



GAMUDA GARDENS ESTEEM

	SHOPPING MALL		
	AEON Rawang	8.5 km	
	Tesco Rawang	16 km	
	HOSPITAL		
	KPJ Rawang Specialist Hospital		10.5 km
	Sungai Buloh Hospital		12 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	
	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		7.5 km
	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

GAMUDA LAND

SincereTM
Responsible
Original

Bandar Seri Development Sdn Bhd
Gamuda Gardens Experience Gallery,
Persiaran Gamuda Gardens 1, Bandar Gamuda Gardens,
48050, Kuang, Selangor.
Tel: 03 6037 2888



gamudaland.com.my
03 2727 7416

Phase 1-18A (Monarc) • Developer: Bandar Seri Development Sdn Bhd [201301020260 (1050090-W)] • Developer's License: 19124/02-2028/0234/FJ • Validity Date: 09/02/2023 - 08/02/2028 • Advertising Permit: 19124-11/07-2025/00850(N)-SI • Validity Date: 20/07/2022 - 19/07/2025 • Approving Authority: Majlis Perbandaran Selayang • Building Plan Approval: BL (20) dm MPS 325-13711442 (PDAU/1-18A • Land • Surau • Leasehold (99) years • Expiring on 5/09/2100 • Land Encumbrances: Nil • Types of Property: Bangalow Homes • Total Units: 16 units • Selling Prices: RM45,800,000 (min) to RM5,246,100,000 (max) • Types of Property: Semi-detached Homes • Total Units: 79 units • Selling Prices: RM2,270,160,000 (min) to RM3,747,360,000 (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.
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 inserted in the Stamped Sale & Purchase Agreement entered between the developer & the purchaser. All drawings are merely artist impressions only.

EMINENCE HAS A HOME



A LUXURY RESIDENCE DELICATELY CRAFTED WITH REFINED ARCHITECTURE AND EXQUISITE MATERIALS, AMIDST THE BEAUTY OF MOTHER NATURE, CULMINATING IN AN ELEGANTLY BALANCED LIVING SPACE.

MONARC WAS DESIGNED TO FIT THE LIFESTYLE OF THE MAJESTIC, EXCLUSIVELY FOR THE SELECTED FEW.



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



Enter an exclusive gateless community, flanked by manicured landscapes and a rich palette of flora, while overlooking a breathtaking view of the central lake.





Artist's impression only



Living area with a dramatic double-volume ceiling.



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.



Expansive bedrooms with plush walk-in wardrobe.



PRIVATE PLEASURES



WITH FAMILY OR WITH FRIENDS, INDULGE IN A VARIATION OF EXCLUSIVE AMENITIES TUCKED INSIDE THE LUSHNESS OF MONARC.



Artist's impression only

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.



Artist's impression only

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





Direct Access to 3 Major Highways



3KM to KTM Komuter Kuang



Public Facilities Built with Future Growth In Mind



Environmental, Social & Governance (ESG) Programmes & Initiatives



Lifestyle-Oriented Master Planning



Public Parks & Green Lungs For Wellness & Appreciation Of Nature



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)

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



A plethora of dining and retail buzz at *Gardens Square*



Thrilling rides at *Skyline Luge* (Coming soon in 2023)

LAKESIDE 3-STOREY BUNGALOW

TYPE A

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

5 BEDROOMS • 6 BATHROOMS • 4 CARPARKS



Artist's impression only

LAKESIDE 3-STOREY BUNGALOW

TYPE B

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

5 BEDROOMS • 6 BATHROOMS • 4 CARPARKS



Artist's impression only



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

ENCLAVE 3-STOREY SEMI-D

— TYPE C —

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

5 BEDROOMS • 6 BATHROOMS • 3 CARPARKS



ENCLAVE 2.5-STOREY SEMI-D

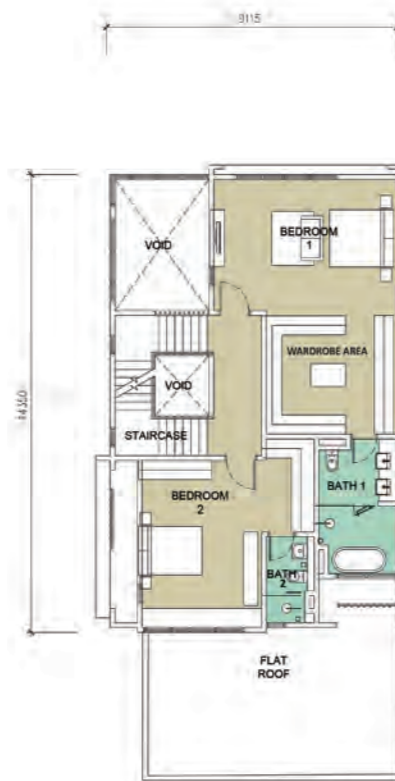
— TYPE D —

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

3 BEDROOMS + 1 FLEXI ROOM • 5 BATHROOMS • 3 CARPARKS



GROUND FLOOR



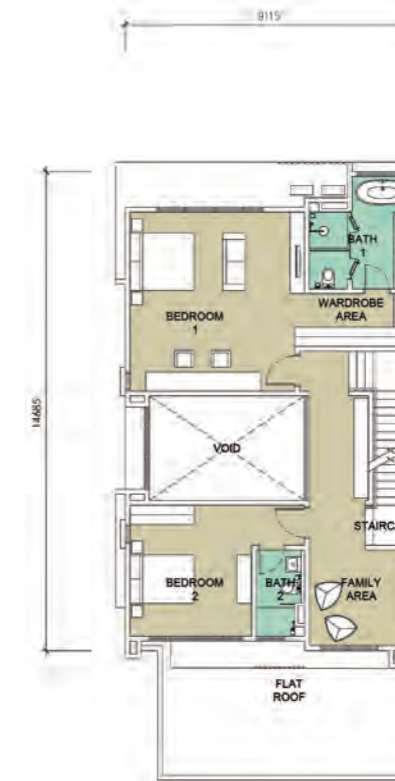
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

*For renovation reference only

ENCLAVE 2-STOREY SEMI-D

TYPE E

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

4 BEDROOMS • 5 BATHROOMS • 3 CARPARKS



ENCLAVE 2-STOREY SEMI-D

TYPE F

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

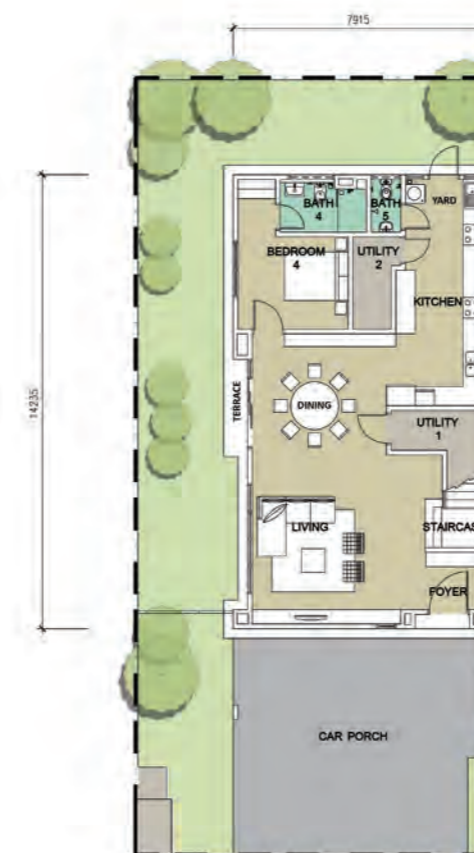
4 BEDROOMS • 5 BATHROOMS • 3 CARPARKS



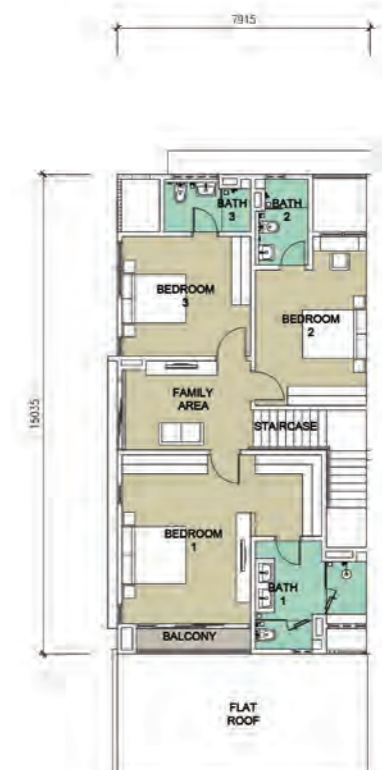
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

	TYPE A, A1 & A2	TYPE B, B1 & B2	TYPE C & C1		TYPE D & D1	TYPE E & E1	TYPE F & F1
STRUCTURE	Reinforced Concrete Frame			STRUCTURE	Reinforced Concrete Frame		
WALL	Brickwork			WALL	Brickwork		
ROOF COVERING	Reinforced Concrete Flat Roof / Metal Deck			ROOF COVERING	Reinforced Concrete Flat Roof / Metal Deck		
ROOF FRAMING	Metal Truss			ROOF FRAMING	Metal Truss		
CEILING	Skim Coat / Cement Plaster / Ceiling Board			CEILING	Skim Coat / Cement Plaster / Ceiling Board		
WINDOWS	Metal Framed Glass Window			WINDOWS	Metal Framed Glass Window		
DOORS							
Main Entrance	Timber Door	Timber Door	Timber Door	Main Entrance	Timber Door	Timber Door	Timber Door
Others	Flush Door / Metal Framed Glass Door	Flush Door	Flush Door / Sliding Flush 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	IRONMONGERY	Quality Lockset	Quality Lockset	Quality Lockset
WALL FINISHES				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	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	Plaster and Paint / Tiles	Plaster and Paint / Tiles	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 / Tiles	Plaster and Paint / Tiles	Plaster and Paint	External Wall	Plaster and Paint	Plaster and Paint	Plaster and Paint
Internal Wall	Plaster and Paint	Plaster and Paint	Plaster and Paint	Internal Wall	Plaster and Paint	Plaster and Paint	Plaster and Paint
FLOOR FINISHES				FLOOR FINISHES			
Living / Dining	Tiles	Tiles	Tiles	Living / Dining	Tiles	Tiles	Tiles
Bedroom 1 / Bedroom 2 / Bedroom 3 / Bedroom 4	Timber Strip Flooring	Timber Strip Flooring	Laminated Flooring	Bedroom 1 / Bedroom 2 / Bedroom 3 / Bedroom 4	Laminated Flooring	Laminated Flooring	Laminated Flooring
Bedroom 5	Tiles	Tiles	Tiles	Bedroom 5	-	Tiles	Tiles
Family Area	Laminated Flooring	-	Laminated Flooring	Family Area	Laminated Flooring	Laminated Flooring	Laminated Flooring
Bath 1 / Bath 2 / Bath 3 / Bath 4 / Bath 5 / Bath 6 / Powder Room	Tiles	Tiles	Tiles	Multi-purpose Area	Laminated Flooring	-	-
Utility 1 / Utility 2 / Utility 3	Tiles	Tiles	Tiles	Bath 1 / Bath 2 / Bath 3 / Bath 4 / Bath 5	Tiles	Tiles	Tiles
Utility 4	Cement Render	-	-	Utility 1 / Utility 2	Tiles	Tiles	Tiles
Terrace	Tiles	Tiles	Cement Render	Terrace	Tiles	Tiles	Tiles
Balcony	Tiles	Tiles	-	Balcony	Tiles	-	Tiles
Yard	Tiles	Tiles	Tiles	Yard	-	Tiles	Tiles
Kitchen	Tiles	Tiles	Tiles	Kitchen	Tiles	Tiles	Tiles
Staircase	Timber Strip Flooring	Timber Strip Flooring	Laminated Flooring	Staircase	Laminated Flooring	Laminated Flooring	Laminated Flooring
Car Porch	Concrete Imprint	Concrete Imprint	Concrete Imprint	Car Porch	Concrete Imprint	Concrete Imprint	Concrete Imprint
Others	Cement Render	Cement Render	Cement Render	Others	Cement Render	Cement Render	Cement Render
SANITARY AND PLUMBING FITTINGS				SANITARY AND PLUMBING FITTINGS			
Kitchen Sink	1	1	1	Kitchen Sink	1	1	1
Water Closet	7	7	7	Water Closet	5	5	5
Wash Basin	9	8	8	Wash Basin	6	6	6
Toilet Paper Holder	7	7	7	Toilet Paper Holder	5	5	5
Soap Holder	1	1	-	Shower Set	5	5	5
Shower Set	7	6	6	Bathtub	1	1	-
Bathtub	1	1	1	Hand Bidet	4	4	4
Hand Bidet	6	6	6	Bib Tap	6	5	6
Bib Tap	9	8	6				
ELECTRICAL INSTALLATION				ELECTRICAL INSTALLATION			
Lighting Point	58	58	51	Lighting Point	44	36	33
Door Bell Point	1	1	1	Door Bell Point	1	1	1
Fan Point	11	9	10	Fan Point	9	10	8
Power Point	57	52	41	Power Point	35	31	31
ACMV Point	11	9	9	ACMV Point	7	7	7
Instant Water Heater Point	1	1	1	Instant Water Heater Point	1	1	1
SMATV Point	2	1	1	SMATV Point	1	1	1
Data Point	4	3	-				
Telephone Point	3	2	-	Internal Telecommunication Trunking & Cabling	One (1) point ready for connection	One (1) point ready for connection	One (1) point ready for connection
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				

LISTENING TO WHAT THE LAND HAS TO TELL US

Our land has blessed us with many resources.
Like rolling terrain, beautiful hills and lush wetlands.
So, we are able to work with nature.

We preserve the hills in our towns so we are able to have hilltop homes.
We bring the water that runs off the land to flow it into natural ravines to create lakes.
As such, the essence of the place remains unchanged, only enhanced.

By listening to the land, it allows us to create enchanting opportunities,
a private sanctuary embraced by lush nature, hilly woodlands and calming lakes.
It's our way of looking at the details to create Monarc,
where we celebrate our connection with nature.

