

The background of the entire image is a photograph of a lush, green hillside covered in dense trees. A thick layer of white mist or fog hangs in the air, partially obscuring the upper parts of the trees. In the top right and bottom left corners, there are stylized geometric line art elements consisting of multiple overlapping V-shapes or chevrons in thin, light-colored lines (white, light blue, and light green).

GAMUDA
GARDENS

ILLARIA

— Hillside Homes —

GAMUDA LAND

Living by the Hillside

Living amongst the splendour of nature with the cool breeze of the hills by your side is an immeasurable experience. At the hillside homes of Illaria at Gamuda Gardens, nothing can be more fulfilling than that.

Enjoy urban amenities right alongside the tranquillity of nature.



Where positive energy is in Abundance

1

The Green Dragon (青龍)

The development is clasped by the Green Dragon embrace, which favors the wealth aspect in such that elevates one's status and well-being.

2

Jade Pillow Formation (玉枕)

Observed as a favorable wealth star, it embodies the notions of power and wealth, a highly favorable feature for entrepreneurs.

3

Heavenly Wealth Stars (天財)

Next to Illaria is the two hills, that belong to the Metal and Water elements. As its nature suggests, such formation is generally auspicious for the generation of wealth and prosperity.



Artist's Impression Only



Urban and Nature

At Gamuda Land, we place great priority in nurturing one's well-being through the carefully planned township. You'll find seamless access to facilities, where you can take a retreat without being way too far away from home.

ILLARIA
Hillside Homes

LEGEND

- A Gamuda Gardens City Centre
- B Skyline Luge
- C International School
- D Gardens Arena
- E GATA Residences
- F Gardens Wellness
- G Waterfront Village
- H Le Gardens Pavilion
- I Waterfall & Lake Illumination
- J Village Homes
- K The Lookout Point
- L The Wetlands
- M Wetland Boardwalk
- N The Adventure Playland
- O Lakeside Homes
- P Hillside Homes
- Q Garden Homes
- R Confluence of 3 Main Expressways (North-South Expressway, Guthrie Corridor Expressway and LATAR Expressway)



Private and
exclusive

Amenities



• Recreation Parkland

The joys of playtime and bonding in the great outdoors are endless. Be it at the treehouse, obstacle course or yoga deck, a fun time awaits everyone.

• Sakura Lane

Sakura lane features a stunning spread of Sakura trees. Giving a romantic experience for couples and even for families, while they take a long stroll on the beautiful lane, soaking up the tranquillity of nature.



• Co-working Pods

Work, chat or just chill in a lush alcove embraced by tranquillity. Even without the need to utter a word, this space evokes a sense of belonging that matters.



Artist's Impression Only

Family homes made for expansive

Lifestyle

Choosing the right home is not based on aesthetic alone, but one that meets your unique needs. Which is why our unit comes with a double volume ceiling, where not only allows natural light to flow beautifully into your home, but also letting you catch up with your family through the visual link downstairs.

Additionally, when a much-needed break is due, easy-access to the backyard lets you claim your well-earned moments within the comfort of fresh air where you can once again, be one with nature.



Artist's Impression Only



Artist's Impression Only

TYPE A 2-STOREY TERRACE HOUSE

Land Size 22' x 70'
Built-up Size 2,026 - 2,302 sq.ft.



TYPE B 2-STOREY TERRACE HOUSE

Land Size 20' x 65'
Built-up Size 1,636 - 1,891 sq.ft.



TYPE C 2-STOREY TERRACE HOUSE

Land Size 20' x 65'
Built-up Size 1,639 - 1,788 sq.ft.



TYPE D 2-STOREY TERRACE HOUSE

Land Size 18' x 65'
Built-up Size 1,462 - 1,804 sq.ft.



TYPE E 2½-STOREY TERRACE HOUSE

Land Size 18' x 65'
Built-up Size 1,771 - 1,994 sq.ft.



- Type A (Hillside Home)
- Type B (Family Home - Lifestyle)
- Type C (Family Home - Basic)
- Type D (Starter Home - 2 Storey)
- Type E (Starter Home - 2 1/2 Storey)
- Type F (Townhouse - 3 Storey)
(lower & upper units)



LEGEND

- A Entrance Signage
- B Children's Playground
- C Pergola
- D Playmound
- E Community Kitchen
- F BBQ Area
- G Community Garden
- H Sekura Lane
- I Parcourse
- J Obstacle Course
- K Hilltop Viewpoint
- L Hammock Laid-back Area
- M Yoga Space
- N Seating Area

TYPE F 3-STOREY TOWNHOUSE

Land Size 22' x 70'

Lower Unit:
Built-up Size 1,202 sq.ft.



Upper Unit:
Built-up Size 1,421 sq.ft.



TYPE B
2-STOREY TERRACE HOUSE

.....

Land Size 20' x 65'
Built-up Size 1,636 - 1,891 sq.ft.



TYPE C
2-STOREY TERRACE HOUSE

.....

Land Size 20' x 65'
Built-up Size 1,639 - 1,788 sq.ft.



e Roof Tile
 Slab
 d
 ing Door / Aluminium Frame Glass Door (TYPE C only)
 rcelain Tiles
 rcelain Tiles
 rcelain Tiles

- : Reinforced Concrete Framework
- : Brickwork / Reinforced Concrete Wall
- : Reinforced Concrete Flat Roof / Concrete Roof Tile
- : Metal Roof Truss / Reinforced Concrete Slab
- : Skim Coat / Plaster Board / Ceiling Board
- : Aluminium Frame Glass Window

- : Timber Door
- : Flush Door / Aluminium Frame Glass Sliding Door / Aluminium Frame Glass Door (TYPE C only)
- : Quality Lockset

IRONMONGERY

BATH 1	: Porcelain Tiles
BATH 2 / BATH 3	: Ceramic Tiles
BATH 4 (TYPE A / E only)	: Ceramic Tiles
KITCHEN	: approx. 1500mm high Ceramic Tiles
EXTERNAL & INTERNAL WALL	: Plaster and Paint / Skim Coat

LIVING / DINING / BATH 1 / KITCHEN	: Porcelain Tiles
FOYER (TYPE A / E only)	: Porcelain Tiles
PANTRY (TYPE B / D only)	: Porcelain Tiles
MULTIPURPOSE (TYPE E1 / E2 / E4 only)	: Porcelain Tiles
TERRACE (TYPE A3 / A4 only)	: Porcelain Tiles
BALCONY (TYPE E / A3 / A4 only)	: Porcelain Tiles
BATH 2 / BATH 3	: Ceramic Tiles
BATH 4 (TYPE A / E only)	: Ceramic Tiles
UTILITY (TYPE A / C only) / UTILITY 2 (TYPE B only)	: Ceramic Tiles
UTILITY 1 (TYPE B1 / B2 / B4 only)	: Porcelain Tiles
MASTER BEDROOM / BEDROOM 2 / BEDROOM 3 / STAIRCASE	: Porcelain Tiles
BEDROOM 4 (TYPE D3 / C3 / B3 / E3 / A only)	: Porcelain Tiles
FAMILY (TYPE A only)	: Porcelain Tiles
YARD (TYPE A / C / E only)	: Cement Render
CAR PORCH	: Broom Brush / Cement Render
OTHERS (TYPE B / D only)	: Cement Render

[illegible]



SHOPPING MALL

AEON Rawang	8.5 km
Tesco Rawang	16 km



PUBLIC TRANSPORTATION

Kuang KTM Station	3 km
MRT Sungai Buloh Interchange Hub & Sungai Buloh KTM Station	10 km
Rawang KTM Station	10.5 km



SPORTS & RECREATION

Equestrian Facilities	1 km
Tasik Biru Kundang	8 km
Kundang Lakes Country Club	8 km
Kelab Rahman Putra Malaysia	10 km
Tasik Puteri Golf & Country Club	15 km



HOSPITAL

KPJ Rawang Specialist Hospital	10.5 km
Sungai Buloh Hospital	12 km



EDUCATION

SJK (C) Kuang	3 km
SJK (C) Kundang	5 km
Straits International School	7.5 km
SK Seri Kundang	7.5 km
Sekolah Berasrama Penuh Integrasi Rawang (SEPINTAR)	8 km
SJK (C) Kota Emerald	10 km
IGB International School	13 km

WITHIN GAMUDA GARDENS

Beaconhouse International School	400 m
Skyline Luge (upcoming)	700 m

**Sincere
Responsible
Original**

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Tel: 03 6037 2888



**FIABCI WORLD PRIX
D'EXCELLENCE AWARDS**
CHAMPIONNAT MONDIAL DE LA QUALITE



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03 2727 7416

Phase 4A (Berkas) • Developer: Bandar Serai Development Sdn Bhd (019) 222 0000 (10/0000-W) • Developer's License: 19124-01-2024/023497 • Validity Date: 01/02/2022 - 01/02/2026 • Advertising Permit: 19124-01-2024/015991-01 • Validity Date: 23/01/2022 - 23/01/2024 • Approving Authority: Majlis Perbandaran Selangor
• Building Plan Approval No. (21) 001, WPS 2/2-10711/2023/PA/PA/PA/1-01 • Land Use: Low-density residential (R1) • Types of Property: 2-Bedroom Terrace Houses, 1000 Units, 100 units • Selling Price: RM947,000.00 (per unit) to RM2,333,000.00 (per unit) • Expected Date of Completion: June 2024 • This Document for Reference • Not for Construction • Not for Sale • Not for Distribution • Not for Reproduction
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