



YOUR GARDEN HOME PHASE 2



Myra Gardens is a 70.6 acre leasehold gated and guarded housing area, situated in Kundang, Rawang Selangor. Located in the northern part of Kuala Lumpur, Myra Gardens is a just 5 minutes drive away from the confluence of the Guthrie, LATAR, and North-South expressways.

Myra Gardens is an embodiment of nature and class. Its name itself ensures that the development is filled with nature alongside a lake for the community to enjoy. Not only that, the development is a gated and guarded community with a resident only clubhouse, showing class and sophistication among those living in the area.

Accessibility

- Guthrie Corridor Expressway 18.9KM (15 minutes)
- Lebuhraya Latar 11.1KM (12 minutes)
- North South Expressway 16KM (11 minutes)

North-South Expressway leads to Kuala Lumpur City Centre, Petaling Jaya, Subang Jaya and Shah Alam.

Guthrie Corridor Expressway leads to Bukit Jelutong, Shah Alam.

LATAR Expressway connects to Kuala Selangor and Selayang.



EXCELLENT CONNECTIVITY



LATAR / NORTH-SOUTH / GUTHRIE CORRIDOR EXPRESSWAY

KTM LINE: TANJUNG MALIM - SUBANG JAYA, KLANG

MRT SBK LINE: SG BULOH - BINTANG, MALURI, KAJANG

MRT SPP LINE: SG BULOH - KLCC, BANDAR MALAYSIA, SERDANG, PUTRAJAYA SENTRAL

MAIN ROAD

Amenities

EDUCATION:

• SK Seri Kundang	850m	2 min
• SMK Seri Kundang	850m	2 min
• SJK(C) Kundang	900m	2 min
• SJK(C) Kuang	7.1km	14 min
• SK Bandar Tasik Puteri	9.2km	12 min
• SMK Bandar Tasik Puteri	9.2km	12 min
• Sekolah Berasrama Penuh Integrasi Rawang (SEPINTAR)	11.3km	15 min
• Sekolah Antarabangsa Straits	13.3km	16 min
• SEGI University	28km	28 min
• Sri KDU	18.9km	30 min

PUBLIC TRANSPORT:

• KTM Komuter Kuang	7km	14 min
• Stesen Pertukaran Utama MRT & KTM Komuter Sungai Buloh	10.9km	21 min
• KTM Komuter Rawang	19.2km	22 min

SHOPPING:

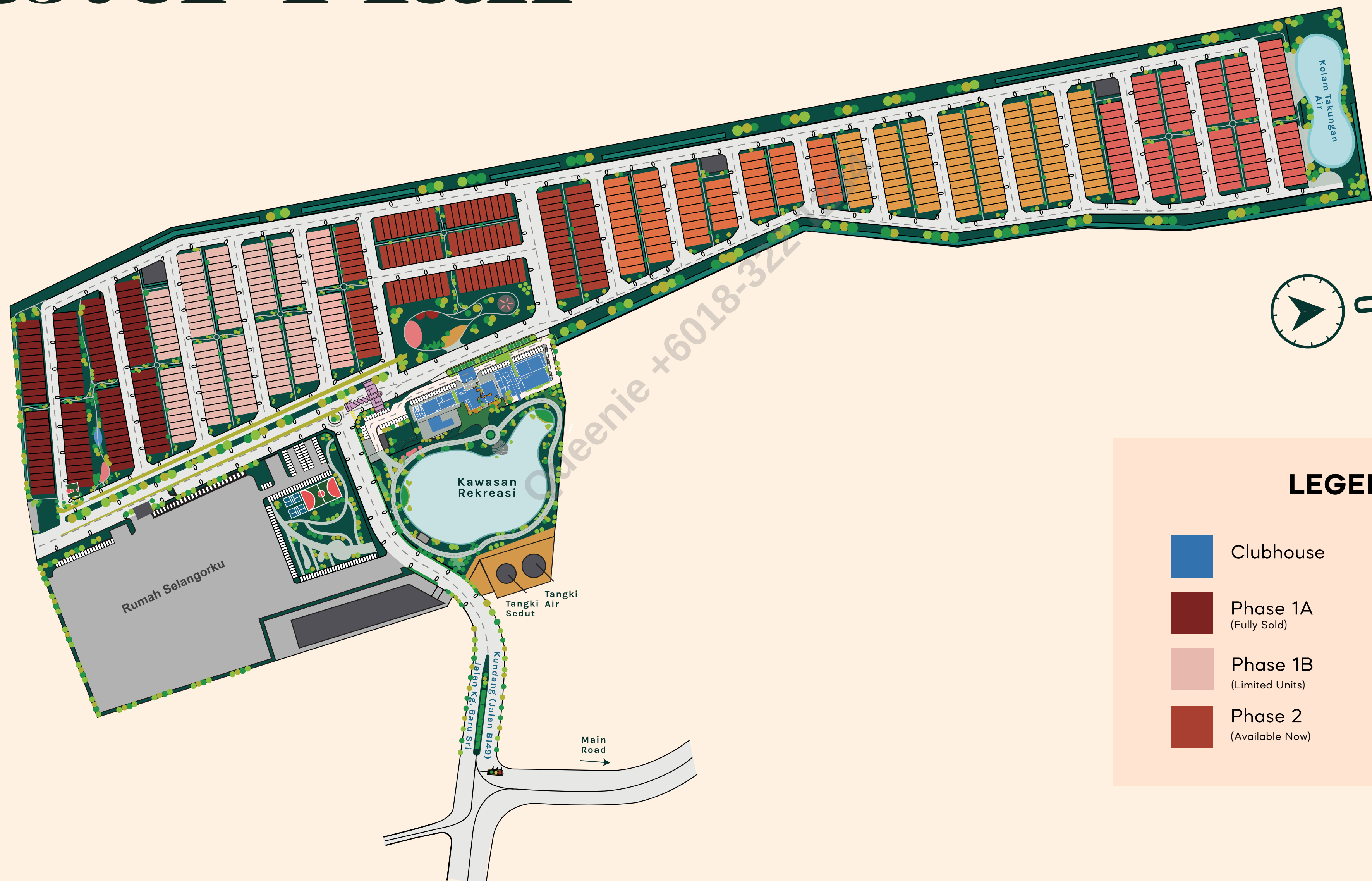
• AEON Rawang	13.4km	22 min
• NSK Trade City Rawang	12.5km	22 min
• GIANT Hypermarket Rawang	15.3km	18 min
• TESCO Hypermarket Rawang	15.7km	14 min
• The Curve	27.1km	35 min
• 1 Utama Mall	28.9km	45 min
• Super 7 Hypermarket (Coming Soon)		

HEALTH:

• Hospital Sg Buloh	17.4km	19 min
• Tropicana Medical Centre	27km	27 min



Master Plan



LEGEND

	Clubhouse		
	Phase 1A (Fully Sold)		Phase 3
	Phase 1B (Limited Units)		Phase 4
	Phase 2 (Available Now)		Phase 5

Phase 2 @ Myra Gardens



Acreage:
7.62 acres



Land Size:
20 x 70 (int) & 25 x 70 (end)



Total Units:
91 homes

The Clubhouse

A Resident-Only Clubhouse

- Exclusive for 550 Residents Only
- Up to 17 Facilities for Greater Outdoors





Clubhouse

*For illustration purposes only



Semi-Olympic Swimming Pool

*For illustration purposes only



Gardens Rest Area

*For illustration purposes only



Teratai Fishing Deck

*For illustration purposes only



Queenie +6018-322 1234

Clubhouse: Aerial View

Clubhouse: Aerial View

*For illustration purposes only

Venosa





Venosa

*For illustration purposes only

Type A, A1, B

1,854 sqft - 2,121 sqft

4 Bedrooms +
3 Bathrooms

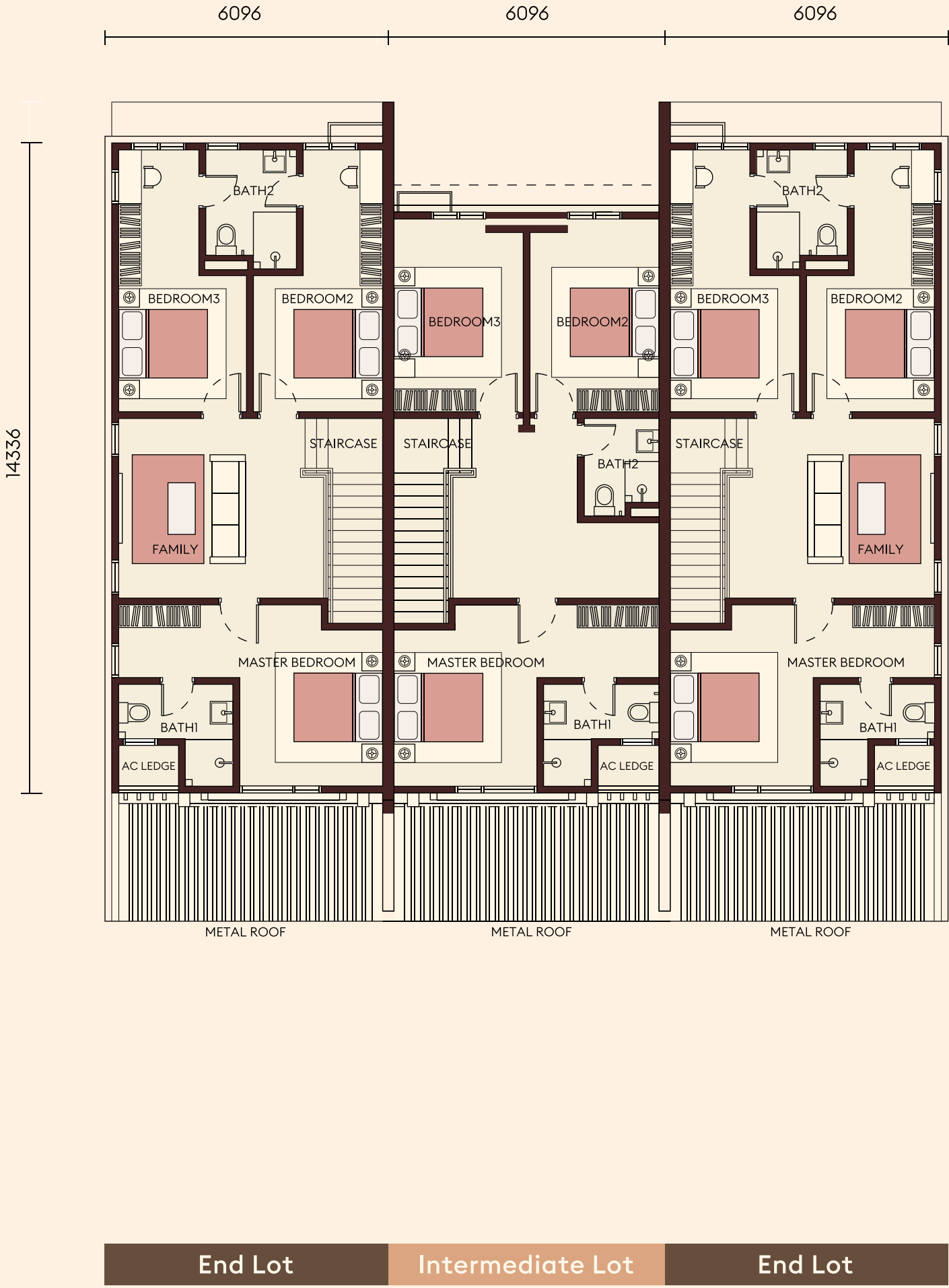


 Venosa

GROUND FLOOR



FIRST FLOOR

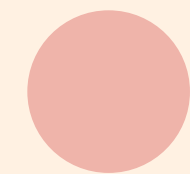


Unit Details:

Total Units:
72

Land Size:
20 x 70 (int) &
25 x 70 (end)

Clubhouse Radius:
180 meters



Why Venosa?

- Option for a Secluded Kitchen
- Conventional Family Area Option
- Garden-Inspired Back Lane & Middle Lane
- Private Kitchen Option
- Space for Growing Families
- End-Lot Specialty: Fully Extended

Queenie +6018-322 1234

Specification:

STRUCTURE:

- Reinforced Concrete Framework

CEILING:

- Plaster Ceiling & Paint / Skim Coat & Paint

WALL:

- Brick Wall / RC Wall

ROOFING:

- Roof Tiles / Metal Deck

WINDOWS:

- Aluminium Framed Window

DOORS:

- Flush Door / Aluminium Framed Sliding Door

WALL FINISHES:

- | | |
|-------------|------------------------------|
| • Bathrooms | Wall Tiles / Plaster & Paint |
| • Kitchen | Wall Tiles / Plaster & Paint |
| • Others | Plaster & Paint |

ELECTRICAL INSTALLATION:

- | | |
|---------------------|---------------------------|
| • Lighting Point | 23 nos |
| • Power Point | 16 nos (Int) 17 nos (End) |
| • Telephone Point | 1 no |
| • Air Cond Point | 2 nos |
| • Door Bell Point | 1 no |
| • Ceiling Fan Point | 7 nos |
| • TV Point | 1 no |

PLUMBING & SANITARY:

- | | |
|-----------------------|-------|
| • Wash Closet | 3 nos |
| • Wash Basin with Tap | 3 nos |
| • Shower Head | 3 nos |

FLOOR FINISHES:

- | | |
|-----------------------|------------------|
| • Living Area | Floor Tiles |
| • Dining Area | Floor Tiles |
| • Kitchen | Floor Tiles |
| • Family / Study Area | Floor Tiles |
| • Bedrooms | Floor Tiles |
| • Bathrooms | Floor Tiles |
| • Balcony | Floor Tiles |
| • Staircase | Floor Tiles |
| • Car Porch | Concrete Imprint |
| • Others | Cement Render |

IRONMONGERIES:

- Locksets for all doors

FENCING:

- Brick Wall / MS Gate

Grandis





Grandis

*For illustration purposes only

Type A4, A5, B1

2,157 sqft
4 Bedrooms +
3 Bathrooms

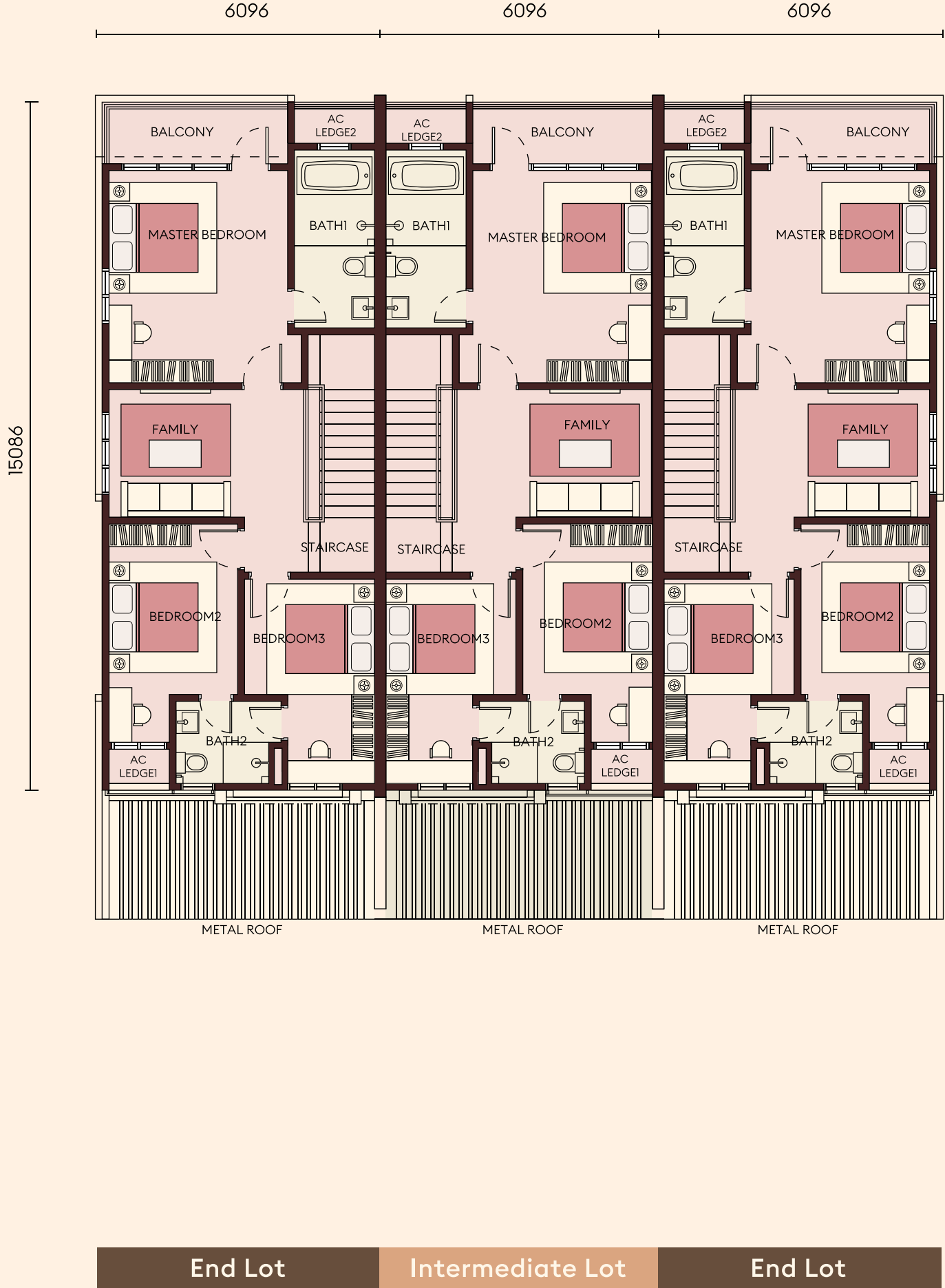


Grandis

GROUND FLOOR



FIRST FLOOR

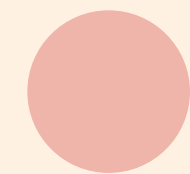


Unit Details:

Total Units:
19

Land Size:
20 x 70 (int & end)

Clubhouse Radius:
100 meters



Why Grandis?

- Large Master Bedroom with a Scenic Balcony View
- Unique Living Area Facing the Garden View
- Closest Proximity to the Garden Landscape & Clubhouse
- Larger Built-Up
- Enjoy Communal Living & have the Nearest Access to the Facilities
- Children's Supervision is just a Stone's Throw Away
- Host & Live Poshly with a Scenic View

Specification:

STRUCTURE:

- Reinforced Concrete Framework

CEILING:

- Plaster Ceiling & Paint / Skim Coat & Paint

WALL:

- Brick Wall / RC Wall

ROOFING:

- Roof Tiles / Metal Deck

WINDOWS:

- Aluminium Framed Window

DOORS:

- Flush Door / Aluminium Framed Sliding Door / Aluminium Framed Swing Door

WALL FINISHES:

- | | |
|-------------|------------------------------|
| • Bathrooms | Wall Tiles / Plaster & Paint |
| • Kitchen | Wall Tiles / Plaster & Paint |
| • Others | Plaster & Paint |

ELECTRICAL INSTALLATION:

- | | |
|---------------------|--------|
| • Lighting Point | 23 nos |
| • Power Point | 17 nos |
| • Telephone Point | 1 no |
| • Air Cond Point | 2 nos |
| • Door Bell Point | 1 no |
| • Ceiling Fan Point | 7 nos |
| • TV Point | 1 no |

PLUMBING & SANITARY:

- | | |
|------------------------|-------|
| • Wash Closet | 3 nos |
| • Long Bath with Mixer | 1 no |
| • Wash Basin with Tap | 3 nos |
| • Shower Head | 3 nos |

FLOOR FINISHES:

- | | |
|---------------|------------------|
| • Living Area | Floor Tiles |
| • Dining Area | Floor Tiles |
| • Kitchen | Floor Tiles |
| • Family Area | Floor Tiles |
| • Bedrooms | Floor Tiles |
| • Bathrooms | Floor Tiles |
| • Balcony | Floor Tiles |
| • Staircase | Floor Tiles |
| • Car Porch | Concrete Imprint |
| • Others | Cement Render |

IRONMONGERIES:

- Locksets for all doors

FENCING:

- Brick Wall / MS Gate



Backlane Garden

*For illustration purposes only



Central Gardens

*For illustration purposes only



Grandis Balcony View

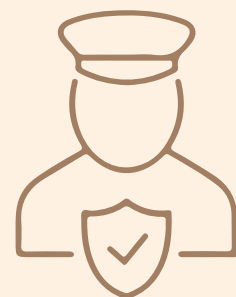
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Special Features

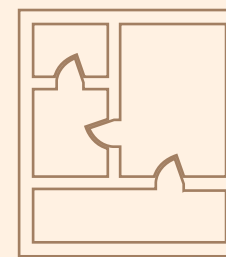




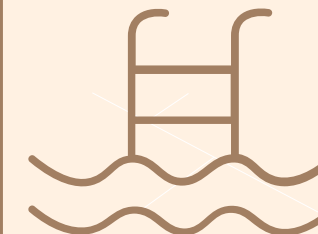
Delighting Phase 2



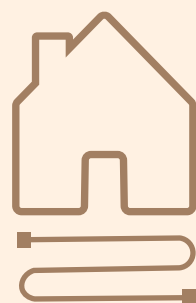
GATED &
GUARDED



UNIQUE
LAYOUT



EXCLUSIVE
CLUBHOUSE



UNDERGROUND
CABLING



BACK LANE
GARDEN*



ACCESSIBILITY

Guthrie Corridor
Expressway, Lebuhraya
Latar, & North-South
Expressway



Bringing You Value

01

Prime Location in Myra Gardens

Equipped with a scenic view of the township's beautiful garden landscaping and located within the closest proximity to the clubhouse in **100 - 180 meters**, Phase 2 is the prime choice for your next garden home.

02

Value For Money

With Phase 2's **fully extended** home option, be free from the worries and costs of renovation.

And at one affordable price, enjoy **double the facilities** of a garden landscape and lakeside clubhouse right here in Myra Gardens.





Thank You