

twentyfive.7

KOTA KEMUNING

LUXURA

DESIGNER LINK VILLAS

ARIA | BELLA | CARRA | DAVINA | ELORA

When We Create A Place, We Create A Personality

What makes a place unique?

It's really about mindful planning.

It's about breaking away from the monotony of conventional design, and creating inspiring spaces that seamlessly blend the indoors with the outdoors.

A place where you can reconnect with people, with nature or even just with yourself.

A place where you'll experience a real difference and want to be a part of it.

When We Get The Places Right, The Town Works

In our masterplan for this 257-acre township, we looked at the land and the best ways to enhance it. The township is designed to be the epitome of luxury and the new vibrant pulse of the community. Thus Quayside, a lifestyle waterfront hub, has been created to make twentyfive.7 the most desirable residential address in Kota Kemuning and beyond.

Quayside
TOWER

Quayside
MALL

Quayside

LUCENT
RESIDENCE
SUPERLINK | SEMI-D

The Buzzar
EXPLORE • EXPERIENCE • ENJOY

LUXURA
DESIGNER LINK VILLAS

FOOTBALL
HUB





Discover A Unique Community



Quayside Actual Photo



ACTIVITIES FOR ALL AGES

Catering to every generation, there is a whole array of delightful activities to be found here such as Qrousel, Flamingo Pedal Boat, Waterfront Superfly, Solar Express and many more.



20+

COMMUNITY SPACES AT QUAYSIDE

Plenty of vast and open spaces for community gatherings accompanied by serene lake views with the breeze carrying chatter and laughter through the air.



7 km

THE LOOP

Interconnected pathways make traversing throughout the township by foot, bike or any form of personal transport convenient, with everything a short distance away.

We Don't Just Build Homes, We Build Your Dream Community



Walking distance to Quayside Mall -
the largest shopping mall in Kota Kemuning.



15 acres of parkland with lakes, community
gardens, playgrounds, jogging & cycling
paths in twentyfive.7.



Pet-friendly park & common areas with
pet waste disposal stations.



The first-of-its-kind multi-façade home
designs in Malaysia.



Peace of mind with 24-hour
multi-tiered security.



Linear landscaped back lane.



Free high-speed internet
in every home.*



Future-ready homes with a solar water heater, a
water filter, air-conditioning, and a smart home
and security alarm system.*



Elderly and disabled-friendly features
on ground floor thanks to wheelchair
accessible baths and bedrooms.

* Terms & conditions apply.



Welcome Home

These designer link villas are specially created for those who are seeking homes that suit their personality. With multi-façade designs that are the first-of-its kind in Malaysia, you can select a home that best suits your lifestyle.

This community is masterplanned with your safety & security in mind. From the 24-hour guardhouse to the cul-de-sacs that reduce traffic and enhance walkability on the lush promenades, this is an environment that certainly gives you peace of mind.



LUXURA
twentyfive

A Town Is A Community

Life at twentyfive.7 is more than just about beautifully-crafted homes, it's about the community that will call this place home. That's why when we designed this town, we thought of not just the home place. We also thought of the park place, work place, gathering place, play place, shopping place and eating place. We focus on creating living spaces that bring the community here closer together. When people move in, they will get a feel for the place and want to call it home.

PARK FEATURES

- Origami Playground
- ~
- Giant Trellis
- ~
- Fitness Station
- ~
- Grand Pavilion
- ~
- Community Urban Farm

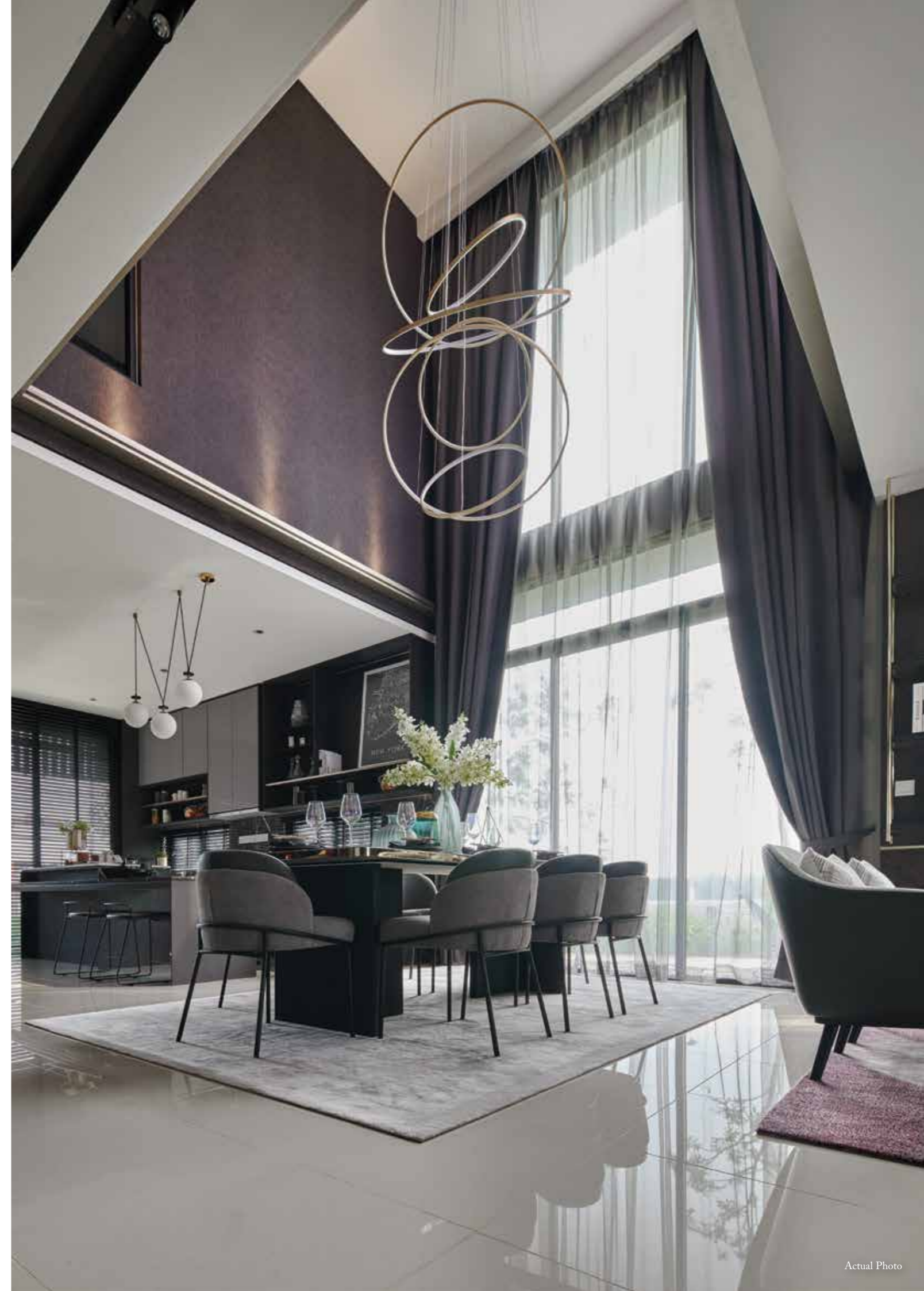


The home place is much more than just a man-made structure. It is a place where many generations are set to create memories. The designer link villas here offer 2 or 3-storey open plan layouts that have versatile living spaces. From the luxuriously-designed double volume dining space to the private family area upstairs, Luxura's Designer Link Villas cater to the needs of growing families.

A Home That Stands The Test Of Time



Actual Photo



Actual Photo

ARIA

3-Storey Link Villas

5 + 1 Bedrooms, 5 Bathrooms

ARIA embodies the concept of lakefront living with breathtaking views, amidst a lush and serene setting that is the perfect place for you to call home.

FEATURES

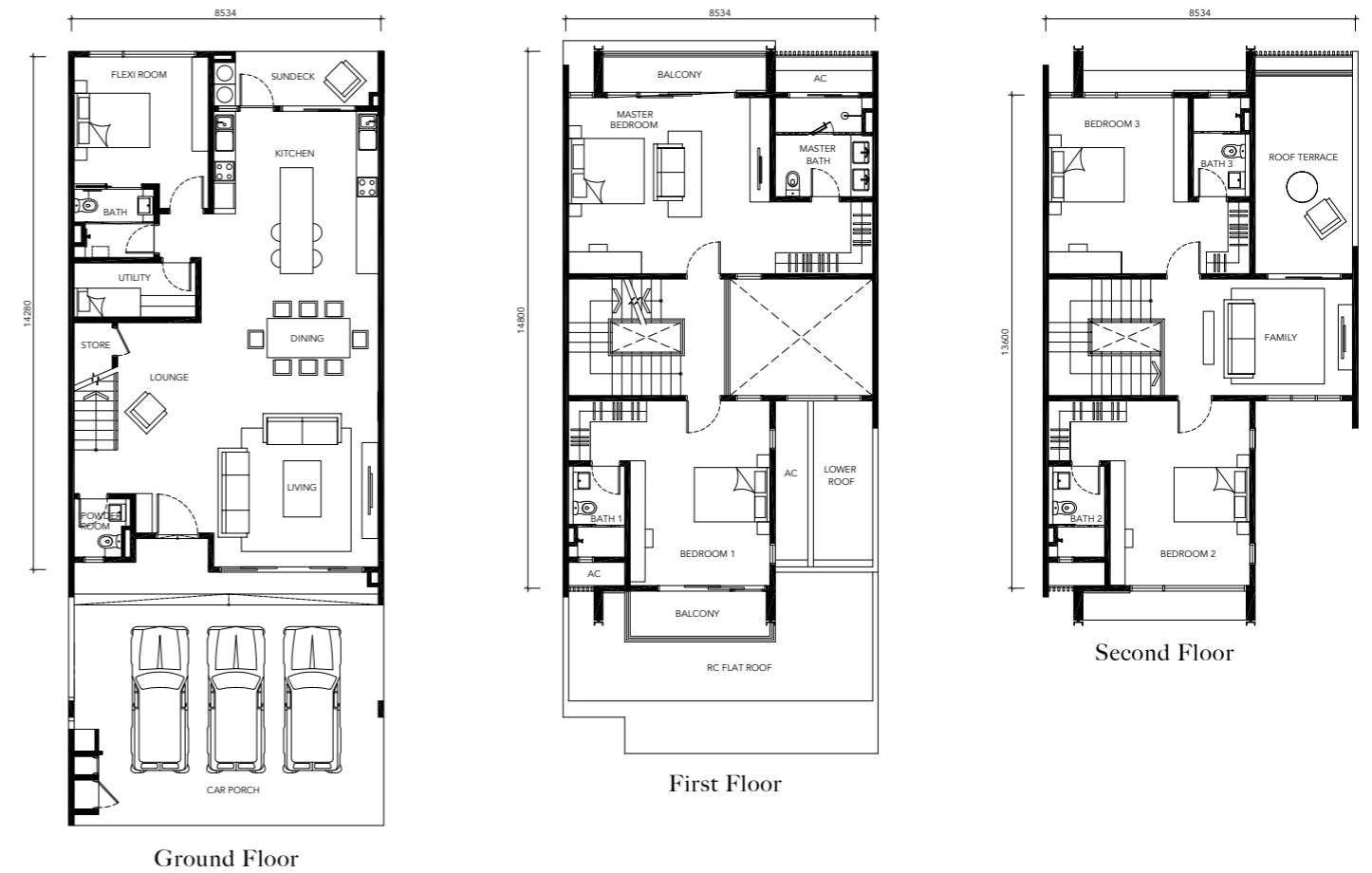
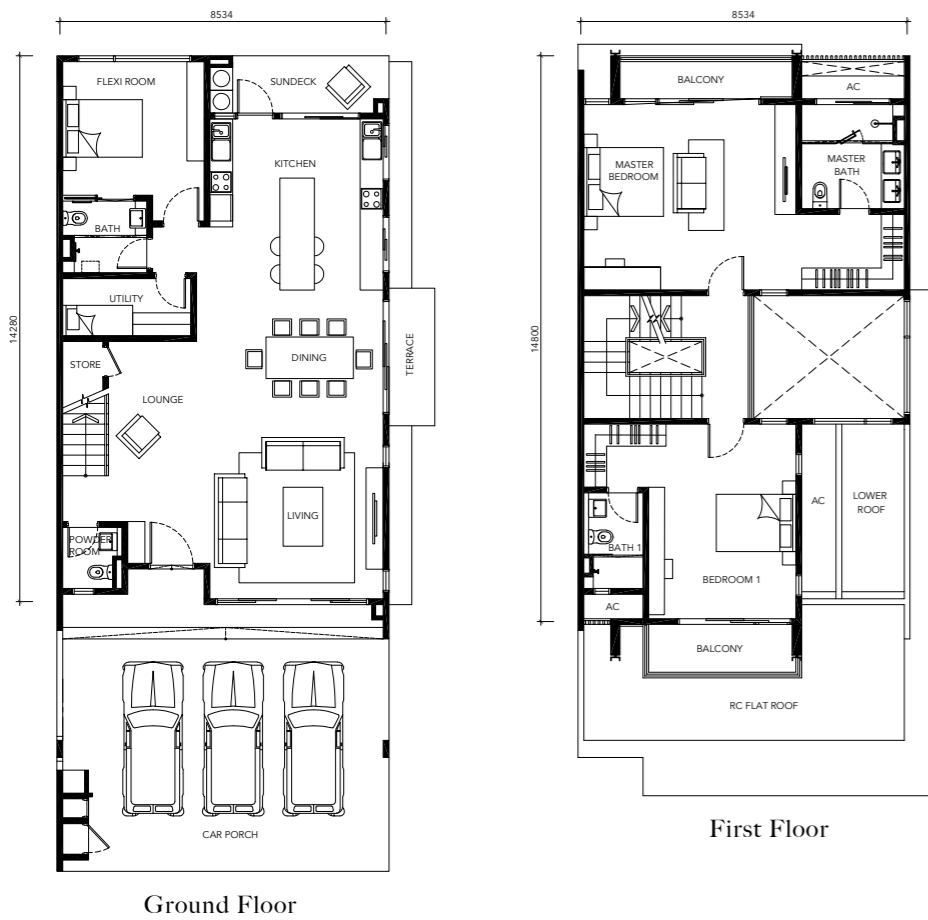
- Multi-façade design
- Lush landscaping & linear garden back lane
- Lakefront & cul-de-sac living
- Double volume dining area
- Roof terrace
- Broadside terrace (for end lots)
- Garden terrace (for corner lots)
- Sun deck
- Elderly & disabled-friendly features (Ground floor)
- Spacious porch for 3 cars



Artist's Impression

Corner Lot | Lot Size 28' x 70'
Built-up Area 3,488 sq.ft.

Intermediate Lot | Lot Size 28' x 70'
Built-up Area 3,466 sq.ft.



BELLA

3-Storey Link Villas

5 + 1 Bedrooms, 5 Bathrooms

BELLA promises the good life with mindfully-designed back lanes that feature lush linear gardens. An idyllic setting where you can relax with family or catch up with the neighbours.

FEATURES

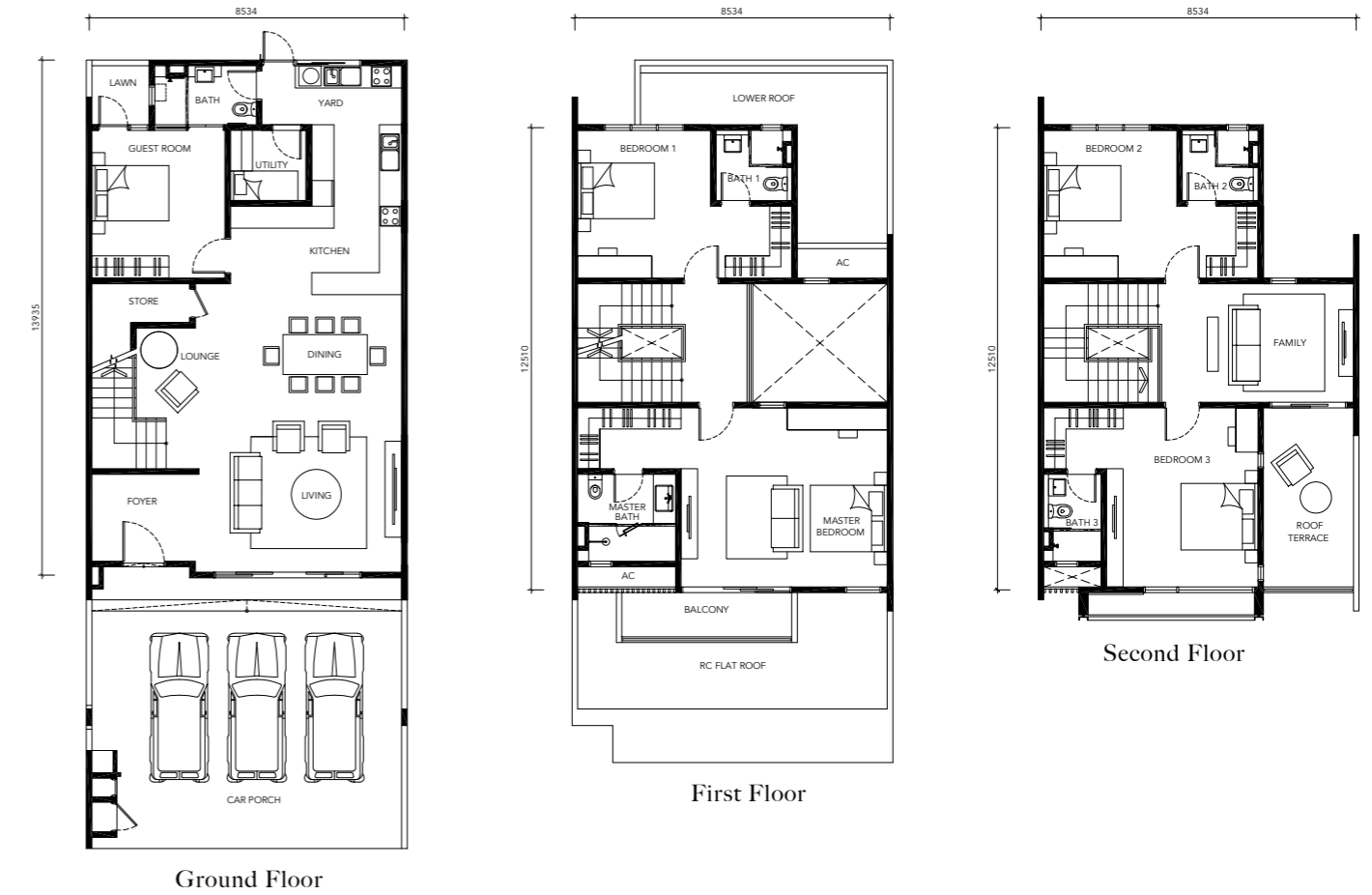
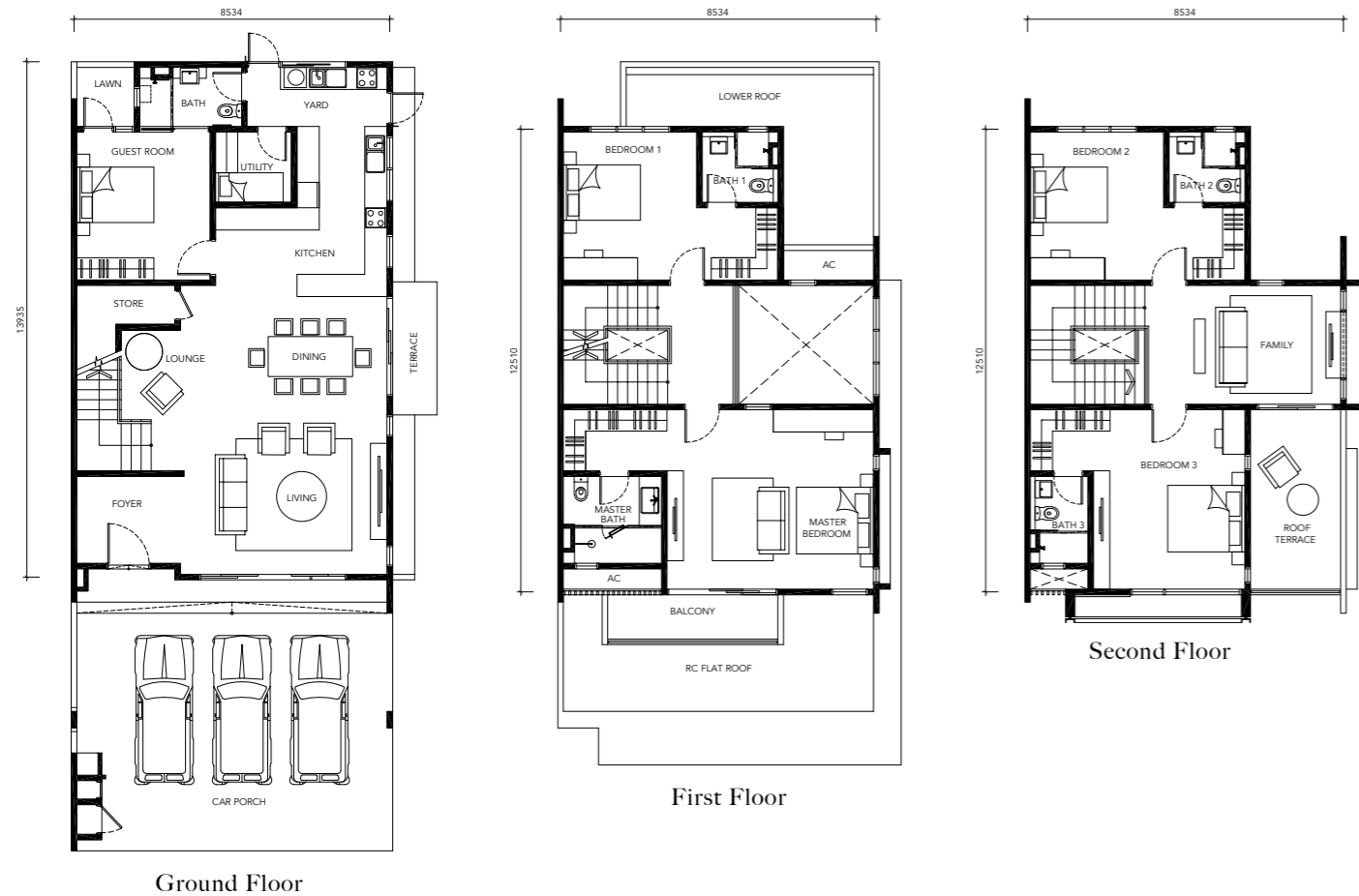
- Multi-façade design
- Situated close to the lake
- Cul-de-sac living
- Lush landscaping & linear garden back lane
- Double volume dining area
- Roof terrace
- Broadside terrace (for end lots)
- Garden terrace (for corner lots)
- Elderly & disabled-friendly features (Ground floor)
- Spacious porch for 3 cars



Artist's Impression

Corner Lot | Lot Size 28' x 70'
Built-up Area 3,380 sq.ft.

Intermediate Lot | Lot Size 28' x 70'
Built-up Area 3,358 sq.ft.



CARRA

3-Storey Link Villas

5 + 1 Bedrooms, 5 Bathrooms

CARRA impresses with its multi-façade designs, which are embraced by carefully-curated natural landscapes. Here, you will be able to reside and rejuvenate amidst nature's timeless beauty.

FEATURES

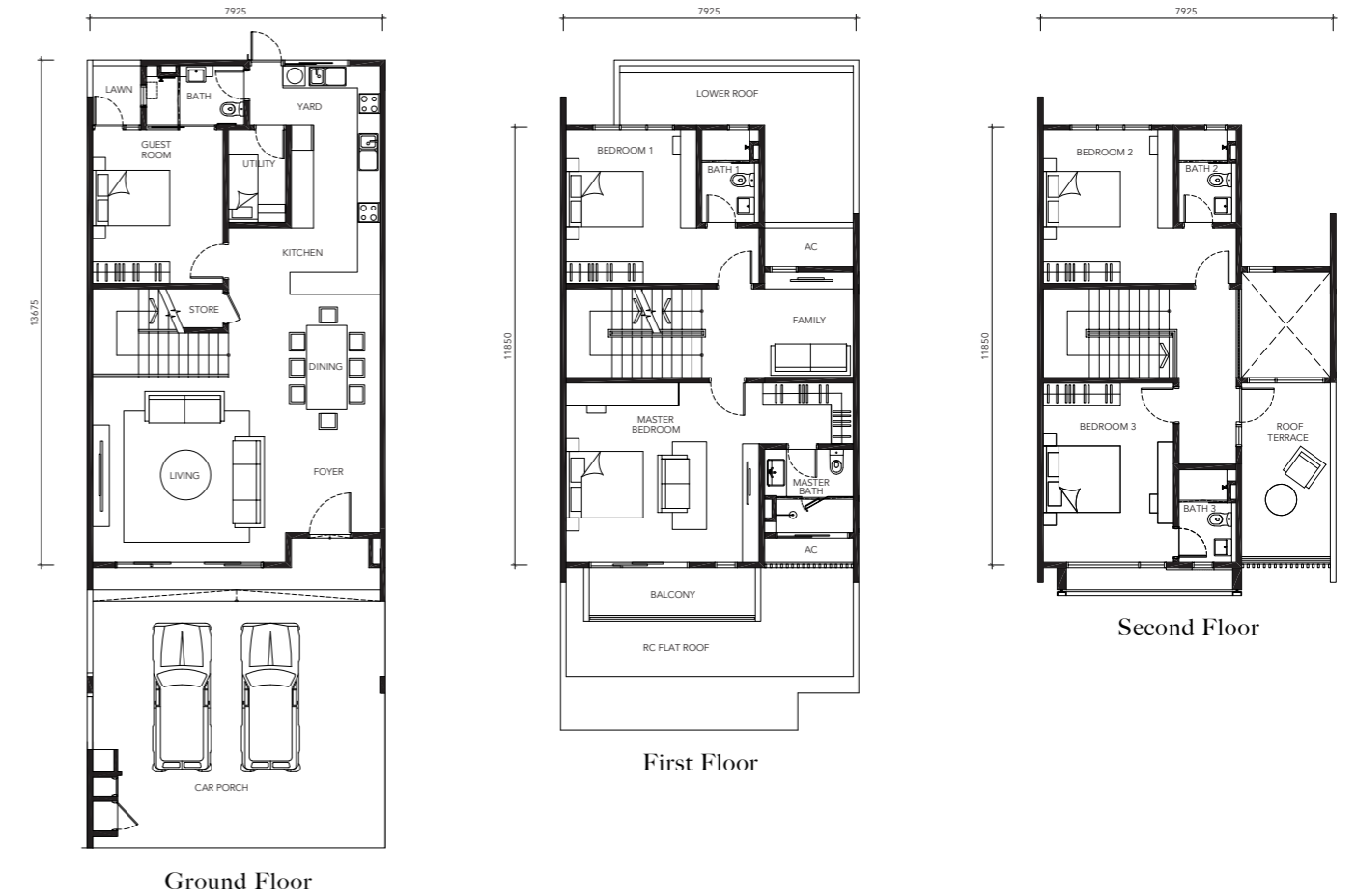
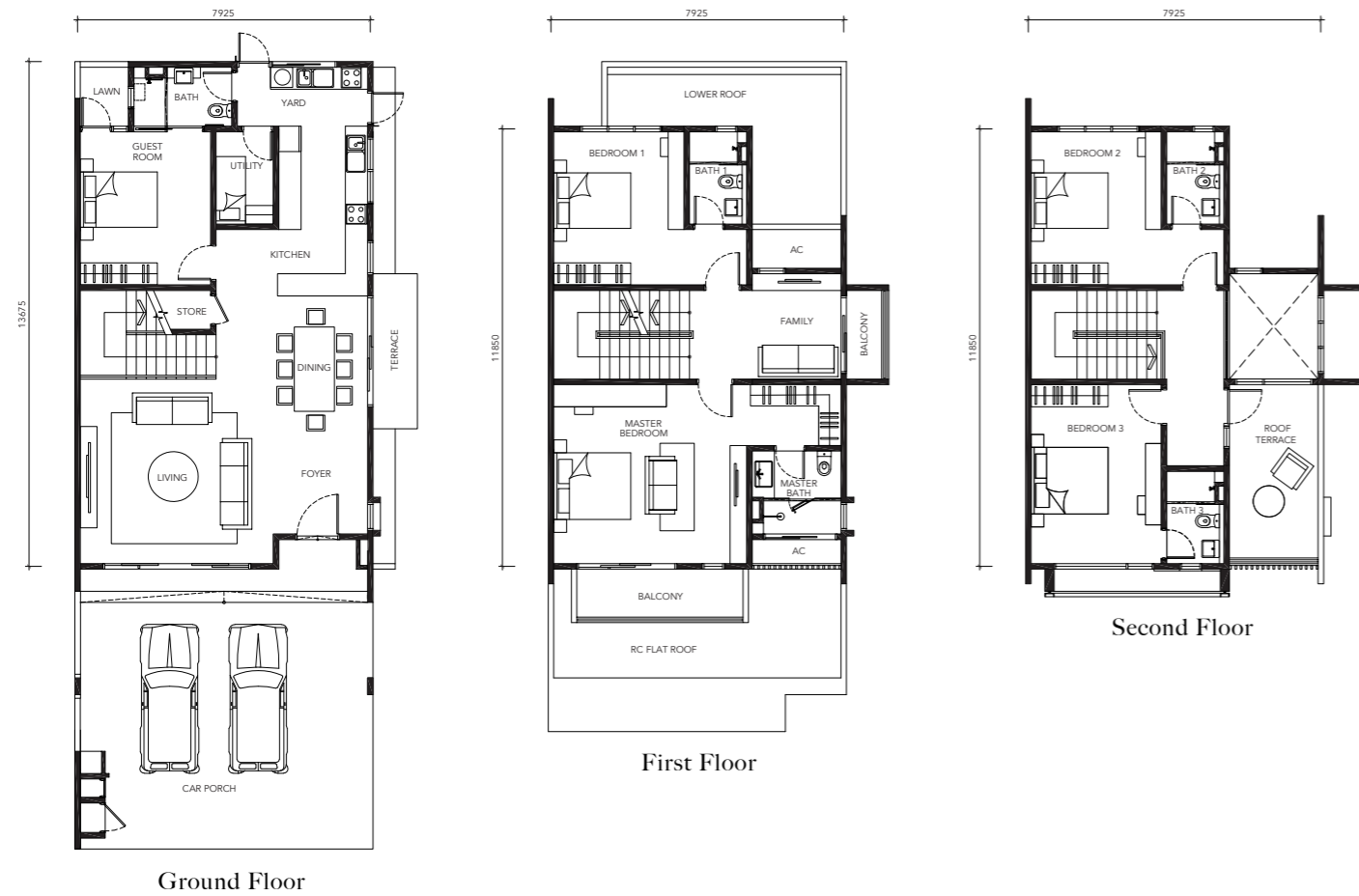
- Multi-façade design
- Situated close to the lake
- Cul-de-sac living
- Lush landscaping & linear garden back lane
- Double volume family area
- Roof terrace
- Broadside terrace (for end lots)
- Garden terrace (for corner lots)
- Elderly & disabled-friendly features (Ground floor)
- Spacious porch for 2 cars



Artist's Impression

Corner Lot | Lot Size 26' x 70'
Built-up Area 3,035 sq.ft.

Intermediate Lot | Lot Size 26' x 70'
Built-up Area 3,003 sq.ft.



DAVINA

2-Storey Link Villas

4 + 1 Bedrooms, 4 Bathrooms

DAVINA features bold architecture and impeccable facilities amidst a thriving community where life is truly savoured each day. This is a home that is also a private haven that exudes timeless elegance.

FEATURES

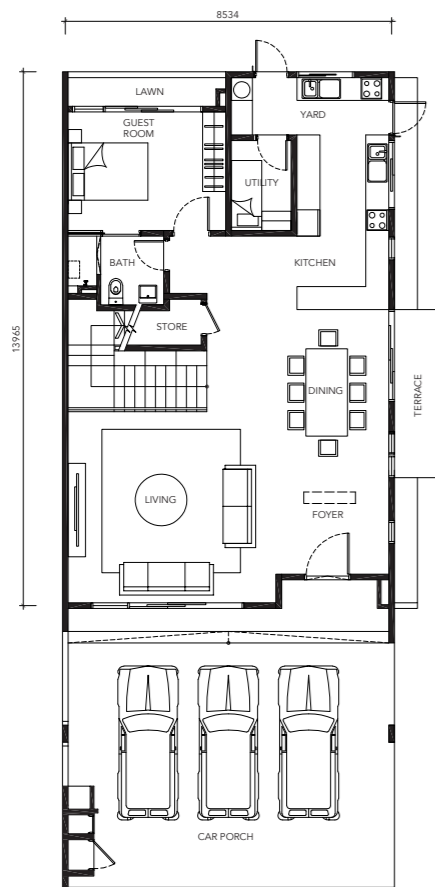
- Open plan layout
- Cul-de-sac and park living
- Lush landscaping
- Broadside terrace (for end lots)
- Garden terrace (for corner lots)
- Elderly & disabled-friendly features (Ground floor)
- Spacious porch for 3 cars



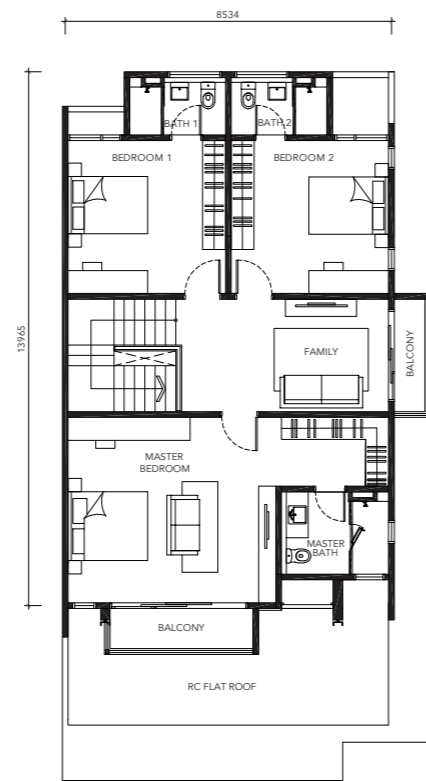
Artist's Impression

Corner Lot | Lot Size 28' x 70'
Built-up Area 2,809 sq.ft.

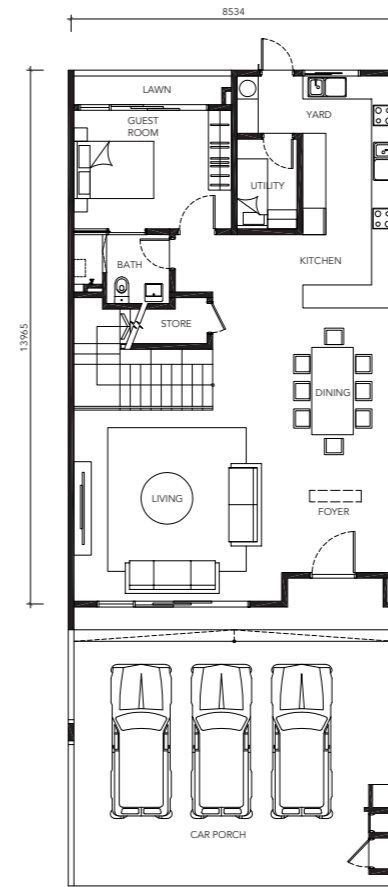
Intermediate Lot | Lot Size 28' x 70'
Built-up Area 2,755 sq.ft.



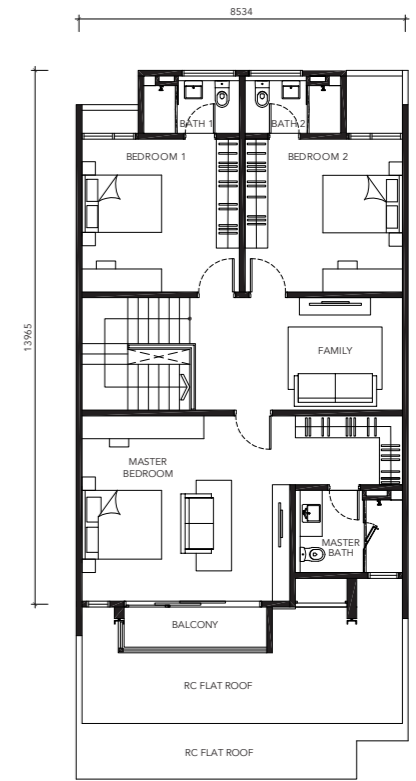
Ground Floor



First Floor



Ground Floor



First Floor

ELORA

2-Storey Link Villas

4 + 1 Bedrooms, 4 Bathrooms

ELORA is mindfully crafted with a perfect balance of interior and exterior living spaces. These luxurious designer residences are a showcase of innovation and style that evolves with your lifestyle.

FEATURES

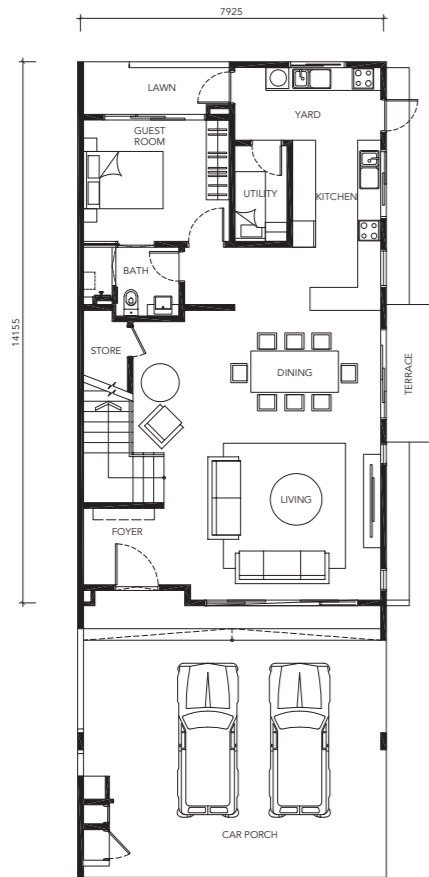
- Open plan layout
- Cul-de-sac and park living
- Lush landscaping
- Broadside terrace (for end lots)
- Garden terrace (for corner lots)
- Elderly & disabled-friendly features (Ground floor)
- Spacious porch for 2 cars



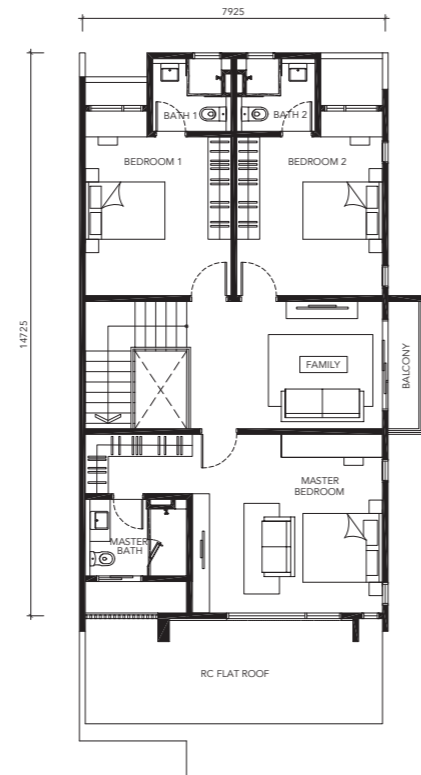
Artist's Impression

Corner Lot | Lot Size 26' x 70'
Built-up Area 2,659 sq.ft.

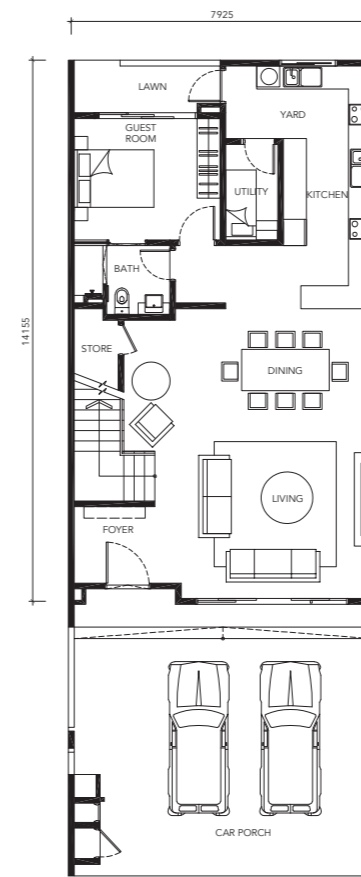
Intermediate Lot | Lot Size 26' x 70'
Built-up Area 2,605 sq.ft.



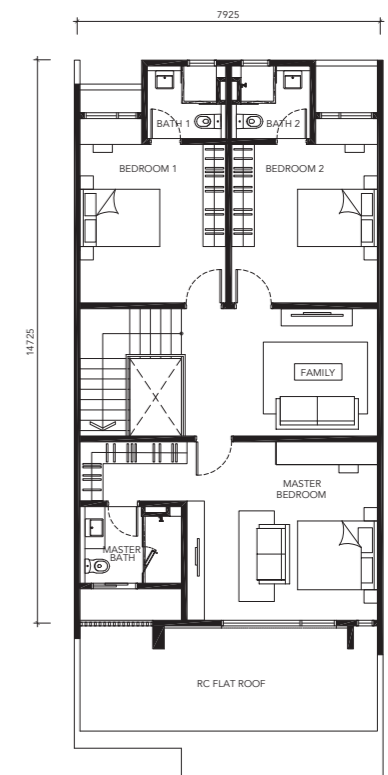
Ground Floor



First Floor



Ground Floor



First Floor

- A Aurora Rhythms**
Kota Kemuning's first water light show
- B The Loop**
A path that loops around the township
- C The Buzz.ar**
A community marketplace
- D Show Village**
- E twentyfive.7 Experience Gallery**
- F The Field**
Football Hub & Football Talent Asia
- G Water Playscape**
Water features & recreational space
- H Solar Express**
A train ride to sightsee around town
- I Waterfront Superfly**
A thrilling zip line attraction
- J Qrousel**
A fun carousel ride by the lake

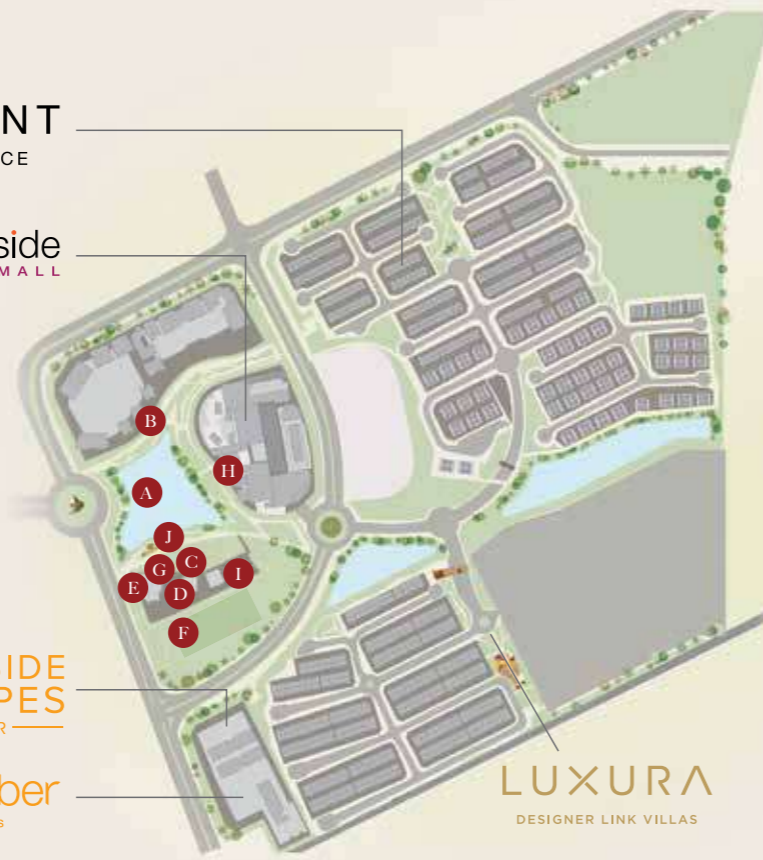
LUCENT
RESIDENCE

Quayside
MALL

QUAYSIDE
SHOPPES
AMBER

TheAmber
RESIDENCES

LUXURA
DESIGNER LINK VILLAS



- Type A
(3 Storey)
28' x 70'
- Type B
(3 Storey)
28' x 70'
- Type C
(3 Storey)
26' x 70'
- Type D
(2 Storey)
28' x 70'
- Type E
(2 Storey)
26' x 70'

STRUCTURE	: Reinforced Concrete
ROOF	: RC Flat Roof / Metal Decking Roof
WALL	: Reinforced Concrete / Masonry
CEILING	: Skim Coat / Plaster Ceiling
WALL FINISHES	
Internal Paint	: Emulsion Paint
External Paint	: Exterior Weather-resistant Paint
Kitchen	: 2700mm Height Ceramic Tiles - Type A : 2400mm Height Ceramic Tiles - Type B / C / D / E
Master Bath / Bath	: Porcelain Tiles
FLOOR FINISHES	
Roof Terrace - Type A / B / C	: Porcelain Tiles
Sundeck - Type A	: Composite Decking
Living / Dining / Kitchen / Flexi Room / Guest Room / Master Bath / Bath / Balcony / Terrace / Foyer	: Porcelain Tiles
Utility / Store / Yard	: Ceramic Tiles
Bedroom / Master Bedroom / Staircase / Family Car Porch and Driveway	: Laminated Timber Flooring : Textured Concrete / Porcelain Tiles
Other	: Cement Render
DOORS	
Entrance	: Engineered Timber Door
Other	: Timber Flush Door / Timber Louvered Door / Aluminium Frame Door
WINDOWS	: Aluminium Frame Window
SANITARY AND PLUMBING FITTINGS	
Water Closet	Type A Type B / C Type D / E
Wash Basin	: 6 5 4
Shower	: 7 5 4
Kitchen Sink	: 5 5 4
	: 2 2 2
IRONMONGERY	: Lockset with Accessories
ELECTRICAL INSTALLATION	
	Type A Type B Type C Type D Type E (I)(C/N) (I)(C/N) (I)(C/N) (I)(C/N) (I)(C/N)
Lighting Point	: 42 44 39 41 38 41 31 34 30 33
Ceiling Fan Point	: 8 8 8 8 8 8 8 8 8 8
Power Point	: 38 38 41 41 35 35 31 31 32 32
Air Cond Point	: 8 8 8 8 8 8 7 7 7 7
Door Bell Point	: 1 1 1 1 1 1 1 1 1 1
TV Point	: 2 2 2 2 2 2 2 2 2 2
Data Point	: 2 2 2 2 2 2 2 2 2 2
Water Booster Pump (Serves all showers)	: 1 1 1 1 1 1 1 1 1 1
Solar Heater	: 1 1 1 1 1 1 1 1 1 1

Note: (I) denotes Intermediate Unit
(C/N) denotes Corner / End Lot Units

A Good Town Is A Connected Town

ACCESSIBILITY

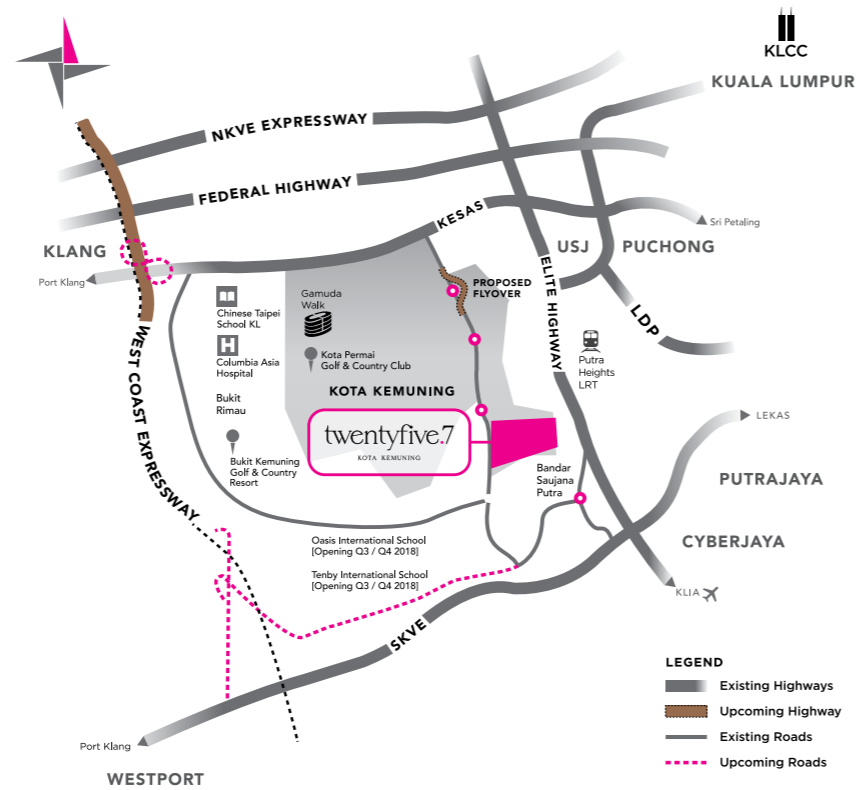
Strategically located, twentyfive.7 is conveniently accessible through four major highways:

- 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, 18 April 2016, New plan to ease traffic congestion



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

GAMUDA LAND

Sincere™
Responsible
Original

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



FIABCI WORLD PRIX
D'EXCELLENCE AWARDS
ENVIRONMENTAL & MASTERPLAN CATEGORY

THE EDGE
Top Property
Developers Awards
2021

StarProperty
AWARDS
2021
REALISME
DANGPAU
EXCELLENCE
REPUTABLE/VED



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012 257 2527

*PEMAJU: GAMUDA LAND (KEMUNING) SDN. BHD. (598122-P) • twentyfive.7 Experience Gallery, Lot 43495, Persiaran Oleander, 42500 Telok Panglima Garang, Selangor Darul Ehsan. •TEL: 03-5131 8257 •FAKS: 03-5131 9257 •No. Lesen Pemaju: 19085-2/05-2022/01983(L) •Tempoh Sah: 31/05/2021-30/05/2022 •No. Permit Pengiklanan: 19085-2/05-2022/01983(P) •Tempoh Sah: 31/05/2021-30/05/2022 •Tarikh Jangkaan Siap: Disember 2021. •Pegangan Tanah: Pajak Sementara (99 Tahun-Luput pada 19 April 2116) •Beban Tanah: Cagar kepada Public Bank Berhad •Pihak yang Meluluskan Pelan Bangunan: Majlis Daerah Kuala Langat •No. Kelulusan Pelan Bangunan: MDKL/JKB/2/4/1242(12) •Jenis Rumah: Pangsapuri Servis •Jumlah Unit: 596 (Blok A dan B), Blok A – Jumlah Unit: 275 (Jenis A1: 46, Jenis B: 46, Jenis C: 183) Baki Unit Yang Belum Dijual: 145 dan Blok B – Jumlah Unit: 321 (Jenis A2: 23, Jenis B: 92, Jenis C: 115, Jenis D: 90 dan Jenis D1: 1) Baki Unit Yang Belum Dijual: 148 •Keluasan Binaan: 552 kaki persegi (min.) hingga 1,000 kaki persegi (maks.) •Harga Jualan: RM250,000.00 (min.) – RM976,040.00 (maks.) •Diskaun Bumiputera: 7% •Sekatan Kepentingan: Tanah ini tidak boleh dipindah milik, dipajak atau digadai melainkan dengan kebenaran pihak Berkuasa Negeri. •IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. All information contained herein (including figures, specifications, plan measurements, and illustrations) are subject to amendments, variations and modifications without notifications 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.