



Exclusive Four-level Courtyard Villas

FREEHOLD

A collaboration that inspires.



Nature made

Artist made



Every Embun home has been meticulously designed and carefully located using feng shui principles. Feng shui is an ancient science based on complex mathematical calculation. When harmonious aligned with its surroundings, the home is known to promote general well-being and even an auspicious life for its residents.

Feng shui assessment of the elite Embun enclave was conducted by renowned geomancy Master Kenny Ho.



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*Ideally located in the heart of Ampang, in Kemensah,
the elite Embun enclave is surrounded
by the pristine tranquility of a rainforest,
complete with cascading creeks
and waterfalls.*

Embun is borne of a recognition of nature's purpose to heal and nurture, gently,
almost imperceptibly, like the soft morning dew ... or "embun", in the Malay language.





- 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
- 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
- HOSPITALS AND MEDICAL CENTRES**

7.7 km

Ampang Puteri Specialist Hospital

8.8 km

Gleneagles Medical Centre
- 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

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A collaboration that inspires.

Nature made



2.5 ACRES DEDICATED TO THE GIFTS OF NATURE.

Temperatures here are cooler and the air is crisp and mountain-fresh.

Nature made

Artist made

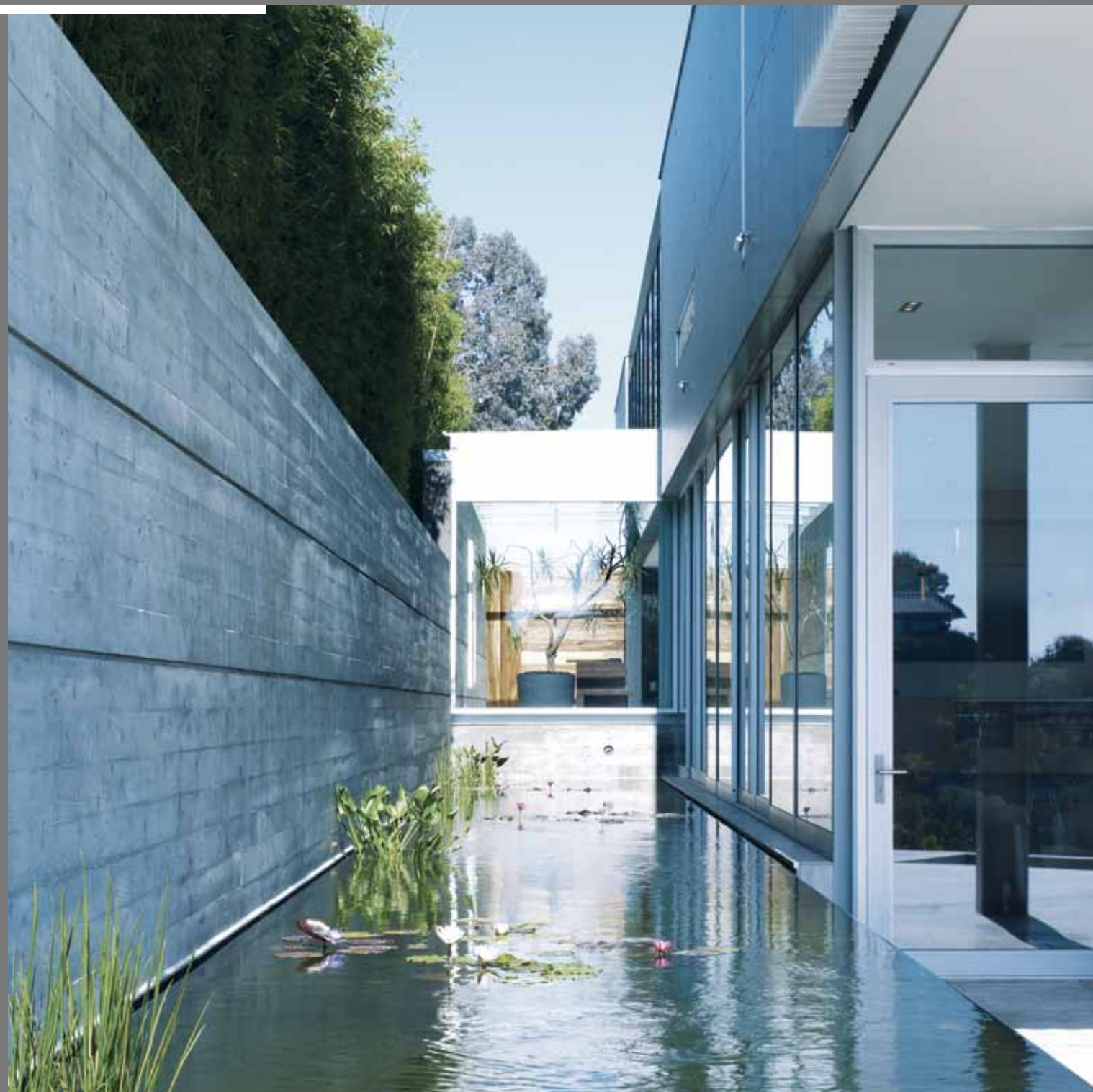
*Rustic allure
artfully juxtaposes innovation,
yielding living structures
of unrivalled magnificence.*

2.5 ACRES DEDICATED TO THE GIFTS OF NATURE.

Temperatures here are cooler and the air is crisp
and mountain-fresh.

to be provided a same image, which is without people

Artist Made



*Where a deep love of nature
and sense of place are stronger
than the desire for the new.*

Yet, modern is a word that immediately comes to mind at first sight of these stunningly beautiful four-storey villas, conjectured from brilliant minds.

Limited to only 51 exclusive units, nestled amid a verdant oasis, each home is uniquely equipped with its own lift.

Private lift, a first in its category.



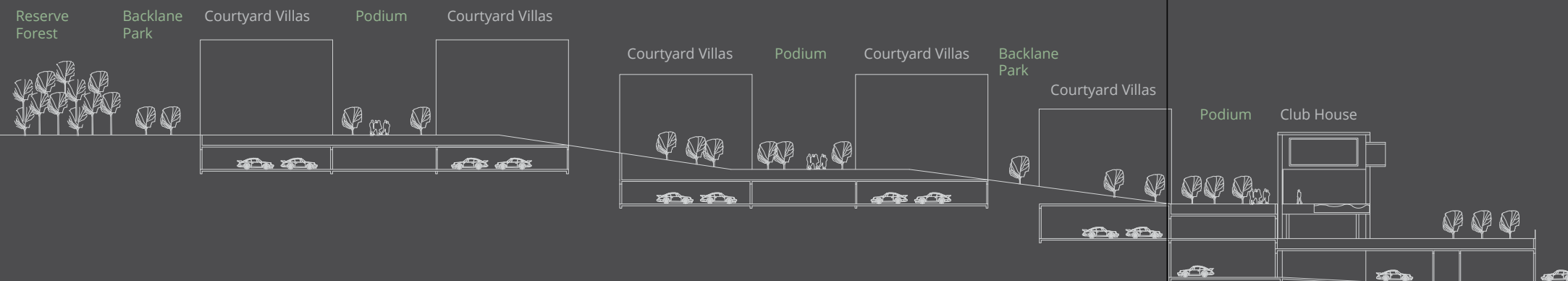


Located on elevated land and completely surrounded by greenery, the low density green villas are a result of organic architecture, fashioned by artists who draw inspiration from nature.

A gated & guarded sanctuary with 24-hour patrolled security and perimeter fencing.



Stone, wood and even metal are widely used throughout, showcasing architectural skills in creating contemporary living spaces that soothe and quietly inspire all who partake in their magnificence.

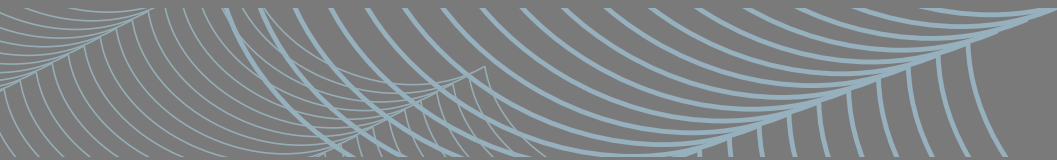


*Here, nature is
not a place to visit
... it is home.*

Every villa has nature literally at its doorstep, with tree-lined gardens at the back and front, offering cool refuge that soothes the body, mind and spirit. Children, too, can play and tumble to their hearts' content for cars are ingeniously and safely parked at a level below.

Each car porch easily fits three cars, with parking bays safely tucked away at a level below.

Amazing clubhouse luxuries amid luxuriant tranquility.



Only few can lay claim to the rare privilege of luxuriating in an infinity pool amid lush forest tranquility, with a stunning view of the city stretched infinitely before them. Clubhouse amenities abound, adding to the sense of contentment that is an everyday reality in this signature development.



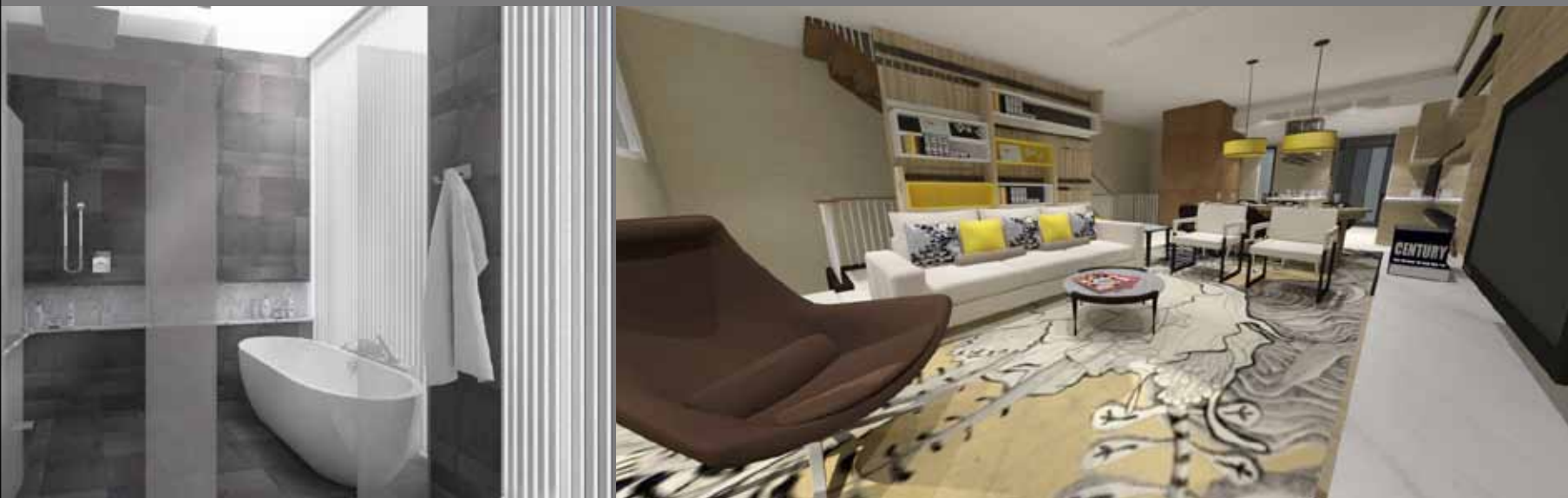
- Embun clubhouse facilities:
- Infinity pool | Wading pool | Reflection pool | Children playground | Yoga deck | BBQ pit |
 - Gym room | Roof top garden | Multipurpose hall | Function villa | Surau

*Reflecting refined elegance,
it's an exquisite balance of space and design
that is not about being noticed,
it is about being remembered.*

Breathtaking. Streamlined.
Superfluous excess makes way for what is truly important:
open spaces, soaring heights and fluid lines.



Illuminating the innate desire of today's society for the freedom of space and the need to commune with nature, these four-storey luxurious villas are ideal for multi-generational families. Rain water harvesting system and other eco friendly features come standard in every home for an innovative eco lifestyle. It's an investment in stature ... and a green future.



THE ARCHITECT

“Embun has been designed for modern tropical living with clean lines complemented by fully functional spaces within. Aimed at enhancing the suburban resort lifestyle, the master planning and architecture encourage more social interaction among the residents as well as address climatic demands effectively. Large courtyards were designed as focal points and can be shared by the homeowners for a communal sense of living. Generous-sized sliding doors at the balconies and main entrances blur the definition of private and public space, welcoming the lush outdoors in. The melding of the living, dining and ‘designer’ kitchen into a special space results in a spatial showpiece that is bound to impress, every time someone steps in. All bedrooms have views and en-suite bathrooms. The master bedroom is actually a large suite with a walk-in wardrobe, study area and a generous master bath resembling more like a boutique hotel suite. Houses are orientated to the north / south direction to avoid the harsh sunlight. To induce natural air circulation, balconies have been specially incorporated with an artistically-designed louvred façade which not only provides shade and privacy but also forms a unique design statement that is nothing short of a masterpiece.”

Site Plan
Facilities Plans
Floor Plans
Specifications

Site Plan

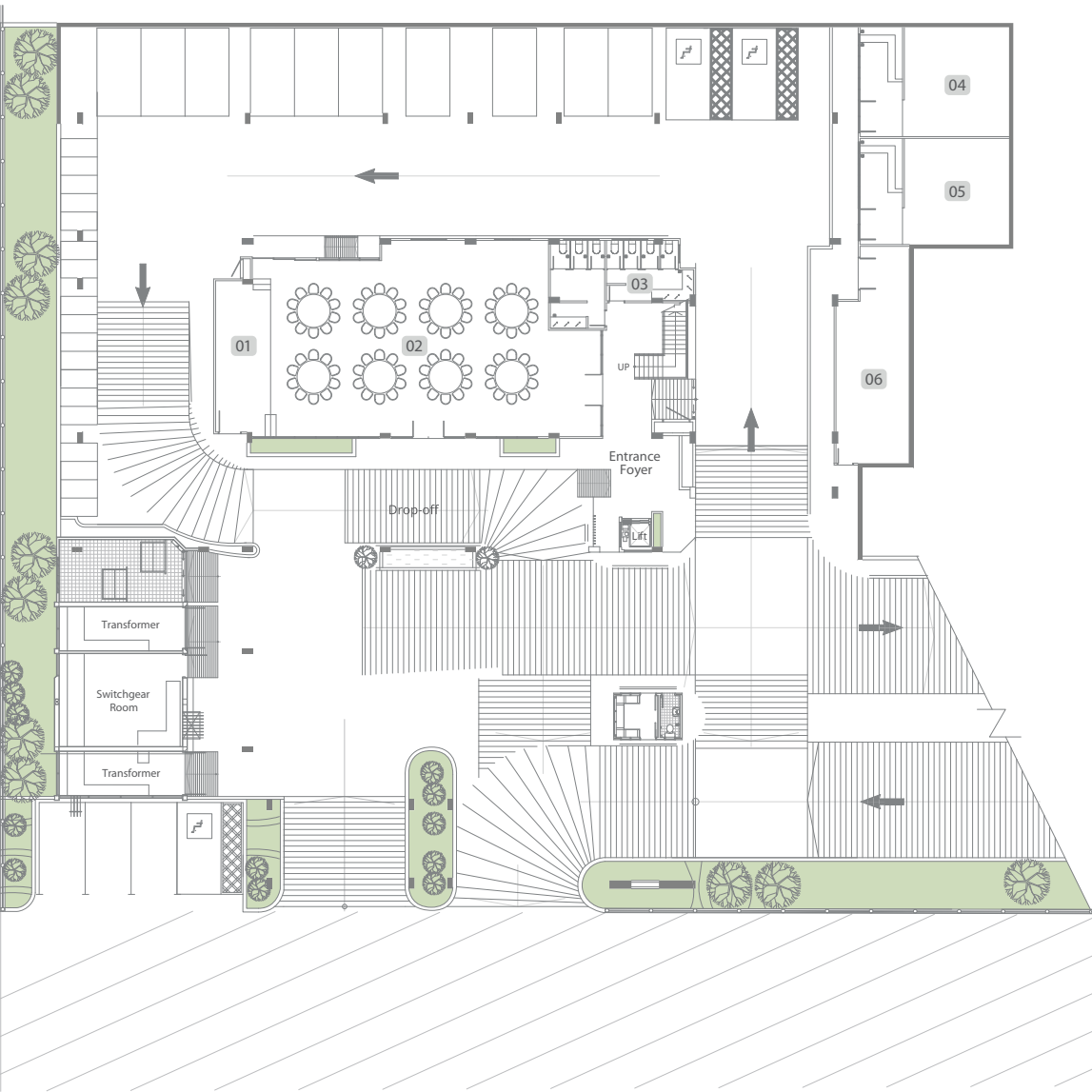


- TYPE 1 29' x 49'
- TYPE 1a 29' x 49'
- TYPE 2 26' x 70'
- TYPE 2a 26' x 70'
- TYPE 2b 26' x 70'
- TYPE 2c 26' x 70'
- TYPE 3 22' x 70'
- TYPE 4 23' x 70'
- TYPE 5 22' x 70'

GROUND
FLOOR



- 01 Stage
- 02 Multi-purpose Hall
- 03 Toilet 1
- 04 Male Surau
- 05 Female Surau
- 06 Management Office



FIRST
FLOOR

- 01

Bbq Pit
- 02

Herbs Garden
- 03

Shower
- 04

25 M Swimming Pool
- 05

Gymnasium
- 06

Wading Pool
- 07

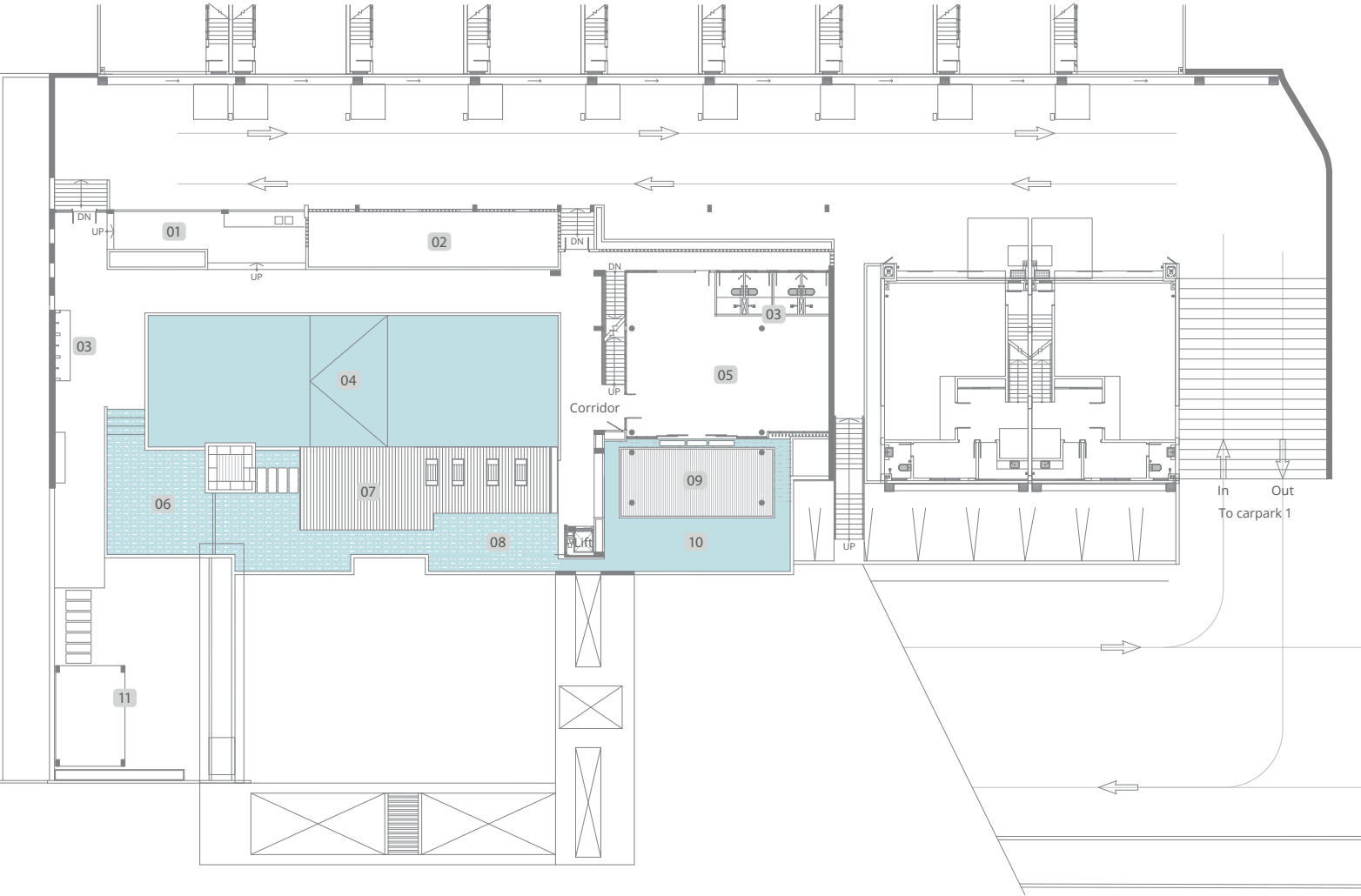
Timber Deck
- 08

Reflective Pool
- 09

Yoga Deck
- 10

Reflective Pool
- 11

Playground



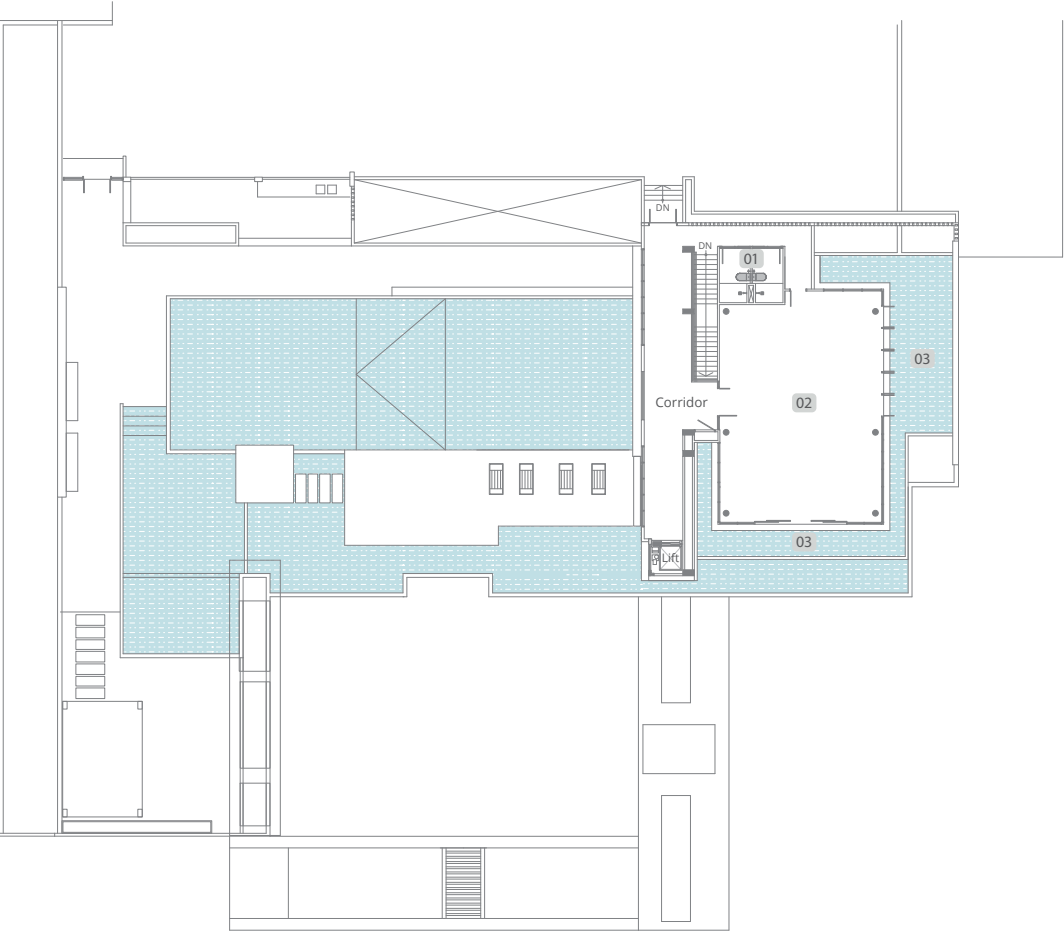
SECOND
FLOOR

- 01

Shower
- 02

Club Lounge
- 03

Reflective Pool



TYPE
2

26' x 70'

LOWER GROUND
FLOOR

- 01 Backyard
- 02 Guest Bath
- 03 Guest Room
- 04 Pantry
- 05 Store
- 06 Foyer
- 07 Shoe
- 08 Car Porch
- 09 Utility

GROUND
FLOOR

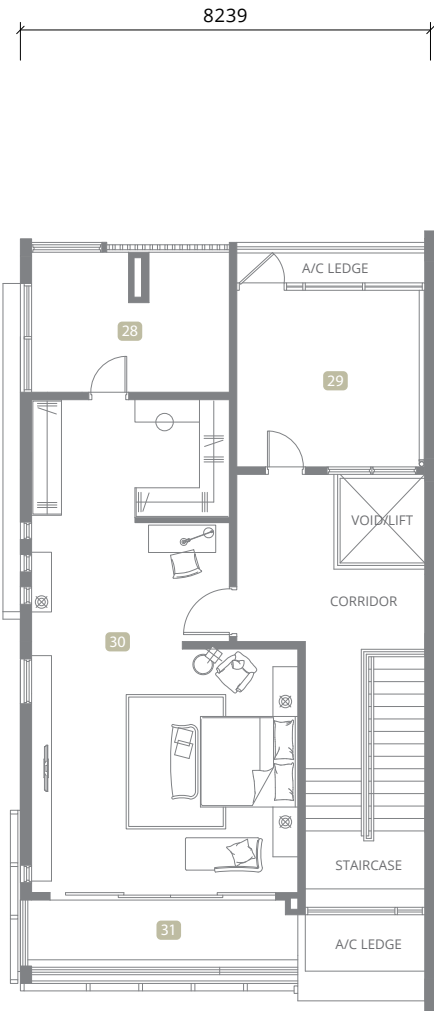
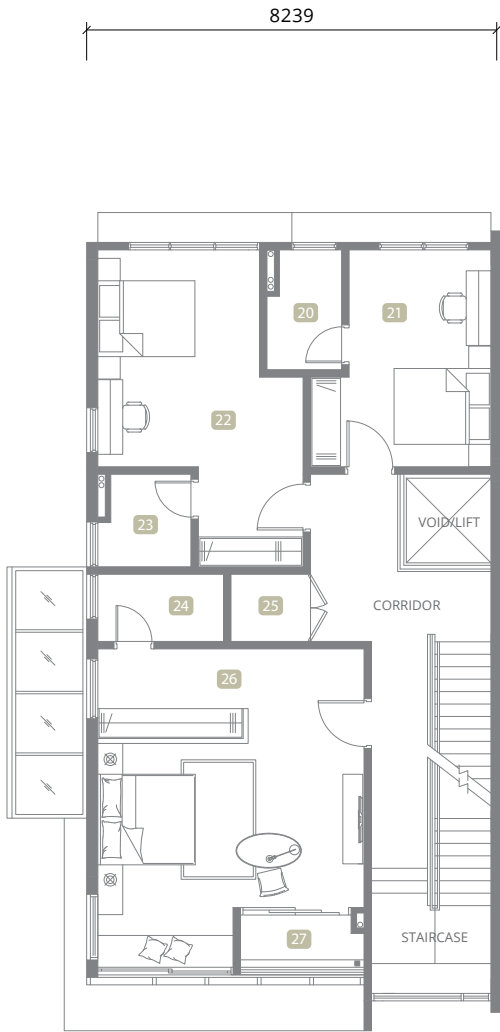
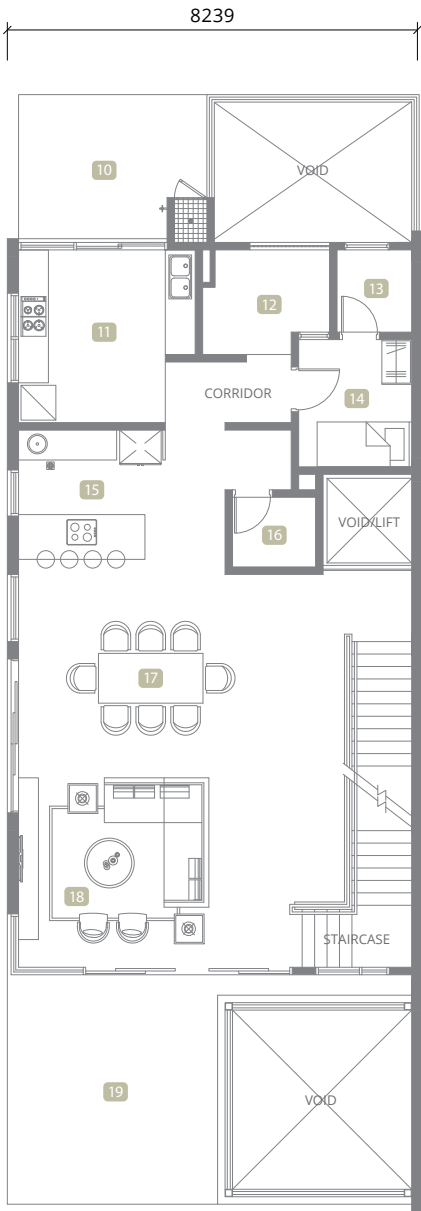
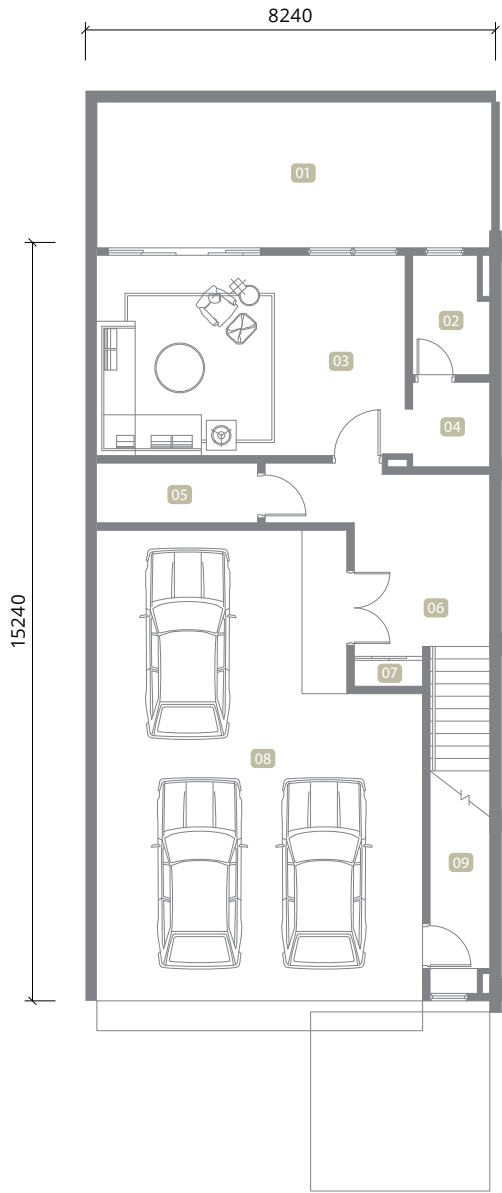
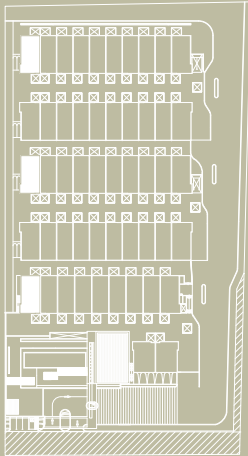
- 10 Yard
- 11 Wet Kitchen
- 12 Laundry
- 13 Maid's Bath
- 14 Maid's Room
- 15 Kitchen Bar
- 16 Powder Room
- 17 Dining
- 18 Living
- 19 Terrace

FIRST
FLOOR

- 20 Bath 2
- 21 Bedroom 2
- 22 Bedroom 1
- 23 Bath 1
- 24 J. M. Bath
- 25 Linen
- 26 Junior Master Bedroom
- 27 Lanai

SECOND
FLOOR

- 28 Master Bath
- 29 Water Tank
- 30 Master Bedroom
- 31 Lanai



TYPE
3
22' x 70'

LOWER GROUND
FLOOR

- 01 Guest Bath
- 02 Guest Room
- 03 Pantry
- 04 Store
- 05 Entrance
- 06 Shoe
- 07 Car Porch
- 08 Utility

GROUND
FLOOR

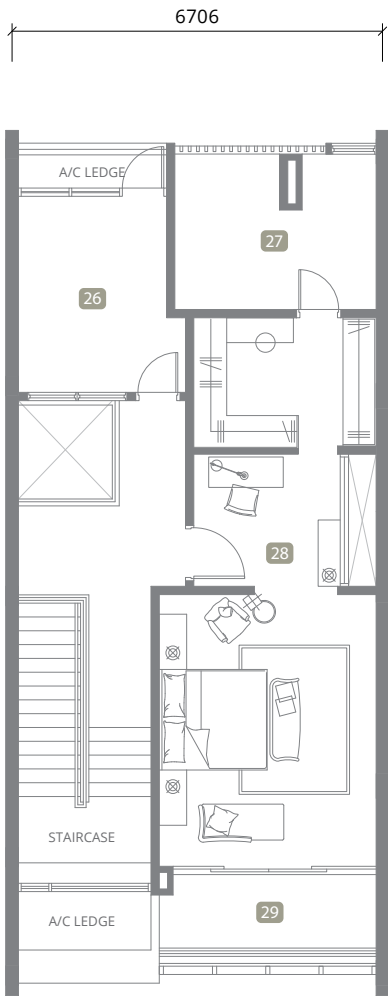
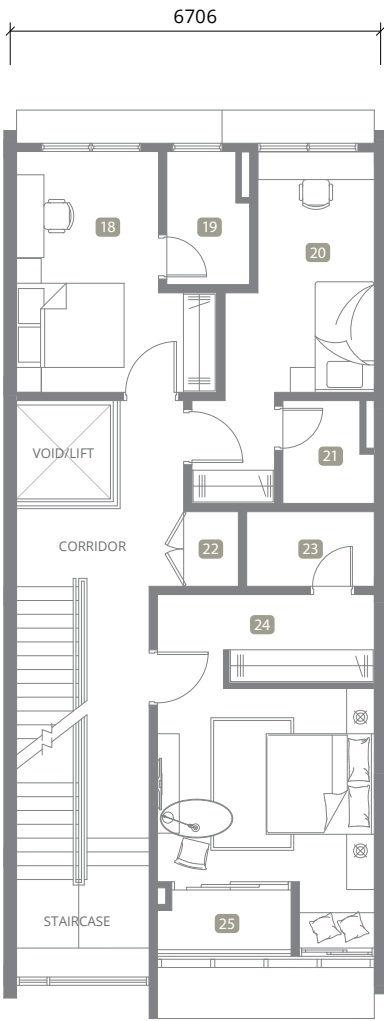
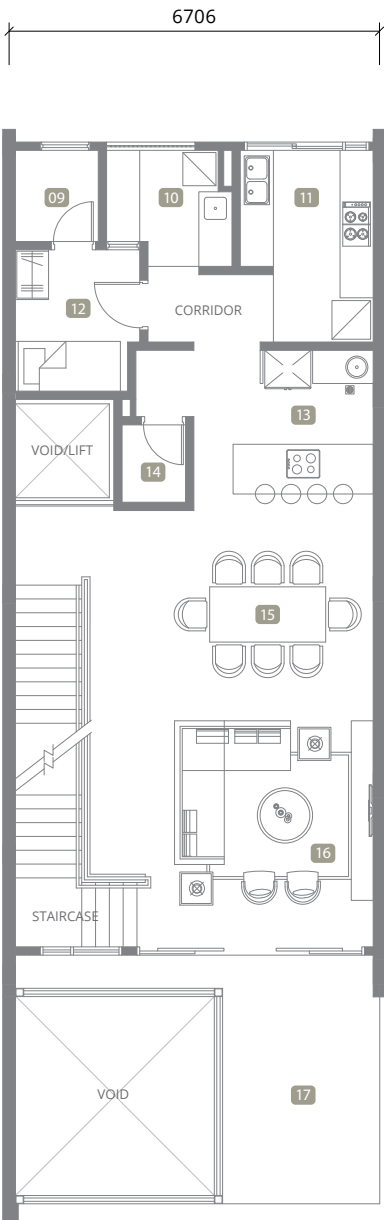
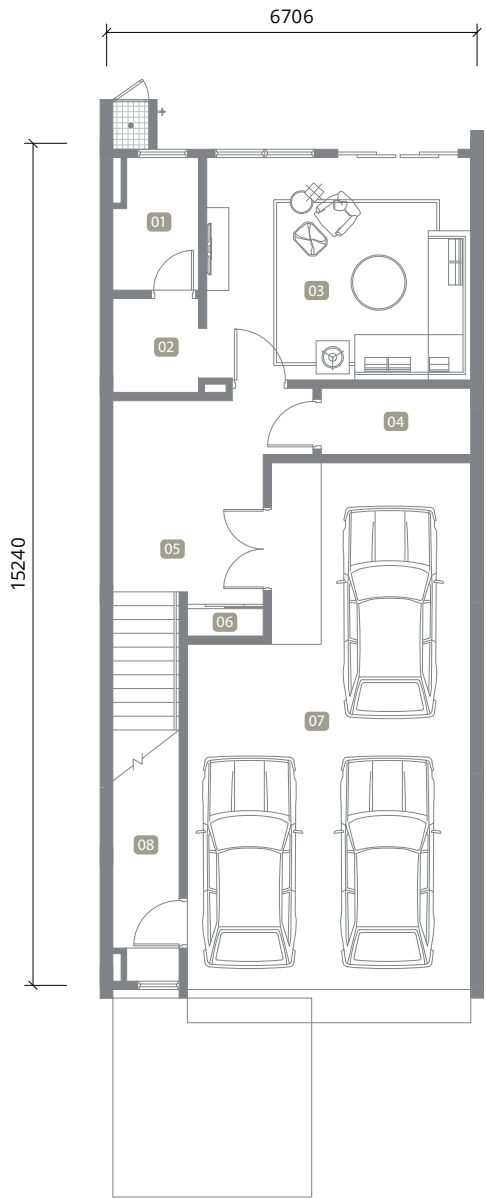
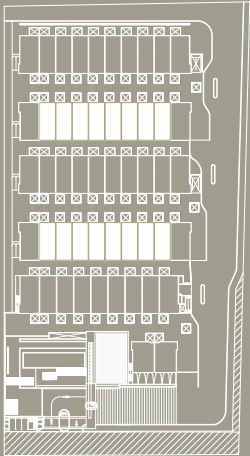
- 09 Maid's Bath
- 10 Laundry
- 11 Wet Kitchen
- 12 Maid's Room
- 13 Kitchen Bar
- 14 Powder Room
- 15 Dining
- 16 Living
- 17 Terrace

FIRST
FLOOR

- 18 Bedroom 2
- 19 Bath 2
- 20 Bedroom 1
- 21 Bath 1
- 22 Linen
- 23 Junior Master Bath
- 24 Junior Master Bedroom
- 25 Lanai

SECOND
FLOOR

- 26 Water Tank
- 27 Master Bath
- 28 Master Bedroom
- 29 Lanai



TYPE
4

23' x 70'

LOWER GROUND
FLOOR

- 01 Backyard
- 02 Guest Room
- 03 Guest Room
- 04 Pantry
- 05 Store
- 06 Foyer
- 07 Shoe
- 08 Car Porch
- 09 Utility

GROUND
FLOOR

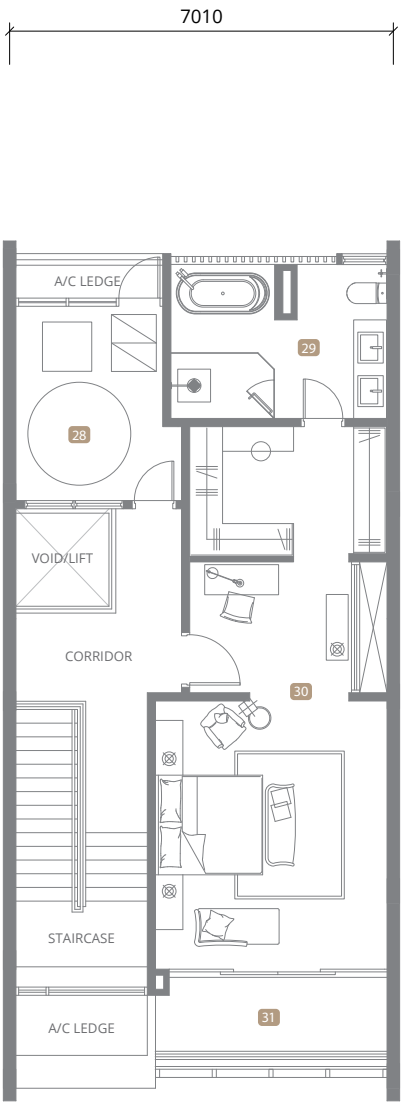
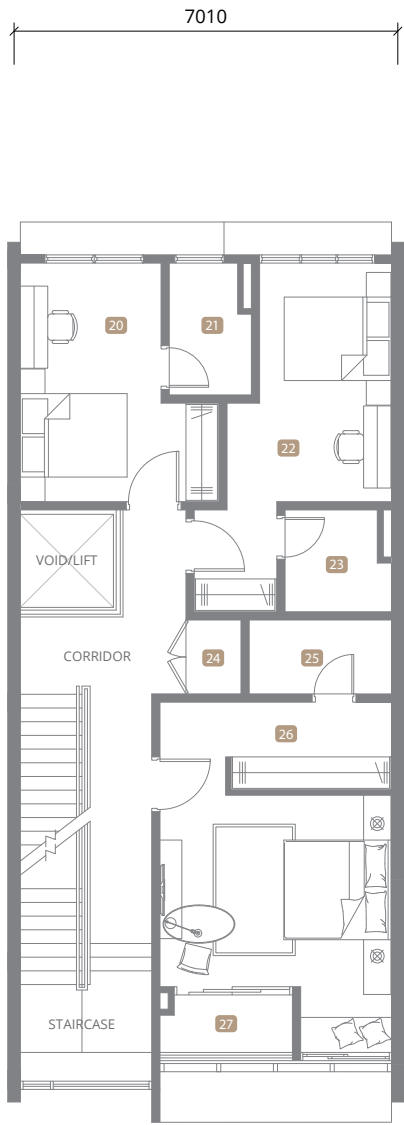
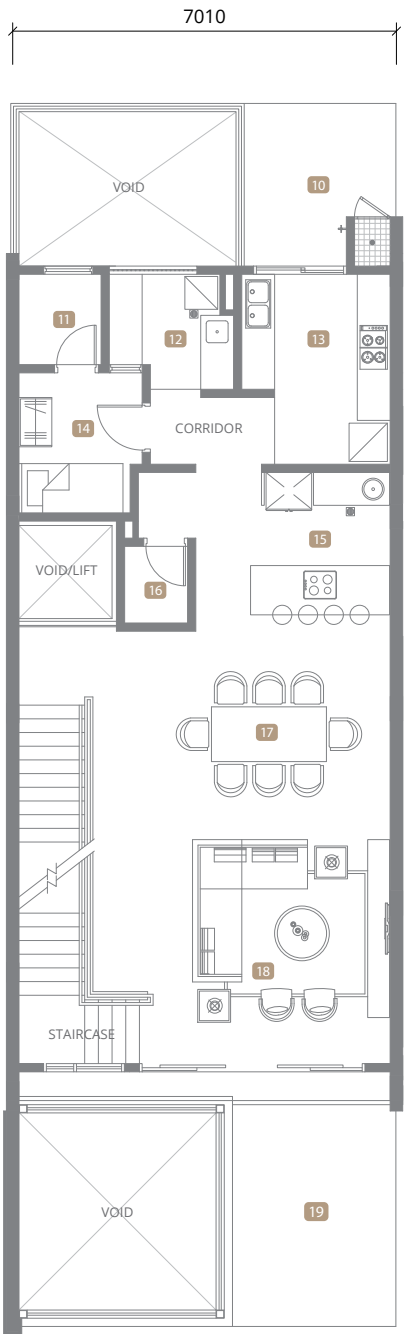
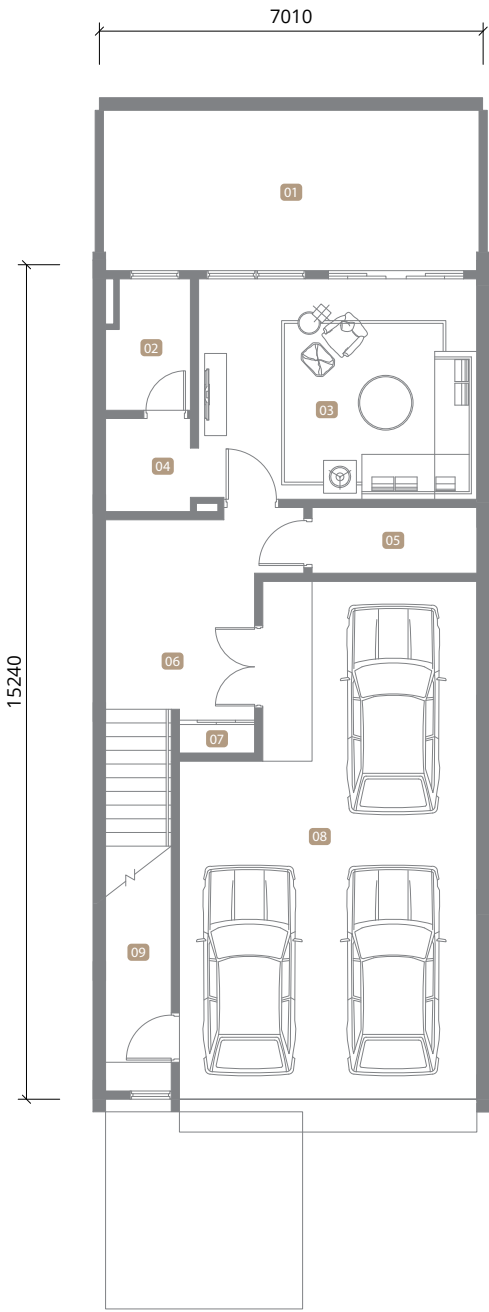
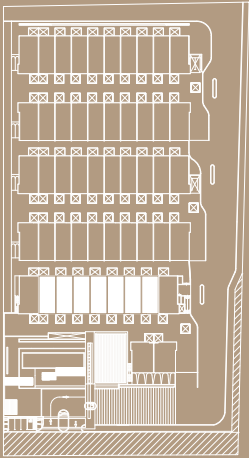
- 10 Yard
- 11 Maid's Bath
- 12 Laundry
- 13 Wet Kitchen
- 14 Maid's Room
- 15 Kitchen Bar
- 16 Powder Room
- 17 Dining
- 18 Living
- 19 Terrace

FIRST
FLOOR

- 20 Bedroom 2
- 21 Bath 2
- 22 Bedroom 1
- 23 Bath 1
- 24 Linen
- 25 Junior Master Bath
- 26 Junior Master Bedroom
- 27 Lanai

SECOND
FLOOR

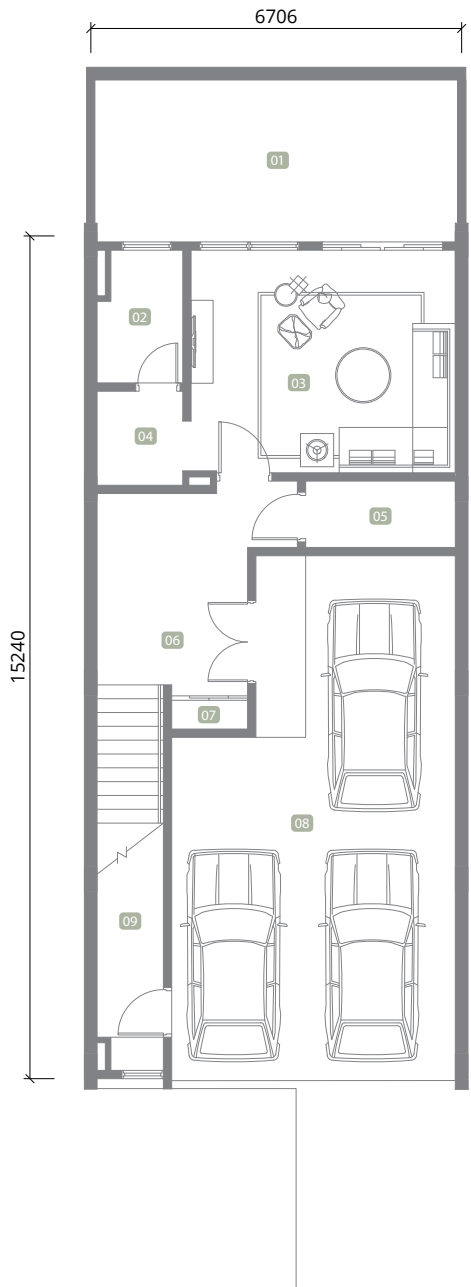
- 28 Water Tank
- 29 Master Bath
- 30 Master Bedroom
- 31 Lanai



TYPE
5
22' x 70'

LOWER GROUND
FLOOR

- 01 Backyard
- 02 Guest Room
- 03 Guest Room
- 04 Pantry
- 05 Store
- 06 Entrance Foyer
- 07 Shoe
- 08 Car Porch
- 09 Utility



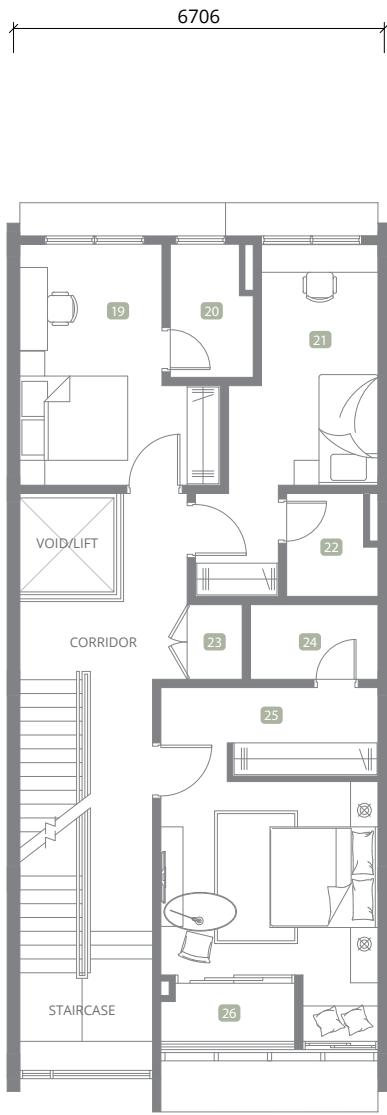
GROUND
FLOOR

- 10 Maid's Bath
- 11 Laundry
- 12 Wet Kitchen
- 13 Maid's Room
- 14 Kitchen Bar
- 15 Powder Room
- 16 Dining
- 17 Living
- 18 Terrace



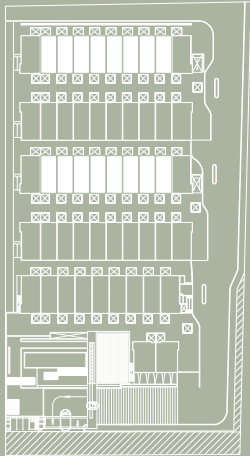
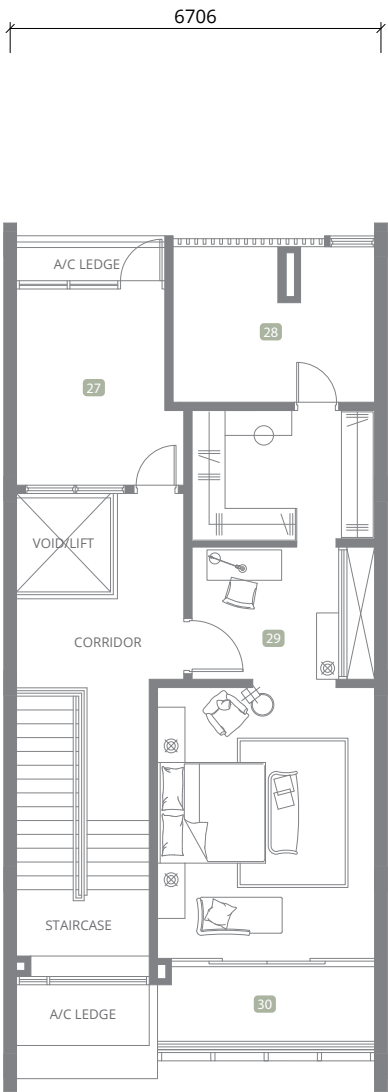
FIRST
FLOOR

- 19 Bedroom 2
- 20 Bath 2
- 21 Bedroom 1
- 22 Bath 1
- 23 Linen
- 24 Junior Master Bath
- 25 Junior Master Bedroom
- 26 Lanai



SECOND
FLOOR

- 27 Water Tank
- 28 Master Bath
- 29 Master Bedroom
- 30 Lanai



Specifications

Structure	Reinforced Concrete	
Wall	RC Wall / Brick Wall / Block Wall	
Roof	Metal Deck / RC Roof	
Ceiling	Living and Dining Wet Kitchen Kitchen Bar Powder Room All Bathrooms All Bedrooms Guest Room Yard (where applicable) Car Porch Lanai Entrance Foyer	Plaster Ceiling Skim Coat Plaster Ceiling Plaster Ceiling Plaster Ceiling Plaster Ceiling Plaster Ceiling Skim Coat Skim Coat Skim Coat Skim Coat
Windows	All	Aluminium / Metal Framed With Glass / Aluminium Louvers
Doors	Entrance Foyer, All Bedrooms, Maid's Room, Powder Room Shoe Room, Linen Room, Store Room and Utility Room All Bathrooms, Water Tank Room Living / Lanai / Wet Kitchen Guest Room (except Type 1 and Type 1A) Laundry (Type 1 and Type 1A) Guest Room (Type 1 and Type 1A)	Timber Door Timber Louvered Door Timber Flush Door Aluminium Frame Sliding Glass Door Aluminium Frame Sliding Glass Door / Timber Door Timber Flush Door Timber Door
Ironmongery	Quality Locksets	

Floor Finishes	Car Porch Foyer Pantry, Laundry and Linen Room Shoe Room, Store Room, Utility Room Yard (where applicable) Terrace (Ground Floor) Lanai Living and Dining Powder Room Wet Kitchen and Kitchen Bar All Bedrooms (except Maid Room) Guest Room Maid Room Family Area (where applicable) All Bathrooms (except Maid's Bathroom) Maid's Bathroom Staircase	Concrete Imprint Ceramic Tiles Ceramic Tiles Cement Render Cement Render Homogeneous Tiles Homogeneous Tiles Homogeneous Tiles Homogeneous Tiles Homogeneous Tiles Timber Laminate Flooring Timber Laminate Flooring Ceramic Tiles Timber Laminate Flooring Homogeneous Tiles Ceramic Tiles Timber Flooring with Metal Railing and Timber Ballustrade
Wall Finishes	Wet Kitchen All Bathrooms Internal Walls External Walls	Ceramic Tiles to 1500mm Height Ceramic Tiles to Ceiling Height Emulsion Paint Weather Resistant Paint
Sanitary Installation	Water Closet Hand Basin Bathtub Shower Rose Kitchen Sink Bib Tap Toilet Roll Holder Soap Holder	7 8 1 6 2 11 7 7
Electrical Installation	Light Point Wall Light Point 13 Amp. Switch socket Outlet Ceiling Fan Point 15 Amp. Air Cond. Point 15 Amp.Water Heater Point T.V. Point Telephone Point Door Bell Point 30 Amp. SPN Isolator Point (for Lift - optional) Water Heater Tank (Master Bedroom)	65 4 45 7 8 6 6 4 1 1 1



Forest serenity, city tranquility

*Luxuriously nestled within a lush tropical forest,
Embun is only a mere 20 minutes' drive to the city.*



For more information, call :
012.483 0302 / 012.661 9519 / 012.293 1033 / 012.427 1336



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N-16-01, Penthouse, Level 16, First Subang, Jalan SS15/4G 47500 Subang Jaya Selangor.

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