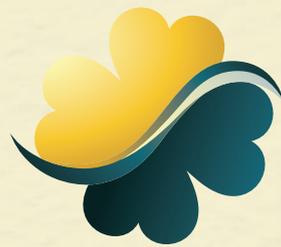


twentyfive<sup>7</sup>  
GAMUDA KEMUNING



— THE —  
**CLOVE**  
— SIGNATURE —

**Park Home | Cluster | Semi-D**

# Vibrant Quayside Living

At twentyfive7, life flows with energy and ease,  
right in the heart of the south of Kota Kemuning.

Framed by a lively central park and serene lakes,  
The Clove Signature offers homes designed for  
connection, comfort, and peace of mind.

Here, every day feels vibrant.  
It's always better at twentyfive7.

AN EVER SO  
**VIBRANT**  
HOME PLACE

ENDLESS  
**VARIETY**  
WITHIN ONE DESTINATION

WHERE TRUE  
**VALUE**  
IS A WAY OF LIFE



# An Elite Community Township Built to Last



Quayside  
TOWER

QUAYSIDE  
SQUARE

Quayside  
MALL

LUCENT  
RESIDENCE  
SUPERLINK | SEMI-D

LEVANE  
RESIDENCES  
2-STOREY LINK HOMES

The Buzzar  
EXPLORE • EXPERIENCE • ENJOY

LUXURA  
DESIGNER COURTYARD  
& LINK VILLAS

LUXURA  
DESIGNER LINK VILLAS

twentyfive7  
EXPERIENCE GALLERY

FOOTBALL  
HUB





## 4 MAJOR HIGHWAYS

STRATEGICALLY LOCATED & WELL CONNECTED



## 12 SCHOOLS

WITHIN 7 KM



## 2 HOSPITALS

WITHIN 5 KM



WALKING DISTANCE TO KOTA KEMUNING'S  
**LARGEST MALL**



## 7 KM CYCLING PATH

CONNECTING 7-ACRE LAKESIDE PARKS & MALL



## 20+ FAMILY-FRIENDLY

ACTIVITIES



# The Last Phase Of Lakefront Landed Homes In twentyfive7

As the final collection of landed residences within twentyfive7, The Clove Signature embodies an elevated expression of lakeside living. Designed for those who seek seamless harmony with nature, each home is framed by lush greenery and park spaces that nurture both serenity and connection.

Mere steps from Quayside Mall, residents enjoy a refined balance of convenience and calm, where everyday needs, leisure and lifestyle unfold effortlessly by the lake.



# Aurora - Inspired Grand Entrance

Inspired by Nordic elegance, the aurora-inspired grand entrance greets you with mesmerising ceiling lights and a radiant pathway that glows like the northern sky.

This final gateway marks a homecoming as extraordinary as the journey through the community itself.





**MALAYSIA'S FIRST**  
NEW TYPOLOGY DESIGN



**4 ACRES**  
OF COMMUNITY PARK



FINAL PHASE OF  
**LAKEFRONT LIVING**



**UP TO 124 FT. OF**  
**COMMUNAL GARDEN**



**PRIVATE GARDEN**  
FOR EVERY HOME



**NORDIC-INSPIRED**  
**LANDSCAPE**  
FOR THE COMMUNITY



**ELDERLY &**  
**DISABLED-FRIENDLY**  
FEATURES ON GROUND FLOOR



Artist's Impression

# 2-Storey Park Homes

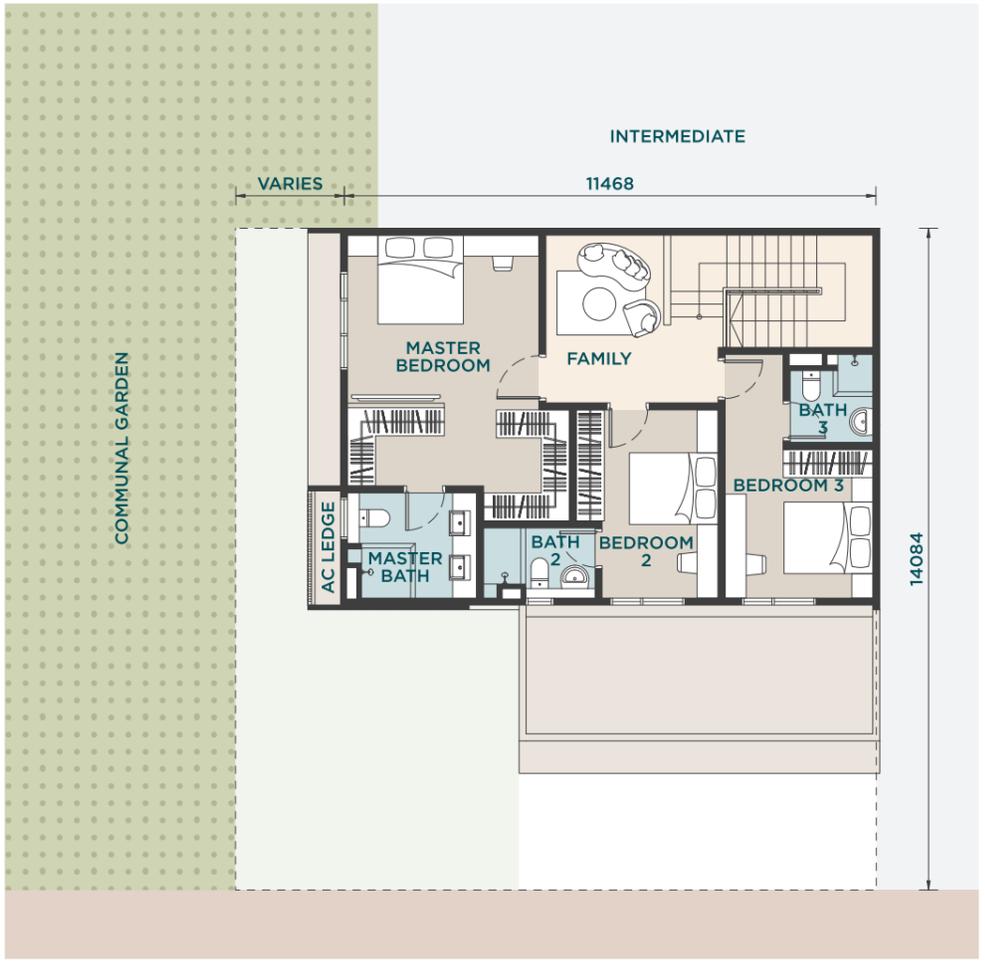
TYPE A

Corner | 4 Bedrooms | 4 Bathrooms | 45' x 46' | 2,226 sq.ft.

- Up to 124 ft. of communal garden
- Bright, airy spaces with natural ventilation
- Car porch fitting up to 3 cars
- Flexible layouts



Ground Floor



First Floor

# 2-Storey Park Homes

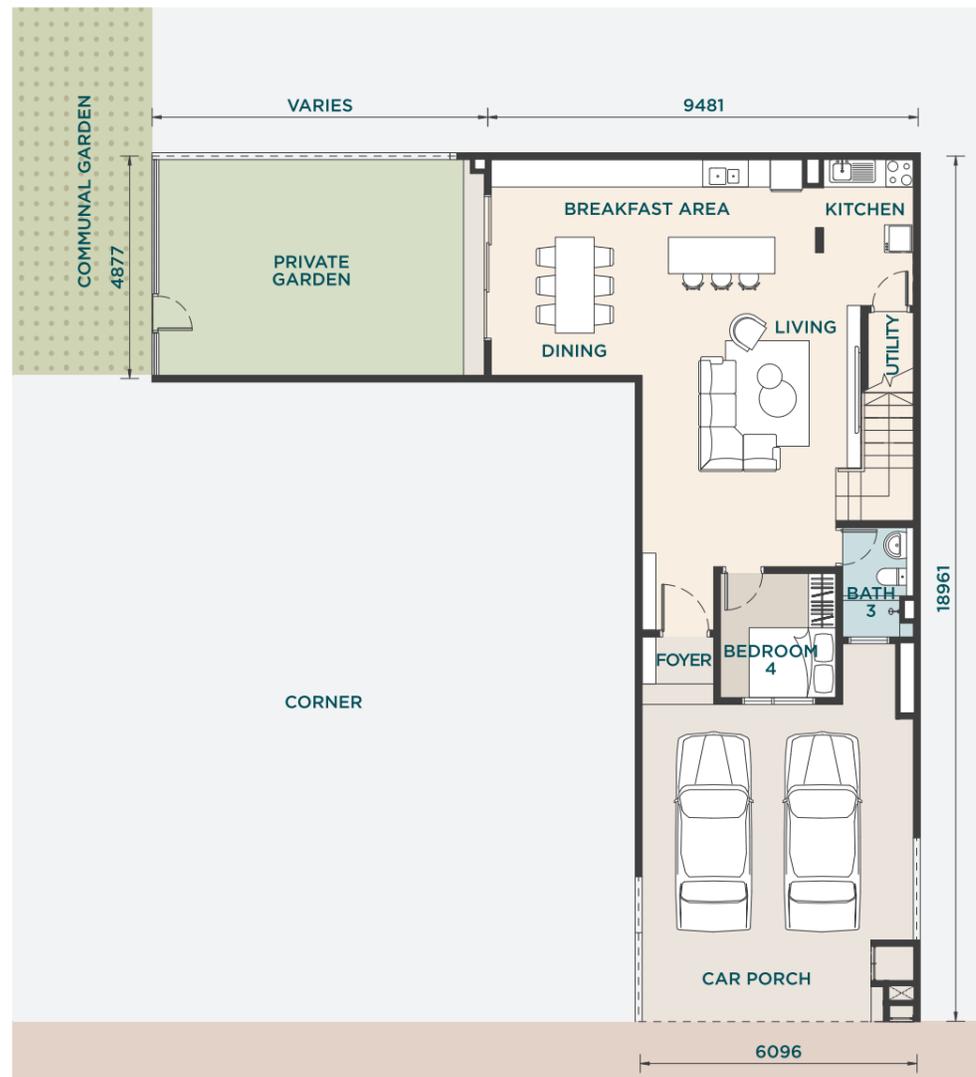
TYPE B

Intermediate | 4 Bedrooms | 3 Bathrooms | 16' ~ 20' x 97' | 1,967 sq.ft.

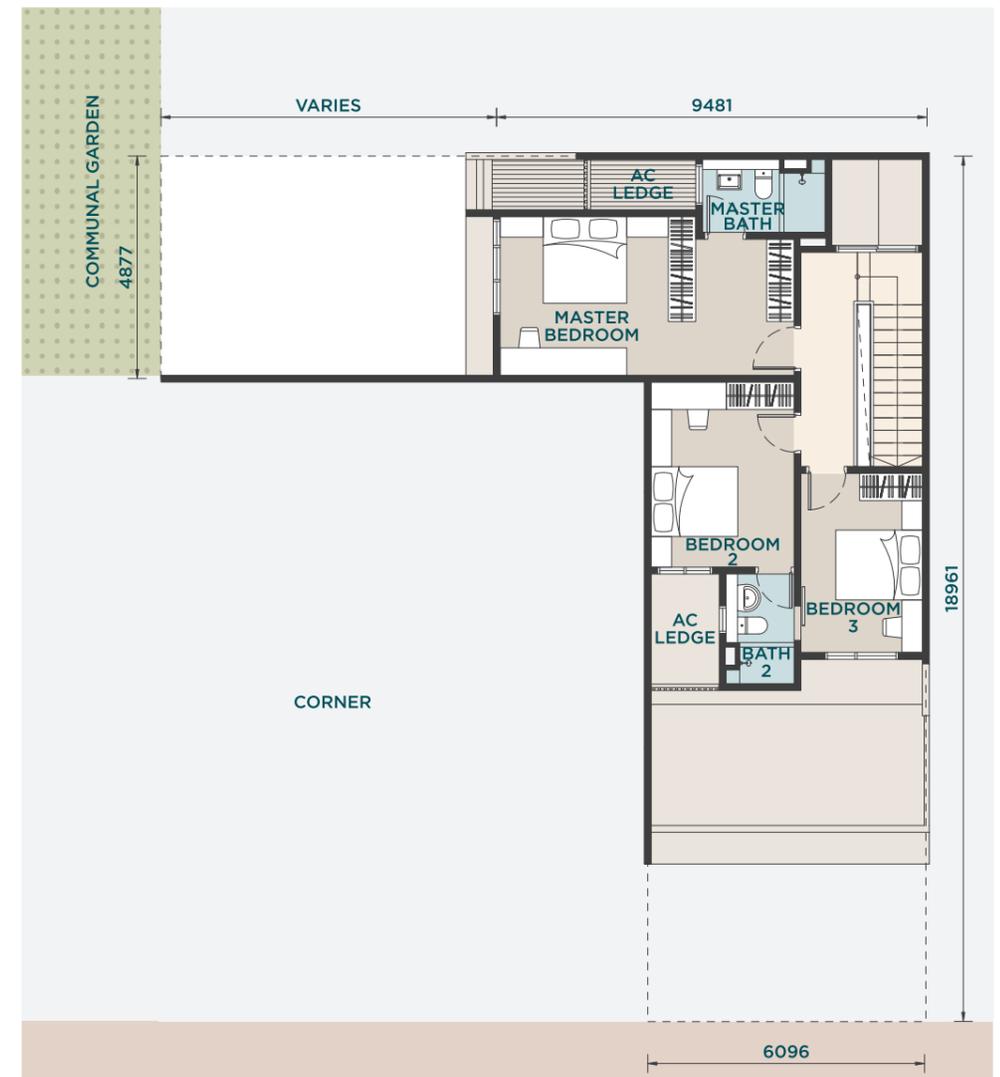
- Up to 124 ft. of communal garden
- Bright, airy spaces with natural ventilation
- Flexible layouts



Artist's Impression



Ground Floor



First Floor

# 2-Storey Cluster Homes

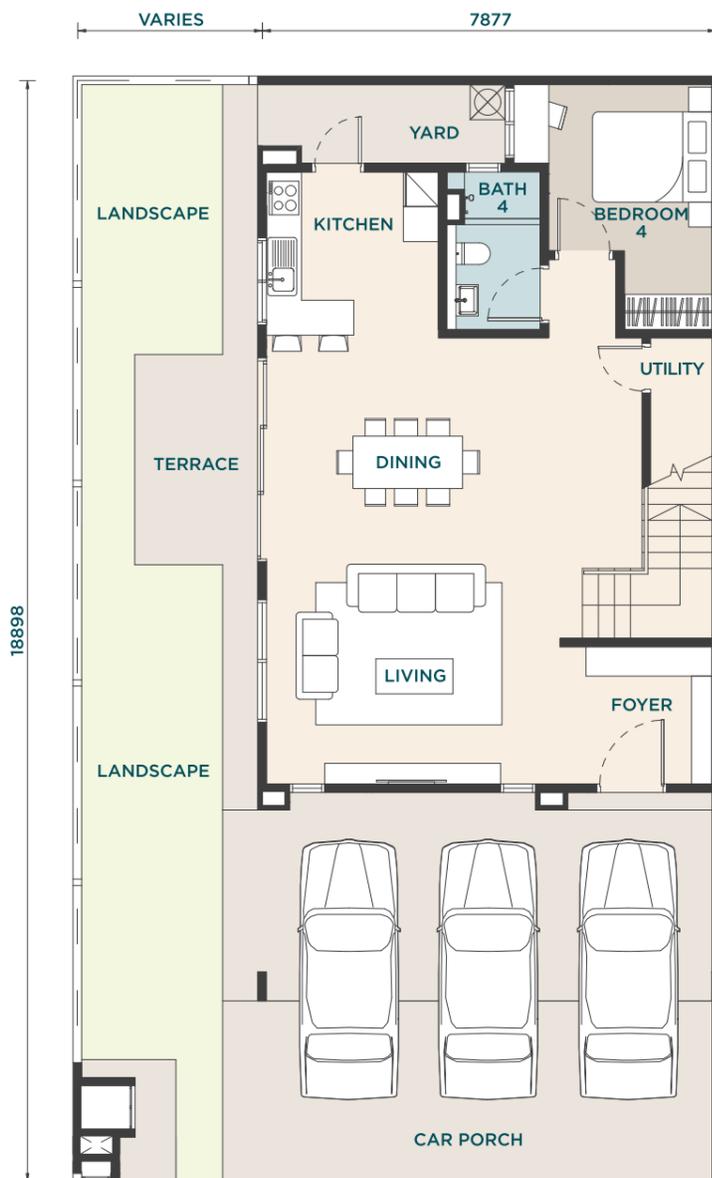
TYPE C

4 Bedrooms | 4 Bathrooms | 36' x 62' | 2,384 sq.ft.

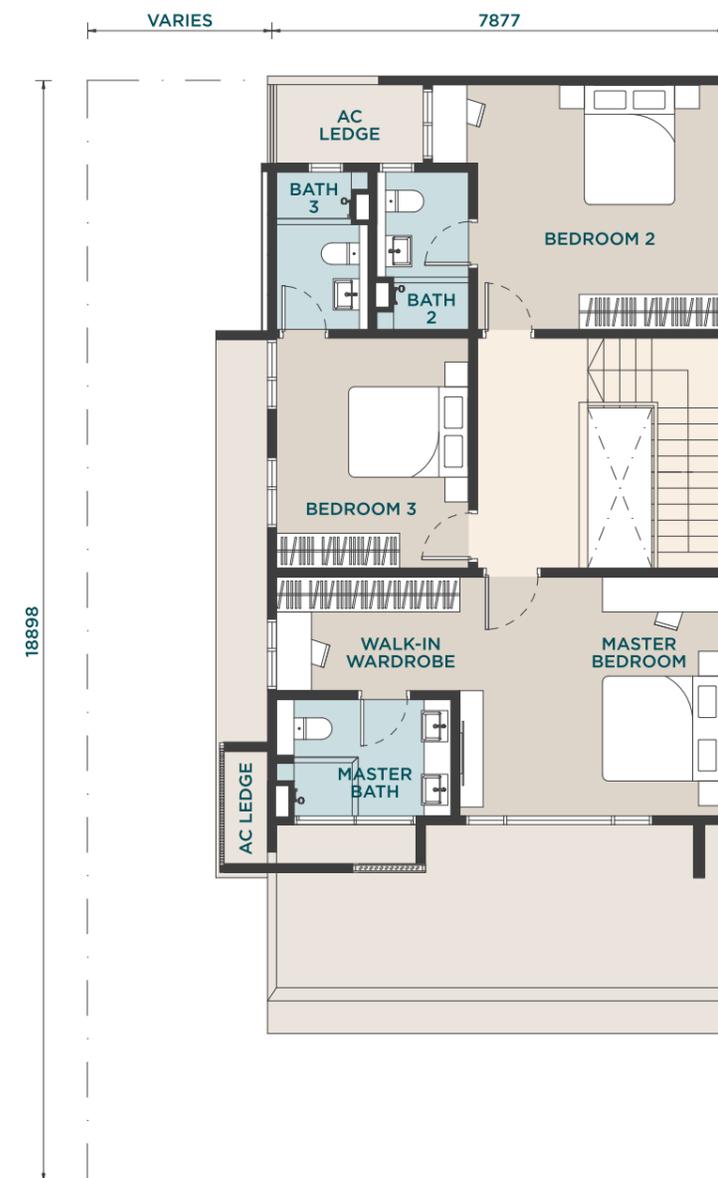
- Exclusive corner-style layout to maximise daylight & ventilation
- Master suite with walk-in wardrobe
- Master bathroom with double vanity
- En-suite bathroom for every bedroom
- Spacious bedroom 2, ideal for growing families
- Optimal functionality & practicality for kitchen & yard



Artist's Impression



Ground Floor



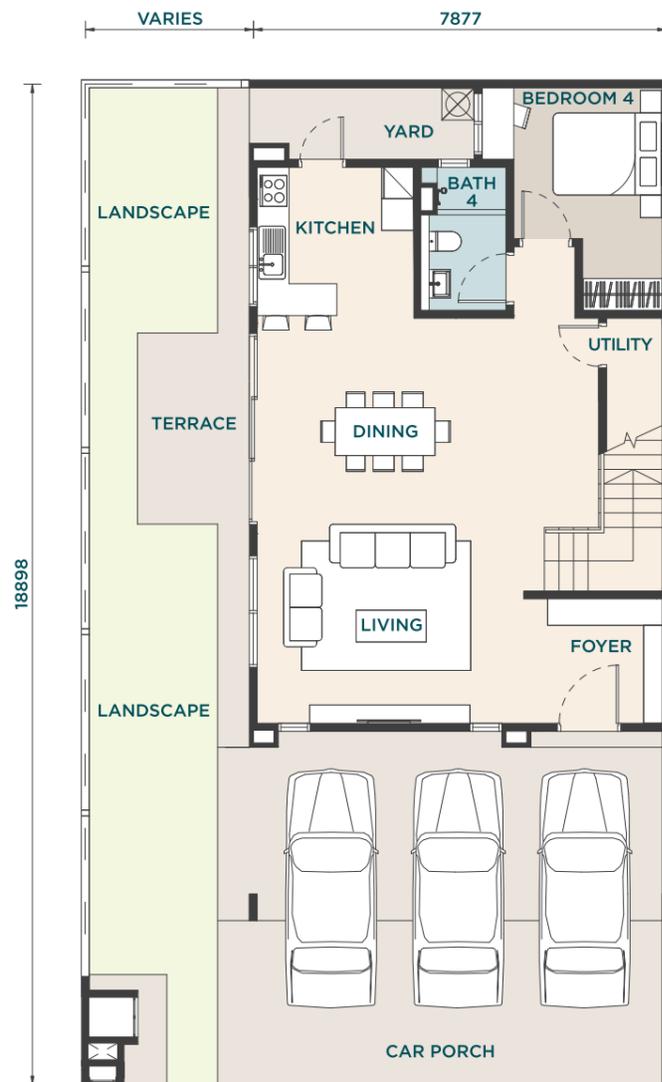
First Floor

# 3-Storey Cluster Homes

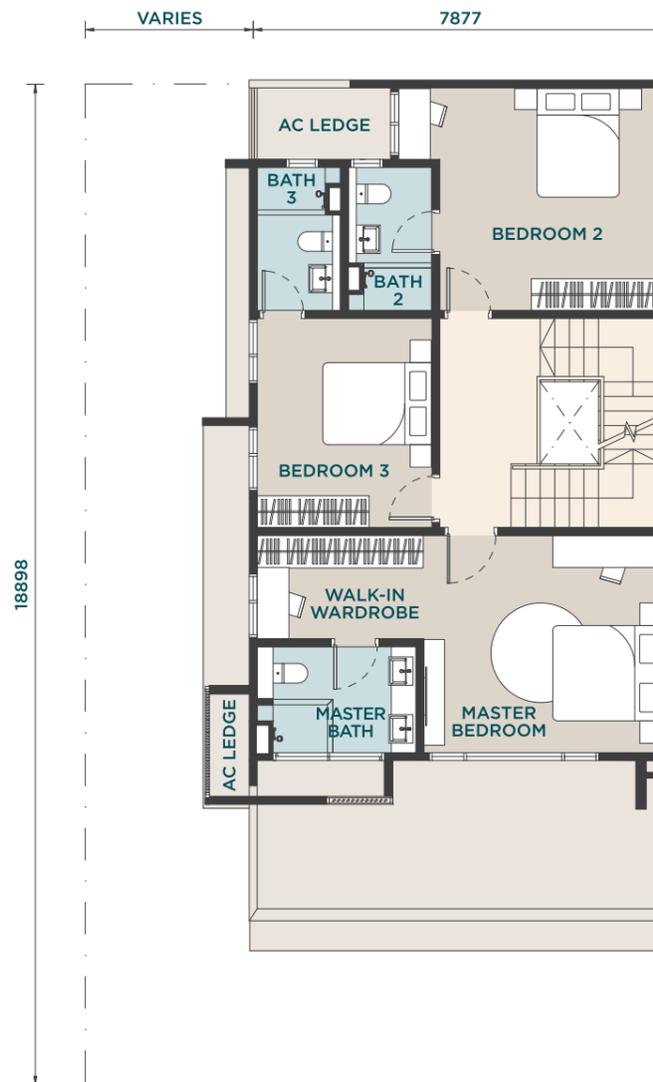
TYPE D

5 Bedrooms | 5 Bathrooms | 36' x 62' | 2,962 sq.ft.

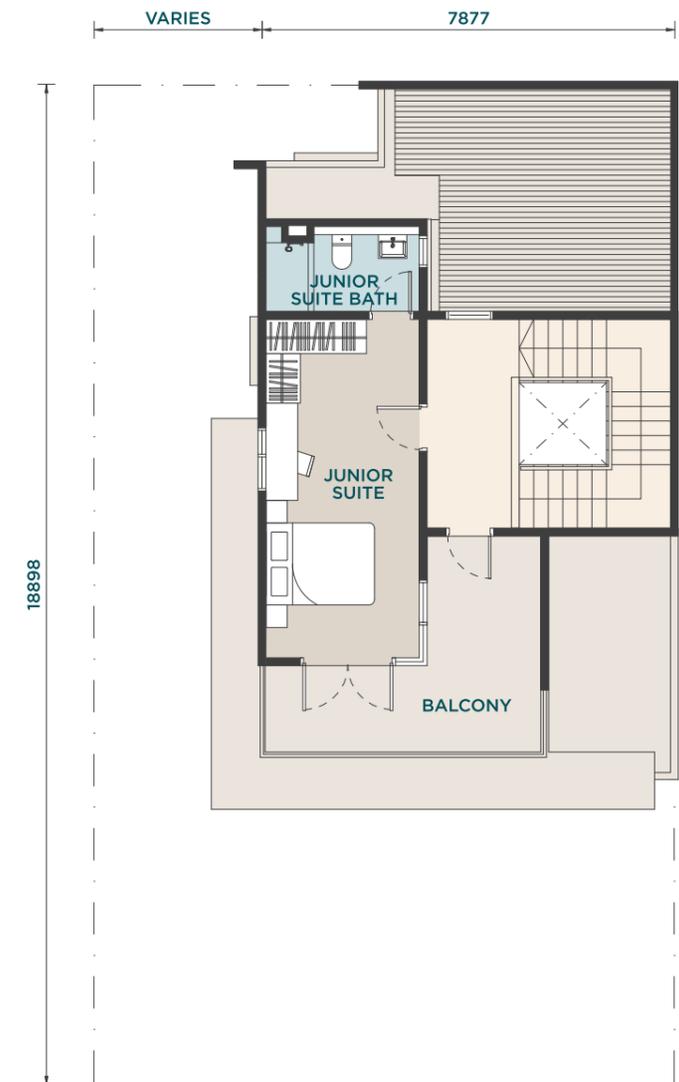
- Master suite with walk-in wardrobe
- Master bathroom with double vanity
- Spacious master suite & bedroom 2, perfect for growing families
- Junior suite easily convertible to home office or playroom
- Generous balcony for flexible lifestyle living
- Designed to accommodate a private lift



Ground Floor



First Floor



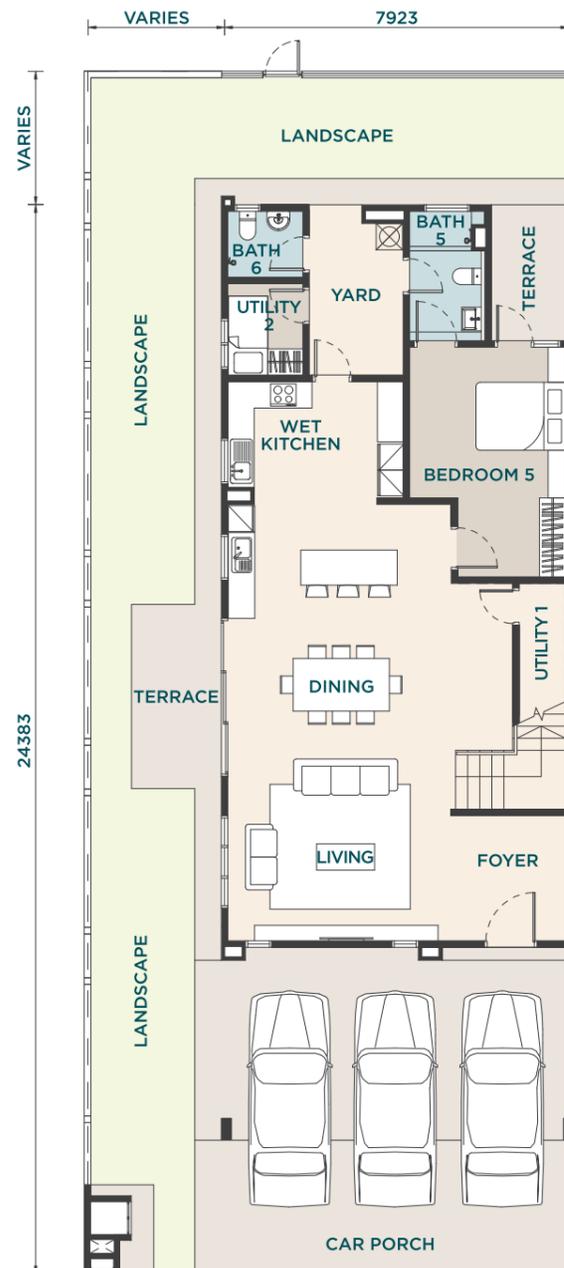
Second Floor

# 2-Storey Semi-D Homes

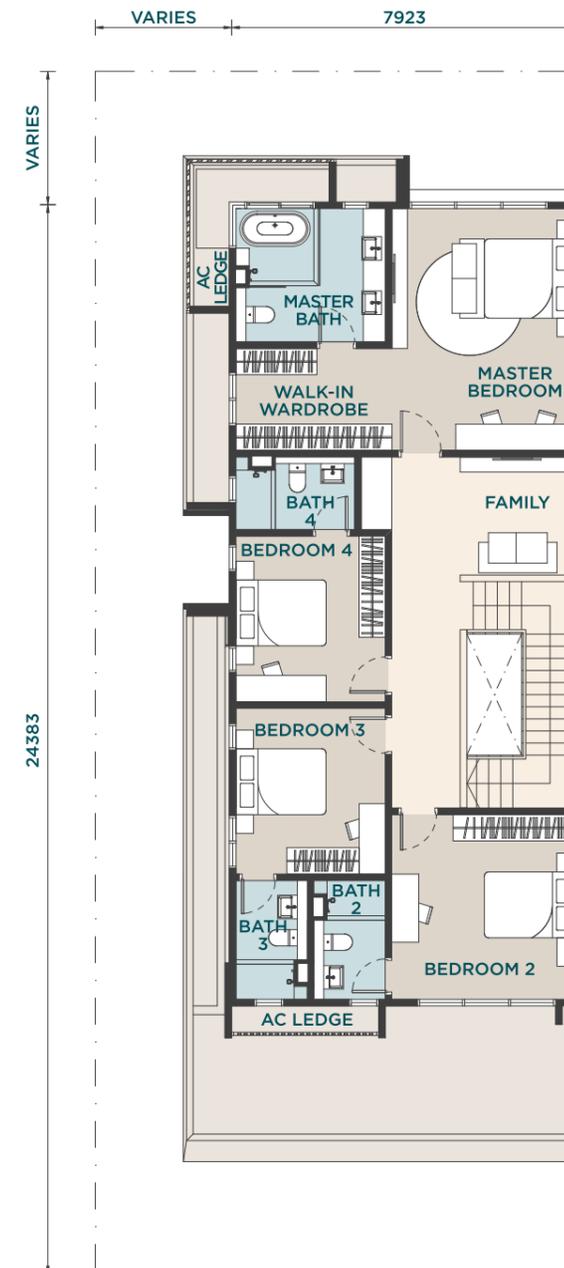
TYPE E

5 Bedrooms | 6 Bathrooms | 36' x 90' | 3,357 sq.ft.

- Lakeview fronting homes
- Spacious homes for multi-generational living
- Master bathroom with double vanity
- En-suite bathroom for every bedroom
- A dedicated family area as a feature
- Utility room convertible into maid's room

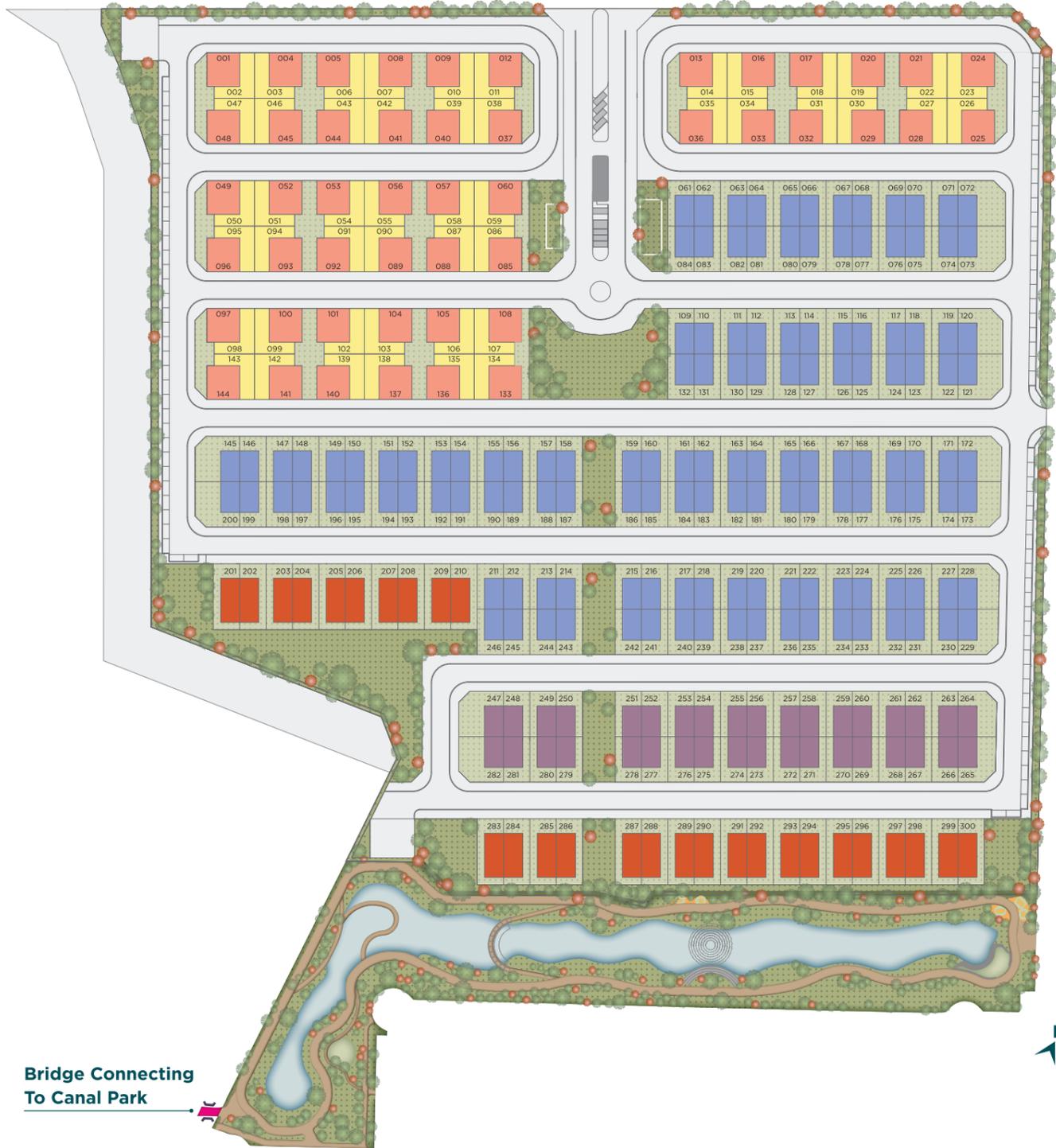


Ground Floor



First Floor

# Site Plan



Bridge Connecting  
To Canal Park

<b>LEGEND</b>	 <b>2-Storey Park Homes</b> Corner Type A Lot Size : 45' x 46' Built-Up Area : 2,226 sq.ft.	 <b>2-Storey Cluster Homes</b> Type C Lot Size : 36' x 62' Built-Up Area : 2,384 sq.ft.	 <b>2-Storey Semi-D Homes</b> Type E Lot Size : 36' x 90' Built-Up Area : 3,357 sq.ft.
	 <b>2-Storey Park Homes</b> Intermediate Type B Lot Size : 16' ~ 20' x 97' Built-Up Area : 1,967 sq.ft.	 <b>3-Storey Cluster Homes</b> Type D Lot Size : 36' x 62' Built-Up Area : 2,962 sq.ft.	

# Master Plan



## LEGEND

- |   |   |
|---|---|
|  Lucent Residence                        |  Show Village                            |
|  Luxura Designer Link Villas             |  The Amber Residences & Quayside Shoppes |
|  Luxura Designer Courtyard & Link Villas |  Quayside Mall & Quayside Tower          |
|  Levane Residences                       |  Football Hub                            |
|  twentyfive7 Experience Gallery          |  Quayside Plazas                         |
|  The Buzzar                              |  Quayside Square                         |

# Specifications

<b>Structure</b>	: Reinforced Concrete Frame
<b>Walls</b>	: Masonry Wall / Reinforced Concrete
<b>Roof Covering</b>	: Metal Deck / Reinforced Concrete Roof
<b>Roof Framing</b>	: Metal Roof Trusses / Reinforced Concrete Frame
<b>Ceiling</b>	: Skim Coat / Plaster Ceiling
<b>Windows</b>	: Aluminium Framed Glass Window
<b>Doors</b>	
Main Entrance	: Flush Door
Others	: Flush Door with Louvres / Aluminium Framed Glass Door / Aluminium Framed Sliding Glass Door / Flush Door
Bath 4 (Type A1 / A1(M))	: Timber Sliding Door
Bath 2 (Type B1 / B1(M))	: Timber Sliding Door
<b>Ironmongery</b>	: Quality Locksets
<b>Wall Finishes</b>	
Kitchen	: Approx ±1500mm High Selected Tiles / Plaster & Paint
All Bathrooms	: Selected Tiles
External Wall & Internal Wall	: Plaster & Paint / Skim Coat
<b>Floor Finishes</b>	
Foyer	: Selected Tiles
Living / Dining / Breakfast Area	: Selected Tiles
Kitchen / Yard	: Selected Tiles
Utility 1 / 2	: Selected Tiles
Ground Floor Rooms	: Selected Tiles
All Baths	: Selected Tiles
First Floor Rooms / Family	: Laminated Flooring
Staircase	: Laminated Flooring
Car Porch	: Concrete Imprint
Others	: Cement Render
<b>Fencing Wall</b>	: Masonry Wall / Masonry Low Wall With Mild Steel Railing

<b>Sanitary &amp; Plumbing Installation</b>	A1/A1(M)	B1/B1(M)	C1/C1(M)/C2/C2(M)	D1/D1(M)/D2/D2(M)	E1/E1(M)
Kitchen Sink & Tap	1	1	1	1	1
Water Closet	4	3	4	5	6
Wash Basin & Tap	5	3	5	6	7
Shower	4	3	4	5	6
Bath Tub	0	0	0	0	1

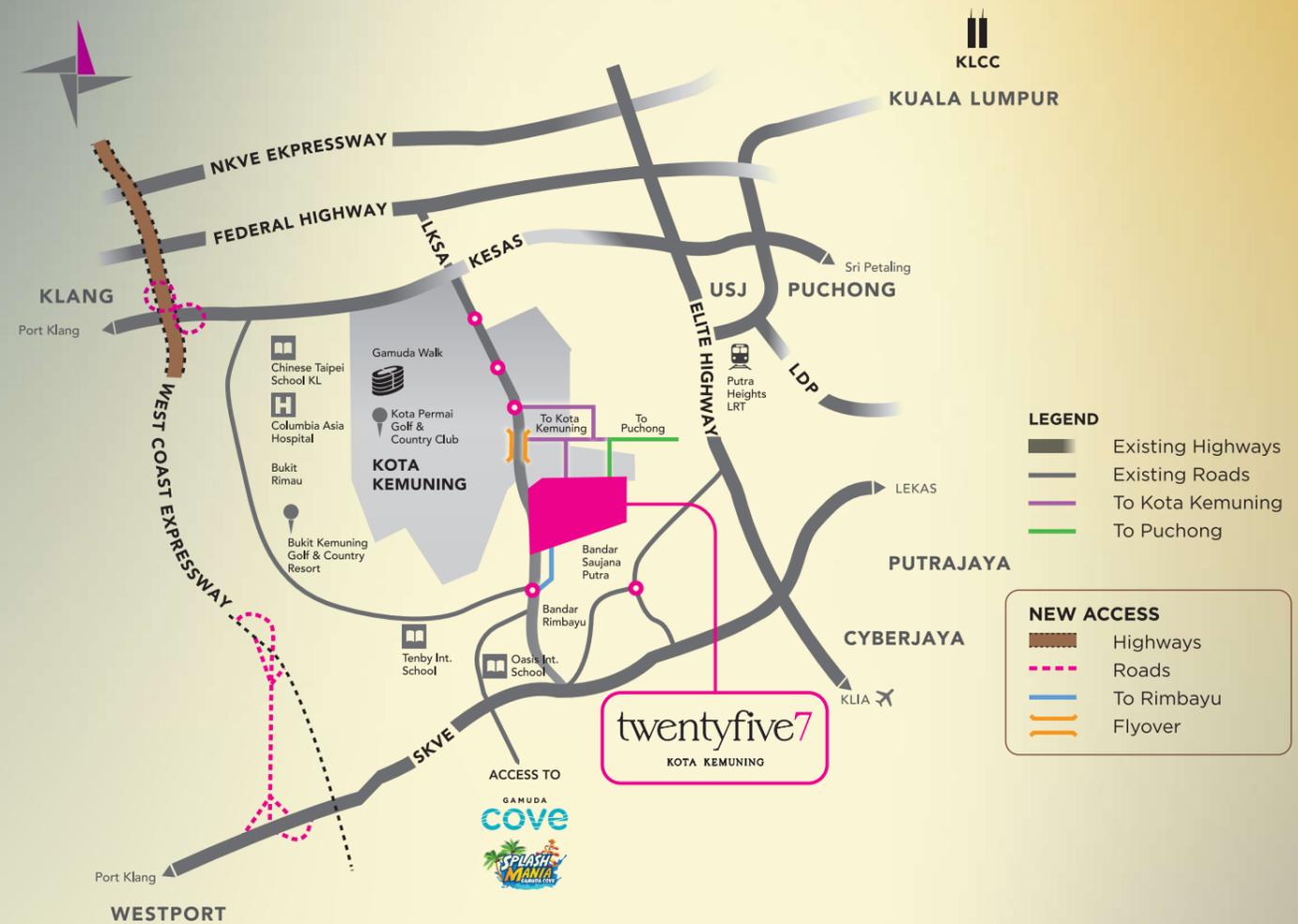
<b>Electrical Installation</b>	A1/A1(M)	B1/B1(M)	C1/C1(M)/C2/C2(M)	D1/D1(M)/D2/D2(M)	E1/E1(M)
Light Point	30	27	35	43	47
Fan Point	7	6	6	7	9
Air-Conditioned Electrical Point	7	6	6	7	8
Water Heater Point	4	3	0	0	1
Kitchen Socket Outlet	2	2	2	2	2
Switch Socket Outlet	24	23	25	30	35
TV Point	1	1	1	1	1
Door Chime Point	1	1	1	1	1
Data Point (In Pair)	1	1	1	1	1
Isolator	1	1	1	1	1
Water Booster Pump Point	1	1	1	1	1
Solar Water Heater	0	0	1	1	1

# Connected To Convenience

## ACCESSIBILITY

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
<b>WITHIN 3KM</b>	<ul style="list-style-type: none"> <li>• Quayside Mall at twentyfive7</li> <li>• Jaya Grocer at twentyfive7</li> <li>• 99 Speedmart at twentyfive7</li> <li>• TMG Mart at twentyfive7</li> <li>• MAHSA Specialist Hospital</li> <li>• Anytime Fitness at twentyfive7</li> </ul>	<ul style="list-style-type: none"> <li>• MBO Cinemas at twentyfive7</li> <li>• Canal Park at twentyfive7</li> <li>• Central Park at twentyfive7</li> <li>• Monet's Park at twentyfive7</li> <li>• Community Park at twentyfive7</li> </ul>	<ul style="list-style-type: none"> <li>• Melody Kindyland at twentyfive7</li> <li>• Tenby International School</li> <li>• Oasis International School</li> <li>• MAHSA University</li> <li>• The Good International School</li> </ul>
<b>5KM</b>	<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>
<b>7KM</b>	<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>

# GAMUDA LAND

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

**Gamuda Land (Kemuning) Sdn Bhd**  
(200201030459 (598122-P))  
Twentyfive7 Experience Gallery  
Lot 43495, Persiaran Oleander,  
42500 Telok Panglima Garang, Selangor



FIABCI WORLD PRIX  
D'EXCELLENCE AWARDS  
ENVIRONMENTAL & MASTERPLAN CATEGORY



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**03 2787 7949**

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