

twentyfive7

KOTA KEMUNING

LUXURA

DESIGNER COURTYARD & LINK VILLAS

ASTRID | BEATRICE | CLAIRE | DIANE

/ A GLISTENING PLACE  
CALLED HOME

Featuring a prestigious collection of residences,  
Luxura Designer Courtyard & Link Villas are the  
exquisite homes here in twentyfive7.

Exclusive. Opulent. Homes that possess the best of  
everything you would want in a distinguished living space.  
All this while also being close to nature and the most  
contemporary lifestyle comforts.

This is Luxura.



# A TOWNSHIP THAT GOES ABOVE AND BEYOND

twentyfive7 is a multi-award winning development in sustainability, placemaking, landscaping and architecture. Delivering many firsts in Kota Kemuning, it offers the perfect balance of lifestyle, community and recreational amenities.

The epitome of luxury living is when life, nature, convenience, time and space come together seamlessly. That is when residents here can truly live contented.

Quayside  
TOWER

Quayside  
MALL

Quayside  
twentyfive7

LUCENT  
RESIDENCE  
SUPERLINK | SEMI-D

The Buzzar  
EXPLORE • EXPERIENCE • ENJOY

LUXURA  
DESIGNER COURTYARD & LINK VILLAS

LUXURA  
DESIGNER LINK VILLAS

FOOTBALL  
HUB







### FUN FOR THE WHOLE FAMILY

With over 20 activities around Quayside, you can experience endless fun here every day such as at Carousel, Flamingo Pedal Boat, Waterfront Superfly, Solar Express and many more.



### A BUSTLING COMMUNITY HUB

Day or night, The Buzz.ar offers a lakefronting, lush green space with artisanal shops that attract the entire community. It is the perfect gathering place for you and your pets.



### BICYCLE BEFORE CARS

Walk or cycle through the mall, in parks or by the lakes thanks to 'The Loop'. This 7km long pathway allows anyone to explore the best Quayside experience.



# AN ALL-ROUNDED WATERFRONT LIFESTYLE

Actual Photo | Quayside Mall, The Largest Mall in Kota Kemuning



# HIGHLY DESIRABLE LIFESTYLE FEATURES



Artist's Impression | Lakefronting Homes



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 twentyfive7.



Pet-friendly parks & common areas with pet-friendly facilities.



Designer homes with your very own courtyard#.



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



Linear landscaped back lane.



Free high-speed internet in every home.\*



Future-ready homes\* complete with solar water heater, water filter, as well as smart home and security alarm systems.



Wheelchair accessible bath and bedroom on ground floor making it elderly and disabled-friendly.

\* Terms & conditions apply.  
# Applicable to selected units.



## WITHIN A CHARMING ENCLAVE

Behind this stylish gateway lies a collection of residences of refined craftsmanship, as reflected in their names which pay tribute to jewellery, namely Astrid, Beatrice, Claire and Diane.





# / A JOURNEY OF WONDER

An endless canvas of tropical greens and calming florals surround the community areas. Let your child explore with amazement at this curated Central Park.



## PARK FEATURES



Origami Playground



Grand Pavilion



Giant Trellis



Community Urban Farm



Fitness Station



Open Family Lawn



Soothing Landscapes



Lush Walkways



Picnic Corner



Garden Reading Pockets





## THE PERFECT HOME

Masterfully clad with a unique exterior, each grand home is intricately crafted with an open layout plan for you, your family and your pets to roam freely. At first sight, all-round inspiring views coupled with natural lighting and breeze are just some of the key features.

The courtyard, fully openable at the living area, is surely a welcoming component to your living flexibility. This marvellous addition mimics a lavishly comfortable semi-D style living.

Everywhere you look, it is aesthetically pleasing here at Luxura Designer Courtyard & Link Villas.



Artist's Impression | Expansive Courtyard



Artist's Impression | Courtyard Homes' Living Area



# ASTRID (TYPE A)

2-Storey Superlink Homes

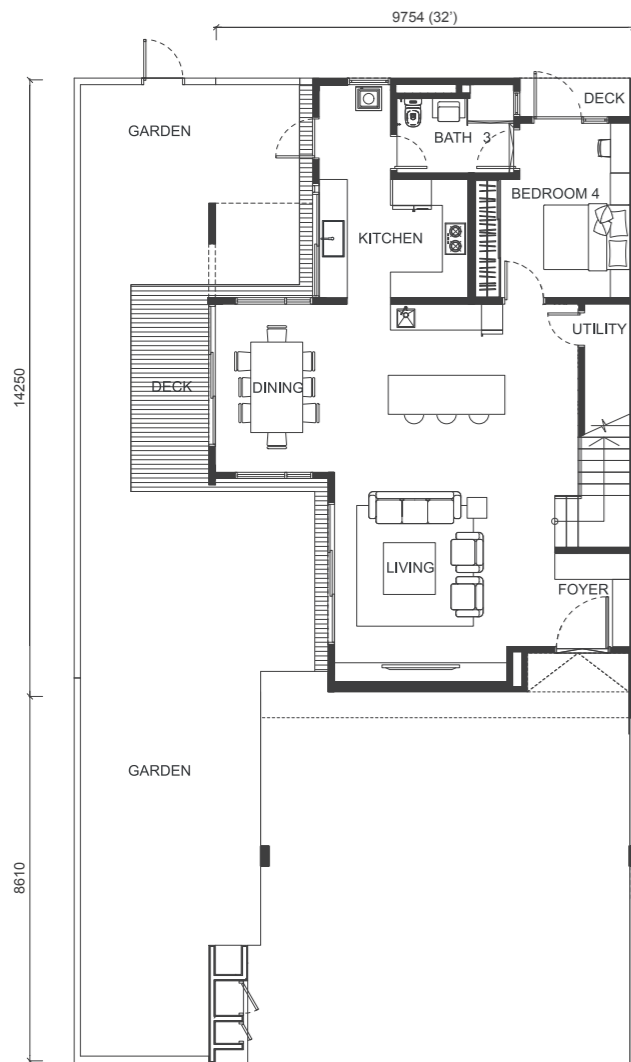
5 Bedrooms, 4 Bathrooms

- Courtyard
- Multi-Façade Design
- Lakefronting
- Cul-De-Sac Living
- Linear Garden Back Lane
- Elderly & Disabled-Friendly Features (Ground Floor)



Artist's Impression

Corner | Lot Size: 32' x 75'  
Built-Up Area: 2,960 sq.ft.

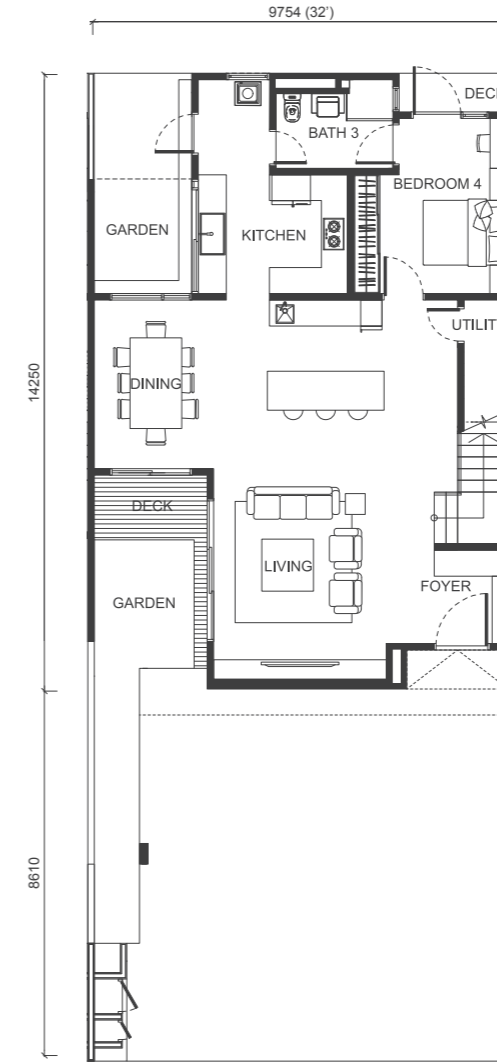


Ground Floor

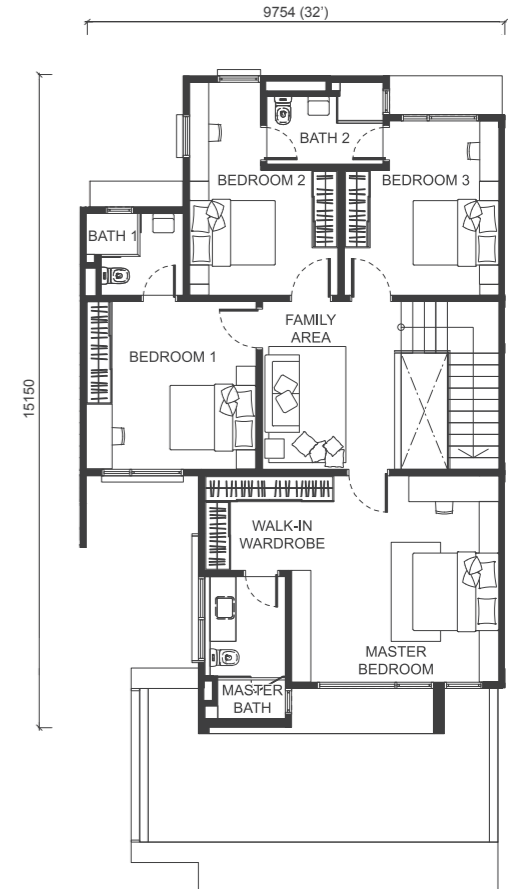


First Floor

Intermediate | Lot Size: 32' x 75'  
Built-Up Area: 2,960 sq.ft.



Ground Floor



First Floor



# BEATRICE (TYPE B)

2-Storey Superlink Homes

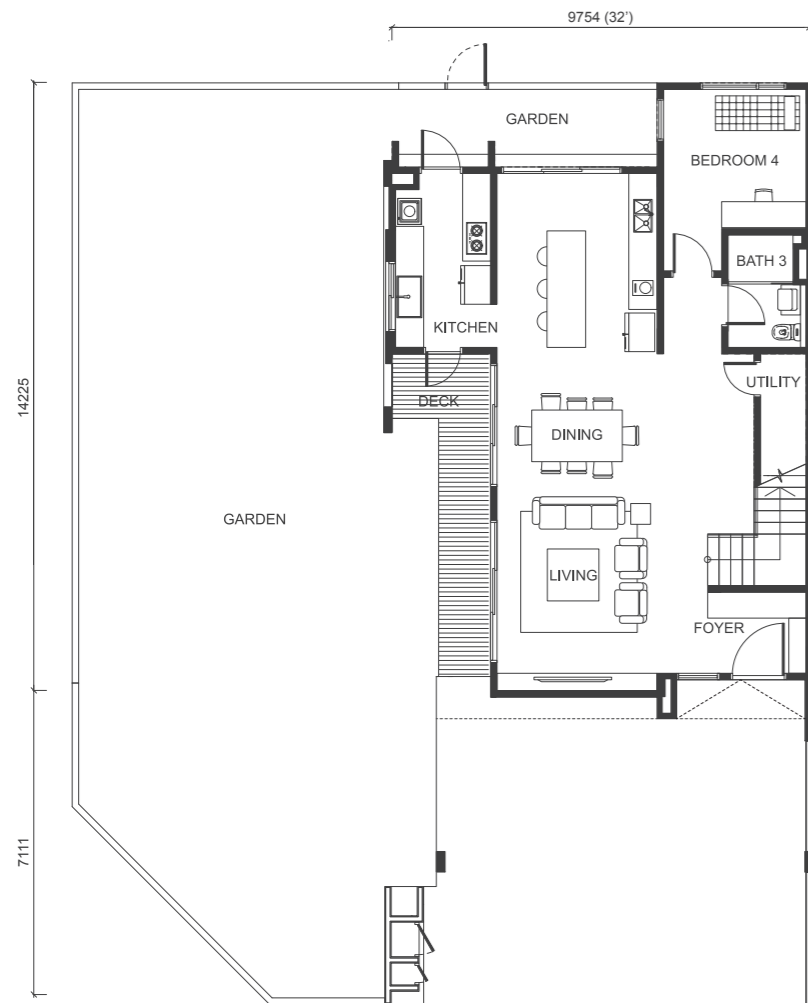
5 Bedrooms, 4 Bathrooms

Courtyard  
Multi-Façade Design  
Linear Garden Back Lane  
Elderly & Disabled-Friendly Features (Ground Floor)

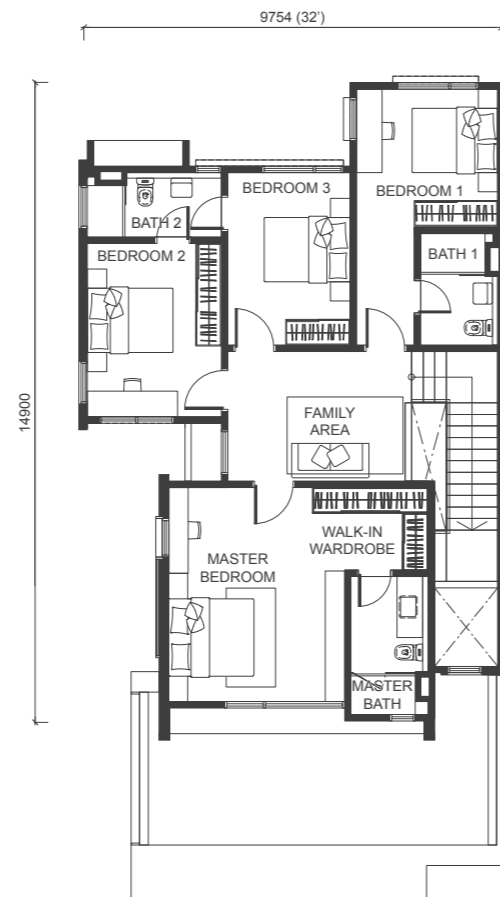


Artist's Impression

Corner | Lot Size: 32' x 70'  
Built-Up Area: 2,885 sq.ft.

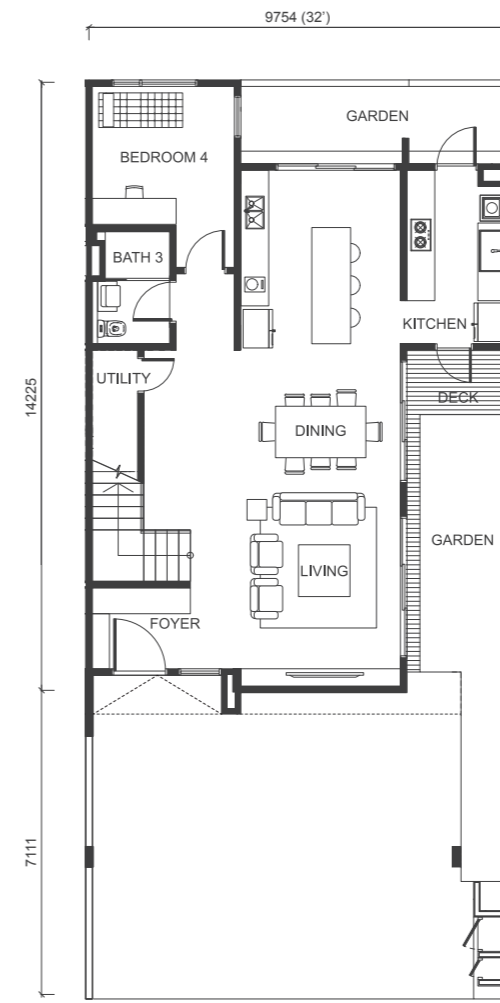


Ground Floor

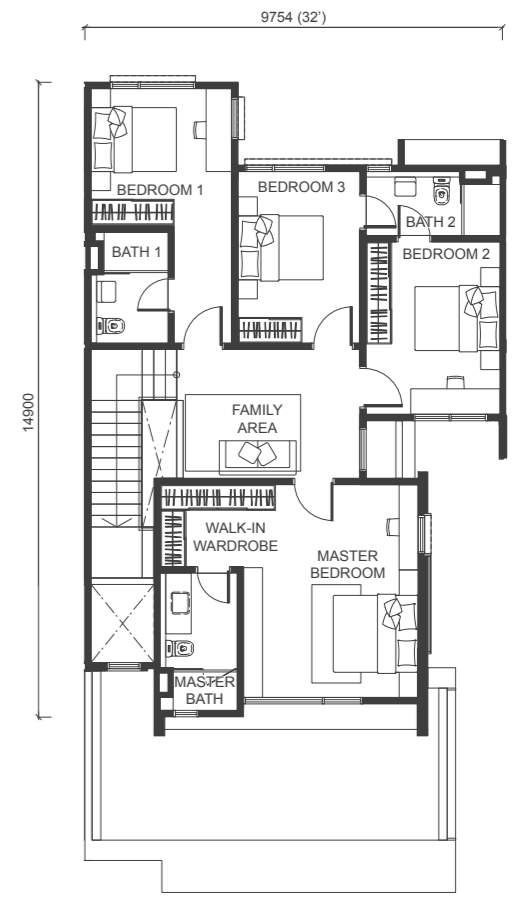


First Floor

Intermediate | Lot Size: 32' x 70'  
Built-Up Area: 2,853 sq.ft.



Ground Floor



First Floor



# CLAIRE (TYPE C)

2-Storey Superlink Homes

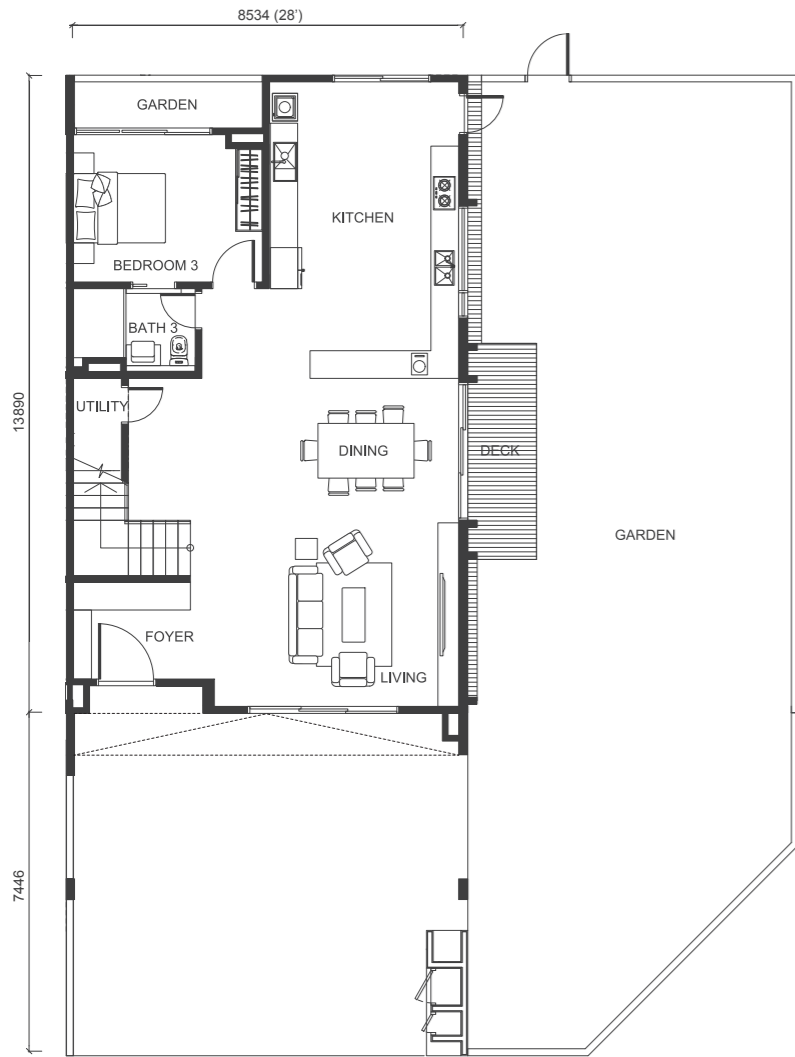
4 Bedrooms, 4 Bathrooms

Cul-De-Sac Living  
Linear Garden Back Lane  
Elderly & Disabled-Friendly Features (Ground Floor)



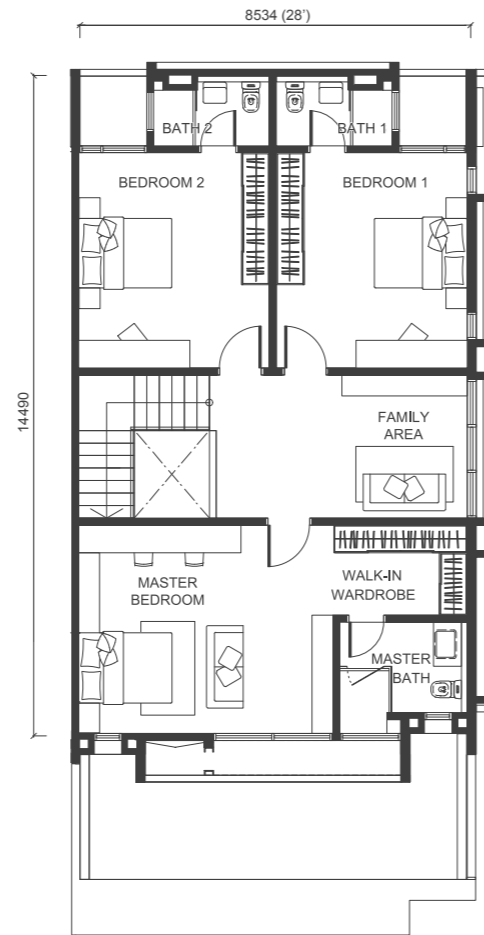
Artist's Impression

Corner | Lot Size: 28' x 70'  
Built-Up Area: 2,938 sq.ft.

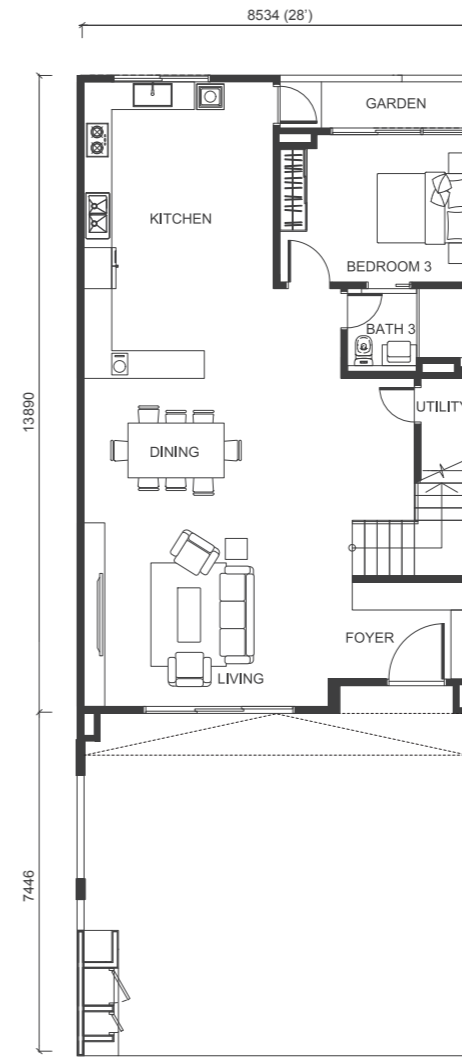


Ground Floor

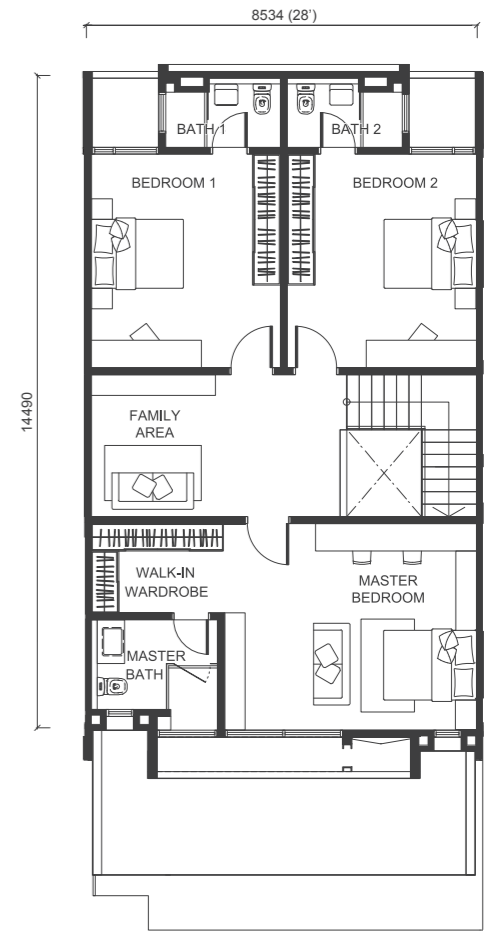
Intermediate | Lot Size: 28' x 70'  
Built-Up Area: 2,885 sq.ft.



First Floor



Ground Floor



First Floor



# DIANE (TYPE D)

2-Storey Superlink Homes

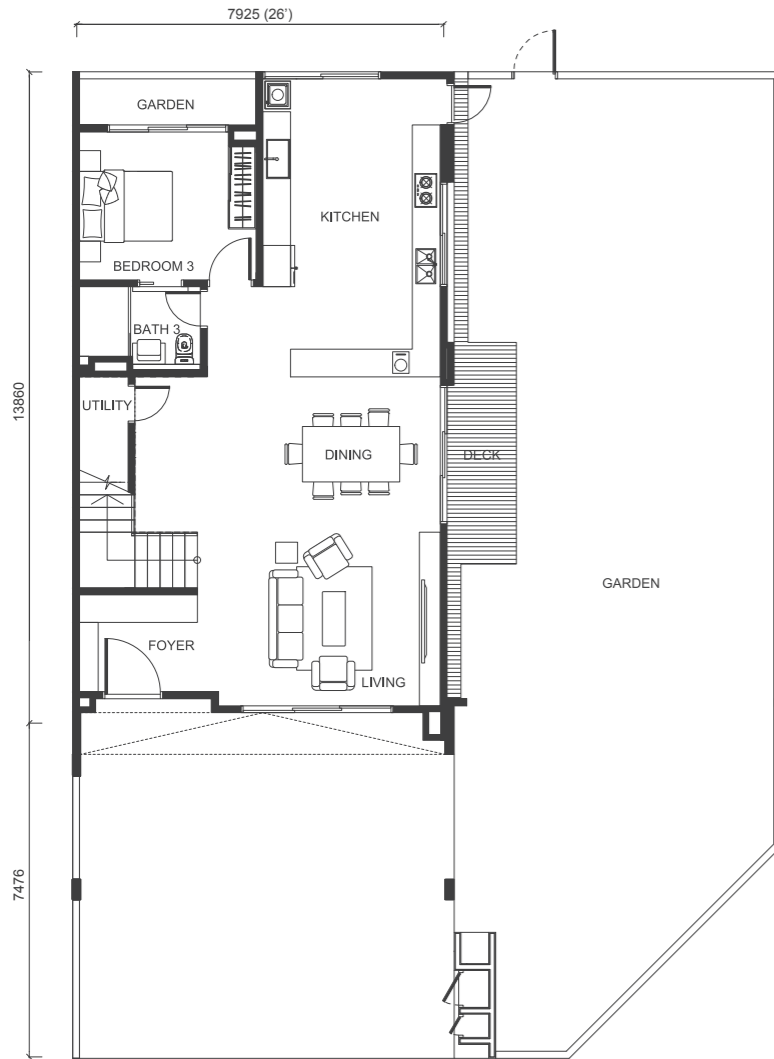
4 Bedrooms, 4 Bathrooms

Cul-De-Sac Living  
Linear Garden Back Lane  
Elderly & Disabled-Friendly Features (Ground Floor)



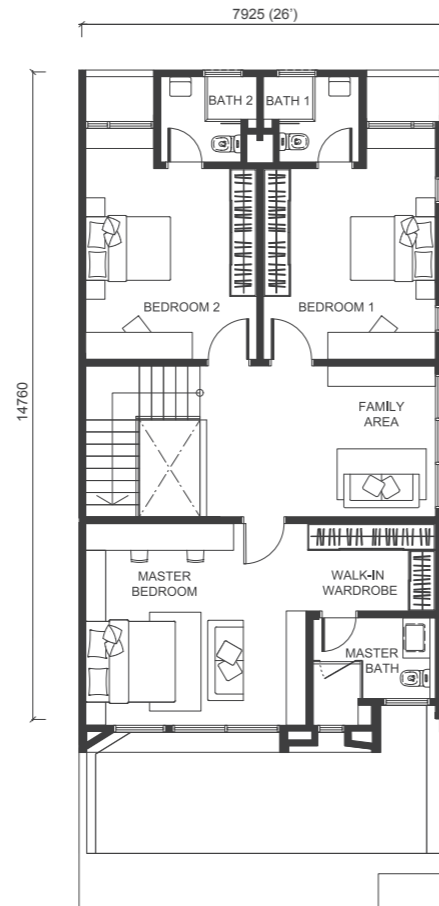
Artist's Impression

Corner | Lot Size: 26' x 70'  
Built-Up Area: 2,766 sq.ft.

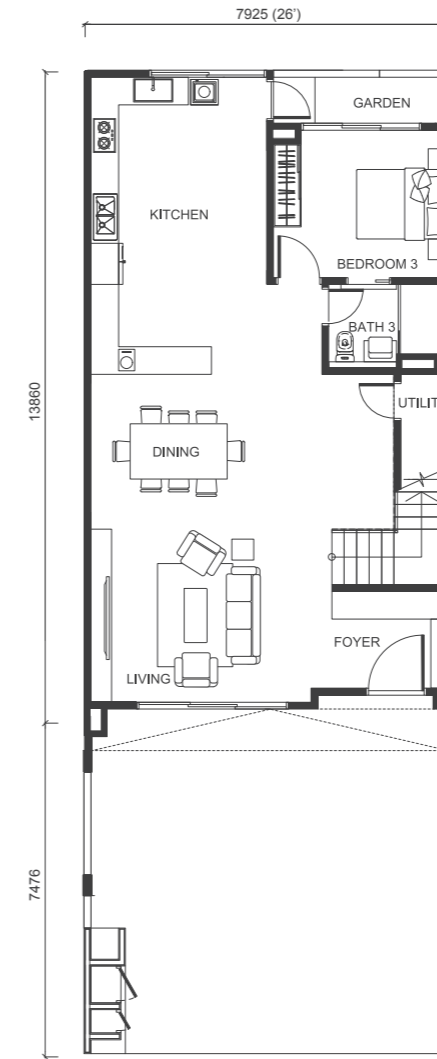


Ground Floor

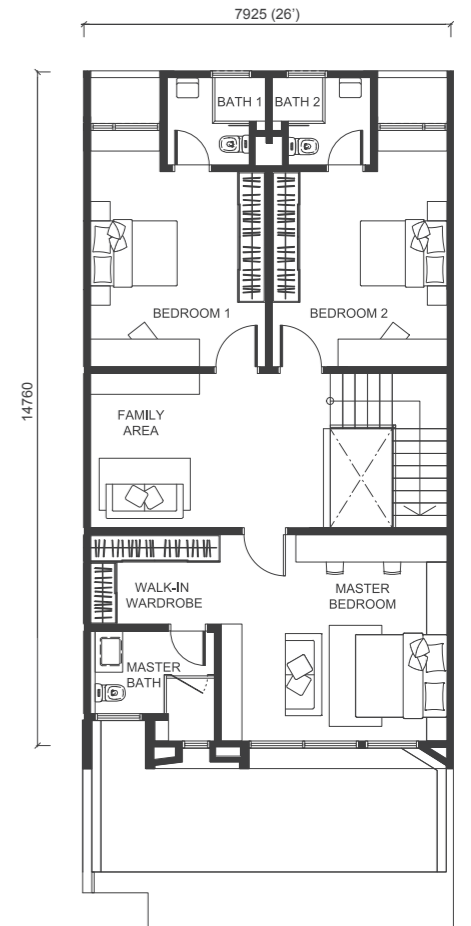
Intermediate | Lot Size: 26' x 70'  
Built-Up Area: 2,713 sq.ft.



First Floor



Ground Floor



First Floor



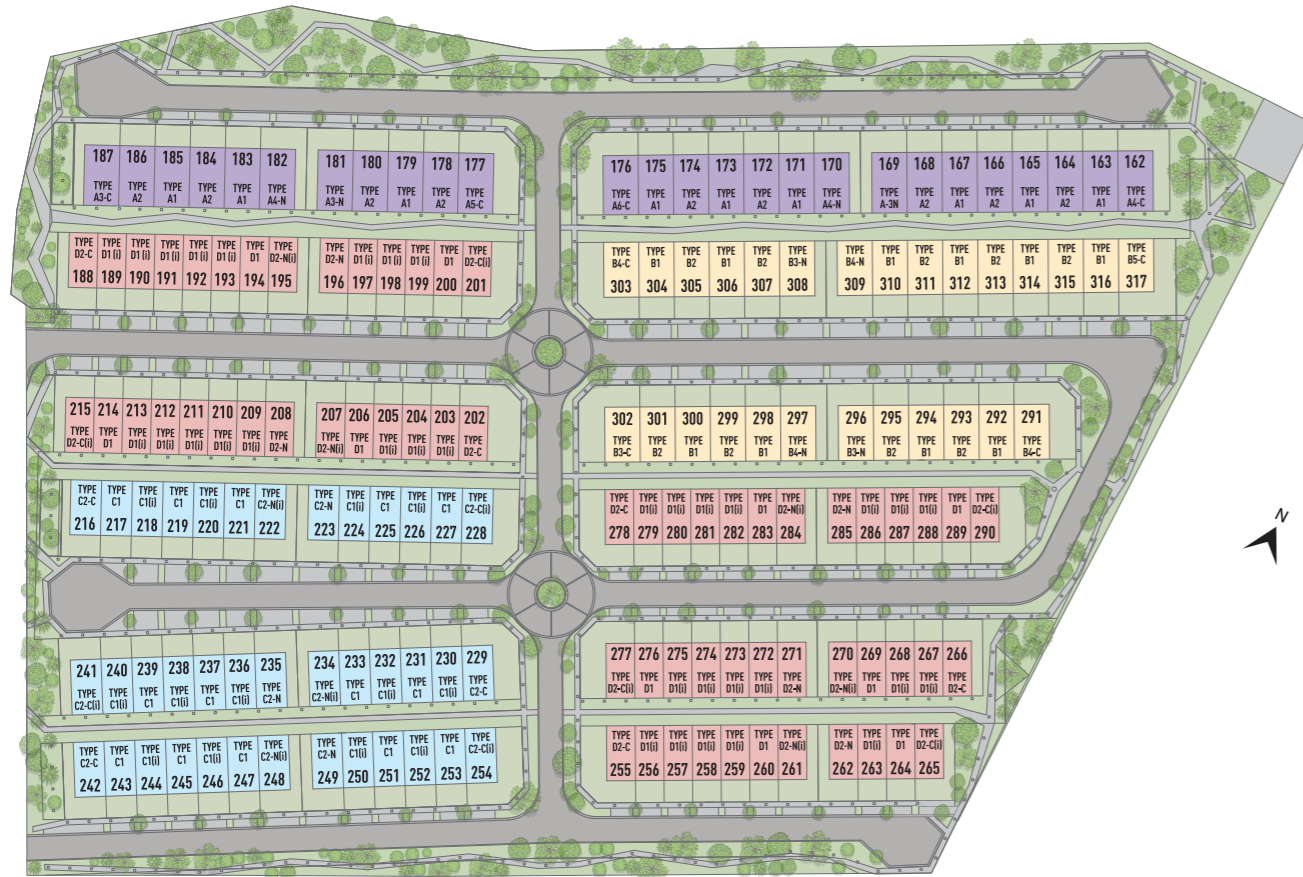
# MASTER PLAN



**LEGEND**

- 1 Lucent Residence
- 2 Luxura Designer Link Villas
- 3 Luxura Designer Courtyard & Link Villas
- 4 Levane Residences (Coming Soon)
- 5 twentyfive7 Experience Gallery
- 6 The Buzz.ar
- 7 Show Village
- 8 The Amber Residences & Quayside Shoppes
- 9 Quayside Mall & Quayside Tower
- 10 Football Hub

# SITE PLAN



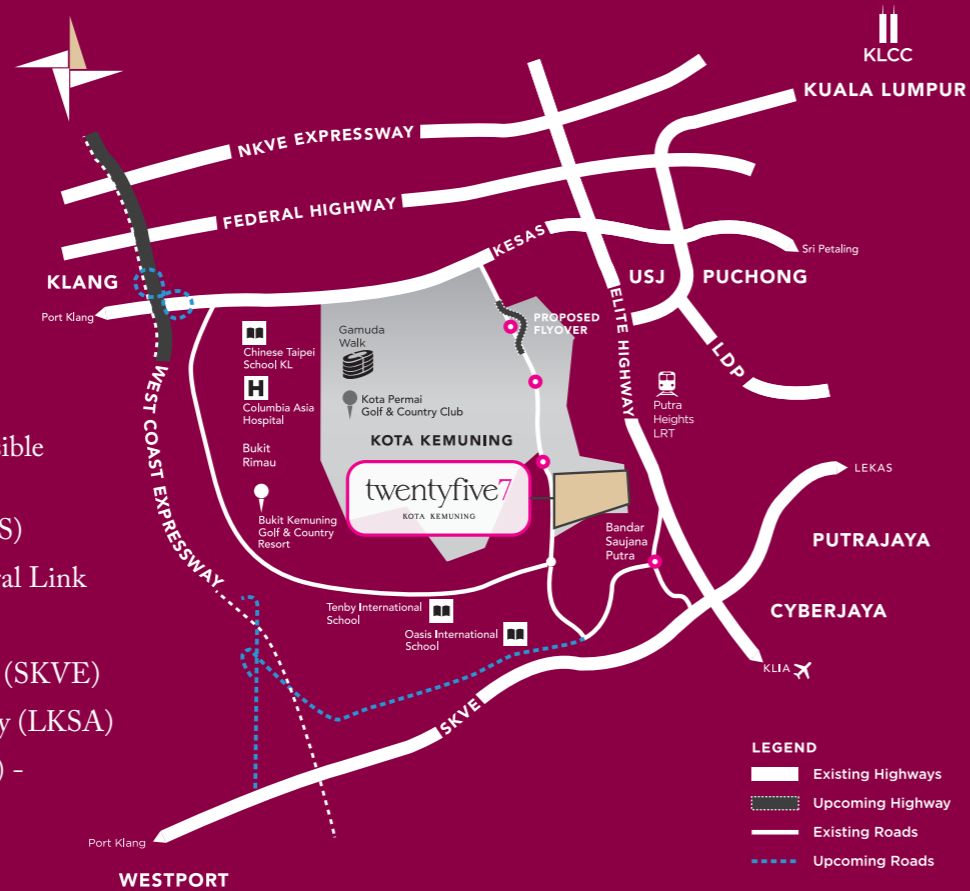
- ASTRID (Type A) 32' x 75'
- BEATRICE (Type B) 32' x 70'
- CLAIRE (Type C) 28' x 70'
- DIANE (Type D) 26' x 70'

# SPECIFICATIONS

<b>Structure</b>	: Reinforced Concrete			
<b>Wall</b>	: Reinforced Concrete / Masonry Block Wall			
<b>Roofing</b>	: RC Flat Roof / Metal Decking Roof			
Covering	: Skim Coat / Plaster Ceiling			
Ceiling	: Aluminium Framed Glass Window			
Windows				
<b>Doors</b>				
Main Door	: Timber Door			
Others	: Timber Flush Door / Timber Flush Door with Openings / Aluminium Framed Glass Door			
<b>Ironmongery</b>	: Lockset with Accessories			
<b>Wall Finishes</b>				
Internal Paint	: Emulsion Paint			
External Paint	: Weather-Resistant Paint			
Kitchen	: 2400mm Height Tiles / Plaster and Paint			
Master Bathroom & Other Bathrooms	: Porcelain Tiles			
<b>Floor Finishes</b>				
(Type A & B)				
Living, Dining, Pantry, Kitchen, Master Bathroom, Other Bathrooms, Bedroom 4, Deck	: Porcelain Tiles			
(Type C & D)				
Living, Dining, Kitchen, Master Bathroom, Other Bathrooms, Bedroom 3	: Porcelain Tiles			
Utility	: Ceramic Tiles			
Master Bedroom, Other Bedrooms, Staircase, Family Area	: Laminated Timber Flooring			
Car Porch	: Textured Concrete / Porcelain Tiles			
Others	: Cement Render			
<b>Sanitary and Plumbing Fittings</b>				
Water Closet	: 4			
Wash Basin	: 4			
Shower Set	: 4			
Kitchen Sink	: 1			
<b>Electrical</b>				
	Type A (I)(C/N)	Type B (I)(C/N)	Type C (I)(C/N)	Type D (I)(C/N)
Lighting Point	: 39 40	41 41	33 35	33 35
Fan Point	: 8 8	8 8	7 7	7 7
Power Point	: 33 33	33 33	30 30	30 30
Air Conditioning Point	: 8 8	8 8	7 7	7 7
Door Chime Point	: 1 1	1 1	1 1	1 1
TV Point	: 1 1	1 1	1 1	1 1
Data Point	: 2 2	2 2	2 2	2 2
Booster Pump	: 1 1	1 1	1 1	1 1
Solar Water Heater	: 1 1	1 1	1 1	1 1

# CONNECTED TO CONVENIENCE

twentyfive7 is vitalised by various lifestyle conveniences and amenities. It is the new leisure, recreational and highly desired residential address of Kota Kemuning.



twentyfive7 is conveniently accessible through five major highways:

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

RADIUS	AMENITIES	RECREATION	EDUCATION
3 KM	<ul style="list-style-type: none"> <li>• Quayside Mall at twentyfive7</li> <li>• Jaya Grocer at twentyfive7</li> <li>• Central Park at twentyfive7</li> </ul>	<ul style="list-style-type: none"> <li>• Vista Shah Alam Equestrian and Endurance</li> <li>• MBO Cinemas at twentyfive7</li> </ul>	<ul style="list-style-type: none"> <li>• Tenby International School</li> <li>• Oasis International School</li> <li>• MAHSA University</li> <li>• Melody Kindyland</li> </ul>
5 KM	<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>	<ul style="list-style-type: none"> <li>• SJK (C) Chung Hua Kota Kemuning</li> <li>• SJK (C) Bukit Fraser</li> <li>• SMK Kota Kemuning</li> <li>• SK Bukit Kemuning 2</li> <li>• Chinese Taipei School Kuala Lumpur</li> </ul>
7 KM	<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>• SK Kota Kemuning</li> <li>• SK Bukit Rimau</li> </ul>
10 KM	<ul style="list-style-type: none"> <li>• Sentosa Specialist Hospital</li> </ul>		



# 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  
2022**



**gamudaland.com.my**  
**012 257 2527**

• Pemaju: GAMUDA LAND (KEMUNING) SDN. BHD. (598122-P) • twentyfive7 Experience Gallery, Lot 43495, Persiaran Oleander, 42500 Telok Panglima Garang, Selangor Darul Ehsan.  
• Tel.: 03-51316257 • Faks: 03-51319257 • No. Lesen Pemaju: 19085/07-2027/0599(R) • Tempoh Sah: 19/07/2022 - 18/07/2027 • No. Permit Pengiklanan: 19085-4/02-2026/0121(N)-(S) • Tempoh Sah: 13/02/2023 - 12/02/2026 • Tarikh Jangkaan Siap: Februari 2026. • Pegangan Tanah: Pajak Sementara (99 Tahun - Luput pada 19 April 2116) • Bebanan Tanah: Cagar kepada Public Bank Berhad • Pihak yang Meluluskan Pelan Bangunan: Majlis Perbandaran Kuala Langat • No. Kelulusan Pelan Bangunan: MPKL/JKB/B/4/43/2022 • Jenis Rumah: Rumah Teres 2 Tingkat • Jumlah Unit - Jenis A: 26 unit • Jenis B: 27 unit • Jenis C: 39 unit • Jenis D: 64 unit • Harga Jualan - Jenis A: RM1,951,800 (min.) - RM2,913,800 (mak.) • Jenis B: RM1,833,800 (min.) - RM2,710,800 (mak.) • Jenis C: RM1,972,800 (min.) - RM2,471,800 (mak.) • Jenis D: RM1,551,800 (min.) - RM2,447,800 (mak.) • 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