



RESORT LIFESTYLE | SMART LIVING

To us, the common ground for
any town is the community.

Where people know one another,
where they live and play together,
where they look out for each other.



THE MAYA BAY IDENTITY

In making Gamuda Cove's first serviced apartments, we want to pioneer a resort lifestyle based on holistic wellness and true peace of mind.

As a proponent of nature-centred smart living, we offer facilities and conveniences that encourage the formation of a vibrant community within a lush wetlands environment.

Apart from being set within a highly accessible township with multiple districts that satisfy every modern need from education to entertainment, we also equipped Maya Bay residents with infrastructural and 5G connectivity for them to enjoy up-to-date, diverse lifestyle choices in and out of town.

SMART
LIVING

Smart living means more than just incorporating the latest technology. It is about our residents' well-being and how to make their lives easy. Creating a seamless, connected lifestyle where their time and resources are well-used.



HIGH LEVEL OF
SAFETY WITH
3-TIER SECURITY



ONLY 20KM TO
KLIA & KLIA2



SEAMLESS COMMUTE
EXPERIENCE WITH BIKES,
SHUTTLE BUSES, TRAMS
& CAR-SHARING SERVICES



65,000 SQFT
RESORT LIFESTYLE
ABOUT 3X THE SIZE OF
A FOOTBALL FIELD



WALKING DISTANCE TO
DISCOVERY PARK &
WATER THEME PARK



SMART LIVING &
ECO-FRIENDLY



Lobby Drop-Off



Residents' Lobby

RESORT LIFESTYLE

We offer every little convenience to make your everyday as pampered as a holiday. Facilities perfect for a resort lifestyle are designed to satisfy your dreams of a tropical retreat, forming sanctuaries where people can truly relax into.



Gym and Olympic-Length Fresh Water Lagoon (50m)



Living Room



Hammock Grove

A PLACE FOR COMMUNITY

A common ground for a place is its community. Where people know one another, where they live and play together, where they look out for each other. So we plan Maya Bay to be an open and sociable place, one that always promotes connectivity, one that is walkable and bike-friendly.

But we don't stop there. We think about putting in the right facilities and gathering places where people can relax, exercise, have fun or spend time with family and friends.



Hide Out Bay



THE RIGHT ELEMENTS

By respecting nature and what was there before us, we are able to build the unique tropical character of our land into Maya Bay. We have mindfully infused authentic greenery into the planning and design, creating a home in the bayou with eco-friendly features like electric vehicle charging stations, recycling pods, street-smart lighting, and more.

HOMES DESIGNED
FOR RESORT LIVING

Maya Bay is envisioned to be a place that people are proud to call home. It is a comfortable living environment close to nature and vibrantly modern, promising an unmistakable sense of belonging, connectedness and security.



Master Bedroom - Type D

NATURE
SANCTUARY
SMART
CITY

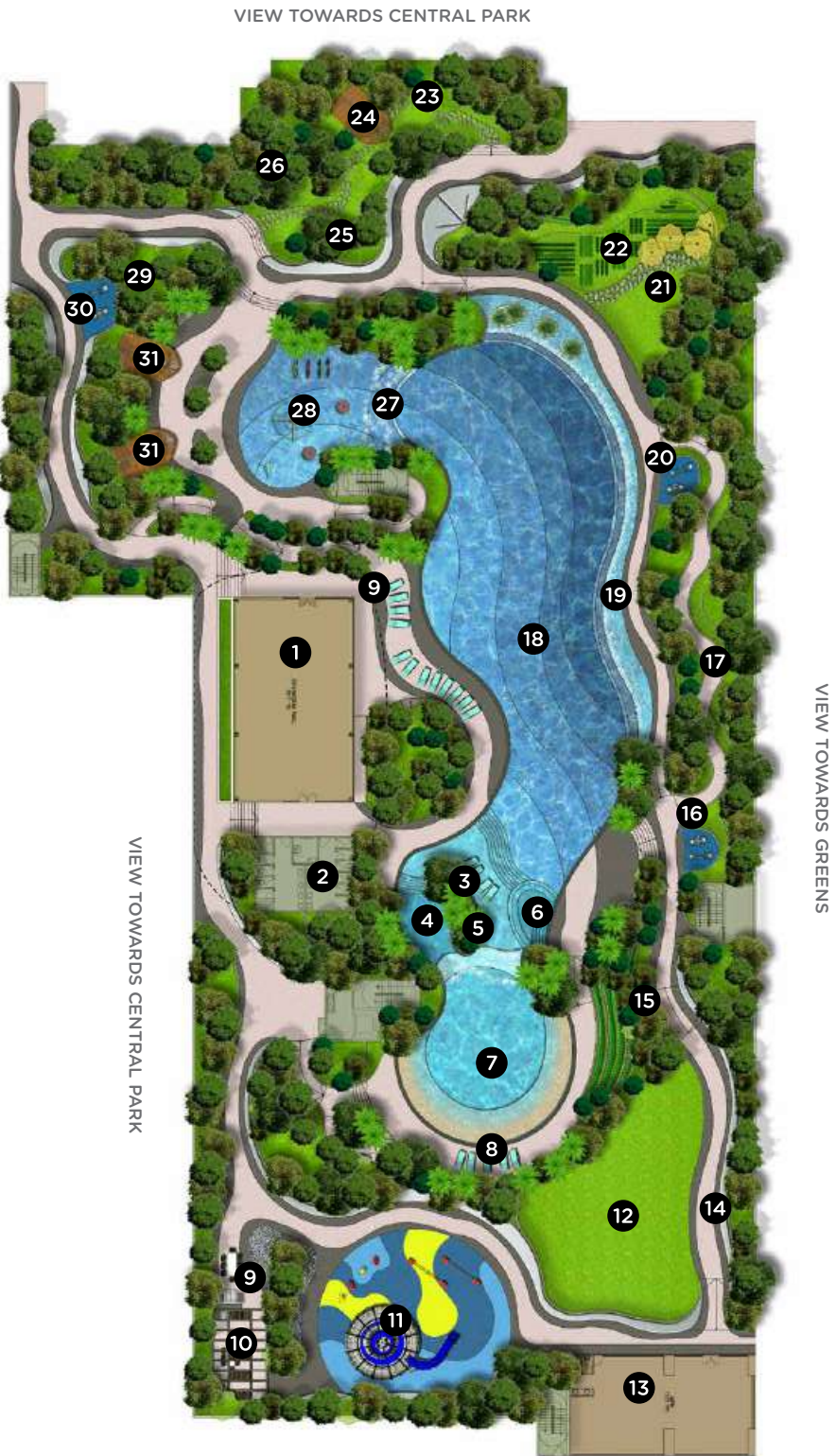
Gamuda Cove is a master plan of seamless infrastructure, cutting-edge technology and true sustainability. Our distinctive districts are a treasure trove of benefits, from education to excitement, from business to botany.

The districts are united by an exhaustive network of pedestrian walkways, tramways, shuttle bus lines, and electric transit vehicular infrastructure that, together, form a sustainable and integrated township ideal for multigenerational life.

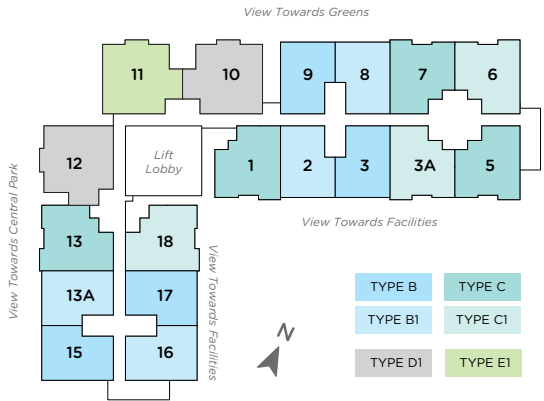


FACILITIES PODIUM

- 1 GYMNASIUM
- 2 CHANGING ROOM (MALE/FEMALE)
- 3 SHALLOW POOL
- 4 AQUA GYMNASIUM
- 5 SUBMERGED SUN LOUNGE AREA
- 6 SPRING JACUZZI
- 7 HIDE OUT BAY
- 8 BEACH SUN LOUNGE AREA
- 9 REFLEXOLOGY PATH
- 10 BBQ (OPEN/SHADED)
- 11 CYCLONE PLAYGROUND
- 12 MULTIPURPOSE LAWN
- 13 MULTIPURPOSE HALL
- 14 JOGGING TRACK
- 15 TERRACE GARDEN
- 16 FITNESS STATION A
- 17 FIREFLIES TRAIL
- 18 OLYMPIC-LENGTH FRESH WATER LAGOON (50M)
- 19 WATERFALL & OPEN STREAM
- 20 FITNESS STATION B
- 21 CAMP SITE
- 22 URBAN FARMING AREA
- 23 READING AREA
- 24 TRANQUIL GAZEBO
- 25 TRANQUIL TRAIL
- 26 HAMMOCK GROVE
- 27 WATERFALL
- 28 INTEGRATED WATER PLAY
- 29 SCENTED GARDEN
- 30 FITNESS STATION C
- 31 GREEN GAZEBO



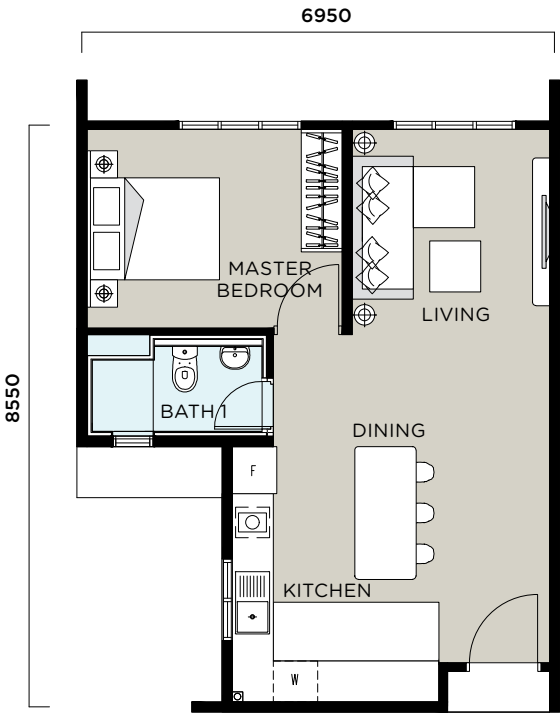
BLOCK B



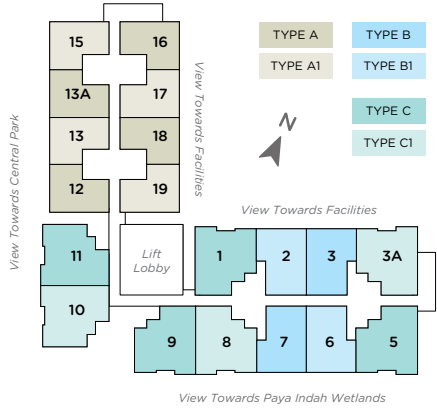
TYPE A

550 sqft

1 BED 1 BATH



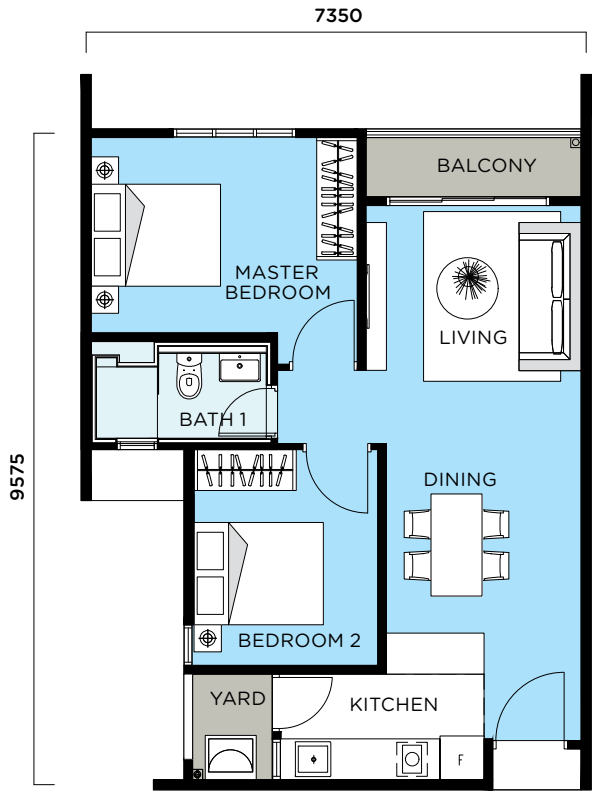
BLOCK C



TYPE B

688 sqft

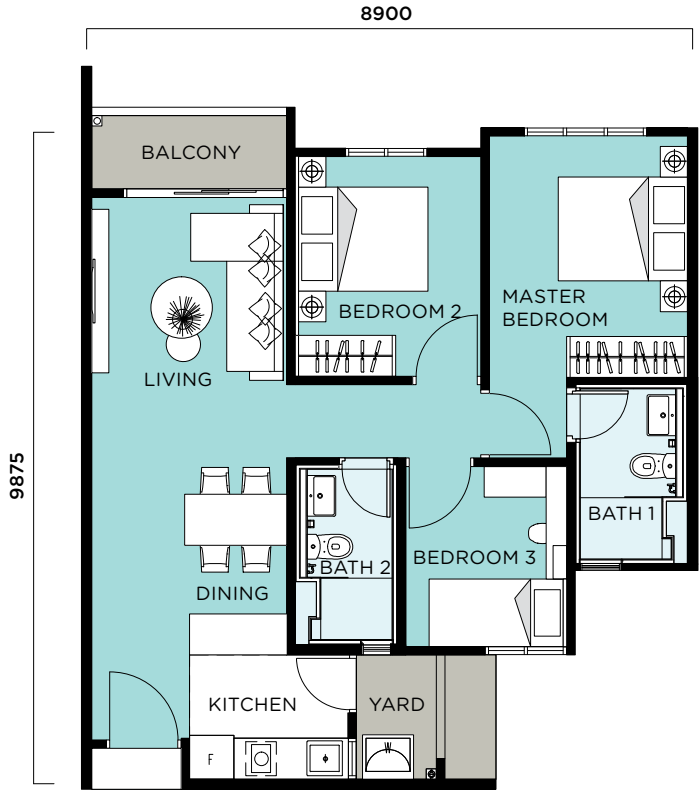
2 BED 1 BATH



TYPE C

818 sqft

3 BED 2 BATH

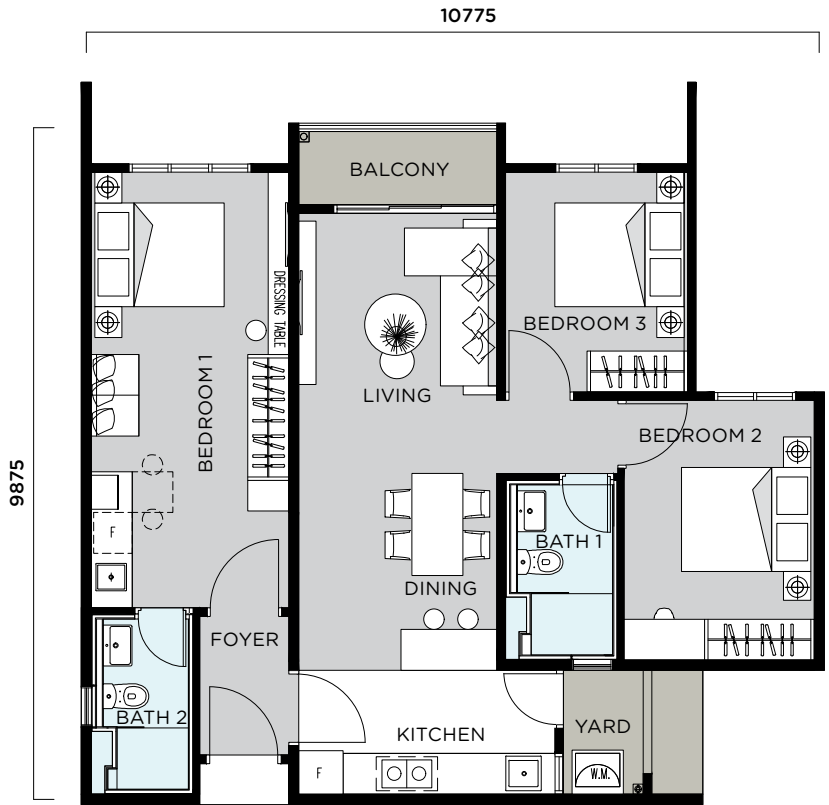


TYPE D

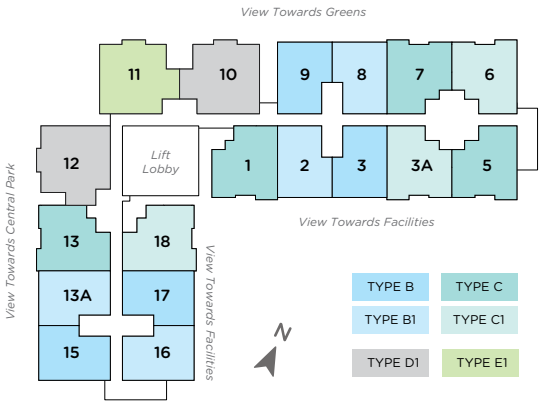
DUAL KEY

968 sqft

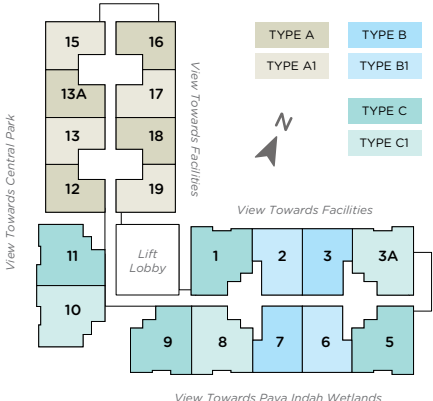
3 BED 2 BATH



BLOCK B



BLOCK C



TYPE E
968 sqft

3 BED 2 BATH



SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALL	Reinforced Concrete/Brick Wall
CEILING FINISHES	Skim Coat/Plasterboard
WINDOWS	Aluminium Framed Tinted Glass Window
DOORS	Fire Rated Door/Flush Door/Aluminium Framed Glass Door
IRONMONGERY	Quality Lockset
WALL FINISHES - A/A1	
Bathroom	Ceramic Tiles To Ceiling Height
Kitchen	Ceramic Tiles To 1500mm Height
Others	Plaster & Paint/Skim Coat & Paint
WALL FINISHES - B/B1/C/C1/D/D1/E/E1	
Bathroom	Porcelain Tiles To Ceiling Height
Kitchen	Porcelain Tiles To 1500mm Height
Others	Plaster & Paint/Skim Coat & Paint
FLOOR FINISHES - A/A1	
Living/Dining/Bedroom	Laminated Timber Flooring
Bathroom/Kitchen	Ceramic Tiles
Foyer	Porcelain Tiles
FLOOR FINISHES - B/B1/C/C1/D/D1/E/E1	
Living/Dining/Bedroom	Laminated Timber Flooring
Bathroom/Kitchen/Foyer	Porcelain Tiles
Balcony/Yard	Ceramic Tiles
SANITARY & PLUMBING	A A1 B B1 C C1 D D1 E E1
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
ELECTRICAL INSTALLATION	A A1 B B1 C C1 D D1 E E1
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

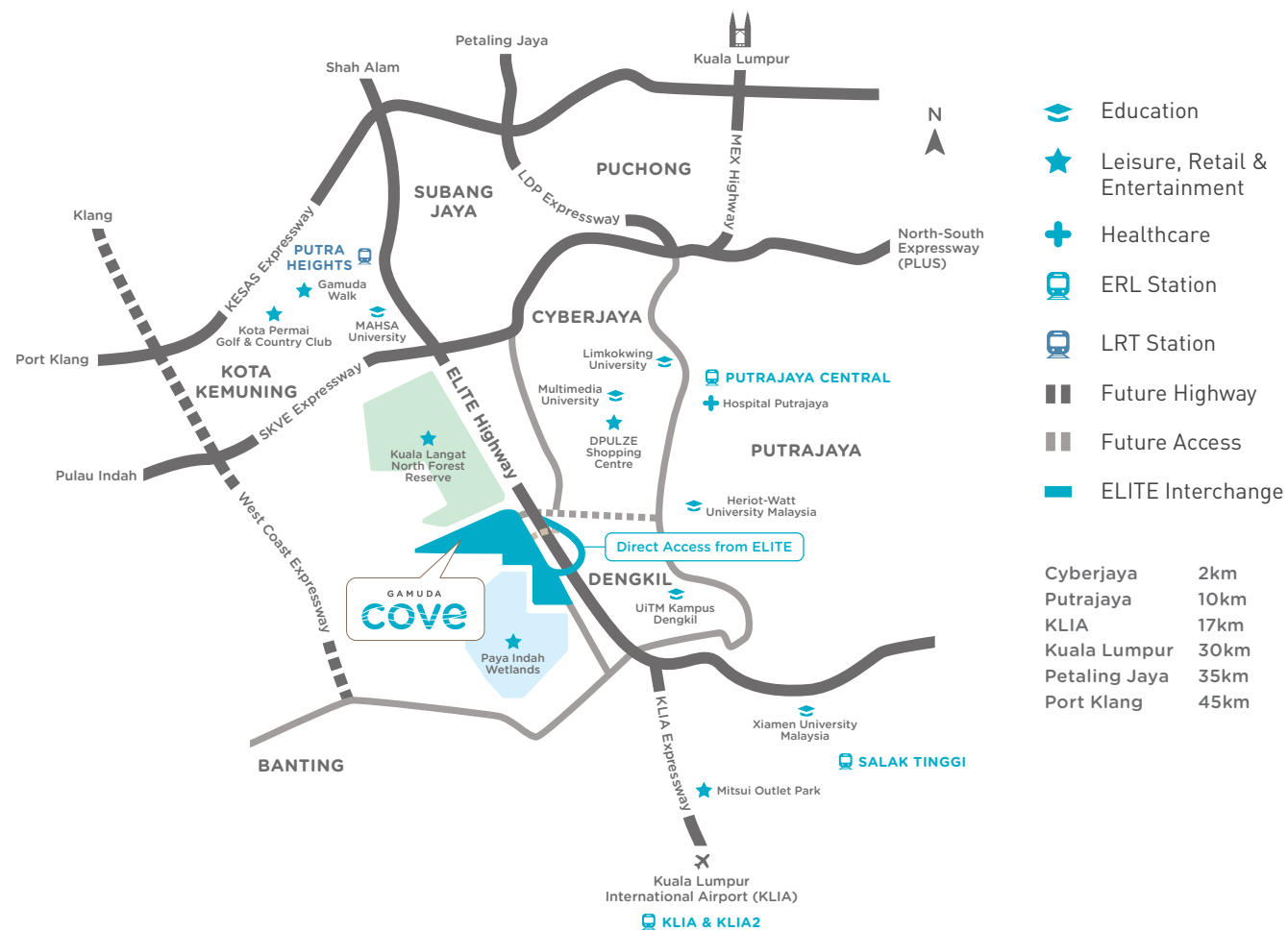
LOCATION

Where We Discover

Gamuda Cove is a new 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.



SincereTM
Responsible
Original

Gamuda Land (T12) Sdn Bhd
(199401024746(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/2/4/1535(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 Bumiputra: 7% • Restriction in Interest: This land may be transferred, leased or charged with the consent of the State Authority.

THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA.

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GAMUDA LAND