

GAIA
RESIDENCES
— AT —
GAMUDA GARDENS

GAMUDA LAND

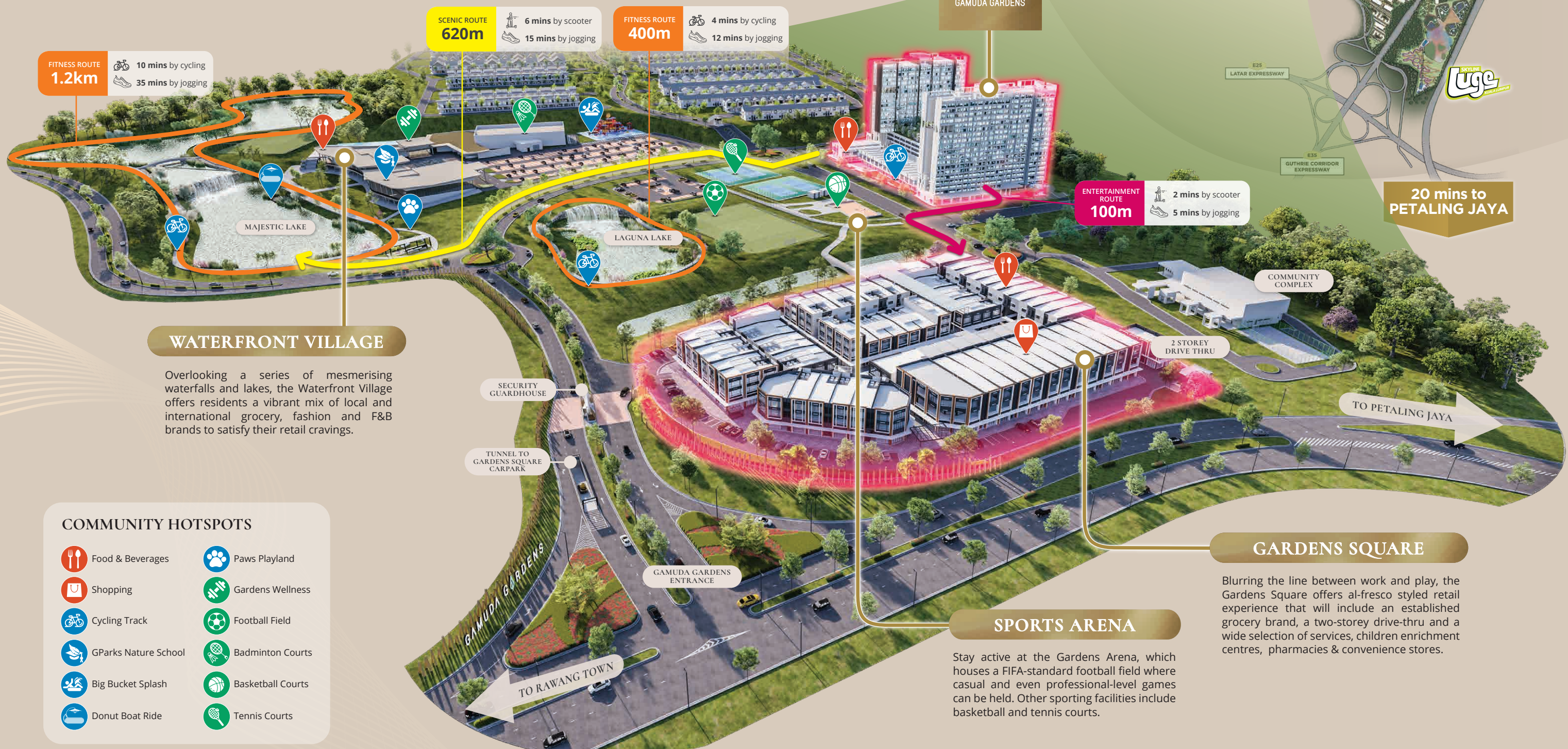
LIVE Connected

Live life as Nature intended at Gamuda Gardens - an award-winning 810-acre township sprawled across undulating natural terrain and 5 cascading lakes. All the excitement and pleasure of GAIA Residences' vibrant centre are within easy reach. Enjoy modern lifestyle conveniences of the **Gardens Square, Sports Arena and Waterfront Village** only footsteps away, while Beaconhouse school and thrilling Skyline Luge rides are just around the corner.

GAIA Residences is conveniently positioned close to **three major highways**, allowing seamless access to the entirety of Klang Valley whether by car or public transport.



MASTER PLAN



FITNESS ROUTE 1.2km
 10 mins by cycling
 35 mins by jogging

SCENIC ROUTE 620m
 6 mins by scooter
 15 mins by jogging

FITNESS ROUTE 400m
 4 mins by cycling
 12 mins by jogging

ENTERTAINMENT ROUTE 100m
 2 mins by scooter
 5 mins by jogging

20 mins to PETALING JAYA

WATERFRONT VILLAGE

Overlooking a series of mesmerising waterfalls and lakes, the Waterfront Village offers residents a vibrant mix of local and international grocery, fashion and F&B brands to satisfy their retail cravings.

COMMUNITY HOTSPOTS

- Food & Beverages
- Shopping
- Cycling Track
- GParks Nature School
- Big Bucket Splash
- Donut Boat Ride
- Paws Playland
- Gardens Wellness
- Football Field
- Badminton Courts
- Basketball Courts
- Tennis Courts

GARDENS SQUARE

Blurring the line between work and play, the Gardens Square offers al-fresco styled retail experience that will include an established grocery brand, a two-storey drive-thru and a wide selection of services, children enrichment centres, pharmacies & convenience stores.

SPORTS ARENA

Stay active at the Gardens Arena, which houses a FIFA-standard football field where casual and even professional-level games can be held. Other sporting facilities include basketball and tennis courts.

GAIA RESIDENCES AT GAMUDA GARDENS



SECURITY GUARDHOUSE

TUNNEL TO GARDENS SQUARE CARPARK

GAMUDA GARDENS ENTRANCE

2 STOREY DRIVE THRU

COMMUNITY COMPLEX

TO PETALING JAYA

TO RAWANG TOWN

CONVENIENCE
YOU DESIRE,

Amplified

The Gaia Boulevard is only an elevator ride away to retail services and conveniences. Residents may also opt to take an e-scooter ride from here or board the shuttle bus that makes its rounds around Gamuda Gardens.



LOW DENSITY & PRIVATE LIVING

Live amidst a cohesive blend of lush nature and luxury leisure facilities within a secure, private and exclusive urbanization.

Ascend

YOUR LIFESTYLE

Wake up daily to inspiring outlook across open park land and hilly vistas. Take your work to the **Co-working space** with charming environment for a productivity boost.

Indulge in a healthy balance of social and physical activities at Gaia Residences, with the **Sky Garden** on the rooftop, while the facility deck houses the indoor and outdoor **Gym, Pool, BBQ Deck** and **Multipurpose Hall**.



Swimming Pool
Artist's impression only



Co-working Space
Artist's impression only



GAIA Boulevard
Artist's impression only

FACILITY DECK

- | | | | | |
|---------------------|---------------------|----------------------|---------------------|---------------------------|
| 1 Lazy River | 4 Swimming Pool | 7 Multipurpose Court | 10 Aromatic Gardens | 13 Co-working Cafe |
| 2 Multipurpose Hall | 5 Beach Pool | 8 Playground | 11 Jogging Track | 14 Family-oriented Cafe |
| 3 Gymnasium | 6 Outdoor Gymnasium | 9 BBQ Area | 12 Canopy Walk | 15 Sky Gardens (Level 13) |



Level 5 Facility Deck
Artist's impression only

SPACE

Reimagined

SPACES DESIGNED FOR THE MODERN CITY

The furnished package and smart home system options make moving into your new home effortless, so you have more time to spend on making new memories in Gaia Residences.



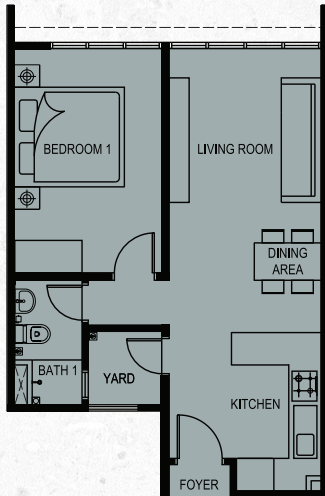
TYPE B
Actual Show Unit

FLOOR LAYOUT



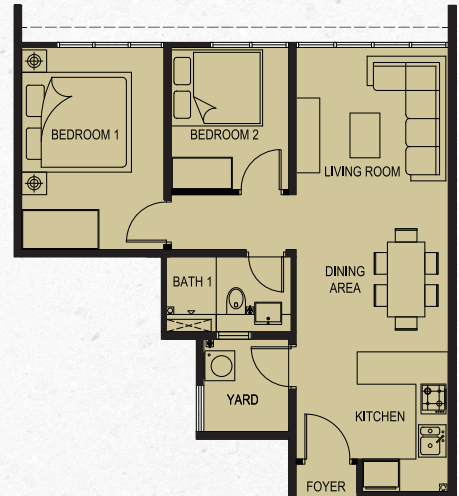
TYPE A 550 SQ.FT.

1 Bedroom
1 Bathroom



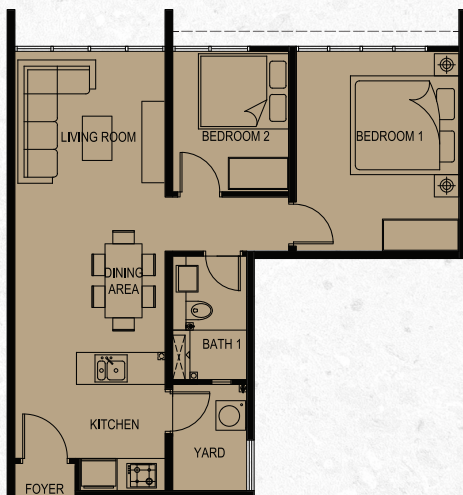
TYPE B 640 SQ.FT.

2 Bedrooms
1 Bathroom



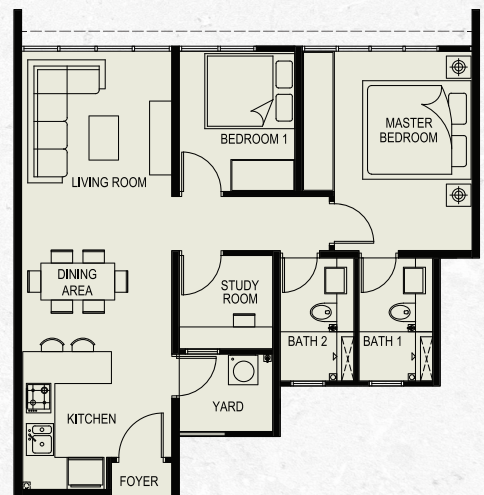
TYPE B1 660 SQ.FT.

2 Bedrooms
1 Bathroom



TYPE C 750 SQ.FT.

2 Bedrooms
2 Bathrooms
1 Study Room



SPECIFICATIONS

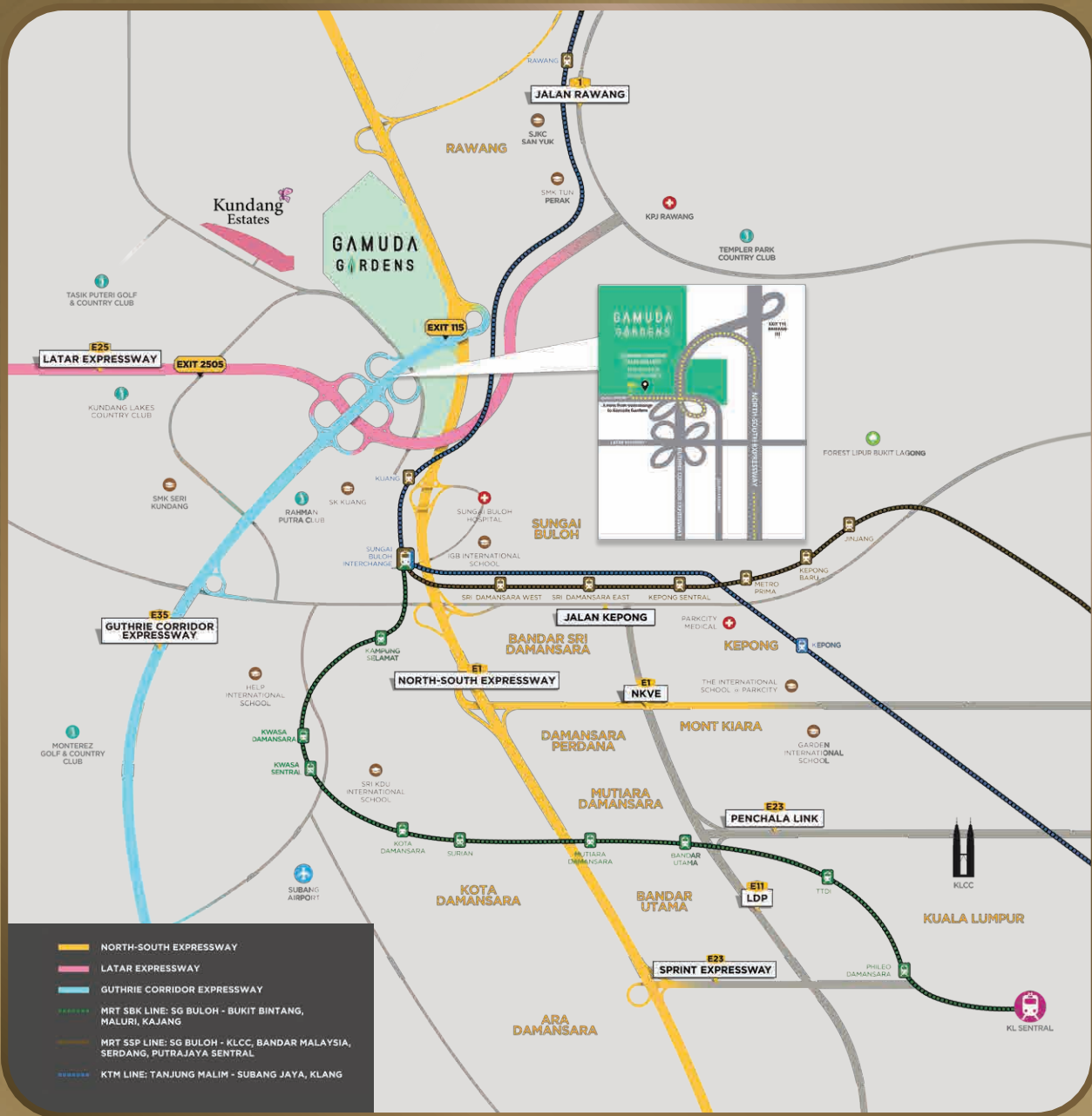
- (a) Structure : Reinforced Concrete
- (b) Wall : Brickwork / Reinforced Concrete
- (c) Ceiling : Plasterboard & Paint / Skim Coat & Paint
- (d) Floor Finishes : Tiles
- (e) Wall Finishes : Skim Coat / Plaster & Paint / Tiles
- (f) Windows : Metal Framed Glass Window
- (g) Doors : Fire Rated Door / Timber Flush Door
- (h) Ironmongery : Quality Lockset

(i) Sanitary Fittings

	A / AA	B / BB	B1	B2	C / CC
Single Bowl Kitchen Sink	1 no.	1 no.	1 no.	1 no.	1 no.
Wash Basin	1 no.	1 no.	1 no.	1 no.	2 nos.
Shower Rose	1 no.	1 no.	1 no.	1 no.	2 nos.
Toilet Roll Holder	1 no.	1 no.	1 no.	1 no.	2 nos.
Water Closet	1 no.	1 no.	1 no.	1 no.	2 nos.
Bib tap	2 nos.	2 nos.	2 nos.	2 nos.	3 nos.

(j) Electrical Fittings

	A / AA	B / BB	B1	B2	C / CC
Lighting Point	7 nos.	9 nos.	9 nos.	9 nos.	11 nos.
Power Point, 13A	9 nos.	11 nos.	10 nos.	10 nos.	12 nos.
Electrical Hob Point	1 no.	1 no.	1 no.	1 no.	1 no.
Electrical Hood Point	1 no.	1 no.	1 no.	1 no.	1 no.
Fibre Wall Socket	1 no.	1 no.	1 no.	1 no.	1 no.
Air-Cond Point	2 nos.	3 nos.	3 nos.	3 nos.	3 nos.
Ceiling Fan Point	2 nos.	3 nos.	3 nos.	3 nos.	3 nos.
Wall Fan Point	-	-	-	-	1 no.
Water Heater Point	1 no.	1 no.	1 no.	1 no.	2 nos.
SMATV Point	1 no.	1 no.	1 no.	1 no.	1 no.
Distribution Panel	1 no.	1 no.	1 no.	1 no.	1 no.



- NORTH-SOUTH EXPRESSWAY
- LATAR EXPRESSWAY
- GUTHRIE CORRIDOR EXPRESSWAY
- MRT SBK LINE: SG BULOH - BUKIT BINTANG, MALURI, KAJANG
- MRT SSP LINE: SG BULOH - KLCC, BANDAR MALAYSIA, SERDANG, PUTRAJAYA SENTRAL
- KTM LINE: TANJUNG MALIM - SUBANG JAYA, KLANG



SHOPPING MALL

AEON Rawang	8.5 km
Tesco Rawang	16 km



HOSPITAL

KPJ Rawang Specialist Hospital	10.5 km
Sungai Buloh Hospital	12 km



PUBLIC TRANSPORTATION

Kuang KTM Station	3 km
MRT Sungai Buloh Interchange Hub & Sungai Buloh KTM Station	10 km
Rawang KTM Station	10.5 km



EDUCATION

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



SPORTS & RECREATION

Equestrian Facilities	1 km
Tasik Biru Kundang	8 km
Kundang Lakes Country Club	8 km
Kelab Rahman Putra Malaysia	10 km
Tasik Puteri Golf & Country Club	15 km

Within Gamuda Gardens

Beaconhouse International School (upcoming)	400 m
Skyline Luge (upcoming)	700 m

SincereTM
Responsible
Original

Bandar Serai Development Sdn Bhd
01910102020 (10102020 WJ)
Gamuda Gardens Experience Gallery,
Persiaran Gamuda Gardens 1, Bandar Gamuda Gardens,
48050, Kuang, Selangor.
Tel: 03 6037 2888

THE EDGE
Top Property
Developers Awards
2020

THE EDGE - PEPS
Value Creation Excellence
Award 2012-2019

StarProperty
AWARDS 2017-2021
REAL ESTATE DEVELOPER
STARPROPERTY ALL STARS AWARD

Gamuda Gardens
Experience Gallery

gamudaland.com.my
03 2727 7416

Gala Residence. Developer's License: 19124-6/07-2022/02368(L) • Validity Date: 31/07/2021 - 30/07/2022. • Advertising Permit: 19124-6/07-2022/02368 (P) • Validity Date: 31/07/2021 - 30/07/2022. • Approving Authority: Majlis Perbandaran Selangor. • Building Plan Approval: Btl (2) dm. MFS 3/2-1371/2409/OS/3 (JPBB). • Tenure: Leasehold (99 years - Expiring on 15/08/2116) • Land Encumbrances: Nil • Types of Property: Service-Res Apartment. Total Units: Block A - 215 unit; Block B - 258 unit; Affordable Housing - 50 unit. • Selling Price: Block A - RM220,560.00 (max.); Block B - RM419,760.00 (min.) - RM665,160.00 (max.). Affordable Housing - RM250,000.00. • Expected Date of Completion: August 2021. • 7% Discount for Bumiputera. • Restriction of Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority. This serves as an invitation to get response from public to preview and register only and is not to be treated as an offer for sale. The information contained herein is subject to change and cannot be a part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. While every reasonable care has been taken in preparing the visual, the developer cannot be held responsible for any inaccuracy. All the above terms and packages are subject to variations, modifications and substitution as may be required by the Authorities or recommended by Architect or Engineer. KLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.