

**GAMUDA
GARDENS**

ILLARIA

— Hillside Homes —

GAMUDA LAND

Living by the Hillside

Living amongst the splendour of nature with the cool breeze of the hills by your side is an immeasurable experience. At the hillside homes of Illaria at Gamuda Gardens, nothing can be more fulfilling than that.

Enjoy urban amenities right alongside the tranquillity of nature.



Where positive energy is in Abundance

- 1 The Green Dragon (青龍)**
 The development is clasped by the Green Dragon embrace, which favors the wealth aspect in such that elevates one's status and well-being.
- 2 Jade Pillow Formation (玉枕)**
 Observed as a favorable wealth star, it embodies the notions of power and wealth, a highly favorable feature for entrepreneurs.
- 3 Heavenly Wealth Stars (天財)**
 Next to Illaria is the two hills, that belong to the Metal and Water elements. As its nature suggests, such formation is generally auspicious for the generation of wealth and prosperity.



Artist's Impression Only



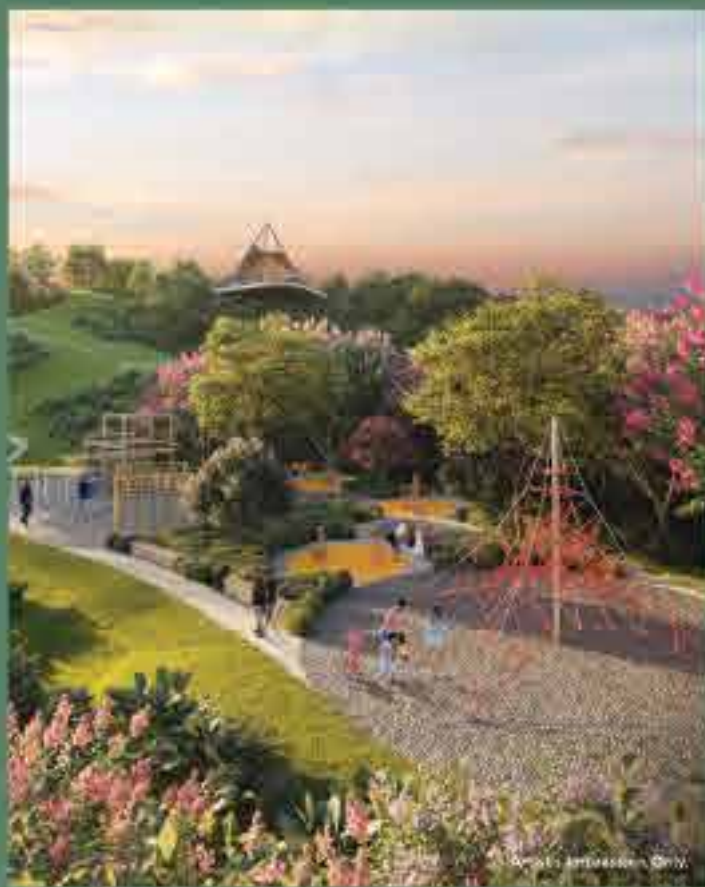
Urban and Nature

At Gamuda Land, we place great priority in nurturing one's well-being through the carefully planned township. You'll find seamless access to facilities, where you can take a retreat without being way too far away from home.



Private and
exclusive

Amenities



• Recreation Parkland

The joys of playtime and bonding in the great outdoors are endless. Be it at the treehouse, obstacle course or yoga deck, a fun time awaits everyone.

• Sakura Lane

Sakura lane features a stunning spread of Sakura trees. Giving a romantic experience for couples and even for families, while they take a long stroll on the beautiful lane, soaking up the tranquility of nature.



• Co-working Pods

Work, chat or just chill in a lush alcove embraced by tranquility. Even without the need to utter a word, this space evokes a sense of belonging that matters.





Artist's Impression Only.

Family homes
made for expansive

Lifestyle

Choosing the right home is not based on aesthetic alone, but one that meets your unique needs. Which is why our unit comes with a double volume ceiling where not only allows natural light to flow beautifully into your home, but also letting you catch up with your family through the visual link downstairs.

Additionally, when a much-needed break is due, easy-access to the backyard lets you claim your well-earned moments within the comfort of fresh air where you can once again, be one with nature.



Artist's Impression Only.



Artist's Impression Only.

TYPE A 2-STOREY TERRACE HOUSE

Land Size 22' x 70'

Built-up Size 2,026 - 2,302 sq.ft.



TYPE B 2-STOREY TERRACE HOUSE

Land Size 20' x 65'

Built-up Size 1,636 - 1,891 sq.ft.



LEGEND

- | | |
|---------------------------------|---|
| A Entrance Signage | Type A (Hillside Home) |
| B Children's Playground | Type B (Family Home - Lifestyle) |
| C Pergola | Type C (Family Home - Basic) |
| D Playmound | Type D (Starter Home - 2 Storey) |
| E Community Kitchen | Type E (Starter Home - 2 1/2 Storey) |
| F BBQ Area | Type F (Townhouse - 3 Storey)
(lower & upper units) |
| G Community Garden | |
| H Sakura Lane | |
| I Parcourse | |
| J Obstacle Course | |
| K Hilltop Viewpoint | |
| L Hammock Laid-back Area | |
| M Yoga Space | |
| N Seating Area | |



TYPE C 2-STOREY TERRACE HOUSE

Land Size 20' x 65'
Built-up Size 1,639 - 1,788 sq.ft.



TYPE D 2-STOREY TERRACE HOUSE

Land Size 18' x 65'
Built-up Size 1,462 - 1,804 sq.ft.



TYPE E 2½-STOREY TERRACE HOUSE

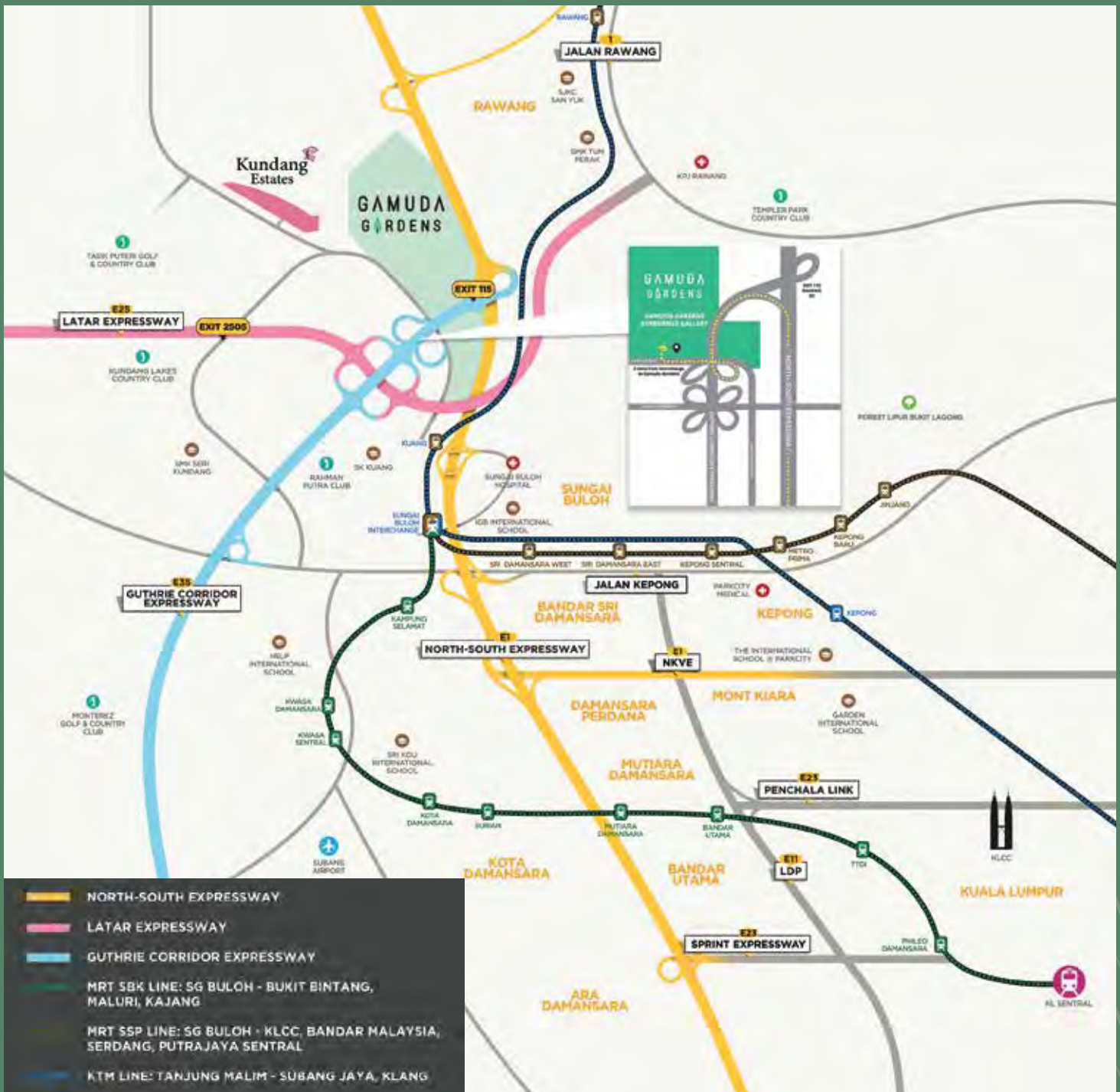
Land Size 18' x 65'
Built-up Size 1,771 - 1,994 sq.ft.



TYPE F (Lower Unit) 3-STOREY TOWNHOUSE

Land Size 22' x 70'
Built-up Size 1,202 sq.ft.





Legend:

- NORTH-SOUTH EXPRESSWAY
- LATAR EXPRESSWAY
- GUTHRIE CORRIDOR EXPRESSWAY
- MRT SBK LINE: SG BULOH - BUKIT BINTANG, MALURI, KAJANG
- MRT SSP LINE: SG BULOH - KLCC, BANDAR MALAYSIA, SERDANG, PUTRAJAYA SENTRAL
- KTM LINE: TANJUNG MALIM - SUBANG JAYA, KLANG



SHOPPING MALL

AEON Rawang	8.5 km
Tesco Rawang	16 km



PUBLIC TRANSPORTATION

Kuang KTM Station	3 km
MRT Sungai Buloh Interchange Hub & Sungai Buloh KTM Station	10 km
Rawang KTM Station	10.5 km



SPORTS & RECREATION

Equestrian Facilities	1 km
Tasik Biru Kundang	8 km
Kundang Lakes Country Club	8 km
Kelab Rahman Putra Malaysia	10 km
Tasik Puteri Golf & Country Club	15 km



HOSPITAL

KPJ Rawang Specialist Hospital	10.5 km
Sungai Buloh Hospital	12 km



EDUCATION

SJK (C) Kuang	3 km
SJK (C) Kundang	5 km
Straits International School	7.5 km
SK Seri Kundang	
Sekolah Berasrama Penuh Integrasi Rawang (SEPINTAR)	7.5 km
SJK (C) Kota Emerald	8 km
IGB International School	10 km
	13 km

WITHIN GAMUDA GARDENS

Beaconhouse International School	400 m
Skyline Luge (upcoming)	700 m

*Sincere
Responsible
Original*

Bandar Serai Development Sdn Bhd
 [201301020260 (1050090-W)]
 Gamuda Gardens Experience Gallery,
 Persiaran Gamuda Gardens 1, Bandar Gamuda Gardens,
 48050, Kuang, Selangor,
 Tel: 03 6037 2888



**FABC WORLD PRIX
D'EXCELLENCE AWARDS**
 ENVIRONMENTAL & MASTERPLAN CATEGORY



gamudaland.com.my
03 2727 7416

Phase 4A (Iliria) • Developer: Bandar Serai Development Sdn Bhd [201301020260 (1050090-W)] • Developer's License: 19124-02-2028/0234(R) - Validity Date: 09/02/2023 - 08/02/2028 • Advertising Permit: 19124-9/01-2024/0199(R)-(S) - Validity Date: 23/01/2023 - 22/01/2024 • Approving Authority: Majlis Perbandaran Selangor • Building Plan Approval: BL (2) dlm. MPS 3/2-1371/442(PB/PN/A)F1-4A • Land Tenure: Leasehold (99 years - Expiring on 15/08/2116) • Land Encumbrances: Nil • Types of Property: 2-Storey Terrace Homes - Total Units: 160 units - Selling Prices: RM907,800.00 (min) to RM2,355,800.00 (max) • Expected Date of Completion: June 2024 • 7% Discount for Bumiputera •
 Phase 4B (Iliria) • Developer: Bandar Serai Development Sdn Bhd [201301020260 (1050090-W)] • Developer's License: 19124-02-2028/0234(R) - Validity Date: 09/02/2023 - 08/02/2028 • Advertising Permit: 19124-9/01-2024/0199(R)-(S) - Validity Date: 23/01/2023 - 22/01/2024 • Approving Authority: Majlis Perbandaran Selangor • Building Plan Approval: BL (2) dlm. MPS 3/2-1371/442(PB/PN/A)F1-4B • Land Tenure: Leasehold (99 years - Expiring on 15/08/2116) • Land Encumbrances: Nil • Types of Property: 2-Storey Terrace Homes - Total Units: 144 units - Selling Prices: RM804,800.00 (min) to RM2,141,800.00 (max) • Types of Property: 3-Storey Townhouse - Total Units: 42 units - Selling Prices: RM597,800.00 (min) to RM752,800.00 (max) • Expected Date of Completion: June 2024 • 7% Discount for Bumiputera • Restriction of Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority • THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA
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