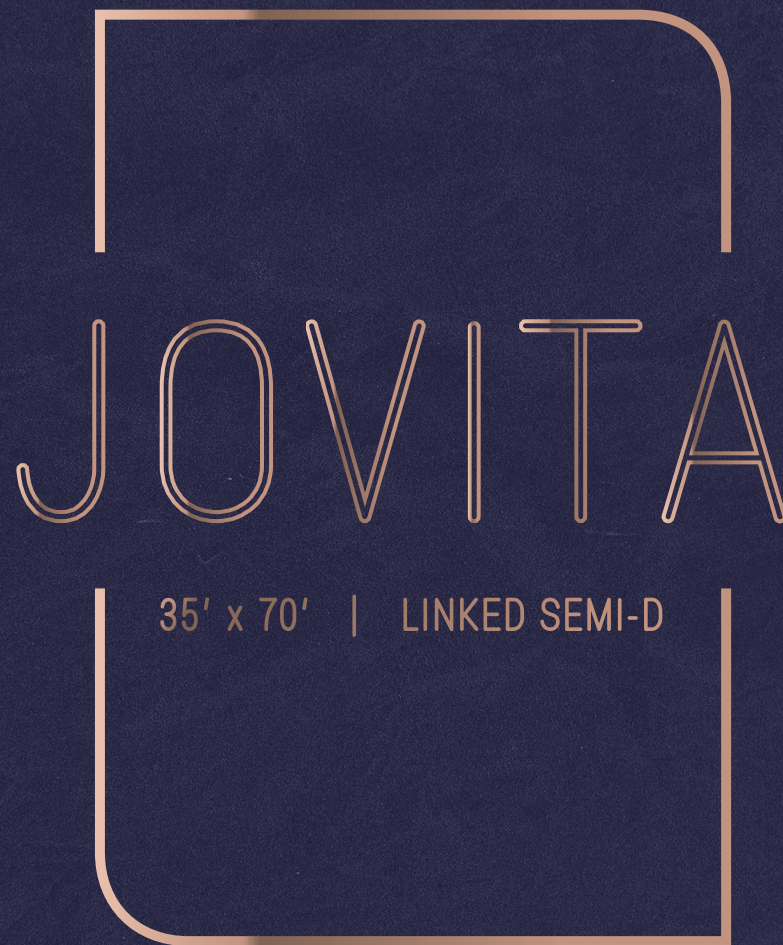


GAMUDA  
GARDENS



**GAMUDA** LAND



# MASTERPLAN



GAMUDA GARDENS is an 810-acre development that ingeniously fuses lifestyle and nature in one township.

Set amidst natural undulating terrain with rolling hills and by intricately connecting 5 cascading lakes to the 50-acre Central park, this township features a Waterfront Village that brings a unique walkable retail experience with specially curated commercial and retail offerings.

In the upcoming Gamuda Gardens City Centre, a Regional Entertainment Mall, a Hotel, an Education Hub, Business Parks, Offices and open public spaces are all within close reach.

## LEGEND

- A Gamuda Gardens City Centre
- B Education / Wellness Hub
- C Boutique Waterfront Service Residences & Retail Outlets
- D Waterfront Village
- E GAIA Residences
- F Waterfall
- G Wetland Boardwalk
- H The Lookout Point
- I Village Homes
- J The Adventure Playland
- K Camping Ground
- L The Wetlands
- M Lakeside Homes
- N Hilltop Homes
- O Confluence of 3 main expressways (North-South Expressway, Guthrie Corridor Expressway and LATAR Expressway)

# GAMUDA GARDENS CITY CENTRE

Gamuda Gardens City Centre is a 67-acre integrated mix of commercial, leisure, medical and hospitality components, with the highlight being a 1,000,000 sq.ft. Entertainment Mall with Malaysia's first Indoor Water Theme Park complete with adjoining Outdoor Attractions, Convention Centre, Event Grounds, Hotel and Grade-A Office Buildings all mindfully connected with dedicated ingress and egress to and from the residential area and major highways.



Artist's Impression Only



## AT THE HEART OF THE GARDENS

At the midst of the township is the Waterfront Village, a bustling Lifestyle Community Hub with a panoramic view of the waterfall as backdrop. From convenient grocery shoppings, a relaxing wellness session, or simply dining with loved ones, the Waterfront Village will be the centre for your lifestyle essentials.



Artist's Impression Only



# CONVENIENCE THROUGH PLACE-MAKING

Gamuda Gardens has the convenience of the community at heart. Incorporating a holistic and comprehensive masterplan, this development offers a diverse array of excellent amenities and recreational facilities for the whole family through thoughtful place-making. Whether it is jogging at the Central Park, a picnic by the waterfall, shopping at the Waterfront Village, having fun at the Adventure Playground or just a relaxing stroll along the Wetlands Broadwalk to enjoy the majestic view of the Central Park from the viewing deck, residents here will certainly be spoilt for choice when it comes to family bonding time.



Artist's Impression Only



Artist's Impression Only



Artist's Impression Only





## LAKESIDE HOMES

The newly unveiled precinct in Gamuda Gardens features unique lakeside-facing homes. Leisure and adventure are just steps away with 50 acres of Central Park greenery closeby or the linear parks within the compound. Its Cul-de-sac design coupled with private entry & guardhouse makes for a preferred home of security and exclusivity.



# JOVITA

Courtyard | Side Patio & Garden | Multiple Facade Selection

## HOME SHOULD TELL THE STORY OF WHO YOU ARE

Gamuda Gardens' exclusive new Linked Semi-D, Jovita is poised to be the perfect home for the modern multi-generational family with its expansive family-oriented layouts that opens up to a private garden and the best of nature via a side patio.







## A DIFFERENT PERSPECTIVE OF LIVING

---

Open the doors and step into your personal greenery with your own side garden and patio, while natural sunlight shimmer through thoughtfully-placed courtyards. Jovita houses a layout that promises a place to grow, a home for your generation and many more to come.



## PRIME LIVING IN CUL-DE-SAC

---

The Cul-de-sac layout has maintained to be the choice for premium homes. Jovita's exquisite home composition, friendly linear park and bolstered security forms a safe, secure and friendly neighbourhood community.

### 1 Eliminates Through Traffic

Cul-de-sacs eliminates drive-through or commuter traffic speeding down the street. The reduced flow of traffic will leave a quieter and peaceful neighbourhood.

### 2 Safer Streets

With reduced traffic, the streets are much safer for children and residents to play and roam about. Vehicles will also travel much slower when they are already approaching their destination.







Artist's Impression Only

### 3 A Neighbourly Environment

A cul-de-sac promotes the closeness of homes and families. With a quieter street, the opportunity for playing on the sidewalk, front yard and linear park is more appealing, encouraging a greater bond between neighbours.

### 4 Lower Burglary Rates

In addition to the safety of a Private entry & Guardhouse, cul-de-sacs experience lower crime rates. With more street play and activity, families are more connected and this heightened awareness and visibility adds protection to the homes.

### 5 Increased House Value

Due to the layout of the street, residents can take advantage of the extra space in the middle of the cul-de-sac. The lifestyle of a quiet street and the various mentioned reasons appeal to buyers and results in higher property value.



# SOMETHING FOR EVERYONE

Make Jovita uniquely yours by choosing from a collection of 8 different façade designs. With unit build-up space ranging from 2,500 sq.ft. to 3,200 sq.ft., each with 4 carpark spaces, we were mindful to make every design crafted to meet your ideal layout, size and budget.





# SITE PLAN



## LEGEND

- TYPE A1 Built Up: From 2,627 sq.ft.
- TYPE A2 Built Up: From 2,627 sq.ft.
- TYPE B1 Built Up: From 2,570 sq.ft.
- TYPE B2 Built Up: From 2,570 sq.ft.
- TYPE B3 Built Up: From 2,566 sq.ft.
- TYPE B4 Built Up: From 2,570 sq.ft.
- TYPE C1 Built Up: From 3,164 sq.ft.
- TYPE C2 Built Up: From 3,158 sq.ft.
- TYPE C3 Built Up: From 3,222 sq.ft.





## TYPE A1 & A2 (Intermediate Lot)

2 Storey Linked Semi-D | Lot Size: 35' x 70' | Built Up: From 2,627 sq.ft.

- 4+1 Bedrooms
- 5 Bathrooms
- Side Garden & Patio
- Internal Courtyard
- 4 Carparks

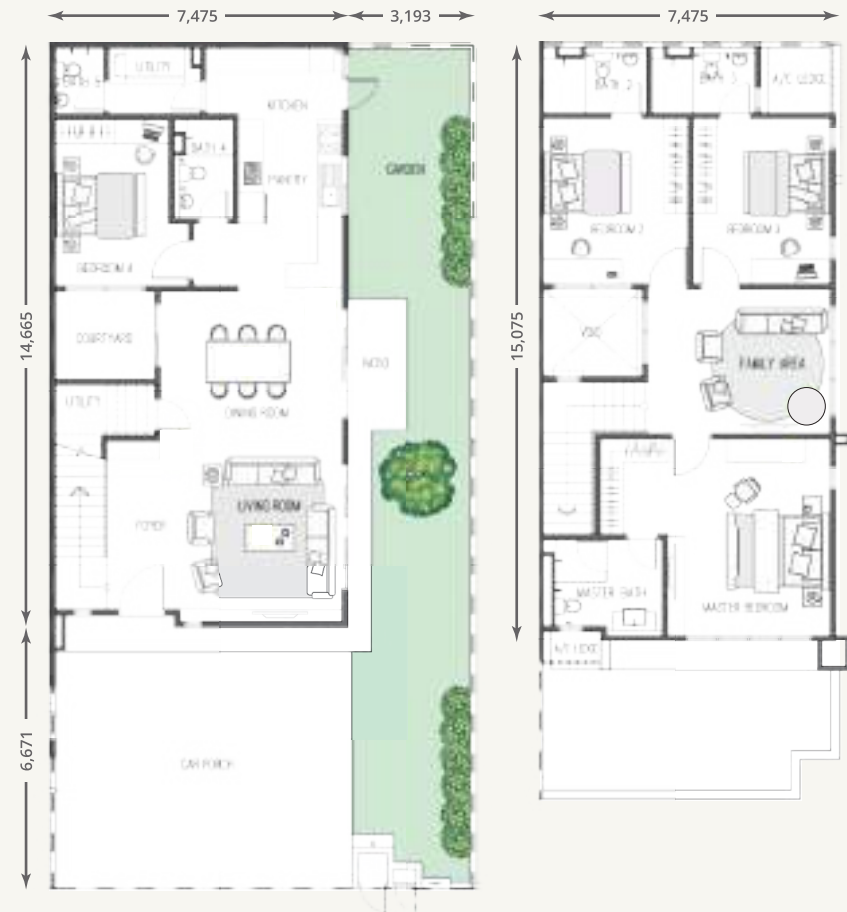
TYPE A1



GROUND FLOOR

FIRST FLOOR

TYPE A2



GROUND FLOOR

FIRST FLOOR





## TYPE B1 & B2 (Intermediate Lot)

2 Storey Linked Semi-D | Lot Size: 35' x 70' | Built Up: From 2,570 sq.ft.

- 4+1 Bedrooms
- 5 Bathrooms
- Side Garden & Patio
- Internal Courtyard
- 4 Carparks

TYPE B1



GROUND FLOOR

FIRST FLOOR

TYPE B2



GROUND FLOOR

FIRST FLOOR





# TYPE B3 & B4 (Intermediate Lot)

2 Storey Linked Semi-D | Lot Size: 35' x 70'  
 B3 Built Up: From 2,566 sq.ft. | B4 Built Up: From 2,570 sq.ft.

- 4+1 Bedrooms
- 5 Bathrooms
- Side Garden & Patio
- Internal Courtyard
- 4 Carparks

TYPE B3



GROUND FLOOR

FIRST FLOOR

TYPE B4



GROUND FLOOR

FIRST FLOOR





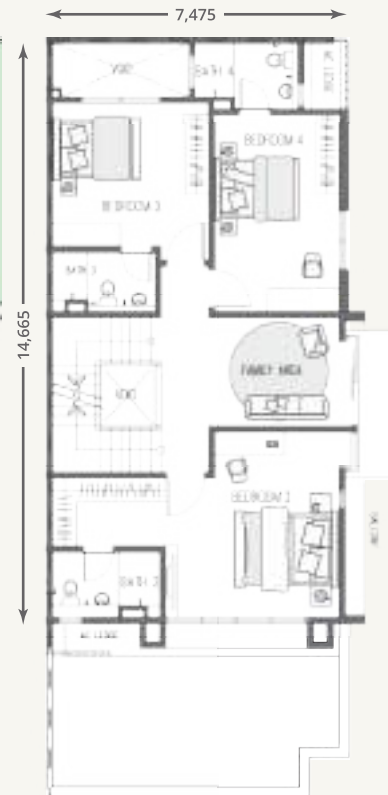
## TYPE C1 (Corner Lot)

2½ Storey Linked Semi-D | Lot Size: 35' x 70' | Built Up: From 3,164 sq.ft.

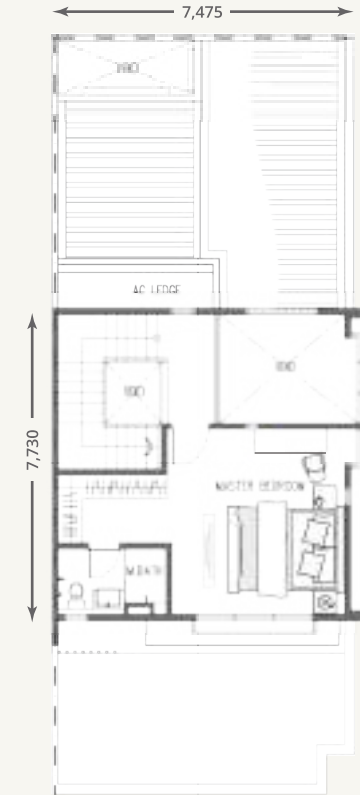
- 4+1 Bedrooms
- 6 Bathrooms
- Double Volume Ceiling
- Side Garden & Patio
- Internal Courtyard
- 4 Carparks



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# TYPE C2 (Corner Lot)

2½ Storey Linked Semi-D | Lot Size: 35’ x 70’ | Built Up: From 3,158 sq.ft.

- 4+1 Bedrooms
- 6 Bathrooms
- Double Volume Ceiling
- Side Garden & Patio
- Internal Courtyard
- 4 Carparks



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





## TYPE C3 (Corner Lot)

2½ Storey Linked Semi-D | Lot Size: 35' x 70' | Built Up: From 3,222 sq.ft.

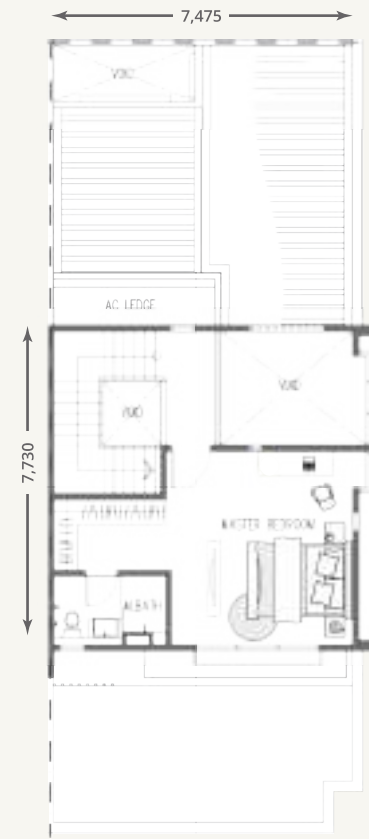
- 4+1 Bedrooms
- 6 Bathrooms
- Double Volume Ceiling
- Side Garden & Patio
- Internal Courtyard
- 4 Carparks



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

# SPECIFICATION

---

## STRUCTURE

: Reinforced Concrete Frame Work

## WALL

: Brickwall

## ROOF COVERING

: R.C Flat Roof / Metal Deck

## ROOF FRAMING

: Metal Trusses

## CEILING

: Skim Coat and / Plaster Ceiling

## WALL FINISHES

Kitchen (approximately 1500mm)  
All Bathrooms  
Others

: Porcelain Tiles  
: Ceramic Tiles/ Porcelain Tiles  
: Plaster and Paint

## FLOOR FINISHES

Foyer/ Living/ Dining  
All Bathrooms  
Master Bedroom/ Bedrooms/ Staircase/ Family Area/ Corridor  
Utility/ Kitchen  
Terrace/ Balcony  
Yard (Type C only)  
Car Porch

: Porcelain Tiles  
: Ceramic Tiles/ Porcelain Tiles  
: Porcelain Tiles/ Laminated Timber Flooring  
: Ceramic Tiles/ Porcelain Tiles  
: Porcelain Tiles/ Cement Render  
: Porcelain Tiles  
: Broom Brush

## DOORS

Entrance  
Others

: Timber Door  
: Aluminium Frame Glass Sliding Door/ Flush Door

## WINDOWS

: Aluminium Frame Glass Window

## IRONMONGERY

: Quality Lockset

## TURFING

: Spot Turfing









## All within reach

### Essentials

<b>3 km</b> KTM Komuter Kuang	<b>10.5 km</b> KPJ Rawang Specialist Hospital
<b>8.5 km</b> Aeon Rawang	<b>10.5 km</b> KTM Komuter Rawang
<b>10 km</b> Columbia Asia Hospital (to be located next to Aeon)	<b>12 km</b> Hospital Sungai Buloh
<b>10 km</b> MRT Sungai Buloh Interchange Hub & KTM Komuter Sungai Buloh	<b>16 km</b> Tesco Rawang

### Learning

<b>3 km</b> SJK (C) Kuang	<b>8 km</b> Sekolah Berasrama Penuh Integrasi Rawang (SEPINTAR)
<b>5 km</b> SJK (C) Kundang	<b>10 km</b> SJK (C) Kota Emerald
<b>7.5 km</b> Straits International School	<b>13 km</b> IGB International School

### Play

<b>1 km</b> Just a quick drive to two equestrian facilities	<b>8 km</b> Head to Tasik Biru Kundang for picnics, canoeing and jet-skiing
<b>7 km - 9 km</b> Kundang Lakes Country Club Kelab Rahman Putra Tasik Puteri Golf & Country Club	

*Sincere  
Responsible  
Original*

**Bandar Serai Development Sdn Bhd** (1050090-W)  
Gamuda Gardens Experience Gallery,  
Persiaran Gamuda Gardens 1, Bandar Gamuda Gardens,  
48050, Kuang, Selangor.  
Tel: 03 6037 2888

**THE EDGE** Top Property  
Developers Awards  
2018

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

**starproperty.my**  
**AWARDS2019**  
**EXCELLENCE**  
THE EARTH CONSCIOUS AWARD  
(BEST SUSTAINABLE DEVELOPMENT)

**Gamuda Gardens**  
Experience Gallery

**gamudaland.com.my**  
**016 299 2071**

Phase 3A (Jovita), Developer: Bandar Serai Development Sdn Bhd (1050090-W) . Developer's License: 19124-7/04-2021/0391 (L) . Validity Date: 26/04/2019 - 25/04/2021 . Advertising Permit: 19124-7/04-2021/0391 (P) . Validity Date: 26/04/2019 - 25/04/2021 . Approving Authority: Majlis Perbandaran Selayang . Building Plan Approval: B1L (14) dlm, MPS 3/2/1371/442(OSC3.0)/PB/F1-3A(A) . Land Tenure: Leasehold (99 years - Expiring on 15/08/2116) . Land Encumbrances: Nil . Types of Property: Cluster homes . Total Units: 2 Storey 132 units; 2.5 storey 12 units . Selling Prices: 2 Storey RM 1,486,560.00 (min) to RM 2,126,160.00 (max); 2.5 Storey RM 1,965,360.00 (min) to RM 2,561,760.00 (max) . Expected Date of Completion: April 2022 . 7% Discount for Bumiputera . Restriction of Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority, IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.  
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.