



MONARC



# REGAL LIVING



EACH ELEMENT HAS BEEN DESIGNED FOR  
DISTINCTION TO FIT THE LIFESTYLE OF THE MAJESTIC

# PRIVATE EDEN



RESIDE AMIDST THE FINEST BEAUTY  
THAT NATURE HAS TO OFFER



# DETAILED TO PERFECTION



UNDERPINNED BY REFINED CRAFTSMANSHIP  
AND EXQUISITE MATERIALS

A photograph of a zen garden. In the foreground, a stack of five smooth, dark, wet stones is arranged in a small, circular arrangement. To the left, a single yellow flower with a long stem and a large, curved petal is in bloom. The background is a blurred, light-colored surface, possibly a stone or concrete wall. The overall mood is serene and minimalist.

# NATURE & ARCHITECTURE



DELICATELY CARVING THE LAND WHILE  
RETAINING THE CHARM OF MOTHER NATURE



# LUXURIOUS EQUILIBRIUM



CULMINATING IN AN ELEGANTLY BALANCED LIVING SPACE,  
MADE EXCLUSIVELY FOR THE SELECTED FEW



EMINENCE  
HAS A  
HOME

# MONARC



COMMANDING YET DISCREET, MONARC WILL  
LEAVE A LASTING FIRST IMPRESSION. THE STately  
EXTERIOR DESIGN OF FAÇADE AND LANDSCAPING  
REVEALS A SANCTUARY FIT FOR ROYALTY.





## ARCHITECTURE MASTERCLASS



MONARC IS A SHOWCASE OF SOPHISTICATED ARCHITECTURE. A TIMELESS DESIGN THAT IS MINIMALIST, WITH SPATIAL COMPOSITION THAT EXUDES ELEGANCE IN CRAFT AND QUALITY.

## A VIEW ABOVE ALL ELSE



LIVE PERCHED ABOVE, OVERLOOKING A  
BREATHTAKING VIEW OF THE CENTRAL LAKE.  
WATCH AS THE WATER SPARKLE WITH EACH  
SUNRISE VEILED BY HILLS OVER THE HORIZON.







**DESIRABLE  
LOCATION**

# GEM OF NORTHERN KLANG VALLEY

REMOVED FROM THE DAILY BUSTLE OF THE CITY,  
GAMUDA GARDENS IS AN OASIS ENVELOPED BY  
SPRAWLING HILLS AND THE COMFORT OF LUSH GREENERY.



Direct Access to  
3 Major Highways



3KM to  
KTM Komuter Kuang



Lifestyle-Oriented  
Master Planning



Public Facilities  
Built with  
Future Growth In Mind



Environmental, Social &  
Governance (ESG)  
Programmes & Initiatives



Public Parks & Green Lungs  
For Wellness &  
Appreciation Of Nature





## TRANQUIL YET CONNECTED



PERFECTLY PLACED BETWEEN 3 MAJOR EXPRESSWAYS MEANS  
EASY ACCESS TO OTHER DISTRICTS WHILE STAYING AT CLOSE PROXIMITY  
WITH NEIGHBOURHOOD MALLS, ENTERTAINMENT HUBS,  
HOSPITALS, SCHOOLS AND OTHER ESSENTIALS.

## HARMONY THROUGH PLACE-MAKING

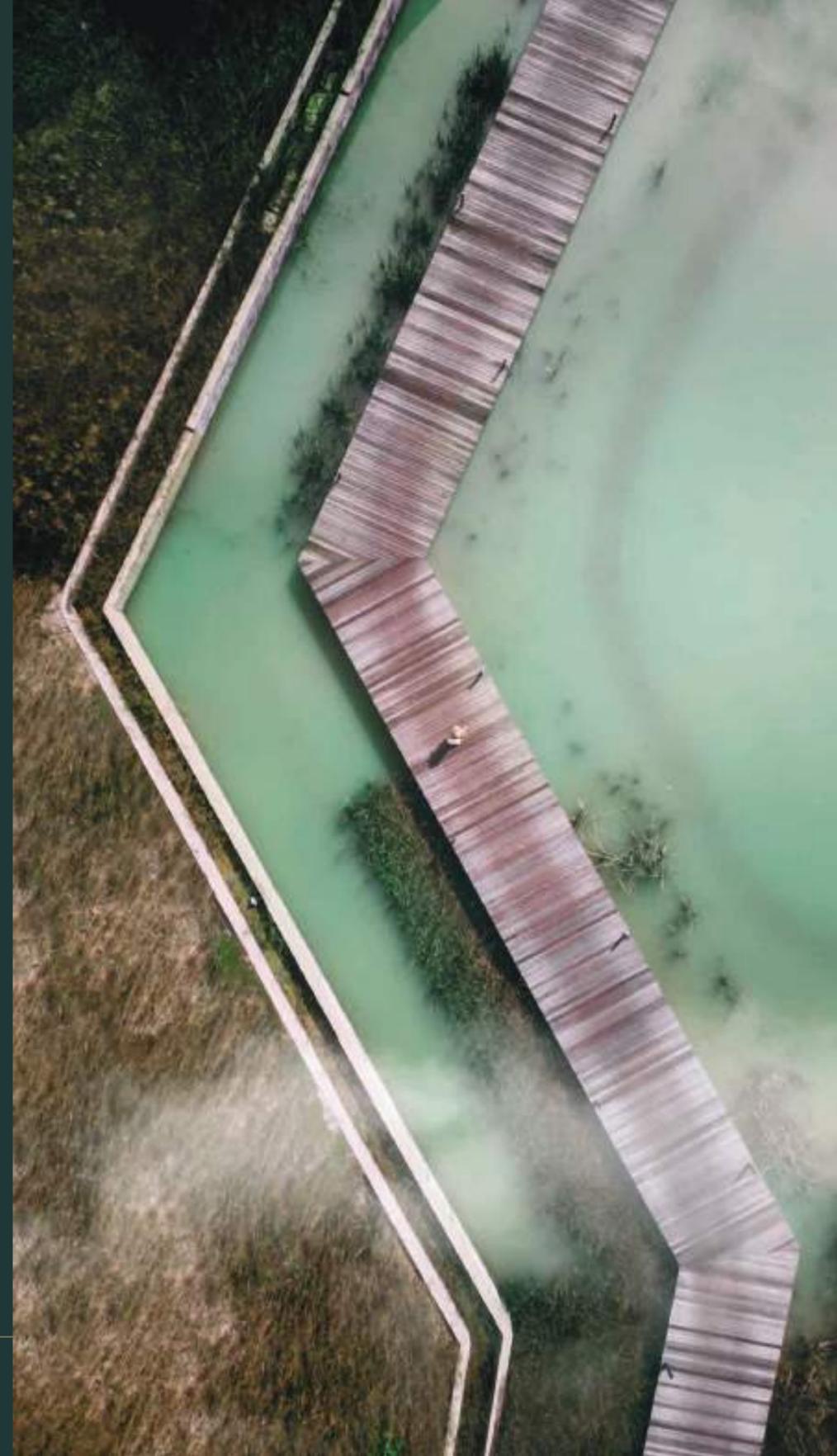


AN AWARD-WINNING TOWNSHIP THAT SPANS 810 ACRES OF ROLLING  
TERRAIN, FIVE CASCADING LAKES AND TWO GORGEOUS WATERFALLS THAT  
FLOW THROUGH THE HEART OF GAMUDA GARDENS, ALL WHILE  
COMPLEMENTED BY THOUGHTFULLY-PLANNED LIFESTYLE ELEMENTS.





The richly landscaped **Central Park** is the essence of the township. Whether it is pleasant jogs or pet-walking, the panoramic vista of nature is sure to nurture the soul.



Walk along the **Wetlands Boardwalk** or revel in the stunning view of the glistening emerald lake at the **Lookout Point**.







# BOUNTIFUL AMENITIES



Sweat it out at **Gardens Wellness** with its fully equipped gymnasium, dance studios and 8 indoor badminton courts.



## TOWNSHIP CONVENIENCES



BREATHE AND DECLUTTER WITH A MYRIAD OF FACILITIES THE TOWNSHIP HAS IN PLACE. SHOP, SWIM OR SOCIALIZE, ALL JUST A LEISURELY STROLL AWAY FROM YOUR RESIDENCE.



Relax and retreat into the wading pool or test your strides at the Olympic-sized lap pool.





Poised to be the lifestyle destination of the township, *Gardens Square* will have premium retail offerings and alfresco dining experience.





At the **Le Gardens Pavilion**, splendour and function merge perfectly for you to host the grandest of events and celebrations.



The **Beaconhouse International School** close by provides world-class education within the township.





World renowned *Skyline Luge* makes its Malaysia debut at Gamuda Gardens, promising thrilling recreational rides for all ages and experience levels.



*Xploria* caters to those adventurous at heart, with a collection of excitement such as Stand-up paddling, Horseback riding and Big Bucket Splash.







ESTEEMED  
LIVING  
AWAITS



Artist's impression only

*Monarc's* arrival experience welcomes each resident and guest with a grand archway, bolstered by state-of-the-art security system.



## COME HOME TO A MASTERPIECE



ENTER AN EXCLUSIVE GATELESS COMMUNITY.  
BE GREETED BY MANICURED LANDSCAPES AND A RICH  
PALETTE OF FLORA AS YOU ARRIVE AT THE DRIVEWAY.





Dramatic indoor composition with double-volume ceiling above a sunken living area, and large windows that invite the serene outside views.





An intimate dining area with a generously spacious dry kitchen that fits a lavish kitchen island and cabintries.





Large & plush walk-in wardrobe with ample room to dress and prepare for an evening out.





A bespoke lounge for a true home cinematic experience.



Entertain & delight guests by the bar over a round of pool game.

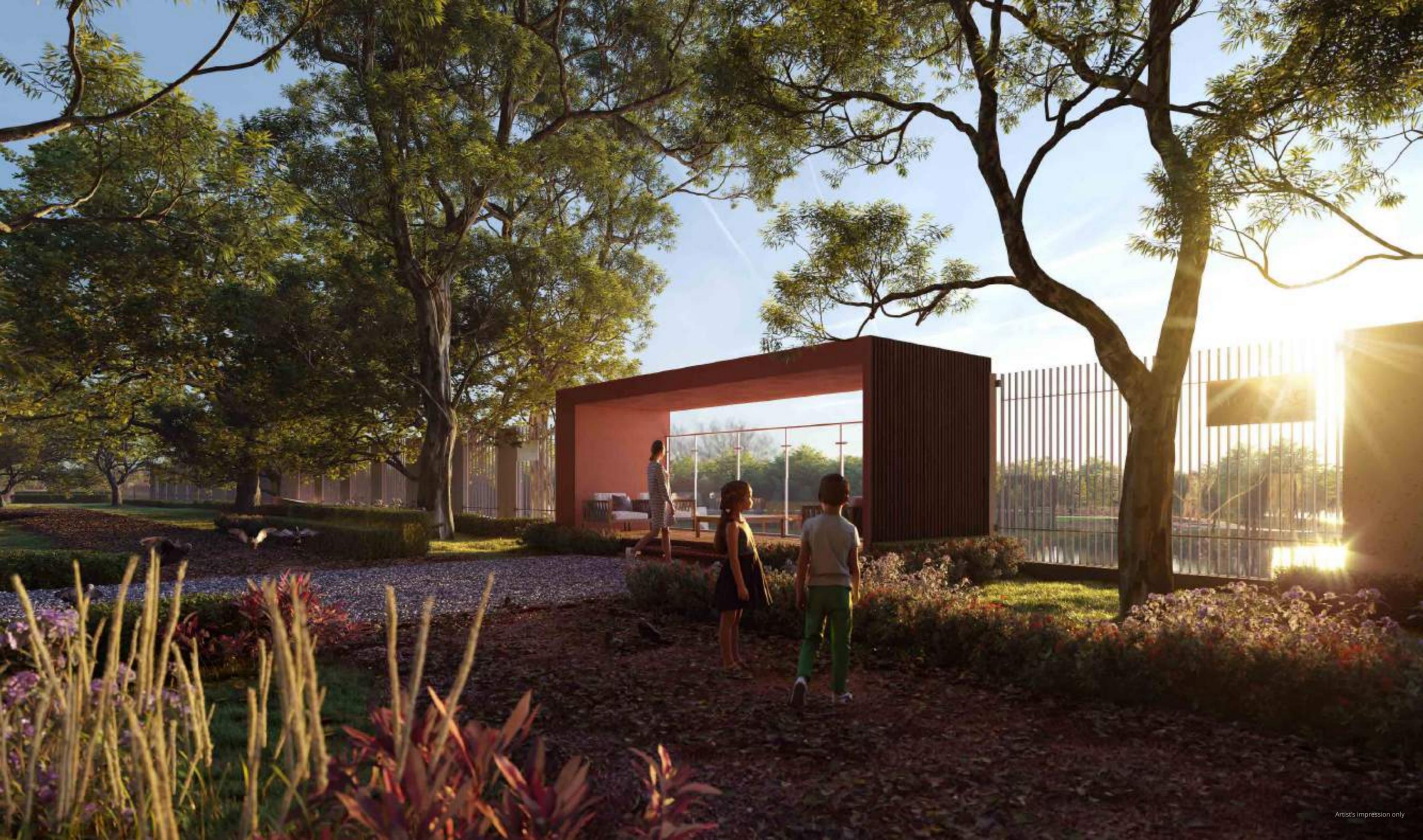


PRIVATE  
PLEASURES



*Esteem Business Lounge* is your private bar  
made for posh gatherings, be it social or formal.





A cosy promenade that overlooks the scenic lake offers a natural escape during the evenings.





The 50 acres pet-friendly *Central Park* and *Terrace Swing* at your doorstep ensures a seamless bond with nature.





Refine your golf strokes at the **Putting Green**, surrounded by verdant greenery.

Artist's impression only





Hidden within the dense landscaping is  
*Monarc's* own private tennis court.





# PLANS

## SITE PLAN



### LAKESIDE BUNGALOW

- TYPE A | A1 | A2  
60' X 120' | 6,382 SQ.FT.
- TYPE B | B1 | B2  
60' X 120' | 6,047 SQ.FT.

### ENCLAVE SEMI-D

- TYPE C | C1  
40' X 80' | 3,966 SQ.FT.
- TYPE D | D1  
40' X 80' | 3,601 SQ.FT.
- TYPE E | E1  
40' X 80' | 3,016 SQ.FT.
- TYPE F | F1  
36' X 80' | 2,812 SQ.FT.

## AMENITIES & FACILITIES

- |                       |                        |                             |
|-----------------------|------------------------|-----------------------------|
| 1. MONARC ARCHWAY     | 6. CHILDREN PLAYGROUND | 11. GARDEN AVENUE           |
| 2. GREEN AMPHITHEATRE | 7. TENNIS COURT        | 12. SERENE NURSERY          |
| 3. PUTTING GREEN      | 8. LAKESIDE PAVILION   | 13. TERRACE SWING           |
| 4. MULTIFUNCTION DECK | 9. HERBS PATIO         | 14. SUNSET PROMENADE        |
| 5. REFLEXOLOGY AISLE  | 10. PICNIC LAWN        | 15. CYCLING / JOGGING TRAIL |



## MASTER PLAN

- A GAMUDA GARDENS CITY CENTRE
- B INTERNATIONAL SCHOOL
- C GARDENS SQUARE
- D GARDENS WELLNESS
- E WATERFRONT VILLAGE
- F LE GARDENS PAVILION
- G 50-ACRE PET-FRIENDLY CENTRAL PARK
- H MONARC
- I FUTURE COMMERCIAL
- J CONFLUENCE OF 3 MAIN EXPRESSWAYS (NORTH-SOUTH EXPRESSWAY, GUTHRIE CORRIDOR EXPRESSWAY AND LATAR EXPRESSWAY)



LAKESIDE  
3-STOREY BUNGALOW



LIFESTYLE SERIES



Artist's impression only

TYPE A

60' X 120' | 6,382 SQ.FT.

5 BEDROOMS • 6 BATHROOMS • 4 CARPARKS



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

## TYPE A 1

60' X 120' | 6,382 SQ.FT.

5 BEDROOMS • 6 BATHROOMS • 4 CARPARKS



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

## TYPE A 2

60' X 120' | 6,382 SQ.FT.

5 BEDROOMS • 6 BATHROOMS • 4 CARPARKS



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

LAKESIDE  
3-STOREY BUNGALOW



CONVENTIONAL SERIES



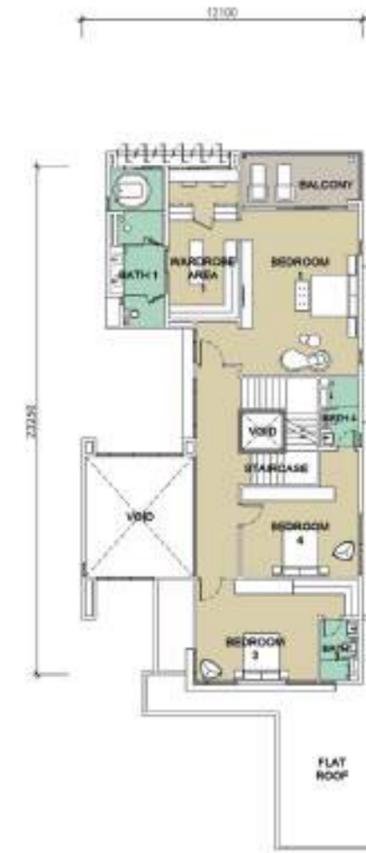
TYPE B

60' X 120' | 6,047 SQ.FT.

5 BEDROOMS • 6 BATHROOMS • 4 CARPARKS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## TYPE B 1

60' X 120' | 6,047 SQ.FT.

5 BEDROOMS • 6 BATHROOMS • 4 CARPARKS



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

## TYPE B 2

60' X 120' | 6,047 SQ.FT.

5 BEDROOMS • 6 BATHROOMS • 4 CARPARKS



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

ENCLAVE  
3-STOREY SEMI-D



TYPE C



## TYPE C

40' X 80' | 3,966 SQ.FT.

5 BEDROOMS • 6 BATHROOMS • 3 CARPARKS



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

## TYPE C1

40' X 80' | 3,966 SQ.FT.

5 BEDROOMS • 6 BATHROOMS • 3 CARPARKS



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



ENCLAVE  
2.5-STOREY SEMI-D



TYPE D

## TYPE D

40' X 80' | 3,601 SQ.FT.

3 BEDROOMS • 5 BATHROOMS • 3 CARPARKS



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

## TYPE D1

40' X 80' | 3,601 SQ.FT.

3 BEDROOMS • 5 BATHROOMS • 3 CARPARKS



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



ENCLAVE  
2-STOREY SEMI-D



TYPE E

TYPE E

40' X 80' | 3,016 SQ.FT.

4 BEDROOMS • 5 BATHROOMS • 3 CARPARKS



GROUND FLOOR

FIRST FLOOR

TYPE E1

40' X 80' | 3,016 SQ.FT.

4 BEDROOMS • 5 BATHROOMS • 3 CARPARKS



GROUND FLOOR

FIRST FLOOR

ENCLAVE  
2-STOREY SEMI-D



TYPE F



TYPE F

36' X 80' | 2,812 SQ.FT.

4 BEDROOMS • 5 BATHROOMS • 3 CARPARKS



GROUND FLOOR

FIRST FLOOR

TYPE F1

36' X 80' | 2,812 SQ.FT.

4 BEDROOMS • 5 BATHROOMS • 3 CARPARKS



GROUND FLOOR

FIRST FLOOR

# SPECIFICATIONS

	TYPE A, A1 & A2	TYPE B, B1 & B2	TYPE C & C1
<b>STRUCTURE</b>	Reinforced Concrete Frame		
<b>WALL</b>	Brickwork		
<b>ROOF COVERING</b>	Reinforced Concrete Flat Roof / Metal Deck		
<b>ROOF FRAMING</b>	Metal Truss		
<b>CEILING</b>	Skim Coat / Cement Plaster / Ceiling Board		
<b>WINDOWS</b>	Metal Framed Glass Window		
<b>DOORS</b>			
Main Entrance	Timber Door	Timber Door	Timber Door
Others	Flush Door / Metal Framed Glass Door	Flush Door	Flush Door / Sliding Flush Door
<b>IRONMONGERY</b>			
	Quality Lockset	Quality Lockset	Quality Lockset
<b>WALL FINISHES</b>			
Bath 1 / Bath 2 / Bath 3 / Bath 4 / Bath 5 / Bath 6 / Powder Room	Tiles up to ceiling height	Tiles up to ceiling height	Tiles up to ceiling height
Kitchen	Plaster and Paint / Tiles	Plaster and Paint / Tiles	Tiles up to ceiling height
External Wall	Plaster and Paint / Tiles	Plaster and Paint / Tiles	Plaster and Paint
Internal Wall	Plaster and Paint	Plaster and Paint	Plaster and Paint
<b>FLOOR FINISHES</b>			
Living / Dining	Tiles	Tiles	Tiles
Bedroom 1 / Bedroom 2 / Bedroom 3 / Bedroom 4	Timber Strip Flooring	Timber Strip Flooring	Laminated Flooring
Bedroom 5	Tiles	Tiles	Tiles
Family Area	Laminated Flooring	-	Laminated Flooring
Bath 1 / Bath 2 / Bath 3 / Bath 4 / Bath 5 / Bath 6 / Powder Room	Tiles	Tiles	Tiles
Utility 1 / Utility 2 / Utility 3	Tiles	Tiles	Tiles
Utility 4	Cement Render	-	-
Terrace	Tiles	Tiles	Cement Render
Balcony	Tiles	Tiles	-
Yard	Tiles	Tiles	Tiles
Kitchen	Tiles	Tiles	Tiles
Staircase	Timber Strip Flooring	Timber Strip Flooring	Laminated Flooring
Car Porch	Concrete Imprint	Concrete Imprint	Concrete Imprint
Others	Cement Render	Cement Render	Cement Render
<b>SANITARY AND PLUMBING FITTINGS</b>			
Kitchen Sink	1	1	1
Water Closet	7	7	7
Wash Basin	9	8	8
Toilet Paper Holder	7	7	7
Soap Holder	1	1	-
Shower Set	7	6	6
Bathtub	1	1	1
Hand Bidet	6	6	6
Bib Tap	9	8	6
<b>ELECTRICAL INSTALLATION</b>			
Lighting Point	58	58	51
Door Bell Point	1	1	1
Fan Point	11	9	10
Power Point	57	52	41
ACMV Point	11	9	9
Instant Water Heater Point	1	1	1
SMATV Point	2	1	1
Data Point	4	3	-
Telephone Point	3	2	-
Lift	1 (Only for type A1)	1 (Only for type B1)	-
<b>Internal Telecommunication Trunking &amp; Cabling</b>	One (1) point ready for connection	One (1) point ready for connection	One (1) point ready for connection

	TYPE D & D1	TYPE E & E1	TYPE F & F1
<b>STRUCTURE</b>	Reinforced Concrete Frame		
<b>WALL</b>	Brickwork		
<b>ROOF COVERING</b>	Reinforced Concrete Flat Roof / Metal Deck		
<b>ROOF FRAMING</b>	Metal Truss		
<b>CEILING</b>	Skim Coat / Cement Plaster / Ceiling Board		
<b>WINDOWS</b>	Metal Framed Glass Window		
<b>DOORS</b>			
Main Entrance	Timber Door	Timber Door	Timber Door
Others	Flush Door	Flush Door / Metal Framed Bi-Fold Door / Sliding Flush Door / Metal Framed Glass Door	Flush Door
<b>IRONMONGERY</b>			
	Quality Lockset	Quality Lockset	Quality Lockset
<b>WALL FINISHES</b>			
Bath 1 / Bath 2 / Bath 3 / Bath 4 / Bath 5	Tiles up to ceiling height	Tiles up to ceiling height	Tiles up to ceiling height
Kitchen	Tiles up to ceiling height	Tiles up to ceiling height	Tiles up to ceiling height
External Wall	Plaster and Paint	Plaster and Paint	Plaster and Paint
Internal Wall	Plaster and Paint	Plaster and Paint	Plaster and Paint
<b>FLOOR FINISHES</b>			
Living / Dining	Tiles	Tiles	Tiles
Bedroom 1 / Bedroom 2	Laminated Flooring	Laminated Flooring	Laminated Flooring
Bedroom 3	Tiles	Laminated Flooring	Laminated Flooring
Bedroom 4	-	Tiles	Tiles
Family Area	Laminated Flooring	Laminated Flooring	Laminated Flooring
Multi-purpose Area	Laminated Flooring	-	-
Bath 1 / Bath 2 / Bath 3 / Bath 4 / Bath 5	Tiles	Tiles	Tiles
Utility 1 / Utility 2	Tiles	Tiles	Tiles
Terrace	Tiles	Tiles	Tiles
Balcony	Tiles	-	Tiles
Yard	-	Tiles	Tiles
Kitchen	Tiles	Tiles	Tiles
Staircase	Laminated Flooring	Laminated Flooring	Laminated Flooring
Car Porch	Concrete Imprint	Concrete Imprint	Concrete Imprint
Others	Cement Render	Cement Render	Cement Render
<b>SANITARY AND PLUMBING FITTINGS</b>			
Kitchen Sink	1	1	1
Water Closet	5	5	5
Wash Basin	6	6	6
Toilet Paper Holder	5	5	5
Shower Set	5	5	5
Bathtub	1	1	-
Hand Bidet	4	4	4
Bib Tap	6	5	6
<b>ELECTRICAL INSTALLATION</b>			
Lighting Point	44	36	33
Door Bell Point	1	1	1
Fan Point	9	10	8
Power Point	35	31	31
ACMV Point	7	7	7
Instant Water Heater Point	1	1	1
SMATV Point	1	1	1
<b>Internal Telecommunication Trunking &amp; Cabling</b>	One (1) point ready for connection	One (1) point ready for connection	One (1) point ready for connection

# LISTENING TO WHAT THE LAND HAS TO TELL US



WE ARE COMMITTED TO CREATING PLACES THAT PEOPLE WILL CALL HOME. WANT TO BE A PART OF. GROW UP AND GROW OLD IN. OUR PROPERTIES ARE MINDFULLY CRAFTED AND SUSTAINED TO BE IN SYNC WITH NATURE AND WITH COMMUNITIES' NEEDS IN MIND. WITH COMPONENTS THAT YOU CAN LIVE, WORK, PLAY, LEARN AND RELAX. OUR DEVELOPMENTS HAVE THE MAKINGS TO GROW WITH TIME.



**GAMUDA LAND**



**FIABCI-MALAYSIA  
PROPERTY AWARD**  
ENVIRONMENTAL RESTORATION



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



*Sincere<sup>TM</sup>  
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



**gamudaland.com.my | 03 2727 7416**

Phase 1-18A (Monarc) • Developer: Bandar Serai Development Sdn Bhd [201301020260 (1050090-W)] • Developer's License: 19124/02-2028/0234(F) . Validity Date: 09/02/2023 - 08/02/2028 • Advertising Permit: 19124-11/07-2025/0085(N)-(S) . Validity Date: 20/07/2022 - 19/07/2025 • Approving Authority: Majlis Perbandaran Selayang • Building Plan Approval: Bil. (29) dim MPS 3/2-1371/442 (PB(A))F1-18A • Land Tenure: Leasehold (99 years - Expiring on 5/08/2120) • Land Encumbrances: Nil • Types of Property: Bungalow Homes . Total Units: 16 units . Selling Prices: RM5,409,360.00 (min) to RM8,246,160.00 (max) • Types of Property: Semi-detached Homes . Total Units: 78 units . Selling Prices: RM2,270,160.00 (min) to RM3,747,360.00 (max) • Expected Date of Completion: June 2025 • 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.

The information contained in this advertisement may be changed or deleted or altered at any time without prior notice and/or subject to amendment as may be required by the developer, the authorities & the developer's consultant from time to time. This advertisement shall not be construed or deemed to be representation by the developer in any way whatsoever. Purchasers are advised to refer to actual information, specifications or plans as inserted in the Stamped Sale & Purchase Agreement entered between the developer & the purchaser. All drawings are merely artist impressions only.

GAMUDA  
**GARDENS**  
E S T E E M