

GAMUDA
GARDENS

ILLARIA

A Masterpiece Of Township Planning

An 810-acre development that seamlessly fuses lifestyle and nature in one township, Gamuda Gardens is the next must-have commercial and adventure-tainment hub. Set amidst a natural terrain with rolling hills, connected by 5 tranquil lakes and 2 waterfalls in a 50-acre central park, this township is set to be the pulse of Klang Valley North.



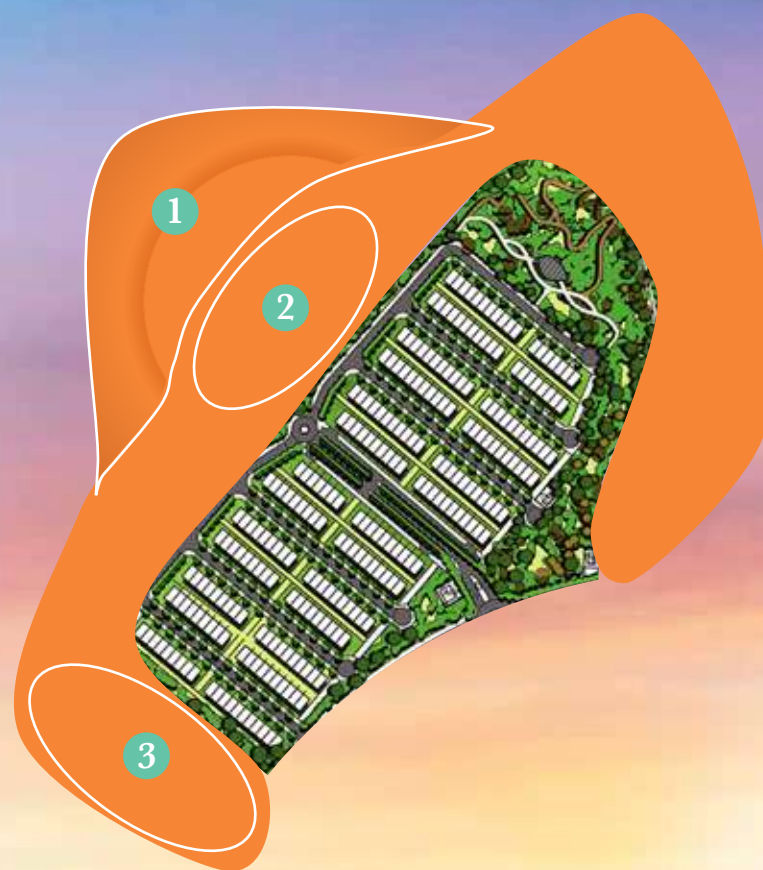
Hillside

All Manner With Nature

Living amongst the splendour of nature with the cool breeze of the hills by your side is an immeasurable experience. At the hillside homes of Illaria at Gamuda Gardens, nothing can be more fulfilling than that.

Enjoy urban amenities right alongside the tranquillity of nature.

Where Positive Energy Is In *Abundance*



1 The Green Dragon (青龍)
The development is clasped by the Green Dragon embrace, which favors the wealth aspect in such that elevates one's status and well-being.

2 Jade Pillow Formation (玉枕)
Observed as a favorable wealth star, it embodies the notions of power and wealth, a highly favorable feature for entrepreneurs.

3 Heavenly Wealth Stars (天財)
Next to Illaria is the two hills, that belong to the Metal and Water elements. As its nature suggests, such formation is generally auspicious for the generation of wealth and prosperity.



Designed For Your Well-being

At Illaria, living well comes naturally. Surrounded by hills and a mighty river, it brings positive energies that redirect the Qi flow, blessing the residents with great prosperity and fortune. With a design that is approved by the Feng Shui master, Dato' Joey Yap, Illaria wishes to bring positive aspects into your life. So when you are here, rest assured knowing that your every waking moment is blessed with abundance and prosperity.



REVIEWED BY
DATO' JOEY YAP

Artist's Impression Only.



Recreation Parkland

Test your endurance, run, climb, jump or even crawl. The joys of playtime and bonding in the great outdoors are endless. Be it at the treehouse, putting green, obstacle course or yoga deck, a fun time awaits everyone.



Sakura Lane

With an appealing contrast of the blush-tinted blossoms, Sakura lane features a stunning spread of Sakura trees. Giving a romantic experience for couples and even for families, while they take a long stroll on the beautiful lane, soaking up the tranquility of nature.

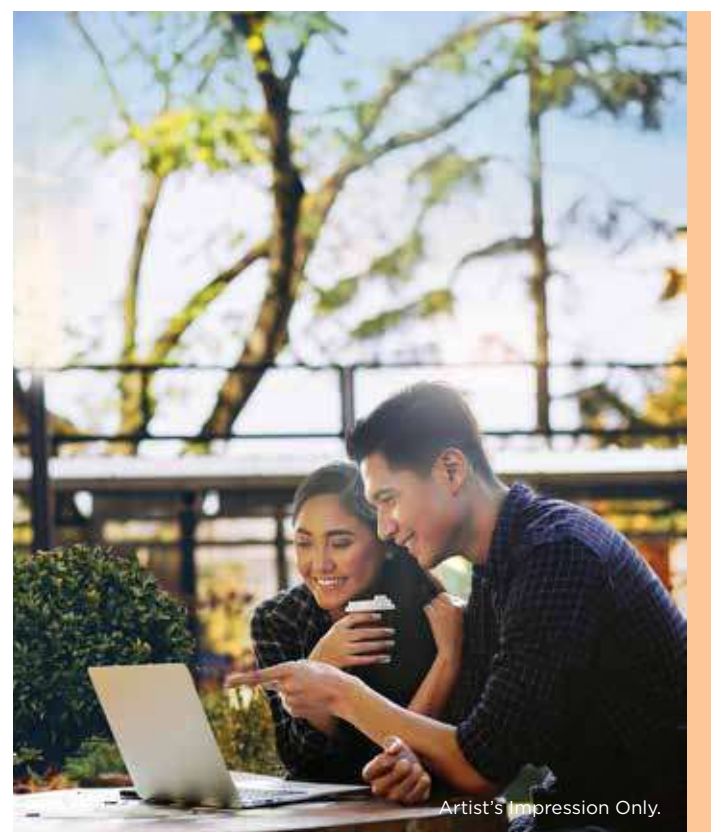
Community Kitchen

Who can say no to a community BBQ? Enjoy the warmth of the BBQ pit and the people, as all gather around the open patio for some good eating. Bring some herbs from our community farming area, and you're more than welcome to be where friendships are nurtured, and relationships fostered.



Co-working Space

Work, chat or just chill in a lush alcove embraced by tranquillity. Leave nothing but footprints. Even without the need to utter a word, this space evokes a sense of belonging that matters.



At Gamuda Land, we place great priority in nurturing one's well-being through the carefully planned township. That's why when you take a walk around Illaria, you'll find that it's designed with seamless access to facilities, where you can take a retreat without being way too far away from home.



Artist's Impression Only.

Urban
and
Nature...

It's A Life
Well-lived



Artist's Impression Only.

Starter Home

2 STOREY TERRACE HOUSE

Land Size 18' x 65'
Built-up Size 1,462 - 1,804 sq.ft.



Artist's Impression Only.

If you're a first-time homebuyer, this can be exciting and sure, a little bit overwhelming as you're not sure what the future holds. However, rest assured knowing that our house is designed with a layout that can easily be converted to fit your future needs, with no compromise on natural outdoors. With roof gardens, micro backyards, balconies, and more, your access to lush natural surroundings is never restricted. So, whether you're staying alone, or a small family planning for new additions in the future, Illaria Starter Home offers room to grow so you never have to worry about not having enough space.



GROUND FLOOR



FIRST FLOOR



Starter Home

2 1/2 STOREY TERRACE HOUSE

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Land Size 18' x 65'

Built-up Size 1,771 - 1,994 sq.ft.



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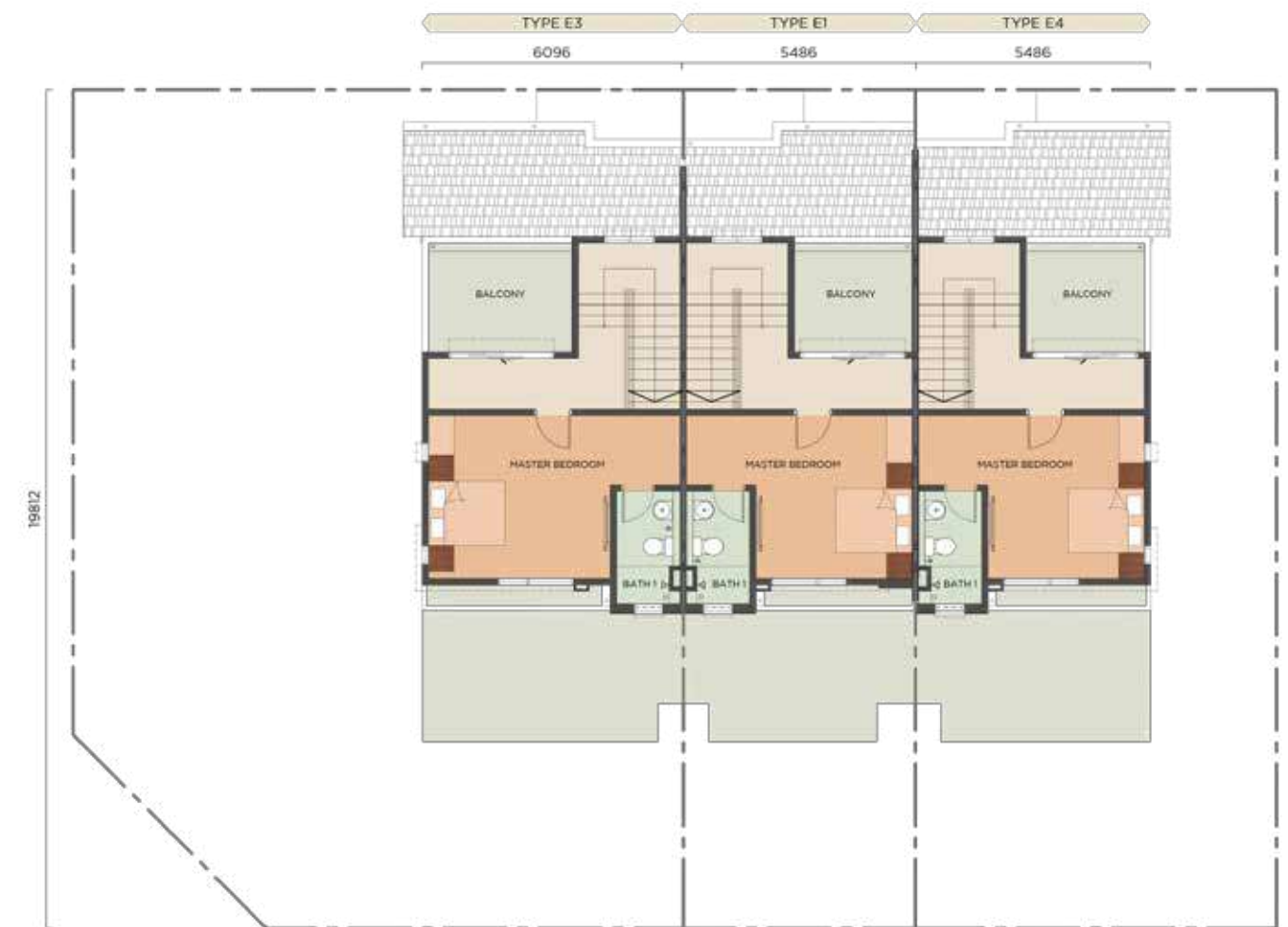
Today's family is returning to its roots when grandparents, parents and kids all lived together. With a built-up size up to 1,994 square feet, it provides enough space and privacy for three generations, without compromising space for intimate interactions and family bonding time.

While these challenging times persist, the comfort of having a 2 1/2 storey terrace house is great, but we've made the whole living experience greater by successfully integrating the outdoor environment right to your doorstep. Enjoy a closer connection between your living space and the natural world, with folding glass doors giving you easy, clear access everywhere.

Artist's Impression Only.



GROUND FLOOR



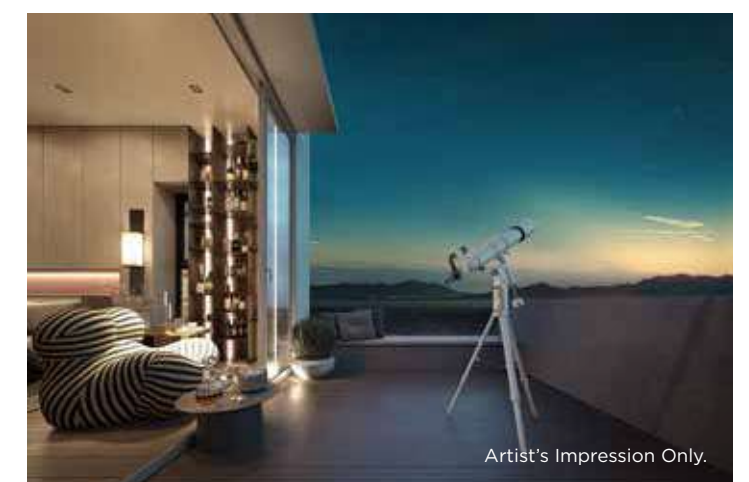
SECOND FLOOR



FIRST FLOOR

The middle floor consists of two bedrooms, where each has its private bathroom for extra privacy. However once stepped outside, the living flow is connected once more with a clear visual link to what's happening outside and down below.

An upstairs master bedroom suite is perfect for couples who want to get away from it all. It provides a barrier from the sounds of everyday life, yet close enough to a private balcony where one can indulge in a relaxing refuge to escape to and be fully immersed in the beauty of the starry night sky. It's truly the best of both worlds.



Artist's Impression Only.





Artist's Impression Only.

Family Home

- Basic -

2 STOREY TERRACE HOUSE

Land Size 20' x 65'
Built-up Size 1,639 - 1,788 sq.ft.

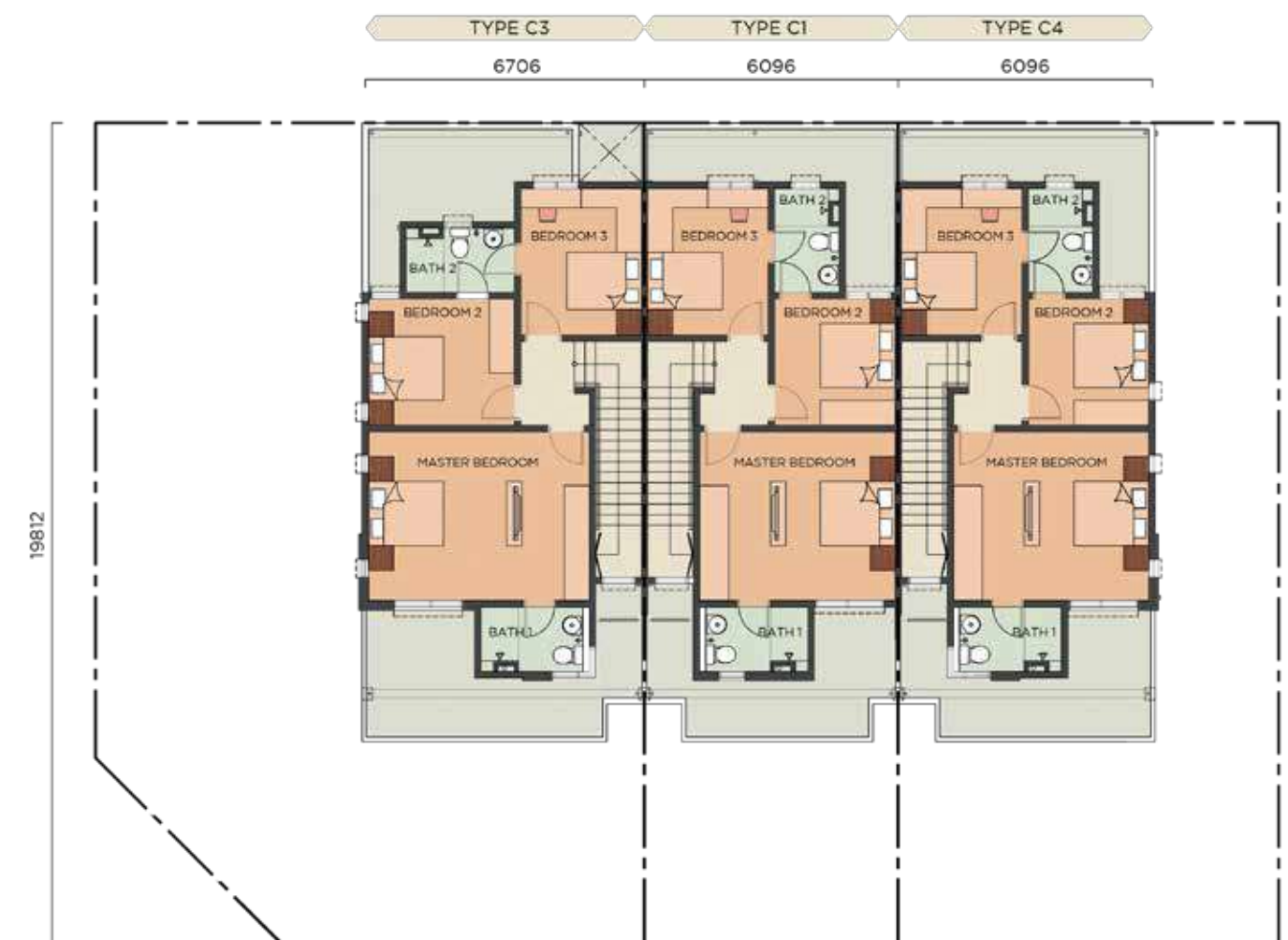


Artist's Impression Only.

Whether you're expecting your first child or your fifth, the wants and needs in a home change too. That's why at Illaria, our family home is designed to adapt to constant change based on your family needs. From upsizing your family size to creating a fun-filled space for your children. No matter what chapters you're on, we've got you covered.



GROUND FLOOR



FIRST FLOOR



Artist's Impression Only.

Family Home

- Lifestyle -

2 STOREY TERRACE HOUSE

Land Size 20' x 65'

Built-up Size 1,636 - 1,891 sq.ft.



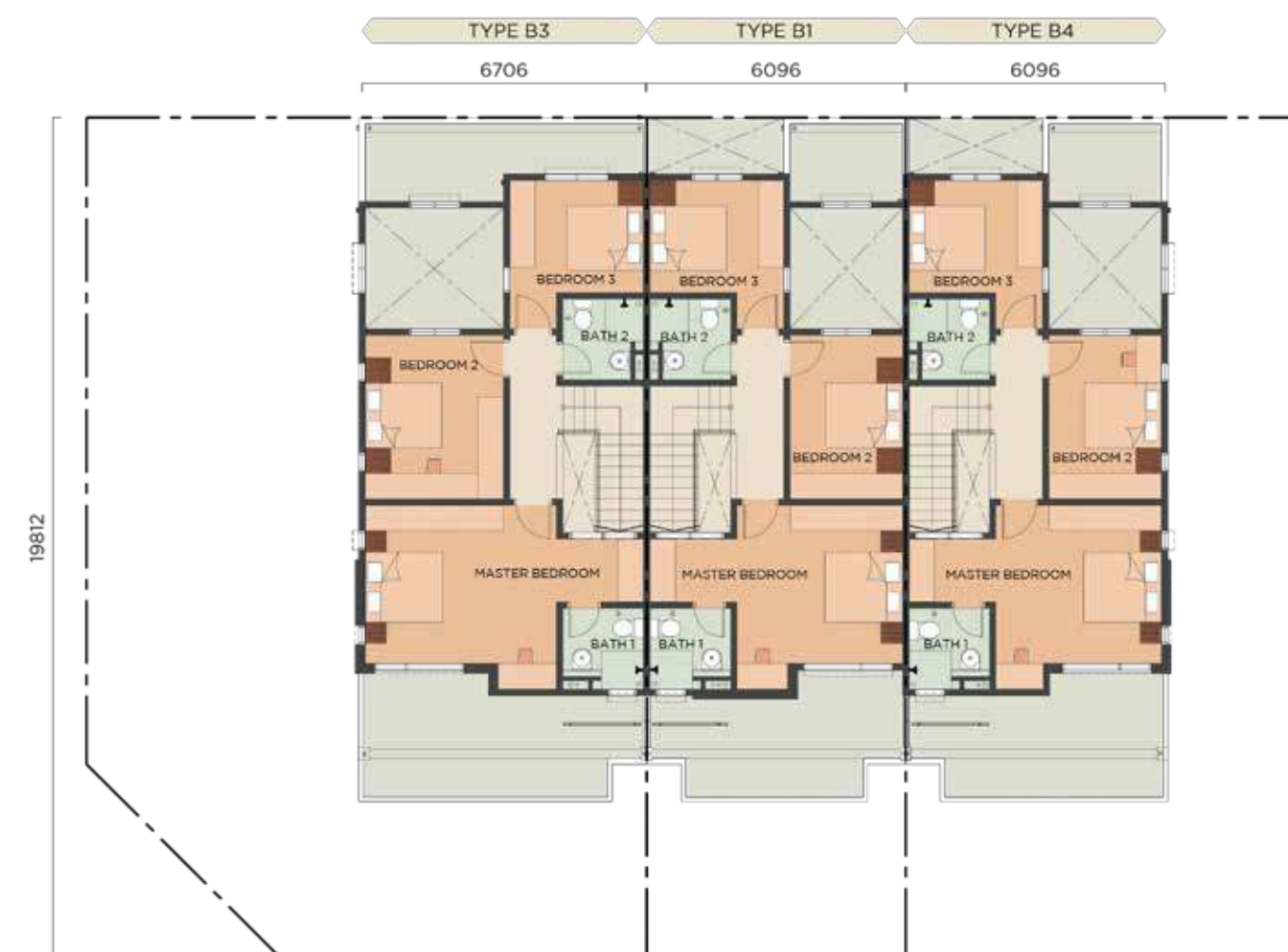
Artist's Impression Only.

Choosing the right home is not based on aesthetic alone, but one that meets your unique needs. Which is why our unit comes with a double volume pantry, where not only allows natural light to flow beautifully into your home, but also letting you catch up with your family through the visual link downstairs.

Additionally, when a much-needed break is due, easy-access to the backyard lets you claim your well-earned moments within the comfort of fresh air where you can once again, be one with nature.



GROUND FLOOR



FIRST FLOOR



Artist's Impression Only.

Hillside Home

2 STOREY TERRACE HOUSE

Land Size 22' x 70'

Built-up Size 2,026 - 2,302 sq.ft.



Artist's Impression Only.

Imagine waking up every morning and the entire landscape reveals itself to you in all its glory and splendour. With everlasting beauty, present everywhere around you, everyday is a vacation at Hillside Home.

Experience living in your classic 2 storey terrace house, along with the advantage of having an abundance of outdoor space. During these trying times, our homes are designed to ensure that you still can enjoy an outdoor environment with roof gardens, micro backyards, porches and balconies.



GROUND FLOOR



FIRST FLOOR

Behold. Our Masterplan

Our 810-acre township is more than meticulously planned with our signature place-making model, ingeniously fusing lifestyle comforts and nature's gifts seamlessly. It's a testament to our dedication towards building an infinitely greener and more harmonious tomorrow.



Site Plan

LEGEND

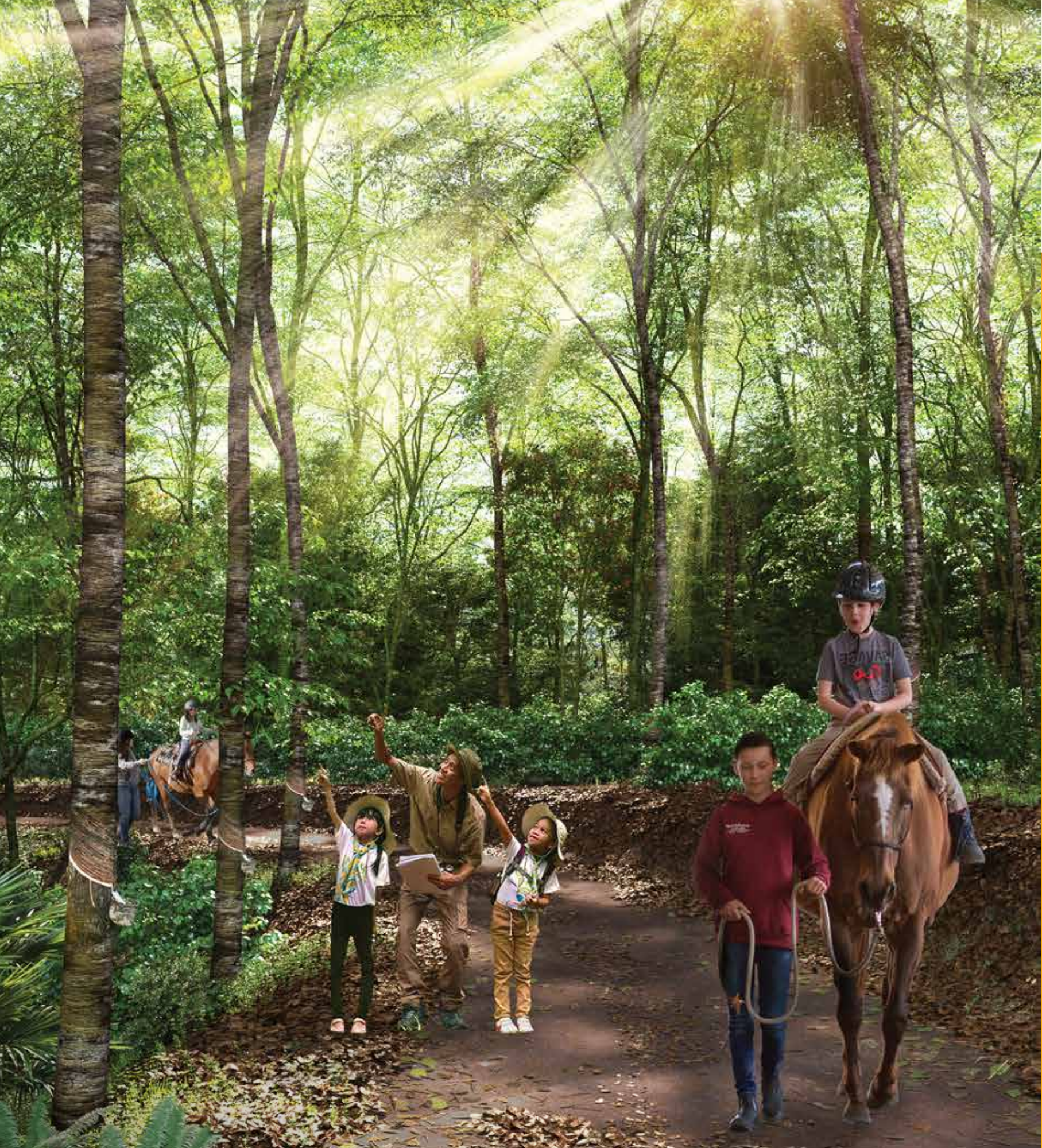
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|---|-----------------------|---|------------------------|
| A | Entrance Signage | H | Sakura Lane |
| B | Children's Playground | I | Parcourse |
| C | Pergola | J | Obstacle Course |
| D | Playmound | K | Hilltop Viewpoint |
| E | Community Kitchen | L | Hammock Laid-back Area |
| F | BBQ Area | M | Yoga Space |
| G | Community Garden | N | Seating Area |



LEGEND

- | | | | | | |
|---|----------------------------|---|-------------------------------|---|---|
| A | Gamuda Gardens City Centre | G | Waterfront Village | M | Wetland Boardwalk |
| B | International School | H | Le Gardens Pavilion | N | The Adventure Playland |
| C | Gardens Arena | I | Waterfall & Lake Illumination | O | Lakeside Homes |
| D | GAIA Residences | J | Village Homes | P | Hillside Homes |
| E | Big Bucket Splash | K | The Lookout Point | Q | Confluence of 3 Main Expressways (North-South Expressway, Guthrie Corridor Expressway and LATAR Expressway) |
| F | Gardens Wellness | L | The Wetlands | | |

- | | |
|----------------------------------|---|
| Type A (Hillside Home) | Type D (Starter Home - 2 Storey) |
| Type B (Family Home - Lifestyle) | Type E (Starter Home - 2 1/2 Storey) |
| Type C (Family Home - Basic) | Type F (SOLD OUT) (lower & upper units) |



Explore The Magic That Is XPLORIA

At Xploria, adventure awaits you in every corner. Designed to be a placemaking initiative filled with all manner of recreation and entertainment attractions, this is where the residents of Illaria can kick back and enjoy an x-plosive fun time. From a splashingly-awesome water theme park to a beautiful lake to a relaxing wellness garden, there's truly something for everyone.

XPLORIA GAMUDA GARDENS

PERIENCE | CEPTIONAL | CITEMENT

X-SCAPE

PLAYSCAPE

WATERSCAPE

SENSCAPE



X-scape

- X1 Gardens Hill
- X2 Horseback Riding
- X3 Nature School Hub

Playscape

- P1 Crazy Cart
- P2 Bubble Sports
- P3 Adventure Playland
- P4 Paws Playland
- P5 Gardens Arena
- P6 Tennis Court
- P7 Basketball Court
- P8 Futsal Court

Waterscape

- W1 Big Bucket Splash
- W2 Donut Boat Ride

Senscape

- S1 Waterfront Village
- S2 Waterfall
- S3 Gardens Wellness
- S4 Le Gardens Pavilion
- S5 Lookout Point
- S6 Gardens Square



Artist's Impression Only.



Artist's Impression Only.

Thrills, Chills, And Racing Skills

If the heat's getting to you, head over to Big Bucket Splash, where you can have a SPLASH of a time. Or if you're up for a challenge, race your neighbours at the Crazy Cart or engage in friendly combat where you can test your combat skills with epic bouncy battles against your opponents at the field.

If that isn't thrilling enough, try the newest survival-style combat that combines strategy and fun where you can have fun with bows and arrows with no compromise on safety, before ending your day by refreshing your daily needs at the sprawling Waterfront Village.



Artist's Impression Only.



Artist's Impression Only.

Where Nature And Fun Meet

At Gamuda Park's Nature School, young minds are educated about the wonders through a series of outdoor learning programmes. These include the Rainforest Scientist, Entomologist, Soil Science, Aquatic Ecology, and more. On the other hand, we've also brought back a carnival classic – the Whimsical Carousel where all can ride around on pretty ponies.



Experience a quaint horse-ride across a 1.5km forest trail, in our soon-to-come horse-riding facility. A peaceful ride on the lake is also available via the Donut Boat Rides, where you can even bring some refreshments to enjoy while sightseeing the panoramic offerings around.



Artist's Impression Only.



Artist's Impression Only.



Where Recreation Meets Relaxation

Boasting a contemporary clubhouse experience within walking distance, Garden Wellness is a one-stop fitness centre, conveniently placed beside the Waterfront Village at Gamuda Gardens. With excellent facilities such as an Olympic-length swimming pool, modern gymnasium, dance studio and 8 badminton courts, this wellness hub perfectly caters to fitness enthusiasts as well as families looking for recreational fun.



Artist's Impression Only.



Artist's Impression Only.



Artist's Impression Only.

Double The Thrill. Double The Fun.

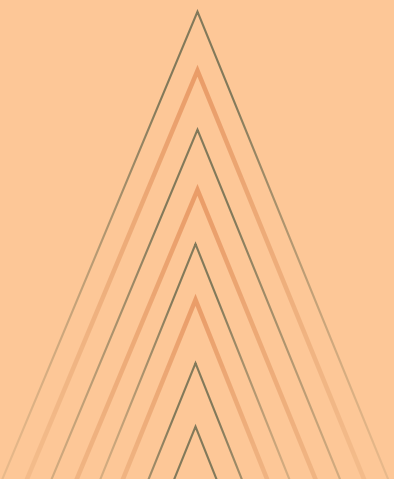
Double the adventure-tainment, double the fun. Set to complete by 2023, Gamuda Gardens City Centre offers one of the world's most exhilarating rides, the Skyline Luge and adventure rides in the sky, the Skyline Zoom Ziplines.

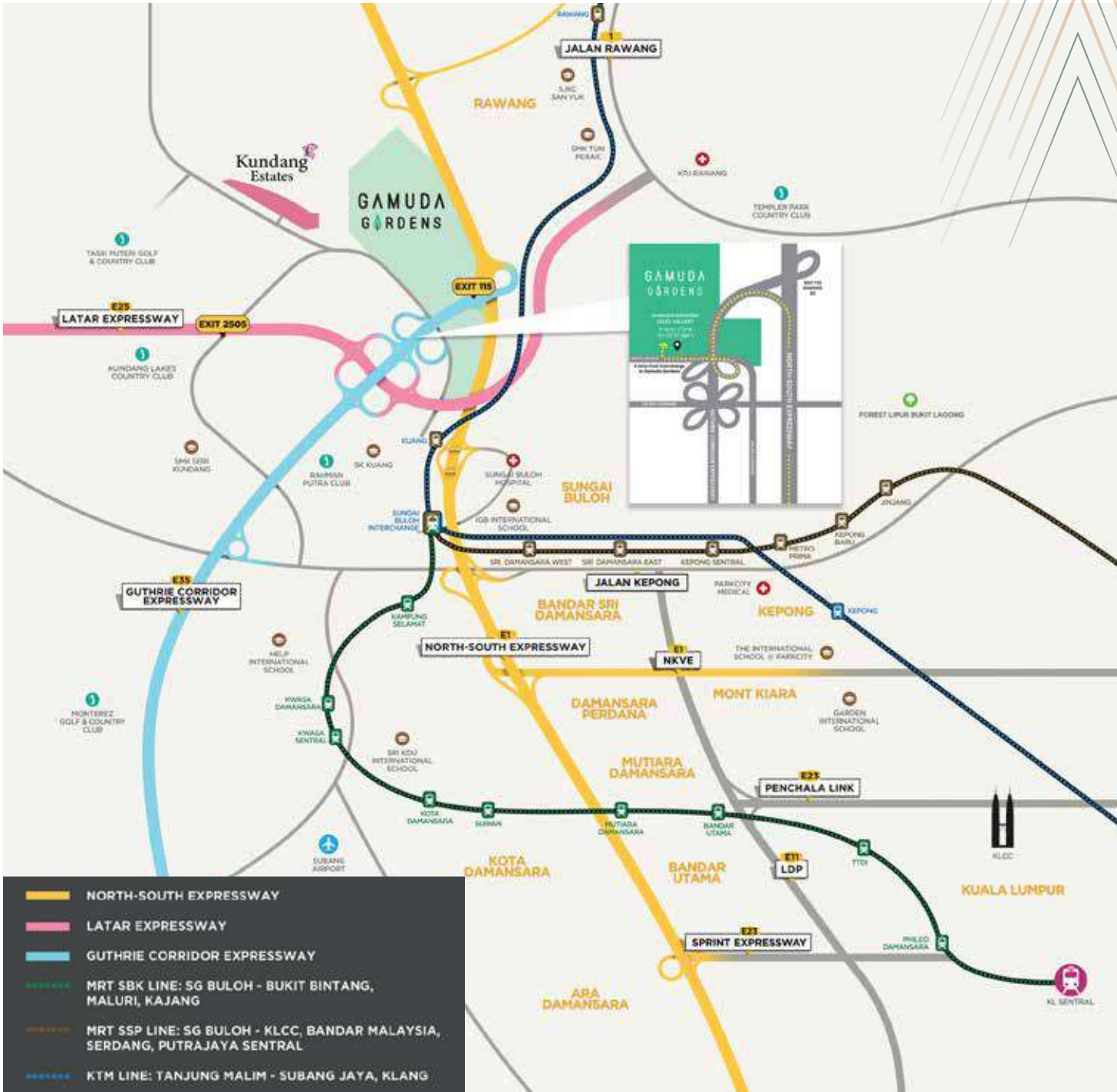
To be built on a 30,000 sq.m. hill site overlooking Gamuda Gardens' panoramic greenery, five cascading lakes and two waterfalls, the Luge facility is designed with nature-lovers and thrill-seekers in mind.

Experience one of the world's exhilarating rides with your friends and family for a thrilling outdoor experience. All you've got to do is climb aboard and let your sense of adventure do the rest.



Artist's Impression Only.





GAMUDA LAND

	SHOPPING MALL		
	AEON Rawang	8.5	km
	Tesco Rawang	16	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
	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
	HOSPITAL		
	KPJ Rawang Specialist Hospital	10.5	km
	Sungai Buloh Hospital	12	km
	EDUCATION		
	SJK (C) Kuang	3	km
	SJK (C) Kundang	5	km
	Straits International School	7.5	km
	SK Seri Kundang		
	Sekolah Berasrama Penuh Integrasi	7.5	km
	Rawang (SEPINTAR)	8	km
	SJK (C) Kota Emerald	10	km
	IGB International School	13	km

SincereTM
Responsible
Original

Bandar Serai Development Sdn Bhd
[201301020260 (1050090-W)]
Gamuda Gardens Experience Gallery,
Persiaran Gamuda Gardens 1, Bandar Gamuda Gardens,
48050, Kuang, Selangor.

TheEDGE
Top Property
Developer's Awards
2020

TheEDGE - PEPS
Value Creation Excellence
Award 2012-2019

StarProperty
AWARDS 2017-2020
REAL ESTATE DEVELOPER
STARPROPERTY ALL-STAR AWARD

Gamuda Gardens
Experience Gallery

gamudaland.com.my
03 2727 7416

Iliria (Fasa 4A). Pemaju: Bandar Serai Development Sdn Bhd [201301020260 (1050090-W)] – Nombor Lesen Pemajuan: 19124-9/01-2023/52(L) – Tempoh Sah: 23/01/2021-22/01/2023 – Nombor Permit Iklan & Jualan: 19124-9/01-2023/52(P) – Tempoh Sah: 2 Tahun – Pihak Berkuasa Kelulusan: Majlis Perbandaran Selayang – Nombor Kelulusan Pelan Bangunan: Bil. (22) dlm. MPS 3/2-1371/442(PB/PIN(A))F1-4A – Pegangan tanah: Pajakan Sementara (99 tahun – Luput pada 15 Ogos 2116) – Bebanan Tanah: Tiada – Jenis Hartanah: Rumah Teres Dua Tingkat – Jumlah Unit: 160 unit – Harga Jualan: RM907,800.00 (Min.) hingga RM2,355,800.00 (Maks.) – Tarikh Dijangka Siap: Disember 2023 – 7% Diskaun untuk Bumiputera – Sekatan Kepentingan: Tanah tidak boleh dipindah milik, dipajak atau dicaj melainkan dengan kebenaran bertulis oleh Pihak Berkuasa Negeri. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

Iliria (Fasa 4B). Pemaju: Bandar Serai Development Sdn Bhd [201301020260 (1050090-W)] – Nombor Lesen Pemajuan: 19124-10/02-2023/0108(L) – Tempoh Sah: 09/02/2021-08/02/2023 – Nombor Permit Iklan & Jualan: 19124-10/02-2023/0108(P) – Tempoh Sah: 2 Tahun – Pihak Berkuasa Kelulusan: Majlis Perbandaran Selayang – Nombor Kelulusan Pelan Bangunan: Bil. (21) dlm. MPS 3/2-1371/442(PB/PIN(A))F1-4B – Pegangan tanah: Pajakan Sementara (99 tahun – Luput pada 15 Ogos 2116) – Bebanan Tanah: Tiada – Jenis Hartanah: Rumah Teres Dua Tingkat – Jumlah Unit: 144 unit – Harga Jualan: RM804,800.00 (Min.) hingga RM2,141,800.00 (Maks.) – Jenis Hartanah: Rumah Teres Dua Setengah Tingkat – Jumlah Unit: 25 unit – Harga Jualan: RM1,029,800.00 (Min.) hingga RM2,172,800.00 (Maks.) – Jenis Hartanah: Rumah Bandar Tiga Tingkat – Jumlah Unit: 42 unit – Harga Jualan: RM597,800.00 (Min.) hingga RM732,800.00 (Maks.) – Tarikh Dijangka Siap: Disember 2023 – 7% Diskaun untuk Bumiputera – Sekatan Kepentingan: Tanah tidak boleh dipindah milik, dipajak atau dicaj melainkan dengan kebenaran bertulis oleh Pihak Berkuasa Negeri. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.