



PALMA
SANDS

DOUBLE STOREY TERRACE HOMES

**A good town is about homes
that connect you to nature.**

When we build a home,
we think of the feeling of freedom
and the light of the sun.

We think about how residents can unwind
under the shade of tropical palms,
and come home to a relaxed environment
with lush greenery and waterscapes.

That is what we envisioned for Palma Sands –
tropical-inspired homes in Gamuda Cove.



Your life in Palma Sands

Come home to a relaxed environment of lush greenery and waterscapes.



**Come home to
tropical-inspired living.**

With tropical palms, sandy terrains, lazy hammocks and restful ambiance, Palma Sands homes and their surroundings were designed to create a tropical-inspired living experience. It's the perfect place to come home to and unwind, where every day feels like a vacation.





A place that brings the neighbourhood together.

The pocket parks in Palma Sands are designed to promote togetherness within the neighbourhood. Furnished with children's playground and benches, the parks are made for residents to gather and relax, fostering a close bond among its community.



**A place that connects
people with nature.**

Gamuda Cove's 60-acre Central Park surrounding the lake is just a short walk away from our Palma Sands homes. It's the perfect place for children to play; and for residents as well as neighbouring communities to gather and enjoy outdoor activities amidst its picturesque landscapes and biodiversified natural habitat.

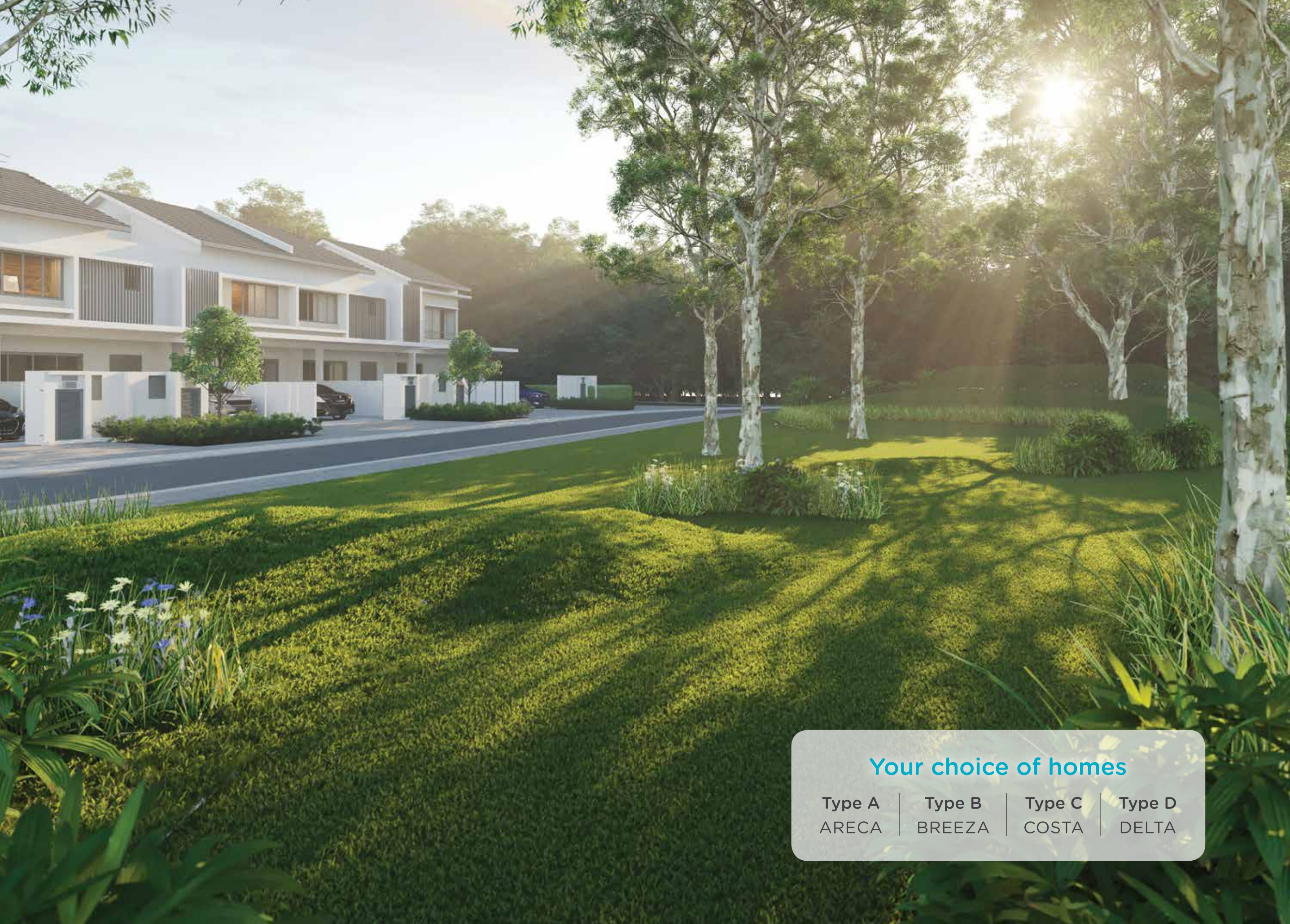




**A place where
everything is within reach.**

Being close to nature, Gamuda Cove also offers easy access for business, leisure, entertainment and education facilities. With carefully thought out infrastructure that includes walkways, bike trails, roads and even tramways, the city's districts are mindfully connected with smart mobility systems to ensure that everything you need is only minutes away from home.

Palma Sands is a great place to stay balanced, between nature and the city life.



Your choice of homes

Type A
ARECA

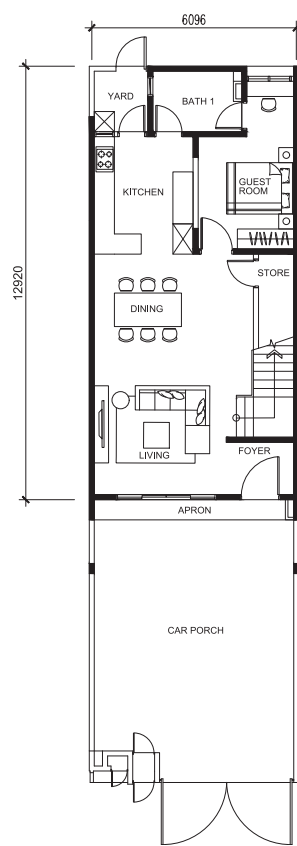
Type B
BREEZA

Type C
COSTA

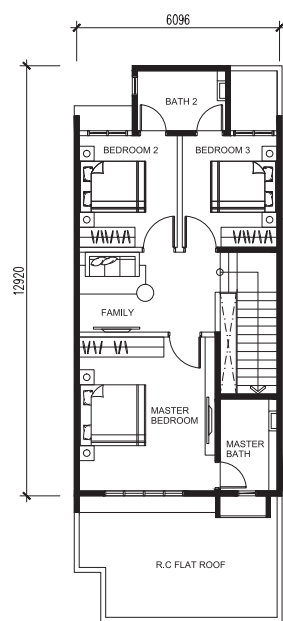
Type D
DELTA



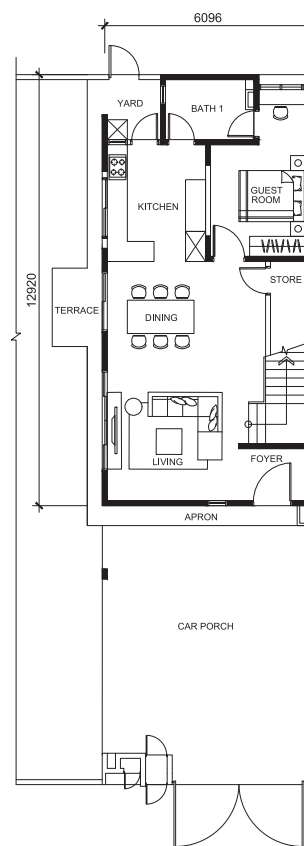
TYPE A - ARECA 20' X 70'
(A1, A2, A3, A4, A5)



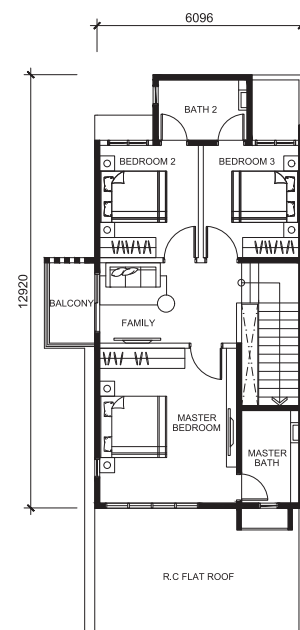
Ground Floor



First Floor



Ground Floor



First Floor

TYPE A1/A2
(INTERMEDIATE)

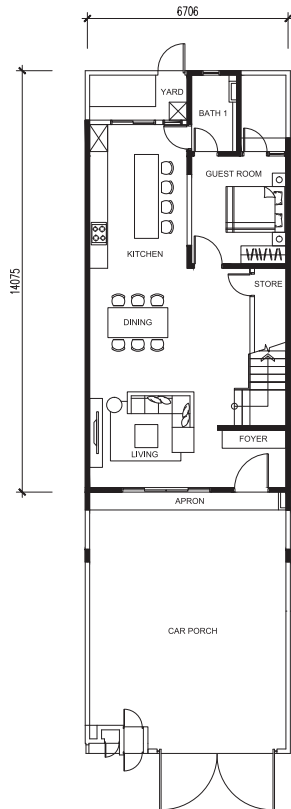
Built-up:
from 1,824 sq ft

TYPE A3/A4
(CORNER)

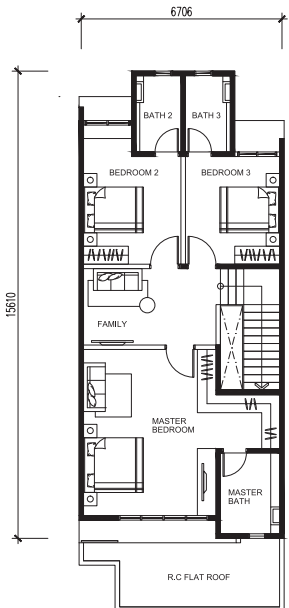
Built-up:
from 1,939 sq ft



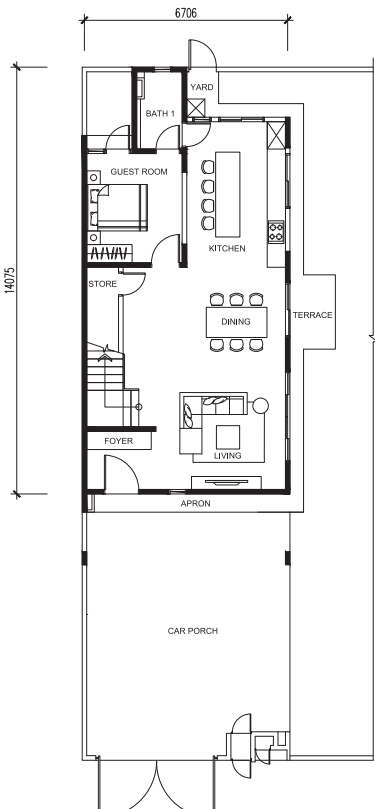
TYPE B - BREEZA 22' X 75'
(B1, B2, B3, B4)



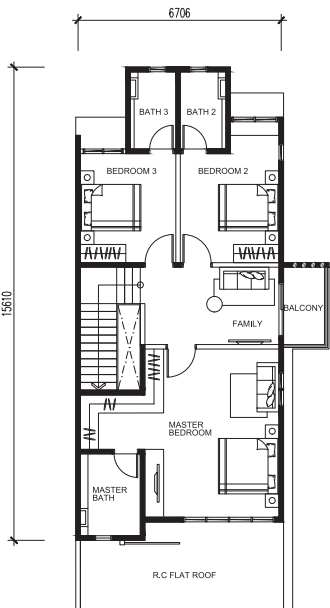
Ground Floor



First Floor



Ground Floor



First Floor

TYPE B1/B2
(INTERMEDIATE)

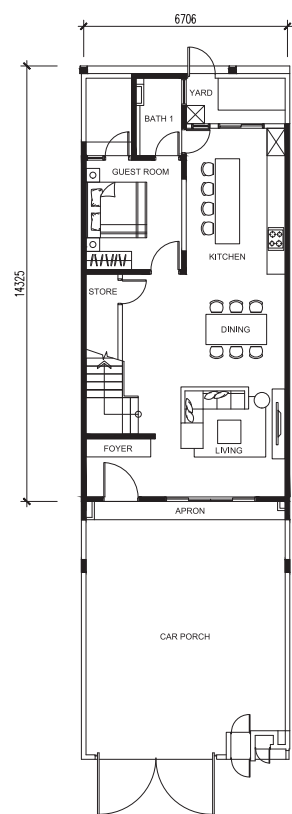
Built-up:
from 2,214 sq ft

TYPE B3/B4
(CORNER)

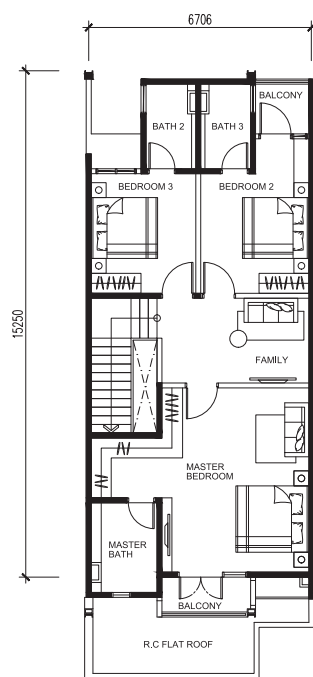
Built-up:
from 2,344 sq ft



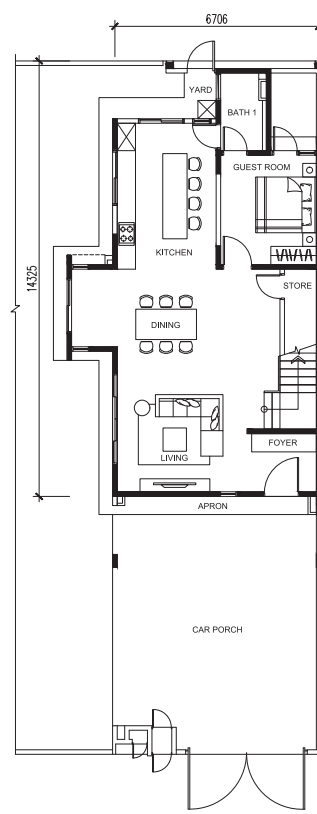
TYPE C- COSTA 22' X 75' PREMIUM
(C1, C2, C3, C4)



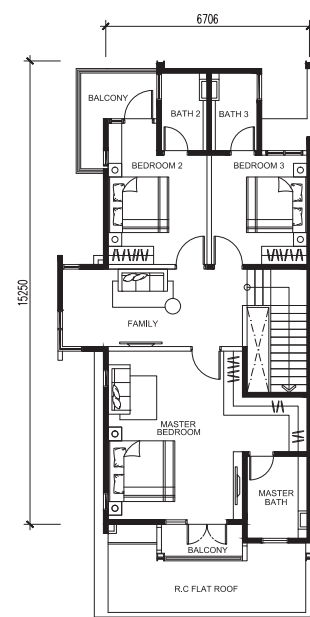
Ground Floor



First Floor



Ground Floor



First Floor

TYPE C1/C2
(INTERMEDIATE)

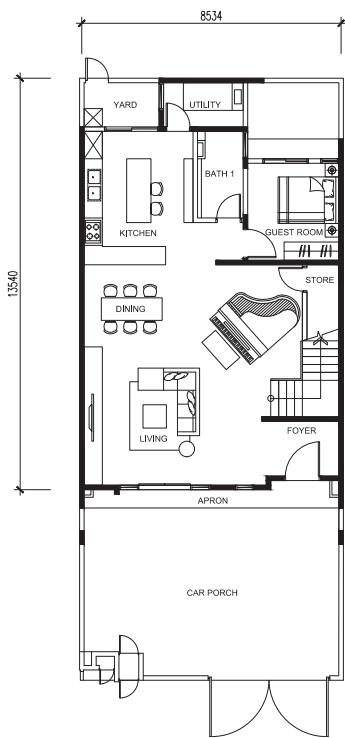
Built-up:
from 2,271 sq ft

TYPE C3/C4
(CORNER)

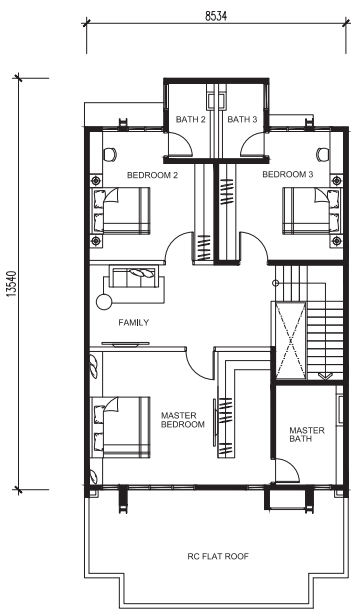
Built-up:
from 2,439 sq ft



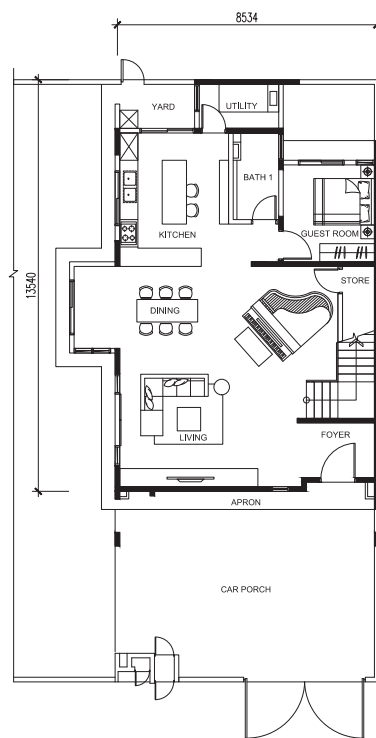
TYPE D - DELTA 28' X 65'
(D1, D2, D3)



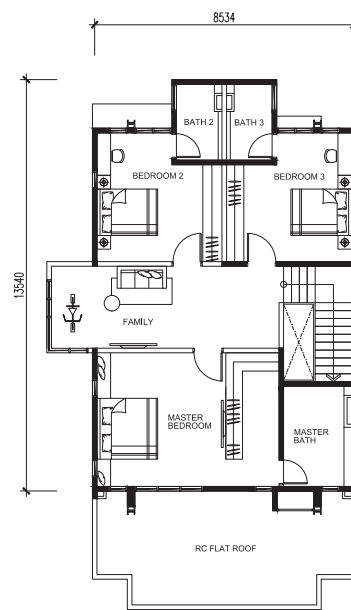
Ground Floor



First Floor



Ground Floor



First Floor

TYPE D1
(INTERMEDIATE)

Built-up:
from 2,620 sq ft

TYPE D2/D3
(CORNER)

Built-up:
from 2,739 sq ft

SITE PLAN



LEGEND

- Type A - Areca (20' x 70')
- Type B - Breeza (22' x 75')
- Type C - Costa (22' x 75' Premium)
- Type D - Delta (28' x 65')

- 1 Management Office
- 2 Visitor Carpark
- 3 Guard House
- 4 Jogging Track
- 5 Children Playground 1
- 6 Children Playground 2
- 7 Gazebo
- 8 Parcourse
- 9 Multipurpose Court
- 10 Reflexology Area

MASTER PLAN



Specifications

STRUCTURE		IBS Concrete Framework								
ROOF		RC Flat Roof / Concrete Roof Tiles <i>(for types A1, A2, A3, A4, A5, B1, B2, B3, B4)</i>								
		RC Flat Roof / Metal Deck Roof <i>(for types C1, C2, C3, C4, D1, D2, D3)</i>								
WALL		Brickwork / IBS Concrete Wall								
CEILING		Concrete Slab / Plaster Ceiling								
WALL FINISHES										
Internal Paint		Emulsion Paint								
External Paint		Exterior Weather-resistant Paint								
Kitchen		1500mm Height Ceramic Wall Tiles / Emulsion Paint								
Master Bathroom / Bathrooms		Porcelain Tiles								
FLOOR FINISHES										
Foyer / Living / Dining / Kitchen / Guest Room		Porcelain Tiles								
Master Bathroom / Bathrooms		Porcelain Tiles								
Master Bedroom / Bedrooms / Staircase / Family		Laminated Timber Flooring								
Yard / Store / Apron / Balcony / Terrace / Utility		Ceramic Tiles								
Car Porch		Cement Broom Brush								
DOORS										
Entrance		Timber Door								
Others		Timber Flush Door / Timber Flush Door with Louvres / Aluminium Frame Glass Door								
WINDOWS		Aluminium Frame Glass Window								
SANITARY & PLUMBING FITTINGS		3 Water Closets / 3 Wash Basins / 3 Showers / 3 Toilet Roll Holders / 1 Kitchen Sink <i>(for types A1, A2, A3, A4, A5)</i>								
		4 Water Closets / 4 Wash Basins / 4 Showers / 4 Toilet Roll Holders / 1 Kitchen Sink <i>(for types B1, B2, B3, B4, C1, C2, C3, C4, D1, D2, D3)</i>								
IRONMONGERY		Quality Ironmongery								
ELECTRICAL INSTALLATION		A1/A2	A3/A4	A5	B1/B2	B3/B4	C1/C2	C3/C4	D1	D2/D3
Lighting Point		24	27	26	28	31	30	34	36	40
Gate Light Point		1	1	1	1	1	1	1	1	1
Ceiling Fan Point		7	7	7	7	7	7	7	7	7
13A Power Point		27	28	28	29	30	29	30	32	33
15A Water Pump Point		1	1	1	1	1	1	1	1	1
15A Hob Point		1	1	1	1	1	1	1	1	1
Telephone Point		3	3	3	3	3	3	3	3	3
Data Point		2	2	2	2	2	2	2	2	2
TV Point		2	2	2	2	2	2	2	2	2
Water Heater Point		3	3	3	4	4	4	4	4	4
15A Solar Water Heater Point		-	-	-	-	-	1	1	1	1
Auto-Gate Point (1 pair)		1	1	1	1	1	1	1	1	1
Air-Conditioning Point		7	7	7	7	7	7	7	7	7
Door Bell Point		1	1	1	1	1	1	1	1	1

GAMUDA LAND



A loyalty programme exclusively for Gamuda Land purchasers

Gamuda Land (T12) Sdn Bhd (310424-M)
Level 9, Menara Gamuda, PJ Trade Centre
No.8 Jalan PJU 8/8A, Bandar Damansara Perdana
47820, Petaling Jaya, Selangor Darul Ehsan, Malaysia.



gamudacove.com.my
012 918 1288

PEMAJU: GAMUDA LAND (T12) SDN. BHD. (310424-M) • GAMUDA COVE EXPERIENCE GALLERY, 1, JALAN USJ 10/1, TAIPAN BUSINESS CENTRE, 47620 SUBANG JAYA, SELANGOR. • TEL : 012-918 1288 • Nombor Lesen Pemasu: 19588-1/01-2021/95(L) • Tempoh Sah : 26/01/2019 - 25/01/2021 Nombor Permit Pengiklanan : 19588-1/01-2021/95(P) • Tempoh Sah : 26/01/2019 - 25/01/2021 • Tarikh Jangkaan Slap : Jan 2022 • Pegangan Pajak : 99 Tahun - Luput pada 18 November 2117 • Pihak yang Meluluskan Pelan Bangunan : Majlis Daerah Kuala Langat • Nombor Kelulusan Pelan Bangunan : MDKL/JKB/2/4/1277(17) • Jenis Rumah : Rumah Teres 2 Tingkat • Jumlah Unit : 490 • Harga Jualan : RM717,800 (min.) • RM2159,470 (maks.) • Diskaun Bumiputera : 7% • Sekatan Kepentingan : Tanah ini tidak boleh dipindah milik, dipajak atau digadai melainkan dengan kebenaran pihak berkuasa negeri • Iklan ini telah diluluskan oleh Jabatan Perumahan Negeri •

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