

GAMUDA
GARDENS

JOYA

SUPERLINK HOMES

GAMUDA LAND

MASTERPLAN

GAMUDA GARDENS is an 810-acre development that ingeniously fuses lifestyle and nature in one township. Set amidst natural undulating terrain with rolling hills and by intricately connecting 5 cascading lakes to the 50-acre Central park, this township features a Waterfront Village that brings a unique walkable retail experience with specially curated commercial and retail offerings. In the upcoming Gamuda Gardens City Centre, a Regional Entertainment Mall, a Hotel, an Education Hub, Business Parks, Offices and open public spaces are all within close reach.



LEGEND

- A Gamuda Gardens City Centre
- B Education / Wellness Hub
- C Boutique Waterfront Service Residences & Retail Outlets
- D Waterfront Village
- E GAIA Residences
- F Waterfall
- G Wetland Boardwalk
- H The Lookout Point
- I Village Homes
- J The Adventure Playland
- K Camping Ground
- L The Wetlands
- M Lakeside Homes
- N Hilltop Homes
- O Confluence of 3 main expressways (North-South Expressway, Guthrie Corridor Expressway and LATAR Expressway)



Artist's Impression Only

GAMUDA GARDENS CITY CENTRE

Gamuda Gardens City Center is a 67-acre integrated mix of commercial, leisure, medical, educational and hospitality components. The key feature would be the upcoming Gamuda Gardens Mall, a 1,000,000 sq.ft. Regional Entertainment Mall with adjoining Convention Centre, Event Grounds, Hotel and Grade-A Office Buildings all mindfully connected with dedicated ingress and egress to and from the residential component of Gamuda Gardens and the confluence of the 3 major highways.

AT THE HEART OF THE GARDENS

At the midst of the township is the Waterfront Village, a bustling Lifestyle Community Hub with a panoramic view of the waterfall as backdrop. From convenient grocery shoppings, a relaxing wellness session, or simply dining with loved ones, the Waterfront Village will be the centre for your lifestyle essentials.



Artist's Impression Only



CONVENIENCE THROUGH PLACE-MAKING

Gamuda Gardens has the convenience of the community at heart. Incorporating a holistic and comprehensive masterplan, this development offers a diverse array of excellent amenities and recreational facilities for the whole family through thoughtful place-making.

- **Central Park**
 - Pet-friendly Park
 - Waterfall
 - Wetland Broadwalk
 - Adventure Playland
 - Camping Ground
 - Lookout Point
- **Gardens Arena**
- **Le Gardens Pavilion**
- **Waterfront Village**





NATURE-INSPIRED URBAN HOMES

Relish the natural sight and sound of nature at close proximity all the time. Each Gamuda Gardens home is composed to stay close to scenic lakes and gardens, surrounded by rich green softscape while providing ample space for families to flourish for generations to come.



JOYA

24' x 65'
SUPERLINK HOMES

OPEN UP TO SPACIOUS LIVING

Welcome to the urban lushness of Joya, a fusion of exquisite architecture and dense greenery. Live in generous home space with broad terrace frontage and gateless home designed to foster a close-knit neighbourhood. Joya's thoughtful merge of material and nature results in an expansive home desired by today's modern family.





Joya homes feature a personal wide landscaped back alley that lets you stay close to what nature has to offer. Allow green landscape to provide a backdrop of comfort while you work and rest at the privacy of your home.





A HOME FOR PEACE & SAFETY

Nestled within the greens of Gamuda Gardens, Joya's low density homes enjoy the peace and serenity of a gated and guarded community. With home layouts that ensure a quiet and safer neighbourhood, families can enjoy at the Children's Playground and Family Park with ease of mind.




Your new home should be all about you and your family. With **GL Creations**, you can now choose up to 3 pre-selected themes that best reflect your family's personality. To find out more, visit gamudaland.com.my/glcreations/

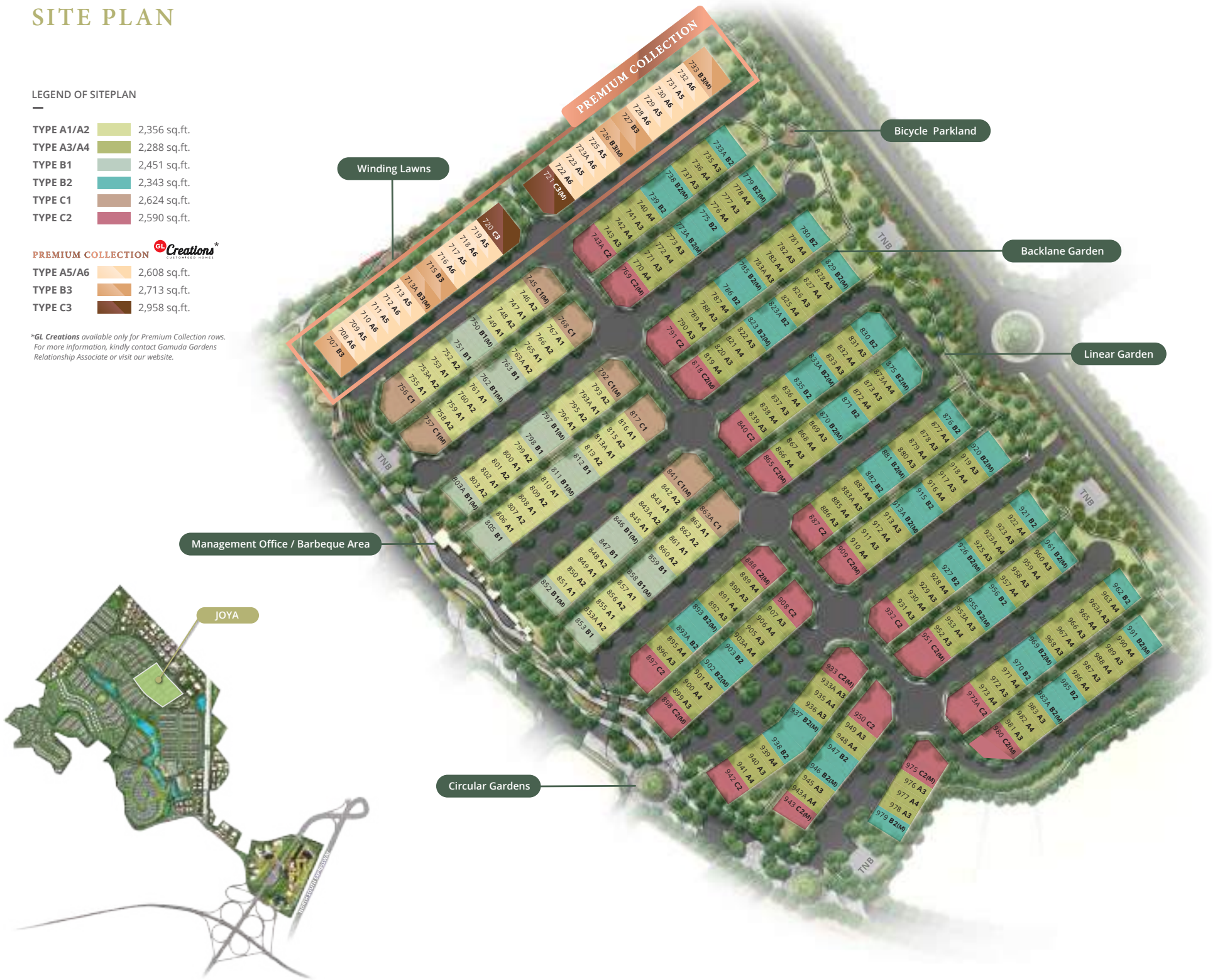
SITE PLAN

LEGEND OF SITEPLAN

- TYPE A1/A2 2,356 sq.ft.
- TYPE A3/A4 2,288 sq.ft.
- TYPE B1 2,451 sq.ft.
- TYPE B2 2,343 sq.ft.
- TYPE C1 2,624 sq.ft.
- TYPE C2 2,590 sq.ft.

- PREMIUM COLLECTION**  GL Creations
CUSTOMIZED HOMES
- TYPE A5/A6 2,608 sq.ft.
 - TYPE B3 2,713 sq.ft.
 - TYPE C3 2,958 sq.ft.

*GL Creations available only for Premium Collection rows.
For more information, kindly contact Gamuda Gardens Relationship Associate or visit our website.



SUMMARY

TYPE A1/A2/A3/A4

Intermediate Lot

Lot Size: 24' x 65'

Built Up: From 2,288 sq.ft.

- 4 Bedrooms
- 4 Bathrooms
- 2 Carparks

TYPE B1/B2

Corner/End Lot

Lot Size: 24' x 65'

Built Up: From 2,343 sq.ft.

- 4 Bedrooms
- 4 Bathrooms
- 2 Carparks
- Side Patio and Garden

TYPE C1/C2

Corner Lot

Lot Size: 26' x 65'

Built Up: From 2,590 sq.ft.

- 4 Bedrooms
- 4 Bathrooms
- 2 Carparks
- Balcony
- Side Patio and Garden

PREMIUM COLLECTION



TYPE A5/A6

Intermediate Lot

Lot Size: 24' x 75'

Built Up: From 2,608 sq.ft.

- 4 + 1 Bedrooms
- 4 Bathrooms
- 2 Carparks
- Room Balcony

TYPE B3

Corner/End Lot

Lot Size: 24' x 75'

Built Up: From 2,713 sq.ft.

- 4 + 1 Bedrooms
- 4 Bathrooms
- 2 Carparks
- Room Balcony
- Side Patio and Garden

TYPE C3

Corner Lot

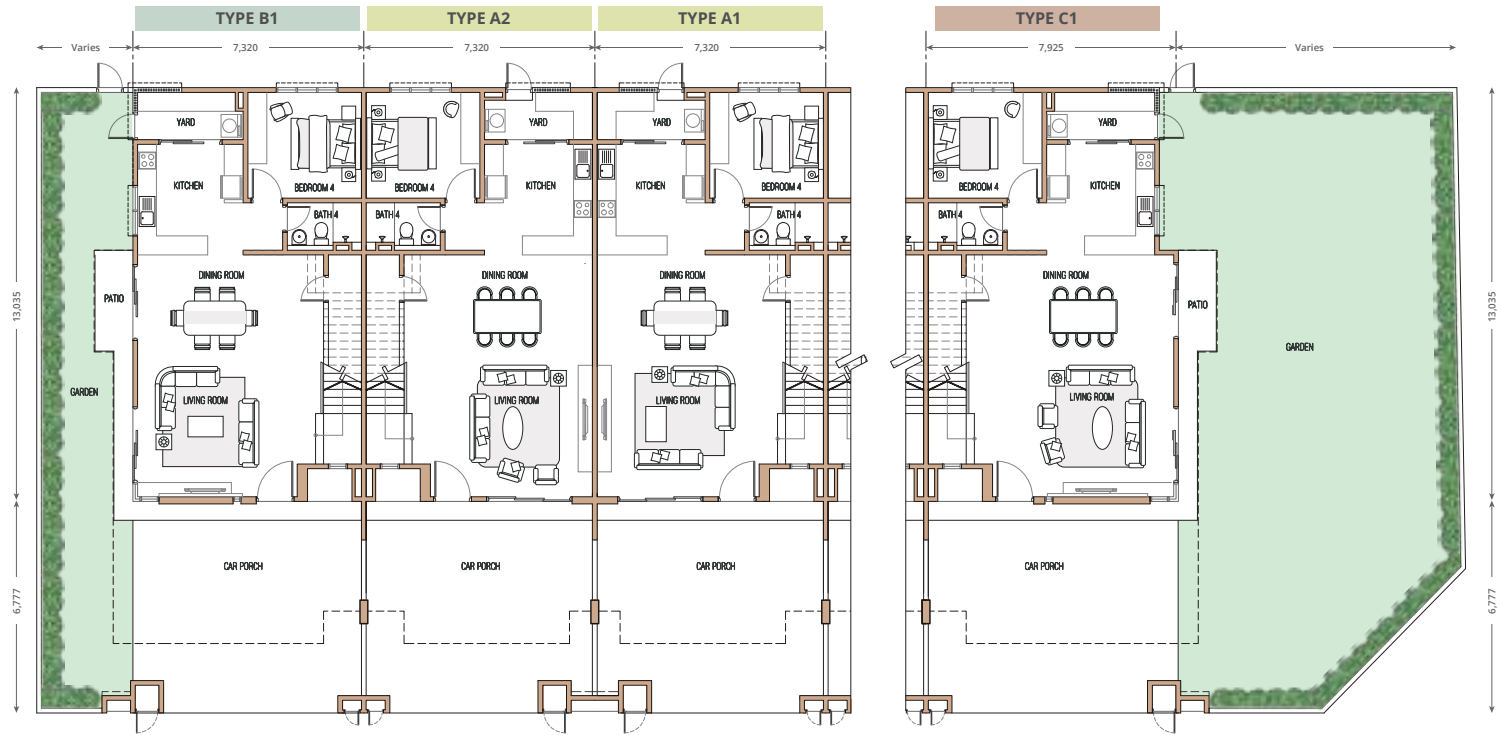
Lot Size: 26' x 75'

Built Up: From 2,958 sq.ft.

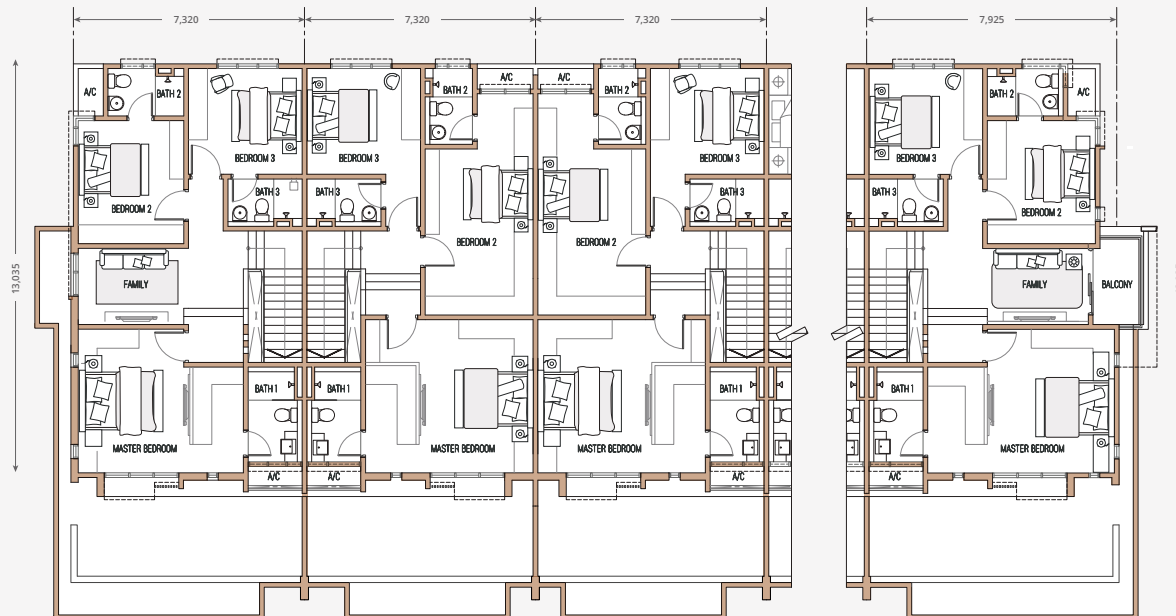
- 4 + 1 Bedrooms
- 4 Bathrooms
- 2 Carparks
- 2 Room Balconies
- Side Patio and Garden

FLOORPLAN

GROUND FLOOR

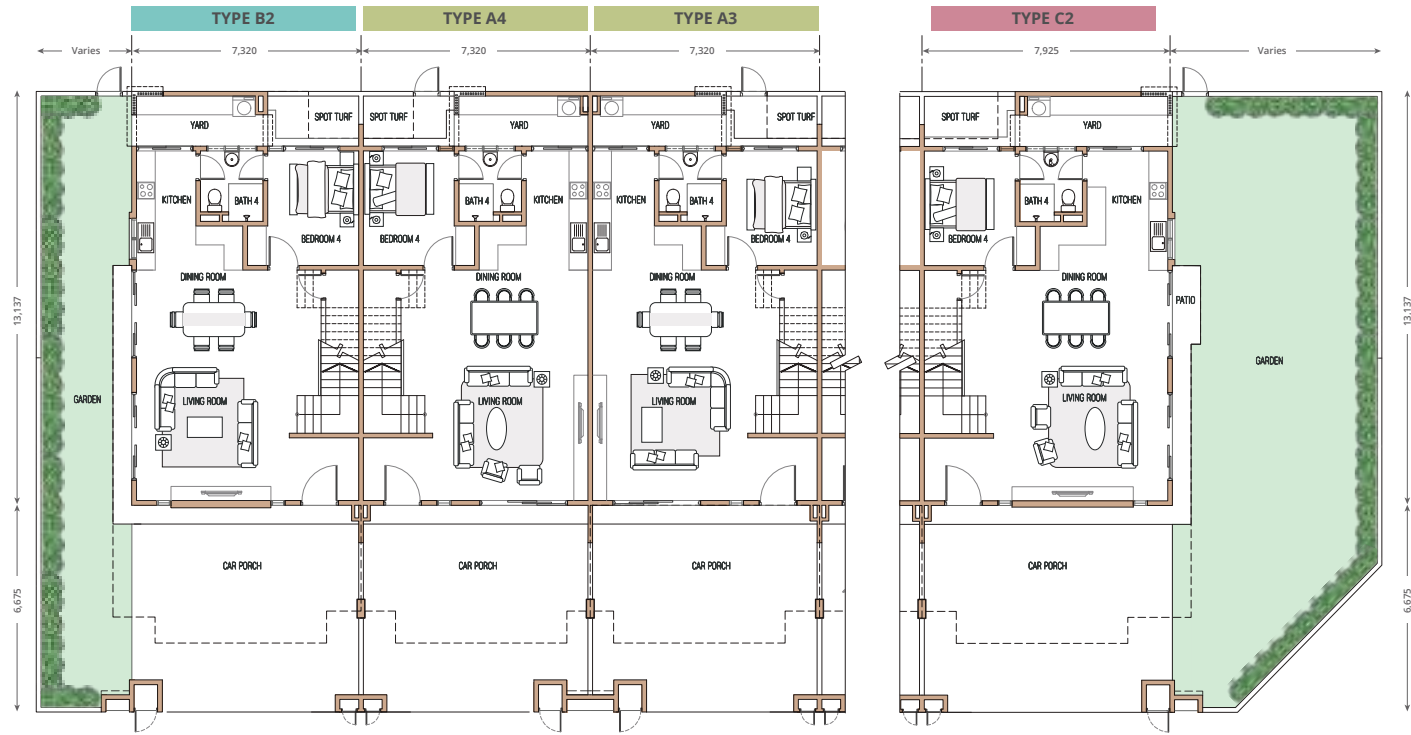


FIRST FLOOR

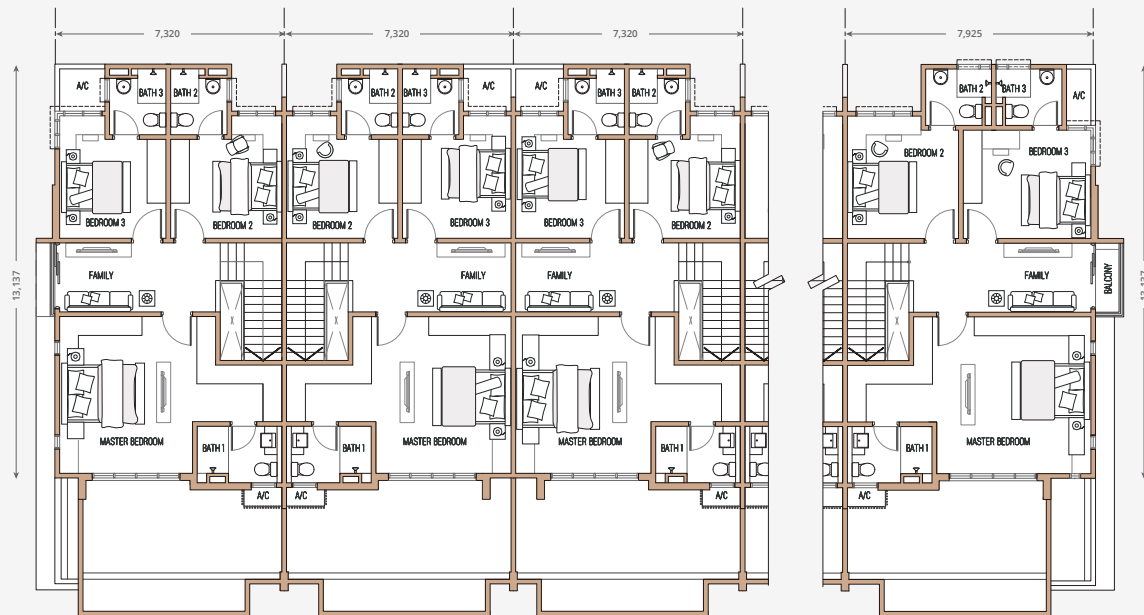


FLOORPLAN

GROUND FLOOR

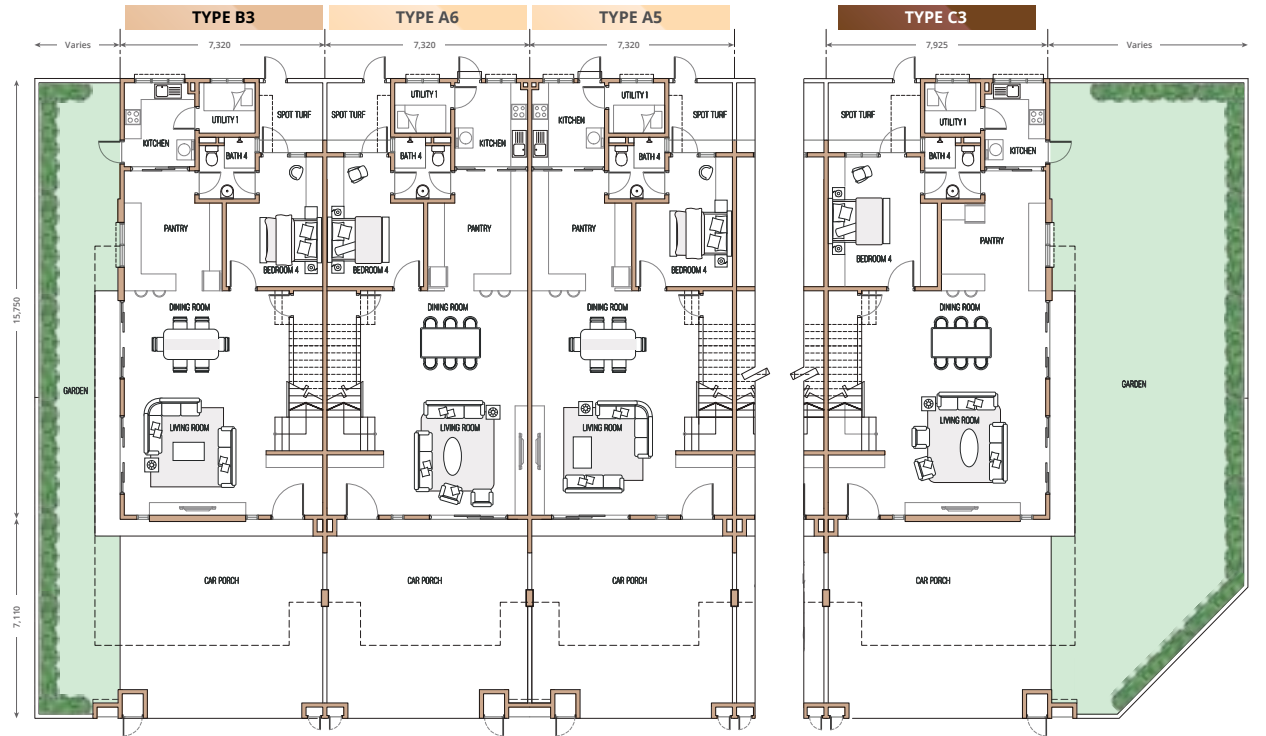


FIRST FLOOR

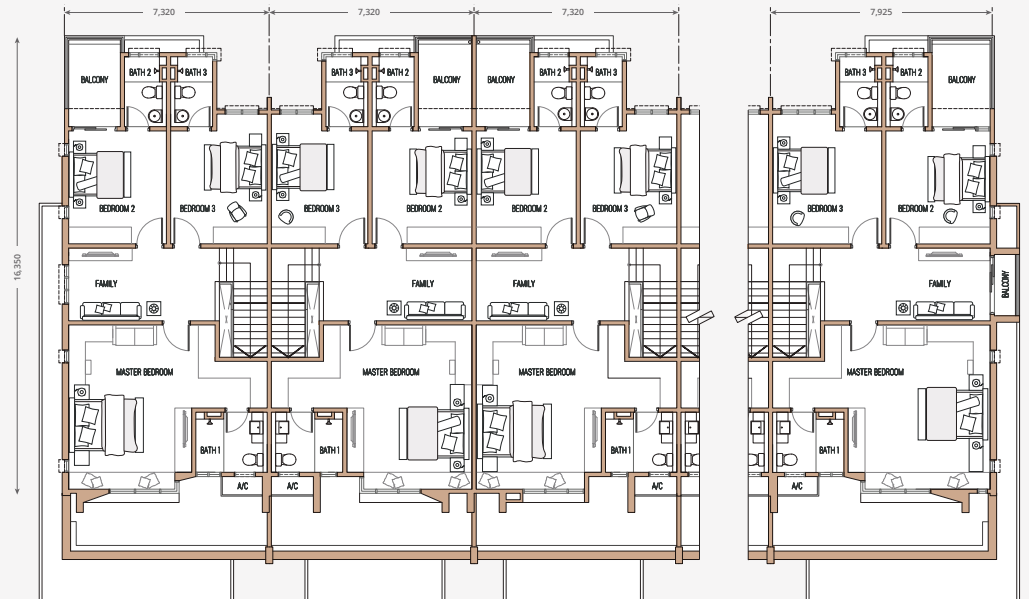


FLOORPLAN
PREMIUM COLLECTION

GROUND FLOOR



FIRST FLOOR



SPECIFICATIONS

STRUCTURE	Reinforced Concrete Framework
WALL	Brick Wall
ROOF COVERING	Reinforced Concrete Flat Roof / Concrete Roof Tile
ROOF FRAMING	Metal Roof Truss / Reinforced Concrete Slab
CEILING	Skim Coat / Plaster Board / Ceiling Board
WINDOWS	Aluminium Frame Glass Window
DOORS	
Main Entrance	Timber Door
Others	Flush Door / Grille Door / Aluminium Frame Glass Sliding Door
IRONMONGERY	Quality Lockset

	TYPE A1 & A2	TYPE B1 & B1(M)	TYPE C1 & C1(M)	TYPE A3 & A4	TYPE B2 & B2(M)	TYPE C2 & C2(M)
WALL FINISHES						
Bath 1	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles
Bath 2 / Bath 3 / Bath 4	Ceramic Tiles	Ceramic Tiles	Ceramic Tiles	Ceramic Tiles	Ceramic Tiles	Ceramic Tiles
Kitchen	approx. 1500mm high ceramic tiles	approx. 1500mm high ceramic tiles	approx. 1500mm high ceramic tiles	approx. 1500mm high ceramic tiles	approx. 1500mm high ceramic tiles	approx. 1500mm high ceramic tiles
External Wall & Internal Wall	Plaster and Paint	Plaster and Paint	Plaster and Paint	Plaster and Paint	Plaster and Paint	Plaster and Paint
FLOOR FINISHES						
Living / Dining / Yard / Bath 1 / Bedroom 4 / Kitchen	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles
Terrace	-	Porcelain Tiles	Porcelain Tiles	-	Porcelain Tiles	Porcelain Tiles
Balcony	-	-	Porcelain Tiles	-	-	Porcelain Tiles
Bath 2 / Bath 3 / Bath 4 / Utility	Ceramic Tiles	Ceramic Tiles	Ceramic Tiles	Ceramic Tiles	Ceramic Tiles	Ceramic Tiles
Master Bedroom / Bedroom 2 / Bedroom 3 / Staircase	Laminated Flooring	Laminated Flooring	Laminated Flooring	Laminated Flooring	Laminated Flooring	Laminated Flooring
Family		Laminated Flooring	Laminated Flooring			
Car Porch	Broom Brush & Cement Render	Broom Brush & Cement Render	Broom Brush & Cement Render	Broom Brush & Cement Render	Broom Brush & Cement Render	Broom Brush & Cement Render
Others	Cement Render	Cement Render	Cement Render	Cement Render	Cement Render	Cement Render
SANITARY AND PLUMBING						
FITTINGS						
Kitchen Sink	1	1	1	1	1	1
Water Closet	4	4	4	4	4	4
Wash Basin	4	4	4	4	4	4
Bib Tap	4	4	4	4	4	4
Shower	4	4	4	4	4	4
Toilet Roll Holder	4	4	4	4	4	4
Garden Tap	1	1	1	1	1	1
Washing Machine Tap	1	1	1	1	1	1
ELECTRICAL INSTALLATION						
Light Point	29	35	35	30	33	34
Gate Light Point	2	2	2	2	2	2
Fan Point	6	7	7	7	7	7
Air-Conditioned Electrical Point	6	7	7	7	7	7
Power Points	29	32	32	32	33	33
TV Point	1	2	2	2	2	2
Door Bell Point	1	1	1	1	1	1
Fibre Wall Socket	1	1	1	1	1	1
Distribution Box	1	1	1	1	1	1

SPECIFICATIONS

PREMIUM COLLECTION

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WALL	Brick Wall
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ROOF FRAMING	Metal Roof Truss / Reinforced Concrete Slab
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WINDOWS	Aluminium Frame Glass Window
DOORS	
Main Entrance	Timber Door
Others	Flush Door / Grille Door / Aluminium Frame Glass Sliding Door
IRONMONGERY	Quality Lockset

	TYPE A5 & A6	TYPE B3 & B3(M)	TYPE C3 & C3(M)
WALL FINISHES			
Bath 1 / Bath 2 / Bath 3 / Bath 4 Kitchen	Porcelain Tiles approx. 1500mm high ceramic tiles	Porcelain Tiles approx. 1500mm high ceramic tiles	Porcelain Tiles approx. 1500mm high ceramic tiles
External Wall & Internal Wall	Plaster and Paint	Plaster and Paint	Plaster and Paint

FLOOR FINISHES			
Living / Dining / Yard / Bath 1 / Bedroom 4 / Kitchen / Pantry / Foyer / Bath 2 / Bath 3 / Bath 4 Terrace	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles
Balcony	-	Porcelain Tiles	Porcelain Tiles
Balcony 1 / Balcony 2	Porcelain Tiles	Porcelain Tiles	-
Utility 1 / Utility 2	-	-	Porcelain Tiles
Master Bedroom / Bedroom 2 / Bedroom 3 / Staircase / Family Car Porch	Ceramic Tiles Laminated Flooring	Ceramic Tiles Laminated Flooring	Ceramic Tiles Laminated Flooring
Others	Broom Brush & Cement Render Cement Render	Broom Brush & Cement Render Cement Render	Broom Brush & Cement Render Cement Render

SANITARY AND PLUMBING

FITTINGS	TYPE A5 & A6	TYPE B3 & B3(M)	TYPE C3 & C3(M)
Kitchen Sink	1	1	1
Water Closet	4	4	4
Wash Basin	4	4	4
Bib Tap	4	4	4
Shower	4	4	4
Toilet Roll Holder	4	4	4
Garden Tap	1	1	1
Washing Machine Tap	1	1	1

ELECTRICAL INSTALLATION

Light Point	33	35	36
Gate Light Point	2	2	2
Fan Point	7	7	7
Air-Conditioned Electrical Point	7	7	7
Power Points	34	35	35
TV Point	2	2	2
Door Bell Point	1	1	1
Fibre Wall Socket	1	1	1
Distribution Box	1	1	1



All within reach

Connectivity

- 3 km**
KTM Komuter Kuang
- 10 km**
MRT Sungai Buloh Interchange Hub & KTM Komuter Sungai Buloh
- 10.5 km**
KTM Komuter Rawang

Amenities

- 8.5 km**
Aeon Rawang
- 10 km**
Columbia Asia Hospital (to be located next to Aeon)
- 10.5 km**
KPJ Rawang Specialist Hospital
- 12 km**
Hospital Sungai Buloh

Education

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

Lifestyle

- 1 km**
Just a quick drive to two equestrian facilities
- 7 km - 9 km**
Kundang Lakes Country Club
Kelab Rahman Putra
Tasik Puteri Golf & Country Club
- 8 km**
Head to Tasik Biru Kundang for picnics, canoeing and jet-skiing

Scan QR Code for more information



*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



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ENVIRONMENTAL & MASTERPLAN CATEGORY

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03 2727 7416

Phase 3B (Joya) • 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: 19124-8/06-2023/0212(R)-(S) . Validity Date: 28/06/2022 - 27/06/2023 • Approving Authority: Majlis Perbandaran Selayang • Building Plan Approval: Bil. (14) dlm. MPS.3/2-1371/442(OSC3.0)PB(A)F1-3B • Land Tenure: Leasehold (99 years - Expiring on 15/08/2116) • Land Encumbrances: Nil • Types of Property: 2-Storey Link Homes . Total Units: 285 units . Selling Prices: RM1,123,800.00 (min) to RM1,913,800.00 (max) • Expected Date of Completion: May 2023 • 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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