

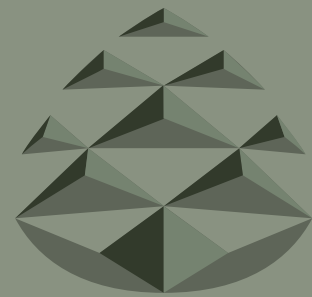
GRAND HOMES, GREAT NATURE

MORI PINES

GAMUDA COVE

Queenie +6018-322 1234

• CLUSTER SEMI-DETACHED & TERRACE HOMES •



MORI PINES
GAMUDA COVE

RETREAT INTO NATURE'S EMBRACE

Escape the hustle and bustle of city life, and take
refuge in a sanctuary that you can call home.
Where serenity begets relaxation, and simplicity
begets happiness.

Rejuvenate, Relax, and Reconnect every day,
when you come home to Mori Pines.





HOME IS NOT JUST A PLACE TO LIVE

It is a haven that you create

Mori Pines is the epitome of a warm and welcoming abode, purposefully designed to help you rediscover the beauty of life. From spacious, open layouts to sun-kissed natural elements, every aspect of Mori Pines is carefully curated to evoke a true sense of belonging.





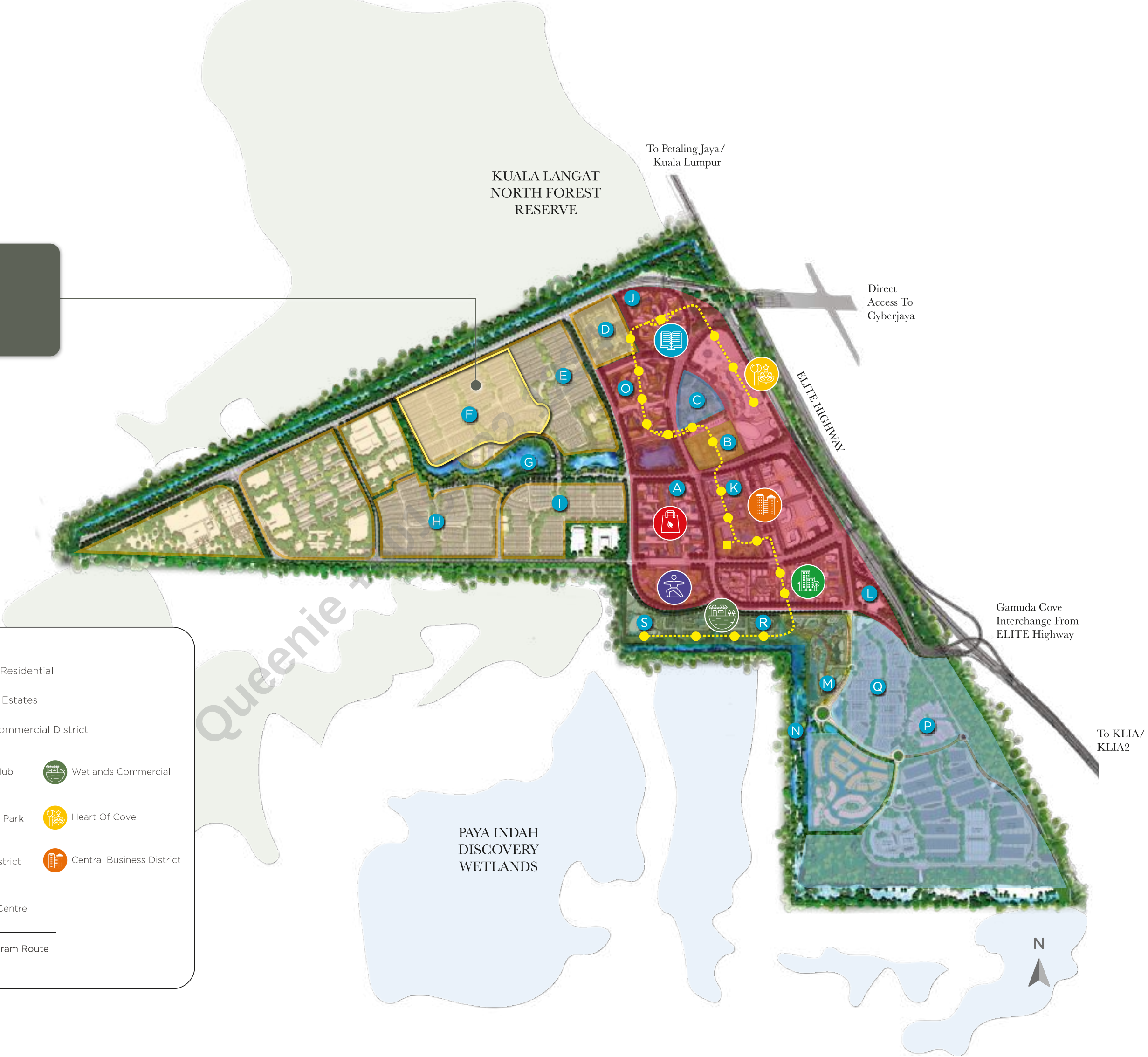
NATURE, CRADLING YOUR BIOPHILIC HOME

A verdant sanctuary awaits you every time you open the door. Rejuvenate your spirit and senses by basking in the blessings of Mother Earth from your own private garden or take an intimate stroll along the courtyard whenever you need a breather from the busyness of life.

INTIMATE

MASTER PLAN

MORI PINES GAMUDA COVE



LEGEND

- | | |
|----------------------------------|-----------------------------|
| A Gamuda Cove Experience Gallery | Northern Residential |
| B Townsquare Lifestyle Retail | Wetlands Estates |
| C SplashMania Waterpark | Central Commercial District |
| D Maya Bay Residences | |
| E Enso Woods Residences | |
| F Mori Pines Residences | |
| G 60-Acre Central Park | |
| H Mio Spring Residences | |
| I Residences | |
| J North Woods Residences | |
| K Discovery Park | |
| L SJK (C) School | |
| M Kelab Tani | |
| N 90-Acre Wetlands Arboretum | |
| O Cove Centrum | |
| P The Waterlily | |
| Q The Camellia | |
| R ASAI Gamuda Cove | |
| S Wetlands Arboretum Centre | |
- | | |
|---------------------------|---------------------------|
| Education Hub | Wetlands Commercial |
| Commercial Park | Heart Of Cove |
| Wellness District | Central Business District |
| Regional Corporate Centre | |
| Tourism Tram Route | |

COME HOME TO SERENITY

Majestic arches mark the threshold between the lush sanctuary of home and the bustling world outside. Truly a welcome sight after a long day.





Slanting Mound Slide
Artist's Impression

Verdant walkways and strategically situated points of interest invite residents to explore beyond the confines of their home. Every journey brings a new discovery, and every new experience enriches your inner peace.

LUSH FACILITIES

Nurture the land,
and it shall nurture us

Amidst the extensive greenery lies a vast selection of nature-inspired facilities that incorporate elements of biophilic design, thoughtfully crafted to bridge the gap between people and nature.



Open Deck
Artist's Impression



Basketball Court
Artist's Impression

SUN-KISSED

REVEL IN NATURE'S EMBRACE

Bask in warm sunshine and
endless greenery

ABLOOM



Explorative Park
Artist's Impression



Pollinator's Garden
Artist's Impression



Rain Garden
Artist's Impression

Stretch your muscles and stimulate your senses along paved walkways flanked by luscious plant life. Feel the ground pound beneath your feet on early morning jogs, or take a leisurely stroll at sunset.

The mellifluous sound of rushing water creates a calming soundtrack for your outdoor sojourns, thanks to the bubbling brook weaving its way through the surroundings.

SITE PLAN



60-ACRE
CENTRAL PARK

LEGEND

- 1

Grand Entrance
- 2

Fagraea Avenue
- 3

Hygge Symposium
- 4

Tree Mound
- 5

JMB Office
- 6

Miyawaki Walk
- 7

Slanting Mound Slide
- 8

Explorative Park
- 9

Swing Trail
- 10

Forest Gym
- 11

Open Deck
- 12

Basketball Court
- 13

Secret Garden
- 14

Danish Topiary
- 15

Reflexology Forest Trail
- 16

Pollinator's Garden
- 17

Gathering Pavilion
- 18

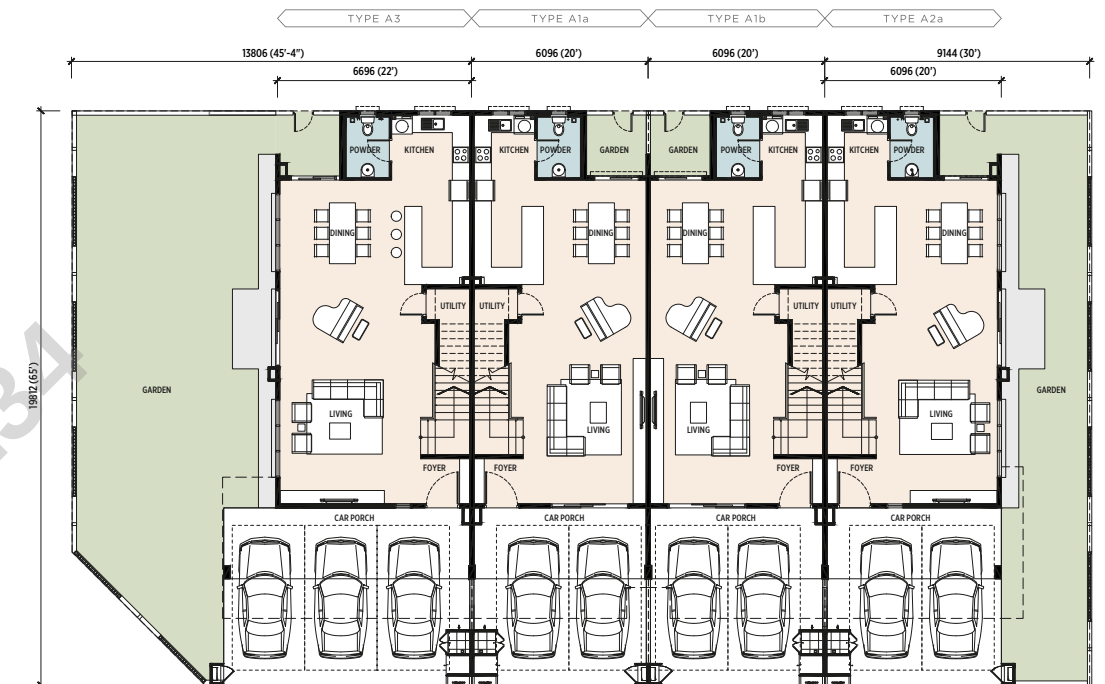
Urban Farming
- 19

Rain Garden
- 20

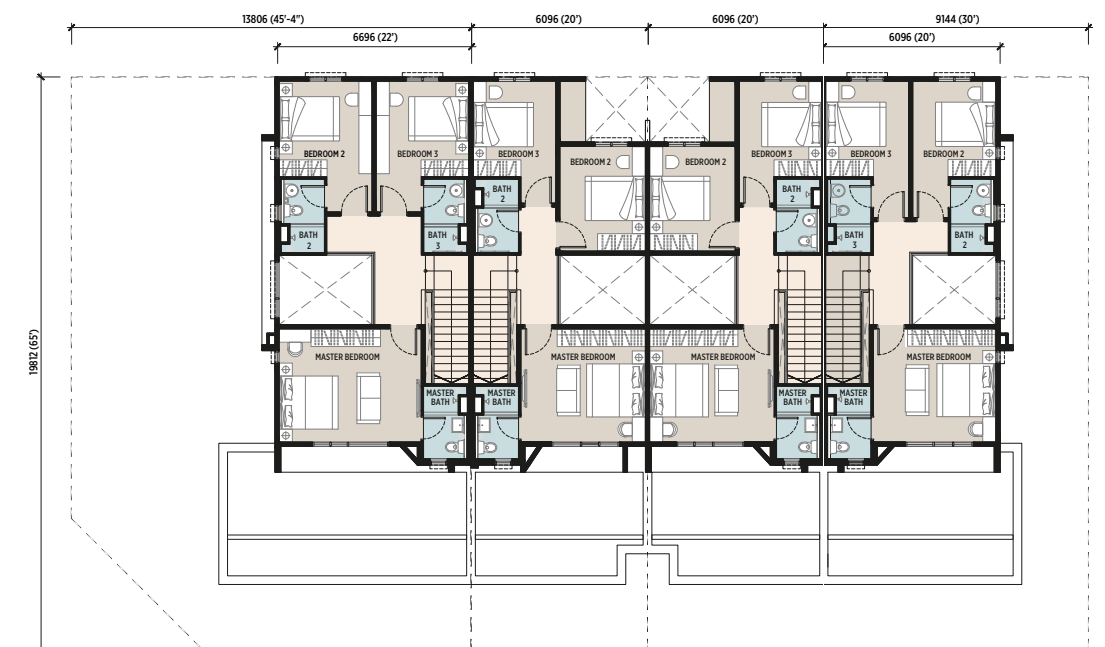
Feeka Co-working Space

- TYPE A - 20' x 65'
- TYPE B - 20' x 65'
- TYPE C - 32' x 70'
- TYPE D - 38' x 70'
- TYPE E - 20' x 65'
- TYPE F - 20' x 65'
- TYPE G - 32' x 70'

TYPE A



GROUND FLOOR



FIRST FLOOR

2-STOREY TERRACE HOMES

20' x 65' | 1,785 - 2,144 sq. ft.

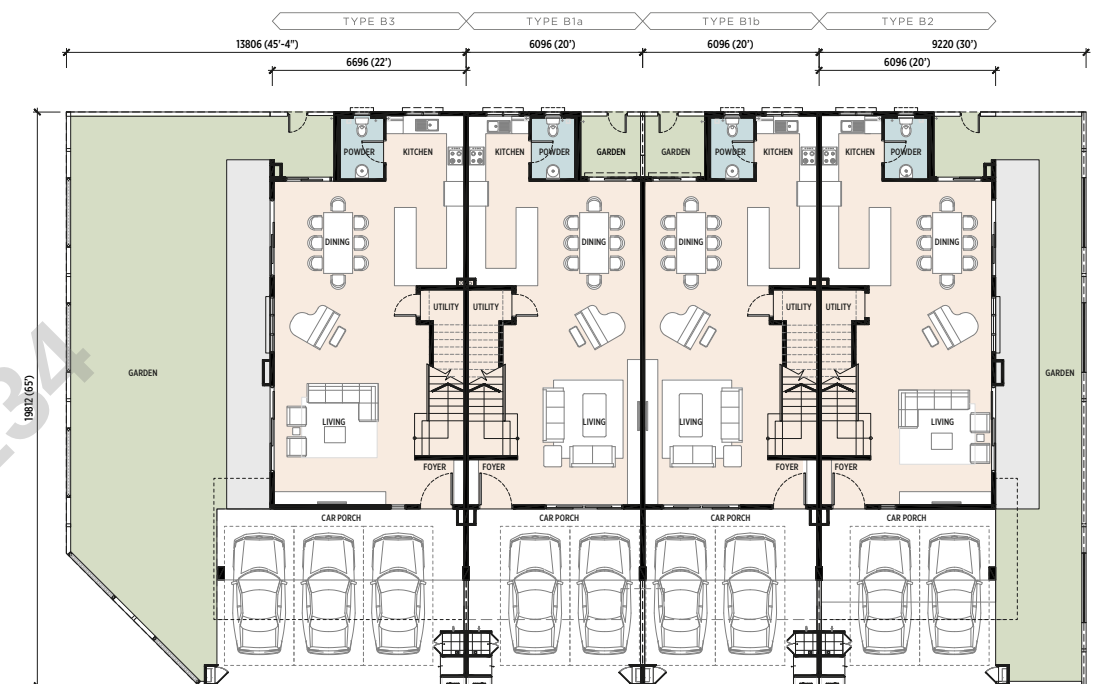
3 BEDROOMS | 2+1/3+1 BATHROOMS

1. Parcel drop box for better storage of parcel delivery.
2. EV charging isolator provided.
3. Equipped with solar-ready infrastructure.
4. Biophilic design connects people with nature, the lifestyle dining area is seamlessly integrated with the garden.
5. Double-volume ceiling and windows in the living room for more natural lighting and better ventilation.
6. Open layout concept with large and longitudinal dry and wet kitchen spacious enough for a kitchen bar with flexibility to design own interior space.
7. High-level skylights were installed to bring in more natural lighting at the master bedroom (Corner and end lot only).

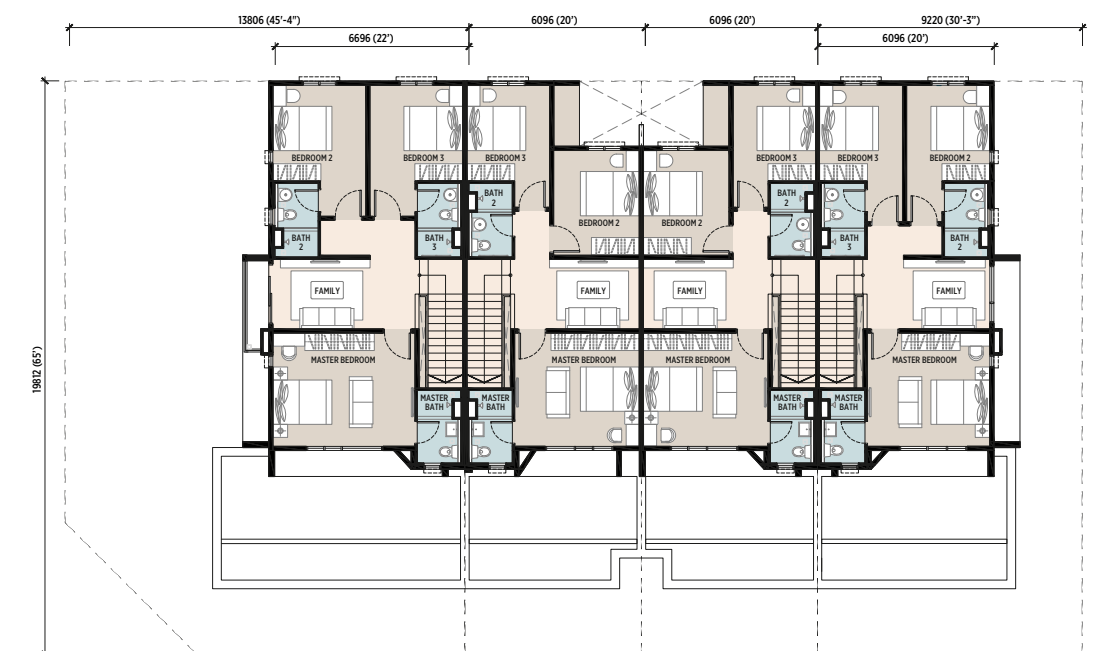
TYPE B



Artist's Impression



GROUND FLOOR



FIRST FLOOR

2-STOREY TERRACE HOMES

20' x 65' | 1,864 - 2,343 sq. ft.

3 BEDROOMS | 2+1/3+1 BATHROOMS

1. Parcel drop box for better storage of parcel delivery.
2. EV charging isolator provided.
3. Equipped with solar-ready infrastructure.
4. Biophilic design connects people with nature, the lifestyle dining area is seamlessly integrated with the garden.
5. Open layout concept with large and longitudinal dry and wet kitchen spacious enough for a kitchen bar with flexibility to design own interior space.
6. Dedicated family area for own hobby or working area.
7. High-level skylights were installed to bring in more natural lighting at the master bedroom (Corner and end lot only).

TYPE C

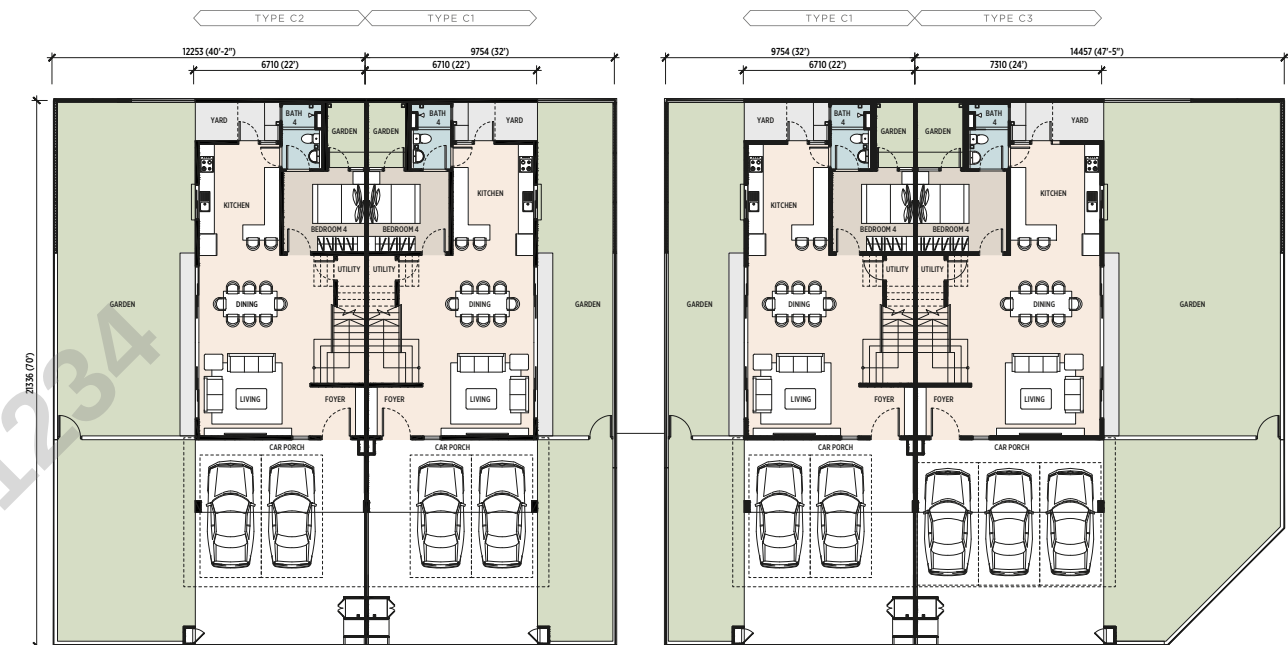


Artist's Impression

2-STOREY CLUSTER SEMI-D HOMES

32' x 70' | 2,309 - 2,535 sq. ft.

4 BEDROOMS | 4 BATHROOMS



GROUND FLOOR



FIRST FLOOR

1. Parcel drop box for better storage of parcel delivery.
2. Wide patio doors for better ventilation and aeration throughout the home.
3. EV charging isolator provided.
4. Equipped with solar-ready infrastructure.
5. Specially designed mini ramp at ground floor bathrooms for safety purposes.
6. Kitchen fully extended for better ventilation and more sunlight.
7. Dedicated family area for own hobby or working area.
8. En-suite bathroom for all bedrooms.
9. Private garden for bedroom 4 with biophilic design connecting to nature and greenery.
10. Balcony to bring in more light and ventilation for master bedroom.
11. Dedicated walk-in wardrobe for master bedroom.
12. Kids and pets-friendly privacy with security fence.

TYPE D

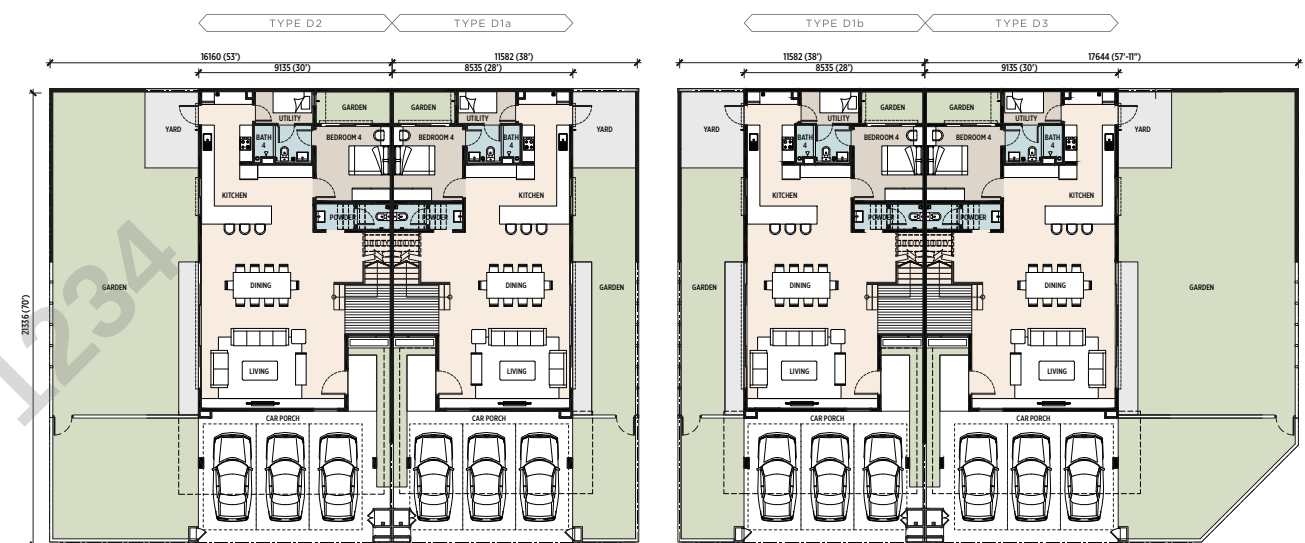


Artist's Impression

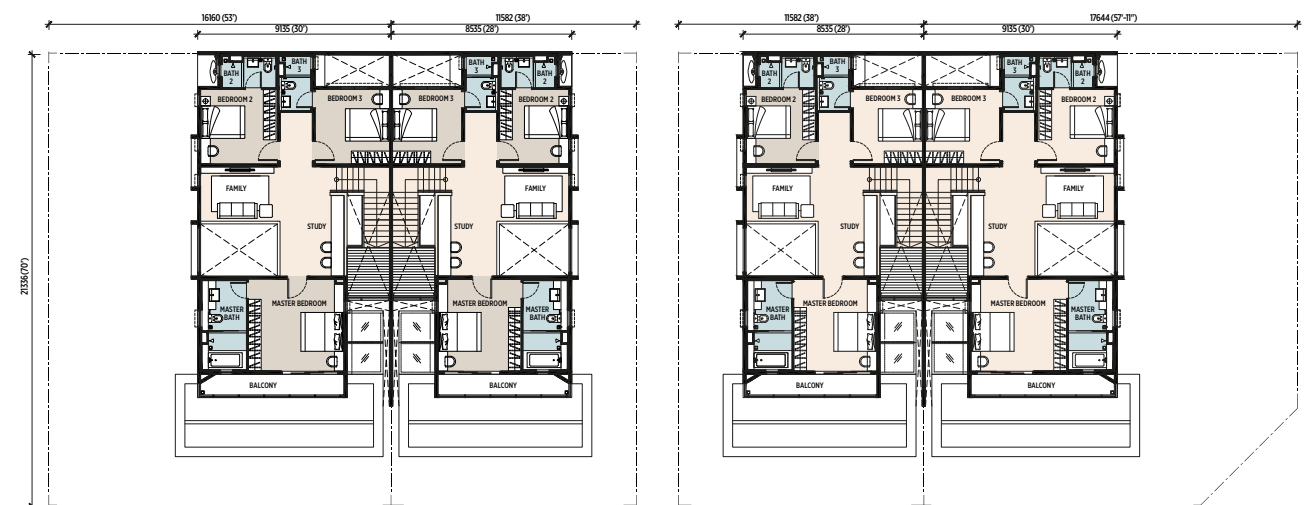
2-STOREY CLUSTER SEMI-D HOMES

38' x 70' | 2,787 - 2,973 sq. ft.

4+1 BEDROOMS | 4+1 BATHROOMS



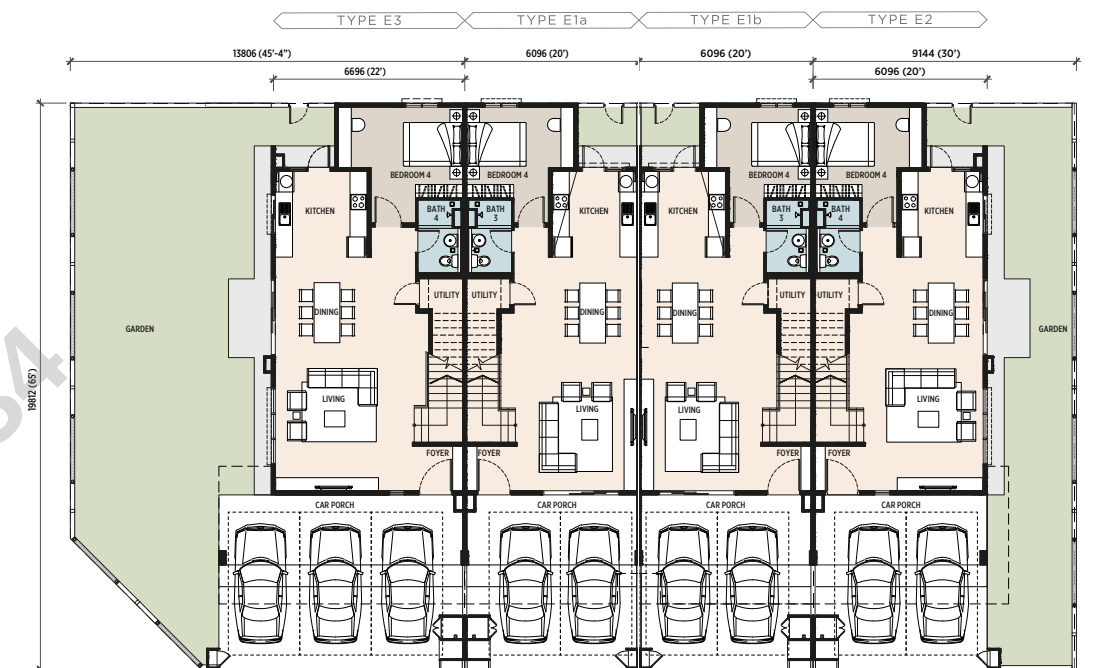
GROUND FLOOR



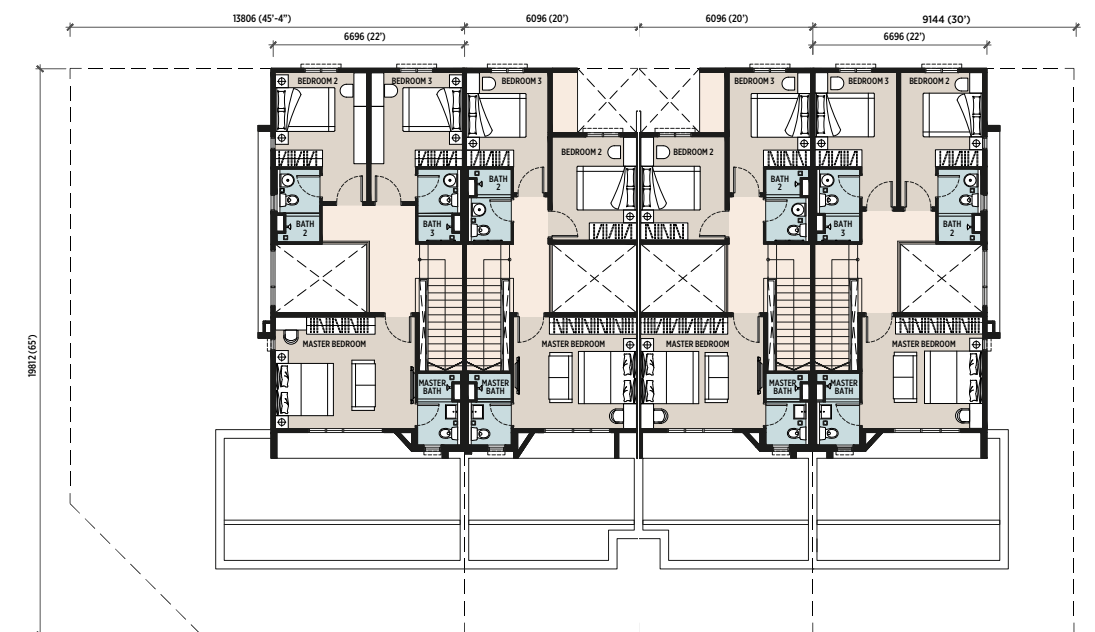
FIRST FLOOR

1. Parcel drop box for better storage of parcel delivery.
2. EV charging isolator provided.
3. Equipped with solar-ready infrastructure.
4. Linear garden to bring nature closer, and double volume ceiling heights and windows for more natural lighting.
5. Balcony to bring in more light and ventilation for master bedroom.
6. Open layout concept with large and longitudinal dry and wet kitchen spacious enough for a kitchen bar with flexibility to design own interior space.
7. Hot water piping ready for master bath.
8. Ensuite bathroom for all bedrooms.
9. Bathtub in master bathroom.
10. Kids and pets-friendly privacy with security fence.

TYPE E



GROUND FLOOR



FIRST FLOOR

2-STOREY TERRACE HOMES

20' x 65' | 1,785 - 2,144 sq. ft.

4 BEDROOMS | 3-4 BATHROOMS

1. Parcel drop box for better storage of parcel delivery.
2. EV charging isolator provided.
3. Equipped with solar-ready infrastructure.
4. Biophilic design connects people with nature, the lifestyle dining area is seamlessly integrated with the garden.
5. Double-volume ceiling and windows in the living room for more natural lighting and better ventilation.
6. Additional guest room at ground floor for guest or elderly.
7. High-level skylights were installed to bring in more natural lighting at the master bedroom (Corner and end lot only).

TYPE F

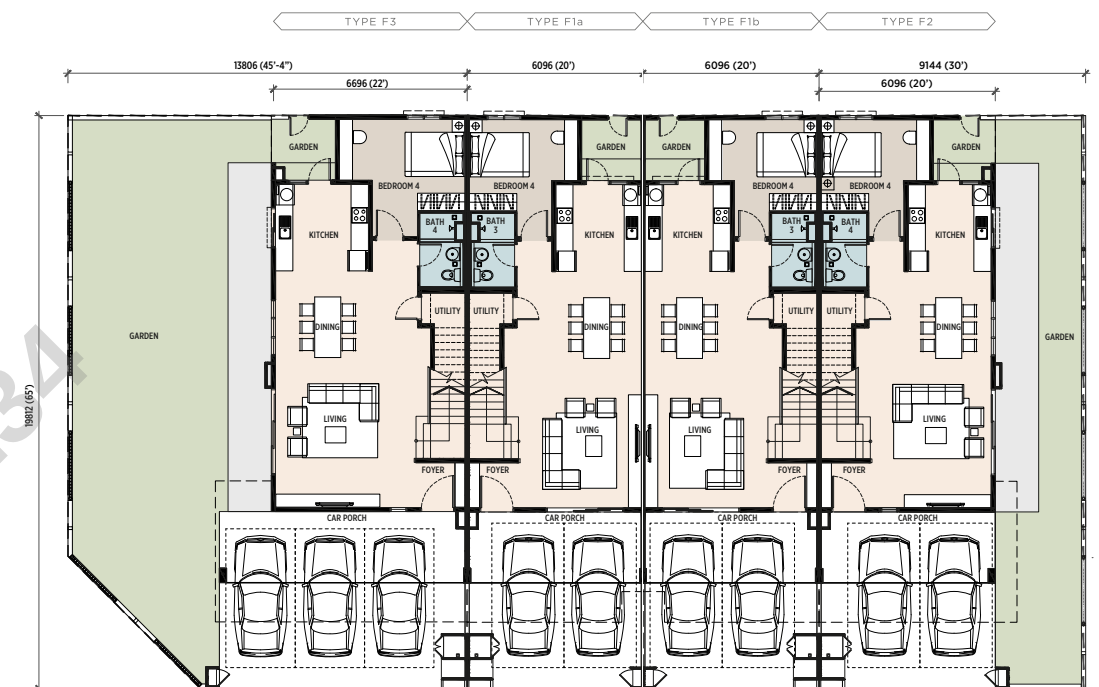


Artist's Impression

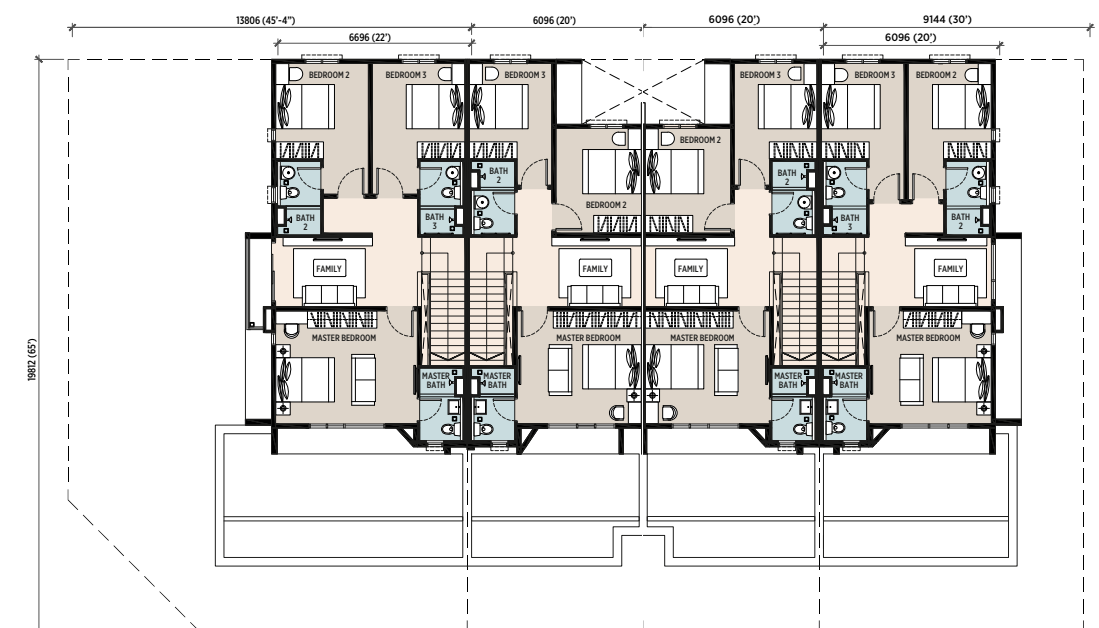
2-STOREY TERRACE HOMES

20' x 65' | 1,864 - 2,343 sq. ft.

4 BEDROOMS | 3-4 BATHROOMS



GROUND FLOOR



FIRST FLOOR

1. Parcel drop box for better storage of parcel delivery.
2. EV charging isolator provided.
3. Equipped with solar-ready infrastructure.
4. Biophilic design connects people with nature, the lifestyle dining area is seamlessly integrated with the garden.
5. Additional guest room at ground floor for guest or elderly.
6. Dedicated family area for own hobby or working area.
7. High-level skylights were installed to bring in more natural lighting at the master bedroom (Corner and end lot only).

TYPE G

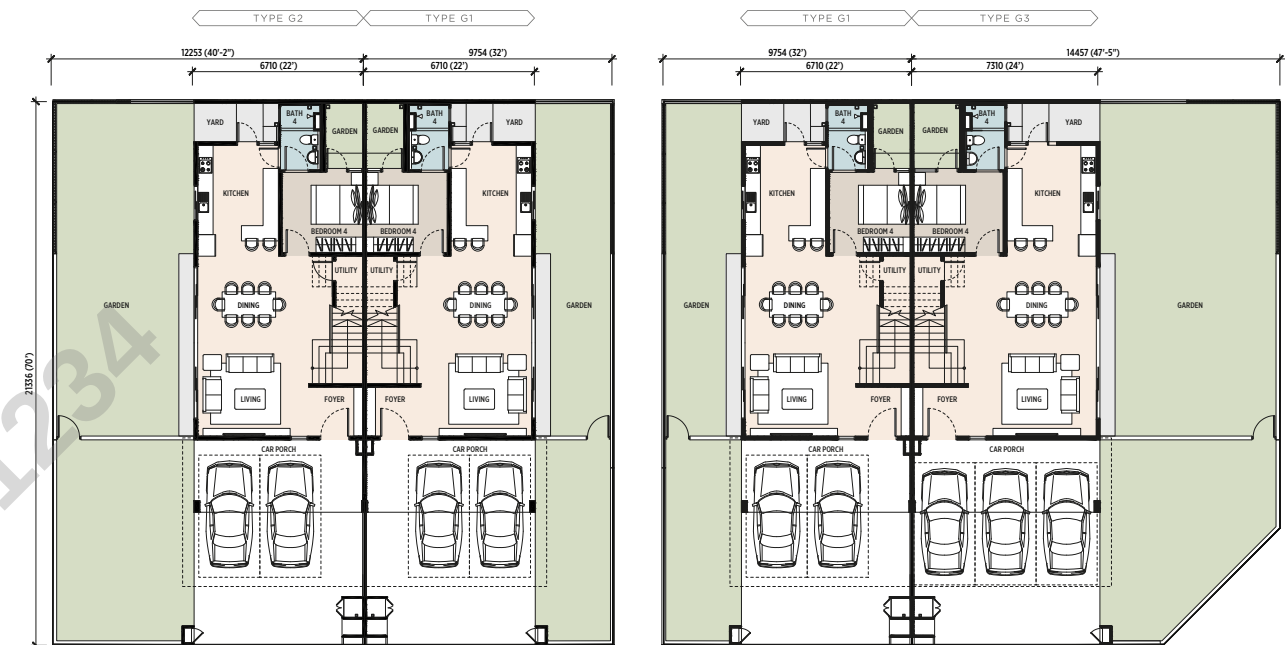


Artist's Impression

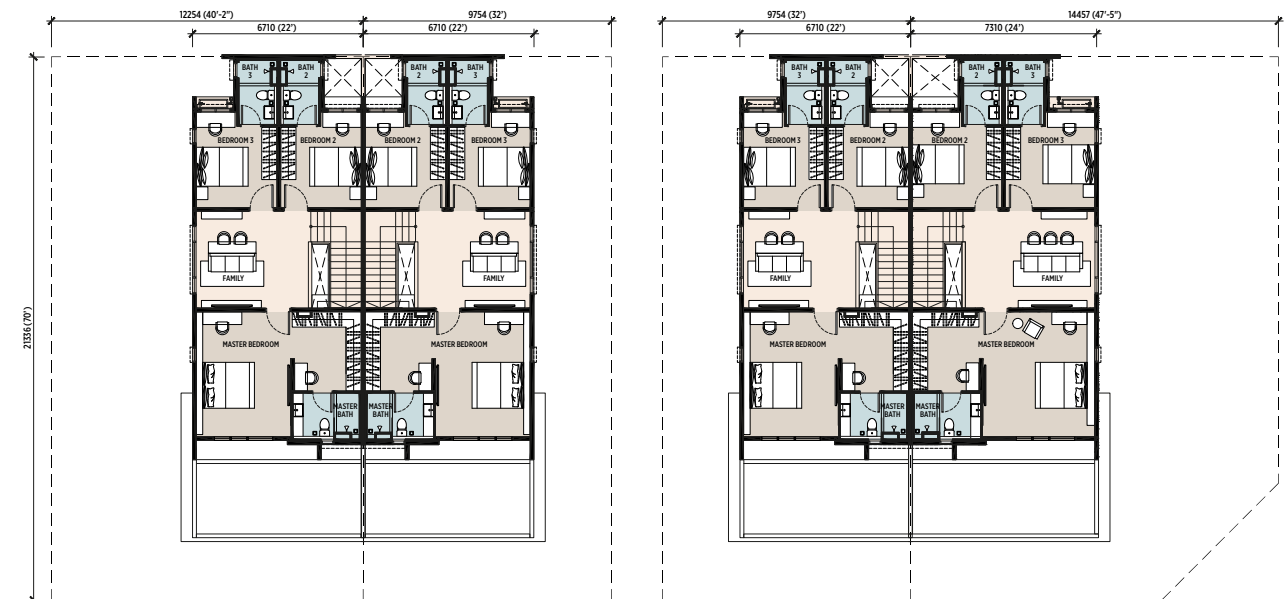
2-STOREY CLUSTER SEMI-D HOMES

32' x 70' | 2,309 - 2,535 sq. ft.

4 BEDROOMS | 4 BATHROOMS



GROUND FLOOR



FIRST FLOOR

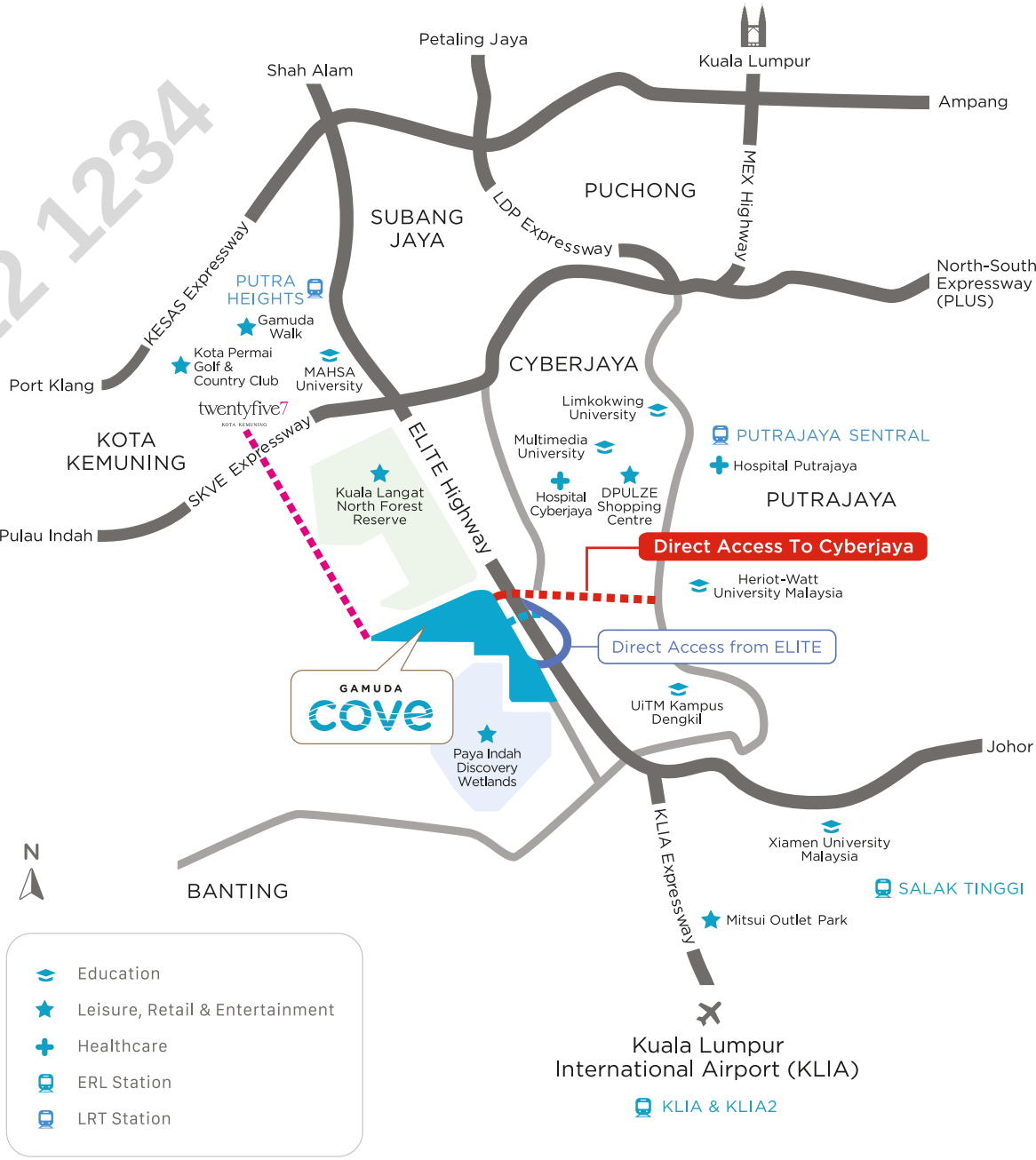
1. Parcel drop box for better storage of parcel delivery.
2. Wide patio doors for better ventilation and aeration throughout the home.
3. EV charging isolator provided.
4. Equipped with solar-ready infrastructure.
5. Specially designed mini ramp at ground floor bathrooms for safety purposes.
6. Kitchen fully extended for better ventilation and more sunlight.
7. Dedicated family area for own hobby or working area.
8. En-suite bathroom for all bedrooms.
9. Private garden for bedroom 4 with biophilic design connecting to nature and greenery.
10. Spacious master bedroom to create more relaxing and personal space.
11. Dedicated walk-in wardrobe for master bedroom.
12. Kids and pets-friendly privacy with security fence.

STRUCTURE	Reinforced Concrete Framework											
WALL	Reinforced Concrete / Masonry Block Wall											
ROOF												
ROOF COVERING (Type A, B, E & F)	Reinforced Concrete Roof / Concrete Roof Tile											
(Type C & G)	Reinforced Concrete Roof / Metal Deck											
(Type D)	Reinforced Concrete Roof / Metal Deck / Glass Roof											
ROOF FRAMING	Metal Roof Truss and / or Reinforced Concrete Roof											
CEILING	Skim Coat & Paint / Plaster Board Ceiling											
WINDOWS	Aluminum Framed Glass Window											
DOORS												
Main Entrance	Solid Door											
Others	Flush Door, Flush Door With Louvers,											
	Aluminium Framed Glass Door											
IRONMONGERY	Locksets											
WALL FINISHES												
Kitchen	Selected Wall with Wall Tiles up to 1500mm Height, Skim Coat and Paint											
Master Bathrooms & Bathrooms	Selected Wall Tiles to Ceiling Height											
Bathroom 2 (Type A1, B1, E1 & F1)	Selected Wall Tiles to 2700mm Height, Skim Coat and Paint											
Bathroom 3 (Type A2, A3, B2, B3, E2, E3, F2 & F3)	Selected Wall Tiles to 2700mm Height, Skim Coat and Paint											
Powder (Type A, B & D)	Selected Wall Tiles to Ceiling Height											
Other Walls	Skim Coat and / or Plaster and Paint											
FLOOR FINISHES												
Foyer, Living, Dining & Bedroom 4	Selected Tiles											
Master Bedroom, Bedroom 2 & 3, Staircase & Family Area	Laminated Timber Floor											
Kitchen & Yard	Selected Tiles											
Master Bathrooms, Bathrooms & Powder	Selected Tiles											
Car Porch	Concrete Imprint											
Apron & Terrace (Type A, B, E & F)	Cement Render											
(Type C, D & G)	Concrete Imprint											
Balcony	Selected Tiles											
All Utilities (Type A, B, C, E, F & G)	Cement Render											
(Type D)	Selected Tiles											
SANITARY & PLUMBING FITTINGS	A1	A2 / A3	B1	B2 / B3	C1 / C2 / C3	D1 / D2 / D3	E1	E2 / E3	F1	F2 / F3	G1 / G2 / G3	
Kitchen Sink & Tap	1	1	1	1	1	1	1	1	1	1	1	
Water Closet	3	4	3	4	4	5	3	4	3	4	4	
Wash Basin & Tap	3	4	3	4	4	5	3	4	3	4	4	
Shower	2	3	2	3	4	4	3	4	3	4	4	
Bath Tub & Tap	-	-	-	-	-	1	-	-	-	-	-	
Bib Tap / Washing Machine Tap	5	6	5	6	6	7	5	6	5	6	6	
Rainwater Harvesting Tank	-	-	-	-	1	1	-	-	-	-	1	
ELECTRICAL INSTALLATION	A1	A2 / A3	B1	B2 / B3	C1 / C2 / C3	D1	D2 / D3	E1	E2 / E3	F1	F2 / F3	G1 / G2 / G3
Lighting Point	27	31	29	33/34	32	43	43	26	30	28	32 / 33	31
Fan Point	5	5	6	6	7	8	8	5	5	7	7	7
Air-Conditioned Electrical Point	5	5	6	6	7	8	8	6	6	7	7	7
Water Heater Point	2	3	2	3	4	4	4	3	4	3	4	4
Switch Socket Outlet	23	23	26	26	27	30	30	25	25	28	28	27
TV Point	1	1	1	1	1	1	1	1	1	1	1	1
Door Chime Point	1	1	1	1	1	1	1	1	1	1	1	1
Fibre Wall Socket	1	1	1	1	1	1	1	1	1	1	1	1
Distribution Box	1	1	1	1	1	1	1	1	1	1	1	1
EV Charging Point	1	1	1	1	1	1	1	1	1	1	1	1
Mechanical Exhaust Vent	-	-	-	-	-	2	2	1	1	1	1	-
Wall Fan Point	-	-	-	-	-	-	-	1	1	-	-	-
INTERNAL TELECOMMUNICATION TRUNKING & CABLING	Provided											
TURFING	Spot Turfing											
FENCING	300mm High Kerb											
	1500mm Height Masonry Block Wall With Metal Fence											

SEAMLESSLY INTERCONNECTED

A prime location surrounded by amenities

Surrounded by nature, yet close to the city. Mori Pines is strategically situated in the midst of several flourishing townships and connected by a vast network of highways. KLIA is directly accessible via the KLIA expressway, while your retail, healthcare, and educational needs are but a stone's throw away.



SincereTM
Responsible
Original

Gamuda Land (T12) Sdn Bhd
(199401024746 (310424-46))
Persiaran Cove Sentral,
Bandar Gamuda Cove,
42700 Kuala Langat, Selangor, Malaysia



FIABCI WORLD PRIX
D'EXCELLENCE AWARDS
ENVIRONMENTAL & SUSTAINABLE CATEGORY



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 Pemas: 19588/10-2028/1217(A) • Tempoh Sah: 15/10/2023 - 12/10/2028 • Nombor Permit Pengiklanan: 19588-10/03-2027/0238(N)-(S) • Tempoh Sah: 14/03/2024 - 13/03/2027 • Tarikh anggaran Sap: September 2028 • Pegangan Pajakan 99 Tahun - Luput 18 November 217 • Bebanan Gajian Tanah: Tidak • Pihak yang Meluluskan Pelan Bangunan: Majlis Perbandaran Kuala Langat • Nombor Meluluskan Pelan Bangunan: MPKL/243/16/10/2023(A/09) • Jenis Rumah: Rumah Teres 2 Tingkat & Kluster • Jumlah Unit: 324 • Harga Jual: Jenis D1 (8 unit) RM2,688,840 (min) - RM2,702,440 (maks), Jenis D2 (2 unit) RM3,508,040 (min) - RM3,508,040 (maks), Jenis E1 & E2 (17 unit) RM4,223,040 (min) - RM4,408,840 (maks), Jenis E3 (5 unit) RM4,732,640 (min) - RM4,822,840 (maks), Jenis F1 & F2 (31 unit) RM 1,298,440 (min) - RM 1,564,940 (maks), Jenis F3 (2 unit) RM1,824,940 (min) - RM1,970,740 (maks), Jenis F3 (2 unit) RM1,889,940 (min) - RM1,925,040 (maks), Jenis G1 (56 unit) RM1,841,840 (min) - RM1,865,240 (maks), Jenis G2 (6 unit) RM2,260,440 (min) - RM2,299,440 (maks), Jenis G3 (6 unit) RM2,289,040 (min) - RM2,312,440 (maks) • Diskaun Bump-up: 7% • Sekatan Kepentingan: Tanah ini tidak boleh dipindah milik, disajik atau dipajak melainkan dengan kebenaran pihak berkuasa negeri.
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KILIAN INI TELAH DELULUSKAN OLEH JABATAN PERUMAHAN NEGARA.
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GAMUDA LAND

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