



# VILLAGE SQUARE

— GAMUDA GARDENS —

2-STOREY INDIVIDUAL TITLE SHOP



YOUR IDEAL BUSINESS SPACE AWAITS!

An aerial photograph of a modern residential and commercial development. The image shows rows of multi-story townhouses with dark roofs, interspersed with green spaces and trees. A road with several cars, including a red and white van, runs through the center. To the right, there's a commercial building with a parking lot. The overall scene is a blend of urban architecture and nature.

# PERSONALISED LIFESTYLE MEETS MODERN LIVING

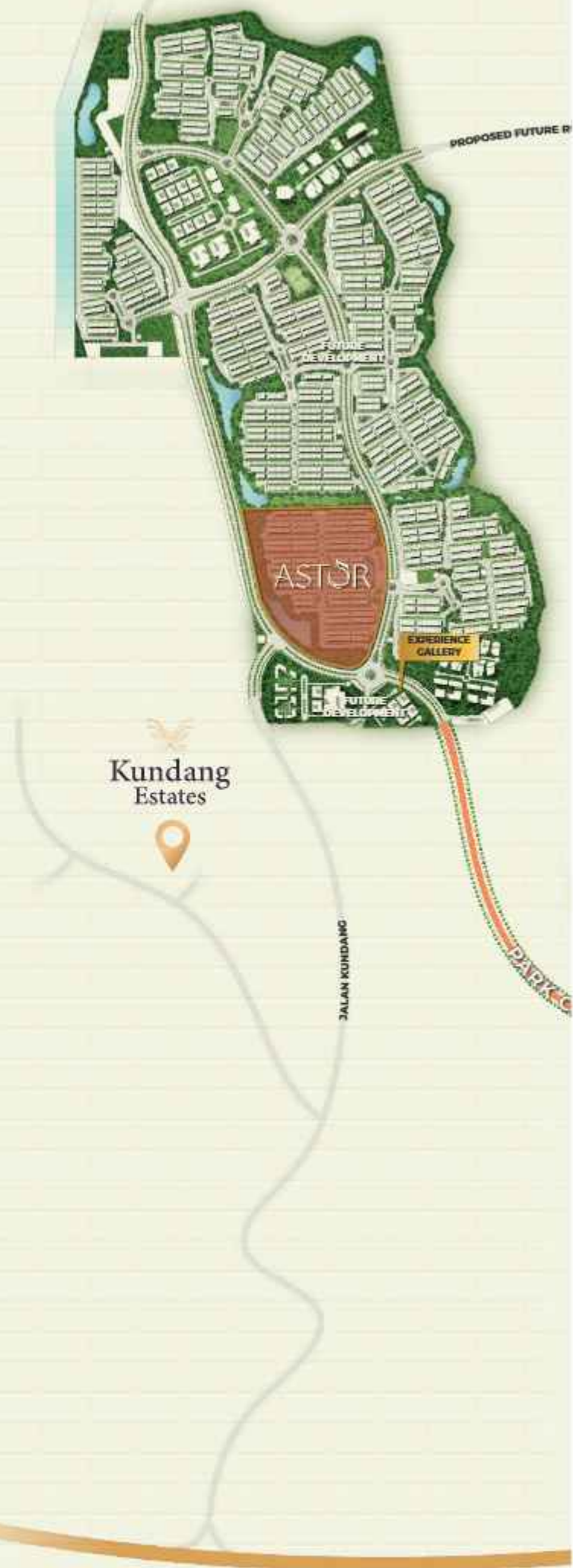
Gamuda Gardens modern township is an 810-acre development that ingeniously fuses lifestyle and nature. Both residents and visitors may enjoy a vibrant environment that encompasses a diverse mix of nature parks, lifestyle & retail centres, and exciting adventure-tainment hubs - a complete and exciting township that goes beyond just the ordinary.



Artist's Impression Only

# GAMUDA GARDEN'S NEXT HOT-SPOT DESTINATION

Village Square is Gamuda Garden's latest commercial space that features artistically designed 2-storey individual title shops. It's conveniently located near residential areas and along the main road, making it an easily accessible hot-spot destination for shoppers, diners and more.



JALAN RAWANG

## MASTER PLAN



# VILLAGE SQUARE

— GAMUDA GARDENS —

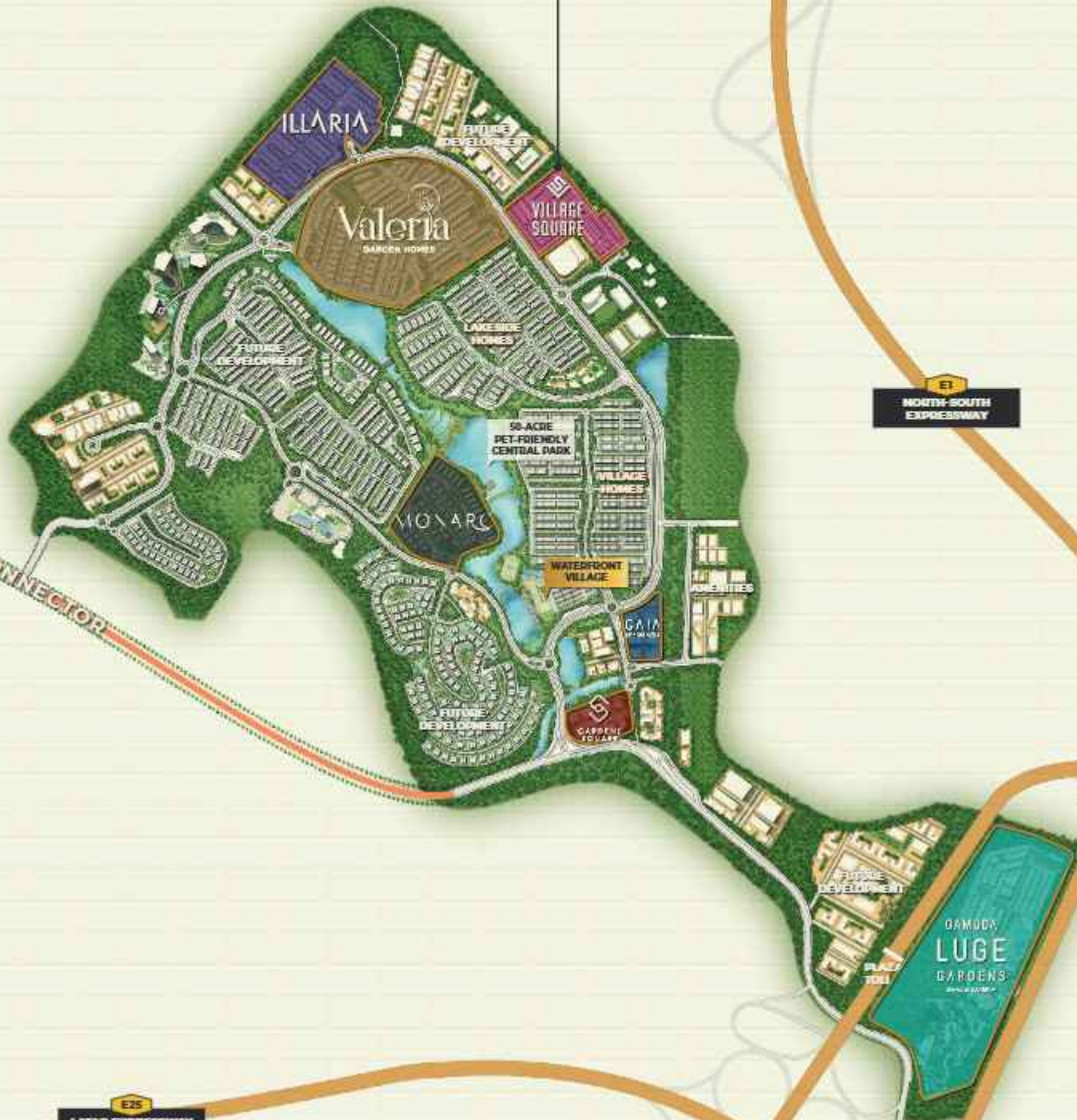
Exit 116

E1  
NORTH-SOUTH  
EXPRESSWAY

Exit 115

E25  
LATAR EXPRESSWAY

E35  
OUTRIM CORRIDOR  
EXPRESSWAY





# EXCEPTIONAL DESIGN, ENDLESS POSSIBILITIES

Contemporary and thoughtfully crafted shops and offices featuring adaptable layouts to accommodate your business and retail expansion. Addressing the daily essentials of local communities, complemented by generous parking amenities for both customers and tenants.



Individual  
Title



Prominent Main  
Road Frontage



Greenery  
Area



Well-Developed  
Road Network



Ready for a  
Diverse Tenant Mix



Ready Residential  
Catchment



Pedestrian-Friendly  
Walkways

Artist's Impression Only

# YOUR GATEWAY TO A THRIVING CATCHMENT

## TRADE DEMOGRAPHICS



Population Forecast  
**410K PEOPLE**



Average Household Size  
**4 PERSONS**  
2 Children Per Household



Average Household Income  
**RM12K**

## GAMUDA GARDENS MODERN TOWNSHIP



Bicycle & Jog Trails  
Within Township



Medical & Education Hub



50-acre Central Park



Solar Express Connectivity  
In Gamuda Gardens



Sustainable Features

Welcome to Village Square, your next business destination. These strategically located shops and offices are designed to tap into a vibrant and diverse demographic, ensuring a steady and growing customer base.

### 3 HOUSEHOLD EXPENDITURES



Clothing &  
Convenience Stores



Dedicated Grocer &  
Drive Thru



Food &  
Beverage

### GAMUDA GARDENS BUYER PROFILES

# 12,300

Estimated Population  
In Year 2026

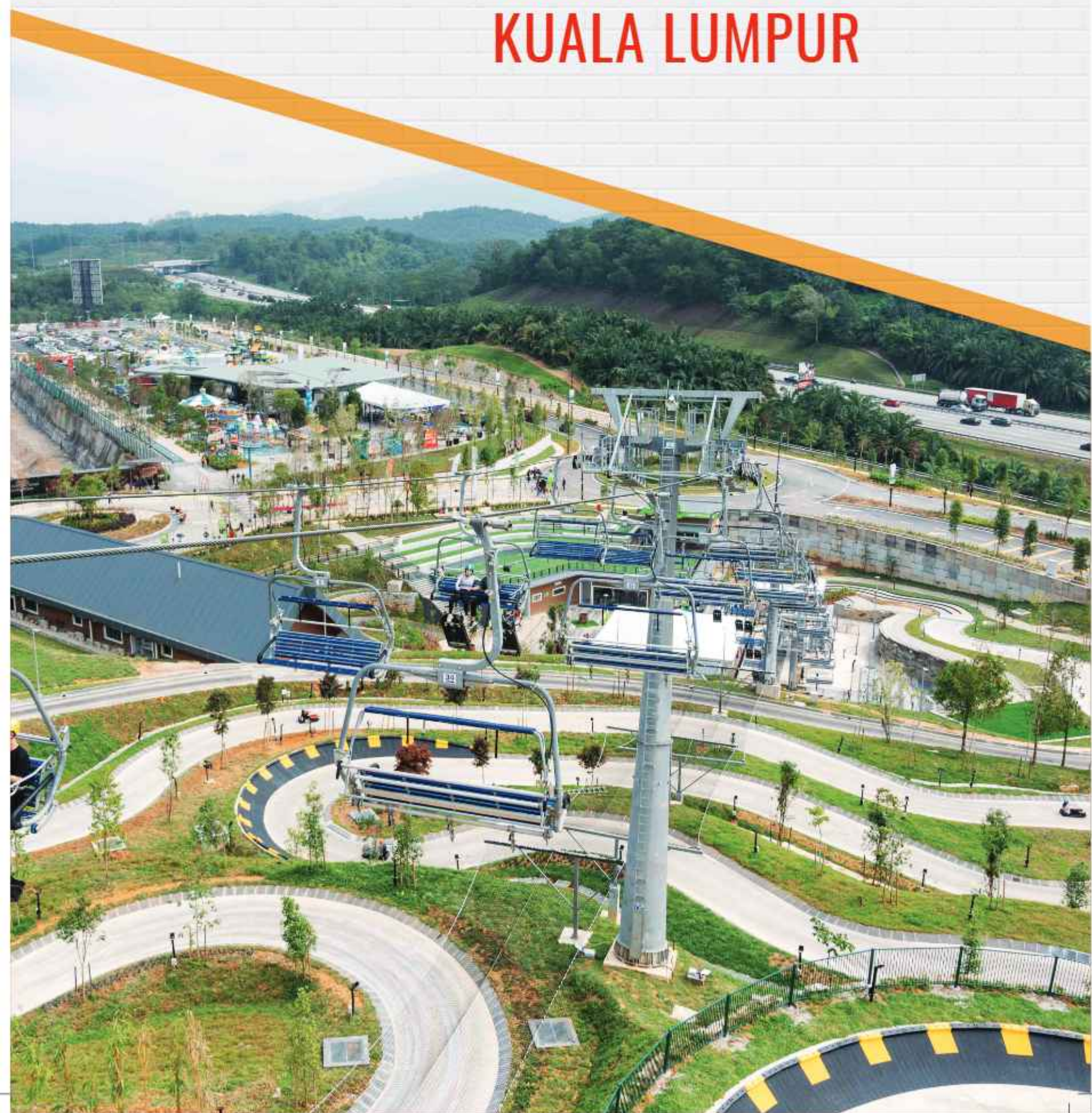
# RM15k++

Average Household  
Income





# POPULAR NEARBY ATTRACTION – SKYLINE LUGE KUALA LUMPUR





Just a stone's throw away from Village Square is none other than Skyline Luge Kuala Lumpur, a thrilling gravity-based ride that's globally enjoyed by people of all ages and abilities. Today, over 60 million Luge rides have been enjoyed globally, with many more to come.



# POPULAR NEARBY ATTRACTION – BIG BUCKET SPLASH

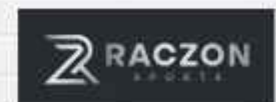
Gamuda Gardens is home to one of Malaysia's most visited water parks. Visitors to Big Bucket Splash may enjoy sliding and splashing through a fun and exhilarating day while they cool off from the heat – the perfect place for a family outing.



# WIDE & HOLISTIC RANGE OF TENANTS & AMENITIES

Large variety of tenants and amenities are available at Gamuda Gardens. People who live in or visit the township can enjoy everything within reach, such as a wide and exciting range of F&B outlets, education hubs, malls, hospitals and much more.

These, and the fact that it's linked to many major highways such as the North-South Expressway and LATAR, makes the township the perfect place to live or to invest in.



# RESIDENTIAL INVESTMENT OPPORTUNITIES

Over the years, Gamuda Gardens has enjoyed increasingly positive growth and popularity. To date, many of the released township developments have been sold out. On this page is a list of current residential investment opportunities, for consideration.



## 40,000\*

ESTIMATED POPULATION  
(FULLY COMPLETED)



## 1 mil PEOPLE

POPULATION FORECAST  
(WITHIN 20 MINUTES DRIVE BRAND)

## PROJECTS UNDER CONSTRUCTION

### MONARC

TYPE  
BUNGALOW & SEMI-D

TOTAL UNIT  
94

ESTIMATED POPULATION  
470

COMPLETION  
JULY 2025

### Valeria

— GARDEN HOMES —

TYPE  
2 & 3 STOREY TERRACE

TOTAL UNIT  
434

ESTIMATED POPULATION  
2,170

COMPLETION  
JULY 2025

### ILLARIA

— Hillside Homes —

TYPE  
2 STOREY TERRACE

TOTAL UNIT  
371

ESTIMATED POPULATION  
1,855

COMPLETION  
APRIL 2024

## COMPLETED

### AGALIA LANDED

TYPE  
2 STOREY TERRACE HOMES

TOTAL UNIT  
177

ESTIMATED POPULATION  
885

VP  
NOV 2020

### AIDA LANDED

TYPE  
2 STOREY TERRACE HOMES

TOTAL UNIT  
125

ESTIMATED POPULATION  
625

VP  
NOV 2020

### LAVENA LANDED

TYPE  
2 STOREY TERRACE HOMES

TOTAL UNIT  
134

ESTIMATED POPULATION  
670

VP  
NOV 2020

### NARA LANDED

TYPE  
2 STOREY TERRACE HOMES

TOTAL UNIT  
126

ESTIMATED POPULATION  
630

VP  
NOV 2020

### DANAU RIA RESIDENCES

TYPE  
APARTMENTS

TOTAL UNIT  
664

ESTIMATED POPULATION  
3,320

VP  
NOV 2021

### GALLA RESIDENCES

TYPE  
SERVICED APARTMENTS

TOTAL UNIT  
500

ESTIMATED POPULATION  
2,000

VP  
NOV 2022

### JOVITA

TYPE  
LINKED SEMI-D

TOTAL UNIT  
144

ESTIMATED POPULATION  
720

VP  
MAR 2023

### JOYA

TYPE  
BUNGALOW & SEMI-D

TOTAL UNIT  
285

ESTIMATED POPULATION  
1,425

VP  
MAY 2023

# YOUR IDEAL LOCATION FOR BUSINESS

Our commercial area is conveniently located with easy access to major roads and highways. It's surrounded by a bustling residential community to ensure a steady flow of potential customers, and is strategically located close to schools, parks and other amenities — making it an ideal choice for a wide range of businesses.



# SITE PLAN





## TYPE A CORNER

SIZE: 32' x 65'  
BUILT-UP: 4,039 sq. ft.



Ground Floor



First Floor

## TYPE B INTERMEDIATE UNIT

SIZE: 22' x 65'  
BUILT-UP: 2,870 sq. ft.



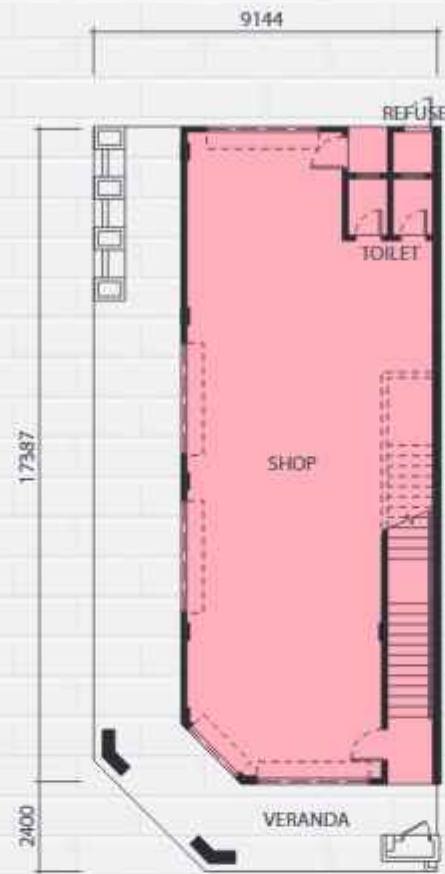
Ground Floor



First Floor

## TYPE C CORNER

SIZE: 30' x 65'  
BUILT-UP: 3,819 sq. ft.



Ground Floor



First Floor

## TYPE D INTERMEDIATE UNIT

SIZE: 20' x 65'  
BUILT-UP: 2,609 sq. ft.



Ground Floor



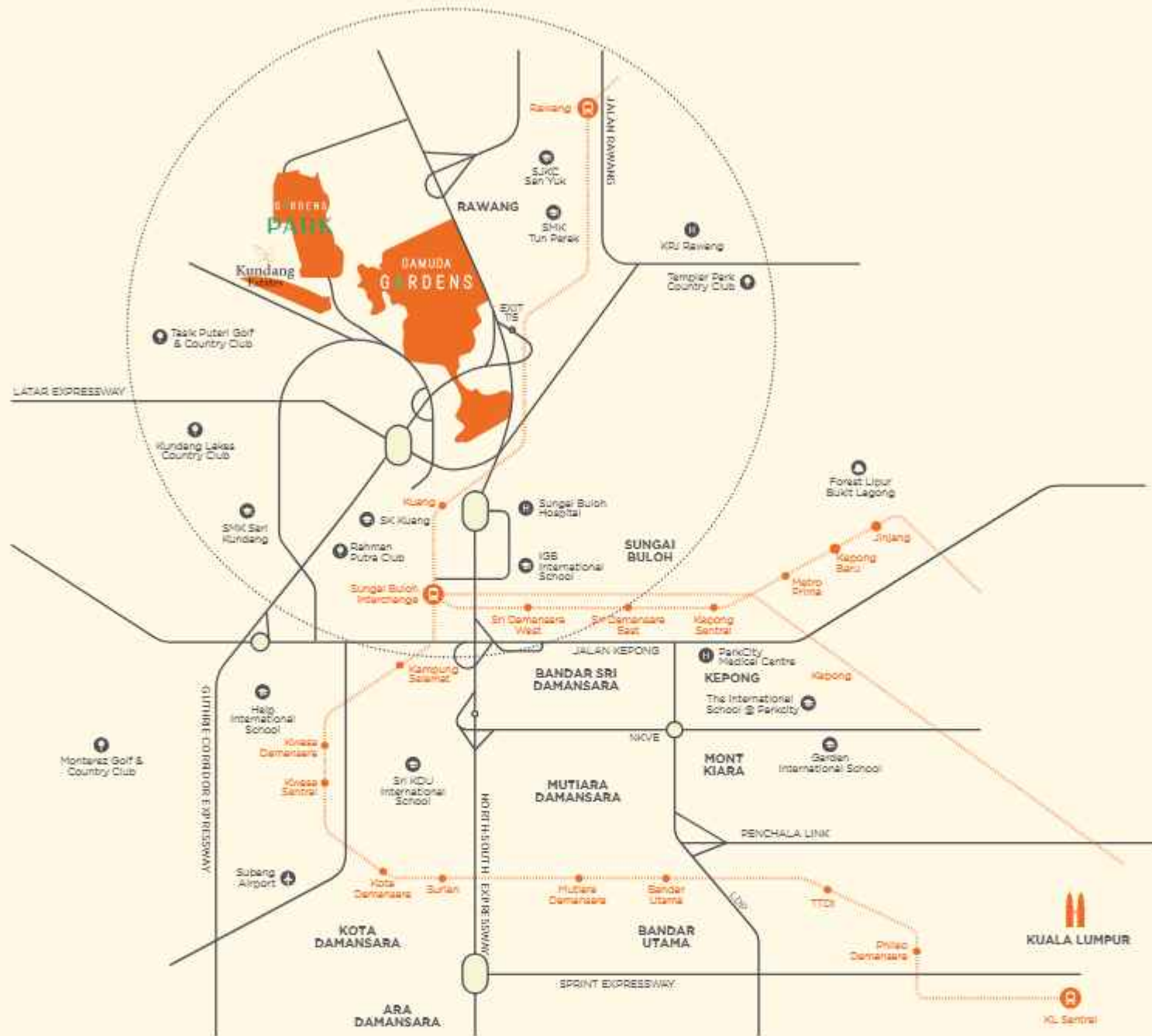
First Floor



## SPECIFICATION

Structure	Reinforced Concrete
Roof	Reinforced Concrete / Metal Deck
Wall	Brick Wall / Reinforced Concrete
Window	Aluminum Frame Window
Door	Fire Rated Timber Door Non-Fire Rated Timber Door Roller Shutter Aluminum Door Aluminum Glass Door (Only For Type A & B) Grille Door
Floor Finishes	Cement Render / Tiles
Wall Finishes	Plaster & Paint / Tiles
Ceiling Finishes	Plaster & Paint / Skim Coat & Paint
Ironmongery	Quality Lockset
Sanitary / Plumbing Fitting	Quality Sanitary Ware & Fitting Floor Trap & Water Tap Point at Pantry Floor Trap & Water Tap Point at Toilets
Electrical	Electrical Distribution (DB) Fiber Wall Socket (FWS) Emergency Lights Exit Sign
Electrical Power Supply	Ground Floor: 100Amp, 3 Phase Supply First Floor: 60Amp, 3 Phase Supply

# ALL WITHIN REACH



## CONNECTIVITY

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

## AMENITIES

- 8.5 km  
AEON Rawang
- 10.5 km  
KPJ Rawang Specialist Hospital
- 12 km  
Hospital Sungai Buloh
- 14.1 km  
Lotus's Rawang

## EDUCATION

- 1 km  
Beaconhouse Pre-school
- 2 km  
SK Sg Serai
- 3 km  
SJK (C) Kuang
- 5 km  
SJK (C) Kundang
- 7.5 km  
Straits International School

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

## LIFESTYLE

- 1 km  
ATV Sports
- 3 km  
Skyline Luge
- 7 km - 9 km  
Kundang Lakas Country Club  
Kelab Rahman Putra  
Tasik Puteri Golf & Country Club
- 8 km  
Head to Tasik  
Biru Kundang for picnics,  
canoeing and jet-ski

# GAMUDA LAND

*Sincere  
Responsible  
Original*

**Bandar Seral Development Sdn Bhd**  
20150102020 (1090992) M  
Gamuda Gardens Experience Gallery  
Pusatoran Gamuda Gardens 1, Bandar Gamuda Gardens,  
48050, Kuala Selangor.  
Tel: 03 6037 2888



**FIABCI WORLD PRIX  
D'EXCELLENCE AWARDS**  
RESIDENTIAL & MIXED-USE CATEGORY

**EDGE** *Top Project's  
Developers Awards*  
**2022**



**gamudaland.com.my**  
**03 2727 7416**

All information contained here (including figures, specifications, plan measurements, 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.