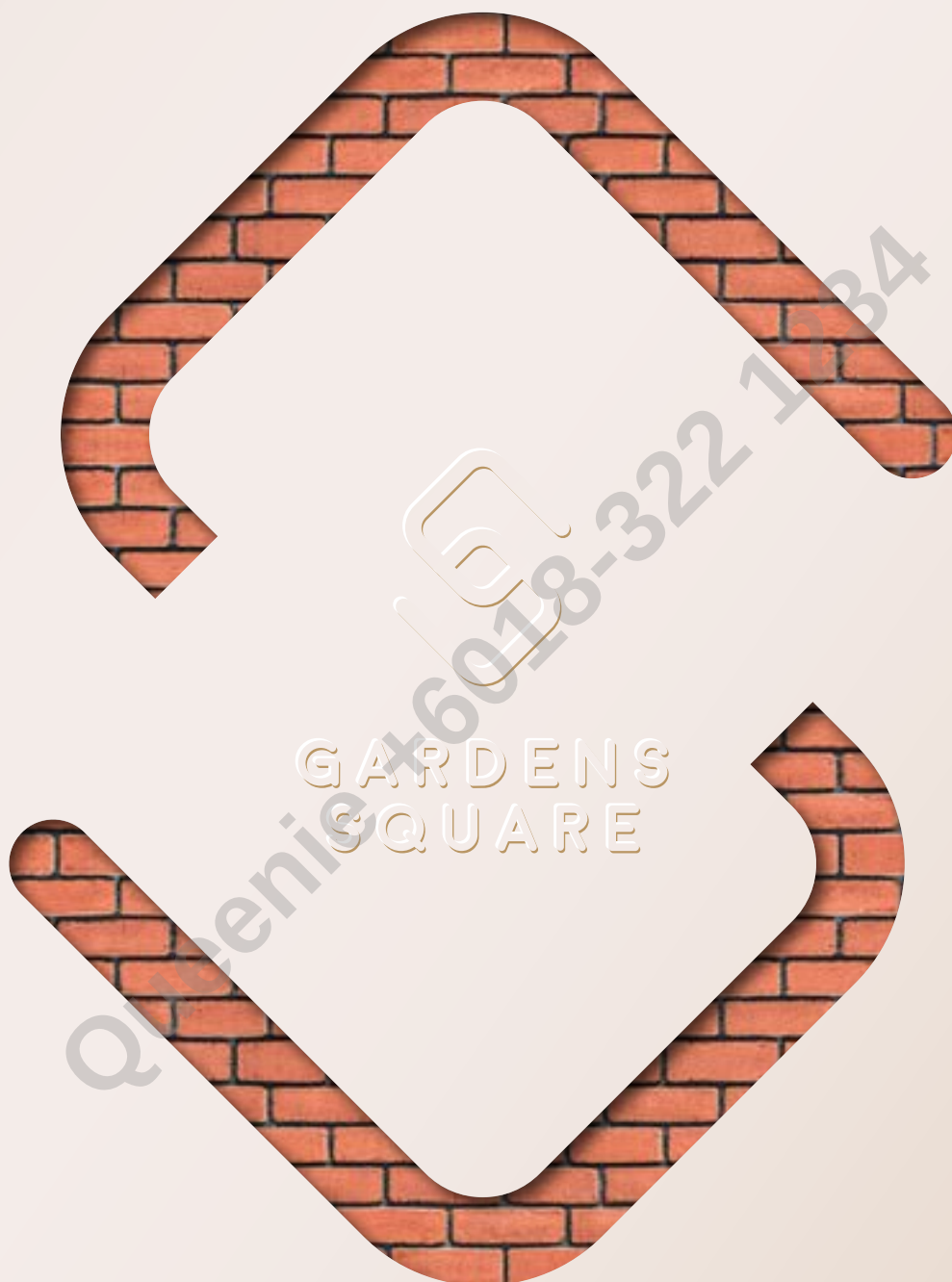




GARDENS
SQUARE



Queenie +60123456789

THE FIRST COMMERCIAL SQUARE IN GAMUDA GARDENS



A PARISIAN-INSPIRED COMMERCIAL SQUARE



Welcome to Gardens Square's most spectacular and versatile destination for business, leisure, and entertainment. The presence of this commercial square is both timely and highly anticipated by the neighbourhood's growing demands.

Be ready to explore and be mesmerised by the vibrant balance among convenience, lifestyle, and community that encircle a breathtaking lake garden.

- Connecting Community Buzz and Garden's Bliss -



COMMUNITY



CENTRAL PARK

- The Commercial Destination at The Pulse of Klang Valley North -

THE EPICENTRE OF RETAIL VIBRANCY



Central Location
with High Visibility



6.73-acre
Retail Space



EV Stations &
Solar Panels



Vibrant Lifestyle Retail
within 15km Radius

First to infuse the vibrant KL city lifestyle into Klang Valley North, Gardens Square features a premier collection of 2 and 3-storey shop lots and shop offices within a pet-friendly alfresco-themed setting with wide open spaces and a backdrop of curated landscapes.

Rise to be the first commercial square in Gamuda Gardens, Gardens Square enjoys a robust economic spillover from the neighbouring Skyline Luge and Xploria, which offer a plethora of activities with over 1 million of projected footfall yearly.



// Gardens Square - Alfresco Dining //



// Splash & Explore at Exciting XPLORIA //



// First Skyline Luge in Malaysia //



- Holistically Geared Towards Sustainable Growth -

CAPTURE YOUR BUSINESS PROSPECTS FROM DAY ONE

COMMUNITY HOTSPOTS

- Food & Beverages
- Shopping
- Cycling Track
- GParks Nature School
- Big Bucket Splash
- Donut Boat Ride
- Paws Playland
- Gardens Wellness
- Football Field
- Badminton Courts
- Basketball Courts

SPORTS ARENA

Football fans will be thrilled to enjoy friendly matches and even professional games at this FIFA-standard football field, besides basketball and tennis courts.

ENTERTAINMENT ROUTE
100m
2 mins by scooter
12 mins by jogging

COMMUNITY COMPLEX

2 STOREY DRIVE THRU

To Petaling Jaya

JALAN LAGONG (B29)

GAMUDA GARDENS ENTRANCE

TUNNEL TO GARDENS SQUARE CARPARK

To Rawang Town

VILLAGE HOMES

GAIA RESIDENCES

MAJESTIC LAKE

LAGUNA LAKE

SECURITY GUARDHOUSE

FITNESS ROUTE
1.2km
10 mins by cycling
35 mins by jogging

FITNESS ROUTE
400m
4 mins by cycling
12 mins by jogging

WATERFRONT VILLAGE

Enveloped by emerald greenery, adorned by sapphire blue lakes. The Waterfront Village offers all residents a rich mix of local and international grocery, fashion, and F&B brands in a picturesque setting.

GARDENS SQUARE

Businesses at Gardens Square will thrive in an active and dynamic environment, with units in Block A fronting the Jalan Lagong main road for unparalleled visibility. Access to the myriad of F&B and retail options are conveniently located within walking distance, while other amenities including the shuttle bus allow for ease of traversing to other areas of Gamuda Gardens.



WITH CONNECTIVITY COMES CONVENIENCE

Seamlessly connected by the main arterial within and around flourishing residential phases in Gamuda Gardens, Gardens Square is conveniently reachable via three ingress and two egress roads, ensuring easy access and maximum exposure for this modern commercial square to emerge as the new centre of attraction.

- Connecting Lifestyle Convenience and Neighbourhood Liveability -



LIFESTYLE



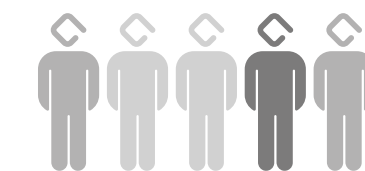
NEIGHBOURHOOD

STRONG DEMOGRAPHICS

Top 3 Household Expenditures



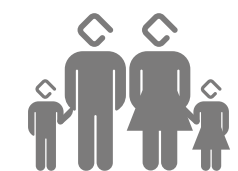
TRADE AREA WITHIN 15-MIN DRIVE RADIUS



POPULATION FORECAST

340,000 PEOPLE*

Average growth rate at 3.9%



AVERAGE HOUSEHOLD SIZE

4 PERSONS

2 children per household

* Based on analysis by Stratos Consulting Group 2019

GAMUDA GARDENS' BUYER PROFILES

BUYER'S AGE GROUP **30-49 YEARS OLD**

Family Starters & Family Upgrades

7,200

ESTIMATED POPULATION
IN YEAR 2022

32%
BUSINESS
OWNER

BUSINESS
OWNER

68%
WHITE
COLLAR

**ABOVE
RM15,000**

AVERAGE HOUSEHOLD
INCOME

ALL WITHIN REACH

CONNECTIVITY

- 3 km**
KTM Komuter Kuang
- 10 km**
MRT Sungai Buloh
Interchange Hub &
KTM Komuter
Sungai Buloh
- 10.5 km**
KTM Komuter Rawang

AMENITIES

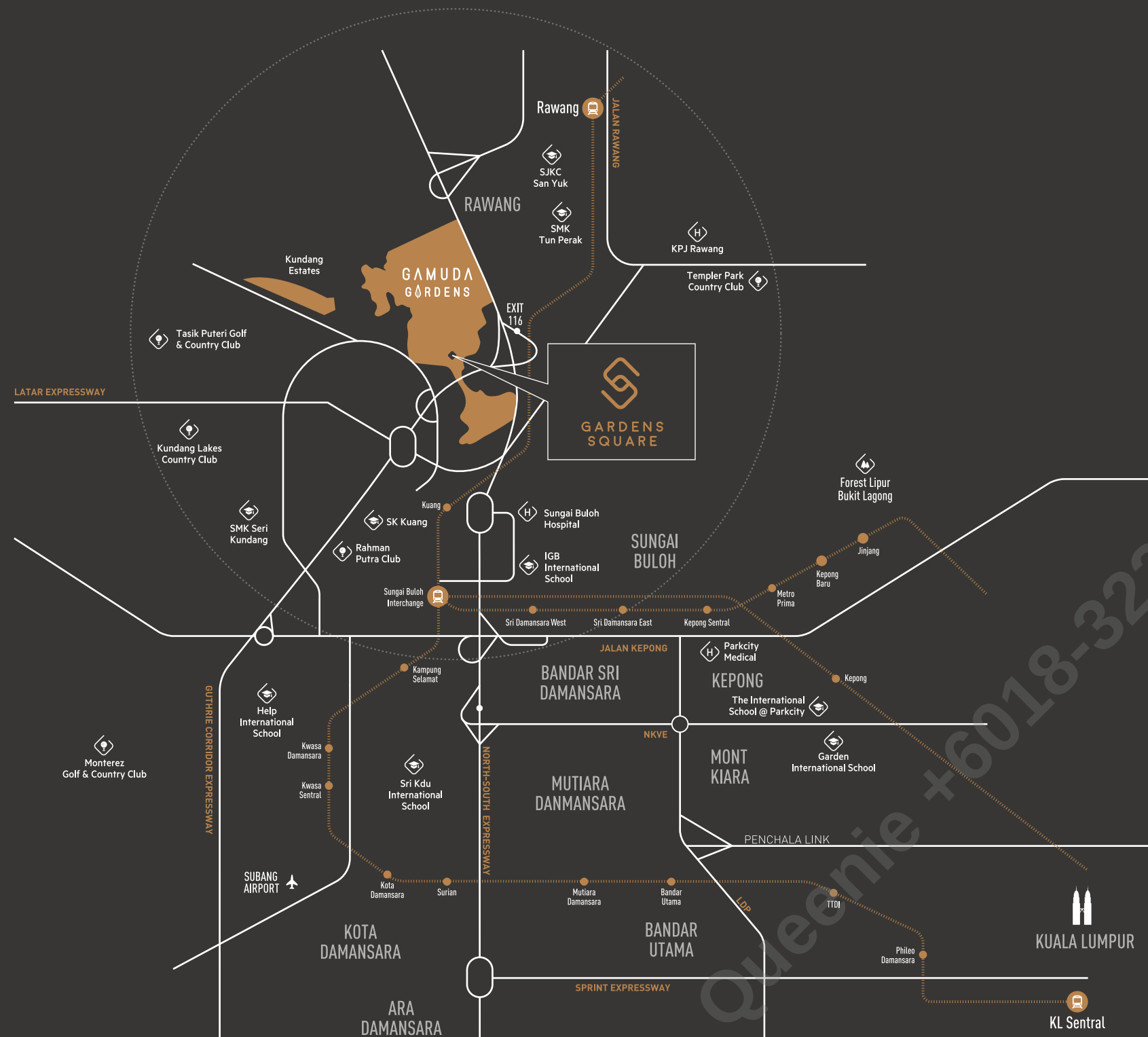
- 8.5 km**
AEON Rawang
- 10.5 km**
KPJ Rawang
Specialist Hospital
- 12 km**
Hospital Sungai Buloh
- 14.1 km**
Lotus's Rawang

EDUCATION

- 1 km**
Beaconhouse Pre-school
- 3 km**
SJK (C) Kuang
- 5 km**
SJK (C) Kundang
- 7.5 km**
Straits International School
- 7.5 km**
SK Seri Kundang
- 8 km**
Sekolah Berasrama
Penuh Integrasi Rawang
(SEPINTAR)
- 10 km**
SJK (C) Kota Emerald
- 13 km**
IGB International School

LIFESTYLE

- 1 km**
Just a quick drive to
two equestrian facilities
- 3 km**
Skyline Luge (Coming Soon)
- 7 km - 9 km**
Kundang Lakes Country Club
Kelab Rahman Putra
Tasik Puteri Golf
& Country Club
- 8 km**
Head to Tasik
Biru Kundang for picnics,
canoeing and jet-skiing



- Connecting Gastronomic Pleasure and Outdoor Leisure -



GASTRONOMIC

OUTDOOR

- Strategically Captivating Infinite Market Prospects -

LOCK IN BUSINESS SUCCESSES FOR LUCRATIVE RETURNS



Gardens Square is a rare investment opportunity not to be missed. This is your ideal business premise in a prestigious retail property within the thriving integrated township of Gamuda Gardens.

Here, confirmed anchor tenants include an established grocer and branded fast-food chains with a 2-storey drive-through are expected to draw consistent patronage from the surrounding neighbourhoods.



Drive-thru



// Spacious And Convenient Drop-off Entrance //
Artist's impression only



- Optimised Innovation for Productive Retail Growth -

AN IRRESISTABLE INVESTMENT AWAITS AT THE SQUARE



Gardens Square is home to a generous selection of designer boutiques and instagramable cafés with a 4.5-metre ceiling height on the ground floor that invites a bright, airy, and uplifting ambience within a pedestrian-friendly district.

Every detail is meticulously designed with the success of investors and tenants in mind, both appealing to the trendy millennials and attracting regular shoppers.



// Main Street With Alfresco Dining //
Artist's impression only

- Seamlessly Blending Business Forays with Lifestyle Experience -

DINING WITH THE SUNSHINE MAKES LASTING IMPRESSION



Listen to the live music that leaves alfresco dining an exceptional experience. Take a short stroll along Gardens Square and you will be amazed by its vibrant ambience.

The uninterrupted 12-metre wide pedestrian walkway leads you on a journey of gourmet indulgence or retail therapy. It is a paradise filled with a rich mix of renowned brands, new concept stores, and emerging labels for the foodies and the fashionistas.



OFFICE



RESTAURANT / BISTRO



GROCERY STORE



- Ideally Thought-out for a Variety of Businesses -

RISING UP TO WIN YOUR COMMERCIAL RACE



Practically designed for smooth commercial operation, your dynamic business ventures are best fitted under one roof now. With purpose-built layouts, Gardens Square's versatile retail lots makes the best business venue caters for neighbourhood grocers, contemporary cafés or relaxing bistros, modern offices, and more.

Behold as this commercial square flourishes your modern lifestyle. This is where you will mingle with friends, work with associates, and have fun with everyone.



THE UNRIVALLED PLAN POSITIONED FOR GROWTH

Live up to its name as a garden for retail businesses, Gardens Square welcomes eco-conscious patrons with well-linked pedestrian walkways and bicycle trails. Ingress and egress ramps connecting to the main road are clearly defined to ensure easy access. Plus, 3 drop-off areas at strategic entrance points, alongside a tunnel off Persiaran Gamuda Gardens further enables smooth flow of traffic in and around this bustling commercial square.



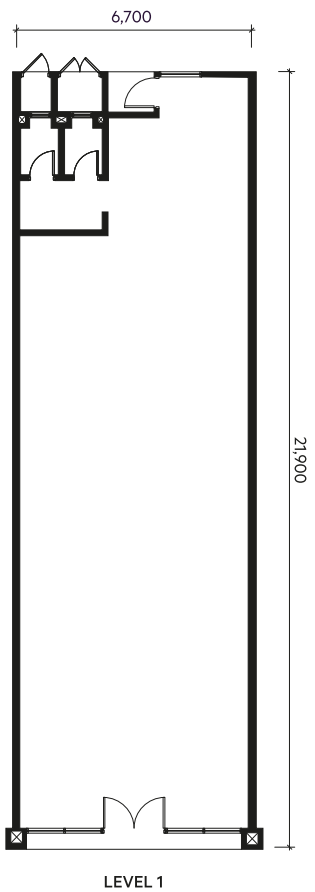
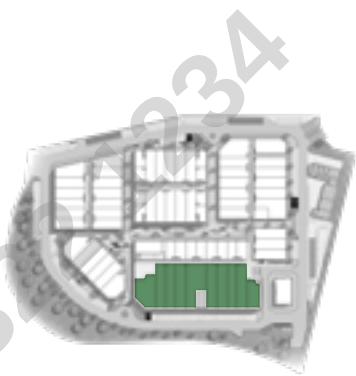
● Entrance ● Drop-off Area ■ Lift & Elevator ➔ Traffic Direction

EXCITING RETAILERS COMING SOON!

From the variety of layouts that appeal to most retail businesses, to the 4.5-metre ceiling height that creates an airy, inviting ambience, shop lots in Gardens Square are your business launchpad poised to succeed.

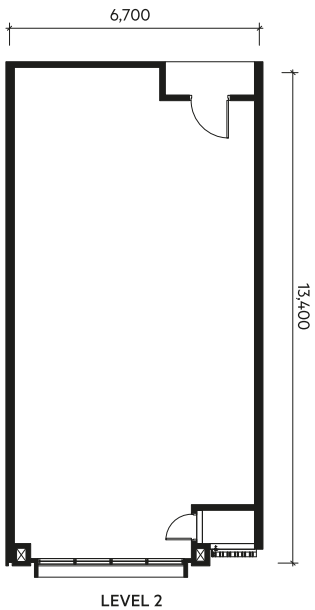
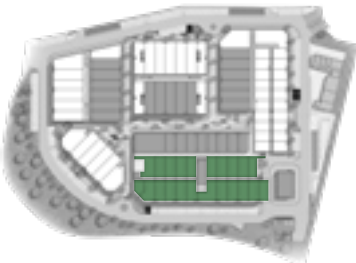
BLOCK A TYPE D SINGLE-STOREY SHOP LOT

22' x 72'
Built-up from 1,550 sq.ft.



BLOCK A TYPE G1 OFFICE LOT

22' x 45'
Built-up from 958 sq.ft.



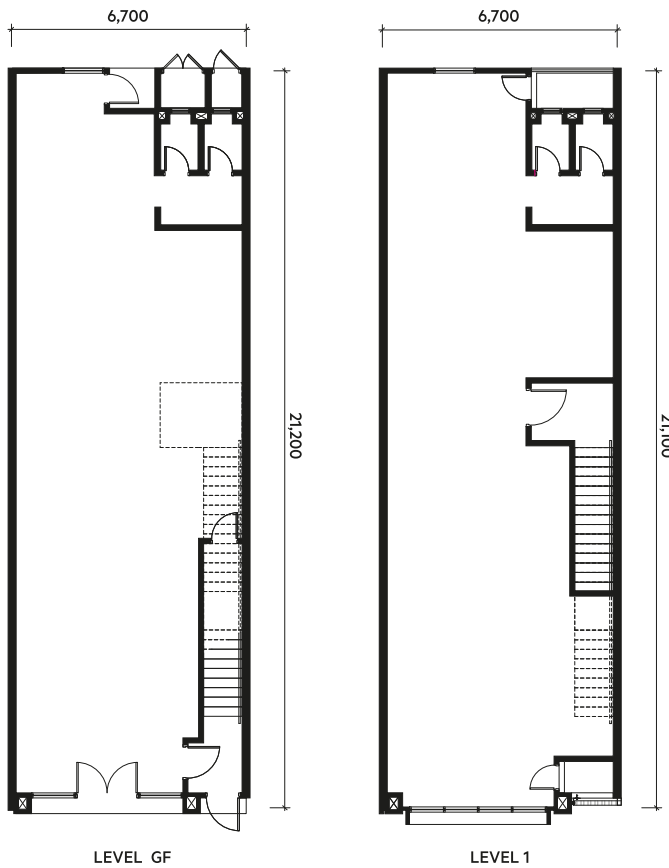
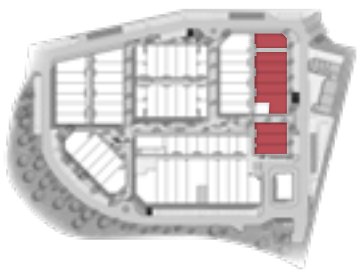
BLOCK B

TYPE A2

DOUBLE-STOREY SHOP LOT

22' x 70'

Built-up from 3,014 sq.ft.



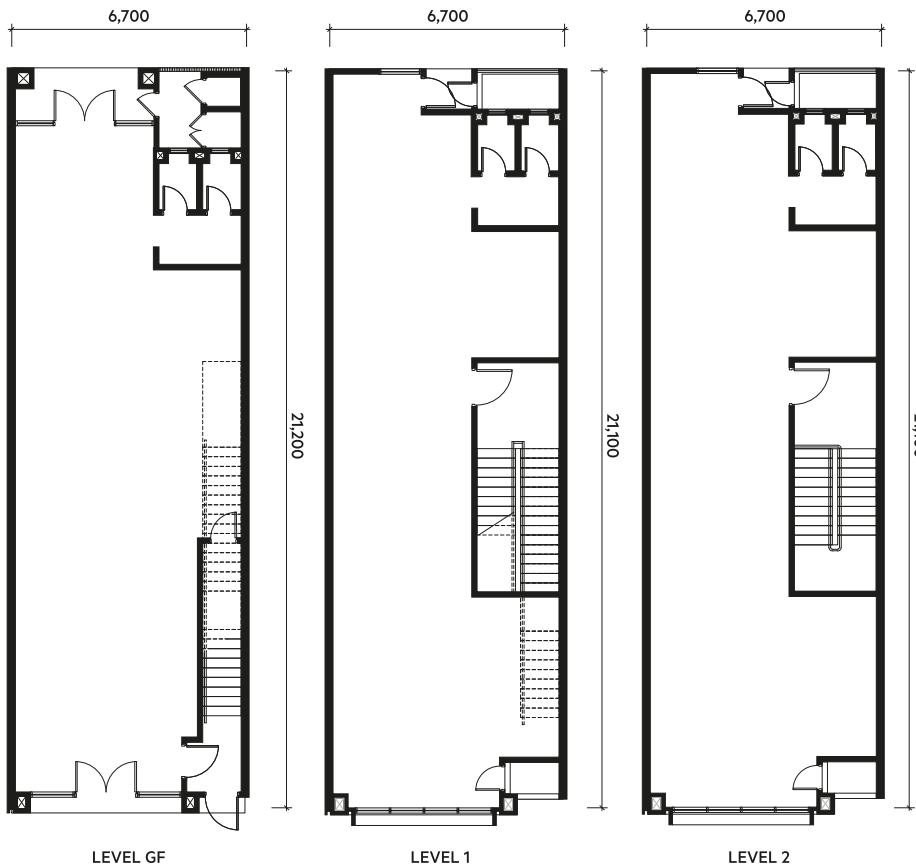
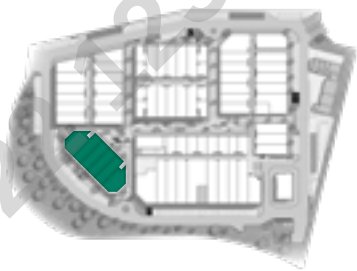
BLOCK C

TYPE A3A

TRIPLE-STOREY SHOP LOT

22' x 70'

Built-up from 4,564 sq.ft.



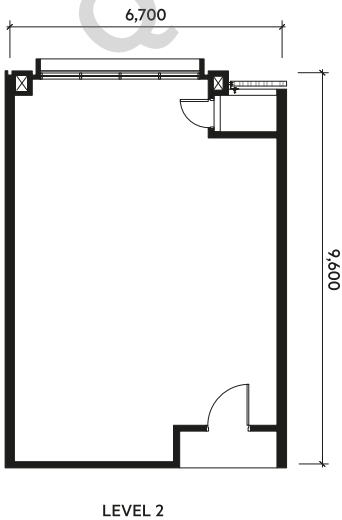
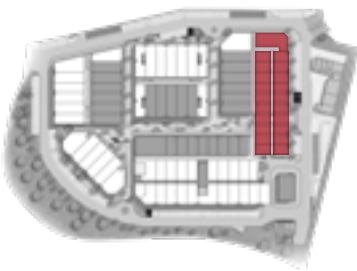
BLOCK B

TYPE E

OFFICE LOT

22' x 31'

Built-up from 689 sq.ft.



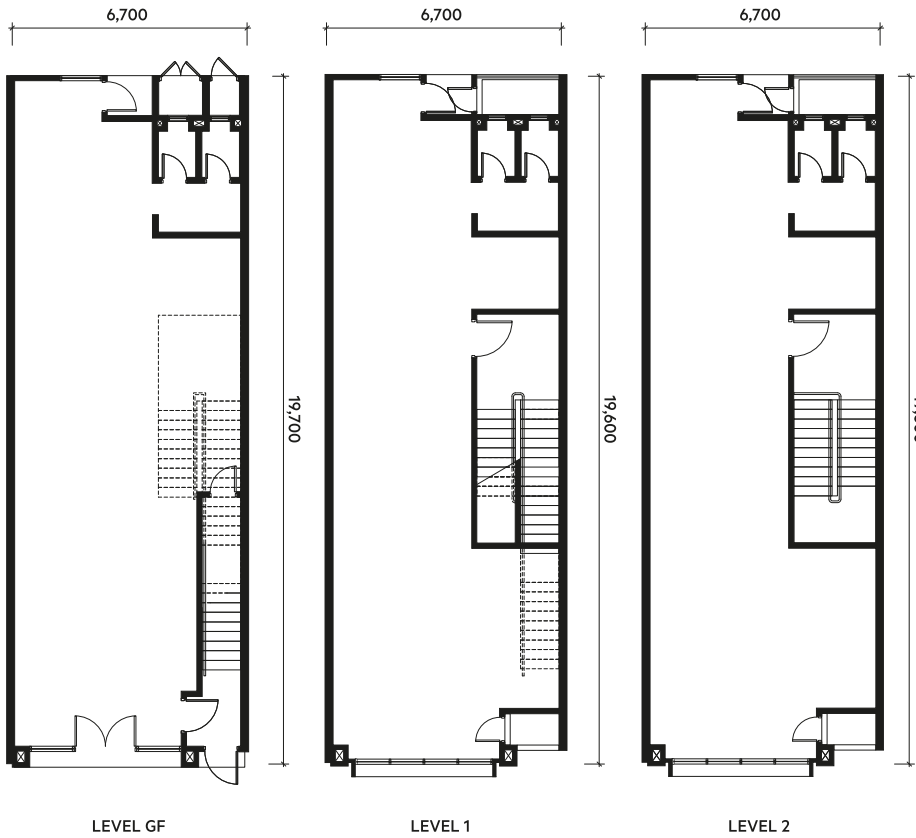
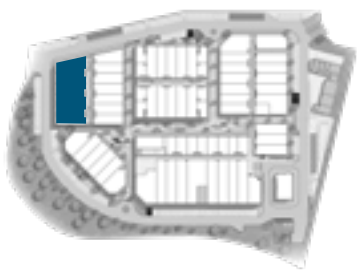
BLOCK D

TYPE B3

TRIPLE-STOREY SHOP LOT

22' x 65'

Built-up from 4,209 sq.ft.



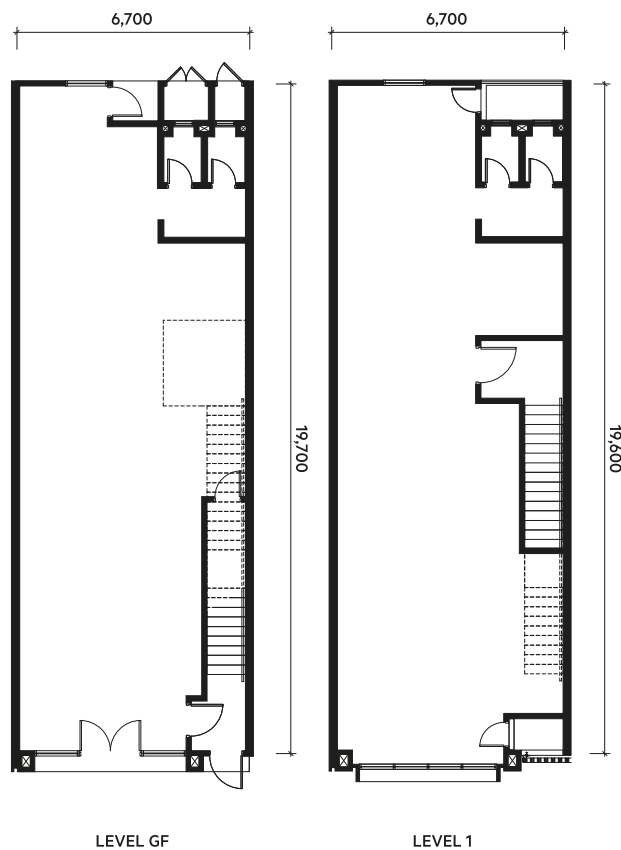
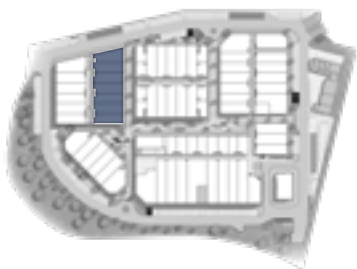
BLOCK E

TYPE B2

DOUBLE-STOREY SHOP LOT

22' x 65'

Built-up from 2,799 sq.ft.



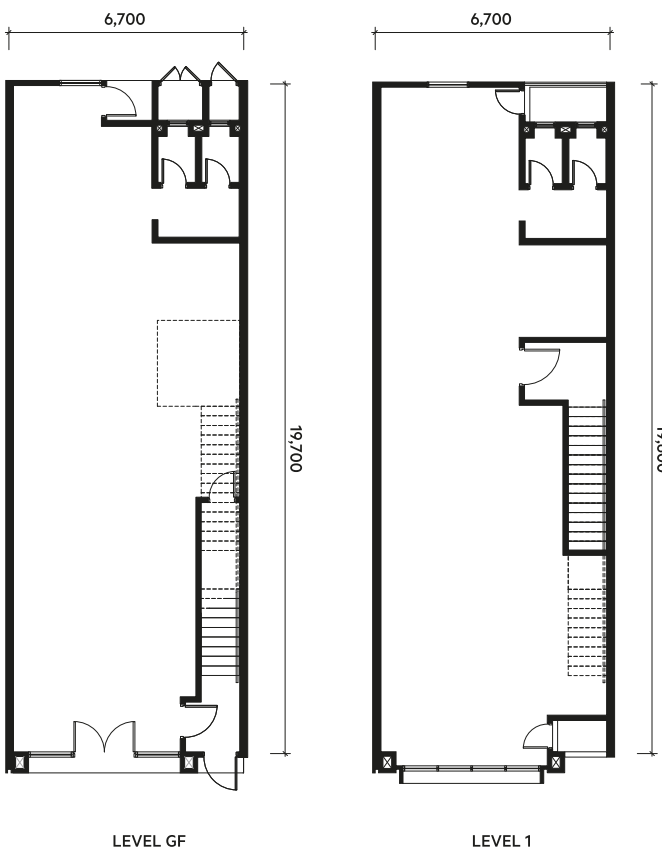
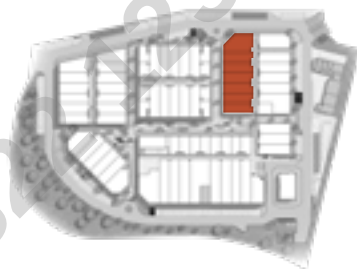
BLOCK G

TYPE B2

DOUBLE-STOREY SHOP LOT

22' x 65'

Built-up from 2,799 sq.ft.



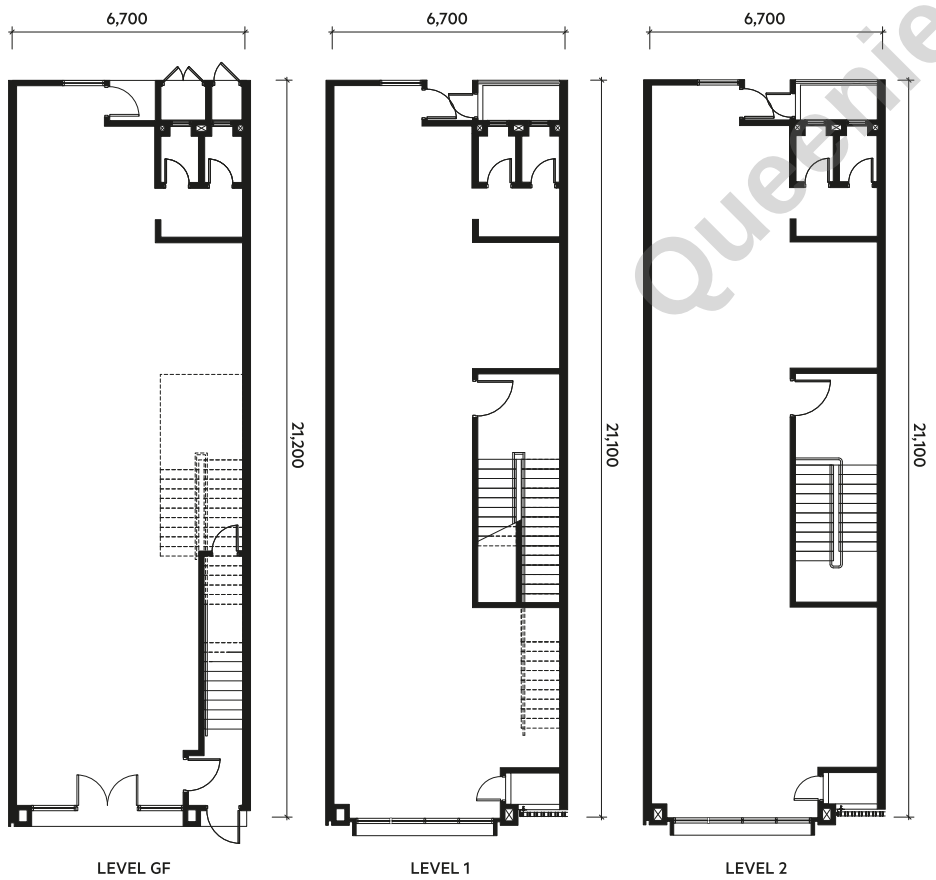
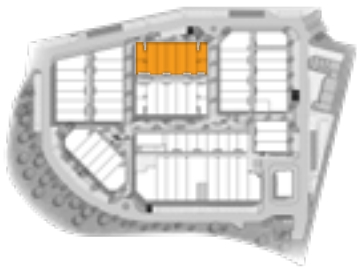
BLOCK F

TYPE A3

TRIPLE-STOREY SHOP LOT

22' x 70'

Built-up from 4,532 sq.ft.



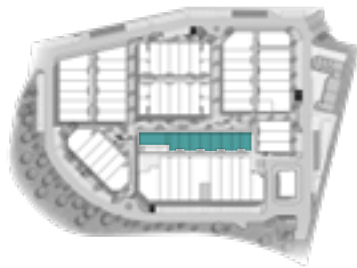
BLOCK H

TYPE F

DOUBLE-STOREY SHOP LOT

22' x 39'

Built-up from 1,690 sq.ft.



SPECIFICATIONS

STRUCTURE	Reinforced Concrete Framework
WALLS	Brick Walls
ROOF COVERING	Reinforced Concrete Flat Roof / Metallic Roofing
ROOF FRAMING	Roof Truss / Reinforced Concrete Slabs
CEILING	Skim Coat / Ceiling Boards
WINDOWS	Aluminium Frame Glass Windows
DOORS	
Main Entrance	Aluminium Frame Clear Glass Doors & Windows
Others	Timber Doors
IRONMONGERY	Quality Locksets

ALL TYPES (UNLESS INDICATED)

WALL FINISHES	
External Shop / Office	Plaster and Paint, Decorative Veneer
Internal Shop/ Office	Plaster and Paint
Shop Toilets / Refuse / Utility	Selected Wall Tiles
Office Toilets / Refuse	Tiles
AC Ledge / Compartment	Plaster and Paint
OTHERS	
Common Staircase	Plaster and Paint
Common Corridor	Plaster and Paint
FLOOR FINISHES	
Shop / Office	Cement Render
Shop Toilets / Refuse / Utility	Tiles
Office Toilets / Refuse (Block F&I)	Tiles
AC Ledge / Compartment	Cement Render
Level 2 Office Entrance Foyer (Block A & B)	Tiles
OTHERS	
Common Staircase	Cement Render
Common Corridor	Tiles
SANITARY AND PLUMBING FITTINGS	
Pantry Sink & Water Tap	1
Water Closet (WC)	2
Wash Basin	2
Bib Tap	1
Toilet Roll Holder	2
Refuse Water Tap	1
(Shops, Block F&I, Office)	
ELECTRICAL INSTALLATION	
Fibre Wall Socket	1
Distribution Box	1



WHEN WE GET THE PLACES RIGHT, THE TOWN WORKS.

When we start thinking about making a good town, we think not only of the home place. We think about the play place, the shopping place, the eating place, the park place, the learning place. Every element is mindfully planned and thoughtfully brought together. They are organized around a Central Park that sits by the beautiful lake. With a promenade and a boardwalk that gives a sense of place. To be by the water in a nice setting. That sense of place is a joy to the community.



SincereTM Responsible Original

Guided by sincerity.
Committed to responsibility. Motivated by originality.

We are guided by our values, which are seen throughout every community, offering sustainability, smart initiatives, master-planning and innovation.



Being A Responsible
Town Maker



Caring For
People & Community



Respecting Nature &
The Environment



Constantly Driving
Innovation To Create Value

AWARDS

Excellence is not just a catchphrase at Gamuda Land,
but truly a way of life.



FIABCI WORLD PRIX
D'EXCELLENCE AWARDS
ENVIRONMENTAL & MASTERPLAN CATEGORY

THEEDGE *Top Property
Developers Awards*
2021



THEEDGE - PEPS
Value Creation Excellence
Award 2012-2019



MALAYSIA PROPERTY
AWARD BY
FIABCI-MALAYSIA

StarProperty

AWARDS 2017-2021
REAL ESTATE DEVELOPER
STARPROPERTY ALL-STARS AWARD

StarProperty

AWARDS
2021 REAL ESTATE
DEVELOPER
EXCELLENCE
THE LANDSCAPE AWARD
(TOWNSHIP)



PUTRA
BRAND AWARDS
— THE TRIPLE CROWN —
2020
BRONZE

MIP
PEA
18
MIP PLANNING EXCELLENCE AWARDS

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SincereTM
Responsible
Original

Bandar Serai Development Sdn Bhd
[201301020260 (1050090-W)]
Gamuda Gardens Experience Gallery,
Persiaran Gamuda Gardens 1, Bandar Gamuda Gardens,
48050, Klang, Selangor.



**FIABCI WORLD PRIX
D'EXCELLENCE AWARDS**
INTERNATIONAL ESTATE DEVELOPERS

THE EDGE *Top Property
Developer Awards*
2021

StarProperty
AWARDS 2017-2021
REAL ESTATE DEVELOPER
STAR PROPERTY ALL STAR AWARDS



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GAMUDA LAND

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