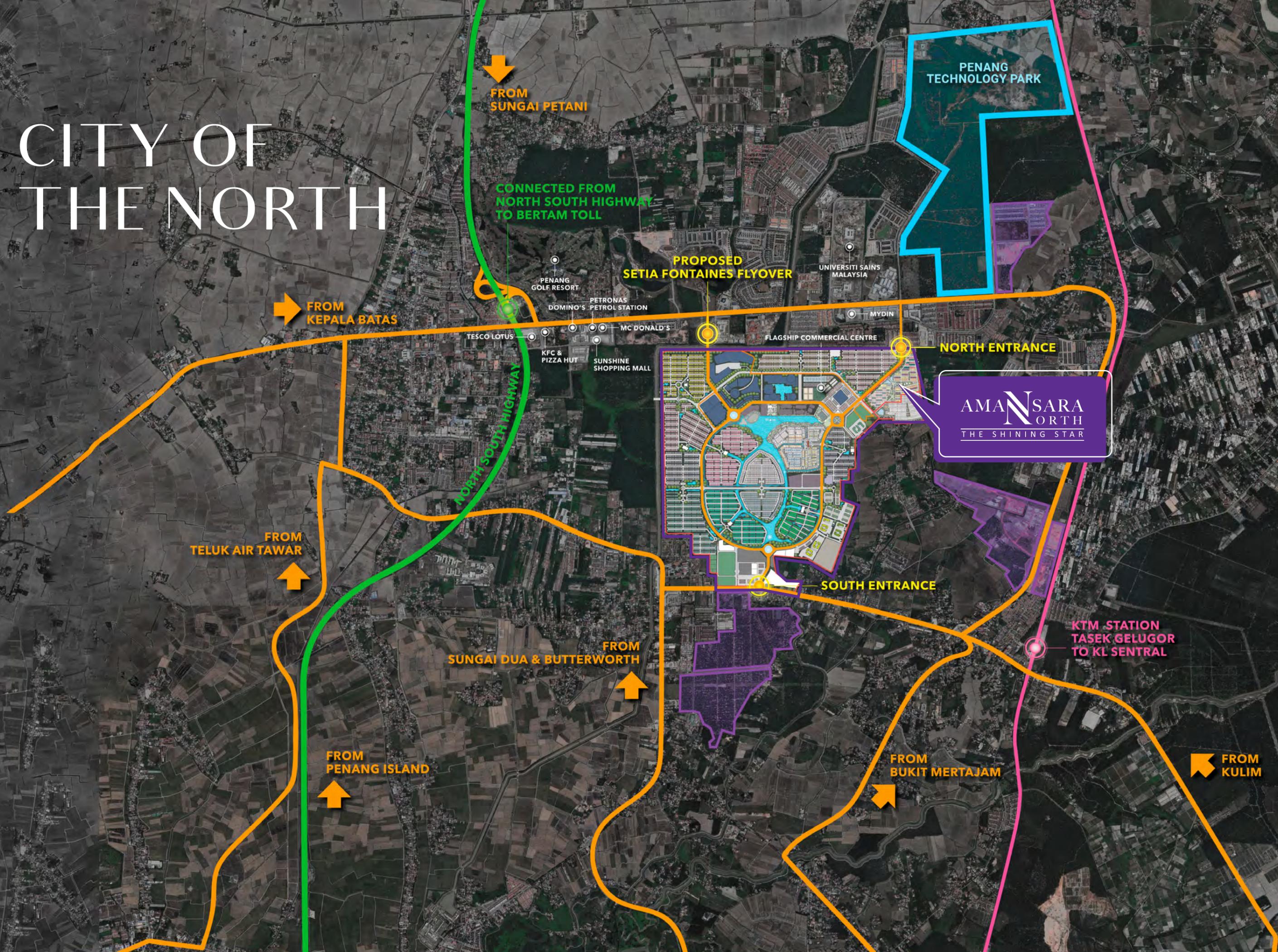


AMANSARA  
NORTH  
THE SHINING STAR



# CITY OF THE NORTH



FROM SUNGAI PETANI

CONNECTED FROM NORTH SOUTH HIGHWAY TO BERTAM TOLL

FROM KEPALA BATAS

PROPOSED SETIA FONTAINES FLYOVER

PENANG TECHNOLOGY PARK

PENANG GOLF RESORT  
DOMINO'S  
PETRONAS PETROL STATION  
KFC & PIZZA HUT  
TESCO LOTUS  
SUNSHINE SHOPPING MALL  
MC DONALD'S

UNIVERSITI SAINS MALAYSIA

MYDIN

FLAGSHIP COMMERCIAL CENTRE

NORTH ENTRANCE

AMANSARA NORTH  
THE SHINING STAR

FROM TELUK AIR TAWAR

SOUTH ENTRANCE

FROM SUNGAI DUA & BUTTERWORTH

KTM STATION TASEK GELUGOR TO KL SENTRAL

FROM PENANG ISLAND

FROM BUKIT MERTAJAM

FROM KULIM

# LIVE IN ECOSOPHY

Setia Fontaines embraces an ecological philosophy that combines luxuriant greenery, scenic water features, and a thriving community.





1,691 ACRES OF INTEGRATED  
CITY OF THE NORTH



# BUILDING THRIVING COMMUNITIES

\*Actual photo of Amansara South

## BE THE SUPERSTAR

Be the one you've always wanted to be,  
Inspiring, warm, and full of energy.  
Be the one who takes bold steps,  
Define how a great future should be.  
Indulge yourself in better homes.  
Only at Amansara North.



**BIGGER**

**LARGER**

**WIDER**

**BETTER**

Live life to the fullest with 5 distinctive and distinguished types of abode, each with its own charisma. From bigger spaces to better designs, take your pick on what sort of attention to detail makes you come to life at home.



**Rejoice 22' x 73'**  
SINGLE STOREY TERRACE

Features an indoor courtyard that brings interior landscapes to life.



**Charm 22' x 73'**  
SINGLE STOREY TERRACE

Take pleasure in a spacious kitchen as the perfect complement to your culinary skills.



**Shine 22' x 73'**  
DOUBLE STOREY TERRACE

A big and flexible layout that dazzles in its limitless possibilities to get creative with your home design.



**Glamour 22' x 73'**  
DOUBLE STOREY TERRACE

Designed for convenience, where every space only requires minimal interior design work.



**Allure 24' x 80'**  
DOUBLE STOREY SUPERLINK

Combining resort living, entertainment, and lifestyle under one roof, giving you a best-in-class luxurious space.

# GARDEN CIRCUS

Come home to a sanctuary of serenity.

AMANSARA  
NORTH



\*Artist's impression only

PAVILION OF ESSENCE



\*Artist's impression only

SUNRISE PLAYGROUND



\*Artist's impression only

GARDEN OF BLOSSOMS



\*Artist's impression only

COMMUNITY GARDEN

# AMANSARA

## Site Plan

Live life amidst modern facilities and amenities specially crafted for you when you purchase a dream home in Setia Fontaines. Enjoy tranquility, peace, and happiness within this masterplan that is set to become the benchmark City of the North.

- |                            |                        |
|----------------------------|------------------------|
| 1. Main Entrance Boulevard | 10. Learning Garden    |
| 2. Garden Circus           | 11. Sunrise Playground |
| 3. Garden of Blossoms      | 12. Activity Lawn      |
| 4. Pavilion of Festivity   | 13. Fitness Area       |
| 5. Community Garden        | 14. Amphitheatre       |
| 6. Sunset Playground       | 15. Basketball Court   |
| 7. Linear Park             | 16. Sensory Garden     |
| 8. Biophilic Garden        |                        |
| 9. Pavilion of Essence     |                        |

- |   |  |
|---|--|
|  | Charm, Single Storey Terrace - 22' x 73'   |
|  | Rejoice, Single Storey Terrace - 22' x 73' |
|  | Glamour, Double Storey Terrace - 22' x 73' |
|  | Shine, Double Storey Terrace - 22' x 73'   |
|  | Allure, Double Storey Superlink- 24' x 80' |



# HOME UPGRADE PACKAGES



## PACKAGE 1

### SMART SURVEILLANCE SYSTEM

Be in charge of the safety of your loved ones with direct access to the surveillance system from your smartphone at all times.



## PACKAGE 2

### AUTOGATE SYSTEM

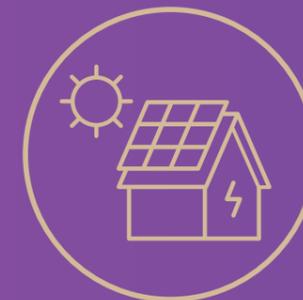
A piece of automation for extra convenience when driving in and out of your home.



## PACKAGE 3

### AIRCOND PIPING & CABLING

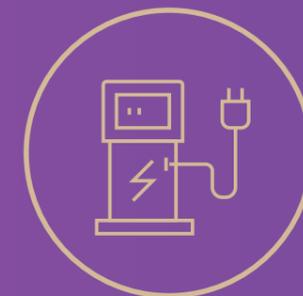
For convenience and less renovation work, upgrade every room to be ready for air-conditioning.



## PACKAGE 4

### SOLAR PANEL SYSTEM

Take the first step to protect our planet from climate change by using an alternative and sustainable energy source to power your home.



## PACKAGE 5

### ELECTRIC VEHICLE CHARGING STATION

Lead an environmentally conscious lifestyle and get your home to be ready for electric vehicles.

# THREE MORE REASONS FOR YOU TO CHOOSE THIS SUPERSTAR DEVELOPMENT



## 1. PROPOSED INTERNATIONAL WATERFRONT CENTRE

The International Waterfront Centre, which is within walking distance from Amansara North, will be the top hangout spot in the northern region. Upon completion, this will be the choice destination where family & friends come to spend quality time together.

## 2. PROPOSED FLAGSHIP CENTRE

Situated at Setia Fontaines City Centre, the proposed flagship centre will be home to the largest businesses in the northern region, hosting commerce ventures related to automobile, health & wellness, education, and many others.



## 3. CITY CENTRE BUSINESS HUB

Located opposite Amansara North, this commercial development aims to provide convenience to residents with establishments such as F&B, retail, convenient stores, banking, and many more.



# THE CITY OF THE NORTH

Bandar Setia Fontaines is the crown jewel of the Northern Region, with an integrated mixed development that combines luxury green living with world-class facilities and amenities. With close proximity to Penang Island and other major population and commercial centres on the mainland, Bandar Setia Fontaines is set to be the new epicentre of Malaysia's northern states.



**SETIA EXPERIENCE CENTRE (SEC)**  
2296, Lingkar Setia, Bandar Setia Fontaines,  
13200 Kepala Batas, Pulau Pinang, Malaysia.

**Call +604 5762255**

[www.setiafontaines.com](http://www.setiafontaines.com) **SetiaFontaines**

**Setia**  
Stay Together. Stay Setia  
livelearnworkplay

DEVELOPER: SETIA FONTAINES SDN BHD (505572-T) • Developer's License No.: 19732/05-2028/0714(R) • Validity Date: 19/05/2023 - 18/05/2028 • Advertising and Sales Permit No.: 19732-4/12-2024/0430(N)-(L) • Validity Date: 16/12/2022 - 15/12/2024 • Building Plan Approving Authorities: Majlis Bandaraya Seberang Perai • Building Plan Approval No.: MBSP/40/20-06/155 • Land Tenure: Freehold • Land Encumbrances: Public Investment Bank Berhad • Expected Date of Completion: December 2024 • Single Storey Terrace • Total units: 32 unit • Price: RM552,000 (min) - RM672,000 (max) • Single Storey Terrace • Total units: 29 unit • Price: RM516,000 (min) - RM640,000 (max) • Double Storey Terrace • Total units: 50 unit • Price: RM768,000 (min) - RM840,000 (max) • Double Storey Terrace • Total units: 51 unit • Price: RM732,000 (min) - RM912,000 (max) • Double Storey Terrace • Total units: 30 unit • Price: RM876,000 (min) - RM972,000 (max) • Bumiputera Discount: 5%



SETIA FONTAINES  
Archipelago of Dreams