

GAMUDA LAND

MIO SPRING
GAMUDA COVE

**Sincere™
Responsible
Original**

Gamuda Land (T12) Sdn Bhd
(199401024746 (310424-M))
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**FABC WORLD PRIX
D'EXCELLENCE AWARDS**
ENVIRONMENTAL & MASTERPLAN CATEGORY



**THE EDGE Top Property
Developers Awards
2021**



**AWARDS
POLL
2022**
REAL ESTATE

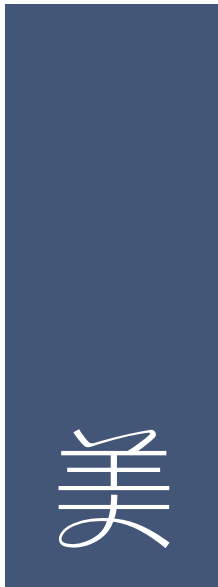


**Gamuda Cove
Experience Gallery**
Persiaran Cove Sentral,
Bandar Gamuda Cove

gamudacove.com.my
03 9212 0455

JAPANESE ZEN-INSPIRED
2-STOREY TERRACE HOMES

PEMAJU: GAMUDA LAND (T12) SDN BHD (310424-M) • GAMUDA COVE EXPERIENCE GALLERY, PERSIARAN COVE SENTRAL, BANDAR GAMUDA COVE, 42700 BANTING, SELANGOR • TEL: 012-918 1288 • Nombor Lesen Pemaju: 19588/10-2023/0029(A) • Tempoh Sah: 13/10/2021 - 12/10/2023 • Nombor Permit Pengiklanan: 19588-6/01-2026/0001(M)-(S) • Tempoh Sah: 03/01/2023-02/01/2026 • Tarikh Jangkaan Siap: Februari 2026 • Pegangan Pajak: 99 Tahun - Luput 18 November 2117 • Bebanan Gadaian Tanah: Tiada • Pihak yang Meluluskan Pelan Bangunan: Majlis Perbandaran Kuala Langat • Nombor Kelulusan Pelan Bangunan: MDKLJKB/2/4/1331(B) (12) • Jenis Rumah: Rumah Teres 2 Tingkat • Jumlah Unit: 296 • Harga Jualan: Jenis A (05 unit) RM1,045,718 (min) - RM1,494,491 (max), Jenis B (37 unit) RM1,045,046 (min) - RM1,498,576 (max), Jenis C (125 unit) RM1,335,988 (min) - RM1,948,152 (max), Jenis D (77 unit) RM1,590,992 (min) - RM2,150,978 (max), Jenis E (22 unit) RM1,896,076 (min) - RM2,501,952 (max) • Diskaun Bumiputera: 7% • Sekatan Kepentingan: Tanah ini tidak boleh dipindah milik, dipajak atau digadai melainkan dengan kebenaran pihak berkuasa negeri.
• IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA
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美しい

Pronunciation [Utsukushi] | Meaning Beautiful

LIFE IS BEAUTIFUL

Beauty holds more meaning to it than you would think. It is warmth, it is joy, it is lushness and deep contentment. So many pursue it, yet few have the privilege of truly experiencing it.

Live life like no other in a home surrounded by the lush wonders of nature, where beauty is a certainty.

Presenting Mio Spring, where your beautiful life can truly begin.

COMMUNITY

THAT BRINGS WHOLESOME TOWNSHIP LIVING

コミュニティ

Pronunciation
[komyuniti]

Meaning
Community

EMBRACE A LIFE OF FLOWING TRANQUILITY



Artist's Impression

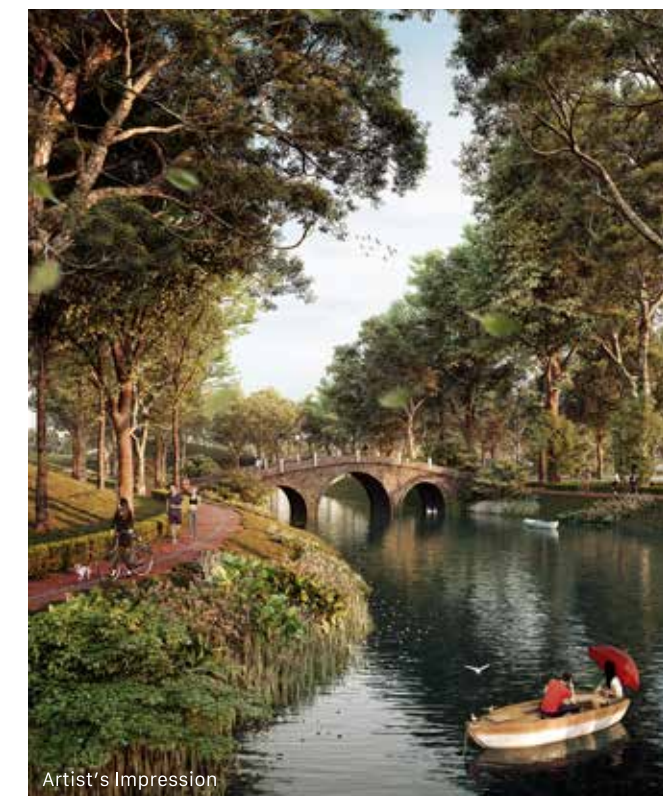
60-ACRE CENTRAL PARK

Nestled right next to the Central Park, Mio Spring welcomes you home to an exquisite experience of living by the lake. Start the day right as you wake up to pristine views of the park's three lakes. The 60-acre, pet-friendly Central Park is where you can enjoy relaxing walks and exhilarating bike rides along the 5km walking and cycling trail. The scenic pathways lead up to the iconic weaver bridge which is illuminated at night for picturesque sights.



Artist's Impression

LEISURE LANE



Artist's Impression

CLASSICAL STOURHEAD



BEAUTIFUL
COMMUNITY



WETLAND ARBORETUM



90-ACRE FOREST PARK

A LUSH NATURE SANCTUARY AWAITS TO BE DISCOVERED



OBSERVATION TOWER

Sprawling across the 90-acre Forest Park in Gamuda Cove, this natural sanctuary is envisioned for wildlife conservation, nature research and forest fitness. Located within this sanctuary, the botanical garden of Wetland Arboretum aims to promote the awareness, study and conservation of plant species diversity.



JOGGING LANE



RELAXING GARDEN



BIOSWALE



SPLASHMANIA WATERPARK



Artist's Impression

Spanning the 18-acre waterpark, SplashMania is a waterpark brimming with an exciting variety of slides and rides. Located in the Heart of Cove and adjacent to the Townsquare retail shops, this water theme park is sure to delight you with an adrenaline-rush experience.

DISCOVERY PARK



Actual Photo

Discovery Park at Gamuda Cove is set to offer plenty of exciting and unique experiences. Take a relaxing ride atop Southeast Asia's first Aerobar, chill at the Beach Pool Club, or get your heart racing while you drift up and down the world's first elevated drift kart track.

Not your average recreation park, it aims to be the next key destination for local and international visitors.



Actual Photo

COVE AEROBAR



Artist's Impression

TOWNSQUARE LIFESTYLE RETAIL

Designed with bespoke European-inspired architecture, Townsquare hosts an eclectic mix of retail offerings such as alfresco cafes and bistros, contemporary retail store, artisanal shops, bustling boutiques and fine gelaterias, breezy terraces, among others.

EXPLORE THE VARIETY AND VIBRANCY ALL AROUND YOU



Actual Photo

SAFARI INSTA-TOUR RIDE



Actual Photo

PAYA INDAH DISCOVERY WETLANDS

1,111-acre Paya Indah Discovery Wetlands, these natural sanctuaries are designed to promote wildlife conservation, enabling the flora and fauna population to grow and thrive, thus enriching the biodiversity of Gamuda Cove.



Actual Photo

JUNGLE SCHOOL PROGRAM



Actual Photo

BOAT CRUISE

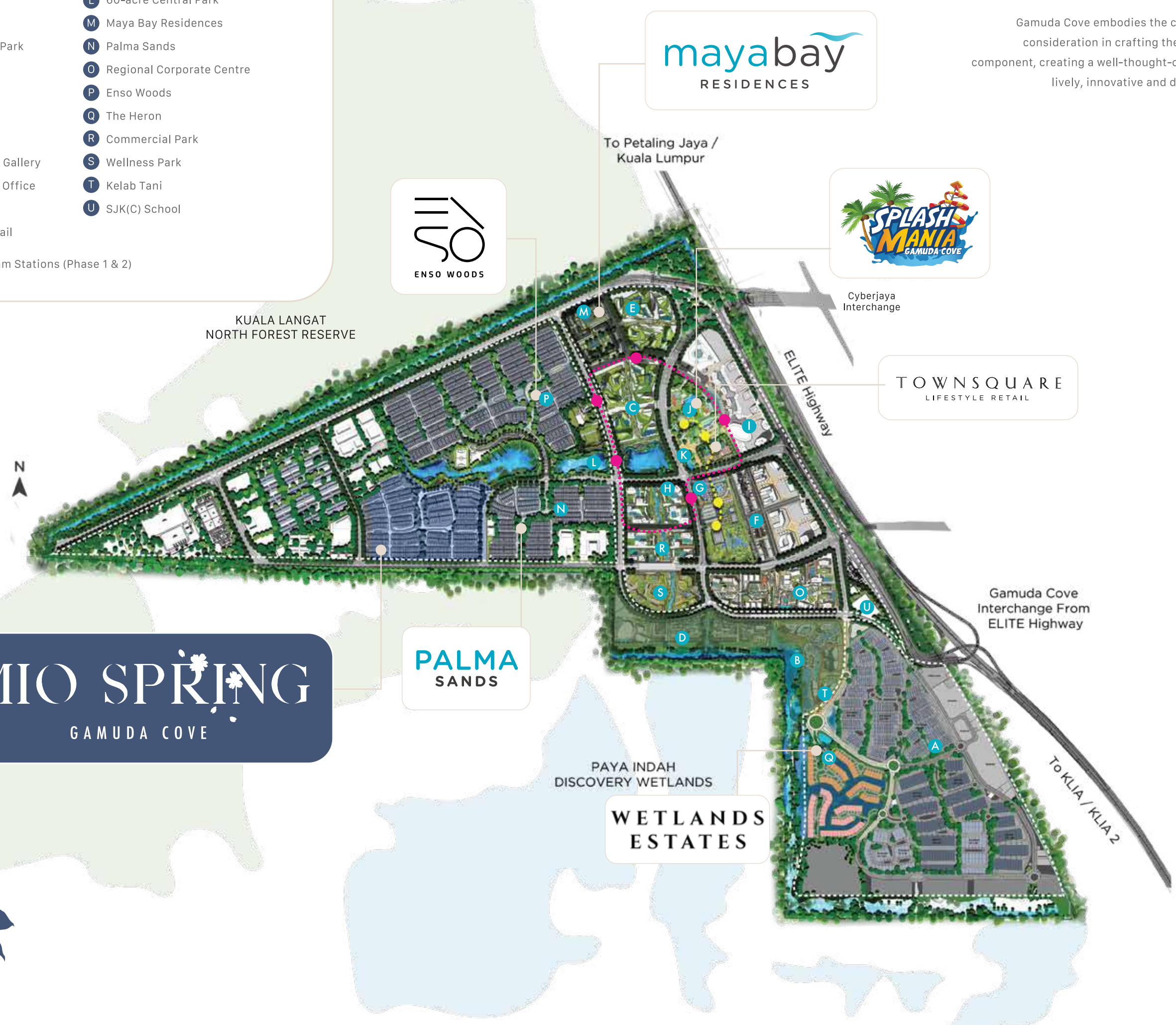
LEGEND

- A The Waterlily
 - B 90-acre Forest Park
 - C Innovation & Technology Park
 - D Wetland Commercial
 - E Education Park
 - F Core Business District
 - G Discovery Park
 - H Gamuda Cove Experience Gallery
 - I Future Mall & Cove Iconic Office
 - J SplashMania Water Park
 - K Townsquare Lifestyle Retail
 - L 60-acre Central Park
 - M Maya Bay Residences
 - N Palma Sands
 - O Regional Corporate Centre
 - P Enso Woods
 - Q The Heron
 - R Commercial Park
 - S Wellness Park
 - T Kelab Tani
 - U SJK(C) School
- Proposed Tramway & Tram Stations (Phase 1 & 2)

BRINGING IT ALL TOGETHER

Gamuda Cove embodies the careful planning and consideration in crafting the details of its every component, creating a well-thought-out masterplan for a lively, innovative and dynamic experience.

MIO SPRING
GAMUDA COVE



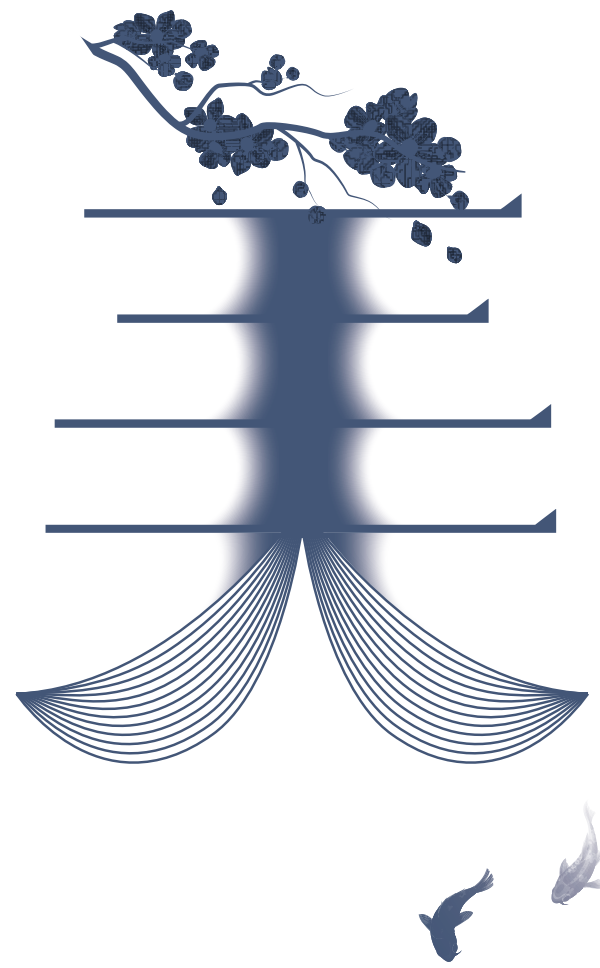
ENVIRONMENT

WHERE A LIFE OF TRANQUILITY BLOOMS

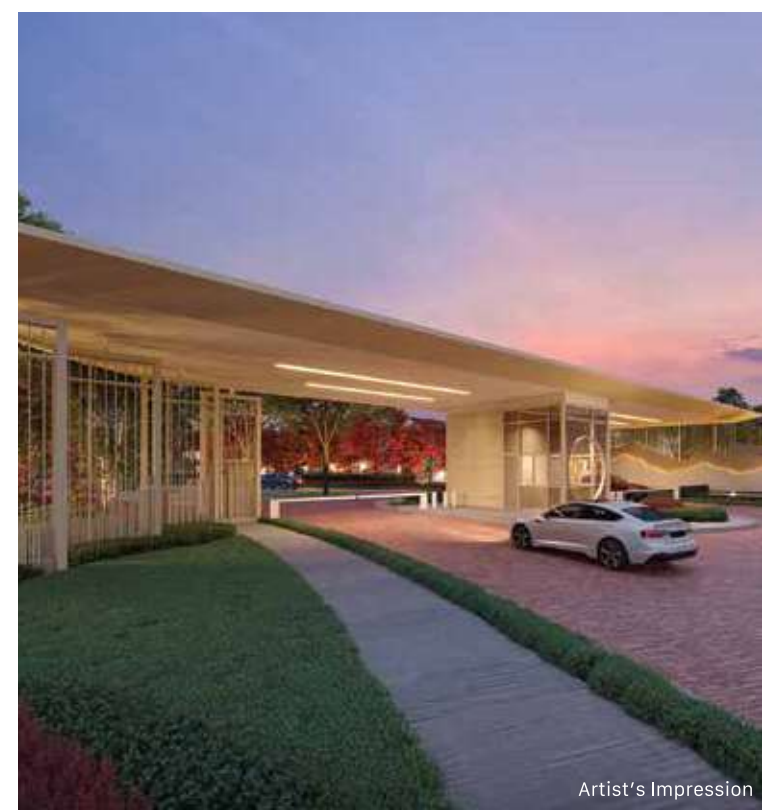
环境

Pronunciation
[kankyō]

Meaning
Environment



BEAU
TI
FUL
ENVIRONMENT



Artist's Impression

THE RED BLOSSOM BOULEVARD



Artist's Impression

GRAND ENTRANCE

BEHOLD A SPLENDID FIRST IMPRESSION

A zen-inspired feature wall awaits your arrival. The Grand Entrance statement is flanked by a series of soothing water features with the relaxing sounds of cascading water welcoming you home.



FLOURISHING WITH BEAUTIFUL SERENITY



Artist's Impression

POLLINATOR'S GARDEN

Escape to the outdoors and step into a lush environment of leafy trees and flowering shrubs. As you enjoy a leisurely stroll along the Pollinator's Garden, it will enlighten your mood with every step. Pedal your way to family bonding moments at the Red Blossom Boulevard and enjoy the refreshing sight of nature's splendours all around.



L I F E

IN HARMONY WITH NATURE

人生

Pronunciation
[jinsei]

Meaning
Life

EXCITING PURSUIT OF LEISURE



MULTIPURPOSE COURT

From playing sports to keeping kids active, the multipurpose court is the ideal setting to enjoy a fun day out in the sun. Here, it's easy to spend time with loved ones while keeping fit.



BEAUTIFUL LIFE



NINJA PLAY PARK

The ninja-inspired playground promises endless moments of sensory stimulating fun in a safe outdoor environment for the little ones.



DELIGHTFULLY WHOLESOME WELL-BEING

The biophilic design here evokes calmness, making one feel refreshed and lighter at heart when immersed in a world of lush greenery. Soothe the soul with a stroll around the tree-lined walkways that wind around the landscape. On days that call of a spot of solitude, relax and meditate at the Bamboo Pavilion.



Overlooking the gleaming lake, the Zen Moon Swing let you soak in the tranquil atmosphere while you spend quality leisure time in nature with loved ones.



Artist's Impression

BAMBOO PAVILION



Artist's Impression

ZEN MOON SWING



H O M E

FEEL THE BLISS OF FAMILY LIVING

家

Pronunciation
[ie]

Meaning
Home



Artist's Impression

WHERE THE
GREEN PHILOSOPHY
COMES TO LIFE

LIFESTYLE KITCHEN

Experience the beauty of nature in a home built with biophilic design which focuses on creating connection and flow between interior and outdoor spaces. Discover a well-ventilated and light-filled home where large windows allow natural daylight to flood the room while offering a charming view of the verdant surroundings outside.



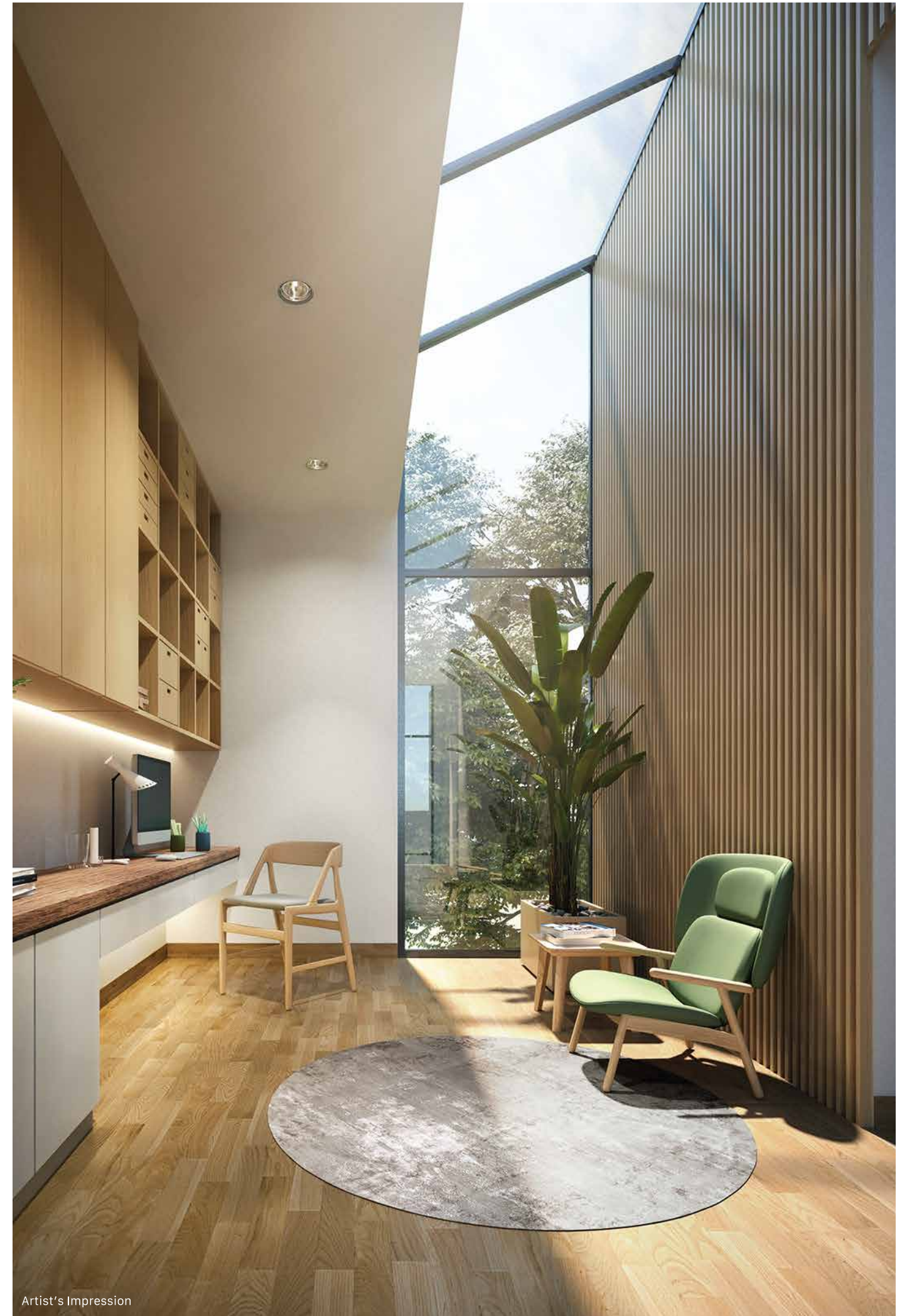
Artist's Impression

COZY PRIVACY SPACE



HOME

BEAU
TI
FUL



Artist's Impression

NATURAL LIGHTING WORKSPACE



Artist's Impression

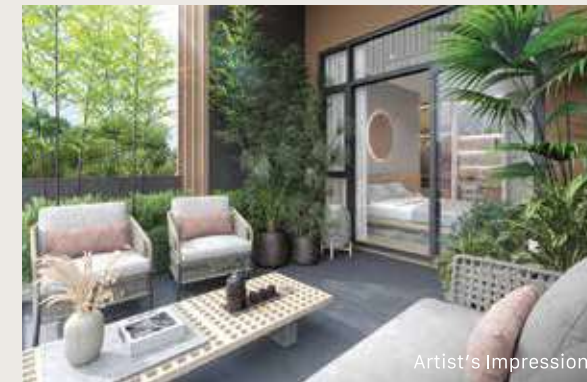
SPACIOUS LIVING HALL

JAPANDI STYLE INTERIORS OF ELEGANCE



Artist's Impression

FAMILY SPACE



Artist's Impression

RELAXING BALCONY

The combination of Japanese functionality and Japanese minimalism creates the Japandi style, a unique aesthetic that infuses the homes of Mio Spring. Rooted in modern minimalist design and practicality, discover a spacious home perfect for you and your family.



Artist's Impression

BEDROOM WITH PRIVATE GARDEN



Artist's Impression

BLISSFUL COSINESS SPACE



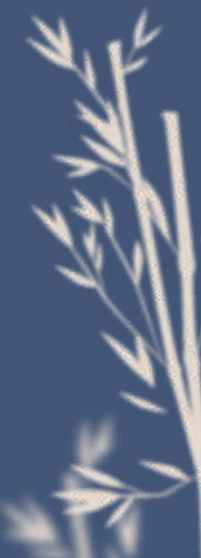
CENTRAL PARK



A PLETHORA OF RECREATIONAL FACILITIES

- 1 Grand Entrance
- 2 Red Blossom Boulevard
- 3 JMB Office
- 4 Multipurpose Court
- 5 Ninja Play Park
- 6 Yama (Mountain) Garden
- 7 Bamboo Pavilion
- 8 Bamboo Trail
- 9 Toshiyori (Aged) Garden
- 10 Suikii Garden (Body of Water)
- 11 Midori (Green) Garden
- 12 Haru (Spring) Garden
- 13 Zen Moon Swing

- TYPE A | 20' x 65'
- TYPE B | 20' x 65'
- TYPE C | 22' x 70'
- TYPE D | 26' x 65'
- TYPE E | 26' x 80'
- TYPE F | 34' x 60'
- TYPE G | 34' x 60'



TYPE
A

20' x 65'
1,847 sf - 2,096 sf

 3 Bedrooms
 2+1 Bathrooms
 2 Car Parks

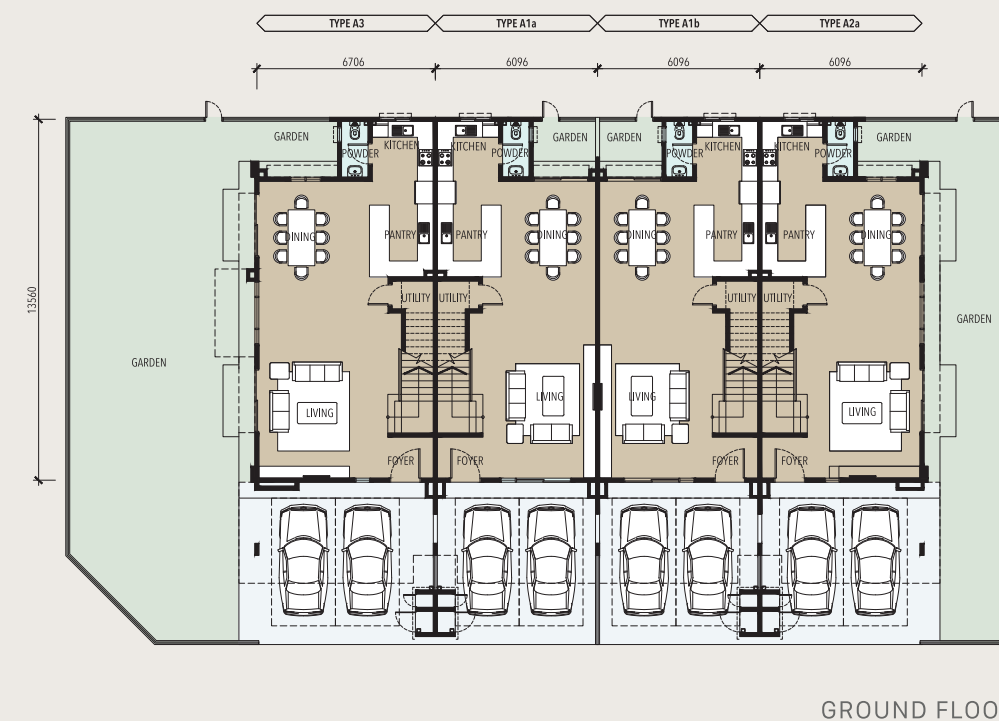
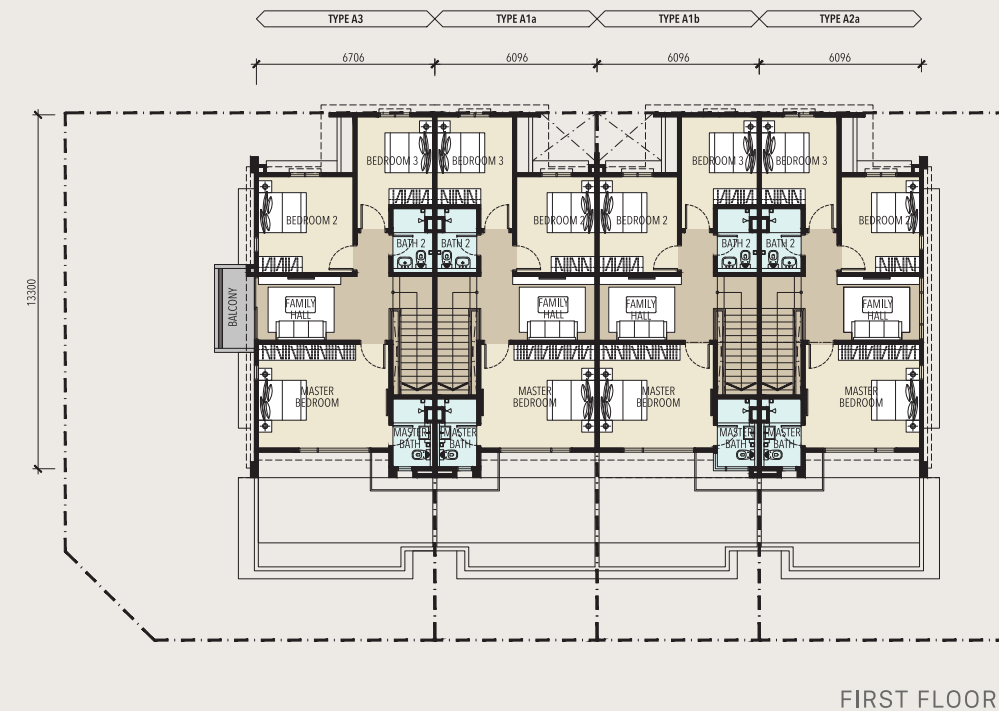
TYPE
A

20' x 65'
1,847 sf - 2,096 sf



LARGE LIVING SPACES
WITH BACK GARDEN LAYOUT

- ✿ Lifestyle dining area connecting to back garden
- ✿ Large area for dry and wet kitchen
- ✿ Ample space for kitchen bar counter adjacent to dining area
- ✿ Open plan design layout offers flexibility in redefining living spaces



TYPE
B

20' x 65'
1,832 sf - 2,081 sf



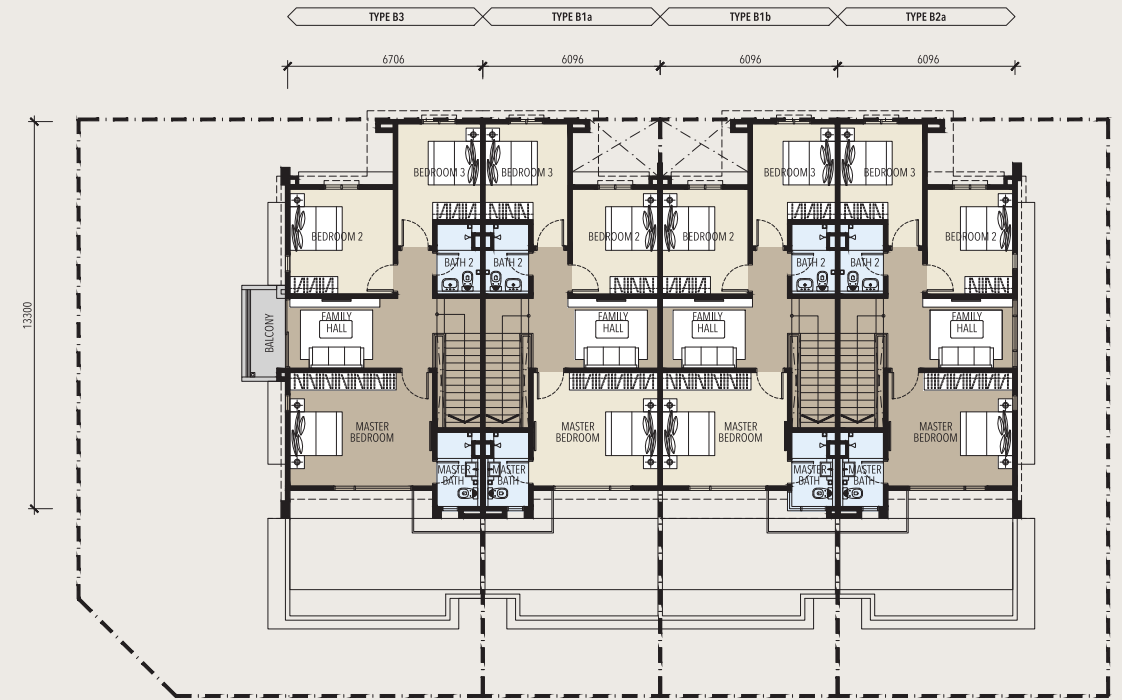
IDEALLY DESIGNED FOR
MULTI-GENERATIONAL LIVING

- ✿ Ultimate convenience and comfort for elderly or OKU
- ✿ Open plan layout for more space and flexibility
- ✿ Space for herbs garden with longitudinal kitchen linked to rear garden area

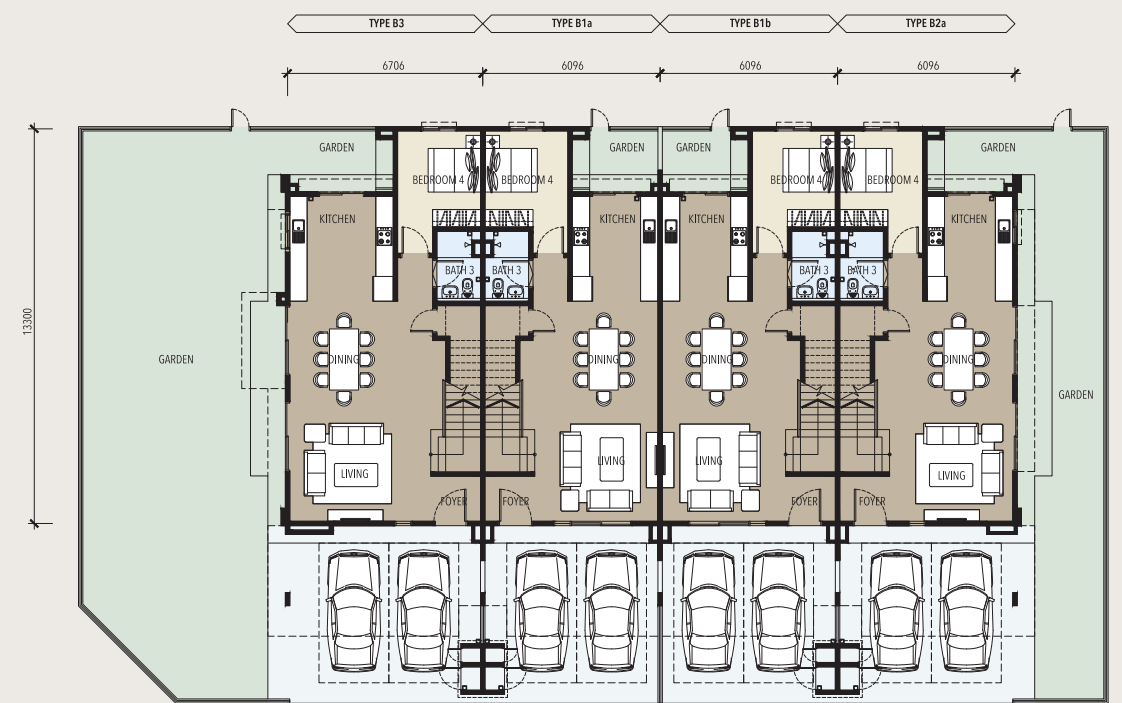


TYPE
B

20' x 65'
1,832 sf - 2,081 sf



FIRST FLOOR



GROUND FLOOR

TYPE
C

22' x 70'
2,102 sf - 2,392 sf

 4 Bedrooms |
  4 Bathrooms |
  2 Car Parks



Artist's Impression

FREEDOM OF FLEXIBILITY
IN MULTIFUNCTIONAL LIVING

- ✿ Open plan layout for more space and flexibility
- ✿ Master bedroom with walk-in wardrobe
- ✿ En-suite bathroom for all bedrooms
- ✿ Bedroom 4 with private back garden
- ✿ Dedicated study space for all bedrooms
- ✿ Laundry yard area

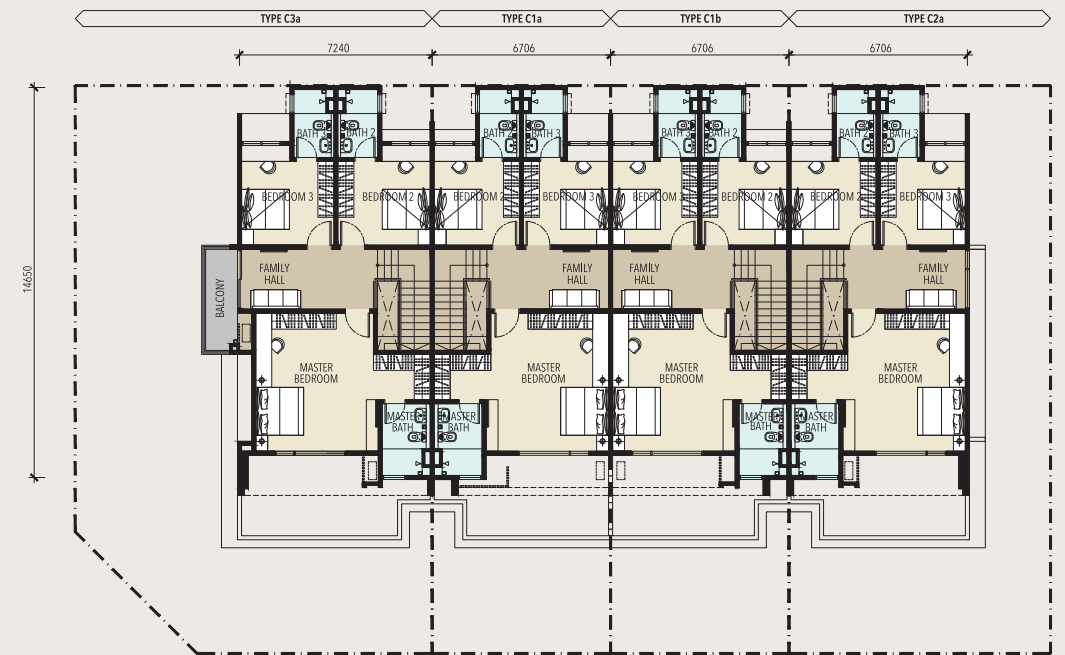


TYPE
C

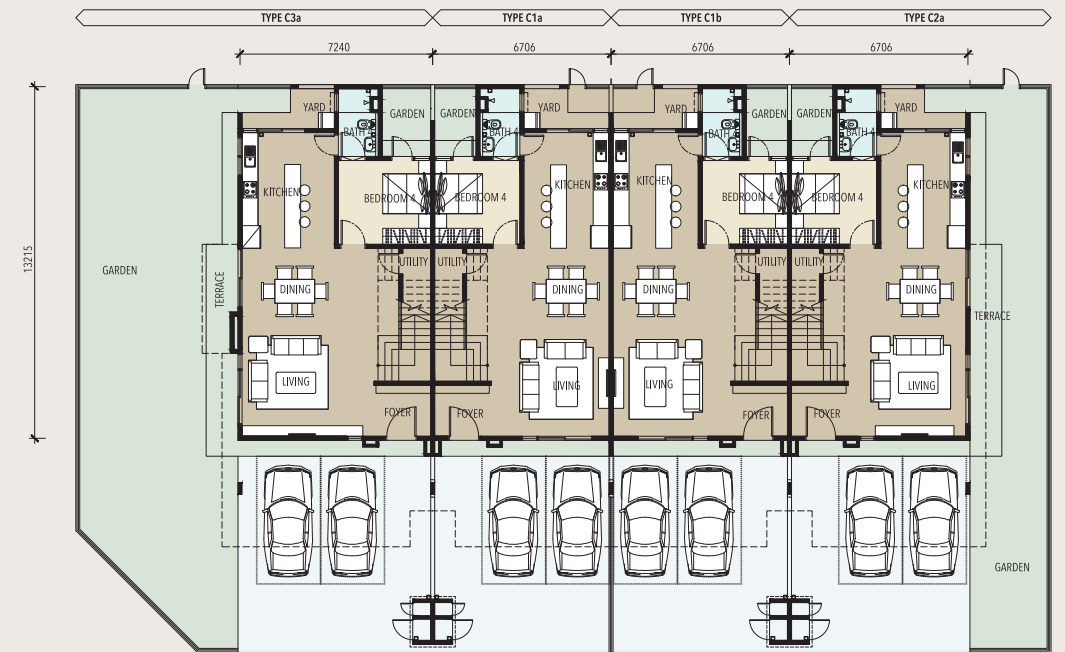
22' x 70'
2,102 sf - 2,392 sf



Artist's Impression



FIRST FLOOR



GROUND FLOOR

TYPE
D

26' x 65'
2,518 sf - 2,668 sf



4+1
Bedrooms
 

4
Bathrooms
 

2
Car Parks

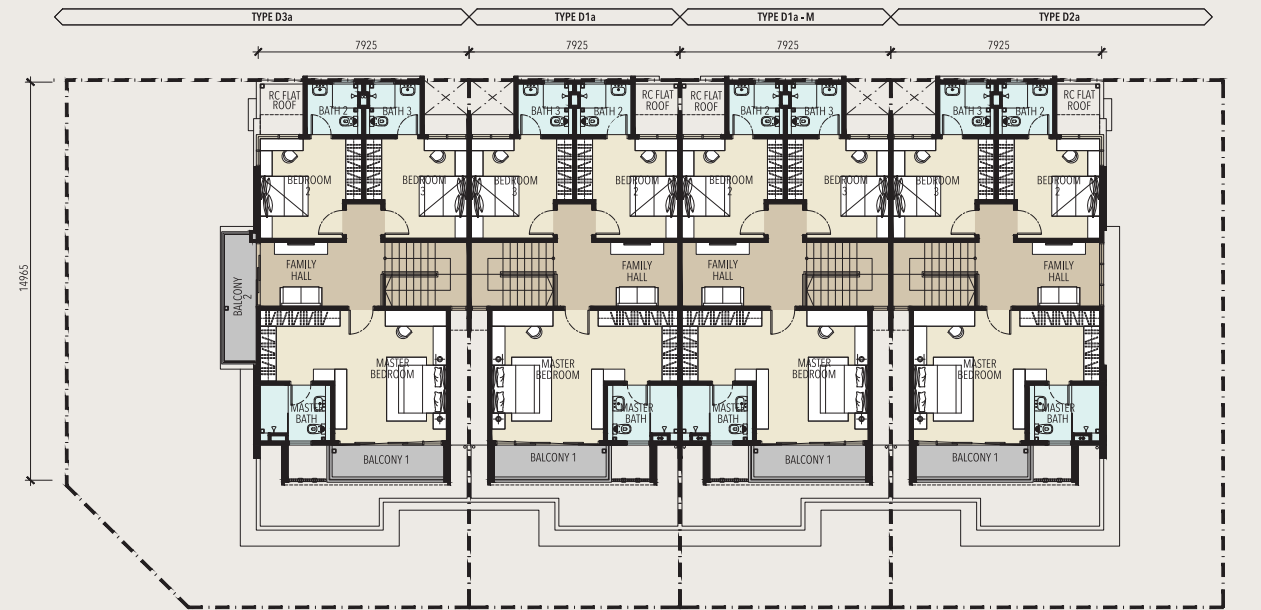
TYPE
D

26' x 65'
2,518 sf - 2,668 sf

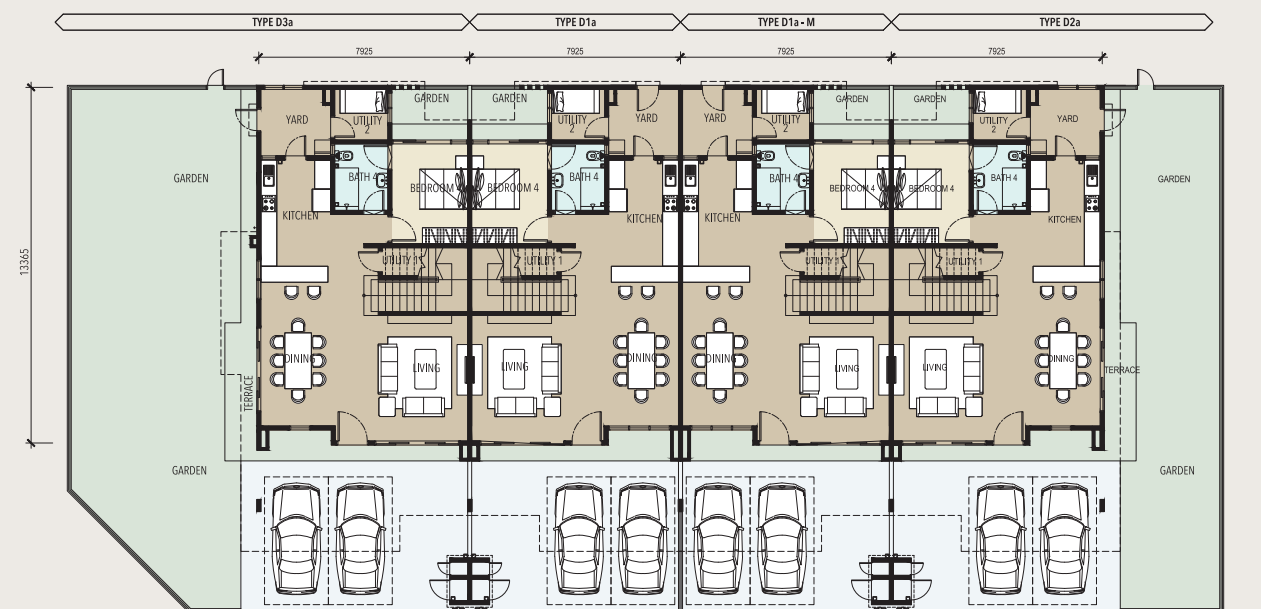


WIDE FRONTAGE DESIGNED
FOR OPTIMAL OUTDOOR LIVING

- ✿ Flexible spatial planning with 26' wide open plan design layout
- ✿ Lifestyle kitchen designed with bar counter space
- ✿ Bedroom 4 with private garden well-suited for elderly/OKU friendly
- ✿ Master bedroom with balcony, walk-in wardrobe and study/workspace
- ✿ En-suite bathroom for all bedrooms
- ✿ Laundry yard area



FIRST FLOOR



GROUND FLOOR

TYPE
E

26' x 80'
2,749 sf - 2,777 sf

 4+1
Bedrooms
  4
Bathrooms
  2
Car Parks



Artist's Impression

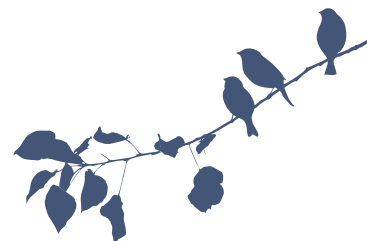
PRIVATE OUTDOOR SPACE OF INDOOR COURTYARD

G FLOOR

- ✿ Linear side garden landscape
- ✿ Flexible spatial planning with open plan designed layout
- ✿ Double volume space at dining area
- ✿ Bedroom with private garden for elderly/OKU friendly
- ✿ Additional room for helper or store room
- ✿ Separate powder room for guest and helper

1ST FLOOR

- ✿ Family area or study space
- ✿ Master bedroom with long walk-in wardrobe and large en-suite bathroom
- ✿ Master bedroom with linear garden view and private roof terrace
- ✿ En-suite bathroom for all bedrooms



TYPE
E

26' x 80'
2,749 sf - 2,777 sf



Artist's Impression



FIRST FLOOR



GROUND FLOOR

TYPE
F

34' x 60'
2,533 sf - 2,585sf



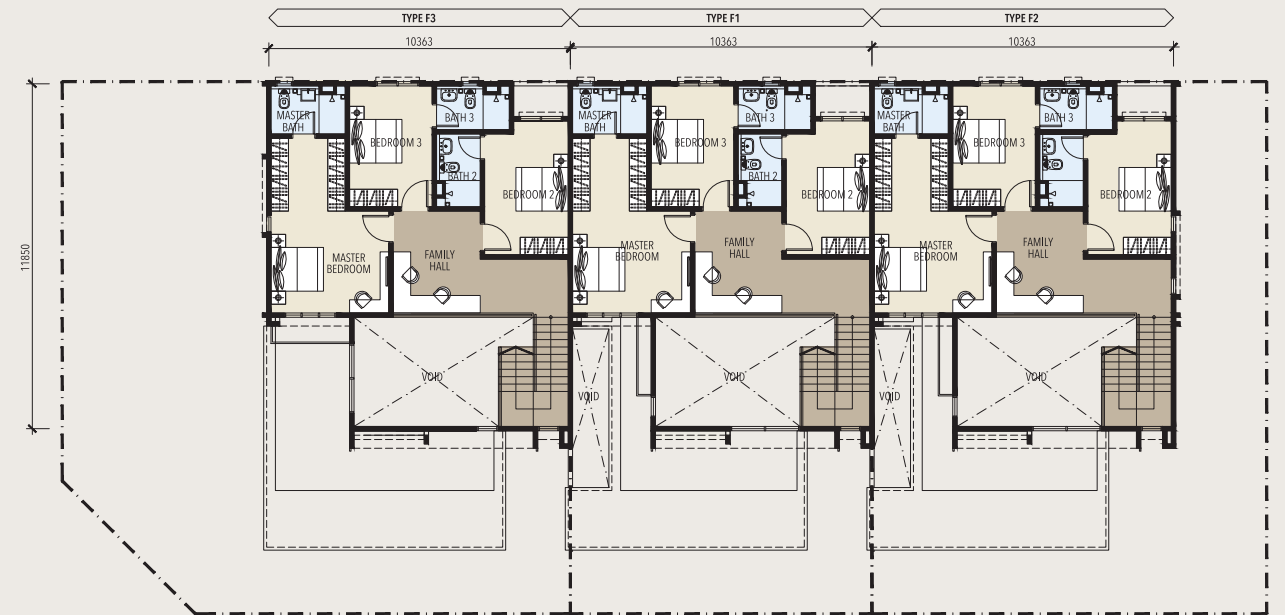
TYPE
F

34' x 60'
2,533 sf - 2,585sf

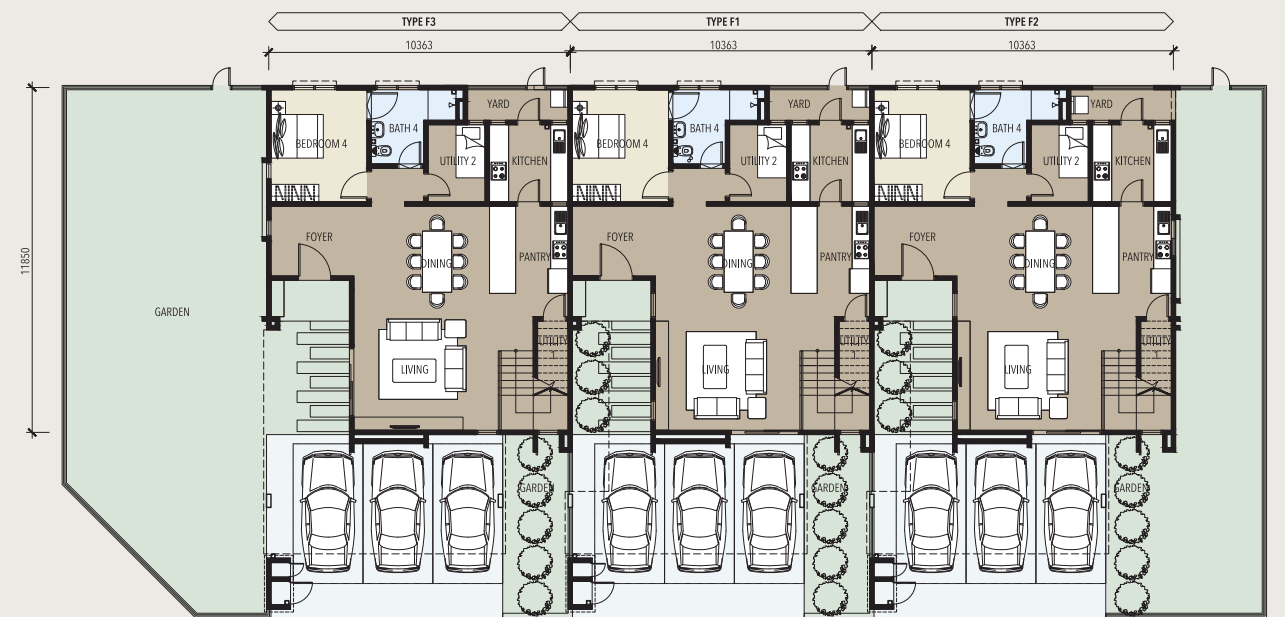
Artist's Impression



Artist's Impression



FIRST FLOOR



GROUND FLOOR

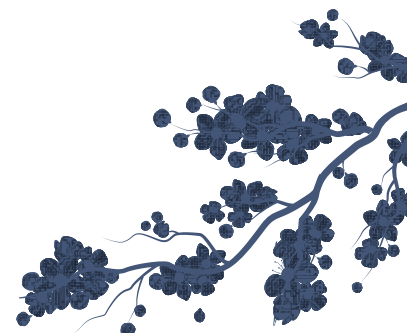
SPACIOUS FROM THE INSIDE OUT

G FLOOR

- ❁ Dedicated garden walkway
- ❁ Wide entrance foyer
- ❁ Flexible living spaces with open plan layout
- ❁ Ample space for wet and dry kitchen separation
- ❁ Bedroom 4 with mobility-friendly features for the elderly
- ❁ Dedicated yard area for laundry purposes

1ST FLOOR

- ❁ Master bedroom with double-sided walk-in wardrobe and en-suite bathroom
- ❁ Ample natural lighting and sense of spaciousness with double volume space
- ❁ Flexible lifestyle corner designed for hobby space or reading nook
- ❁ All bedrooms come with en-suite bathroom



TYPE
G

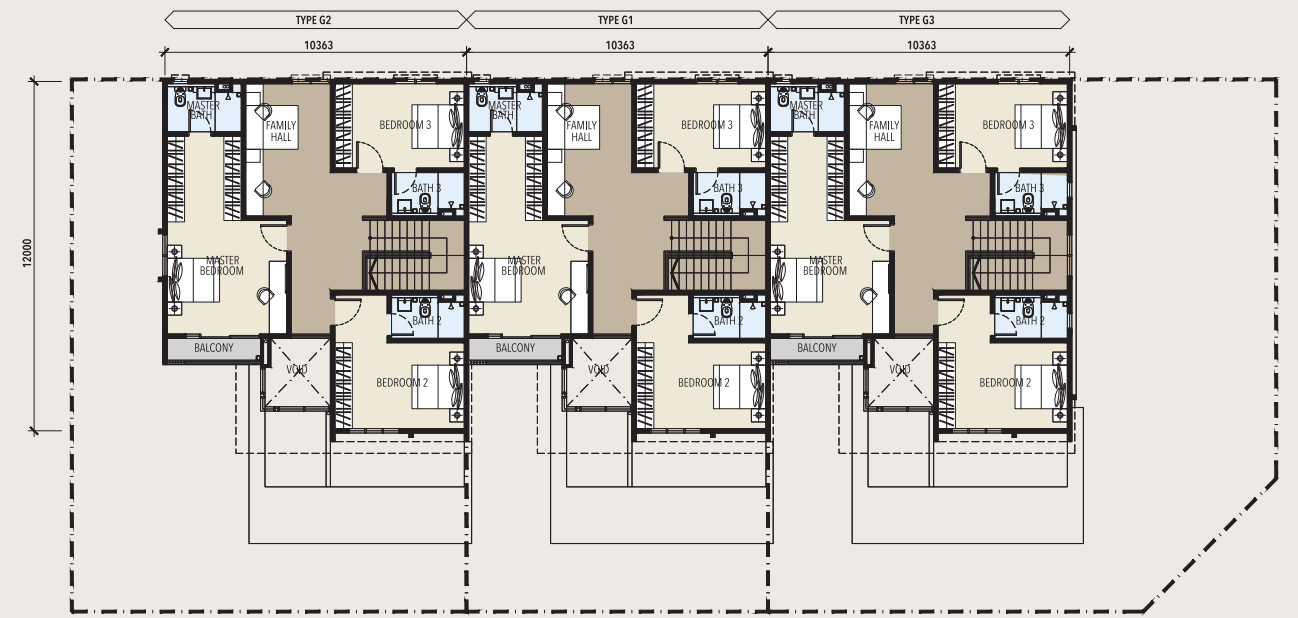
34' x 60'
2,734 sf - 2,773 sf

 4+1
Bedrooms
  4
Bathrooms
  3
Car Parks



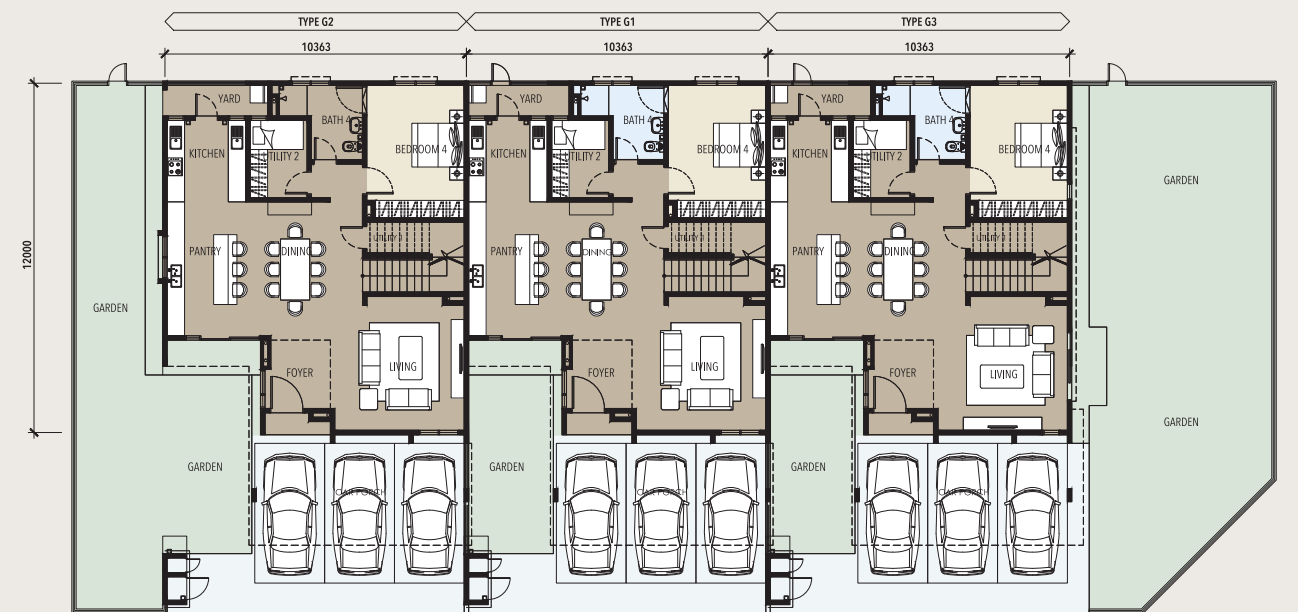
TYPE
G

34' x 60'
2,734 sf - 2,773 sft



THE LUXURY OF SPACE
FROM THE INSIDE OUT

- ✿ Double-volume skylight designed above entrance foyer
- ✿ Longitudinal kitchen design connecting dry kitchen with garden view
- ✿ Ample space for future renovation of wet and dry kitchen separation
- ✿ Featured skylight to provides natural lighting for 1st floor corridor and study/workspace
- ✿ Master bedroom with double-sided walk-in wardrobe and bay window setup with garden view





SPECIFICATIONS

| | |
|---|--|
| STRUCTURE | Reinforced Concrete Framework |
| ROOF | |
| Covering | Type A, B, C: RC Flat Roof / Concrete Roof Tile Type D, E, F: RC Flat Roof / Metal Deck Roof Type G: RC Flat Roof / Metal Deck Roof / Glass Roof |
| Frame | Metal Roof Truss / Reinforced Concrete Slab |
| CEILING | Skim Coat & Paint / Plaster Ceiling |
| WALL | Brickwork / Reinforced Concrete Wall |
| WALL FINISHES | |
| External & Internal Paint | Plaster & Paint / Skim Coat |
| Kitchen | Approx. 1500mm high Ceramic Wall Tiles / Paint |
| Master Bathrooms / Bathrooms / Powder | Porcelain Wall Tiles |
| FLOOR FINISHES | |
| Foyer / Living / Dining / Pantry / Kitchen / GF Bedroom | Porcelain Tiles |
| Master Bathroom / Bathrooms / Powder Room | Porcelain Tiles |
| Terrace / Apron / Balcony | Porcelain Tiles |
| Master Bedroom / 1F Bedrooms / Staircase / Family Hall | Laminated Timber Flooring |
| Utility 1 | Type A, B, C: Cement Render Type D, E, F, G: Ceramic Tiles |
| Utility 2 (Maid's Room) / Yard | Ceramic Tiles |
| Car Porch | Concrete Imprint |
| DOOR | |
| Main Entrance | Timber Door |
| Others | Timber Flush Door / Timber Flush Door with Louvre / Aluminium Frame Glass Door |
| WINDOWS | Aluminium Frame Glass Window |
| Ironmongery | Quality Ironmongery |
| TYPE | A1 A2 A3 B1 B2 B3 C1 C2 C3 D1 D2 D3 E1 E2/E3 F1 F2/F3 G1 G2/G3 |
| SANITARY & PLUMBING FITTINGS | |
| Kitchen Sink & Tap | 2 2 1 1 1 1 1 1 1 1 1 1 2 2 2 2 2 |
| Wash Basin & Tap | 3 3 3 3 3 3 4 4 4 4 4 4 4 4 4 4 4 |
| Water Closet | 3 3 3 3 3 3 4 4 4 4 4 4 4 4 4 4 4 |
| Bib Tap | 3 3 3 3 3 3 4 4 4 4 4 4 4 4 4 4 4 |
| Shower | 2 2 2 3 3 3 4 4 4 4 4 4 4 4 4 4 4 |
| Toilet Roll Holder | 3 3 3 3 3 3 4 4 4 4 4 4 4 4 4 4 4 |
| Garden Tap | 2 3 3 2 3 3 2 4 4 2 4 4 3 4 1 2 1 2 |
| Washing Machine Tap | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 |
| ELECTRICAL INSTALLATION | |
| Light Point | 29 29 31 29 29 31 33 33 35 36 36 38 35 35 34 34 41 41 |
| Fan Point | 7 7 7 7 7 7 7 7 7 8 8 8 8 8 8 8 8 8 |
| Air-Conditioned Electrical Point | 6 6 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 |
| Water Heater Point | 2 2 2 3 3 3 4 4 4 3 3 3 3 3 3 3 3 3 |
| Storage Water Heater Point | - - - - - - - - 1 1 1 1 1 1 1 1 1 |
| Power Point | 25 25 25 29 29 29 30 30 30 30 30 30 32 32 32 32 30 30 |
| TV Point | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 2 2 1 1 |
| Door Bell Point | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 |
| Fibre Wall Socket | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 |
| Distribution Box | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 |
| Kitchen Hob Point | 1 1 1 1 1 1 1 1 1 1 1 1 2 2 2 2 1 1 |



JAPANESE-THEMED
TERRACE HOMES



SPACIOUS JAPANDI
BUILT-UP AREA



BIOPHILIC-INSPIRED
CONCEPT



INDOOR
COURTYARD



EXTRA 3M
FRONTAGE



60-ACRE
CENTRAL PARK



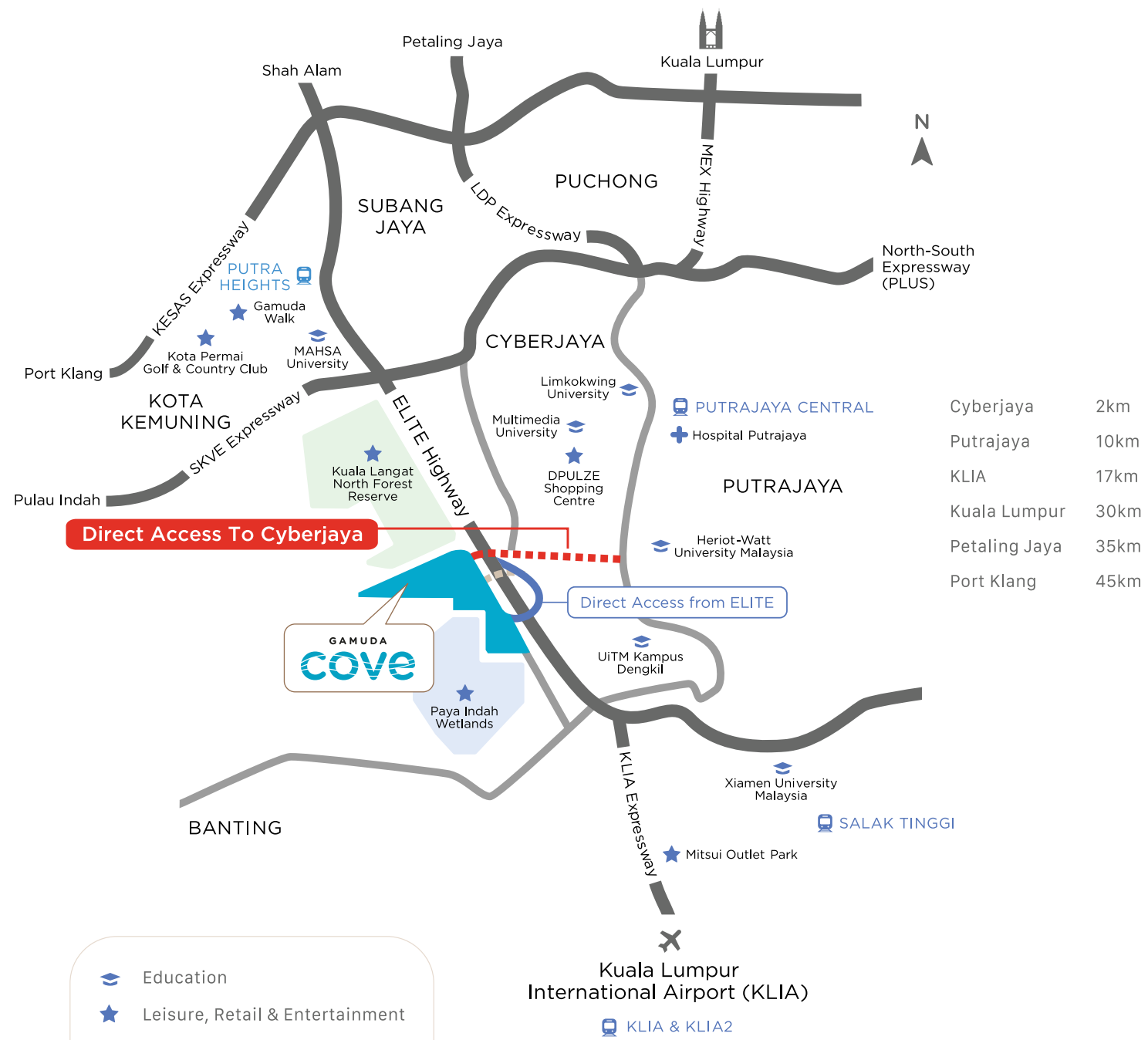
DIRECT ACCESS TO
THEMATIC FACILITIES



PARCEL
BOX

Live Your Beautiful Life At

MIO SPRING
GAMUDA COVE



- Education
- Leisure, Retail & Entertainment
- Healthcare
- ERL Station
- LRT Station
- Future Access
- ELITE Interchange