

IMMERSE
IN THE LAP
OF LUXURY



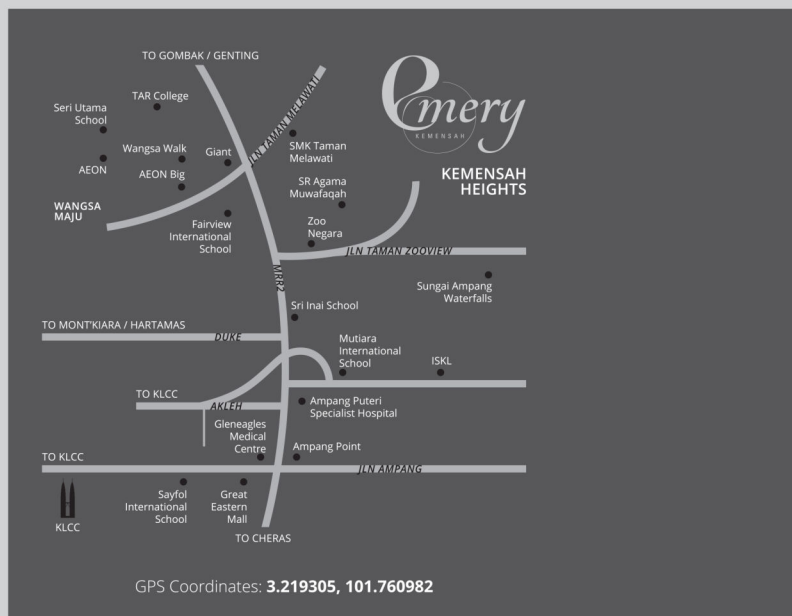
Emery

KEMENSAH

EXCLUSIVE SEMI-D VILLAS

52 LIMITED UNITS ONLY

GATED & GUARDED | FREEHOLD



For more information, please call

012.293 1033

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Download the Titijaya free app on your smartphone or tablet for more info



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Brought to you by Titijaya, winner of the prestigious Asia Pacific Commercial Property Awards - 5 Star Best Mixed Use Development Malaysia 2010.

Developer Licence No: 12369-2/06-2016/0604(L). Advertising & Sales Permit No.: 12369-2/06-2016/0604(P). Validity Period: 25/06/2014-24/06/2016. Approving Authority: Majlis Perbandaran Ampang Jaya. Approve Building Plan No.: KB 740-1/2-19/13. Tenure of Land: Freehold. Expected Completion Date: Dec 2017. Land Encumbrances: Malayan Banking Berhad. No. of Units: 52 units. Selling Price: RM2,200,000 (min) - RM3,580,000 (max). Discount Burial: 7%.

The information contained herein is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only. All measurements are approximate. All plans are intended to serve as a guide only and are subject to approval by the relevant approving authorities and may be modified or amended as directed by the approving authorities and/or project consultants. All built ups indicated are approximate measurements only and are subject to final survey/coordination by the land surveyor/appropriate authorities. While every reasonable care has been taken in preparing this material, the developer cannot be held responsible for any inaccuracy. The numbering and postal address for the said parcel when issued by the appropriate authority may not be the identical description as stated in this advertisement. Any dispute arising thereon shall not be the subject matter of any claims for damages, compensation and/or whatsoever. Disclaimer: The developer cannot be held liable for the security of the occupant and users of the property or for any injuries, death, loss or damage to property or self in connection with the provision and maintenance of the service or lack or shortcoming thereof. Hourly patrolling is subject to developer's discretion.





Located on elevated land and completely surrounded by greenery, these low density semi-Ds are a result of organic architecture, fashioned by artisans who draw inspiration from nature.



"In the North sector of Embun at Kemensah Heights, there is a unique Kemensah Hill. Besides offering protective firm backing, its earth-shaped form is like a Treasure Bowl mountain, known to bring about great wealth, good health, stability, peace of mind, and career and academic excellence to all family members living nearby. Such a mountain is particularly desired because it enriches the wealth and career of the residents here, helping them to accumulate greater wealth and savings!"

*By renowned geomancy Master Kenny Ho.
Winner of International TOP-10 Quality Enterprise Award and
Winner of International TOP-10 Quality Professional, Talent, Elite Award.*

Amazing clubhouse luxuries amid luxuriant tranquility.

Not many people can luxuriate in an infinity 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.



Built-up is generous, ranging from 3,946 sq ft to 5,383 sq ft



COMMERCIAL AREAS

SHOPPING MALLS

- 2.5 km Giant
- 4.4 km AEON Big
- 4.6 km Wangsa Walk
- 4.9 km AEON
- 8.1 km Ampang Point
- 9.2 km Great Eastern Mall
- 11.9 km KLCC

HOSPITALS AND MEDICAL CENTRES

- 7.7 km Ampang Puteri Specialist Hospital
- 8.8 km Gleneagles Medical Centre

SCHOOLS

- 1.4 km SR Agama Muwafaqah
- 2.1 km SMK Taman Melawati
- 2.3 km Sri Inai School
- 4.8 km Fairview International School
- 5.3 km TAR College
- 5.7 km Seri Utama School
- 7.9 km Mutiara International School
- 8.4 km ISKL
- 9.9 km Sayfol International School

PETROL STATIONS

- 2.1 km BHPetrol
- 2.2 km Caltex
- 2.4 km Shell

- 2.5 km Petronas

- 3.1 km Petronas

- 4.2 km Shell

- 5.6 km Petronas

POLICE STATIONS

- 2.6 km Taman Melawati Police Station
- 4.7 km Wangsa Link Police Station
- 4.9 km Wangsa Maju Police Station
- 6.4 km Hulu Kelang Police Station
- 6.6 km Taman Melati Police Station
- 7.9 km Gombak Police Station

OTHERS

- 4.6 km Zoo Negara
- 7.1 km Sungai Ampang Waterfalls

