



**GAMUDA LAND**



# LIVE Connected

Live life as Nature intended at Gamuda Gardens - an award-winning 810-acre township sprawled across undulating natural terrain and 5 cascading lakes. All the excitement and pleasure of GAIA Residences' vibrant centre are within easy reach. Enjoy modern lifestyle conveniences of the **Gardens Square, Gardens Arena and Waterfront Village** only footsteps away, while Beaconhouse school and thrilling Skyline Luge rides are just around the corner.

GAIA Residences is conveniently positioned close to **three major highways**, allowing seamless access to the entirety of Klang Valley whether by car or public transport.



## MASTER PLAN

GAIA  
RESIDENCES  
AT  
GAMUDA GARDENS



15 km to  
PETALING JAYA

## WATERFRONT VILLAGE

Overlooking a series of mesmerising waterfalls and lakes, the Waterfront Village offers residents a vibrant mix of local and international grocery, fashion and F&B brands to satisfy their retail cravings.

## COMMUNITY HOTSPOTS

- |                      |                  |
|----------------------|------------------|
| Food & Beverages     | Paws Playland    |
| Shopping             | Carousel         |
| Cycling Track        | Solar Express    |
| GParks Nature School | Gardens Wellness |
| Big Bucket Splash    | Football Field   |
| Donut Boat Ride      | Badminton Courts |

## GARDENS SQUARE

Blurring the line between work and play, the Gardens Square offers al-fresco styled retail experience that will include an established grocery brand, a two-storey drive-thru and a wide selection of services, children enrichment centres, pharmacies & convenience stores.

## GARDENS ARENA

Stay active at the Gardens Arena, which houses a FIFA-standard football field where casual and even professional-level games can be held.



CONVENIENCE  
YOU DESIRE,

# Amplified

The Gaia Boulevard is only an elevator ride away to retail services and conveniences. Residents may also opt to take an e-scooter ride from here or board the shuttle bus that makes its rounds around Gamuda Gardens.



Lobby Area

## LOW DENSITY & PRIVATE LIVING

Live amidst a cohesive blend of lush nature and luxury leisure facilities within a secure, private and exclusive urbanization.



# Ascend

## YOUR LIFESTYLE

Wake up daily to inspiring outlook across open park land and hilly vistas. Take your work to the **Co-working space** with charming environment for a productivity boost.

Indulge in a healthy balance of social and physical activities at Gaia Residences with the **Sky Gardens**, while the facility deck houses the indoor and outdoor **Gym, Pool, BBQ Deck** and **Multipurpose Hall**.



Swimming Pool



Gymnasium



Co-working Space

### FACILITY DECK

- |                     |                     |                      |                     |                         |
|---------------------|---------------------|----------------------|---------------------|-------------------------|
| 1 Lazy River        | 4 Swimming Pool     | 7 Multipurpose Court | 10 Aromatic Gardens | 13 Co-working Cafe      |
| 2 Multipurpose Hall | 5 Beach Pool        | 8 Playground         | 11 Jogging Track    | 14 Family-oriented Cafe |
| 3 Gymnasium         | 6 Outdoor Gymnasium | 9 BBQ Area           | 12 Canopy Walk      | 15 Sky Gardens          |



## SPACE Reimagined

### SPACES DESIGNED FOR THE MODERN CITY

Contemporary dynamic layouts ranging from 2-3 bedrooms that cater to your personalized lifestyle. Some units includes Dual Key feature, perfect for extra family privacy or an additional room for an investor's rental.



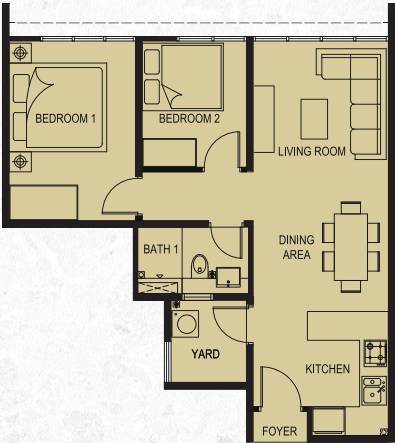
TYPE D  
Artist's impression only



FLOOR PLAN

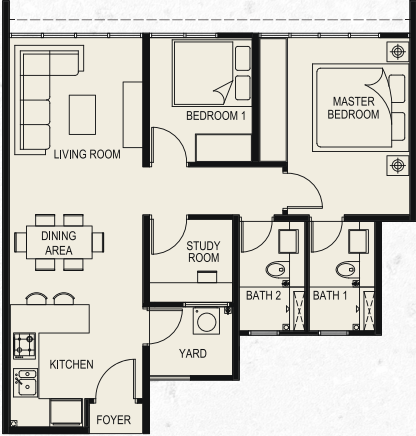
TYPE B | 640 sq.ft.

• 2 Bedroom • 1 Bathroom



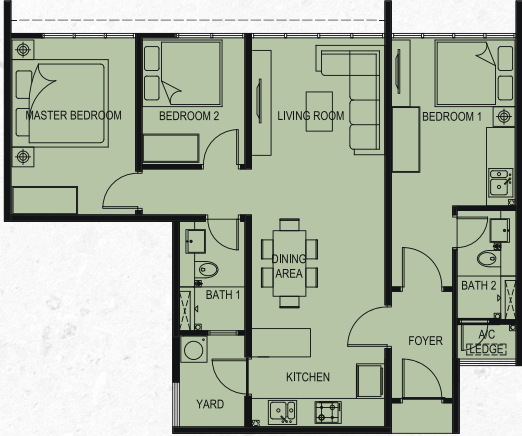
TYPE C | 750 sq.ft.

• 2 Bedroom • 2 Bathroom • 1 Study Room



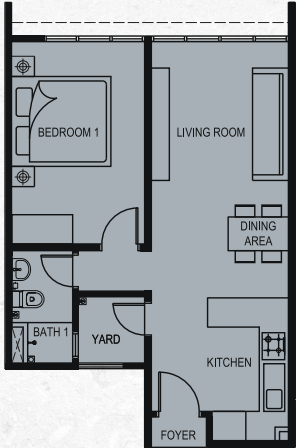
TYPE D | 900 sq.ft.

• 3 Bedroom • 2 Bathroom



TYPE A | 550 sq.ft.

• 1 Bedroom • 1 Bathroom



COMPLETED • READY TO MOVE-IN

SOUTH TOWER



NORTH TOWER



SPECIFICATIONS

- (a) Structure : Reinforced Concrete
- (b) Wall : Brickwork / Reinforced Concrete
- (c) Ceiling : Plasterboard & Paint / Skim Coat & Paint
- (d) Floor Finishes : Tiles
- (e) Wall Finishes : Skim Coat / Plaster & Paint / Tiles
- (f) Windows : Metal Framed Glass Window
- (g) Doors : Fire Rated Door / Timber Flush Door  
Metal Framed Door with Louvres (Type D/DD)
- (h) Ironmongery : Quality Lockset

(i) Sanitary Fittings

- Single Bowl Kitchen Sink
- Wash Basin
- Shower Rose
- Toilet Roll Holder
- Water Closet
- Bib tap

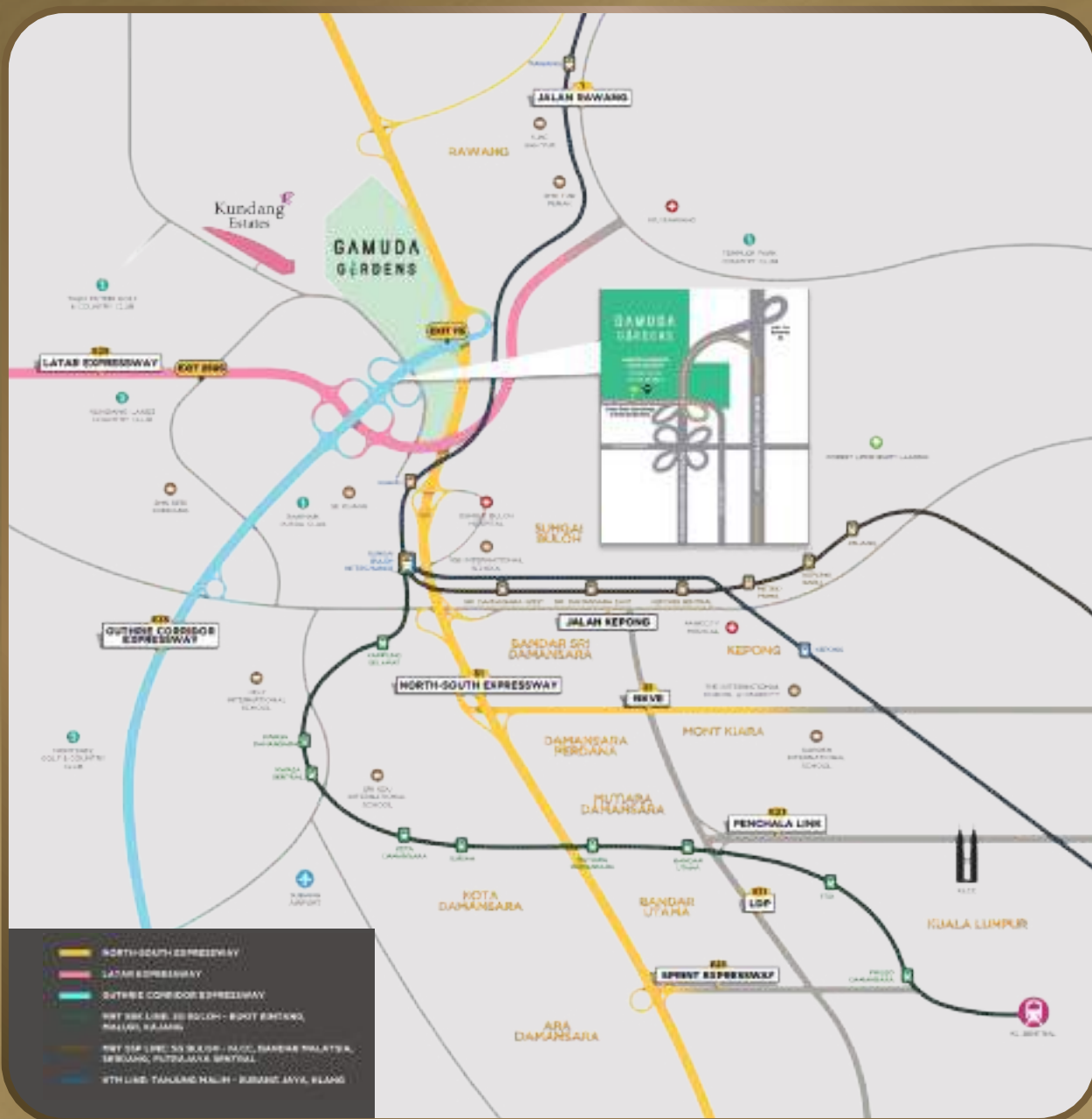
(j) Electrical Fittings


- Lighting Point
- Power Point, 13A
- Electrical Hob Point
- Electrical Hood Point
- Fibre Wall Socket
- Air-Cond Point
- Ceiling Fan Point
- Wall Fan Point
- Water Heater Point
- SMATV Point
- Distribution Panel

A / AA	B / BB	B1	B2	C / CC	D / DD
1 no.	1 no.	1 no.	1 no.	1 no.	1 no.
1 no.	1 no.	1 no.	1 no.	2 nos.	2 nos.
1 no.	1 no.	1 no.	1 no.	2 nos.	2 nos.
1 no.	1 no.	1 no.	1 no.	2 nos.	2 nos.
1 no.	1 no.	1 no.	1 no.	2 nos.	2 nos.
2 nos.	2 nos.	2 nos.	2 nos.	3 nos.	3 nos.

A / AA	B / BB	B1	B2	C / CC	D / DD
7 nos.	9 nos.	9 nos.	9 nos.	11 nos.	13 nos.
9 nos.	11 nos.	10 nos.	10 nos.	12 nos.	14 nos.
1 no.	1 no.	1 no.	1 no.	1 no.	1 no.
1 no.	1 no.	1 no.	1 no.	1 no.	1 no.
1 no.	1 no.	1 no.	1 no.	1 no.	2 nos.
2 nos.	3 nos.	3 nos.	3 nos.	3 nos.	4 nos.
2 nos.	3 nos.	3 nos.	3 nos.	3 nos.	5 nos.
-	-	-	-	1 no.	-
1 no.	1 no.	1 no.	1 no.	2 nos.	2 nos.
1 no.	1 no.	1 no.	1 no.	1 no.	2 nos.
1 no.	1 no.	1 no.	1 no.	1 no.	1 no.







	<b>SHOPPING MALL</b>	
	AEON Rawang	8.5 km
	Tesco Rawang	16 km

	<b>PUBLIC TRANSPORTATION</b>	
	Kuang KTM Station	3 km
	MRT Sungai Buloh Interchange Hub & Sungai Buloh KTM Station	10 km
	Rawang KTM Station	10.5 km

	<b>SPORTS &amp; RECREATION</b>	
	Equestrian Facilities	1 km
	Tasik Biru Kundang	8 km
	Kundang Lakes Country Club	8 km
	Kelab Rahman Putra Malaysia	10 km
	Tasik Puteri Golf & Country Club	15 km

	<b>HOSPITAL</b>	
	KPJ Rawang Specialist Hospital	10.5 km
	Sungai Buloh Hospital	12 km

	<b>EDUCATION</b>	
	SJK (C) Kuang	3 km
	SJK (C) Kundang	5 km
	Straits International School	7.5 km
	SK Seri Kundang	
	Sekolah Berasrama Penuh Integrasi	7.5 km
	Rawang (SEPINTAR)	8 km
	SJK (C) Kota Emerald	10 km
	IGB International School	13 km

#### Within Gamuda Gardens

Beaconhouse International School	400 m
Skyline Luge (Completion in 2023)	700 m

Sincere  
Responsible  
Original

Bandar Serai Development Sdn Bhd  
[201301020260 (1050090-W)]  
Gamuda Gardens Experience Gallery,  
Persiaran Gamuda Gardens 1, Bandar Gamuda Gardens,  
48050, Kuang, Selangor.  
Tel: 03 6037 2888



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D'EXCELLENCE AWARDS  
ENVIRONMENTAL & MASTERPLAN CATEGORY

THE EDGE Top Property  
Developers Awards  
2022



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03 2727 7416

GAIA Residence • Developer: Bandar Serai Development Sdn Bhd [201301020260 (1050090-W)] • Developer's License: 19124/02-2028/0234(R) • Validity Date: 09/02/2023 - 08/02/2028 • Approving Authority: Majlis Perbandaran Selayang • Building Plan Approval: BL (21) dm. MPS.3/2-1371/2409(OSC3.0)PB(B) • Land Tenure: Leasehold 99 years - Expiring on 15/08/2116 • Land Encumbrances: Nil • Types of Property: Serviced Apartment • Total Units: Total Units: Blok A - 215 unit; Blok B - 235 unit; Affordable Housing - 50 unit. Selling Prices: Block A - RM520,560.00 (min) - RM848,160.00 (max); Block B - RM419,760.00 (min) - RM856,160.00 (max); Affordable Housing - RM250,000.00 • Expected Date of Completion: August 2021 • 7% Discount for Bumiputera • Restriction of Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority • THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA. The information contained in this advertisement may be changed or deleted or altered at any time without prior notice and/or subject to amendment as may be required by the developer, the authorities & the developer's consultant from time to time. This advertisement shall not be construed or deemed to be representation by the developer in any way whatsoever. Purchasers are advised to refer to actual information, specifications or plans as inserted in the Stamped Sale & Purchase Agreement entered between the developer & the purchaser. All drawings are merely artist impressions only.