

GAMUDA  
GARDENS

Valeria  
— GARDEN HOMES —

GAMUDA LAND



REDISCOVER  
THE CALM IS NATURE

Sincere  
Responsible  
Original

Bandar Sora Development Sdn Bhd  
301-10132668 (19-0994-A)  
Gamuda Gardens, Experience Gallery,  
Persiaran Gamuda Gardens 1, Bandar Gamuda Gardens,  
48010, Kuala Selangor



FABCI WORLD PRIZ  
D'EXCELLENCE AWARDS  
2022



gamudaland.com.my  
03 2727 7416

Phase 5A (Mars) • Developer: Bandar Sora Development Sdn Bhd (20130102000) (020090-W) • Developer's License: 1912461-20200254(1) - Validity Date: 09/02/2021 - 09/02/2024 • Advertising Permit: 19124-0211-19256204(1)-21 - Validity Date: 08/11/2021 - 07/11/2025 • Approving Authority: Majlis Perbandaran Selangor • Building Plan Approval: 18 (14) sbb, MP15-25-157/0402/18/18/1-5A • Land Tenure: Leasehold (99 years) - Expiring on 12/08/2103 • Land Encumbrance: Nil • Type of Property: 2-Storey Terrace Homes - Total Units: 251 units - Selling Price: RM1,316,885.00 (per lot) to RM1,196,600.00 (per lot) • Type of Property: 2.5-Storey Terrace Homes - Total Units: 49 units - Selling Price: RM2,000,000.00 (per lot) to RM1,264,000.00 (per lot) • Expected Date of Completion: July 2025 • 7% Discount for Strategists • Phase 5B (Mars) • Developer: Bandar Sora Development Sdn Bhd (20130102000) (020090-W) • Developer's License: 1912461-20200254(1) - Validity Date: 09/02/2021 - 09/02/2024 • Advertising Permit: 19124-1204-20200404(1)-21 - Validity Date: 21/04/2021 - 26/04/2024 • Approving Authority: Majlis Perbandaran Selangor • Building Plan Approval: 18 (18) sbb, MP15-25-157/0402/18/18/1-5B • Land Tenure: Leasehold (99 years) - Expiring on 12/08/2103 • Land Encumbrance: Nil • Type of Property: 2-Storey Terrace Homes - Total Units: 20 units - Selling Price: RM2,545,900.00 (per lot) to RM2,564,000.00 (per lot) • Type of Property: 2-Storey Cluster Homes - Total Units: 20 units - Selling Price: RM2,403,540.00 (per lot) to RM2,387,200.00 (per lot) • Type of Property: 2-Storey Cluster Homes - Total Units: 24 units - Selling Price: RM1,642,750.00 (per lot) to RM1,351,610.00 (per lot) • Type of Property: 2-Storey Terrace Homes - Total Units: 44 units - Selling Price: RM2,017,990.00 (per lot) to RM1,800,000.00 (per lot) • Expected Date of Completion: July 2025 • 7% Discount for Strategists • Restrictions 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. The information contained in this advertisement may be changed or deleted or altered at any time without prior notice and/or subject to amendment as may be required by the developer, the authorities & the developer's consultant from time to time. This advertisement shall not be construed or deemed to be representation by the developer in any way whatsoever. Purchasers are advised to refer to actual information, specifications or plans as treated in the Detailed Sale & Purchase Agreement entered between the developer & the purchaser. All drawings are merely artist impressions only.



# ENVELOPED BY NATURE. ENRICHING LIFESTYLE.

AN EXQUISITE HOME AMID GREENERY

Green is more than just a colour. Here in Valeria Garden Homes, we define greenery in many flourishing ways. By sowing the seeds for an inspiring neighbourhood, your life is nurtured by evergreen qualities.

# A CRADLE FOR REFRESHING COMFORT

## CHAPTER I #PLACE

Tucked away from the city in an evergreen suburb,  
nestles an enclave with peace of mind. Wake up every  
morning to a lifestyle thoughtfully designed for you,  
here and beyond.





# URBAN MODERNITY. SUBURBAN SERENITY.

Welcome to a place that captures your heart for a relaxed way of living. Here, you find a balance of everything you need as modern lifestyle fulfillment accentuates a canvas of undulating greens and shimmering creeks.



# LIFESTYLE

# SO CLOSE TO CITY. ENCLOSED BY GREENERY.



Direct Access to  
3 Major Highways



3KM To  
KTM Komuter Kuang



Strong  
Masterplanning



Public Facilities  
Built With  
Future Growth In Mind



Environmental, Social &  
Corporate Governance  
Programmes & Initiatives



Public Parks & Green Lungs  
For Wellness &  
Appreciation Of Nature

BEACONHOUSE  
INTERNATIONAL  
SCHOOL

SUNGAI BULOH  
MRT  
STATION

KOTA  
DAMANSARA

KUALA  
LUMPUR  
CITY  
CENTRE

BANDAR  
UTAMA

NORTH-SOUTH  
EXPRESSWAY

GUTHRIE CORRIDOR EXPRESSWAY

LATAR EXPRESSWAY

Gardens  
Wellness

Gardens  
Square

Gardens  
Waterfront  
Village



# AT THE FRINGE OF A CITY

Strategically located in the heart of the most desirable city outskirts to live in, Valeria offer every commodity and convenience you will ever need to thrive in this self-sustainable township.

## 810 ACRES PARK LIVING



### LEGEND

- A Gamuda Gardens City Centre
- B International School
- C Gardens Square
- D Future Mixed Commercial Development
- E GAIA Residences
- F Big Bucket Splash
- G Gardens Wellness
- H Waterfront Village
- I Le Gardens Pavilion
- J Waterfall & Lake Illumination
- K Village Homes
- L The Lookout Point
- M The Wetlands
- N Wetland Boardwalk
- O The Adventure Playland
- P Lakeside Homes
- Q Hillside Homes
- R Confluence of 3 main expressways (North-South Expressway, Guthrie Corridor Expressway and LATAR Expressway)
- S Skyline Luge



### All within reach

Connectivity	Amenities	Education	Lifestyle
3km KTM Komuter Klang	8.5km AEON Rawang	1km Beaconhouse International School	1km Just a quick drive to two equestrian facilities
10km MRT Sungai Buloh Interchange Hub & KTM Komuter Sungai Buloh	10.5km KPJ Rawang Specialist Hospital	3km SJK (C) Klang	7.5km SK Seri Kundang
10.5 km KTM Komuter Rawang	12km Hospital Sungai Buloh	5 km SJK (C) Kundang	8km Sekolah Berasrama Penuh Integrasi Rawang (SEPINTAR)
		7.5km Straits International School	13km IGB International School
			7km-9km Kundang Lakes Country Club Kelab Rahman Putra Tasik Puteri Golf & Country Club
			8km Head to Tasik Biru Kundang for picnic, canoeing, and jet skiing.

..... MRT 1 ROUTE Sg Buloh - Bukit Bintang, Maluri, Kelang  
..... MRT 2 ROUTE Sg Buloh - KLCC, Bandar Malaysia, Serdang, Putrajaya Sentral  
..... KTM ROUTE Tanjung Malim - Subang Jaya, Klang

# TAKE YOUR TIME TO EXPLORE

## CHAPTER 2 #PARK

Experience wonderful outdoor getaways. Soak up the rays of sunshine that keep your family bonding warm at hearts, all the time. Invigorate your senses and enjoy quality time within this natural park close to your home.



# WHERE NATURE BESTOWS LASTING LEGACY

GENERATION AFTER GENERATION

Come home to the ultimate sensorial bliss. A short stroll from your doorsteps brings you to a linear park of flower trail, where dandelion flourishes on undulating meadow traversing amid the 51-acre community.



51  
ACRES

434  
UNITS

11  
ACRES OF  
PRIVATE  
THEMATIC  
LANDSCAPE

*Artist's impression only*



# SITE PLAN

- |   |   |   |
|---|---|---|
| <span style="color: #8B4513;">■</span> Type A - A9 : 22' x 75'    | <span style="color: #3CB371;">■</span> Type C : 26' x 75'           | <span style="color: #FF4500;">■</span> Type G1 - G5 : 28' x 70' |
| <span style="color: #8B4513;">■</span> Type A10 - A13 : 22' x 85' | <span style="color: #3CB371;">■</span> Type D1 - D2 : 35' x 80'     | <span style="color: #FF4500;">■</span> Type H1 - H5 : 28' x 80' |
| <span style="color: #FFD700;">■</span> Type B1 - B6 : 24' x 75'   | <span style="color: #00CED1;">■</span> Type E1 - E2 : 35' x 70'     |   |
| <span style="color: #FFD700;">■</span> Type B7 - B10 : 24' x 85'  | <span style="color: #00CED1;">■</span> Type F1 - F2 : 35' x 70' (3) |   |



- |                          |  |                        |
|--------------------------|--|------------------------|
| <b>1</b> Grand Entrance  | <b>2</b> Dandelion Garden & Pollinator's House | <b>3</b> Cascade Oasis |
| <b>4</b> Grand Staircase | <b>5</b> Natural Play Area                     |                        |



# A BLISSFUL OASIS

# REVEL IN THE SERENITY



Rustling shrubs welcome your homecoming.  
And rippling water resonates your hearty  
laughter. At the end of a long day, anticipate  
this outdoor antidote that keeps your body,  
heart, and soul checked. It is a pleasure to  
witness your children roam in the wild with the  
company of flora and fauna.



*Artist's impression only*

5 SENSES OF LIFE

# SENSORY PARK



# THERAPEUTIC EXPLORATION

Thoughtful plan goes to environmental sustainability. Verdant green canopies are well preserved here for climate restoration within the community and afar. Hardscapes are ideally paving the trails within the linear park that conveniently connect everyone for easy access.





*Artist's impression only*

The sensorial park is designed to cater for your quality family activities within the luxuries of lush tropical trees and rolling landscapes with a focus on biodiversity. Beautiful flowers that capture your heart is also where the pollinators' heart belongs to.

**BEEES ARE THE ONLY TRAFFIC**



# CATER FOR ALL THAT YOU LOVE

## CHAPTER 3 #SPACE

Find inner calm with your loved ones around you. Stay in comfort and immerse yourself in perfect balance. Here, all living spaces are well planned with practical layouts and functional designs that pamper everyone in daily life.



Artist's impression only



# TYPE A

2-STOREY LINK HOMES

*Artist's impression only*



Ground Floor



First Floor

# TYPE A

A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12 & A13

## 2 STOREY TERRACE HOUSE

22' x 75'/85'

BUILT UP FROM 2,353 to 2,406 sqft | 4 Bedrooms | 4 Bathrooms

<b>Structure</b>	Reinforced Concrete Framework	
<b>Wall</b>	Brickwork / Reinforced Concrete	
<b>Roof Covering</b>	Metal Deck / Reinforced Concrete / Concrete Roof Tile	
<b>Roof Framing</b>	Metal Truss / Reinforced Concrete	
<b>Ceiling</b>	Skim Coat / Plaster Ceiling	
<b>Windows</b>	Aluminium Framed Glass Window	
<b>Doors</b>	Solid Core Flush Door Flush Door / Flush Door with Louvers / Aluminium Framed Glass Sliding Door	
<b>Ironmongery</b>	Quality Locksets	
<b>Wall Finishes</b>	<b>A1, A2, A10 &amp; A11</b>	<b>A3, A4, A5, A6, A7, A8, A9, A12 &amp; A13</b>
Kitchen	approx. 1500mm high Porcelain Tiles / Plaster and Paint	approx. 1500mm high Porcelain Tiles / Plaster and Paint
Master Bath	Porcelain Tiles	Porcelain Tiles
Bath 2, 3 & 4	Porcelain Tiles	Porcelain Tiles
Refuse	Homogenous Tiles	Homogenous Tiles
External Wall & Internal Wall	Plaster and Paint / Skim Coat	Plaster and Paint / Skim Coat
<b>Floor Finishes</b>	<b>A1, A2, A10 &amp; A11</b>	<b>A3, A4, A5, A6, A7, A8, A9, A12 &amp; A13</b>
Foyer / Living / Dining / Bedroom 4	Porcelain Tiles	Porcelain Tiles
Kitchen	Porcelain Tiles	Porcelain Tiles
Master Bath	Porcelain Tiles	Porcelain Tiles
Bath 2 / Bath 3 / Bath 4	Porcelain Tiles	Porcelain Tiles
Utility	Ceramic Tiles	Ceramic Tiles
Master Bedroom / Bedroom 2 / Bedroom 3 / Family	Laminate Flooring	Laminate Flooring
Staircase	Laminate Flooring	Laminate Flooring
Yard	Concrete Imprint	Concrete Imprint
Car Porch	Concrete Imprint	Concrete Imprint
Entrance Apron	Porcelain Tiles	Porcelain Tiles
Side Apron	Porcelain Tiles	Porcelain Tiles
<b>Sanitary and Plumbing Installation</b>	<b>A1, A2, A10 &amp; A11</b>	<b>A3, A4, A5, A6, A7, A8, A9, A12 &amp; A13</b>
Kitchen Sink & Tap	1	1
Water Closet	4	4
Wash Basin & Tap	4	4
Bib Tap	4	4
Shower	4	4
Toilet Roll Holder	4	4
Garden Tap	1	1
Washing Machine Tap	1	1
<b>Electrical Installation</b>		
Light Point	30	33
Gate Light Point	2	2
Fan Point	8	8
Air-Conditioned Electrical Point	7	7
Water Heater Point	4	4
Solar Water Heater Point	0	0
Water Pump Point	1	1
Power Point	30	31
TV Point	1	1
Door Bell Point	1	1
Fibre Wall Socket	1	1
Distribution Box	1	1



# TYPE B

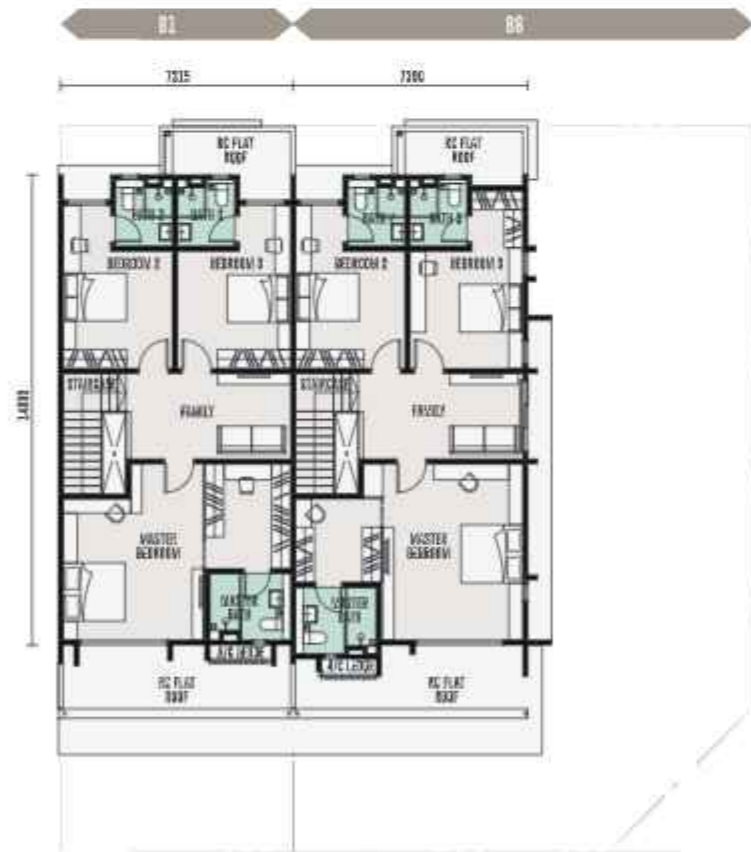
2-STOREY SUPERLINK HOMES

*Artist's impression only*





Ground Floor



First Floor

## TYPE B

B1, B2, B3, B4, B5, B6, B7, B8, B9 & B10

## 2 STOREY TERRACE HOUSE

24' x 75'/85'

BUILT UP FROM 2.618 to 2.665 SQFT | 4+1 Bedrooms  
5 Bathrooms

<b>Structure</b>	Reinforced Concrete Framework
<b>Wall</b>	Brickwork / Reinforced Concrete
<b>Roof Covering</b>	Metal Deck / Reinforced Concrete / Concrete Roof Tile
<b>Roof Framing</b>	Metal Truss / Reinforced Concrete
<b>Ceiling</b>	Skim Coat / Plaster Ceiling
<b>Windows</b>	Aluminium Framed Glass Window
<b>Doors</b>	Main Entrance: Solid Core Flush Door Others: Flush Door / Flush Door with Louvers / Aluminium Framed Glass Sliding Door / Grille Door
<b>Ironmongery</b>	Quality Locksets

Wall Finishes	B1, B2, B7 & B8	B3, B4, B5, B6, B9 & B10
Kitchen	approx. 1500mm high Porcelain Tiles / Plaster and Paint	approx. 1500mm high Porcelain Tiles / Plaster and Paint
Master Bath	Porcelain Tiles	Porcelain Tiles
Bath 2, 3 & 4	Porcelain Tiles	Porcelain Tiles
Bath 5	Ceramic Tiles	Ceramic Tiles
Refuse	Homogenous Tiles	Homogenous Tiles
External Wall & Internal Wall	Plaster and Paint / Skim Coat	Plaster and Paint / Skim Coat

Floor Finishes	B1, B2, B7 & B8	B3, B4, B5, B6, B9 & B10
Foyer / Living / Dining / Bedroom 4	Porcelain Tiles	Porcelain Tiles
Kitchen	Porcelain Tiles	Porcelain Tiles
Master Bath	Porcelain Tiles	Porcelain Tiles
Bath 2 / Bath 3 / Bath 4	Porcelain Tiles	Porcelain Tiles
Bath 5	Ceramic Tiles	Ceramic Tiles
Utility 1 / Utility 2	Ceramic Tiles	Ceramic Tiles
Master Bedroom / Bedroom 2 / Bedroom 3 / Family	Laminate Flooring	Laminate Flooring
Staircase	Laminate Flooring	Laminate Flooring
Yard	Porcelain Tiles	Porcelain Tiles
Car Porch	Concrete Imprint	Concrete Imprint
Entrance Apron	Porcelain Tiles	Porcelain Tiles
Side Apron	Porcelain Tiles	Porcelain Tiles

Sanitary and Plumbing Installation	B1, B2, B7 & B8	B3, B4, B5, B6, B9 & B10
Kitchen Sink & Tap	1	1
Water Closet	5	5
Wash Basin & Tap	5	5
Bib Tap	5	5
Shower	5	5
Toilet Roll Holder	4	4
Garden Tap	1	1
Washing Machine Tap	1	1

Electrical Installation	B1, B2, B7 & B8	B3, B4, B5, B6, B9 & B10
Light Point	33	36
Gate Light Point	2	2
Fan Point	8	8
Air-Conditioned Electrical Point	7	7
Water Heater Point	4	4
Solar Water Heater Point	0	0
Water Pump Point	1	1
Power Point	32	33
TV Point	1	1
Door Bell Point	1	1
Fibre Wall Socket	1	1
Distribution Box	1	1



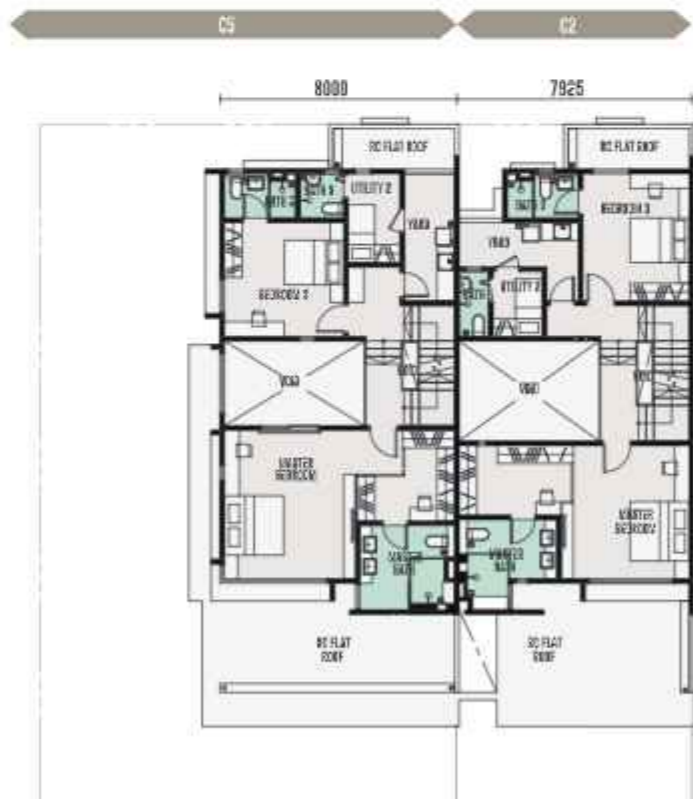
# TYPE C

2.5-STOREY SUPERLINK HOMES

*Artist's impression only*



Ground Floor



First Floor



Second Floor

# TYPE C

C1, C2, C3, C4 & C5

## 2½ STOREY TERRACE HOUSE

26' x 75'

BUILT UP FROM 3.189 to 3.492 SQFT

4+1 Bedrooms  
5 Bathrooms

<b>Structure</b>	Reinforced Concrete Framework
<b>Wall</b>	Brickwork / Reinforced Concrete
<b>Roof Covering</b>	Metal Deck / Reinforced Concrete / Concrete Roof Tile
<b>Roof Framing</b>	Metal Truss / Reinforced Concrete
<b>Ceiling</b>	Skim Coat / Plaster Ceiling
<b>Windows</b>	Aluminium Framed Glass Window
<b>Doors</b>	Solid Core Flush Door Flush Door / Flush Door with Louvers / Aluminium Framed Glass Sliding Door / Grille Door / PVC Door
<b>Ironmongery</b>	Quality Locksets

Wall Finishes	C1 & C2	C3, C4 & C5
Kitchen	approx. 1500mm high Porcelain Tiles / Plaster and Paint	approx. 1500mm high Porcelain Tiles / Plaster and Paint
Master Bath	Porcelain Tiles	Porcelain Tiles
Bath 2, 3 & 4	Porcelain Tiles	Porcelain Tiles
Bath 5	Ceramic Tiles	Ceramic Tiles
Refuse	Homogenous Tiles	Homogenous Tiles
External Wall & Internal Wall	Plaster and Paint / Skim Coat	Plaster and Paint / Skim Coat

Floor Finishes	C1 & C2	C3, C4 & C5
Foyer / Living / Dining / Bedroom 4 / Dining	Porcelain Tiles	Porcelain Tiles
Kitchen	Porcelain Tiles	Porcelain Tiles
Master Bath	Porcelain Tiles	Porcelain Tiles
Bath 2 / Bath 3 / Bath 4	Porcelain Tiles	Porcelain Tiles
Bath 5	Ceramic Tiles	Ceramic Tiles
Utility 1 / Utility 2	Ceramic Tiles	Ceramic Tiles
Master Bedroom / Bedroom 2 / Bedroom 3 / Family	Laminate Flooring	Laminate Flooring
Staircase	Laminate Flooring	Laminate Flooring
Yard	Porcelain Tiles	Porcelain Tiles
Car Porch	Concrete Imprint	Concrete Imprint
Entrance Apron	Porcelain Tiles	Porcelain Tiles
Side Apron	Porcelain Tiles	Porcelain Tiles
Roof Terrace	Porcelain Tiles	Porcelain Tiles

Sanitary and Plumbing Installation	C1 & C2	C3, C4 & C5
Kitchen Sink & Tap	1	1
Water Closet	5	5
Wash Basin & Tap	6	6
Bib Tap	5	5
Shower	5	5
Toilet Roll Holder	4	4
Garden Tap	1	1
Washing Machine Tap	1	1

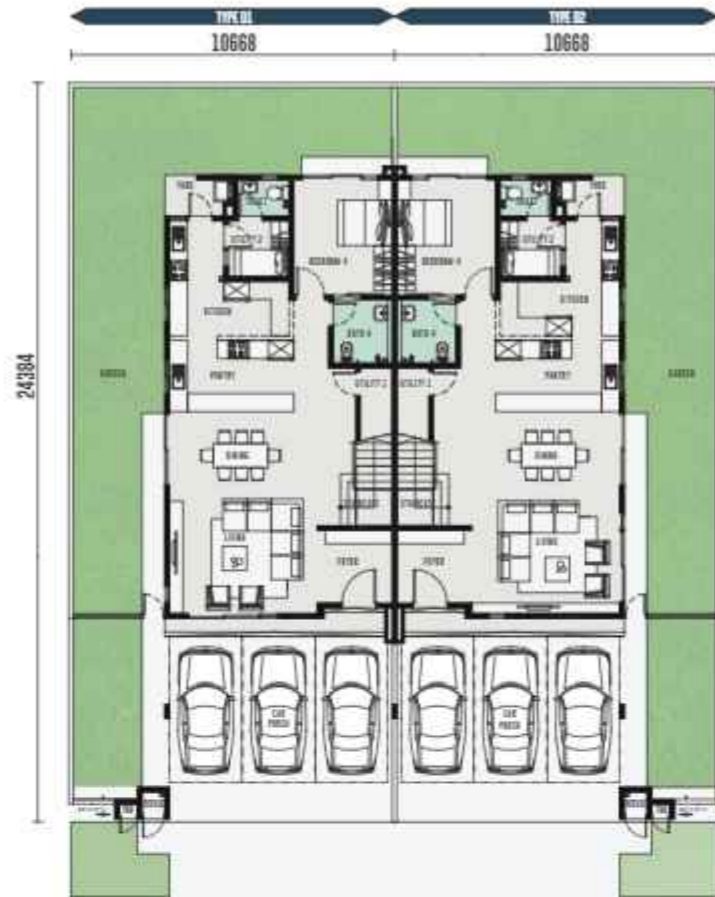
Electrical Installation	C1 & C2	C3, C4 & C5
Light Point	40	42
Gate Light Point	2	2
Fan Point	7	7
Air-Conditioned Electrical Point	7	7
Water Heater Point	2	2
Solar Water Heater Point	1	1
Water Pump Point	1	1
Power Point	38	40
TV Point	1	1
Door Bell Point	1	1
Fibre Wall Socket	1	1
Distribution Box	1	1



# TYPE D

2-STOREY SEMI-D HOMES

*Artist's impression only*



Ground Floor



First Floor

# TYPE D

DI & D2

35' x 80'

BUILT UP FROM 2,728 SQFT

4+1 Bedrooms  
4+1 Bathrooms

<b>Structure</b>	Reinforced Concrete Framework
<b>Wall</b>	Brickwork / Reinforced Concrete
<b>Roof Covering</b>	Reinforced Concrete / Metal Deck / Concrete Roof Tile
<b>Roof Framing</b>	Metal Truss / Reinforced Concrete
<b>Ceiling</b>	Skim Coat / Plaster Ceiling
<b>Windows</b>	Aluminium Framed Glass Window
<b>Doors</b>	
Main Entrance	Solid Core Flush Door
Others	Timber Flush Door, Timber Flush Door with Louvres, Aluminium Frame Glass Sliding Door, Metal Grill Door
<b>Ironmongery</b>	Locksets
<b>Wall Finishes</b>	
Kitchen	approx. 1500mm high Porcelain Tiles, Plaster and Paint
Master Bath, Bathrooms	Porcelain Tiles
Toilet	Ceramic Tiles
Other Walls	Plaster and Paint
<b>Floor Finishes</b>	
Foyer / Living / Dining / Pantry / Bedroom 4	Porcelain Tiles
Master Bathroom / Bathrooms	Porcelain Tiles
Kitchen	Porcelain Tiles
Master Bedroom / Bedrooms / Staircase / Family	Laminate Timber Flooring
Toilet	Ceramic Tiles
Yard / Utility	Ceramic Tiles
Terrace / Entrance / Apron	Porcelain Tiles
Carporch	Concrete Imprint
<b>Sanitary and Plumbing Installation</b>	
Water Closet	5
Basin and Tap	6
Shower Set	5
Bath Tub	0
Sink and Tap	1
<b>Electrical Installation</b>	
Light Point	33
Power Point	34
Fan Point	8
Air-Conditioned Electrical Point	7
Solar Water Heater Point	0
Water Pump Point	1
Door Bell Point	1
TV Point	1
Fibre Wall Socket	1
Gate Post Light Point	1
Distribution Box	1
Water Heater Point	4



# TYPE E

2-STOREY CLUSTER HOMES

*Artist's impression only*



Ground Floor



First Floor

# TYPE E

E1 & E2

35' x 70'

BUILT UP FROM 2,671 SQFT

4+1 Bedrooms  
4+1 Bathrooms

<b>Structure</b>	Reinforced Concrete Framework
<b>Wall</b>	Brickwork / Reinforced Concrete
<b>Roof Covering</b>	Reinforced Concrete / Metal Deck / Concrete Roof Tile
<b>Roof Framing</b>	Metal Truss / Reinforced Concrete
<b>Ceiling</b>	Skim Coat / Plaster Ceiling
<b>Windows</b>	Aluminium Framed Glass Window
<b>Doors</b>	
Main Entrance	Solid Core Flush Door
Others	Timber Flush Door, Timber Flush Door with Louvres, Aluminium Frame Glass Sliding Door, Metal Grill Door
<b>Ironmongery</b>	Locksets
<b>Wall Finishes</b>	
Kitchen	approx. 1500mm high Porcelain Tiles, Plaster and Paint
Master Bath, Bathrooms	Porcelain Tiles
Toilet	Ceramic Tiles
Other Walls	Plaster and Paint
<b>Floor Finishes</b>	
Foyer / Living / Dining / Pantry / Bedroom 4	Porcelain Tiles
Master Bathroom / Bathrooms	Porcelain Tiles
Kitchen	Porcelain Tiles
Master Bedroom / Bedrooms / Staircase / Family	Laminate Timber Flooring
Toilet	Ceramic Tiles
Yard / Utility	Ceramic Tiles
Terrace / Entrance / Apron	Porcelain Tiles
Carporch	Concrete Imprint
<b>Sanitary and Plumbing Installation</b>	
Water Closet	5
Basin and Tap	5
Shower Set	5
Bath Tub	0
Sink and Tap	1
<b>Electrical Installation</b>	
Light Point	33
Power Point	34
Fan Point	8
Air-Conditioned Electrical Point	7
Solar Water Heater Point	0
Water Pump Point	1
Door Bell Point	1
TV Point	1
Fibre Wall Socket	1
Gate Post Light Point	1
Distribution Box	1
Water Heater Point	4



# TYPE F

3-STOREY CLUSTER HOMES

*Artist's impression only*



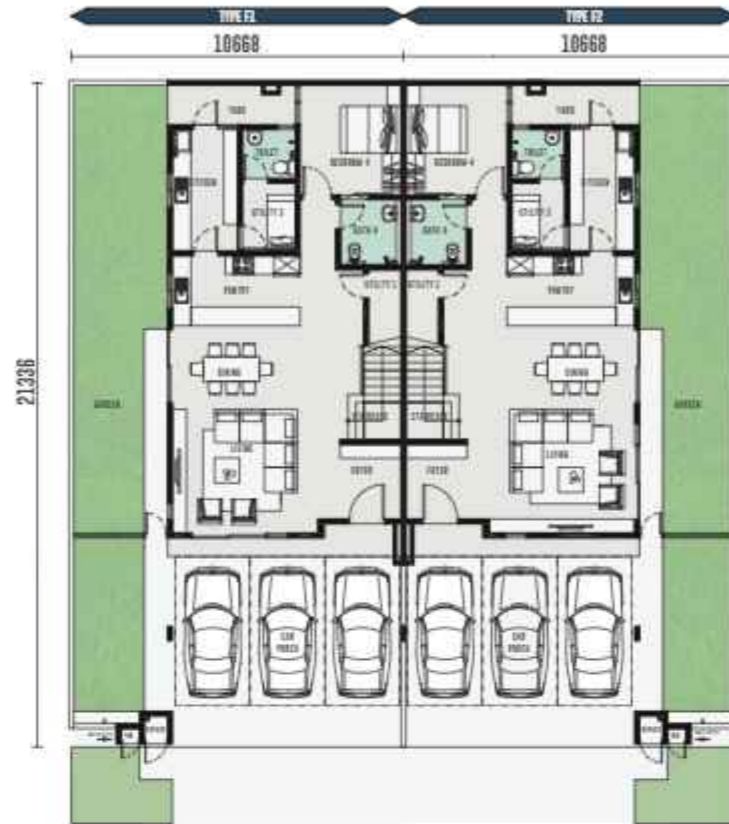
# TYPE F

## F1&F2

35' x 70'

BUILT UP  
FROM 3,491 SQFT

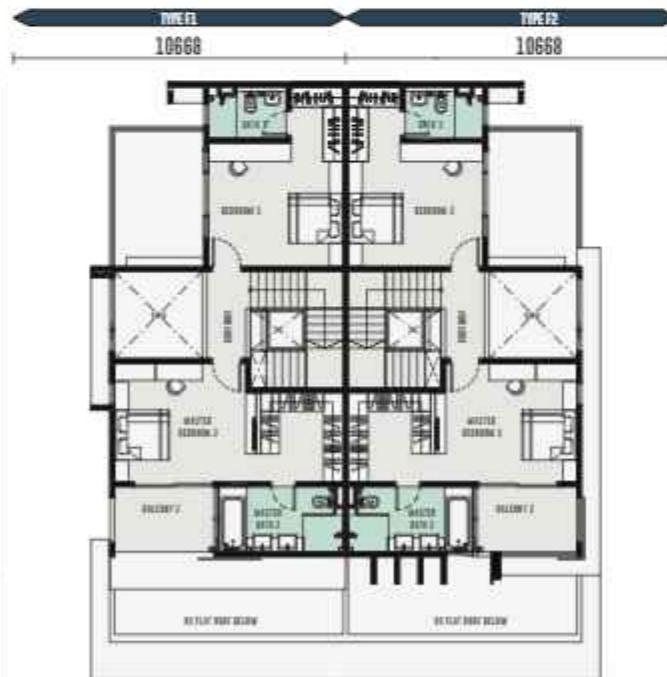
5+1 Bedrooms  
5+1 Bathrooms



Ground Floor



First Floor



Second Floor

<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
<b>Ceiling</b>	Skim Coat / Plaster Ceiling
<b>Windows</b>	Aluminium Framed Glass Window
<b>Doors</b>	Main Entrance: Solid Core Flush Door Others: Timber Flush Door, Timber Flush Door with Louvres, Aluminium Frame Glass Sliding Door, Metal Grill Door
<b>Ironmongery</b>	Locksets
<b>Wall Finishes</b>	Kitchen: approx. 1500mm high Porcelain Tiles, Plaster and Paint Master Bath, Bathrooms: Porcelain Tiles Toilet: Ceramic Tiles Other Walls: Plaster and Paint
<b>Floor Finishes</b>	Foyer / Living / Dining / Pantry / Bedroom 4: Porcelain Tiles Master Bathroom / Bathrooms: Porcelain Tiles Kitchen: Porcelain Tiles Master Bedroom / Bedrooms / Staircase / Family: Laminate Timber Flooring Toilet: Ceramic Tiles Yard / Utility: Ceramic Tiles Terrace / Entrance / Apron: Porcelain Tiles Balcony / Roof Terrace: Porcelain Tiles Carporch: Concrete Imprint
<b>Sanitary and Plumbing Installation</b>	Water Closet: 6 Basin and Tap: 7 Shower Set: 6 Bath Tub: 1 Sink and Tap: 1
<b>Electrical Installation</b>	Light Point: 42 Power Point: 39 Fan Point: 8 Air-Conditioned Electrical Point: 8 Solar Water Heater Point: 1 Water Pump Point: 1 Door Bell Point: 1 TV Point: 1 Fibre Wall Socket: 1 Gate Post Light Point: 1 Distribution Box: 1 Water Heater Point: 2



# TYPE G & H

2-STOREY LINK HOMES

*Artist's impression only*



Ground Floor



First Floor

# TYPE G

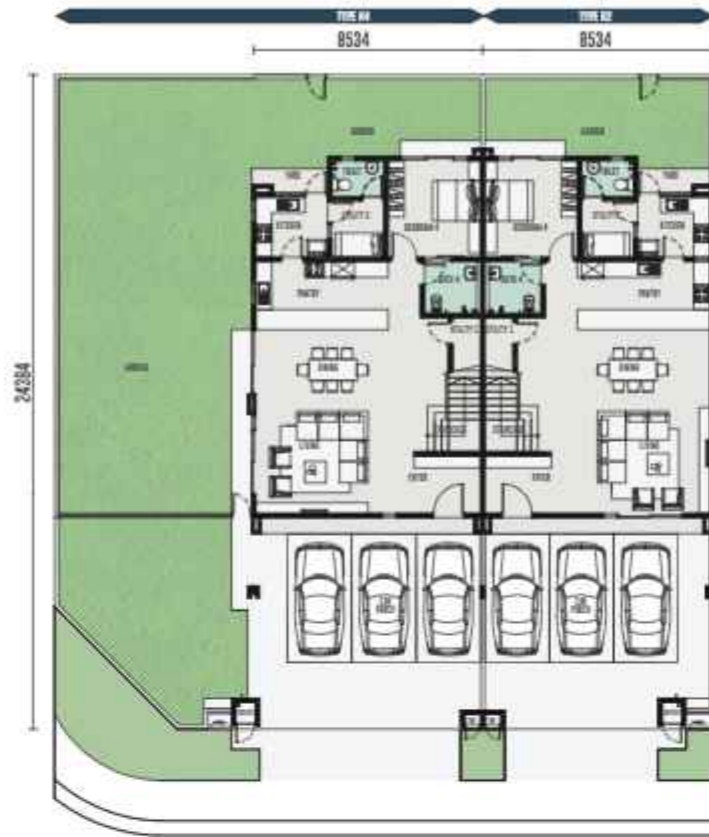
G1, G2, G3, G4 & G5

28' x 70'

BUILT UP FROM 2,784 SQFT

4+1 Bedrooms  
4+1 Bathrooms

<b>Structure</b>	Reinforced Concrete Framework																																																				
<b>Wall</b>	Brickwork / Reinforced Concrete																																																				
<b>Roof Covering</b>	Reinforced Concrete / Metal Deck (Type G2, G3, G5) Reinforced Concrete / Concrete Roof Tile (Type G1, G4)																																																				
<b>Roof Framing</b>	Metal Truss / Reinforced Concrete																																																				
<b>Ceiling</b>	Skim Coat / Plaster Ceiling																																																				
<b>Windows</b>	Aluminium Framed Glass Window																																																				
<b>Doors</b>	Main Entrance: Solid Core Flush Door Others: Timber Flush Door, Timber Flush Door with Louvres, Aluminium Frame Glass Sliding Door, Metal Grill Door																																																				
<b>Ironmongery</b>	Locksets																																																				
<b>Wall Finishes</b>	Kitchen: approx. 1500mm high Porcelain Tiles, Plaster and Paint Master Bath, Bathrooms: Porcelain Tiles Toilet: Ceramic Tiles Other Walls: Plaster and Paint																																																				
<b>Floor Finishes</b>	Foyer / Living / Dining / Pantry / Bedroom 4: Porcelain Tiles Master Bathroom / Bathrooms: Porcelain Tiles Kitchen: Porcelain Tiles Master Bedroom / Bedrooms / Staircase / Family: Laminate Timber Flooring Toilet: Ceramic Tiles Yard / Utility: Ceramic Tiles Terrace / Entrance / Apron: Porcelain Tiles Balcony / Roof Terrace: Porcelain Tiles Carporch: Concrete Imprint																																																				
<b>Sanitary and Plumbing Installation</b>	Water Closet: 5 Basin and Tap: 5 Shower Set: 5 Bath Tub: 0 Sink and Tap: 1																																																				
<b>Electrical Installation</b>	<table border="1"> <thead> <tr> <th></th> <th>G1, G2</th> <th>G3, G5</th> <th>G4</th> </tr> </thead> <tbody> <tr> <td>Light Point</td> <td>32</td> <td>33</td> <td>33</td> </tr> <tr> <td>Power Point</td> <td>33</td> <td>34</td> <td>34</td> </tr> <tr> <td>Fan Point</td> <td>8</td> <td>8</td> <td>8</td> </tr> <tr> <td>Air-Conditioned Electrical Point</td> <td>7</td> <td>7</td> <td>7</td> </tr> <tr> <td>Solar Water Heater Point</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Water Pump Point</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Door Bell Point</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>TV Point</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Fibre Wall Socket</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Gate Post Light Point</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>Distribution Box</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Water Heater Point</td> <td>4</td> <td>4</td> <td>4</td> </tr> </tbody> </table>		G1, G2	G3, G5	G4	Light Point	32	33	33	Power Point	33	34	34	Fan Point	8	8	8	Air-Conditioned Electrical Point	7	7	7	Solar Water Heater Point	0	0	0	Water Pump Point	1	1	1	Door Bell Point	1	1	1	TV Point	1	1	1	Fibre Wall Socket	1	1	1	Gate Post Light Point	2	2	2	Distribution Box	1	1	1	Water Heater Point	4	4	4
	G1, G2	G3, G5	G4																																																		
Light Point	32	33	33																																																		
Power Point	33	34	34																																																		
Fan Point	8	8	8																																																		
Air-Conditioned Electrical Point	7	7	7																																																		
Solar Water Heater Point	0	0	0																																																		
Water Pump Point	1	1	1																																																		
Door Bell Point	1	1	1																																																		
TV Point	1	1	1																																																		
Fibre Wall Socket	1	1	1																																																		
Gate Post Light Point	2	2	2																																																		
Distribution Box	1	1	1																																																		
Water Heater Point	4	4	4																																																		



Ground Floor



First Floor

# TYPE H

H1, H2, H3, H4 & H5

28' x 80'

BUILT UP FROM 2,779 SQFT

4+1 Bedrooms  
4+1 Bathrooms

<b>Structure</b>	Reinforced Concrete Framework																																																				
<b>Wall</b>	Brickwork / Reinforced Concrete																																																				
<b>Roof Covering</b>	Reinforced Concrete / Metal Deck (Type H2, H3, H5) Reinforced Concrete / Concrete Roof Tile (Type H1, H4)																																																				
<b>Roof Framing</b>	Metal Truss / Reinforced Concrete																																																				
<b>Ceiling</b>	Skim Coat / Plaster Ceiling																																																				
<b>Windows</b>	Aluminium Framed Glass Window																																																				
<b>Doors</b>	Main Entrance: Solid Core Flush Door Others: Timber Flush Door, Timber Flush Door with Louvres, Aluminium Frame Glass Sliding Door, Metal Grill Door																																																				
<b>Ironmongery</b>	Locksets																																																				
<b>Wall Finishes</b>	Kitchen: approx. 1500mm high Porcelain Tiles, Plaster and Paint Master Bath, Bathrooms: Porcelain Tiles Toilet: Ceramic Tiles Other Walls: Plaster and Paint																																																				
<b>Floor Finishes</b>	Foyer / Living / Dining / Pantry / Bedroom 4: Porcelain Tiles Master Bathroom / Bathrooms: Porcelain Tiles Kitchen: Porcelain Tiles Master Bedroom / Bedrooms / Staircase / Family: Laminate Timber Flooring Toilet: Ceramic Tiles Yard / Utility: Ceramic Tiles Terrace / Entrance / Apron: Porcelain Tiles Balcony / Roof Terrace: Porcelain Tiles Carporch: Concrete Imprint																																																				
<b>Sanitary and Plumbing Installation</b>	Water Closet: 5 Basin and Tap: 5 Shower Set: 5 Bath Tub: 0 Sink and Tap: 1																																																				
<b>Electrical Installation</b>	<table border="1"> <thead> <tr> <th></th> <th>H1, H2</th> <th>H3, H5</th> <th>H4</th> </tr> </thead> <tbody> <tr> <td>Light Point</td> <td>32</td> <td>33</td> <td>33</td> </tr> <tr> <td>Power Point</td> <td>34</td> <td>34</td> <td>35</td> </tr> <tr> <td>Fan Point</td> <td>8</td> <td>8</td> <td>8</td> </tr> <tr> <td>Air-Conditioned Electrical Point</td> <td>7</td> <td>7</td> <td>7</td> </tr> <tr> <td>Solar Water Heater Point</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Water Pump Point</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Door Bell Point</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>TV Point</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Fibre Wall Socket</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Gate Post Light Point</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>Distribution Box</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Water Heater Point</td> <td>4</td> <td>4</td> <td>4</td> </tr> </tbody> </table>		H1, H2	H3, H5	H4	Light Point	32	33	33	Power Point	34	34	35	Fan Point	8	8	8	Air-Conditioned Electrical Point	7	7	7	Solar Water Heater Point	0	0	0	Water Pump Point	1	1	1	Door Bell Point	1	1	1	TV Point	1	1	1	Fibre Wall Socket	1	1	1	Gate Post Light Point	2	2	2	Distribution Box	1	1	1	Water Heater Point	4	4	4
	H1, H2	H3, H5	H4																																																		
Light Point	32	33	33																																																		
Power Point	34	34	35																																																		
Fan Point	8	8	8																																																		
Air-Conditioned Electrical Point	7	7	7																																																		
Solar Water Heater Point	0	0	0																																																		
Water Pump Point	1	1	1																																																		
Door Bell Point	1	1	1																																																		
TV Point	1	1	1																																																		
Fibre Wall Socket	1	1	1																																																		
Gate Post Light Point	2	2	2																																																		
Distribution Box	1	1	1																																																		
Water Heater Point	4	4	4																																																		