

twentyfive.7

KOTA KEMUNING

LUCENT

RESIDENCE

SUPERLINK | SEMI-D

SUPERLINK HOMES

LIGHT | FLEXI | CUBIQ | GABLE | RIDGE



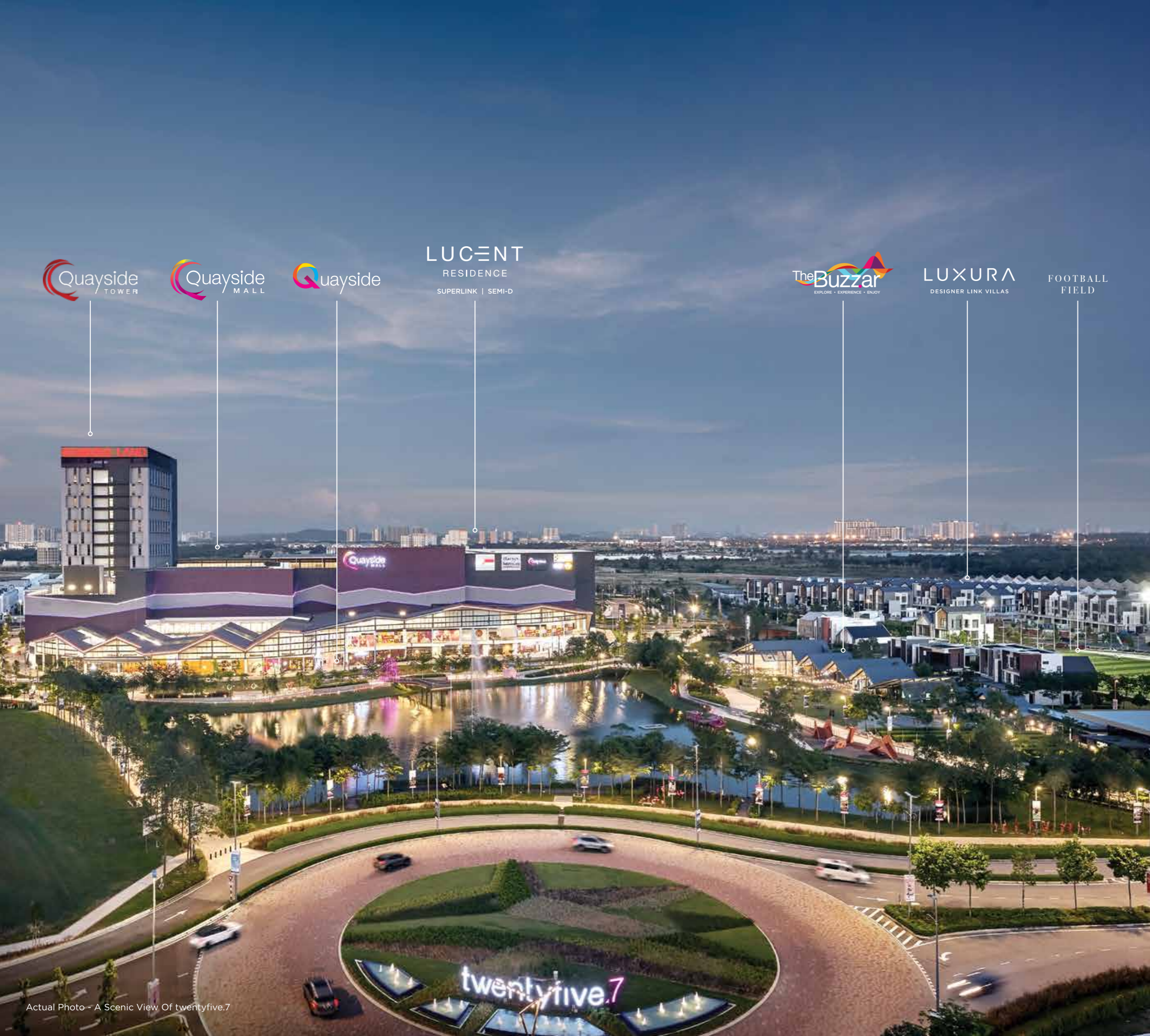
# When We Create A Place, We Create A Personality

What makes our place unique?  
It's about mindful planning and to be able to look at the way we design.

We try to break away from the monotony of standard sizes and linear shapes.  
The design elements draw upon our vernacular heritage  
to promote indoor and outdoor livability.

The planning of each neighbourhood includes the streets,  
the nearby parks and the interaction with open spaces.  
It allows you to connect with people,  
connect with nature, connect with yourself.

When people begin to move in,  
they'll experience a real difference.  
They'll get a feel for the place.  
And they'll want to be a part of it.



Quayside  
TOWER

Quayside  
MALL

Quayside

LUCENT  
RESIDENCE  
SUPERLINK | SEMI-D

The Buzzar  
EXPLORE • EXPERIENCE • ENJOY

LUXURA  
DESIGNER LINK VILLAS

FOOTBALL  
FIELD



## A Distinctive Township

Presenting a crafted collection of residences tucked within a prestigious enclave of the twentyfive.7 township, defined to exude the epitome of luxury.



## An All-Inclusive Community

twentyfive.7 is centred around connected community living, with interconnected places and spaces for fun, food, shopping, living and, most importantly, bonding.



### ACTIVITIES FOR THE ENTIRE FAMILY

The perfect place to bring your loved ones as there are activities for everyone - Grousel, Solar Express, Flamingo Pedal Boat, Superfly and many more.



### 20+ COMMUNITY ACTIVITIES AT QUAYSIDE

A lakeside scenery filled activities to bring you endless joy, fun and laughter.



### 7 km THE LOOP

For cyclists, scooters and joggers, there are dedicated pathways meandering through the whole township - making everything a short distance away..



# Magnificent First Impressions

—  
Distinctly Stylish  
—

Residents are greeted in style upon arrival. This intricately sculpted grand entrance complementing the natural surroundings will surely leave the residents in awe.





7-acres lush park and lake

The Loop

Playground

Viewing deck

Multi-purpose court

Pavilion

Fitness station

Canal Park

Wonders

# A Green Wonderland

Verdant & Lush

Designed with intrinsic aesthetics, the pocket gardens are highly functional and elegantly pleasing. Discover a kaleidoscope of colours and textures of lush greeneries right at your doorstep.



# Designed With Comfort & Intent

## A Sense Of Sophistication

These unique homes are expertly cladded to bring a distinctive character with balanced tones. Each one is curated with efficient space planning and natural lighting. It is truly beautiful to look at and exquisit to live in.



Actual Photo - Flexi House





## Styled With You In Mind



Actual Photo

Truly Unlike  
Any Other

The interior is designed to best reflect your personal style of luxury. Let's showcase your artistry and elevate your living experience.

# Light House

3-STOREY SUPERLINK

## Features

- Triple volume high ceiling living hall
- Natural lighting of up to 70%
- Optimised air flow
- High window master bedroom

5+1 bedrooms  
5 bathrooms  
3 car parks



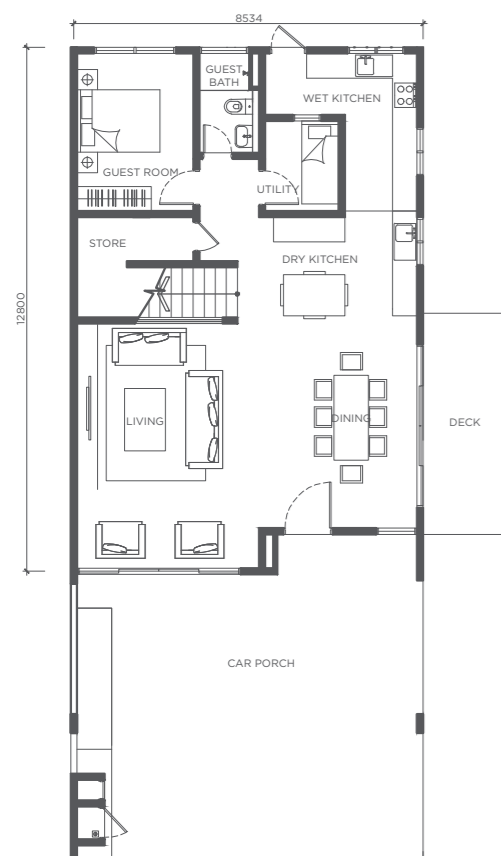
Actual Photo

## CORNER LOT

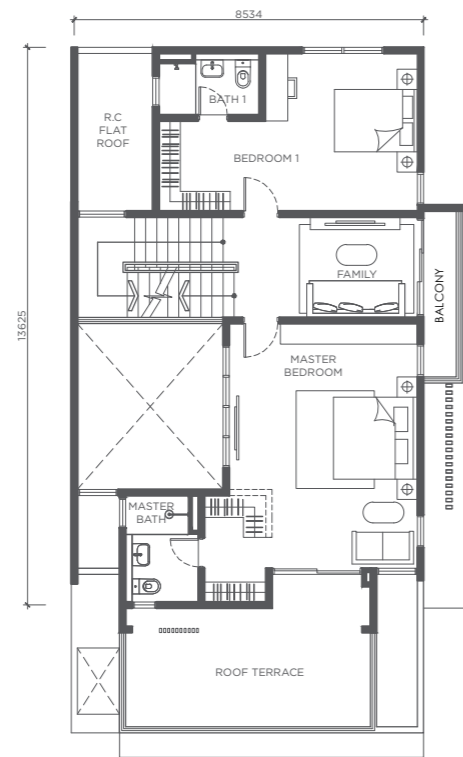
Lot Size 28' x 65'  
Built-up Area 3,272 sq.ft.

## INTERMEDIATE LOT

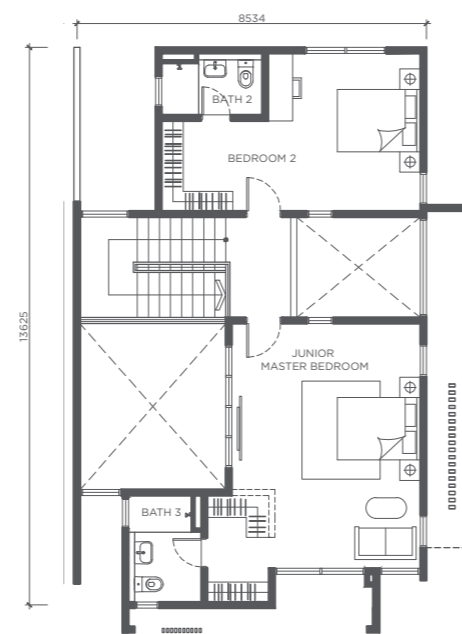
Lot Size 28' x 65'  
Built-up Area 3,240 sq.ft.



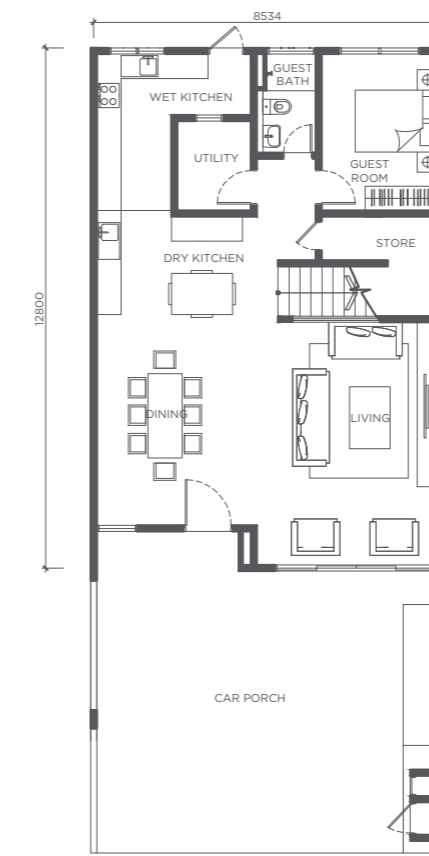
Ground Floor



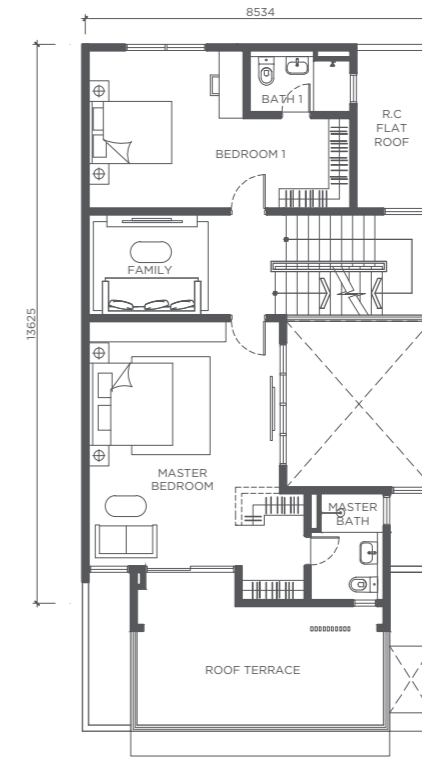
First Floor



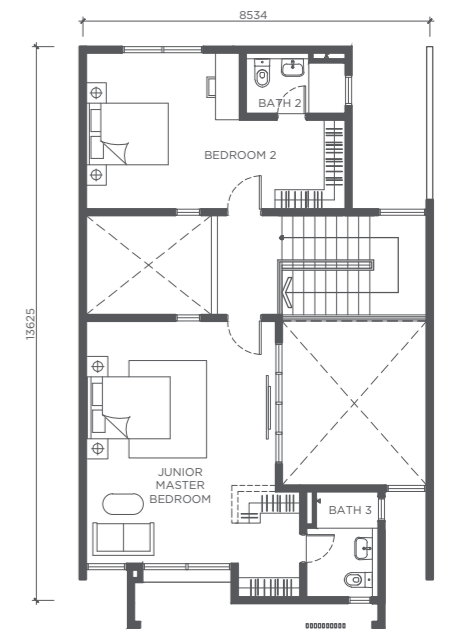
Second Floor



Ground Floor



First Floor



Second Floor

# Flexi House

3-STOREY SUPERLINK

## Features

- Dual key concept
- Single unit on ground floor
- Duplex unit above

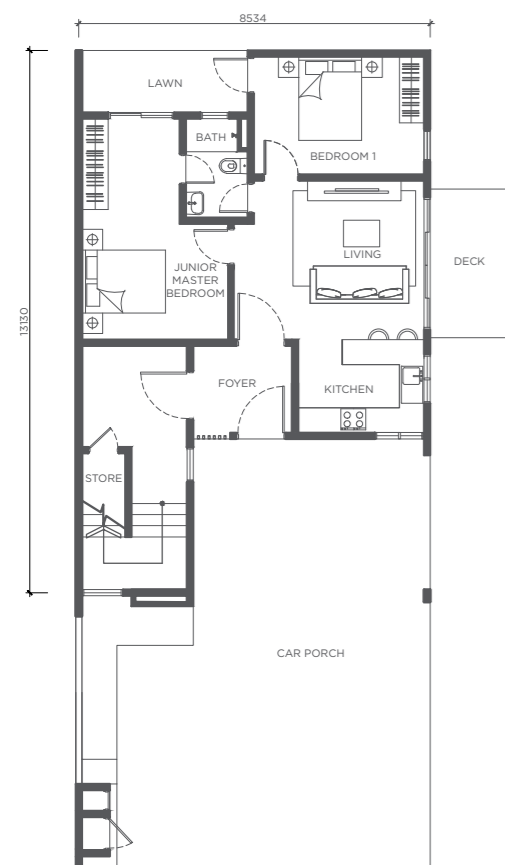
6+1 bedrooms  
6 bathrooms  
5 car parks



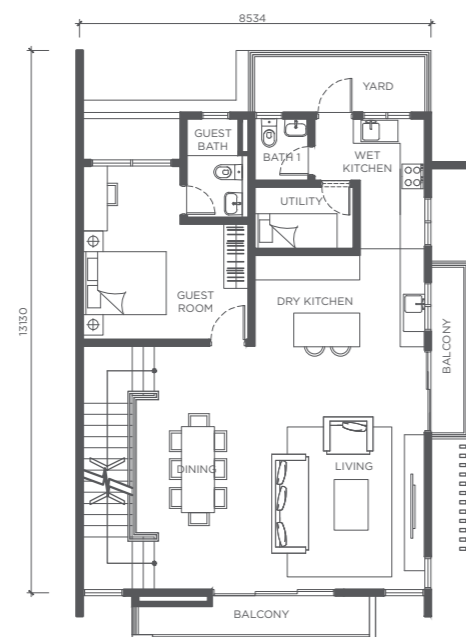
Actual Photo

## CORNER LOT

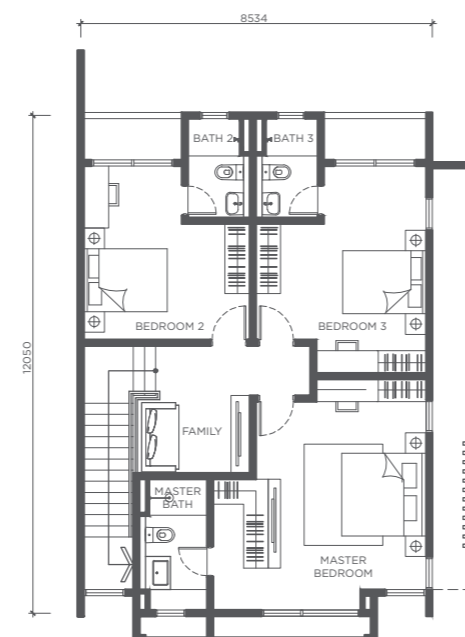
Lot Size 28' x 65'  
Built-up Area 3,272 sq.ft.



Ground Floor



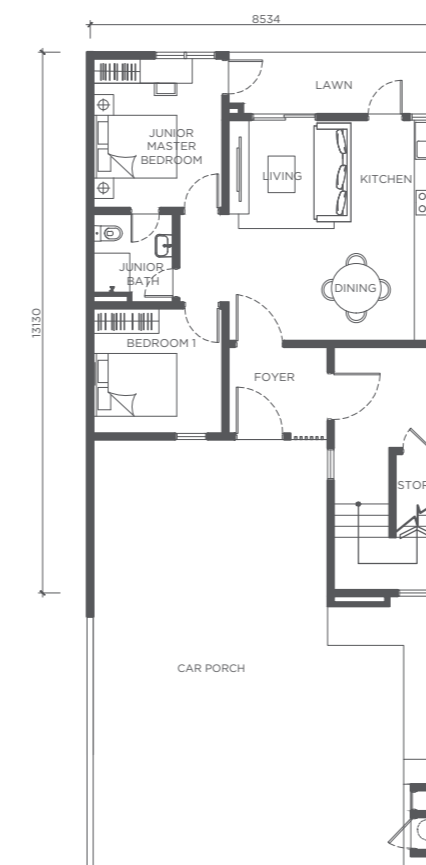
First Floor



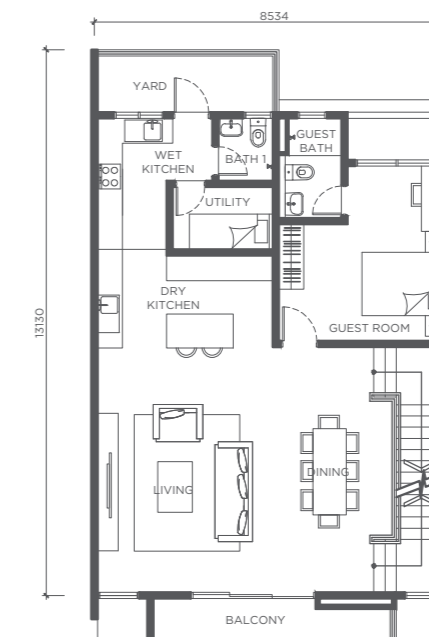
Second Floor

## INTERMEDIATE LOT

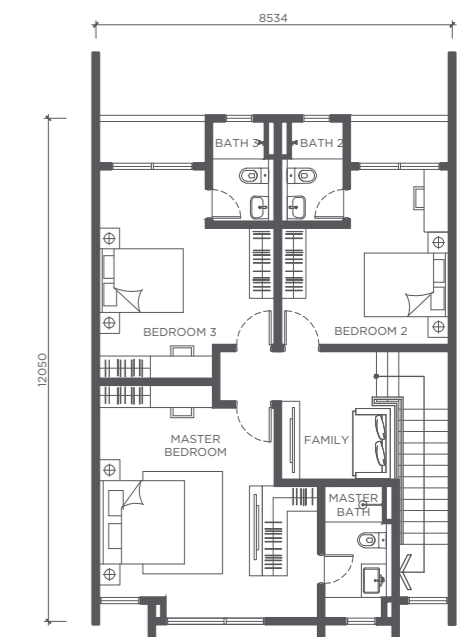
Lot Size 28' x 65'  
Built-up Area 3,240 sq.ft.



Ground Floor



First Floor



Second Floor

# Cubiq House

3-STOREY SUPERLINK

## Features

- Double volume living and dining

5+1 bedrooms

5 bathrooms

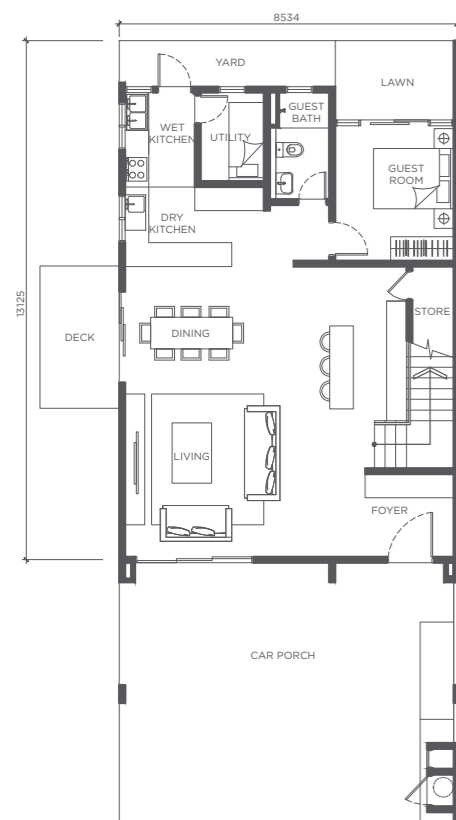
3 car parks



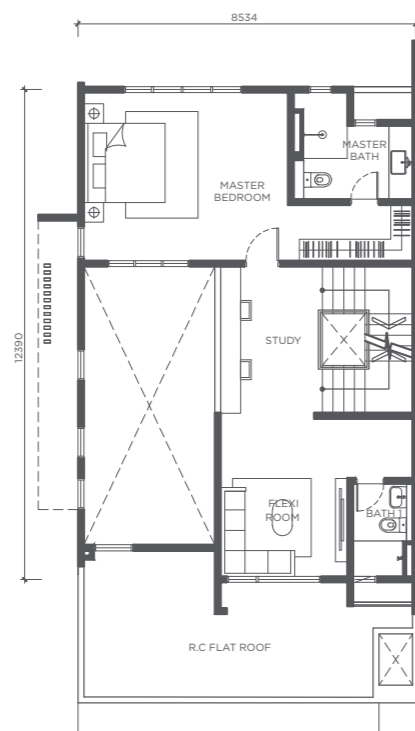
Actual Photo

## CORNER LOT

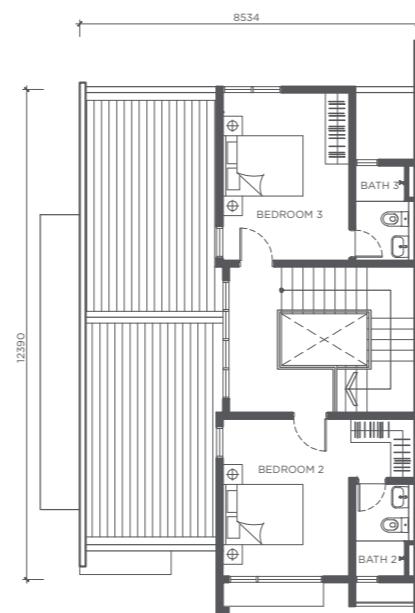
Lot Size 28' x 65'  
Built-up Area 2,809 sq.ft.



Ground Floor



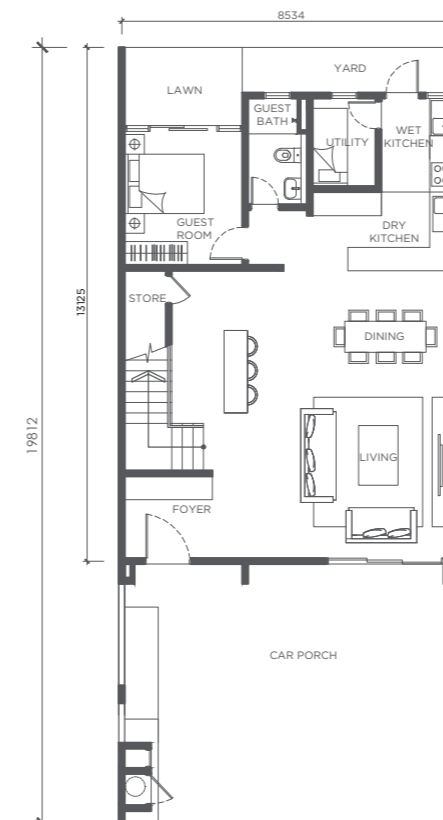
First Floor



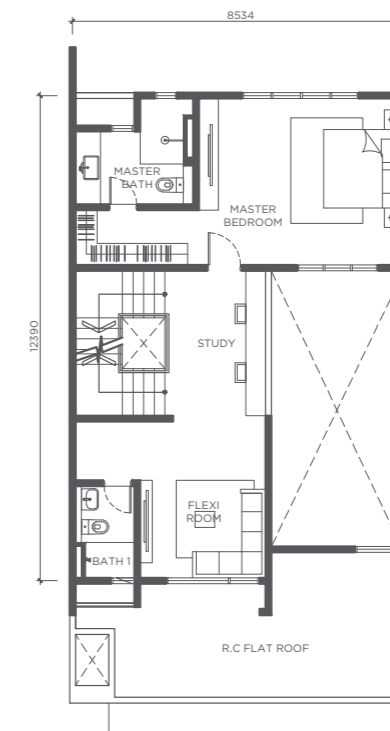
Second Floor

## INTERMEDIATE LOT

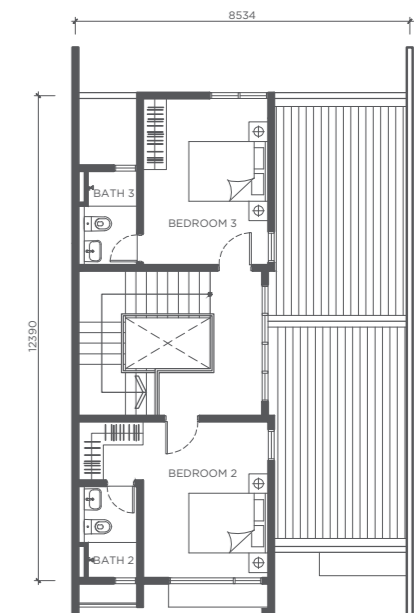
Lot Size 28' x 65'  
Built-up Area 2,788 sq.ft.



Ground Floor



First Floor



Second Floor

# Gable House

2-STOREY SUPERLINK

## Features

- Stylish pitched roof façade
- Highly functional layouts

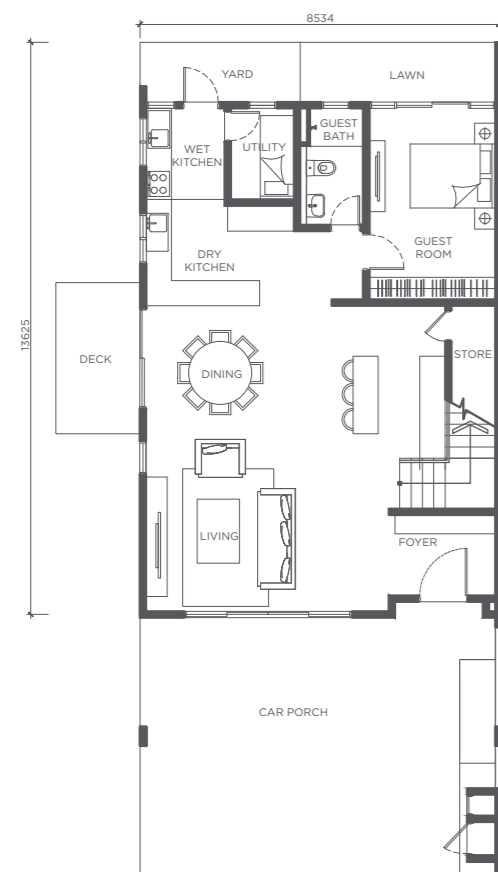
- 4 +1 bedrooms
- 4 bathrooms
- 3 car parks



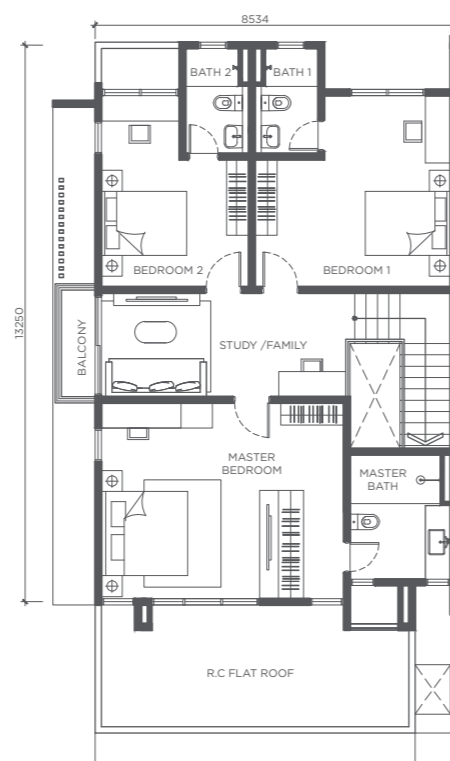
Actual Photo

## CORNER LOT

Lot Size 28' x 65'  
Built-up Area 2,583 sq.ft.



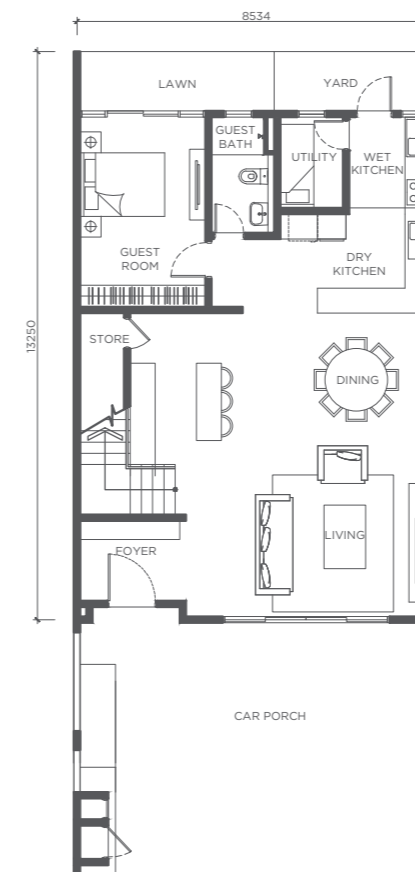
Ground Floor



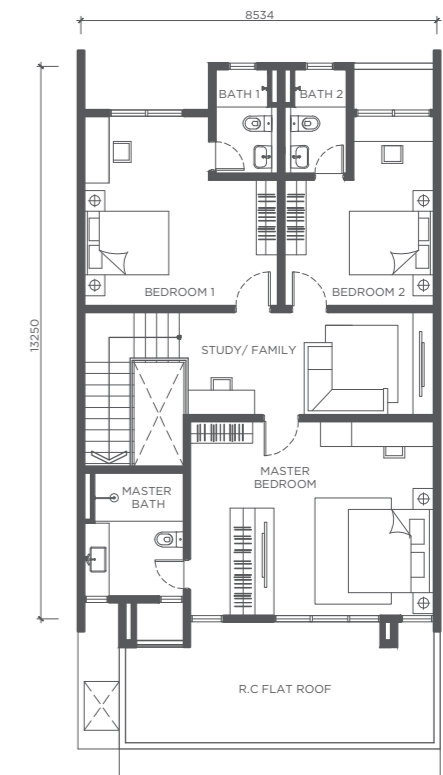
First Floor

## INTERMEDIATE LOT

Lot Size: 28' x 65'  
Built-up Area 2,540 sq.ft.



Ground Floor



First Floor

# Ridge House

2-STOREY SUPERLINK

## Features

- High ceiling living hall
- High window master bedroom

- 4 bedrooms
- 4 bathrooms
- 2 car parks



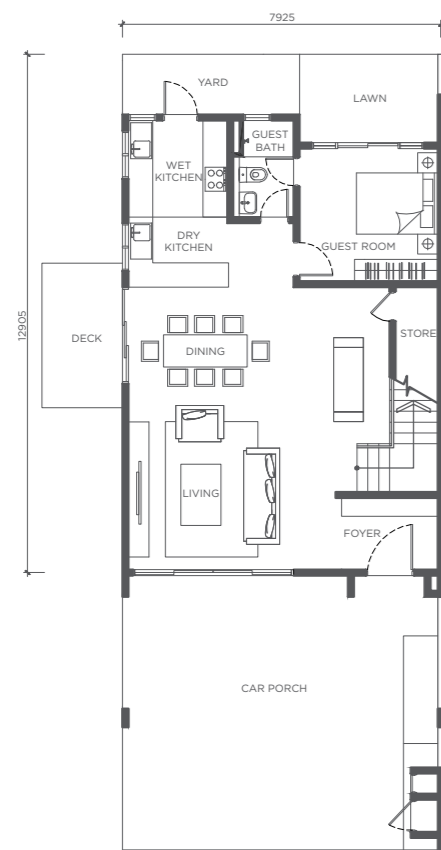
Actual Photo

## CORNER LOT

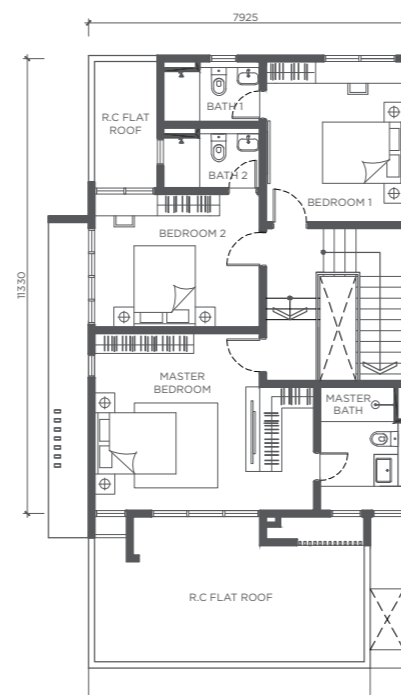
Lot Size 26' x 65'  
Built-up Area 2,153 sq.ft.

## INTERMEDIATE LOT

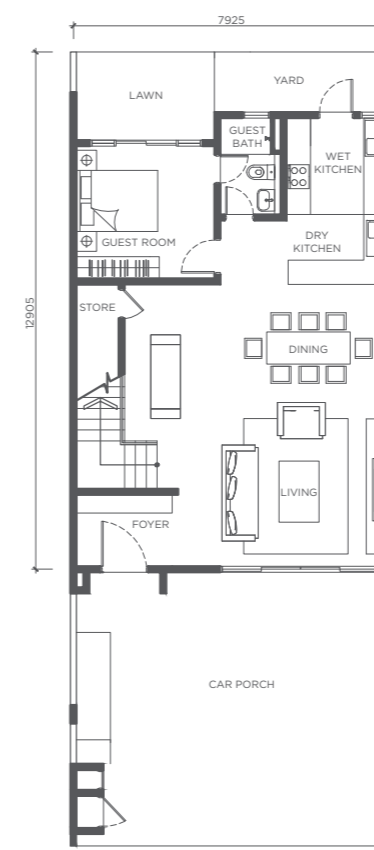
Lot Size 26' x 65'  
Built-up Area 2,120 sq.ft.



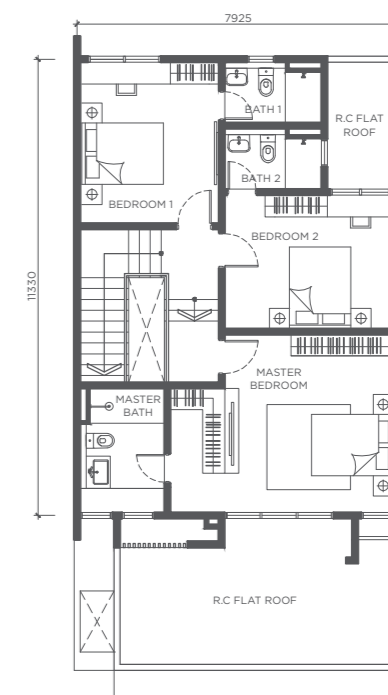
Ground Floor



First Floor



Ground Floor



First Floor

# Within A Tranquil Setting



## Diverse & Intriguing

Graced by richly landscaped surroundings, this enclave offers many home variants. Each one of its own signature trait to cater to different family sizes and lifestyle needs.

# Specifications

<b>STRUCTURE</b>	Reinforced Concrete Framework	
<b>ROOF</b>	RC Flat Roof/ Metal Decking Roof	
<b>WALL</b>	Brick and Plaster	
<b>CEILING</b>	Skim Coat/ Plasterboard	
<b>WALL FINISHES</b>		
Internal Paint	Emulsion Paint	
External Paint	Exterior Weather-resistant Paint	
Master Bathroom	Porcelain Tiles	
Bathroom/Wet & Dry Kitchen	Ceramic Tiles	
<b>FLOOR FINISHES</b>		
Living/Dining/ Dry Kitchen/ Guest Bathroom	Porcelain Tiles	
Bedroom/ Master Bedroom/ Staircase/ Family	Laminated Timber Flooring	
Utility/ Wet Kitchen/ Balcony/Deck/ Roof Terrace	Ceramic Tiles	
Master Bathroom/ Bathrooms	Porcelain Tiles	
Car Porch and Driveway	Textured Concrete	
<b>DOORS</b>		
Entrance/ Bedroom/ Bathroom/ Yard	Timber Door	
Store	Timber Louvered Door	
Living	Aluminium Frame Door	
<b>WINDOWS</b>	Aluminium Frame Window	
<b>SANITARY AND PLUMBING FITTINGS</b>	<b>LIGHT &amp; FLEXI HOUSE</b>	<b>GABLE &amp; RIDGE HOUSE</b>
Water Closet	5	4
Wash Basin	5	4
Hand Shower	5	4
Kitchen Sink	2	2
Toilet Roll Holder	5	4
<b>IRONMONGERY</b>	Quality Lockset	
<b>ELECTRICAL INSTALLATION</b>	<b>LIGHT &amp; FLEXI HOUSE</b>	<b>GABLE &amp; RIDGE HOUSE</b>
Lighting Point	30	24
Ceiling Fan Point	8	6
Switch Socket	30	25
Telephone Point/ Data Point	4	3
TV Point	3	2
Air-conditioning Point	8	6
Kitchen Hood Point	1	1
Kitchen Hob Point	1	1
Solar Heater & Water Booster Pump	1	N/A
Water Booster Pump Only	N/A	1
<b>EXTRA FEATURES</b>		
Basic Alarm System	Provided	
3-Phase Electricity Supply	Provided	

# Within A Lifestyle Hotspot

## ACCESSIBILITY

Strategically located, twentyfive.7 is conveniently accessible through four major highways:

- Shah Alam Expressway (KESAS)
- North-South Expressway Central Link (ELITE)
- South Klang Valley Expressway (SKVE)
- Kemuning-Shah Alam Highway (LKSA)

## NEW HIGHWAY AND ACCESS ROAD

- West Coast Expressway (WCE)\*
- New flyover in Kota Kemuning at the first roundabout after exiting the KESAS highway onto Persiaran Anggerik Mokara\*

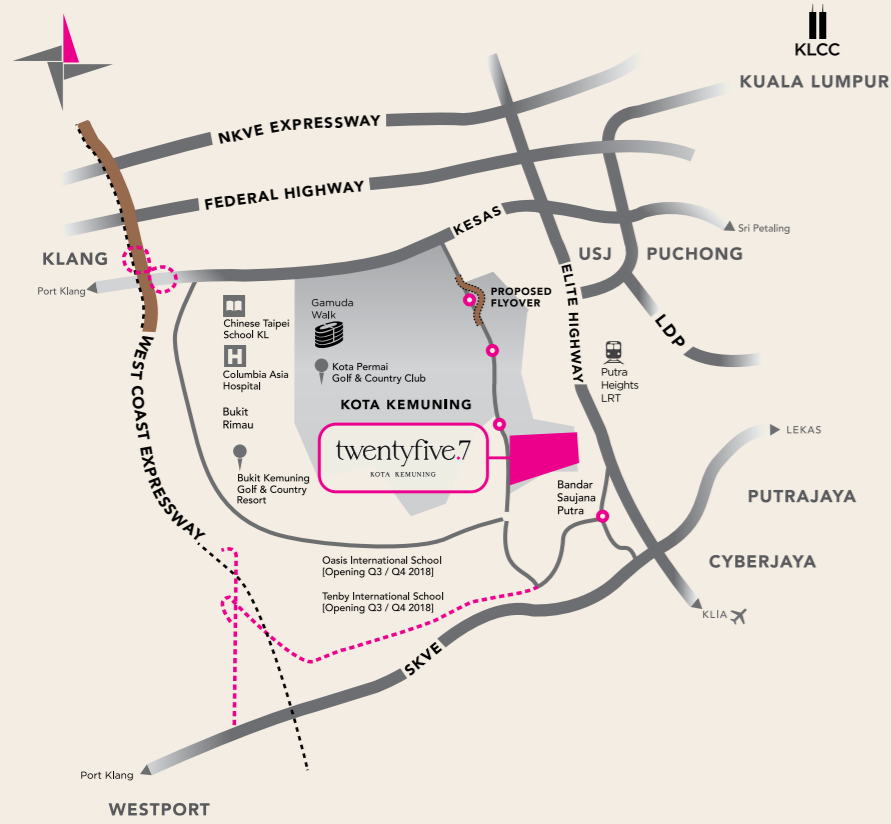
Source:

\*The Star Online, 3 April 2021, WCE to build last section of West Coast Expressway

\*The Star Online, 18 April 2016, New plan to ease traffic congestion

## LEGEND

- Existing Highways
- Upcoming Highway
- Existing Roads
- Upcoming Roads



ALL AROUND YOU	AMENITIES	RECREATION	EDUCATION
3KM	<ul style="list-style-type: none"> <li>• Quayside Mall at twentyfive.7</li> <li>• Jaya Grocer at twentyfive.7</li> <li>• Central Park at twentyfive.7</li> </ul>	<ul style="list-style-type: none"> <li>• Boardwalk at twentyfive.7</li> <li>• Vista Shah Alam Equestrian and Endurance</li> <li>• MBO Cinema at twentyfive.7 (coming soon)</li> </ul>	<ul style="list-style-type: none"> <li>• Beacon House Kota Kemuning</li> <li>• Tenby International School</li> <li>• Oasis International School</li> <li>• MAHSA University</li> </ul>
5KM	<ul style="list-style-type: none"> <li>• Columbia Asia Hospital</li> <li>• Celebrity Fitness</li> <li>• Gamuda Walk</li> <li>• AEON BiG</li> <li>• Hero Market</li> </ul>	<ul style="list-style-type: none"> <li>• Kota Permai Golf &amp; Country Club</li> <li>• Bukit Kemuning Golf &amp; Country Resort</li> </ul>	
7KM	<ul style="list-style-type: none"> <li>• RHB Bank</li> <li>• Hong Leong Bank</li> <li>• OCBC Al-Amin Bank</li> <li>• Affin Bank</li> <li>• CIMB Bank</li> <li>• Maybank</li> <li>• Putra Heights LRT Station</li> </ul>	<ul style="list-style-type: none"> <li>• Kota Kemuning Lakeside Park</li> </ul>	<ul style="list-style-type: none"> <li>• Chinese Taipei School KL</li> <li>• Philharmonic School of Music</li> </ul>
10KM	<ul style="list-style-type: none"> <li>• Kemuning Medical Hospital</li> <li>• Sentosa Specialist Hospital</li> </ul>		



# GAMUDA LAND

**Sincere<sup>TM</sup>  
Responsible  
Original**

**Gamuda Land (Kemuning) Sdn Bhd**  
[200201030459 (598122-P)]  
twentyfive.7 Experience Gallery  
Lot 43495, Persiaran Oleander,  
42500 Telok Panglima Garang,  
Selangor



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

**THE EDGE** *Top Property  
Developers Awards*  
**2021**

**StarProperty**  
**AWARDS**  
**2021**  
REAL ESTATE DEVELOPERS  
**EXCELLENCE**  
THE FULL CIRCLE AWARD



**Gamuda Land**

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