

twentyfive.7  
Kota Kemuning

# LUC=NT

RESIDENCE

**SUPERLINK HOMES**  
LIGHT HOUSE | FLEXI HOUSE

**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.









**Signature**  
**Multi-Facade**  
**3-Storey Superlink Homes**



# LIGHT HOUSE

We've all felt how sunlight brightens our day and lifts our mood. This idea inspired the design of the Light House with floor to ceiling windows that let 70% of natural light in. More than just light, it also creates a sense of spaciousness and comfort. Behind our Light House, we have properly landscaped Linear Garden to allow interaction and connectivity with your neighbours.

## 3-STOREY SUPERLINK

### Features

Triple volume living hall  
5 + 1 bedrooms  
5 bathrooms  
3 car parks  
Backlane landscaped linear garden

### Size

28' x 65'  
Corner - 3,272 sq.ft  
Intermediate - 3,240 sq.ft











Triple volume  
living hall





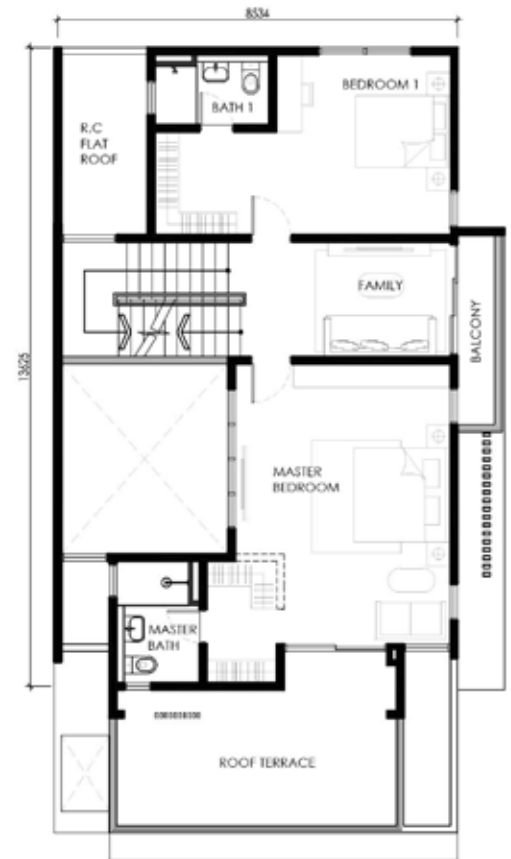
Light House  
**CORNER  
UNIT**

28' x 65'

Built-Up Area  
3,272 sq.ft.



*Ground Floor*



*First Floor*

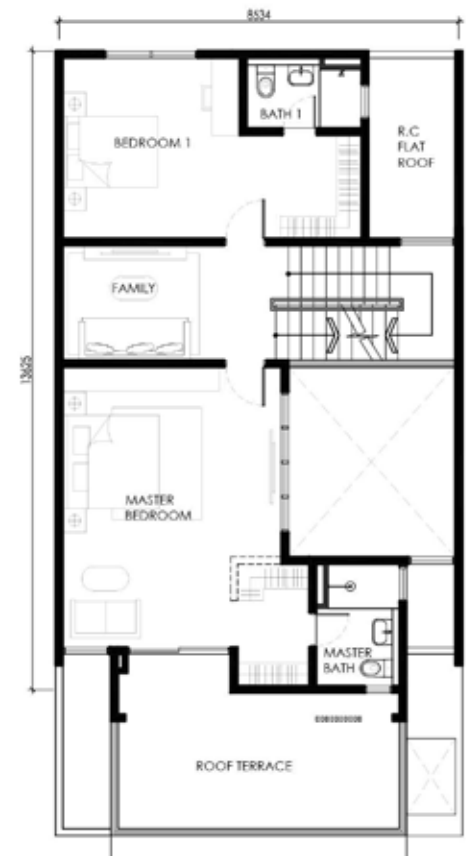
Light House  
**INTERMEDIATE  
UNIT**

28' x 65'

Built-Up Area  
3,240 sq.ft.



*Ground Floor*



*First Floor*





Second Floor



Second Floor

## SPECIFICATIONS

### STRUCTURE

Reinforced Concrete Framework

### WALL

Brick and Plaster

### WALL FINISHES

Internal Paint

External Paint

Master Bathroom

Bathroom/Wet & Dry Kitchen

### FLOOR FINISHES

Living/Dining/Dry Kitchen/Guest Bedroom

Bedroom/Master Bedroom/Staircase/Family

Utility/Wet Kitchen/Balcony/Deck/Roof Terrace

Master Bathroom/Bathrooms

Car Porch and Driveway

### ROOF

RC Flat Roof/Metal Decking Roof

### CEILING

Skim Coat/Plasterboard

Emulsion Paint

Exterior Weather-resistant Paint

Porcelain Tiles

Ceramic Tiles

Porcelain Tiles

Laminated Timber Flooring

Ceramic Tiles

Porcelain Tiles

Textured Concrete

### DOORS

Entrance/Bedroom/Bathroom/Yard

Store

Living

Timber Door

Timber Louvered Door

Aluminium Frame Door

### WINDOWS

Aluminium Frame Window

### SANITARY AND PLUMBING FITTINGS

Water Closet

5

Wash Basin

5

Hand Shower

5

Kitchen Sink

2

Toilet Roll Holder

5

### IRONMONGERY

Quality Lockset

### ELECTRICAL INSTALLATION

Lighting Point

30

Ceiling Fan Point

8

Switch Socket

30

Telephone Point/Data Point

4

TV Point

3

Air-Conditioning Point

8

Kitchen Hood Point

1

Kitchen Hob Point

1

Solar Heater and Water Booster Pump

1

### EXTRA FEATURES

Basic Alarm System

Provided

3 Phase Electricity Supply

Provided



# FLEXI HOUSE

Modern lifestyles have changed the way we utilise our residences. Whether it's a place to call home or a home with an office, the Flexi House is designed to accommodate all your living needs. You can even turn your lower floor into a hobby space. The possibilities are endless with sleek interior design. Behind our Flexi House, we have properly landscaped Linear Garden to allow interaction and connectivity with your neighbours.

## 3-STOREY SUPERLINK

### Features

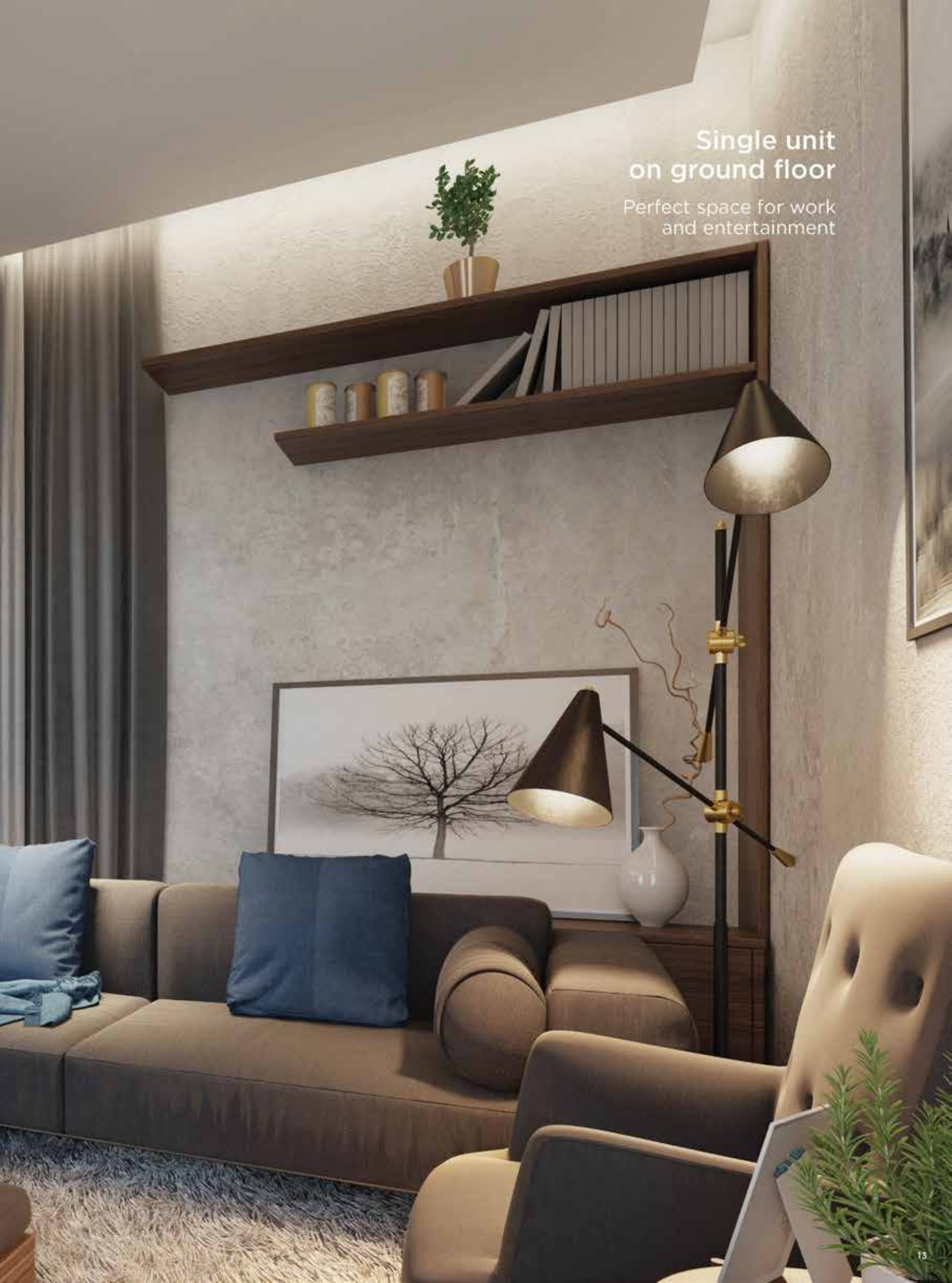
Multi facade + colours  
Dual key products  
- Single unit on ground floor  
- Duplex unit above  
6 + 1 bedrooms  
6 bathrooms  
5 car parks  
Backlane landscaped linear garden

### Size

28' x 65'  
Corner - 3,272 sq.ft  
Intermediate - 3,240 sq.ft

Single unit  
on ground floor

Perfect space for work  
and entertainment









**Duplex unit  
on first floor**

Ample space  
for the family

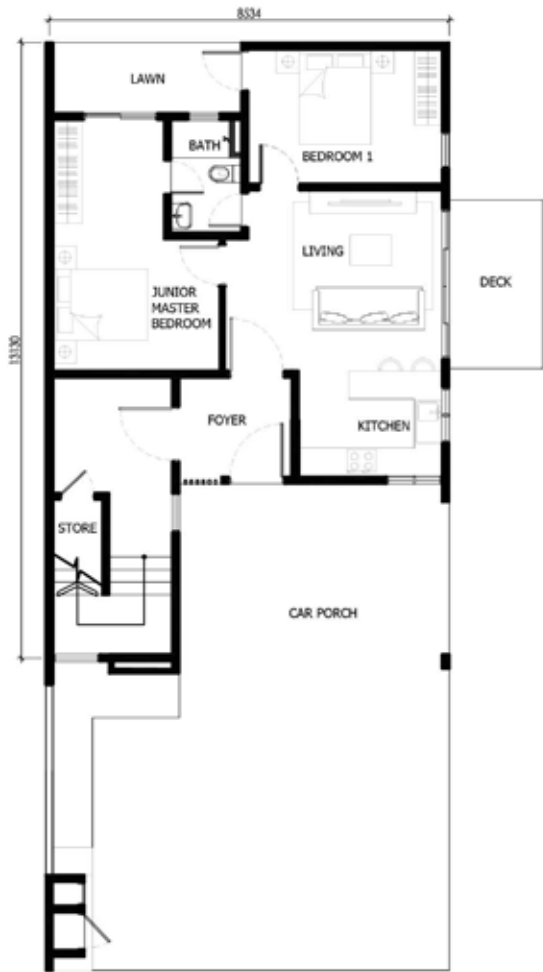




Flexi House  
**CORNER  
UNIT**

28' x 65'

Built-Up Area  
3,272 sq.ft.



Ground Floor



First Floor

Flexi House  
**INTERMEDIATE  
UNIT**

28' x 65'

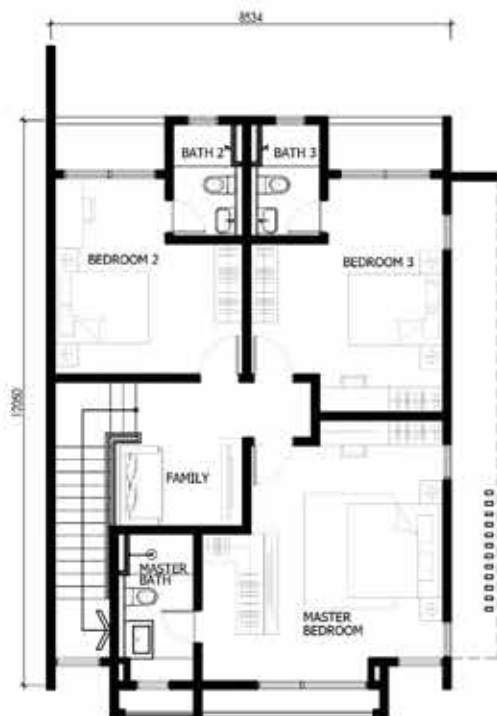
Built-Up Area  
3,240 sq.ft.



Ground Floor



First Floor



Second Floor



Second Floor

## SPECIFICATIONS

### STRUCTURE

Reinforced Concrete Framework

### WALL

Brick and Plaster

### WALL FINISHES

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

### FLOOR FINISHES

Living/Dining/Dry Kitchen/Guest Bedroom  
Bedroom/Master Bedroom/Staircase/Family  
Yard/Utility/Wet Kitchen/Balcony/Deck  
Master Bathroom/Bathrooms  
Car Porch and Driveway

### DOORS

Entrance/Bedroom/Bathroom/Yard  
Store  
Living

### WINDOWS

Aluminium Frame Window

### SANITARY AND PLUMBING FITTINGS

Water Closet	6
Wash Basin	6
Hand Shower	6
Kitchen Sink	3
Toilet Roll Holder	6

### IRONMONGERY

Quality Lockset

### ELECTRICAL INSTALLATION

Lighting Point	38
Ceiling Fan Point	10
Switch Socket	41
Telephone Point/Data Point	5
TV Point	4
Air-Conditioning Point	9
Kitchen Hood Point	2
Kitchen Hob Point	2
Solar Heater and Water Booster Pump	1

### EXTRA FEATURES

Basic Alarm System	Provided
3 Phase Electricity Supply	Provided

### ROOF

RC Flat Roof/Metal Decking Roof

### CEILING

Skim Coat/Plasterboard

Emulsion Paint  
Exterior Weather-resistant Paint  
Porcelain Tiles  
Ceramic Tiles

Porcelain Tiles  
Laminated Timber Flooring  
Ceramic Tiles  
Porcelain Tiles  
Textured Concrete

Timber Door  
Timber Louvered Door  
Aluminium Frame Door



ROUTE  
**01**

Distance  
**1.4**  
km run

- ▶ Calories Burned by Cycling  
200Kj (W) for 6mins
- ▶ Calories Burned by Walking  
334Kj (W) for 17mins

JAYA  
GROCER

MBO  
CINEMAS

QUAYSIDE

### Community Hotspots



Bicycle Parking



Entry Point  
to Quayside



Promenade



Fitness Station



Reflexology Path



Origami Inspired  
Design Central Lake



Origami Playground  
@ Central Park



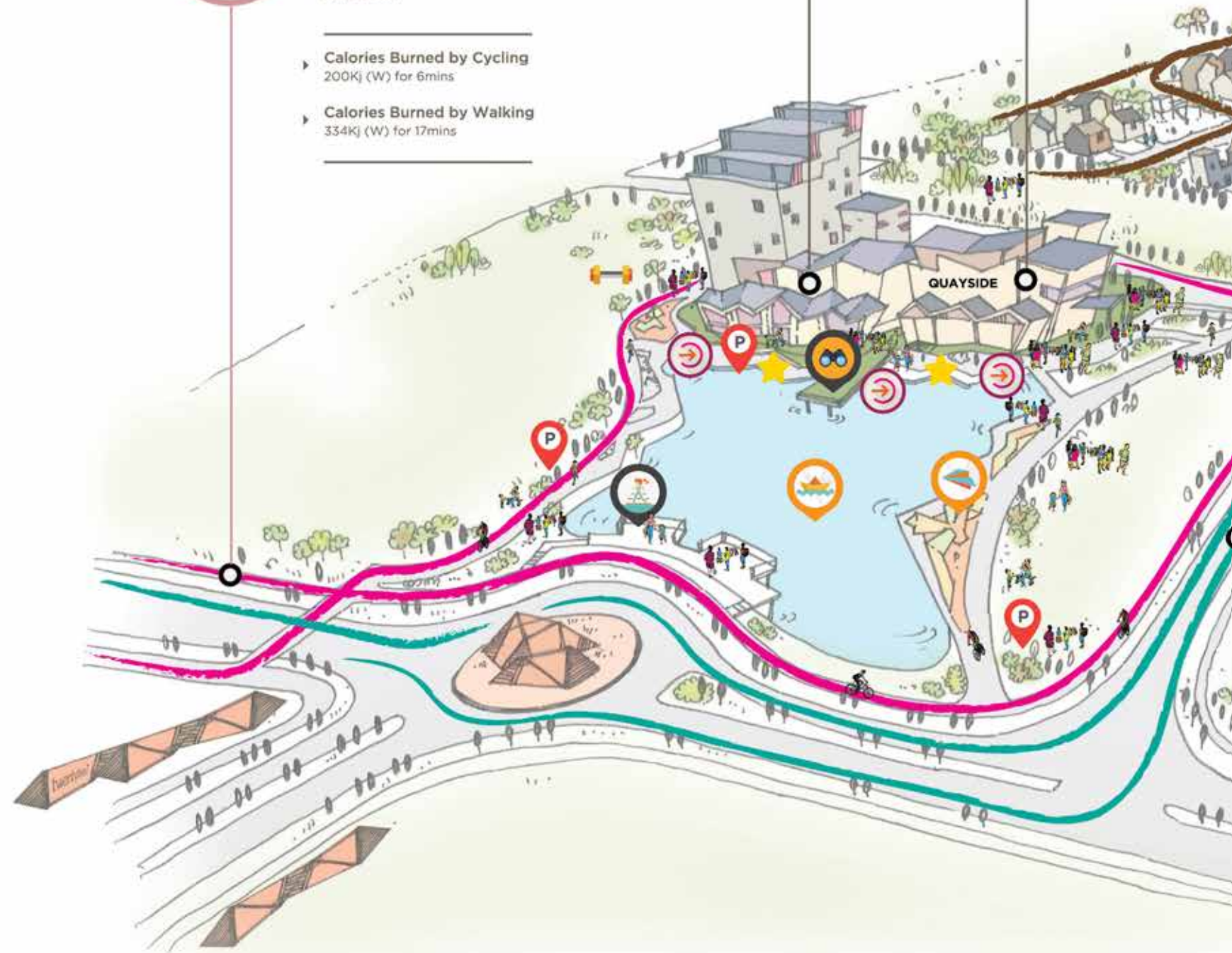
Panoramic Sky View Deck



Security Guard House



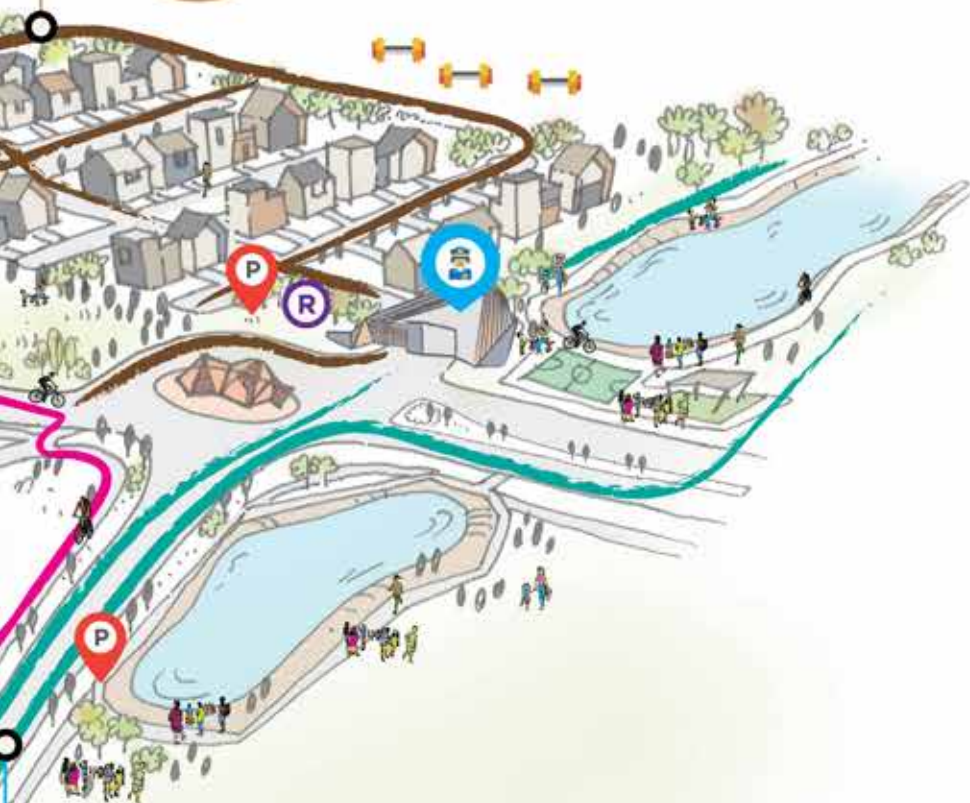
Lakeside Boardwalk



# ROUTE 03

Distance  
**2.0**  
km run

- Calories Burned by Cycling  
280Kj (W) for 8mins
- Calories Burned by Walking  
480Kj (W) for 25mins



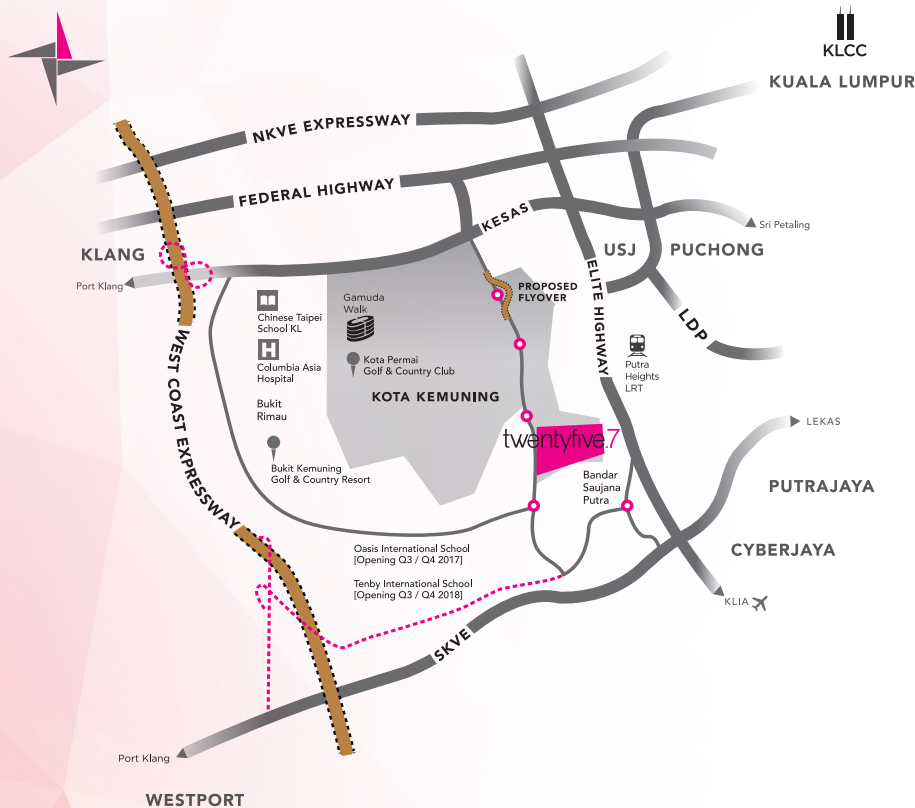
# ROUTE 02

Distance  
**1.6**  
km run

- Calories Burned by Cycling  
240Kj (W) for 7mins
- Calories Burned by Walking  
400Kj (W) for 20mins







#### 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-STAR 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.