



MONARC



REGAL LIVING



EACH ELEMENT HAS BEEN DESIGNED FOR
DISTINCTION TO FIT THE LIFESTYLE OF THE MAJESTIC

PRIVATE EDEN



RESIDE AMIDST THE FINEST BEAUTY
THAT NATURE HAS TO OFFER



DETAILED TO PERFECTION



UNDERPINNED BY REFINED CRAFTSMANSHIP
AND EXQUISITE MATERIALS

A still life composition featuring a stack of dark, wet stones and a yellow flower on a reflective surface. The stones are stacked in a small tower, with water droplets on their surfaces. The flower is yellow and partially open, with its stem and leaves visible. The entire scene is set on a dark, reflective surface, likely a pool of water, which creates a clear reflection of the stones and the flower. The background is a soft, out-of-focus grey.

NATURE & ARCHITECTURE



DELICATELY CARVING THE LAND WHILE
RETAINING THE CHARM OF MOTHER NATURE



LUXURIOUS EQUILIBRIUM



CULMINATING IN AN ELEGANTLY BALANCED LIVING SPACE,
MADE EXCLUSIVELY FOR THE SELECTED FEW



EMINENCE
HAS A
HOME

MONARC



COMMANDING YET DISCREET, MONARC WILL
LEAVE A LASTING FIRST IMPRESSION. THE STATELY
EXTERIOR DESIGN OF FAÇADE AND LANDSCAPING
REVEALS A SANCTUARY FIT FOR ROYALTY.





ARCHITECTURE MASTERCLASS



MONARC IS A SHOWCASE OF SOPHISTICATED ARCHITECTURE. A TIMELESS DESIGN THAT IS MINIMALIST, WITH SPATIAL COMPOSITION THAT EXUDES ELEGANCE IN CRAFT AND QUALITY.

A VIEW ABOVE ALL ELSE



LIVE PERCHED ABOVE, OVERLOOKING A
BREATHTAKING VIEW OF THE CENTRAL LAKE.
WATCH AS THE WATER SPARKLE WITH EACH
SUNRISE VEILED BY HILLS OVER THE HORIZON.







**DESIRABLE
LOCATION**

GEM OF NORTHERN KLANG VALLEY

REMOVED FROM THE DAILY BUSTLE OF THE CITY,
GAMUDA GARDENS IS AN OASIS ENVELOPED BY
SPRAWLING HILLS AND THE COMFORT OF LUSH GREENERY.



Direct Access to
3 Major Highways



3KM to
KTM Komuter Kuang



Lifestyle-Oriented
Master Planning



Public Facilities
Built with
Future Growth In Mind



Environmental, Social &
Governance (ESG)
Programmes & Initiatives



Public Parks & Green Lungs
For Wellness &
Appreciation Of Nature



GAMUDA GARDENS
CITY CENTRE

INTERNATIONAL
SCHOOL

SUNGAI BULOH
MRT STATION

KUALA LUMPUR
CITY CENTRE

NORTH-SOUTH
EXPRESSWAY

GUTHRIE CORRIDOR EXPRESSWAY

LATAR EXPRESSWAY

GAMUDA GARDENS

GAMUDA GARDENS
ESTEEM



TRANQUIL YET CONNECTED



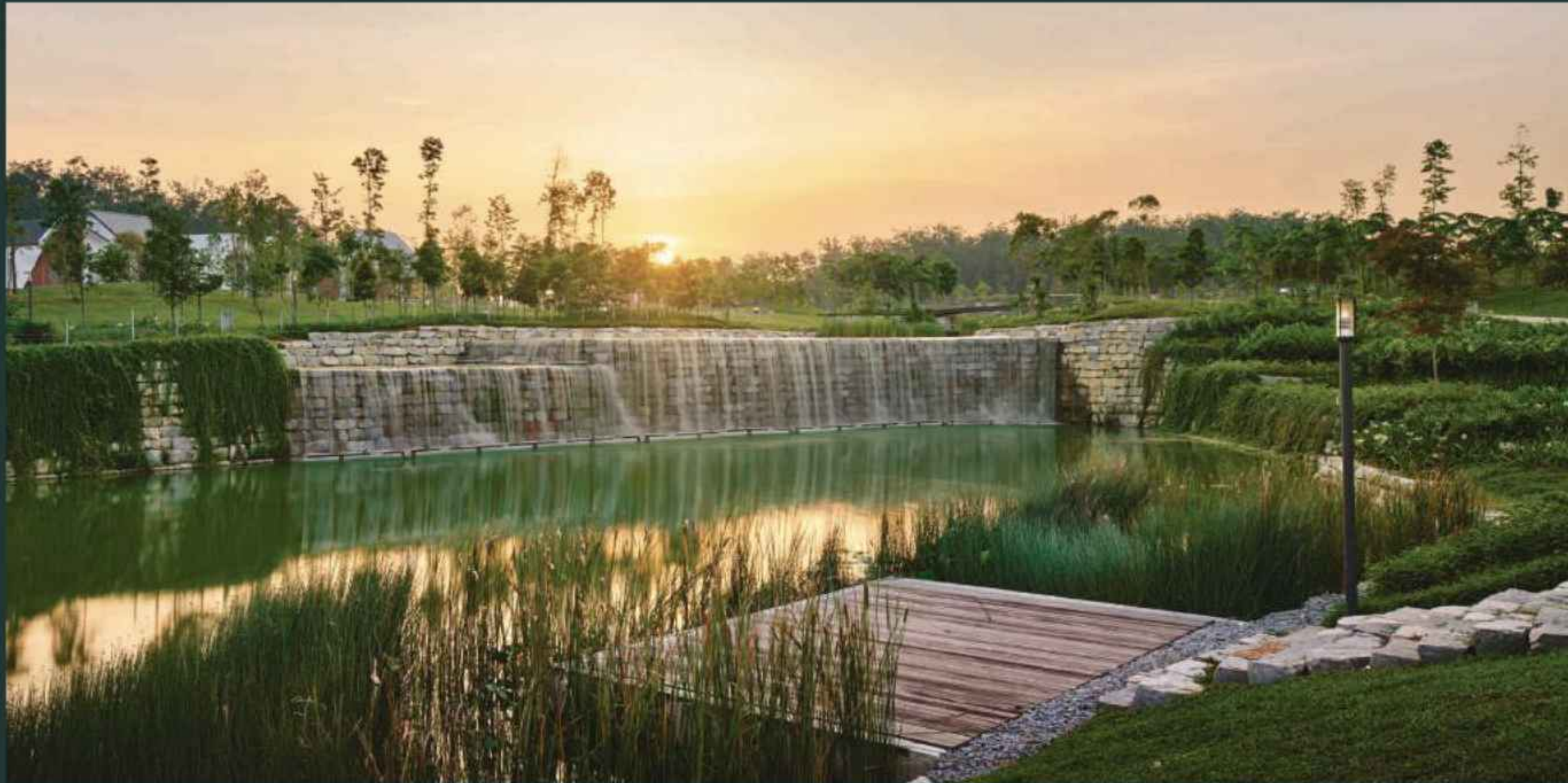
PERFECTLY PLACED BETWEEN 3 MAJOR EXPRESSWAYS MEANS EASY ACCESS TO OTHER DISTRICTS WHILE STAYING AT CLOSE PROXIMITY WITH NEIGHBOURHOOD MALLS, ENTERTAINMENT HUBS, HOSPITALS, SCHOOLS AND OTHER ESSENTIALS.

HARMONY THROUGH PLACE-MAKING

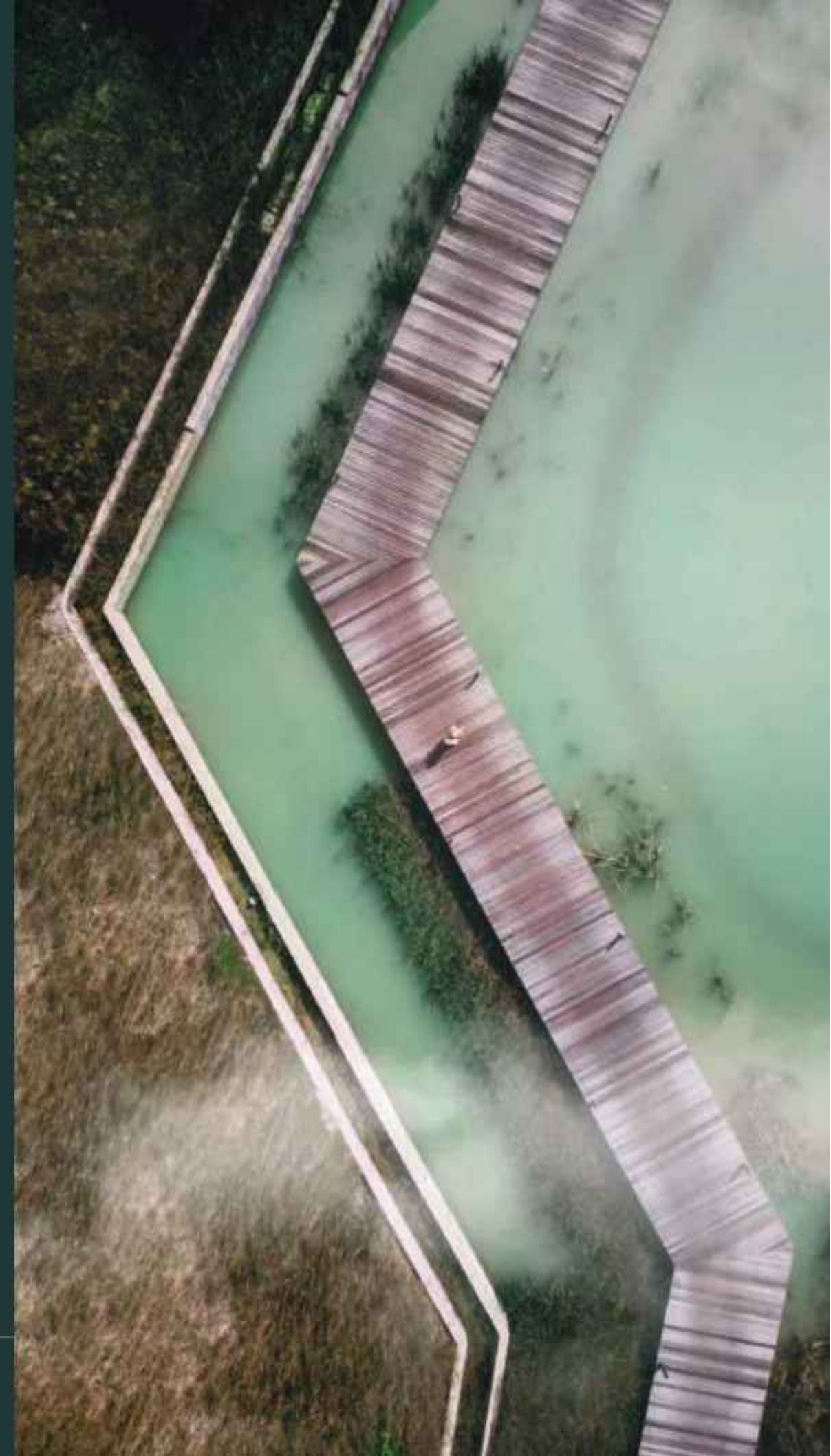


AN AWARD-WINNING TOWNSHIP THAT SPANS 810 ACRES OF ROLLING
TERRAIN, FIVE CASCADING LAKES AND TWO GORGEOUS WATERFALLS THAT
FLOW THROUGH THE HEART OF GAMUDA GARDENS, ALL WHILE
COMPLEMENTED BY THOUGHTFULLY-PLANNED LIFESTYLE ELEMENTS.





The richly landscaped *Central Park* is the essence of the township. Whether it is pleasant jogs or pet-walking, the panoramic vista of nature is sure to nurture the soul.



Walk along the *Wetlands Boardwalk* or revel in the stunning view of the glistening emerald lake at the *Lookout Point*.







BOUNTIFUL AMENITIES



Sweat it out at *Gardens Wellness* with its fully equipped gymnasium, dance studios and 8 indoor badminton courts.

TOWNSHIP CONVENIENCES



BREATHE AND DECLUTTER WITH A MYRIAD OF FACILITIES THE TOWNSHIP HAS IN PLACE. SHOP, SWIM OR SOCIALIZE, ALL JUST A LEISURELY STROLL AWAY FROM YOUR RESIDENCE.

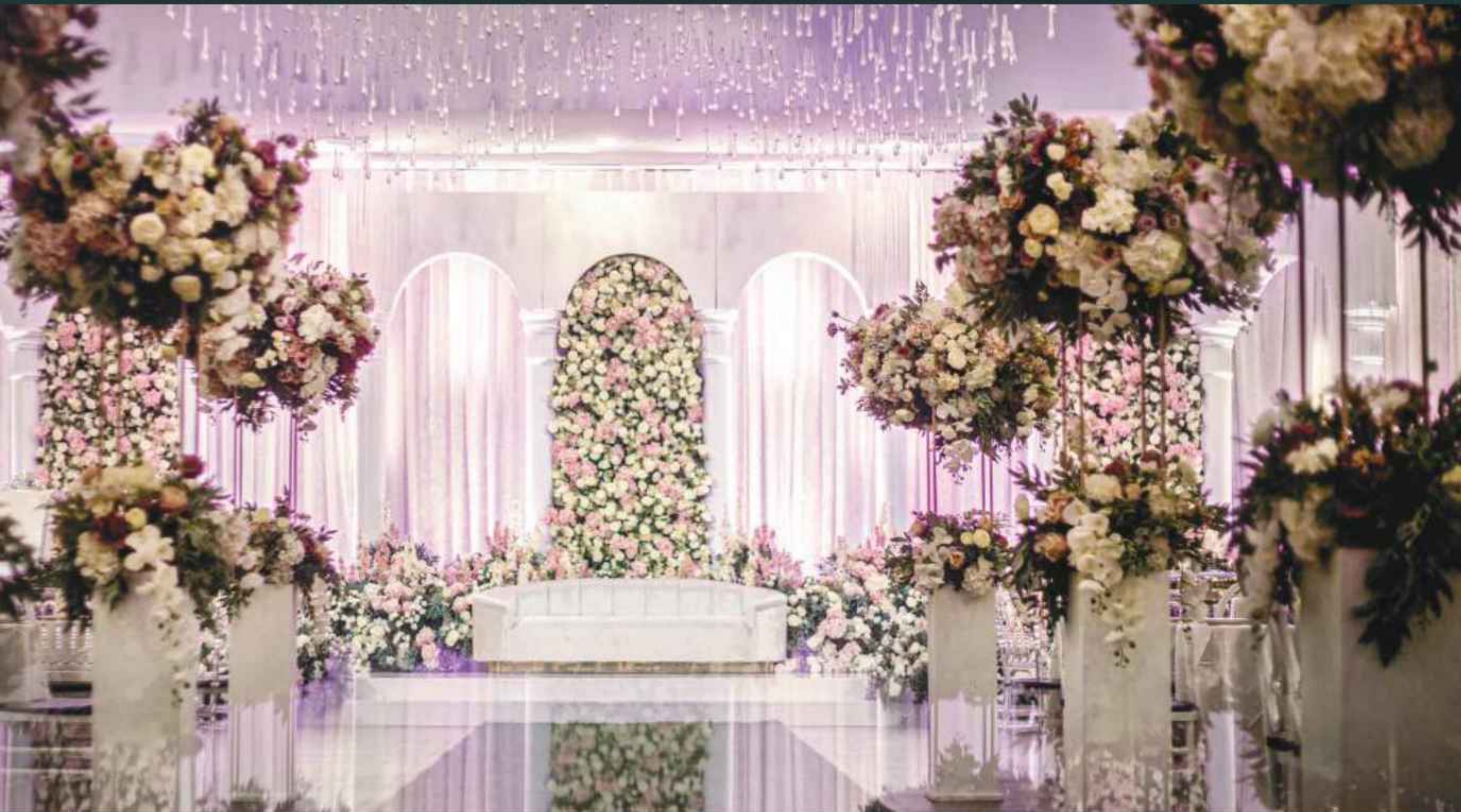


Relax and retreat into the wading pool or test your strides at the Olympic-sized lap pool.

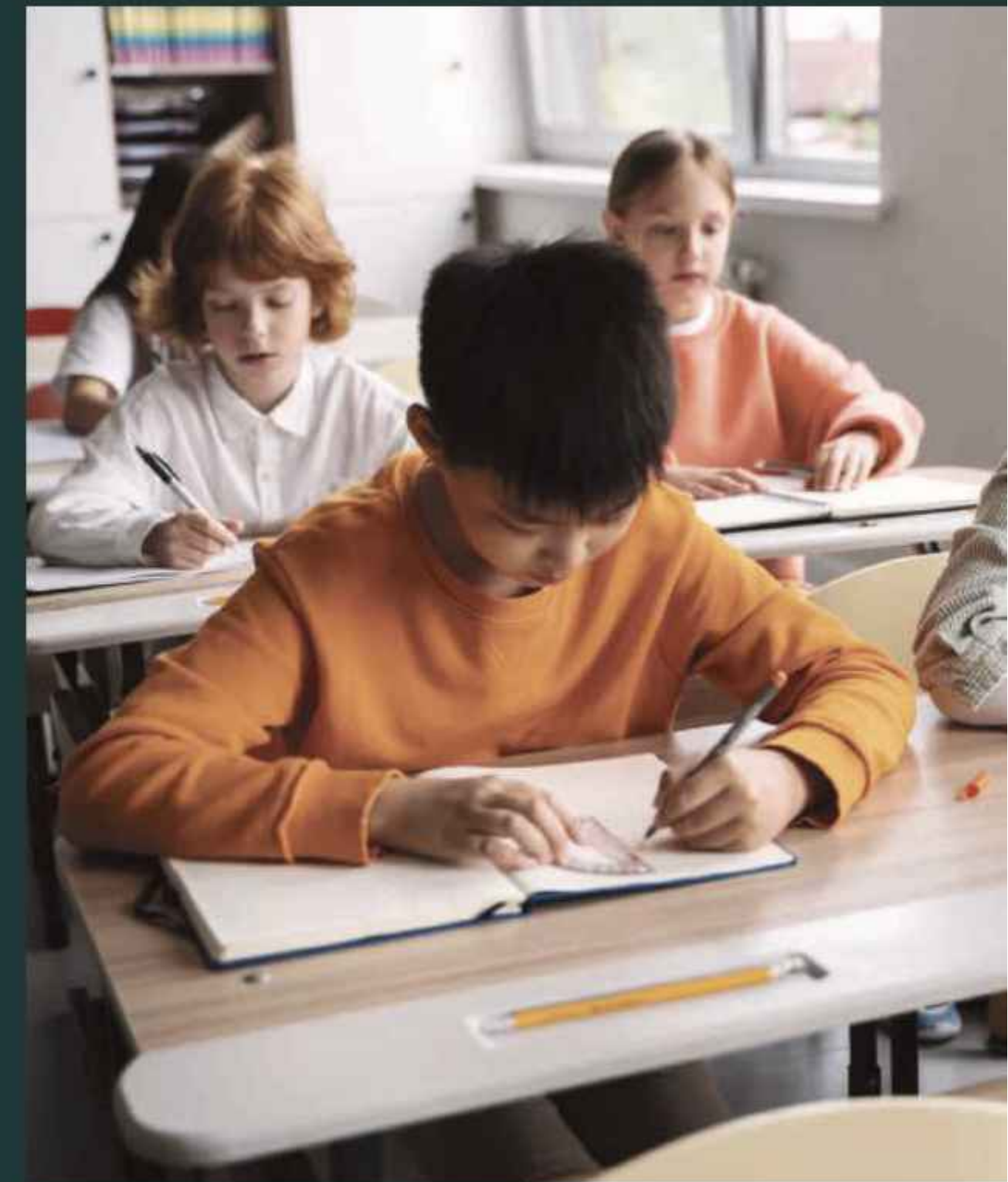


Poised to be the lifestyle destination of the township, *Gardens Square* will have premium retail offerings and alfresco dining experience.





At the *Le Gardens Pavilion*, splendour and function merge perfectly for you to host the grandest of events and celebrations.



The *Beaconhouse International School* close by provides world-class education within the township.



World renowned *Skyline Luge* makes its Malaysia debut at Gamuda Gardens, promising thrilling recreational rides for all ages and experience levels.



Xploria caters to those adventurous at heart, with a collection of excitement such as Stand-up paddling, Horseback riding and Big Bucket Splash.







ESTEEMED
LIVING
AWAITS



Artist's impression only

Monarc's arrival experience welcomes each resident and guest with a grand archway, bolstered by state-of-the-art security system.



COME HOME TO A MASTERPIECE



ENTER AN EXCLUSIVE GATELESS COMMUNITY.
BE GREETED BY MANICURED LANDSCAPES AND A RICH
PALETTE OF FLORA AS YOU ARRIVE AT THE DRIVEWAY.





Dramatic indoor composition with double-volume ceiling above a sunken living area, and large windows that invite the serene outside views.





An intimate dining area with a generously spacious dry kitchen that fits a lavish kitchen island and cabinetry.





Large & plush walk-in wardrobe with ample room to dress and prepare for an evening out.





A bespoke lounge for a true home cinematic experience.



Entertain & delight guests by the bar over a round of pool game.



PRIVATE
PLEASURES



Esteem Business Lounge is your private bar
made for posh gatherings, be it social or formal.





A cosy promenade that overlooks the scenic lake offers a natural escape during the evenings.





The 50 acres pet-friendly *Central Park* and *Terrace Swing* at your doorstep ensures a seamless bond with nature.





Refine your golf strokes at the *Putting Green*, surrounded by verdant greenery.

Artist's impression only





Hidden within the dense landscaping is
Monarc's own private tennis court.





PLANS

SITE PLAN

LAKESIDE BUNGALOW

- TYPE A | A1 | A2
60' X 120' | 6,382 SQ.FT.
- TYPE B | B1 | B2
60' X 120' | 6,047 SQ.FT.

ENCLAVE SEMI-D

- TYPE C | C1
40' X 80' | 3,966 SQ.FT.
- TYPE D | D1
40' X 80' | 3,601 SQ.FT.
- TYPE E | E1
40' X 80' | 3,016 SQ.FT.
- TYPE F | F1
36' X 80' | 2,812 SQ.FT.

AMENITIES & FACILITIES

- | | | |
|-----------------------|------------------------|-----------------------------|
| 1. MONARC ARCHWAY | 6. CHILDREN PLAYGROUND | 11. GARDEN AVENUE |
| 2. GREEN AMPHITHEATRE | 7. TENNIS COURT | 12. SERENE NURSERY |
| 3. PUTTING GREEN | 8. LAKESIDE PAVILLION | 13. TERRACE SWING |
| 4. MULTIFUNCTION DECK | 9. HERBS PATIO | 14. SUNSET PROMENADE |
| 5. REFLEXOLOGY AISLE | 10. PICNIC LAWN | 15. CYCLING / JOGGING TRAIL |

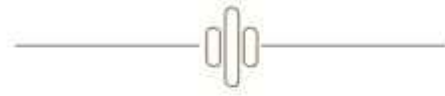


MASTER PLAN

- A GAMUDA GARDENS CITY CENTRE
- B INTERNATIONAL SCHOOL
- C GARDENS SQUARE
- D GARDENS WELLNESS
- E WATERFRONT VILLAGE
- F LE GARDENS PAVILION
- G 50-ACRE PET-FRIENDLY CENTRAL PARK
- H MONARC
- I FUTURE COMMERCIAL
- J CONFLUENCE OF 3 MAIN EXPRESSWAYS (NORTH-SOUTH EXPRESSWAY, GUTHRIE CORRIDOR EXPRESSWAY AND LATAR EXPRESSWAY)



LAKESIDE
3-STOREY BUNGALOW



LIFESTYLE SERIES



TYPE A

60' X 120' | 6,382 SQ.FT.

5 BEDROOMS • 6 BATHROOMS • 4 CARPARKS



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

TYPE A 1

60' X 120' | 6,382 SQ.FT.

5 BEDROOMS • 6 BATHROOMS • 4 CARPARKS



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

TYPE A 2

60' X 120' | 6,382 SQ.FT.

5 BEDROOMS • 6 BATHROOMS • 4 CARPARKS

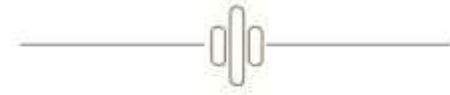


GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

LAKESIDE
3-STOREY BUNGALOW



CONVENTIONAL SERIES



TYPE B

60' X 120' | 6,047 SQ.FT.

5 BEDROOMS • 6 BATHROOMS • 4 CARPARKS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TYPE B 1

60' X 120' | 6,047 SQ.FT.

5 BEDROOMS • 6 BATHROOMS • 4 CARPARKS



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

TYPE B 2

60' X 120' | 6,047 SQ.FT.

5 BEDROOMS • 6 BATHROOMS • 4 CARPARKS

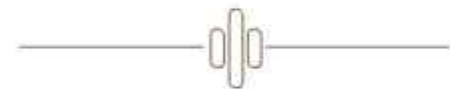


GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

ENCLAVE
3-STOREY SEMI-D



TYPE C



Artist's impression only

TYPE C

40' X 80' | 3,966 SQ.FT.

5 BEDROOMS • 6 BATHROOMS • 3 CARPARKS



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

TYPE C1

40' X 80' | 3,966 SQ.FT.

5 BEDROOMS • 6 BATHROOMS • 3 CARPARKS



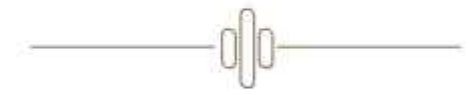
GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



ENCLAVE
2.5-STOREY SEMI-D



TYPE D

TYPE D

40' X 80' | 3,601 SQ.FT.

3 BEDROOMS • 5 BATHROOMS • 3 CARPARKS



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

TYPE D1

40' X 80' | 3,601 SQ.FT.

3 BEDROOMS • 5 BATHROOMS • 3 CARPARKS



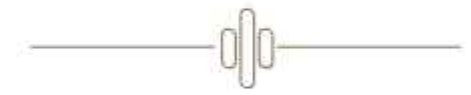
GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



ENCLAVE
2-STOREY SEMI-D



TYPE E

TYPE E

40' X 80' | 3,016 SQ.FT.

4 BEDROOMS • 5 BATHROOMS • 3 CARPARKS



GROUND FLOOR

FIRST FLOOR

TYPE E1

40' X 80' | 3,016 SQ.FT.

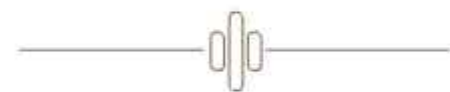
4 BEDROOMS • 5 BATHROOMS • 3 CARPARKS



GROUND FLOOR

FIRST FLOOR

ENCLAVE
2-STOREY SEMI-D



TYPE F



TYPE F

36' X 80' | 2,812 SQ.FT.

4 BEDROOMS • 5 BATHROOMS • 3 CARPARKS



GROUND FLOOR

FIRST FLOOR

TYPE F1

36' X 80' | 2,812 SQ.FT.

4 BEDROOMS • 5 BATHROOMS • 3 CARPARKS



GROUND FLOOR

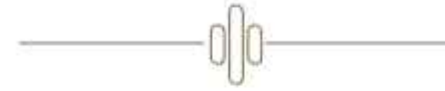
FIRST FLOOR

SPECIFICATIONS

	TYPE A, A1 & A2	TYPE B, B1 & B2	TYPE C & C1
STRUCTURE	Reinforced Concrete Frame		
WALL	Brickwork		
ROOF COVERING	Reinforced Concrete Flat Roof / Metal Deck		
ROOF FRAMING	Metal Truss		
CEILING	Skim Coat / Cement Plaster / Ceiling Board		
WINDOWS	Metal Framed Glass Window		
DOORS			
Main Entrance	Timber Door	Timber Door	Timber Door
Others	Flush Door / Metal Framed Glass Door	Flush Door	Flush Door / Sliding Flush Door
IRONMONGERY			
	Quality Lockset	Quality Lockset	Quality Lockset
WALL FINISHES			
Bath 1 / Bath 2 / Bath 3 / Bath 4 / Bath 5 / Bath 6 / Powder Room	Tiles up to ceiling height	Tiles up to ceiling height	Tiles up to ceiling height
Kitchen	Plaster and Paint / Tiles	Plaster and Paint / Tiles	Tiles up to ceiling height
External Wall	Plaster and Paint / Tiles	Plaster and Paint / Tiles	Plaster and Paint
Internal Wall	Plaster and Paint	Plaster and Paint	Plaster and Paint
FLOOR FINISHES			
Living / Dining	Tiles	Tiles	Tiles
Bedroom 1 / Bedroom 2 / Bedroom 3 / Bedroom 4	Timber Strip Flooring	Timber Strip Flooring	Laminated Flooring
Bedroom 5	Tiles	Tiles	Tiles
Family Area	Laminated Flooring	-	Laminated Flooring
Bath 1 / Bath 2 / Bath 3 / Bath 4 / Bath 5 / Bath 6 / Powder Room	Tiles	Tiles	Tiles
Utility 1 / Utility 2 / Utility 3	Tiles	Tiles	Tiles
Utility 4	Cement Render	-	-
Terrace	Tiles	Tiles	Cement Render
Balcony	Tiles	Tiles	-
Yard	Tiles	Tiles	Tiles
Kitchen	Tiles	Tiles	Tiles
Staircase	Timber Strip Flooring	Timber Strip Flooring	Laminated Flooring
Car Porch	Concrete Imprint	Concrete Imprint	Concrete Imprint
Others	Cement Render	Cement Render	Cement Render
SANITARY AND PLUMBING FITTINGS			
Kitchen Sink	1	1	1
Water Closet	7	7	7
Wash Basin	9	8	8
Toilet Paper Holder	7	7	7
Soap Holder	1	1	-
Shower Set	7	6	6
Bathtub	1	1	1
Hand Bidet	6	6	6
Bib Tap	9	8	6
ELECTRICAL INSTALLATION			
Lighting Point	58	58	51
Door Bell Point	1	1	1
Fan Point	11	9	10
Power Point	57	52	41
ACMV Point	11	9	9
Instant Water Heater Point	1	1	1
SMATV Point	2	1	1
Data Point	4	3	-
Telephone Point	3	2	-
Lift	1 (Only for type A1)	1 (Only for type B1)	-
Internal Telecommunication Trunking & Cabling	One (1) point ready for connection	One (1) point ready for connection	One (1) point ready for connection

	TYPE D & D1	TYPE E & E1	TYPE F & F1
STRUCTURE	Reinforced Concrete Frame		
WALL	Brickwork		
ROOF COVERING	Reinforced Concrete Flat Roof / Metal Deck		
ROOF FRAMING	Metal Truss		
CEILING	Skim Coat / Cement Plaster / Ceiling Board		
WINDOWS	Metal Framed Glass Window		
DOORS			
Main Entrance	Timber Door	Timber Door	Timber Door
Others	Flush Door	Flush Door / Metal Framed Bi-Fold Door / Sliding Flush Door / Metal Framed Glass Door	Flush Door
IRONMONGERY			
	Quality Lockset	Quality Lockset	Quality Lockset
WALL FINISHES			
Bath 1 / Bath 2 / Bath 3 / Bath 4 / Bath 5	Tiles up to ceiling height	Tiles up to ceiling height	Tiles up to ceiling height
Kitchen	Tiles up to ceiling height	Tiles up to ceiling height	Tiles up to ceiling height
External Wall	Plaster and Paint	Plaster and Paint	Plaster and Paint
Internal Wall	Plaster and Paint	Plaster and Paint	Plaster and Paint
FLOOR FINISHES			
Living / Dining	Tiles	Tiles	Tiles
Bedroom 1 / Bedroom 2	Laminated Flooring	Laminated Flooring	Laminated Flooring
Bedroom 3	Tiles	Laminated Flooring	Laminated Flooring
Bedroom 4	-	Tiles	Tiles
Family Area	Laminated Flooring	Laminated Flooring	Laminated Flooring
Multi-purpose Area	Laminated Flooring	-	-
Bath 1 / Bath 2 / Bath 3 / Bath 4 / Bath 5	Tiles	Tiles	Tiles
Utility 1 / Utility 2	Tiles	Tiles	Tiles
Terrace	Tiles	Tiles	Tiles
Balcony	Tiles	-	Tiles
Yard	-	Tiles	Tiles
Kitchen	Tiles	Tiles	Tiles
Staircase	Laminated Flooring	Laminated Flooring	Laminated Flooring
Car Porch	Concrete Imprint	Concrete Imprint	Concrete Imprint
Others	Cement Render	Cement Render	Cement Render
SANITARY AND PLUMBING FITTINGS			
Kitchen Sink	1	1	1
Water Closet	5	5	5
Wash Basin	6	6	6
Toilet Paper Holder	5	5	5
Shower Set	5	5	5
Bathtub	1	1	-
Hand Bidet	4	4	4
Bib Tap	6	5	6
ELECTRICAL INSTALLATION			
Lighting Point	44	36	33
Door Bell Point	1	1	1
Fan Point	9	10	8
Power Point	35	31	31
ACMV Point	7	7	7
Instant Water Heater Point	1	1	1
SMATV Point	1	1	1
Internal Telecommunication Trunking & Cabling	One (1) point ready for connection	One (1) point ready for connection	One (1) point ready for connection

LISTENING TO WHAT THE LAND HAS TO TELL US



WE ARE COMMITTED TO CREATING PLACES THAT PEOPLE WILL CALL HOME, WANT TO BE A PART OF, GROW UP AND GROW OLD IN. OUR PROPERTIES ARE MINDFULLY CRAFTED AND SUSTAINED TO BE IN SYNC WITH NATURE AND WITH COMMUNITIES' NEEDS IN MIND. WITH COMPONENTS THAT YOU CAN LIVE, WORK, PLAY, LEARN AND RELAX, OUR DEVELOPMENTS HAVE THE MAKINGS TO GROW WITH TIME.



GAMUDA LAND



**FIABCI-MALAYSIA
PROPERTY AWARD**
ENVIRONMENTAL RESTORATION



**FIABCI WORLD PRIX
D'EXCELLENCE AWARDS**
ENVIRONMENTAL & MASTERPLAN CATEGORY

**THE EDGE Top Property
Developers Awards
2022**

**StarProperty
AWARDS 2017-2021
REAL ESTATE DEVELOPER**
STARPROPERTY ALL-STARS AWARD

*Sincere™
Responsible
Original*

Bandar Serai Development Sdn Bhd [201301020260 (1050090-WJ)] • Developer's License: 19124/02-2028/0234(F) • Validity Date: 09/02/2023 - 08/02/2028 • Advertising Permit: 19124-11/07-2025/0085(N)-(S) • Validity Date: 20/07/2022 - 19/07/2025 • Approving Authority: Majlis Perbandaran Selayang • Building Plan Approval: Bil. (29) dtm MPS 3/2-1371/442 (PB/AJF-1-18A) • Land Tenure: Leasehold (99 years - Expiring on 5/06/2120) • Land Encumbrances: Nil • Types of Property: Bungalow Homes • Total Units: 16 units • Selling Prices: RM5,409,360.00 (min) to RM6,246,160.00 (max) • Types of Property: Semi-detached Homes • Total Units: 78 units • Selling Prices: RM2,270,160.00 (min) to RM3,747,360.00 (max) • Expected Date of Completion: June 2025 • 7% Discount for Bumiputera • Restriction 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.



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Phase 1-18A (Monarc) • Developer: Bandar Serai Development Sdn Bhd [201301020260 (1050090-WJ)] • Developer's License: 19124/02-2028/0234(F) • Validity Date: 09/02/2023 - 08/02/2028 • Advertising Permit: 19124-11/07-2025/0085(N)-(S) • Validity Date: 20/07/2022 - 19/07/2025 • Approving Authority: Majlis Perbandaran Selayang • Building Plan Approval: Bil. (29) dtm MPS 3/2-1371/442 (PB/AJF-1-18A) • Land Tenure: Leasehold (99 years - Expiring on 5/06/2120) • Land Encumbrances: Nil • Types of Property: Bungalow Homes • Total Units: 16 units • Selling Prices: RM5,409,360.00 (min) to RM6,246,160.00 (max) • Types of Property: Semi-detached Homes • Total Units: 78 units • Selling Prices: RM2,270,160.00 (min) to RM3,747,360.00 (max) • Expected Date of Completion: June 2025 • 7% Discount for Bumiputera • Restriction 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.

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GAMUDA
GARDENS
E S T E E M