



# ELGAR

**2-STOREY TERRACE HOMES**

FREEHOLD

GARDENS  
PARK

# A Home Place, Yours for Generations

Step into Gardens Park, a fast-growing freehold township designed for families and generations to thrive. Building on the success of its first phase, Elgar is its next residential chapter, offering affordable, park-side living with multi-generational features.

Secure your home at Elgar and enjoy all the benefits of a connected, well-designed community.



Freehold & individual title



Direct access to 50-acre Ring Park



1km Park Connector to Gamuda Gardens

## GARDENS PARK

GAMUDA  
GARDENS

GAMUDA  
LUGE GARDENS

KUALA LUMPUR  
CITY CENTRE



PARK CONNECTOR

GARDENS CONNECTOR

CENTRAL PARKWAY

50-ACRE RING PARK

### Central Parkway

A dual-level central spine with a car-free underpass below and roads above for direct access to Rawang town.

### 1km Park Connector

A landscaped dual route with paths alongside roads, linking Gardens Park to Gamuda Gardens and Gamuda Luge Gardens.

### Gardens Connector

A key link between Gardens Park and Gamuda Gardens.

### 50-Acre Ring Park

A 5km continuous nature retreat encircling Gardens Park.

# Live Close & Easy

Everything you need is within easy reach with direct access to major highways, main roads, and local amenities nearby. Staying connected has never been easier.



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

# A Convenient Park Connector

Enjoy this 1km Park Connector, a dedicated route that leads you straight to Gamuda Gardens with its education centres, and retail amenities, or head over to the crowd-pulling attractions at Gamuda Luge Gardens.



Dedicated landscaped route for pedestrians & cyclists



Lexel International School, vibrant retail centres, Skyline Luge Kuala Lumpur & more at Gamuda Gardens



# A Central Parkway

Getting around is pure joy, with cars separated from pedestrians. Residents can enjoy safe leisurely strolls below, while the cars above cruise freely, connecting drivers to the well-established road network into Rawang town.



Fully-separated car routes & pedestrian paths



Direct road access to Rawang town



# A 50-Acre Ring Park At Your Doorstep

Just steps from the Ring Park, this home gives you direct access to the best of nature. Breezy adventures, shaded playtime, lakeside strolls and more — crafted for your well-being.



Explore or exercise at the 5km long Ring Park



Ample playscapes with direct park access



Artist's impression

## TYPE A

### 2-Storey Terrace Homes

**Corner**  
22' x 65' | 2,139 sq.ft.  
4 Bedrooms | 4 Bathrooms

**Intermediate & End Lot**  
20' x 65' | 1,761 sq.ft. & 1,797 sq.ft.  
4 Bedrooms | 3 Bathrooms



Artist's impression

## A Home With Optimal Comfort



North-south facing units



Guarded community



Practical layouts



Solar ready homes



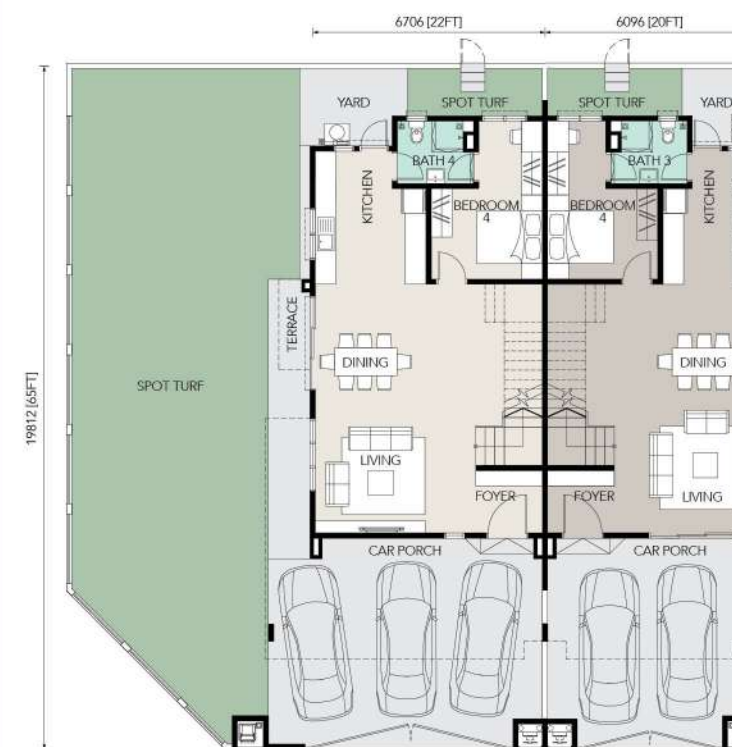
Natural skylight features



Elder-friendly features



Artist's impression



Ground Floor



First Floor

# TYPE B

## 2-Storey Terrace Homes

**Corner**  
22' x 70' | 2,237 sq.ft.  
4 Bedrooms | 4 Bathrooms

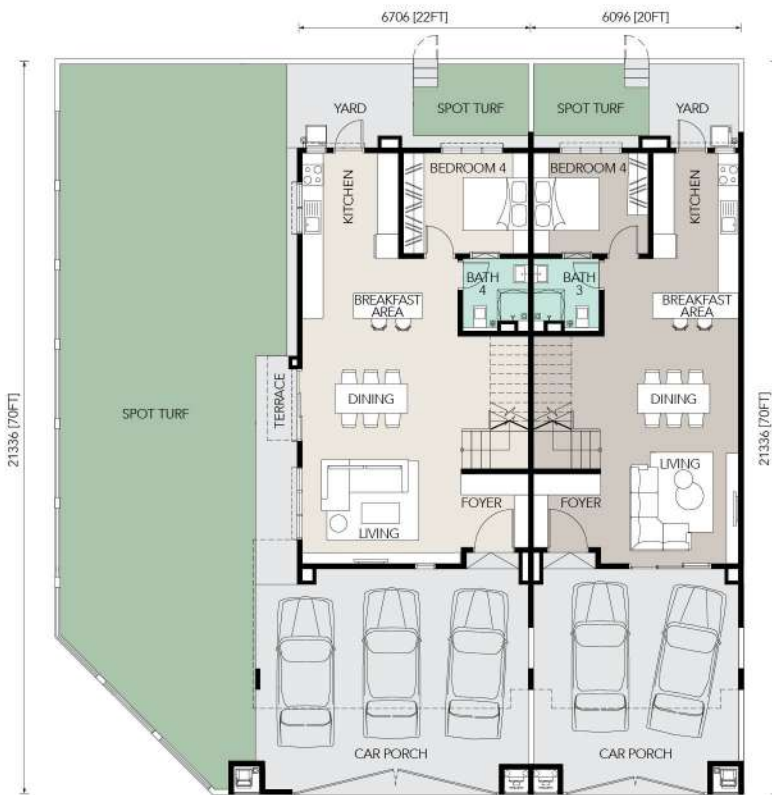
**Intermediate & End Lot**  
20' x 70' | 1,866 sq.ft. & 1,912 sq.ft.  
4 Bedrooms | 3 Bathrooms



# TYPE C

## 2-Storey Terrace Homes

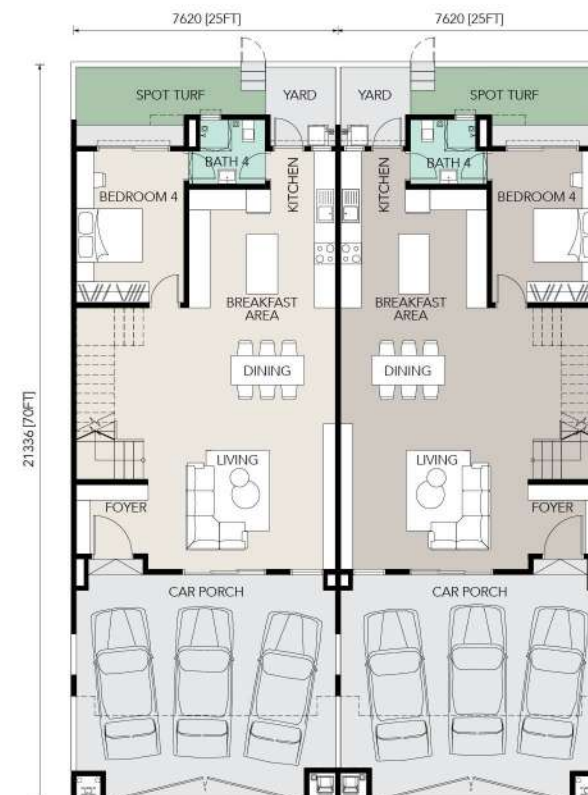
**Intermediate**  
25' x 70' | 2,407 sq.ft.  
4 Bedrooms | 4 Bathrooms



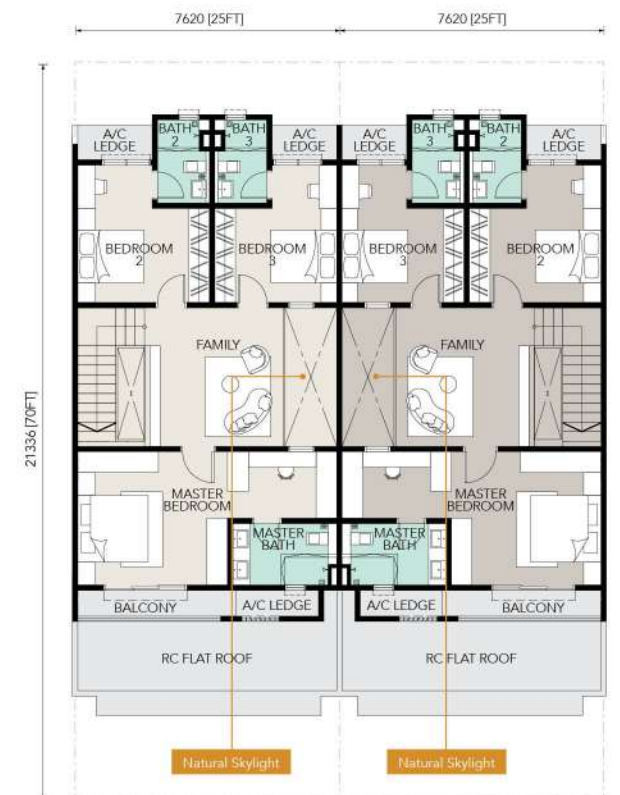
Ground Floor



First Floor



Ground Floor



First Floor

# The Site Plan

A clear view of where everything falls into place — homes, parks, paths, and pocket spaces — all shaped to work in harmony.



- Type A**  
Intermediate & End Lot  
20' x 65' | 1,761 sq.ft. & 1,797 sq.ft.  
4 Bedrooms | 3 Bathrooms
- Corner  
22' x 65' | 2,139 sq.ft.  
4 Bedrooms | 4 Bathrooms

- Type B**  
Intermediate & End Lot  
20' x 70' | 1,866 sq.ft. & 1,912 sq.ft.  
4 Bedrooms | 3 Bathrooms
- Corner  
22' x 70' | 2,237 sq.ft.  
4 Bedrooms | 4 Bathrooms

- Type C**  
Intermediate  
25' x 70' | 2,407 sq.ft.  
4 Bedrooms | 4 Bathrooms

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# Specifications

<b>STRUCTURE</b>	: Reinforced Concrete Framework
<b>WALL</b>	: Brickwork / Reinforced Concrete
<b>ROOF COVERING</b>	: Reinforced Concrete / Metal Deck
<b>ROOF FRAMING</b>	: Metal Truss / Reinforced Concrete Slab
<b>CEILING</b>	: Skim Coat / Plaster Ceiling
<b>WINDOWS</b>	: Aluminium Frame Glass Window
<b>DOORS</b>	
Main Entrance	: Solid Core Flush Door
Others	: Flush Door / Aluminium Frame Glass Sliding Door
<b>IRONMONGERY</b>	: Quality Lockset
<b>WALL FINISHES</b>	
Kitchen	: Approx. 1500mm High Selected Tiles / Plaster & Paint
Bath 1 / Bath 2 / Bath 3 / Bath 4	: Selected Tiles
External Wall & Internal Wall	: Plaster & Paint / Skim Coat
<b>FLOOR FINISHES</b>	
Foyer / Living / Dining / Breakfast Area / Kitchen / Bedroom 4	: Selected Tiles
Staircase	: Laminated Flooring
Master Bedroom / Bedroom 2 / Bedroom 3 / Family	: Laminated Flooring
Bath 1 / Bath 2 / Bath 3 / Bath 4	: Selected Tiles
Car Porch	: Concrete Imprint / Cement Render
Terrace	: Selected Tiles
Balcony	: Selected Tiles
Yard	: Cement Render
Apron	: Selected Tiles / Cement Render

<b>SANITARY AND PLUMBING INSTALLATION</b>	<b>A1-1 / A1-2</b>	<b>A2</b>	<b>A3</b>	<b>B1-1 / B1-2</b>	<b>B2</b>	<b>B3</b>	<b>C</b>
Kitchen Sink & Tap	1	1	1	1	1	1	1
Water Closet	3	3	4	3	3	4	4
Wash Basin & Tap	3	3	4	3	3	4	5
Bib Tap	3	3	4	3	3	4	4
Shower	3	3	4	3	3	4	4
Toilet Roll Holder	3	3	4	3	3	4	4
Garden Tap	1	1	1	1	1	1	1
Washing Machine Tap	1	1	1	1	1	1	1

<b>ELECTRICAL INSTALLATION</b>	<b>A1-1 / A1-2</b>	<b>A2</b>	<b>A3</b>	<b>B1-1 / B1-2</b>	<b>B2</b>	<b>B3</b>	<b>C</b>
Light Point	23	25	26	26	28	29	29
Gate Light Point	2	2	2	2	2	2	2
Fan Point	6	6	6	6	6	6	6
Air-Conditioned Electrical Point	7	7	7	7	7	7	7
Water Heater Point	3	3	4	3	3	4	4
Power Point	27	27	27	27	27	27	29
TV Point	1	1	1	1	1	1	1
Door Bell Point	1	1	1	1	1	1	1
Fibre Wall Socket	1	1	1	1	1	1	1
Distribution Box	1	1	1	1	1	1	1

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



- NORTH-SOUTH EXPRESSWAY
- GUTHRIE CORRIDOR EXPRESSWAY
- LATAR EXPRESSWAY
- SPRINT
- RAPID KL BUS
- - - MRT SBK LINE  
Sg Buloh - Bukit Bintang, Maluri, Kajang
- - - MRT SSP LINE  
Sg Buloh - KLCC, Bandar Malaysia, Serdang, Putrajaya Sentral
- - - KTM LINE  
Tanjung Malim - Subang Jaya, Klang
- - - ECRL LINE

**PUBLIC TRANSPORT**

- 6.5km KTM Komuter Kuang
- 8.0km KTM Komuter Rawang
- 15.0km MRT Sungai Buloh Interchange Hub & KTM Komuter Sungai Buloh

**AMENITIES**

- 3.0km AEON Rawang
- 3.0km Anggun City
- 3.0km Selgate Specialist Hospital Rawang
- 3.0km Gardens Square Atrium
- 4.5km Village Square
- 5.0km KPJ Rawang Specialist Hospital
- 16.0km Lotus's Rawang
- 18.0km Hospital Sungai Buloh

**HIGHER EDUCATION**

- 4.0km UCSI University
- SCHOOLS**
- 2.5km SJK (C) Kundang
  - 3.0km Lexel International School
  - 4.5km Straits International School
  - 5.0km SK Seri Kundang
  - 5.5km SJK (C) Kota Emerald
  - 6.0km Sekolah Berasrama Penuh Integrasi Rawang (SEPINTAR)
  - 6.5km SJK (C) Kuang
  - 18.0km IGB International School

**LIFESTYLE**

- 1.0km Gamuda Gardens
- 4.0km Kundang Lakes Country Club
- 4.5km Skyline Luge Kuala Lumpur
- 4.5km 3Q Equestrian Centre
- 6.0km Tasik Biru Seri Kundang
- 6.0km Tasik Puteri Golf & Country Club
- 12.0km Rahman Putra Club Malaysia



**Gamuda Land (Botanic) Sdn Bhd**  
 (199901016836 (491736-H))  
 Gamuda Gardens Experience Gallery,  
 Persiaran Gamuda Gardens 1, Bandar Gamuda Gardens  
 48050, Kuang, Selangor  
 Tel: 03 6037 2888



[gamudagardens.com.my](http://gamudagardens.com.my)  
**03 2727 7416**

Darnai (Phase 1-B), Developer: Gamuda Land (Botanic) Sdn Bhd, [199901016836 (491736-H)] - 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: 14542/01-2028/0899(A) - Validity Date: 22/01/2022 - 21/01/2028 - Advertising Permit: 14542-7/06-2028/0396(N)-(L) - Validity Date: 04/06/2026 - 03/06/2028 - Approving Authority: Majlis Perbandaran Selayang - Building Plan Approval: BIL (14) DLM.MPS 600-3/7/110/3170/PB(A/F1-B - Land Tenure: Freehold - Land Encumbrance: This land has been charged to MTRUSTEE BERHAD - Type of Property: Double-Storey Terrace House - Total Units: 331 Units - Unsold Units: 331 Units - Selling Price: RM 831,800.00 (Min.) - RM 1,992,204.00 (Max.) - Expected Date of Completion: June 2028 - 7% Discount for Bumiputera - Restriction of Interest: None - THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY  
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