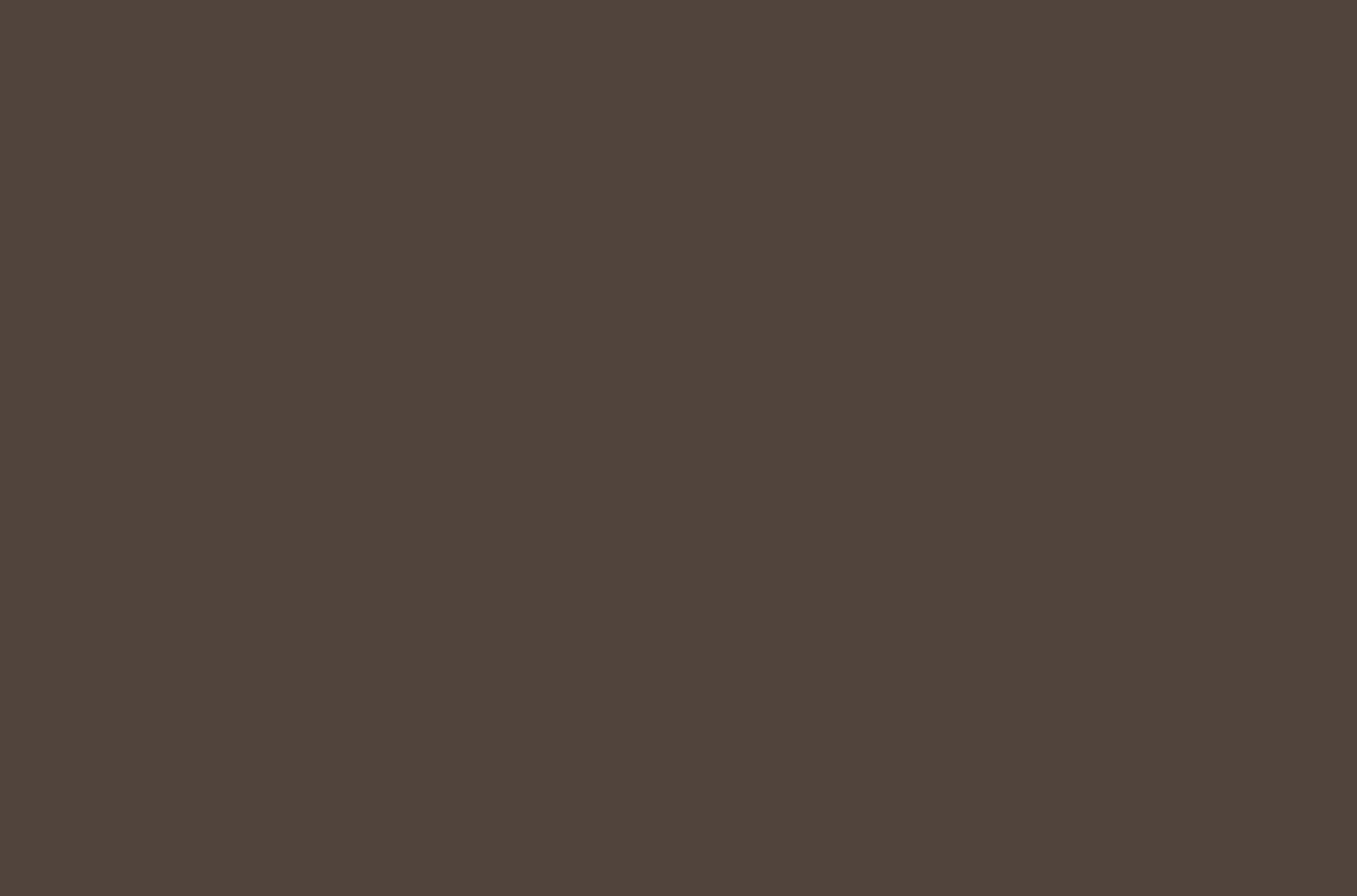


LEVANE

RESIDENCES

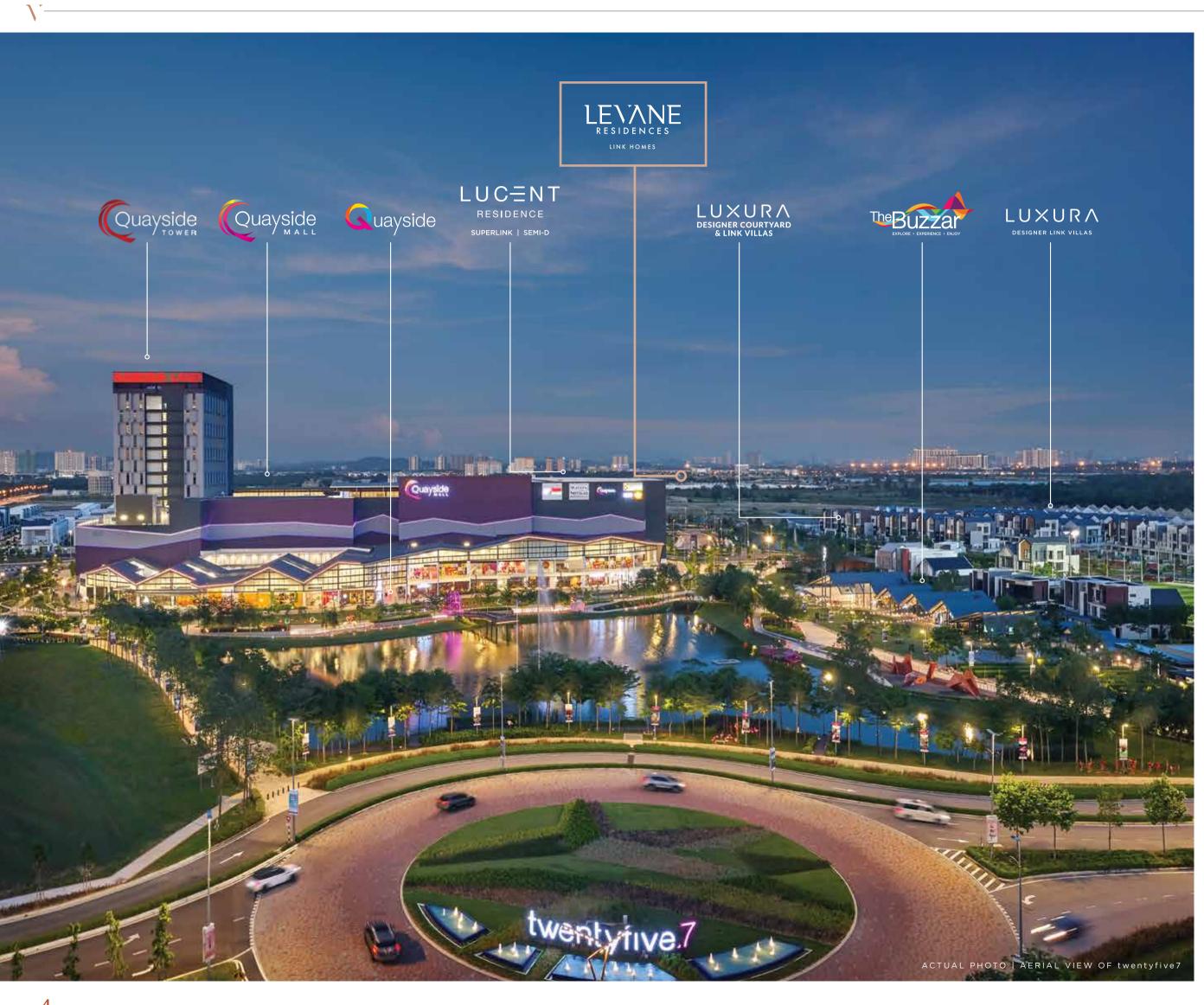
LINK HOMES



inspired by a nordic concept RESERVED FOR YOU

At Levane Residences, nature is the guide. It is infused to accentuate a harmonious home place, where practicality and comfort go beyond the usual aesthetics.

> Embrace the luxury of contentedness with the Nordic lifestyle of happiness.



a vibrant quayside township

twentyfive7 is a multi-award winning development in sustainability, placemaking, landscaping and architecture. Delivering many firsts in south of 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.



an all-rounded

WATERFRONT LIFESTYLE



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 Buzzar 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 even features an in-mall bike loop that allows anyone to have the best Quayside experience.



nature as your playground

A place that welcomes, inspires and fosters a strong sense of community for endless joy, right from your doorstep.







COMMUNITY LAKE



BOARDWALK & WEIR CROSSING



SCENIC ROUTES ALONG 7KM THE LOOP



A GREEN & SUSTAINABLE DEVELOPMENT WITH GBI CERTIFICATION



MAZE GARDEN AT YOUR DOORSTEP



A DEDICATED WORK-NEAR-HOME AREA IN THE MANAGEMENT OFFICE

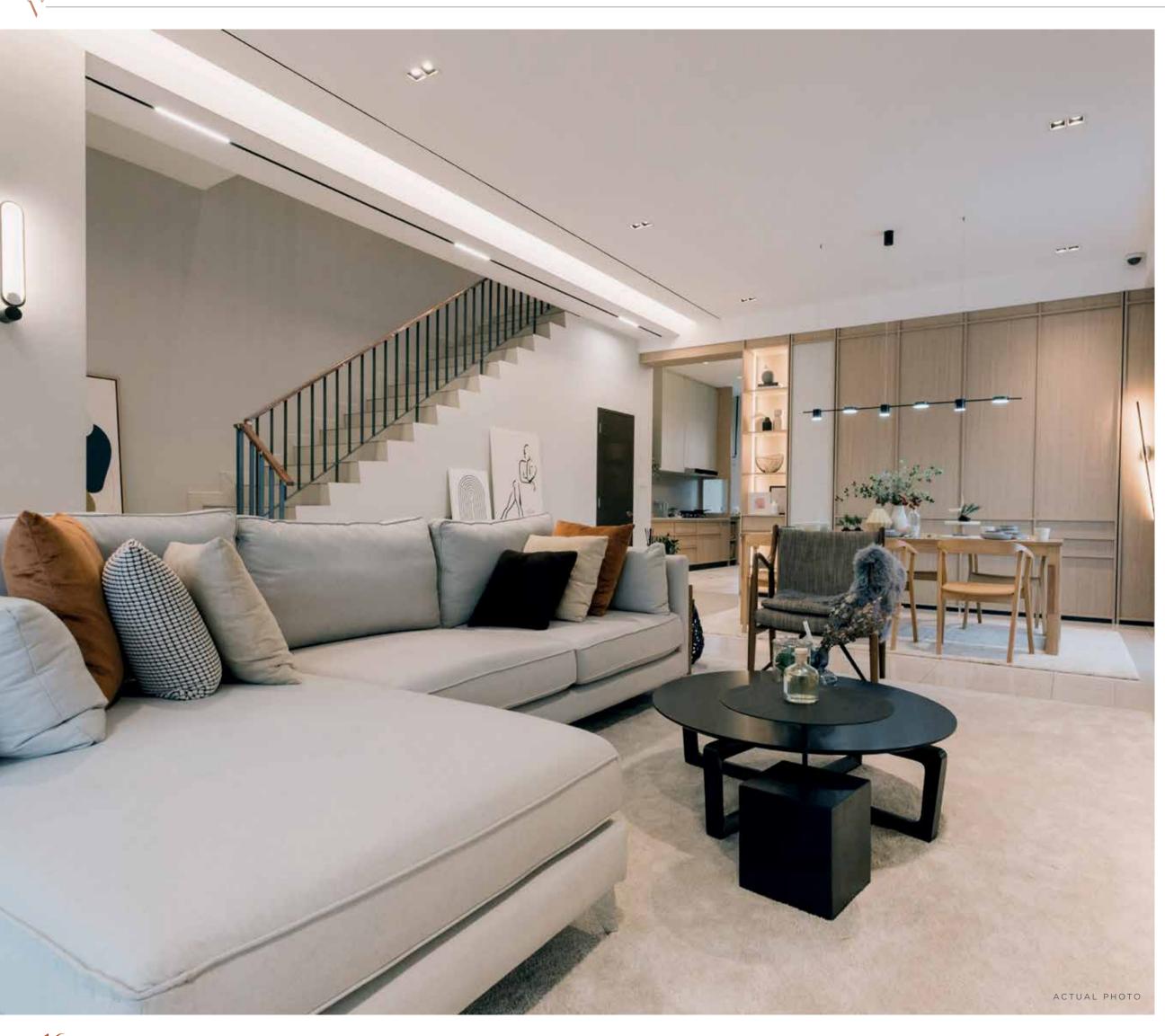




no. 10







the inside story OF A THOUGHTFULLY DESIGNED HOME

The fully extended open plan concept redefines functionality and practicality. Where elderly features are mindfully appointed, and natural sunlight coupled with breeze is invited indoors.

Living here sets the ambience with the right balance. This is the essence of Nordic living.

Danna (Type D)

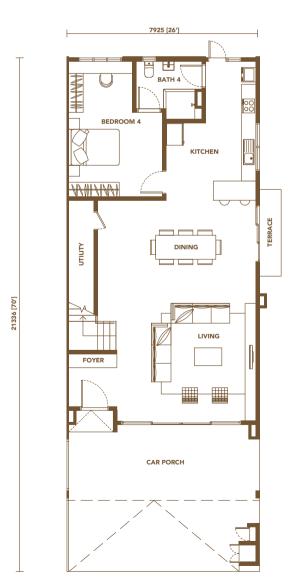
- ~ Lakefront home
- Vent block design for lake view with privacy
- ~ Multi-façade design
- ~ Dedicated family area
- ~ Ensuite bathroom
- ~ Cul-de-sac living
- ~ Linear garden back lane
- ~ Elderly & disabled-friendly features (Ground floor)

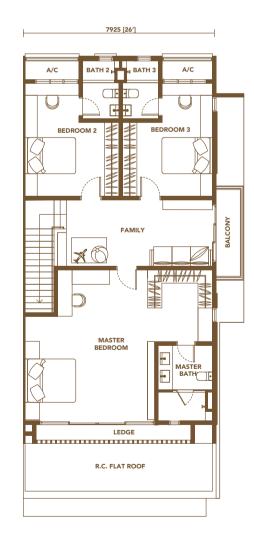


Corner

26' x 70' | 2,983 sq.ft.

4 Bedrooms, 4 Bathrooms

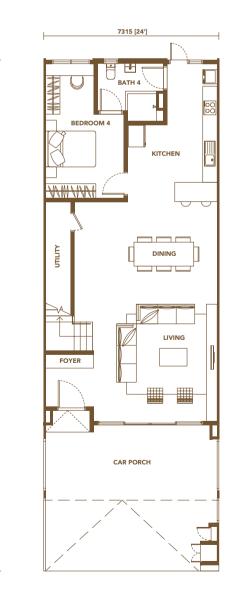


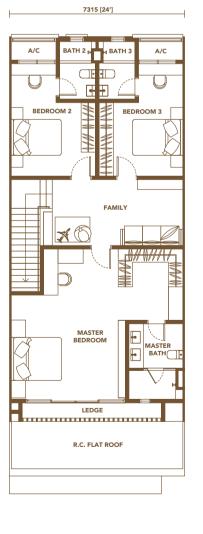


Intermediate

24' x 70' | 2,657 sq.ft.

4 Bedrooms, 4 Bathrooms





Ground Floor First Floor First Floor

Cella (Type C)

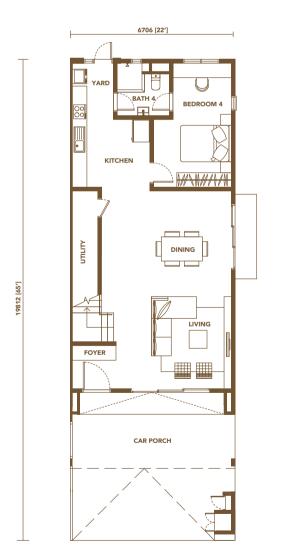
- ~ Fully extended layout
- ~ Ensuite bathrooms
- ~ Cul-de-sac living
- ~ Linear garden back lane
- ~ Elderly & disabled-friendly features (Ground Floor)

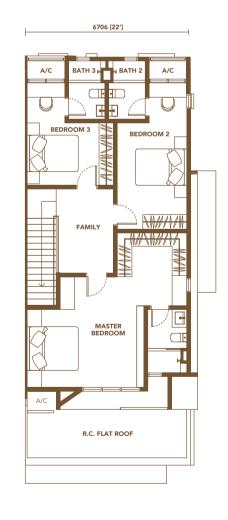


Corner

22' x 65' | 2,264 sq.ft.

4 Bedrooms, 4 Bathrooms

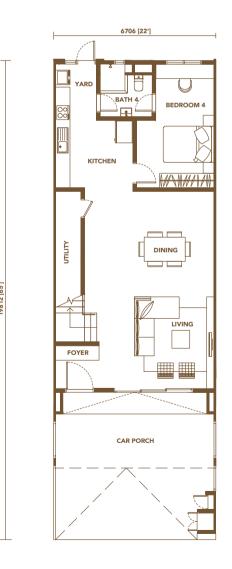


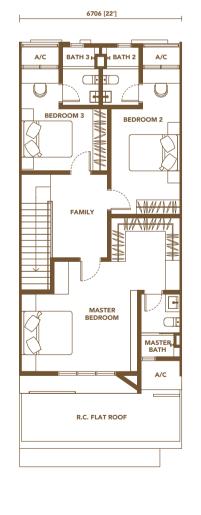


Intermediate

22' x 65' | 2,207 sq.ft.

4 Bedrooms, 4 Bathrooms





Ground Floor First Floor First Floor

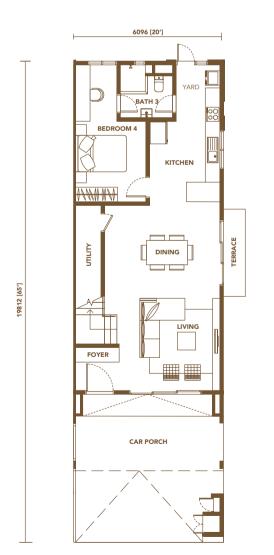
Barro (Type B)

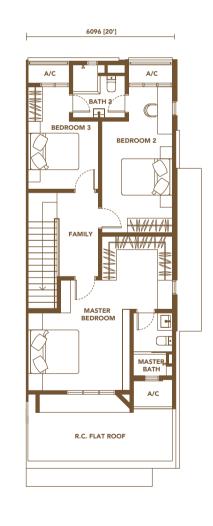
- ~ Fully extended layout
- ~ Cul-de-sac living
- Linear garden back laneElderly & disabled-friendly features (Ground Floor)

Corner

20' x 65' | 2,056 sq.ft.

4 Bedrooms, 3 Bathrooms

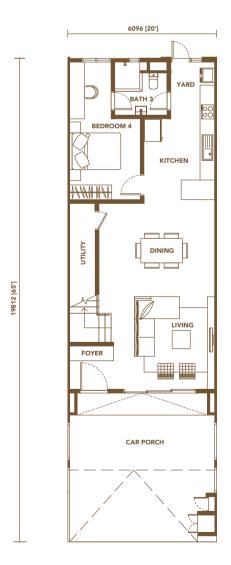


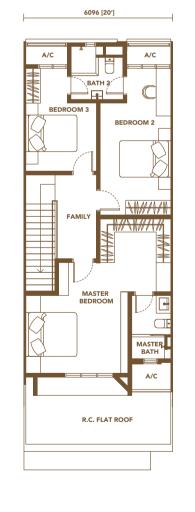


Intermediate

20' x 65' | 1,999 sq.ft.

4 Bedrooms, 3 Bathrooms





ARTIST'S IMPRESSION

Ground Floor First Floor Ground Floor First Floor

no. 22 no. 23

Arora (Type A)

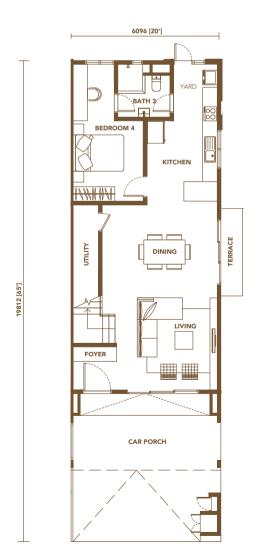
- ~ Fully extended layout
- ~ Cul-de-sac living
- Linear garden back laneElderly & disabled-friendly features (Ground Floor)

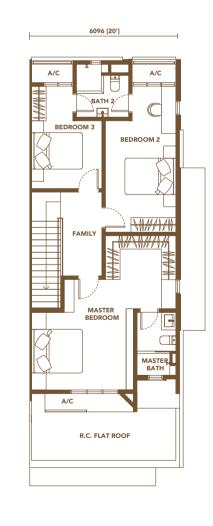


Corner

20' x 65' | 2,056 sq.ft.

4 Bedrooms, 3 Bathrooms

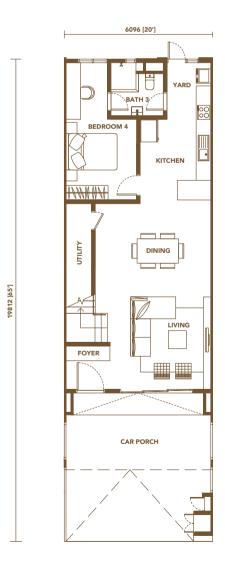




Intermediate

20' x 65' | 1,999 sq.ft.

4 Bedrooms, 3 Bathrooms





Ground Floor First Floor Ground Floor First Floor

no. 24

Arter (Type A')

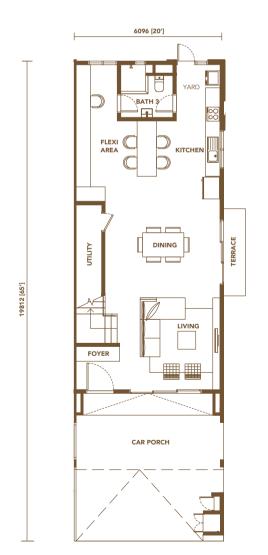
- ~ Flexible space for family needs
- ~ Fully extended layout
- ~ Cul-de-sac living
- ~ Linear garden back lane
- ~ Elderly & disabled-friendly features (Ground Floor)

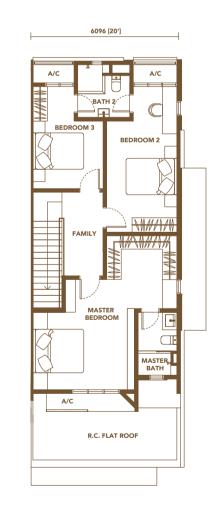


Corner

20' x 65' | 2,056 sq.ft.

3 Bedrooms, 3 Bathrooms

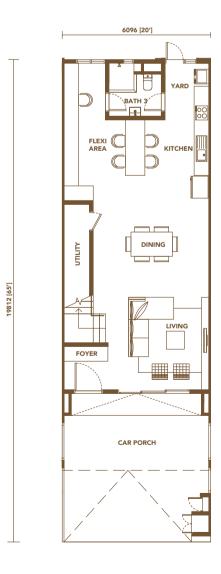




Intermediate

20' x 65' | 1,999 sq.ft.

3 Bedrooms, 3 Bathrooms





Ground Floor First Floor First Floor

 ${\scriptstyle \text{no.}}26$

here's the plan

MASTER PLAN 1 Lucent Residence 2 Luxura Designer Courtyard 8 Link Villas (New) 4 Levane Residences (New) 5 twentyfive7 Experience Gallery 6 The Buzzar 7 Show Village 8 Quayside Shoppes 9 Quayside Mall & Quayside Tower 10 Football Field



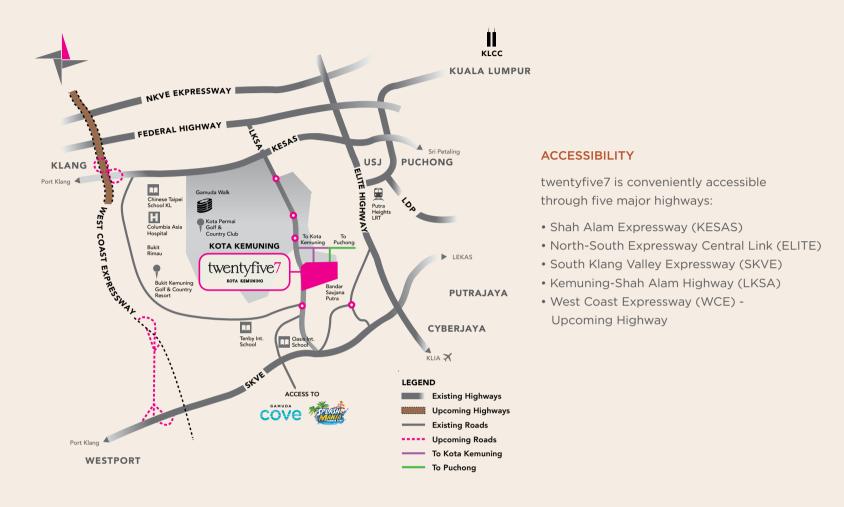
specifications

THE FINER DETAILS

STRUCTURE	Reinforced Concrete Panel											
WALL	Reinforced Concrete Wall / Masonry Wall											
ROOF COVERING	Reinforced Concrete Roof / Metal Deck											
ROOF FRAMING	Metal Roof Truss / Reinforced Concrete Roof											
CEILING	Skim Coat / Plaster Board Ceiling											
WINDOWS	Aluminium Framed Glass Window											
	Main Entrance	Flush Door										
DOORS	Main Entrance	Flush Door, Flush Door with Louvres,										
	Others	Aluminium Framed Glass Door										
IRONMONGERY	Locksets											
WALL FINISHES	Kitchen	Selected Wall with Wall Tiles up to 1500mm Height / Skim Coat and Paint										
	Master Bath / Baths	Selected Tiles										
	Others Walls	Skim Coat and / or Plaster and Paint										
FLOOR FINISHES	Living / Dining / Kitchen / Master Bath / Baths / Terrace / Bedroom 4 (Type A, B, C, D)	Selected Tiles										
	Staircase / Family / Master Bedroom / Bedroom 2 / Bedroom 3	Laminated Timber Floor										
	Car Porch	Concrete Imprint										
	Others	Cement Render										
		A'1	A'2	A1	A2	B1	B2	C1	C2	D1	D2	
SANITARY AND PLUMBING	Water Closet	3	3	3	3	3	3	4	4	4	4	
	Wash Basin with Tap	3	3	3	3	3	3	4	4	5	5	
	Shower Head	3	3	3	3	3	3	4	4	4	4	
	Kitchen Sink & Tap	1	1	1	1	1	1	1	1	1	1	
ELECTRICAL INSTALLATION	Light Point	26	27	26	27	26	27	28	29	35	35	
	Fan Point	6	6	6	6	6	6	6	6	7	7	
	Switch Socket Outlet	26	26	26	26	26	26	27	27	31	31	
	Air-conditioning Electrical Point	6	6	6	6	6	6	6	6	7	7	
	Door Chime Point	1	1	1	1	1	1	1	1	1	1	
	TV Point	1	1	1	1	1	1	1	1	1	1	
	Data Point (Pair)	1	1	1	1	1	1	2	2	2	2	
	Water Booster Pump Point	1	1	1	1	1	1	1	1	1	1	
	Water Heater Point	3	3	3	3	3	3	4	4	4	4	
	Kitchen Hob Point	1	1	1	1	1	1	1	1	1	1	
INTERNAL TELECOMMUNICATION TRUNKING AND CABLING		Concealed and / or Surface										
FENCING		Reinforced Concrete Wall										

a vivid neighbourhood

AT A SOUGHT-AFTER ADDRESS



RADIUS	AMENITIES	RECREATION	EDUCATION				
3KM	• Quayside Mall at twentyfive7	MBO Cinemas at twentyfive7	Melody Kindyland at twentyfive7				
	• Jaya Grocer at twentyfive7	• Central Park & Canal Park at twentyfive7	• Tenby International School				
	• 99 Speedmart at twentyfive7	• Vista Shah Alam Equestrian and Endurance	Oasis International School				
	• TMG Mart at twentyfive7		MAHSA University				
5KM	Columbia Asia Hospital	Kota Permai Golf & Country Club	• SJK (C) Chung Hua Kota Kemuning				
	Celebrity Fitness	Bukit Kemuning Golf & Country Resort	• SJK (C) Bukit Fraser				
	• Gamuda Walk		SMK Kota Kemuning				
	• AEON BiG		SK Bukit Kemuning 2				
	Hero Market		• Chinese Taipei School Kuala Lumpur				
7KM	• RHB Bank	Kota Kemuning Lakeside Park	SK Kota Kemuning				
	Hong Leong Bank		• SK Bukit Rimau				
	OCBC Al-Amin Bank						
	Affin Bank						
	• CIMB Bank						
	• Maybank						
	• Putra Heights LRT Station						
10KM	Sentosa Specialist Hospital						



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











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• Developer GAMUDA LAND (KEMUNING) SDN. BHD. (588122-P) • twentyfire? Experience Galleria, Lot 43485, Persiaran Oleander, 42500 Telok Panglima Garang, Selangor Darut Ehsan. • Tel.: 03-5131 6257 • Fax: 03-5131 6257 • Developer License No.: 19085/07-2027/0599(A) • Validity Date: 1907/2022 • 1807/2023 • 1807

