

Kundang
Estates



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Modern Countryside Living

GAMUDA LAND



"As a town maker, we create places that people will call home,
want to be a part of, grow up and grow old in"

Dato' Lin Yun Ling
Group Managing Director, Gamuda Berhad



Lakeside Garden



Community Farm



Flying Fox

When we create a place, we create a personality

As a town maker, we create places that you will call home,
Want to be a part of, grow up and create memories in.

It's really about mindful planning and to be able to work with nature.
To do it right, we have to think through the special places,
and bring all the components together thoughtfully.

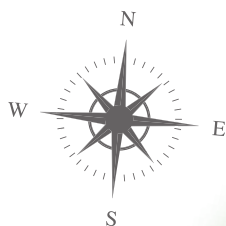
At Kundang Estates, the key organising elements are the beautiful lakes and picturesque landscape.
The interconnected parks need to be by the water, and having an inviting and unique park creates a
sense of place that we want for our town. All with the aim of promoting indoor and outdoor livability.

Here, we're creating a place where town and country living come together in harmony.
It's our way of looking into details and getting the personality right.



MASTERPLAN

Kundang Estates is a 40-acre boutique residential development that embraces the charms of countryside living. Be inspired by modern home architecture enclosed by thoughtfully crafted lush green spaces and recreational facilities of open nature. Cycle to the serene town of Kundang, or a quick car ride to the city via expressway, Kundang Estates brings back blissful countryside living for many generations to come.



- A ESPLANADE**
 - Flying Fox
 - Open-air Trampoline
 - Outdoor Multipurpose Court (Basketball/Futsal)
 - Community Farm
 - Fitness Lane
- B COMMUNITY GARDENS**
 - Herb and Maze Garden
 - Community Planting
 - Reflexology Path
 - Playground
- C LAKESIDE GARDEN**
 - Jogging Track
 - Bike Lane
 - Lakeview Bridge

CITRON Homes

VALERIAN Homes

ANISE Homes

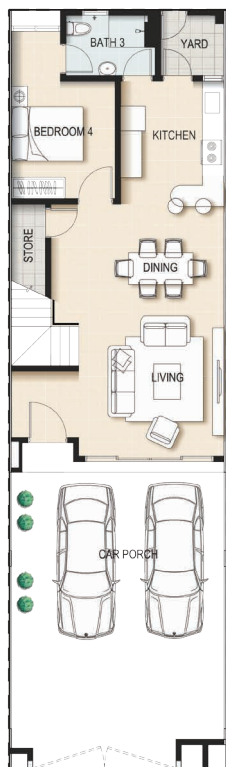
MAIN ENTRANCE



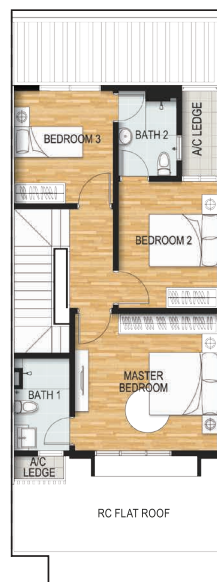
ANISE Homes

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20' x 70' Intermediate Unit



GROUND FLOOR



FIRST FLOOR

Intermediate

Lot Size: 20' x 70'

Built-up Area: 1,733 sq. ft.

Corner*

Lot Size: 33' x 70'

Built-up Area: 1,778 sq. ft.



4 bedrooms



Family &
Study area



3 bathrooms



Well illuminated
with natural light



Unique
contemporary
design



FREE 2 Years
High-speed Broadband**

*Lot-size varies according to individual lot

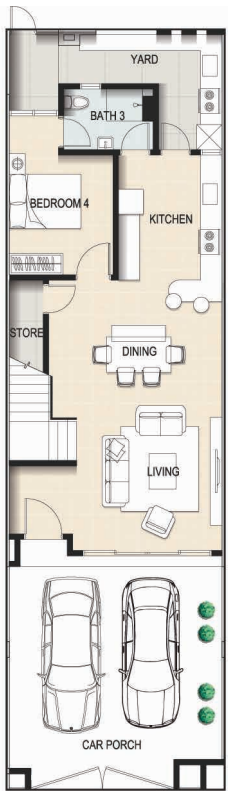
**Terms and conditions apply



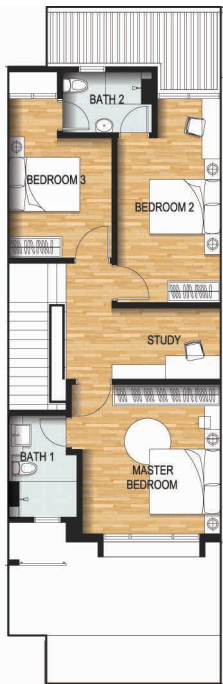
VALERIAN Homes

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20' x 70' Intermediate Unit



GROUND FLOOR






FIRST FLOOR

Intermediate

Lot Size: 20' x 70'
Built-up Area: From 2,009 sq. ft.

Corner*

Lot Size: 30' x 70'
Built-up Area: From 2,120 sq. ft.

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- | | | | |
|---|----------------------------|---|---|
|  | 4 bedrooms |  | Well illuminated with natural light |
|  | 3 bathrooms |  | Energy-saving features with provision of water heater |
|  | Unique contemporary design |  | Wet & Dry Kitchen |
|  | Family & Study area |  | FREE 2 Years High-speed Broadband** |

*Lot-size varies according to individual lot
**Terms and conditions apply



CITRON Homes

24' x 70' Intermediate Unit



Intermediate

Lot Size: 24' x 70'

Built-up Area: From 2,338 sq. ft.

Corner*

Lot Size: 45' x 70'

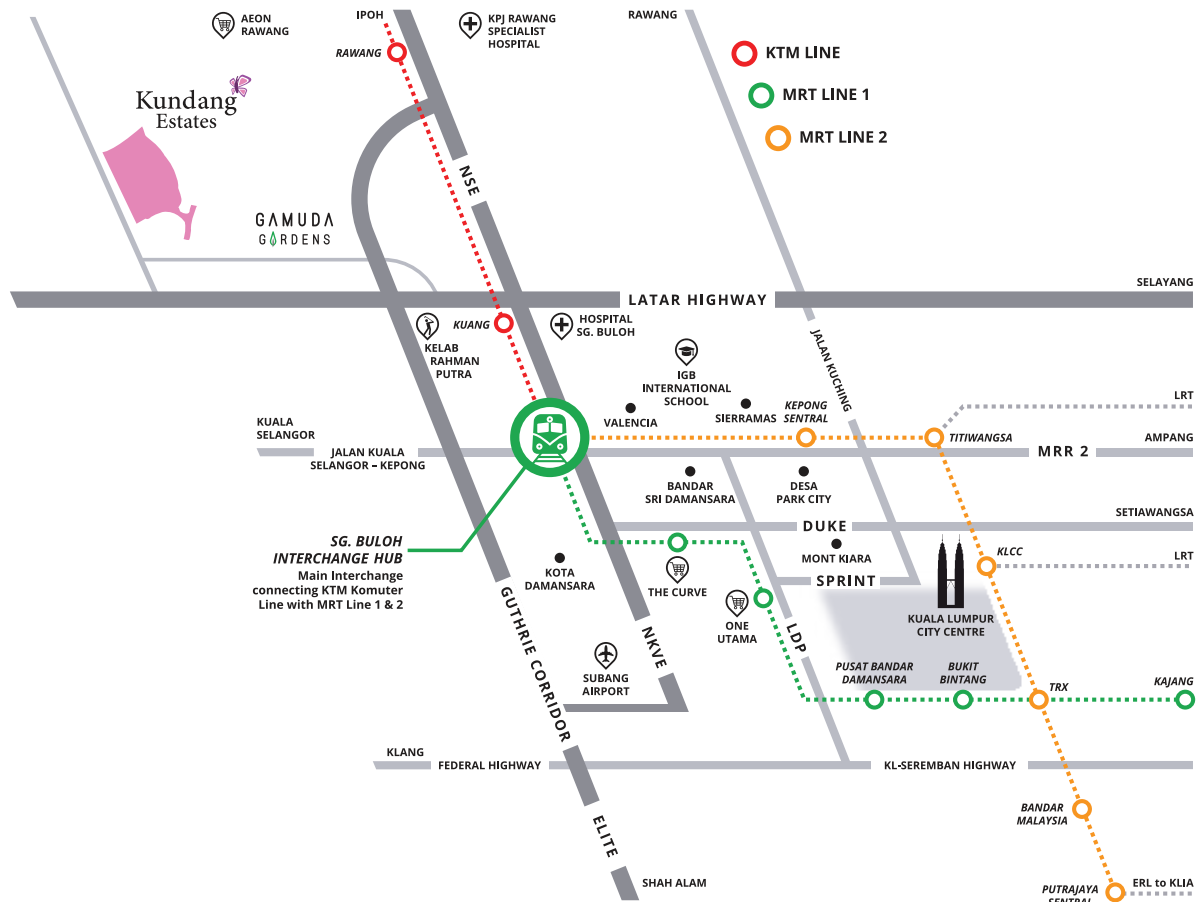
Built-up Area: From 2,434 sq. ft.

- 4 bedrooms
- 4 bathrooms
- Unique contemporary design
- Spacious width of 24 feet
- Guest bedroom with courtyard garden
- Family & Study area
- Well illuminated with natural light
- Energy-saving features with provision of water heater
- Wet & Dry Kitchen
- FREE 2 Years High-speed Broadband**

*Lot-size varies according to individual lot

**Terms and conditions apply

Life's Essentials All Within Reach



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.
There has to be an infrastructure masterplan
that ensures easy accessibility.
Right from your home to the highway
and all the neighbourhood stops in between.

To virtually connect people to one another
is just as important.
So the masterplan has to have the right
technology and solution.

It is our way to look at the details to make the town work.
It is about creating a lifestyle.
It is about creating community.

Distance from Kundang Estates

Essentials

- 1.7 km**
Klinik Desa Kundang
- 8.1 km**
Hospital Columbia Asia Rawang (proposed)
- 8.7 km**
Selgate Rawang Hospital (proposed)
- 9.1 km**
KTM Komuter Kuang
- 9.2 km**
AEON Rawang
- 14.5 km**
MRT Sungai Buloh Interchange Hub & KTM Komuter Sungai Buloh
- 16.5 km**
KPJ Rawang Specialist Hospital
- 17.4 km**
KTM Komuter Rawang

Learning

- 1.5 km**
SJK (C) Kundang
- 3.4 km**
Sekolah Berasrama Penuh Integrasi Rawang (SEPINTAR)
- 4.4 km**
SK Seri Kundang
- 9.1 km**
SJK (C) Kuang
- 11.1 km**
SJK (C) Kota Emerald
- 12 km**
Straits International School
- 20.1 km**
IGB International School

Leisure

- 5.7 km**
Head to Tasik Biru Kundang for picnics, canoeing and jet-skiing
- 2.8 km - 13.8 km**
Play golf at 3 country clubs nearby (Kundang Lakes Country Club, Kelab Rahman Putra or Tasik Puteri Golf & Country Club)
- 5.8 km**
Just a quick drive to two equestrian facilities

Distances shown are approximates only

*Sincere
Responsible
Original*

Gamuda Land (Botanic) Sdn Bhd (491736-H)
(Dahuluiya dikenal sebagai Harum Intisar Sdn Bhd)
Kundang Estates Sales Gallery,
Lot 24680, Jalan BBK Utama,
Bandar Baru Kundang, 48050 Kundang, Selangor.

THE EDGE *Top Property
Developer's Awards
2019*

THE EDGE - PEPS
Value Creation Excellence
Award 2012-2019

StarProperty
AWARDS 2017-2020
REAL ESTATE DEVELOPER
STARPROPERTY ALL STARS AWARD

**Kundang Estates
Experience Gallery**

gamudaland.com.my
03 6034 2882

(Anisec) Developer: Gamuda Land (Botanic) Sdn Bhd (491736-H) Developer License: 14542-1/11-2020/03217(L), Validity Period: 21/11/2019 - 20/11/2020, Approving Authority: Majlis Perbandaran Selayang, Building Plan Approval No.: MPS3/2-1371/2027/OSG3.0/PB/F1(A), Land Tenure: Leasehold; 99 years (Expiring on 3rd November 2115), Land Encumbrance: Nil, Type of Property: Two Storey Terrace Homes, Total Unit: 56 units, Selling Price: RM680,160.00 (Min) to RM1,001,760.00 (Max), Expected Date of Completion: November 2018, 7% Discount for Bumiputera.
(Citron) Developer: Gamuda Land (Botanic) Sdn Bhd (491736-H) Developer License: 14542-2/01-2021/014238(L), Validity Period: 14/7/2020 - 13/7/2021, Advertising & Sales Permit No.: 14542-2/01-2020/01213(P), Validity Period: 14/1/2020 - 13/1/2021, Approving Authority: Majlis Perbandaran Selayang, Building Plan Approval No.: MPS3/2-1371/2027/OSG3.0/PB/F1(A), Land Tenure: Leasehold; 99 years (Expiring on 3rd November 2115), Land Encumbrance: Nil, Type of Property: Two Storey Link Homes, Total Unit: 66 units, Selling Price: RM1,007,760.00 (Min) to RM1,412,160.00 (Max), Expected Date of Completion: December 2018, 7% Discount for Bumiputera.
(Meranti) Developer: Gamuda Land (Botanic) Sdn Bhd (491736-H) Developer License: 14542-3/01-2021/01263(L), Validity Period: 22/1/2020 - 21/1/2021, Approving Authority: Majlis Perbandaran Selayang, Building Plan Approval No.: MPS3/2-1371/2027/OSG3.0/PB/F2(A), Land Tenure: Leasehold; 99 years (Expiring on 3rd November 2115), Land Encumbrance: Nil, Type of Property: Two Storey Terrace Homes, Total Unit: 100 units, Selling Price: RM639,760.00 (Min) to RM1,368,960.00 (Max), Expected Date of Completion: February 2019, 7% Discount for Bumiputera.
All information contained here (including figures, specifications, plan measurements, 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.