

twentyfive.7
Kota Kemuning

LUC=NT
RESIDENCE

SEMI DETACHED HOMES

DUET | DOMUS | CASA

When We Get The Places Right, The Town Works.

When we start thinking about making a good town,
we think not only the home place,
We think about the play place,
the shopping place,
the eating place,
the park place,
the learning place.

Every element is mindfully planned and thoughtfully brought together.
They are organised around The Quayside that sits by the beautiful lake.
With a promenade and a boardwalk that gives a sense of place.
To be by the water in a nice setting,
that sense of place is a joy to the community.
Just as you can ride a bike to The Quayside,
you can walk from your front door to the promenade.

It's our way of connecting you with the community,
with nature and with yourself.



When We Create A Place, We Create A Personality.

What makes our place unique?

It's about mindful planning and to be able to look at the way we design.

We try to break away from the monotony of standard sizes and linear shapes.

The design elements draw upon our vernacular heritage

to promote that indoor and outdoor livability.

The planning of each neighbourhood includes the streets,

the nearby parks, the interaction with open spaces.

It allows you to connect with people,

connect with nature, connect with yourself.

When people begin to move in,

they'll experience a real difference.

They'll get a feel for the place.

And they'll want to be a part of it.



DUET

Sleek, modern design with two entrances for versatile living. Now you can enjoy more room for cars and space for the family to have fun. Flexible entries from either side create a unique personality for your home.

3-STOREY SEMI-DETACHED

Features

5 + 1 bedrooms
5 + 1 bathrooms
Dual frontage
Fits 5 cars

Size

40' x 90'
Corner - 3,376 sq.ft
Intermediate - 3,376 sq.ft



DUET

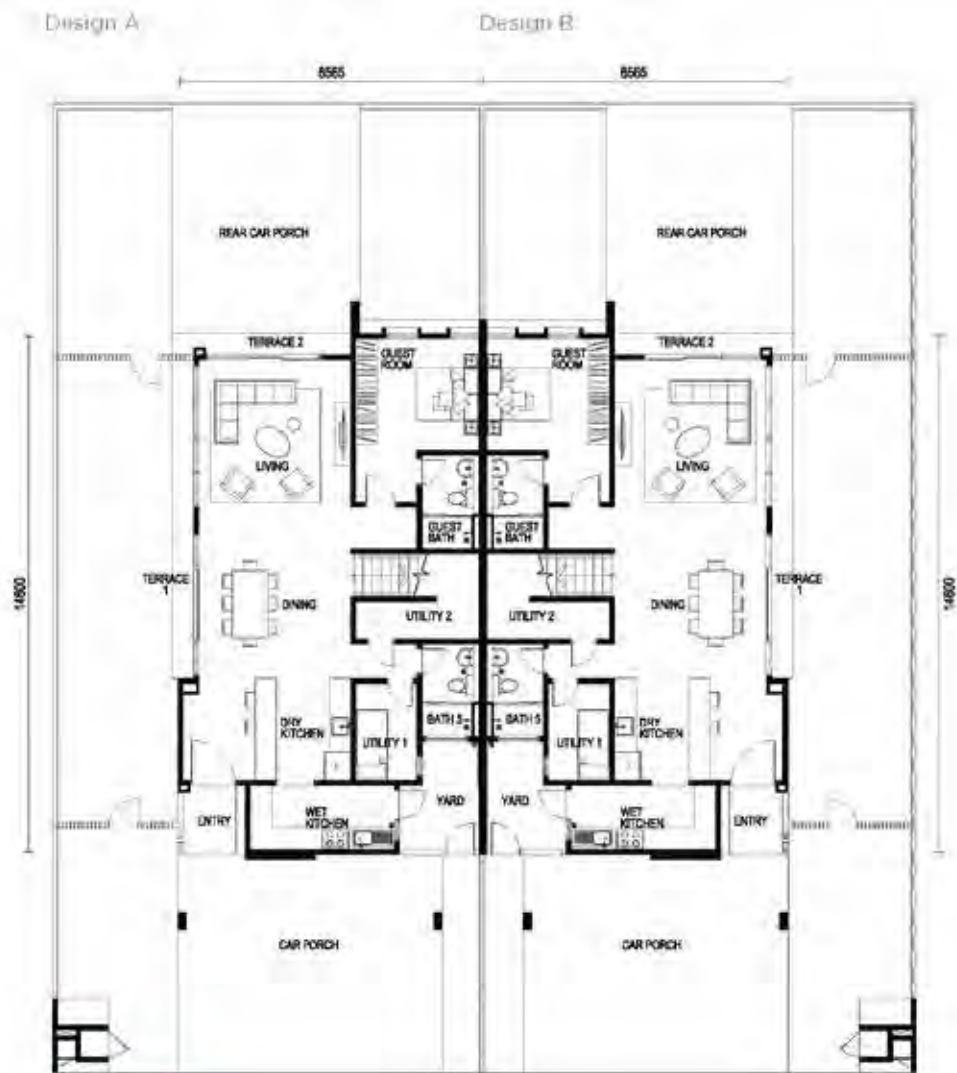
Floor Plan

40' x 90'

Built-Up Area

Design A | 3,376 sq.ft.

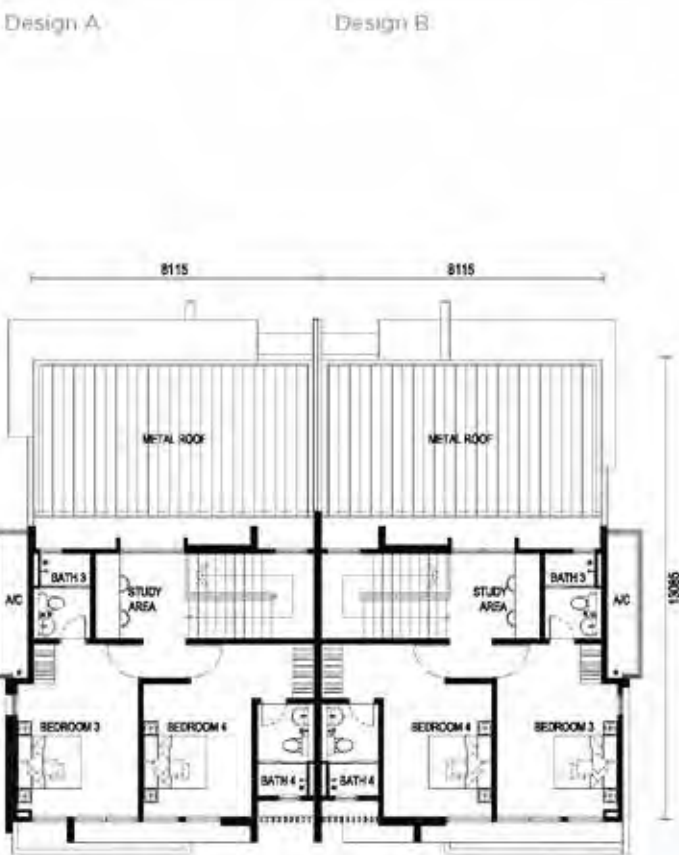
Design B | 3,376 sq.ft.



Ground Floor



First Floor



Second Floor

SPECIFICATIONS

STRUCTURE

Reinforced Concrete Framework

WALL

Brick and Plaster

WALL FINISHES

Internal Paint

External Paint

Master & Jr. Bathrooms/

Common Bathrooms

Wet & Dry Kitchen

ROOF

R/C Flat Roof/Metal Decking Roof

CEILING

Skim Coat/Plasterboard

Emulsion Paint

Exterior Weather-resistant Paint

Porcelain Tiles

Ceramic Tiles

FLOOR FINISHES

Living/Dining/Wet & Dry Kitchen/

Guest Bedroom/Bathrooms/Yard/

Balcony/Utility 1&2/Entry/Terrace

Master & Jr. Master Bedroom/Bedrooms/

Walk-in Closet/Study/Staircase

Car Porch

Rear Car Porch

DOORS

Entrance/Bedroom/Bathroom/Utility 1/Yard

Utility 2

Living/Dining/Balcony

Porcelain Tiles

Laminated Timber Flooring

Textured Concrete

Interlocking Pavers

Timber Door

Timber Louvered Door

Aluminium Frame Door

WINDOWS

Aluminium Frame Window

SANITARY AND PLUMBING FITTINGS

Water Closet

Wash Basin

Toilet Roll Holder

Hand Shower

Shower Rose

Kitchen Sink

IRONMONGERY

Quality Lockset

ELECTRICAL INSTALLATION

Lighting Point

Ceiling Fan Point

Switch Socket

Telephone Point/Data Point

TV Point

Air-Conditioning Point

Kitchen Hood Point

Kitchen Hob Point

Solar Heater and Water Booster Pump

EXTRA FEATURES

Basic Alarm System

3 Phase Electricity Supply

Provided

Provided

DOMUS

Sleek and elegantly designed with ample spaces to allow great family gatherings.

This is a home where the family can grow up and grow old with.

2-STOREY SEMI-DETACHED

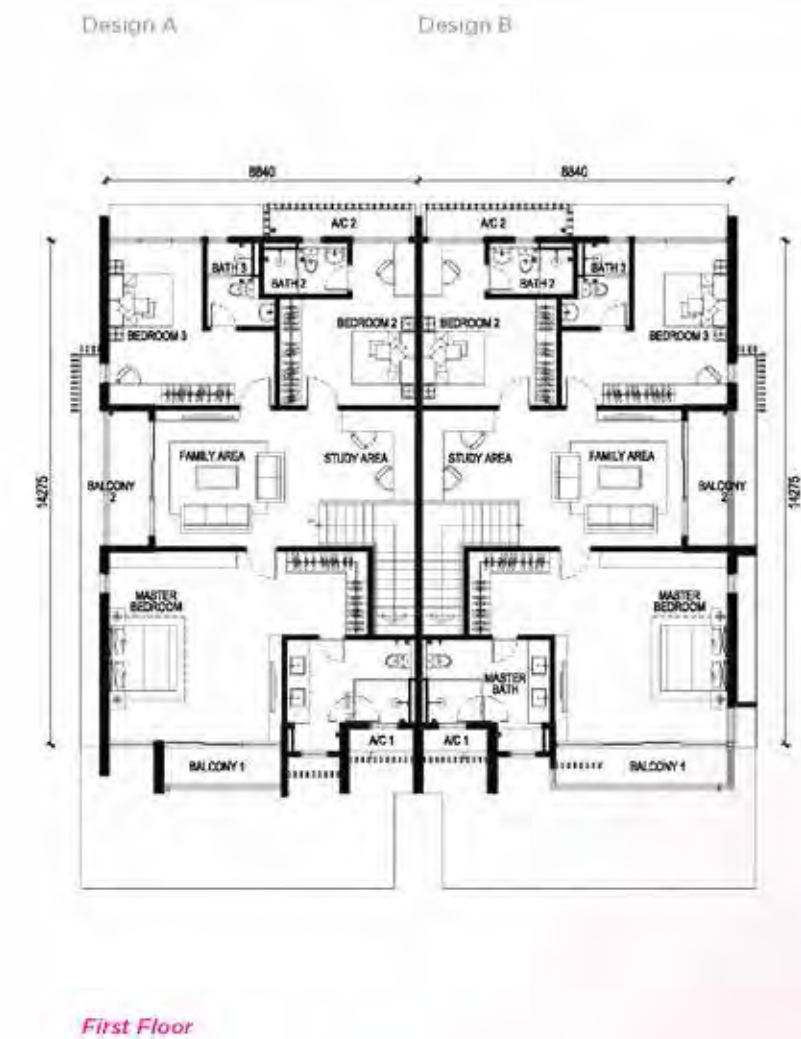
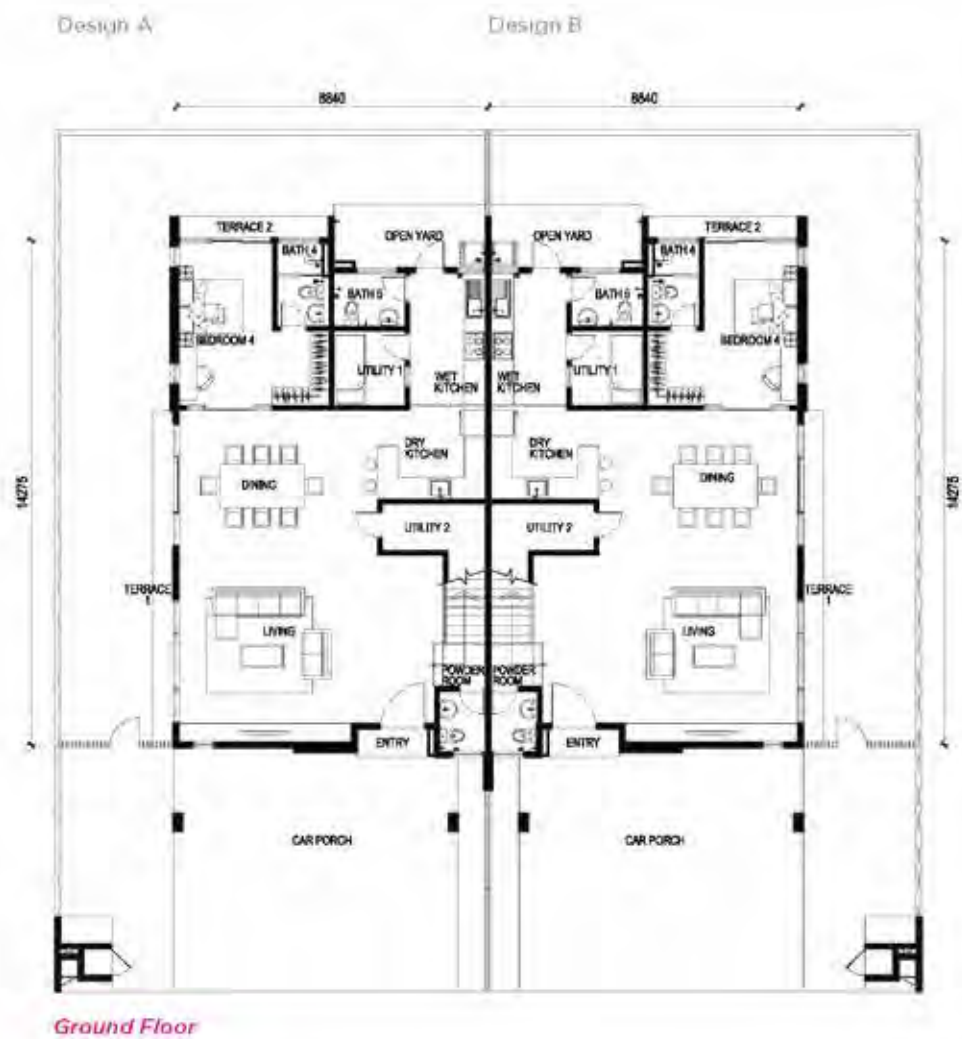
Features 4 + 1 bedrooms
5 + 1 bathrooms
3 car parks

Size 40' x 80' / 85' / 90'
Design A - 3,155 sq.ft
Design B - 3,173 sq.ft

DOMUS
Floor Plan

40' x 80'/85'/90'

Built-Up Area
Design A | 3,155 sq.ft.
Design B | 3,173 sq.ft.



SPECIFICATIONS

STRUCTURE

Reinforced Concrete Framework

WALL

Brick and Plaster

WALL FINISHES

Internal Paint
External Paint
Master Bathroom/Bathrooms/Powder Room
Wet & Dry Kitchen

ROOF

R/C Flat Roof/Metal Decking Roof

CEILING

Skim Coat/Plasterboard

Emulsion Paint
Exterior Weather-resistant Paint
Porcelain Tiles
Ceramic Tiles

FLOOR FINISHES

Living/Dining/Wet & Dry Kitchen/Bedroom 4/
Bathrooms/Yard/Balcony/Utility 1&2/
Entry/Terrace 1&2

Master Bedroom/Bedrooms/
Family & Study Area/Staircase

Car Porch

DOORS

Entrance/Bedroom/Bathroom/Utility 1/Yard
Utility 2
Living/Dining/Balcony

Porcelain Tiles

Laminated Timber Flooring

Textured Concrete

Timber Door
Timber Louvered Door
Aluminium Frame Door

WINDOWS

Aluminium Frame Window

SANITARY AND PLUMBING FITTINGS

Water Closet
Wash Basin
Toilet Roll Holder
Hand Shower
Shower Rose
Kitchen Sink

IRONMONGERY

Quality Lockset

ELECTRICAL INSTALLATION

Lighting Point	34
Ceiling Fan Point	7
Switch Socket	27
Telephone Point/Data Point	4
TV Point	3
Air-Conditioning Point	7
Kitchen Hood Point	1
Kitchen Hob Point	1
Solar Heater and Water Booster Pump	1

EXTRA FEATURES

Basic Alarm System
3 Phase Electricity Supply

Provided
Provided

CASA

Spacious and sleek design to meet every home owner's lifestyle needs.

2-STOREY SEMI-DETACHED

Features 4 + 1 bedrooms
5 + 1 bathrooms
3 car parks

Size 40' x 85'
Design A - 3,023 sq.ft
Design B - 3,023 sq.ft

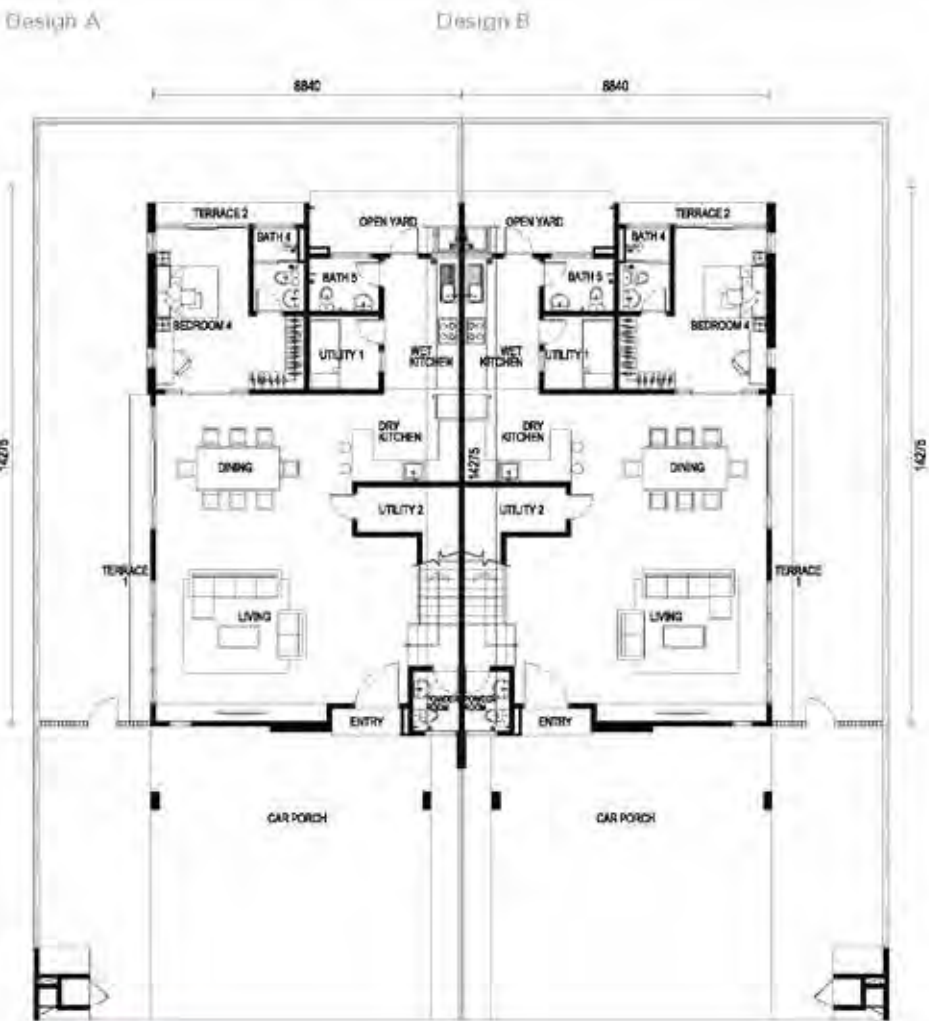


CASA

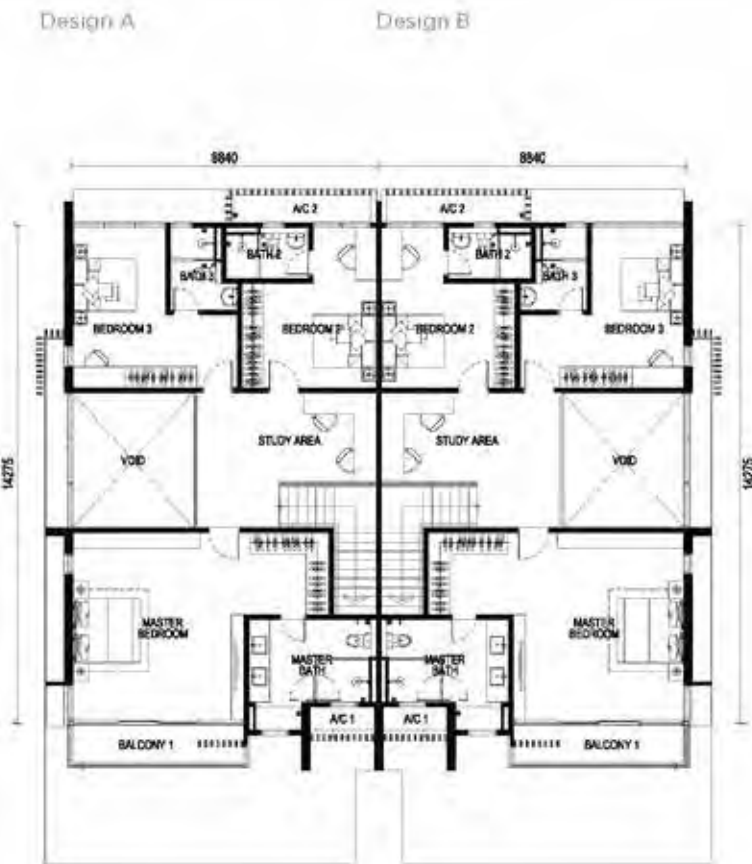
Floor Plan

40' x 85'

Built-Up Area
Design A | 3,023 sq.ft.
Design B | 3,023 sq.ft.



Ground Floor



First Floor

SPECIFICATIONS

STRUCTURE

Reinforced Concrete Framework

WALL

Brick and Plaster

WALL FINISHES

Internal Paint
External Paint
Master Bathroom
Bathroom/Wet & Dry Kitchen

ROOF

RC Flat Roof/Metal Decking Roof

CEILING

Skim Coat/Plasterboard
Emulsion Paint
Exterior Weather-resistant Paint
Porcelain Tiles
Ceramic Tiles

FLOOR FINISHES

Living/Dining/Wet & Dry Kitchen/Bedroom 4/
Bathrooms/Yard/Balcony/Utility 1&2/
Entry/Terrace 1&2

Master Bedroom/Bedrooms/
Study Area/Staircase
Car Porch

DOORS

Entrance/Bedroom/Bathroom/Utility 1/Yard
Utility 2
Living/Dining/Balcony

Porcelain Tiles

Laminated Timber Flooring

Textured Concrete

Timber Door
Timber Louvered Door
Aluminium Frame Door

WINDOWS

Aluminium Frame Window

SANITARY AND PLUMBING FITTINGS

Water Closet
Wash Basin
Toilet Roll Holder
Hand Shower
Shower Rose
Kitchen Sink

IRONMONGERY

Quality Lockset

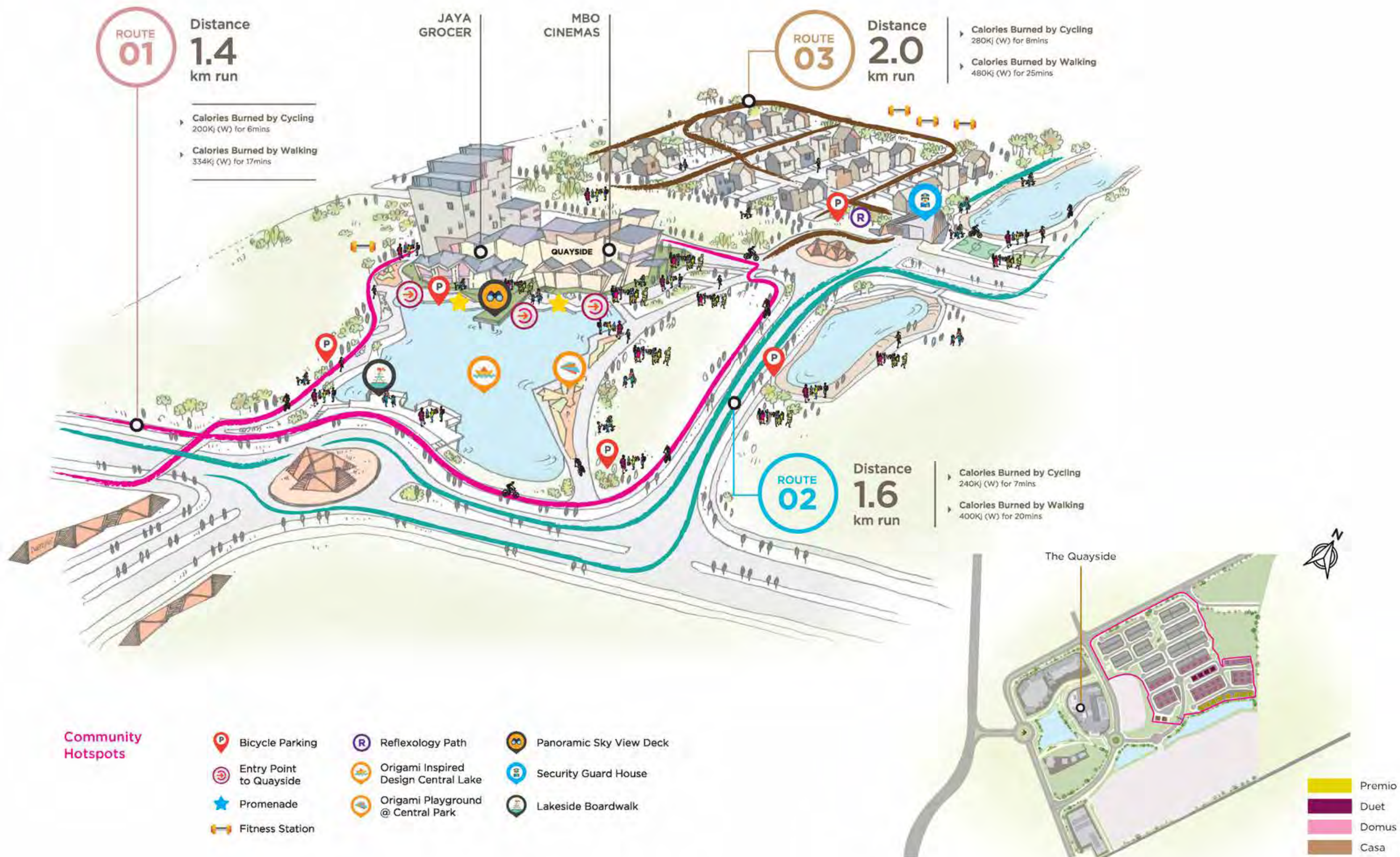
ELECTRICAL INSTALLATION

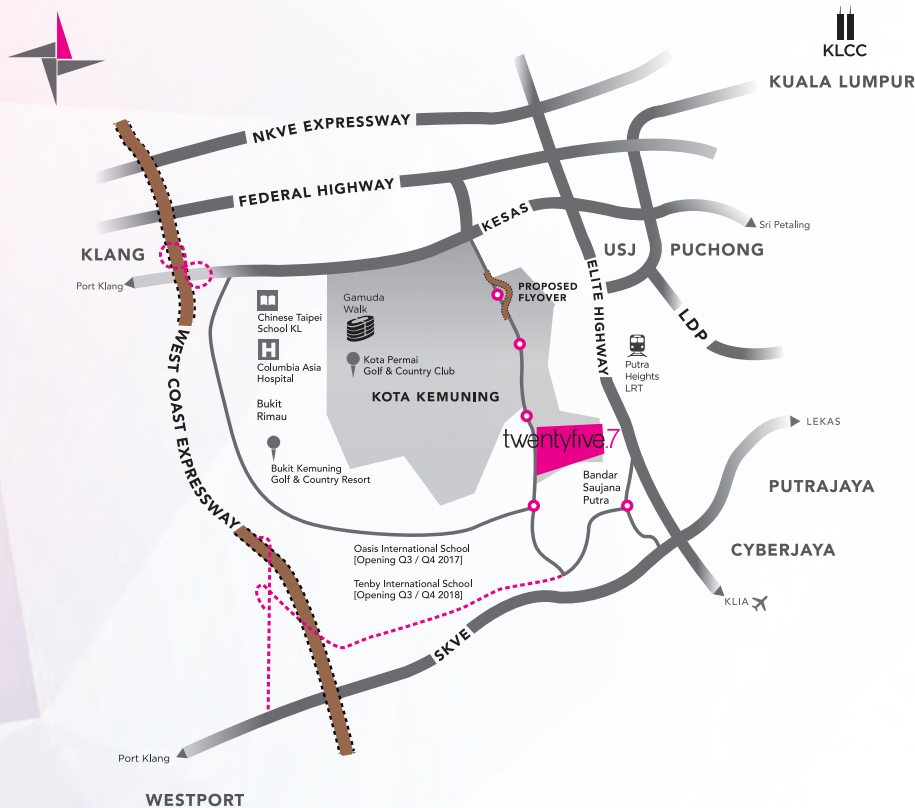
Lighting Point 34
Ceiling Fan Point 7
Switch Socket 27
Telephone Point/Data Point 4
TV Point 3
Air-Conditioning Point 7
Kitchen Hood Point 1
Kitchen Hob Point 1
Solar Heater and Water Booster Pump 1

EXTRA FEATURES

Basic Alarm System
3 Phase Electricity Supply

Provided
Provided





ACCESSIBILITY

Strategically located, **twentyfive.7** is conveniently accessible through four major highways:

- Shah Alam Expressway (KESAS)
- North-South Expressway Central Link (ELITE)
- South Klang Valley Expressway (SKVE)
- Kemuning-Shah Alam Highway (LKSA)

NEW HIGHWAY & ACCESS ROAD

- West Coast Expressway (WCE) to be completed in 2019
- New flyover in Kota Kemuning at the first roundabout after exiting the KESAS Highway onto Persiaran Anggerik Mokara.*

* Source: The Star Online, 18 April 2016, *New plan to ease traffic congestion*

LEGEND

- Existing Highways
- Upcoming Highway
- Existing Roads
- Upcoming Roads

ALL AROUND YOU

Public Amenities

Recreation

Education

3 KM

- Quayside Mall at twentyfive.7
- Jaya Grocer at twentyfive.7
- MBO Cinema at twentyfive.7

- Central Park at twentyfive.7
- Boardwalk at twentyfive.7
- Vista Shah Alam Equestrian and Endurance

- Beacon House Kota Kemuning
- Tenby International School (Opening Q3/Q4 2017)
- Oasis International School (Opening Q3/Q4 2018)
- MAHSA University

5 KM

- Columbia Asia Hospital
- Celebrity Fitness
- Gamuda Walk
- AEON BiG
- Hero Market

- Kota Permai Golf & Country Club
- Bukit Kemuning Golf & Country Resort

7 KM

- RHB Bank
- Hong Leong Bank
- OCBC Al-Amin Bank
- Affin Bank Berhad
- CIMB Bank
- Maybank
- Putra Height LRT Station

- Kota Kemuning Lakeside Park

- Chinese Taipei School KL
- Philharmonic School of Music

10 KM

- Kemuning Medical Hospital
- Sentosa Specialist Hospital

For more info, call us at 012 257 2527/03 5131 6257

Gamuda Land (Kemuning) Sdn Bhd

[200201030459 (598122-P)]

Twentyfive.7 Property Gallery,
Lot 43495, Persiaran Oleander,
42500 Telok Panglima Garang,
Selangor Darul Ehsan.

gamudaland.com.my

GAMUDA LAND

THE EDGE Top Property
Developers Awards
2019

THE EDGE - PEPS
Value Creation Excellence
Award 2012-2019

StarProperty
AWARDS2020
REAL ESTATE DEVELOPER
STARPROPERTY ALL STARS AWARD

Twentyfive.7
Property Gallery

Developer: GAMUDA LAND (KEMUNING) SDN. BHD. [200201030459 (598122-P)] • TWENTYFIVE.7 PROPERTY GALLERY, LOT 43495, PERSIARAN OLEANDER, 42500 TELOK PANGLIMA GARANG, SELANGOR DARUL EHSAN. • TEL.: 03-5131 6257 • FAX: 03-5131 9257 • Developer License Number: 19085-1/07-2021/02640(L) • Validity Period: 19/07/2020-18/07/2021 • Advertising Permit Number: 19085-1/07-2021/02640(P) • Validity Period: 19/07/2020-18/07/2021 • Expected Date of Completion: July 2020 • Land Tenure: Leasehold (99 years-Expires 19 April 2116) • Land Encumbrances: Charged to Public Bank Berhad • Authority Approving Building Plan: Majlis Daerah Kuala Langat • Building Plan Approval Number: MDKL/JKB/2/4/1211 (10) • Type of House: 2 Storey Terrace and 3 Storey Terrace • Price: 2 Storey Terrace - RM1,021,800 (min.) - RM1,771,920 (max.) and 3 Storey Terrace - RM1,261,800 (min.) - RM2,181,320 (max.) • Total Units: 2 Storey Terrace - 128 units, 3 Storey Terrace - 53 units • Type of House: 2 Storey Semi-Detached and 3 Storey Semi-Detached • Price: 2 Storey Semi-Detached - RM1,790,800 (min.) - RM2,858,670 (max.) dan 3 Storey Semi-Detached - RM2,600,180 (min.) - RM3,389,970 (max.) • Total Units: 2 Storey Semi-Detached - 74 units and 3 Storey Semi-Detached - 24 units • Bumiputera Discount: 7% • Important: This land cannot be transferred, sold or pawned without authorisation from the State Authority. Disclaimer: All information contained here (including figures, specifications, plan measurement 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.