

GARDENS  
ESTEEM  
— GAMUDA GARDENS —

HESTON  
HILLS  
GARDENS ESTEEM

SUPERLINK • SEMI-D • VILLA

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

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.

31.77  
acres

237  
units



Grand Entrance



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



## WHERE LEISURE AND RELAXATION ARE EQUAL

Where every day offers the freedom to slow down or stay active. From peaceful retreats to vibrant shared spaces, this is living designed around balance, comfort, and ease.



Scenic hilltop living with lakeside panoramas

Direct access to rear Linear Gardens



Ample communal spaces for relaxation, conversations & any community interaction

18 rows of homes surrounded by nature

20+ resort amenities for all ages

1<sup>st</sup> residential pickleball court

50+ plant & tree species for optimal shade & sight



Chillzone corners for leisure & gatherings at Cloud Gardens



Pickleball court just steps from your door

# MASTER PLAN

HESTON HILLS sits on a serene hilltop, surrounded by expansive lake 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.



# 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.



**AMENITIES & FACILITIES**

**Grand Entrance**

- 1 Entrance Signage
- 2 Water Feature
- 3 Feature Trees
- 4 Arbor Avenue
- 5 Pattern Lane
- 6 Resting Nodes
- 7 Pathway Nexus

**Active Pinnacle**

- 8 Playground Oasis
- 9 Playful Heve
- 10 Sensory Oasis
- 11 Pickleball Court
- 12 Meadowscape
- 13 Linear Gardens

**Cloud Gardens**

- 14 Chillscape Corner
- 15 Signature Seating Spot
- 16 Checkmate Checkers
- 17 Fitnatural Zone
- 18 Sylvan Emerald

**Communal Lounge**

- 19 Nature Trails
- 20 Harvest Haven
- 21 Harmony Haven
- 22 Reflexology Stroll



Artist's impression

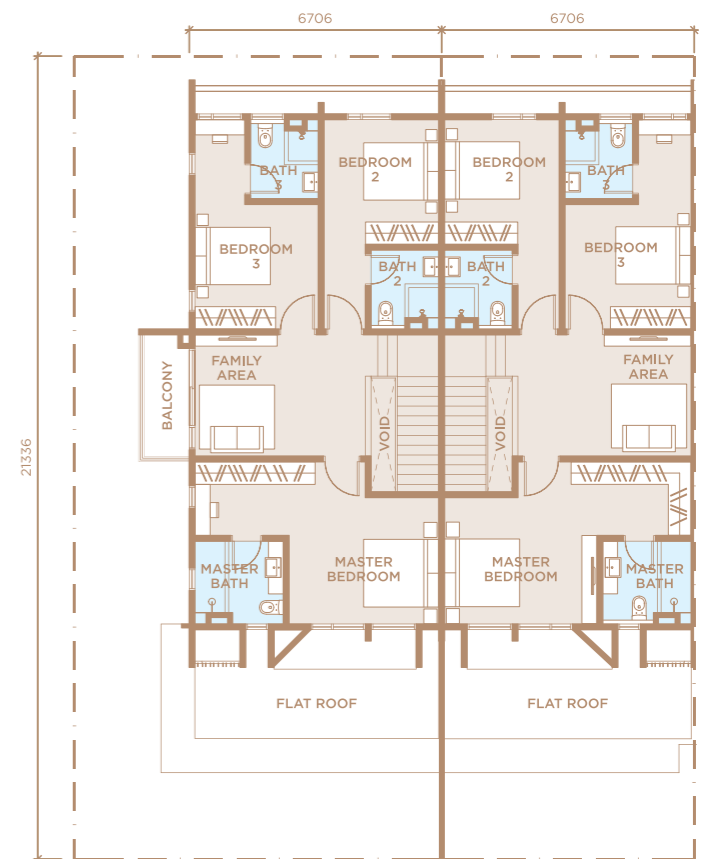
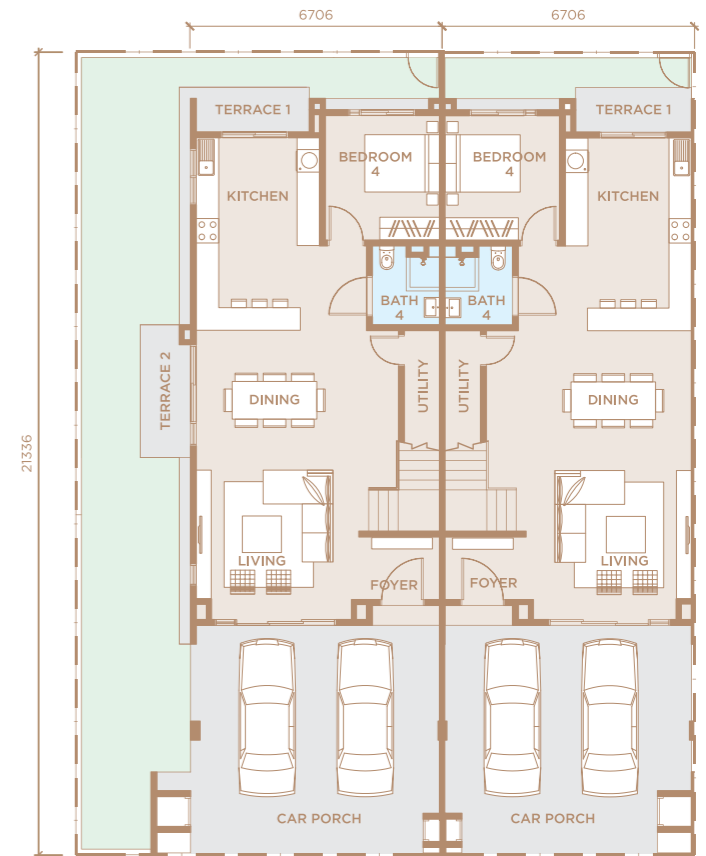
## TYPE A

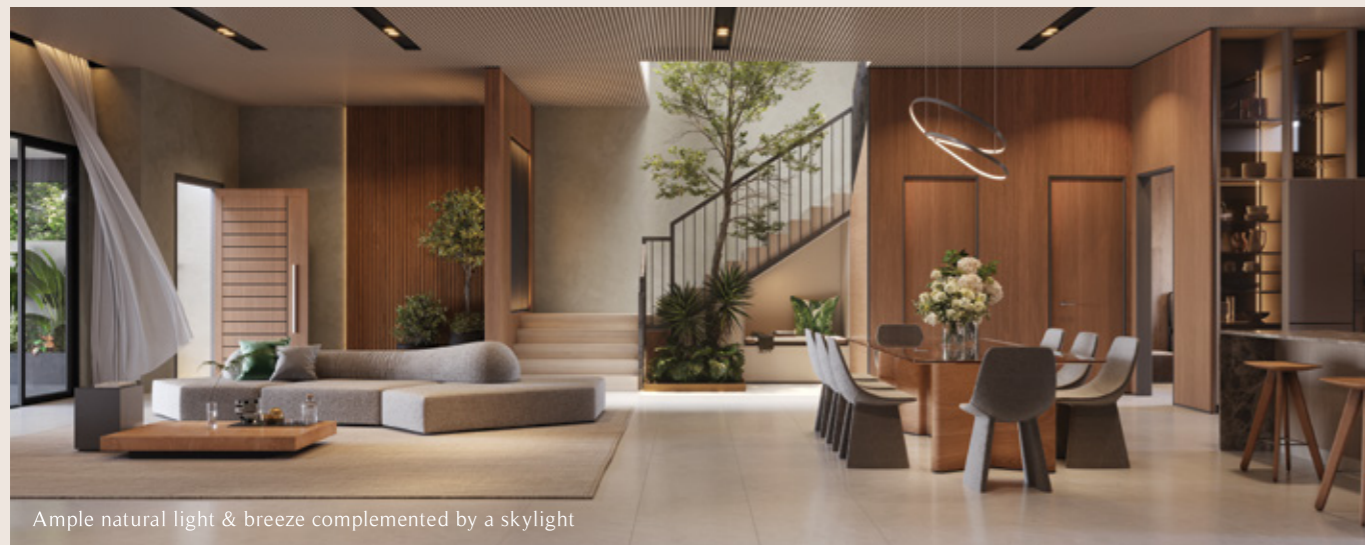
### Superlink

Corner  
 Land size : 22' x 70'  
 Built-up : 2,331 sq.ft.

Intermediate  
 Land size : 22' x 70'  
 Built-up : 2,227 sq.ft.

4 bedrooms  
 4 bathrooms  
 2 car parks





Artist's impression

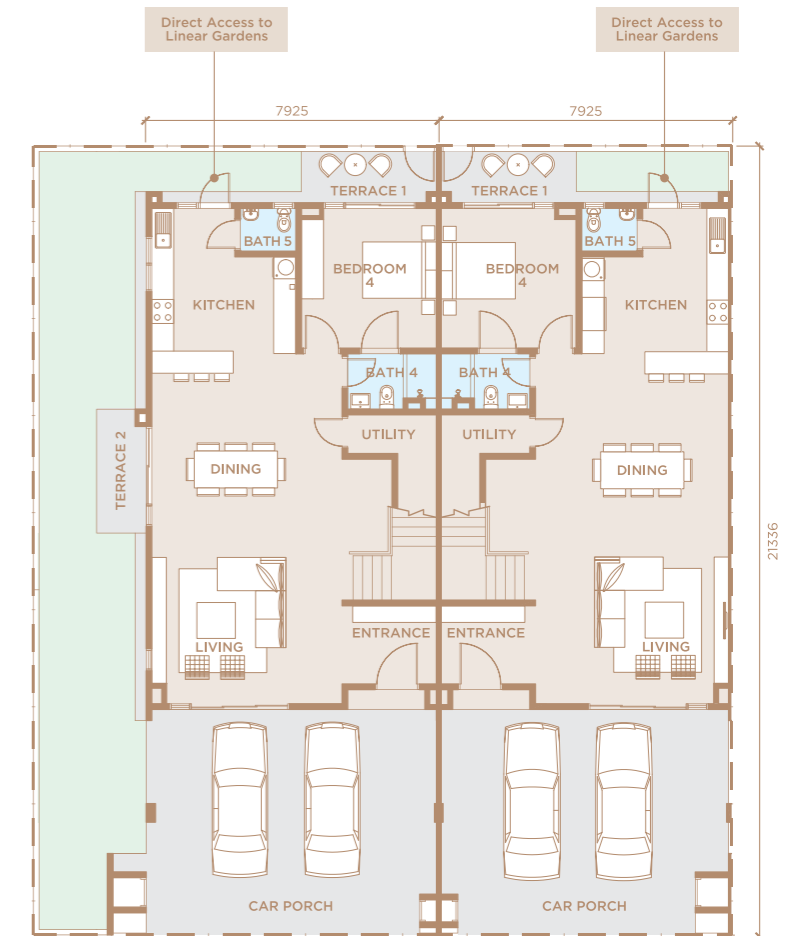
## TYPE B

### Superlink

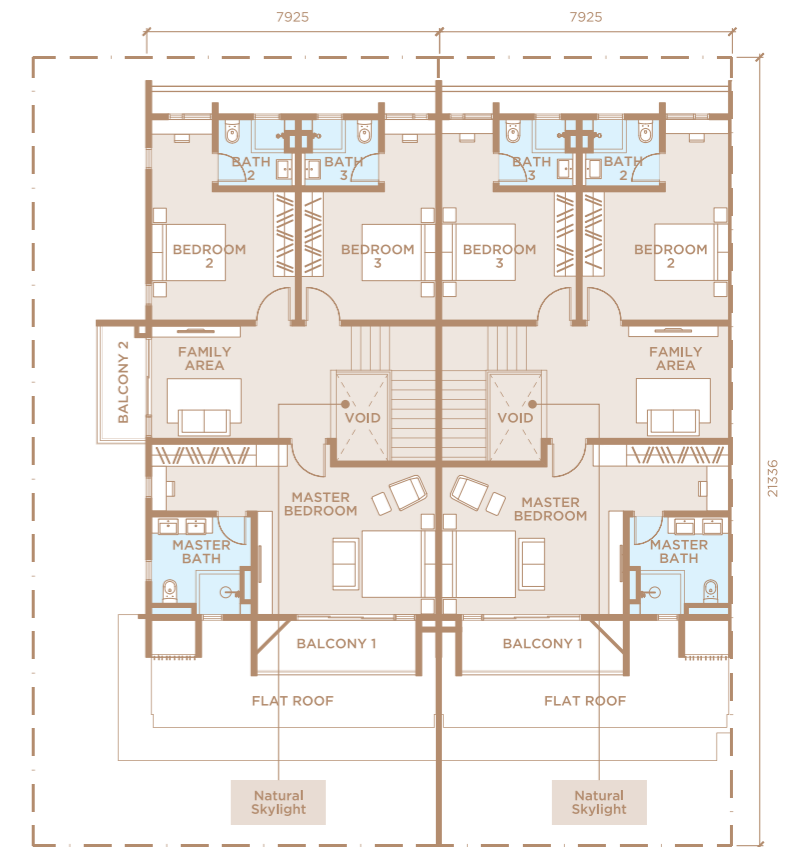
Corner  
 Land size : 26' x 70'  
 Built-up : 2,822 sq.ft.

Intermediate  
 Land size : 26' x 70'  
 Built-up : 2,724 sq.ft.

4 bedrooms  
 5 bathrooms  
 2 car parks



GROUND FLOOR



FIRST FLOOR



Unique façade with lasting symmetrical architecture



Wide frontage with dedicated entryway



A stylish welcome lounge

# TYPE C

## Superlink

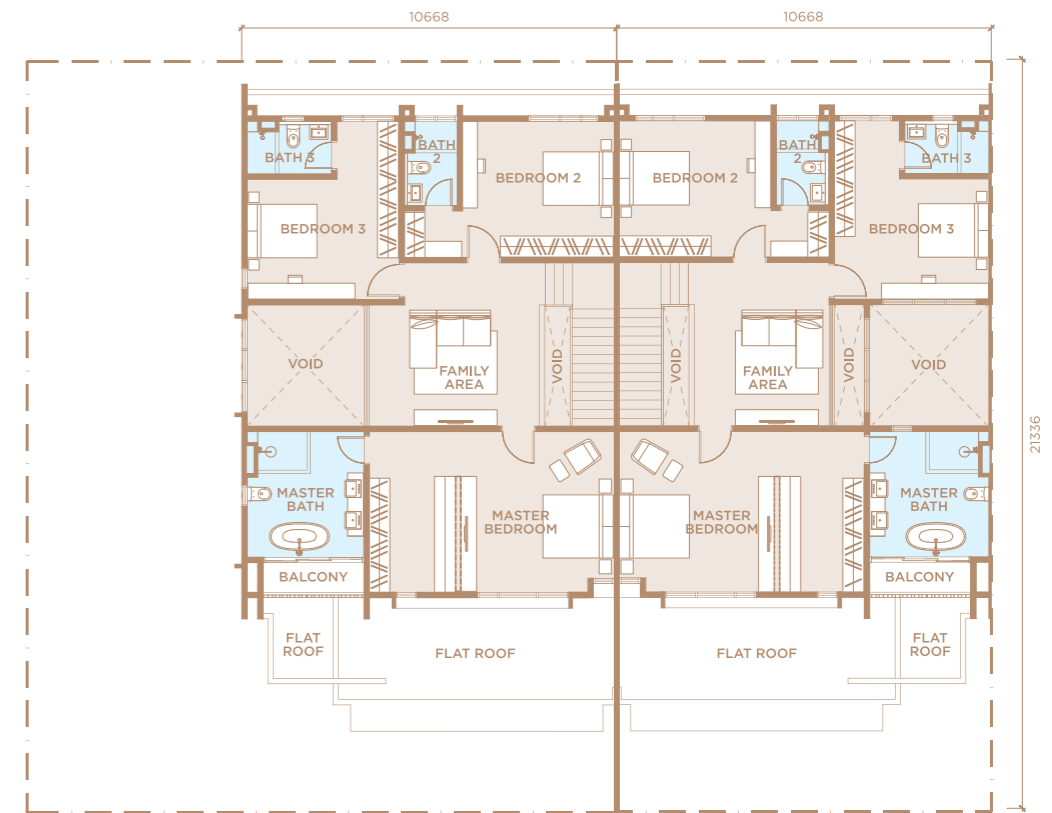
Corner  
 Land size : 35' x 70'  
 Built-up : 3,501 sq.ft.

Intermediate  
 Land size : 35' x 70'  
 Built-up : 3,226 sq.ft.

4 bedrooms  
 5 bathrooms  
 1 powder room  
 3 car parks



GROUND FLOOR



FIRST FLOOR



Luxuriously expansive layouts



Well-designed exterior complemented by a wide car porch



Open-plan living spaces with central inner courtyard illuminating all corridors

Artist's impression

## TYPE D

### Semi-D

Corner / Intermediate

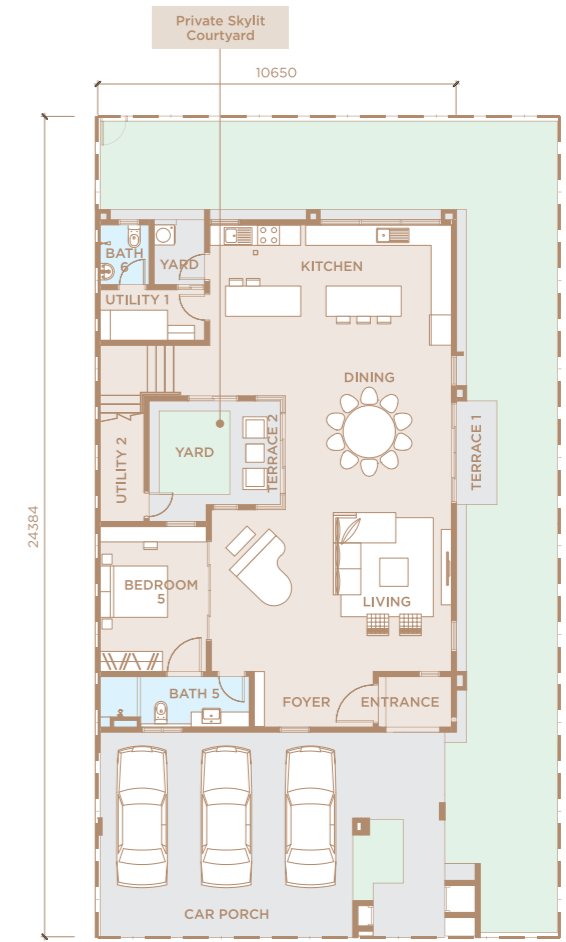
Land size : 45' x 80'

Built-up : From 3,764 sq.ft.

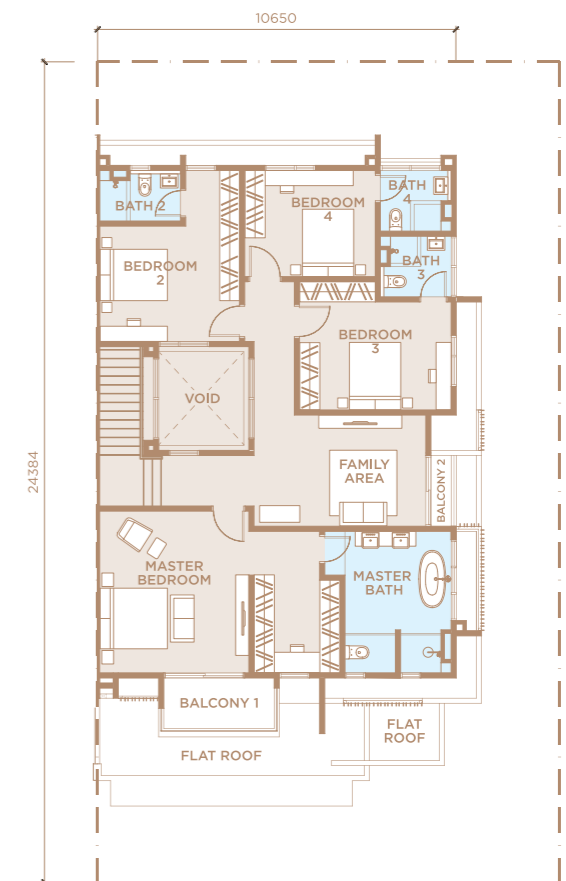
5 bedrooms

6 bathrooms

3 car parks



GROUND FLOOR



FIRST FLOOR



Premium resort-inspired lakeside homes at the peak of HESTON HILLS



Premium architecture with exclusive views



Double height living spaces



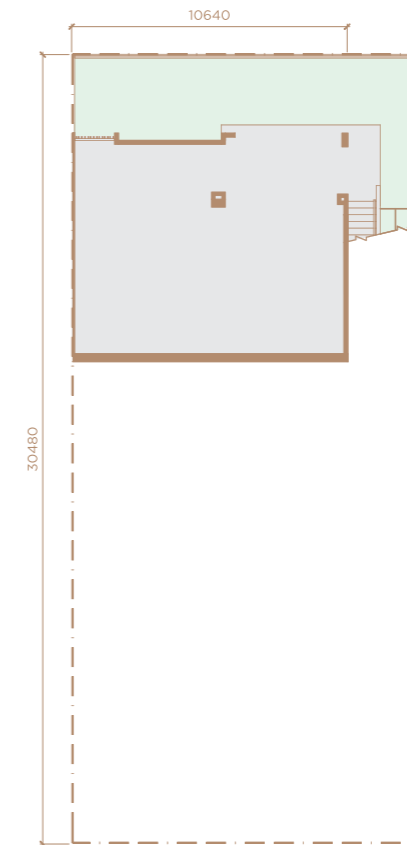
Generous decks with unobstructed views of Central Park

# TYPE E

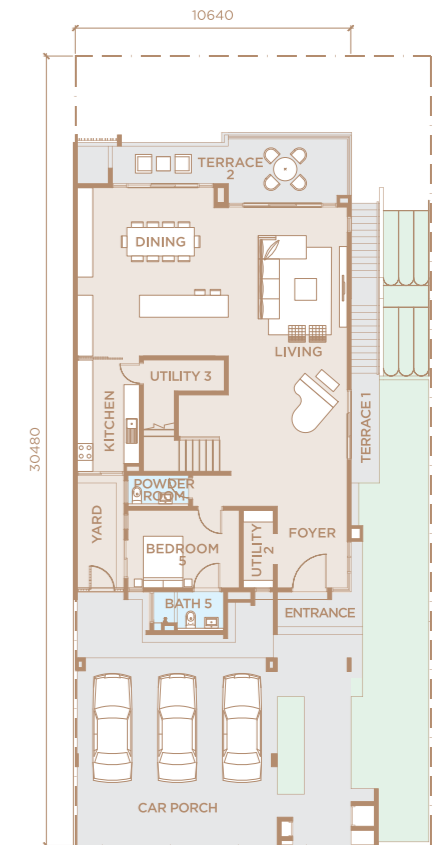
## Villa

Corner / Intermediate  
 Land size : 45' x 100'  
 Built-up : From 5,617 sq.ft.

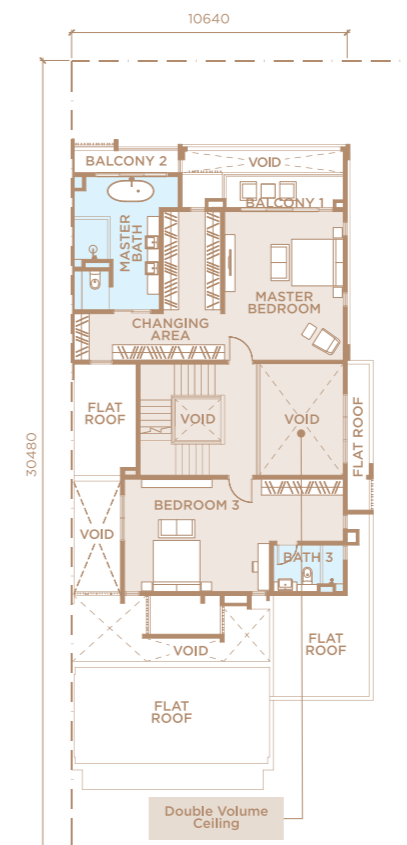
- 5 bedrooms
- 6 bathrooms
- 1 powder room
- 3 car parks



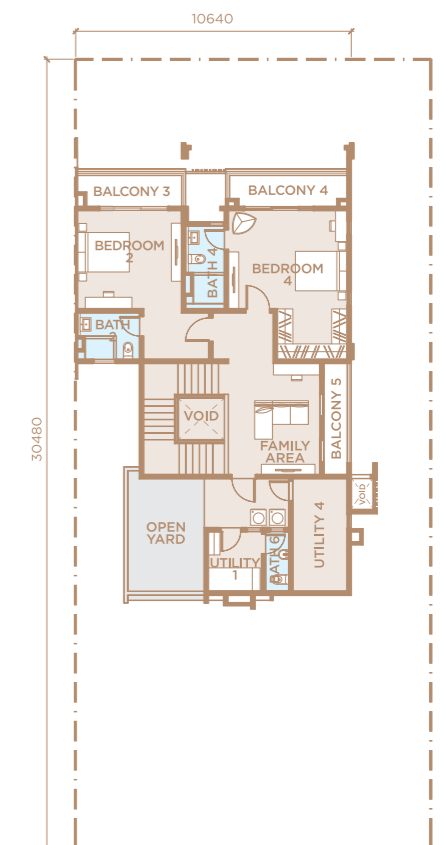
LOWER GROUND FLOOR



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.



### 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
Village Square	400 m
Atrium	700 m
Skyline Luge Kuala Lumpur & FunPark	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 & KTM Komuter Sungai Buloh	10 km
KTM Komuter Rawang	10.5 km

# GAMUDA LAND

**Sincere™**  
**Responsible**  
**Original**

**Bandar Serai Development Sdn Bhd**  
(201301020260 (1050090-W))  
Gamuda Gardens Experience Gallery,  
Persiaran Gamuda Gardens 1,  
Bandar Gamuda Gardens,  
48050, Klang, Selangor.



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



**gamudaland.com.my**  
**03 9212 0455**

Heston Hills (Phase 2-1), Developer: Bandar Serai Development Sdn Bhd (201301020260 (1050090-W)) • Address: Gamuda Gardens Experience Gallery, Persiaran Gamuda Gardens 1, Bandar Gamuda Gardens, 48050, Klang, Selangor Darul Ehsan, Malaysia, Phone Number: +603-6037 2888 • Developer's License: 19124/02-2028/0234(A) • Validity Date: 9/2/2023-8/2/2028 • Advertising Permit: 19124-15/11-2028/0990(N)-(S) • Validity Date: 26/11/2025-25/11/2028 • Approving Authority: Majlis Perbandaran Selayang • Building Plan Approval: Bil. (27) dim. MPS 3/2-1371/442(PB(A)) F2-1 • Land Tenure: Leasehold (99 Years – Expiring on 21/10/2124) • Land Encumbrances: Nil • Types of Property: Double-Storey Terrace House (Type A), Total Units: 110 Units – RM1,436,800 (min) to RM1,923,800 (max) – Unsold Units: 110 Units • Type of Property: Double-Storey Terrace House (Type B), Total Units: 75 Units – RM1,618,800 (min) to RM2,346,800 (max) – Unsold Units: 75 Units • Type of Property: Double-Storey Terrace House (Type C), Total Units: 24 Units – RM2,653,800 (min) to RM3,275,800 (max) – Unsold Units: 24 Units • Type of Property: Double-Storey Semi-Detached House (Type D), Total Units: 12 Units – RM3,677,800 (min) to RM3,978,800 (max) – Unsold Units: 12 Units • Type of Property: Triple-Storey Semi-Detached House (Type E), Total Units: 16 Units – RM5,406,800 (min) to RM8,370,800 (max) – Unsold Units: 16 Units • Expected Date of Completion: October 2028 • 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

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.