GAMUDA LAND

GL friends LOYALTY PROGRAMME

A loyalty programme exclusively for Gamuda Land purchasers

Gamuda Land (T12) Sdn Bhd (310424-M)
Level 9, Menara Gamuda, PJ Trade Centre
No.8 Jalan PJU 8/8A, Bandar Damansara Perdana
47820, Petaling Jaya, Selangor Darul Ehsan, Malaysia.

THE EDGE Top Property Developers Awards 2018

THE EDGE - PEPS Value Creation Excellence Award 2012-2018

starproperty.my AWARDS 2017-2019 THE ALL-STAR AWARD TOP MALAYSIA DEVELOPER OF THE YEAR

Gamuda Cove Experience Gallery, Persiaran Cove Sentral

gamudacove.com.my
012 918 1288

PEMAJU: GAMUDA LAND (T12) SDN. BHD. (310424-M) • GAMUDA COVE EXPERIENCE GALLERY, PERSIARAN COVE SENTRAL, BANDAR GAMUDA COVE, 42700 BANTING, SELANGOR. • TEL : 012-918 1288 • Nombor Lesen Pemaju : 19588-1/01-2021/95(L) • Tempoh Sah : 26/01/2019 - 25/01/2021 Nombor Permit Pengiklanan :19588-1/01-2021/95(P) • Tempoh Sah :26/01/2019 - 25/01/2021 • Tarikh Jangkaan Siap : Jan 2022 • Pegangan Pajakan : 99 Tahun – Luput pada 18 November 2117 • Pihak yang Meluluskan Pelan Bangunan : Majlis Daerah Kuala Langat • Nombor Kelulusan Pelan Bangunan : MDKL/JKB/2/4/1277(17) • Jenis Rumah : Rumah Teres 2 Tingkat • Jumlah Unit : 490 • Harga Jualan : RM717,800 (min.) - RM2,159,470 (maks.) • Diskaun Bumiputera: 7% • Sekatan Kepentingan : Tanah ini tidak boleh dipindah milik, dipajak atau digadai melainkan dengan kebanaran pihak berkuasa negeri • Iklan ini telah diluluskan oleh Jabatan Perumahan Negeri •

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GAMUDA

cove

PALMA SANDS

DOUBLE STOREY TERRACE HOMES

A good town is about homes that connect you to nature.

When we build a home,
we think of the feeling of freedom
and the light of the sun.

We think about how residents can unwind
under the shade of tropical palms,
and come home to a relaxed environment
with lush greenery and waterscapes.

That is what we envisioned for Palma Sands –
tropical-inspired homes in Gamuda Cove.

Your life in Palma Sands
Come home to a relaxed environment of lush greenery and waterscapes.

Come home to tropical-inspired living.

With tropical palms, sandy terrains, lazy hammocks and restful ambiance, Palma Sands homes and their surroundings were designed to create a tropical-inspired living experience. It's the perfect place to come home to and unwind, where every day feels like a vacation.

A place that brings the neighbourhood together.

The pocket parks in Palma Sands are designed to promote togetherness within the neighbourhood. Furnished with children's playground and benches, the parks are made for residents to gather and relax, fostering a close bond among its community.

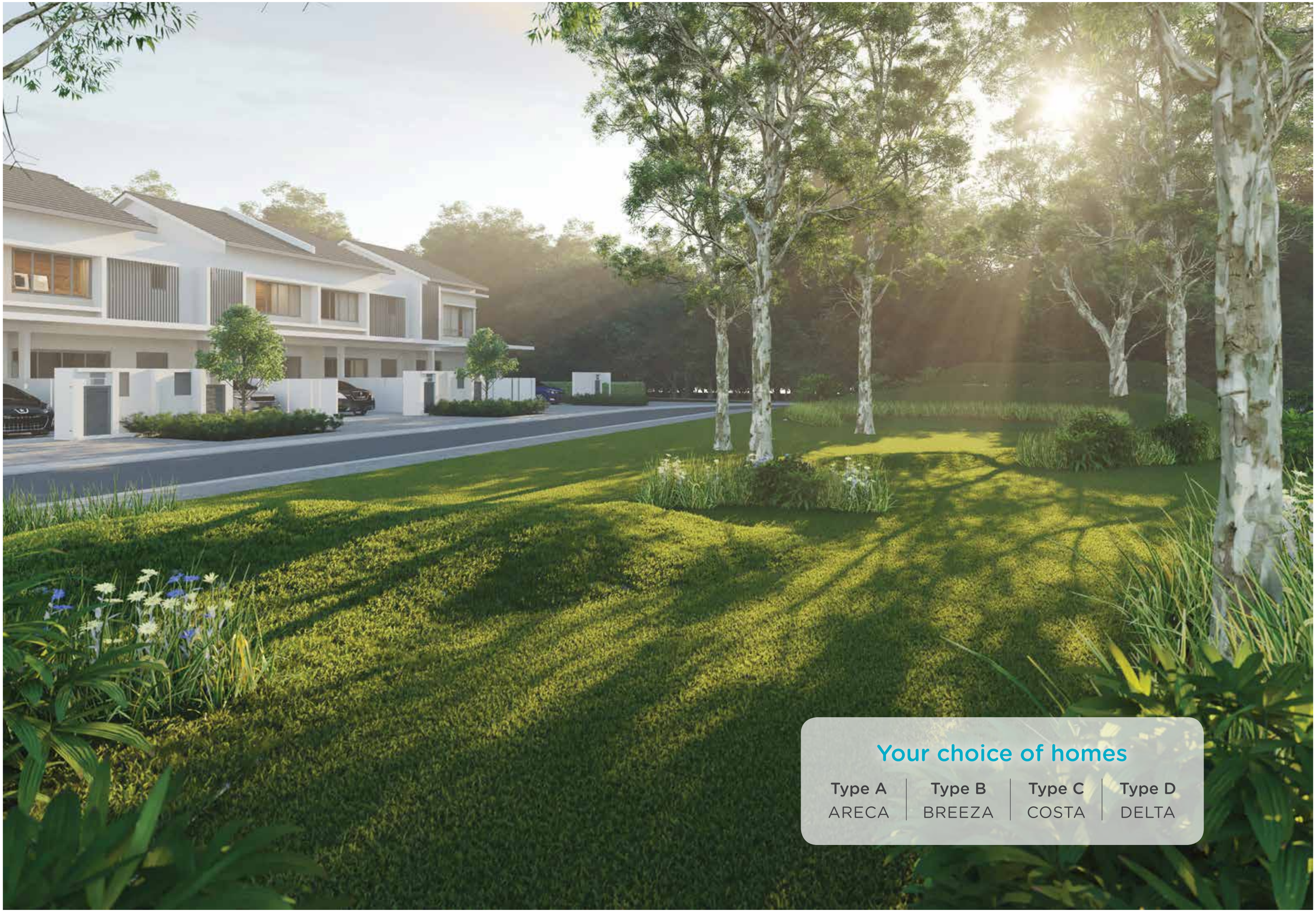
A place that connects people with nature.

Gamuda Cove's 60-acre Central Park surrounding the lake is just a short walk away from our Palma Sands homes. It's the perfect place for children to play; and for residents as well as neighbouring communities to gather and enjoy outdoor activities amidst its picturesque landscapes and biodiversified natural habitat.

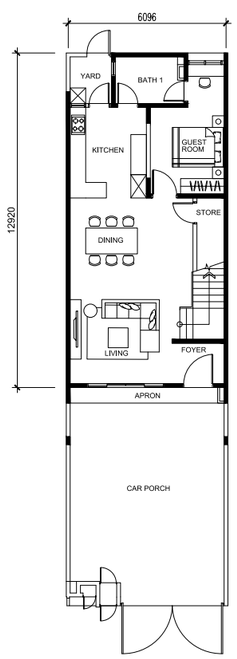
A place where everything is within reach.

Being close to nature, Gamuda Cove also offers easy access for business, leisure, entertainment and education facilities. With carefully thought out infrastructure that includes walkways, bike trails, roads and even tramways, the city's districts are mindfully connected with smart mobility systems to ensure that everything you need is only minutes away from home.

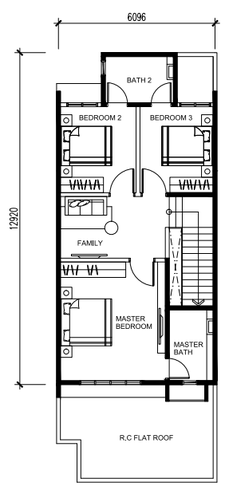
Palma Sands is a great place to stay balanced, between nature and the city life.


Your choice of homes
Type A
ARECA
Type B
BREEZA
Type C
COSTA
Type D
DELTA

TYPE A – ARECA 20’ X 70’
(A1, A2, A3, A4, A5)



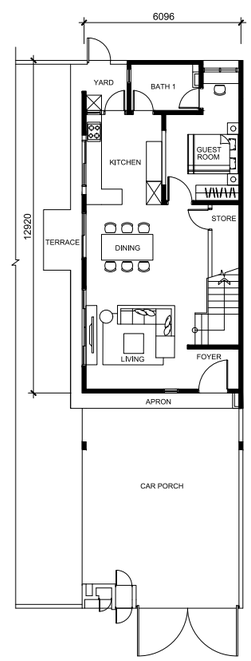
Ground Floor



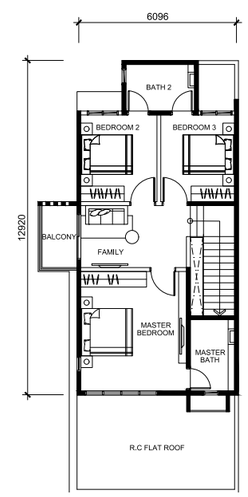
First Floor

TYPE A1/A2
(INTERMEDIATE)

Built-up:
from 1,824 sq ft



Ground Floor

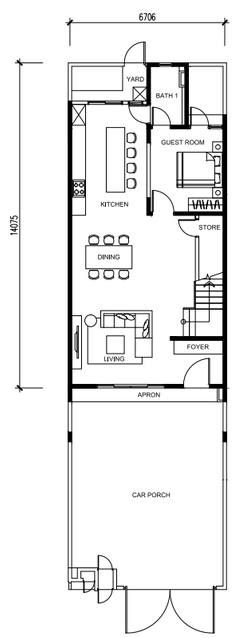


First Floor

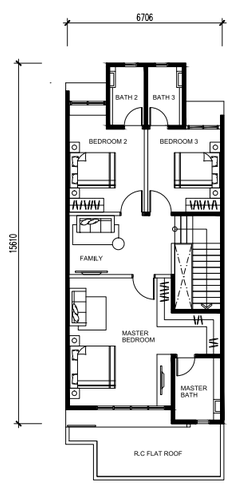
TYPE A3/A4
(CORNER)

Built-up:
from 1,939 sq ft

TYPE B – BREEZA 22' X 75'
(B1, B2, B3, B4)



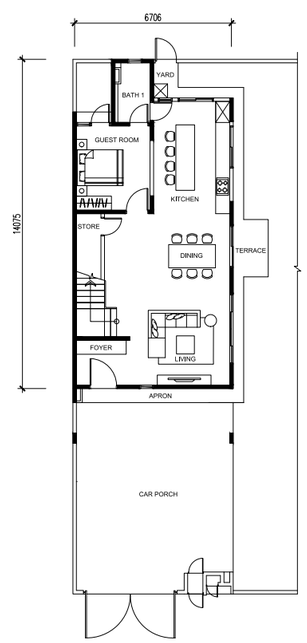
Ground Floor



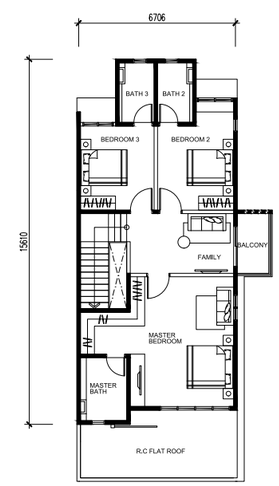
First Floor

TYPE B1/B2 (INTERMEDIATE)

Built-up:
from 2,214 sq ft



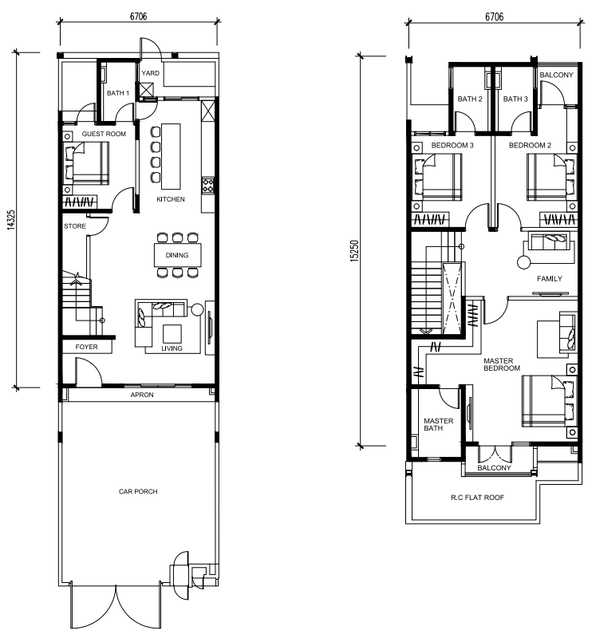
Ground Floor



First Floor

TYPE B3/B4 (CORNER)

Built-up:
from 2,344 sq ft

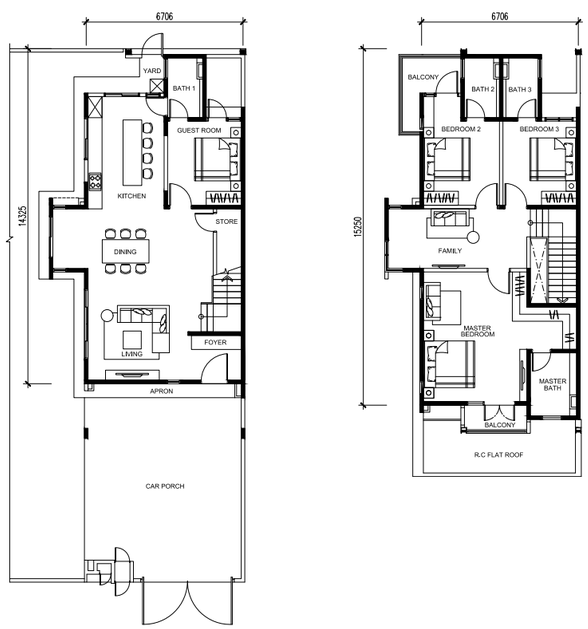


TYPE C1/C2 (INTERMEDIATE)

Built-up:
from 2,271 sq ft

Ground Floor

First Floor



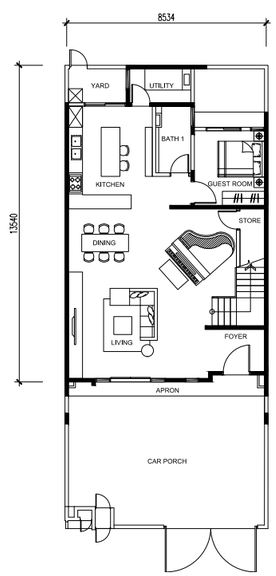
TYPE C3/C4 (CORNER)

Built-up:
from 2,439 sq ft

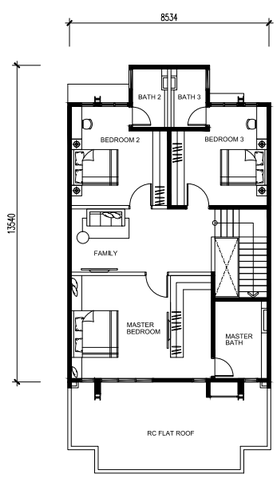
Ground Floor

First Floor

TYPE D – DELTA 28’ X 65’
(D1, D2, D3)



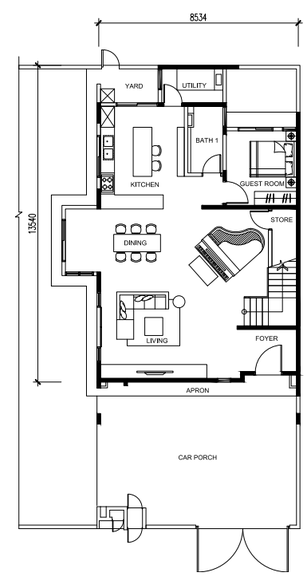
Ground Floor



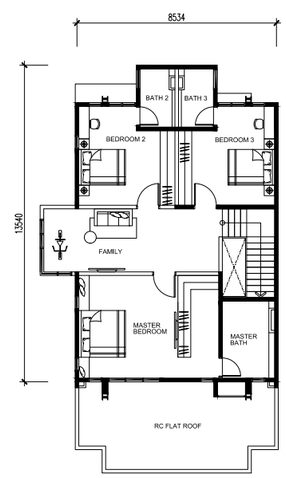
First Floor

TYPE D1
(INTERMEDIATE)

Built-up:
from 2,620 sq ft



Ground Floor



First Floor

TYPE D2/D3
(CORNER)

Built-up:
from 2,739 sq ft

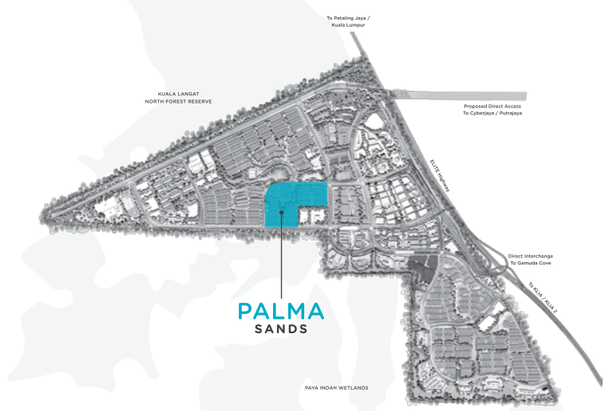
SITE PLAN

LEGEND

- Type A - Areca (20’ x 70’)
- Type B - Breeza (22’ x 75’)
- Type C - Costa (22’ x 75’ Premium)
- Type D - Delta (28’ x 65’)

1. Management Office
2. Visitor Carpark
3. Guard House
4. Jogging Track
5. Children Playground 1
6. Children Playground 2
7. Gazebo
8. Parcourse
9. Multipurpose Court
10. Reflexology Area

MASTER PLAN



Specifications

STRUCTURE	IBS Concrete Framework
ROOF	RC Flat Roof / Concrete Roof Tiles *(for types A1, A2, A3, A4, A5, B1, B2, B3, B4)* RC Flat Roof / Metal Deck Roof *(for types C1, C2, C3, C4, D1, D2, D3)*
WALL	Brickwork / IBS Concrete Wall
CEILING	Concrete Slab / Plaster Ceiling
WALL FINISHES	
Internal Paint	Emulsion Paint
External Paint	Exterior Weather-resistant Paint
Kitchen	1500mm Height Ceramic Wall Tiles / Emulsion Paint
Master Bathroom / Bathrooms	Porcelain Tiles
FLOOR FINISHES	
Foyer / Living / Dining / Kitchen / Guest Room	Porcelain Tiles
Master Bathroom / Bathrooms	Porcelain Tiles
Master Bedroom / Bedrooms / Staircase / Family	Laminated Timber Flooring
Yard / Store / Apron / Balcony / Terrace / Utility	Ceramic Tiles
Car Porch	Cement Broom Brush
DOORS	
Entrance	Timber Door
Others	Timber Flush Door / Timber Flush Door with Louvres / Aluminium Frame Glass Door
WINDOWS	Aluminium Frame Glass Window
SANITARY & PLUMBING FITTINGS	3 Water Closets / 3 Wash Basins / 3 Showers / 3 Toilet Roll Holders / 1 Kitchen Sink *(for types A1, A2, A3, A4, A5)* 4 Water Closets / 4 Wash Basins / 4 Showers / 4 Toilet Roll Holders / 1 Kitchen Sink *(for types B1, B2, B3, B4, C1, C2, C3, C4, D1, D2, D3)*
IRONMONGERY	Quality Ironmongery

ELECTRICAL INSTALLATION	**A1/A2**	**A3/A4**	**A5**	**B1/B2**	**B3/B4**	**C1/C2**	**C3/C4**	**D1**	**D2/D3**
Lighting Point	24	27	26	28	31	30	34	36	40
Gate Light Point	1	1	1	1	1	1	1	1	1
Ceiling Fan Point	7	7	7	7	7	7	7	7	7
13A Power Point	27	28	28	29	30	29	30	32	33
15A Water Pump Point	1	1	1	1	1	1	1	1	1
15A Hob Point	1	1	1	1	1	1	1	1	1
Telephone Point	3	3	3	3	3	3	3	3	3
Data Point	2	2	2	2	2	2	2	2	2
TV Point	2	2	2	2	2	2	2	2	2
Water Heater Point	3	3	3	4	4	4	4	4	4
15A Solar Water Heater Point	–	-	-	-	-	1	1	1	1
Auto-Gate Point (1 pair)	1	1	1	1	1	1	1	1	1
Air-Conditioning Point	7	7	7	7	7	7	7	7	7
Door Bell Point	1	1	1	1	1	1	1	1	1

INTERMEDIATE LOTS: TYPES A1/A2/B1/B2/C1/C2/D1 END LOTS: TYPES A4/A5/B4/C4/D2 CORNER LOTS: TYPES A3/B3/C3/D3