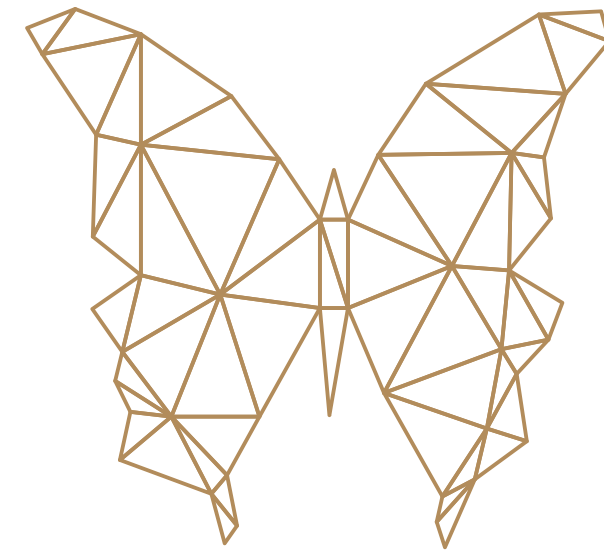


# LUXURA

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DESIGNER LINK  
VILLAS

twentyfive.7  
Kota Kemuning



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

What makes a place unique?

It's really about mindful planning.

It's about breaking away from the monotony  
of conventional design, and creating inspiring spaces  
that seamlessly blend the indoors with the outdoors.

A place where you can reconnect with people,  
with nature or even just with yourself.

A place where you'll experience a real difference  
and want to be a part of it.



# A town is community.

Life at twentyfive.7 is more than just about beautifully crafted homes, it's about the community that will call this place home.

That's why when we designed this town, we thought of not just the home place.

We also thought of the park place, work place, gathering place, play place, shopping place

and eating place. We focus on creating living spaces that bring the community here closer together.

When people move in, they will get a feel for the place and want to call it home.

## PARK FEATURES

- Terraced Community Gardens & Lush Landscaping
- Community Urban Farm
- Yoga Pavilion
- Outdoor Gym
- Rock Climbing
- Climbing Ropes
- Kids' Playground

*Artist's impression only*



## When we get the places right, the town works.

In our masterplan for this 257-acre township, we looked at the land and the best ways to enhance it. We were mindful to ensure that the community here will have life's essentials close to home while being embraced by nature's beauty. So, we created The Quayside, a lifestyle waterfront hub that is designed to be the new vibrant pulse of the community. A trendsetting lifestyle destination that is set to make twentyfive.7 the most desirable residential address in Kota Kemuning and beyond.





Discover a unique community.

When we designed LUXURA homes, we looked at how we could build homes that enable people to better connect with one another, with nature and with themselves. These designer link villas do not conform to conventional designs. Instead of the usual backlane, you'll find a lush linear garden where you can take a break and catch up with the neighbours.



Artist's impression only

CENTRAL PARK

This 1-acre lush park with scenic views, play areas and gathering spaces offers an idyllic setting where you can bond with family and the community.



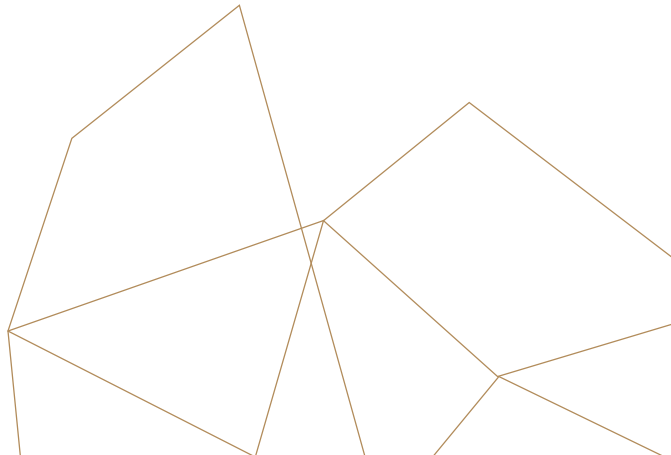
Artist's impression only



Artist's impression only

COMMUNITY FARM

A green space for residents to grow their own herbs and vegetables as part of a wellness initiative to promote sustainable living in our community.

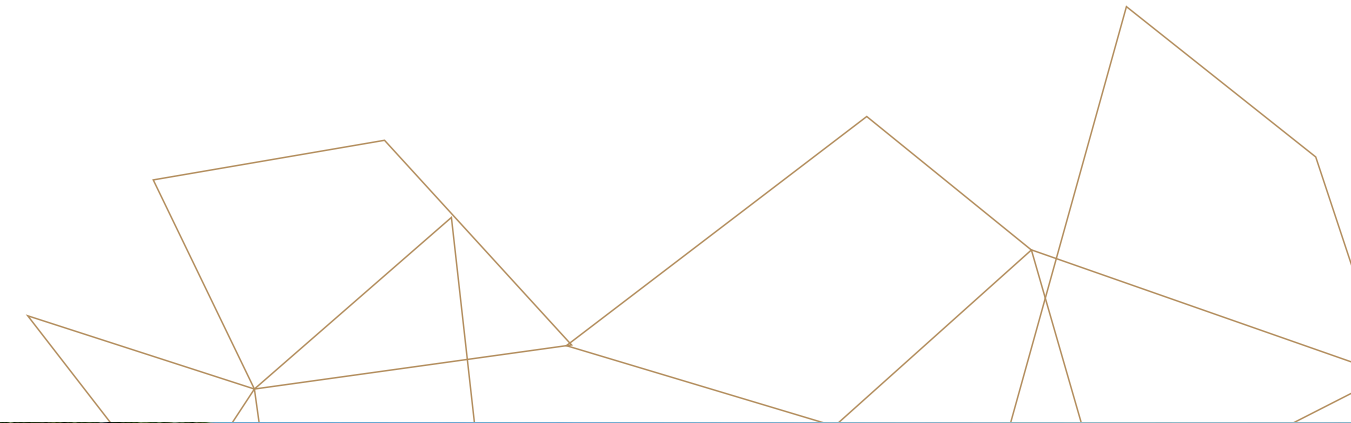






### A SECURE HAVEN

We have masterplanned this community with your safety & security in mind. From the 24-hour guardhouse to the cul-de-sac streets that reduce traffic and enhance walkability on our promenades, we strive to create an environment that gives you peace of mind.



## Welcome home.

We created these designer link villas for those who are seeking homes that suit their personality. With multi-façade designs that are the first-of-its-kind in Malaysia, you can select a home that best suits your lifestyle. With unique features such as a rooftop deck with breathtaking views of the lake here, you will discover a lifestyle that is truly above the rest.



*Artist's impression only*





Artist's impression only



Artist's impression only

## A home that stands the test of time.

When we think of the home place, we think of the many generations that will build memories here. So, we designed these homes with 2 or 3 storey open plan layouts that have versatile living spaces. From the luxuriously designed double volume dining space to the private family area upstairs, LUXURA homes cater to the needs of growing families.





## Reconnect with nature.

When we planned these homes, we looked at how we could seamlessly blend indoor with outdoor living spaces. From the serene private gardens to the breathtaking lake views, the homes here allow you to reconnect with nature or even just yourself. Immerse into your private sanctuary and savour the comfort & luxury of space of your new LUXURA home.



Artist's impression only



Artist's impression only





We don't just build homes,  
we build your dream community.



twentyfive.7's multi-façade home designs are the first-of-its-kind in Malaysia.



Pet-friendly park & common areas with pet waste disposal stations in twentyfive.7.



Enjoy peace of mind with our 24-hour multi-tiered security.



Free high-speed internet in every home.\*



Elderly and disabled-friendly features on the ground floor. (Wheelchair accessible bathrooms and bedrooms)



Every home comes with a solar water heater, water filter, air-conditioning, smart home and security alarm system.\*



15-acres of parkland with lakes, community gardens, playgrounds, jogging and cycling paths in twentyfive.7.



Complimentary gym membership at Celebrity Fitness, CHI Fitness & Fitness First.\*

*\* Terms & Conditions apply*



*Artist's impression only*



ARIA  
(Type A)  
3-Storey Link Villas  
5 + 1 Bedrooms, 5 Bathrooms

ARIA embodies the concept of lakefront living with breathtaking views, amidst a lush and serene setting that is the perfect place for you to call home.

- FEATURES
- Multi-facade design
  - Lush landscaping & linear garden backlane
  - Lakefront & cul-de-sac living
  - Double volume dining area
  - Roof terrace
  - Brosside terrace (for end lots)
  - Garden terrace (for corner lots)
  - Patio deck
  - Elderly & disabled-friendly features (ground floor)
  - Spacious porch for 3 cars



Artist's impression only

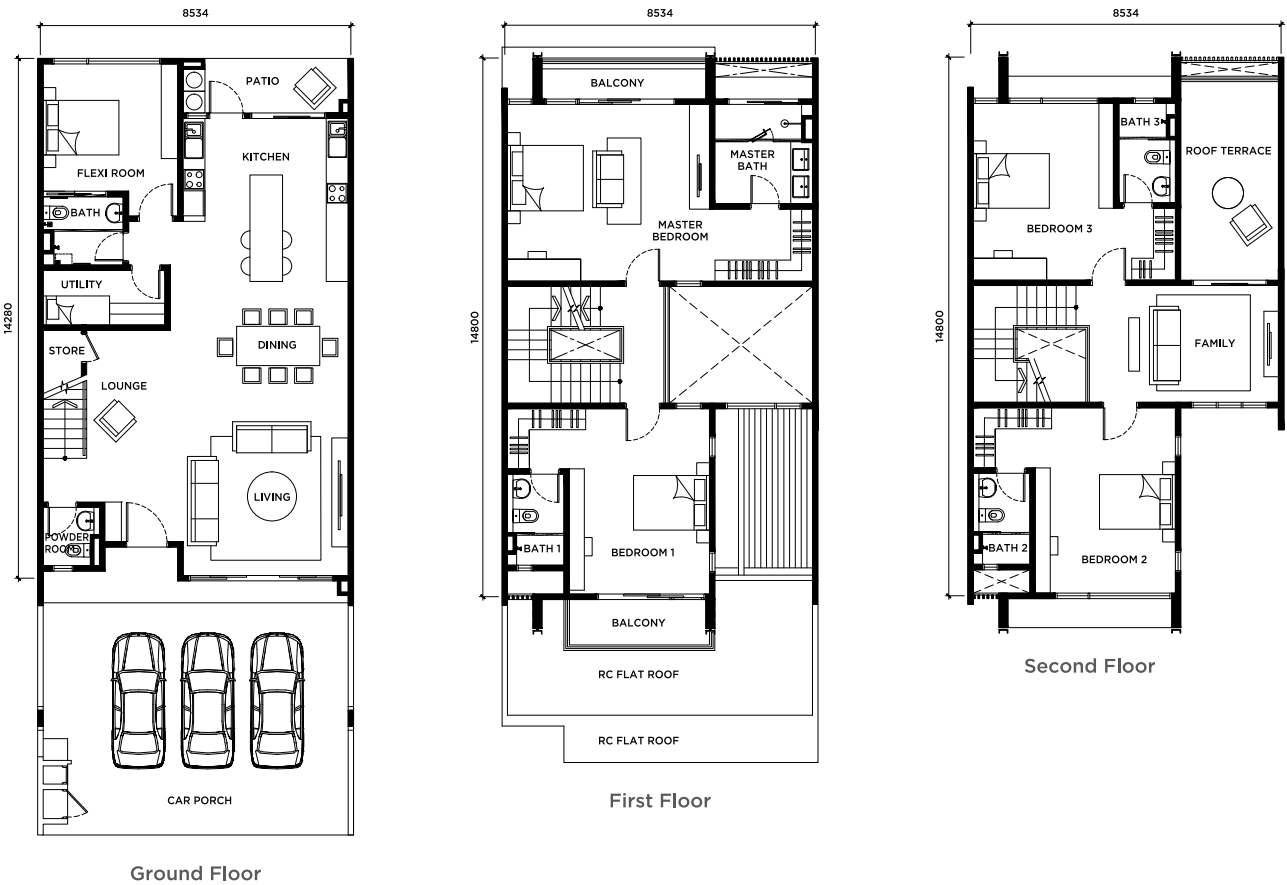
TYPE A  
Corner Lot

Lot Size 28' x 70'  
Built-up Area 3,488 sq.ft



TYPE A  
Intermediate Lot

Lot Size 28' x 70'  
Built-up Area 3,466 sq.ft





BELLA

(Type B)  
3-Storey Link Villas  
5 + 1 Bedrooms, 5 Bathrooms

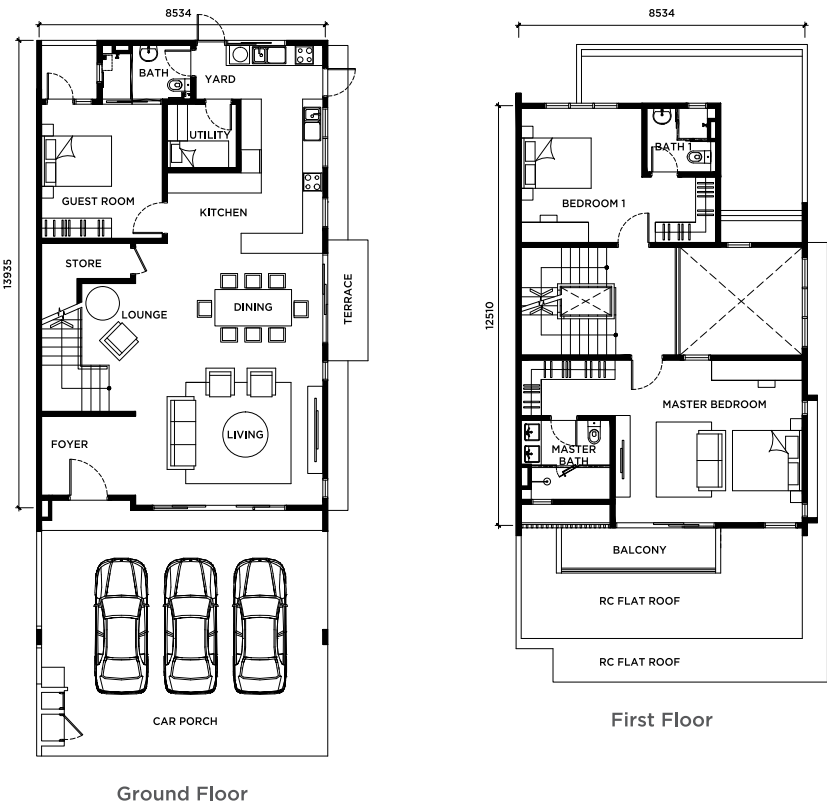
BELLA promises the good life with mindfully designed backlanes that feature lush linear gardens. An idyllic setting where you can relax with family or catch up with the neighbours.

- FEATURES
- Multi-facade design
  - Living by the lake
  - Cul-de-sac living
  - Lush landscaping & linear garden backlane
  - Double volume dining area
  - Roof terrace
  - Broadside terrace (for end lots)
  - Garden terrace (for corner lots)
  - Elderly & disabled-friendly features (ground floor)
  - Spacious porch for 3 cars



TYPE B  
Corner Lot

Lot Size 28' x 70'  
Built-up Area 3,380 sq.ft



TYPE B  
Intermediate Lot

Lot Size 28' x 70'  
Built-up Area 3,358 sq.ft





# CARRA

(Type C)  
3-Storey Link Villas  
5 + 1 Bedrooms, 5 Bathrooms

CARRA impresses with its multi-façade designs, which are embraced by carefully curated natural landscapes. Here, you will be able to reside and rejuvenate amidst nature's timeless beauty.

- FEATURES**
- Multi-facade design
  - Living by the lake
  - Cul-de-sac living
  - Lush landscaping & linear garden backlane
  - Double volume family area
  - Roof terrace
  - Broadside terrace (for end lots)
  - Garden terrace (for corner lots)
  - Elderly & disabled-friendly features (ground floor)
  - Spacious porch for 2 cars



Artist's impression only

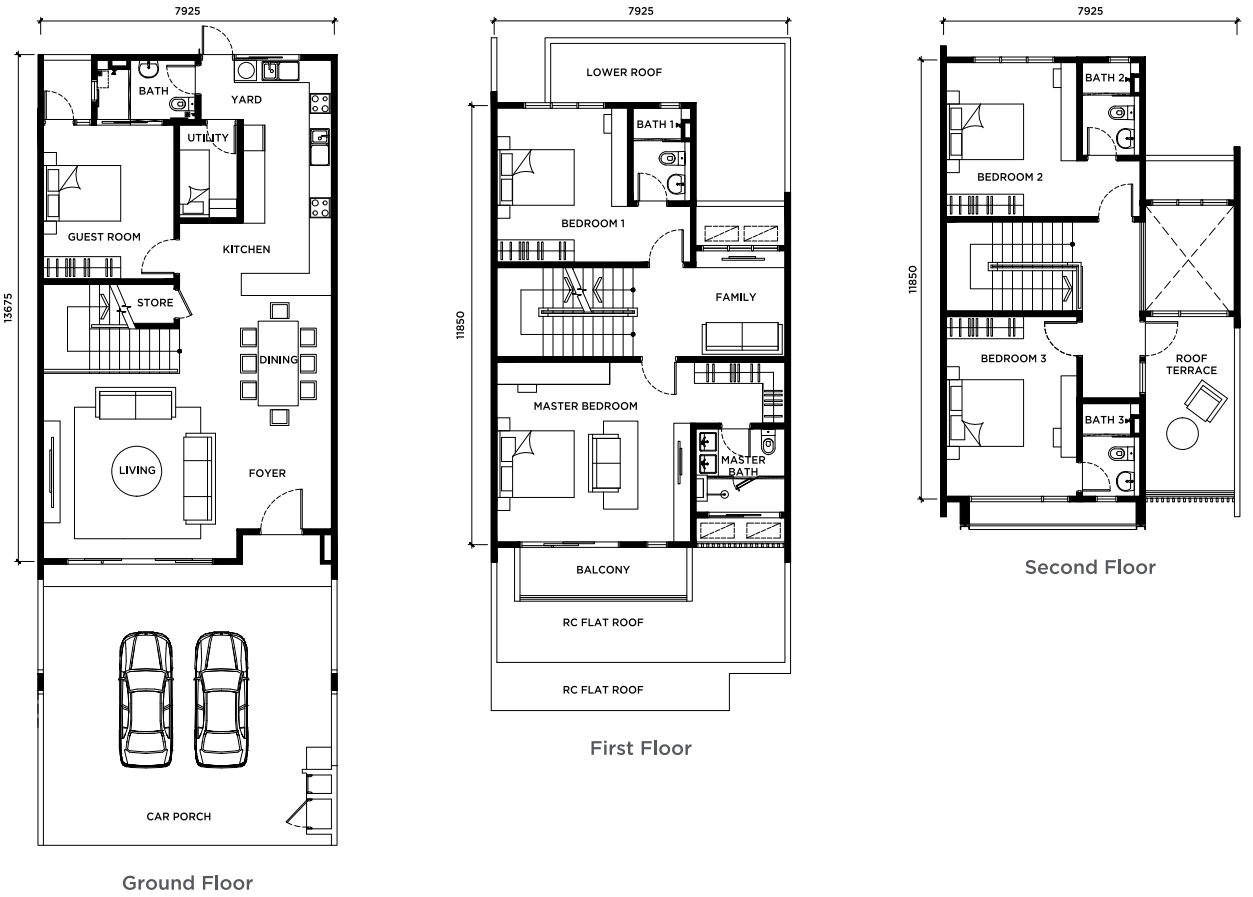
**TYPE C**  
Corner Lot

**Lot Size** 26' x 70'  
**Built-up Area** 3,035 sq.ft



**TYPE C**  
Intermediate Lot

**Lot Size** 26' x 70'  
**Built-up Area** 3,003 sq.ft





# DAVINA

(Type D)  
2-Storey Link Villas  
4 + 1 Bedrooms, 4 Bathrooms

DAVINA features bold architecture and impeccable facilities, amidst a thriving community where life is truly savoured each day. A home that is also a private haven that exudes timeless elegance.

### FEATURES

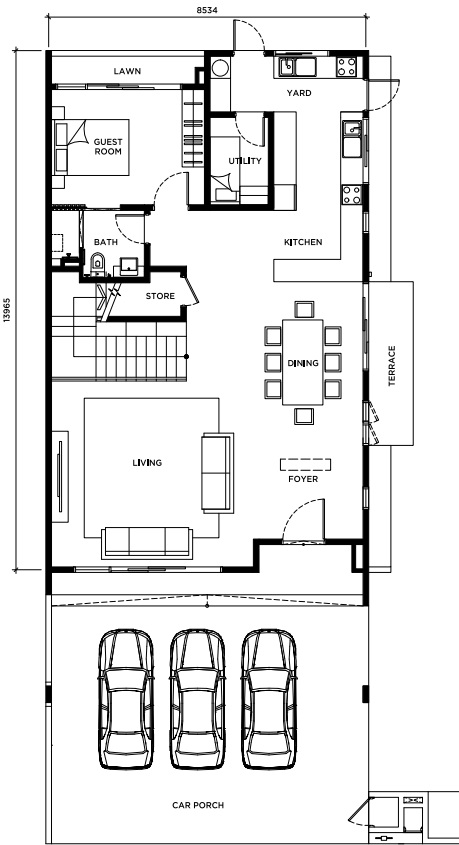
- Open plan layout
- Cul-de-sac and park living
- Lush landscaping
- Broadside terrace (for end lots)
- Garden terrace (for corner lots)
- Elderly & disabled-friendly features (ground floor)
- Spacious porch for 3 cars



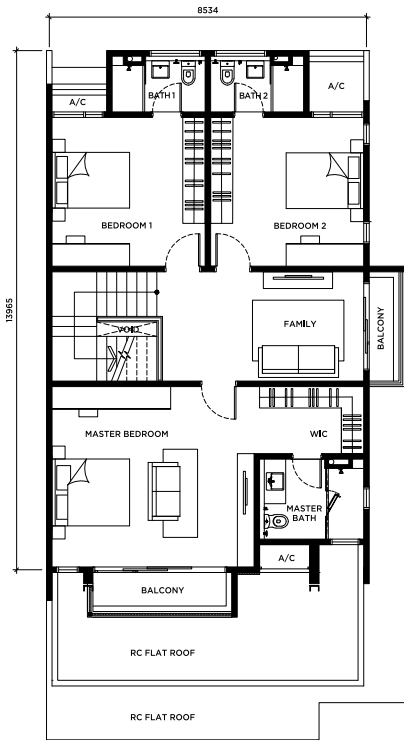
Artist's impression only

**TYPE D**  
Corner Lot

**Lot Size** 28' x 70'  
**Built-up Area** 2,809 sq.ft



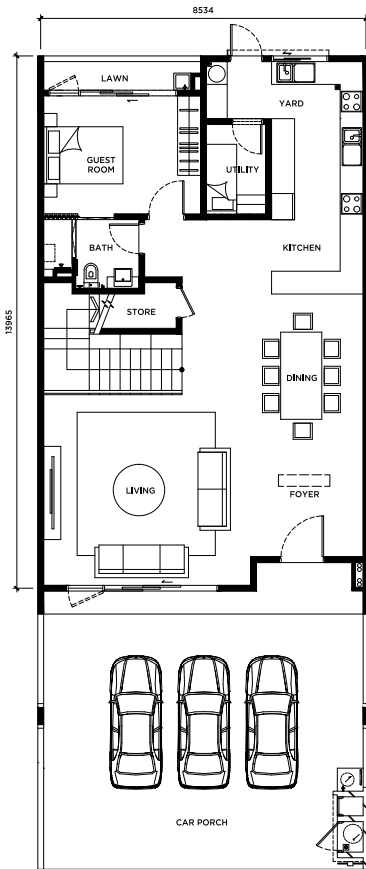
Ground Floor



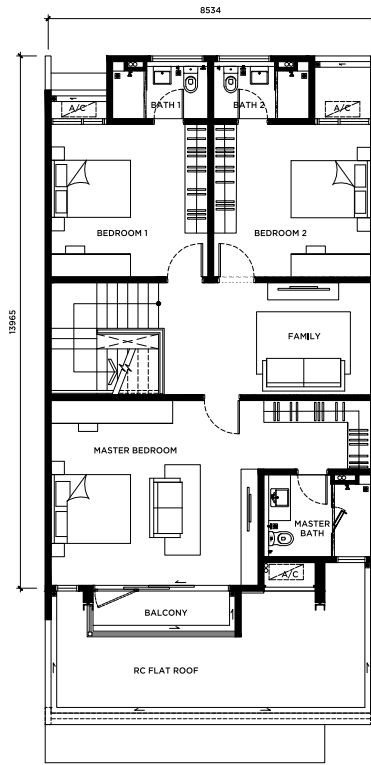
First Floor

**TYPE D**  
Intermediate Lot

**Lot Size** 28' x 70'  
**Built-up Area** 2,755 sq.ft



Ground Floor



First Floor



**ELORA**  
(Type E)  
2-Storey Link Villas  
4 + 1 Bedrooms, 4 Bathrooms

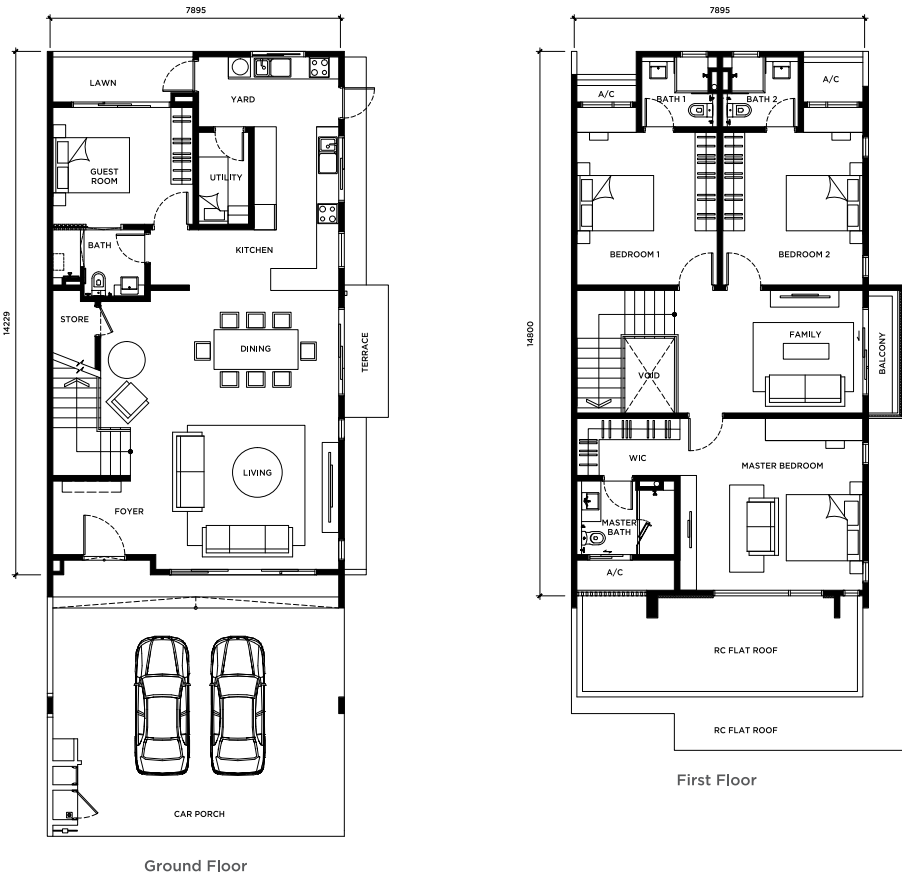
ELORA is mindfully crafted with a perfect balance of interior and exterior living spaces. These luxurious designer residences are a showcase of innovation and style that will continue to evolve with your lifestyle.

- FEATURES**
- Open plan layout
  - Cul-de-sac and park living
  - Lush landscaping
  - Broadside terrace (for end lots)
  - Garden terrace (for corner lots)
  - Elderly & disabled-friendly features (ground floor)
  - Spacious porch for 2 cars



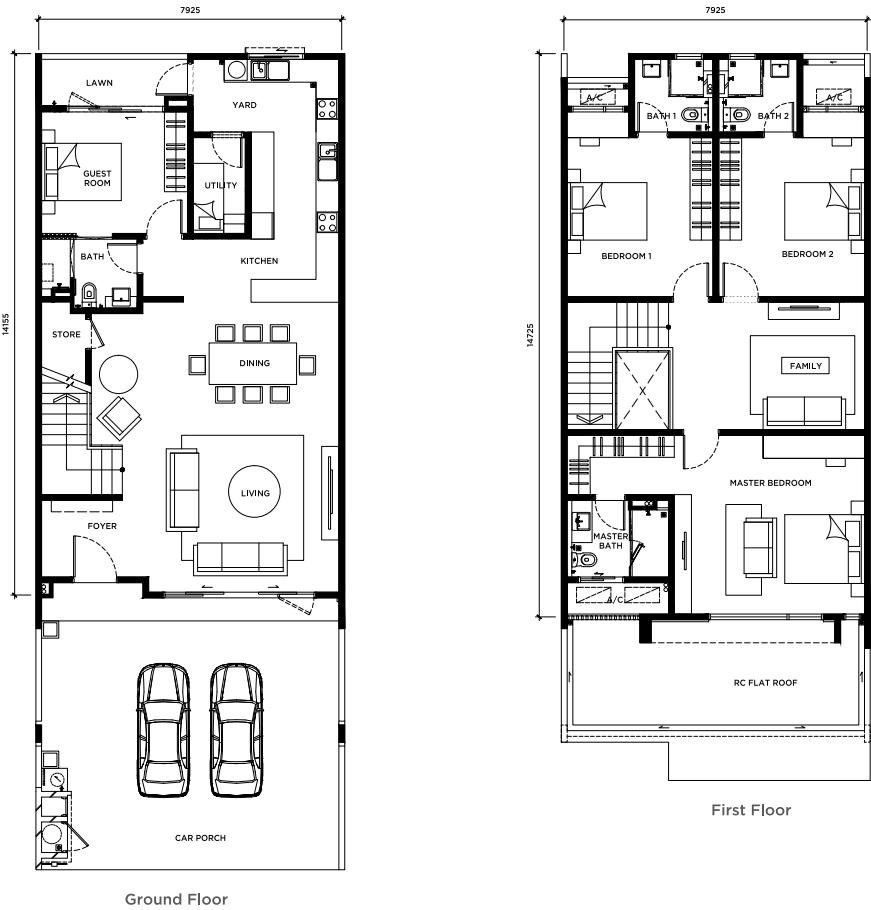
**TYPE E**  
Corner Lot

**Lot Size** 26' x 70'  
**Built-up Area** 2,659 sq.ft



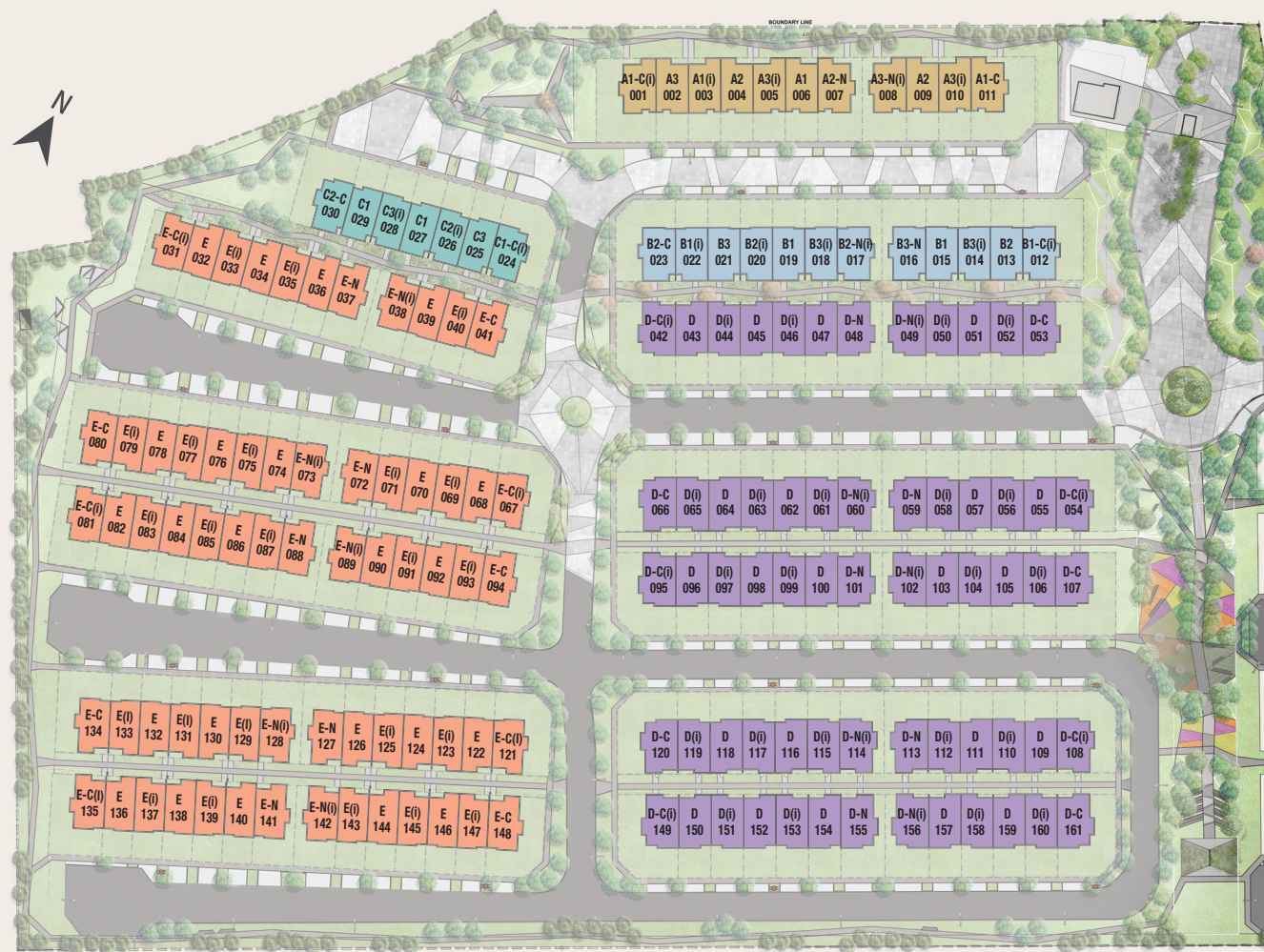
**TYPE E**  
Intermediate Lot

**Lot Size** 26' x 70'  
**Built-up Area** 2,605 sq.ft





SITE PLAN



SPECIFICATIONS

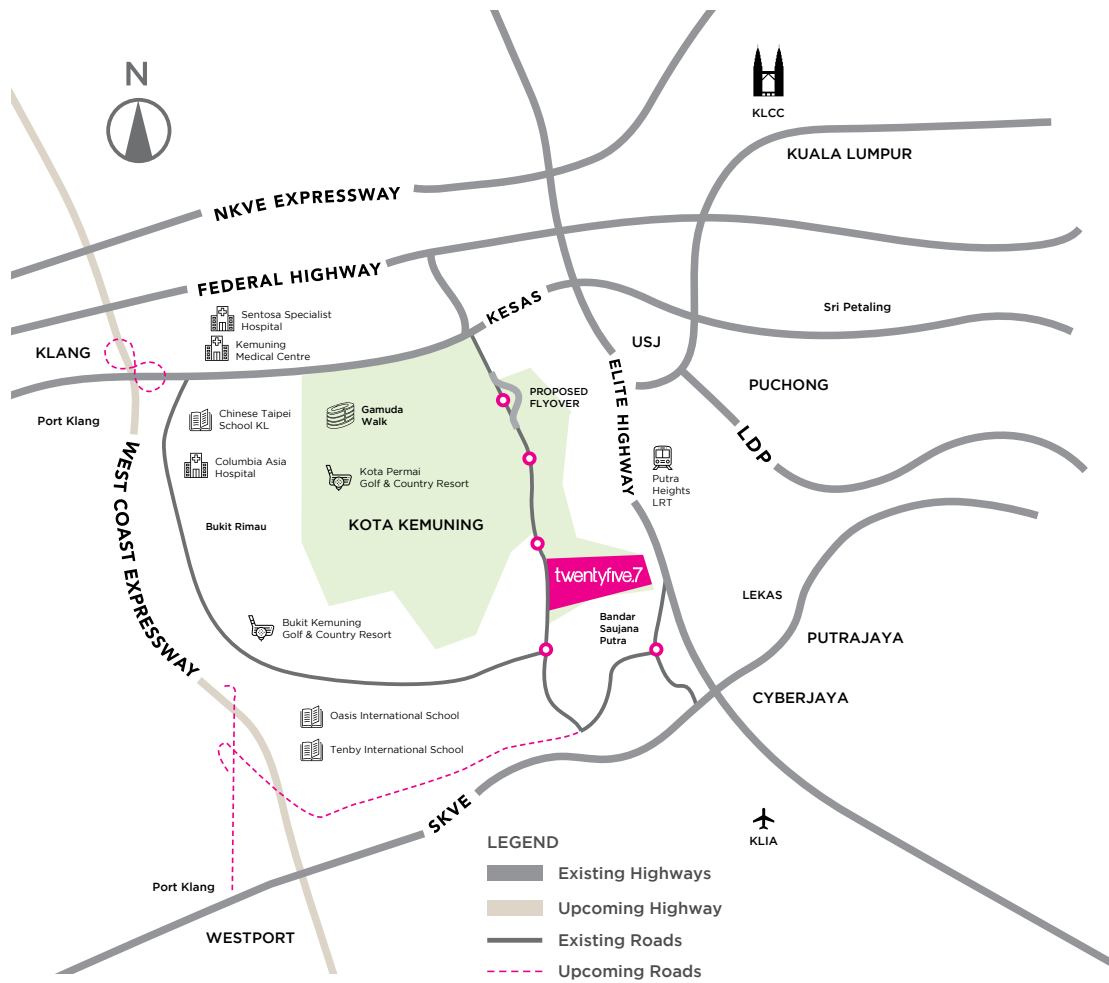
STRUCTURE	: Reinforced Concrete
ROOF	: RC Flat Roof / Metal Decking Roof
WALL	: Reinforced Concrete / Masonry
CEILING	: Skim Coat / Plaster Ceiling
WALL FINISHES	
Internal Paint	: Emulsion Paint
External Paint	: Exterior Weather-resistant Paint
Kitchen	: 2700mm Height Ceramic Tiles - Type A
	: 2400mm Height Ceramic Tiles - Type B / C / D / E
Master Bath / Bath	: Porcelain Tile
FLOOR FINISHES	
Roof Terrace - Type A / B / C	: Porcelain Tiles
Sundeck - Type A	: Composite Decking
Living / Dining / Kitchen / Flexi Room /	
Guest Room / Master Bath / Bath /	
Balcony / Terrace / Foyer	: Porcelain Tiles
Utility / Store / Yard	: Ceramic Tiles
Bedroom / Master Bedroom / Staircase / Family	: Laminated Timber Flooring
Car Porch and Driveway	: Textured Concrete / Porcelain Tiles
Others	: Cement Render
DOORS	
Entrance	: Engineered Timber Door
Others	: Timber Flush Door / Timber Louvered Door / Aluminium Frame Door
WINDOWS	: Aluminium Frame Window
SANITARY AND PLUMBING FITTINGS	
	Type A      Type B/C      Type D/E
Water Closet	: 6            5            4
Wash Basin	: 7            5            4
Shower	: 5            5            4
Kitchen Sink	: 2            2            2
IRONMONGERY	: Lockset with Accessories
ELECTRICAL INSTALLATION	
	Type A      Type B      Type C      Type D      Type E
	(I) (C/N) (I) (C/N) (I) (C/N) (I) (C/N) (I) (C/N)
Lighting Point	: 42    44    39    41    38    41    31    34    30    33
Ceiling Fan Point	: 8      8      8      8      8      8      8      8      8      8
Power Point	: 38    38    41    41    35    35    31    31    32    32
Air Cond Point	: 8      8      8      8      8      8      7      7      7      7
Door Bell Point	: 1      1      1      1      1      1      1      1      1      1
TV Point	: 2      2      2      2      2      2      2      2      2      2
Data Point	: 2      2      2      2      2      2      2      2      2      2
Water Booster Pump (Serves all showers)	: 1      1      1      1      1      1      1      1      1      1
Solar Heater	: 1      1      1      1      1      1      1      1      1      1

Note: (I) denotes Intermediate Unit  
(C/N) denotes Corner / End Lot Units



A good town is a connected town.

Town making is not just about construction. To do it right, we have to think through the connectivity. And there is an art to it. We have to create an infrastructure masterplan that ensures easy accessibility. It's about creating a connected town that can grow sustainably well into the future.



EXCELLENT ACCESSIBILITY

- Connected via major expressways:
  - Shah Alam Expressway (KESAS)
  - North-South Expressway Central Link (ELITE)
  - South Klang Valley Expressway (SKVE)
  - Kemuning-Shah Alam Highway (LKSA)
- West Coast Expressway (WCE) - Upcoming
- Flyover in Kota Kemuning from Persiaran Anggerik Mokara leading to KESAS Highway - Upcoming

AMENITIES NEARBY

- Within 3km radius (upcoming)**

  - Quayside Mall at twentyfive.7
  - Jaya Grocer at twentyfive.7
  - MBO Cinema at twentyfive.7
  - Central Park at twentyfive.7
  - Boardwalk at twentyfive.7
- Within 5km radius**

  - Columbia Asia Hospital
  - Gamuda Walk
  - AEON BiG
  - Hero Market
  - Banks
  - Putra Heights LRT Station

Sincere Responsible Original

Gamuda Land (Kemuning) Sdn Bhd  
Twentyfive.7 Experience Gallery  
Lot 43495 Persiaran Oleander  
42500 Telok Panglima Garang  
Selangor Darul Ehsan



gamudaland.com.my  
016 299 1670

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 No.: 19085-3/05-2021/0478(L) • Validity Period: 24/05/2019-23/05/2021 • Advertising & Sales Permit No.: 19085-3/05-2021/0478(P) • Validity Period: 24/05/2019-23/05/2021 • Expected Date of Completion: May 2022 • 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.2/4/1296 & MDKL/JKB.2/4/1297 • Type of House: 2 Storey Terrace and 3 Storey Terrace • Total Units: 2 Storey Terrace – 230 units & 3 Storey Terrace – 85 units • Price: 2 Storey Terrace : RM1,488,800 (min.) – RM2,805,360 (max.) & 3 Storey Terrace : RM2,006,800 (min.) – RM3,435,360 (max.) • 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. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.





**GAMUDA LAND**