

twentyfive.7  
Kota Kemuning

LUC=ENT  
RESIDENCE

SUPERLINK HOMES  
LIGHT HOUSE | FLEXI 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.





Artist's impression

Signature  
**Multi-Facade**  
3-Storey Superlink Homes

# LIGHT HOUSE

We've all felt how sunlight brightens our day and lifts our mood. This idea inspired the design of the Light House with floor to ceiling windows that let 70% of natural light in. More than just light, it also creates a sense of spaciousness and comfort. Behind our Light House, we have properly landscaped Linear Garden to allow interaction and connectivity with your neighbours.

## 3-STOREY SUPERLINK

**Features**

- Triple volume living hall
- 5 + 1 bedrooms
- 5 bathrooms
- 3 car parks
- Backlane landscaped linear garden

**Size**

- 28' x 65'
- Corner - 3,272 sq.ft
- Intermediate - 3,240 sq.ft

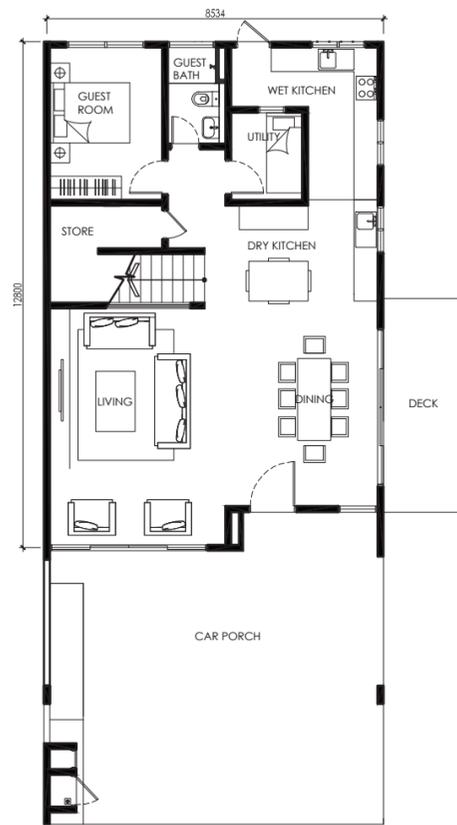
Triple volume  
living hall



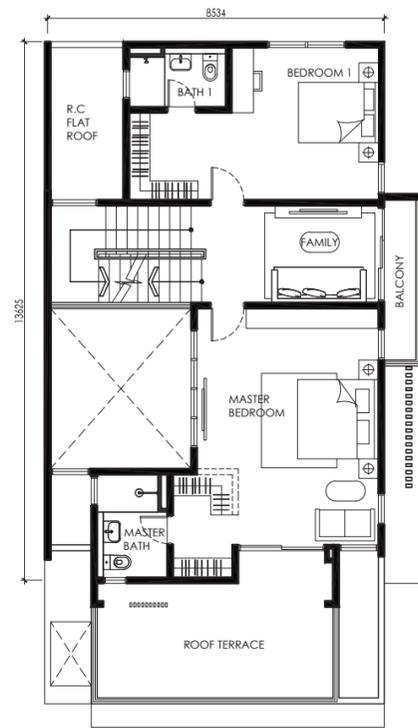
Light House  
**CORNER UNIT**

28' x 65'

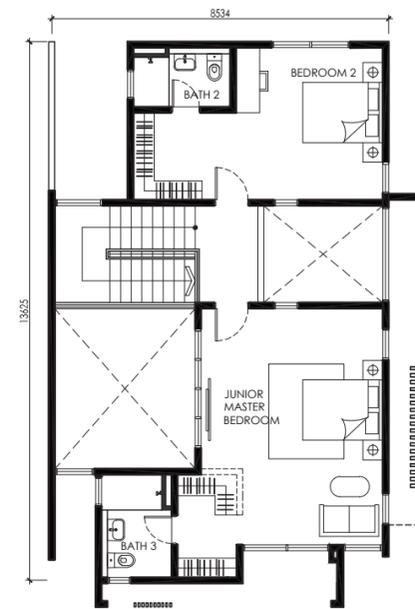
Built-Up Area  
3,272 sq.ft.



Ground Floor



First Floor

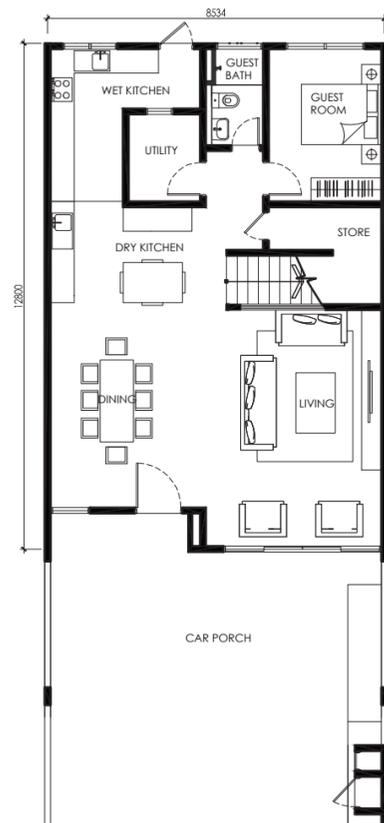


Second Floor

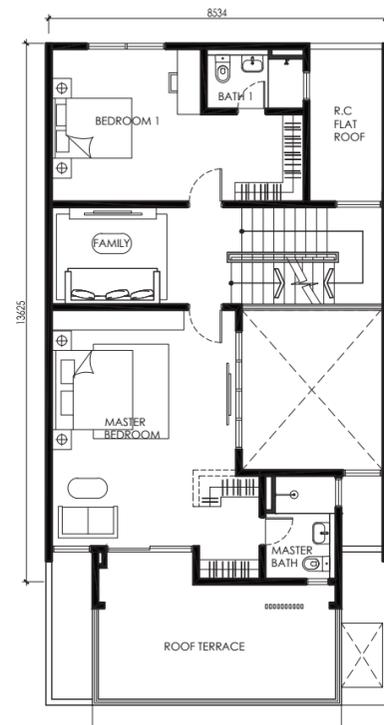
Light House  
**INTERMEDIATE UNIT**

28' x 65'

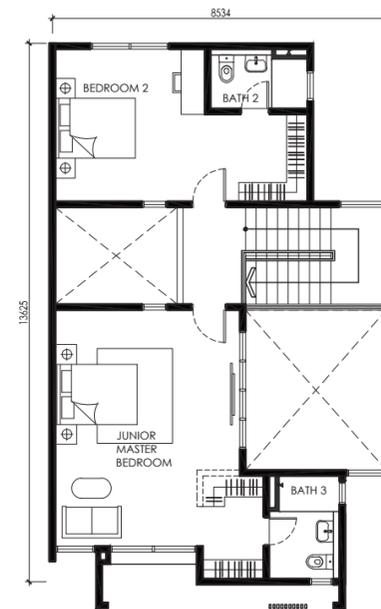
Built-Up Area  
3,240 sq.ft.



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  
Utility/Wet Kitchen/Balcony/Deck/Roof Terrace  
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	4
TV Point	3
Air-Conditioning Point	8
Kitchen Hood Point	1
Kitchen Hob Point	1
Solar Heater and Water Booster Pump	1

**EXTRA FEATURES**

Basic Alarm System	Provided
3 Phase Electricity Supply	Provided

# FLEXI HOUSE

Modern lifestyles have changed the way we utilise our residences. Whether it's a place to call home or a home with an office, the Flexi House is designed to accommodate all your living needs. You can even turn your lower floor into a hobby space. The possibilities are endless with sleek interior design. Behind our Flexi House, we have properly landscaped Linear Garden to allow interaction and connectivity with your neighbours.

## 3-STOREY SUPERLINK

### Features

- Multi facade + colours
- Dual key products
  - Single unit on ground floor
  - Duplex unit above
- 6 + 1 bedrooms
- 6 bathrooms
- 5 car parks
- Backlane landscaped linear garden

### Size

- 28' x 65'
- Corner - 3,272 sq.ft
- Intermediate - 3,240 sq.ft

Single unit  
on ground floor

Perfect space for work  
and entertainment

Duplex unit  
on first floor

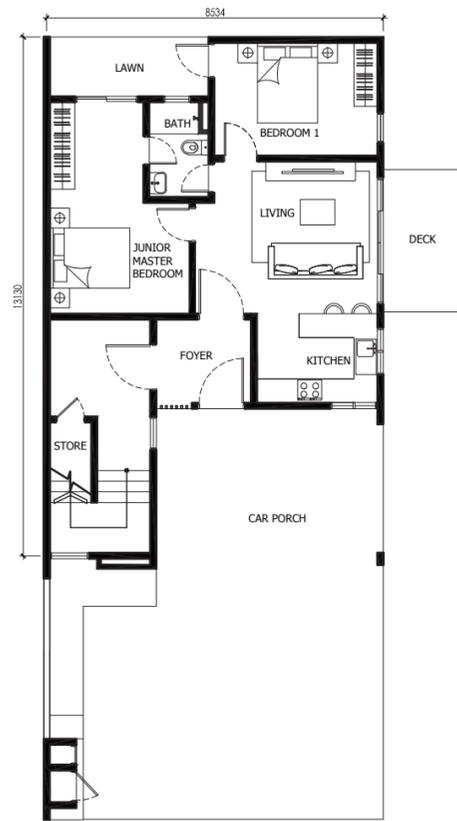
Ample space  
for the family



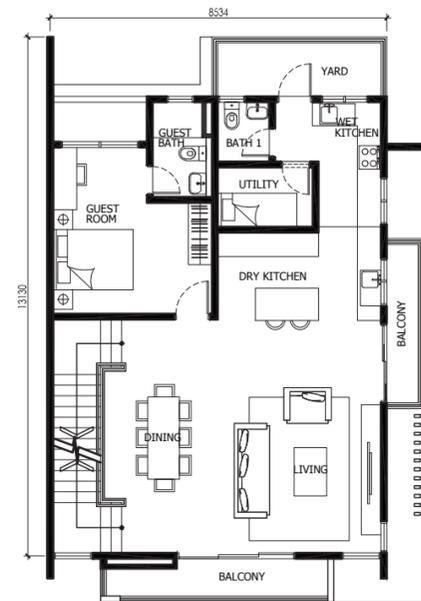
Flexi House  
**CORNER UNIT**

28' x 65'

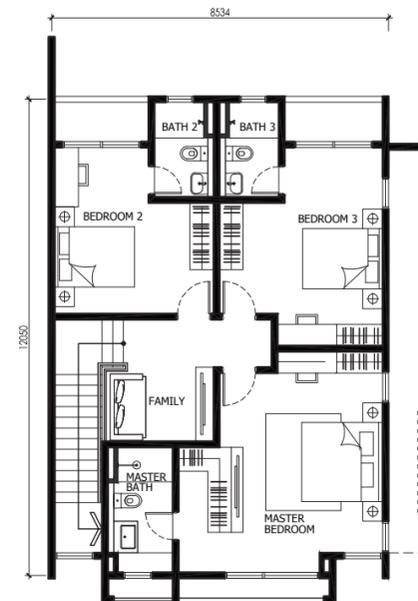
Built-Up Area  
3,272 sq.ft.



Ground Floor



First Floor

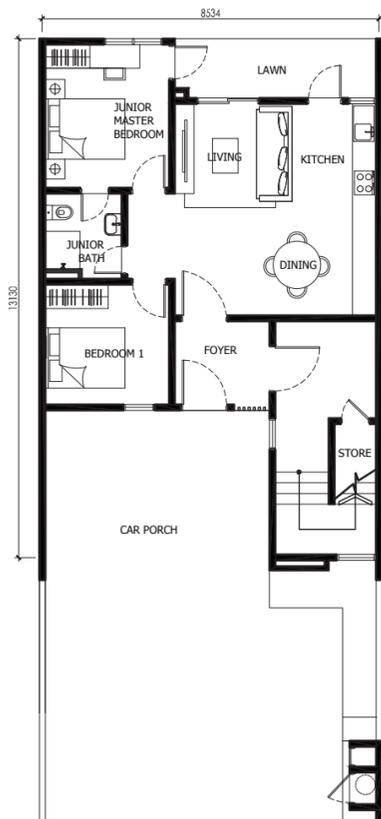


Second Floor

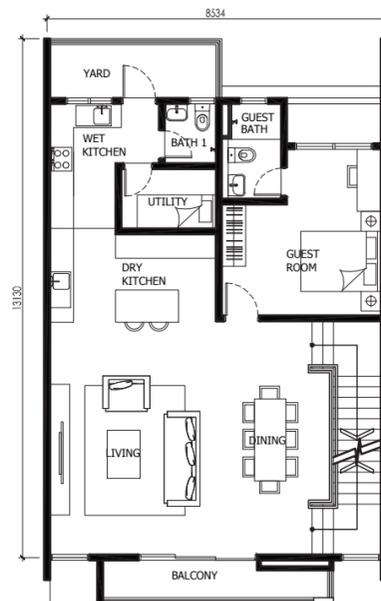
Flexi House  
**INTERMEDIATE UNIT**

28' x 65'

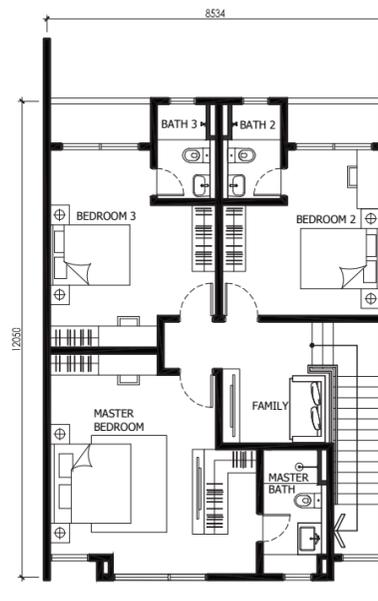
Built-Up Area  
3,240 sq.ft.



Ground Floor



First Floor



Second 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	6
Wash Basin	6
Hand Shower	6
Kitchen Sink	3
Toilet Roll Holder	6

**IRONMONGERY**

Quality Lockset

**ELECTRICAL INSTALLATION**

Lighting Point	38
Ceiling Fan Point	10
Switch Socket	41
Telephone Point/Data Point	5
TV Point	4
Air-Conditioning Point	9
Kitchen Hood Point	2
Kitchen Hob Point	2
Solar Heater and Water Booster Pump	1

**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

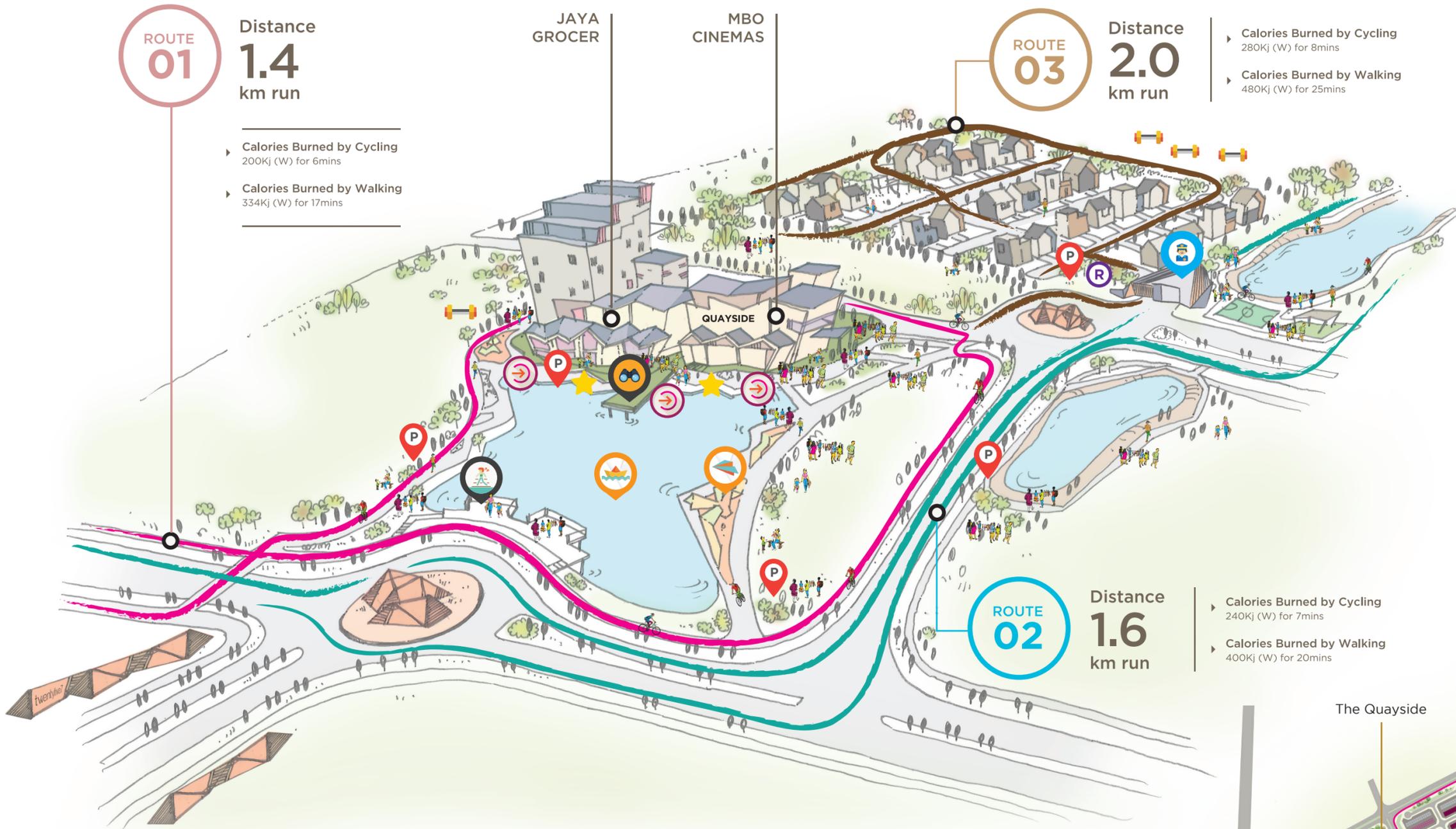
Porcelain Tiles

Textured Concrete

Timber Door

Timber Louvered Door

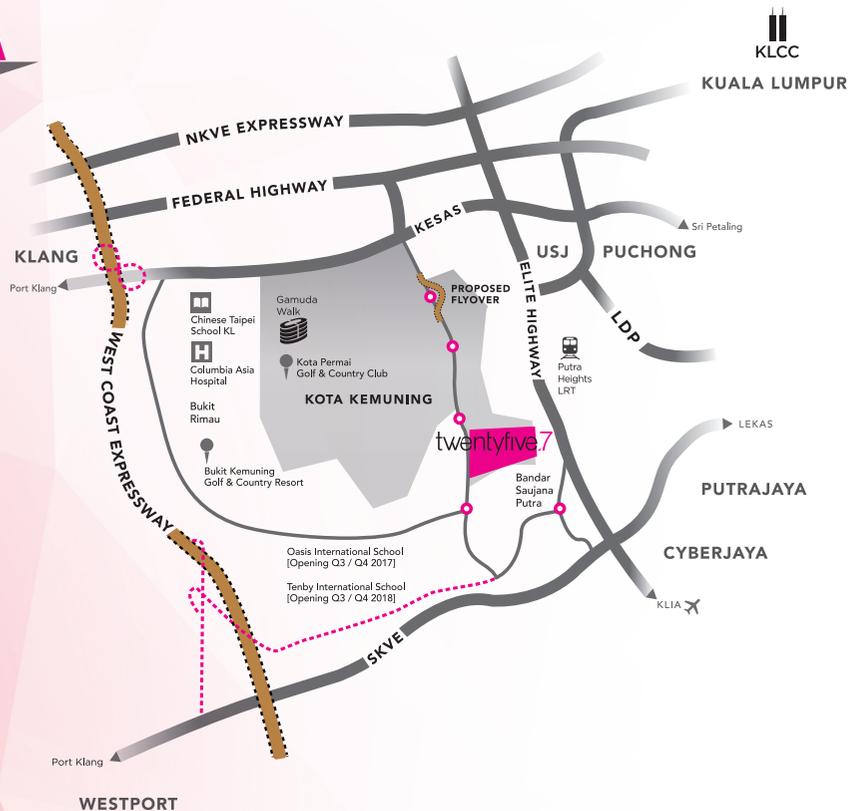
Aluminium Frame Door



**Community Hotspots**

- Bicycle Parking
- Reflexology Path
- Panoramic Sky View Deck
- Entry Point to Quayside
- Origami Inspired Design Central Lake
- Security Guard House
- Promenade
- Origami Playground @ Central Park
- Lakeside Boardwalk
- Fitness Station





### 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**



AWARD-WINNING FOR  
**BEST WATERFRONT  
DEVELOPMENT**

THE EDGE Top Property  
Developers 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.