

THE
CAMELLIA
—
WETLANDS
ESTATES



Entrance Guardhouse
Artist's Impression Only

The place you call home in wetlands.

Discover the true sense of serenity upon returning to your home, within the private enclave of Wetlands Estates.

Residents of The Camellia Semi-D are granted the exclusive privilege of immersing themselves in the vast 90-acre Wetlands Arboretum, home to over 500 species of flora and fauna within a highly biodiverse ecosystem. A 4-acre exclusive resort-style clubhouse, Kelab Tani is dedicated exclusively to Wetlands Estates residents, offering a variety of amenities that fuel and complement lifestyle aspirations.



Kelab Tani, Wetlands Estates Clubhouse
Artist's Impression Only



90-acre Wetlands Arboretum
Artist's Impression Only

A fresh breath of country home design.

Infused with the principles of prairie-style architecture that is inspired by country homes, The Camellia seamlessly integrates with the natural surroundings beyond your residence. Within these exquisitely designed grounds, you'll find 8-acre of lush greenery and captivating pocket parks, providing a serene space to nurture family bonds.



Playful Prairie
Artist's Impression Only



Type C Dining Area
Artist's Impression Only

A natural private sanctuary.

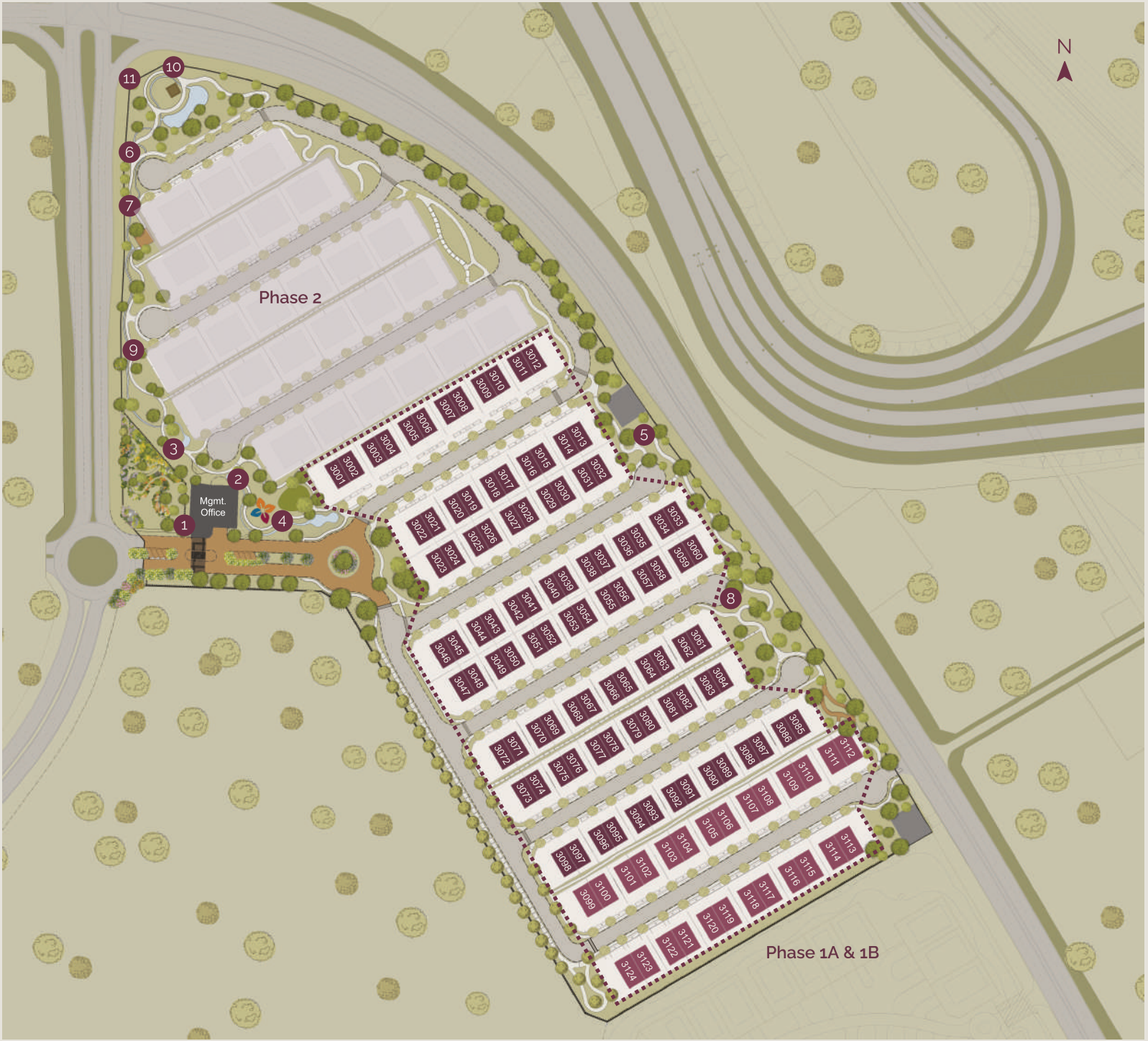
Rejuvenate with tranquility and escape the bustling heaps of city life in a place you call home.

Enjoy your private garden as your personal sanctuary offering peace and serenity, with a 6-foot wall that ensure your privacy within your home.



Private Garden
Artist's Impression Only

A place to grow, and for life to follow.



LEGEND

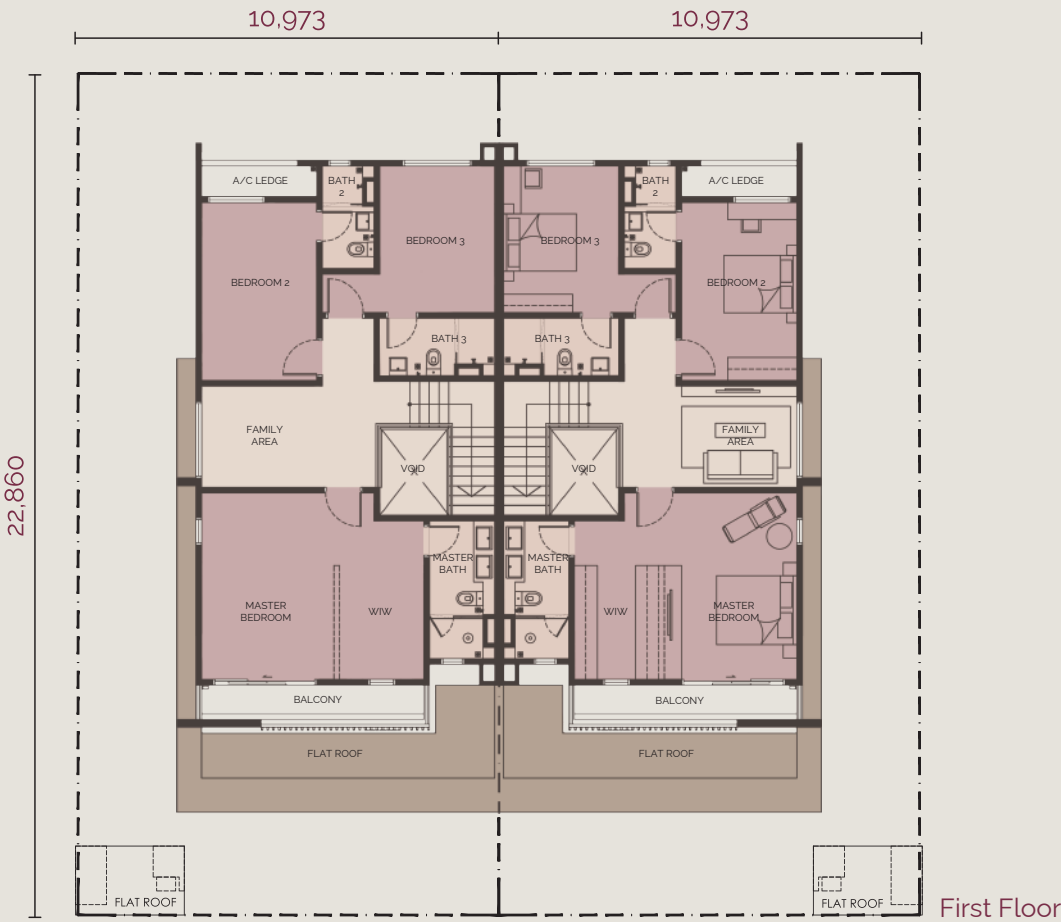
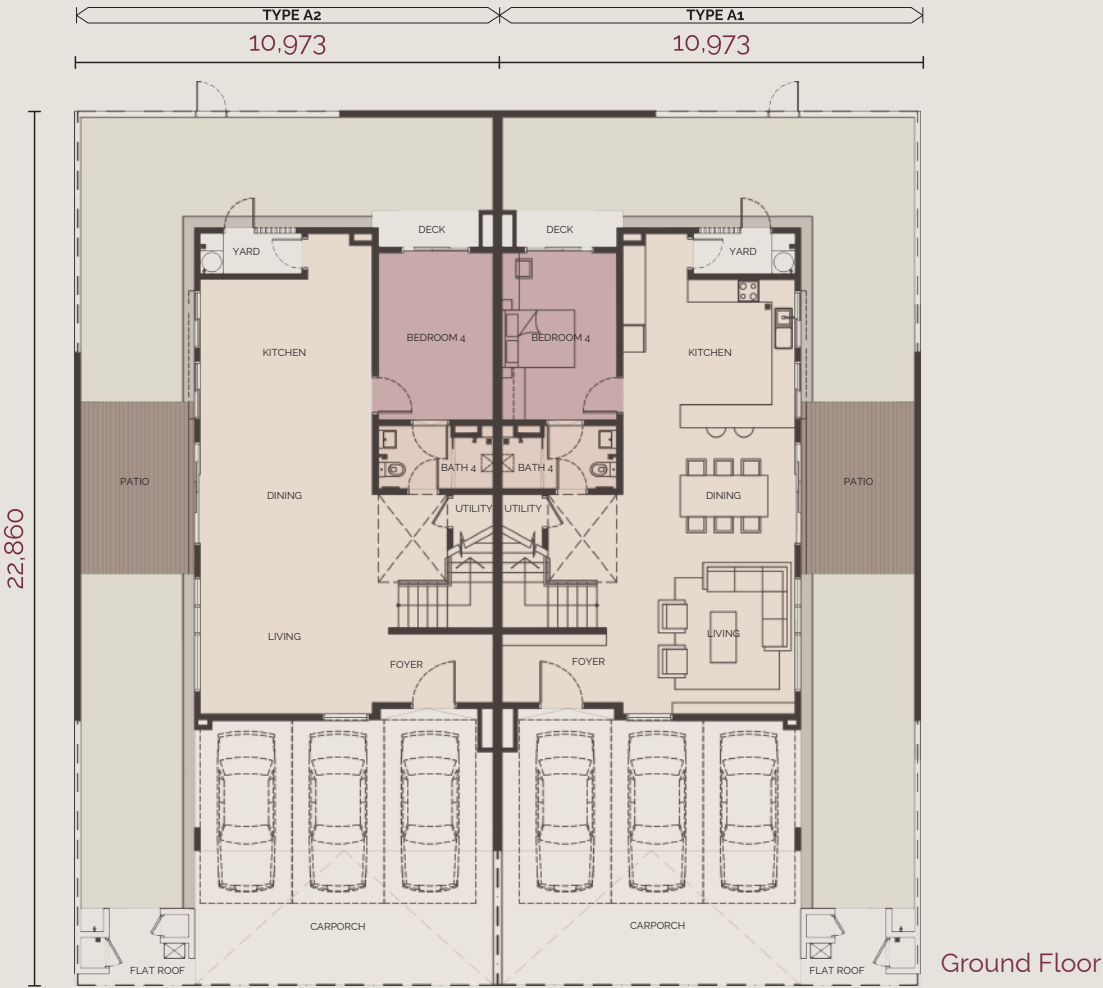
- 1 Multipurpose Area
- 2 Green Drop
- 3 Harvest Garden
- 4 Playful Prairie
- 5 Nature Trail
- 6 Reflexology Retreat

- 7 Yoga Deck
- 8 Kids Cycling Trail
- 9 Outdoor Fitness
- 10 Prairie Pavilion
- 11 Meadow Oasis

- Type A - 36' x 75'
- Type B - 40' x 80'

Type A

2,600 sq.ft.
Lot Size 36' x 75'
4 Bedrooms | 4 Bathrooms



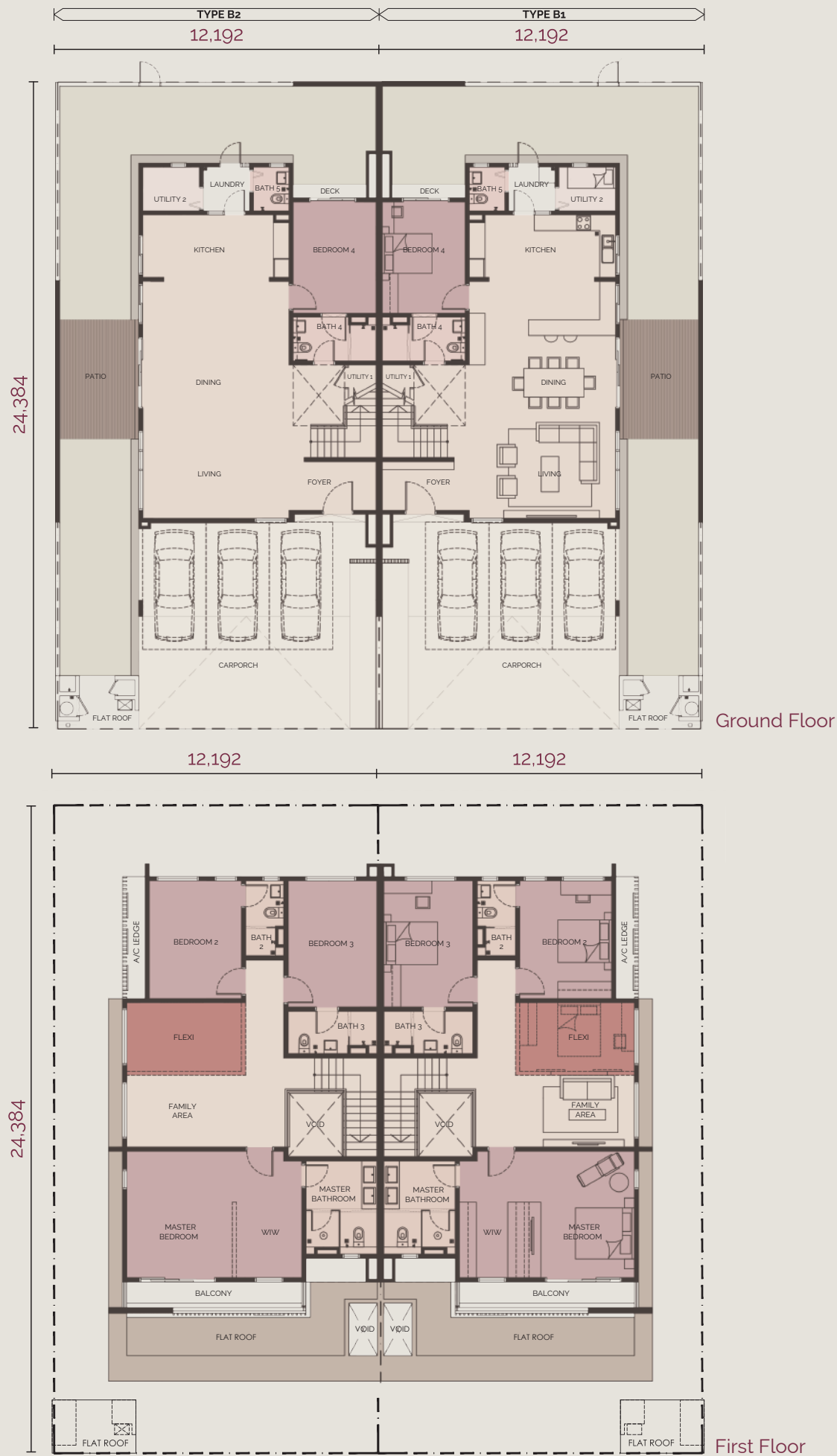
Type B

3,055 sq.ft.

Lot Size 40' x 80'

4 Bedrooms | 1 Flexi Room | 4 Bathrooms

Floor Plan



Specifications

Structure

Roof

Wall

Ceiling

Wall Finishes

External Walis / Internal Walls

Kitchen

Master Bathroom / Bath 2 / Bath 4

Bath 3

Floor Finishes

Living / Dining / Kitchen / Foyer / Bath 2 / Bath 3 /

Bath 4 / Master Bathroom / Bedroom 4 / Balcony /

Deck / Patio / Breakfast

Yard / Utility

Master Bedroom / Bedroom 2 / Bedroom 3 /

Staircase / Family Area

Car Porch And Driveway

Doors

Entrance

Others

Windows

Ironmongery

Reinforced Concrete Framework

Reinforced Concrete / Metal Deck Roof / Glass Skylight

Reinforced Concrete / Brick

Skim Coat / Plaster Ceiling

Plaster / Skim Coat and Paint

Approx. 1500mm height Selected Wall Tiles / Plaster and Paint

Selected Wail Tiles

Selected Wall Tiles / Plaster and Paint

Selected Tiles

Laminated Timber Flooring

Concrete Imprint

Solid Door

Flush Door / Aluminum Framed Glass Door /Louvered Door

Aluminium Framed Glass Window

Quality Ironmongery

Sanitary & Plumbing Fittings

Type	A	B
Water Closet	4	5
Wash Basin & Tap	5	6
Shower	4	5
Kitchen Sink & Tap	1	1
Garden Tap	2	2
Washing Machine Tap	1	1

Electrical Installation

Type	A	B
Lighting Point	37	40
Ceiling Fan Point	7	7
Power Point	33	33
Air Cond Point	7	7
Water Heater Point	4	4
Door Bell Point	1	1
TV Point	1	1
Data Point	2	2
Water Booster Pump Point	1	1
EV Charging Point (40A SPN Isolator)	1	1
Fiber Wall Socket	1	1
Hob Point	1	1
Hood Point	1	1

Private & secluded.
And yet connected.



LEGEND

Education

Leisure

Retail & Entertainment

Healthcare

ERL Station

LRT Station

Cyberjaya	2km
Putrajaya	10km
KLIA	17km
Kuala Lumpur	30km
Petaling Jaya	35km
Port Klang	45km

SincereTM
Responsible
Original

Gamuda Land (T12) Sdn Bhd
[200201005717 (310424-M)]
Persiaran Cove Sentral, Bandar GamudaCove
42700 Kuala Langat, Selangor, Malaysia.



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PEMAJU: GAMUDA LAND (T12) SDN BHD (310424-M) • GAMUDA COVE EXPERIENCE GALLERY, PERSIARAN COVE SENTRAL, BANDAR GAMUDA COVE, 42700 BANTING, SELANGOR • TEL: 012-918 1288 • Nombor Lesen Pemasu: 19588/10-2028/1217(A) • Tempoh Sah: 13/10/2023 – 12/10/2028 • Nombor Permit Pengiklanan: 19588-9/02-2027/0111(N)-(S) • Tempoh Sah: 02/02/2024 – 01/02/2027 • Tarikh Jangkaan Siap: Mei 2026 • Pegangan Pajak: 95 Tahun – Luput 18 November 2117 • Bebanan Gadaian Tanah: Tiada • Pihak yang Meluluskan Pelan Bangunan : Majlis Perbandaran Kuala Langat • Nombor Kelulusan Pelan Bangunan : MPKL/JKB/8/4/34/2023(14) • Jenis Rumah: Rumah Berkembar • Jumlah Unit : 124 • Harga Jualan : Jenis A (98 unit) RM2,257,840 (min) – RM3,106,740 (maks) • Jenis B (26 unit) RM2,867,540 (min) – RM3,505,840 (maks) • Diskaun Bumiputera: 7% • Sekatan Kepentingan: Tanah ini tidak boleh dipindah milik, dipajak atau digadai melainkan dengan kebenaran pihak berkuasa negeri • IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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