
AMANSARA
NORTH
THE SHINING STAR
SETIA FONTAINES
Archipelago of Dreams

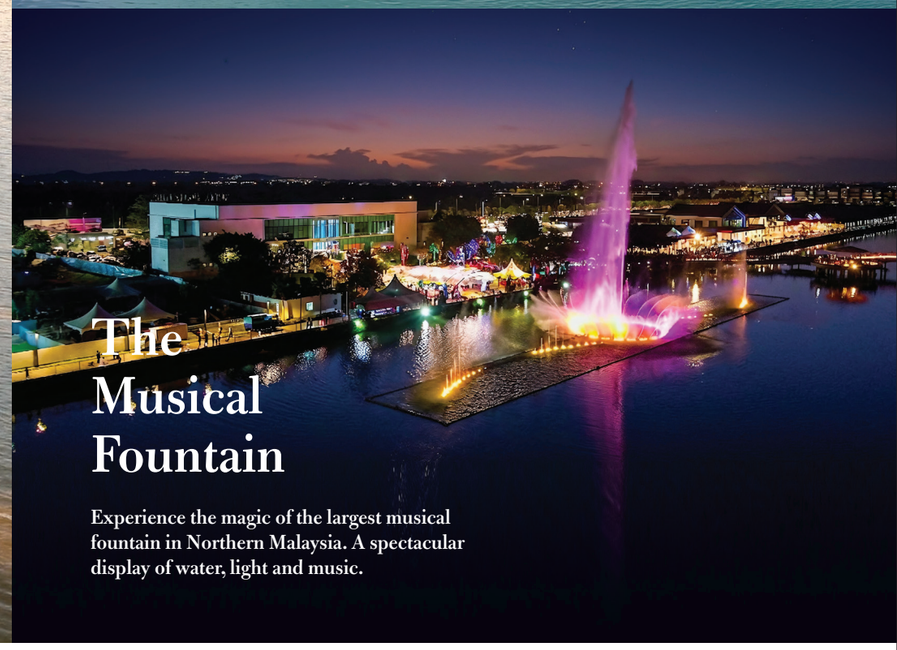
Spanning 1,691 acres of master-planned brilliance, Setia Fontaines isn't just a place to live, it’s a landmark. Designed as a sustainable 'City of the Future,' it blends urban convenience with the tranquility of nature, creating a legacy for generations to come.





The 100-Acre Heritage Park

The green heart of our township.
A sprawling sanctuary for morning jogs, family picnics and golden sunsets.



The Musical Fountain

Experience the magic of the largest musical fountain in Northern Malaysia. A spectacular display of water, light and music.

Contemporary homes designed for a balanced pace

Experience a residential enclave where modern architecture meets a practical outdoor layout. Our homes at Amansara North are positioned to make the most of their surroundings, offering residents a pleasant, uncluttered environment for morning strolls or evening jogs.

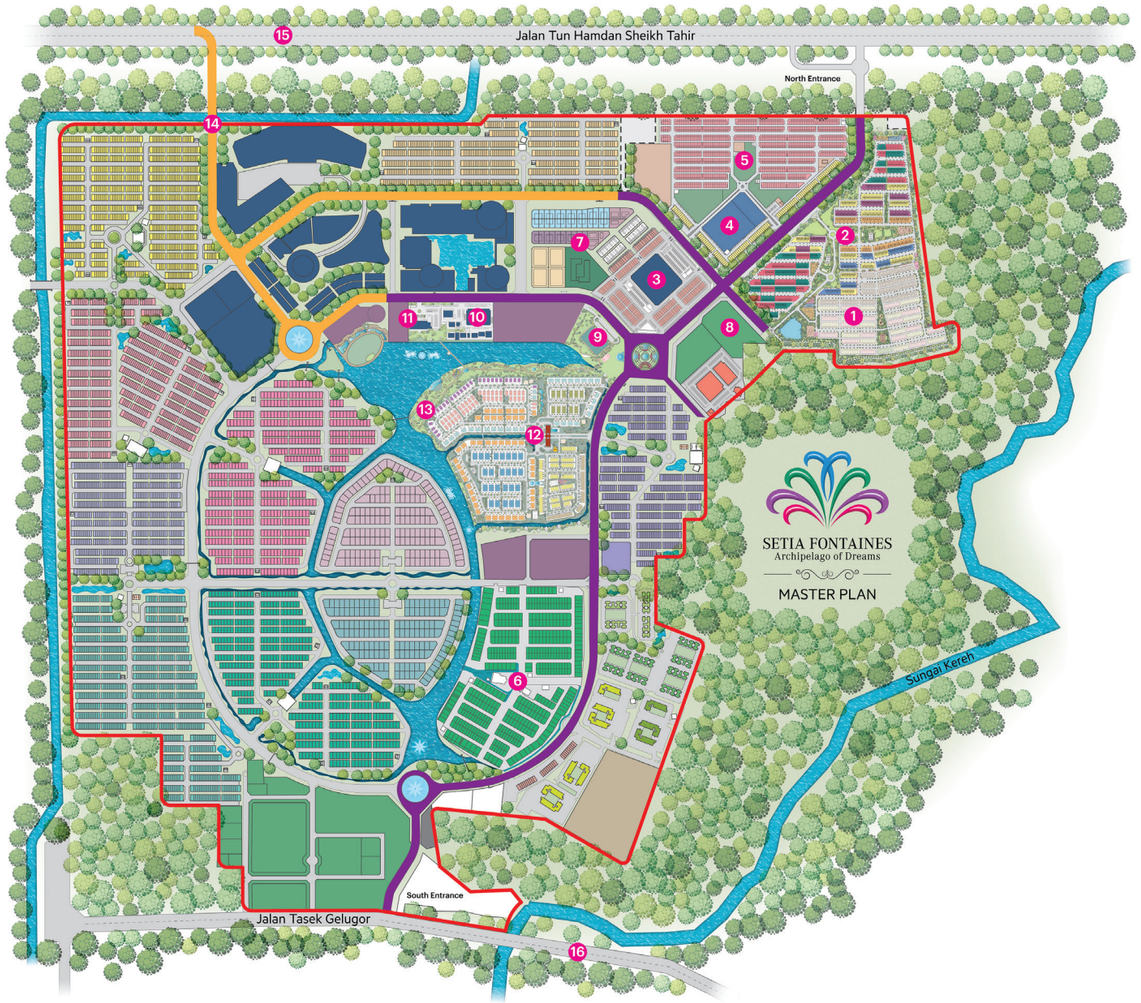
It's about more than just a house, it's a well-planned neighborhood designed to keep you connected to what matters most.


*Actual photo


*Actual photo


*Actual photo


*Actual photo



Master Plan

1. Amansara South
2. Amansara North
3. City Centre Business Hub
4. City Centre Business Hub 2
5. Setia Suria
6. Precinct 7
7. Flagship Centre
8. Proposed Chinese Primary School
9. Townpark
10. Waterfront Lifestyle Centre
11. Setia Experience Centre
12. NusaCinta
13. Heritage Park
14. Proposed Flyover
15. Jalan Tun Hamdan Sheikh Tahir
16. Jalan Tasek Gelugor

Site Plan

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

- 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'
- Enchant, Double Storey Terrace - 22' x 73'
- Allure, Double Storey Superlink - 24' x 80'





3 bedrooms

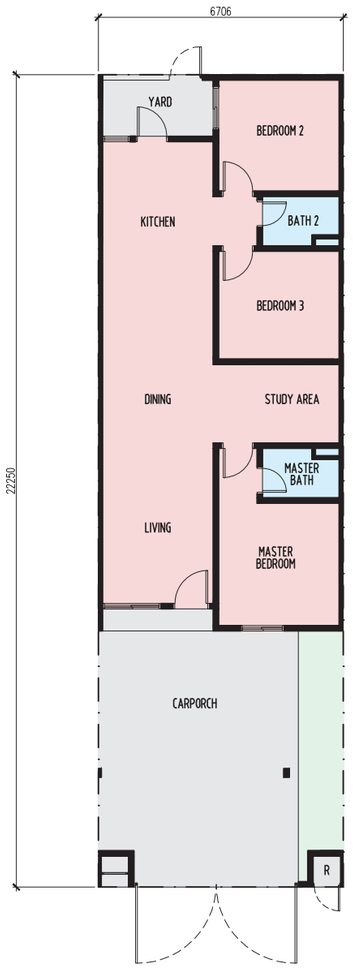
2 bathrooms

CHARM

SINGLE STOREY TERRACE

Land size: 22' x 73' • *Built-up:* From 1,385 sq.ft.

Intermediate unit



STRUCTURE	: Reinforced Concrete Frame			
WALL	: Brickworks with Plaster			
ROOFING COVERING	: Concrete Roof Tiles / Reinforced Concrete Roof Metal Deck Roofing at Car porch (Type D1, D2 & D2a)			
ROOF FRAMING	: Lightweight Steel Trusses / Steel Trusses			
CEILING	: Concrete Slab / Plaster Ceiling with Paint			
WINDOWS	: Aluminium Frame Glass Window			
DOORS	: Timber Flush Door : Aluminium Frame Glass Sliding Door : Mild Steel Grille Door : Aluminium Frame Louvers Door			
IRONMONGERY	: Approved Quality Lockset			
WALL FINISHES				
External Wall	: Plaster and Paint			
Internal Wall	: Plaster and Paint			
Baths Wall	: Tiles / Plaster and Paint			
Kitchen Wall	: Tiles / Plaster and Paint			
FLOOR FINISHES				
Carporch, Apron	: Cement Render			
Living, Dining, Kitchen, Master Bedroom, Bedroom 2, Bedroom 3, Study Area, Yard, Terrace & All Baths	: Tiles			
SANITARY FITTINGS	Type D1	Type D2	Type D2a	Type D2b
Shower	2	2	2	2
Water Closet	2	2	2	2
Water Tap	5	4	4	4
Basin	2	2	2	2
Sink	1	1	1	1
ELECTRICAL INSTALLATION	Type D1	Type D2	Type D2a	Type D2b
Lighting Point	16	15	15	15
13A Power Point	18	18	18	18
Fan Point	5	5	5	5
Air-con Point	5	5	5	5
Fibre Wall Socket	1	1	1	1
Heater Point	2	2	2	2
TV Point	2	2	2	2
ELECTRICAL SUPPLY	: 1-Phase Power Supply			
FENCING & GATE	: Brickwall with Mild Steel Fencing			

**Floor Finishes (Apron & Terrace) are only applicable to end/corner units.*



3 bedrooms

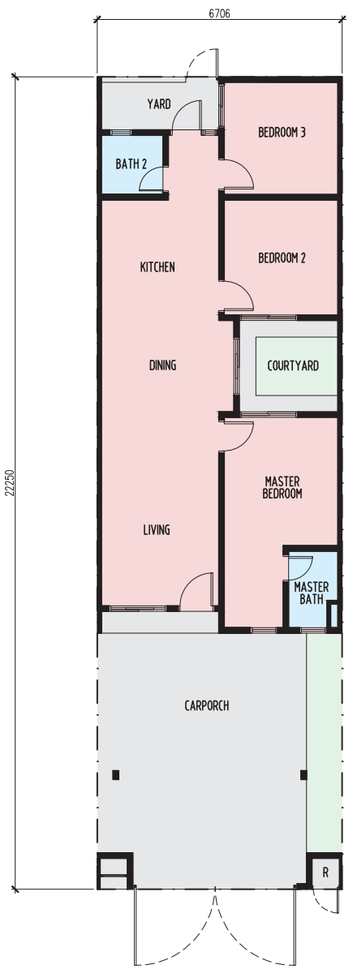
2 bathrooms

REJOICE

SINGLE STOREY TERRACE

Land size: 22' x 73' • *Built-up:* From 1,385 sq.ft.

Intermediate unit



STRUCTURE	: Reinforced Concrete Frame		
WALL	: Brickworks with Plaster		
ROOFING COVERING	: Concrete Roof Tiles		
ROOF FRAMING	: Lightweight Steel Trusses / Steel Trusses		
CEILING	: Concrete Slab / Plaster Ceiling with Paint		
WINDOWS	: Aluminium Frame Glass Window		
DOORS	: Timber Flush Door : Aluminium Frame Glass Sliding Door : Mild Steel Grille Door : Aluminium Frame Louvers Door		
IRONMONGERY	: Approved Quality Lockset		
WALL FINISHES			
External Wall	: Plaster and Paint		
Internal Wall	: Plaster and Paint		
Baths Wall	: Tiles		
Kitchen Wall	: Tiles / Plaster and Paint		
FLOOR FINISHES			
Carporch, Apron	: Cement Render		
Living, Dining, Kitchen, Master Bedroom, Bedroom 2, Bedroom 3,Yard, Terrace &			
All Baths	: Tiles		
Courtyard	: Soil		
SANITARY FITTINGS	Type E1	Type E2	Type E2a
Shower	2	2	2
Water Closet	2	2	2
Water Tap	6	5	5
Basin	2	2	2
Sink	1	1	1
ELECTRICAL INSTALLATION	Type E1	Type E2	Type E2a
Lighting Point	18	17	17
13A Power Point	17	17	17
Fan Point	5	5	5
Air-con Point	5	5	5
Fibre Wall Socket	1	1	1
Heater Point	2	2	2
TV Point	2	2	2
ELECTRICAL SUPPLY	: 1-Phase Power Supply		
FENCING & GATE	: Brickwall with Mild Steel Fencing		

**Floor Finishes (Apron & Terrace) are only applicable to end/corner units.*



4 bedrooms

3 bathrooms

GLAMOUR

DOUBLE STOREY TERRACE

Land size: 22' x 73' • *Built-up:* From 2,119 sq.ft.

Corner / End unit



Ground floor First floor

Intermediate unit



Ground floor First floor

STRUCTURE	: Reinforced Concrete Frame
WALL	: Brickworks with Plaster
ROOFING COVERING	: Concrete Roof Tiles / Reinforced Concrete Roof
ROOF FRAMING	: Lightweight Steel Trusses / Steel Trusses
CEILING	: Concrete Slab / Plaster Ceiling with Paint
WINDOWS	: Aluminium Frame Glass Window
DOORS	: Timber Flush Door : Aluminium Frame Glass Sliding Door : Mild Steel Grille Door : Aluminium Frame Louvers Door
IRONMONGERY	: Approved Quality Lockset
WALL FINISHES	
External Wall	: Plaster and Paint
Internal Wall	: Plaster and Paint
Baths Wall	: Tiles
Kitchen Wall	: Tiles / Plaster and Paint
FLOOR FINISHES	
Carporch, Apron, A/C Ledge, Store & Compartment	: Cement Render
Living, Dining, Kitchen, Staircase, Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4, Family, Terrace, Yard & All Baths	: Tiles

SANITARY FITTINGS	Type F1	Type F2	Type F2a
Shower	3	3	3
Water Closet	3	3	3
Water Tap	6	5	5
Basin	3	3	3
Sink	1	1	1

ELECTRICAL INSTALLATION	Type F1	Type F2	Type F2a
Lighting Point	26	25	25
13A Power Point	22	22	22
Fan Point	7	7	7
Air-con Point	7	7	7
Fibre Wall Socket	1	1	1
Heater Point	3	3	3
TV Point	3	3	3

ELECTRICAL SUPPLY	: 1-Phase Power Supply
FENCING & GATE	: Brickwall with Mild Steel Fencing

**Floor Finishes (Apron & Terrace) are only applicable to end/corner units.*



4 bedrooms

3 bathrooms

SHINE

DOUBLE STOREY TERRACE

Land size: 22' x 73' • *Built-up:* From 2,174 sq.ft.

Intermediate unit



Ground floor

First floor

STRUCTURE	: Reinforced Concrete Frame
WALL	: Brickworks with Plaster
ROOFING COVERING	: Concrete Roof Tiles / Reinforced Concrete Roof
ROOF FRAMING	: Lightweight Steel Trusses / Steel Trusses
CEILING	: Concrete Slab / Plaster Ceiling with Paint
WINDOWS	: Aluminium Frame Glass Window
DOORS	: Timber Flush Door : Aluminium Frame Glass Sliding Door : Mild Steel Grille Door : Aluminium Frame Louvers Door
IRONMONGERY	: Approved Quality Lockset
WALL FINISHES	
External Wall	: Plaster and Paint
Internal Wall	: Plaster and Paint
Baths Wall	: Tiles
Kitchen Wall	: Tiles / Plaster and Paint
FLOOR FINISHES	
Carporch, Apron, A/C Ledge, Compartment	: Cement Render
Living, Dining, Kitchen, Staircase, Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4, Study Corner, Terrace, Family, Yard & All Baths	: Tiles

SANITARY FITTINGS	Type G1	Type G2	Type G2a
Shower	3	3	3
Water Closet	3	3	3
Water Tap	6	5	5
Basin	3	3	3
Sink	1	1	1

ELECTRICAL INSTALLATION	Type G1	Type G2	Type G2a
Lighting Point	28	27	27
13A Power Point	22	22	22
Fan Point	7	7	7
Air-con Point	7	7	7
Fibre Wall Socket	1	1	1
Heater Point	3	3	3
TV Point	3	3	3

ELECTRICAL SUPPLY	: 1-Phase Power Supply
FENCING & GATE	: Brickwall with Mild Steel Fencing

**Floor Finishes (Apron & Terrace) are only applicable to end/corner units.*



4 bedrooms

3 bathrooms

ENCHANT

DOUBLE STOREY TERRACE

Land size: 22' x 73' • *Built-up:* From 2,174 sq.ft.

Corner / End unit



Ground floor First floor

Intermediate unit



Ground floor First floor

STRUCTURE	: Reinforced Concrete Frame		
WALL	: Brickworks with Plaster		
ROOFING COVERING	: Concrete Roof Tiles / Reinforced Concrete Roof		
ROOF FRAMING	: Lightweight Steel Trusses / Steel Trusses		
CEILING	: Concrete Slab / Plaster Ceiling with Paint		
WINDOWS	: Aluminium Frame Glass Window		
DOORS	: Timber Flush Door : Aluminium Frame Glass Sliding Door : Mild Steel Grille Door : Aluminium Frame Louvers Door		
IRONMONGERY	: Approved Quality Lockset		
WALL FINISHES			
External Wall	: Plaster and Paint		
Internal Wall	: Plaster and Paint		
Baths Wall	: Tiles		
Kitchen Wall	: Tiles / Plaster and Paint		
FLOOR FINISHES			
Carporch, Apron, A/C Ledge, Compartment	: Cement Render		
Living, Dining, Kitchen, Staircase, Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4, Study Corner, Terrace, Yard & All Baths	: Tiles		
SANITARY FITTINGS	Type G3	Type G4	Type G4a
Shower	3	3	3
Water Closet	3	3	3
Water Tap	6	5	5
Basin	3	3	3
Sink	1	1	1
ELECTRICAL INSTALLATION	Type G3	Type G4	Type G4a
Lighting Point	28	27	27
13A Power Point	22	22	22
Fan Point	6	6	6
Air-con Point	6	6	6
Fibre Wall Socket	1	1	1
Heater Point	3	3	3
TV Point	2	2	2
ELECTRICAL SUPPLY	: 1-Phase Power Supply		
FENCING & GATE	: Brickwall with Mild Steel Fencing		

**Floor Finishes (Apron & Terrace) are only applicable to end/corner units.*



4+1 bedrooms

5 bathrooms

ALLURE

DOUBLE STOREY SUPERLINK

Land size: 24' x 80' • *Built-up:* From 2,727 sq.ft.

Intermediate unit



Ground floor

First floor

STRUCTURE	: Reinforced Concrete Frame		
WALL	: Brickworks with Plaster		
ROOFING COVERING	: Concrete Roof Tiles / Reinforced Concrete Roof		
ROOF FRAMING	: Lightweight Steel Trusses / Steel Trusses		
CEILING	: Concrete Slab / Plaster Ceiling with Paint		
WINDOWS	: Aluminium Frame Glass Window		
DOORS	: Timber Flush Door : Aluminium Frame Glass Sliding Door : Mild Steel Grille Door : Aluminium Frame Louvers Door		
IRONMONGERY	: Approved Quality Lockset		
WALL FINISHES			
External Wall	: Plaster and Paint		
Internal Wall	: Plaster and Paint		
Baths Wall	: Tiles		
Kitchen Wall	: Tiles / Plaster and Paint		
FLOOR FINISHES			
Carporch, Apron, A/C Ledge, Store	: Cement Render		
Living, Dining, Kitchen, Staircase, Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4, Family, Terrace, Yard, Utility, Patio & All Baths	: Tiles		
Courtyard	: Soil		
SANITARY FITTINGS	Type H1	Type H2	Type H2a
Shower	5	5	5
Water Closet	5	5	5
Water Tap	8	8	8
Basin	5	5	5
Sink	1	1	1
ELECTRICAL INSTALLATION	Type H1	Type H2	Type H2a
Lighting Point	35	35	35
13A Power Point	25	25	25
Fan Point	8	8	8
Air-con Point	7	7	7
Fibre Wall Socket	1	1	1
Heater Point	5	5	5
TV Point	3	3	3
ELECTRICAL SUPPLY	: 3-Phase Power Supply		
FENCING & GATE	: Brickwall with Mild Steel Fencing		

**Floor Finishes (Apron, Terrace & Patio) are only applicable to end/corner units.*



EASY CONNECTIVITY

North-South Expressway	5KM
KTM Tasek Gelugor	7KM
BORR	15KM
Penang Bridge (1st Link)	26KM

HEALTHCARE

Hospital Kepala Batas	6.6KM
Seberang Jaya Hospital	21KM
Bagan Specialist Centre	22KM
KPJ Bandar Perda	28KM

EDUCATIONAL

Universiti Sains Malaysia (USM)	1KM
Institut Latihan Perindustrian	1KM
Maktab Rendah Sains MARA (MRSM)	1.6KM
SMK Sains Kepala Batas	2KM
Universiti Teknologi MARA (UiTM)	3KM
SJK(C) Pei Yu	6KM
Kolej MATrikulasi Pulau Pinang	8KM
SJK(C) Mah Hua	9KM
SJK(C) Nung Min	10KM
SJK(C) Kai Chee	16KM

GROCERIES & SHOPPING

City Centre Business Hub	500M
Mydin	1KM
Sunshine Bertam	4KM
Tesco	6KM
Sunway Carnival Mall	22KM
Pacific Megamall	24KM

F&B

McDonald's	4KM
Bertam Kiosk	4KM
Pizza Hut	5KM
Domino's Pizza	5KM
Secret Recipe	5KM
KFC	5KM

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13200 Kepala Batas, Pulau Pinang, Malaysia

www.setiafontaines.com
SetiaFontaines

Setia

DEVELOPER: SETIA FONTAINES SDN BHD (505572-T) • Developer's License No: 19732/05-2028/0714(A) • Validity Date: 19/05/2023 – 18/05/2028 • Advertising and Sales Permit No.: 19732-6/03-2027/0317(R)-(L) • Validity Date: 17/03/2026 – 16/03/2027 • Building Plan Approving Authorities: Majlis Bandaraya Seberang Perai • Building Plan Approval No.: MPSP/40/20-06/155 • Land Tenure: Freehold • Land Encumbrances: Public Investment Bank Berhad • Expected Date of Completion: December 2026 • Double Storey Terrace • Total units: 97 unit • Price: RM720,000 (min) – RM900,000 (max) • Double Storey Superlink • Total units: 30 unit • Price: RM876,000 (min) – RM972,000 (max) • Bumiputera Discount: 5%

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