AMORA

SERVICED RESIDENCE

Freehold

Newest Modern Holiday Home
in Johor Bahru

A Holiday Home

made for everyday living





Newest Modern Holiday Home

WITH PARK LIVING IN JOHOR BAHRU

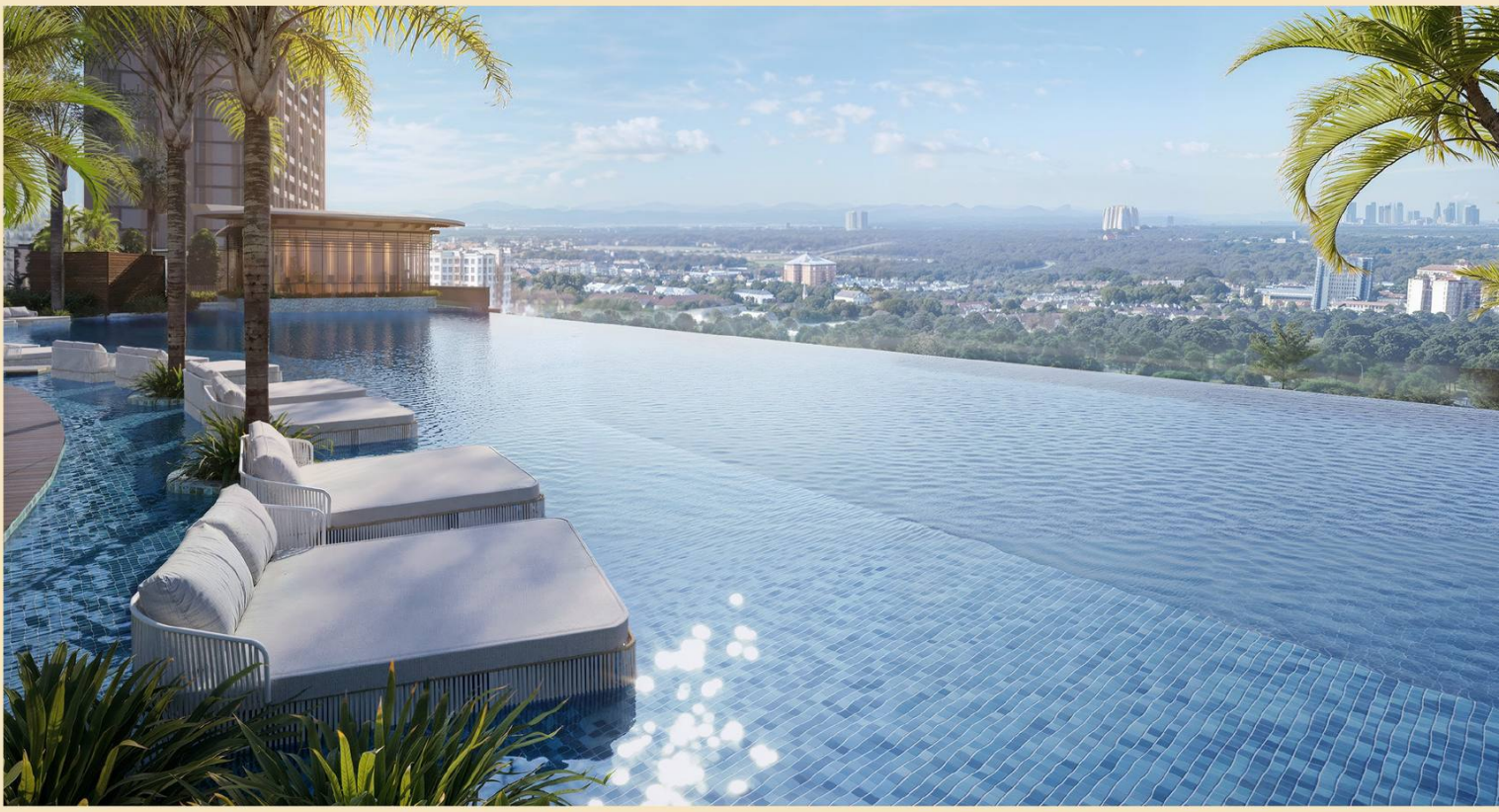
Strategically located in Johor Bahru, Amora Serviced Residence brings together the convenience of city connectivity with the tranquillity of a 15-acre urban park. As part of the thoughtfully planned Amora Park masterplan, this freehold community is designed to balance nature, everyday essentials and modern living, creating a place where life feels more connected, more refreshing and built for the years ahead.

- Freehold Living
- Opposite of 15-Acre Urban Park
- Spacious Layout for Family Living
- Hotel-Grade Facilities
- Modern Living with Concierge Service
- Within an Integrated Mixed Development

Designed for Every Lifestyle

Inspired by the comfort of a holiday-inspired resort with 32 thoughtfully curated hotel-grade facilities create spaces where families can connect, play and unwind together. From the 50m infinity pool and children's playground to tranquil gardens and an exclusive rooftop retreat with an executive lounge, every facility is designed to enrich everyday family life. Whether spending quality time with loved ones or unwinding after a fulfilling day, every moment at Amora Serviced Residence is an opportunity to create lasting memories.







Whether seeking an active lifestyle or a place to unwind, residents can enjoy spaces that enrich daily life with comfort, sophistication and a lasting sense of belonging.



Facilities Plan

PODIUM LEVEL 10



SKY LOUNGE LEVEL 44



LEGEND

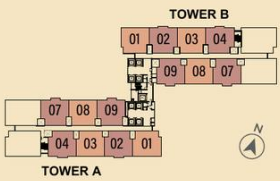
1. 50m Infinity Pool
2. Pool Deck
3. Gymnasium
4. Yoga Room
5. Non-Halal BBQ Deck
6. Halal BBQ Deck
7. Kid's Playroom
8. Games Station
9. Entertainment Lounge
10. Toilet
11. Karaoke Room
12. Outdoor Co-Working Space
13. Indoor Co-Working Space
14. Management Office
15. Garden Cocoon
16. Sunken Pavilion
17. Multipurpose Hall
18. Herbs Garden
19. Terraced Garden
20. Surau
21. Changing Room
22. Sauna
23. Social Garden
24. Communal Space
25. Kid's Pool
26. Water Cocoon
27. Reflexology Path
28. Kid's Playground
29. Executive Lounge
30. Non-Halal Live Kitchen
31. Halal Live Kitchen
32. Storage

Floor Plans

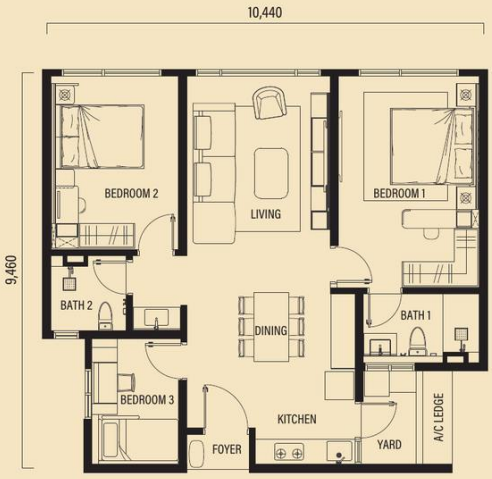
TYPE A

990 SQ. FT.
1,015 SQ. FT.

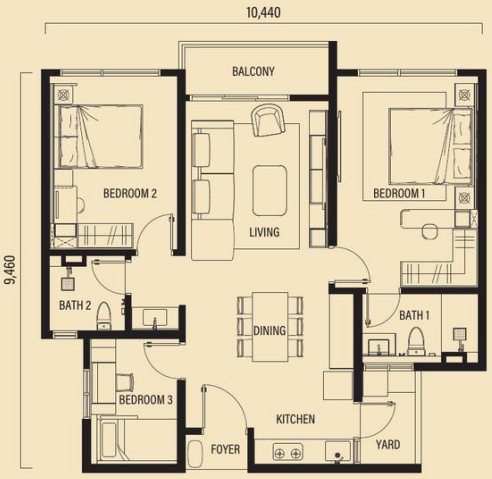
- 3 Bedrooms
- 2 Bathrooms



TYPE A1: 92m² | 990 sq.ft.



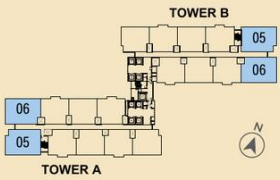
TYPE A2: 94m² | 1,015 sq.ft.



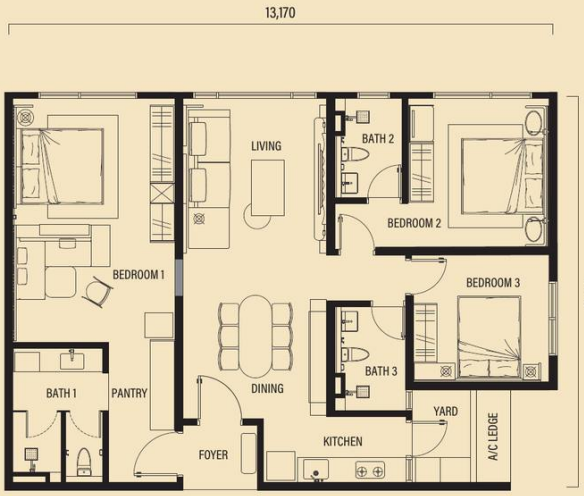
TYPE B

1,290 SQ. FT.
1,455 SQ. FT.

- Dual Key
- 3 Bedrooms
- 3 Bathrooms

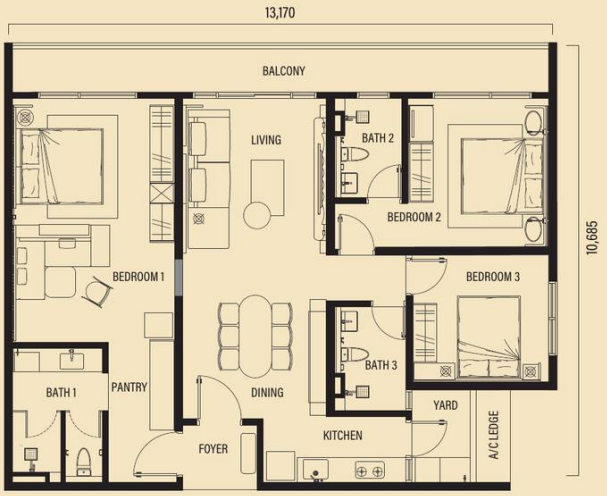


TYPE B1: 120m² | 1,290 sq.ft



Tower A, Level 11-43 | Tower B, Level 11-40

TYPE B2: 135m² | 1,455 sq.ft.

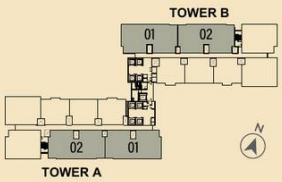


Tower A, Level 44-47 | Tower B, Level 41-44

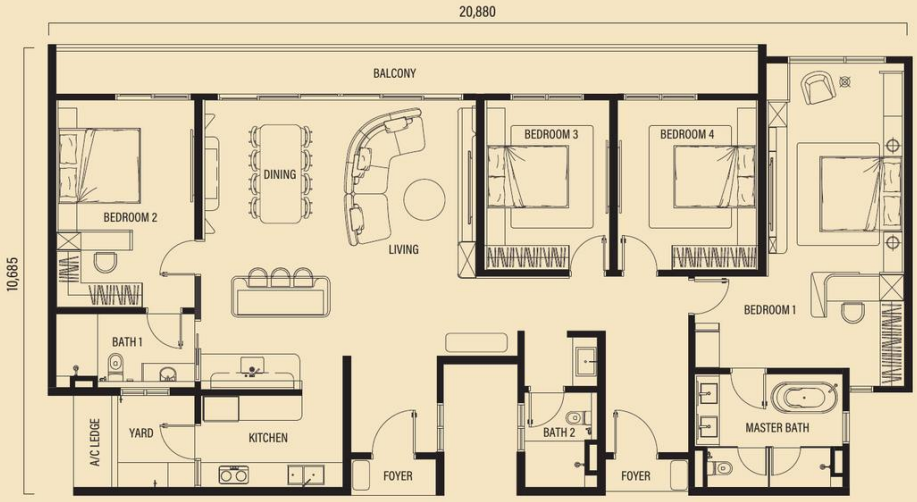
TYPE C

2,230 SQ. FT.

- 4 Bedrooms
- 3 Bathrooms



TYPE C: 207m² | 2,230 sq.ft



Tower A, Level 44-47 | Tower B, Level 41-43

Specifications

STRUCTURE	Reinforced Concrete	
ROOF	Reinforced Concrete	
WALL	Brick Wall / Reinforced Concrete	
WINDOWS	Aluminium Frame Window	
IRONMONGERY	Lockset with Accessories	
DOOR	Main Entrance	Fire Rated Timber Door
	Bedroom	Timber Flush Door
	Bathroom	Timber Flush Door / Clear Glass Door
	Balcony	Aluminium Frame Sliding Door
	Other	Timber Flush Door
FLOOR FINISHES	Foyer	Tiles
	Living / Dining	Tiles
	Bedroom / Utility	Laminated Timber Flooring
	Bathroom	Tiles
	Balcony	Tiles
	Kitchen	Tiles
	Yard	Tiles
	A/C Ledge	Cement Render / Tiles
WALL FINISHES	General	Plaster & Paint
	Living / Dining / Bedroom / Utility	Plaster & Paint
	Kitchen	Plaster & Paint / Tiles
	Bathroom	Tiles Up To Ceiling Height
CEILING FINISHES	Foyer	Skim Coat & Paint / Plaster Board
	Living / Dining	Skim Coat & Paint / Plaster Board
	Kitchen	Skim Coat & Paint / Plaster Board
	Bedroom	Skim Coat & Paint / Plaster Board
	Bathroom	Plaster Board

SANITARY WARES AND FITTINGS - QUALITY SANITARY WARES & FITTINGS

DESCRIPTION	A1	A2	B1	B2	C1	C2
Water Closet c/w Hand Bidet	2	2	3	3	3	3
Wash Basin c/w Basin Tap	2	2	3	3	4	4
Shower Head	2	2	3	3	3	3
Kitchen Sink c/w Tap	1	1	1	1	1	1
Bath Tub c/w Bath Tap	-	-	-	-	1	1
Washing Machine Tap	1	1	2	2	1	1

ELECTRICAL INSTALLATION

DESCRIPTION	A1	A2	B1	B2	C1	C2
Lighting Point	15	16	22	25	29	29
Ceiling Fan Point	4	4	4	4	5	5
Air Conditioning Point	4	4	4	4	5	5
13A Switch Socket Outlet	15	15	19	19	22	22
Water Heater Point	2	2	3	3	3	3
Fiber Wall Socket	1	1	2	2	2	2
Distribution Board	1	1	2	2	2	2
Bell Point	1	1	1	1	1	1







MEDICAL

Kempas Medical Centre	5.1 km
KPJ Johor Specialist Hospital	8.6 km
Hospital Sultanah Aminah	9.5 km
Columbia Asia Hospital Tebrau	10.2 km
Hospital Sultan Ismail	10.9 km
Gleneagles Hospital	17.2 km

RETAIL

Paradigm Mall JB	5.2 km
Mid Valley Southkey	10.1 km
Sutera Mall	10.6 km
AEON Tebrau City	11.8 km
AEON Bukit Indah	12.2 km

EDUCATION

Invictus International School	13.8 km
Raffles American School	16.2 km
Marlborough College Malaysia	16.6 km
University of Southampton Malaysia	17.2 km
Tenby International School	20.1 km

RECREATION

Istana Bukit Serene	5.4 km
Johor Zoo	10.3 km
Legoland Malaysia	16.6 km
Johor Premium Outlets (JPO)	23.3 km

TRANSPORTATION

RTS Link Bukit Chagar Station	11.6 km
CIQ (JB-SG Checkpoint)	11.7 km
Tuas Second Link	19.7 km
Senai International Airport	22.4 km
Singapore Changi Airport	48.4 km

SPORTS

Johor Golf & Country Club	6.4 km
Austin Heights Golf Club	12.1 km
Horizon Hills Golf & Country Club	15.3 km

Development by :

ASTAKA PADU | KIMLUN

No. Lesen Pemaju: 30969/02-2030/0025(A). Tempoh Sah: 13/02/2025 sehingga 12/02/2030. No Permit Iklan & Jualan: 30969-2/10-2029/0742(N)-(S); Tempoh Sah 02/10/2026 sehingga 01/10/2029. Pegangan Tanah: Hakmilik Kekal. Bebanan Tanah: Tiada. Pihak Berkuasa Yang Meluluskan: Majlis Bandaraya Johor Bahru; No. Pelan Bangunan: MBJB/U/2026/14/BGN/STK/23/KOM( ); Jenis Rumah: Pangsapuri Perkhidmatan, Jumlah Unit: 617 unit; Menara A: 323 unit, Menara B: 294 unit; Harga Jualan: 323 Pangsapuri Servis 47 Tingkat, Harga Jualan: RM708,000.00 (Minima) RM1,444,000.00 (Maksima), 294 Pangsapuri Servis 44 Tingkat, Harga Jualan: RM708,000.00 (Minima) RM1,436,000.00 (Maksima); Diskaun 15% untuk Bumiputera; Tarikh dijangka siap: Sep 2030. Sekatan Kepentingan: I. TUAN PUNYA TANAH TIDAK DIBENARKAN MENAWAR ATAU MENJUAL UNIT-UNIT (PARCELS) BANGUNAN YANG AKAN DIBINA DI ATAS TANAH INI MELAINKAN BANGUNAN TELAH MULA DIBINA MENGIKUT PELAN YANG DILULUSKAN OLEH PIHAK BERKUASA TEMPATAN YANG BERKENAAN. II. PETAK-PETAK BANGUNAN YANG DIDIRIKAN DI ATAS TANAH INI APABILA SAHAJA BERTUKAR MILIKNYA KEPADA SEORANG BUMIPUTERA/SYARIKAT BUMIPUTERA MAKA TIDAK BOLEH TERKEMUDIAN DARIPADA ITU DIJUAL, DIPAJAK ATAU DIPINDAHMILIK DENGAN APA CARA SEKALIPUN KEPADA ORANG BUKAN BUMIPUTERA/SYARIKAT BUKAN BUMIPUTERA TANPA PERSETUJUAN PIHAK BERKUASA NEGERI. III. PETAK-PETAK BANGUNAN YANG DIDIRIKAN DI ATAS TANAH INI TIDAK BOLEH DIJUAL ATAU DIPINDAHMILIK DENGAN APA CARA SEKALIPUN KEPADA BUKAN WARGANEGARA/SYARIKAT ASING TANPA PERSETUJUAN PIHAK BERKUASA NEGERI. PEMAJU: ASTAKA KIMLUN SDN BERHAD; Alamat Pemaju: No. 22, Jalan Padi Emas 1/4, UDA Business Centre, 81200 Johor Bahru Johor. ; No Tel: 07-231 5457.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH. KPKT.GOV.MY