

GARDENS
E S T E E M
— GAMUDA GARDENS —

HESTON HILLS

GARDENS ESTEEM

SUPERLINK • SEMI-D • VILLA

ESTEEM AT THE HILLSIDE WHERE PRIVACY, LIGHT AND PROTECTION UNITE.



Arrive in style to a grand, illuminated entrance that welcomes you home in elegance.

*Artist Impression

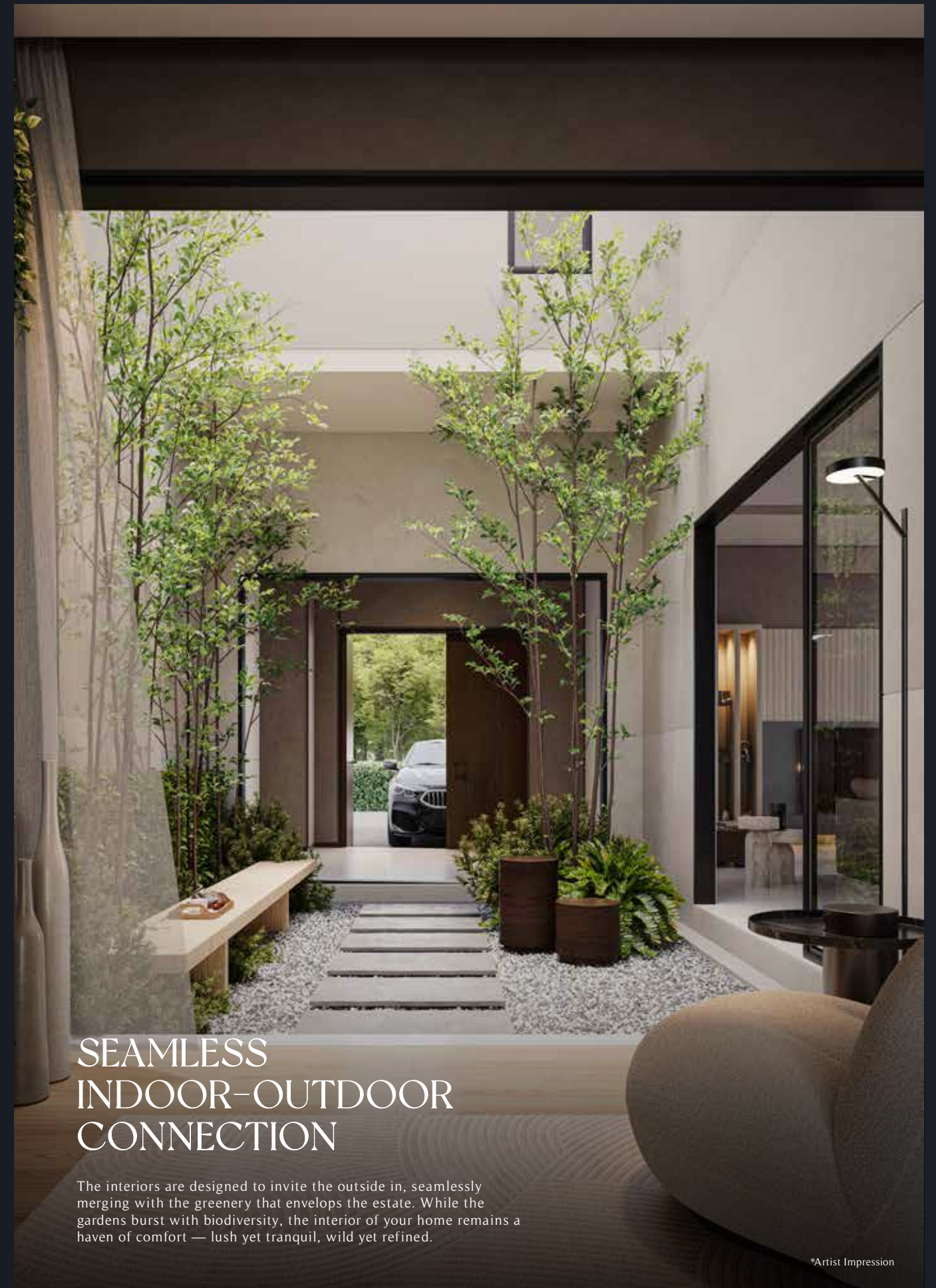
31.77 | 237
acres | units

Here, the concept of safety is elevated to an art form. HESTON HILLS is the embodiment of luxurious living, a utopia designed for those who seek the rare balance of connection and solitude.



Guard House

*Artist Impression



SEAMLESS INDOOR-OUTDOOR CONNECTION

The interiors are designed to invite the outside in, seamlessly merging with the greenery that envelops the estate. While the gardens burst with biodiversity, the interior of your home remains a haven of comfort — lush yet tranquil, wild yet refined.

*Artist Impression

MASTER PLAN

HESTON HILLS sits on a serene hilltop, surrounded by expansive river views and lush green spaces. Its layout blends luxury with nature, offering easy access to hills and waterways while promoting an active lifestyle in an upscale setting.

- 

Direct access to 3 highways
- 

Vibrant Commercial Hub
(Gamuda Luge Gardens / Gardens Square)
- 

Direct Access to 50-Acre Central Park
- 

Prestigious Learning with Lexel International Schools by Taylor's



SHOPPING MALL

AEON Rawang	8.5 km
Anggun City	8.5 km
Lotus's Rawang	16 km

WITHIN GAMUDA GARDENS

Lexel International School By Taylor's	120 m
Gardens Square	120 m
Beaconhouse International School	400 m
Village Square	400 m
Atrium	700 m
Skyline Luge Kuala Lumpur & Fun Park	700 m

HOSPITAL

Selgate Specialist Hospital Rawang	8.5 km
KPJ Rawang Specialist Hospital	10.5 km
Sungai Buloh Hospital	12 km

SPORTS & RECREATION

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

EDUCATION

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

PUBLIC TRANSPORTATION

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

SITE PLAN



SUPERLINK

TYPE A
22' x 70'
From 2,227 sq. ft.

TYPE B
26' x 70'
From 2,724 sq. ft.

TYPE C
35' x 70'
From 3,226 sq. ft.

SEMI-D

TYPE D
45' x 80'
From 3,764 sq. ft.

VILLA

TYPE E
45' x 100'
From 5,617 sq. ft.

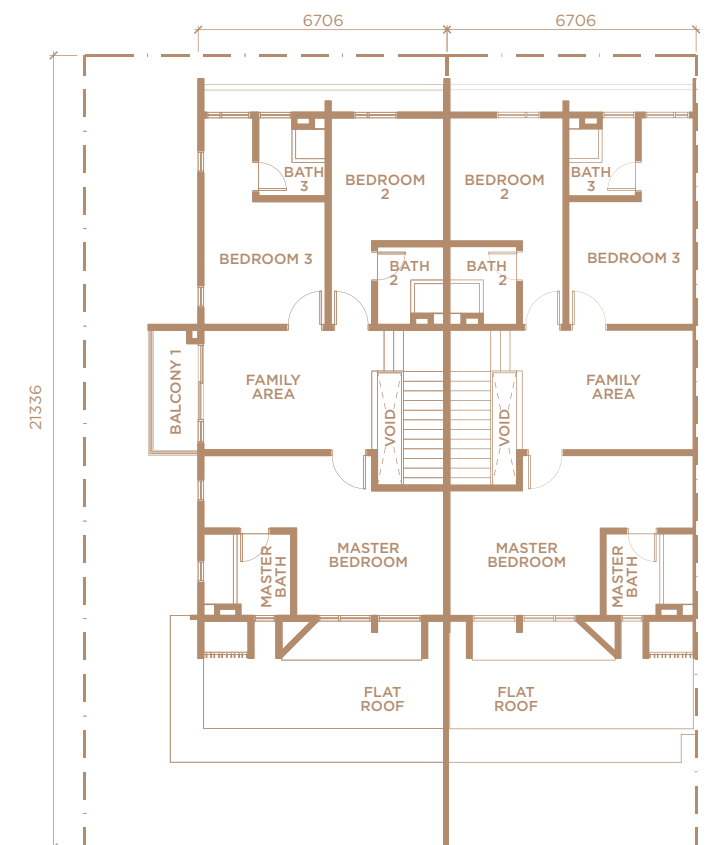
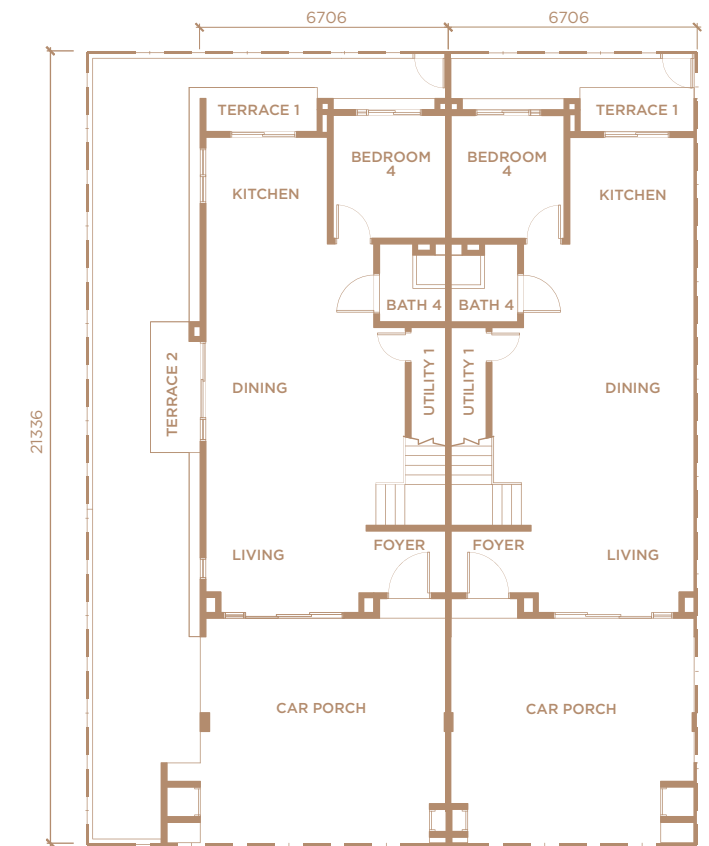
TYPE A

22' x 70'

Superlink

Built up from 2,227 sq.ft.

4 bedrooms
4 bathrooms
2 carparks



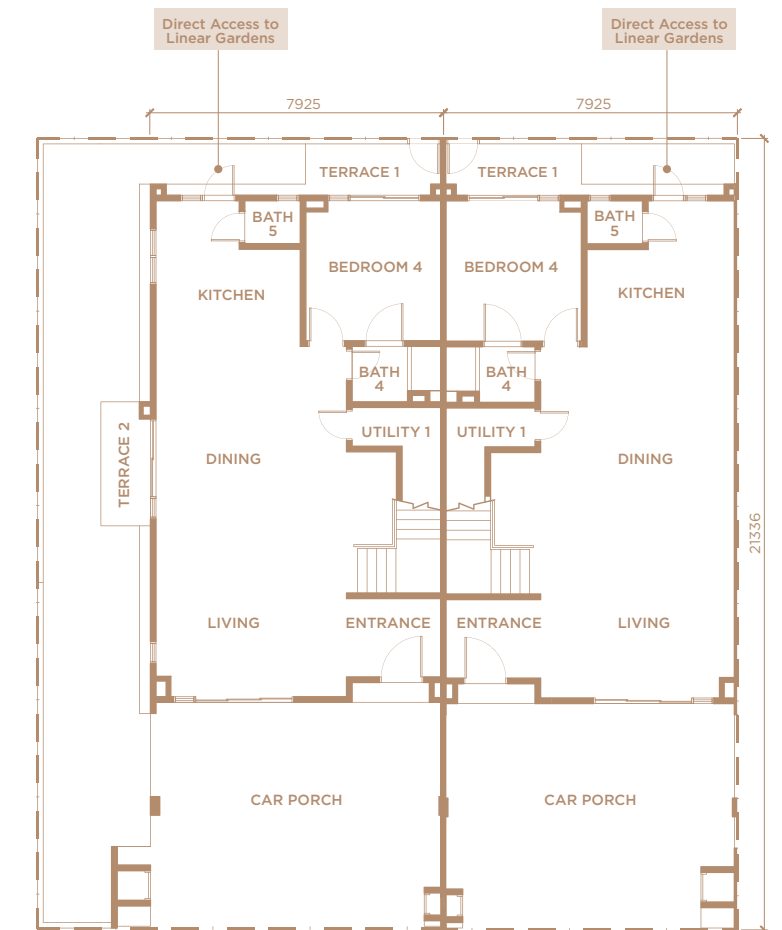
TYPE B

26' x 70'

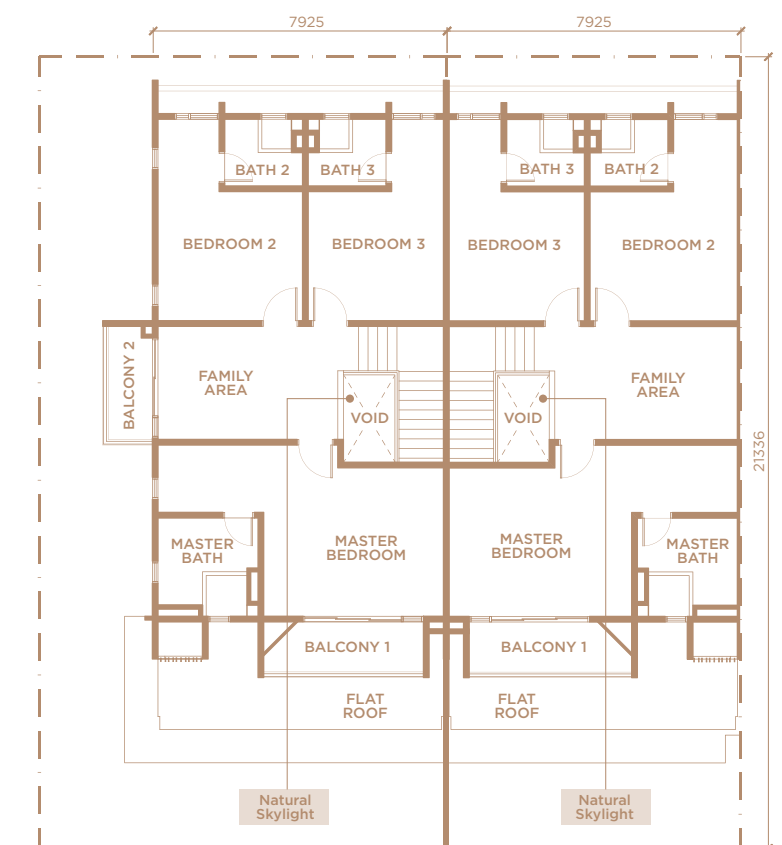
Superlink

Built up from 2,724 sq.ft.

4 bedrooms
5 bathrooms
2 car parks



GROUND FLOOR



FIRST FLOOR

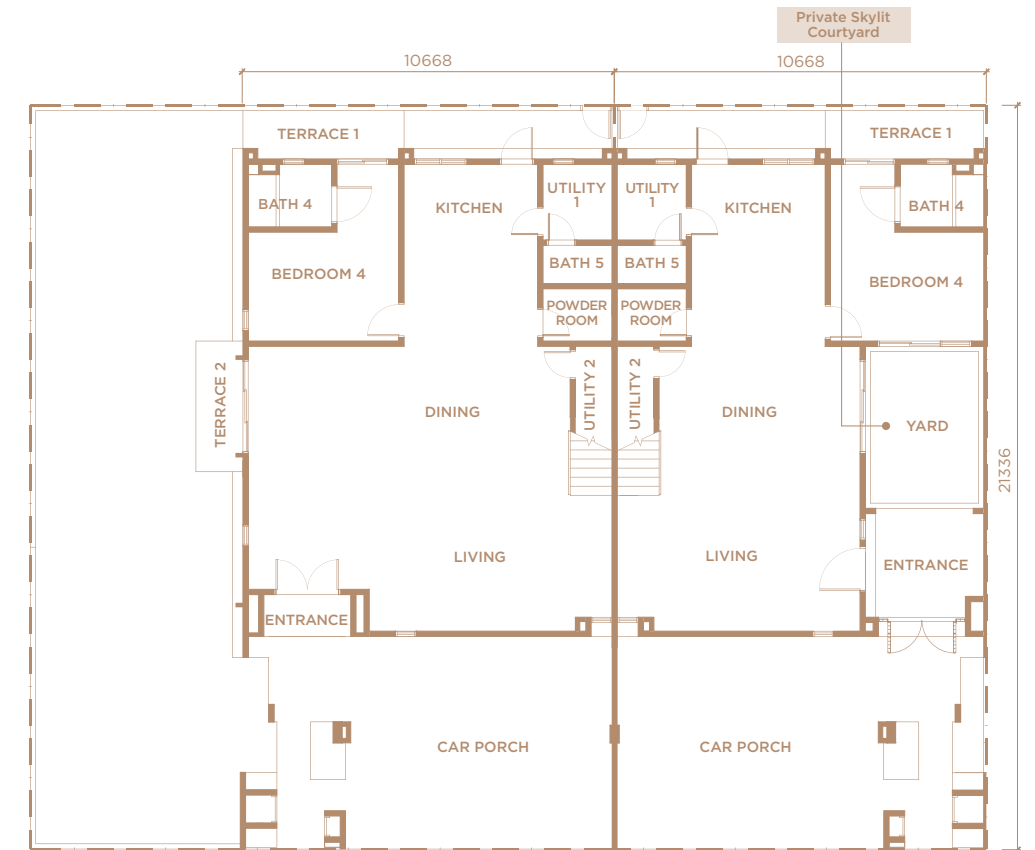
TYPE C

35' x 70'

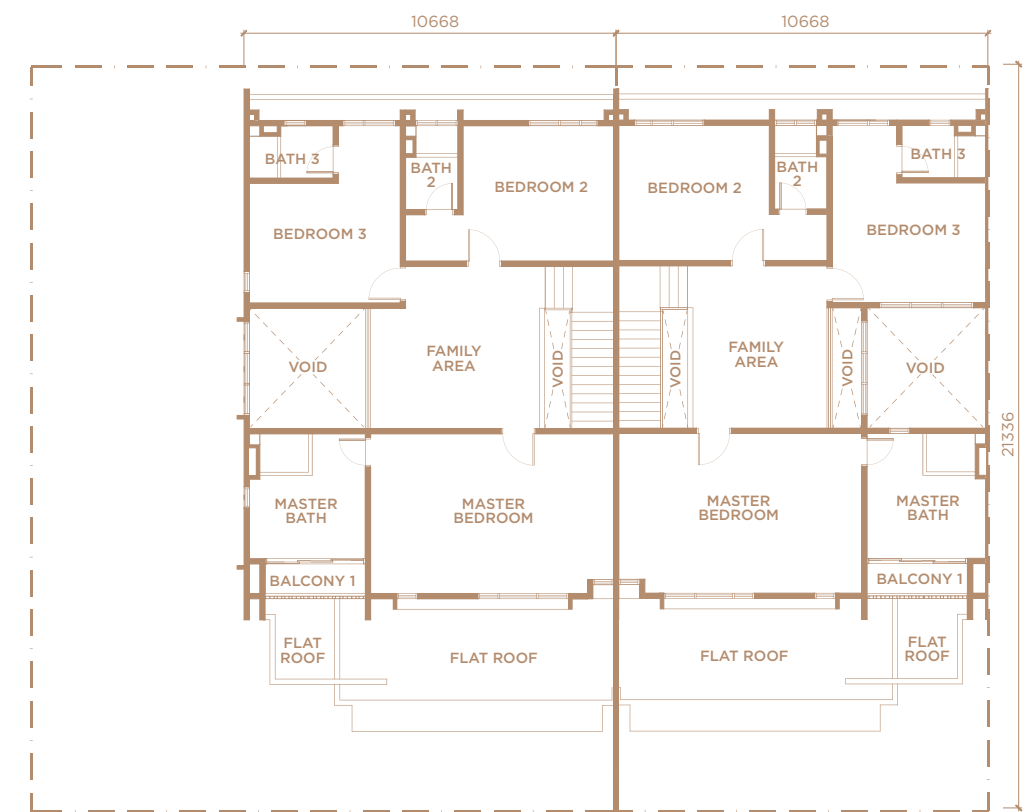
Superlink

Built up from 3,226 sq.ft.

4 bedrooms
5 bathrooms
1 powder room
3 carports



GROUND FLOOR



FIRST FLOOR

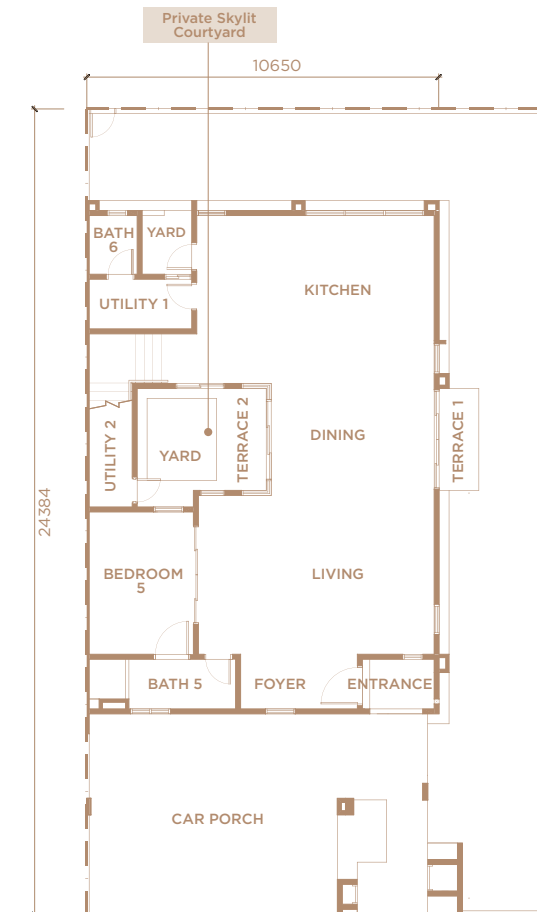
TYPE D

45'x80'

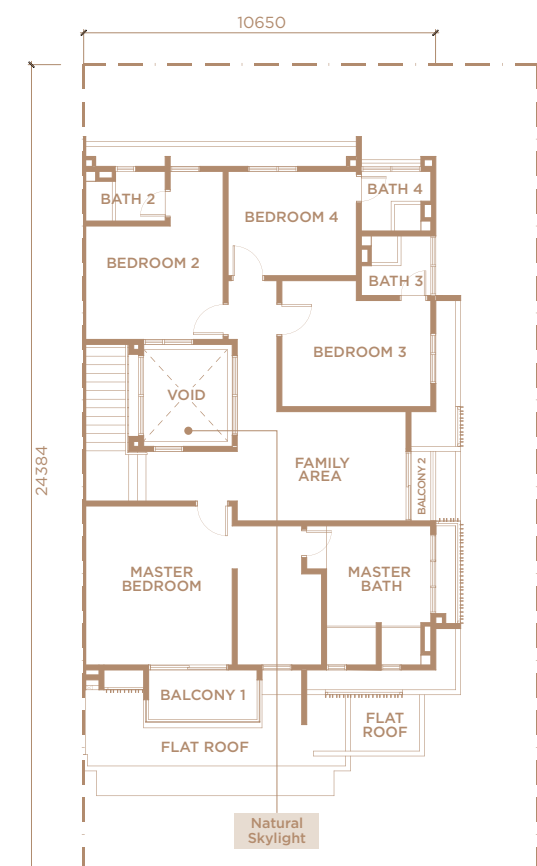
Semi-D

Built up from 3,764 sq.ft.

5 bedrooms
6 bathrooms
3 carparks



GROUND FLOOR



FIRST FLOOR

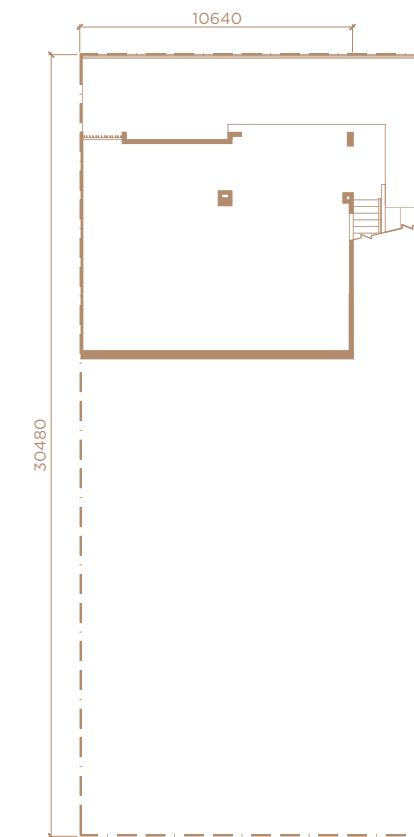
TYPE E

45' x 100'

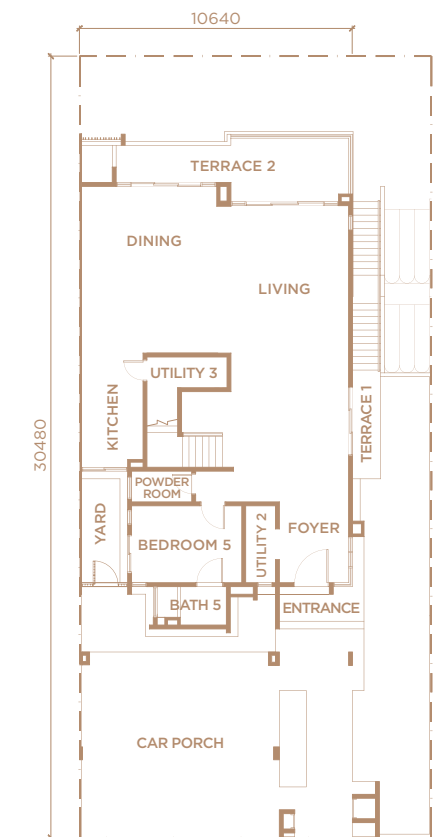
Villa

Built up from 5,617 sq.ft.

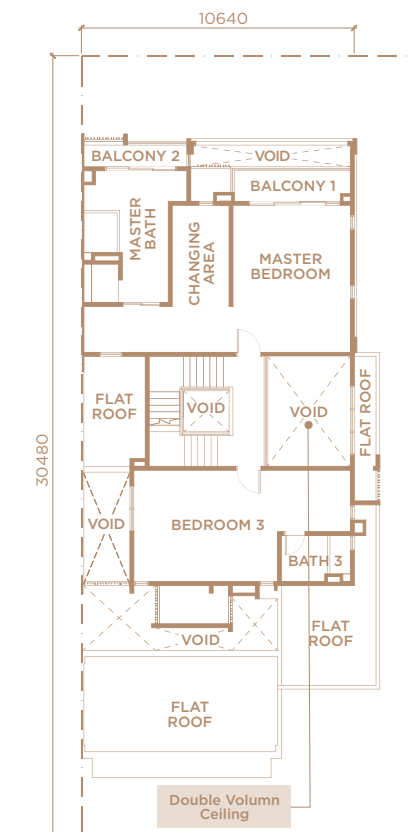
5 bedrooms
6 bathrooms
1 powder room
3 carports



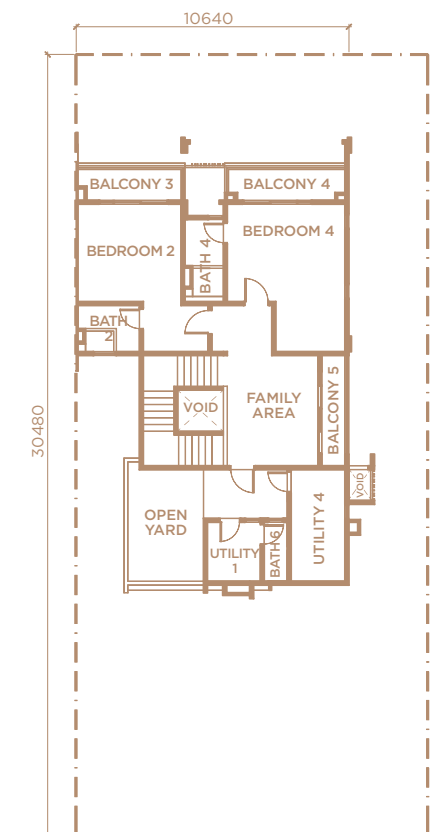
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SPECIFICATIONS

Structure	Reinforced Concrete Frame								
Wall	Brickwork								
Roof Covering	Reinforced Concrete Flat Roof / Metal Deck								
Roof Framing	Reinforced Concrete / Metal Truss								
Ceiling	Skim Coat / Cement Plaster / Ceiling Board								
Windows	Aluminium Framed Glass Window								
Doors	Main Entrance Others				Timber Door Flush Door / Aluminium Framed Glass Door				
Ironmongery	Quality Lockset								
Wall Finishes	Internal & External Wall Master Bathrooms, Bathrooms & Powder Room Bathroom 2 (Type A) Kitchen				Generally Plaster and Paint Selected Tiles up to ceiling height Selected Tiles up to 2700mm height Selected Tiles up to 1500mm height / Plaster and paint				
Floor Finishes	Carporch Living, Dining, Kitchen Master Bedroom, Bedrooms, Staircase, Family Bedroom 4 (Type A, B & C), Bedroom 5 (Type D & E) Master Bathrooms, Bathrooms, Powder Room Balcony Utility Apron, Terrace Open Yard (Type E) Others				Concrete Imprint Selected Tiles Laminated Flooring (Type A, B, C & D) / Timber Flooring (Type E) Selected Tiles Selected Tiles Selected Tiles Selected Tiles Selected Tiles Selected Tiles Cement Render				
Sanitary & Plumbing Fittings	TYPE A1 / A2 / A3 / A4		TYPE B1 / B2 / B3 / B4		TYPE C1 / C2 / C3 / C4		TYPE D1 / D2 / D3 / D4		TYPE E1 / E2 / E3 / E4 / E5
	Kitchen Sink	1	1	1	1	1			
	Water Closet	4	5	6	6	7			
	Wash Basin	4	6	7	7	8			
	Toilet Paper Holder	4	5	6	6	7			
	Shower Set	4	5	5	6	6			
	Hand Bidet	4	5	6	6	7			
	Bib Tap	2	2	2	3	3			
	Bathtub	-	-	1	1	1			
Electrical Installation	TYPE A1 / A2		TYPE A3 / A4	TYPE B1 / B2	TYPE B3 / B4	TYPE C1 / C2	TYPE C3 / C4	TYPE D1 / D2 D3 / D4	TYPE E1 / E2 / E3 / E4 / E5
	Light Point	31	33	32	34	37	37	50	62
	Gate Light Point	2	2	2	2	1	1	1	1
	Doorbell Point	1	1	1	1	1	1	1	1
	Fan Point	8	8	8	8	9	9	10	10
	Power Point	28	29	28	29	31	32	36	38
	Kitchen Hob Point	1	1	1	1	1	1	1	1
	Air-Conditioned Electrical Point	7	7	7	7	7	7	8	9
	Instant Water Heater Point	4	4	5	5	1	1	1	1
	Cold Water Booster Pump	1	1	1	1	1	1	1	1
	TV Point	1	1	1	1	1	1	1	1
	Data Point	1	1	1	1	1	1	1	2
	Fibre Wall Socket	1	1	1	1	1	1	1	1
	Distribution Box	1	1	1	1	1	1	1	1
	EV Charger Isolator	1	1	1	1	1	1	1	1
	Solar Water Heater	-	-	-	-	1	1	1	1
	Lift Isolator Provision	NO	NO	NO	NO	NO	NO	NO	YES
Internal Telecommunication & Trunking Cabling				Provided					
Fencing				Brickwall / Metal Fencing with Curb					
Turfing				Closed Turfing					

Note: All drawings are subject to variation, modification & substitution as recommended by the architect and/or directed by appropriate authority.

SincereTM
Responsible
Original

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