



FonaVista

BUKIT AMPANG PERMAI

GOOD LIVING

BY THE FOREST EDGE



Tranquility from a forest. Active and healthy lifestyles. Concierge hospitality at its finest. A full spectrum of living delights await at FonaVista. It is a low density residence on a hillside next to Hulu Langat Forest Reserve. Explore resort style facilities with gated and guarded privacy within a sanctuary next to nature, yet close to the city.



FOREST
VIEW



COOL
FRESH AIR



HILLSIDE
LIVING

BREATH OF NATURE

Gaze onto a verdant horizon from a breathtakingly green hill. Breathe in the purity of nature. The forest is your backyard, an inspiration that greets you each day. FonaVista is a hidden gem within Bukit Ampang Permai. Treat yourself to freedom, spaciousness, and natural vistas as far as the eye can see.



RESORT
FACILITIES



NATURE LOVER'S
HAVEN



HEALTHY
LIFESTYLE

SENSE OF WELLBEING

Inside and out, a sense of wellness envelopes you. A myriad of outdoor activities is available for nature lovers like hiking, and bird watching. There are facilities for recreation and relaxation. Active and healthy living is the lifestyle at FonaVista.



CONCIERGE
& SECURITY



HOUSEKEEPING
SERVICE



SHUTTLE
SERVICE

PAMPERED CONCIERGE

FonaVista pampers you with a sense of hospitality that mimics a hotel lifestyle. A friendly concierge to welcome you. Parcel collection, 3-tier security and in-house housekeeping*. Shuttle service to the market and LRT. Beyond uplifting greenery and a lush environment, comfort and convenience is part of everyday life.

*Housekeeping and shuttle service are subject to fees.



THOUGHTFUL GOOD LIVING



FonaVista is created to be spacious and private. It has 2 low-rise towers with only 15 storeys. There are only 300 units, 150 for each tower. Only 10 units on each floor enhances low-density living. Privacy is further ensured with gated and guarded security.

Inspired by its unique location, the building concept creates an ambience of hillside living. Thoughtful designs offer generous comfort and privacy. An easy drop off with a grand and spacious lobby. Convenient carparks with EV charging. Sustainable living with energy savings complete the experience of good living.







PLAYGROUNDS IN NATURE



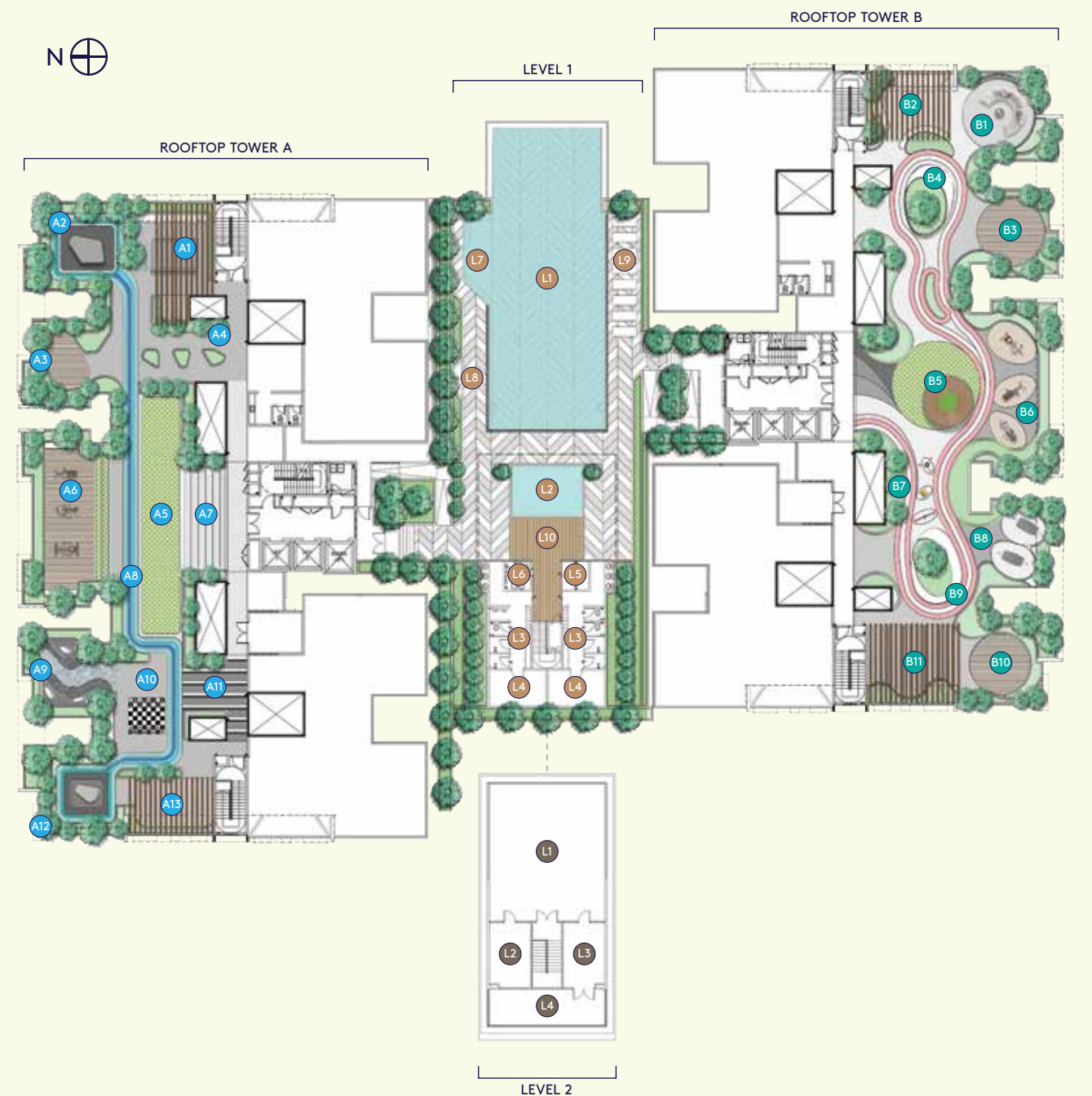
Facilities are curated for a resort ambience. Explore gardens, decks and an infinity pool with a forest view. Enhance creativity with co-working space. Escape to rooftop lounges and views of the city.







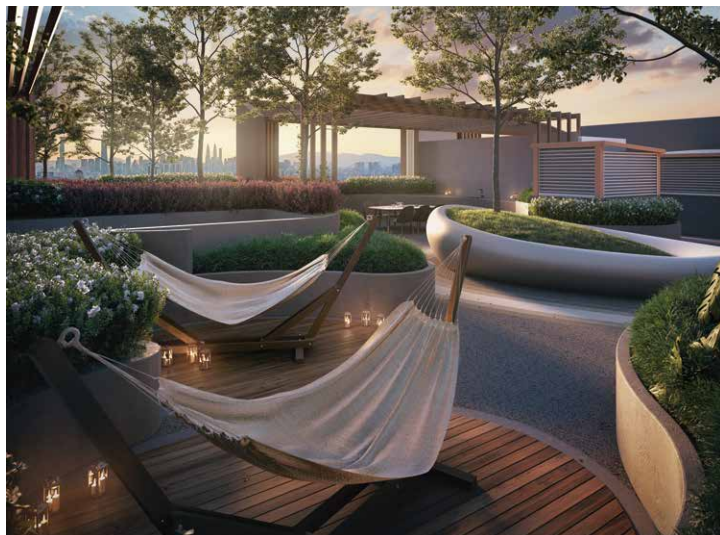
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|--|--|--|--|--|
| <p>GROUND LEVEL</p> <ul style="list-style-type: none"> 1 Guard House 2 Refuse Bin Centre 3 Bulk Waste Centre 4 EV Charging Bay 5 Car Wash Bay | <p>GROUND LEVEL TOWER A</p> <ul style="list-style-type: none"> A1 Drop Off A2 Waiting Lobby A3 Lift Lobby A4 Mail Room A5 Concierge Room A6 Waiting Lounge A7 Karaoke Room A8 Parcel Room | <p>GROUND LEVEL TOWER B</p> <ul style="list-style-type: none"> B1 Drop Off B2 Waiting Lobby B3 Lift Lobby B4 Mail Room B5 Multipurpose Hall B6 Games Room | | |
| <p>MEZZANINE LEVEL TOWER A</p> <table border="0"> <tr> <td> <ul style="list-style-type: none"> 1 Lift Lobby 2 Waiting Area 3 Reading Room 4 Co-Working Space </td> <td> <ul style="list-style-type: none"> 5 Management Office 6 Surau 7 Toilet 8 OKU Toilet </td> </tr> </table> | | | <ul style="list-style-type: none"> 1 Lift Lobby 2 Waiting Area 3 Reading Room 4 Co-Working Space | <ul style="list-style-type: none"> 5 Management Office 6 Surau 7 Toilet 8 OKU Toilet |
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|---|---|--|
| <p>LEVEL 1</p> <ul style="list-style-type: none"> L1 Swimming Pool L2 Kid's Play Pool L3 Changing Room L4 Sauna L5 Shower L6 OKU Toilet L7 Jacuzzi L8 Outdoor Shower L9 Sun Deck L10 Pool Deck | <p>ROOFTOP TOWER A</p> <ul style="list-style-type: none"> A1 BBQ Area A2 Flower Garden A3 Yoga Corner A4 Herbs Garden A5 Kick About A6 Fitness Deck A7 Entrance Plaza A8 Jogging Track A9 Reflexology Garden A10 Chess Platform A11 Gathering Plaza A12 Flower Garden A13 Follies | <p>ROOFTOP TOWER B</p> <ul style="list-style-type: none"> B1 Sky Lounge B2 BBQ Area B3 Meditation Corner B4 Sculpture Planter Seat B5 Tree House B6 Fitness Corner B7 Playground B8 Hammock Garden B9 Jogging Track B10 Raised Pavilion Deck B11 Follies |
| <p>LEVEL 2</p> <ul style="list-style-type: none"> L1 Gymnasium L2 Dance Room L3 Yoga Room L4 Yoga Deck | | |

A ROOFTOP ESCAPE

Escape to the roof where beautiful views of the city await. Enjoy green gardens and decks for relaxing, yoga and hosting get togethers. At FonaVista, everything is focused on pampering the senses and living well.



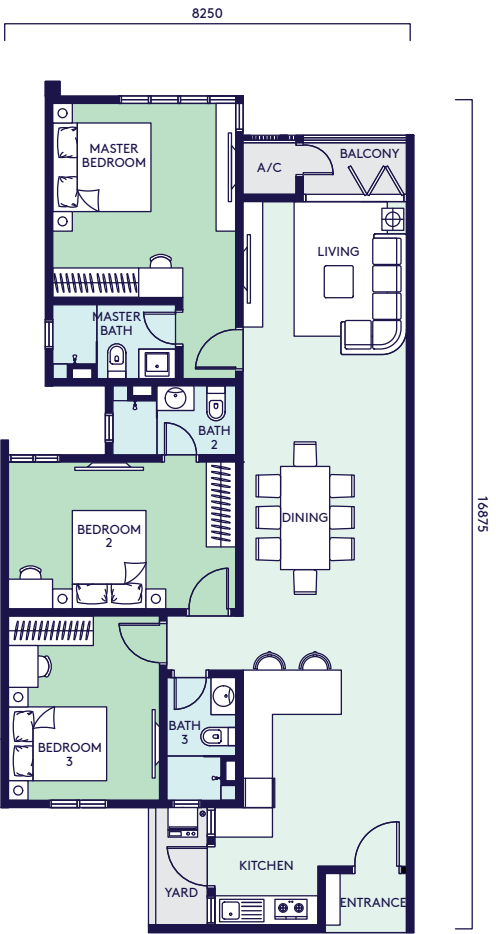
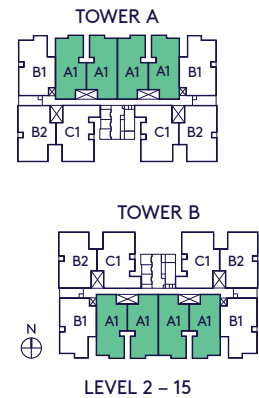
PRIVATE &
SPACIOUS

Choose from 4 spacious layouts from 1,295 to 1,608 sq. ft.
including dual-key design. There are only 10 units on each
floor of this low density, low rise residence. Each home is
allocated with a minimum of 2 car parks.



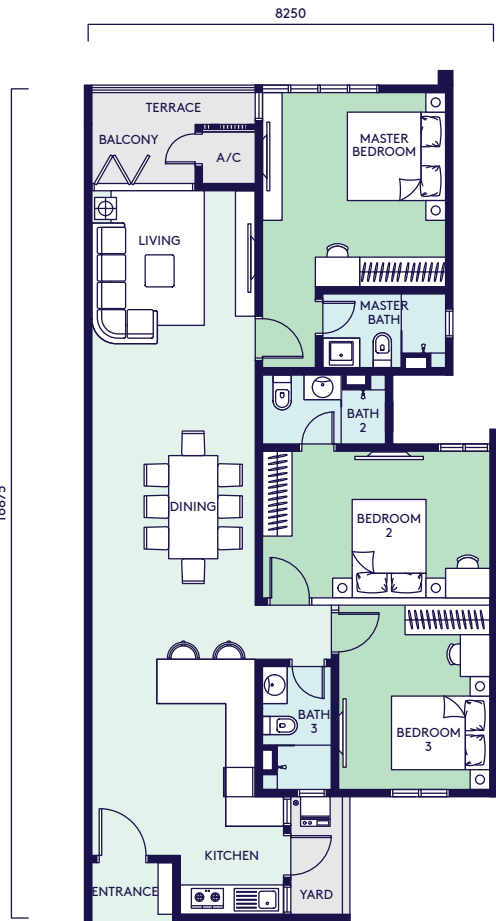
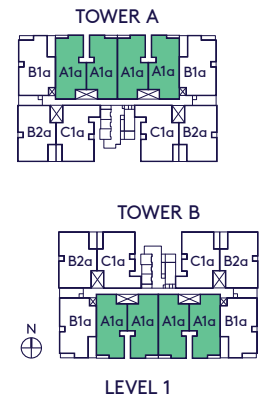
TYPE A1

1,295 SQ FT
3 BEDROOMS
3 BATHROOMS



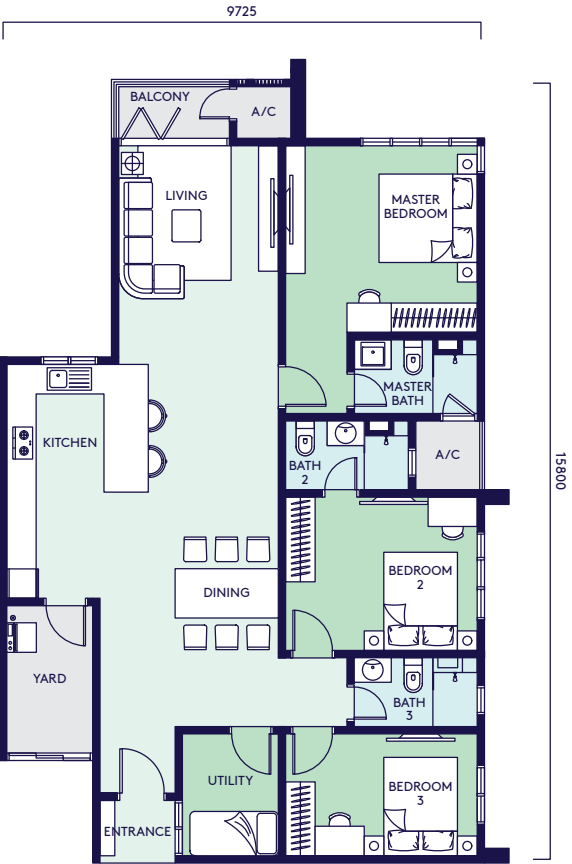
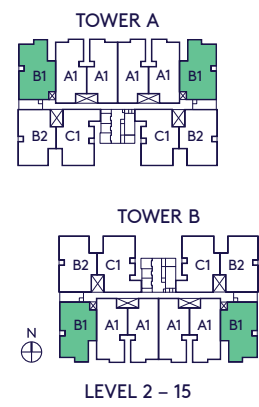
TYPE A1a

1,325 SQ FT
3 BEDROOMS
3 BATHROOMS



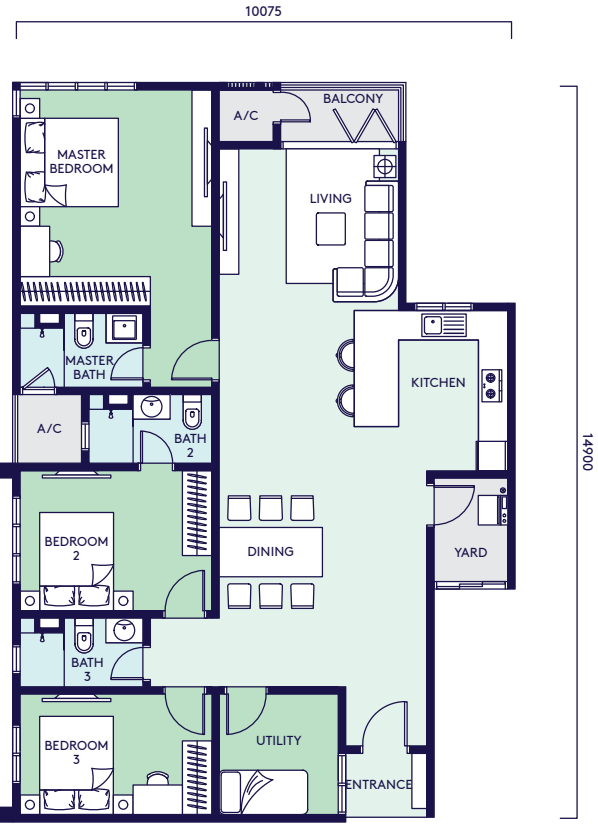
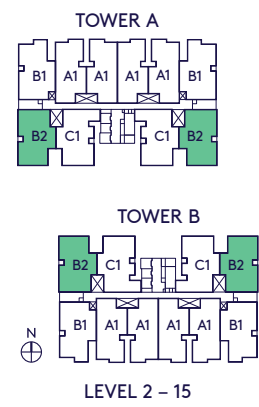
TYPE **B1**

1,423 SQ FT
3 BEDROOMS
1 UTILITY
3 BATHROOMS



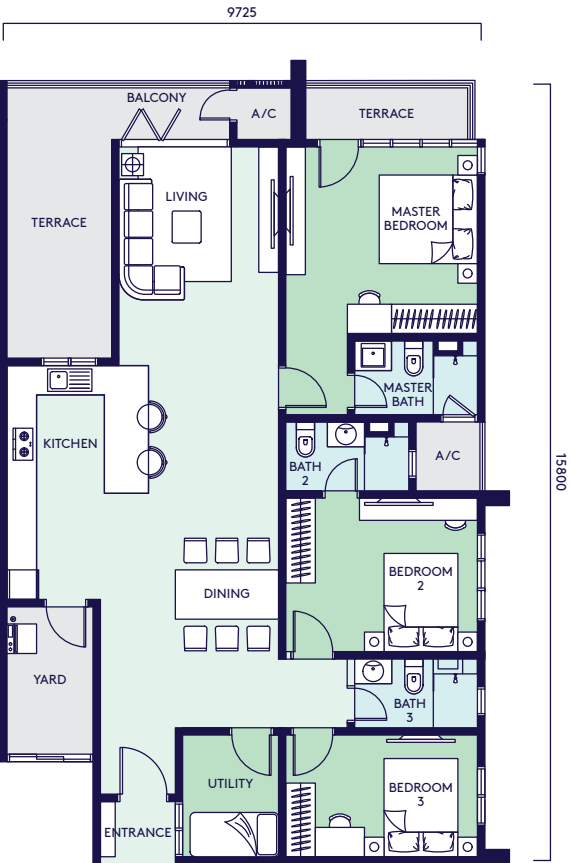
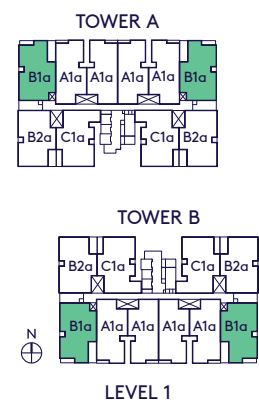
TYPE **B2**

1,422 SQ FT
3 BEDROOMS
1 UTILITY
3 BATHROOMS



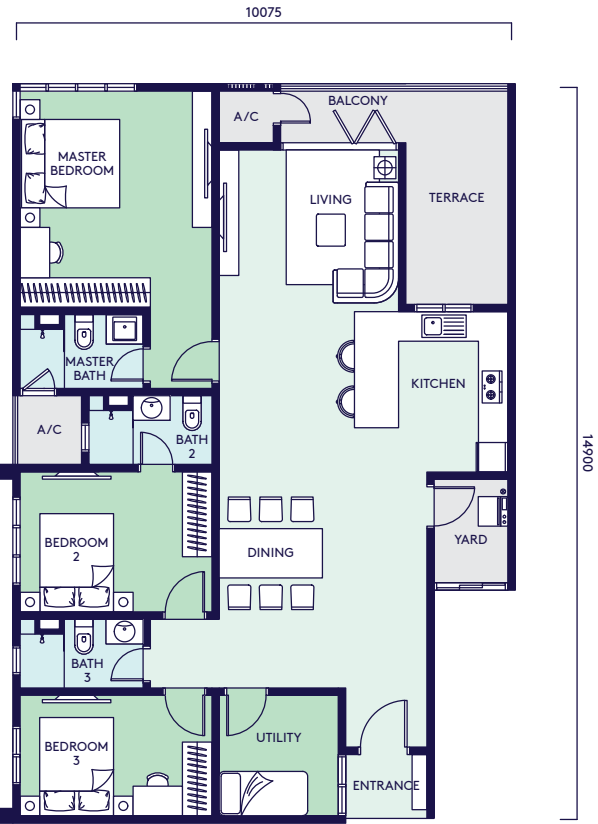
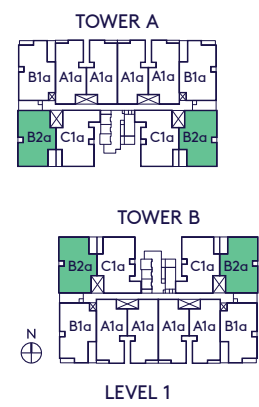
TYPE **B1a**

1,608 SQ FT
3 BEDROOMS
1 UTILITY
3 BATHROOMS



TYPE **B2a**

1,530 SQ FT
3 BEDROOMS
1 UTILITY
3 BATHROOMS



TYPE

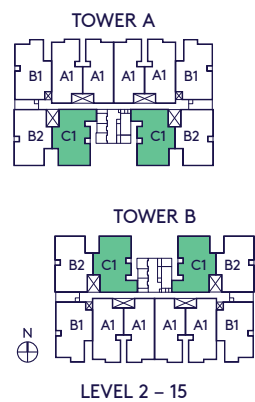
C1

1,456 SQ FT

4 BEDROOMS

4 BATHROOMS

DUAL-KEY



TYPE

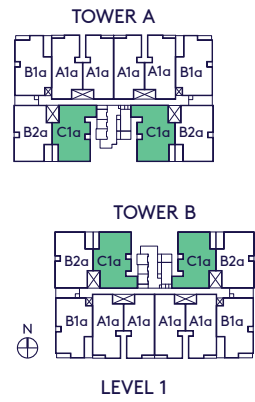
C1a

1,537 SQ FT

4 BEDROOMS

4 BATHROOMS

DUAL-KEY



SPECIFICATIONS

STRUCTURE	Reinforced Concrete Frame								
WALL	Reinforced Concrete Wall / Brickwork / Light Weight Block (Where applicable)								
ROOFING	Reinforced Concrete Slab / Metal Deck Roof (Where applicable)								
CEILING	Skim Coat and Paint / Plaster Board and Paint (Where applicable)								
WINDOWS	Aluminium Frame Windows								
DOORS	Entrance	Fire Rated Timber Door							
	All Bedrooms	Timber Door							
	All Bathrooms	Timber Door							
	Balcony	Alumnium Frame Foldable Sliding Door							
	Kitchen	Timber Door / Glass Door							
	Utility (if any)	Timber Door							
IRONMONGERY	Quality Locksets								
WALL FINISHES	Kitchen	Porcelain Tiles Up to 1.5m Height / Skim Coat and Paint Plaster and Paint (Where applicable)							
	All Bathrooms	Porcelain Tiles Up to Ceiling Height							
	Others	Skim Coat and Paint / Plaster and Paint (Where applicable)							
FLOOR FINISHES	Living Area / Dining Area	Porcelain Tiles							
	Kitchen	Porcelain Tiles							
	Yard	Porcelain Tiles							
	All Bedrooms	Laminated Timber Flooring							
	All Bathrooms	Porcelain Tiles							
	Balcony /Terrace	Porcelain Tiles							
	Entrance	Porcelain Tiles							
	Utility (if any)	Laminated Timber Flooring							
	Others	Cement Render							
SANITARY AND PLUMBING FITTINGS		A1, A1a, B1, B2, B1a & B2a					C1 & C1a		
	Water Closet	3 nos					4 nos		
	Wash Basin	3 nos					4 nos		
	Kitchen Sink	1 no					1 no		
	Shower Head	3 nos					4 nos		
ELECTRICAL INSTALLATION		A1	A1a	B1	B2	B1a	B2a	C1	C1a
	Light Point	17	17	18	18	20	19	19	20
	Power Point	14	14	15	15	16	16	15	16
	Fan Point	4	4	4	4	4	4	4	4
	TV Point	1	1	1	1	1	1	2	2
	A/C Point	5	5	5	5	5	5	5	5
	Water Heater Point	3	3	3	3	3	3	4	4
	Door Bell Point	1	1	1	1	1	1	1	1
	Fiber Wall Socket (FWS) Outlet	1	1	1	1	1	1	2	2

Enjoy the best of both worlds.
Nature pursuits next to Hulu
Langat yet connected closely
to the city. Highways are easily
accessible, with Ampang LRT
station nearby.

TWO WORLDS CONNECTED

Bukit Ampang Permai is a strategic
location within the Klang Valley.
Gain easy access to amenities such
as schools, shopping, health and
leisure pursuits. An established
neighbourhood that is safe and
surrounded by tranquility. Your new
home at FonaVista is hidden away
yet close to lifestyle ambitions.

CONNECTIVITY

- Enjoy living next to a hiker's paradise:
- 3 mins (1.9km) drive to Saga Hill
 - 10 mins (6.6km) drive to Ketumbar Hill
 - 15 mins (7.2km) drive to Bukit Kembara
 - Cycling trail - 17.4km route to Monkey Hangout /Semenyih Dam
 - Uphill Run Trail



AMENITIES

ACCESSIBILITY

SUKE Highway	200m
MRR2	5km
EKVE Expressway	7km
DUKE Expressway	12km

PUBLIC TRANSPORT

Ampang LRT Station	6.2km
Cempaka LRT Station	6.4km
Pandan Indah LRT Station	7.4km
Maluri MRT Station	9.5km



LOCAL SCHOOL

SMK Taman Tasik	2.4km
SK Taman Tasik	2.5km
SK Tasek Permai	3.0km
SMK Tasek Permai	3.1km
SJK (C) On Pong 2	3.8km
SJK (C) Choon Hwa	4.4km

INTERNATIONAL SCHOOL

Sri Sempurna International School	7.0km
Taylor’s International School	9.6km
The International School of KL	10.3km
Sayfol International School	10.7km
The Surin International School	11.0km
Alice Smith School	12.4km
Rocklin International School	13.4km

RECREATIONAL

Saga Hill	1.9km
Ketumbar Hill	6.6km
Kembara Hill	7.2km
Darul Ehsan Golf Club	7.9km
The Royal Selangor Golf Club	13.1km

SHOPPING MALL

Paragon Point	3.4km
Pandan Kapital	5.3km
Galaxy Ampang Mall	6.8km
Cheras Leisure Mall	8.3km
EkoCheras Mall	8.4km
Sunway Velocity Mall	9.5km
Great Eastern Mall	9.5km
MyTOWN Shopping Centre	10.4km
Suria KLCC	12.4km
Pavilion Kuala Lumpur	13.5km
Plaza Lowyat	14.7km

HYPERMARKET

NSK Grocer Paragon Point	3.4km
AEON BiG Ampang	3.9km
Lotus’s Ampang	8.1km
AEON Taman Maluri	9.7km
NSK Trade City	10.0km

HEALTHCARE

Ampang Hospital	3.6km
Pantai Hospital Ampang	5.6km
Gleneagles Hospital KL	9.2km
Sunday Medical Centre Velocity	9.9km
Prince Court Medical Centre	13.1km

BUILT FOR
QUALITY LIFESTYLES

Setia Awan is an established property developer in Malaysia with over 20 years of experience in the industry, having expanded its presence across Malaysia. We focus on creating quality homes to suit lifestyle needs and are committed to being an accountable, transparent, excellent, and caring builder.

Setia Awan currently has active projects in Kuala Lumpur, Selangor, Melaka, Perak, and Negeri Sembilan. With several new projects in the pipeline, we are committed and excited to continue building across Malaysia, making dream homes possible.

011 3250 1188 ————— fonavista.com.my

Setia Awan
Making Dreams Possible

Pemaju: Wangsa Keringat Development Sdn Bhd (864153-V) • Alamat Pemaju: Unit 110, Block G, Pusat Dagangan Phileo Damansara 1, No. 9, Jalan 16/11, Off Jalan Damansara, 46350 Petaling Jaya, Selangor, Malaysia. • No. Lesen Pemaju: 9994/12-2027/1388(R) • Tempoh Sah: 15/12/2022–14/12/2027 • No. Permit Iklan dan Jualan: 9994-4/01-2026/0028(N)-(S) • Tempoh Sah: 09/01/2023 – 08/01/2026 • Pihak Berkuasa yang Meluluskan: Majlis Perbandaran Ampang Jaya • No. Kelulusan Pelan Bangunan: MPAJ.BS.KB.740-1/2-08/16-1 • Bebanan Tanah: Digadaikan kepada bank Ambank • Pegangan Tanah: Pajakan 99 Tahun (15 Ogos 2105) • Tarikh Dijangka Siap: Sept 2025 • Harga Jualan: Blok A: RM1,088,750 (min) – RM1,333,750 (maks) • Harga Jualan: Blok B: RM1,134,750 (min) – RM1,400,000 (maks) • Bil Unit: Blok A:150 unit, Blok B:150 unit • Bil Tingkat: Blok A:15, Blok B:15 • Jenis Kediaman: Apartment Kos Tinggi • Sekatan-sekatan Kepentingan: Tanah ini tidak boleh dipindahmilik, dipajak atau digadai melainkan setelah mendapat kebenaran Pihak Berkuasa Negeri. • IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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