

twentyfive.7  
Kota Kemuning

LUC=NT  
RESIDENCE  
.....  
PREMIO



**When we create a place, we create a personality.**

What makes our homes unique?  
It's really about mindful planning and  
to be able to look at the way we design.

Like how we design Premio House by the lake  
to give a unique personality to it.  
With living hall and master bedroom fronting the beautiful lake view  
that provides the sense of serenity and calmness.  
With wide open spaces and friendly streetscapes to allow interactions  
with family and neighbours.

This is a home where you can connect with nature,  
connect with neighbours and connect with yourself.

40'x 80' | 3,701sq. ft. | 3-STOREY SEMI-DETACHED

2 DISTINCTIVE FAÇADE DESIGNS  
FOR FRONT AND BACK

LAKE-FACING  
LIVING AND DINING HALL

5+2 | 5+1 |   
BEDROOMS | BATHROOMS | FITS 3 CARS



SEMI DETACHED HOMES BY THE LAKE

Artist's impression only





FRONT FAÇADE VIEW

Artist's impression only



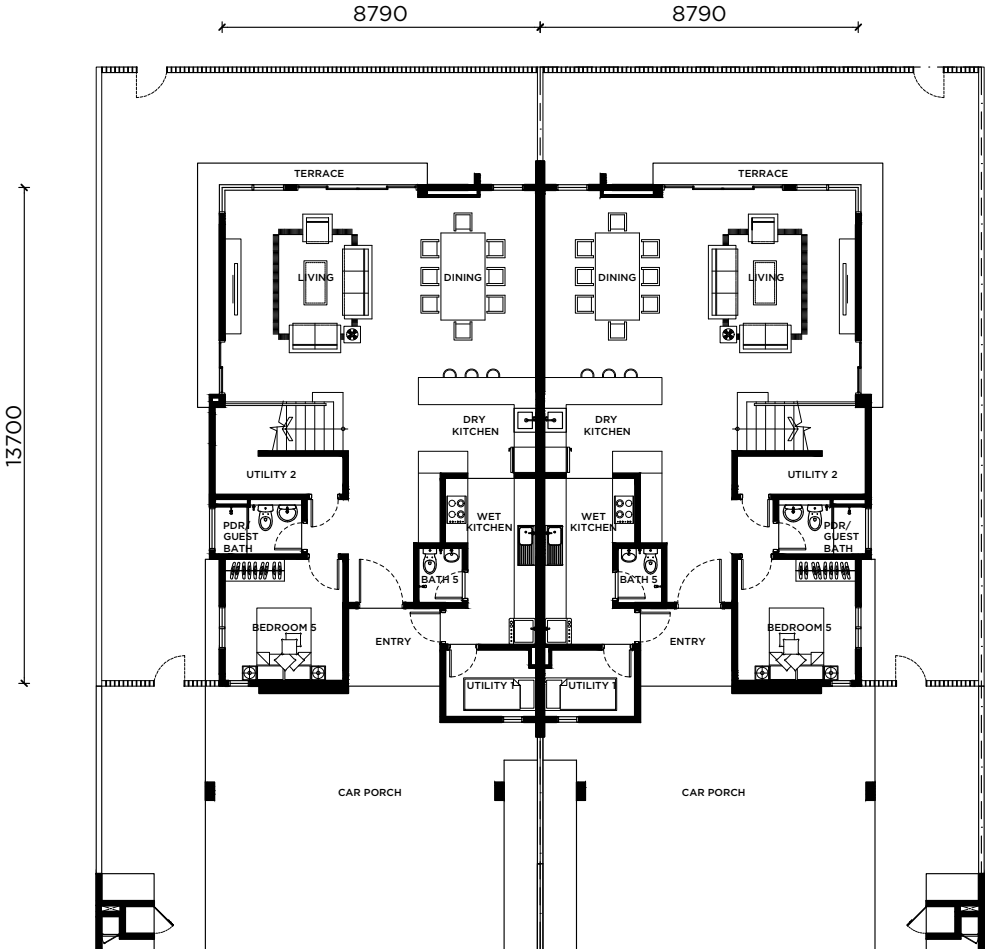


BACK FAÇADE VIEW

Artist's Impression only

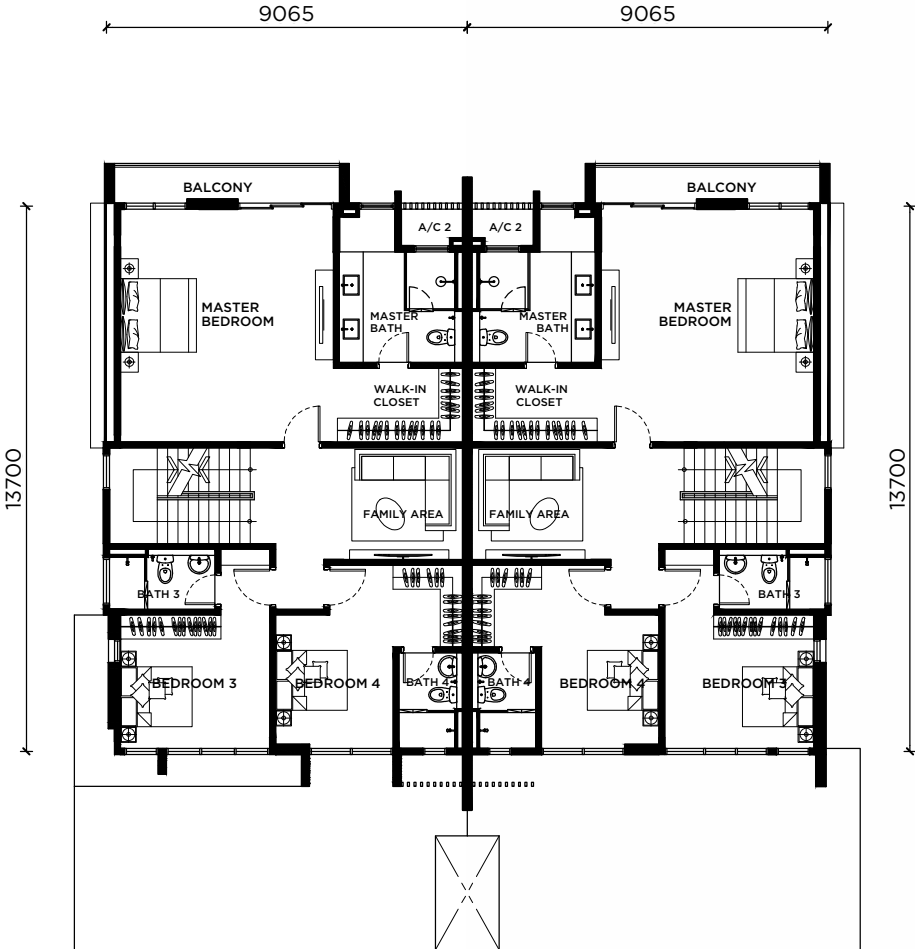


40' x 80'  
Built-Up Area 3,701 sq. ft.



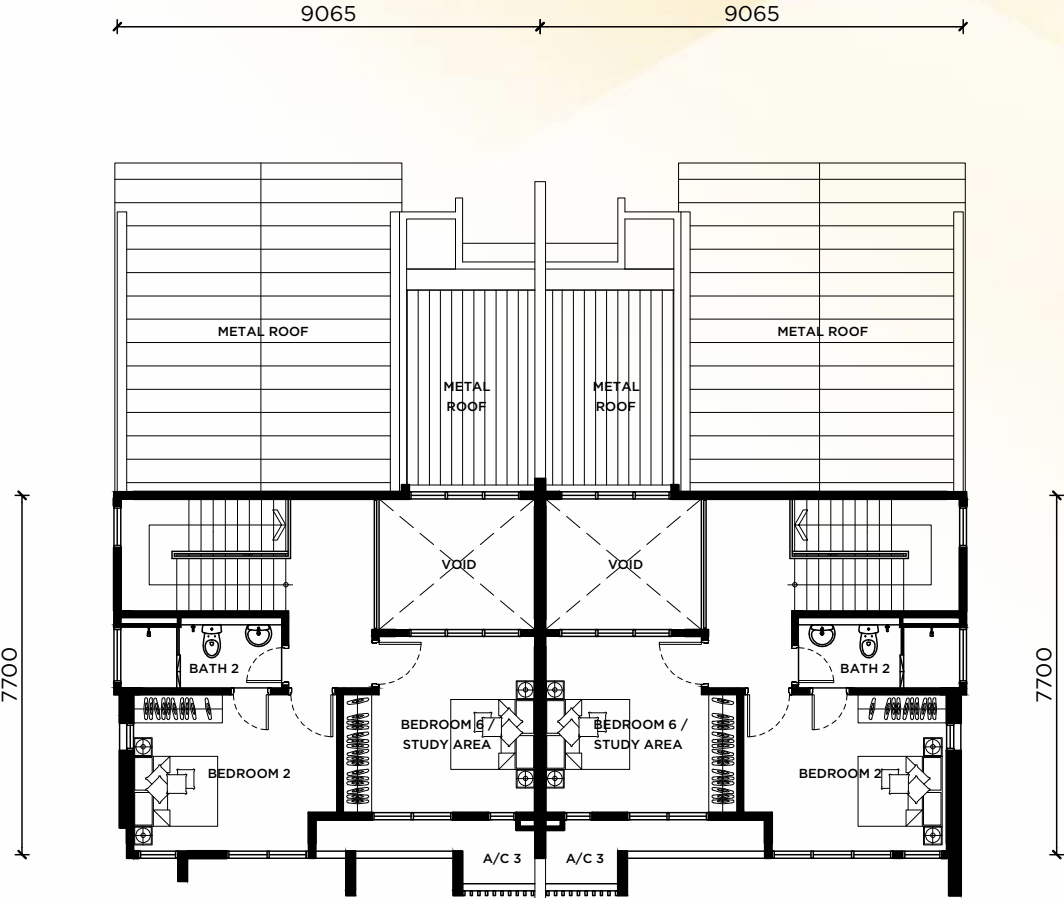
Design A                      Design B

Ground Floor



Design A                      Design B

First Floor



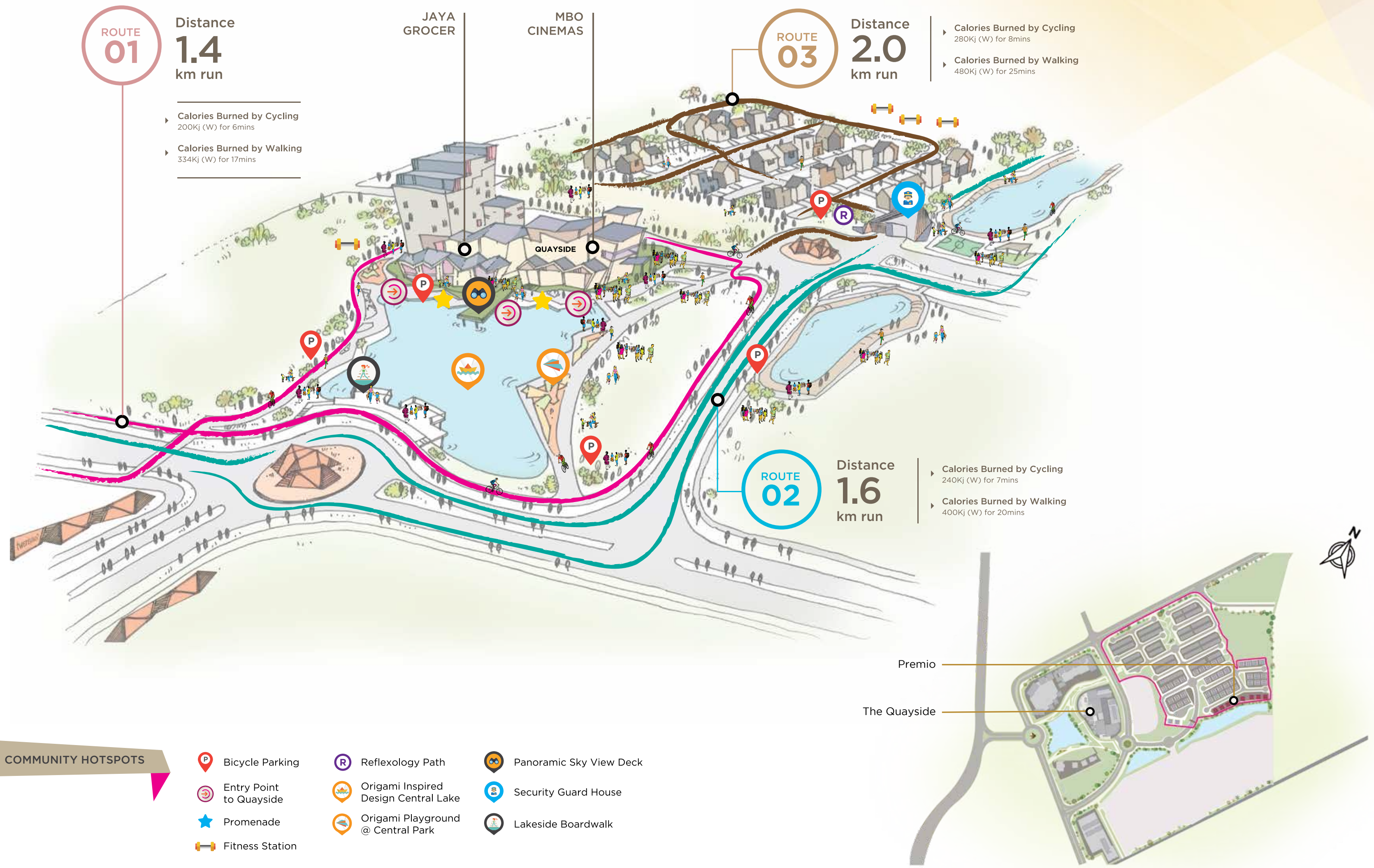
Design A                      Design B

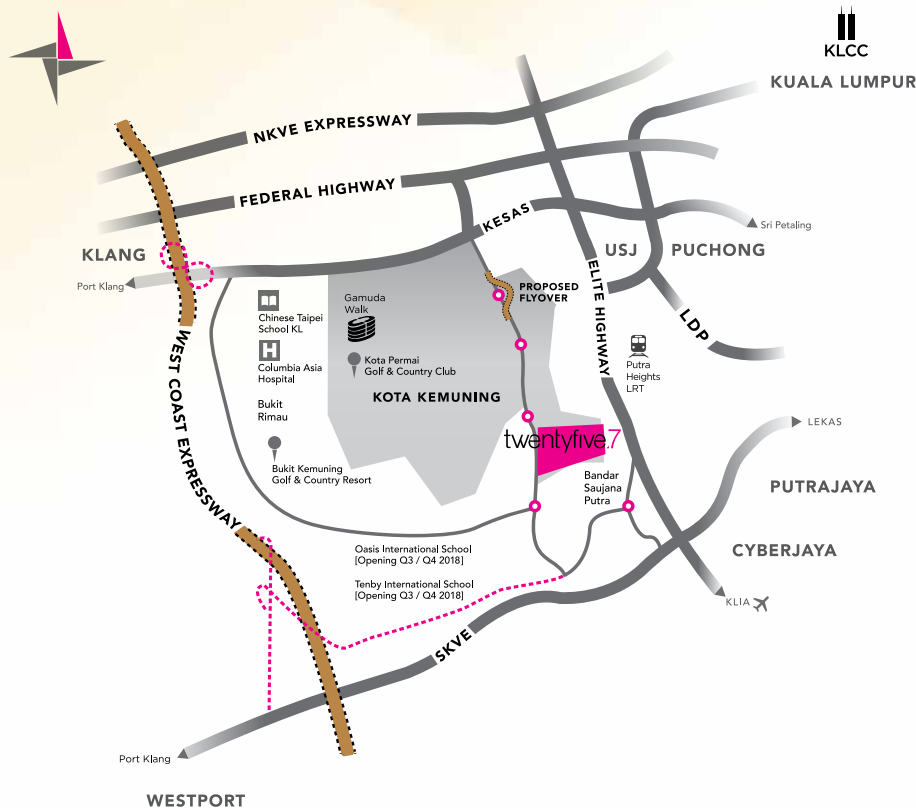
Second Floor

SPECIFICATIONS

STRUCTURE	Reinforced Concrete Framework	FLOOR FINISHES		WINDOWS	Aluminium Frame Window	ELECTRICAL INSTALLATION	
ROOF	RC Flat Roof/Metal Decking Roof	Living/Dining/Wet & Dry Kitchen/Bedroom 5/Bathroom/Balcony/Utility 1&2/Entry/Terrace	Porcelain Tiles	SANITARY AND PLUMBING FITTINGS		Lighting Point	35
WALL	Brick and Plaster	Master Bedroom/Bedrooms/Walk-in Closet/Family Area/Study/Staircase	Laminated Timber Flooring	Water Closet	6	Ceiling Fan Point	9
CEILING	Skim Coat/Plasterboard	Car Porch	Textured Concrete	Wash Basin	7	Switch Socket	31
WALL FINISHES				Toilet Roll Holder	6	Telephone Point/Data Point	4
Internal Paint	Emulsion Paint	DOORS		Hand Shower	5	TV Point	3
External Paint	Exterior Weather-resistant Paint	Entrance/Bedroom/Bathroom/Utility 1	Timber Door	Shower Rose	1	Air-Conditioning Point	9
Master Bathroom/Common Bathrooms	Porcelain Tiles	Utility 2	Timber Louvered Door	Kitchen Sink	2	Solar Heater & Water Booster Pump	1
Wet & Dry Kitchen	Ceramic Tiles	Living/Dining/Balcony	Aluminium Frame Door	IRONMONGERY	Quality Lockset	Kitchen Hood Point	1
						Kitchen Hob Point	1
						EXTRA FEATURES	
						Basic Alarm System	Provided
						3 Phase Electricity Supply	Provided







#### 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	<ul style="list-style-type: none"> <li>• Quayside Mall at twentyfive.7</li> <li>• Jaya Grocer at twentyfive.7</li> <li>• MBO Cinema at twentyfive.7</li> </ul>	<ul style="list-style-type: none"> <li>• Central Park at twentyfive.7</li> <li>• Boardwalk at twentyfive.7</li> <li>• Vista Shah Alam Equestrian and Endurance</li> </ul>	<ul style="list-style-type: none"> <li>• Beacon House Kota Kemuning</li> <li>• Tenby International School (Opening Q3/Q4 2018)</li> <li>• Oasis International School (Opening Q3/Q4 2018)</li> <li>• MAHSA University</li> </ul>
5 KM	<ul style="list-style-type: none"> <li>• Columbia Asia Hospital</li> <li>• Celebrity Fitness</li> <li>• Gamuda Walk</li> <li>• AEON BiG</li> <li>• Hero Market</li> </ul>	<ul style="list-style-type: none"> <li>• Kota Permai Golf &amp; Country Club</li> <li>• Bukit Kemuning Golf &amp; Country Resort</li> </ul>	
7 KM	<ul style="list-style-type: none"> <li>• RHB Bank</li> <li>• Hong Leong Bank</li> <li>• OCBC Al-Amin Bank</li> <li>• Affin Bank Berhad</li> <li>• CIMB Bank</li> <li>• Maybank</li> <li>• Putra Height LRT Station</li> </ul>	<ul style="list-style-type: none"> <li>• Kota Kemuning Lakeside Park</li> </ul>	<ul style="list-style-type: none"> <li>• Chinese Taipei School KL</li> <li>• Philharmonic School of Music</li> </ul>
10 KM	<ul style="list-style-type: none"> <li>• Kemuning Medical Hospital</li> <li>• Sentosa Specialist Hospital</li> </ul>		

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

**Gamuda Land (Kemuning) Sdn Bhd** (598122-P)  
Twentyfive.7 Property Gallery,  
Lot 43495, Persiaran Oleander,  
42500 Telok Panglima Garang,  
Selangor Darul Ehsan.

gamudaland.com.my

**GAMUDA LAND**



AWARD WINNER 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.