

GAMUDA  
GARDENS

# JOY @ THE GARDENS

ISSUE No.1

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GAMUDA LAND



# MAKING A GOOD TOWN

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.

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# Waterfront Village LIFESTYLE AT THE GARDENS

Opening in **December 2019**



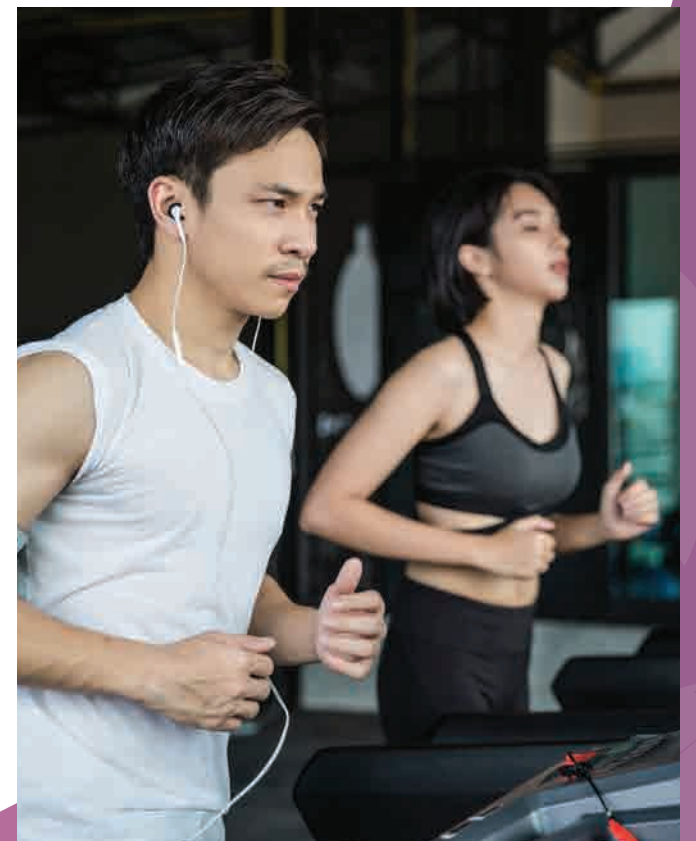
At the midst of the township is the Waterfront Village, a bustling Lifestyle Community Hub with a panoramic view of the waterfall as backdrop. All your everyday needs are right at your doorstep ; from a morning coffee fix, to a lakeside dining experience at your favourite restaurant.

Grab your weekly fresh produce from local grocer, as well as convenience stores, pharmacy, cafes and a wide range of homeware needs and supplies, making the Waterfront Village the centre for your lifestyle essentials.



Improve your shuttling skills at the expansive badminton hall equipped with 8 badminton courts.

Rejuvenate yourself at the wellness centre in Waterfront Village with a dip in the Olympic-length swimming pool, a relaxing sauna session or even an intense workout at the gym with friends and family.



Upcoming retailers :

**freshii**  
your neighbourhood mart

**KFC**

**7-ELEVEN**

**tea live**

**MR. D.L.Y.**  
Always Low Prices





## Central Park

# PET-FRIENDLY PLAYPARK

Relish the natural beauty of nature close to your home at Central Park. Designed by renowned Landscape Architect Julien Hodson-Walker, Gamuda Gardens' Central Park will provide decades of vibrancy and liveliness in the valley of green. The rolling parkland spans across 50 acres of land and takes its design inspiration from urban parks, furnishing a landscape of nature for your family, friends and also your pet.

- Pet-friendly Park
- Waterfall
- Wetland Broadwalk
- Adventure Playland
- Lookout Point



## Gardens Of Lights

# ILLUMINATING SENSES

The Gardens Of Lights of Central Park comes to life in the evening, displaying high-tech laser, aquatic effects, glass sculptures and electroluminescent trees. Indulge in spectacular water lighting display as you stroll by the park or dine by the lakeside. See the park glow with instagram-worthy lighting backgrounds for the entire family to enjoy.





# Gardens Arena FULL-FLEDGED SPORTS FIELD

Opening in **December 2019**



Strap on your kicking boots and experience immersive football at the Gardens Arena. Enjoy games on FIFA-standard artificial turf under bright and efficient energy-saving lights. Stadium is equipped with HD cameras providing multiple angles for live sports production, making it the ideal place to host friendly matches, social leagues and professional tournaments.

Watch live matches and secure field bookings with the Gardens Arena's dedicated mobile app.



## Le Gardens Pavilion

# AN OASIS OF ENCHANTMENT

Opening in **December 2019**



Set amidst lush greenery, overlooking the Central Park, Le Gardens Pavilion is the perfect place to host celebrations of all sorts, from enchanting weddings to soirees and corporate dinners. This space of 5,300 sq.ft. fits up to 400 pax, with a spacious deck to entertain your family and friends and cozy enough to have intimate events at the same time.







## Rimba Waterplay

# WHOLESOME FAMILY FUN

Opening in **December 2019**

The fun never stops at Gamuda Gardens. Splash and slide every day at our rainforest themed Rimba Waterplay park. Located by the Waterfront Village, the towering slides, rain bucket and shallow pool at the waterplay park is a great way to bond while giving young toddlers and kids some splashing fun!



## Gamuda Gardens City Centre & Skyline Luge

# INTEGRATION OF WORK & PLAY

Gamuda Gardens City Center is an 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. Take a fun-filled gravity thrill ride at The Skyline Luge, Malaysia's first world class luge facility atop a 30,000 sq.m. hill site as you speed through 600 meters of track with twists and turns.





Community Hotspots

EVERYTHING  
WITHIN EASY REACH

1 Waterfront Village

2 Wellness Centre

3 Rimba Waterplay

4 Adventure Playland

5 Lookout Point

6 Le Gardens Pavilion

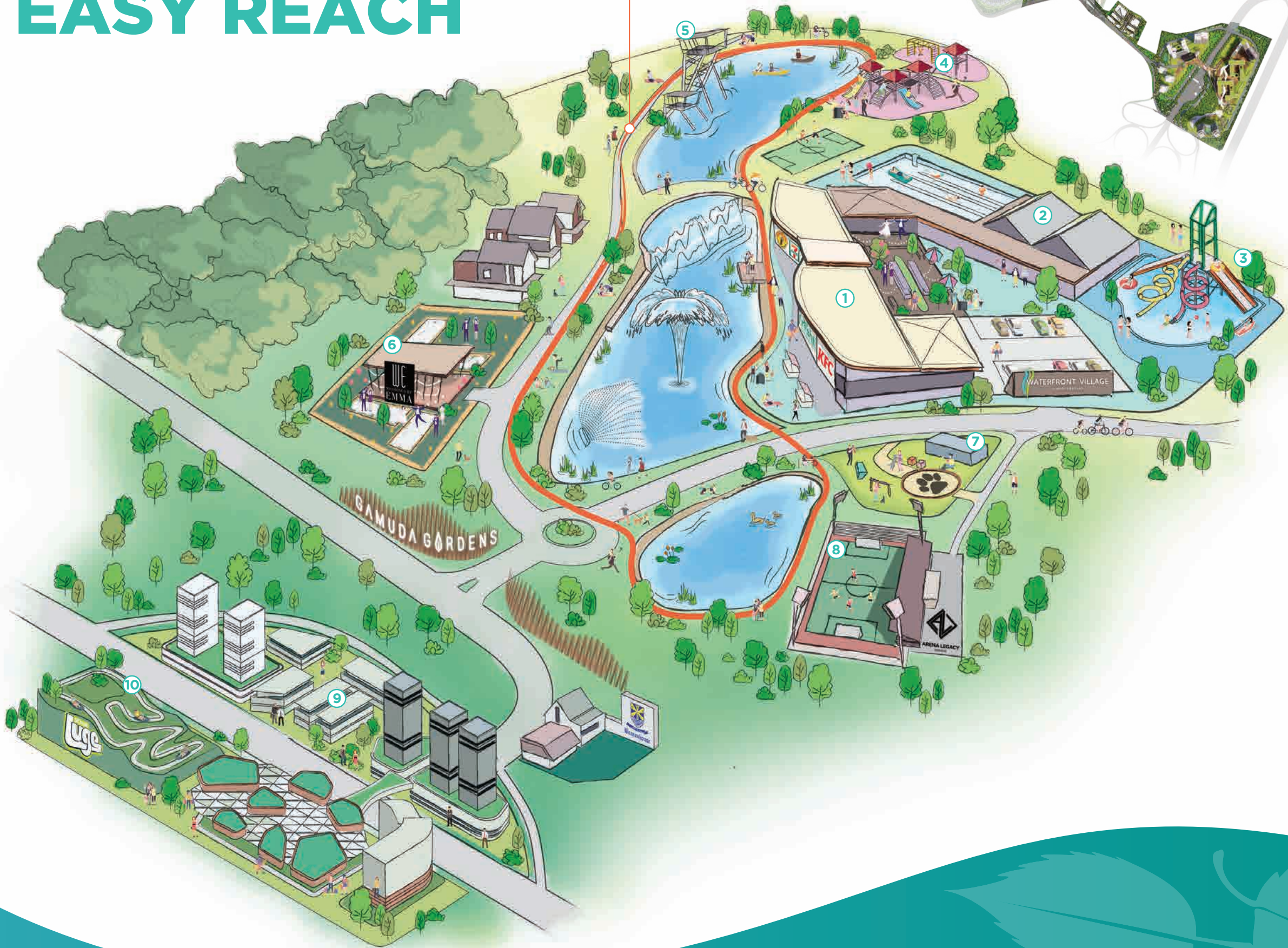
7 Pet-friendly Park

8 Gardens Arena

9 Gamuda Gardens City Centre

10 Skyline Luge

SCENIC ROUTE  
Distance 3.6km





Retail Highlight

WIDE VARIETY  
GROCEER STORE



In mid 2018, Freshii Neighbourhood Market was founded by a group of individuals who had vision of quality grocer store with a relaxing mini cafe within a neighbourhood community to ease their frustration over overcrowded malls and long queue during weekend grocer shopping in the supermarket.

Freshii Neighbourhood Market provides a large range of local and imported produce on shelf , from fresh vegetables and fruits to frozen quality seafood and meats from the United States, Australia & Japan. Also available are organic products and various traditional chinese medicine soup packs and flower tea for the health conscious customers.



Nearby Gamuda Gardens

HEAVENLY  
LOCAL DISHES



Uncle Rani Organic Chicken Farm

Famous for its Chicken Rendang, Roast Chicken, Salted Fried Chicken, Fried Ladies Fingers and Fried Kangkong together with chicken rice and small plates of chilli sauce.

5.6km  
from Gamuda Gardens

Lot 1280, Lorong Dato Abu Bakar,  
Kampung Gombak Batu 20,  
Kuang, Selangor.  
Operation hours: 11am – 7pm



Mohd Chan Chinese Muslim Restaurant

‘Halal’ Cantonese cooking to deliver Southeast Asian-infused specialties, famous dishes include Richman Fried Rice, Soft Shell Crab with Salted Egg Sauce.

10km  
from Gamuda Gardens

48, Jalan Pusat Bch 1/3, Pusat  
Bandar Country Homes,  
48000 Rawang, Selangor  
Operation hours:- 11am – 9.30pm



Warung Kita @ Kg. Melayu Sg. Buloh

Delicious Kelantan dishes and it's famous Nasik Mmanggey steamed rice served with deep fried chicken topped with some curry. Instead of chicken one can opt for Ikan Tongkol.

8.5km  
from Gamuda Gardens

95, Jalan Kusta, Kampung Melayu  
Batu 13, 47000 Sg. Buloh, Selangor  
Operation hours: 7am - 7pm



Fish Head Curry @ Tasik Puteri Golf & Country Club (Halal)

The curry is thick, creamy and spicy and goes well with a spoon of rice. One bowl costs about RM50 and is perfect for two hungry adults.

14km  
from Gamuda Gardens

Jalan Tasik Puteri Golf, Persiaran  
Tan Sri Low Yow Chuan  
Operation hours: 8am - 6pm



## Past Events

# EXPERIENCE GALLERY OFFICIAL LAUNCH

April 2019

Gamuda Gardens celebrated the grand opening of its new 18,000 sq. ft. experience gallery with a star-studded live concert at its 50-acre central park and a view of the majestic waterfall in the background. Besides all the good entertainment, food and games, guests were also treated to a preview of Jovita.



# JOYA HOMES OFFICIAL LAUNCH



July 2019

The grand unveiling of Joya, Gamuda Gardens' new Superlink Homes, was celebrated with a magical experience of Wonderland at the Gardens. Guests were treated to Gigantic Mad Hatter decor, premium afternoon tea and princess carriage rides.



## MOU SIGNING CEREMONY

May 2019

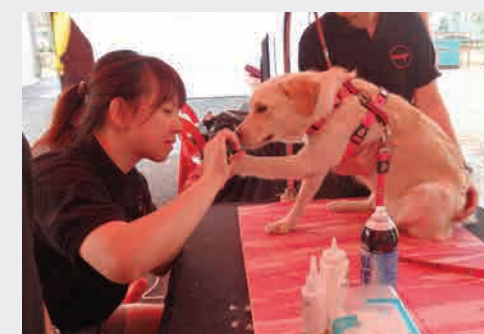
Gamuda Gardens ropes in eight companies to bring an array of facilities to the township. They include New Zealand-based Skyline Enterprises, which will build Malaysia's first luge attraction at the RM10.1 billion in gross development value township. The other seven are Arena Legacy, Ecocana Sports, Weddings by Emma, 7-Eleven, Mr DIY, Petron and Beaconhouse.



## PAWS IN THE PARK

August 2019

A haven for pet-owners of all kinds, Gamuda Gardens hosted a festival for our furry friends with Pet Grooming Demo & Consultation, Pet-Friendly Outdoor Cinema, Pet-tisserie Scrumptious Desserts & Snacks, Woof Woof Train Ride, Pet Bazaar and joyful Carnival Games.





# JOVITA

35' x 70' | LINKED SEMI-D

## HOME SHOULD TELL THE STORY OF WHO YOU ARE

Gamuda Gardens' exclusive new Linked Semi-D Jovita is poised to be the perfect home for the modern multi-generational family with its expansive family-oriented layouts that opens up to a private garden and the best of nature via a side patio.



# JOYA

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.



## Upcoming Events

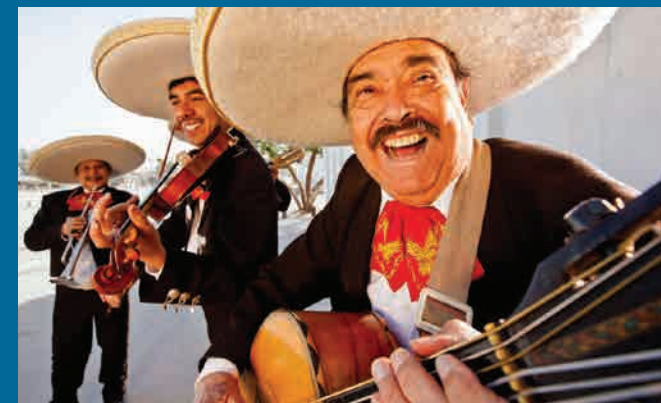
# HALLOWEEN DE LA COCO

2 & 3 November 2019

Hola amigos! Celebrate a festive and colourful Halloween with us at Gamuda Gardens. Come in your scariest costume and have a skele-ton of fun with zombie maze, guitar workshop and many spooktacular activities!



## COCO movie screening



Don't miss out on entertaining Mariachi performances, delightful premium ice-cream and fun glow-in-the-dark face painting for the entire family.

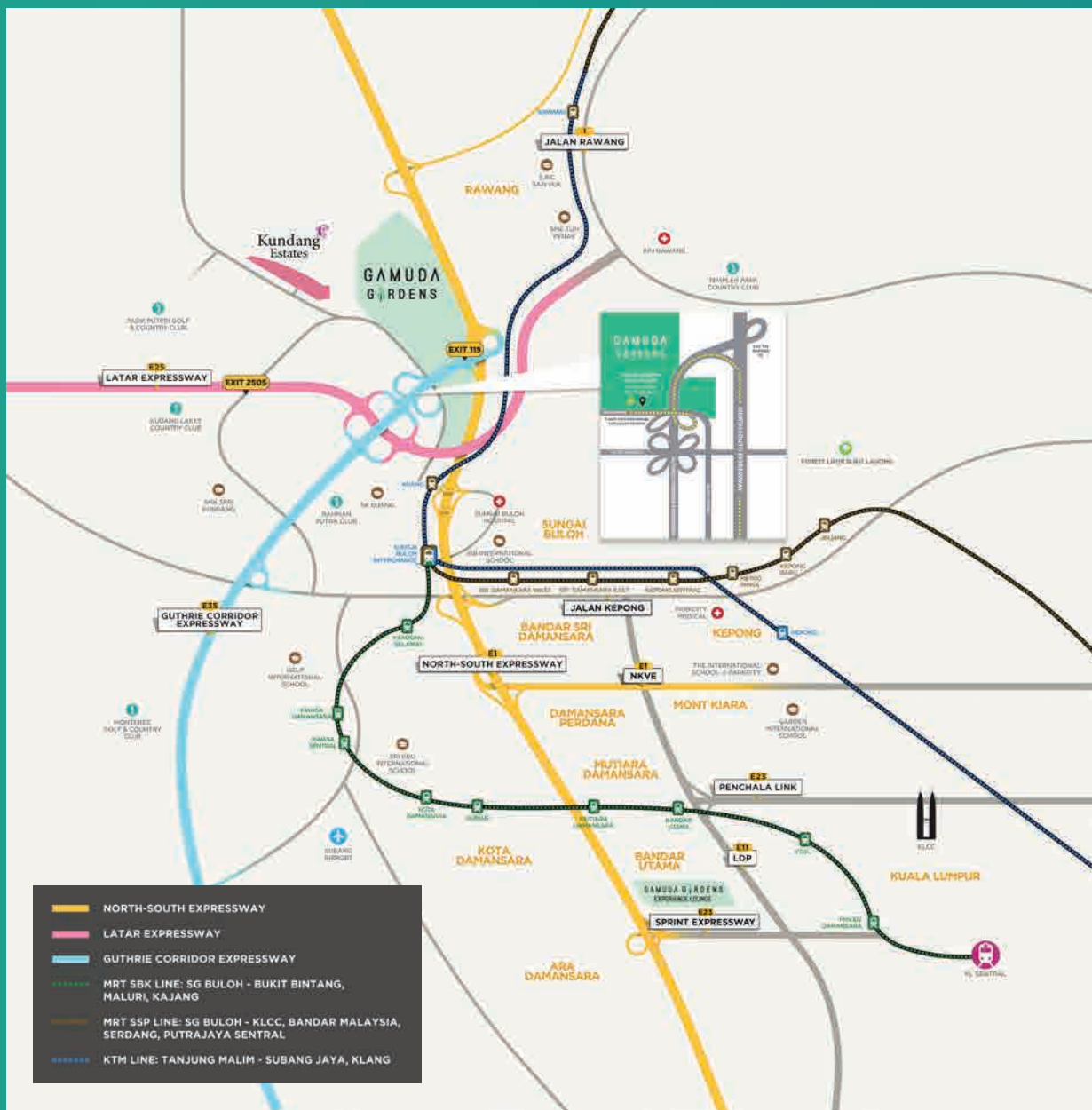
## GARDEN OF BUILDING BLOCKS

December 2019

A day of great bricky fun awaits you at Gamuda Gardens. Let's celebrate the festive season with colourful building blocks, towering decorations, unforgettable performances and non-stop games and activities. Be sure to mark your calendars!







## 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** (1050090-W)  
Gamuda Gardens Experience Gallery,  
Persiaran Gamuda Gardens 1, Bandar Gamuda Gardens,  
48050, Kuang, Selangor.  
Tel: 03 6037 2888

**THE EDGE** Top Property  
Developers' Awards  
2018

**THE EDGE - PEPS**  
Value Creation Excellence  
Award 2012-2018

**starproperty.my**  
AWARDS 2019  
EXCELLENCE  
THE EARTH CONSCIOUS AWARD  
BEST SUSTAINABLE DEVELOPMENT

**Gamuda Gardens**  
Experience Gallery

**gamudaland.com.my**  
**016 299 2071**

Phase 3A (Jovita). Developer: Bandar Serai Development Sdn Bhd (1050090-W). Developer's License: 19124-7/04-2021/0391 (L). Validity Date: 26/04/2019 - 25/04/2021. Advertising Permit: 19124-7/04-2021/0391 (P). Validity Date: 26/04/2019 - 25/04/2021. Approving Authority: Majlis Perbandaran Selayang. Building Plan Approval: Bil. (11) dim. MPS.3/2/1371/442(OSC3.0/PB/F1-3A(A)). Land Tenure: Leasehold (99 years - Expiring on 15/08/2116). Land Encumbrances: Nil. Types of Property: Cluster homes. Total Units: 2 Storey 132 units; 2.5 storey 12 units. Selling Prices: 2 Storey RM 1,486,560.00 (min) to RM 2,126,160.00 (max); 2.5 Storey RM 1,965,360.00 (min) to RM 2,561,760.00 (max). Expected Date of Completion: April 2022. 7% Discount for Bumiputera. Restriction of Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority.  
Phase 3B (Uyul). Developer: Bandar Serai Development Sdn Bhd (1050090-W). Developer's License: 19124-8/06-2021/0558 (L). Validity Date: 28/06/2019 - 27/06/2021. Advertising Permit: 19124-8/06-2021/0558 (P). Validity Date: 28/06/2019 - 27/06/2021. Approving Authority: Majlis Perbandaran Selayang. Building Plan Approval: Bil. (14) dim. MPS.3/2-1371/442(OSC3.0/PB/AF1-3B). Land Tenure: Leasehold (99 years - Expiring on 15/08/2116). Land Encumbrances: Nil. Types of Property: Two-Storey Link Homes. Total Units: 285 units. Selling Prices: RM 1,123,800.00 (min) to RM 1,913,800.00 (max). Expected Date of Completion: July 2022. 7% Discount for Bumiputera. Restriction of Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. All information contained here (including figures, specifications, plan measurements, and illustrations) are subject to amendments, variations and modifications without notification as may be required by the relevant authorities or developer's consultants, and is not intended to form and cannot form part of an offer or contract. All images, pictures, plans and illustrations are artist's impressions only and may be subjected to changes. Whilst every reasonable care has been taken in preparing this information, the developer cannot be held liable for any variation or inaccuracy.