

# GAMUDA LAND

GAMUDA  
**COVE**



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.



Gamuda Cove  
Experience Gallery,  
USJ Taipan

[gamudacove.com.my](http://gamudacove.com.my)  
**012 918 1288**

**PALMA**  
SANDS

DOUBLE STOREY TERRACE HOMES

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 Pemaju : 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 Siap : 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.) - RM2,159,470 (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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## **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.



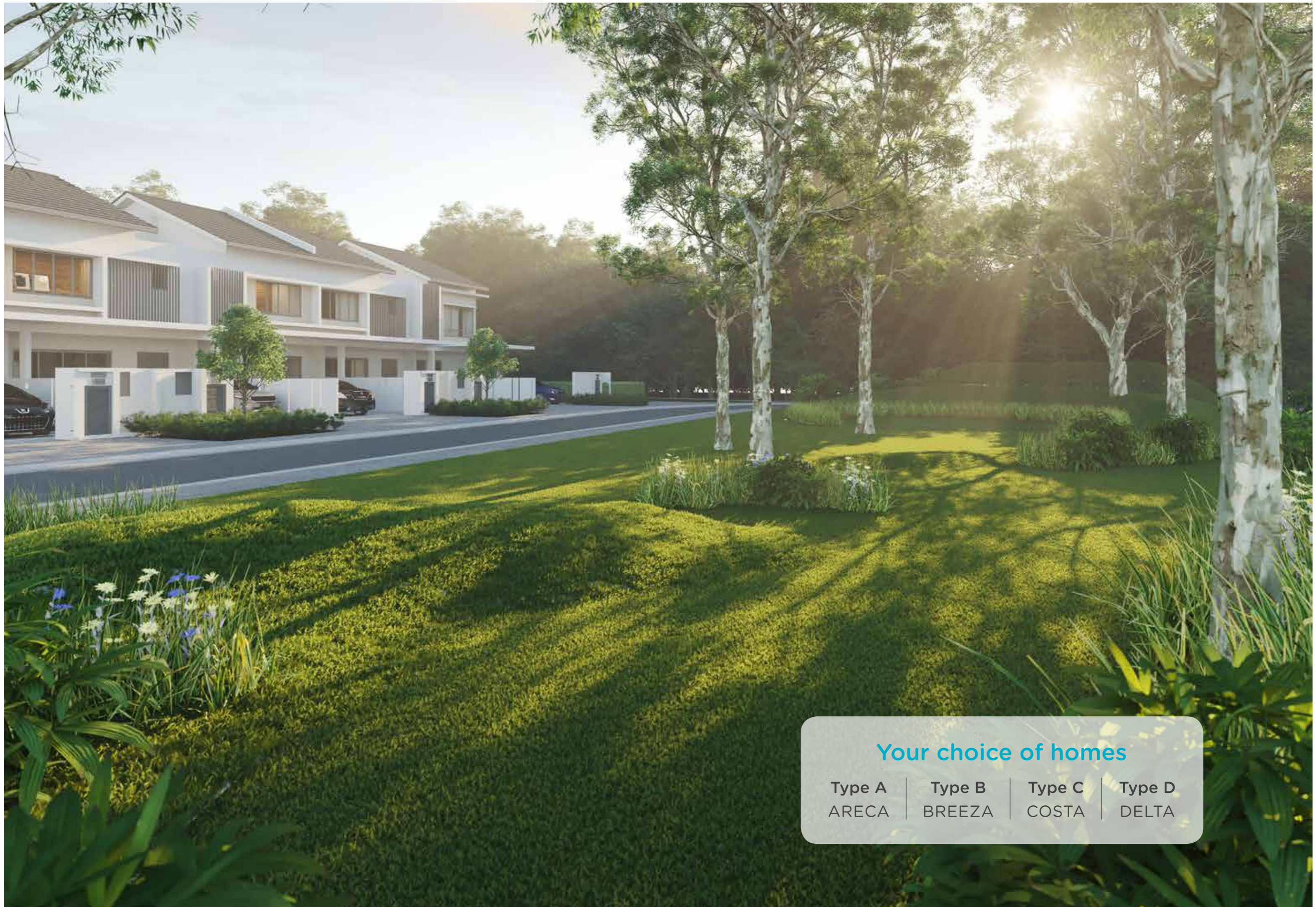


**A place where  
everything is within reach.**

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.





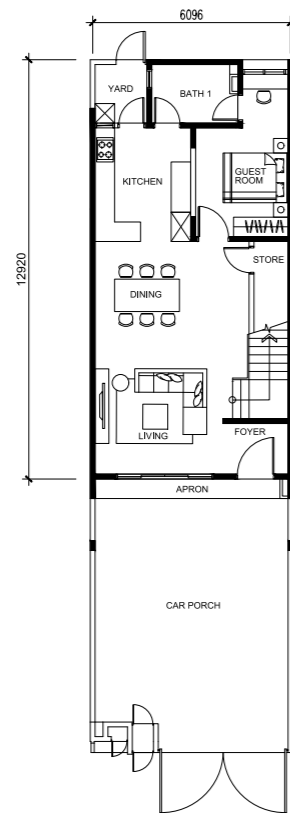
### Your choice of homes

- |        |        |        |        |
|--------|--------|--------|--------|
| Type A | Type B | Type C | Type D |
| ARECA  | BREEZA | COSTA  | DELTA  |

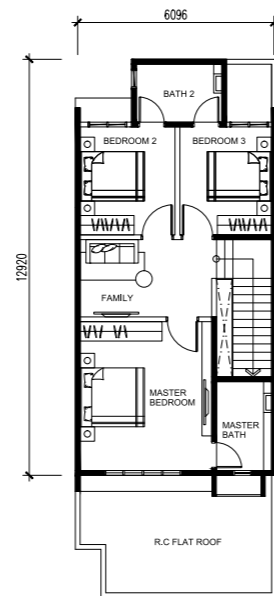




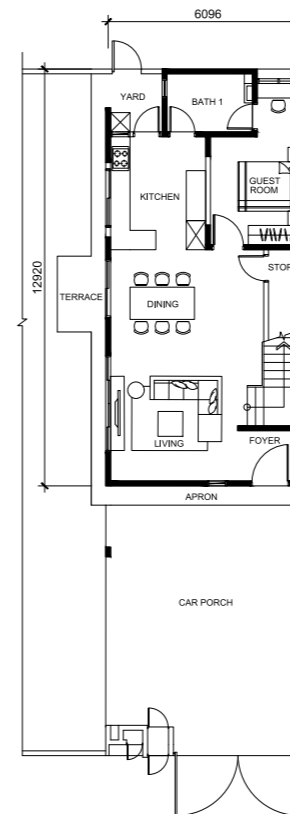
**TYPE A - ARECA 20' X 70'**  
(A1, A2, A3, A4, A5)



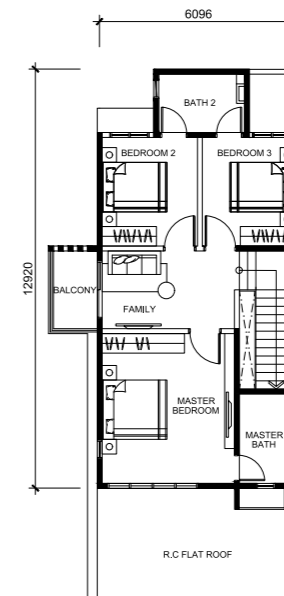
Ground Floor



First Floor



Ground Floor



First Floor

**TYPE A1/A2**  
**(INTERMEDIATE)**

Built-up:  
from 1,824 sq ft

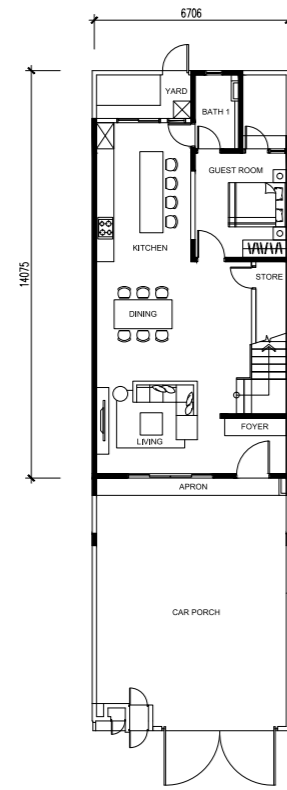
**TYPE A3/A4**  
**(CORNER)**

Built-up:  
from 1,939 sq ft

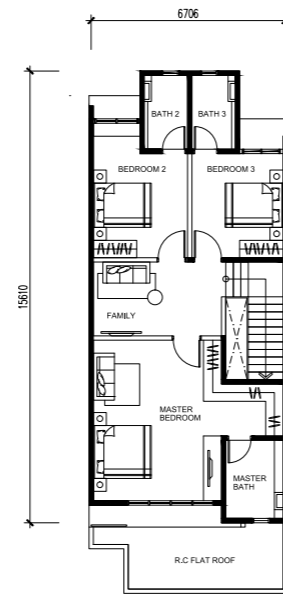




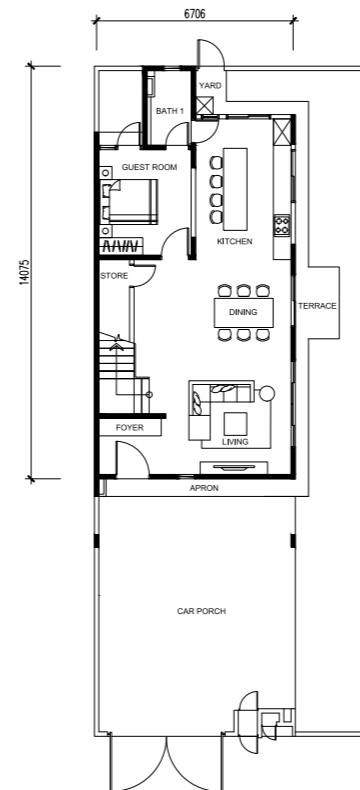
**TYPE B - BREEZA 22' X 75'**  
(B1, B2, B3, B4)



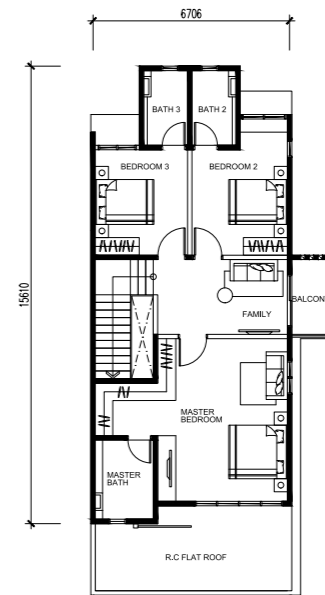
Ground Floor



First Floor



Ground Floor



First Floor

**TYPE B1/B2**  
**(INTERMEDIATE)**

Built-up:  
from 2,214 sq ft

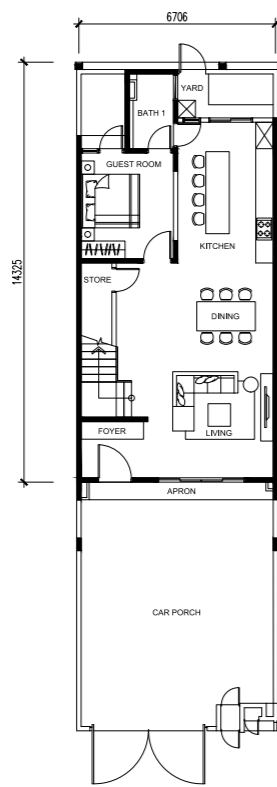
**TYPE B3/B4**  
**(CORNER)**

Built-up:  
from 2,344 sq ft

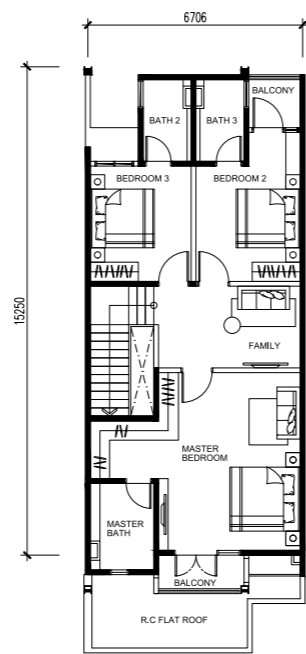




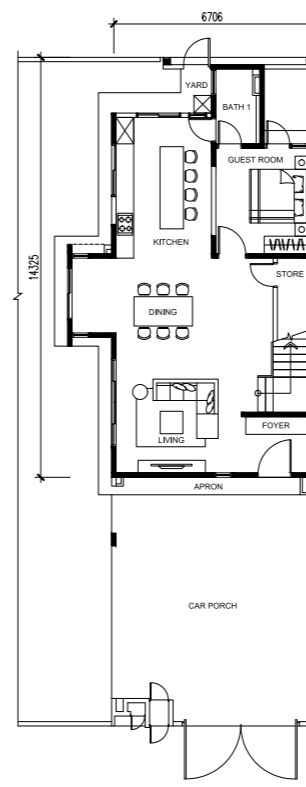
**TYPE C - COSTA 22' X 75' PREMIUM**  
(C1, C2, C3, C4)



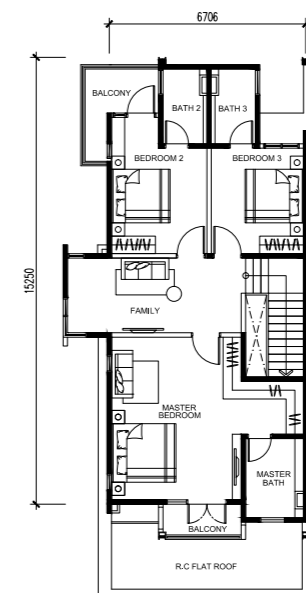
Ground Floor



First Floor



Ground Floor



First Floor

**TYPE C1/C2**  
**(INTERMEDIATE)**

Built-up:  
from 2,271 sq ft

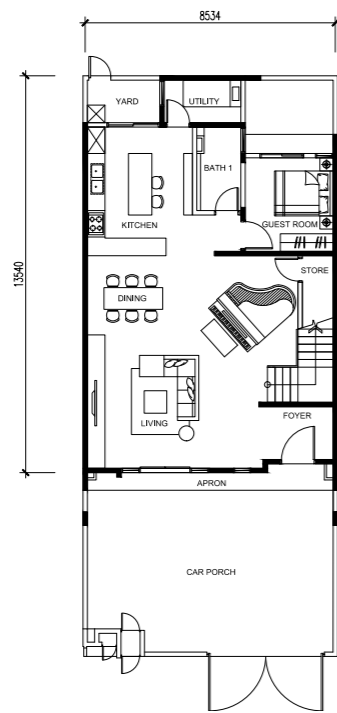
**TYPE C3/C4**  
**(CORNER)**

Built-up:  
from 2,439 sq ft

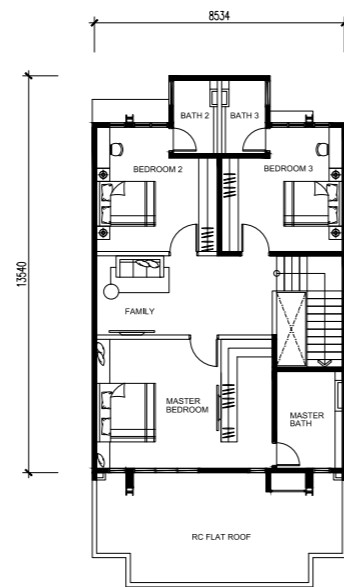




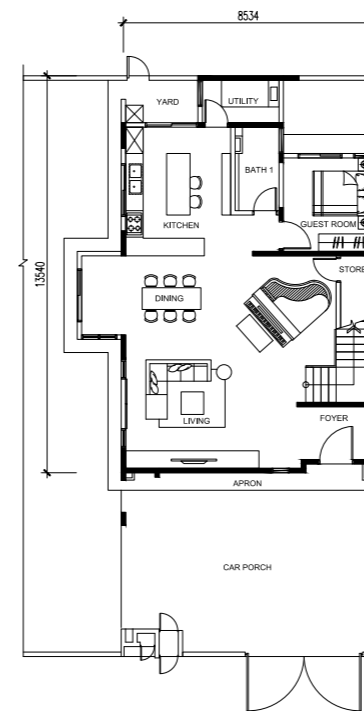
**TYPE D - DELTA 28' X 65'**  
(D1, D2, D3)



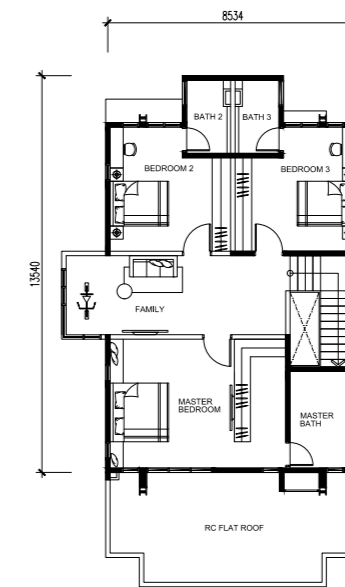
Ground Floor



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 Parcours
- 9 Multipurpose Court
- 10 Reflexology Area

## MASTER PLAN





# Specifications

<b>STRUCTURE</b>	IBS Concrete Framework								
<b>ROOF</b>	RC Flat Roof / Concrete Roof Tiles (for types A1, A2, A3, A4, A5, B1, B2, B3, B4) RC Flat Roof / Metal Deck Roof (for types C1, C2, C3, C4, D1, D2, D3)								
<b>WALL</b>	Brickwork / IBS Concrete Wall								
<b>CEILING</b>	Concrete Slab / Plaster Ceiling								
<b>WALL FINISHES</b>									
Internal Paint	Emulsion Paint								
External Paint	Exterior Weather-resistant Paint								
Kitchen	1500mm Height Ceramic Wall Tiles / Emulsion Paint								
Master Bathroom / Bathrooms	Porcelain Tiles								
<b>FLOOR FINISHES</b>									
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								
<b>DOORS</b>									
Entrance	Timber Door								
Others	Timber Flush Door / Timber Flush Door with Louvres / Aluminium Frame Glass Door								
<b>WINDOWS</b>									
Aluminium Frame Glass Window									
<b>SANITARY &amp; PLUMBING FITTINGS</b>									
3 Water Closets / 3 Wash Basins / 3 Showers / 3 Toilet Roll Holders / 1 Kitchen Sink (for types A1, A2, A3, A4, A5)									
4 Water Closets / 4 Wash Basins / 4 Showers / 4 Toilet Roll Holders / 1 Kitchen Sink (for types B1, B2, B3, B4, C1, C2, C3, C4, D1, D2, D3)									
<b>IRONMONGERY</b>									
Quality Ironmongery									
<b>ELECTRICAL INSTALLATION</b>	<b>A1/A2</b>	<b>A3/A4</b>	<b>A5</b>	<b>B1/B2</b>	<b>B3/B4</b>	<b>C1/C2</b>	<b>C3/C4</b>	<b>D1</b>	<b>D2/D3</b>
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

INTERMEDIATE LOTS: TYPES A1/A2/B1/B2/C1/C2/D1

END LOTS: TYPES A4/A5/B4/C4/D2

CORNER LOTS: TYPES A3/B3/C3/D3