

GARDENS
ESTEEM
— GAMUDA GARDENS —

HESTON HILLS

GARDENS ESTEEM

SUPERLINK • SEMI-D • VILLA

ESTEEM AT THE HILLSIDE WHERE PRIVACY, LIGHT AND PROTECTION UNITE.



Arrive in style to a grand, illuminated entrance that welcomes you home in elegance.

Artist's impression

31.77 | 237
acres | units

Here, the concept of safety is elevated to an art form. HESTON HILLS is the embodiment of luxurious living, a utopia designed for those who seek the rare balance of connection and solitude.



Guard House

Artist's impression

SEAMLESS INDOOR-OUTDOOR CONNECTION

The interiors are designed to invite the outside in, seamlessly merging with the greenery that envelops the estate. While the gardens burst with biodiversity, the interior of your home remains a haven of comfort — lush yet tranquil, wild yet refined.

Artist's impression

MASTER PLAN

HESTON HILLS sits on a serene hilltop, surrounded by expansive lake views and lush green spaces. Its layout blends luxury with nature, offering easy access to hills and waterways, while promoting an active lifestyle in an upscale setting.



Direct Access to
3 Highways



Vibrant Commercial Hub
(Gamuda Luge Gardens /
Gardens Square)



Direct Access to
50-Acre Central Park



Prestigious Learning with Lexcel
International School by Taylor's



LEGEND

- Phase 1
From Five to Eight Lanes to
Ease Traffic Congestion
- Phase 2
New Access Road from Guthrie Corridor
Expressway to Gamuda Gardens

SHOPPING MALL

AEON Rawang	8.5 km
Anggun City	8.5 km
Lotus's Rawang	16 km

WITHIN GAMUDA GARDENS

Lexcel International School By Taylor's	120 m
Gardens Square	120 m
Village Square	400 m
Atrium	700 m
Skyline Luge Kuala Lumpur & FunPark	700 m

HOSPITAL

Selgate Specialist Hospital Rawang	8.5 km
KPJ Rawang Specialist Hospital	10.5 km
Sungai Buloh Hospital	12 km

SPORTS & RECREATION

Equestrian Facilities	1 km
Tasik Biru Kundang	8 km
Kundang Lakes Country Club	8 km
Rahman Putra Club Malaysia	10 km
Tasik Puteri Golf & Country Club	15 km

EDUCATION

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

PUBLIC TRANSPORTATION

KTM Komuter Kuang	3 km
MRT Sungai Buloh Interchange Hub & KTM Komuter Sungai Buloh	10 km
KTM Komuter Rawang	10.5 km

SITE PLAN



SUPERLINK

TYPE A
22' x 70'
From 2,227 sq.ft.

TYPE B
26' x 70'
From 2,724 sq.ft.

TYPE C
35' x 70'
From 3,226 sq.ft.

SEMI-D

TYPE D
45' x 80'
From 3,764 sq.ft.

VILLA

TYPE E
45' x 100'
From 5,617 sq.ft.

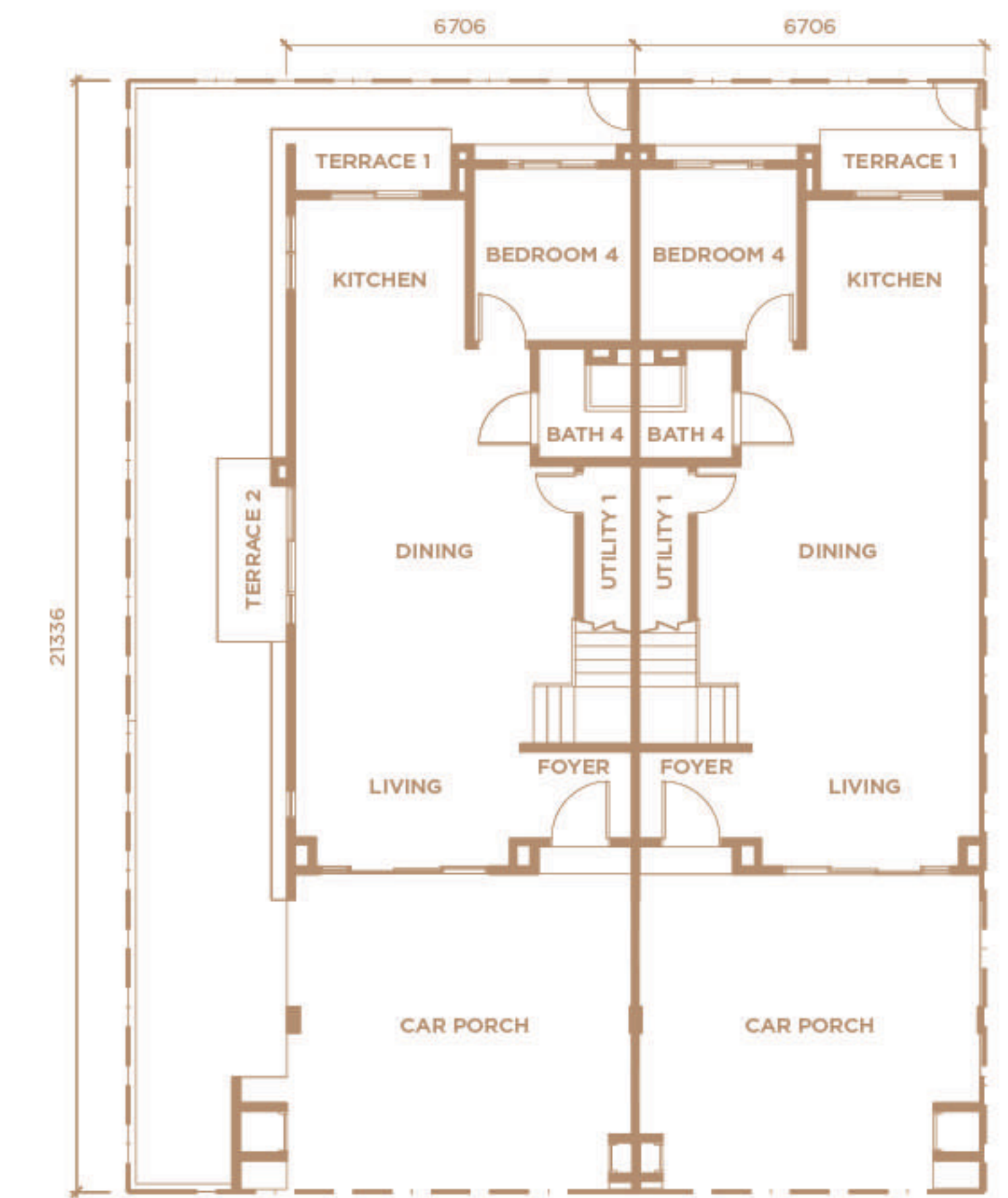
TYPE A

22' x 70'

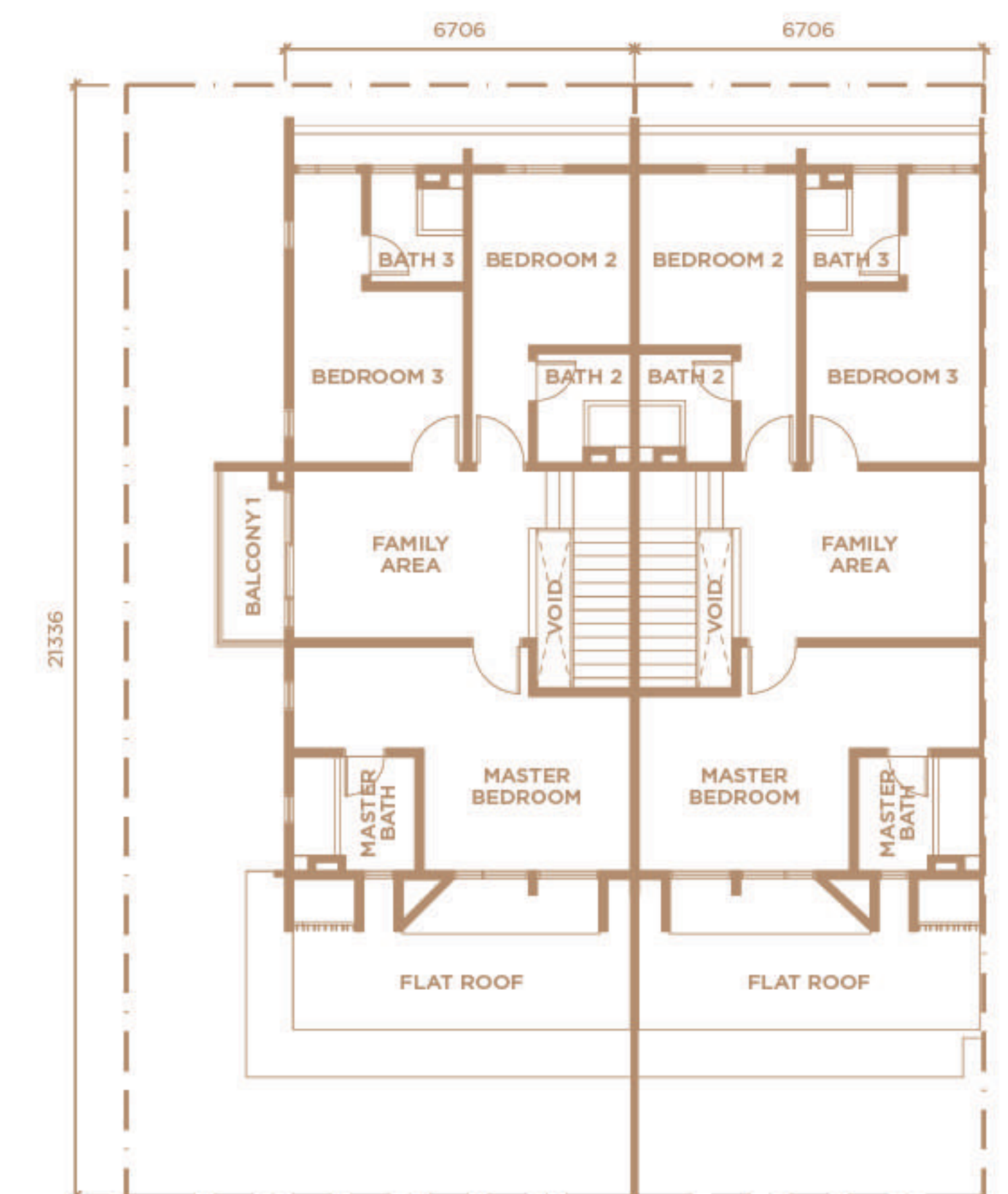
Superlink

Built-up from 2,227 sq.ft.

4 bedrooms
4 bathrooms
2 car parks



GROUND FLOOR



FIRST FLOOR

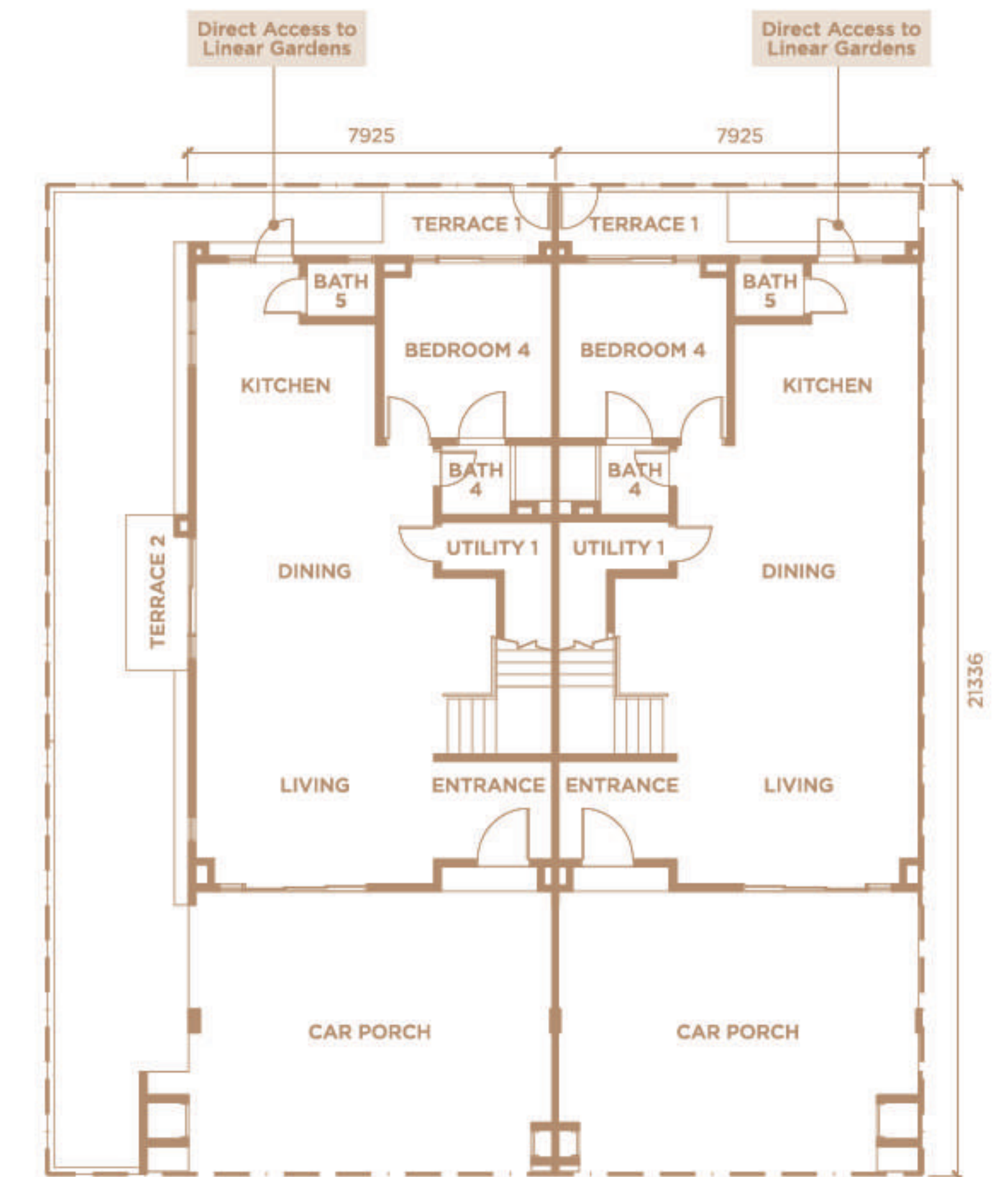
TYPE B

26' x 70'

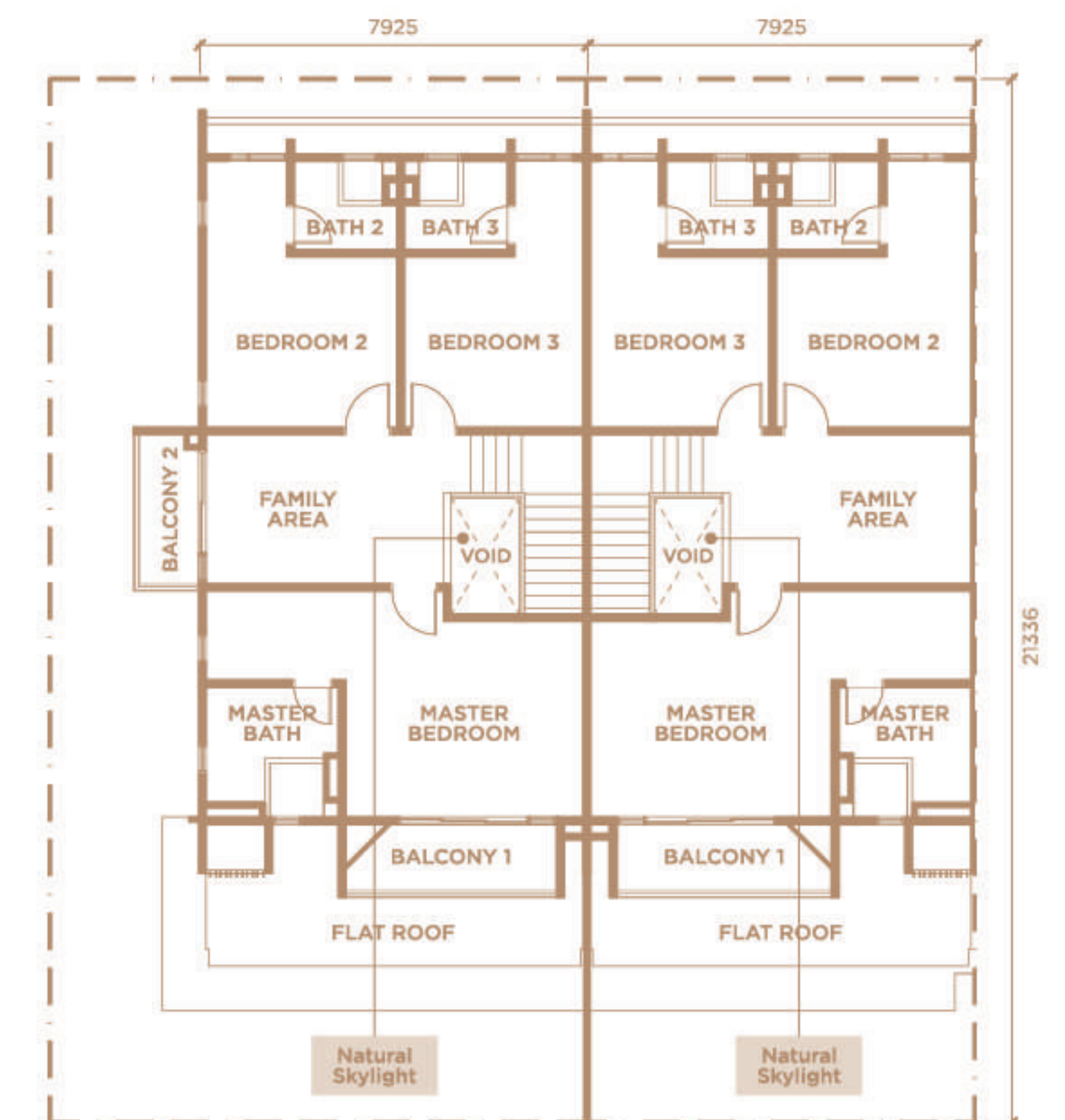
Superlink

Built-up from 2,724 sq.ft.

4 bedrooms
5 bathrooms
2 car parks



GROUND FLOOR



FIRST FLOOR

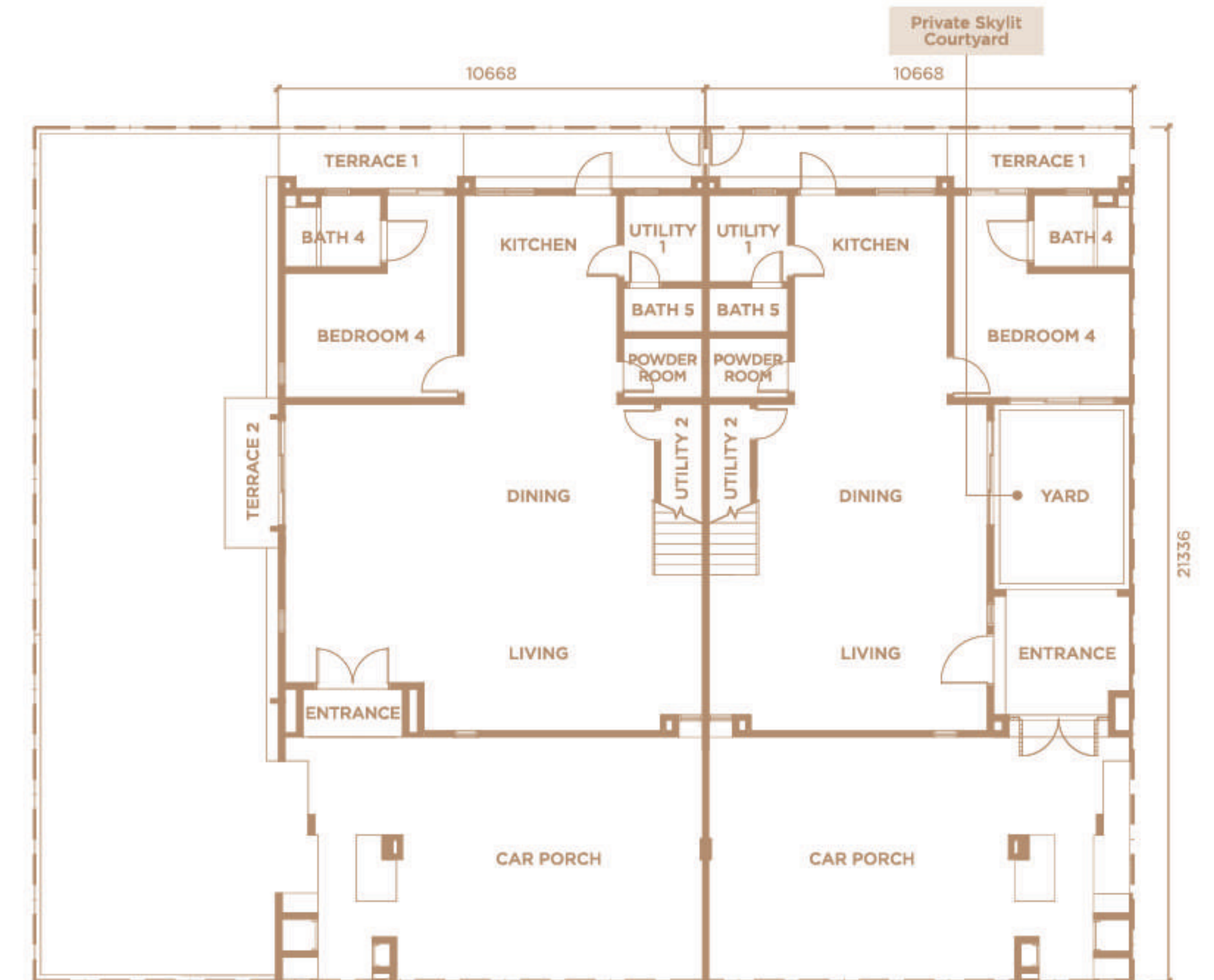
TYPE C

35' x 70'

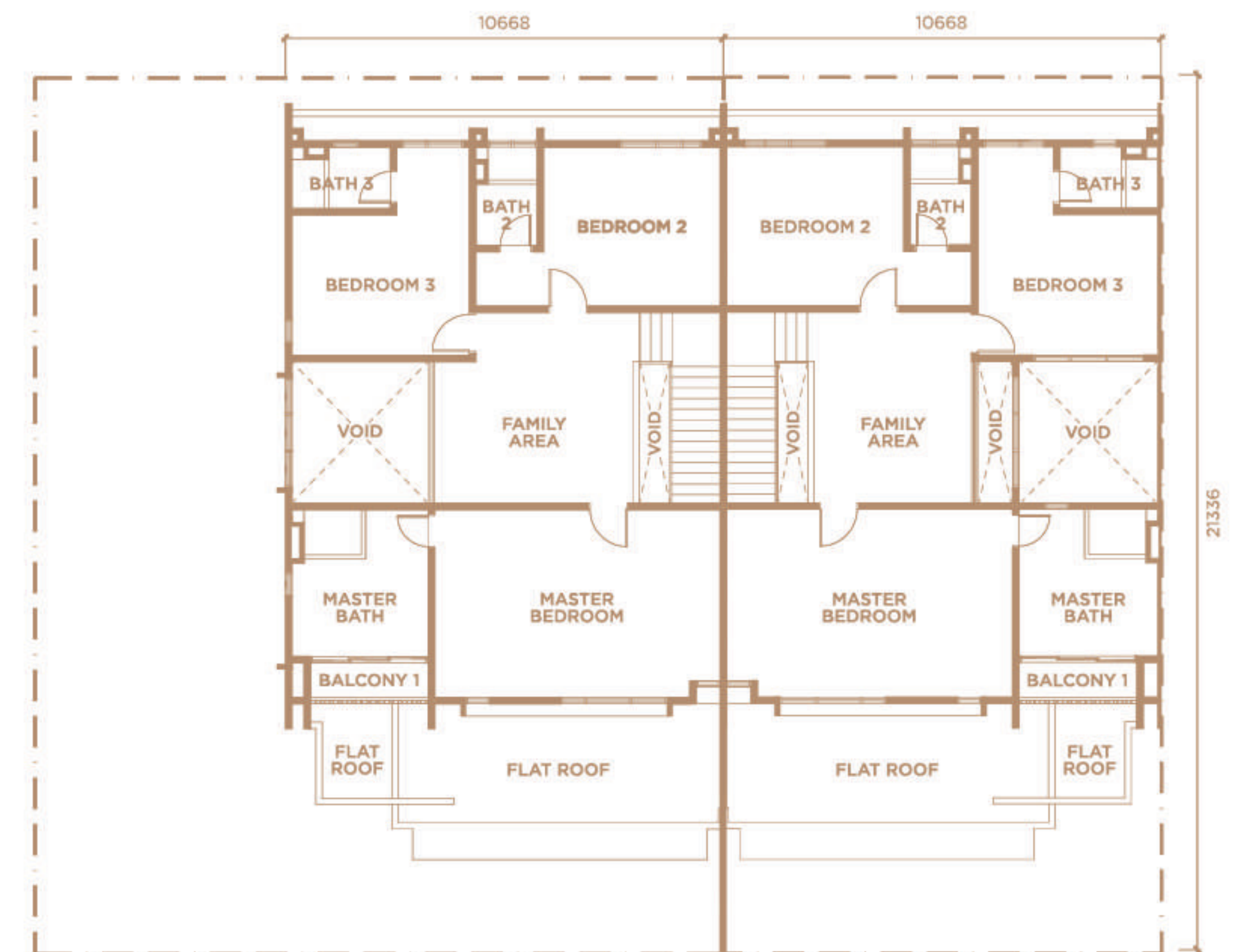
Superlink

Built-up from 3,226 sq.ft.

4 bedrooms
5 bathrooms
1 powder room
3 car parks



GROUND FLOOR



FIRST FLOOR

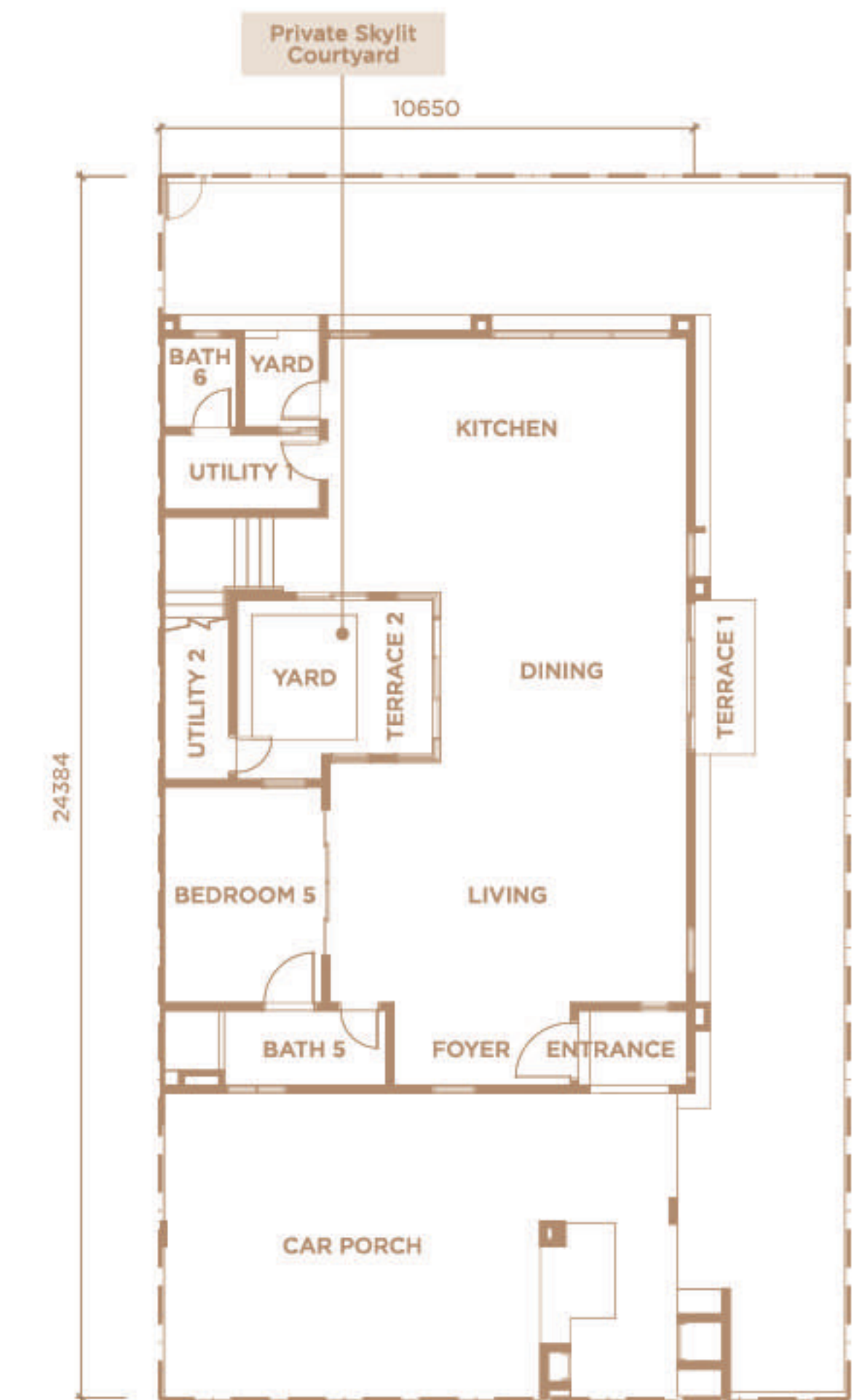
TYPE D

45' x 80'

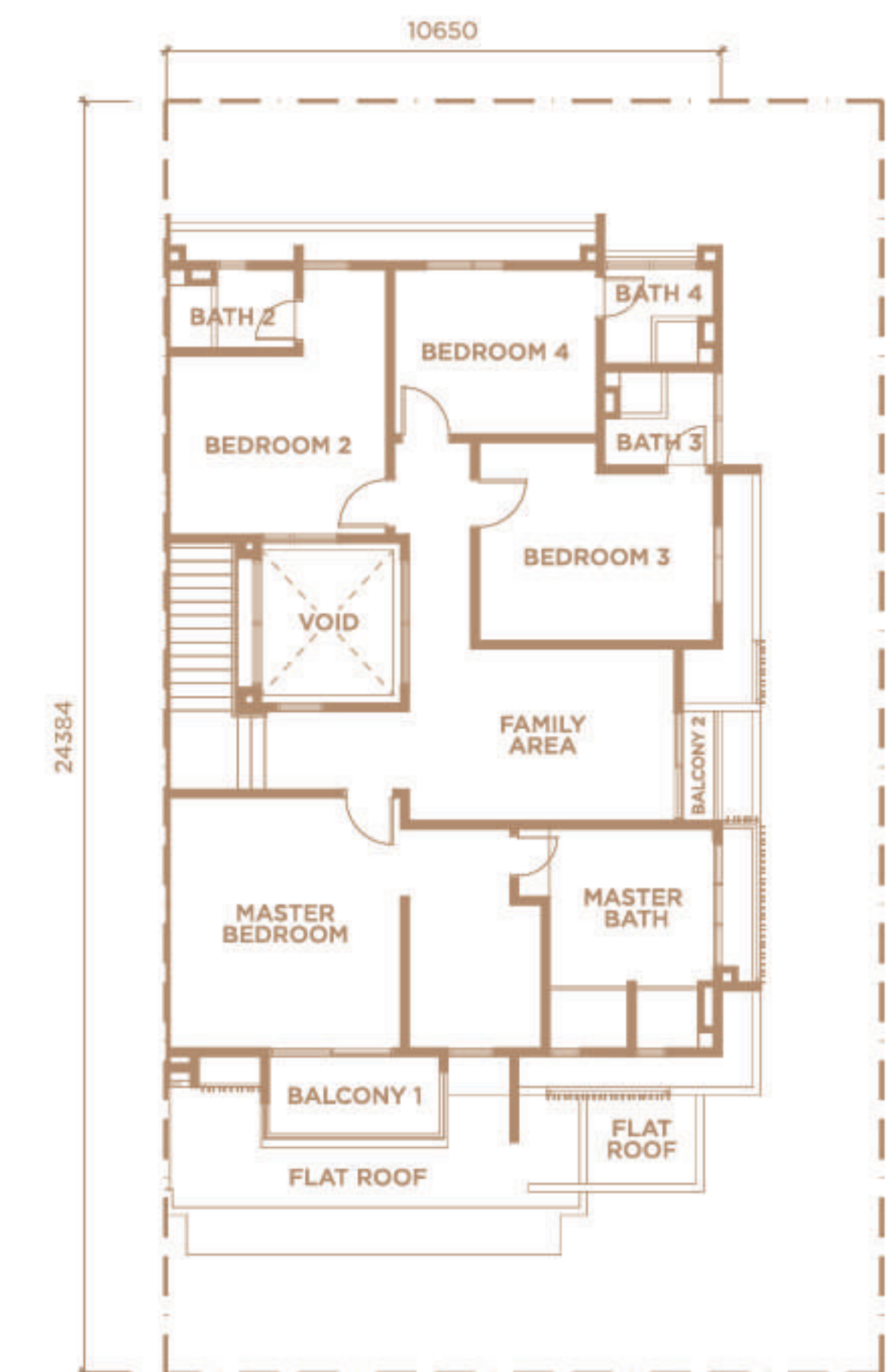
Semi-D

Built-up from 3,764 sq.ft.

5 bedrooms
6 bathrooms
3 car parks



GROUND FLOOR



FIRST FLOOR

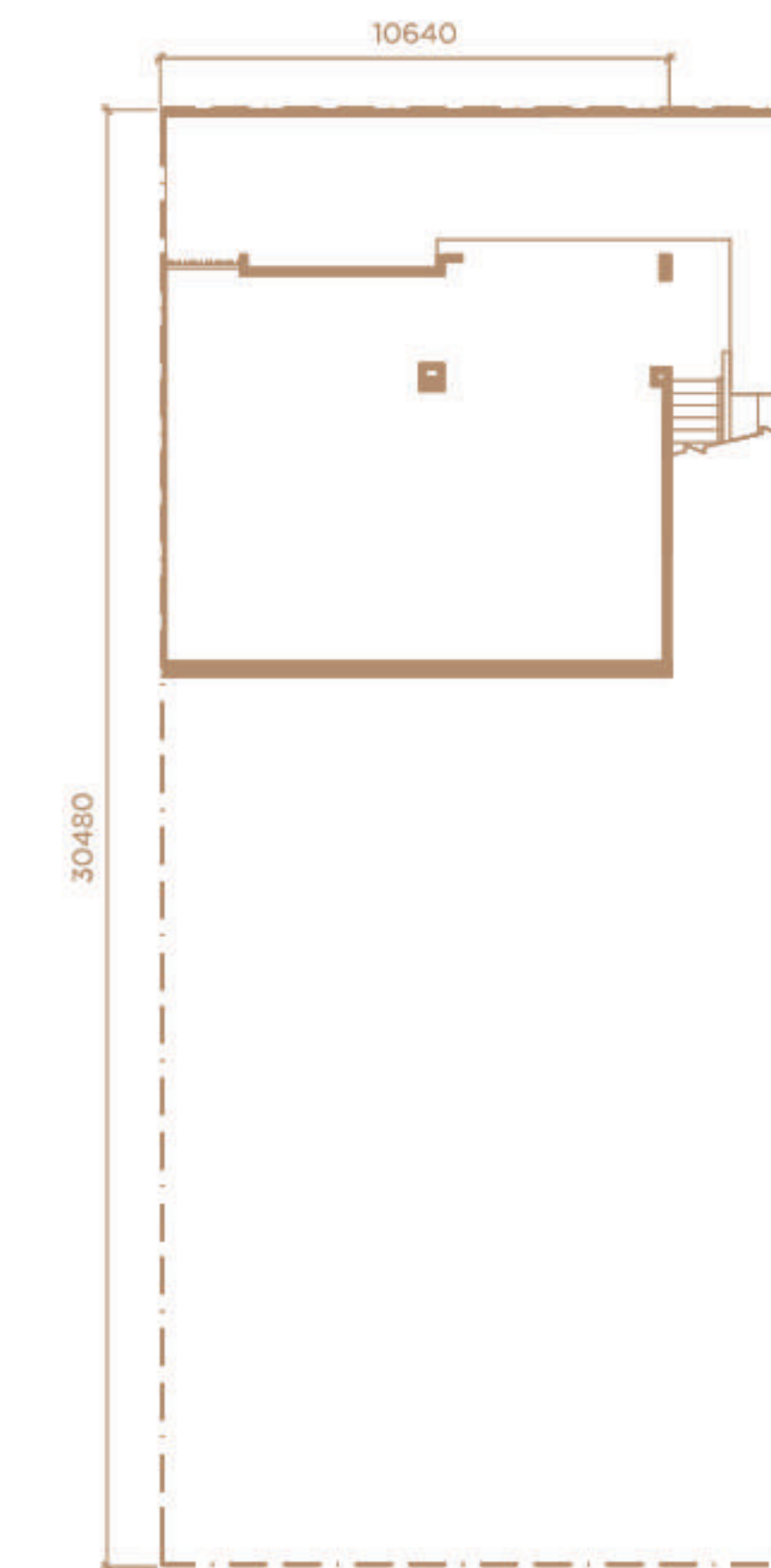
TYPE E

45' x 100'

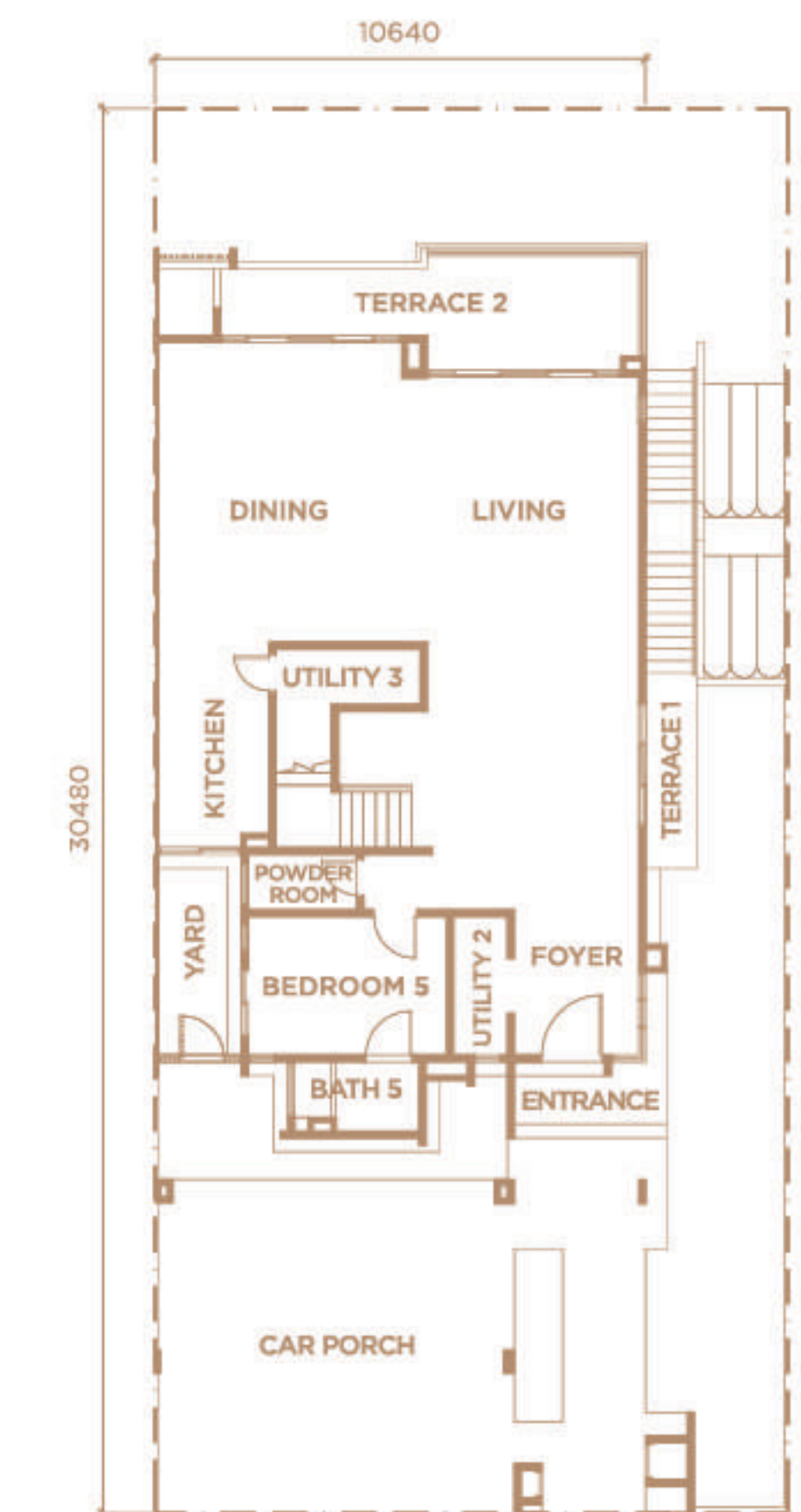
Villa

Built-up from 5,617 sq.ft.

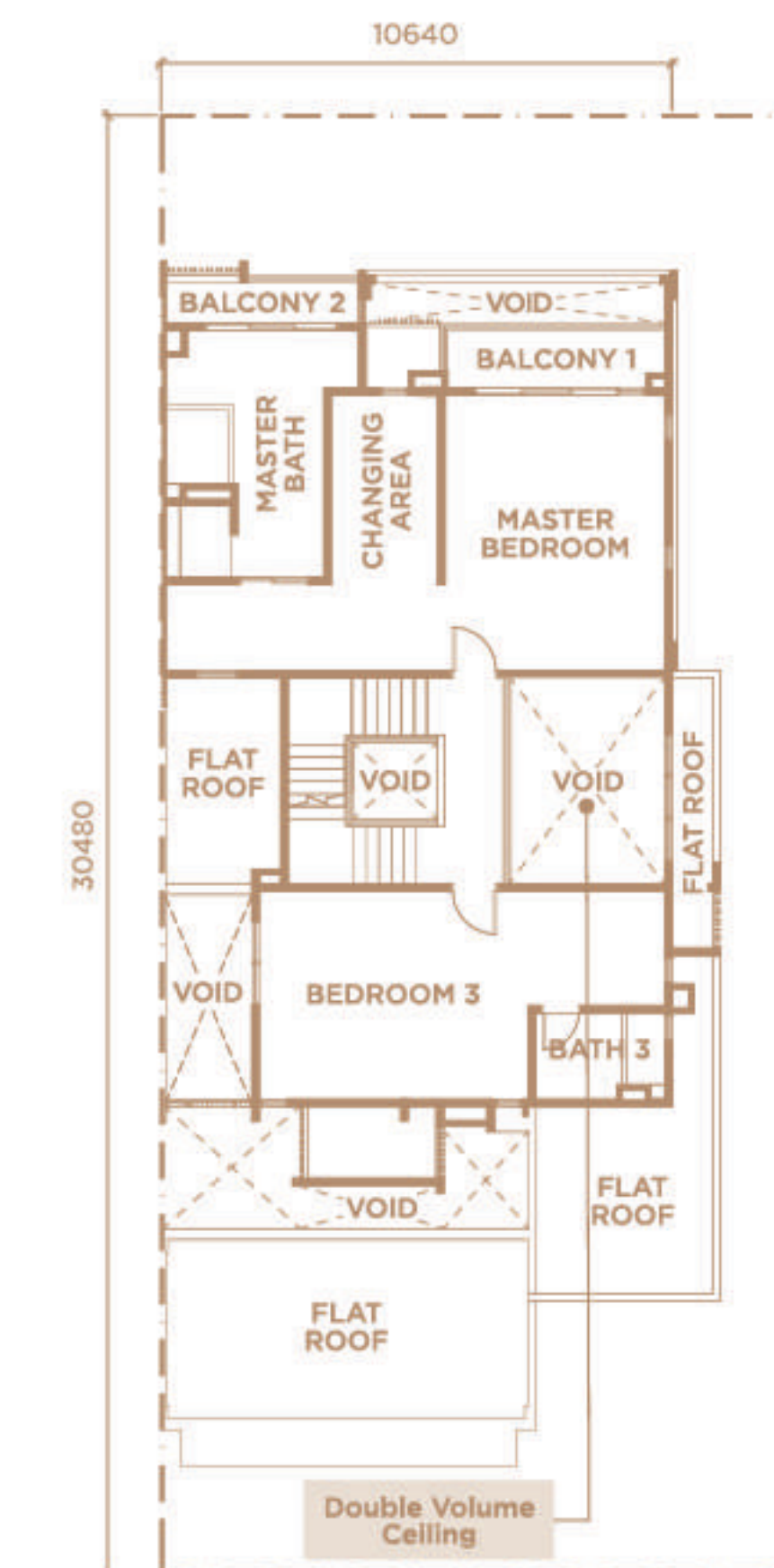
5 bedrooms
6 bathrooms
1 powder room
3 car parks



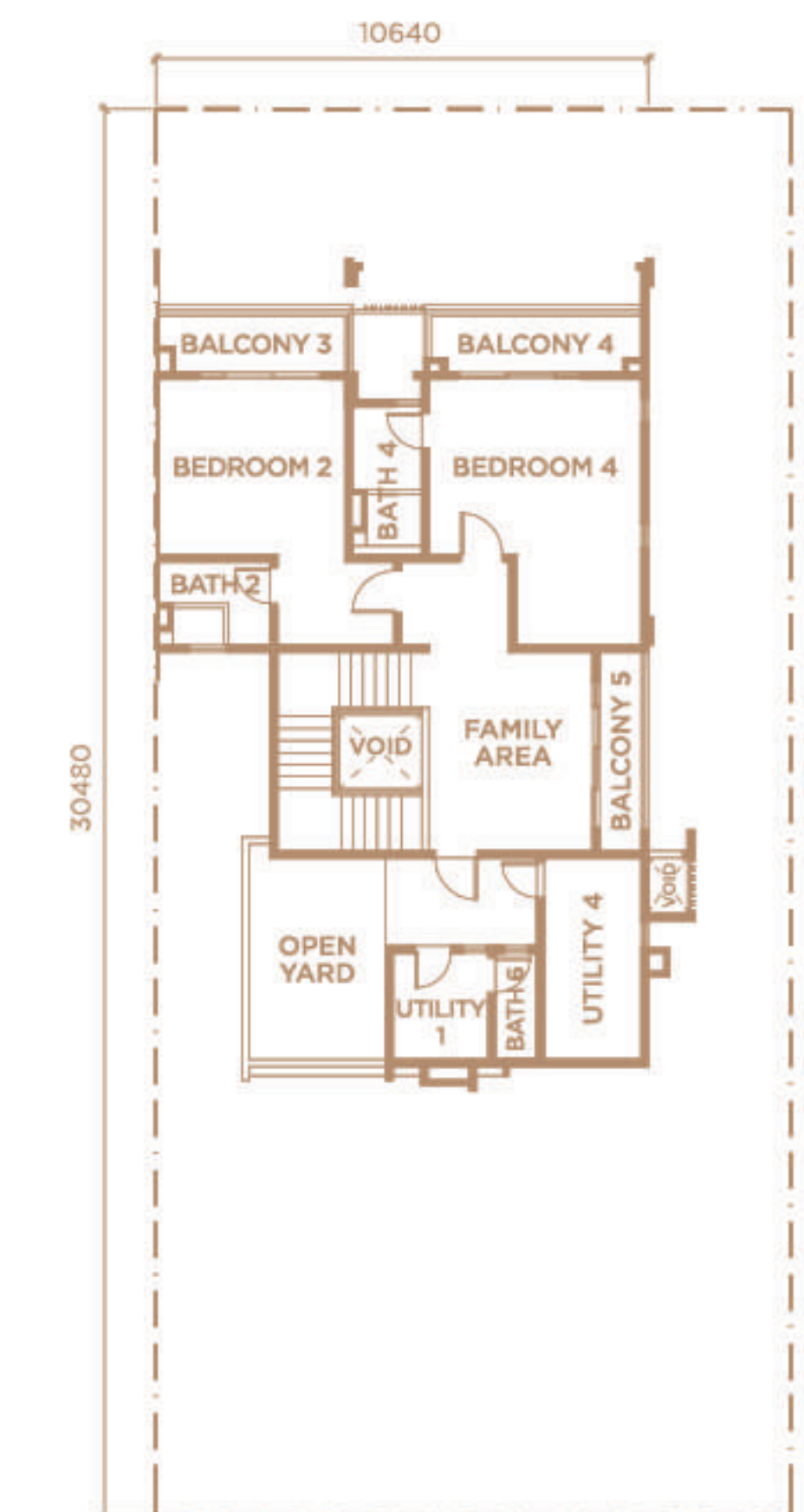
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SPECIFICATIONS

Structure	Reinforced Concrete Frame																
Wall	Brickwork																
Roof Covering	Reinforced Concrete Flat Roof / Metal Deck																
Roof Framing	Reinforced Concrete / Metal Truss																
Ceiling	Skim Coat / Cement Plaster / Ceiling Board																
Windows	Aluminium Framed Glass Window																
Doors	Main Entrance Others			Timber Door Flush Door / Aluminium Framed Glass Door													
Ironmongery	Quality Lockset																
Wall Finishes	Internal & External Wall Master Bathrooms, Bathrooms & Powder Room Bathroom 2 (Type A) Kitchen			Generally Plaster and Paint Selected Tiles up to ceiling height Selected Tiles up to 2700mm height Selected Tiles up to 1500mm height / Plaster and Paint													
Floor Finishes	Carporch Living, Dining, Kitchen Master Bedroom, Bedrooms, Staircase, Family Bedroom 4 (Type A, B & C), Bedroom 5 (Type D & E) Master Bathrooms, Bathrooms, Powder Room Balcony Utility Apron, Terrace Open Yard (Type E) Others			Concrete Imprint Selected Tiles Laminated Flooring (Type A, B, C & D) / Timber Flooring (Type E) Selected Tiles Selected Tiles Selected Tiles Selected Tiles Selected Tiles Selected Tiles Cement Render													
Sanitary & Plumbing Fittings	TYPE A1 / A2 / A3 / A4		TYPE B1 / B2 / B3 / B4		TYPE C1 / C2 / C3 / C4		TYPE D1 / D2 / D3 / D4		TYPE E1 / E2 / E3 / E4 / E5								
	Kitchen Sink	1	1	1	1	1	1	1									
	Water Closet	4	5	6	6	7	7	7									
	Wash Basin	4	6	7	7	8	8	8									
	Toilet Paper Holder	4	5	6	6	7	7	7									
	Shower Set	4	5	5	6	6	6	6									
	Hand Bidet	4	5	6	6	7	7	7									
	Bib Tap	2	2	2	3	3	3	3									
	Bathtub	-	-	1	1	1	1	1									
Electrical Installation	TYPE A1 / A2		TYPE A3 / A4		TYPE B1 / B2		TYPE B3 / B4		TYPE C1 / C2		TYPE C3 / C4		TYPE D1 / D2 / D3 / D4		TYPE E1 / E2 / E3 / E4 / E5		
	Light Point	31	33	32	34	37	37	50	62								
	Gate Light Point	2	2	2	2	1	1	1	1								
	Doorbell Point	1	1	1	1	1	1	1	1								
	Fan Point	8	8	8	8	9	9	10	10								
	Power Point	28	29	28	29	31	32	36	38								
	Kitchen Hob Point	1	1	1	1	1	1	1	1								
	Air-Conditioned	7	7	7	7	7	7	8	9								
	Electrical Point																
	Instant Water Heater Point	4	4	5	5	1	1	1	1								
	Cold Water Booster Pump	1	1	1	1	1	1	1	1								
	TV Point	1	1	1	1	1	1	1	1								
	Data Point	1	1	1	1	1	1	1	2								
	Fibre Wall Socket	1	1	1	1	1	1	1	1								
	Distribution Box	1	1	1	1	1	1	1	1								
	EV Charger Isolator	1	1	1	1	1	1	1	1								
	Solar Water Heater	-	-	-	-	1	1	1	1								
	Lift Isolator Provision	NO	NO	NO	NO	NO	NO	NO	NO	YES							
Internal Telecommunication & Trunking Cabling				Provided													
Fencing				Brickwall / Metal Fencing with Curb													
Turfing				Closed Turfing													

Note: All drawings are subject to variation, modification & substitution as recommended by the architect and/or directed by appropriate authority.

SincereTM
Responsible
Original

Bandar Serai Development Sdn Bhd
201301020260 (1050090-W)
Gamuda Gardens Experience Gallery,
Persiaran Gamuda Gardens 1,
Bandar Gamuda Gardens,
48050, Kuang, Selangor.



**FIABCI WORLD PRIX
D'EXCELLENCE AWARDS**
ENVIRONMENTAL & MASTERPLAN CATEGORY



gamudaland.com.my
03 9212 0455

Heston Hills (Phase 2-1). Developer: Bandar Serai Development Sdn Bhd (201301020260 (1050090-W)) • Address: Gamuda Gardens Experience Gallery, Persiaran Gamuda Gardens 1, Bandar Gamuda Gardens, 48050, Kuang, Selangor Darul Ehsan, Malaysia. Phone Number: +603-6037 2888 • Developer's License: 19124/02-2028/0234(A) • Validity Date: 9/2/2023-8/2/2028 • Advertising Permit: 19124-15/11-2028/0990(N)-(S) • Validity Date: 26/11/2025-25/11/2028 • Approving Authority: Majlis Perbandaran Selayang • Building Plan Approval: Bil. (27) dlm. MPS 3/2-1371/442(PB(A)) F2-1 • Land Tenure: Leasehold (99 Years – Expiring on 21/10/2124) • Land Encumbrances: Nil • Types of Property: Double-Storey Terrace House (Type A). Total Units: 110 Units – RM1,436,800 (min) to RM1,923,800 (max) – Unsold Units: 110 Units • Type of Property: Double-Storey Terrace House (Type B). Total Units: 75 Units – RM1,818,800 (min) to RM2,346,800 (max) – Unsold Units: 75 Units • Type of Property: Double-Storey Terrace House (Type C). Total Units: 24 Units – RM2,653,800 (min) to RM3,275,800 (max) – Unsold Units: 24 Units • Type of Property: Double-Storey Semi-Detached House (Type D). Total Units: 12 Units – RM3,677,800 (min) to RM3,978,800 (max) – Unsold Units: 12 Units • Type of Property: Triple-Storey Semi-Detached House (Type E). Total Units: 16 Units – RM5,406,800 (min) to RM8,370,800 (max) – Unsold Units: 16 Units • Expected Date of Completion: October 2028 • 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

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.