

Sincere
Responsible
Original

Bandar Serai Development Sdn Bhd
[201901020260 (1050090-W)]
Gamuda Gardens Experience Gallery,
Persiaran Gamuda Gardens 1, Bandar Gamuda Gardens,
48050, Kuang, Selangor.
Tel: 03 6037 2888



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



gamudaland.com.my
03 2727 7416

Phase 5A (Valeria) • Developer: Bandar Serai Development Sdn Bhd [201901020260 (1050090-W)] • Developer's License: 19124/02-2028/0234/R/ • Validity Date: 09/02/2023 - 08/02/2028 • Advertising Permit: 19124-12/11-2025/0309/N/-/S/ • Validity Date: 08/11/2022 - 07/11/2025 • Approving Authority: Majlis Perbandaran Selayang • Building Plan Approval: Bil. (14) dm. MPS 3/2-1371/442(PB/AJ)F1-5A • Land Tenure: Leasehold (99 years - Expiring on 15/08/2120) • Land Encumbrances: Nil • Types of Property: 2-Storey Terrace Homes - Total Units: 251 units - Selling Prices: RM1,216,800.00 (min) to RM2,196,800.00 (max) • Types of Property: 2.5-Storey Terrace Homes - Total Units: 19 units - Selling Prices: RM2,039,800.00 (min) to RM2,564,800.00 (max) • Expected Date of Completion: July 2025 • 7% Discount for Bumiputera • Restriction of Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority • THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA.
The information contained in this advertisement may be changed or deleted or altered at any time without prior notice and/or subject to amendment as may be required by the developer, the authorities & the developer's consultant from time to time. This advertisement shall not be construed or deemed to be representation by the developer in any way whatsoever. Purchasers are advised to refer to actual information, specifications or plans as inserted in the Stamped Sale & Purchase Agreement entered between the developer & the purchaser. All drawings are merely artist impressions only.

GAMUDA LAND

GAMUDA
GARDENS

Valeria
— GARDEN HOMES —

REDISCOVER
THE CALM IN NATURE

SO CLOSE TO CITY. ENCLOSED BY GREENERY.



Direct Access to
3 Major Highways



3KM To
KTM Komuter Kuang



Strong
Masterplanning



Public Facilities
Built With
Future Growth In Mind



Environmental, Social &
Corporate Governance
Programmes & Initiatives



Public Parks & Green Lungs
For Wellness &
Appreciation Of Nature

BEACONHOUSE
INTERNATIONAL
SCHOOL

SUNGAI BULOH
MRT
STATION

KOTA
DAMANSARA

KUALA
LUMPUR
CITY
CENTRE

BANDAR
UTAMA

NORTH-SOUTH
EXPRESSWAY

GUTHRIE CORRIDOR EXPRESSWAY

LATAR EXPRESSWAY

Gardens
Wellness

Gardens
Square

Gardens
Waterfront
Village



SITE PLAN

- Type A - 22' x 75'

Type A - 22' x 85'

Type B - 24' x 75'

Type B - 24' x 85'
- Type C - 26' x 75'

Type D - 35' x 80'

Type E - 35' x 70'

Type F - 35' x 70'
- Type G - 28' x 70'

Type H - 28' x 80'



- 1 Grand Entrance

2 Dandelion Garden & Pollinator's House

3 Cascade Oasis
- 4 Grand Staircase

5 Natural Play Area



Artist's impression only

A BLISSFUL OASIS



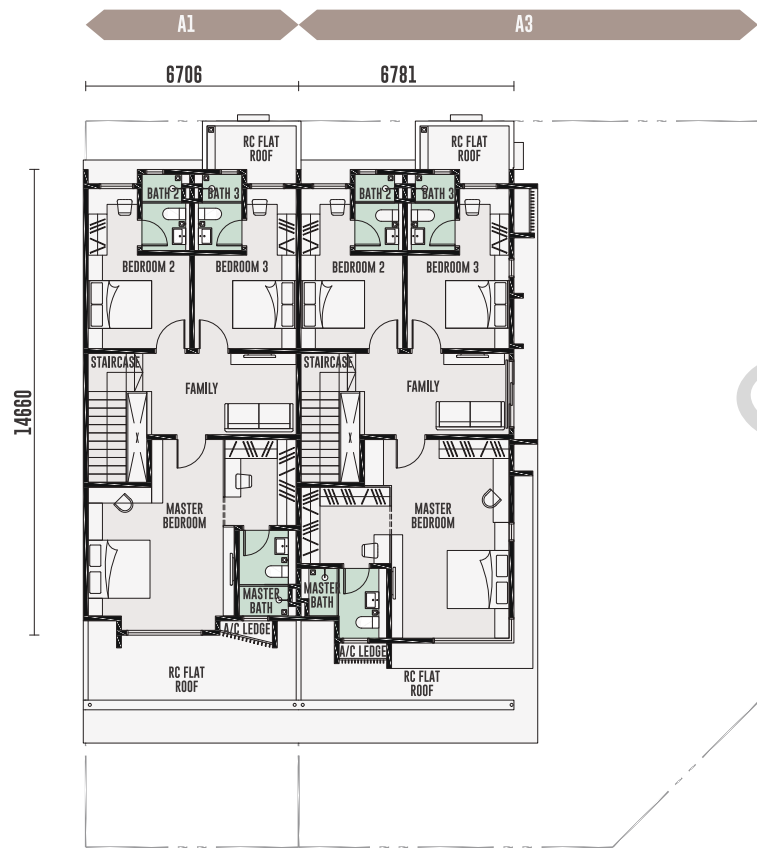
TYPE A

2-STOREY LINK HOMES

Artist's impression only



Ground Floor



First Floor

TYPE A

A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12 & A13

2 STOREY TERRACE HOUSE

22' x 75'/85'

BUILT UP
FROM 2.353 to 2.406 sqft | 4 Bedrooms
4 Bathrooms

Structure	Reinforced Concrete Framework
Wall	Brickwork / Reinforced Concrete
Roof Covering	Metal Deck / Reinforced Concrete / Concrete Roof Tile
Roof Framing	Metal Truss / Reinforced Concrete
Ceiling	Skim Coat / Plaster Ceiling
Windows	Aluminium Framed Glass Window
Doors	
Main Entrance	Solid Core Flush Door
Others	Flush Door / Flush Door with Louvers / Aluminium Framed Glass Sliding Door
Ironmongery	Quality Locksets

Wall Finishes	Type A1, A2, A10 & A11	Type A3, A4, A5, A6, A7, A8, A9, A12 & A13
Kitchen	approx. 1500mm high Porcelain Tiles / Plaster & Paint	approx. 1500mm high Porcelain Tiles / Plaster & Paint
Master Bath	Porcelain Tiles	Porcelain Tiles
Bath 2, 3 & 4	Porcelain Tiles	Porcelain Tiles
Refuse	Homogenous Tiles	Homogenous Tiles
External Wall & Internal Wall	Plaster and Paint / Skim Coat	Plaster and Paint / Skim Coat

Floor Finishes	Type A1, A2, A10 & A11	Type A3, A4, A5, A6, A7, A8, A9, A12 & A13
Foyer / Living / Dining / Bedroom 4	Porcelain Tiles	Porcelain Tiles
Kitchen	Porcelain Tiles	Porcelain Tiles
Master Bath	Porcelain Tiles	Porcelain Tiles
Bath 2 / Bath 3 / Bath 4	Porcelain Tiles	Porcelain Tiles
Utility	Ceramic Tiles	Ceramic Tiles
Master Bedroom / Bedroom 2 / Bedroom 3 / Family	Laminate Flooring	Laminate Flooring
Staircase	Laminate Flooring	Laminate Flooring
Yard	Porcelain Tiles	Porcelain Tiles
Car Porch	Concrete Imprint	Concrete Imprint
Entrance Apron	Porcelain Tiles	Porcelain Tiles
Side Apron	Porcelain Tiles	Porcelain Tiles

Sanitary and Plumbing Installation	Type A1, A2, A10 & A11	Type A3, A4, A5, A6, A7, A8, A9, A12 & A13
Kitchen Sink & Tap	1	1
Water Closet	4	4
Wash Basin & Tap	4	4
Bib Tap	4	4
Shower	4	4
Toilet Roll Holder	4	4
Garden Tap	1	1
Washing Machine Tap	1	1

Electrical Installation		
Light Point	30	33
Gate Light Point	2	2
Fan Point	8	8
Air-Conditioned Electrical Point	7	7
Water Heater Point	4	4
Solar Water Heater Point	0	0
Water Pump Point	1	1
Power Point	30	31
TV Point	1	1
Door Bell Point	1	1
Fibre Wall Socket	1	1
Distribution Box	1	1



TYPE B

2-STOREY SUPERLINK HOMES

Artist's impression only



TYPE B

B1, B2, B3, B4, B5, B6, B7, B8, B9 & B10

2 STOREY TERRACE HOUSE

24' x 75'/85'

BUILT UP
FROM 2.618 to 2.665 SQFT

4+1 Bedrooms
5 Bathrooms

Structure	Reinforced Concrete Framework
Wall	Brickwork / Reinforced Concrete
Roof Covering	Metal Deck / Reinforced Concrete / Concrete Roof Tile
Roof Framing	Metal Truss / Reinforced Concrete
Ceiling	Skim Coat / Plaster Ceiling
Windows	Aluminium Framed Glass Window
Doors	
Main Entrance	Solid Core Flush Door
Others	Flush Door / Flush Door with Louvers / Aluminium Framed Glass Sliding Door / Grille Door
Ironmongery	Quality Locksets

Wall Finishes	Type B1, B2, B7 & B8	Type B3, B4, B5, B6, B9 & B10
Kitchen	approx. 1500mm high Porcelain Tiles / Plaster & Paint	approx. 1500mm high Porcelain Tiles / Plaster & Paint
Master Bath	Porcelain Tiles	Porcelain Tiles
Bath 2, 3 & 4	Porcelain Tiles	Porcelain Tiles
Bath 5	Ceramic Tiles	Ceramic Tiles
Refuse	Homogenous Tiles	Homogenous Tiles
External Wall & Internal Wall	Plaster and Paint / Skim Coat	Plaster and Paint / Skim Coat
Floor Finishes	Type B1, B2, B7 & B8	Type B3, B4, B5, B6, B9 & B10
Foyer / Living / Dining / Bedroom 4	Porcelain Tiles	Porcelain Tiles
Kitchen	Porcelain Tiles	Porcelain Tiles
Master Bath	Porcelain Tiles	Porcelain Tiles
Bath 2 / Bath 3 / Bath 4	Porcelain Tiles	Porcelain Tiles
Bath 5	Ceramic Tiles	Ceramic Tiles
Utility 1 / Utility 2	Ceramic Tiles	Ceramic Tiles
Master Bedroom / Bedroom 2 / Bedroom 3 / Family	Laminate Flooring	Laminate Flooring
Staircase	Laminate Flooring	Laminate Flooring
Yard	Porcelain Tiles	Porcelain Tiles
Car Porch	Concrete Imprint	Concrete Imprint
Entrance Apron	Porcelain Tiles	Porcelain Tiles
Side Apron		

Sanitary and Plumbing Installation	Type B1, B2, B7 & B8	Type B3, B4, B5, B6, B9 & B10
Kitchen Sink & Tap	1	1
Water Closet	5	5
Wash Basin & Tap	5	5
Bib Tap	5	5
Shower	5	5
Toilet Roll Holder	4	4
Garden Tap	1	1
Washing Machine Tap	1	1
Electrical Installation	Type B1, B2, B7 & B8	Type B3, B4, B5, B6, B9 & B10
Light Point	33	36
Gate Light Point	2	2
Fan Point	8	8
Air-Conditioned Electrical Point	7	7
Water Heater Point	4	4
Solar Water Heater Point	0	0
Water Pump Point	1	1
Power Point	32	33
TV Point	1	1
Door Bell Point	1	1
Fibre Wall Socket	1	1
Distribution Box	1	1



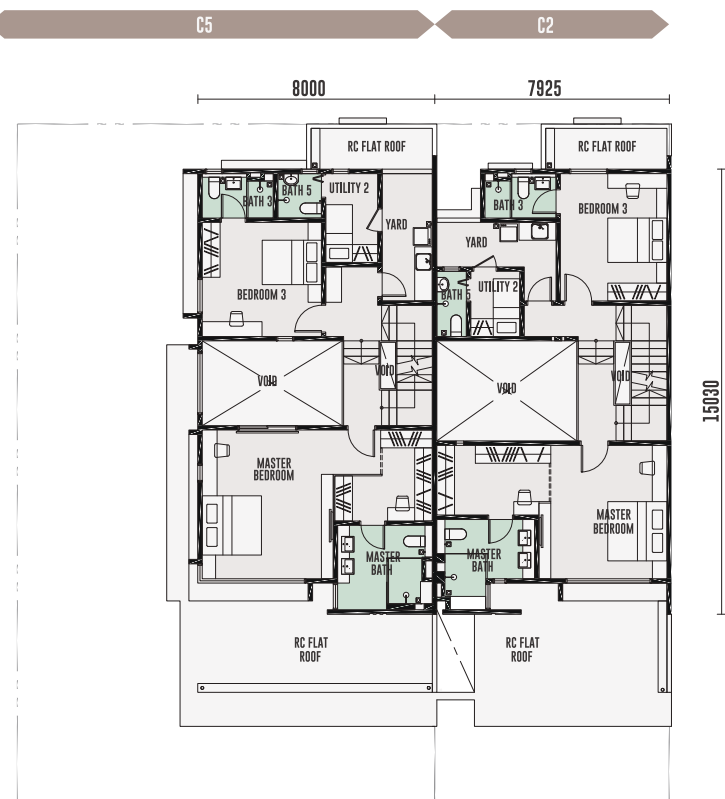
TYPE C

2.5-STOREY SUPERLINK HOMES

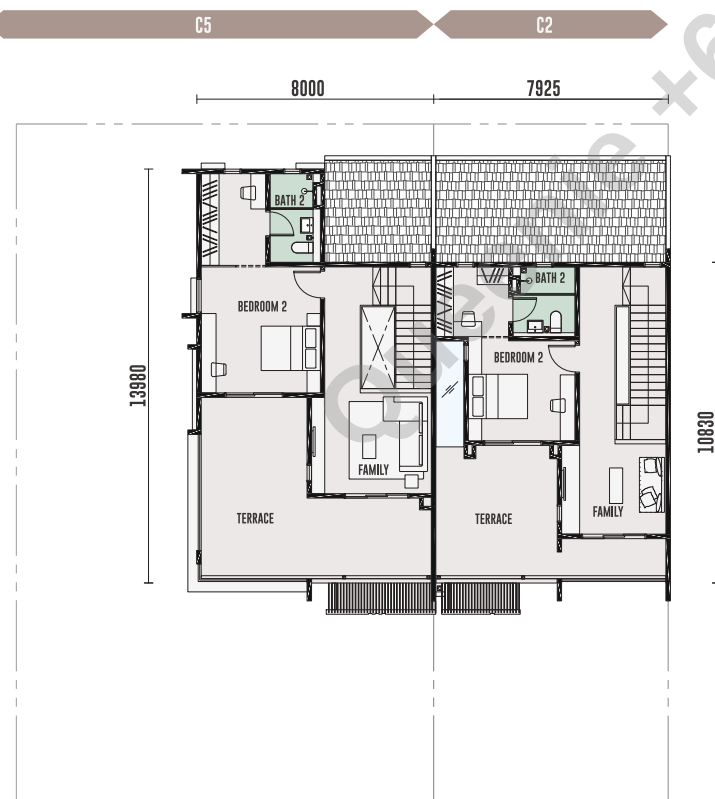
Artist's impression only



Ground Floor



First Floor



Second Floor

TYPE C

C1, C2, C3, C4 & C5

2 1/2 STOREY TERRACE HOUSE

26' x 75'

BUILT UP
FROM 3.189 to 3.492 sqft

4+1 Bedrooms
5 Bathrooms

Structure	Reinforced Concrete Framework
Wall	Brickwork / Reinforced Concrete
Roof Covering	Metal Deck / Reinforced Concrete / Concrete Roof Tile
Roof Framing	Metal Truss / Reinforced Concrete
Ceiling	Skim Coat / Plaster Ceiling
Windows	Aluminium Framed Glass Window
Doors	Main Entrance Others
Ironmongery	Quality Locksets

Wall Finishes	Type C1 & C2	Type C3, C4 & C5
Kitchen	approx. 1500mm high Porcelain Tiles / Plaster & Paint	approx. 1500mm high Porcelain Tiles / Plaster & Paint
Master Bath	Porcelain Tiles	Porcelain Tiles
Bath 2, 3 & 4	Porcelain Tiles	Porcelain Tiles
Bath 5	Ceramic Tiles	Ceramic Tiles
Refuse	Homogenous Tiles	Homogenous Tiles
External Wall & Internal Wall	Plaster and Paint / Skim Coat	Plaster and Paint / Skim Coat

Floor Finishes	Type C1 & C2	Type C3, C4 & C5
Foyer / Living / Dining / Bedroom 4 / Dining	Porcelain Tiles	Porcelain Tiles
Kitchen	Porcelain Tiles	Porcelain Tiles
Master Bath	Porcelain Tiles	Porcelain Tiles
Bath 2 / Bath 3 / Bath 4	Porcelain Tiles	Porcelain Tiles
Bath 5	Ceramic Tiles	Ceramic Tiles
Utility 1 / Utility 2	Ceramic Tiles	Ceramic Tiles
Master Bedroom / Bedroom 2 / Bedroom 3 / Family	Laminate Flooring	Laminate Flooring
Staircase	Laminate Flooring	Laminate Flooring
Yard	Porcelain Tiles	Porcelain Tiles
Car Porch	Concrete Imprint	Concrete Imprint
Entrance Apron	Porcelain Tiles	Porcelain Tiles
Side Apron	Porcelain Tiles	Porcelain Tiles
Roof Terrace	Porcelain Tiles	Porcelain Tiles

Sanitary and Plumbing Installation	Type C1 & C2	Type C3, C4 & C5
Kitchen Sink & Tap	1	1
Water Closet	5	5
Wash Basin & Tap	6	6
Bib Tap	5	5
Shower	5	5
Toilet Roll Holder	4	4
Garden Tap	1	1
Washing Machine Tap	1	1

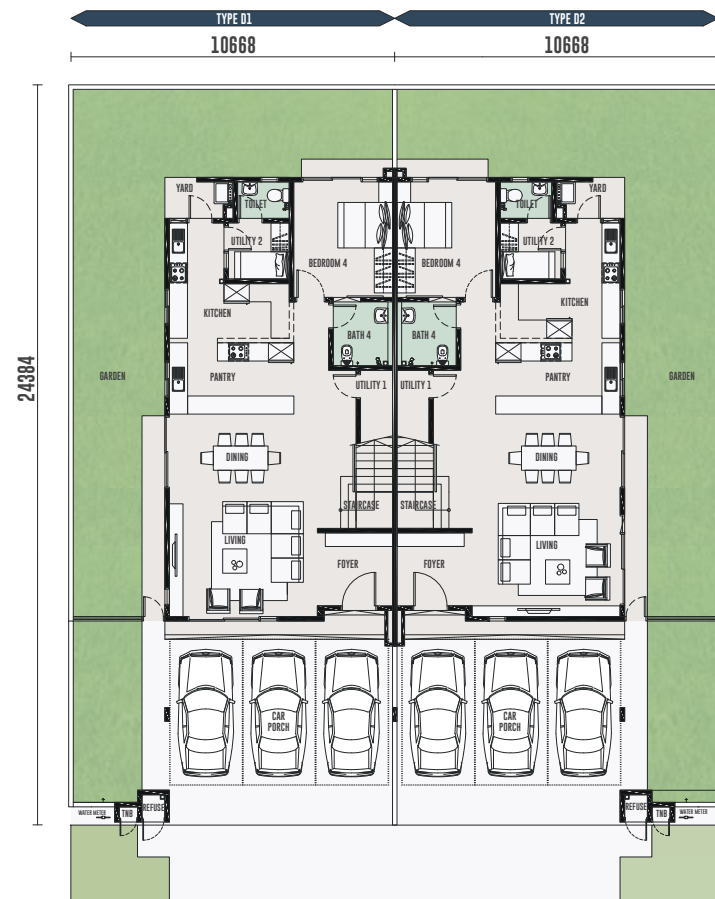
Electrical Installation	Type C1 & C2	Type C3, C4 & C5
Light Point	40	42
Gate Light Point	2	2
Fan Point	7	7
Air-Conditioned Electrical Point	7	7
Water Heater Point	2	2
Solar Water Heater Point	1	1
Water Pump Point	1	1
Power Point	38	40
TV Point	1	1
Door Bell Point	1	1
Fibre Wall Socket	1	1
Distribution Box	1	1



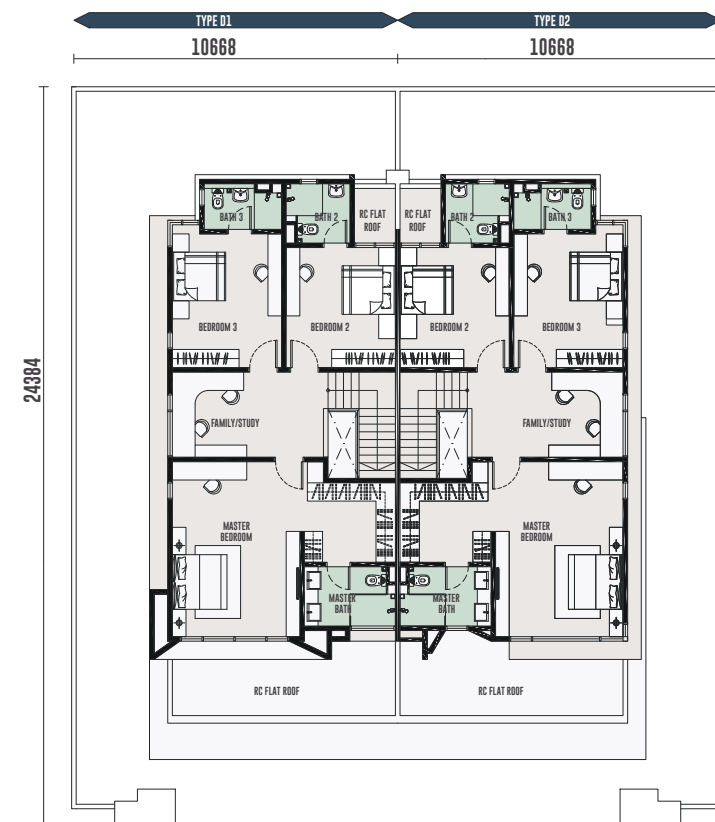
TYPE D

2-STOREY SEMI-D HOMES

Artist's impression only



Ground Floor



First Floor

TYPE D

D1 & D2

35' x 80'

BUILT UP
FROM 2.728 SQFT

4+1 Bedrooms
4+1 Bathrooms

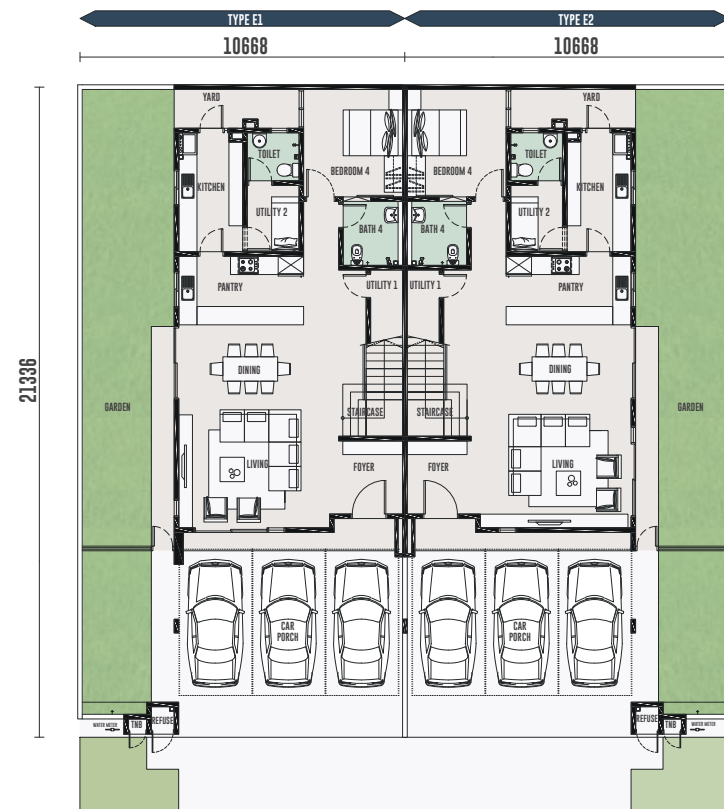
Structure	Reinforced Concrete Framework
Wall	Brickwork
Roof Covering	Reinforced Concrete / Metal Deck / Concrete Roof Tile
Roof Framing	Metal Truss / Reinforced Concrete
Ceiling	Skim Coat / Plaster Ceiling
Windows	Aluminium Framed Glass Window
Doors	Main Entrance Others
Ironmongery	Locksets
Wall Finishes	Kitchen Master Bath, Bathrooms Toilet Other Walls
Floor Finishes	Foyer / Living / Dining / Pantry / Bedroom 4 Master Bathroom / Bathrooms Kitchen Master Bedroom / Bedrooms / Staircase / Family Toilet Yard / Utility Terrace / Entrance / Apron Carporch
Sanitary and Plumbing Installation	Water Closet Basin and Tap Shower Set Bath Tub Sink and Tap
Electrical Installation	Light Point Power Point Fan Point Air-Conditioned Electrical Point Solar Water Heater Point Water Pump Point Door Bell Point TV Point Fibre Wall Socket Gate Post Light Point Distribution Box



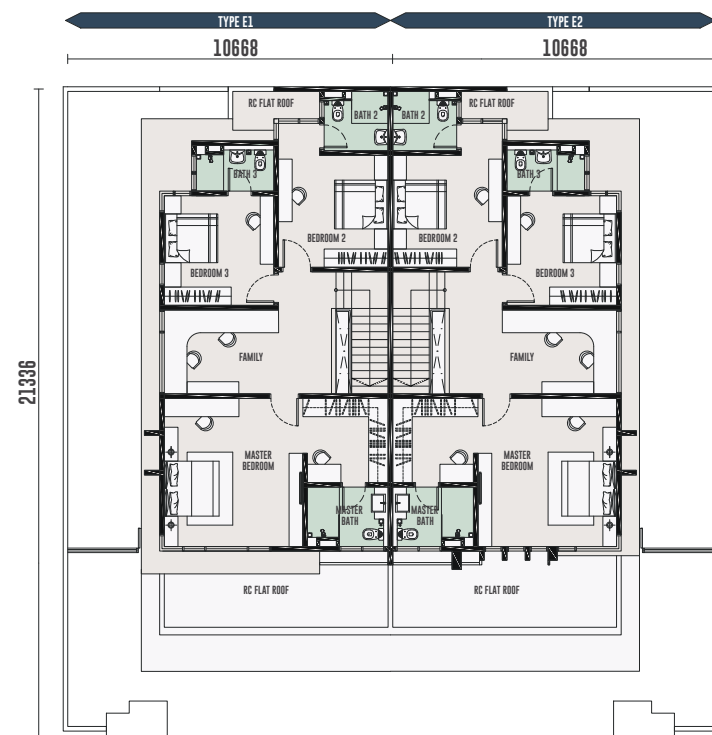
TYPE E

2-STOREY CLUSTER HOMES

Artist's impression only



Ground Floor



First Floor

TYPE E

E1 & E2

35' x 70'

BUILT UP
FROM 2.671 SQFT

4+1 Bedrooms
4+1 Bathrooms

Structure		Reinforced Concrete Framework
Wall		Brickwork
Roof Covering		Reinforced Concrete / Metal Deck / Concrete Roof Tile
Roof Framing		Metal Truss / Reinforced Concrete
Ceiling		Skim Coat / Plaster Ceiling
Windows		Aluminium Framed Glass Window
Doors		
Main Entrance		Solid Core Flush Door
Others		Timber Flush Door / Timber Flush Door with Louvres / Aluminium Frame Glass Sliding Door / Metal Grill Door
Ironmongery		Locksets
Wall Finishes		
Kitchen		approx. 1500mm high Porcelain Tiles / Plaster & Paint
Master Bath, Bathrooms		Porcelain Tiles
Toilet		Ceramic Tiles
Other Walls		Plaster and Paint
Floor Finishes		
Foyer / Living / Dining / Pantry / Bedroom 4		Porcelain Tiles
Master Bathroom / Bathrooms		Porcelain Tiles
Kitchen		Porcelain Tiles
Master Bedroom / Bedrooms / Staircase / Family		Laminate Timber Flooring
Toilet		Ceramic Tiles
Yard / Utility		Ceramic Tiles
Terrace / Entrance / Apron		Porcelain Tiles
Carporch		Concrete Imprint
Sanitary and Plumbing Installation		
Water Closet	5	
Basin and Tap	5	
Shower Set	5	
Bath Tub	0	
Sink and Tap	1	
Electrical Installation		
Light Point	33	
Power Point	41	
Fan Point	8	
Air-Conditioned Electrical Point	7	
Solar Water Heater Point	0	
Water Pump Point	1	
Door Bell Point	1	
TV Point	1	
Fibre Wall Socket	1	
Gate Post Light Point	1	
Distribution Box	1	



TYPE F

3-STOREY CLUSTER HOMES

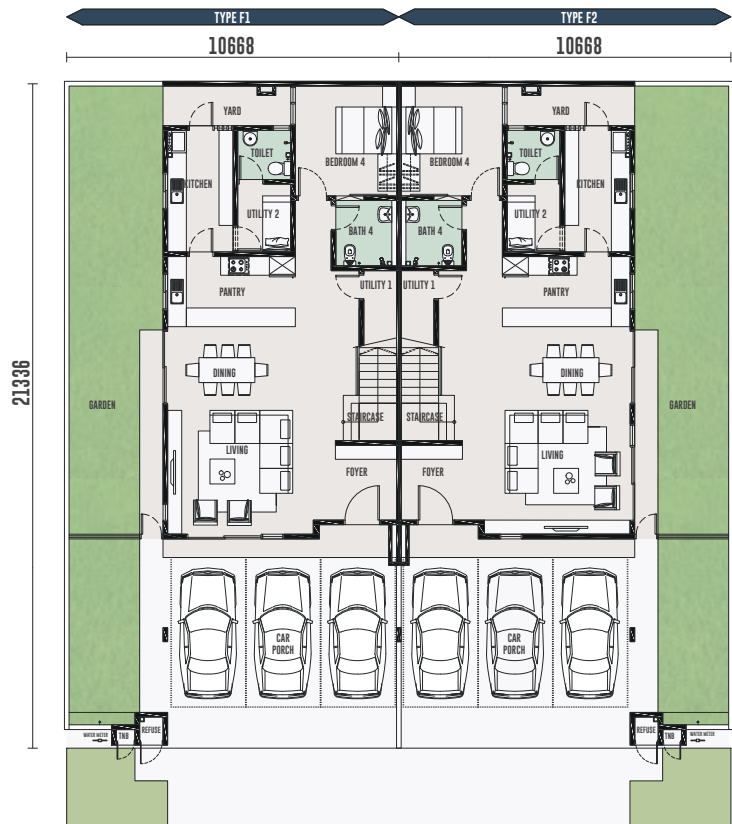
Artist's impression only

TYPE F
F1&F2

35' x 70'

BUILT UP
FROM 3,491 SQFT

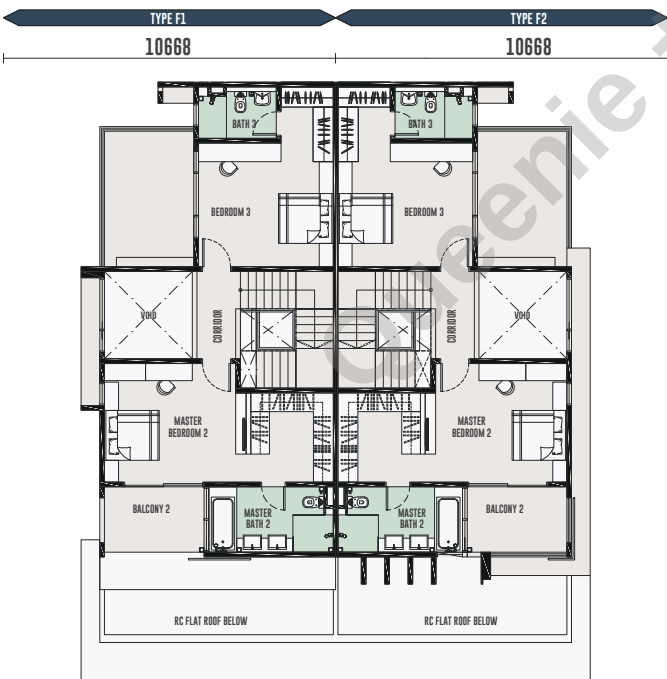
5+1 Bedrooms
5+1 Bathrooms



Ground Floor



First Floor



Second Floor

Structure	Reinforced Concrete Framework
Wall	Brickwork
Roof Covering	Reinforced Concrete / Metal Deck
Roof Framing	Metal Truss / Reinforced Concrete
Ceiling	Skim Coat / Plaster Ceiling
Windows	Aluminium Framed Glass Window
Doors	
Main Entrance	Solid Core Flush Door
Others	Timber Flush Door / Timber Flush Door with Louvres / Aluminium Frame Glass Sliding Door / Metal Grill Door
Ironmongery	Locksets

Wall Finishes	
Kitchen	approx. 1500mm high Porcelain Tiles / Plaster & Paint
Master Bath, Bathrooms	Porcelain Tiles
Toilet	Ceramic Tiles
Other Walls	Plaster and Paint

Floor Finishes	
Foyer / Living / Dining / Pantry / Bedroom 4	Porcelain Tiles
Master Bathroom / Bathrooms	Porcelain Tiles
Kitchen	Porcelain Tiles
Master Bedroom / Bedrooms / Staircase / Family	Laminate Timber Flooring
Toilet	Ceramic Tiles
Yard / Utility	Ceramic Tiles
Terrace / Entrance / Apron	Porcelain Tiles
Balcony / Roof Terrace	Porcelain Tiles
Carporch	Concrete Imprint

Sanitary and Plumbing Installation	
Water Closet	6
Basin and Tap	6
Shower Set	6
Bath Tub	1
Sink and Tap	1

Electrical Installation	
Light Point	42
Power Point	47
Fan Point	8
Air-Conditioned Electrical Point	8
Solar Water Heater Point	1
Water Pump Point	1
Door Bell Point	1
TV Point	1
Fibre Wall Socket	1
Gate Post Light Point	1
Distribution Box	1



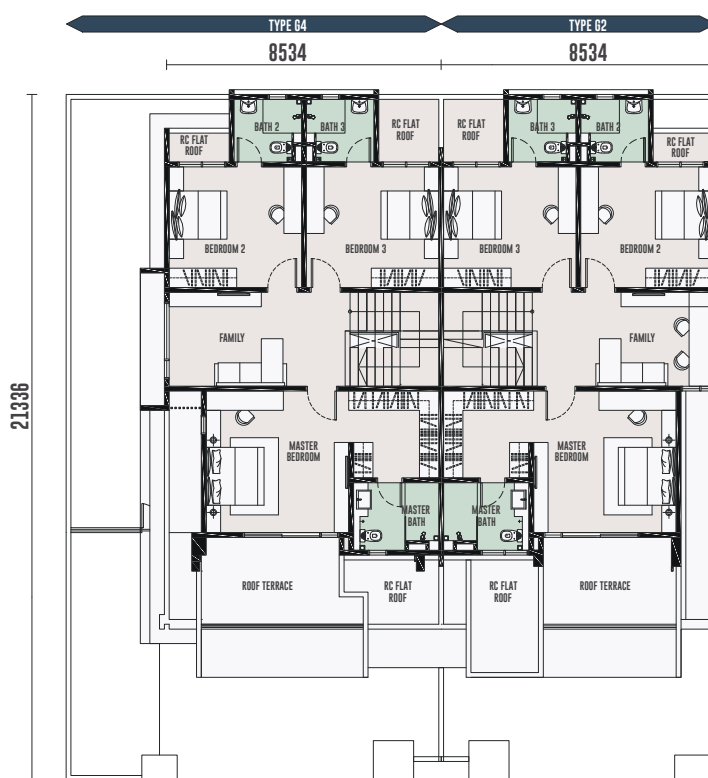
TYPE G & H

2-STOREY LINK HOMES

Artist's impression only



Ground Floor



First Floor

TYPE G

G1, G2, G3, G4 & G5

28' x 70'

BUILT UP
FROM 2.784 SQFT

4+1 Bedrooms
4+1 Bathrooms

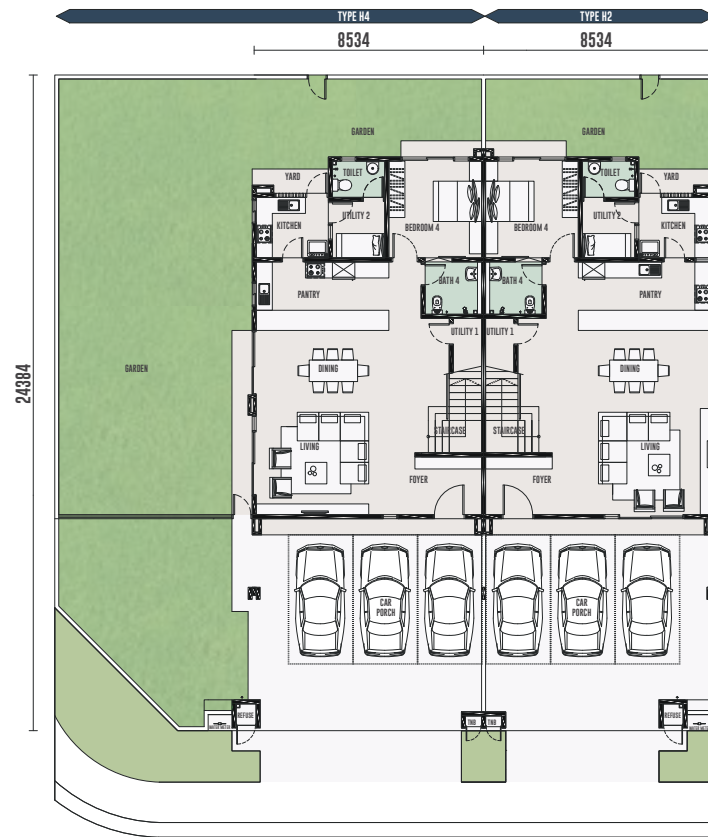
Structure	Reinforced Concrete Framework
Wall	Brickwork
Roof Covering	Reinforced Concrete / Metal Deck (Type G2, G3, G5) Reinforced Concrete / Concrete Roof Tile (Type G1, G4)
Roof Framing	Metal Truss / Reinforced Concrete
Ceiling	Skim Coat / Plaster Ceiling
Windows	Aluminium Framed Glass Window
Doors	Main Entrance Others
Ironmongery	Locksets

Wall Finishes	
Kitchen	approx. 1500mm high Porcelain Tiles / Plaster & Paint
Master Bath, Bathrooms	Porcelain Tiles
Toilet	Ceramic Tiles
Other Walls	Plaster and Paint

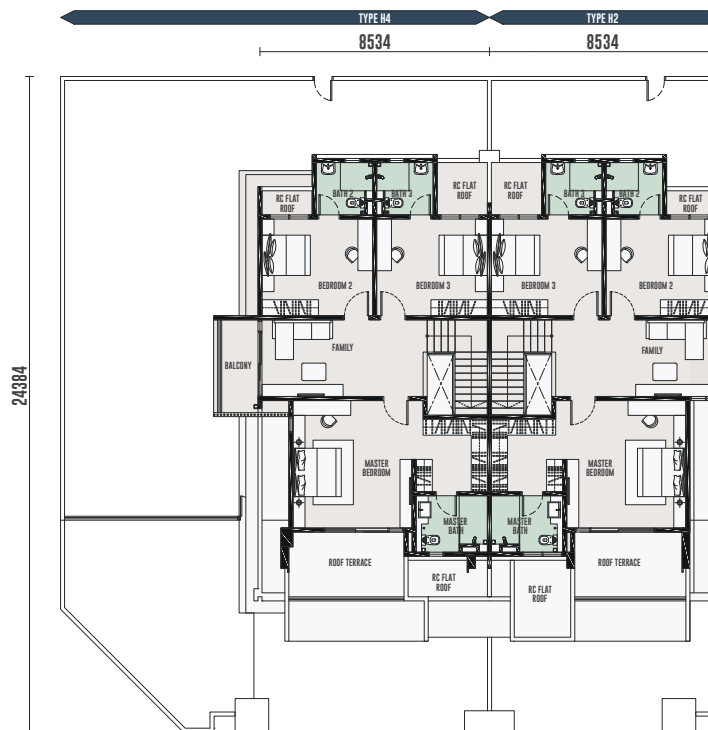
Floor Finishes	
Foyer / Living / Dining / Pantry / Bedroom 4	Porcelain Tiles
Master Bathroom / Bathrooms	Porcelain Tiles
Kitchen	Porcelain Tiles
Master Bedroom / Bedrooms / Staircase / Family	Laminate Timber Flooring
Toilet	Ceramic Tiles
Yard / Utility	Ceramic Tiles
Terrace / Entrance / Apron	Porcelain Tiles
Balcony / Roof Terrace	Porcelain Tiles
Carporch	Concrete Imprint

Sanitary and Plumbing Installation	
Water Closet	5
Basin and Tap	5
Shower Set	5
Bath Tub	0
Sink and Tap	1

Electrical Installation	G1, G2	G3, G5	G4
Light Point	32	33	33
Power Point	38	39	39
Fan Point	8	8	8
Air-Conditioned Electrical Point	7	7	7
Solar Water Heater Point	0	0	0
Water Pump Point	1	1	1
Door Bell Point	1	1	1
TV Point	1	1	1
Fibre Wall Socket	1	1	1
Gate Post Light Point	2	2	2
Distribution Box	1	1	1



Ground Floor



First Floor

TYPE H

H1, H2, H3, H4 & H5

28' x 80'

BUILT UP
FROM 2.779 SQFT

4+1 Bedrooms
4+1 Bathrooms

Structure	Reinforced Concrete Framework
Wall	Brickwork
Roof Covering	Reinforced Concrete / Metal Deck (Type H2, H3, H5) Reinforced Concrete / Concrete Roof Tile (Type H1, H4)
Roof Framing	Metal Truss / Reinforced Concrete
Ceiling	Skim Coat / Plaster Ceiling
Windows	Aluminium Framed Glass Window
Doors	Main Entrance Others
Ironmongery	Locksets

Wall Finishes	
Kitchen	approx. 1500mm high Porcelain Tiles / Plaster & Paint
Master Bath, Bathrooms	Porcelain Tiles
Toilet	Ceramic Tiles
Other Walls	Plaster and Paint

Floor Finishes	
Foyer / Living / Dining / Pantry / Bedroom 4	Porcelain Tiles
Master Bathroom / Bathrooms	Porcelain Tiles
Kitchen	Porcelain Tiles
Master Bedroom / Bedrooms / Staircase / Family	Laminate Timber Flooring
Toilet	Ceramic Tiles
Yard / Utility	Ceramic Tiles
Terrace / Entrance / Apron	Porcelain Tiles
Balcony / Roof Terrace	Porcelain Tiles
Carporch	Concrete Imprint

Sanitary and Plumbing Installation	
Water Closet	5
Basin and Tap	5
Shower Set	5
Bath Tub	0
Sink and Tap	1

Electrical Installation	H1, H2	H3, H5	H4
Light Point	32	33	33
Power Point	42	43	43
Fan Point	8	8	8
Air-Conditioned Electrical Point	7	7	7
Solar Water Heater Point	0	0	0
Water Pump Point	1	1	1
Door Bell Point	1	1	1
TV Point	1	1	1
Fibre Wall Socket	1	1	1
Gate Post Light Point	2	2	2
Distribution Box	1	1	1