



G A I A
RESIDENCES
— AT —
GAMUDA GARDENS

GAMUDA LAND



When we create a place,
we create a personality

What makes a place unique?
It's really about mindful planning.
Like how we layout each floor
to have a view of lakes and hills.
And how we create a lazy river that flows
into waterplay facilities.
A resort-inspired beach pool with pavilions
that are surrounded by tropical trees and shrubs.
All beautifully planted together
within this lush vertical community.

Come home to the serenity of GAIA Residences,
the first serviced apartment at Gamuda Gardens.
With a diverse selection of resort inspired facilities,
here you can truly pamper yourself
as you rejuvenate amidst nature.





Lifestyle Facilities at Sky Garden

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|---|--------------------|----|---------------------|
| 1 | Lazy river | 7 | Multi Purpose Court |
| 2 | Multi Purpose Hall | 8 | Playground |
| 3 | Gymnasium | 9 | BBQ Deck |
| 4 | Swimming Pool | 10 | Urban Farm |
| 5 | Beach Pool | 11 | Jogging path |
| 6 | Outdoor Gymnasium | 12 | Canopy walk |



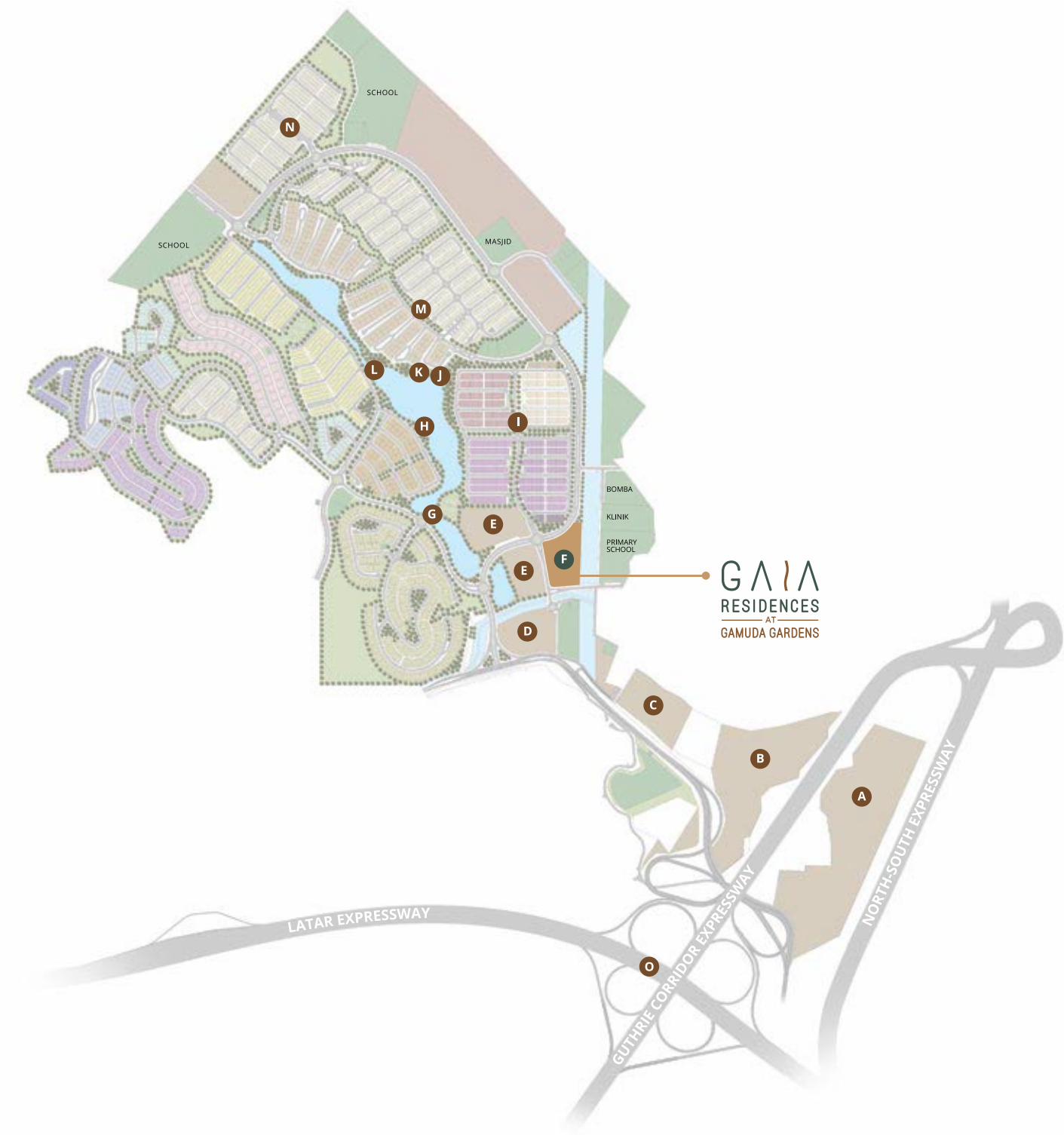
Life's essentials
at your doorstep

Enjoy the luxury of having all that you need right at your doorstep, or take a leisurely stroll to the Gamuda Gardens Retail Village Square where you can shop and dine by the waterfront.

All within your reach

- Mixed retail shops at GAIA Residences.
- A diverse selection of shops, F&B outlets and a wellness centre at the Gamuda Gardens Retail Village Square.
- Great accessibility from Gamuda Gardens to the Sungai Buloh Interchange Hub (Main interchange for the KTM Komuter line and MRT line 1 & 2).
- Dedicated interchange that connects Gamuda Gardens directly to 3 major expressways.

Gamuda Gardens Masterplan



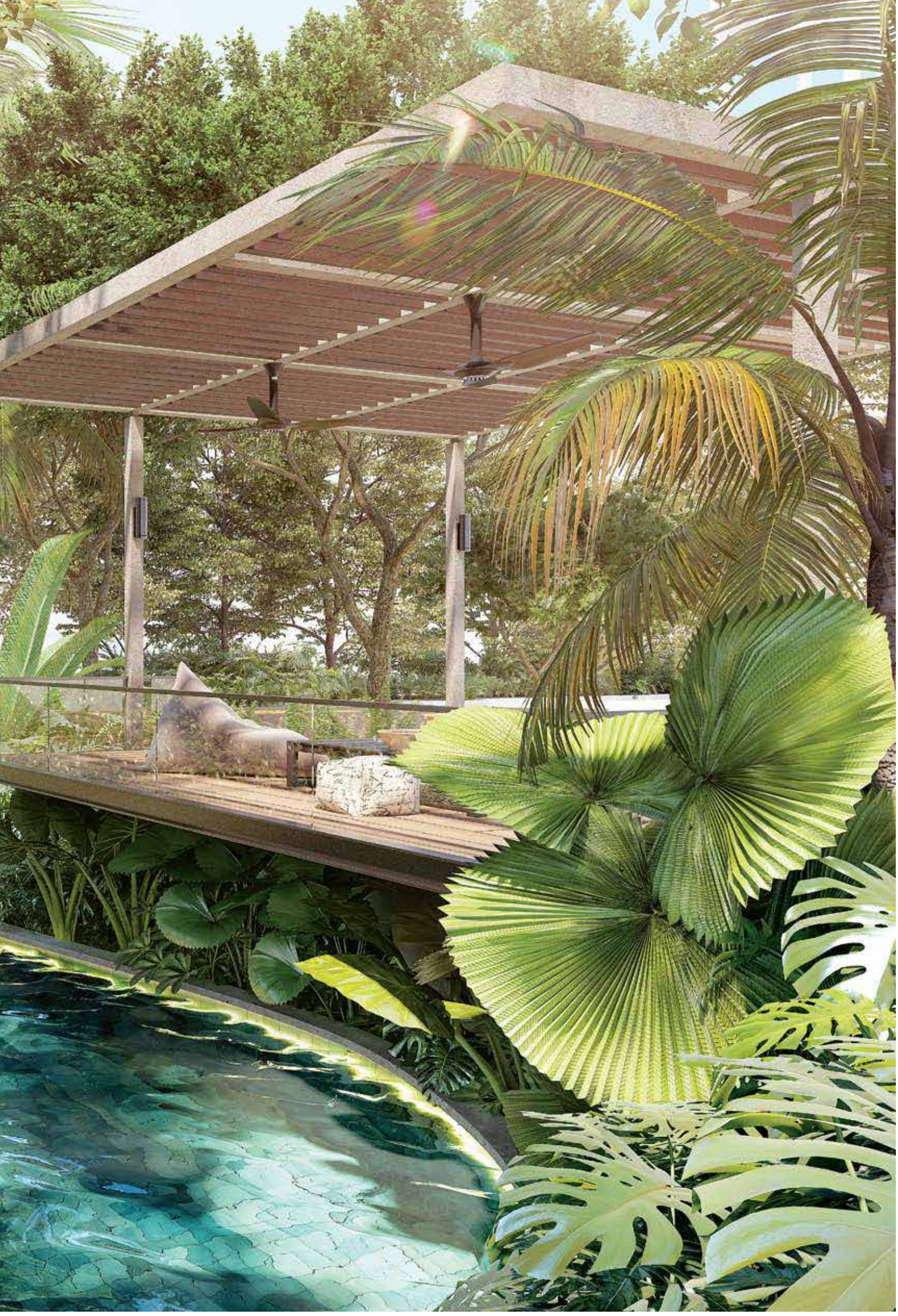
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| A The Gardens Boulevard | I Village Homes |
| B Commercial Hub | J The Adventure Playland |
| C Gamuda Gardens International School | K Camping Ground |
| D Boutique Waterfront Service Residences and Retail Outlets | L The Wetlands |
| E Retail Village Square | M Lakeside Homes |
| F GAIA Residences - Serviced Apartment | N Hilltop Homes |
| G The Majestic Waterfall | O Confluence of 3 main expressways (North-South Expressway, Guthrie Corridor Expressway and LATAR Expressway) |
| H The Lookout Point | |

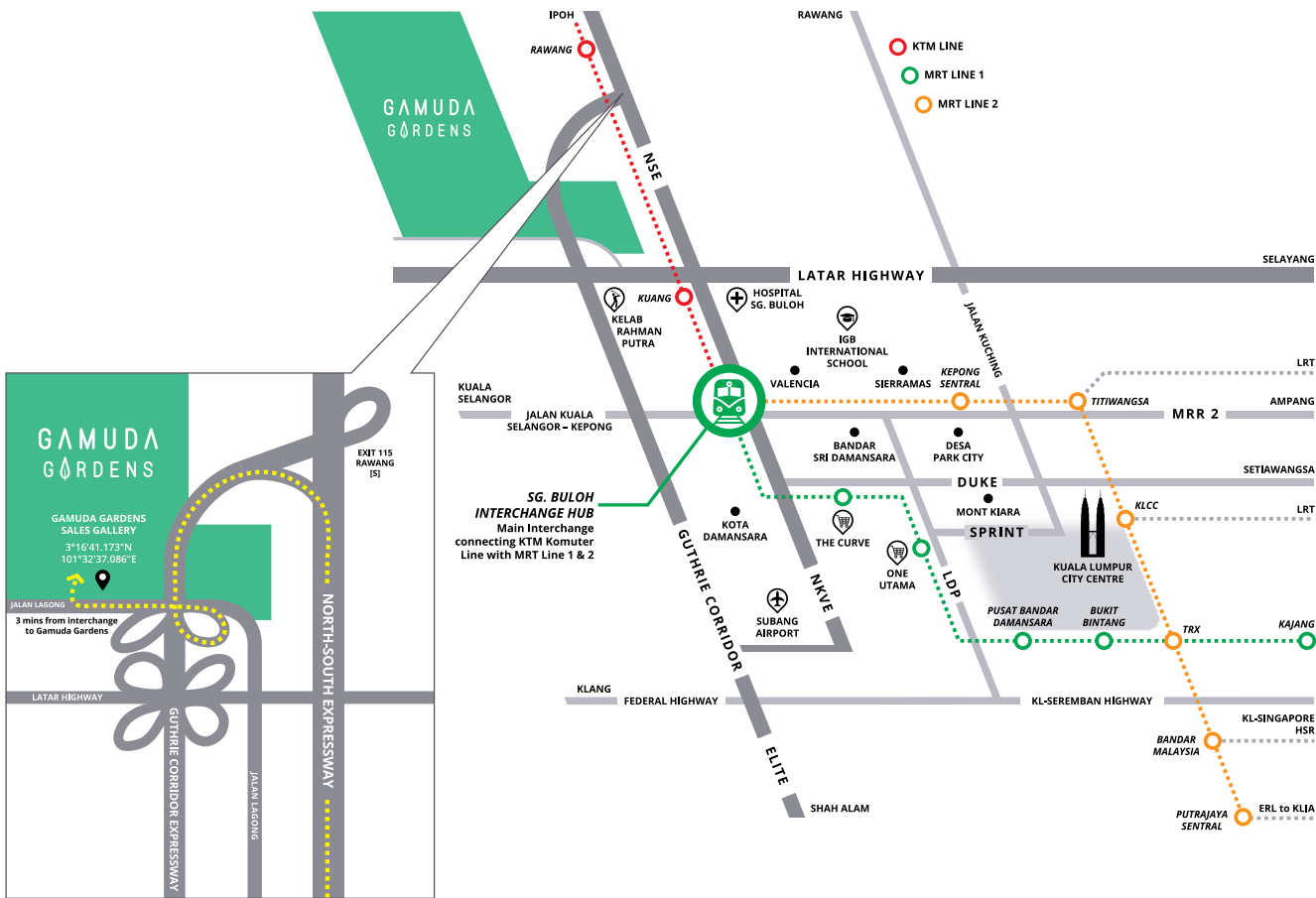
"As a town maker, we create places
that people will call home,
want to be a part of,
grow up and grow old in."

DATO' LIN YUN LING

Group Managing Director, Gamuda Berhad







A good town is a connected town.

Town making is not just about construction.
To do it right, we have to think through the connectivity.
And there is an art to it.
There has to be an infrastructure masterplan
that ensures easy accessibility.
Right from your home to the highway
and all the neighbourhood stops in between.

It is our way to look at the details to make the town work.
It is about creating a lifestyle.
It is about creating community.

All within reach

Essentials

- 10 km Columbia Asia Hospital (to be located next to Aeon)
- 10.4 km KPJ Rawang Specialist Hospital
- 12 km Hospital Sungai Buloh
- 3 km KTM Komuter Kuang
- 10 km MRT Sungai Buloh Interchange Hub & KTM Komuter Sungai Buloh
- 10.5 km KTM Komuter Rawang
- 8.7 km Aeon Rawang
- 16 km Tesco Rawang

Learning

- 3 km SJK (C) Kuang
- 4.9 km SJK (C) Kundang
- 7.5 km Straits International School
- 7.7 km SK Seri Kundang
- 8 km Sekolah Berasrama Penuh Integrasi Rawang (SEPINTAR)
- 10 km SJK (C) Kota Emerald
- 13 km IGB International School

Play

- 1 km Just a quick drive to two equestrian facilities
- 6.8 km - 8.8 km Play golf at 3 country clubs nearby (Kundang Lakes Country Club, Kelab Rahman Putra or Tasik Puteri Golf & Country Club)
- 8.1 km Head to Tasik Biru Kundang for picnics, canoeing and jet-skiing

GAMUDA LAND



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Bandar Serai Development Sdn Bhd (1050090-W)
Gamuda Gardens Sales Gallery
Lot 3825 & 3826, Jalan Sg. Serai, Kg. Sungai Serai
48050 Rawang, Selangor.



Developer: Bandar Serai Development Sdn Bhd (1050090-W) • Developer's License: 19124-6/07-2020/0683(L) • Validity Date: 31/07/2018 - 30/07/2020 • Advertising Permit: 19124-6/07-2020/0683(P) • Validity Date: 31/07/2018 - 30/07/2020 • Approving Authority: Majlis Perbandaran Selangor • Building Plan Approval: Bil. (21) dlm. MPS.3/2-1371/2409(OSC3.0)PB(B) • Land Tenure: Leasehold (99 years - Expiring on 15/08/2116) • Land Encumbrances: Nil • Types of Property: Serviced Apartment • Total Units: Block A - 215 units; Block B - 235 units; Affordable Housing - 50 units Selling Prices: Block A - RM 520,560.00 (min) - RM 848,160.00 (max); Block B - RM 419,760.00 (min) - RM 656,160.00 (max); Affordable Housing - RM 250,000.00 • Expected Date of Completion: August 2021 • 7% Discount for Bumiputera • Restriction of Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority. The particulars contained within this publication are set out as a general outline only for guidance to intending investors and do not constitute any part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. While every reasonable care has been taken in preparing this publication, the developer cannot be held responsible for any inaccuracy. All the above items and packages are subject to variations, modifications and substitution as may be required by the Authorities or recommended by Architect or Engineer.