



A decorative graphic consisting of numerous thin, parallel, wavy lines in a light beige or gold color. These lines originate from the top left corner and curve downwards and to the right, creating a sense of movement and depth. The lines are more densely packed in some areas and more spread out in others, following a wave-like pattern.

the
emberlynn
RESORTS & SPA



EMBERLYNN GROUP

At the core of Emberlynn's new construction, a timeless spirit and golden form is in the making. A form built on the strength of a sought after value system and experience that's led to over 30 years of the most collaborative of its peers.

Emberlynn goes beyond to set about on the most glorious journey of capturing the finest real estate market has ever seen with their core residential platform strategy.

A world-class team of architects is the signal in a special location, offering a special 2 and 3 bed plus the most luxurious 2BR apartments, with a multi-generational community that allows parents, aunts and grandparents.

enchanting
evolved
exceptional



An **exceptional** location,
Amongst an **evolved** community,
The most **enchanting** part of your dream comes to reality
in form of a **ADHK** home.

2 TOWERS | 84 UNITS | 22 FLOORS
2 UNITS PER FLOOR



enchanting LIFESTYLE

Experience the pinnacle of sophistication, featuring stunning architecture, top-tier indoor and home appliances, and private custom spaces. Take in unparalleled balconies and views with exquisite finishes encompassing large bedrooms, living rooms, kitchen, and bathroom. Inspired by international architecture, sophisticated surroundings, striking design, and top-tier and sustainable materials, you will find a desirable rate of return for those who want the best of both worlds. Enjoy the view with the best of the city's prime.





evolved COMMUNITY

Effortless convenience for the entire family, offering residents and their children just a stone's throw from traditional amenities, exclusive experiences, and thoughtful details to cherish. When it comes to significant moments of togetherness, Evoke's unique experiences always have you covered from every angle. Taking care around the clock of a future family, our dedicated team has kept the entire podium level with activities, planned family days, and interactive spaces for you to take charge of the health of your mind, body and soul. We focus on blending family units and meaningful connections with the elements of our exquisite surroundings.



exceptional LOCATION

In an area undergoing unprecedented growth, the location of the property is critical and we have analyzed the location in detail. One of the best reasons to invest in real estate is that you know the location and you know the area. The location of the property is critical to its success. The location of the property is critical to its success. The location of the property is critical to its success. The location of the property is critical to its success.

IN THE VICINITY OF SHIBUIZAPAL ROAD

SHIBUIZAPAL ROAD	100 M
JALAN BANGSANG	100 M
KA, BUKIT CEMARA 1 ROAD	100 M
S. P. ROAD ROAD	100 M
SHIBUIZAPAL ROAD	100 M
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SHIBUIZAPAL ROAD	100 M
SHIBUIZAPAL ROAD	100 M





OFF TO YOUR FUTURE. ABOUT

AUTHENTICALLY PREMIUM





TYPICAL PLAN

88 Ft. Distance
Between Two Blocks

Main Road Facing

3 Side Road Corner

Cross Ventilation Planned,
According To Windward Movement

3 Side Clear View



PODIUM LEVEL

- | | |
|-------------------------|----------------------|
| 1. RECEPTION OFFICE - A | 21. TEN BIKES |
| 2. RECEPTION - B | 22. BASKETBALL COURT |
| 3. CONFERENCE ROOM | 23. BASKETBALL COURT |
| 4. MEETING ROOM | 24. GYMNASIUM |
| 5. OFFICE | 25. GYMNASIUM |
| 6. OFFICE | 26. OFFICE |
| 7. OFFICE | 27. OFFICE |
| 8. OFFICE | 28. OFFICE |
| 9. OFFICE | 29. OFFICE |
| 10. OFFICE | 30. OFFICE |
| 11. OFFICE | 31. OFFICE |
| 12. OFFICE | 32. OFFICE |
| 13. OFFICE | 33. OFFICE |
| 14. OFFICE | 34. OFFICE |
| 15. OFFICE | 35. OFFICE |
| 16. OFFICE | 36. OFFICE |
| 17. OFFICE | 37. OFFICE |
| 18. OFFICE | 38. OFFICE |
| 19. OFFICE | 39. OFFICE |
| 20. OFFICE | 40. OFFICE |







THE GRAND ENTRANCE TO YOUR SANCTUARY





BLOCK
201-2201
A

the
emberlynn



BLOCK
201-2201
A

the
emberlynn





B
BLOCK
201-2201



the
emberlynn



B
BLOCK
201-2201

the
emberlynn



EXCLUSIVE EXPERIENCE



24-HOUR
CONCIERGE



24-HOUR
SECURITY



PET-FRIENDLY
BUILDING



HOME
CINEMA ROOM



24-HOUR
GYM



24-HOUR
CONCIERGE FOR
COMMON
AREAS

AMENITIES



SMART HOME



GYM



SWIMMING POOL



LIBRARY



CHILDREN'S PLAY AREA



COMMUNITY
CENTER



WOOD-BURNING
STOVE



OUTDOOR GYM



LANDSCAPED GARDEN
WITH DOG PARK



MULTI-PURPOSE HALL



BIKE ROOM



READING ROOM



SPECIFICATIONS

FLOORING

Hard maple flooring, 8mm laminate tile
 (kitchen/bath) and 4mm laminate
 tile (living/dining area)
 Porcelain tile in kitchen/bath

WALLS

Color-matched paint (white)

DOOR

Hardwood-style engineered
 with painted finish, white with light oak
 top and bottom panels
 Internal Door - Flush, recessed, minimalist

CABINETS

Engineered wood with minimalist style
 Two-tone finish (dark and
 light-colored wood-grain)

APPLIANCES

None

BATHROOM

Acrylic tub with glass door

INSULATION

None

ELECTRICAL

Appliance and switches throughout
 consistent with applicable building code

QUALITY ASSURANCE

1-year/50,000-hour warranty on workmanship

EXTERIOR FINISHES

Exterior of face masonry
 Minimalist horizontal
 double-height trim
 3/8" square-profile face stone
 (applied vertically)
 Encouraged by local building codes
 100-year finish
 20-year face finish
 aluminum
 Minimal trim
 All components finished to match
 exterior quality/grade
 Four-year finish and 10-year metal/stone finish
 20-year finish

Notes

Product names by other brands are subject to change without notice and are not intended to represent any specific brand or manufacturer. Product names are subject to change without notice and are not intended to represent any specific brand or manufacturer.



enchanting,
evolved &
exceptional

The promise and

The project *Emberlynn* has been named after women graceful, bold and elegant women. The project also honors age wisdom and intelligence. The two values are linked to each other through four minutes and the value reflects the values of the next generation and experience in the general market and various forms.

The project reflects aspects of the market of today, through its location, the market product and the community's social built.

The
emberlynn
A PROJECT BY [unreadable]

LOCATION MAP



QR KOD PERLOKASI

Maple 1
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the emberlynn

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PROJECT DEVELOPER: SANGRETT PROPERTY GROUP

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