

THE
WATERLILY

WETLANDS
ESTATES

For those,
where time to do what you love,
is life's greatest joy.

Home,
within a secret wetlands sanctuary.

Amongst the lush natural landscape of
the Paya Indah Discovery Wetlands, lies a
collection of serene, private abodes.

Homes built close to nature and her
natural environment.

Homes that invite nature in for her
calming and healing attributes.

Homes in an address that are
as rare as it is precious.

Live with nature,
like never before.

THE
WATERLILY
MANSIONS COLLECTION

Homes built by nature's inspirations.

The homes at The Waterlily in Wetlands Estates are set within its own guarded and private enclave. They are crafted to fully benefit from the calm and tranquillity of the natural surroundings. With spaces to explore, discover, play and rest, life here will take on the rhythm set by nature herself.



Exclusively natural.

Being part of Wetlands Estates, all homes will enjoy the pristine greenery of the wetlands ecosystem close by. Within the compound itself, the outdoors spaces are landscaped to seamlessly connect your living environment with nature.



Instinctively welcoming.

Each trip home is a treat for the mind, body and soul. From the moment you enter, the lush treelined paths will lead you home. Let nature's healing embrace overwhelm your senses. This is the beauty of the homes in Wetlands Estates.



Entrance Guardhouse



A close-knit community with
nature's loving neighbours.



Water, nature & time.
The perfect recipe for luxury.

A limited number of The Waterlily homes are located along the waterways of Wetlands Estates. Large backyard spaces allow you to create the perfect recreational and entertainment space for your family and friends.

A home, as if nature built it herself.

The Waterlily homes are designed and built to complement its surroundings. Materials and colour schemes match the existing palette of the land which it sits upon, making each home seemingly breathe with a life of its own.



Nature-inspired
living spaces.

Each home invites the outdoors in
at every opportunity. Dining rooms,
bathrooms and living spaces are crafted
with intent to seamlessly connect you
to the natural outdoors.



Outdoor Pavilion



Master Bedroom



Living Area & Dining Room



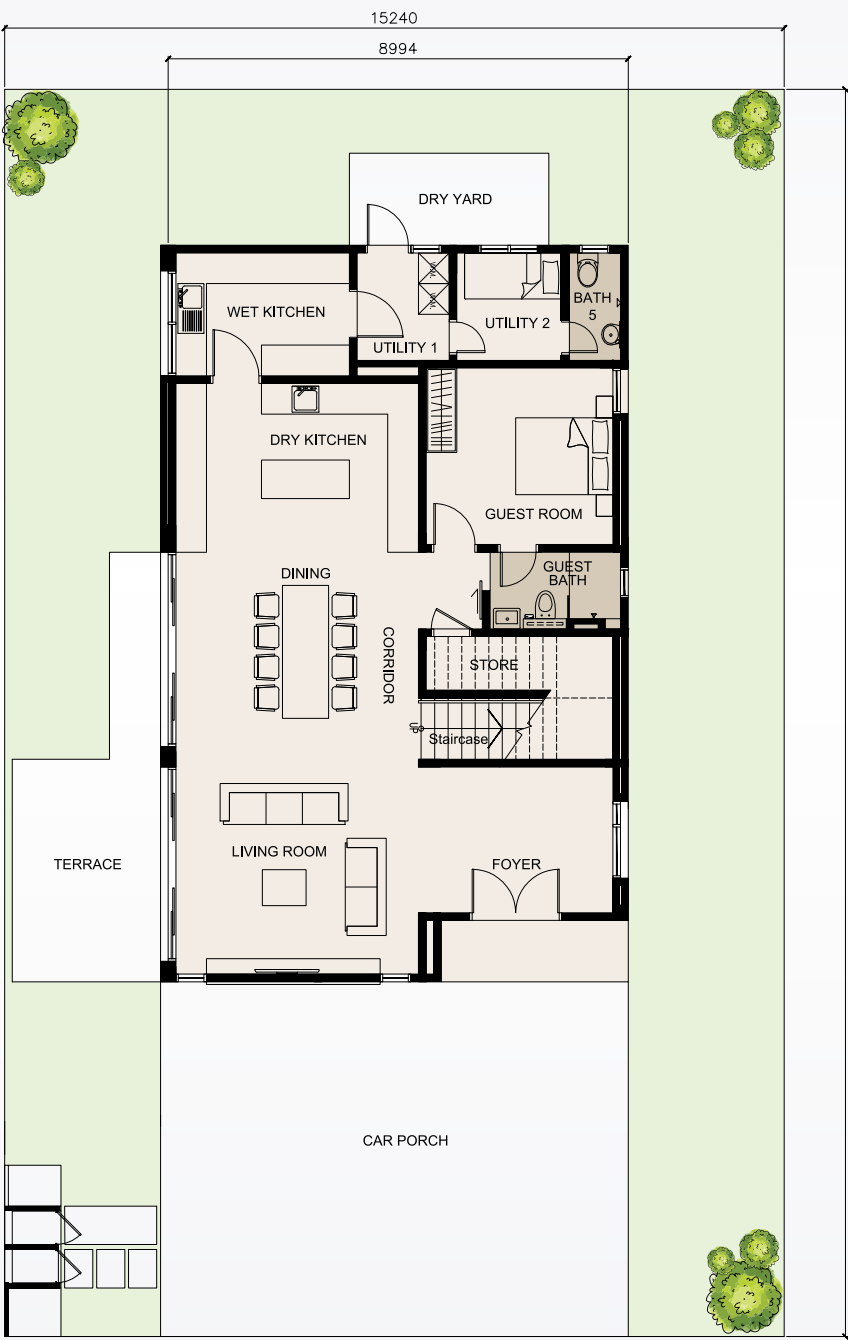
Walk-In Wardrobe



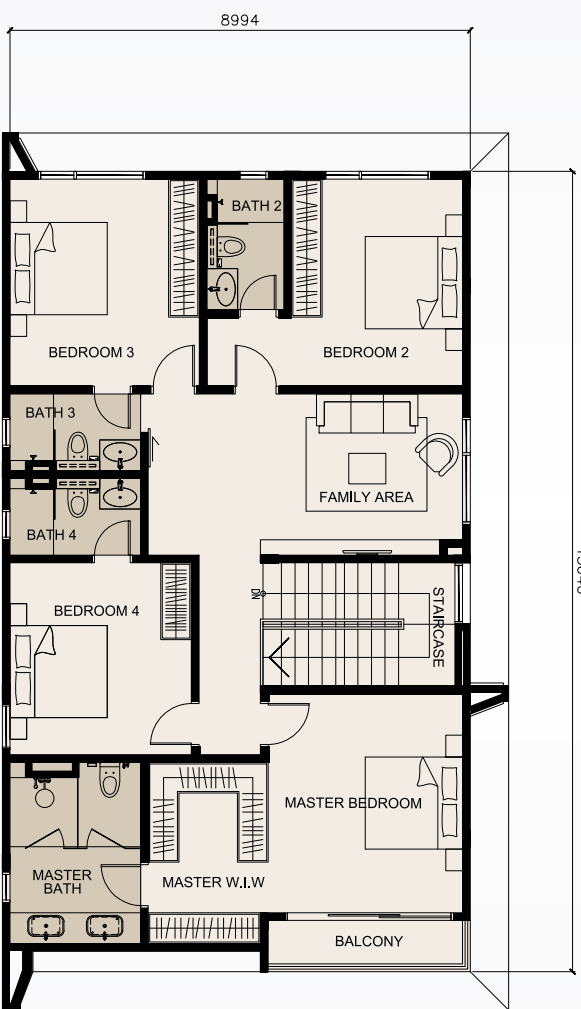
Master Bathroom

Type A₁

50' x 80' & 50' x 90'
Total Built-Up Area: 3,353 sq.ft.
5 + 2 bedrooms, 6 bathrooms



Ground Floor



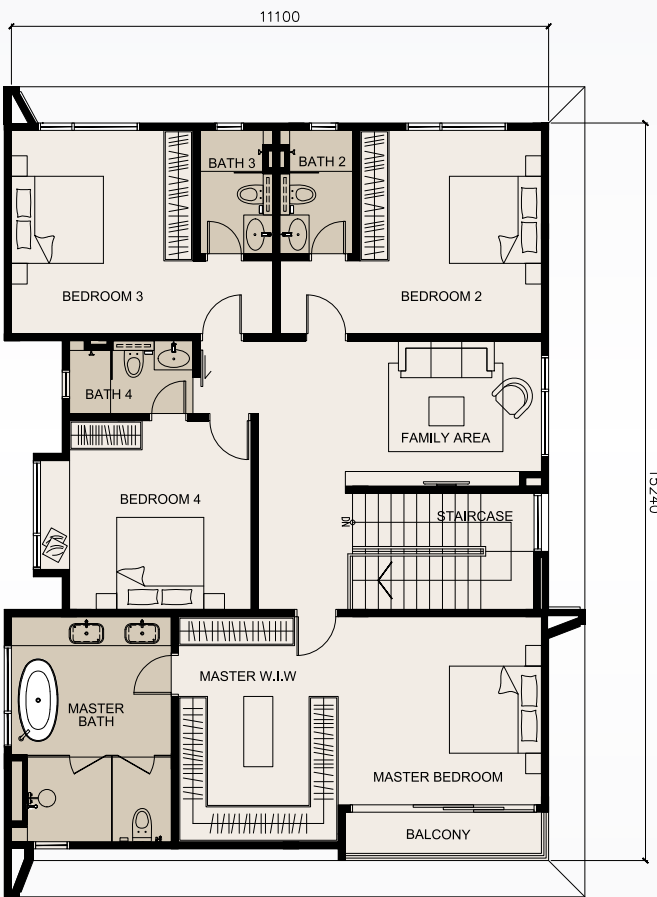
First Floor

Type A₂

60' x 80' & 65' x 80'
Total Built-Up Area: 3,818 sq.ft.
5 + 2 bedrooms, 6 bathrooms



Ground Floor



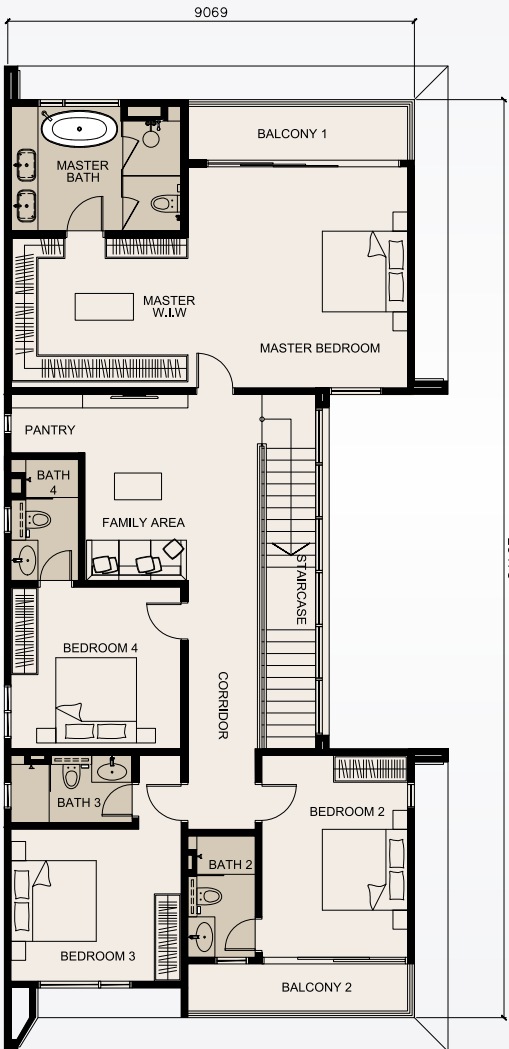
First Floor

Type B₁

50' x 95'
Total Built-Up Area: 3,991 sq.ft.
5 + 2 bedrooms, 6 + 1 bathrooms



Ground Floor



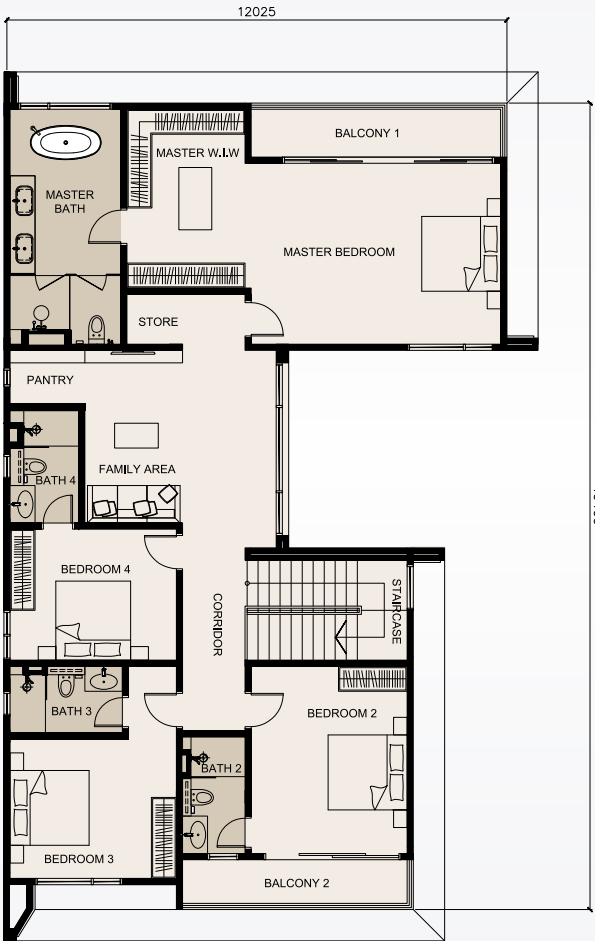
First Floor

Type B₂

50' x 95' & 60' x 95'
Total Built-Up Area: 4,466 sq.ft.
5 + 2 bedrooms, 6 + 1 bathrooms



Ground Floor



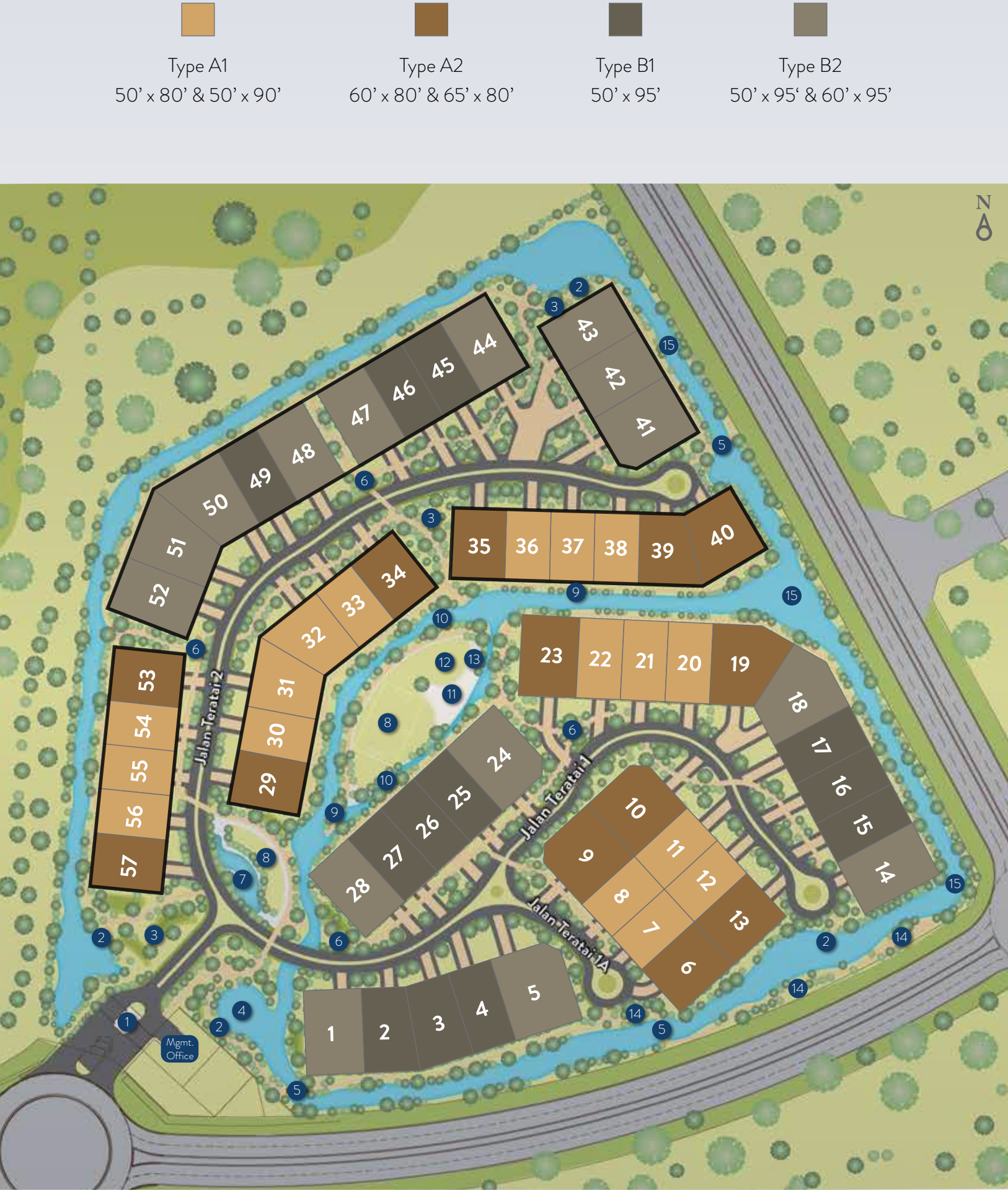
First Floor



Wetlands Estates Clubhouse. Your private eco-sanctuary.

Nestled amongst the natural wetlands landscape, just by the water's edge, sits the Wetlands Estates Clubhouse to complete the fulfilling living experience here at Wetlands Estates. Spanning over 2 acres, the clubhouse takes full advantage of its locale, incorporating the natural environment into its facilities. A swimming pool, a bio pool, a cigar deck and restaurant are just some of the amenities that ensure all your recreational needs and lifestyle desires are met.

The Waterlily site plan.



Specifications.		Type A1	Type A2	Type B1	Type B2
(a) STRUCTURE	: Reinforced Concrete Framework	•	•	•	•
(b) WALL	: Reinforced Concrete / Brick	•	•	•	•
(c) ROOFING COVERING	: Reinforced Concrete Flat Roof / Metal Deck Roof	•	•	•	•
(d) ROOF FRAMING	: Reinforced Concrete Beam / Metal Truss	•	•	•	•
(e) CEILING	: Skim Coat / Plaster Ceiling	•	•	•	•
(f) WINDOWS	: Aluminum Framed Glass Window	•	•	•	•
(g) DOORS					
	Entrance	: Timber Door	•	•	•
	Others	: Timber Flush Door / Aluminum Framed Glass Door	•	•	•
		: Timber Flush Door with Louvers	•	•	•
(h) IRONMONGERY	: Quality Ironmongery	•	•	•	•
(i) WALL FINISHES					
	Master Bathroom / Bathroom	: Porcelain Wall Tiles	•	•	•
	Wet Kitchen	: Approx. 1500mm height Porcelain Wall Tiles / Plaster & Paint	•	•	•
	External Walls / Internal Walls	: Plaster & Paint	•	•	•
(j) FLOOR FINISHES					
	Foyer / Living / Dining / Guest Room	: Porcelain Tiles	•	•	•
	Corridor	: Porcelain Tiles	-	-	•
	Dry Kitchen / Wet Kitchen	: Porcelain Tiles	•	•	•
	Staircase	: Timber Flooring	•	•	•
	Master Bedroom / Bedrooms 2, 3, 4 / Family Area	: Timber Flooring	•	•	•
	Master Bathroom / Bathrooms 2, 3, 4	: Porcelain Tiles	•	•	•
	Powder Room	: Porcelain Tiles	-	-	•
	Guest Bath	: Porcelain Tiles	•	•	•
	Balconies / Terrace / Dry Yard	: Porcelain Tiles	•	•	•
	Utility 1, 2 / Store / Bath 5	: Ceramic Tiles	•	•	•
	Car Porch	: Concrete Imprint	•	•	•
	Tea Pavilion	: Porcelain Tiles	-	-	•
(k) SANITARY & PLUMBING FITTINGS					
	Water Closet	6	6	7	7
	Wash Basin & Tap	7	7	8	8
	Shower	6	6	6	6
	Bath Tub	-	1	1	1
	Kitchen Sink & Tap	1	1	1	1
	Bib Tap	6	6	7	7
	Garden Tap	3	3	3	3
	Washing Machine Tap	2	2	2	2
	Toilet Roll Holder	6	6	7	7
(l) ELECTRICAL INSTALLATIONS					
	Lighting Point	44	45	52	54
	Pillar Light Point	1	1	1	1
	House Number Lighting Point	1	1	1	1
	Ceiling Fan Point	8	8	8	8
	Wall Fan Point	1	1	1	1
	Switch Socket	40	41	42	43
	Water Pump Point	1	1	1	1
	Hob Point	1	1	1	1
	Hood Point	1	1	1	1
	Car Charging Point	1	1	1	1
	Data Point	4	4	4	4
	TV Point	1	1	1	1
	Solar Water Heater Point	1	1	1	1
	Smart WC Wiring Point	1	1	1	1
	Air-Conditioning Point	8	8	8	8
	Door Bell Point	1	1	1	1
	Fiber Wall Socket	1	1	1	1
(m) FENCING	: Brick Wall Fencing	•	•	•	•



An inclusive, sustainable,
vibrant and smart city.

Set next to wetlands and forest reserves in Southern Klang Valley, Gamuda Cove is a 1530-acre township complete with lifestyle amenities, residences, parks, international school, placemaking and ecotourism venues and many more. Besides the direct Elite highway access, Gamuda Cove will also have a direct 2km link to Cyberjaya, reducing time travel to only 5 minutes and simultaneously, bringing KLIA to an even closer proximity - making this township a truly desirable destination.

Private & secluded.
And yet connected.



SincereTM
Responsible
Original

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Gamuda Cove
Experience Gallery,
Persiaran Cove Sentral,
Bandar Gamuda Cove

gamudacove.com.my
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PEMAJU: GAMUDA LAND (T12) SDN BHD (31042446) • GAMUDA COVE EXPERIENCE GALLERY, PERSIARAN COVE SENTRAL, BANDAR GAMUDA COVE, 42700 BANTING, SELANGOR • TEL: 013-918 1288 • Nombor Lesen Pemas: 19588/10-2023/0029(A) • Tempoh Sah: 13/10/2021 – 12/10/2023 • Nombor Permit Pengiraan: 19588-5/08-2025/0115(N)(S) • Tempoh Sah: 14/08/2022 – 13/08/2025 • Tarikh Jangkaan Siap: Q3 2025 • Pegangan Pajak: 95 Tahun – Luput 18 November 2117 • Bebanan Galian Tanah: Tiada • Pihak yang Meluluskan Pelan Bangunan: Majlis Perbandaran Kuala Langat • Nombor Kelulusan Pelan Bangunan: MPKL/JKB/2/4/47/2021(7) • Jenis Rumah: Rumah Sesebuah • Jumlah Unit: 28 • Harga Jualan: RM3,443,760 (min) – RM7,887,360 (maks) • Jumlah Unit: 29 • Harga Jualan: RM3,692,360 (min) – RM5,775,360 (maks) • Diskaun Bumiputera: 7% • Sekatan Kepentingan: Tanah ini tidak boleh dipindah milik, dipajak atau digadai melainkan dengan kebenaran pihak berkuasa negeri

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

wetlandsestates.com

GAMUDA LAND