

twentyfive.7

KOTA KEMUNING

LUCENT

RESIDENCE

SUPERLINK | SEMI-D

SEMI-D HOMES

PREMIO | DUET | DOMUS | CASA



# 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.

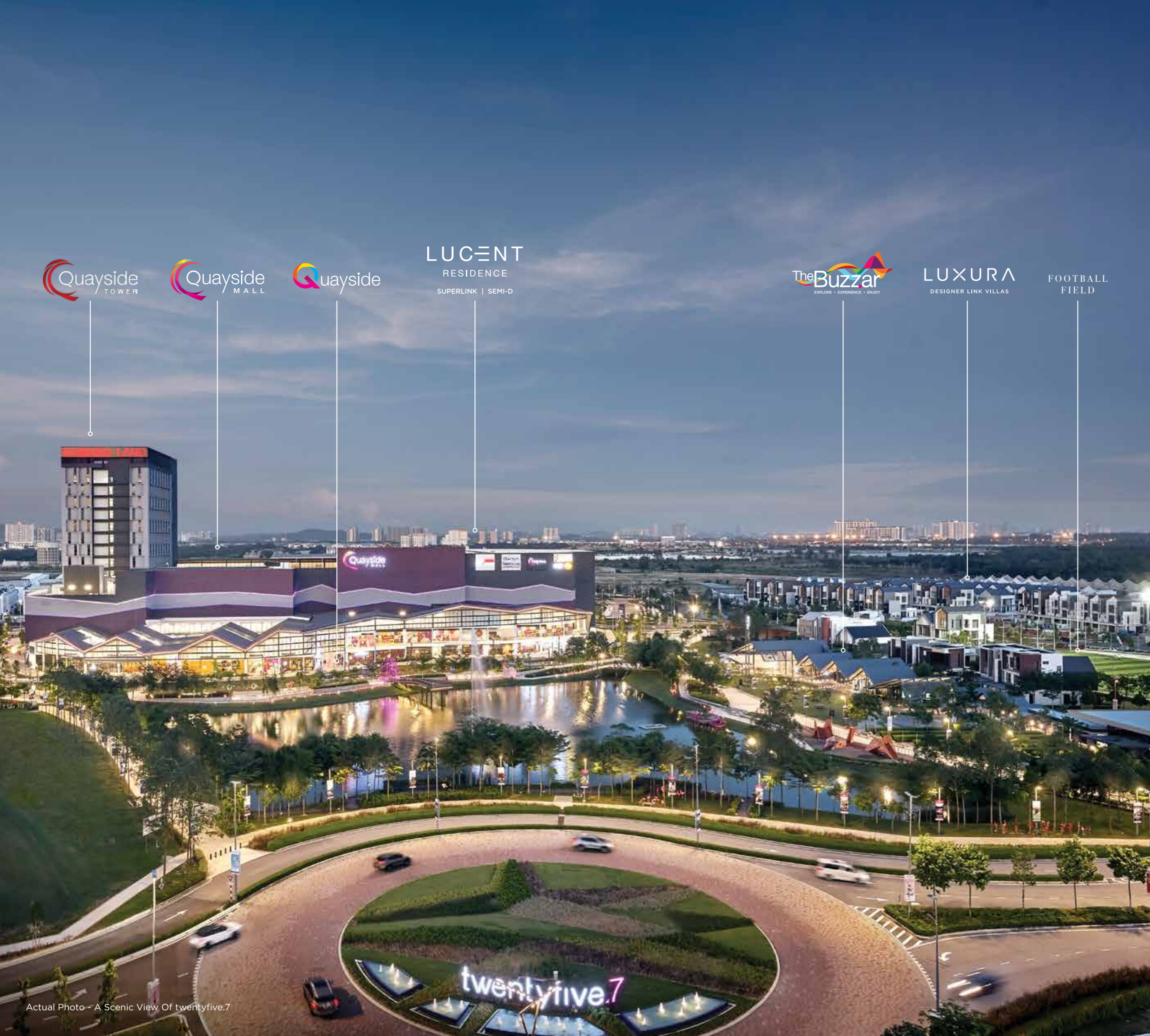
The design elements draw upon our vernacular heritage to promote indoor and outdoor livability.

The planning of each neighbourhood includes the streets, the nearby parks and 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.



Quayside  
TOWER

Quayside  
MALL

Quayside

LUCENT  
RESIDENCE  
SUPERLINK | SEMI-D

The Buzzar  
EXPLORE • EXPERIENCE • ENJOY

LUXURA  
DESIGNER LINK VILLAS

FOOTBALL  
FIELD

twentyfive.7



## A Township That Goes Above And Beyond

Within the most vibrant township in Kota Kemuning, there is a collection of landed homes accompanied by a vast lake, refreshing landscapes and more. This perfect harmony is the epitome of luxury living.



## An All-Rounded Waterfront Lifestyle

A place for living, playing, shopping, relaxing and bonding all in one. That is what twentyfive.7 is all about, with everything being interconnected in order to foster a thriving community.



### ACTIVITIES FOR THE ENTIRE FAMILY

An exciting variety of activities awaits you and your family. From Grousel and Solar Express to Flamingo Pedal Boat and Superfly, they are fun for all ages.



### 20+ COMMUNITY ACTIVITIES AT QUAYSIDE

Lakeside fun and activities galore for everyone.



### 7 km THE LOOP

Dedicated pathways throughout the entire township for bikes, scooters and joggers to facilitate an active lifestyle.





## A First-Class Gateway

—  
Majestic & Welcoming  
—

With sleek modern lines and elegant shapes that are pleasing to the eye, a grand entrance statement complements the surroundings and elevates the overall stature of your home.



# Hues Of Nature

## Calm & Refreshing

Nature takes precedence within the neighbourhood of Lucent Residence. Sprawled around the area are pocket gardens that bring fresh air, colourful

sights and an overall pleasant viewing experience for residents.

- 7 acres of lush park & lake
- The Loop
- Playground
- Viewing deck
- Multi-purpose court
- Pavilion
- Fitness station





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## Beauty In Landscaping

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Dotted with pocket gardens, the greenery in this neighbourhood embraces functionality while also being pleasing to the eye. Playing with layers of texture and vibrant colours, these nature sights are sure to leave your senses refreshed daily.

## Crafted With You In Mind



### Stylish & Personalised

Every home interior here is more than just a place to live in. It is infused with high quality materials and functional designs coupled with great use of space and natural lighting. Once decorated with your personal style, it will surely exude the ideal home spaces.



# Premio

3-STOREY SEMI-D

## Features

- Luxurious lakefront homes
- Dual façade in single unit
- Double volume above family area (2nd floor)

5+2 bedrooms  
5+1 bathrooms  
3 car parks



Actual Photo

## TYPE A

Lot Size 40' x 80'  
Built-up Area 3,701 sq.ft.



Ground Floor

First Floor

Second Floor

## TYPE B

Lot Size 40' x 80'  
Built-up Area 3,701 sq.ft.



Ground Floor

First Floor

Second Floor

# Duet

3-STOREY SEMI-D

## Features

- Dual car entry

5+1 bedrooms

5+1 bathrooms

5 car parks



Actual Photo

## TYPE A

Lot Size 40' x 90'  
Built-up Area 3,376 sq.ft.



## TYPE B

Lot Size 40' x 90'  
Built-up Area 3,376 sq.ft.



# Domus

2-STOREY SEMI-D

## Features

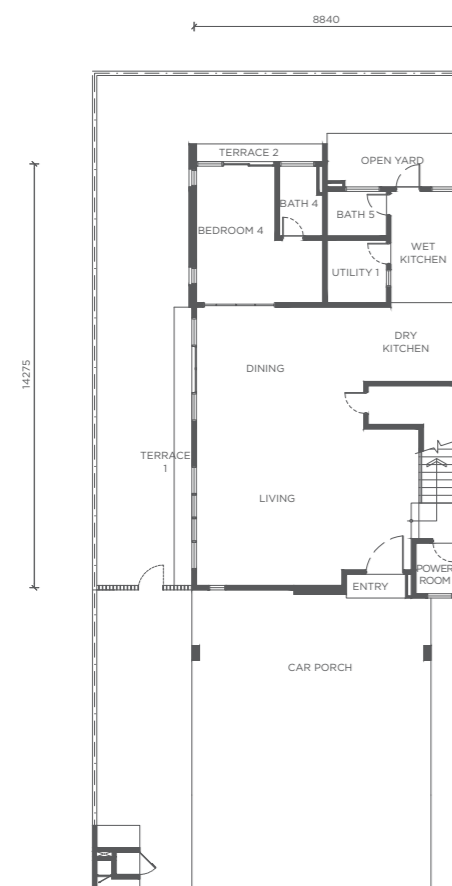
- 4+1 bedrooms
- 5+1 bathrooms
- 3 car parks



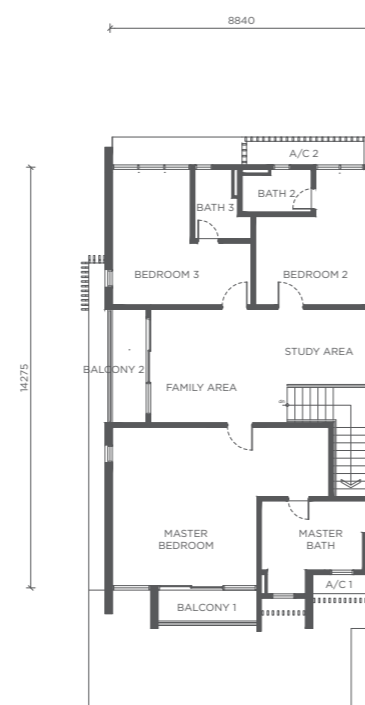
Actual Photo

## TYPE A

Lot Size 40' x 80'/85'/90'  
Built-up Area 3,155 sq.ft.



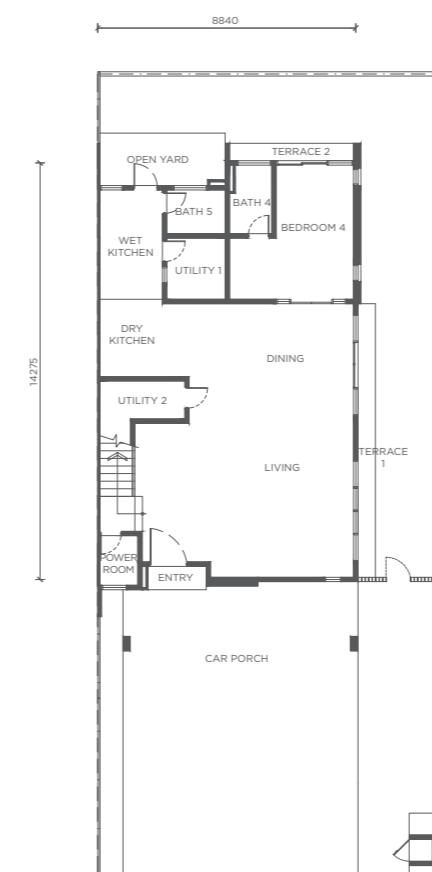
Ground Floor



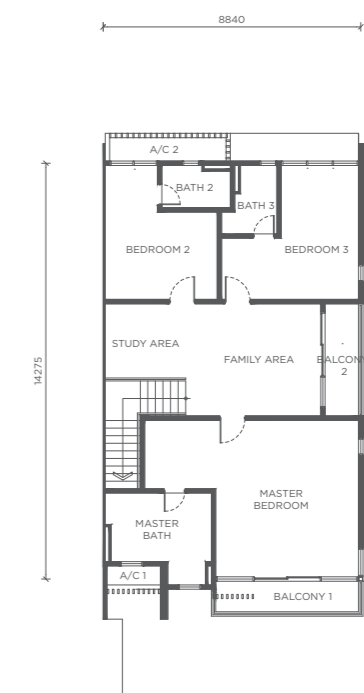
First Floor

## TYPE B

Lot Size 40' x 80'/85'/90'  
Built-up Area 3,173 sq.ft.



Ground Floor



First Floor

# Casa

2-STOREY SEMI-D

## Features

- 4+1 bedrooms
- 4+1 bathrooms
- 3 car parks



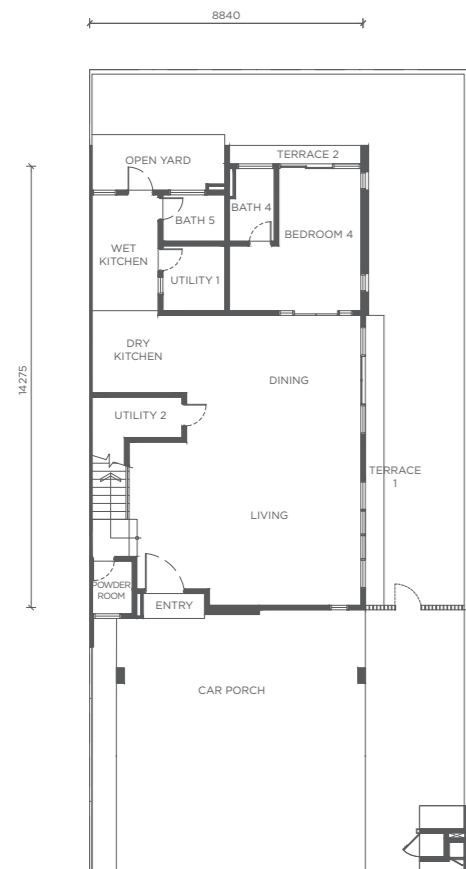
Actual Photo

## TYPE A

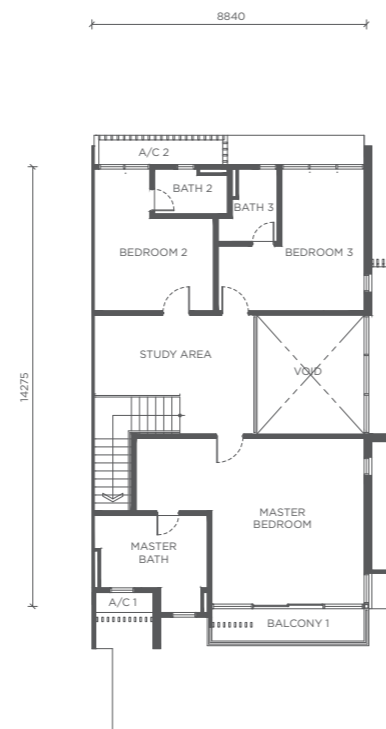
Lot Size 40' x 85'  
Built-up Area 3,023 sq.ft.

## TYPE B

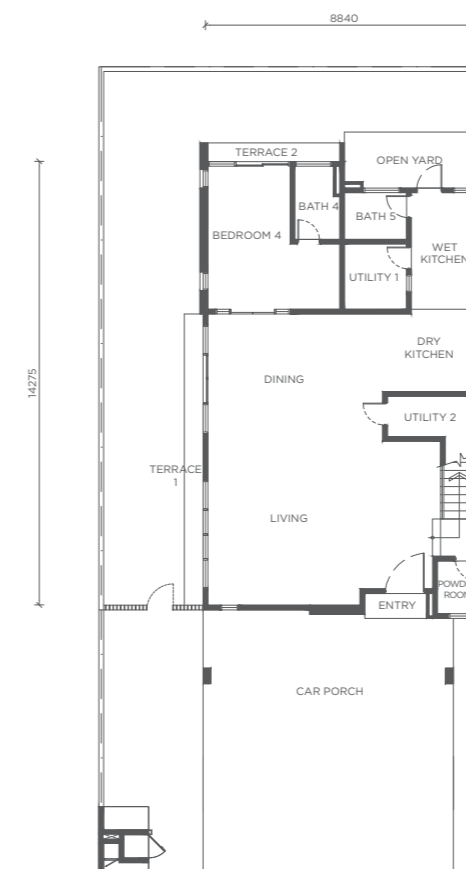
Lot Size 40' x 85'  
Built-up Area 3,023 sq.ft.



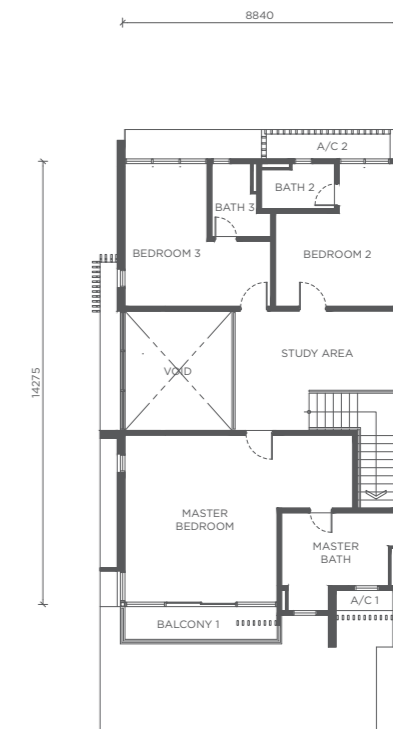
Ground Floor



First Floor



Ground Floor



First Floor

# Within A Tranquil Setting



## Diverse & Intriguing

Graced by richly landscaped surroundings, this enclave offers many home variants. Each one of its own signature trait to cater to different family sizes and lifestyle needs.

# Specifications

<b>STRUCTURE</b>	Reinforced Concrete Framework		
<b>ROOF</b>	RC Flat Roof/ Metal Decking Roof		
<b>WALL</b>	Brick and Plaster		
<b>CEILING</b>	Skim Coat/ Plasterboard		
<b>WALL FINISHES</b>			
Internal Paint	Emulsion Paint		
External Paint	Exterior Weather-resistant Paint		
Master Bathroom	Porcelain Tiles		
Bathroom/ Wet & Dry Kitchen	Ceramic Tiles		
<b>FLOOR FINISHES</b>			
	<b>Premio</b>		<b>Duet, Domus, Casa</b>
	Living/ Dining/ Wet & Dry Kitchen/ Bedroom 5/ Bathroom/ Balcony/ Utility 1 & 2/ Entry/ Terrace Dry Kitchen/ Bedroom 5/ Bathroom/ Balcony/Utility 1 & 2/ Entry/ Terrace	Porcelain Tiles	Living/ Dining/ Wet & Dry Kitchen/ Bedroom 4/ Bathroom/ Balcony/ Utility 1 & 2/ Entry/ Terrace 1 & 2
	Master Bedroom/ Bedrooms/ Walk-In Closet/ Family Area/ Study Area/ Staircase	Laminated Timber Flooring	Master Bedroom/ Bedrooms/ Study Area/ Staircase
	Car Porch	Textured Concrete	Car Porch
			Textured Concrete
<b>DOORS</b>			
	<b>Premio</b>		<b>Duet, Domus, Casa</b>
	Entrance/ Bedroom/ Bathroom/ Utility 1	Timber Door	Entrance/ Bedroom/ Bathroom/ Utility 1/ Yard
	Utility 2	Timber Louvered Door	Utility 2
	Living/ Dining/ Balcony	Aluminium Frame Door	Living/ Dining/ Balcony
			Aluminium Frame Door
<b>WINDOWS</b>			
	Aluminium Frame Window		
<b>SANITARY &amp; PLUMBING FITTINGS</b>			
	<b>PREMIO</b>		<b>DUET, DOMUS &amp; CASA</b>
Water Closet	6		6
Wash Basin	7		7
Hand Shower	5		4
Kitchen Sink	2		2
Toilet Roll Holder	6		6
Shower Rose	1		1
<b>IRONMONGERY</b>			
	Quality Lockset		
<b>ELECTRICAL INSTALLATION</b>			
	<b>PREMIO</b>		<b>DUET, DOMUS &amp; CASA</b>
Lighting Point	35		34
Ceiling Fan Point	9		7
Switch Socket	31		27
Telephone Point/ Data Point	4		4
TV Point	3		3
Air-conditioning Point	9		7
Kitchen Hood Point	1		1
Kitchen Hob Point	1		1
Solar Heater & Water Booster Pump	1		1
<b>EXTRA FEATURES</b>			
Basic Alarm System	Provided		
3-phase Electricity Supply	Provided		

# The Vivid Lifestyle Hotspot

twentyfive.7 is conveniently accessible through four major highways:

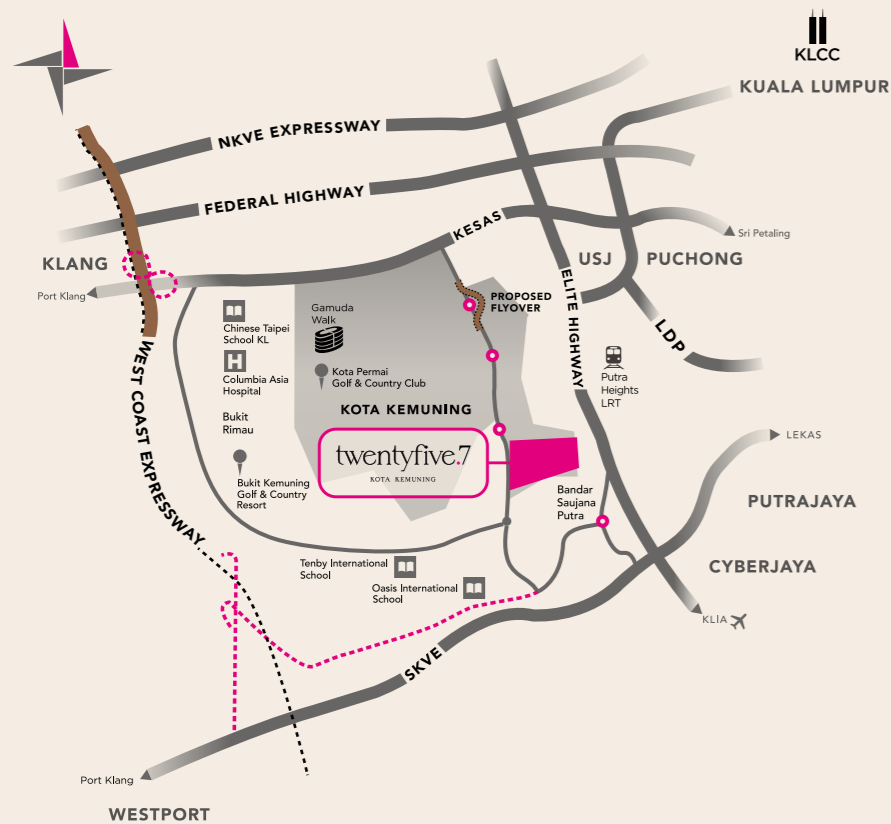
- Shah Alam Expressway (KESAS)
- North-South Expressway Central Link (ELITE)
- South Klang Valley Expressway (SKVE)
- Kemuning-Shah Alam Highway (LKSA)

For an even smoother traffic flow, a highway and access road are currently under construction:

- West Coast Expressway (WCE)
- 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

- LEGEND**
- Existing Highways
  - Upcoming Highway
  - Existing Roads
  - Upcoming Roads



ALL AROUND YOU	AMENITIES	RECREATION	EDUCATION
3KM	<ul style="list-style-type: none"> <li>• Quayside Mall at twentyfive.7</li> <li>• Jaya Grocer at twentyfive.7</li> <li>• Central Park at twentyfive.7</li> </ul>	<ul style="list-style-type: none"> <li>• Vista Shah Alam Equestrian and Endurance</li> <li>• MBO Cinemas at twentyfive.7</li> </ul>	<ul style="list-style-type: none"> <li>• Beacon House Kota Kemuning</li> <li>• Tenby International School</li> <li>• Oasis International School</li> <li>• MAHSA University</li> <li>• Trinity Kids</li> </ul>
5KM	<ul style="list-style-type: none"> <li>• Columbia Asia Hospital</li> <li>• Celebrity Fitness</li> <li>• Gamuda Walk</li> <li>• AEON BiG</li> <li>• Hero Market</li> </ul>	<ul style="list-style-type: none"> <li>• Kota Permai Golf &amp; Country Club</li> <li>• Bukit Kemuning Golf &amp; Country Resort</li> </ul>	<ul style="list-style-type: none"> <li>• SJK (C) Chung Hua Kota Kemuning</li> <li>• SJK (C) Bukit Fraser</li> <li>• SMK Kota Kemuning</li> <li>• SK Bukit Kemuning 2</li> </ul>
7KM	<ul style="list-style-type: none"> <li>• RHB Bank</li> <li>• Hong Leong Bank</li> <li>• OCBC Al-Amin Bank</li> <li>• Affin Bank</li> <li>• CIMB Bank</li> <li>• Maybank</li> <li>• Putra Heights LRT Station</li> </ul>	<ul style="list-style-type: none"> <li>• Kota Kemuning Lakeside Park</li> </ul>	<ul style="list-style-type: none"> <li>• SK Kota Kemuning</li> <li>• SK Bukit Rimau</li> </ul>
10KM	<ul style="list-style-type: none"> <li>• Kemuning Medical Hospital</li> <li>• Sentosa Specialist Hospital</li> </ul>		

# GAMUDA LAND

**Sincere<sup>TM</sup>  
Responsible  
Original**

**Gamuda Land (Kemuning) Sdn Bhd**  
[200201030459 (598122-P)]  
twentyfive.7 Experience Gallery  
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42500 Telok Panglima Garang,  
Selangor



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