

twentyfive⁷
GAMUDA KEMUNING



— THE —
CLOVE
— SIGNATURE —

Park Home | Cluster | Semi-D

Vibrant Quayside Living

At twentyfive7, life flows with energy and ease,
right in the heart of the south of Kota Kemuning.

Framed by a lively central park and serene lakes,
The Clove Signature offers homes designed for
connection, comfort, and peace of mind.

Here, every day feels vibrant.
It's always better at twentyfive7.

AN EVER SO
VIBRANT
HOME PLACE

ENDLESS
VARIETY
WITHIN ONE DESTINATION

WHERE TRUE
VALUE
IS A WAY OF LIFE



An Elite Community Township Built to Last



Quayside
TOWER

QUAYSIDE
SQUARE

Quayside
MALL

LUCENT
RESIDENCE
SUPERLINK | SEMI-D

LEVANE
RESIDENCES
2-STOREY LINK HOMES

The Buzzar
EXPLORE • EXPERIENCE • ENJOY

LUXURA
DESIGNER COURTYARD
& LINK VILLAS

LUXURA
DESIGNER LINK VILLAS

twentyfive7
EXPERIENCE GALLERY

FOOTBALL
HUB





4 MAJOR HIGHWAYS

STRATEGICALLY LOCATED & WELL CONNECTED



12 SCHOOLS

WITHIN 7 KM



2 HOSPITALS

WITHIN 5 KM



WALKING DISTANCE TO KOTA KEMUNING'S LARGEST MALL



7 KM CYCLING PATH

CONNECTING 7-ACRE LAKESIDE PARKS & MALL



20+ FAMILY-FRIENDLY

ACTIVITIES



The Last Phase Of Lakefront Landed Homes In twentyfive7

As the final collection of landed residences within twentyfive7, The Clove Signature embodies an elevated expression of lakeside living. Designed for those who seek seamless harmony with nature, each home is framed by lush greenery and park spaces that nurture both serenity and connection.

Mere steps from Quayside Mall, residents enjoy a refined balance of convenience and calm, where everyday needs, leisure and lifestyle unfold effortlessly by the lake.



Aurora-Inspired Grand Entrance

Inspired by Nordic elegance, the aurora-inspired grand entrance greets you with mesmerising ceiling lights and a radiant pathway that glows like the northern sky.

This final gateway marks a homecoming as extraordinary as the journey through the community itself.





MALAYSIA'S FIRST
NEW TYPOLOGY DESIGN



4 ACRES
OF COMMUNITY PARK



FINAL PHASE OF
LAKEFRONT LIVING



UP TO 124 FT. OF
COMMUNAL GARDEN



PRIVATE GARDEN
FOR EVERY HOME



NORDIC-INSPIRED
LANDSCAPE
FOR THE COMMUNITY



ELDERLY &
DISABLED-FRIENDLY
FEATURES ON GROUND FLOOR



Artist's Impression

2-Storey Park Homes

TYPE A

Corner | 4 Bedrooms | 4 Bathrooms | 45' x 46' | 2,226 sq.ft.

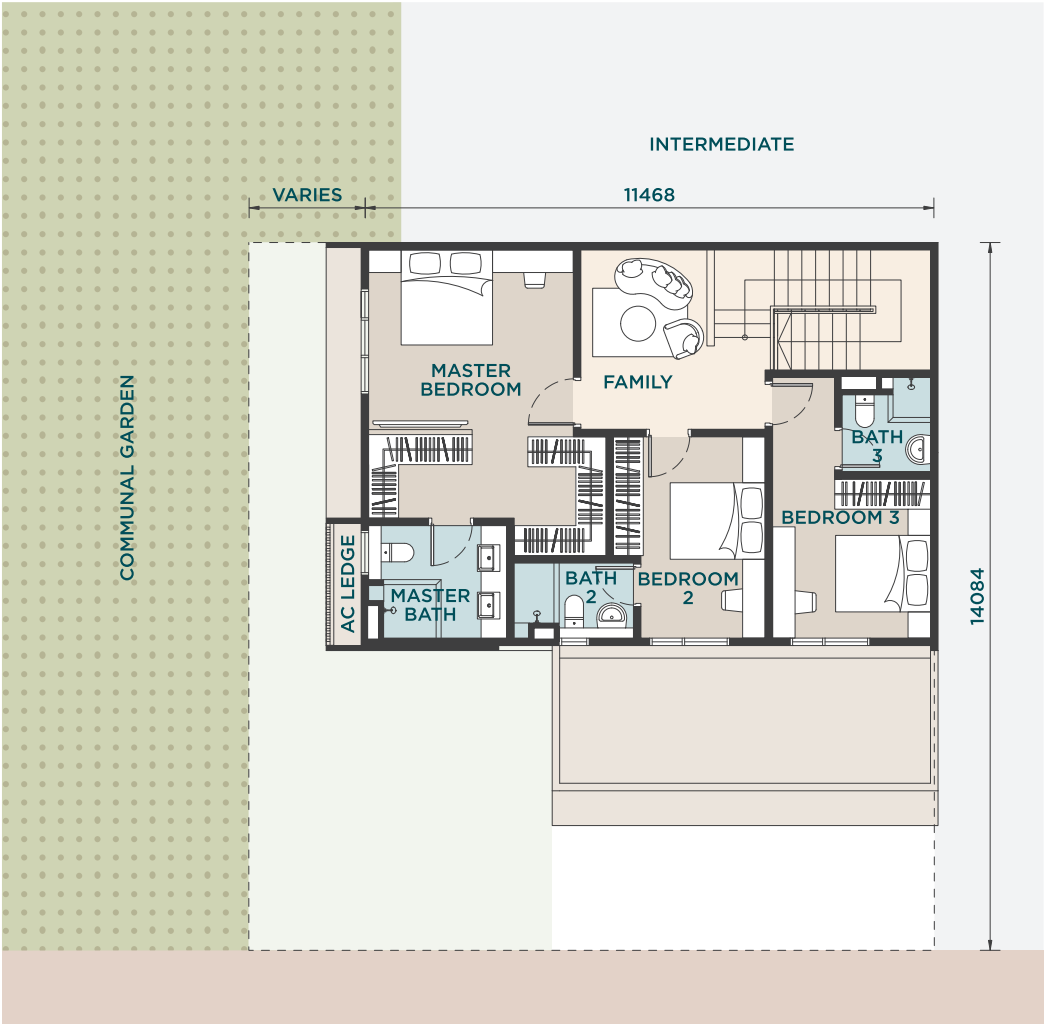
- Up to 124 ft. of communal garden
- Bright, airy spaces with natural ventilation
- Car porch fitting up to 3 cars
- Flexible layouts



Artist's Impression



Ground Floor



First Floor

2-Storey Park Homes

TYPE B

Intermediate | 4 Bedrooms | 3 Bathrooms | 16' ~ 20' x 97' | 1,967 sq.ft.

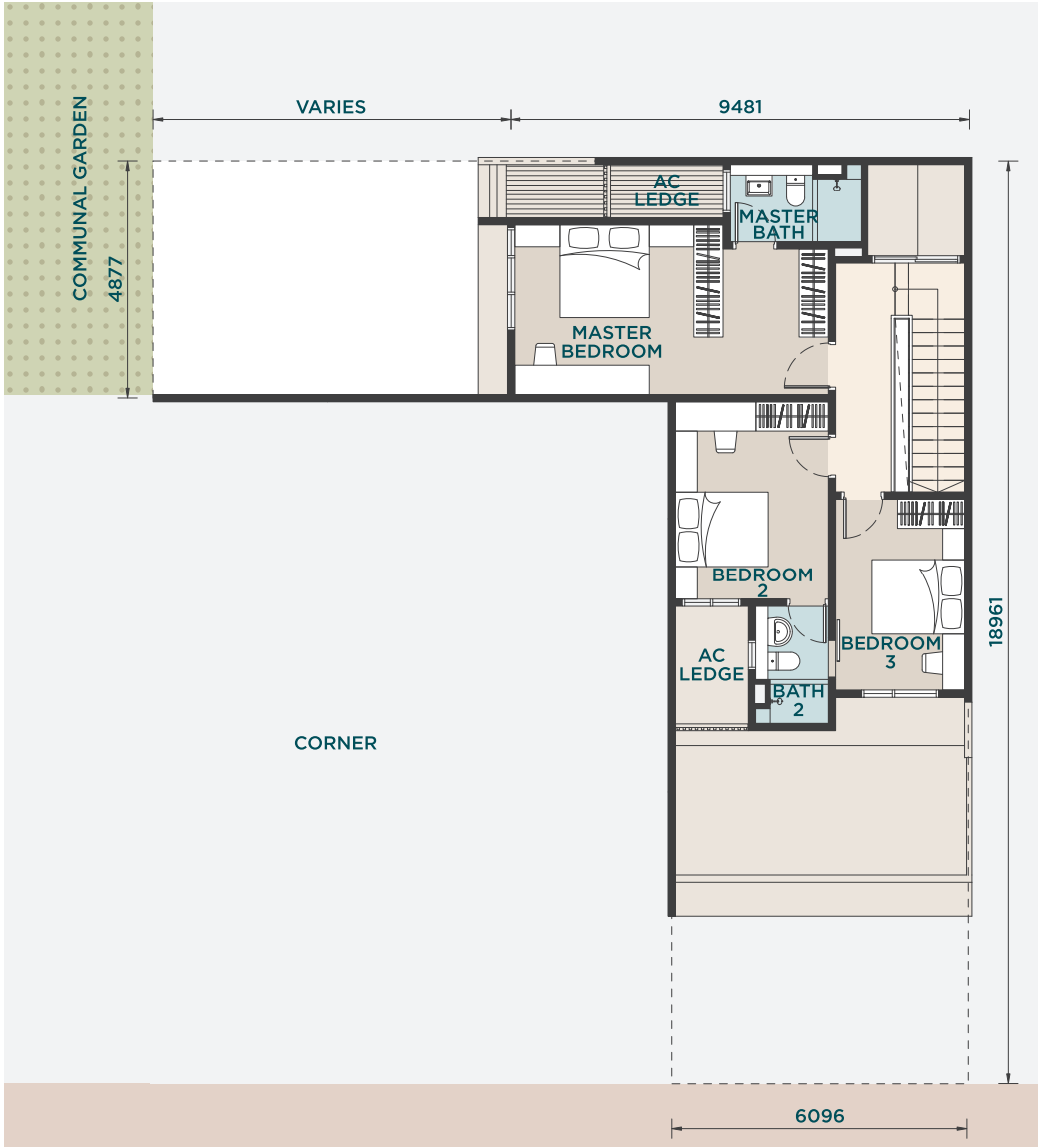
- Up to 124 ft. of communal garden
- Bright, airy spaces with natural ventilation
- Flexible layouts



Artist's Impression



Ground Floor



First Floor

2-Storey Cluster Homes

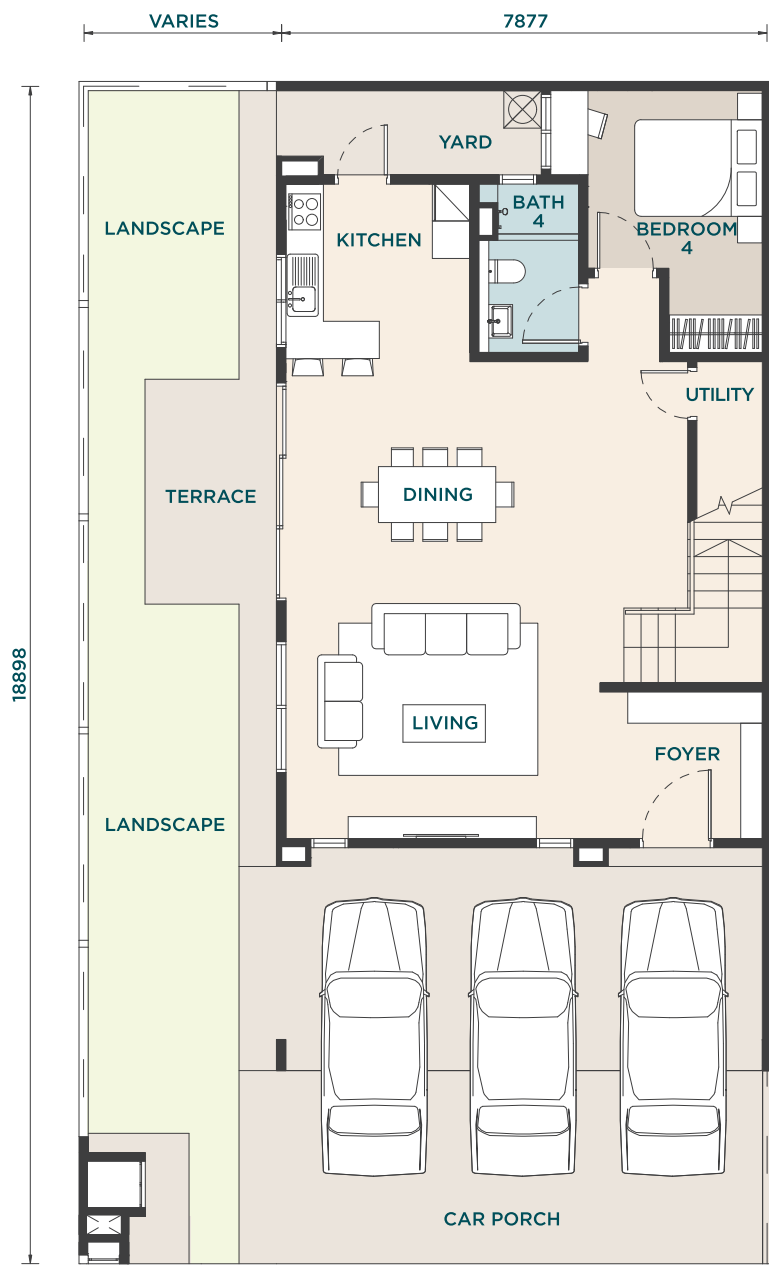
TYPE C

4 Bedrooms | 4 Bathrooms | 36' x 62' | 2,384 sq.ft.

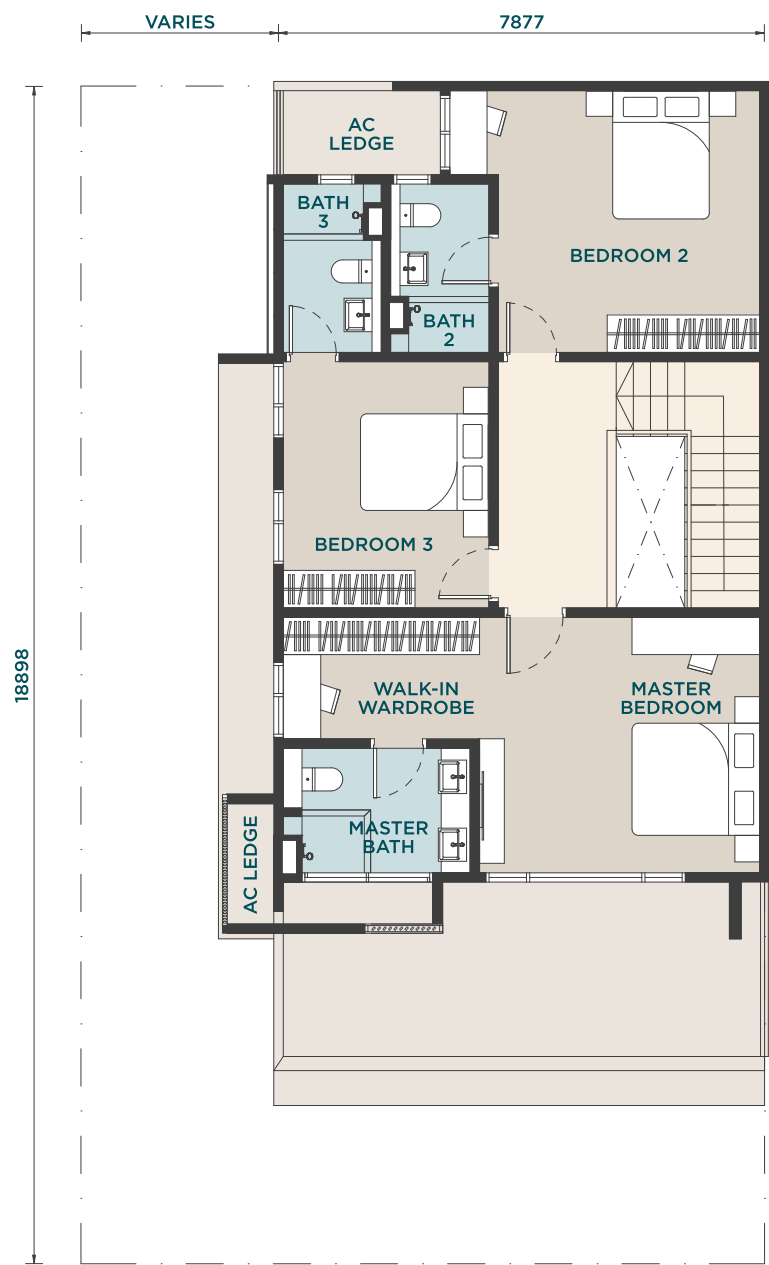
- Exclusive corner-style layout to maximise daylight & ventilation
- Master suite with walk-in wardrobe
- Master bathroom with double vanity
- En-suite bathroom for every bedroom
- Spacious bedroom 2, ideal for growing families
- Optimal functionality & practicality for kitchen & yard



Artist's Impression



Ground Floor



First Floor

3-Storey Cluster Homes

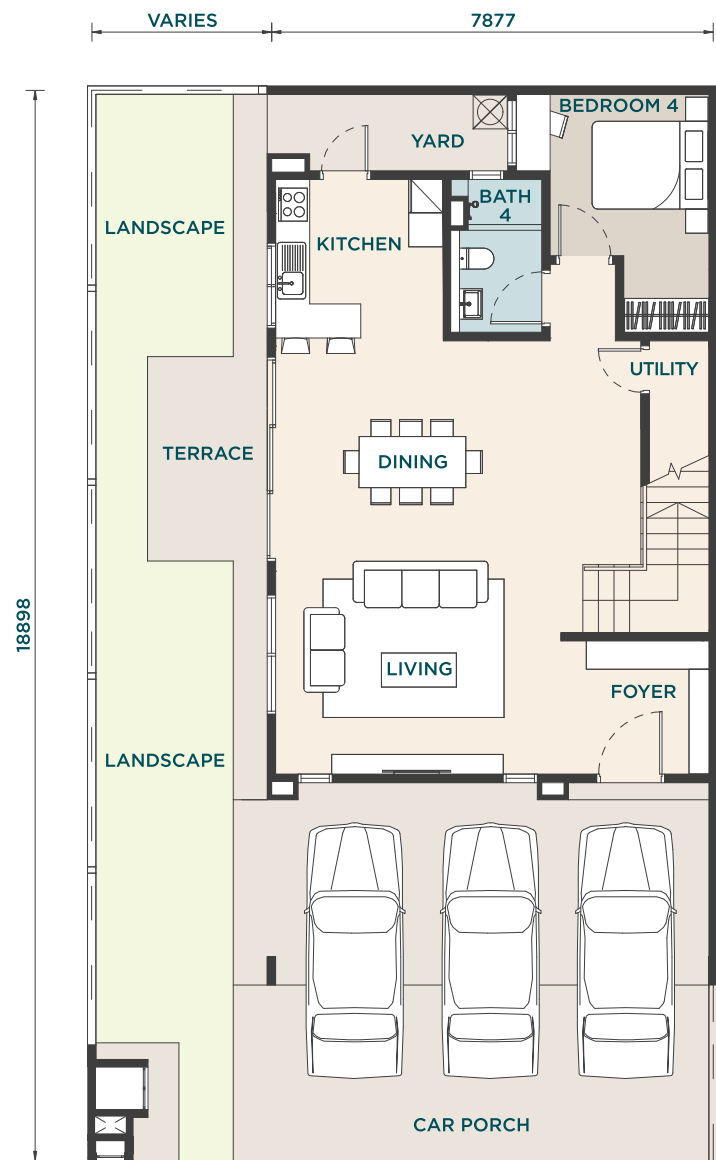
TYPE D

5 Bedrooms | 5 Bathrooms | 36' x 62' | 2,962 sq.ft.

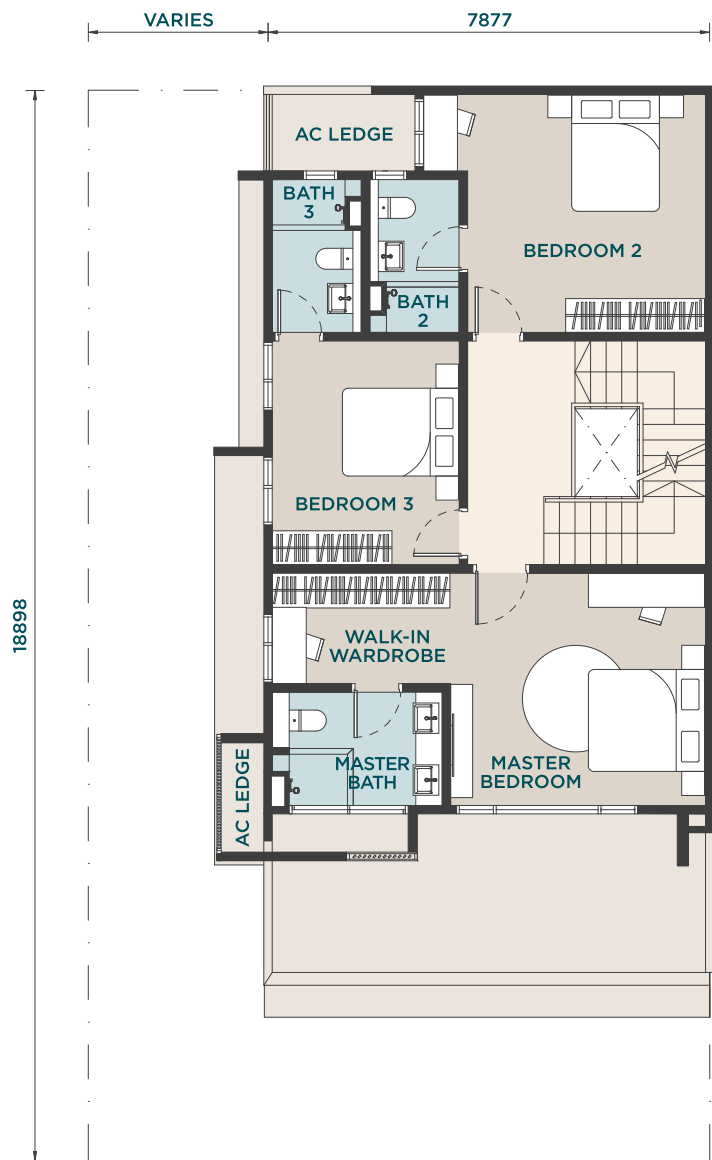
- Master suite with walk-in wardrobe
- Master bathroom with double vanity
- Spacious master suite & bedroom 2, perfect for growing families
- Junior suite easily convertible to home office or playroom
- Generous balcony for flexible lifestyle living
- Designed to accommodate a private lift



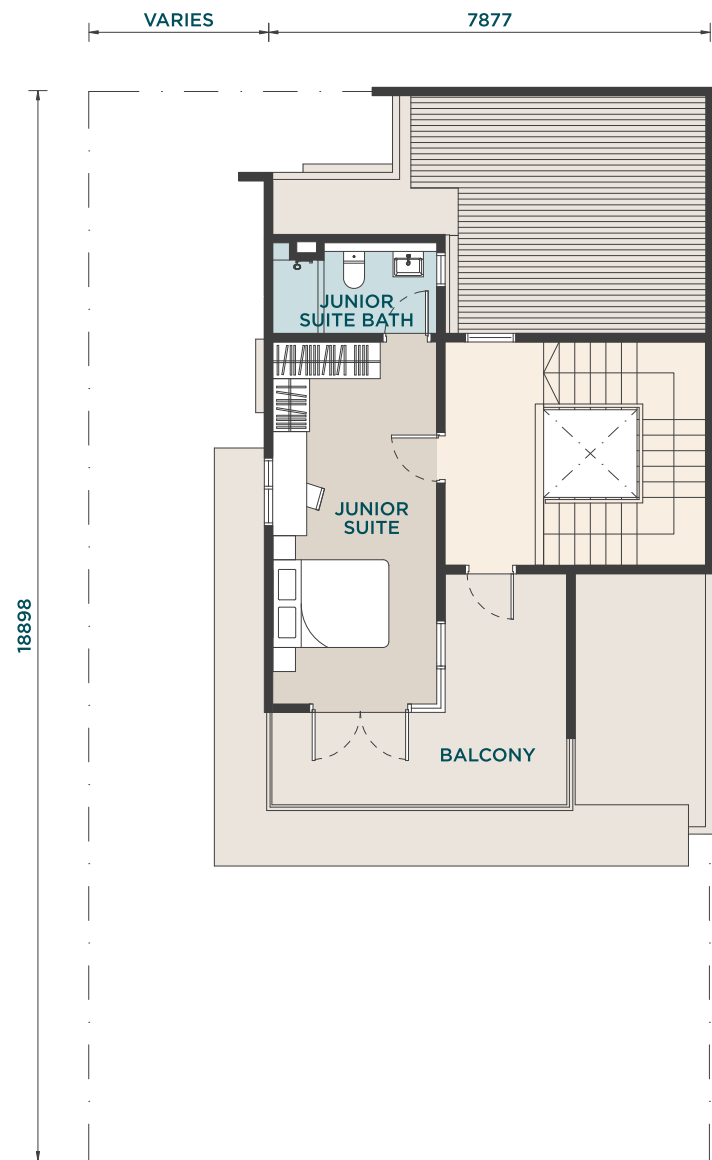
Artist's Impression



Ground Floor



First Floor



Second Floor

2-Storey Semi-D Homes

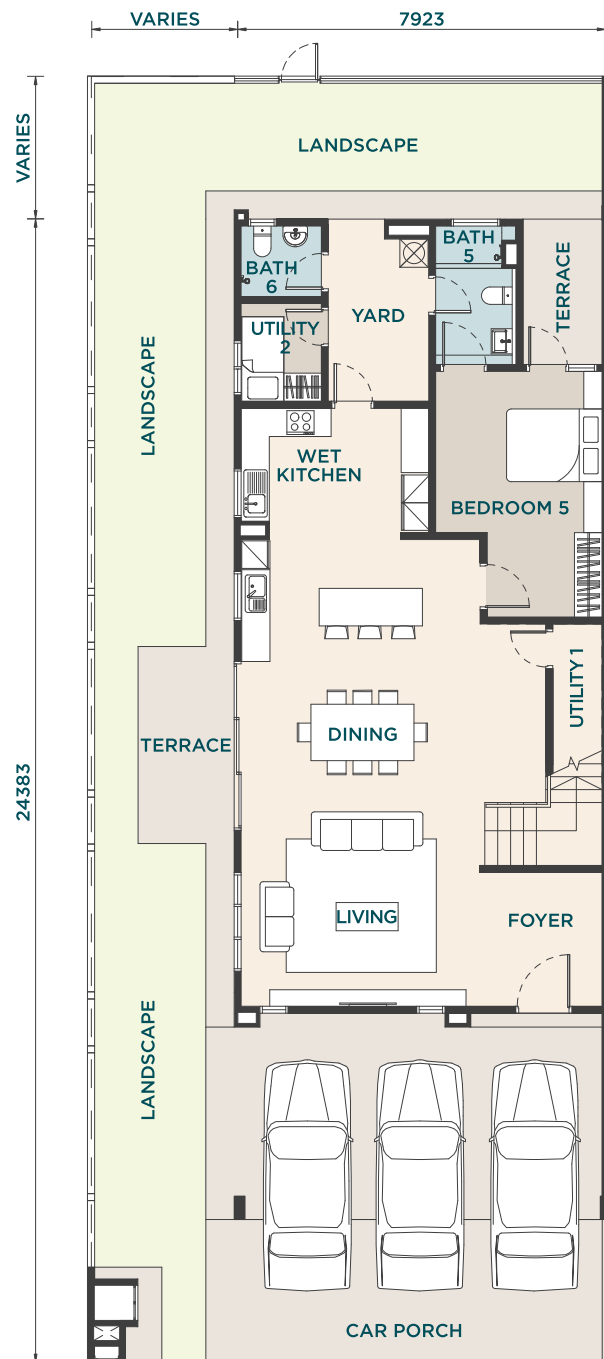
TYPE E

5 Bedrooms | 6 Bathrooms | 36' x 90' | 3,357 sq.ft.

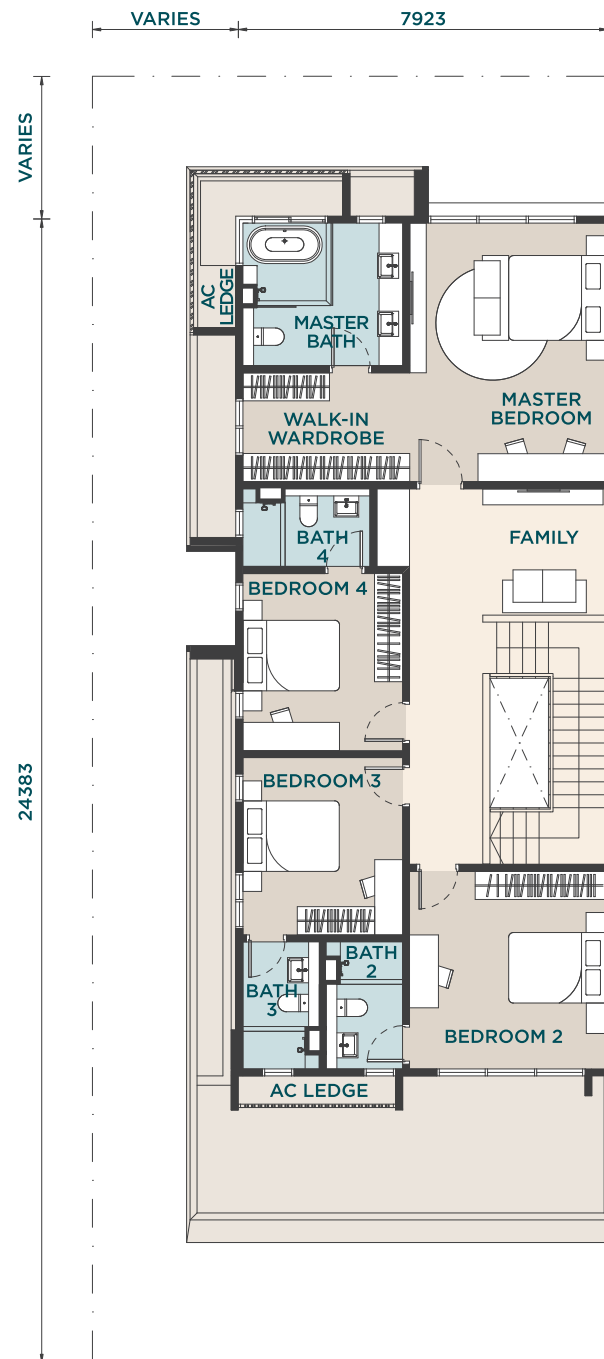
- Lakeview fronting homes
- Spacious homes for multi-generational living
- Master bathroom with double vanity
- En-suite bathroom for every bedroom
- A dedicated family area as a feature
- Utility room convertible into maid's room



Artist's Impression

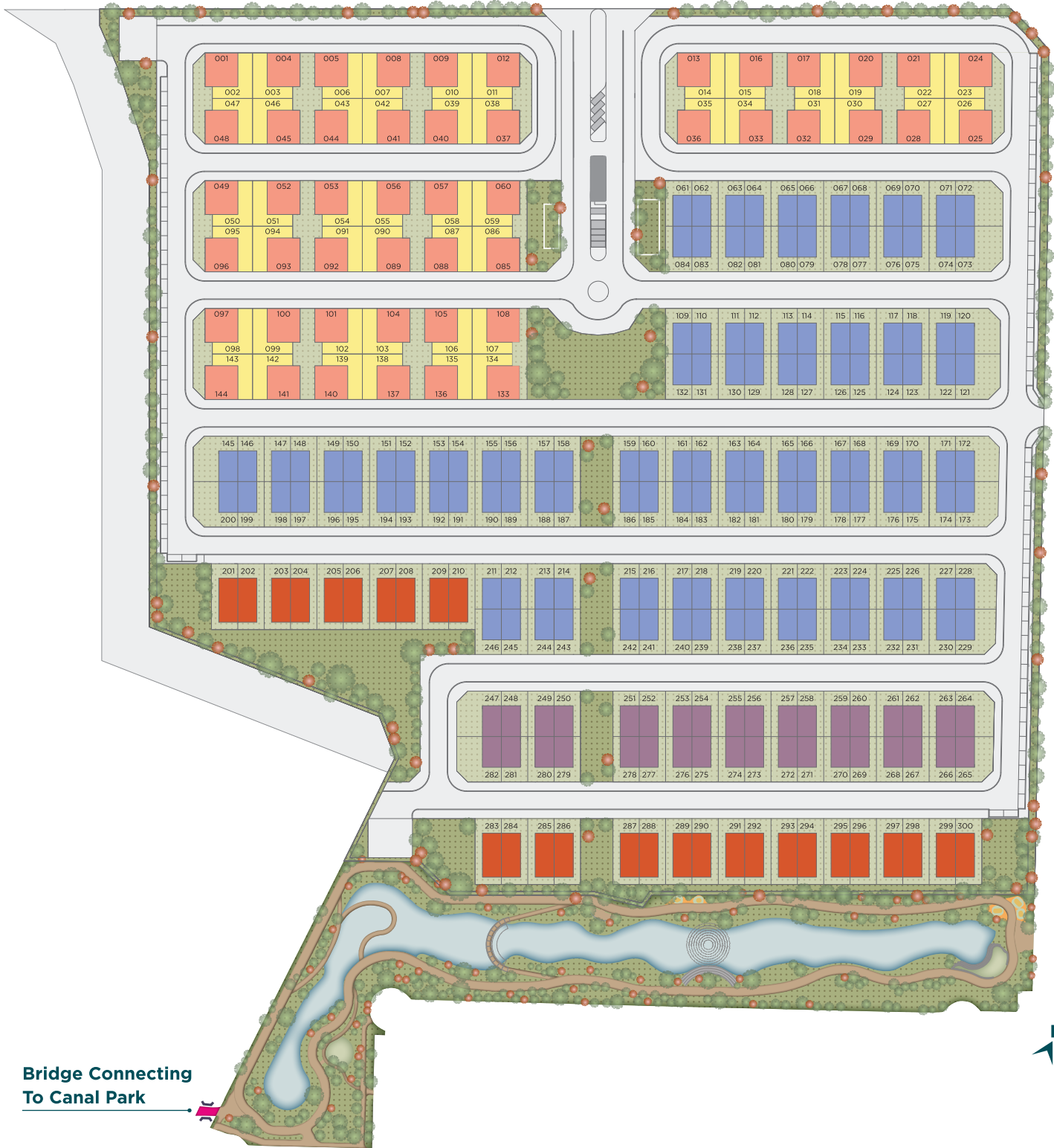


Ground Floor



First Floor

Site Plan



- LEGEND**

 - 2-Storey Park Homes**
Corner Type A
Lot Size : 45' x 46'
Built-Up Area : 2,226 sq.ft.
 - 2-Storey Park Homes**
Intermediate Type B
Lot Size : 16' ~ 20' x 97'
Built-Up Area : 1,967 sq.ft.
 - 2-Storey Cluster Homes**
Type C
Lot Size : 36' x 62'
Built-Up Area : 2,384 sq.ft.
 - 3-Storey Cluster Homes**
Type D
Lot Size : 36' x 62'
Built-Up Area : 2,962 sq.ft.
 - 2-Storey Semi-D Homes**
Type E
Lot Size : 36' x 90'
Built-Up Area : 3,357 sq.ft.

Master Plan



- LEGEND**
- 1 Lucent Residence
 - 2 Luxura Designer Link Villas
 - 3 Luxura Designer Courtyard & Link Villas
 - 4 Levane Residences
 - 5 twentyfive7 Experience Gallery
 - 6 The Buzzar
 - 7 Show Village
 - 8 The Amber Residences & Quayside Shoppes
 - 9 Quayside Mall & Quayside Tower
 - 10 Football Hub
 - 11 Quayside Plazas
 - 12 Quayside Square

Specifications

Structure	: Reinforced Concrete Frame
Walls	: Masonry Wall / Reinforced Concrete
Roof Covering	: Metal Deck / Reinforced Concrete Roof
Roof Framing	: Metal Roof Trusses / Reinforced Concrete Frame
Ceiling	: Skim Coat / Plaster Ceiling
Windows	: Aluminium Framed Glass Window
Doors	
Main Entrance	: Flush Door
Others	: Flush Door with Louvres / Aluminium Framed Glass Door / Aluminium Framed Sliding Glass Door / Flush Door
Bath 4 (Type A1 / A1(M))	: Timber Sliding Door
Bath 2 (Type B1 / B1(M))	: Timber Sliding Door
Ironmongery	: Quality Locksets
Wall Finishes	
Kitchen	: Approx ±1500mm High Selected Tiles / Plaster & Paint
All Bathrooms	: Selected Tiles
External Wall & Internal Wall	: Plaster & Paint / Skim Coat
Floor Finishes	
Foyer	: Selected Tiles
Living / Dining / Breakfast Area	: Selected Tiles
Kitchen / Yard	: Selected Tiles
Utility 1 / 2	: Selected Tiles
Ground Floor Rooms	: Selected Tiles
All Baths	: Selected Tiles
First Floor Rooms / Family	: Laminated Flooring
Staircase	: Laminated Flooring
Car Porch	: Concrete Imprint
Others	: Cement Render
Fencing Wall	: Masonry Wall / Masonry Low Wall With Mild Steel Railing

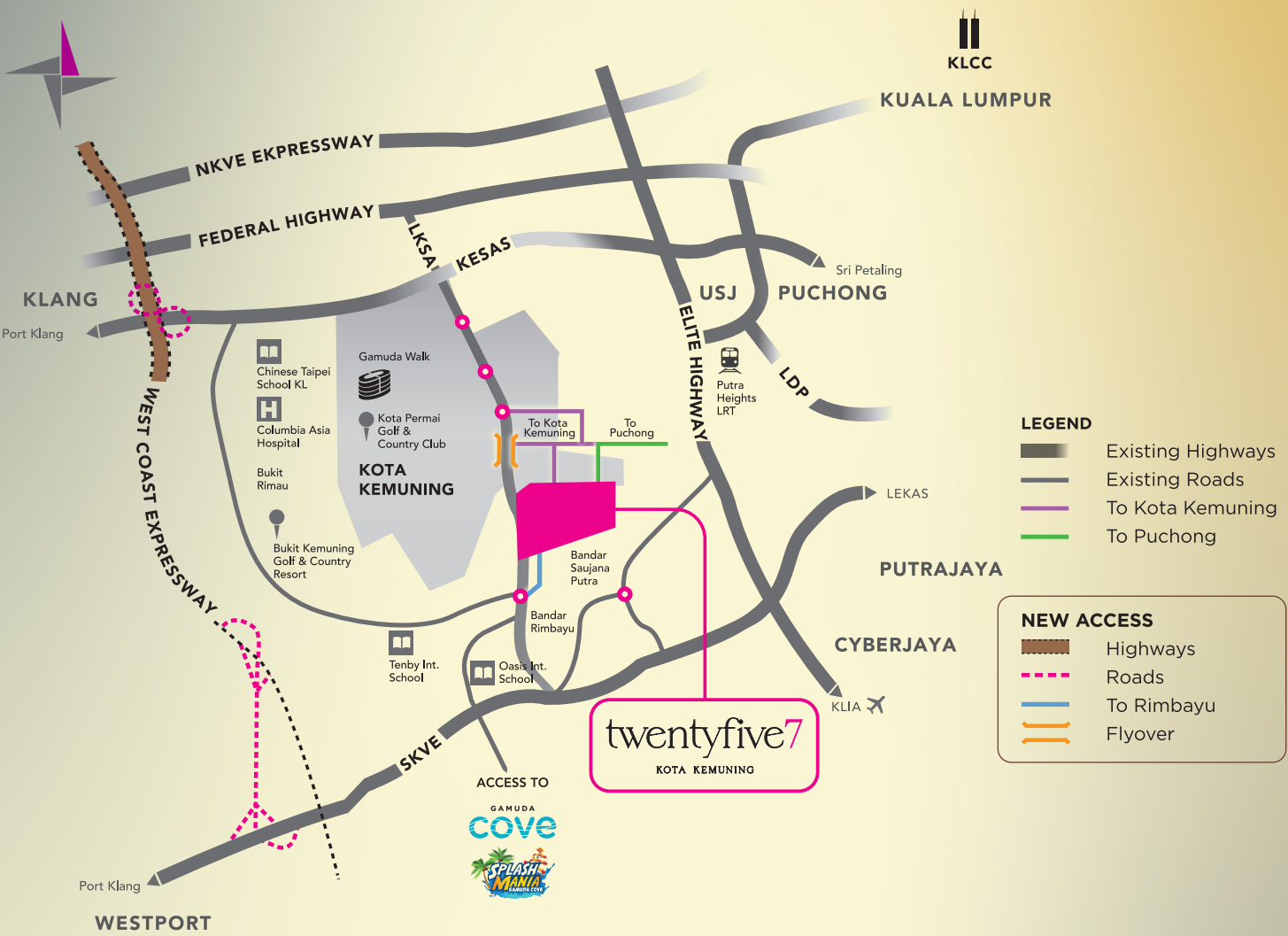
Sanitary & Plumbing Installation	A1/A1(M)	B1/B1(M)	C1/C1(M)/C2/C2(M)	D1/D1(M)/D2/D2(M)	E1/E1(M)
Kitchen Sink & Tap	1	1	1	1	1
Water Closet	4	3	4	5	6
Wash Basin & Tap	5	3	5	6	7
Shower	4	3	4	5	6
Bath Tub	0	0	0	0	1

Electrical Installation	A1/A1(M)	B1/B1(M)	C1/C1(M)/C2/C2(M)	D1/D1(M)/D2/D2(M)	E1/E1(M)
Light Point	30	27	35	43	47
Fan Point	7	6	6	7	9
Air-Conditioned Electrical Point	7	6	6	7	8
Water Heater Point	4	3	0	0	1
Kitchen Socket Outlet	2	2	2	2	2
Switch Socket Outlet	24	23	25	30	35
TV Point	1	1	1	1	1
Door Chime Point	1	1	1	1	1
Data Point (In Pair)	1	1	1	1	1
Isolator	1	1	1	1	1
Water Booster Pump Point	1	1	1	1	1
Solar Water Heater	0	0	1	1	1

Connected To Convenience

ACCESSIBILITY
twentyfive7 is conveniently accessible through five major highways:

- Shah Alam Expressway (KESAS)
- North-South Expressway Central Link (ELITE)
- South Klang Valley Expressway (SKVE)
- Kemuning-Shah Alam Highway (LKSA)
- West Coast Expressway (WCE) - Upcoming Highway



RADIUS	AMENITIES	RECREATION	EDUCATION
WITHIN 3KM	<ul style="list-style-type: none">• Quayside Mall at twentyfive7• Jaya Grocer at twentyfive7• 99 Speedmart at twentyfive7• TMG Mart at twentyfive7• MAHSA Specialist Hospital• Anytime Fitness at twentyfive7	<ul style="list-style-type: none">• MBO Cinemas at twentyfive7• Canal Park at twentyfive7• Central Park at twentyfive7• Monet's Park at twentyfive7• Community Park at twentyfive7	<ul style="list-style-type: none">• Melody Kindyland at twentyfive7• Tenby International School• Oasis International School• MAHSA University• The Good International School
5KM	<ul style="list-style-type: none">• Columbia Asia Hospital• Celebrity Fitness• Gamuda Walk• AEON BiG• Hero Market	<ul style="list-style-type: none">• Kota Permai Golf & Country Club• Bukit Kemuning Golf & Country Resort	<ul style="list-style-type: none">• SJK (C) Chung Hua Kota Kemuning• SJK (C) Bukit Fraser• SMK Kota Kemuning• SK Bukit Kemuning 2• Chinese Taipei School Kuala Lumpur
7KM	<ul style="list-style-type: none">• RHB Bank• Hong Leong Bank• OCBC Al-Amin Bank• Affin Bank• CIMB Bank• Maybank• Putra Heights LRT Station	<ul style="list-style-type: none">• Kota Kemuning Lakeside Park	<ul style="list-style-type: none">• SK Kota Kemuning• SK Bukit Rimau

GAMUDA LAND

SincereTM
Responsible
Original

Gamuda Land (Kemuning) Sdn Bhd
[200201030459 (598122-P)]
twentyfive7 Experience Gallery
Lot 43495, Persiaran Oleander,
42500 Telok Panglima Garang, Selangor



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



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. • Developer: GAMUDA LAND (KEMUNING) SDN. BHD. (598122-P) • twentyfive7 Experience Gallery, Lot 43495, Persiaran Oleander, 42500 Telok Panglima Garang, Selangor Darul Ehsan, • Tel., 03-5131 6257 • Fax., 03-5131 9257 • Developer License No., 19085-07-2027/0599(A) • Validity Date: 19/07/2022-18/07/2027 • Advertising & Sales Permit No., 19085-7/01-2029/0055(N)-S) • Validity Date: 21/01/2025-20/01/2029 • Target Completion Date: January 2025. • Land Tenure: Leasehold (99 years - Expires 26 November 2124) • Land Encumbrances: Nil • Authority Approving Building Plan: Majlis Perbandaran Kuala Langat • Building Plan Approval No., MPKL/JKB/8/4/5/2025/A(14) • Type of House: 2 & 3 Storey Cluster Homes and 2 Storey Semi-Detached Homes • Total Units Type A1: 24 units • Type A1(M): 24 units • Type B1: 24 units • Type B1(M): 24 units • Type C1: 65 units • Type C1(M): 65 units • Type C2: 5 units • Type C2(M): 5 units • Type D1: 16 units • Type D1(M): 16 units • Type D2: 2 units • Type D2(M): 2 units • Type E1: 14 units • Type E1(M): 14 units • Selling Price Type A1: RM2,496,800 (min.) - RM2,539,800 (max.) • Type A1(M): RM2,467,800 (min.) - RM2,539,800 (max.) • Type B1: RM1,922,800 (min.) - RM1,922,800 (max.) • Type B1(M): RM1,922,800 (min.) - RM1,922,800 (max.) • Type C1: RM2,151,800 (min.) - RM2,313,800 (max.) • Type C1(M): RM2,151,800 (min.) - RM2,313,800 (max.) • Type C2: RM2,427,800 (min.) - RM2,466,800 (max.) • Type C2(M): RM2,423,800 (min.) - RM2,467,800 (max.) • Type D1: RM2,819,800 (min.) - RM2,952,800 (max.) • Type D1(M): RM2,819,800 (min.) - RM2,952,800 (max.) • Type D2: RM3,051,800 (min.) - RM3,103,800 (max.) • Type D2(M): RM3,060,800 (min.) - RM3,089,800 (max.) • Type E1: RM3,642,800 (min.) - RM3,909,800 (max.) • Type E1(M): RM3,642,800 (min.) - RM3,881,800 (max.) • Bumiputera Discount: 7% • This land cannot be transferred, sold, or pawned without authorisation from the State Authority, KLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA, MAKLUMAT PEMAJUAN BOLEH DISEMAK DI PORTAL TEDUHKPKT.GOV.MY.