Project report: Residensi Amora

Facts as published, each with its source. Built by Kolaboro on 23 Nov 2026 from its public data. No verdicts.

Certificate

In short

Residensi Amora is listed as off-plan in Johor Bahru, Johor, Malaysia, by Astaka Kimlun Sdn. Bhd. No handover date is published in the sources we read. A permit number is published. Transparency score: 75 of 100. 6 of 6 developer claims we tested are confirmed. Last checked 23 Nov 2026.

Key facts

Developer: Astaka Kimlun Sdn. Bhd.
source: https://teduh.kpkt.gov.my/api/projek-swasta/30969-2

Location: Johor Bahru, Johor, Malaysia
source: https://teduh.kpkt.gov.my/api/projek-swasta/30969-2

Stage: off-plan
source: https://teduh.kpkt.gov.my/api/projek-swasta/30969-2

Handover on record: not published
source: https://teduh.kpkt.gov.my/api/projek-swasta/30969-2

Permit or licence number: Developer licence 30969/02-2030/0025(A); Advertising and sales permit 30969-2/10-2029/0742(N)-(S)
source: https://teduh.kpkt.gov.my/api/projek-swasta/30969-2

Price from: MYR 708,000 - 1,444,000
source: https://teduh.kpkt.gov.my/api/projek-swasta/30969-2

Payment plan: not published

Last checked: 23 Nov 2026

Page we read: https://teduh.kpkt.gov.my/api/projek-swasta/30969-2

Transparency checklist

Transparency score: 75 of 100

[x] Developer identified by legal name: Legal name: Astaka Kimlun Sdn. Bhd.

[?] Developer found in an official company register: Not checked

[x] Permit or licence number published: Number published: Developer licence 30969/02-2030/0025(A); Advertising and sales permit 30969-2/10-2029/0742(N)-(S)

[x] Permit confirmed by a register or independent source: Confirmed (registry)

[o] Handover date published: No handover date in the pages we read

[o] Handover date record: No dated handover record

[x] Deposit protection stated: Escrow, bank guarantee or insurance stated

[x] Address or plot location published: Precise enough for a map pin

[?] Developer website health: Developer website not checked by us

[?] Official lists screened: not screened yet

[x] Price published: Price published

https://kolaboro.com/methods/transparency-score/

Changes on record

23 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/residensi-amora/

23 Nov 2026: Official register checked: Malaysia KPKT TEDUH register
https://kolaboro.com/registers/

Sources

https://teduh.kpkt.gov.my/api/projek-swasta/30969-2

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.

The live page has the latest data: https://kolaboro.com/projects/residensi-amora/
Free to share under CC BY 4.0, credit Kolaboro.