

Kundang   
Estates

# Modern Countryside Living



**GAMUDA LAND**



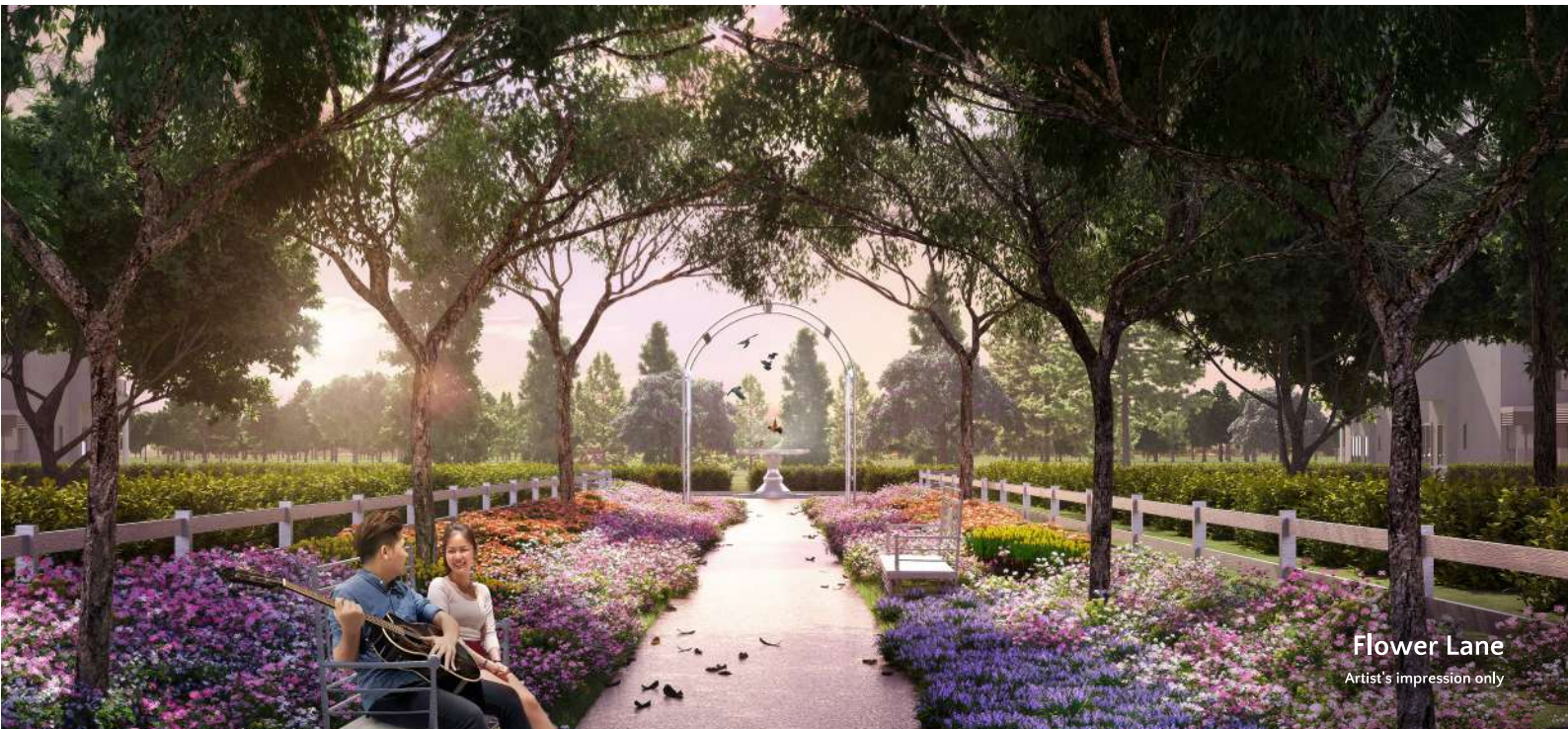
"As a town maker,  
we create places that people will call home,  
want to be a part of, grow up and grow old in"

Dato' Lin Yun Ling  
Group Managing Director, Gamuda Berhad



Lakeside Gardens

Artist's impression only



Flower Lane

Artist's impression only



Flying Fox



# When we create a place, we create a personality

As a town maker, we create places that you will call home,  
Want to be a part of, grow up and create memories in.

It's really about mindful planning and to be able to work with nature.  
To do it right, we have to think through the special places,  
and bring all the components together thoughtfully.

At Kundang Estates, the key organising elements are the beautiful lakes and picturesque landscape.  
The interconnected parks need to be by the water, and having an inviting and unique park creates a  
sense of place that we want for our town. All with the aim of promoting indoor and outdoor livability.

Here, we're creating a place where town and country living come together in harmony.  
It's our way of looking into details and getting the personality right.





- A ESPLANADE PARK**
  - Flying Fox
  - Flower Lane
  - Open-air Trampoline
  - Outdoor Multipurpose Court (Basketball/Futsal Court)
  - Community Farm

- B COMMUNITY GARDENS**
  - Herb and Maze Garden
  - Community Planting
  - Reflexology Path
  - Playground

- C LAKESIDE GARDEN**
  - Jogging Track
  - Bike Lane
  - Lakeview Bridge

- D MAIN ENTRANCE**



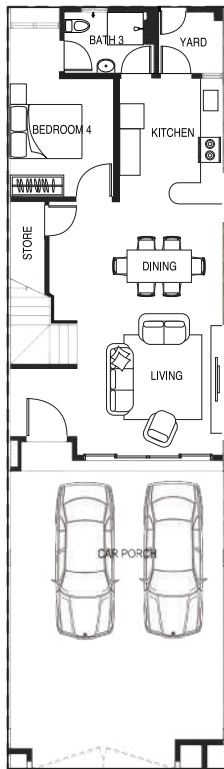
- VALERIAN Homes
- ANISE Homes
- CITRON Homes



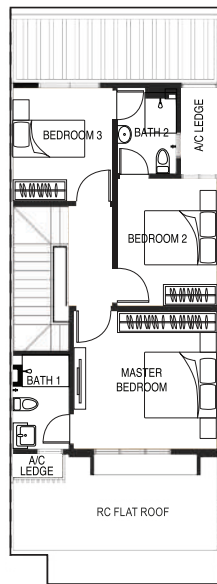


## ANISE Homes

.....  
 20' x 70' Intermediate Unit



GROUND FLOOR



FIRST FLOOR

### Intermediate

Lot Size: 20' x 70'  
 Built-up Area: 1,733 sq. ft.

### Corner\*

Lot Size: 33' x 70'  
 Built-up Area: 1,778 sq. ft.

- 

4 bedrooms



Family & Study area
- 

3 bathrooms



Well illuminated with natural light
- 

Unique contemporary design



FREE 2 Years High-speed Broadband\*\*

\*Lot-size varies according to individual lot

\*\*Terms and conditions apply

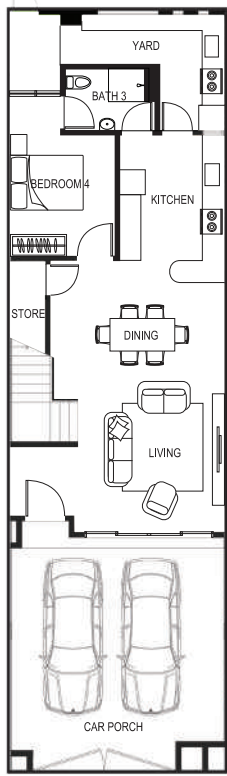




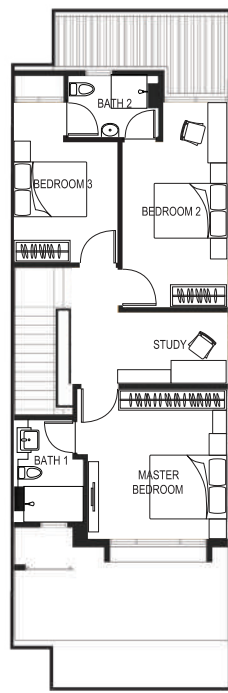
## VALERIAN Homes

.....

### 20' x 70' Intermediate Unit



**GROUND FLOOR**



**FIRST FLOOR**

#### Intermediate

Lot Size: 20' x 70'

Built-up Area: From 2,009 sq. ft.

#### Corner\*

Lot Size: 30' x 70'

Built-up Area: From 2,120 sq. ft.



4 bedrooms



Well illuminated with natural light



3 bathrooms



Energy-saving features with provision of water heater



Unique contemporary design



Wet & Dry Kitchen



Family & Study area



FREE 2 Years High-speed Broadband\*\*

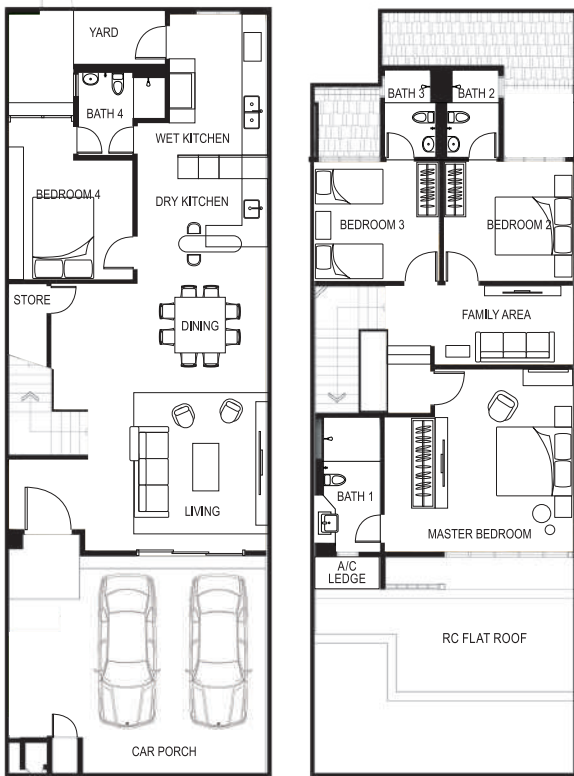
\*Lot-size varies according to individual lot

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## CITRON Homes

24' x 70' Intermediate Unit



GROUND FLOOR

FIRST FLOOR

### Intermediate


Lot Size: 24' x 70'

Built-up Area: From 2,338 sq. ft.

### Corner\*

Lot Size: 45' x 70'

Built-up Area: From 2,434 sq. ft.

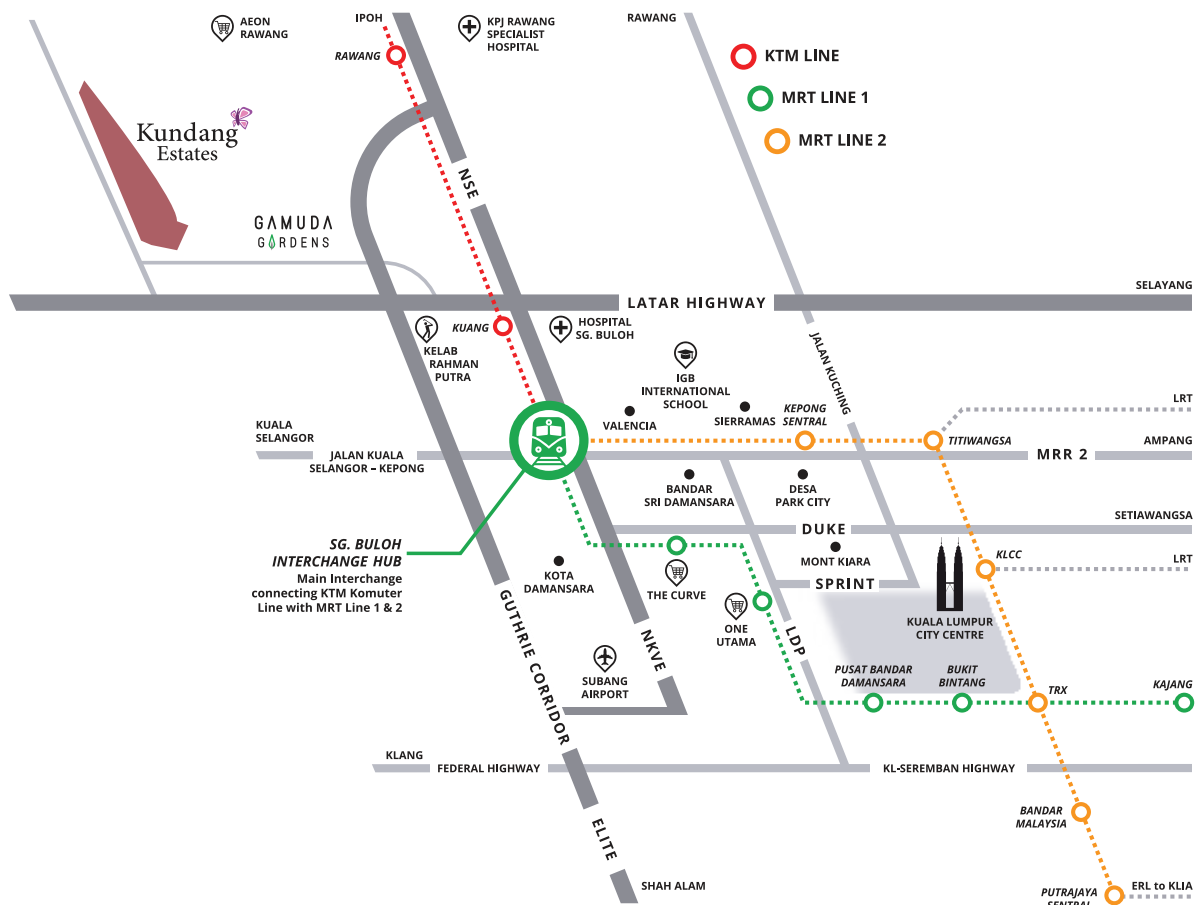
-  4 bedrooms
-  Family & Study area
-  4 bathrooms
-  Well illuminated with natural light
-  Unique contemporary design
-  Energy-saving features with provision of water heater
-  Spacious width of 24 feet
-  Wet & Dry Kitchen
-  Guest bedroom with courtyard garden
-  FREE 2 Years High-speed Broadband\*\*

\*Lot-size varies according to individual lot

\*\*Terms and conditions apply



# Life's Essentials All Within Reach



## A good town is a connected town.

Town making is not just about construction. To do it right, we have to think through the connectivity. And there is an art to it. There has to be an infrastructure masterplan that ensures easy accessibility. Right from your home to the highway and all the neighbourhood stops in between.

To virtually connect people to one another is just as important. So the masterplan has to have the right technology and solution.

It is our way to look at the details to make the town work. It is about creating a lifestyle. It is about creating community.

## Distance from Kundang Estates

### Essentials

- 1.7 km**  
Klinik Desa Kundang
- 8.1 km**  
Hospital Columbia Asia Rawang (proposed)
- 8.7 km**  
Selgate Rawang Hospital (proposed)
- 9.1 km**  
KTM Komuter Kuang
- 9.2 km**  
AEON Rawang
- 14.5 km**  
MRT Sungai Buloh Interchange Hub & KTM Komuter Sungai Buloh
- 16.5 km**  
KPJ Rawang Specialist Hospital
- 17.4 km**  
KTM Komuter Rawang

### Learning

- 1.5 km**  
SJK (C) Kundang
- 3.4 km**  
Sekolah Berasrama Penuh Integrasi Rawang (SEPINTAR)
- 4.4 km**  
SK Seri Kundang
- 9.1 km**  
SJK (C) Kuang
- 11.1 km**  
SJK (C) Kota Emerald
- 12 km**  
Straits International School
- 20.1 km**  
IGB International School

### Leisure

- 5.7 km**  
Head to Tasik Biru Kundang for picnics, canoeing and jet-skiing
- 2.8 km - 13.8 km**  
Play golf at 3 country clubs nearby (Kundang Lakes Country Club, Kelab Rahman Putra or Tasik Puteri Golf & Country Club)
- 5.8 km**  
Just a quick drive to two equestrian facilities

Distances shown are approximates only

**Sincere  
Responsible  
Original**

**Gamuda Land (Botanic) Sdn Bhd** (491736-H)  
(Dahulunya dikenali sebagai Harum Intisari Sdn Bhd)  
Kundang Estates Sales Gallery,  
Lot 24680, Jalan DBK Utama,  
Bandar Baru Kundang, 48050 Kundang, Selangor.

**THE EDGE Top Property  
Developers Awards  
2018**

**THE EDGE - PEPS  
Value Creation Excellence  
Award 2012-2018**

**starproperty.my  
AWARDS 2019  
EXCELLENCE  
THE CORNERSTONE AWARD  
BEST PRICED DEVELOPMENT**

**Kundang Estates  
Sales Gallery**

**gamudaland.com.my  
03 6034 2882**

(Anise) Developer: Gamuda Land (Botanic) Sdn Bhd (491736-H) Developer License: 14542-1/11-2019/03170(L), Validity Period: 21/11/2018 - 20/11/2019, Advertising & Sales Permit No.: 14542-1/11-2019/03170(P), Validity Period: 21/11/2018 - 20/11/2019, Approving Authority: Majlis Perbandaran Selangor, Building Plan Approval No.: MP3/2-1371/2027(OSC3/J/PB/F1A), Land Tenure: Leasehold; 99 years (Expiring on 3rd November 2115), Land Encumbrance: Nil, Type of Property: Two Storey Terrace Homes, Total Unit: 66 units, Selling Price: RM680,160.00 (Min) to RM1,001,760.00 (Max), Expected Date of Completion: November 2018, 7% Discount for Bumiputera.  
(Citron) Developer: Gamuda Land (Botanic) Sdn Bhd (491736-H) Developer License: 14542-2/01-2020/01213(L), Validity Period: 9/1/2019 - 8/1/2020, Advertising & Sales Permit No.: 14542-2/01-2020/01213(P), Validity Period: 9/1/2019 - 8/1/2020, Approving Authority: Majlis Perbandaran Selangor, Building Plan Approval No.: MP3/2-1371/2027(OSC3/J/PB/F1A), Land Tenure: Leasehold; 99 years (Expiring on 3rd November 2115), Land Encumbrance: Nil, Type of Property: Two Storey Link Homes, Total Unit: 66 units, Selling Price: RM1,007,760.00 (Min) to RM1,442,860.00 (Max), Expected Date of Completion: December 2018, 7% Discount for Bumiputera.  
(Valerian) Developer: Gamuda Land (Botanic) Sdn Bhd (491736-H) Developer License: 14542-3/01-2020/01284(L), Validity Period: 22/1/2019 - 21/1/2020, Advertising & Sales Permit No.: 14542-3/01-2020/01284(P), Validity Period: 22/1/2019 - 21/1/2020, Approving Authority: Majlis Perbandaran Selangor, Building Plan Approval No.: MP3/2-1371/2027(OSC3/J/PB/F2A), Land Tenure: Leasehold; 99 years (Expiring on 3rd November 2115), Land Encumbrance: Nil, Type of Property: Two Storey Terrace Home, Total Unit: 100 units, Selling Price: RM839,760.00 (Min) to RM1,368,960.00 (Max), Expected Date of Completion: February 2019, 7% Discount for Bumiputera.  
All information contained here (including figures, specifications, plan measurements, 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.