KL Sales Gallery**

Lot No. G-CDT-A,  
Trellis between Block C & D,  
Rivercity, Jalan Sultan Azlan Shah,  
51200 Kuala Lumpur.



- BTP Sales Gallery Rawang
- BTP Sales Gallery Jalan Ipoh

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

Rawang Lakes Sdn Bhd (198501012184 (144638-K)) • Developer License: 13749/01-2028/1535(R) • Validity Period: 30/01/2023 – 29/01/2028 • Advertising and Sales Permit No. : 13749-9/11-2025/0297 (N)-(S) • Validity Period: 04/11/2022 – 03/11/2025 • Approving Authority: Majlis Perbandaran Selayang • Building Plan References: Bil (28) dlm MPS.3/2-1371/1784 (PB(A))F.5A (BLOK 5) • Land Tenure: Leasehold 95 years Expiring on 23/3/2116 • Land Encumbrances: NIL • Type of Property : Double Storey Terrace House • Total No. of Unit : 201 units (Phase 5A) • Built-up Area : 1,619 sq.ft (min) – 1,888 sq.ft (max) • Selling Price RM 600,620.00 (min) - RM 817,370.00 (max) • Expected Completion Date : December 2025 • Bumiputra Discount 7%. This advertisement has been approved by The Ministry of Housing and Local Government

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