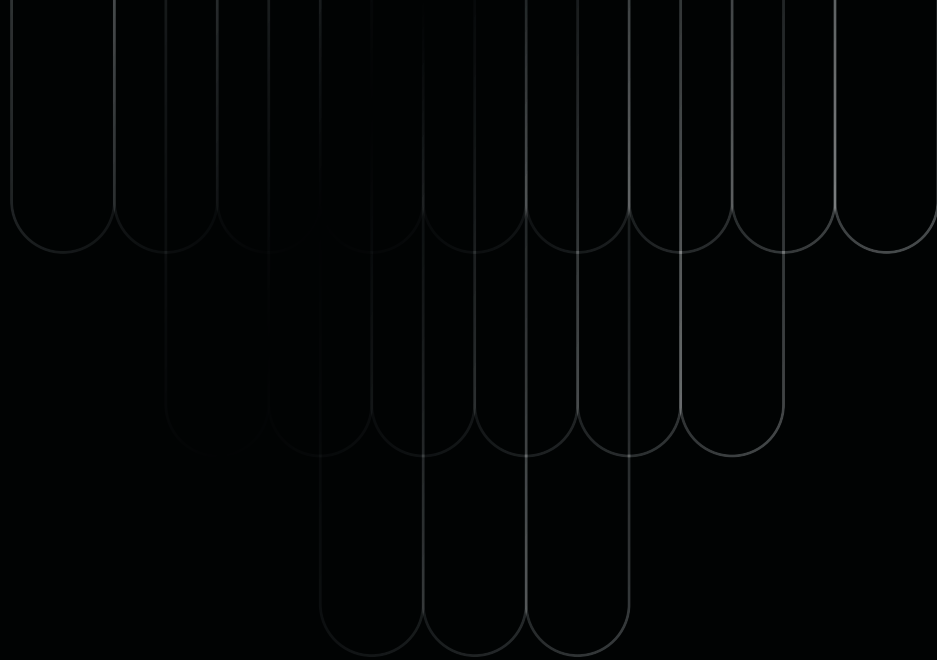




MONARC

GAMUDA
GARDENS
ESTEEM

Queenie 9018-321234

GAMUDA LAND

EMINENCE HAS A HOME



A LUXURY RESIDENCE DELICATELY CRAFTED WITH REFINED
ARCHITECTURE AND EXQUISITE MATERIALS, AMIDST THE
BEAUTY OF MOTHER NATURE, CULMINATING IN AN
ELEGANTLY BALANCED LIVING SPACE.

MONARC WAS DESIGNED TO FIT THE LIFESTYLE OF THE
MAJESTIC, EXCLUSIVELY FOR THE SELECTED FEW.



Artist's impression only

Monarc's arrival experience welcomes each
resident and guest with a grand archway,
bolstered by state-of-the-art security system.



Artist's impression only

Enter an exclusive gateless community, flanked by
manicured landscapes and a rich palette of flora, while
overlooking a breathtaking view of the central lake.





Artist's impression only

ARCHITECTURE MASTERCLASS

MONARC IS A SHOWCASE OF SOPHISTICATED
ARCHITECTURE. A TIMELESS DESIGN THAT IS
MINIMALIST, WITH SPATIAL COMPOSITION THAT
EXUDES ELEGANCE IN CRAFT AND QUALITY.



Living area with a dramatic
double-volume ceiling.



Expansive bedrooms with
plush walk-in wardrobe.

PRIVATE PLEASURES



WITH FAMILY OR WITH FRIENDS, INDULGE IN A
VARIATION OF EXCLUSIVE AMENITIES TUCKED
INSIDE THE LUSHNESS OF MONARC.



Artist's impression only

Refine your golf strokes at the *Putting Green*,
surrounded by verdant greenery.



Artist's impression only

Hidden within the dense landscaping is
Monarc's own private tennis court.



Artist's impression only

A cosy promenade that overlooks the scenic lake
offers a natural escape during the evenings.





Direct Access to
3 Major Highways



3KM to
KTM Komuter Kuang



Public Facilities
Built with
Future Growth In Mind



Environmental, Social &
Governance (ESG)
Programmes & Initiatives



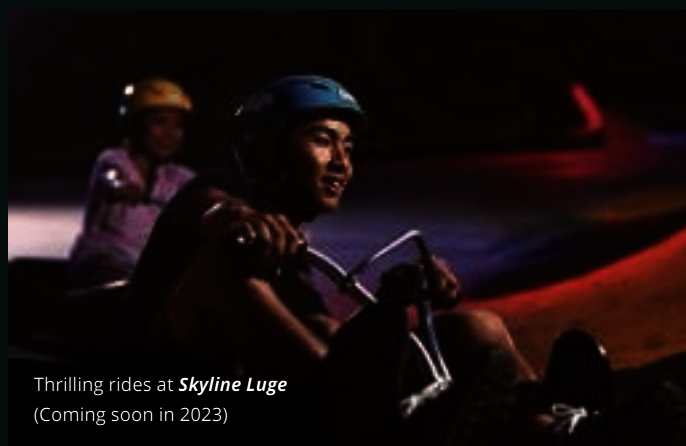
Lifestyle-Oriented
Master Planning



Public Parks & Green Lungs
For Wellness &
Appreciation Of Nature



A plethora of dining and retail
buzz at **Gardens Square**



Thrilling rides at **Skyline Luge**
(Coming soon in 2023)



SITE PLAN

LAKESIDE BUNGALOW

TYPE A | A1 | A2
60' X 120' | 6,382 SQ.FT.

TYPE B | B1 | B2
60' X 120' | 6,047 SQ.FT.

ENCLAVE SEMI-D

TYPE C | C1
40' X 80' | 3,966 SQ.FT.

TYPE D | D1
40' X 80' | 3,601 SQ.FT.

TYPE E | E1
40' X 80' | 3,016 SQ.FT.

TYPE F | F1
36' X 80' | 2,812 SQ.FT.

AMENITIES & FACILITIES

- | | |
|-----------------------|------------------------|
| 1. MONARC ARCHWAY | 6. CHILDREN PLAYGROUND |
| 2. GREEN AMPHITHEATRE | 7. TENNIS COURT |
| 3. PUTTING GREEN | 8. LAKESIDE PAVILION |
| 4. MULTIFUNCTION DECK | 9. HERBS PATIO |
| 5. REFLEXOLOGY AISLE | 10. PICNIC LAWN |

MASTER PLAN

- | | | |
|------------------------------|-------------------------------------|--|
| A GAMUDA GARDENS CITY CENTRE | E WATERFRONT VILLAGE | I FUTURE COMMERCIAL |
| B INTERNATIONAL SCHOOL | F LE GARDENS PAVILION | J CONFLUENCE OF 3 MAIN EXPRESSWAYS
(NORTH-SOUTH EXPRESSWAY,
GUTHRIE CORRIDOR EXPRESSWAY
AND LATAR EXPRESSWAY) |
| C GARDENS SQUARE | G 50-ACRE PET-FRIENDLY CENTRAL PARK | |
| D GARDENS WELLNESS | H MONARC | |



- | |
|-----------------------------|
| 11. GARDEN AVENUE |
| 12. SERENE NURSERY |
| 13. TERRACE SWING |
| 14. SUNSET PROMENADE |
| 15. CYCLING / JOGGING TRAIL |

LAKESIDE 3-STOREY BUNGALOW

TYPE A

60' X 120' | 6,382 SQ.FT.

5 BEDROOMS • 6 BATHROOMS • 4 CARPARKS



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

LAKESIDE 3-STOREY BUNGALOW

TYPE B

60' X 120' | 6,047 SQ.FT.

5 BEDROOMS • 6 BATHROOMS • 4 CARPARKS



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

ENCLAVE 3-STOREY SEMI-D

TYPE C

40' X 80' | 3,966 SQ.FT.

5 BEDROOMS • 6 BATHROOMS • 3 CARPARKS



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

ENCLAVE 2.5-STOREY SEMI-D

TYPE D

40' X 80' | 3,601 SQ.FT.

3 BEDROOMS • 5 BATHROOMS • 3 CARPARKS



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

ENCLAVE 2-STOREY SEMI-D

TYPE E

40' X 80' | 3,016 SQ.FT.

4 BEDROOMS • 5 BATHROOMS • 3 CARPARKS



GROUND FLOOR



FIRST FLOOR

ENCLAVE 2-STOREY SEMI-D

TYPE F

36' X 80' | 2,812 SQ.FT.

4 BEDROOMS • 5 BATHROOMS • 3 CARPARKS



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

STRUCTURE	Reinforced Concrete Frame		
WALL	Brickwork		
ROOF COVERING	Reinforced Concrete Flat Roof / Metal Deck		
ROOF FRAMING	Metal Truss		
CEILING	Skim Coat / Cement Plaster / Ceiling Board		
WINDOWS	Metal Framed Glass Window		
	TYPE A, A1 & A2	TYPE B, B1 & B2	TYPE C & C1
DOORS			
Main Entrance	Timber Door	Timber Door	Timber Door
Others	Flush Door / Metal Framed Glass Door	Flush Door	Flush Door / Sliding Flush Door
IRONMONGERY	Quality Lockset	Quality Lockset	Quality Lockset
WALL FINISHES			
Bath 1 / Bath 2 / Bath 3 / Bath 4 / Bath 5 / Bath 6 / Powder Room	Tiles up to ceiling height	Tiles up to ceiling height	Tiles up to ceiling height
Kitchen	Plaster and Paint / Tiles	Plaster and Paint / Tiles	Tiles up to ceiling height
External Wall	Plaster and Paint / Tiles	Plaster and Paint / Tiles	Plaster and Paint
Internal Wall	Plaster and Paint	Plaster and Paint	Plaster and Paint
FLOOR FINISHES			
Living / Dining	Tiles	Tiles	Tiles
Bedroom 1 / Bedroom 2 / Bedroom 3 / Bedroom 4	Timber Strip Flooring	Timber Strip Flooring	Laminated Flooring
Bedroom 5	Tiles	Tiles	Tiles
Family Area	Laminated Flooring	-	Laminated Flooring
Bath 1 / Bath 2 / Bath 3 / Bath 4 / Bath 5 / Bath 6 / Powder Room	Tiles	Tiles	Tiles
Utility 1 / Utility 2 / Utility 3	Tiles	Tiles	Tiles
Utility 4	Cement Render	-	-
Terrace	Tiles	Tiles	Cement Render
Balcony	Tiles	Tiles	-
Yard	Tiles	Tiles	Tiles
Kitchen	Tiles	Tiles	Tiles
Staircase	Timber Strip Flooring	Timber Strip Flooring	Laminated Flooring
Car Porch	Concrete Imprint	Concrete Imprint	Concrete Imprint
Others	Cement Render	Cement Render	Cement Render
SANITARY AND PLUMBING FITTINGS			
Kitchen Sink	1	1	1
Water Closet	7	7	7
Wash Basin	9	8	8
Toilet Paper Holder	7	7	7
Soap Holder	1	1	-
Shower Set	7	6	6
Bathtub	1	1	1
Hand Bidet	6	6	6
Bib Tap	9	8	6
ELECTRICAL INSTALLATION			
Lighting Point	58	58	51
Door Bell Point	1	1	1
Fan Point	11	9	10
Power Point	57	52	41
ACMV Point	11	9	9
Instant Water Heater Point	1	1	1
SMATV Point	2	1	1
Data Point	4	3	-
Telephone Point	3	2	-
Lift	1 (Only for type A1)	1 (Only for type B1)	-
Internal Telecommunication Trunking & Cabling	One (1) point ready for connection	One (1) point ready for connection	One (1) point ready for connection

STRUCTURE	Reinforced Concrete Frame		
WALL	Brickwork		
ROOF COVERING	Reinforced Concrete Flat Roof / Metal Deck		
ROOF FRAMING	Metal Truss		
CEILING	Skim Coat / Cement Plaster / Ceiling Board		
WINDOWS	Metal Framed Glass Window		
	TYPE D & D1	TYPE E & E1	TYPE F & F1
DOORS			
Main Entrance	Timber Door	Timber Door	Timber Door
Others	Flush Door	Flush Door / Metal Framed Bi-Fold Door / Sliding Flush Door / Metal Framed Glass Door	Flush Door
IRONMONGERY	Quality Lockset	Quality Lockset	Quality Lockset
WALL FINISHES			
Bath 1 / Bath 2 / Bath 3 / Bath 4 / Bath 5	Tiles up to ceiling height	Tiles up to ceiling height	Tiles up to ceiling height
Kitchen	Tiles up to ceiling height	Tiles up to ceiling height	Tiles up to ceiling height
External Wall	Plaster and Paint	Plaster and Paint	Plaster and Paint
Internal Wall	Plaster and Paint	Plaster and Paint	Plaster and Paint
FLOOR FINISHES			
Living / Dining	Tiles	Tiles	Tiles
Bedroom 1 / Bedroom 2	Laminated Flooring	Laminated Flooring	Laminated Flooring
Bedroom 3	Tiles	Laminated Flooring	Laminated Flooring
Bedroom 4	-	Tiles	Tiles
Family Area	Laminated Flooring	Laminated Flooring	Laminated Flooring
Multi-purpose Area	Laminated Flooring	-	-
Bath 1 / Bath 2 / Bath 3 / Bath 4 / Bath 5	Tiles	Tiles	Tiles
Utility 1 / Utility 2	Tiles	Tiles	Tiles
Terrace	Tiles	Tiles	Tiles
Balcony	Tiles	-	Tiles
Yard	-	Tiles	Tiles
Kitchen	Tiles	Tiles	Tiles
Staircase	Laminated Flooring	Laminated Flooring	Laminated Flooring
Car Porch	Concrete Imprint	Concrete Imprint	Concrete Imprint
Others	Cement Render	Cement Render	Cement Render
SANITARY AND PLUMBING FITTINGS			
Kitchen Sink	1	1	1
Water Closet	5	5	5
Wash Basin	6	6	6
Toilet Paper Holder	5	5	5
Shower Set	5	5	5
Bathtub	1	1	-
Hand Bidet	4	4	4
Bib Tap	6	5	6
ELECTRICAL INSTALLATION			
Lighting Point	44	36	33
Door Bell Point	1	1	1
Fan Point	9	10	8
Power Point	35	31	31
ACMV Point	7	7	7
Instant Water Heater Point	1	1	1
SMATV Point	1	1	1
Internal Telecommunication Trunking & Cabling	One (1) point ready for connection	One (1) point ready for connection	One (1) point ready for connection

LISTENING TO WHAT THE LAND HAS TO TELL US

Our land has blessed us with many resources.
Like rolling terrain, beautiful hills and lush wetlands.
So, we are able to work with nature.

We preserve the hills in our towns so we are able to have hilltop homes.
We bring the water that runs off the land to flow it into natural ravines to create lakes.
As such, the essence of the place remains unchanged, only enhanced.

By listening to the land, it allows us to create enchanting opportunities,
a private sanctuary embraced by lush nature, hilly woodlands and calming lakes.
It's our way of looking at the details to create Monarc,
where we celebrate our connection with nature.





SHOPPING MALL

AEON Rawang	8.5 km
Tesco Rawang	16 km



PUBLIC TRANSPORTATION

Kuang KTM Station	3 km
MRT Sungai Buloh Interchange Hub & Sungai Buloh KTM Station	10 km
Rawang KTM Station	10.5 km



SPORTS & RECREATION

Equestrian Facilities	1 km
Tasik Biru Kundang	8 km
Kundang Lakes Country Club	8 km
Kelab Rahman Putra Malaysia	10 km
Tasik Puteri Golf & Country Club	15 km



HOSPITAL

KPJ Rawang Specialist Hospital	10.5 km
Sungai Buloh Hospital	12 km



EDUCATION

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

Within Gamuda Gardens

Beaconhouse International School	400 m
Skyline Luge (upcoming)	700 m

Sincere
Responsible
Original

Bandar Serai Development Sdn Bhd
Persiaran Gamuda Gardens 1, Bandar Gamuda Gardens,
48050, Kuang, Selangor.
Tel: 03 6037 2888



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



gamudaland.com.my
03 2727 7416

Danau Simfoni (Fasa 1-18A) Pemaju: Bandar Serai Development Sdn Bhd [201301020260 (1050090-W)] - Alamat: Gamuda Gardens Experience Gallery, Persiaran Gamuda Gardens 1, Bandar Gamuda Gardens, 48050, Kuang, Selangor Danul Ehsan, Malaysia - Nombor Telefon: +603-6037 2888 - Nombor Lesen Pemajuan: 19124/02-2023/0108(A) - Tempoh Sah: 09/02/2021-08/02/2023 - Nombor Permit Iklan & Jualan: 19124-11/07-2025/0085(N)-(S) - Tempoh Permit Iklan & Jualan: 20/07/2022-19/07/2025 - Pihak Berkuasa Kelulusan: Majlis Perbandaran Selayang - Nombor Kelulusan Pelan Bangunan: Bil. (29) dim MPS 3/2-1371/442 (PB/AJ/F1-18A - Pegangan tanah: Pajak (99 tahun - Luput pada 5 Ogos 2120) - Bebanan Tanah: Tada - Jenis Hartanah: Rumah Sesebuah - Jumlah Unit: 16 unit - Harga Jualan: RM5,409,360.00 (Min.) - RM8,246,160.00 (Maks.) - Bagi belum dijual: 16 unit - Jenis Hartanah: Rumah Berkelambor - Jumlah Unit: 78 unit - Harga Jualan: RM 2,270,160.00 (Min.) - RM 3,747,360.00 (Maks.) - Bagi belum dijual: 78 unit - Tarikh Diisytiharkan: Jun 2025 - 7% Diskaun untuk Bumiputera - Selektan Kepentingan: Tanah tidak boleh dipindahmilik, dipeka atau digadaikan melainkan setelah mendapat kebenaran Pihak Berkuasa Negeri. KLAN IN TELAH DILULUSKAN OLEH JAGATAN PERUMAHAN NEGARA.

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