

twentyfive7

GAMUDA KEMUNING

LEVANE
RESIDENCES

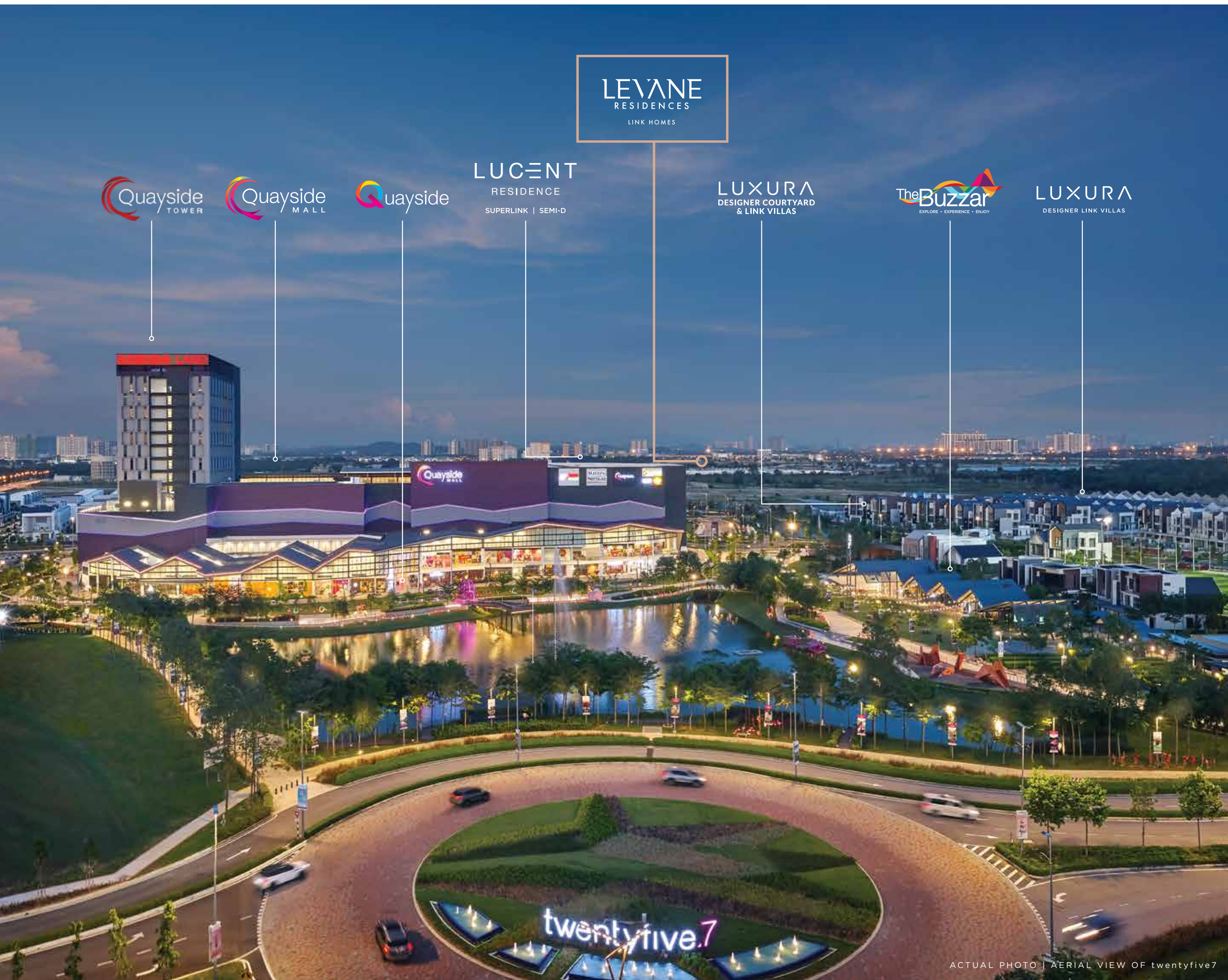
LINK HOMES

inspired by a nordic concept

RESERVED FOR YOU

At Levane Residences, nature is the guide. It is infused to accentuate a harmonious home place, where practicality and comfort go beyond the usual aesthetics.

Embrace the luxury of contentedness with the Nordic lifestyle of happiness.



a vibrant quayside township

FILLED WITH ACRES OF COLOURS

twentyfive7 is a multi-award winning development in sustainability, placemaking, landscaping and architecture. Delivering many firsts in south of Kota Kemuning, it offers the perfect balance of lifestyle, community and recreational amenities.

The epitome of luxury living is when life, nature, convenience, time and space come together seamlessly. That is when residents here can truly live contented.



ACTUAL PHOTO | CENTRAL LAKE

an all-rounded

WATERFRONT LIFESTYLE



ACTUAL PHOTO | WATERFRONT SUPERFLY

FUN FOR THE WHOLE FAMILY
With over 20 activities around Quayside, you can experience endless fun here every day, such as at Carousel, Flamingo Pedal Boat, Waterfront Superfly, Solar Express and many more.



ACTUAL PHOTO | THE BUZZAR

A BUSTLING COMMUNITY HUB
Day or night, The Buzzar offers a lakefronting, lush green space with artisanal shops that attract the entire community. It is the perfect gathering place for you and your pets.



ACTUAL PHOTO | THE LOOP

BICYCLE BEFORE CARS
Walk or cycle through the mall, in parks or by the lakes thanks to The Loop. This 7km long pathway even features an in-mall bike loop that allows anyone to have the best Quayside experience.



outdoor
adventure awaits
AT LAKESIDE SAND BEACH

nature as your playground

A place that welcomes, inspires and fosters a strong sense of community for endless joy, right from your doorstep.



SAND BEACH



COMMUNITY LAKE



WETLAND
BOARDWALK
& WEIR CROSSING



SCENIC ROUTES
ALONG 7KM
THE LOOP



A GREEN &
SUSTAINABLE
DEVELOPMENT WITH
GBI CERTIFICATION



MAZE GARDEN AT
YOUR DOORSTEP



A DEDICATED
WORK-NEAR-HOME AREA
IN THE MANAGEMENT OFFICE



ARTIST'S IMPRESSION | COMMUNITY LAKE



ARTIST'S IMPRESSION | MAZE GARDEN

home

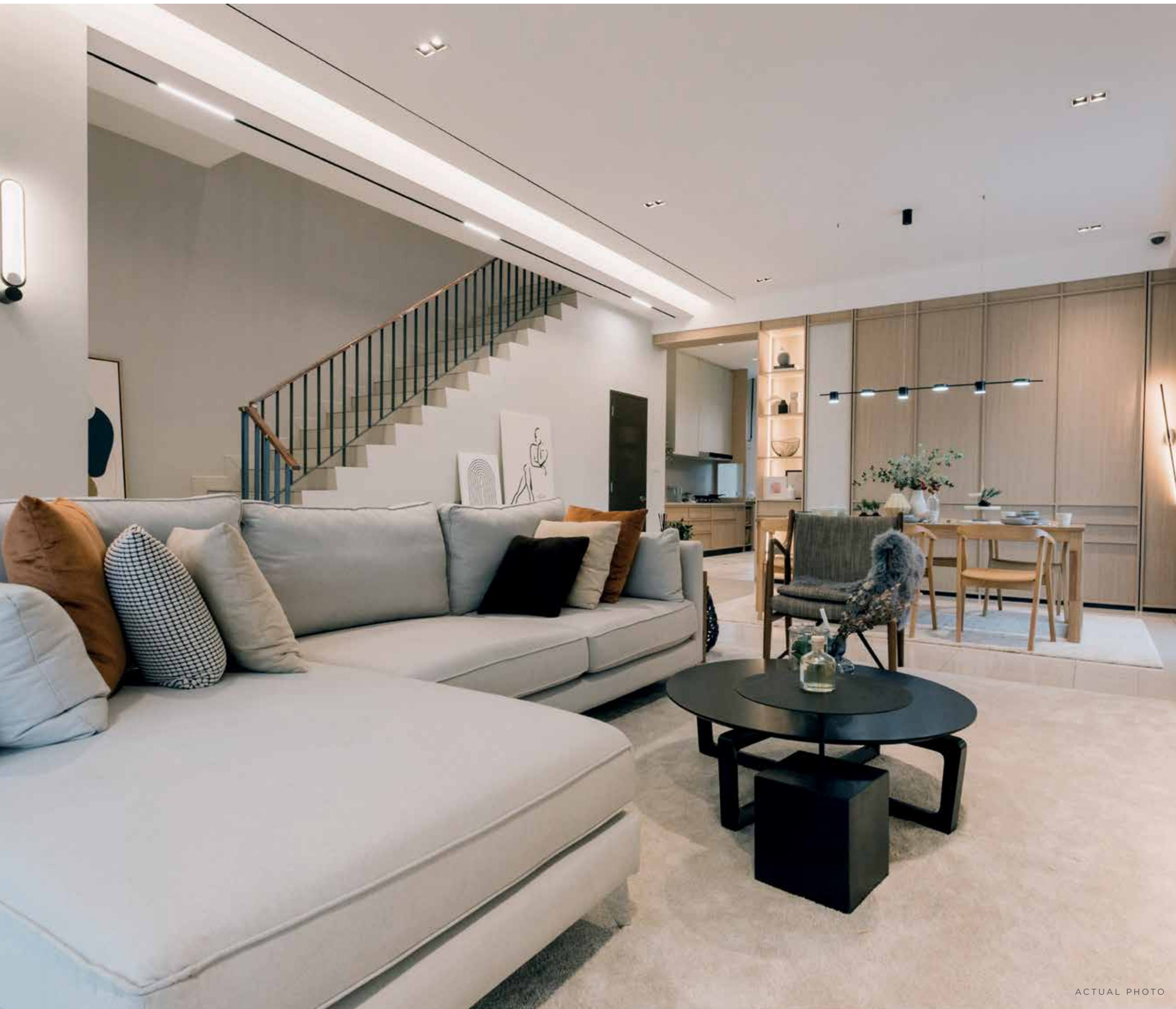




elevated modernity

DESIGNED FOR RELAXATION

Discover the Nordic way of living in a place, where architecture is planned for a lifestyle of leisure and recreation.



ACTUAL PHOTO

the inside story

OF A THOUGHTFULLY DESIGNED HOME

The fully extended open plan concept redefines functionality and practicality. Where elderly features are mindfully appointed, and natural sunlight coupled with breeze is invited indoors.

Living here sets the ambience with the right balance.
This is the essence of Nordic living.

Danna (Type D)

- ~ Lakefront home
- ~ Vent block design for lake view with privacy
- ~ Multi-façade design
- ~ Dedicated family area
- ~ Ensuite bathroom
- ~ Cul-de-sac living
- ~ Linear garden back lane
- ~ Elderly & disabled-friendly features (Ground floor)

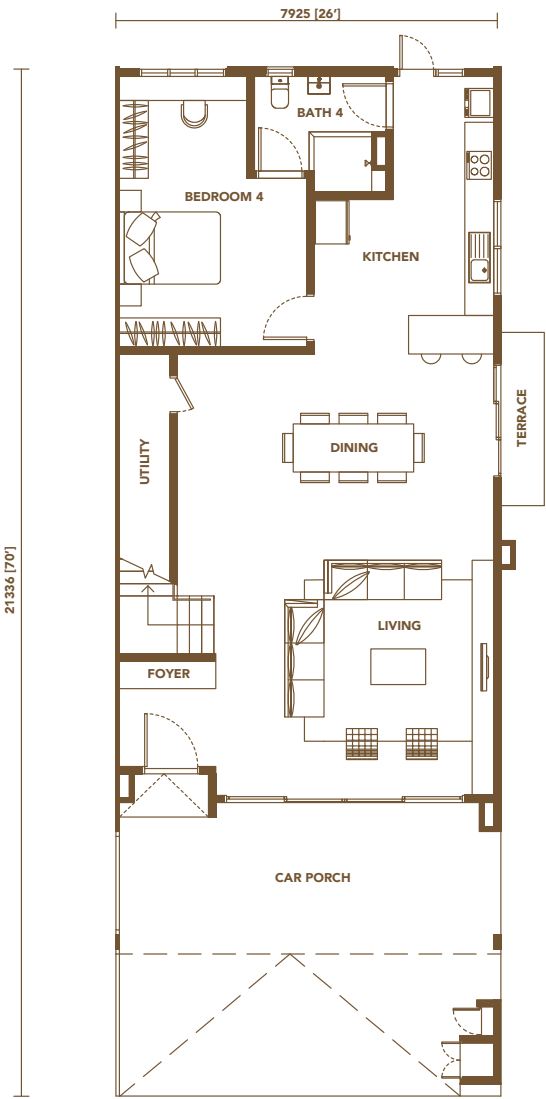


ARTIST'S IMPRESSION

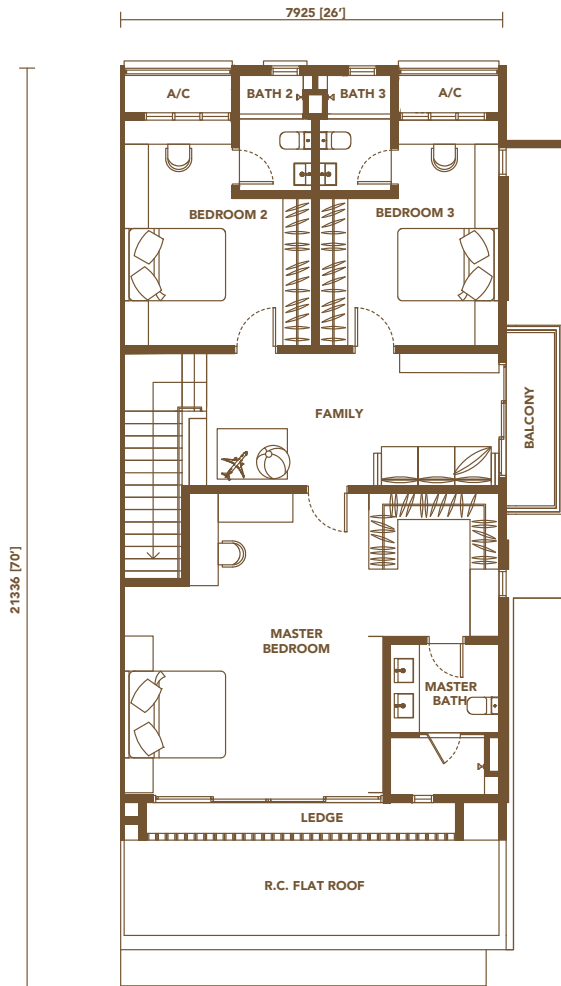
Corner

26' x 70' | 2,983 sq.ft.

4 Bedrooms, 4 Bathrooms



Ground Floor

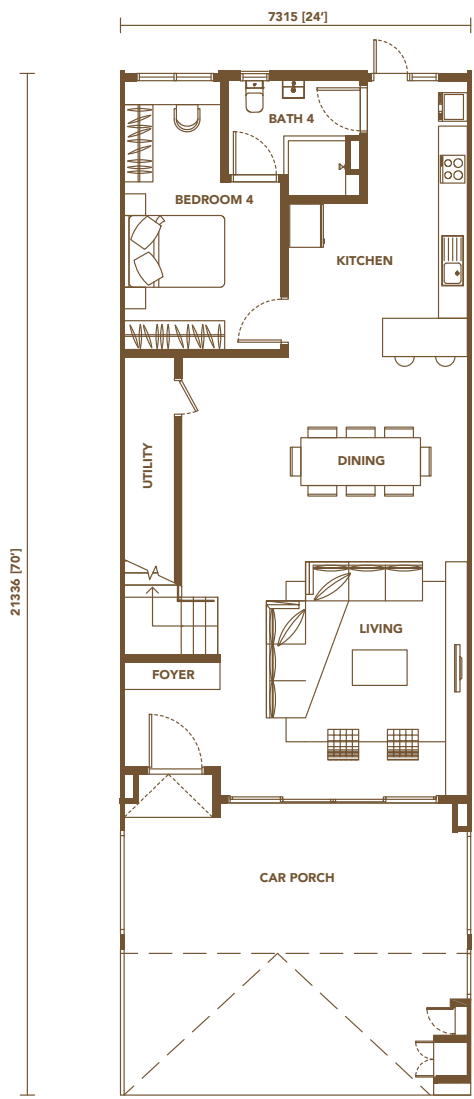


First Floor

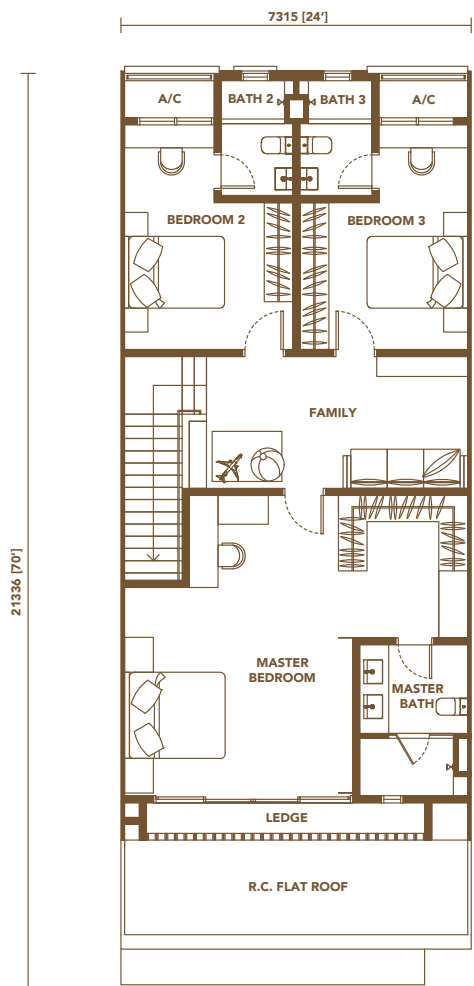
Intermediate

24' x 70' | 2,657 sq.ft.

4 Bedrooms, 4 Bathrooms



Ground Floor



First Floor

Cella (Type C)

- ~ Fully extended layout
- ~ Ensuite bathrooms
- ~ Cul-de-sac living
- ~ Linear garden back lane
- ~ Elderly & disabled-friendly features (Ground Floor)

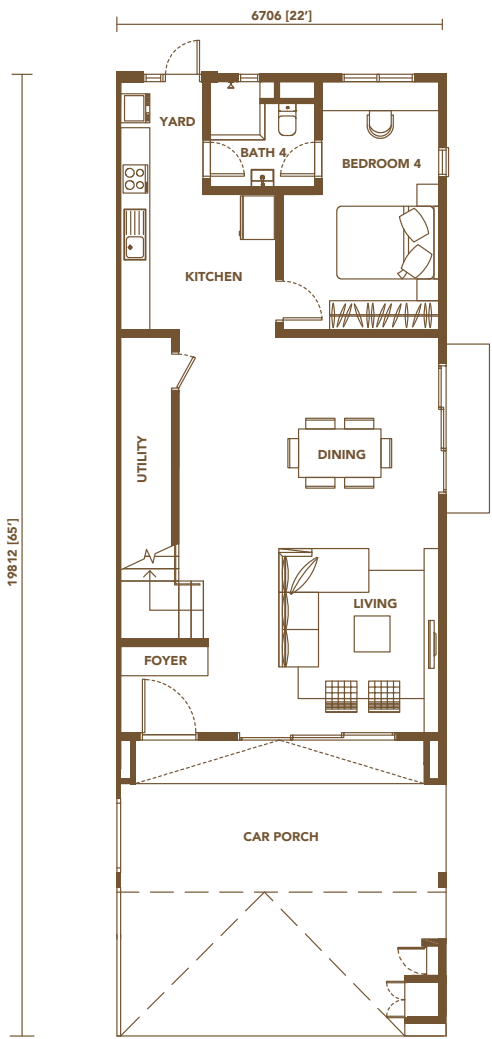


ARTIST'S IMPRESSION

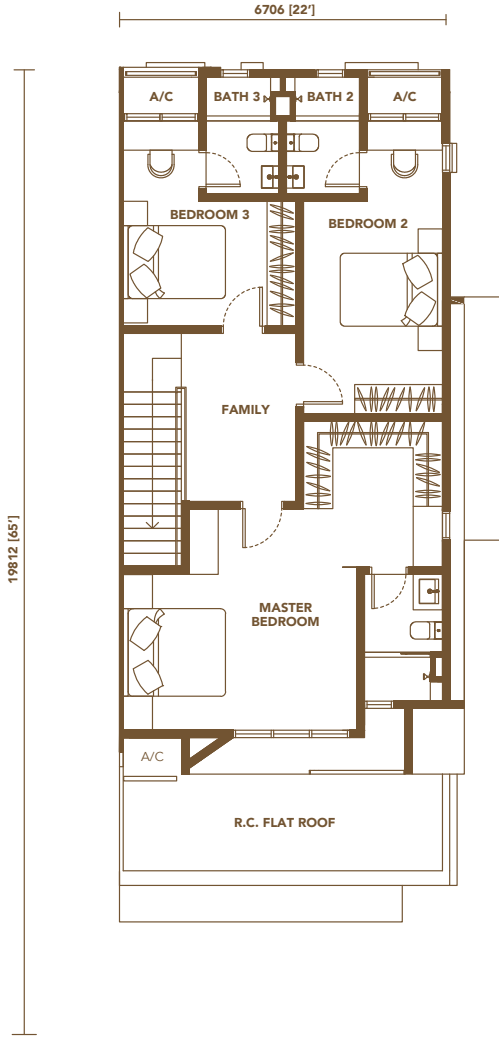
Corner

22' x 65' | 2,264 sq.ft.

4 Bedrooms, 4 Bathrooms



Ground Floor

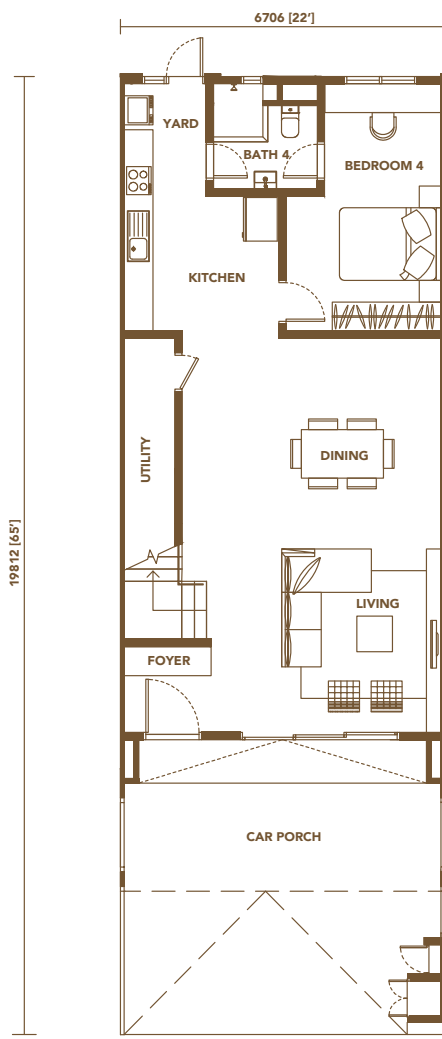


First Floor

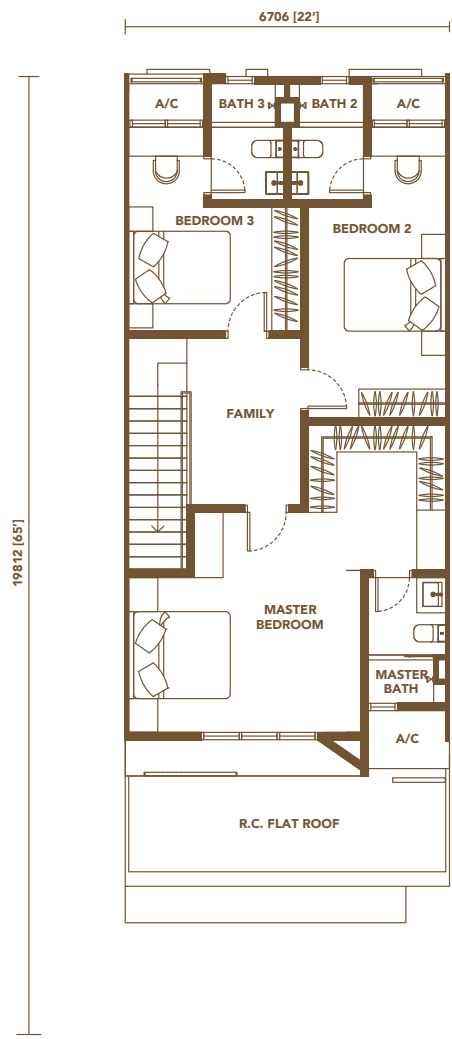
Intermediate

22' x 65' | 2,207 sq.ft.

4 Bedrooms, 4 Bathrooms



Ground Floor



First Floor

Barro (Type B)

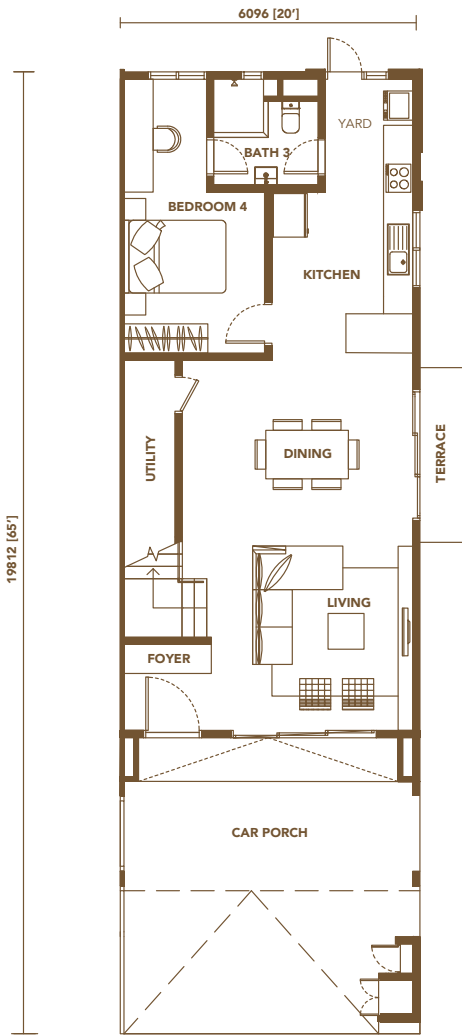
- ~ Fully extended layout
- ~ Cul-de-sac living
- ~ Linear garden back lane
- ~ Elderly & disabled-friendly features (Ground Floor)



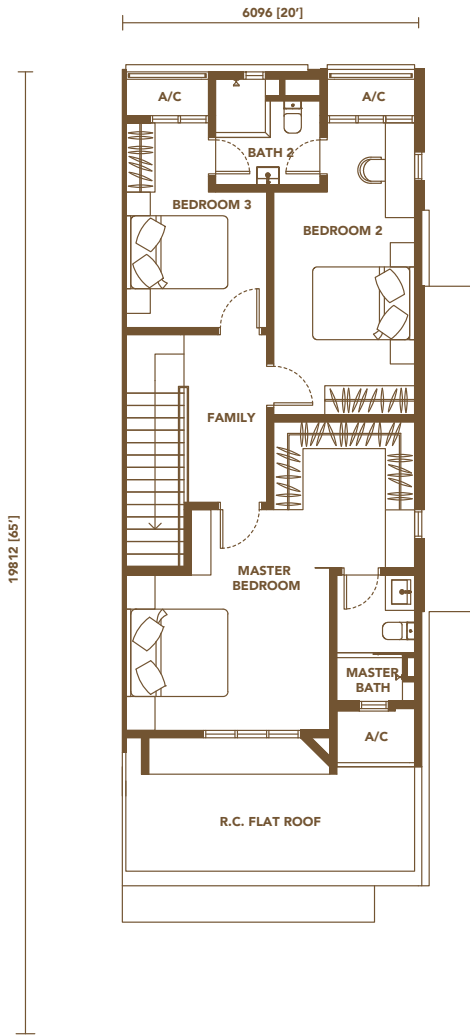
ARTIST'S IMPRESSION

Corner
20' x 65' | 2,056 sq.ft.
4 Bedrooms, 3 Bathrooms

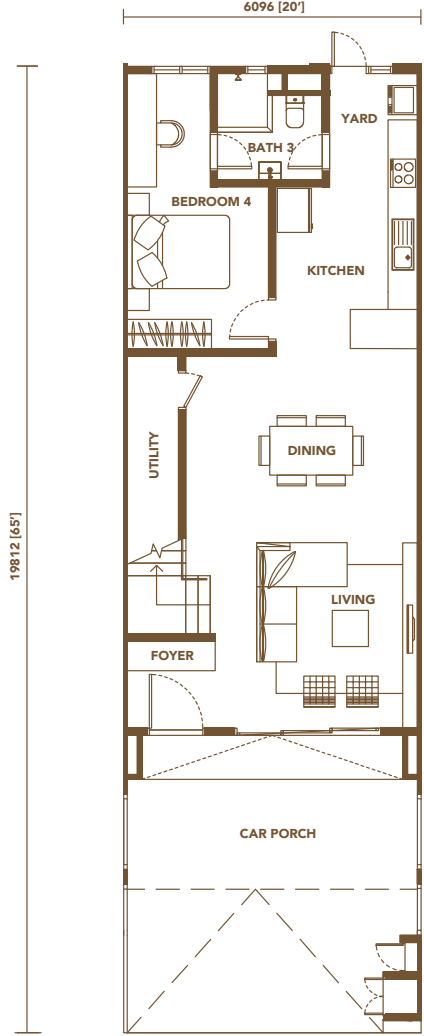
Intermediate
20' x 65' | 1,999 sq.ft.
4 Bedrooms, 3 Bathrooms



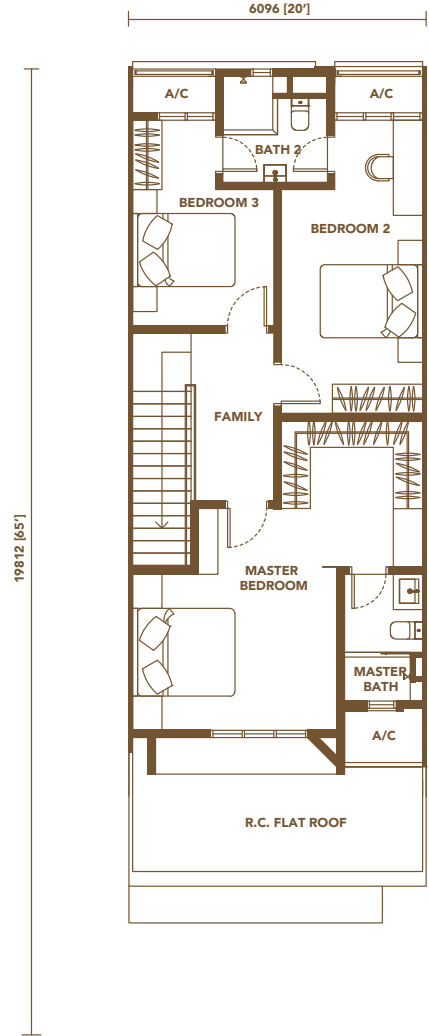
Ground Floor



First Floor



Ground Floor



First Floor

Arora (Type A)

- ~ Fully extended layout
- ~ Cul-de-sac living
- ~ Linear garden back lane
- ~ Elderly & disabled-friendly features (Ground Floor)

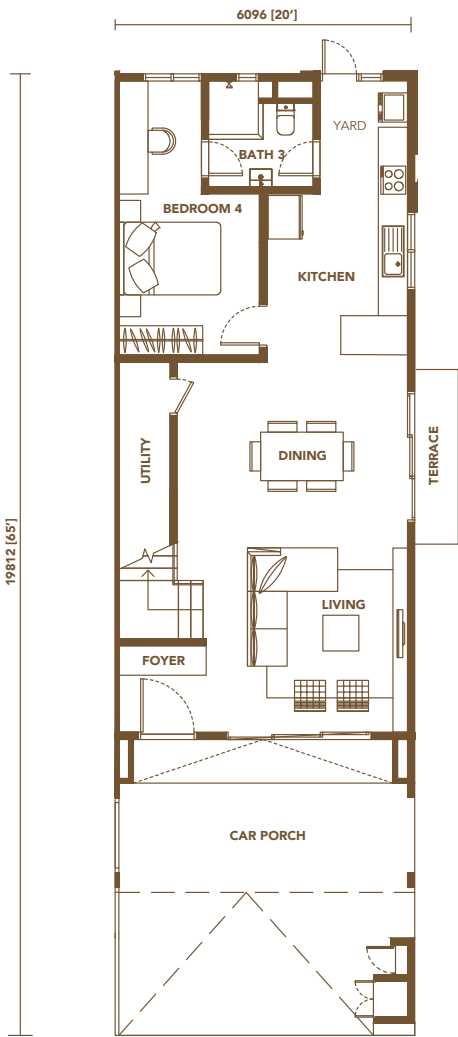


ARTIST'S IMPRESSION

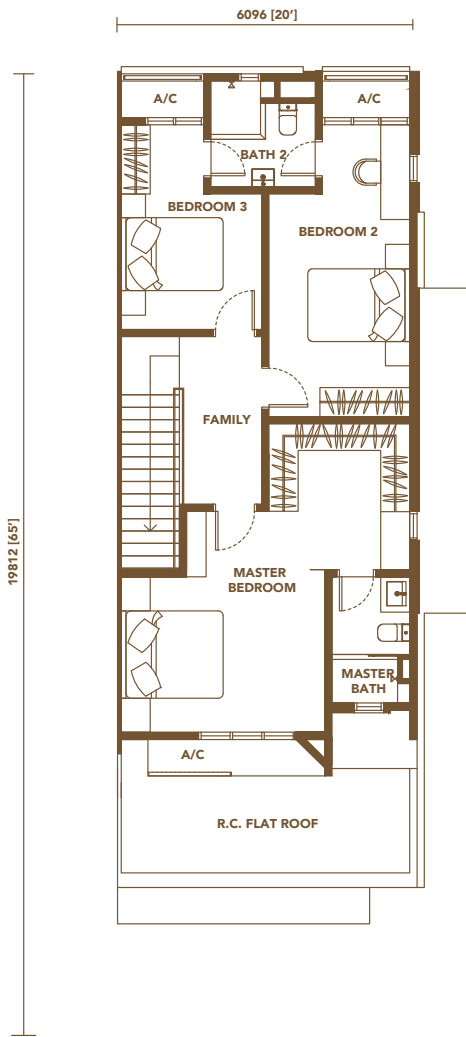
Corner

20' x 65' | 2,056 sq.ft.

4 Bedrooms, 3 Bathrooms



Ground Floor

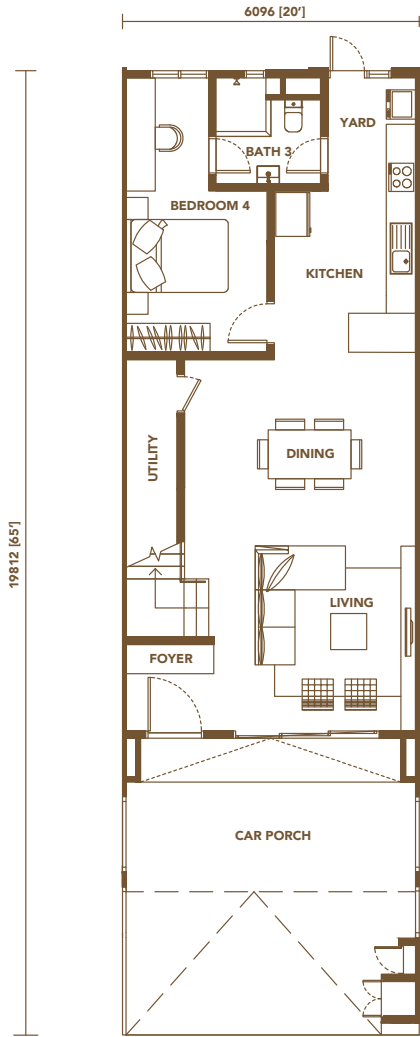


First Floor

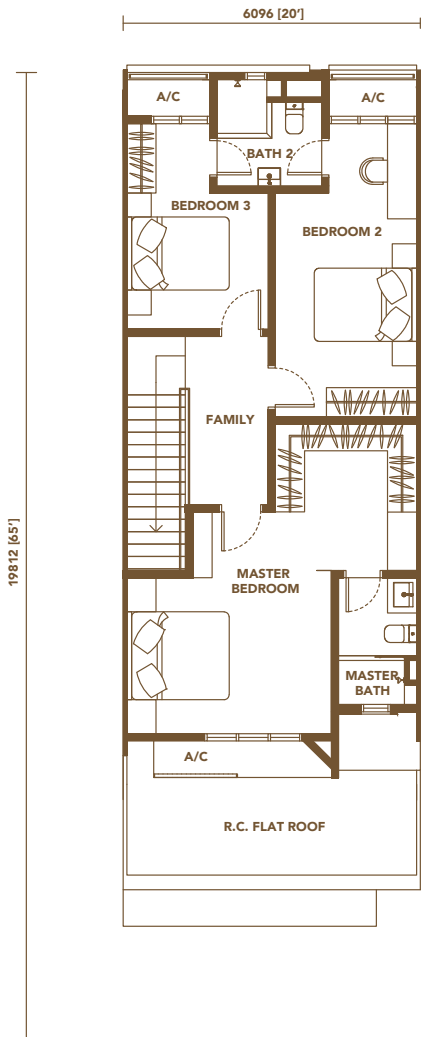
Intermediate

20' x 65' | 1,999 sq.ft.

4 Bedrooms, 3 Bathrooms



Ground Floor



First Floor

Arter (Type A')

- ~ Flexible space for family needs
- ~ Fully extended layout
- ~ Cul-de-sac living
- ~ Linear garden back lane
- ~ Elderly & disabled-friendly features (Ground Floor)

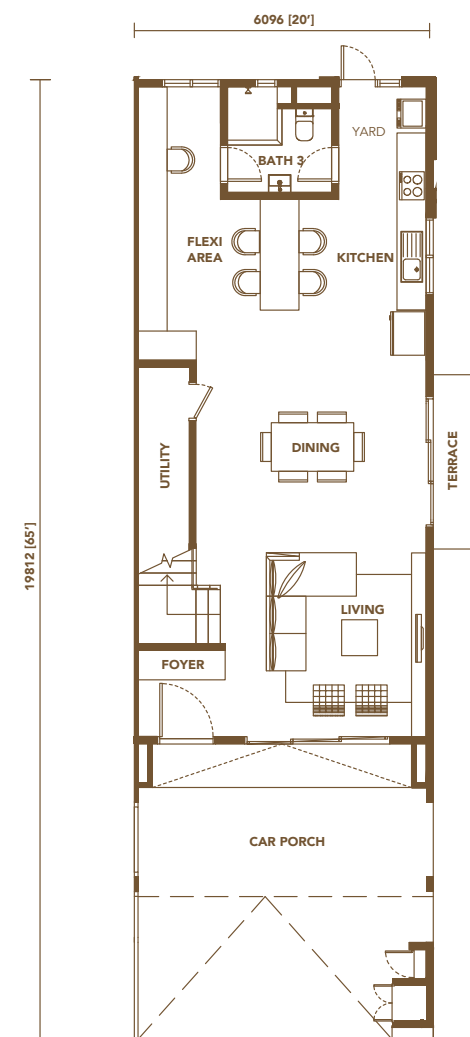


ARTIST'S IMPRESSION

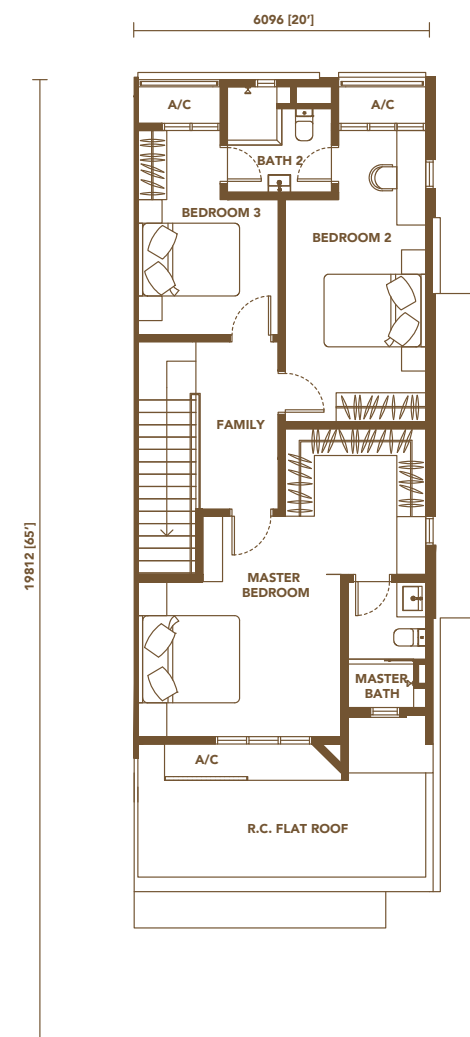
Corner

20' x 65' | 2,056 sq.ft.

3 Bedrooms, 3 Bathrooms



Ground Floor

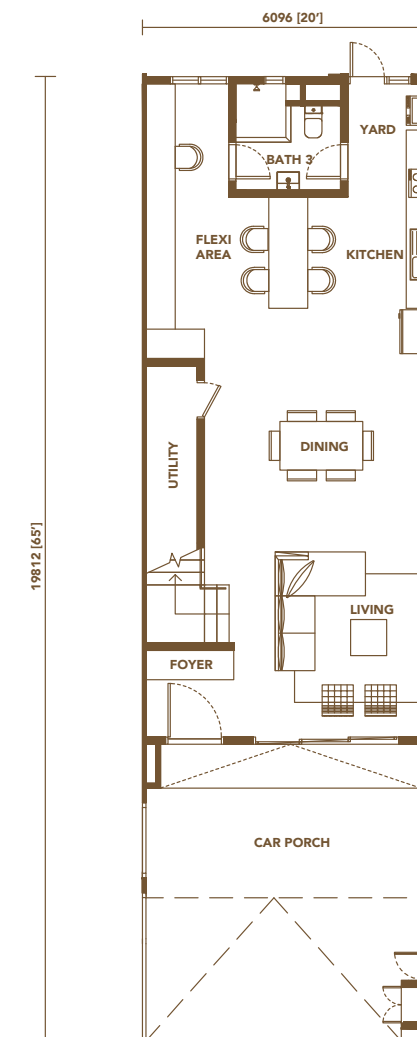


First Floor

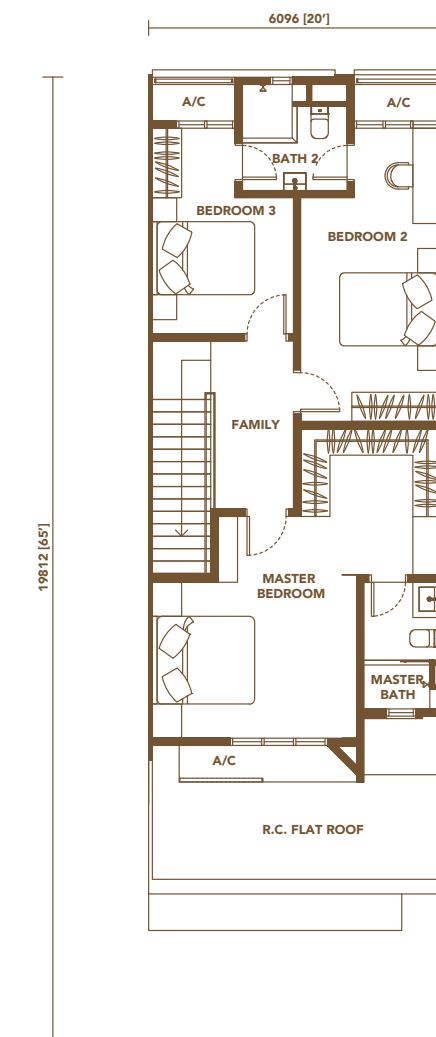
Intermediate

20' x 65' | 1,999 sq.ft.

3 Bedrooms, 3 Bathrooms



Ground Floor



First Floor

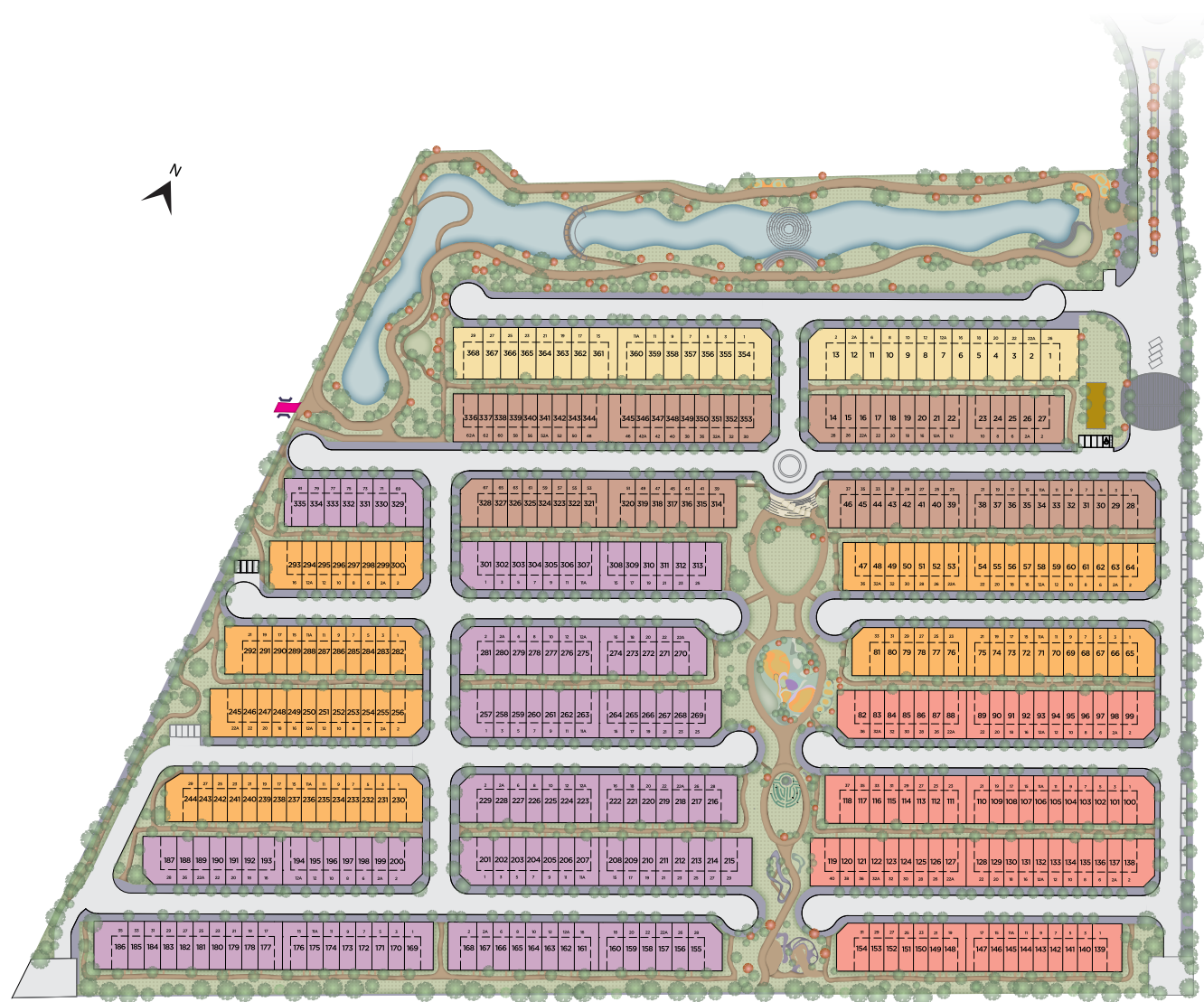
here's the plan

twentyfive7
KOTA REMUNING



MASTER PLAN

- 1 Lucent Residence
- 2 Luxura Designer Link Villas
- 3 Luxura Designer Courtyard & Link Villas (New)
- 4 Levane Residences (New)
- 5 twentyfive7 Experience Gallery
- 6 The Buzzar
- 7 Show Village
- 8 The Amber Residences & Quayside Shoppes
- 9 Quayside Mall & Quayside Tower
- 10 Football Field



SITE PLAN

- Arter (A')**
3 Bedrooms
20' x 65'
1,999 - 2,056 sq.ft
- Arora (A)**
4 Bedrooms
20' x 65'
1,999 - 2,056 sq.ft
- Barro (B)**
4 Bedrooms
20' x 65'
1,999 - 2,056 sq.ft
- Cella (C)**
4 Bedrooms
22' x 65'
2,207 - 2,264 sq.ft
- Danna (D)**
4 Bedrooms
24' x 70'/26' x 70'
2,657 - 2,983 sq.ft.
- Bridge Connecting to Canal Park**

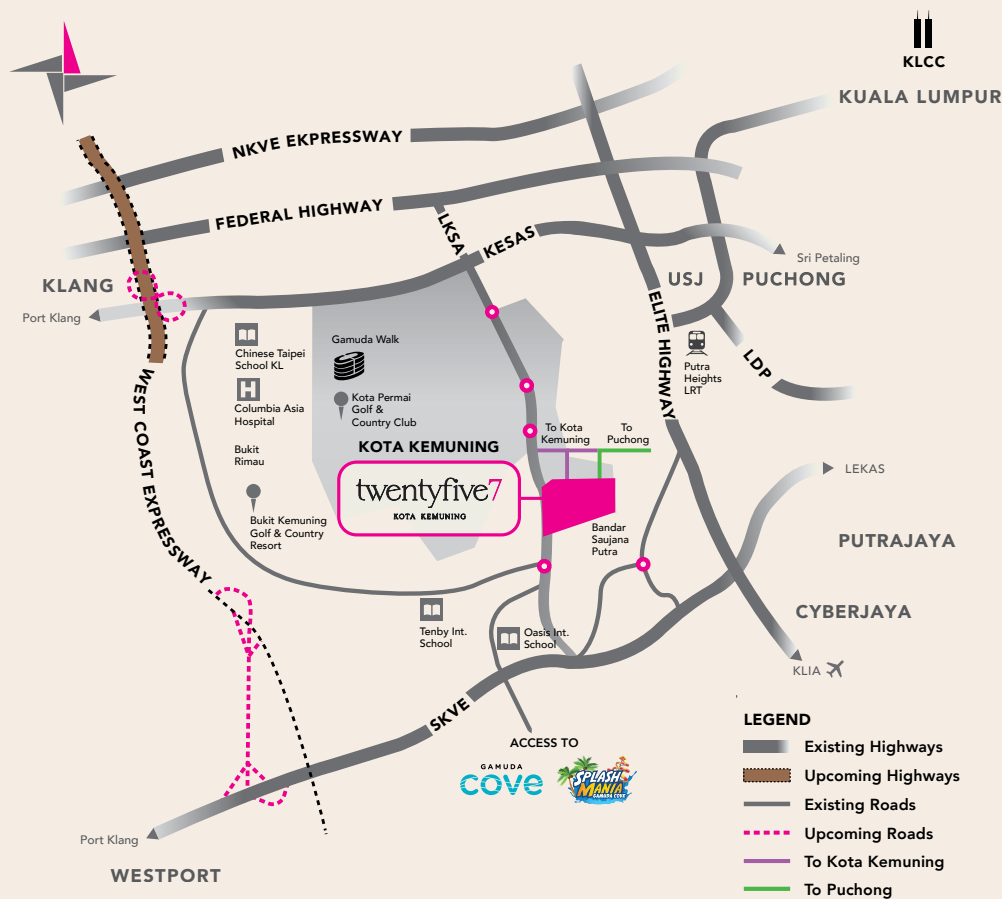
specifications

THE FINER DETAILS

STRUCTURE	Reinforced Concrete Panel													
WALL	Reinforced Concrete Wall / Masonry Wall													
ROOF COVERING	Reinforced Concrete Roof / Metal Deck													
ROOF FRAMING	Metal Roof Truss / Reinforced Concrete Roof													
CEILING	Skim Coat / Plaster Board Ceiling													
WINDOWS	Aluminium Framed Glass Window													
DOORS	Main Entrance	Flush Door												
	Others	Flush Door, Flush Door with Louvres, Aluminium Framed Glass Door												
IRONMONGERY	Locksets													
WALL FINISHES	Kitchen	Selected Wall with Wall Tiles up to 1500mm Height / Skim Coat and Paint												
	Master Bath / Baths	Selected Tiles												
	Others Walls	Skim Coat and / or Plaster and Paint												
FLOOR FINISHES	Living / Dining / Kitchen / Master Bath / Baths / Terrace / Bedroom 4 (Type A, B, C, D)	Selected Tiles												
	Staircase / Family / Master Bedroom / Bedroom 2 / Bedroom 3	Laminated Timber Floor												
	Car Porch	Concrete Imprint												
	Others	Cement Render												
			A'1	A'2	A1	A2	B1	B2	C1	C2	D1	D2	D3	
SANITARY AND PLUMBING	Water Closet		3	3	3	3	3	3	4	4	4	4	4	
	Wash Basin with Tap		3	3	3	3	3	3	4	4	5	5	5	
	Shower Head		3	3	3	3	3	3	4	4	4	4	4	
	Kitchen Sink & Tap		1	1	1	1	1	1	1	1	1	1	1	
ELECTRICAL INSTALLATION	Light Point		26	27	26	27	26	27	28	29	35	35	37	
	Fan Point		6	6	6	6	6	6	6	6	7	7	7	
	Switch Socket Outlet		26	26	26	26	26	26	27	27	31	31	31	
	Air-conditioning Electrical Point		6	6	6	6	6	6	6	6	7	7	7	
	Door Chime Point		1	1	1	1	1	1	1	1	1	1	1	
	TV Point		1	1	1	1	1	1	1	1	1	1	1	
	Data Point (Pair)		1	1	1	1	1	1	2	2	2	2	2	
	Water Booster Pump Point		1	1	1	1	1	1	1	1	1	1	1	
	Water Heater Point		3	3	3	3	3	3	4	4	4	4	4	
	Kitchen Hob Point		1	1	1	1	1	1	1	1	1	1	1	
	INTERNAL TELECOMMUNICATION TRUNKING AND CABLING		Concealed and / or Surface											
	FENCING	Reinforced Concrete Wall												

a vivid neighbourhood

AT A SOUGHT-AFTER ADDRESS



ACCESSIBILITY

twentyfive7 is conveniently accessible through five major highways:

- 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 Highway

RADIUS	AMENITIES	RECREATION	EDUCATION
3KM	<ul style="list-style-type: none">• Quayside Mall at twentyfive7• Jaya Grocer at twentyfive7• 99 Speedmart at twentyfive7• TMG Mart at twentyfive7	<ul style="list-style-type: none">• MBO Cinemas at twentyfive7• Central Park & Canal Park at twentyfive7• Vista Shah Alam Equestrian and Endurance	<ul style="list-style-type: none">• Melody Kindyland at twentyfive7• Tenby International School• Oasis International School• MAHSA University
5KM	<ul style="list-style-type: none">• Columbia Asia Hospital• Celebrity Fitness• Gamuda Walk• AEON BiG• Hero Market	<ul style="list-style-type: none">• Kota Permai Golf & Country Club• Bukit Kemuning Golf & Country Resort	<ul style="list-style-type: none">• SJK (C) Chung Hua Kota Kemuning• SJK (C) Bukit Fraser• SMK Kota Kemuning• SK Bukit Kemuning 2• Chinese Taipei School Kuala Lumpur
7KM	<ul style="list-style-type: none">• RHB Bank• Hong Leong Bank• OCBC Al-Amin Bank• Affin Bank• CIMB Bank• Maybank• Putra Heights LRT Station	<ul style="list-style-type: none">• Kota Kemuning Lakeside Park	<ul style="list-style-type: none">• SK Kota Kemuning• SK Bukit Rimau
10KM	<ul style="list-style-type: none">• Sentosa Specialist Hospital		

SincereTM
Responsible
Original

Gamuda Land (Kemuning) Sdn Bhd
[200201030459 (598122-P)]
twentyfive7 Experience Gallery
Lot 43495, Persiaran Oleander,
42500 Telok Panglima Garang,
Selangor Darul Ehsan, Malaysia.



FIABCI WORLD PRIX
D'EXCELLENCE AWARDS
INTERNATIONAL & MALAYSIA CATEGORY

The Edge Top Property
Developers Awards
2022



gamudaland.com.my
03 2787 7949

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.

• Developer: GAMUDA LAND (KEMUNING) SDN. BHD. (598122-P) • twentyfive7 Experience Gallery, Lot 43495, Persiaran Oleander, 42500 Telok Panglima Garang, Selangor Darul Ehsan, Malaysia. • Validity Date: 19/07/2022 - 18/07/2027 • Advertising & Sale Permit No.: 19085-5/07-2026/0869(N)-(S) • Validity Date: 28/07/2023 - 27/07/2026 • Target Completion Date: July 2026 • Land Tenure: Leasehold (99 years - Expires 30 July 2122) • Land Encumbrances: Charged to Public Bank Berhad • Authority Approving Building Plan: Majlis Perbandaran Kuala Langat • Building Plan Approval No.: MPKL/UKB/8/4/48/2022(20) • Type of House: 2-Storey Terrace House • Total Units Phase SB-1 - Type A: 33 units • Type A: 73 units • Type B: 35 units • Type D1/D2: 11 units • Type D3/D3M: 2 units • Total Units Phase SB-2 - Type A: 33 units • Type B: 46 units • Type C: 120 units • Type D1/D2: 11 units • Type D3/D3M: 4 units • Selling Price Phase SB-1 - Type A: RM930,800 (min.) - RM1,821,800 (max.) • Type A: RM1,329,800 (min.) - RM1,850,800 (max.) • Type B: RM1,329,800 (min.) - RM1,850,800 (max.) • Type D1/D2: RM1,850,800 (min.) - RM2,010,800 (max.) • Type D3/D3M: RM2,877,800 (min.) - RM2,736,800 (max.) • Selling Price Phase SB-2 - Type A: RM1,316,800 (min.) - RM1,821,800 (max.) • Type B: RM1,344,800 (min.) - RM1,319,800 (max.) • Type C: RM1,437,800 (min.) - RM2,061,800 (max.) • Type D1/D2: RM2,035,800 (min.) - RM2,065,800 (max.) • Type D3/D3M: RM2,527,800 (min.) - RM2,709,800 (max.) • Bumpuputa Discount: 7% • This land cannot be transferred, sold, or pawned without authorisation from the State Authority.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



GAMUDA LAND