

twentyfive.7  
Kota Kemuning

# LUC=NT

RESIDENCE

**SUPERLINK HOMES**

CUBIQ HOUSE | GABLE HOUSE | RIDGE HOUSE



# When We Create A Place, We Create A Personality.

What makes our place unique?

It's about mindful planning and to be able to look at the way we design.

We try to break away from the monotony of standard sizes and linear shapes.

The design elements draw upon our vernacular heritage to promote that indoor and outdoor livability.

The planning of each neighbourhood includes the streets, the nearby parks, the interaction with open spaces.

It allows you to connect with people, connect with nature, connect with yourself.

When people begin to move in, they'll experience a real difference.

They'll get a feel for the place.

And they'll want to be a part of it.





# CUBIQ HOUSE

Large spaces. High ceilings. Endless possibilities.  
The CubiQ House brings soho-style loft living with  
spacious interiors. It'll accommodate your family  
and your lifestyle.

## 3-STOREY SUPERLINK

**Features** Double volume living & dining  
5 + 1 bedrooms  
5 bathrooms  
3 car parks

**Size** 28' x 65'  
Corner - 2,809 sq.ft  
Intermediate - 2,788 sq.ft

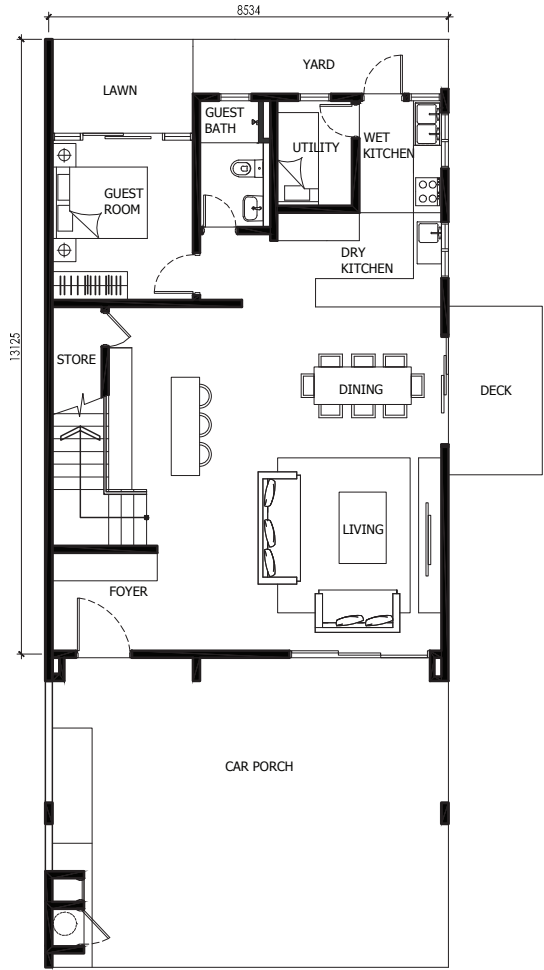




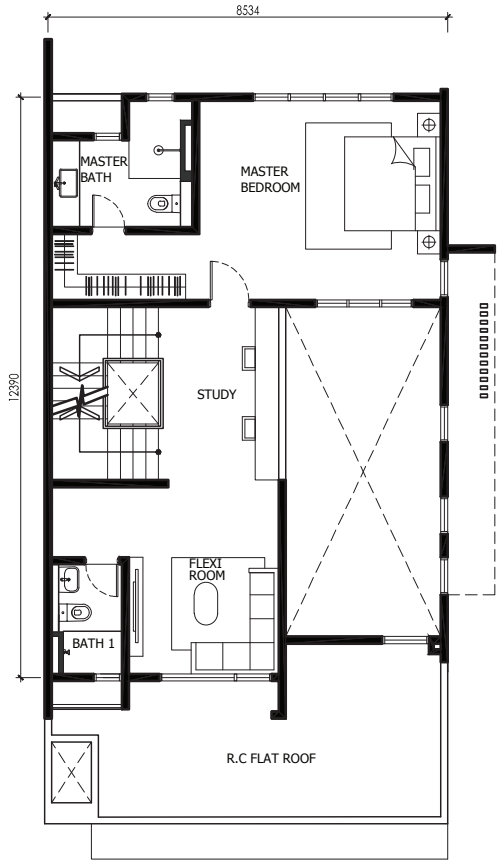
Cubiq House  
CORNER  
UNIT

28' x 65'

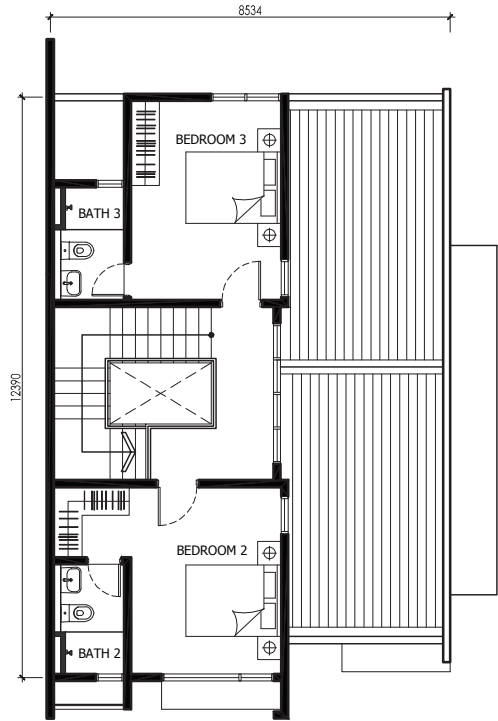
Built-Up Area  
2,809 sq.ft.



Ground Floor



First Floor

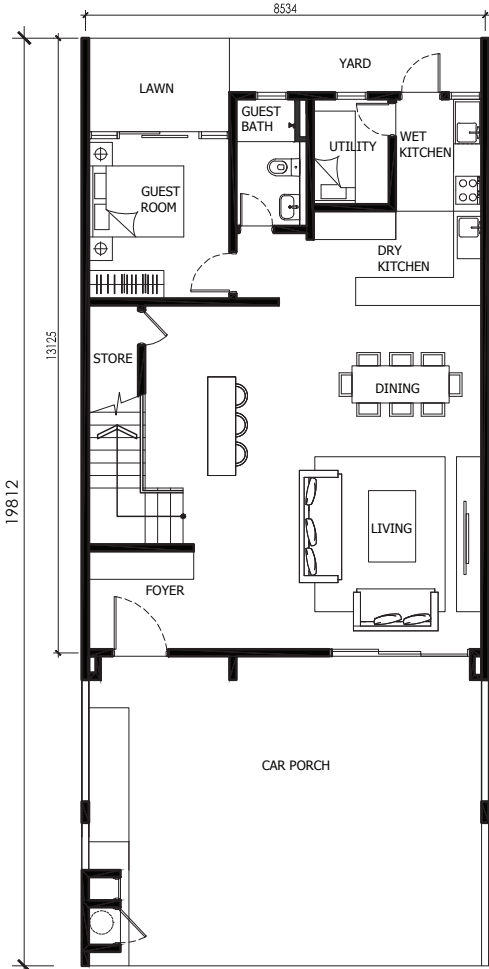


Second Floor

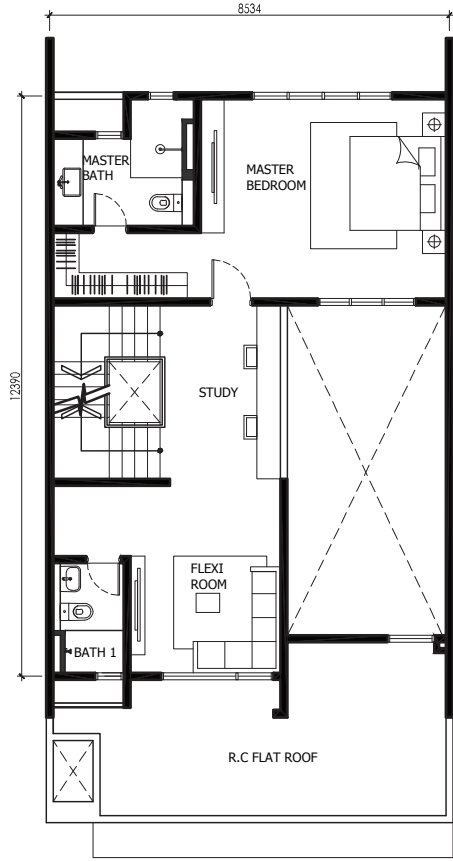
Cubiq House  
INTERMEDIATE  
UNIT

28' x 65'

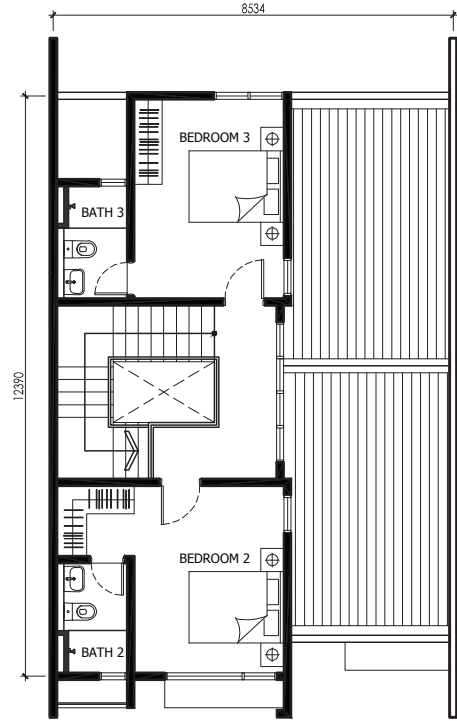
Built-Up Area  
2,788 sq.ft.



Ground Floor



First Floor



Second Floor

SPECIFICATIONS

STRUCTURE

Reinforced Concrete Framework

ROOF

RC Flat Roof/Metal Decking Roof

WALL

Brick and Plaster

CEILING

Skim Coat/Plasterboard

WALL FINISHES

Internal Paint  
External Paint  
Master Bathroom  
Bathroom/Wet & Dry Kitchen

Emulsion Paint  
Exterior Weather-resistant Paint  
Porcelain Tiles  
Ceramic Tiles

FLOOR FINISHES

Living/Dining/Dry Kitchen/Guest Bedroom  
Bedroom/Master Bedroom/Staircase/Family  
Yard/Utility/Wet Kitchen/Balcony/Deck  
Master Bathroom/Bathrooms  
Car Porch and Driveway

Porcelain Tiles  
Laminated Timber Flooring  
Ceramic Tiles  
Porcelain Tiles  
Textured Concrete

DOORS

Entrance/Bedroom/Bathroom/Yard  
Store  
Living

Timber Door  
Timber Louvered Door  
Aluminium Frame Door

WINDOWS

Aluminium Frame Window

SANITARY AND PLUMBING FITTINGS

Water Closet	5
Wash Basin	5
Hand Shower	5
Kitchen Sink	2
Toilet Roll Holder	5

IRONMONGERY

Quality Lockset

ELECTRICAL INSTALLATION

Lighting Point	30
Ceiling Fan Point	8
Switch Socket	30
Telephone Point/Data Point	3
TV Point	3
Air-Conditioning Point	7
Kitchen Hood Point	1
Kitchen Hob Point	1
Water Booster Pump	1

EXTRA FEATURES

Basic Alarm System	Provided
3 Phase Electricity Supply	Provided



# GABLE HOUSE

Classic and stylish. Some designs never go out of style like the pitched-roofs that give the Gable House its unique personality. With a clean layout inside and a sleek façade outside, Gable House is where style and utility live as one.

## 2-STOREY SUPERLINK

**Features** 4 + 1 bedrooms  
4 bathrooms  
3 car parks

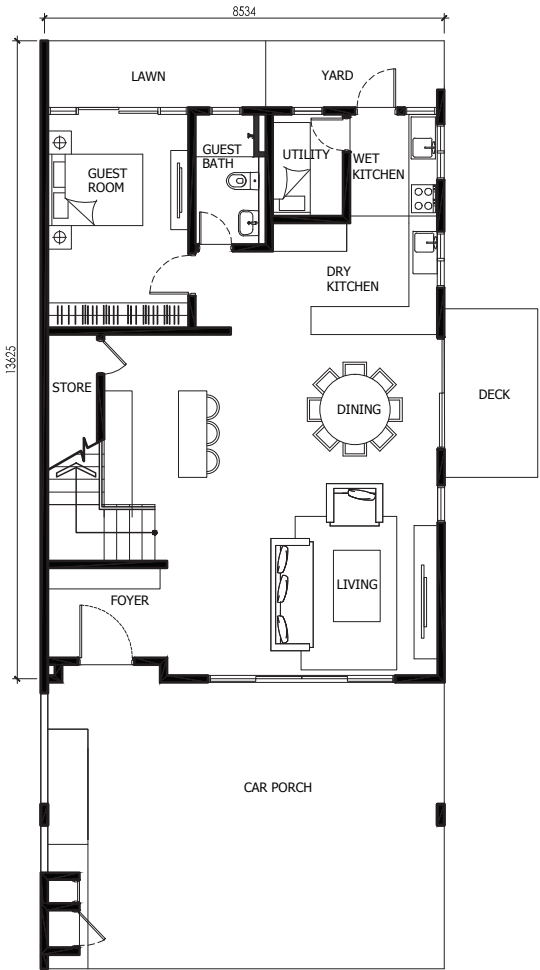
**Size** 28' x 65'  
Corner - 2,583 sq.ft  
Intermediate - 2,540 sq.ft



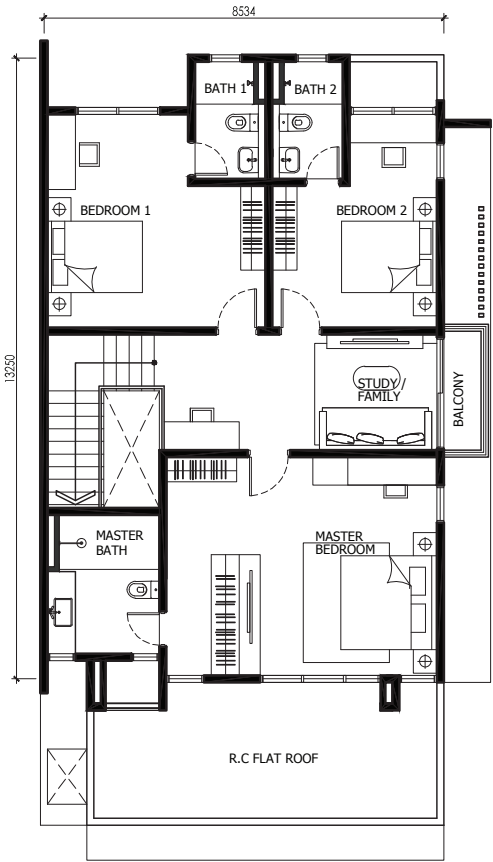
Gable House  
CORNER  
UNIT

28' x 65'

Built-Up Area  
2,583 sq.ft.



Ground Floor

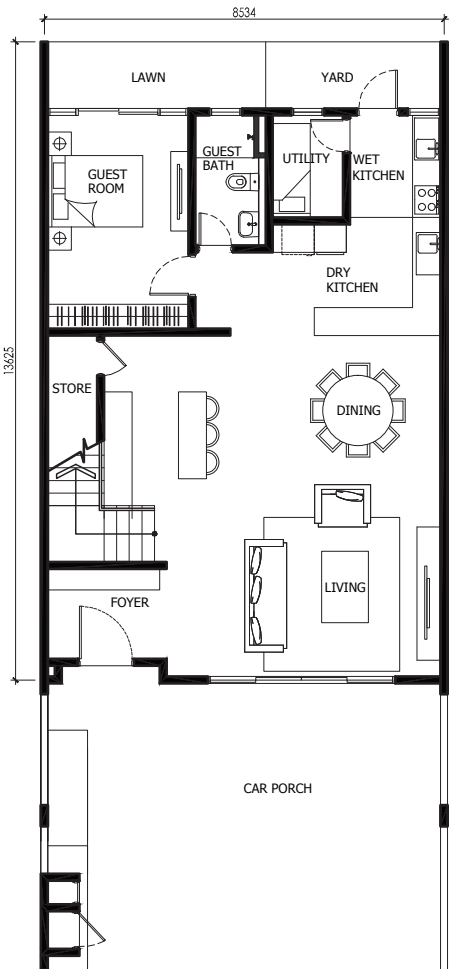


First Floor

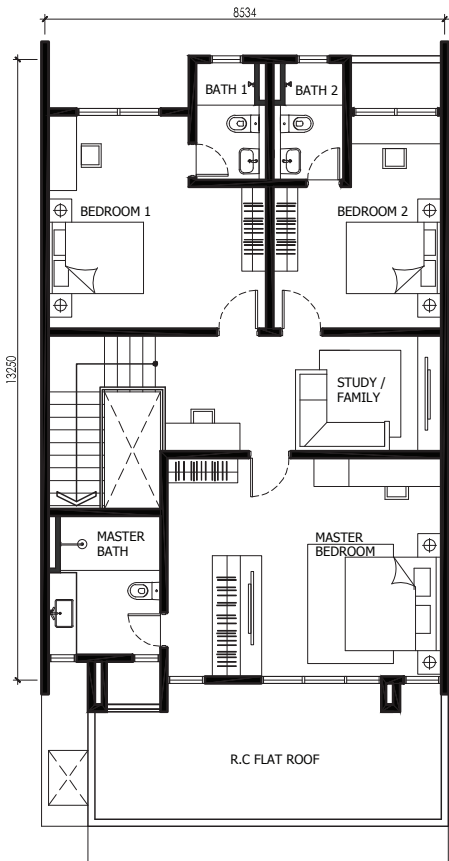
Gable House  
INTERMEDIATE  
UNIT

28' x 65'

Built-Up Area  
2,540 sq.ft.



Ground Floor



First Floor

SPECIFICATIONS

STRUCTURE

Reinforced Concrete Framework

WALL

Brick and Plaster

WALL FINISHES

Internal Paint  
External Paint  
Master Bathroom  
Bathroom/Wet & Dry Kitchen

FLOOR FINISHES

Living/Dining/Dry Kitchen/Guest Bedroom  
Bedroom/Master Bedroom/Staircase/Family  
Yard/Utility/Wet Kitchen/Balcony/Deck  
Master Bathroom/Bathrooms  
Car Porch and Driveway

DOORS

Entrance/Bedroom/Bathroom/Yard  
Store  
Living

WINDOWS

Aluminium Frame Window

SANITARY AND PLUMBING FITTINGS

Water Closet 4  
Wash Basin 4  
Hand Shower 4  
Kitchen Sink 2  
Toilet Roll Holder 4

IRONMONGERY

Quality Lockset

ELECTRICAL INSTALLATION

Lighting Point 26  
Ceiling Fan Point 7  
Switch Socket 27  
Telephone Point/Data Point 4  
TV Point 3  
Air-Conditioning Point 7  
Kitchen Hood Point 1  
Kitchen Hob Point 1  
Water Booster Pump Provided

EXTRA FEATURES

Basic Alarm System Provided  
3 Phase Electricity Supply Provided

ROOF

RC Flat Roof/Metal Decking Roof

CEILING

Skim Coat/Plasterboard

Emulsion Paint  
Exterior Weather-resistant Paint  
Porcelain Tiles  
Ceramic Tiles

Porcelain Tiles  
Laminated Timber Flooring  
Ceramic Tiles  
Porcelain Tiles  
Textured Concrete

Timber Door  
Timber Louvered Door  
Aluminium Frame Door



# RIDGE HOUSE

The Ridge House feels open and airy. It's design lets light in through its tall windows. Coupled with its high ceiling and stylish layout, Ridge House is all you desire in a home.

## 2-STOREY SUPERLINK

- Features**
- High ceiling (3.8m) living hall
  - High window master bedroom
  - 4 bedrooms
  - 4 bathrooms
  - 2 car parks

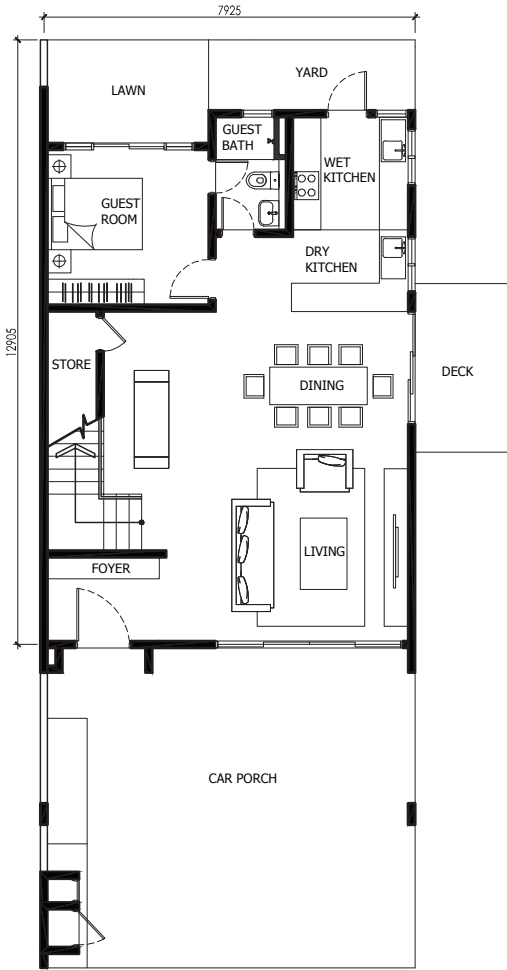
- Size**
- 28' x 65'
  - Corner - 2,153 sq.ft
  - Intermediate - 2,120 sq.ft



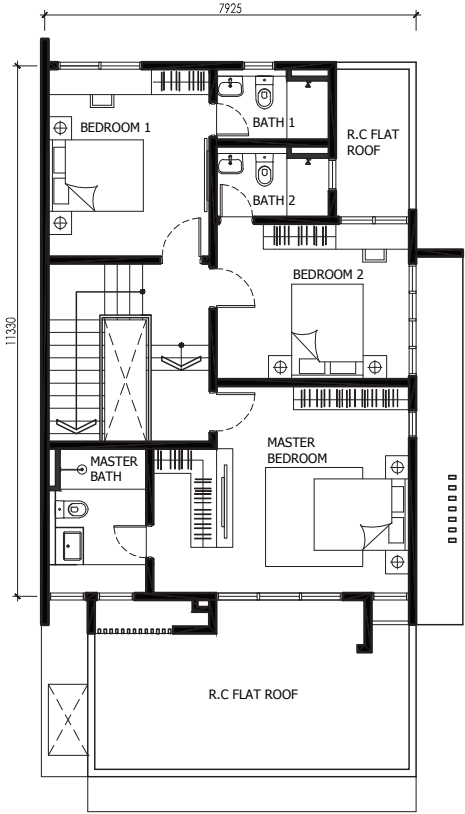
Ridge House  
CORNER  
UNIT

28' x 65'

Built-Up Area  
2,153 sq.ft.



Ground Floor

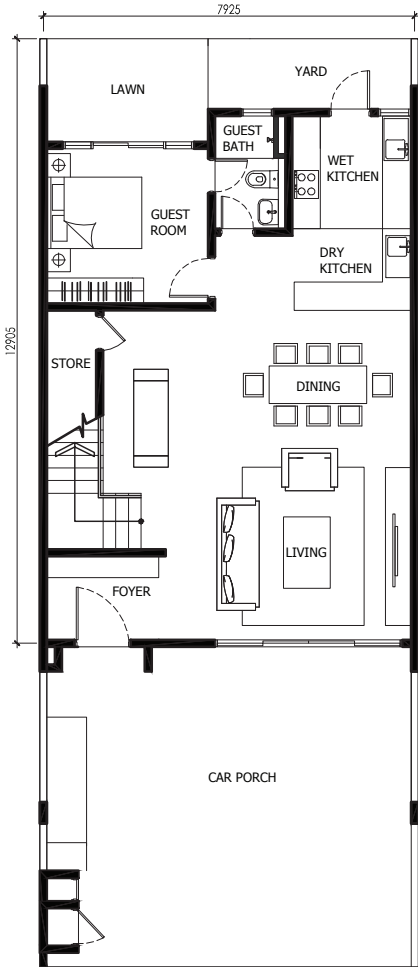


First Floor

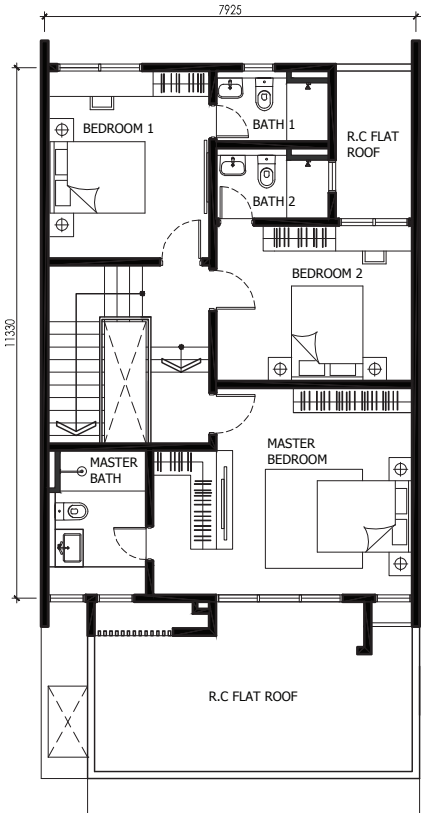
Ridge House  
INTERMEDIATE  
UNIT

28' x 65'

Built-Up Area  
2,120 sq.ft.



Ground Floor



First Floor

SPECIFICATIONS

STRUCTURE

Reinforced Concrete Framework

WALL

Brick and Plaster

WALL FINISHES

Internal Paint  
External Paint  
Master Bathroom  
Bathroom/Wet & Dry Kitchen

FLOOR FINISHES

Living/Dining/Dry Kitchen/Guest Bedroom  
Bedroom/Master Bedroom/Staircase/Family  
Yard/Utility/Wet Kitchen/Balcony/Deck  
Master Bathroom/Bathrooms  
Car Porch and Driveway

DOORS

Entrance/Bedroom/Bathroom/Yard  
Store  
Living

WINDOWS

Aluminium Frame Window

SANITARY AND PLUMBING FITTINGS

Water Closet	4
Wash Basin	4
Hand Shower	4
Kitchen Sink	2
Toilet Roll Holder	4

IRONMONGERY

Quality Lockset

ELECTRICAL INSTALLATION

Lighting Point	24
Ceiling Fan Point	6
Switch Socket	25
Telephone Point/Data Point	3
TV Point	2
Air-Conditioning Point	6
Kitchen Hood Point	1
Kitchen Hob Point	1
Water Booster Pump	Provided

EXTRA FEATURES

Basic Alarm System	Provided
3 Phase Electricity Supply	Provided

ROOF

RC Flat Roof/Metal Decking Roof

CEILING

Skim Coat/Plasterboard

Emulsion Paint  
Exterior Weather-resistant Paint  
Porcelain Tiles  
Ceramic Tiles

Porcelain Tiles  
Laminated Timber Flooring  
Ceramic Tiles  
Porcelain Tiles  
Textured Concrete

Timber Door  
Timber Louvered Door  
Aluminium Frame Door



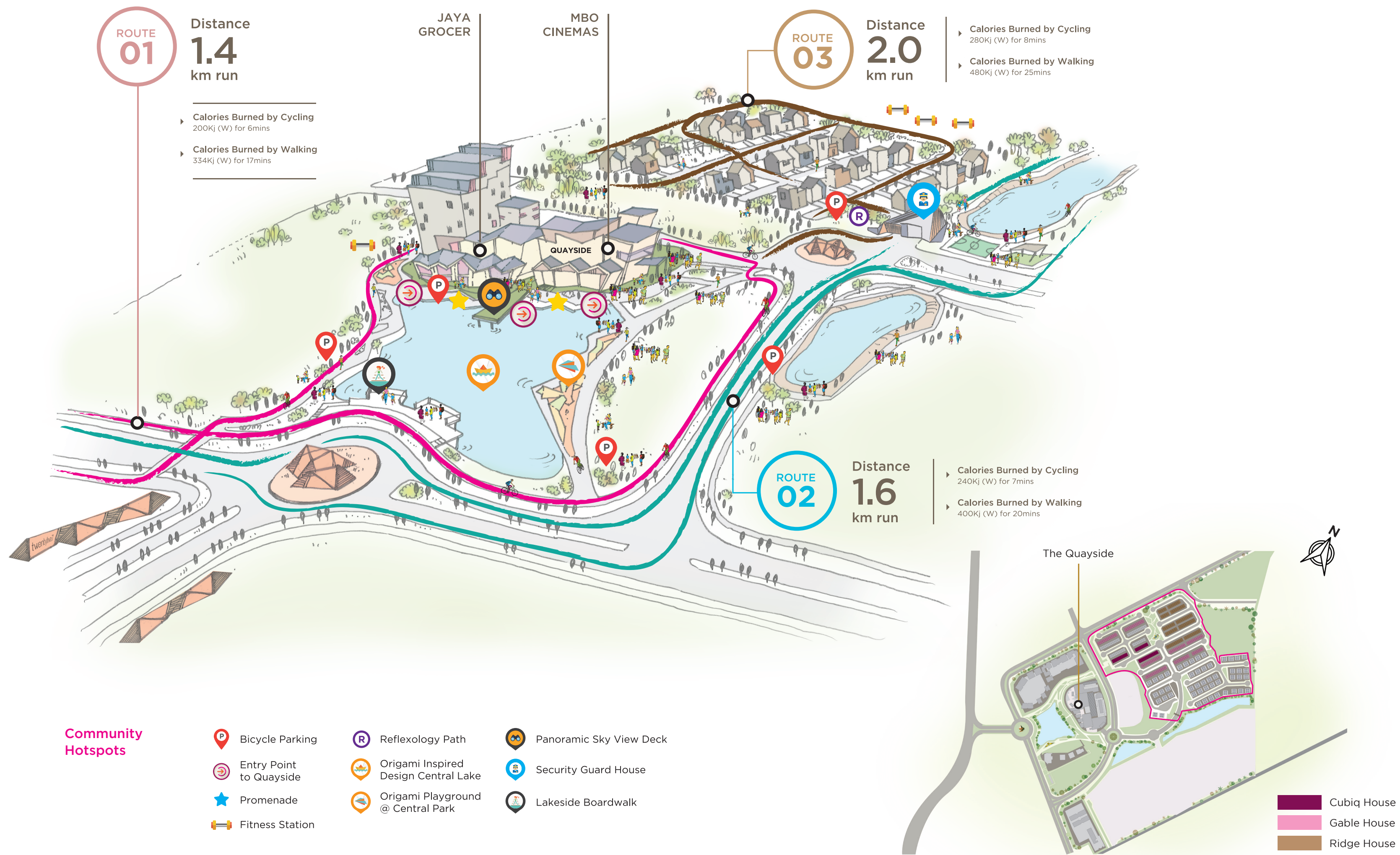
# A town is community.

The common ground for a town is the community.  
Where people know one another.  
Where they live and play together.  
Where they look out for each other.

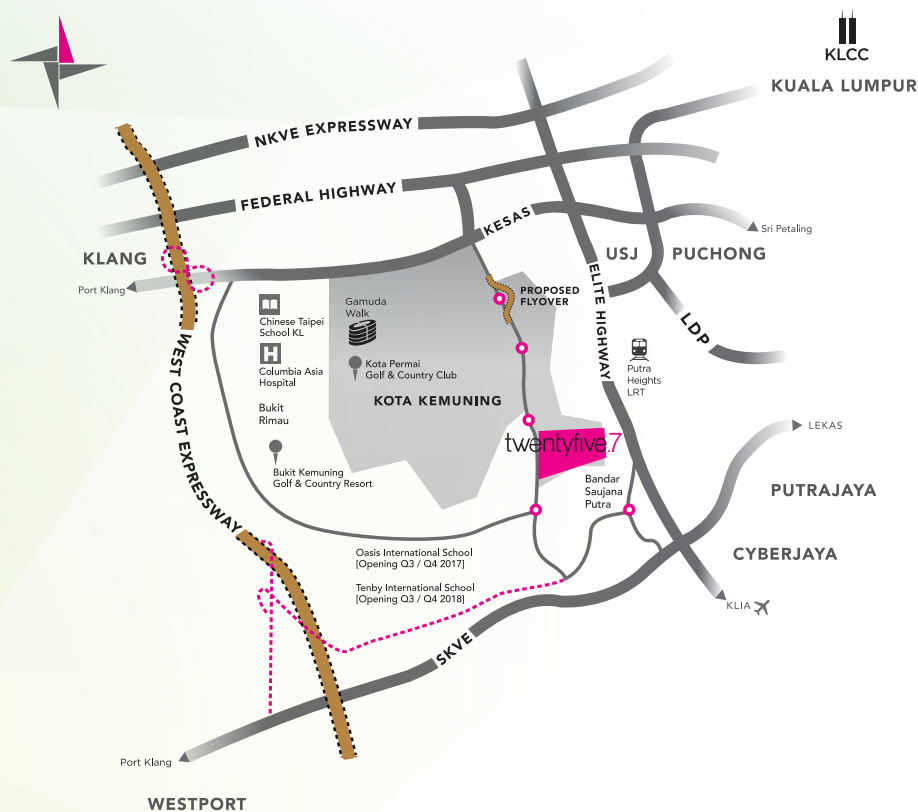
As a town maker, we are creating a place for everybody to call home;  
growing families, retirees, young married couples,  
single adults and busy people in the workforce.

Our architectural design and planning always promote connectivity,  
so you can truly get to know your neighbours.  
You'll see the neighbors interacting with each other.  
You'll see the streets that aren't just designed for cars.  
The walkability and bikability of our streets are just as important.  
You will experience an engaging journey  
as you walk or bike from your front door to the Quayside.









#### 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 & ACCESS ROAD

- West Coast Expressway (WCE) to be completed in 2019
- New flyover in Kota Kemuning at the first roundabout after exiting the KESAS Highway onto Persiaran Anggerik Mokara.\*

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

#### LEGEND

- Existing Highways
- Upcoming Highway
- Existing Roads
- Upcoming Roads

#### ALL AROUND YOU

#### Public Amenities

#### Recreation

#### Education

3 KM

- Quayside Mall at twentyfive.7
- Jaya Grocer at twentyfive.7
- MBO Cinema at twentyfive.7

- Central Park at twentyfive.7
- Boardwalk at twentyfive.7
- Vista Shah Alam Equestrian and Endurance

- Beacon House Kota Kemuning
- Tenby International School (Opening Q3/Q4 2017)
- Oasis International School (Opening Q3/Q4 2018)
- MAHSA University

5 KM

- Columbia Asia Hospital
- Celebrity Fitness
- Gamuda Walk
- AEON BiG
- Hero Market

- Kota Permai Golf & Country Club
- Bukit Kemuning Golf & Country Resort

7 KM

- RHB Bank
- Hong Leong Bank
- OCBC Al-Amin Bank
- Affin Bank Berhad
- CIMB Bank
- Maybank
- Putra Height LRT Station

- Kota Kemuning Lakeside Park

- Chinese Taipei School KL
- Philharmonic School of Music

10 KM

- Kemuning Medical Hospital
- Sentosa Specialist Hospital

For more info, call us at 012 257 2527/03 5131 6257

gamudaland.com.my

Gamuda Land (Kemuning) Sdn Bhd (598122-P)

Twentyfive.7 Property Gallery,  
Lot 43495, Persiaran Oleander,  
42500 Telok Panglima Garang,  
Selangor Darul Ehsan.

**GAMUDA LAND**



**BEST WATERFRONT DEVELOPMENT**

**THE EDGE Top Property Developer Awards 2012-2016**



**THE EDGE - PEPS Value Creation Excellence Award 2016 | Residential**



Developer: GAMUDA LAND (KEMUNING) SDN. BHD. (598122-P) • TWENTYFIVE.7 PROPERTY GALLERY, LOT 43495, PERSIARAN OLEANDER, 42500 TELOK PANGLIMA GARANG, SELANGOR DARUL EHSAN. • TEL: 03-5131 6257 • FAX: 03-5131 9257 • Developer License Number: 19085-1/07-2019/0525(L) • Validity Period: 19/07/2017-18/07/2019 • Advertising Permit Number: 19085-1/07-2019/0525(P) • Validity Period: 19/07/2017-18/07/2019 • Expected Date of Completion: July 2020 • Land Tenure: Leasehold (99 years-Expires 19 April 2116) • Land Encumbrances: Charged to Public Bank Berhad • Authority Approving Building Plan: Majlis Daerah Kuala Langat • Building Plan Approval Number: MDKL/JKB/2/4/1211 (10) • Type of House: 2 Storey Terrace and 3 Storey Terrace • Price: 2 Storey Terrace - RM1,021,800 (min.) - RM1,771,920 (max.) and 3 Storey Terrace - RM1,261,800 (min.) - RM2,181,320 (max.) • Total Units: 2 Storey Terrace - 128 units, 3 Storey Terrace - 53 units • Type of House: 2 Storey Semi-Detached and 3 Storey Semi-Detached • Price: 2 Storey Semi-Detached - RM1,790,800 (min.) - RM2,858,670 (max.) dan 3 Storey Semi-Detached - RM2,600,180 (min.) - RM3,389,970 (max.) • Total Units: 2 Storey Semi-Detached - 74 units and 3 Storey Semi-Detached - 24 units • Bumiputera Discount: 7% • Important: This land cannot be transferred, sold or pawned without authorisation from the State Authority. Disclaimer: All information contained here (including figures, specifications, plan measurement 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.