

twentyfive.7
Kota Kemuning

LUC=NT
RESIDENCE
.....
PREMIO

When we create a place, we create a personality.

What makes our homes unique?
It's really about mindful planning and
to be able to look at the way we design.

Like how we design Premio House by the lake
to give a unique personality to it.
With living hall and master bedroom fronting the beautiful lake view
that provides the sense of serenity and calmness.
With wide open spaces and friendly streetscapes to allow interactions
with family and neighbours.

This is a home where you can connect with nature,
connect with neighbours and connect with yourself.

40'x 80' | 3,701sq. ft. | 3-STOREY SEMI-DETACHED

2 DISTINCTIVE FAÇADE DESIGNS
FOR FRONT AND BACK

LAKE-FACING
LIVING AND DINING HALL

5+2 | **5+1** | 
BEDROOMS | BATHROOMS | FITS 3 CARS



SEMI DETACHED HOMES BY THE LAKE

Artist's Impression only



FRONT FAÇADE VIEW

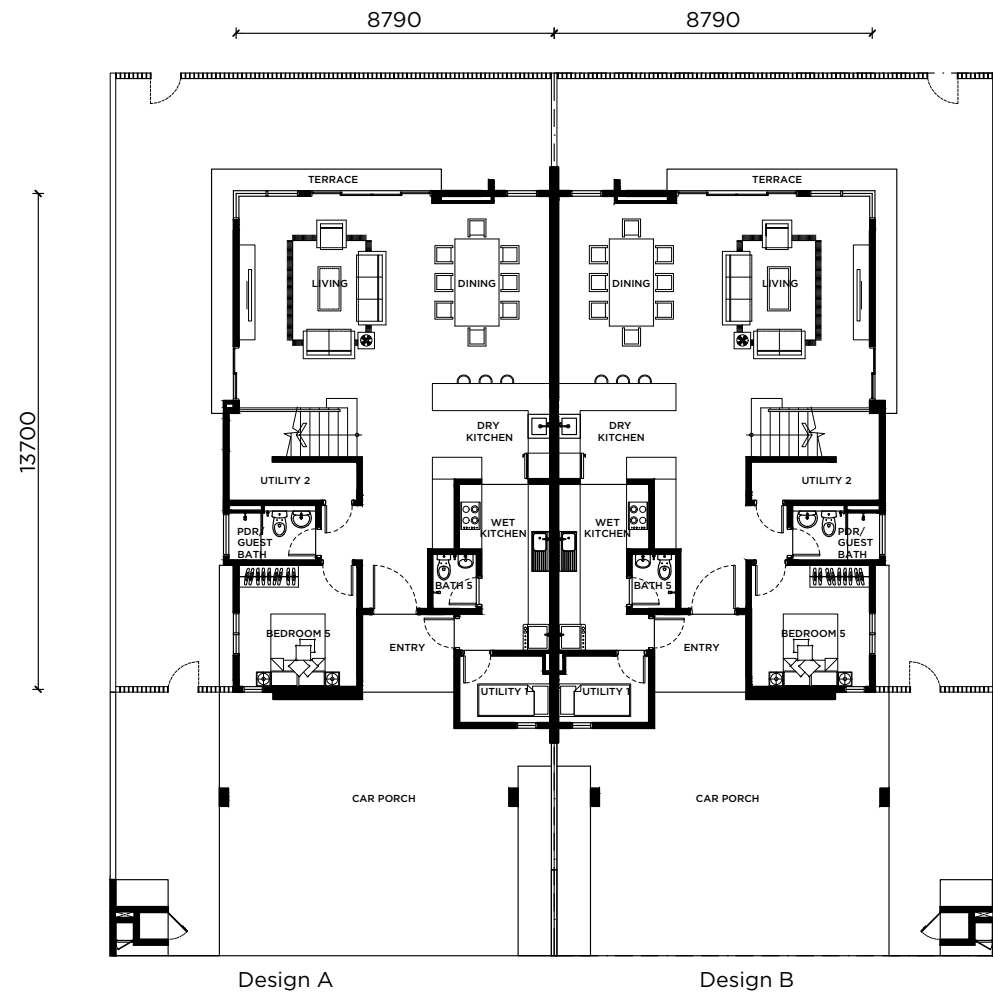
Artist's impression only



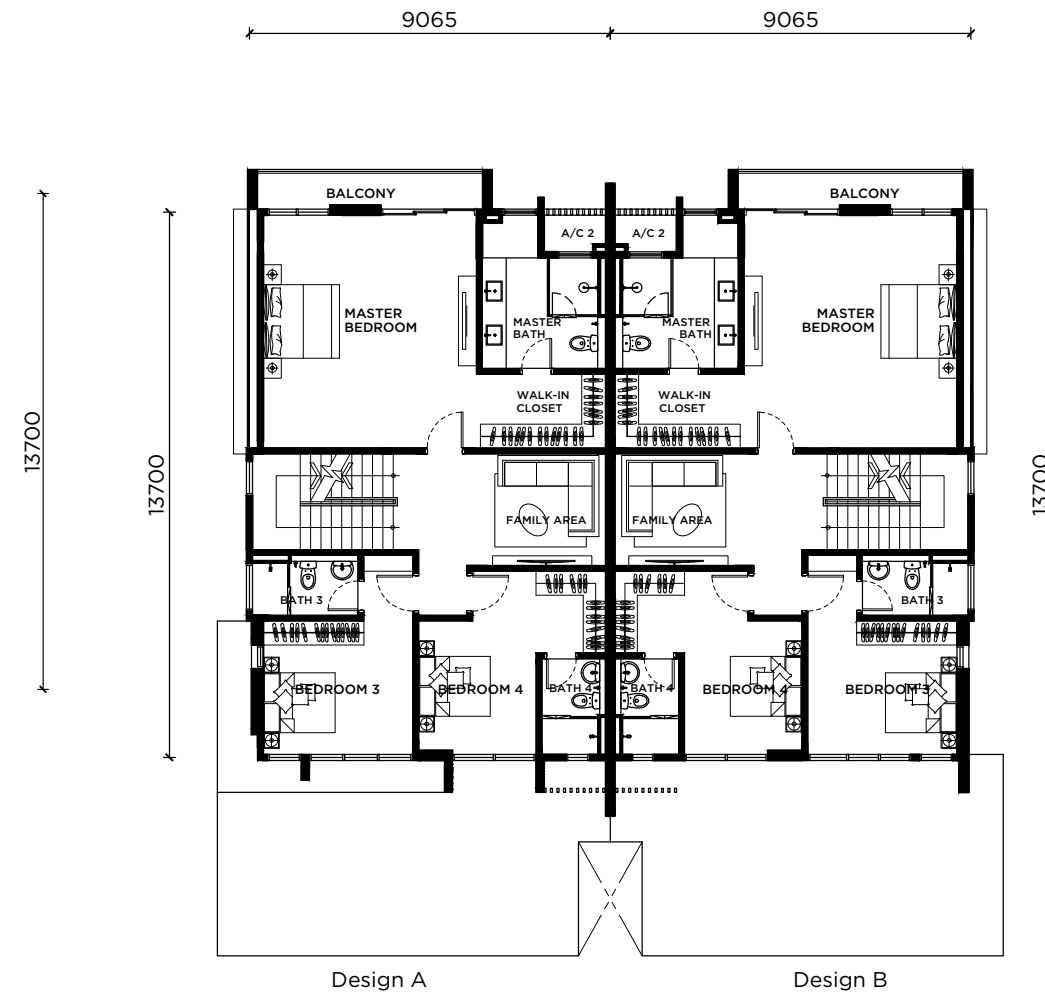
BACK FAÇADE VIEW

Artist's Impression only

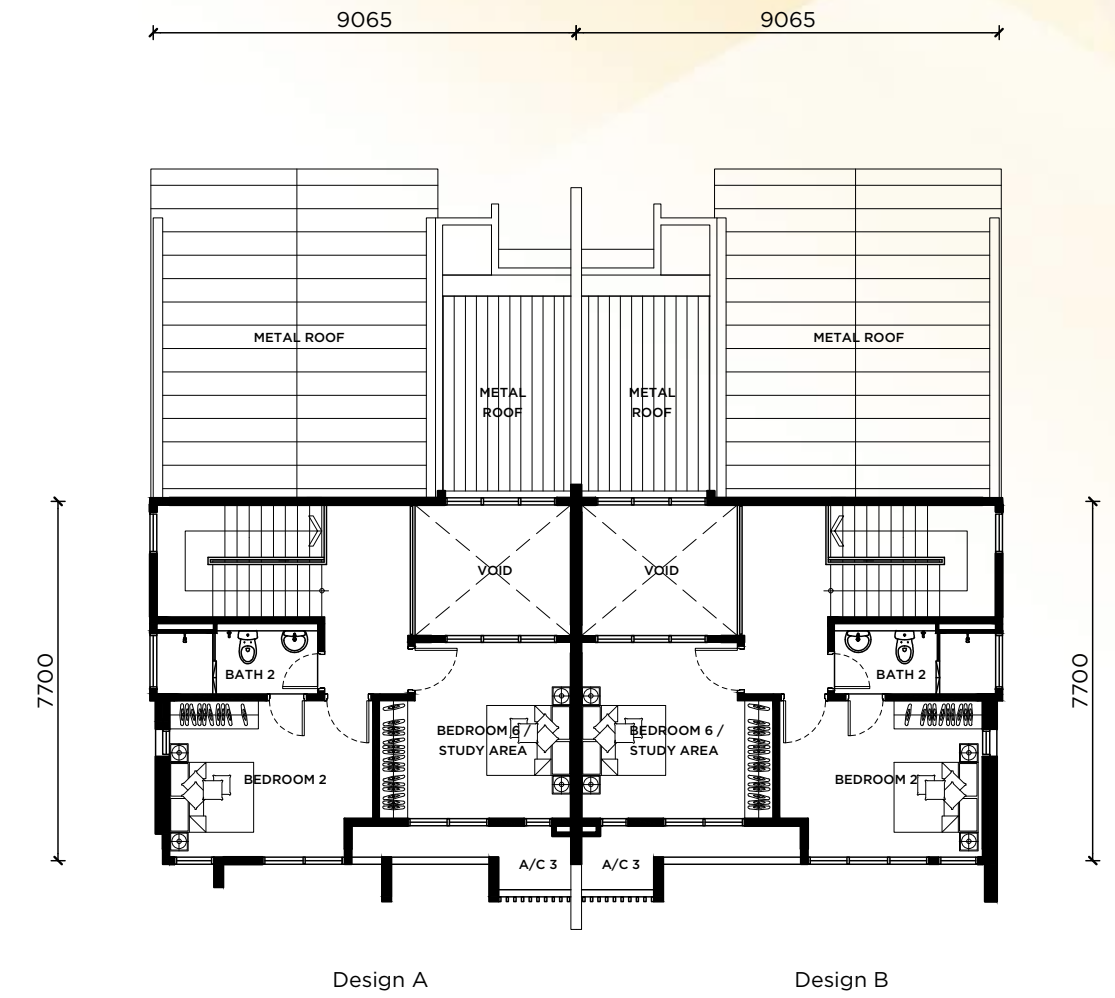
40' x 80'
Built-Up Area 3,701 sq. ft.



Ground Floor



First Floor



Second Floor

SPECIFICATIONS

STRUCTURE	Reinforced Concrete Framework	FLOOR FINISHES	Living/Dining/Wet & Dry Kitchen/ Bedroom 5/Bathroom/Balcony/ Utility 1&2/Entry/Terrace	WINDOWS	Aluminium Frame Window	ELECTRICAL INSTALLATION	
ROOF	RC Flat Roof/Metal Decking Roof	Bedroom 5/Bathroom/Balcony/ Utility 1&2/Entry/Terrace	Porcelain Tiles	SANITARY AND PLUMBING FITTINGS		Lighting Point	35
WALL	Brick and Plaster	Master Bedroom/Bedrooms/ Walk-in Closet/Family Area/ Study/Staircase	Laminated Timber Flooring	Water Closet	6	Ceiling Fan Point	9
CEILING	Skim Coat/Plasterboard	Car Porch	Textured Concrete	Wash Basin	7	Switch Socket	31
WALL FINISHES		DOORS		Toilet Roll Holder	6	Telephone Point/Data Point	4
Internal Paint	Emulsion Paint	Entrance/Bedroom/Bathroom/ Utility 1	Timber Door	Hand Shower	5	TV Point	3
External Paint	Exterior Weather-resistant Paint	Utility 2	Timber Louvered Door	Shower Rose	1	Air-Conditioning Point	9
Master Bathroom/ Common Bathrooms	Porcelain Tiles	Living/Dining/Balcony	Aluminium Frame Door	Kitchen Sink	2	Solar Heater & Water Booster Pump	1
Wet & Dry Kitchen	Ceramic Tiles			IRONMONGERY	Quality Lockset	Kitchen Hood Point	1
						Kitchen Hob Point	1
						EXTRA FEATURES	
						Basic Alarm System	Provided
						3 Phase Electricity Supply	Provided

ROUTE 01

Distance
1.4
km run

- ▶ Calories Burned by Cycling
200Kj (W) for 6mins
- ▶ Calories Burned by Walking
334Kj (W) for 17mins

ROUTE 03

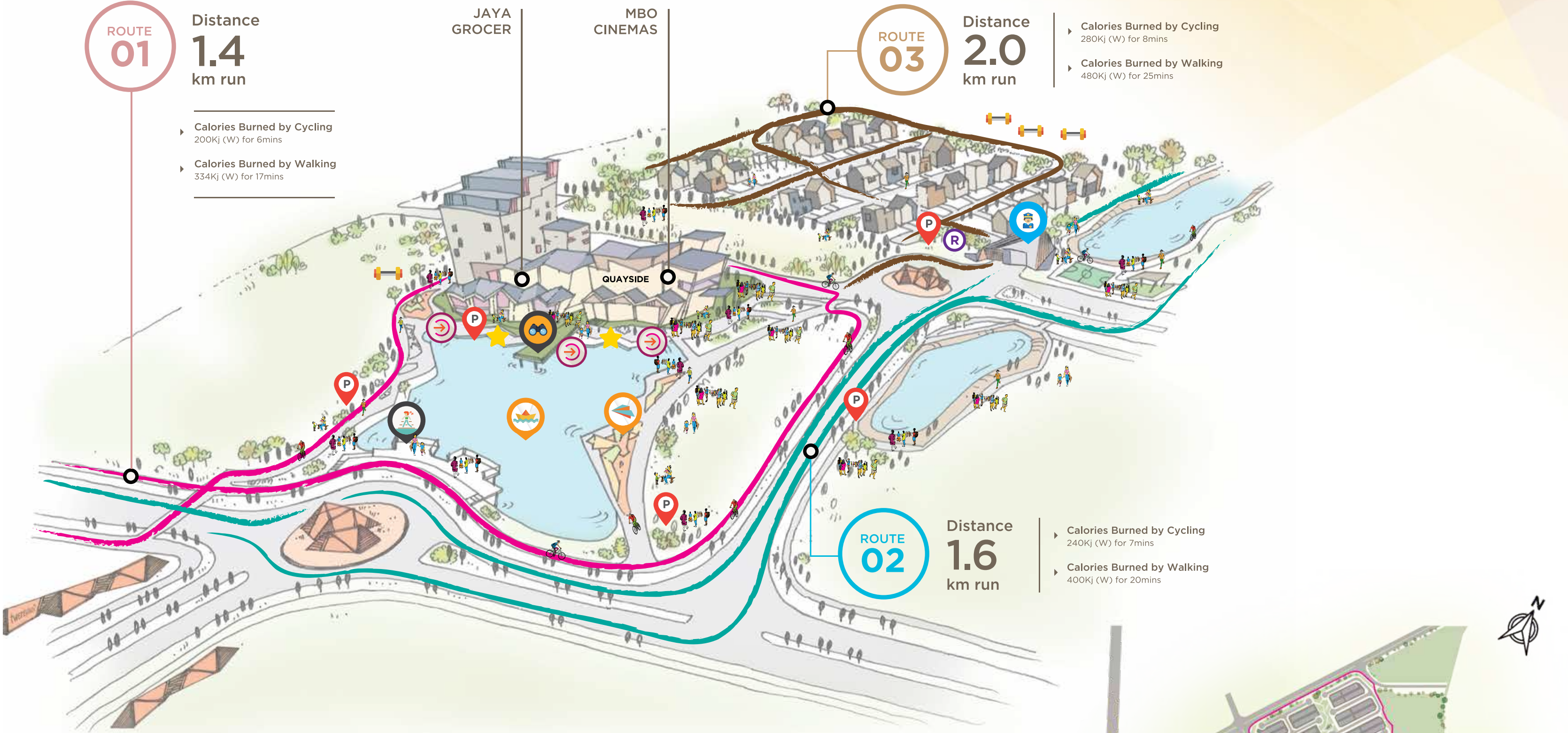
Distance
2.0
km run

- ▶ Calories Burned by Cycling
280Kj (W) for 8mins
- ▶ Calories Burned by Walking
480Kj (W) for 25mins

ROUTE 02

Distance
1.6
km run

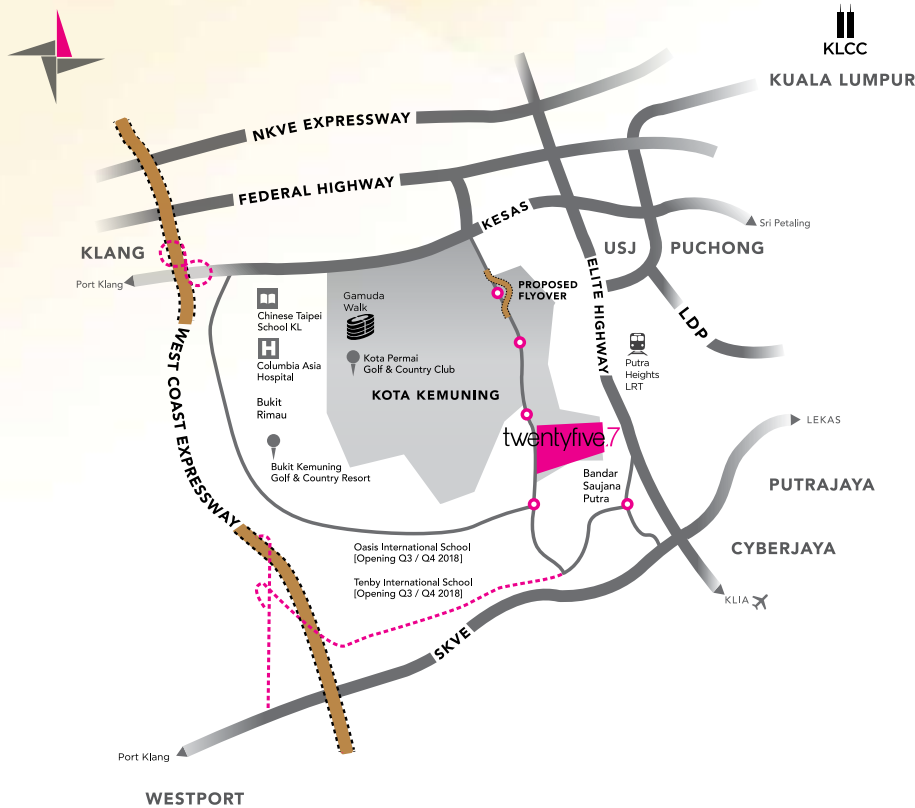
- ▶ Calories Burned by Cycling
240Kj (W) for 7mins
- ▶ Calories Burned by Walking
400Kj (W) for 20mins



COMMUNITY HOTSPOTS

- Bicycle Parking
- Entry Point to Quayside
- Promenade
- Fitness Station
- Reflexology Path
- Origami Inspired Design Central Lake
- Origami Playground @ Central Park
- Panoramic Sky View Deck
- Security Guard House
- Lakeside Boardwalk





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 & ACCESS ROAD

- West Coast Expressway (WCE) to be completed in 2019
- 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*

LEGEND

- Existing Highways
- Upcoming Highway
- Existing Roads
- Upcoming Roads

ALL AROUND YOU

Public Amenities

Recreation

Education

3 KM

- Quayside Mall at twentyfive.7
- Jaya Grocer at twentyfive.7
- MBO Cinema at twentyfive.7

- Central Park at twentyfive.7
- Boardwalk at twentyfive.7
- Vista Shah Alam Equestrian and Endurance

- Beacon House Kota Kemuning
- Tenby International School (Opening Q3/Q4 2018)
- Oasis International School (Opening Q3/Q4 2018)
- MAHSA University

5 KM

- Columbia Asia Hospital
- Celebrity Fitness
- Gamuda Walk
- AEON BiG
- Hero Market

- Kota Permai Golf & Country Club
- Bukit Kemuning Golf & Country Resort

7 KM

- RHB Bank
- Hong Leong Bank
- OCBC Al-Amin Bank
- Affin Bank Berhad
- CIMB Bank
- Maybank
- Putra Height LRT Station

- Kota Kemuning Lakeside Park

- Chinese Taipei School KL
- Philharmonic School of Music

10 KM

- Kemuning Medical Hospital
- Sentosa Specialist Hospital

For more info, call us at 012 257 2527/03 5131 6257

gamudaland.com.my

Gamuda Land (Kemuning) Sdn Bhd (598122-P)
Twentyfive.7 Property Gallery,
Lot 43495, Persiaran Oleander,
42500 Telok Panglima Garang,
Selangor Darul Ehsan.

GAMUDA LAND



Developer: GAMUDA LAND (KEMUNING) SDN. BHD. (598122-P) • TWENTYFIVE.7 PROPERTY GALLERY, LOT 43495, PERSIARAN OLEANDER, 42500 TELOK PANGLIMA GARANG, SELANGOR DARUL EHSAN. • TEL.: 03-5131 6257 • FAX: 03-5131 9257 • Developer License Number: 19085-1/07-2019/0525(L) • Validity Period: 19/07/2017-18/07/2019 • Advertising Permit Number: 19085-1/07-2019/0525(P) • Validity Period: 19/07/2017-18/07/2019 • Expected Date of Completion: July 2020 • Land Tenure: Leasehold (99 years-Expires 19 April 2116) • Land Encumbrances: Charged to Public Bank Berhad • Authority Approving Building Plan: Majlis Daerah Kuala Langat • Building Plan Approval Number: MDKL/JKB/2/4/1211 (10) • Type of House: 2 Storey Terrace and 3 Storey Terrace • Price: 2 Storey Terrace - RM1,021,800 (min.) - RM1,711,920 (max.) and 3 Storey Terrace - RM1,261,800 (min.) - RM2,181,320 (max.) • Total Units: 2 Storey Terrace - 128 units, 3 Storey Terrace - 53 units • Type of House: 2 Storey Semi-Detached and 3 Storey Semi-Detached • Price: 2 Storey Semi-Detached - RM1,790,800 (min.) - RM2,858,670 (max.) dan 3 Storey Semi-Detached - RM2,600,180 (min.) - RM3,389,970 (max.) • Total Units: 2 Storey Semi-Detached - 74 units and 3 Storey Semi-Detached - 24 units • Bumiputera Discount: 7% • Important: This land cannot be transferred, sold or pawned without authorisation from the State Authority. Disclaimer: All information contained here (including figures, specifications, plan measurement and illustrations) are subject to amendments, variations and modifications without notification 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.

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Kota Kemuning

LUC=ENT
RESIDENCE

SUPERLINK HOMES

CUBIQ HOUSE | GABLE HOUSE | RIDGE HOUSE

When We Create A Place, We Create A Personality.

What makes our place unique?
It's about mindful planning and to be able to look at the way we design.

We try to break away from the monotony of standard sizes and linear shapes.
The design elements draw upon our vernacular heritage
to promote that indoor and outdoor livability.

The planning of each neighbourhood includes the streets,
the nearby parks, the interaction with open spaces.
It allows you to connect with people,
connect with nature, connect with yourself.

When people begin to move in,
they'll experience a real difference.
They'll get a feel for the place.
And they'll want to be a part of it.



CUBIQ HOUSE

Large spaces. High ceilings. Endless possibilities. The CubiQ House brings soho-style loft living with spacious interiors. It'll accommodate your family and your lifestyle.

3-STOREY SUPERLINK

Features Double volume living & dining
5 + 1 bedrooms
5 bathrooms
3 car parks

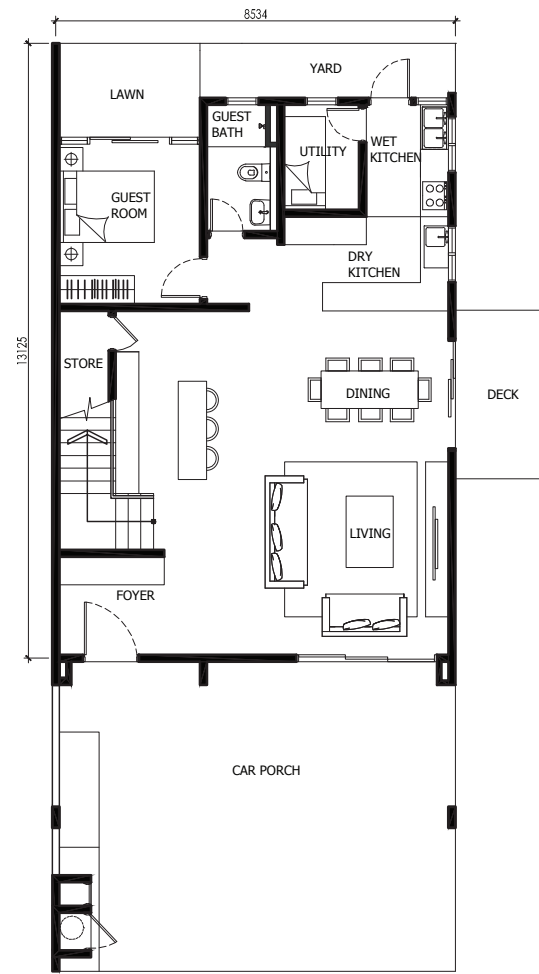
Size 28' x 65'
Corner - 2,809 sq.ft
Intermediate - 2,788 sq.ft



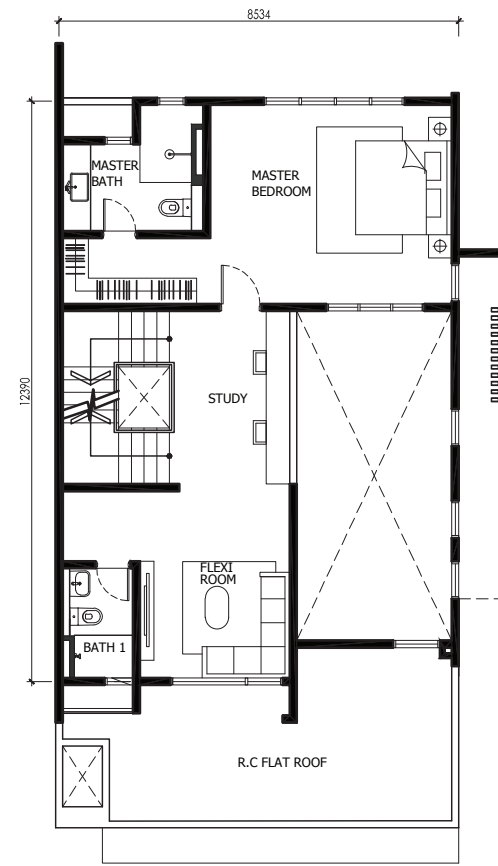
Cubiq House
CORNER UNIT

28' x 65'

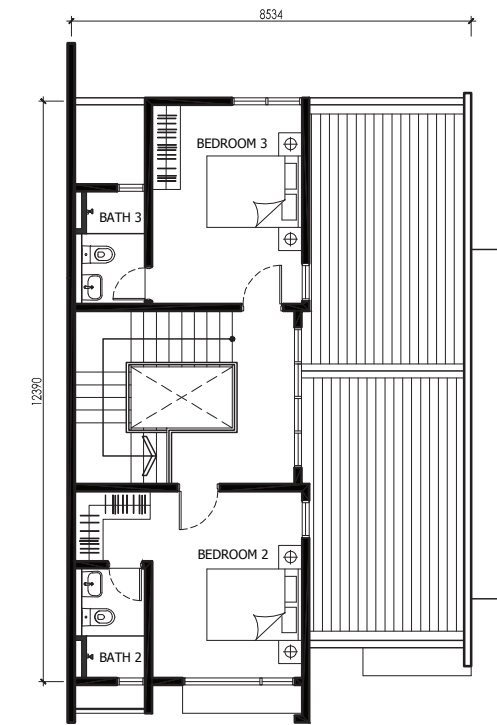
Built-Up Area
2,809 sq.ft.



Ground Floor



First Floor

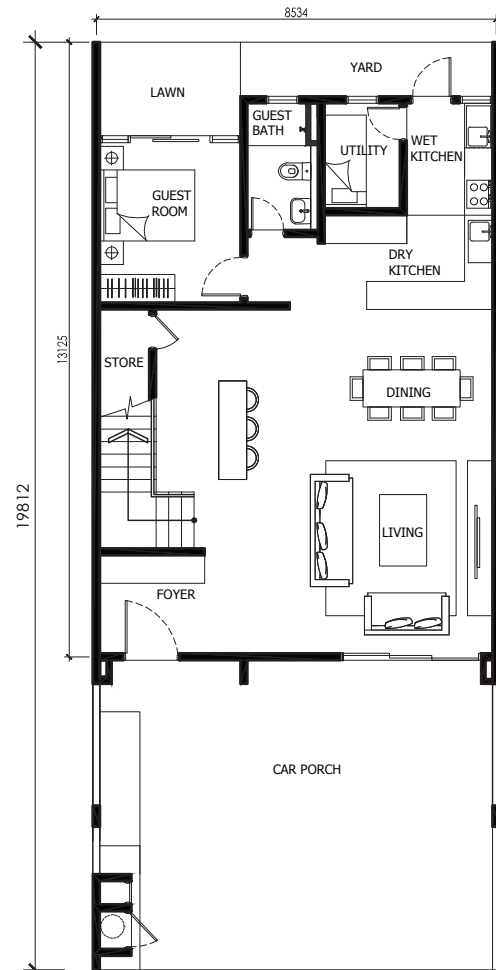


Second Floor

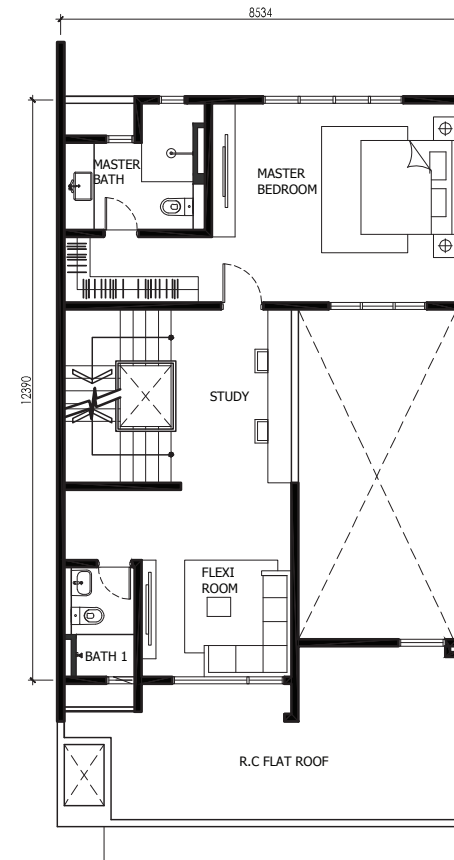
Cubiq House
INTERMEDIATE UNIT

28' x 65'

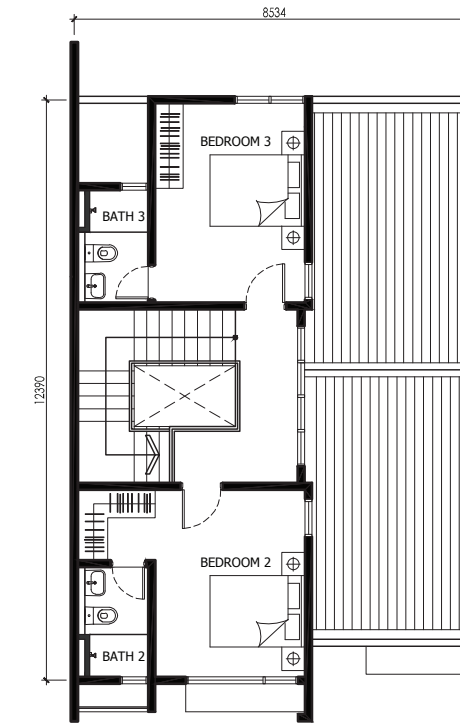
Built-Up Area
2,788 sq.ft.



Ground Floor



First Floor



Second Floor

SPECIFICATIONS

STRUCTURE

Reinforced Concrete Framework

WALL

Brick and Plaster

WALL FINISHES

Internal Paint
External Paint
Master Bathroom
Bathroom/Wet & Dry Kitchen

FLOOR FINISHES

Living/Dining/Dry Kitchen/Guest Bedroom
Bedroom/Master Bedroom/Staircase/Family
Yard/Utility/Wet Kitchen/Balcony/Deck
Master Bathroom/Bathrooms
Car Porch and Driveway

DOORS

Entrance/Bedroom/Bathroom/Yard
Store
Living

WINDOWS

Aluminium Frame Window

SANITARY AND PLUMBING FITTINGS

Water Closet	5
Wash Basin	5
Hand Shower	5
Kitchen Sink	2
Toilet Roll Holder	5

IRONMONGERY

Quality Lockset

ELECTRICAL INSTALLATION

Lighting Point	30
Ceiling Fan Point	8
Switch Socket	30
Telephone Point/Data Point	3
TV Point	3
Air-Conditioning Point	7
Kitchen Hood Point	1
Kitchen Hob Point	1
Water Booster Pump	1

EXTRA FEATURES

Basic Alarm System	Provided
3 Phase Electricity Supply	Provided

ROOF

RC Flat Roof/Metal Decking Roof

CEILING

Skim Coat/Plasterboard

Emulsion Paint

External Weather-resistant Paint

Porcelain Tiles

Ceramic Tiles

Porcelain Tiles

Laminated Timber Flooring

Ceramic Tiles

Porcelain Tiles

Textured Concrete

Timber Door

Timber Louvered Door

Aluminium Frame Door

GABLE HOUSE

Classic and stylish. Some designs never go out of style like the pitched-roofs that give the Gable House its unique personality. With a clean layout inside and a sleek façade outside, Gable House is where style and utility live as one.

2-STOREY SUPERLINK

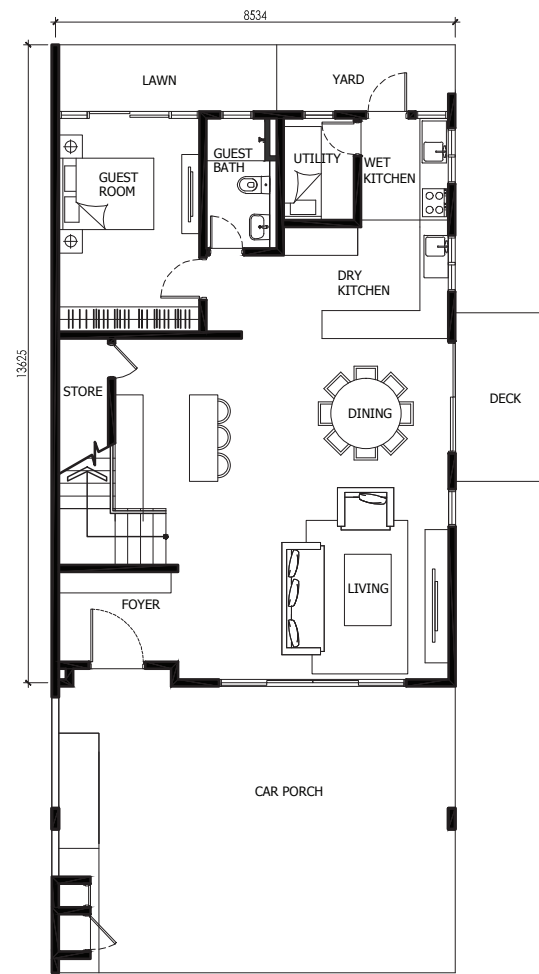
Features 4 + 1 bedrooms
4 bathrooms
3 car parks

Size 28' x 65'
Corner - 2,583 sq.ft
Intermediate - 2,540 sq.ft

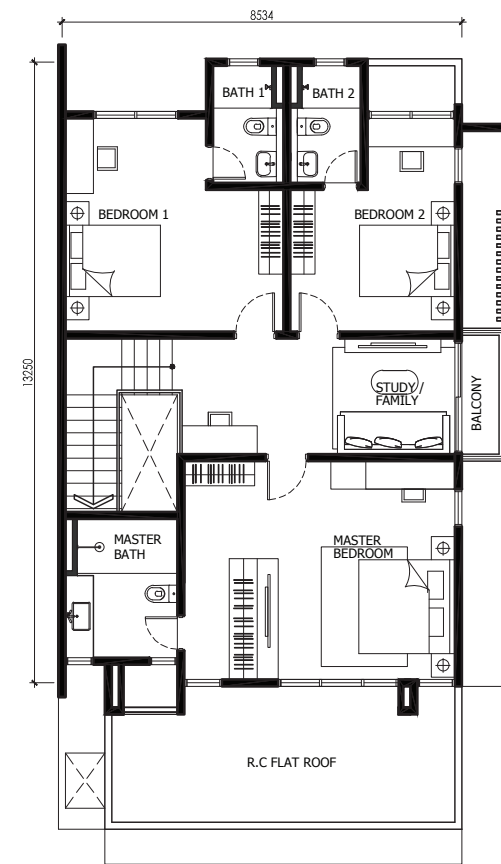
Gable House
CORNER UNIT

28' x 65'

Built-Up Area
2,583 sq.ft.



Ground Floor

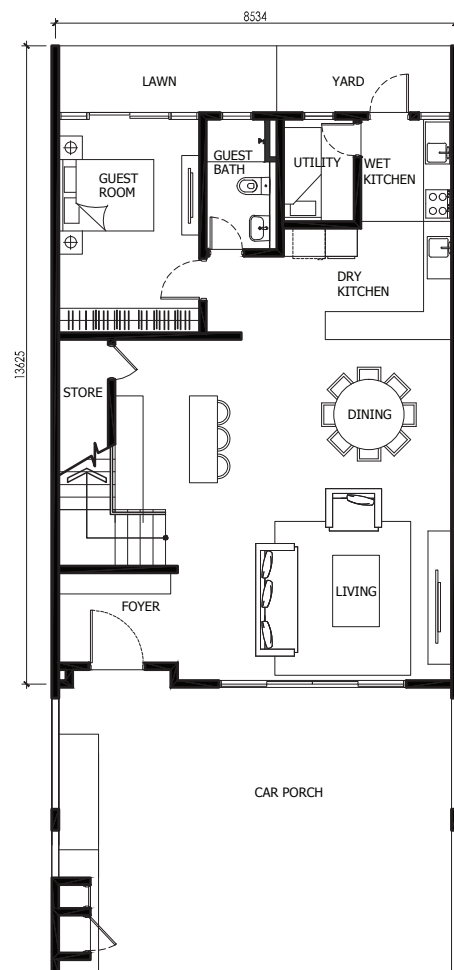


First Floor

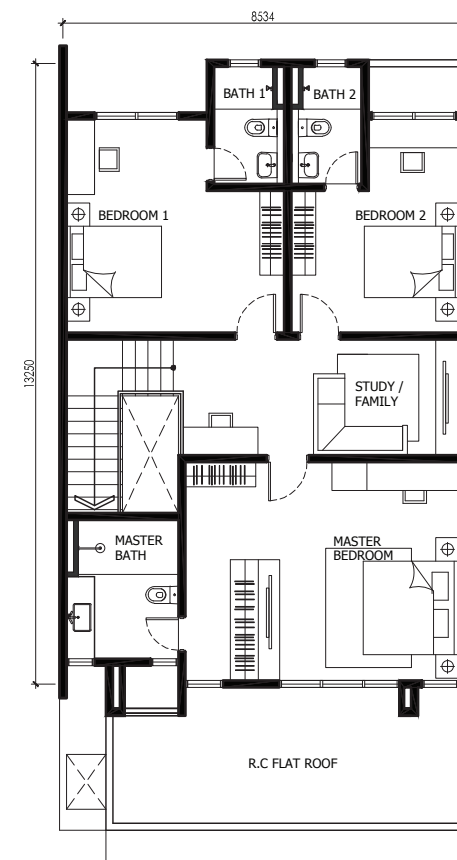
Gable House
INTERMEDIATE UNIT

28' x 65'

Built-Up Area
2,540 sq.ft.



Ground Floor



First Floor

SPECIFICATIONS

STRUCTURE

Reinforced Concrete Framework

ROOF

RC Flat Roof/Metal Decking Roof

WALL

Brick and Plaster

CEILING

Skim Coat/Plasterboard

WALL FINISHES

Internal Paint
External Paint
Master Bathroom
Bathroom/Wet & Dry Kitchen

Emulsion Paint
Exterior Weather-resistant Paint
Porcelain Tiles
Ceramic Tiles

FLOOR FINISHES

Living/Dining/Dry Kitchen/Guest Bedroom
Bedroom/Master Bedroom/Staircase/Family
Yard/Utility/Wet Kitchen/Balcony/Deck
Master Bathroom/Bathrooms
Car Porch and Driveway

Porcelain Tiles
Laminated Timber Flooring
Ceramic Tiles
Porcelain Tiles
Textured Concrete

DOORS

Entrance/Bedroom/Bathroom/Yard
Store
Living

Timber Door
Timber Louvered Door
Aluminium Frame Door

WINDOWS

Aluminium Frame Window

SANITARY AND PLUMBING FITTINGS

Water Closet
Wash Basin
Hand Shower
Kitchen Sink
Toilet Roll Holder

4
4
4
2
4

IRONMONGERY

Quality Lockset

ELECTRICAL INSTALLATION

Lighting Point
Ceiling Fan Point
Switch Socket
Telephone Point/Data Point
TV Point
Air-Conditioning Point
Kitchen Hood Point
Kitchen Hob Point
Water Booster Pump

26
7
27
4
3
7
1
1
Provided

EXTRA FEATURES

Basic Alarm System
3 Phase Electricity Supply

Provided
Provided

RIDGE HOUSE

The Ridge House feels open and airy. It's design lets light in through its tall windows. Coupled with its high ceiling and stylish layout, Ridge House is all you desire in a home.

2-STOREY SUPERLINK

Features

- High ceiling (3.8m) living hall
- High window master bedroom
- 4 bedrooms
- 4 bathrooms
- 2 car parks

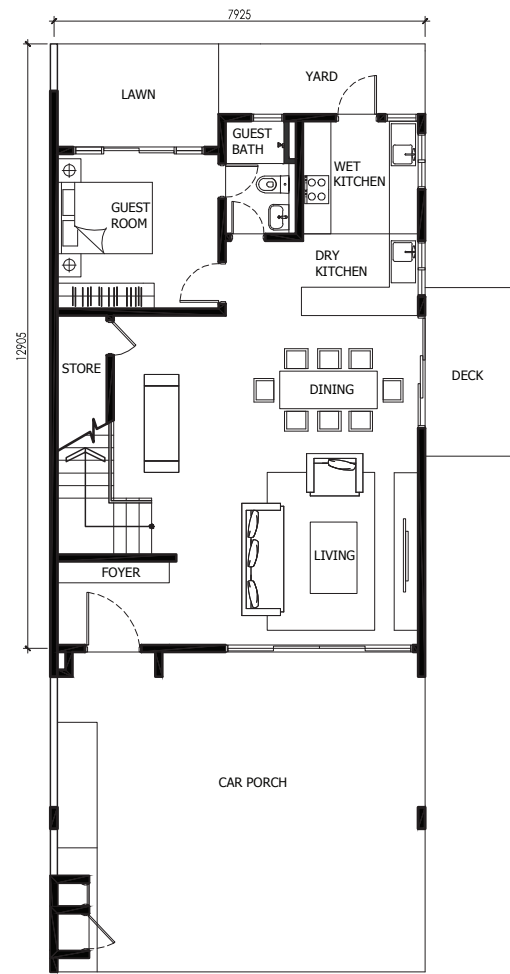
Size

- 28' x 65'
- Corner - 2,153 sq.ft
- Intermediate - 2,120 sq.ft

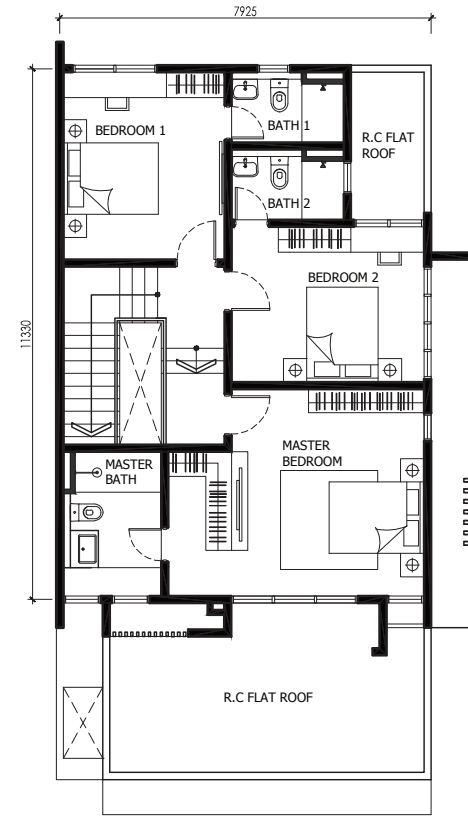
Ridge House
CORNER UNIT

28' x 65'

Built-Up Area
2,153 sq.ft.



Ground Floor

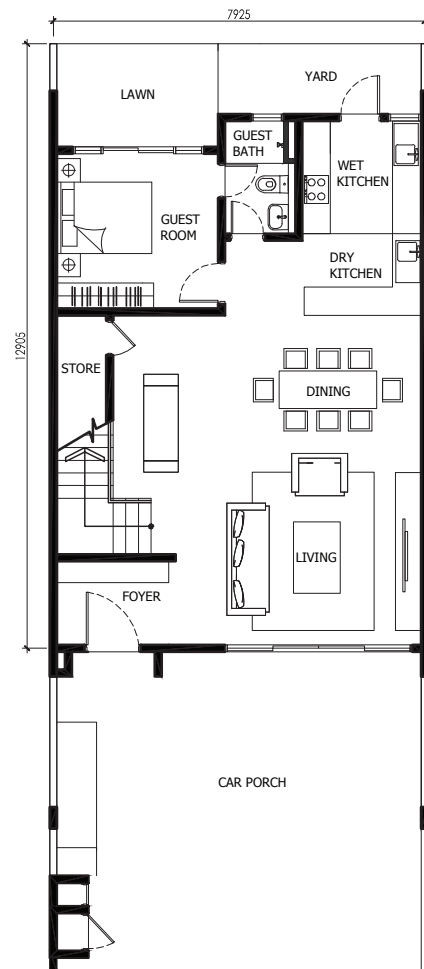


First Floor

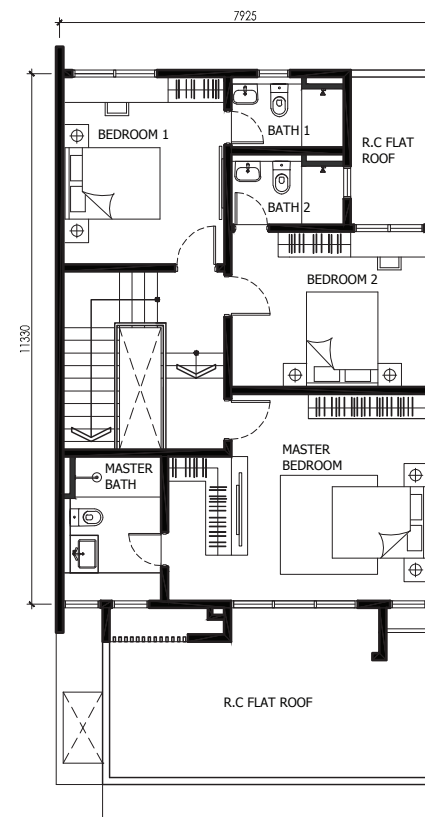
Ridge House
INTERMEDIATE UNIT

28' x 65'

Built-Up Area
2,120 sq.ft.



Ground Floor



First Floor

SPECIFICATIONS

STRUCTURE

Reinforced Concrete Framework

WALL

Brick and Plaster

WALL FINISHES

Internal Paint
External Paint
Master Bathroom
Bathroom/Wet & Dry Kitchen

FLOOR FINISHES

Living/Dining/Dry Kitchen/Guest Bedroom
Bedroom/Master Bedroom/Staircase/Family
Yard/Utility/Wet Kitchen/Balcony/Deck
Master Bathroom/Bathrooms
Car Porch and Driveway

DOORS

Entrance/Bedroom/Bathroom/Yard
Store
Living

WINDOWS

Aluminium Frame Window

SANITARY AND PLUMBING FITTINGS

Water Closet	4
Wash Basin	4
Hand Shower	4
Kitchen Sink	2
Toilet Roll Holder	4

IRONMONGERY

Quality Lockset

ELECTRICAL INSTALLATION

Lighting Point	24
Ceiling Fan Point	6
Switch Socket	25
Telephone Point/Data Point	3
TV Point	2
Air-Conditioning Point	6
Kitchen Hood Point	1
Kitchen Hob Point	1
Water Booster Pump	Provided

EXTRA FEATURES

Basic Alarm System	Provided
3 Phase Electricity Supply	Provided

ROOF

RC Flat Roof/Metal Decking Roof

CEILING

Skim Coat/Plasterboard

Emulsion Paint
Exterior Weather-resistant Paint
Porcelain Tiles
Ceramic Tiles

Porcelain Tiles
Laminated Timber Flooring
Ceramic Tiles
Porcelain Tiles
Textured Concrete

Timber Door
Timber Louvered Door
Aluminium Frame Door

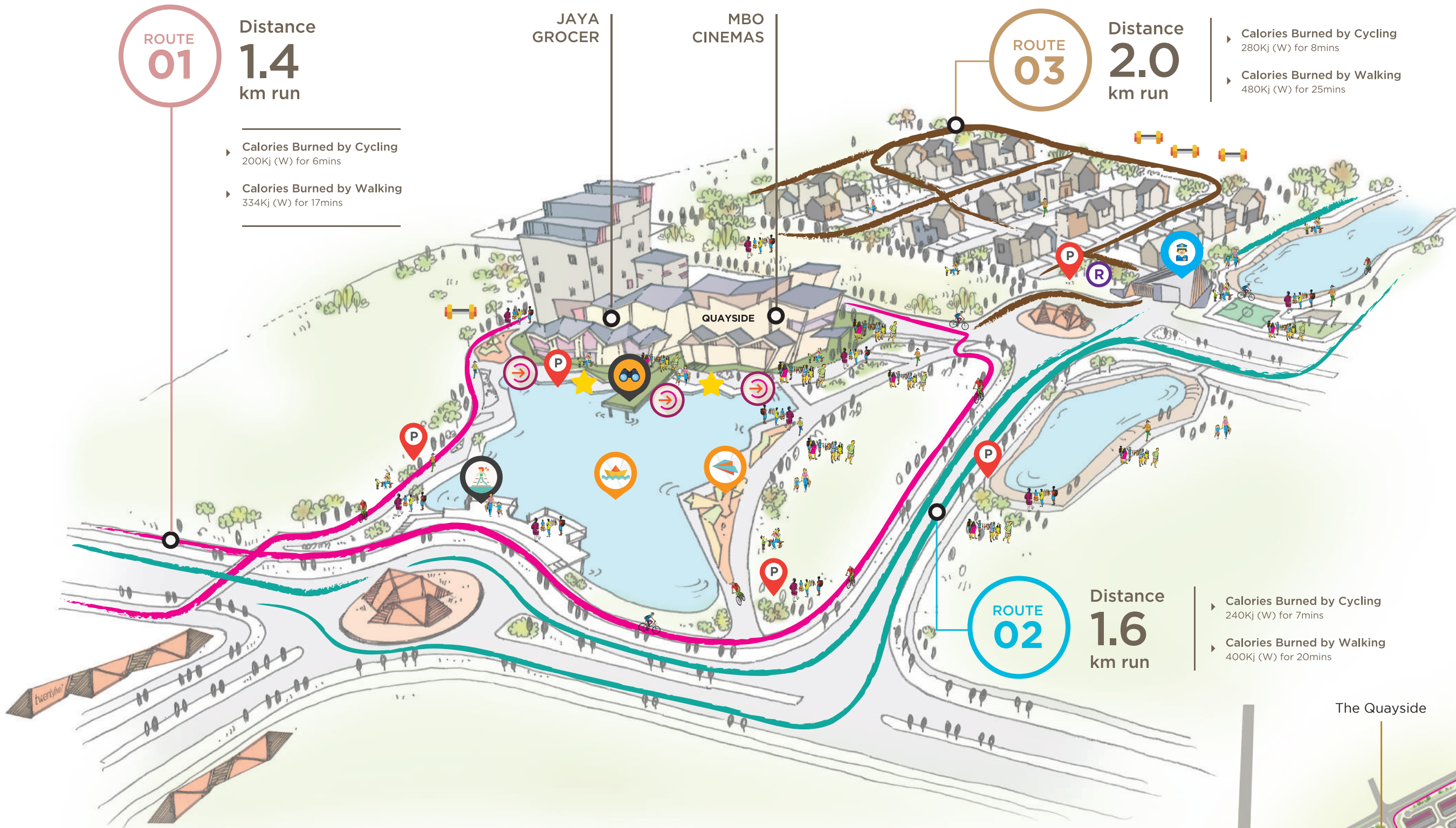
A town is community.

The common ground for a town is the community.
Where people know one another.
Where they live and play together.
Where they look out for each other.

As a town maker, we are creating a place for everybody to call home;
growing families, retirees, young married couples,
single adults and busy people in the workforce.

Our architectural design and planning always promote connectivity,
so you can truly get to know your neighbours.
You'll see the neighbors interacting with each other.
You'll see the streets that aren't just designed for cars.
The walkability and bikability of our streets are just as important.
You will experience an engaging journey
as you walk or bike from your front door to the Quayside.

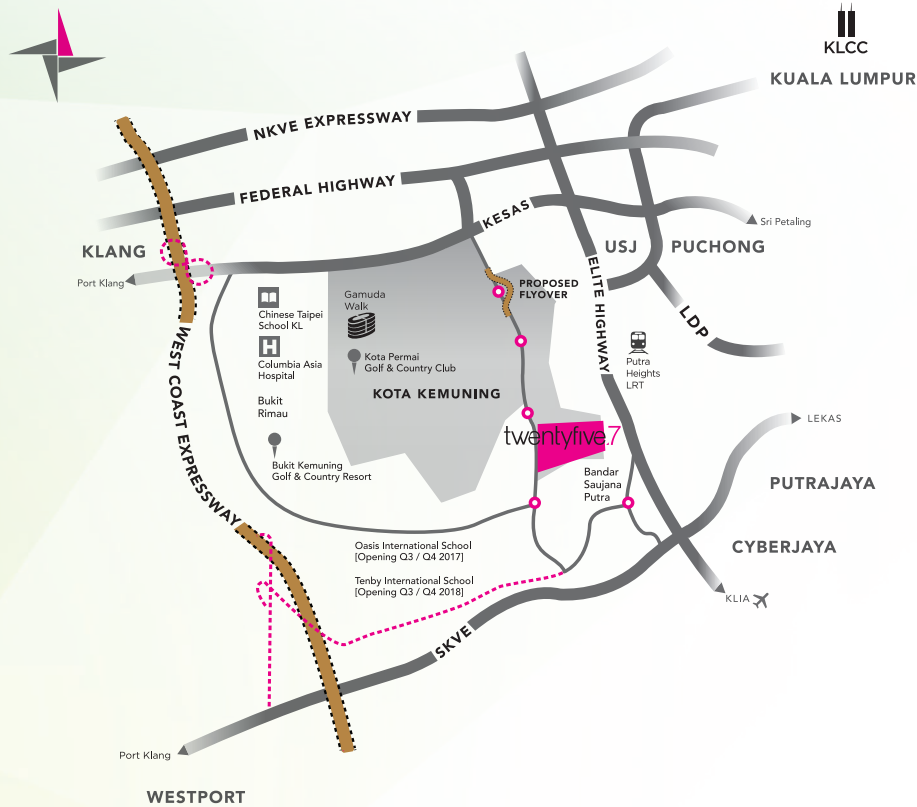




Community Hotspots

- Bicycle Parking
- Reflexology Path
- Panoramic Sky View Deck
- Entry Point to Quayside
- Origami Inspired Design Central Lake
- Security Guard House
- Promenade
- Origami Playground @ Central Park
- Lakeside Boardwalk
- Fitness Station





ACCESSIBILITY

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* Source: The Star Online, 18 April 2016, *New plan to ease traffic congestion*

LEGEND

- Existing Highways
- Upcoming Highway
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- Upcoming Roads

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- Kemuning Medical Hospital
- Sentosa Specialist Hospital

For more info, call us at 012 257 2527/03 5131 6257

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Gamuda Land (Kemuning) Sdn Bhd (598122-P)

Twentyfive.7 Property Gallery,
Lot 43495, Persiaran Oleander,
42500 Telok Panglima Garang,
Selangor Darul Ehsan.

GAMUDA LAND



AWARD-WINNING FOR
**BEST WATERFRONT
DEVELOPMENT**

THE EDGE Top Property
Developers Awards
2012-2016



THE EDGE-PEPS
Value Creation Excellence
Award 2016 | Residential



Developer: GAMUDA LAND (KEMUNING) SDN. BHD. (598122-P) • TWENTYFIVE.7 PROPERTY GALLERY, LOT 43495, PERSIARAN OLEANDER, 42500 TELOK PANGLIMA GARANG, SELANGOR DARUL EHSAN. • TEL: 03-5131 6257 • FAX: 03-5131 9257 • Developer License Number: 19085-1/07-2019/0525(L) • Validity Period: 19/07/2017-18/07/2019 • Advertising Permit Number: 19085-1/07-2019/0525(P) • Validity Period: 19/07/2017-18/07/2019 • Expected Date of Completion: July 2020 • Land Tenure: Leasehold (99 years-Expires 19 April 2116) • Land Encumbrances: Charged to Public Bank Berhad • Authority Approving Building Plan: Majlis Daerah Kuala Langat • Building Plan Approval Number: MDKL/JKB/2/4/1211 (10) • Type of House: 2 Storey Terrace and 3 Storey Terrace • Price: 2 Storey Terrace - RM1,021,800 (min) - RM1,771,920 (max.) and 3 Storey Terrace - RM1,261,800 (min.) - RM2,181,320 (max.) • Total Units: 2 Storey Terrace - 128 units, 3 Storey Terrace - 53 units • Type of House: 2 Storey Semi-Detached and 3 Storey Semi-Detached • Price: 2 Storey Semi-Detached - RM1,790,800 (min.) - RM2,858,670 (max.) dan 3 Storey Semi-Detached - RM2,600,180 (min.) - RM3,389,970 (max.) • Total Units: 2 Storey Semi-Detached - 74 units and 3 Storey Semi-Detached - 24 units • Bumiputera Discount: 7% • Important: This land cannot be transferred, sold or pawned without authorisation from the State Authority. Disclaimer: All information contained here (including figures, specifications, plan measurement and illustrations) are subject to amendments, variations and modifications without notification 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.

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Kota Kemuning

LUC=ENT
RESIDENCE

SEMI DETACHED HOMES
DUET | DOMUS | CASA

When We Get The Places Right, The Town Works.

When we start thinking about making a good town,
we think not only the home place,
We think about the play place,
the shopping place,
the eating place,
the park place,
the learning place.

Every element is mindfully planned and thoughtfully brought together.
They are organised around The Quayside that sits by the beautiful lake.
With a promenade and a boardwalk that gives a sense of place.

To be by the water in a nice setting,
that sense of place is a joy to the community.
Just as you can ride a bike to The Quayside,
you can walk from your front door to the promenade.

It's our way of connecting you with the community,
with nature and with yourself.



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What makes our place unique?
It's about mindful planning and to be able to look at the way we design.

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connect with nature, connect with yourself.

When people begin to move in,
they'll experience a real difference.
They'll get a feel for the place.
And they'll want to be a part of it.



DUET

Sleek, modern design with two entrances for versatile living. Now you can enjoy more room for cars and space for the family to have fun. Flexible entries from either side create a unique personality for your home.

3-STOREY SEMI-DETACHED

Features

5 + 1 bedrooms
5 + 1 bathrooms
Dual frontage
Fits 5 cars

Size

40' x 90'
Corner - 3,376 sq.ft
Intermediate - 3,376 sq.ft



DUET

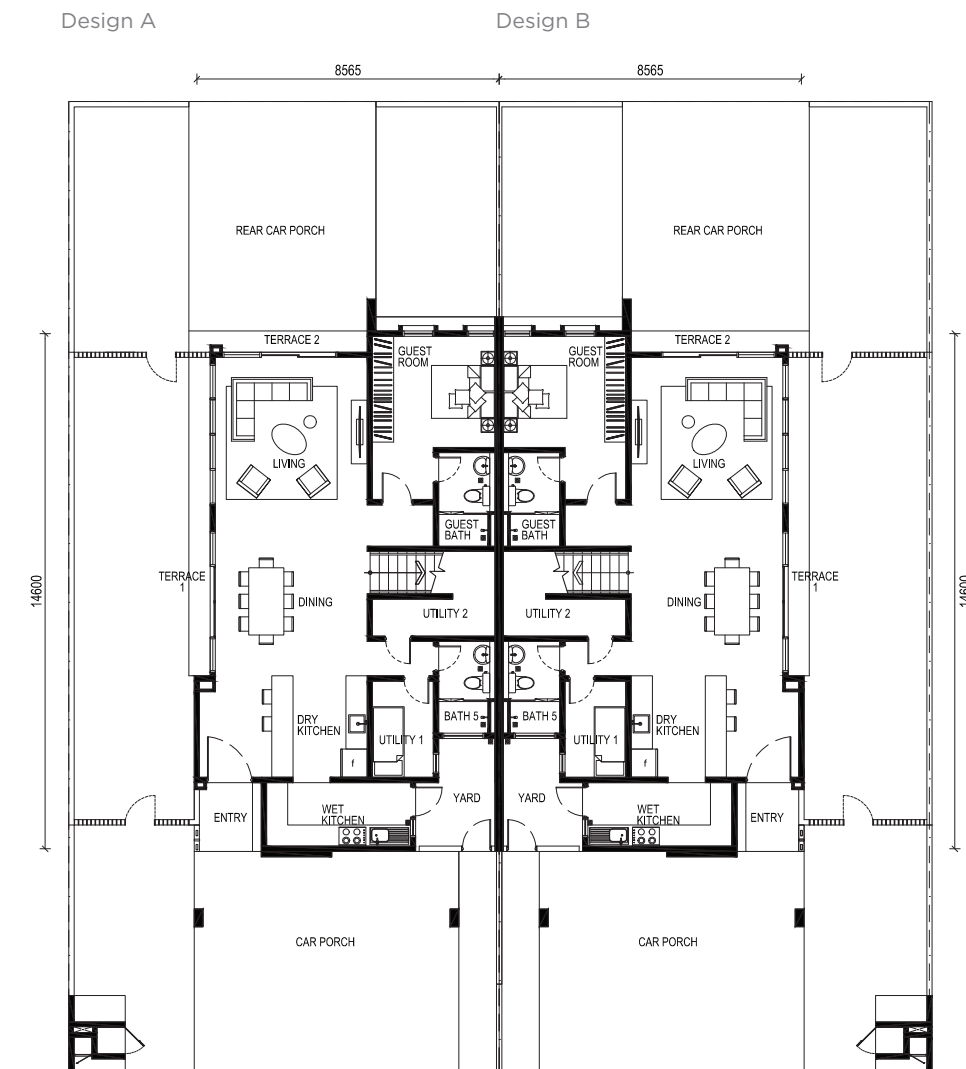
Floor Plan

40' x 90'

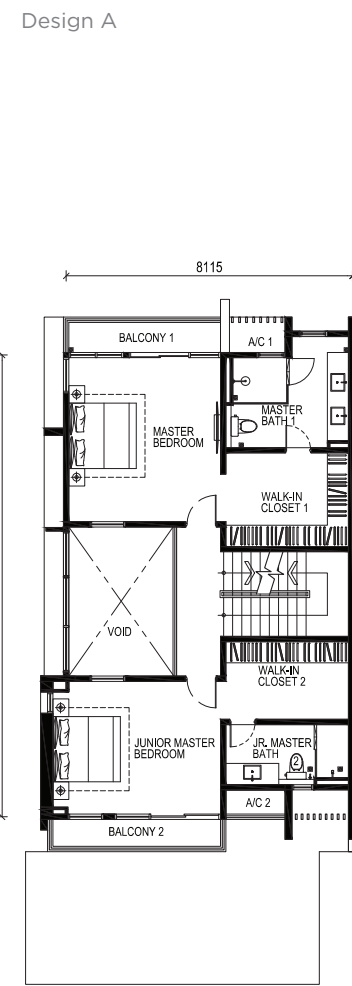
Built-Up Area

Design A | 3,376 sq.ft.

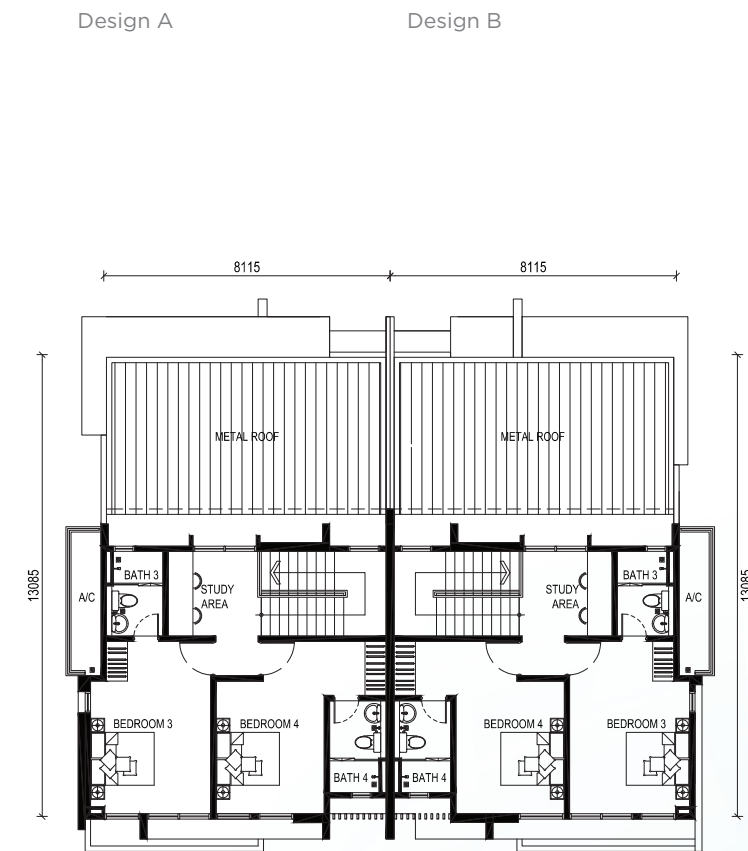
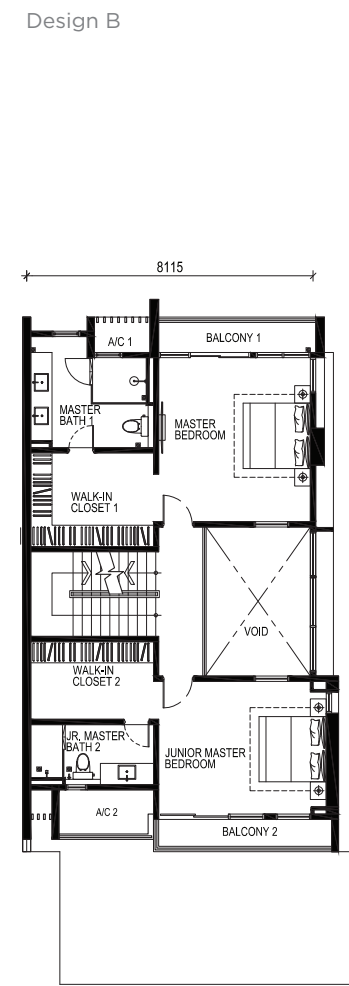
Design B | 3,376 sq.ft.



Ground Floor



First Floor



Second Floor

SPECIFICATIONS

STRUCTURE

Reinforced Concrete Framework

WALL

Brick and Plaster

WALL FINISHES

Internal Paint
External Paint
Master & Jr. Bathrooms/
Common Bathrooms
Wet & Dry Kitchen

ROOF

RC Flat Roof/Metal Decking Roof

CEILING

Skim Coat/Plasterboard

Emulsion Paint

Exterior Weather-resistant Paint

Porcelain Tiles

Ceramic Tiles

FLOOR FINISHES

Living/Dining/Wet & Dry Kitchen/
Guest Bedroom/Bathrooms/Yard/
Balcony/Utility 1&2/Entry/Terrace

Master & Jr. Master Bedroom/Bedrooms/
Walk-in Closet/Study/Staircase

Car Porch

Rear Car Porch

DOORS

Entrance/Bedroom/Bathroom/Utility 1/Yard

Utility 2

Living/Dining/Balcony

Porcelain Tiles

Laminated Timber Flooring

Textured Concrete

Interlocking Pavers

Timber Door

Timber Louvered Door

Aluminium Frame Door

WINDOWS

Aluminium Frame Window

SANITARY AND PLUMBING FITTINGS

Water Closet

Wash Basin

Toilet Roll Holder

Hand Shower

Shower Rose

Kitchen Sink

IRONMONGERY

Quality Lockset

ELECTRICAL INSTALLATION

Lighting Point

Ceiling Fan Point

Switch Socket

Telephone Point/Data Point

TV Point

Air-Conditioning Point

Kitchen Hood Point

Kitchen Hob Point

Solar Heater and Water Booster Pump

35

7

30

3

2

8

1

1

1

EXTRA FEATURES

Basic Alarm System

3 Phase Electricity Supply

Provided

Provided

DOMUS

Sleek and elegantly designed with ample spaces to allow great family gatherings.

This is a home where the family can grow up and grow old with.

2-STOREY SEMI-DETACHED

Features 4 + 1 bedrooms
5 + 1 bathrooms
3 car parks

Size 40' x 80' / 85' / 90'
Design A - 3,155 sq.ft
Design B - 3,173 sq.ft

DOMUS

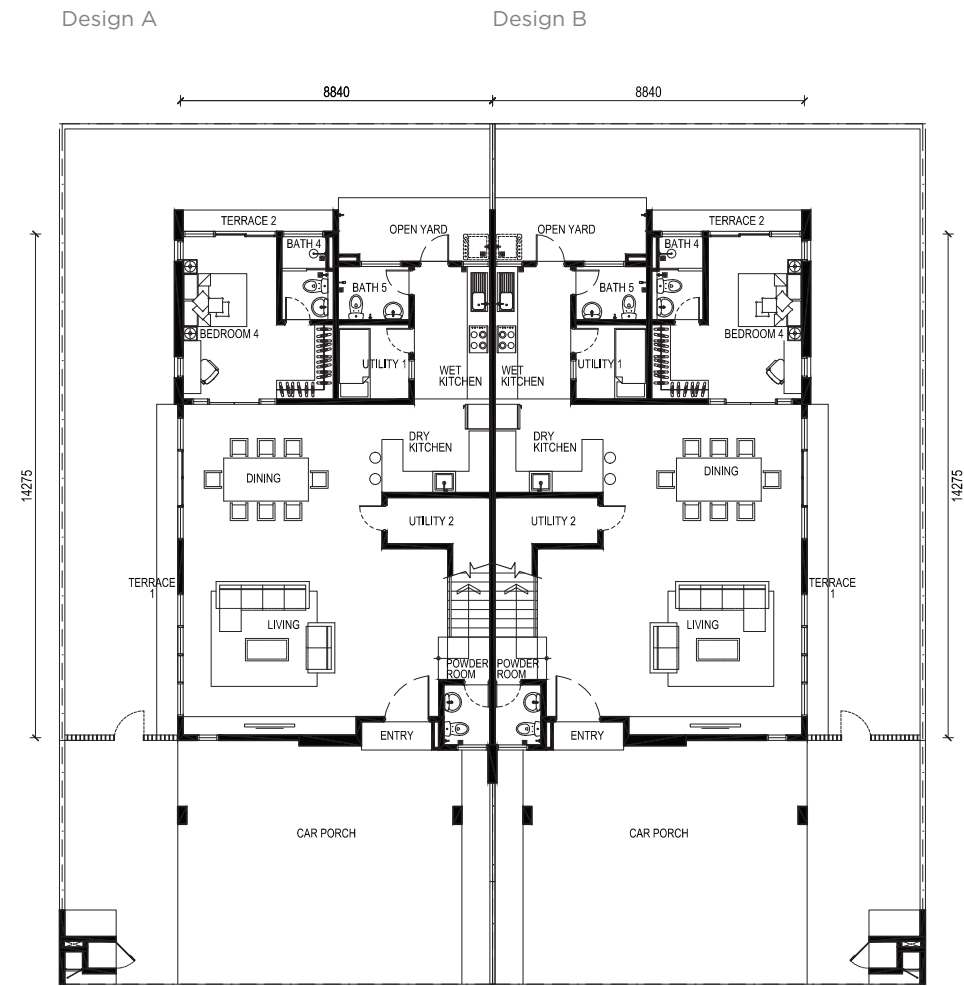
Floor Plan

40' x 80'/85'/90'

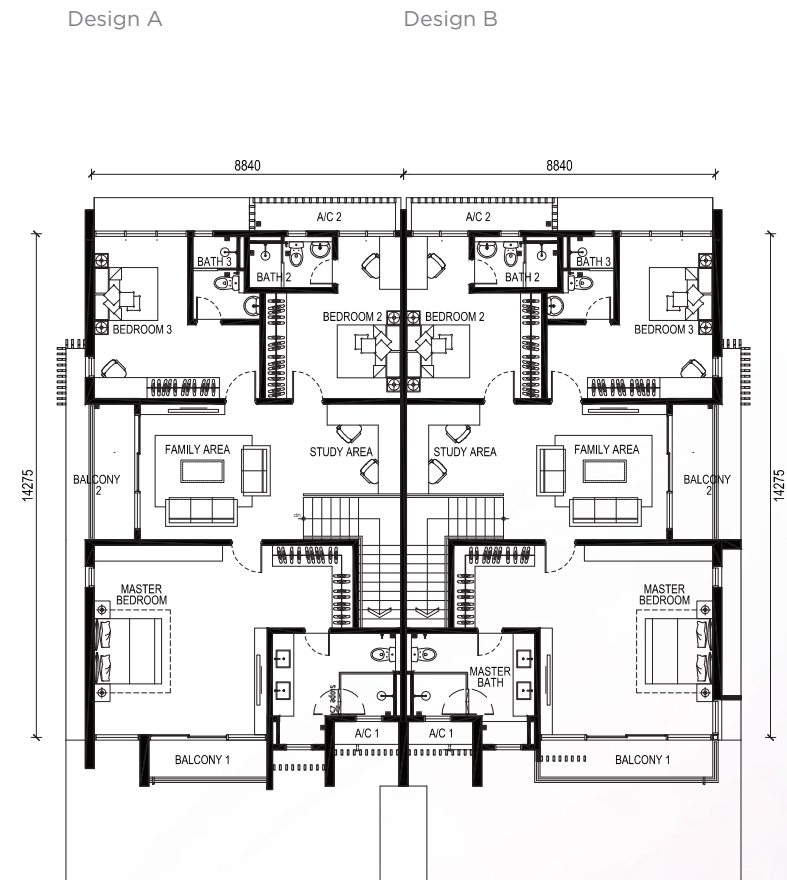
Built-Up Area

Design A | 3,155 sq.ft.

Design B | 3,173 sq.ft.



Ground Floor



First Floor

SPECIFICATIONS

STRUCTURE

Reinforced Concrete Framework

WALL

Brick and Plaster

WALL FINISHES

Internal Paint
External Paint
Master Bathroom/Bathrooms/Powder Room
Wet & Dry Kitchen

ROOF

RC Flat Roof/Metal Decking Roof

CEILING

Skim Coat/Plasterboard

Emulsion Paint

Exterior Weather-resistant Paint

Porcelain Tiles

Ceramic Tiles

FLOOR FINISHES

Living/Dining/Wet & Dry Kitchen/Bedroom 4/
Bathrooms/Yard/Balcony/Utility 1&2/
Entry/Terrace 1&2

Master Bedroom/Bedrooms/
Family & Study Area/Staircase

Car Porch

DOORS

Entrance/Bedroom/Bathroom/Utility 1/Yard

Utility 2

Living/Dining/Balcony

Porcelain Tiles

Laminated Timber Flooring

Textured Concrete

Timber Door

Timber Louvered Door

Aluminium Frame Door

WINDOWS

Aluminium Frame Window

SANITARY AND PLUMBING FITTINGS

Water Closet

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Shower Rose

Kitchen Sink

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Quality Lockset

ELECTRICAL INSTALLATION

Lighting Point

Ceiling Fan Point

Switch Socket

Telephone Point/Data Point

TV Point

Air-Conditioning Point

Kitchen Hood Point

Kitchen Hob Point

Solar Heater and Water Booster Pump

34

7

27

4

3

7

1

1

1

EXTRA FEATURES

Basic Alarm System

3 Phase Electricity Supply

Provided

Provided

CASA

Spacious and sleek design to meet every home owner's lifestyle needs.

2-STOREY SEMI-DETACHED

Features 4 + 1 bedrooms
5 + 1 bathrooms
3 car parks

Size 40' x 85'
Design A - 3,023 sq.ft
Design B - 3,023 sq.ft



CASA

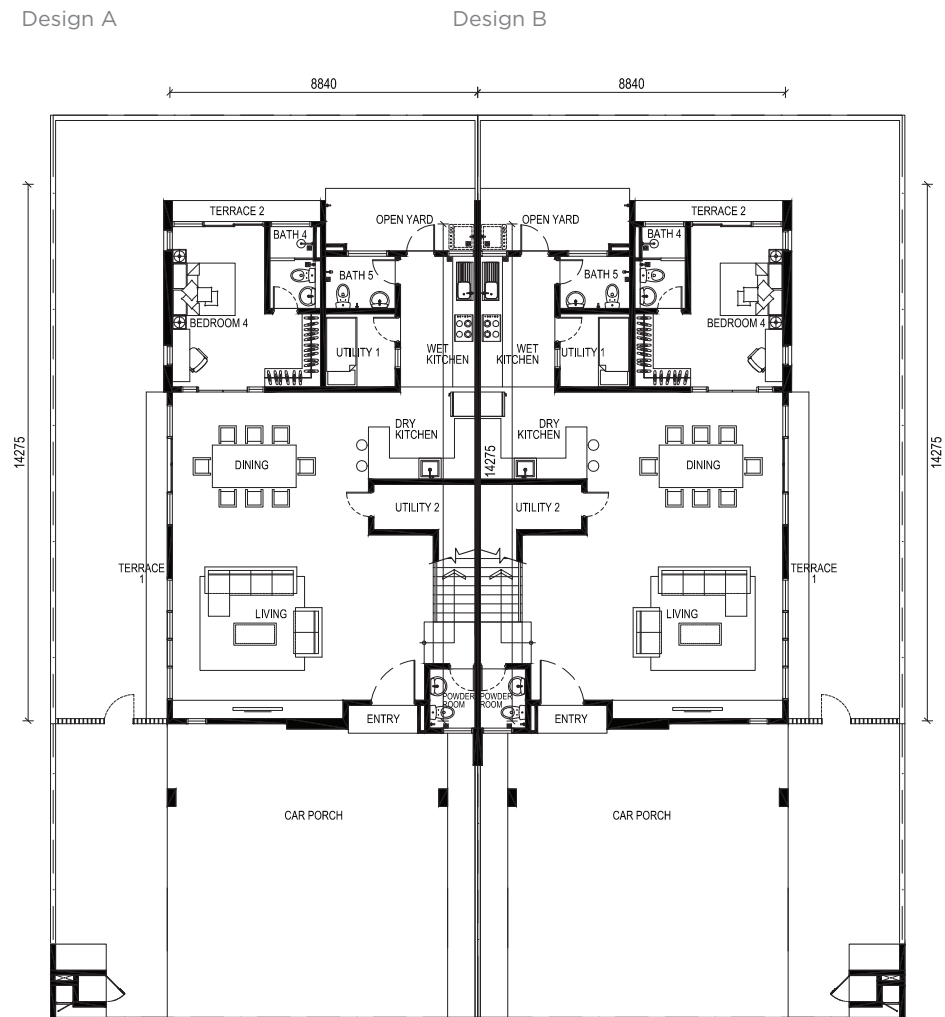
Floor Plan

40' x 85'

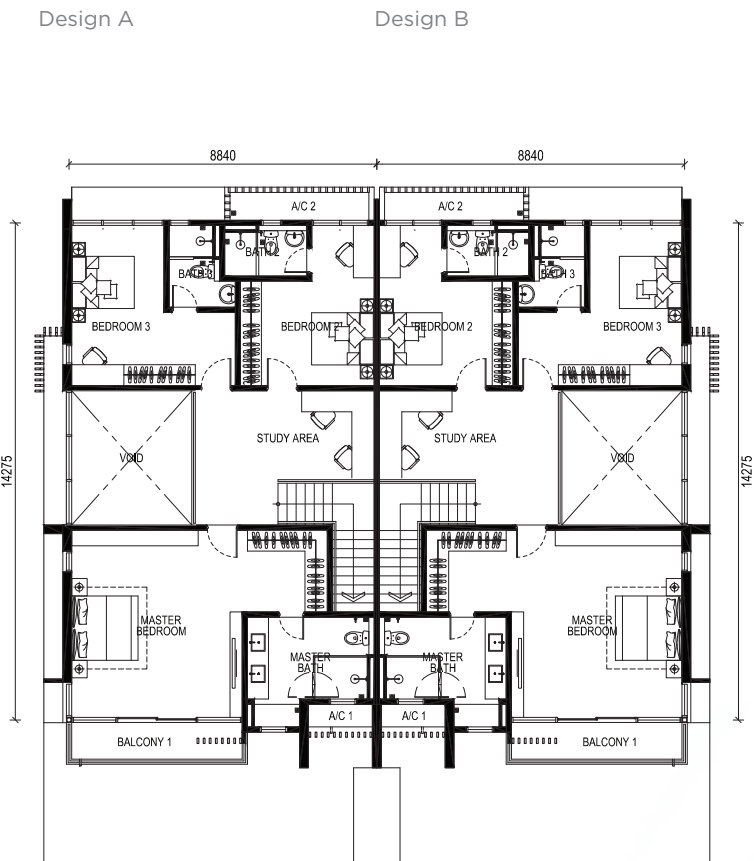
Built-Up Area

Design A | 3,023 sq.ft.

Design B | 3,023 sq.ft.



Ground Floor



First Floor

SPECIFICATIONS

STRUCTURE

Reinforced Concrete Framework

WALL

Brick and Plaster

WALL FINISHES

Internal Paint
External Paint
Master Bathroom
Bathroom/Wet & Dry Kitchen

ROOF

RC Flat Roof/Metal Decking Roof

CEILING

Skim Coat/Plasterboard

Emulsion Paint

Exterior Weather-resistant Paint
Porcelain Tiles
Ceramic Tiles

FLOOR FINISHES

Living/Dining/Wet & Dry Kitchen/Bedroom 4/
Bathrooms/Yard/Balcony/Utility 1&2/
Entry/Terrace 1&2

Master Bedroom/Bedrooms/
Study Area/Staircase

Car Porch

DOORS

Entrance/Bedroom/Bathroom/Utility 1/Yard
Utility 2

Living/Dining/Balcony

Porcelain Tiles

Laminated Timber Flooring

Textured Concrete

Timber Door

Timber Louvered Door

Aluminium Frame Door

WINDOWS

Aluminium Frame Window

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TV Point

Air-Conditioning Point

Kitchen Hood Point

Kitchen Hob Point

Solar Heater and Water Booster Pump

34

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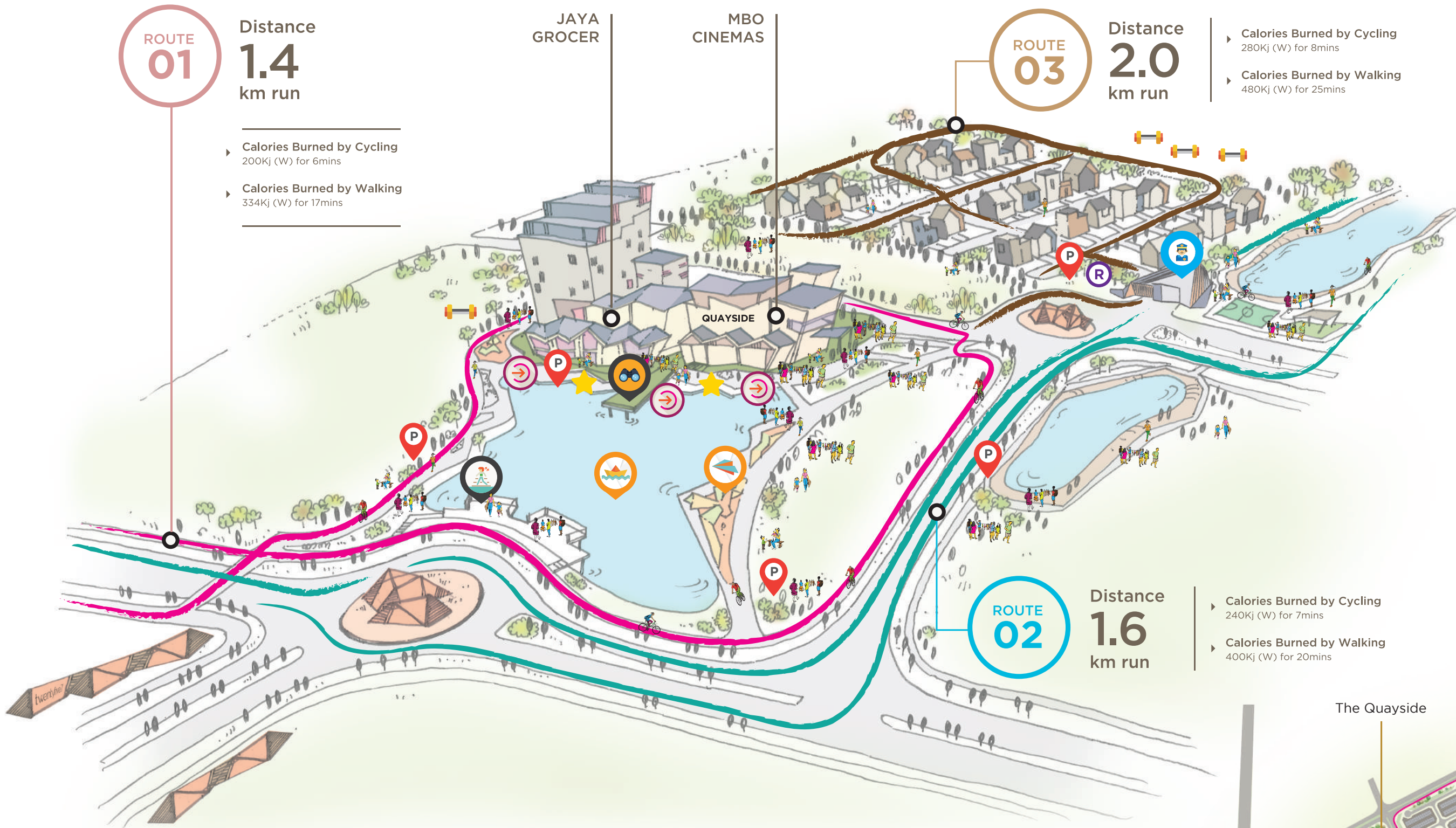
EXTRA FEATURES

Basic Alarm System

3 Phase Electricity Supply

Provided

Provided



ROUTE 01

Distance
1.4
km run

- ▶ Calories Burned by Cycling
200Kj (W) for 6mins
- ▶ Calories Burned by Walking
334Kj (W) for 17mins

ROUTE 03

Distance
2.0
km run

- ▶ Calories Burned by Cycling
280Kj (W) for 8mins
- ▶ Calories Burned by Walking
480Kj (W) for 25mins

ROUTE 02

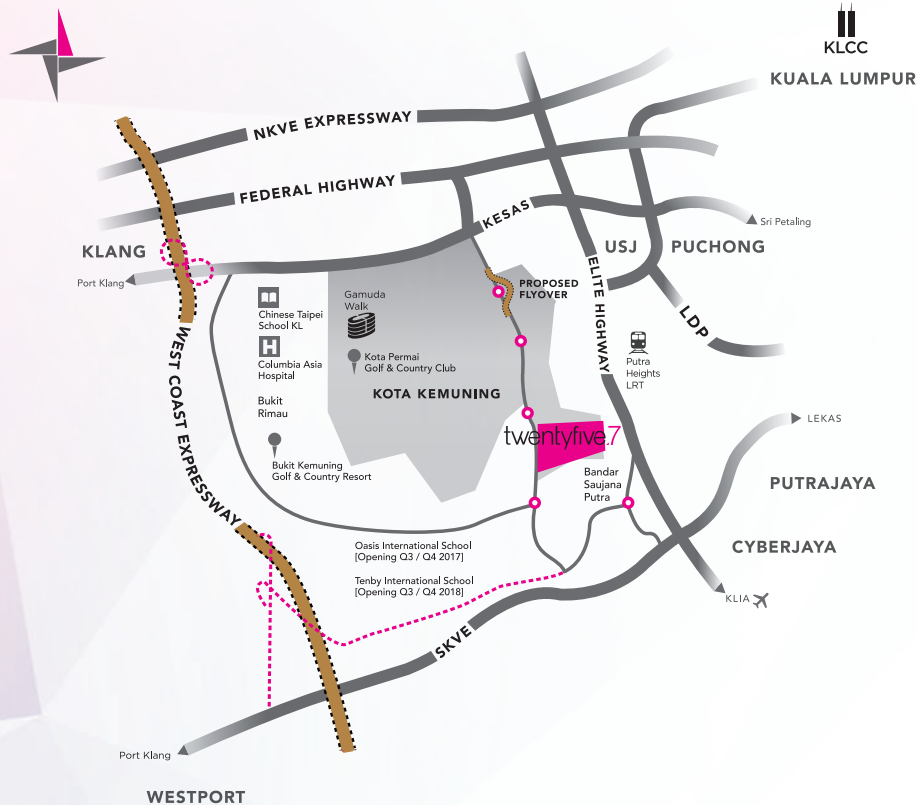
Distance
1.6
km run

- ▶ Calories Burned by Cycling
240Kj (W) for 7mins
- ▶ Calories Burned by Walking
400Kj (W) for 20mins

Community Hotspots

- Bicycle Parking
- Reflexology Path
- Panoramic Sky View Deck
- Entry Point to Quayside
- Origami Inspired Design Central Lake
- Security Guard House
- Promenade
- Origami Playground @ Central Park
- Lakeside Boardwalk
- Fitness Station





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 & ACCESS ROAD

- West Coast Expressway (WCE) to be completed in 2019
- 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*

LEGEND

- Existing Highways
- Upcoming Highway
- Existing Roads
- Upcoming Roads

ALL AROUND YOU

Public Amenities

Recreation

Education

3 KM

- Quayside Mall at twentyfive.7
- Jaya Grocer at twentyfive.7
- MBO Cinema at twentyfive.7

- Central Park at twentyfive.7
- Boardwalk at twentyfive.7
- Vista Shah Alam Equestrian and Endurance

- Beacon House Kota Kemuning
- Tenby International School (Opening Q3/Q4 2017)
- Oasis International School (Opening Q3/Q4 2018)
- MAHSA University

5 KM

- Columbia Asia Hospital
- Celebrity Fitness
- Gamuda Walk
- AEON BiG
- Hero Market

- Kota Permai Golf & Country Club
- Bukit Kemuning Golf & Country Resort

7 KM

- RHB Bank
- Hong Leong Bank
- OCBC Al-Amin Bank
- Affin Bank Berhad
- CIMB Bank
- Maybank
- Putra Height LRT Station

- Kota Kemuning Lakeside Park

- Chinese Taipei School KL
- Philharmonic School of Music

10 KM

- Kemuning Medical Hospital
- Sentosa Specialist Hospital

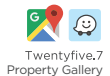
For more info, call us at 012 257 2527/03 5131 6257

gamudaland.com.my

Gamuda Land (Kemuning) Sdn Bhd (598122-P)

Twentyfive.7 Property Gallery,
Lot 43495, Persiaran Oleander,
42500 Telok Panglima Garang,
Selangor Darul Ehsan.

GAMUDA LAND



Developer: GAMUDA LAND (KEMUNING) SDN. BHD. (598122-P) • TWENTYFIVE.7 PROPERTY GALLERY, LOT 43495, PERSIARAN OLEANDER, 42500 TELOK PANGLIMA GARANG, SELANGOR DARUL EHSAN. • TEL: 03-5131 6257 • FAX: 03-5131 9257 • Developer License Number: 19085-1/07-2019/0525(L) • Validity Period: 19/07/2017-18/07/2019 • Advertising Permit Number: 19085-1/07-2019/0525(P) • Validity Period: 19/07/2017-18/07/2019 • Expected Date of Completion: July 2020 • Land Tenure: Leasehold (99 years-Expires 19 April 2116) • Land Encumbrances: Charged to Public Bank Berhad • Authority Approving Building Plan: Majlis Daerah Kuala Langat • Building Plan Approval Number: MDKL/JKB/2/4/1211 (10) • Type of House: 2 Storey Terrace and 3 Storey Terrace • Price: 2 Storey Terrace - RM1,021,800 (min) - RM1,771,920 (max.) and 3 Storey Terrace - RM1,261,800 (min.) - RM2,181,320 (max.) • Total Units: 2 Storey Terrace - 128 units, 3 Storey Terrace - 53 units • Type of House: 2 Storey Semi-Detached and 3 Storey Semi-Detached - RM1,790,800 (min.) - RM2,858,670 (max.) dan 3 Storey Semi-Detached - RM2,600,180 (min.) - RM3,389,970 (max.) • Total Units: 2 Storey Semi-Detached - 74 units and 3 Storey Semi-Detached - 24 units • Bumiputera Discount: 7% • Important: This land cannot be transferred, sold or pawned without authorisation from the State Authority. Disclaimer: All information contained here (including figures, specifications, plan measurement and illustrations) are subject to amendments, variations and modifications without notification 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.