

QUAYSIDE SHOPPES

— AMBER —



A Crowd-Pulling Address.
A Greater Opportunity.

**A golden opportunity.
Be a part of it.**

Choosing the right location for business requires good business acumen and foresight. Quayside Shoppes by twentyfive.7 reflects just that. It is a place filled with great potential, large catchments, ample activities and choices at a locale second to none within the mature township of Kota Kemuning.

Your business will definitely want to be here!



Within an integrated self-sustaining vibrant township



34
Lifestyle retails for
Quayside Shoppes



A+
Frontage with high visibility
from the inner roads

An address with long-term desirability

twentyfive.7 is a treasure trove of experiences waiting to be unlocked by you. This township is more than just a place that has residences, retail shops, a shopping mall, parks, lakes and green landscapes. It is a combination of planning for the community and excellent design that has resulted in a place where people can live, relax, play and experience life to the utmost fulfilment.

It is a lifestyle destination for all - fun-seekers, foodies, artisanal connoisseurs - everyone is welcome. Filled with activities and facilities that are multi-generational, twentyfive.7 is constantly evolving and improving to keep this place vibrant, trendy and accessible to everyone.

That's what makes twentyfive.7 a complete lifestyle experience.

Let's quantify

2,400
Residents in The
Amber Residences

Immediate population
catchment from
596 homes above

40k
Projected
foot traffic

Weekly to Quayside
Mall, Quayside & future
themed attractions

200k
Estimated
population

In surrounding
area catchment

5,500
Population
in twentyfive.7
by 2025

Upper middle to
high income catchment

5%
Guaranteed
rental return

For 3 years

100k
Working
Population
within 5km

Corporate offices &
regional headquarters

1
One & only
integrated
urban hotspot

First-of-its-kind
in Kota Kemuning

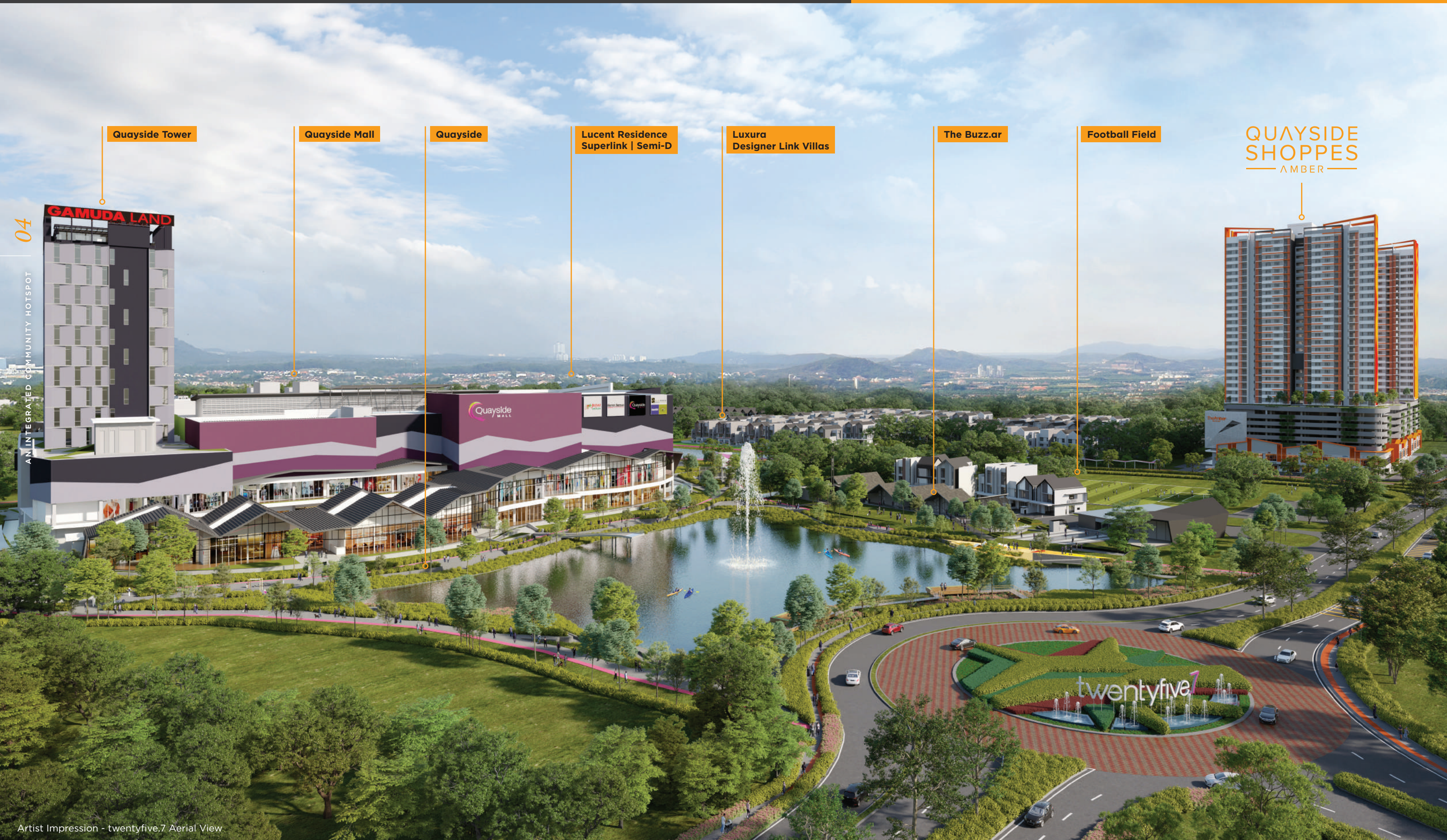


Your business within the heart of vibrance

A destination becomes more desirable when it can offer convenience to its visitors. twentyfive.7 is the perfect example of extending convenience to a whole new level.

At Quayside Shoppes, visitors have access to every corner of the township through various

linked walkways accompanied by natural green sights. This makes exploration by foot or bike highly recommended. Plus, it is only a 250-metre walk away from Quayside Mall along with Quayside activities.



250m
Walk to
Quayside Mall



60+
Brands in
Quayside Mall



20+
Activities
around Quayside



1,700
Indoor & outdoor
car park spaces



7km
Pedestrian-only paths
throughout the township

04 AN INTEGRATED COMMUNITY HOTSPOT

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Artist Impression - twentyfive.7 Aerial View

A retail atmosphere filled with great potential

01

Children sector

- Childcare
- Kindergarten
- Tuition and art centres

02

Wellness sector

- Organic shops
- Yoga & pilates studios
- New trendy exercises

03

Workstyle sector

- Co-working offices
- Artisan cafés
- Quick service restaurants



06

AN INTEGRATED COMMUNITY HOTSPOT

07

AN INTEGRATED COMMUNITY HOTSPOT

Artist Impression

The lifestyle retail here showcases a unique architectural appeal. It directly serves 596 units of The Amber Residences as well as the extended surroundings of twentyfive.7 and the community at large.

This potential people magnet, Quayside Shoppes, delivers what the community wants and needs, providing good business opportunities and repeat customers.

The only limit is your imagination.









200k
Potential catchment
for Kota Kemuning

Site Plan

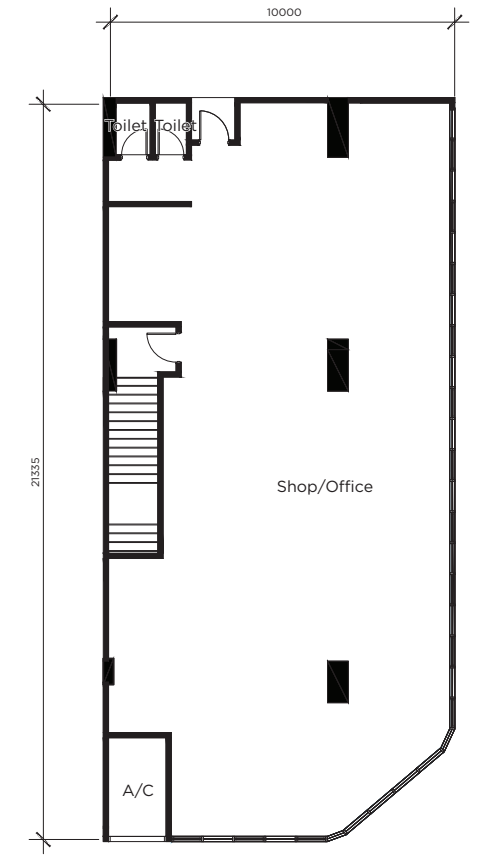
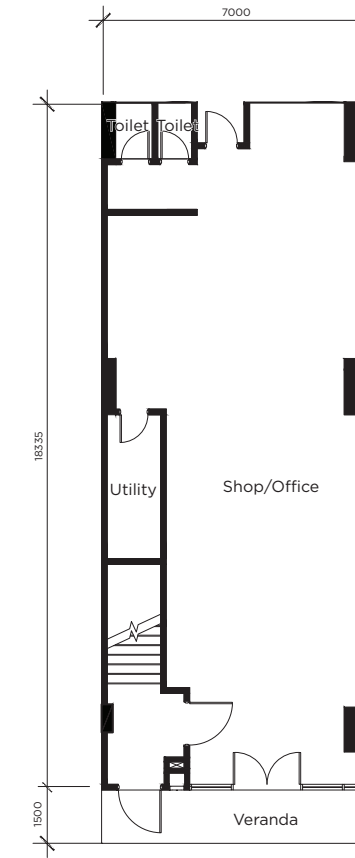


2-Storey Shop Office
Lot Size Areas:

- | | | |
|---|--|---|
|  A1
331 sq.m.
23' x 70' |  A3
272 sq.m.
23' x 70' |  A5
236 sq.m.
21' x 65' |
|  A2
260 sq.m.
22' x 70' |  A4
199 sq.m.
20' x 60' |  Traffic Flow |

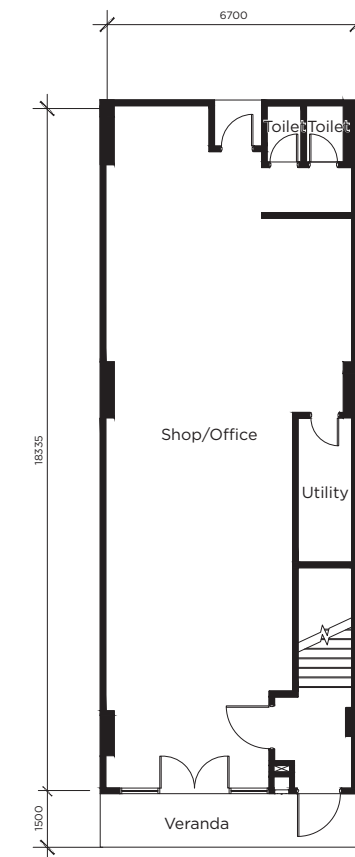
TYPE A1

Lot size: 23' x 70'
Built-up area: 3,568 sq.ft.
2 toilets per floor



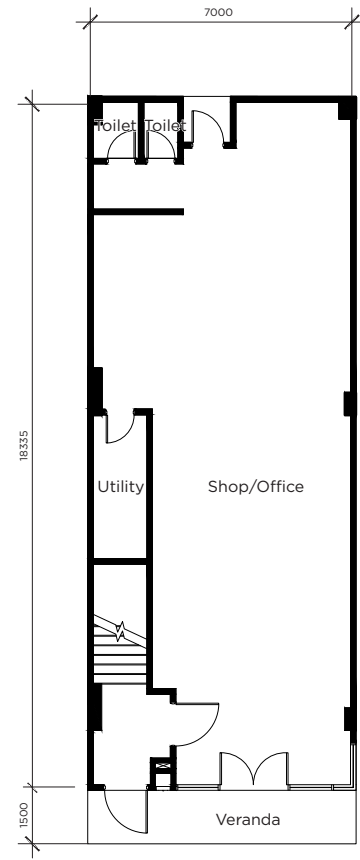
TYPE A2

Lot size: 22' x 70'
Built-up area: 2,802 sq.ft.
2 toilets per floor



TYPE A3

Lot size: 23' x 70'
Built-up area: 2,930 sq.ft.
2 toilets per floor



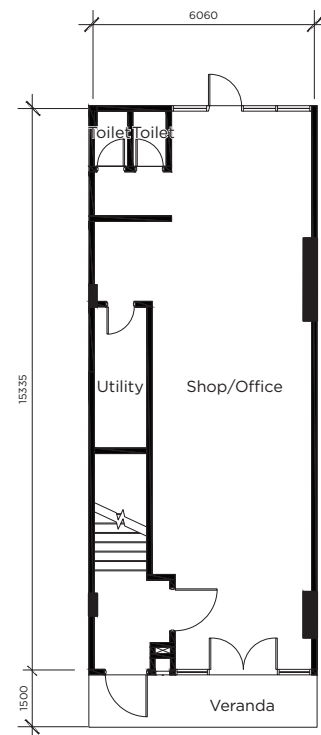
Ground Floor



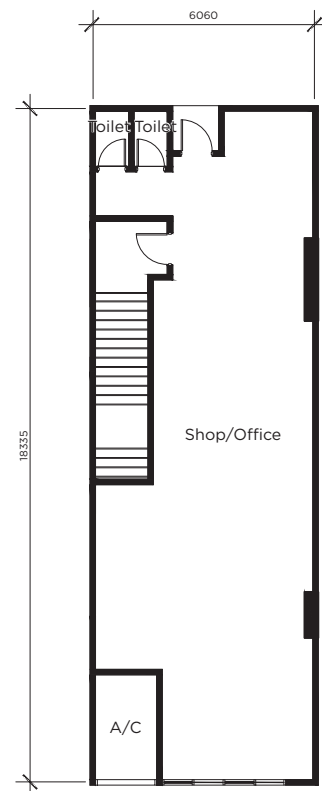
First Floor

TYPE A4

Lot size: 20' x 60'
Built-up area: 2,137 sq.ft.
2 toilets per floor



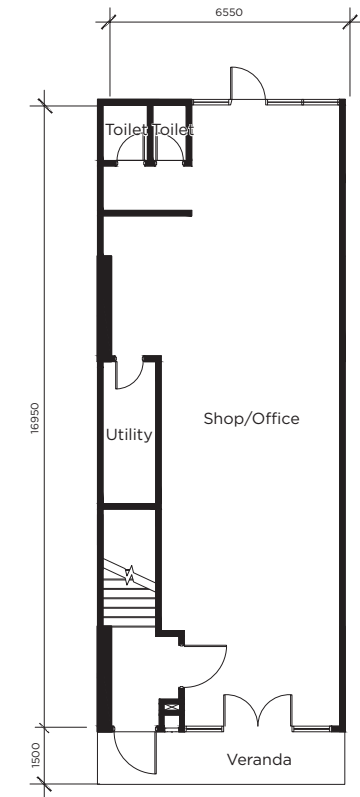
Ground Floor



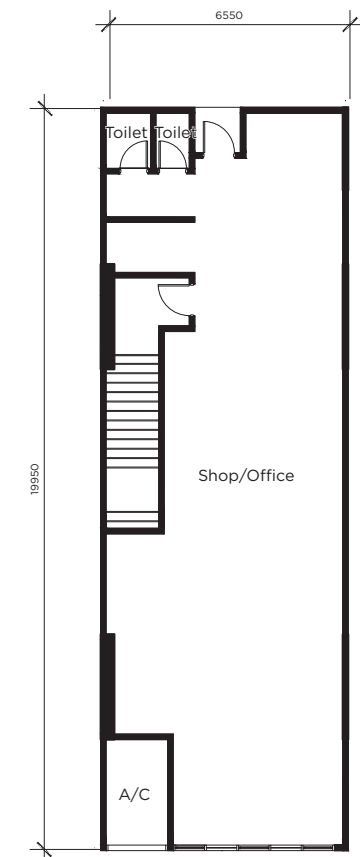
First Floor

TYPE A5

Lot size: 21' x 65'
Built-up area: 2,544 sq.ft.
2 toilets per floor



Ground Floor



First Floor



6
Highways
accessibility
Including future highways

Within a sought-after locale

ACCESSIBILITY

Strategically located, twentyfive.7 is conveniently accessible through four major highways:

- Shah Alam Expressway (KESAS)
- North-South Expressway Central Link (ELITE)
- South Klang Valley Expressway (SKVE)
- Kemuning-Shah Alam Highway (LKSA)

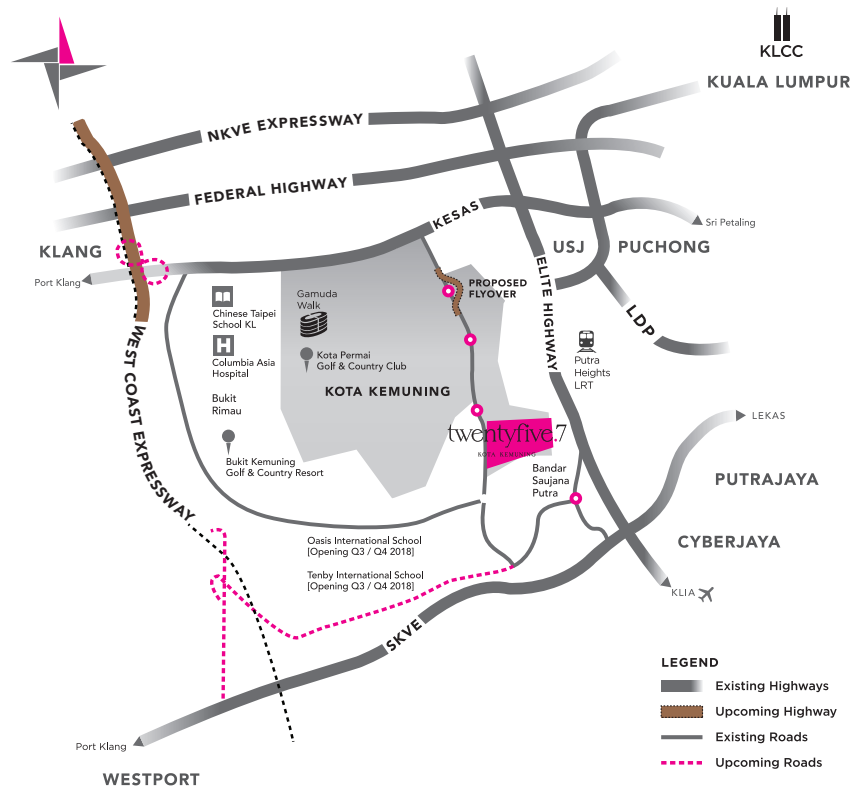
NEW HIGHWAY AND ACCESS ROAD

- West Coast Expressway (WCE) to be completed in 2024#
- New flyover in Kota Kemuning at the first roundabout after exiting the KESAS highway onto Persiaran Anggerik Mokara*

Source:

#The Star Online, 3 April 2021, WCE to build last section of West Coast Expressway

*The Star Online, 18 April 2016, New plan to ease traffic congestion



RADIUS	AMENITIES	RECREATION	EDUCATION
3KM	<ul style="list-style-type: none"> • twentyfive.7 Quayside Mall • twentyfive.7 Jaya Grocer 	<ul style="list-style-type: none"> • twentyfive.7 Central Park • twentyfive.7 Boardwalk • Vista Shah Alam Equestrian and Endurance 	<ul style="list-style-type: none"> • Beacon House Kota Kemuning • Tenby International School • Oasis International School • MAHSA University
5KM	<ul style="list-style-type: none"> • Columbia Asia Hospital • Celebrity Fitness • Gamuda Walk • AEON BiG • Hero Market 	<ul style="list-style-type: none"> • Kota Permai Golf & Country Club • Bukit Kemuning Golf & Country Resort 	
7KM	<ul style="list-style-type: none"> • RHB Bank • Hong Leong Bank • OCBC Al-Amin Bank • Affin Bank • CIMB Bank • Maybank • Putra Heights LRT Station 	<ul style="list-style-type: none"> • Kota Kemuning Lakeside Park 	<ul style="list-style-type: none"> • Chinese Taipei School KL • Philharmonic School of Music
10KM	<ul style="list-style-type: none"> • Kemuning Medical Hospital • Sentosa Specialist Hospital 		

SincereTM
Responsible
Original

Gamuda Land (Kemuning) Sdn Bhd
(200201030459 (598122-P))
twentyfive.7 Experience Gallery
Lot 43495, Persiaran Oleander,
42500 Telok Panglima Garang,
Selangor

THE EDGE Top Property
Developer Awards
2020

THE EDGE - PEPS
Value Creation Excellence
Award 2012-2019

StarProperty
AWARDS
2021
REAL ESTATE
DEVELOPER
EXCELLENCE
THE FULL CIRCLE AWARD

twentyfive.7
Experience Gallery

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