

mayabay  
RESIDENCES

**GAMUDA LAND**

PREMIUM COLLECTION

GAMUDA  
**cove**

SENSE of BELONGING,  
*rejuvenated.*

Where there is a good town, there is a healthy community with people who knows one another, live and play together and look out for each other. Here in Maya Bay is where you and the community are always welcome.



*welcome*





*Seamless LIVING,  
awakened senses.*

Maya Bay is the first serviced apartment in Gamuda Cove, a pioneering resort lifestyle based on holistic wellness and smart living. We equipped this resort lifestyle with infrastructural and 5G connectivity for you to enjoy up-to-date, diverse lifestyle choices in and out of town.





C

By incorporating vigilant 3-tier security, we are able to create a liveable environment that makes you feel safe and where you can enjoy true peace of mind.

SAFETY,  
*all SET and* HIGHLY  
SECURED.



*Wellness,*  
TRUE PEACE *of* MIND

A good resort home will make you feel relaxed without a tinge of boredom because there is always a place for you to pamper yourselves and simply relax.







*Deep DIVE,*  
*immersive EXPERIENCE.*

Maya Bay offers facilities perfect for a resort lifestyle and designed for you to fulfil your dream tropical retreat living. These are sanctuaries with recreational indulgence for all ages.





We are always on the track of building a place for the community, and the clubhouse is like the pulse of all gathering places within Maya Bay, where people can relax, exercise, have fun or spend time with family and friends.

RETREAT,  
*tropical* SANCTUARY  
at HOME.



SOCIABLE,  
*more WALKING and*  
*less REVVING.*

With mindful planning and respect for nature, we can design a resort home that celebrates authentic greenery and always promotes connectivity with great walkability and bike-friendliness.





Maya Bay features a comfortable living environment close to nature and vibrantly modern, promising an unmistakable sense of belonging, connectedness and security.

*Resort* LIVING,  
WELL-DESIGNED.



*Outside,*  
**a DIFFERENT WORLD**  
*awaits.*

Beyond the cosy quarters of your resort home  
is a treasure trove of benefits, from education  
to excitement, from business to botany,  
waiting for you to explore.



explore





# Seamless NETWORK, MASTER planned.

Gamuda Cove conceives distinctive districts connected by a comprehensive network of pedestrian walkways, tramways, shuttle bus lines and electric transit vehicular infrastructure that forms the sustainable and integrated township ideal for multigenerational life.

DETAILED MASTERPIECE



**LEGEND**

<b>A</b> Gamuda Cove Experience Gallery	Wetlands Commercial
<b>B</b> Palma Sands	Heart Of Cove
<b>C</b> Maya Bay Residences	Core Business District
<b>D</b> Central Park	Regional Corporate Centre
<b>E</b> Discovery Park	Northern Residential
<b>F</b> Wetlands Estates	Southern Residential
Education Park	Wellness Park
Innovation & Technology Park	Central Commercial
Commercial Park	
Wellness Park	

Proposed Tramway & Tram Stations (Phase 1 & 2 )



- |                                    |                                       |
|------------------------------------|---------------------------------------|
| <b>1</b> Shopping Complex          | <b>7</b> Education Park               |
| <b>2</b> SplashMania               | <b>8</b> Innovation & Technology Park |
| <b>3</b> Iconic Cove Office        | <b>9</b> Commercial Park              |
| <b>4</b> Townsquare Retail         | <b>10</b> Wellness Park               |
| <b>5</b> Core Business District    | <b>11</b> Wetlands Park               |
| <b>6</b> Regional Corporate Centre |                                       |



Set to sail in 2022, SplashMania is Asia's Largest Rainforest Themed Water Park within walking distance from your Maya Bay home. This family-friendly park features water slides, rides and other exciting games and calls for adventurous days out.

ADVENTURE,  
*one STEP from*  
your home.



*ALFRESCO haven,*  
*the VIBRANT*  
*HEART of COVE.*

Gamuda Cove is a comprehensive township teeming with activities for nature experiences and vibrant places for diverse business opportunities. Paya Indah Discovery Wetlands is a 1,111-acre sanctuary and spot for botanical adventures, while the European-inspired Townsquare is a centre for business ventures and tastefully casual hangouts.



Artist's Impression



Artist's Impression





# 8 PROS of OWNING ——— a RESORT HOME

**1** 65,000 sqft resort facilities  
Facilities designed to pamper you and to satisfy your dreams of a tropical retreat.

Walking distance to Discovery Park and SplashMania

More recreational activities and leisure time at these doorstep adventure spots.

**2**

**3** Smart living and eco-friendly  
As the first Maxis 5G-enabled township, Gamuda Cove incorporates smart living into the community with the bounty of nature.

3-tier high-level security

Vigilant security system ensures the community is safe and experiencing peace-of-mind living.

**4**

**5** Only 20km to KLIA & KLIA2  
The convenient road networks reduce the distance to KLIA and KLIA2 to as close as 20km.

Seamless commute (bikes, shuttle buses, trams, car-sharing)

A liveable town is one that makes travelling around a breeze thanks to the convenience of shared transportation.

**6**

**7** Next to wetlands and forest reserves  
With continuous conservation efforts, the 90-acre Forest Park and 1,111-acre Paya Indah Discovery Wetlands are brimming with life and activities.

Direct access from ELITE Highway

The direct connectivity allows residents to enjoy quicker and seamless access, making their everyday commute easier.

**8**



*Home,  
the ONE PLACE with  
various  
creature comforts*

Maya Bay comes in a series of layouts to cater to different living needs and lifestyles. Facilities are aplenty to fulfil every dweller's resort living dreams, and homes are designed with chic comfort in mind.



## Facilities PODIUM

- 1 Urban Farming Area
- 2 Camp Site
- 3 Fitness Station 'A'
- 4 Fireflies Trail
- 5 Light Trail
- 6 Fitness Station 'B'
- 7 Jogging Track (~288mr)
- 8 Multipurpose Hall
- 9 Multipurpose Lawn
- 10 Cyclone Playground
- 11 Reflexology Path
- 12 Open BBQ
- 13 Shaded BBQ
- 14 Herbs Garden
- 15 Beach Walk
- 16 Beach Sun Lounger
- 17 Hide Out Bay
- 18 Terrace Garden
- 19 Fresh Water Lagoon (50m)
- 20 Waterfall
- 21 Open Stream
- 22 Palm Island
- 23 Shallow Pool
- 24 Submerged Sun Lounger
- 25 Spring Jacuzzi
- 26 Lounge Pool
- 27 Aqua Gymnasium
- 28 The Great Island
- 29 Waterfall
- 30 Changing Room (Female)
- 31 Changing Room (Male)
- 32 Gymnasium
- 33 Green Gazebo
- 34 Scented Garden
- 35 Fitness Station 'C'
- 36 Water Gun
- 37 Integrated Water Play
- 38 Waterfall
- 39 Hammock Grove
- 40 Tranquil Trail
- 41 Tranquil Gazebo
- 42 Reading Area (Quiet Zone)
- 43 Surau (Male)
- 44 Surau (Female)

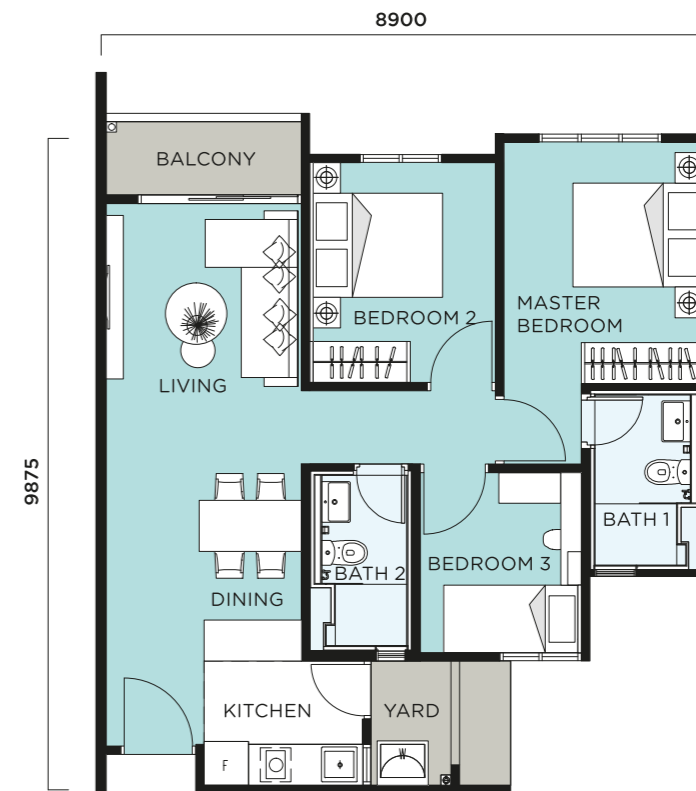




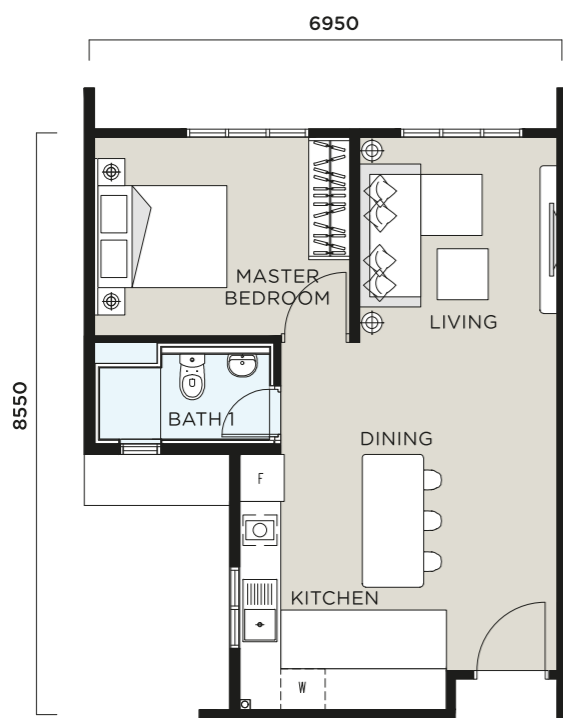


TYPE A	TYPE B	TYPE C
TYPE A1	TYPE B1	TYPE C1
TYPE D	TYPE E	
TYPE D1	TYPE E1	

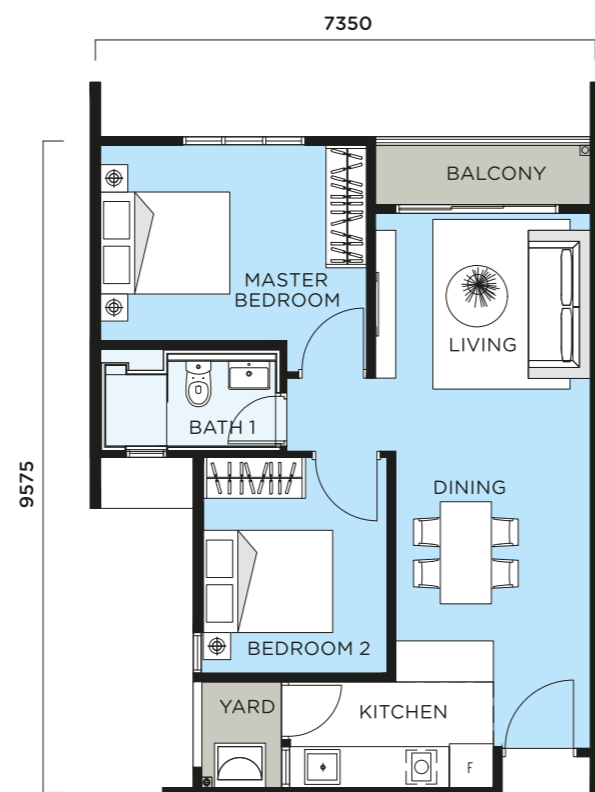
**Type C**  
818 sqft  
3 BEDS 2 BATHS



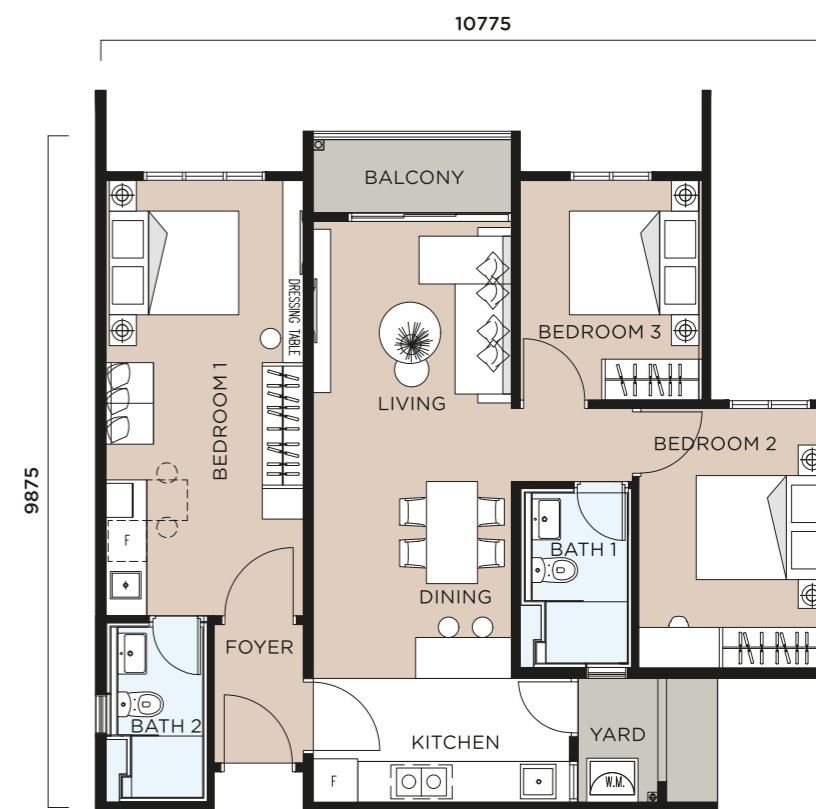
**Type A**  
550 sqft  
1 BED 1 BATH



**Type B**  
688 sqft  
2 BEDS 1 BATH



**Type D**  
DUAL KEY  
968 sqft  
3 BEDS 2 BATHS







**TYPE E**  
**968 sqft**  
**3 BEDS 2 BATHS**



# Specifications

<b>STRUCTURE</b>	Reinforced Concrete
<b>WALL</b>	Reinforced Concrete/Brick Wall
<b>CEILING FINISHES</b>	Skim Coat/Plasterboard
<b>WINDOWS</b>	Aluminium Framed Tinted Glass Window
<b>DOORS</b>	Fire Rated Door/Flush Door/Aluminium Framed Glass Door
<b>IRONMONGERY</b>	Quality Lockset
<b>WALL FINISHES - A/A1</b>	
Bathroom	Ceramic Tiles To Ceiling Height
Kitchen	Ceramic Tiles To 1500mm Height
Others	Plaster & Paint/Skim Coat & Paint
<b>WALL FINISHES - B/B1/C/C1/D/D1/E/E1</b>	
Bathroom	Porcelain Tiles To Ceiling Height
Kitchen	Porcelain Tiles To 1500mm Height
Others	Plaster & Paint/Skim Coat & Paint
<b>FLOOR FINISHES - A/A1</b>	
Living/Dining/Bedroom	Laminated Timber Flooring
Bathroom/Kitchen	Ceramic Tiles
Foyer	Porcelain Tiles
<b>FLOOR FINISHES - B/B1/C/C1/D/D1/E/E1</b>	
Living/Dining/Bedroom	Laminated Timber Flooring
Bathroom/Kitchen/Foyer	Porcelain Tiles
Balcony/Yard	Ceramic Tiles
<b>SANITARY &amp; PLUMBING</b>	
	<b>A A1 B B1 C C1 D D1 E E1</b>
Water Ware	1 1 1 1 2 2 2 2 2 2
Wash Basin with Tap	1 1 1 1 2 2 2 2 2 2
Shower	1 1 1 1 2 2 2 2 2 2
Kitchen Sink with Tap	1 1 1 1 1 1 2 2 1 1
Washing Machine Tap	0 0 1 1 1 1 1 1 1 1
<b>ELECTRICAL INSTALLATION</b>	
	<b>A A1 B B1 C C1 D D1 E E1</b>
Lighting Point	6 6 11 11 13 13 17 17 17 17
Ceiling Fan Point	2 2 3 3 4 4 4 4 5 5
Distribution Board	1 1 1 1 1 1 2 2 1 1
Switch Socket	11 11 11 11 12 12 16 16 14 14
Air-conditioning Point	2 2 3 3 4 4 4 4 4 4
Water Heater Point	1 1 1 1 2 2 2 2 2 2
MATV Socket	1 1 1 1 1 1 2 2 2 2
Fibre Wall Socket	1 1 1 1 1 1 2 2 1 1



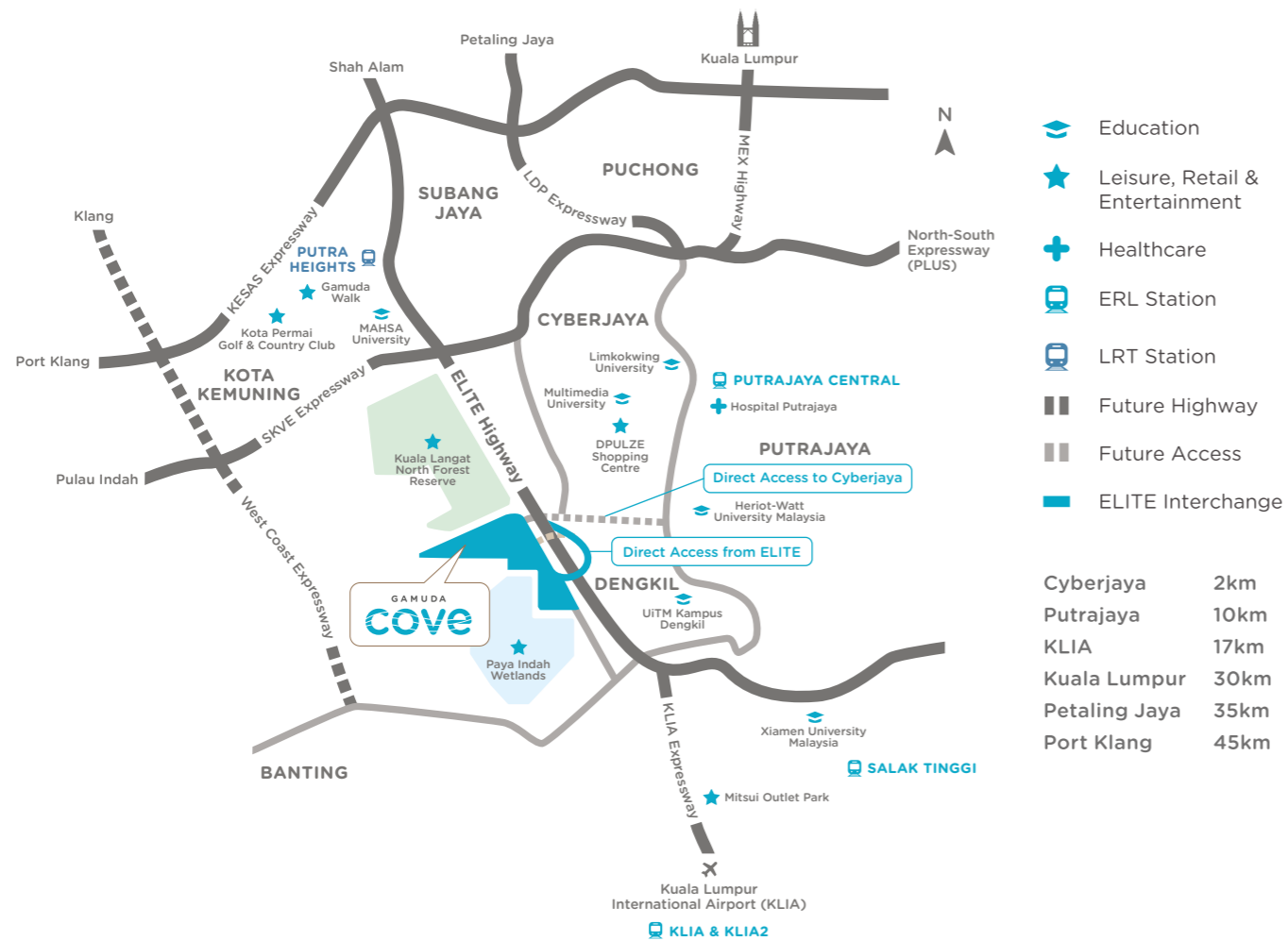
# Location

## Where WE DISCOVER

Gamuda Cove is a 1,530-acre township set next to wetlands and forest reserves in Southern Klang Valley. Within close proximity to Cyberjaya and KLIA, it enjoys direct access from ELITE Highway and easy accessibility from other major highways.

### For More Information

Visit us at Gamuda Cove Experience Gallery today for an exciting preview of Gamuda Cove.



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

**Gamuda Land (T12) Sdn Bhd**  
(1949102446 (310424-M))  
Persiaran Cove Sentral,  
Bandar Gamuda Cove  
42700 Banting, Selangor, Malaysia.



**gamudacove.com.my**  
**03 9212 0459**

DEVELOPER: GAMUDA LAND (T12) SDN BHD [199401024746(310424-M)] • GAMUDA COVE EXPERIENCE GALLERY, PERSIARAN COVE SENTRAL, BANDAR GAMUDA COVE, 42700 BANTING, SELANGOR • TEL: 012-918 1288 • Developer License No.: 19588-2/01-2023/0993(L) • Validity Period: 04/01/2022 - 03/01/2023 • Advertising & Sales Permit No.: 19588-2/01-2023/0993(P) • Validity Period: 04/01/2022 - 03/01/2023 • Expected Date of Completion: Dec 2022 • Tenure of Land: 98 Years - Expired 18 November 2117 • Land Encumbrances: NIL • Approving Authority: Majlis Daerah Kuala Langkat • Building Plan Approval No.: MDKL/JKB/2/4/1335(11) • Property Type: Serviced Apartment • Total Units (Block A): 303 • Selling Price: RM465,800 (min) - RM731,800 (max) • Total Units (Block B): 303 • Selling Price: RM445,800 (min) - RM707,800 (max) • Total Units (Block C): 366 • Selling Price: RM250,000 (min) - RM588,800 (max) • Discount for Bumiputera: 7% • Restriction in Interest: This land may be transferred, leased or charged with the consent of the State Authority.  
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