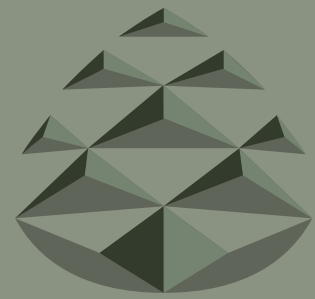


GRAND HOMES, GREAT NATURE

MORI PINES

GAMUDA COVE

• 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.





Artist's Impression

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.



Artist's Impression



Artist's Impression



Artist's Impression



Artist's Impression



Artist's Impression

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 | Education Hub |
| E Enso Woods Residences | Wetlands Commercial |
| F Mori Pines Residences | Commercial Park |
| G 60-Acre Central Park | Heart Of Cove |
| H Mio Spring Residences | Wellness District |
| I Residences | Central Business District |
| J North Woods Residences | Regional Corporate Centre |
| K Discovery Park | Tourism Tram Route |
| 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 | |

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.

SUN-KISSED



Open Deck
Artist's Impression



Basketball Court
Artist's Impression

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	6 Miyawaki Walk	11 Open Deck	16 Pollinator's Garden
2 Fagraea Avenue	7 Slanting Mound Slide	12 Basketball Court	17 Gathering Pavilion
3 Hygge Symposium	8 Explorative Park	13 Secret Garden	18 Urban Farming
4 Tree Mound	9 Swing Trail	14 Danish Topiary	19 Rain Garden
5 JMB Office	10 Forest Gym	15 Reflexology Forest Trail	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

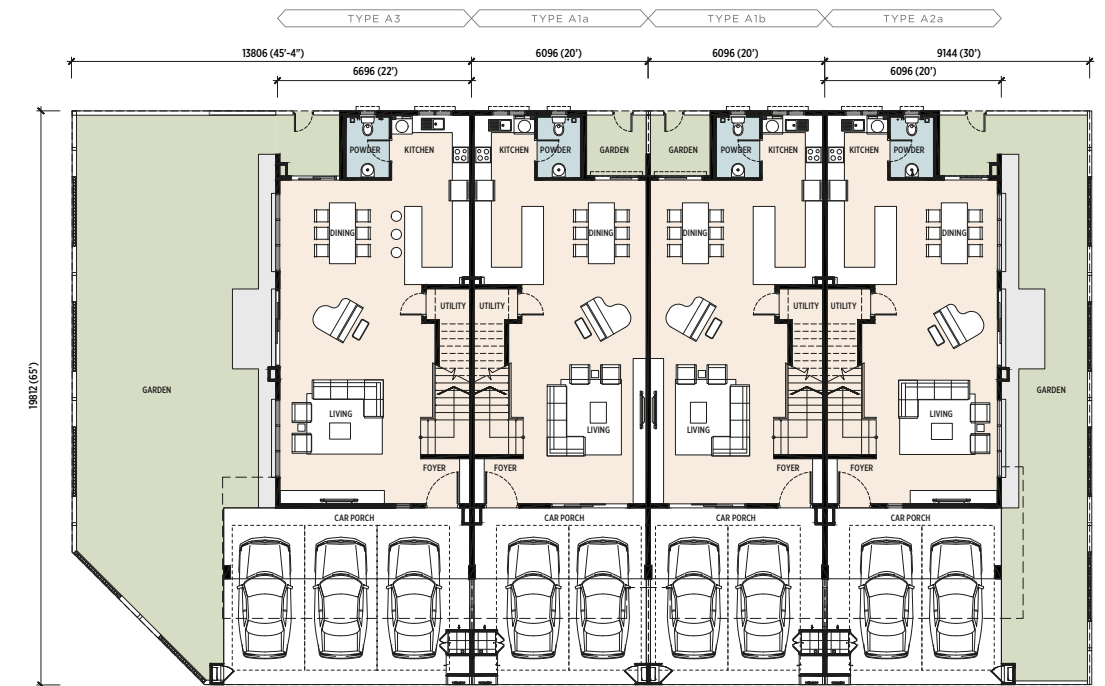


Artist's Impression

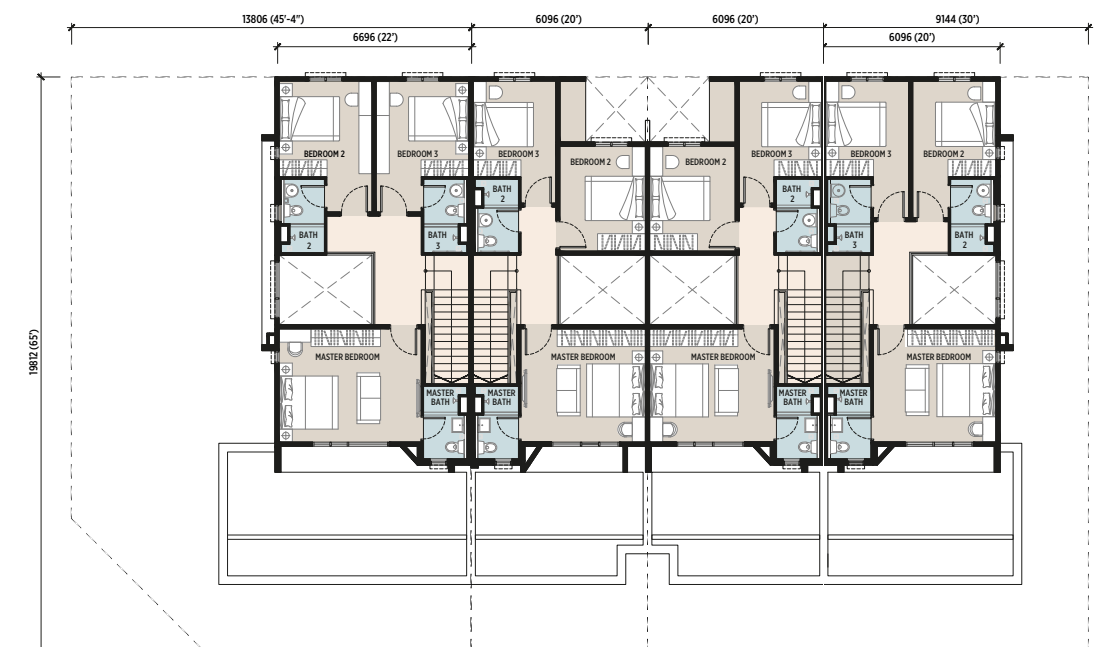
2-STOREY TERRACE HOMES

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

3 BEDROOMS | 2+1/3+1 BATHROOMS



GROUND FLOOR



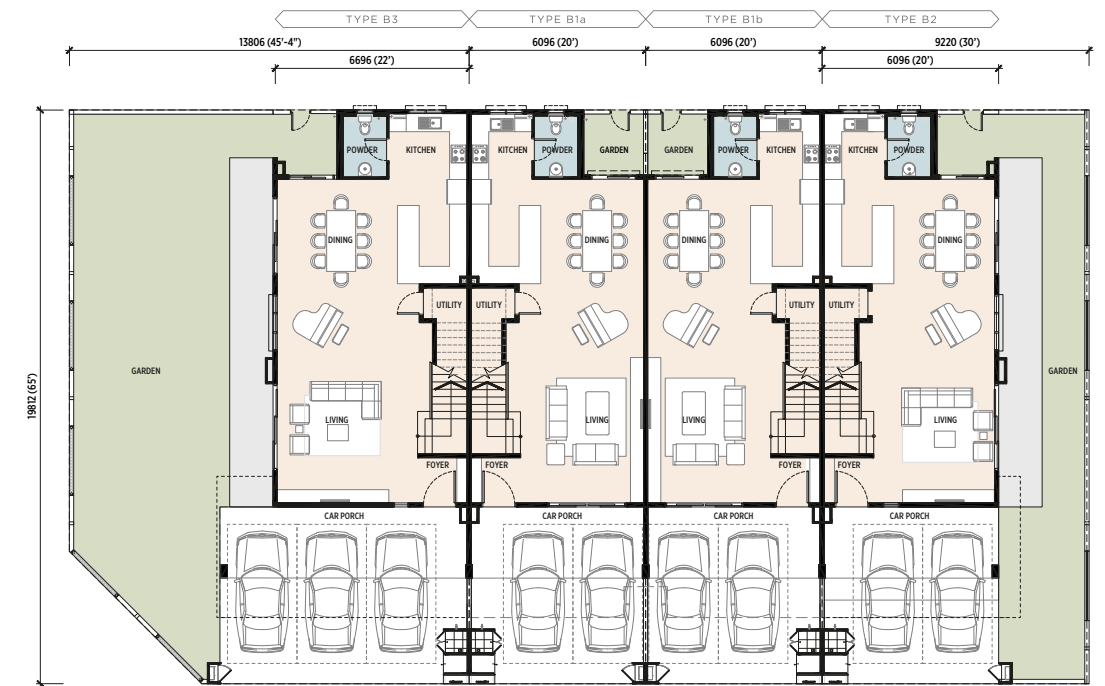
FIRST FLOOR

1. Parcel drop box for better storage of parcel delivery.
2. EV charging isolator provided.
3. Equipped with solar-ready infrastructure.
4. 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).

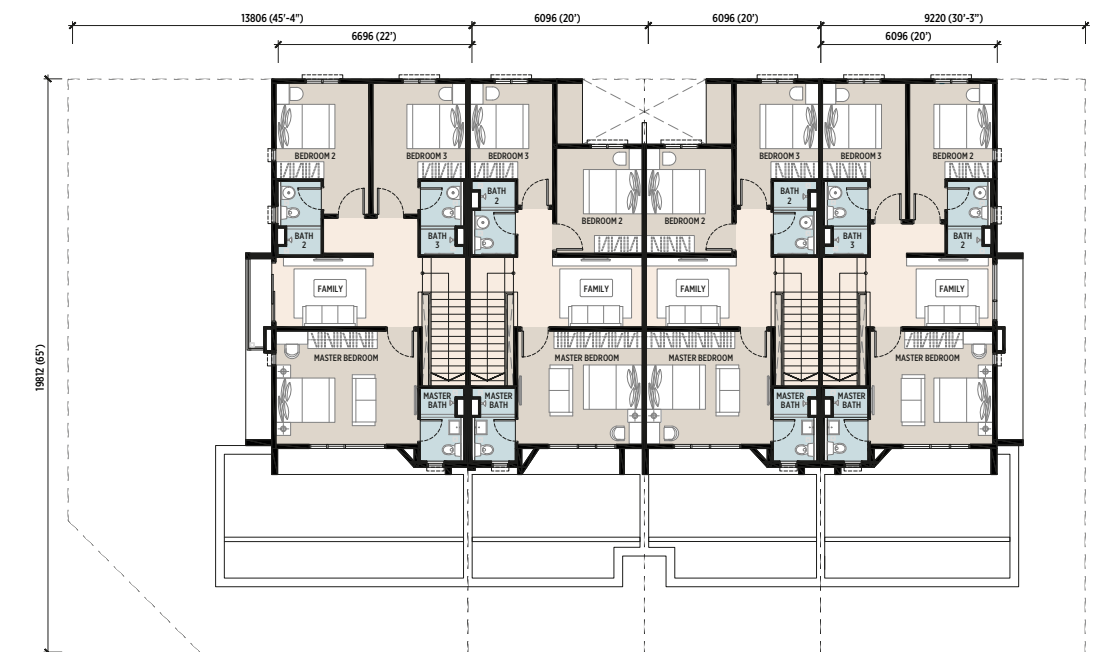
TYPE B



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

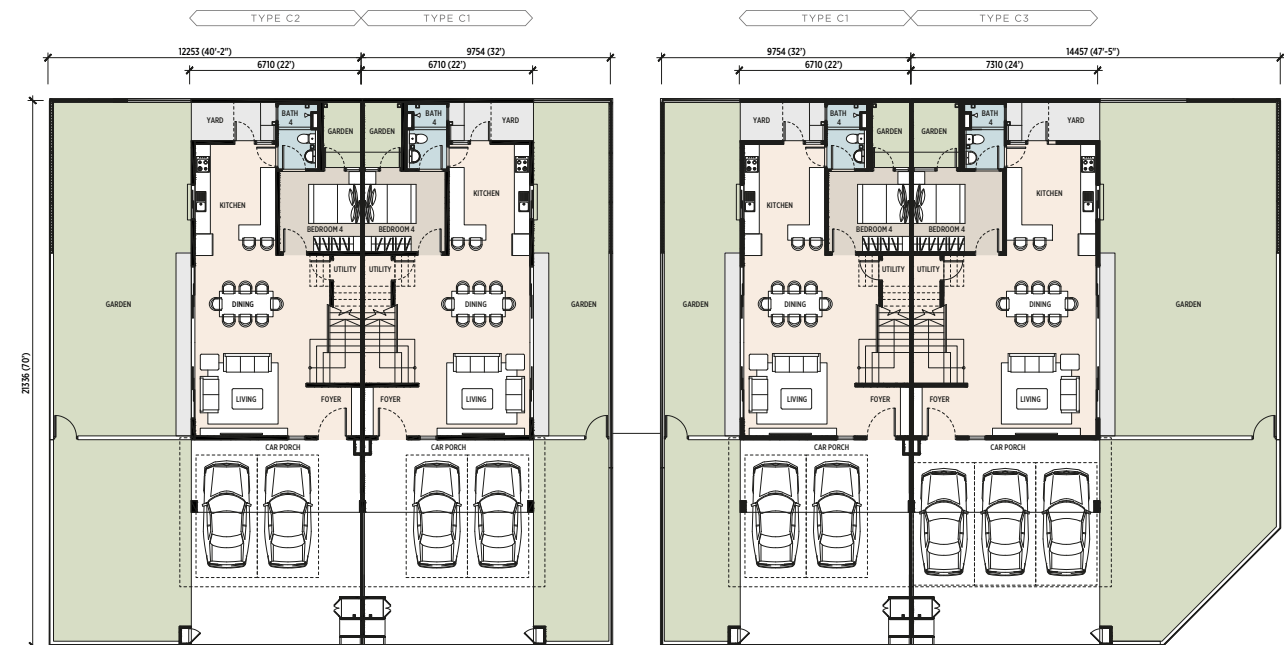


Artist's Impression

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

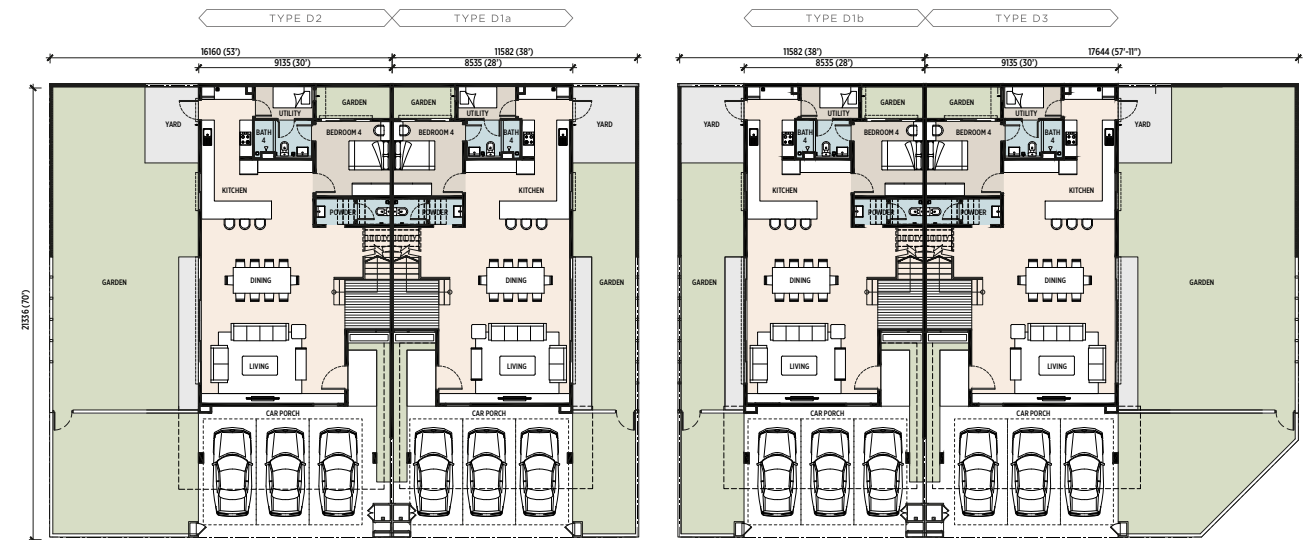


Artist's Impression

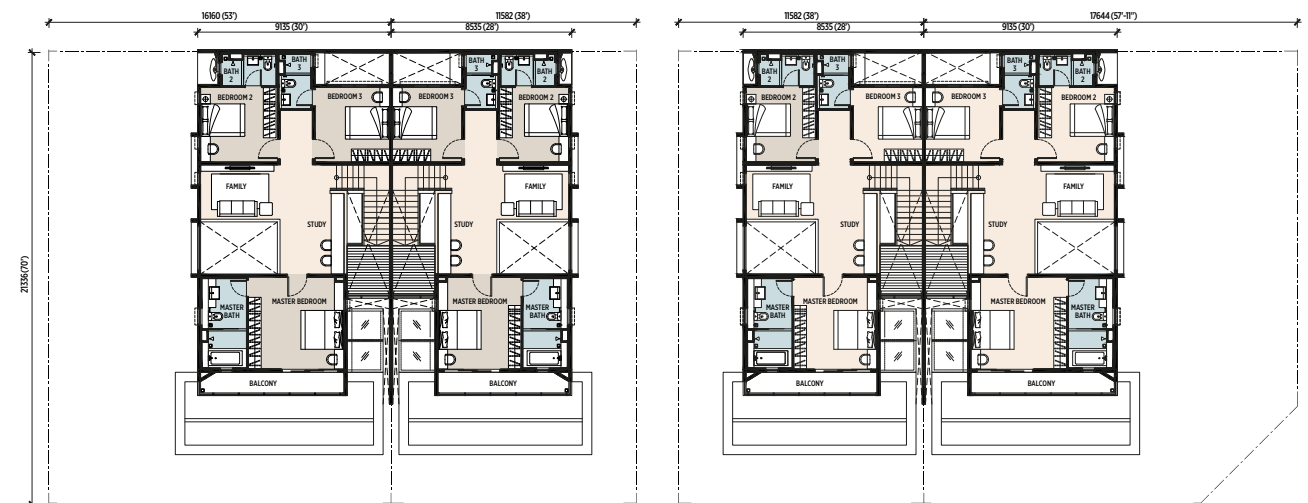
2-STOREY CLUSTER SEMI-D HOMES

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

4+1 BEDROOMS | 4+1 BATHROOMS



GROUND FLOOR



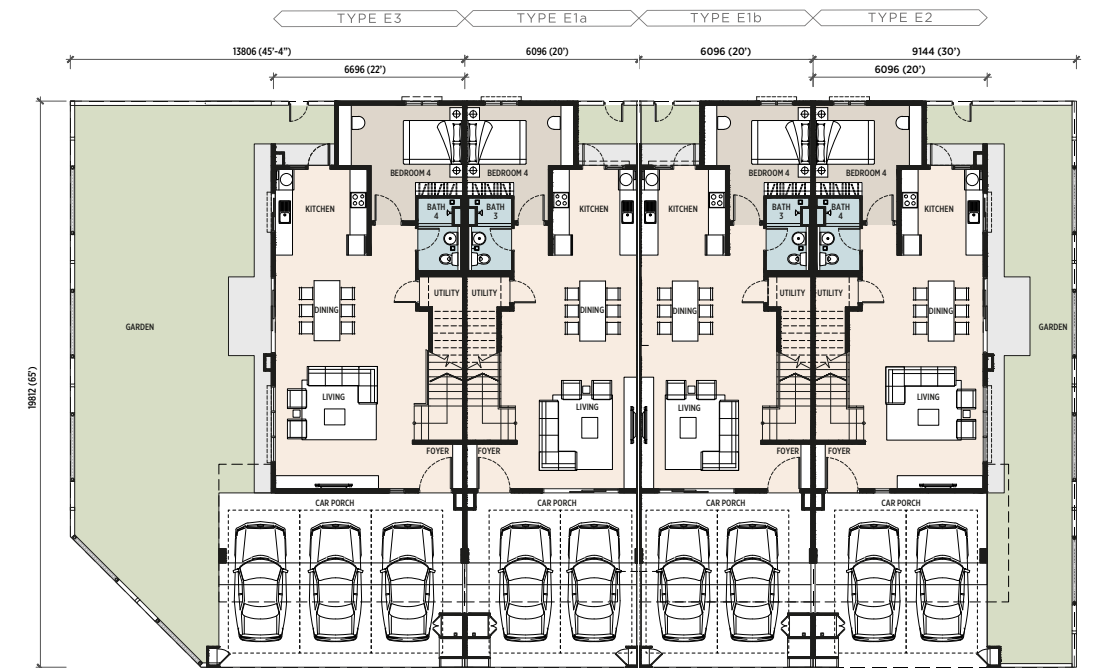
FIRST FLOOR

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.

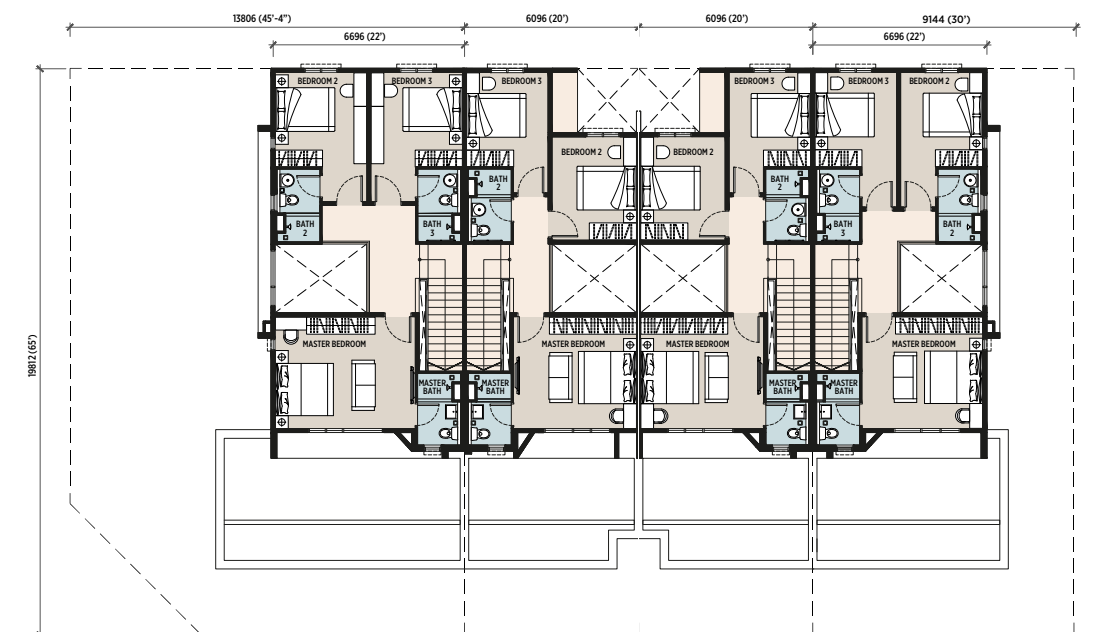
TYPE E



Artist's Impression



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

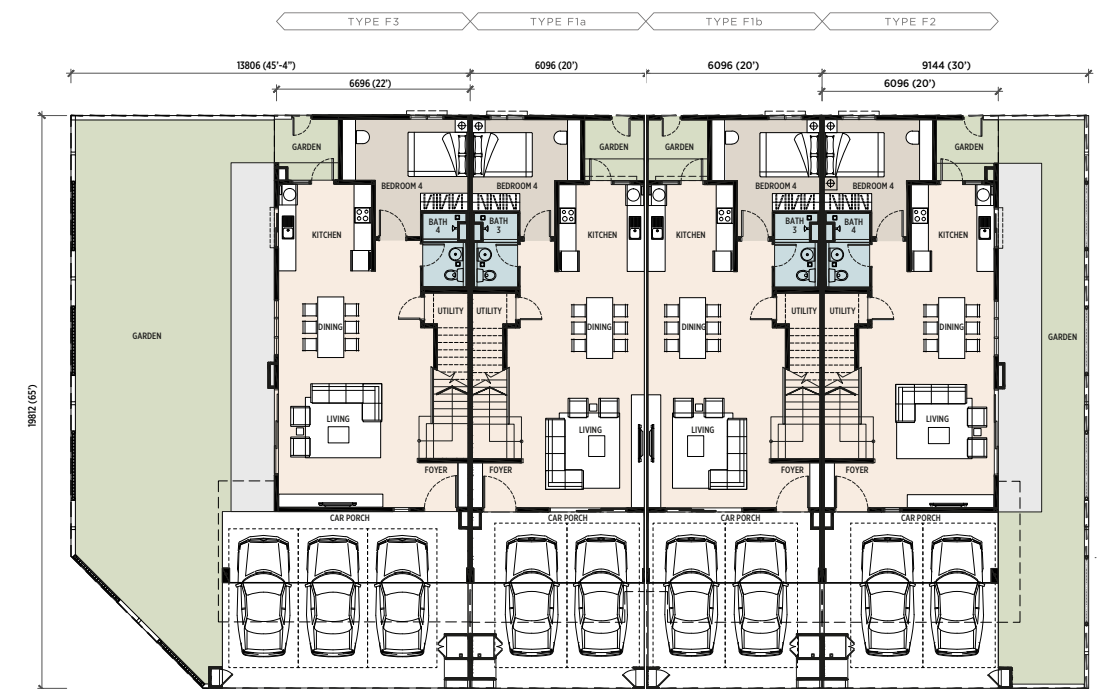


Artist's Impression

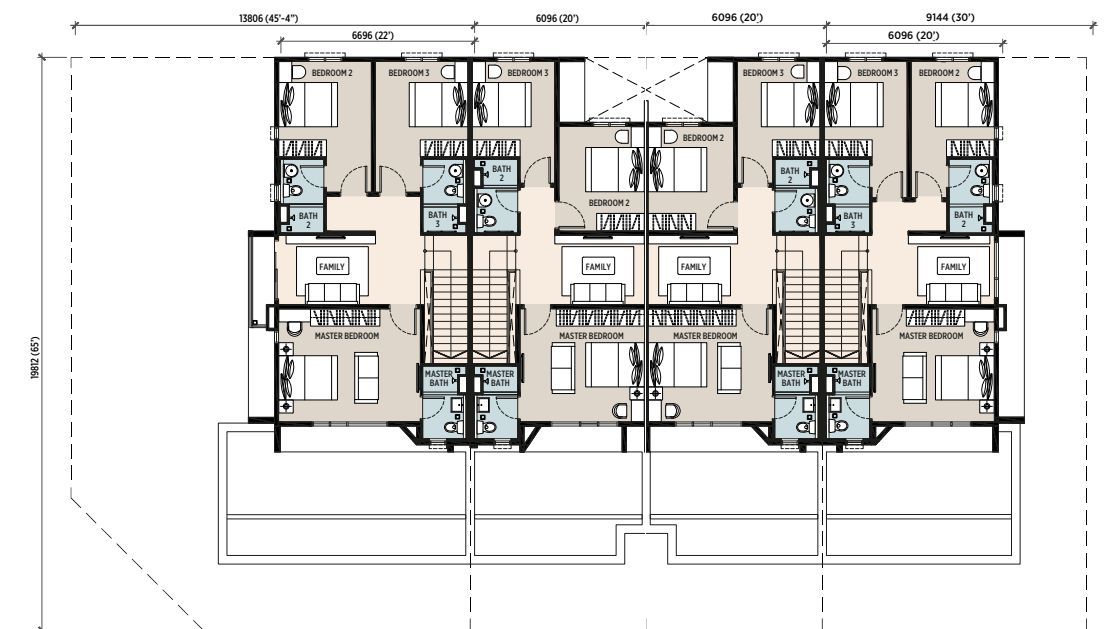
2-STOREY TERRACE HOMES

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

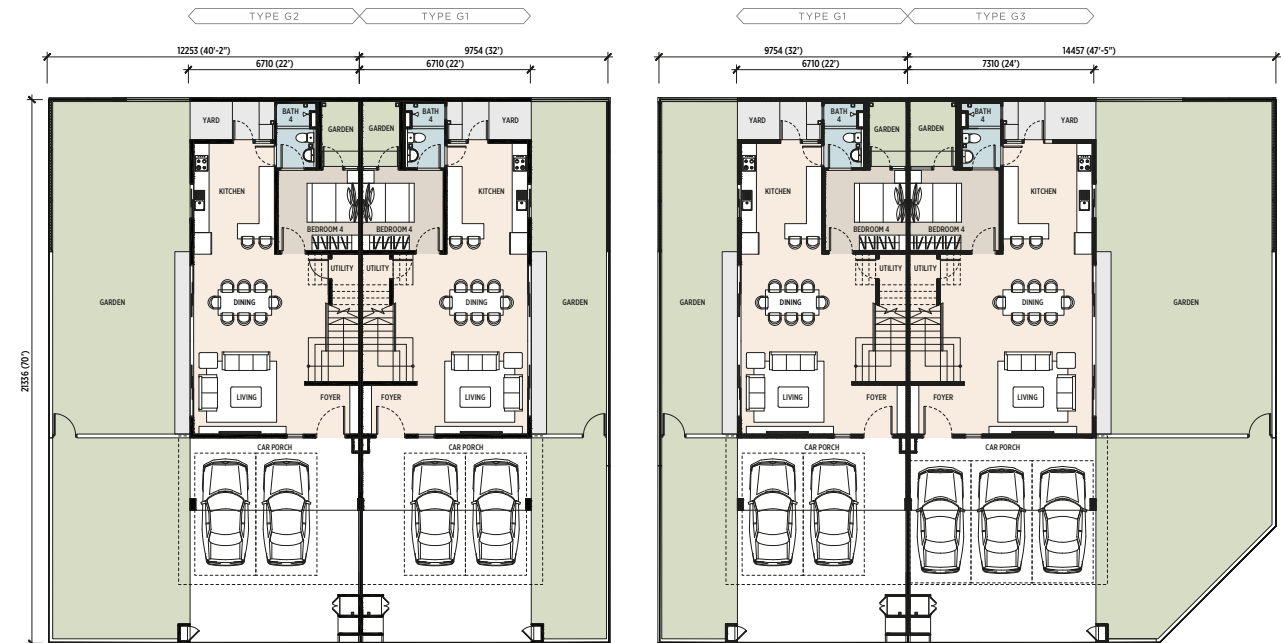


Artist's Impression

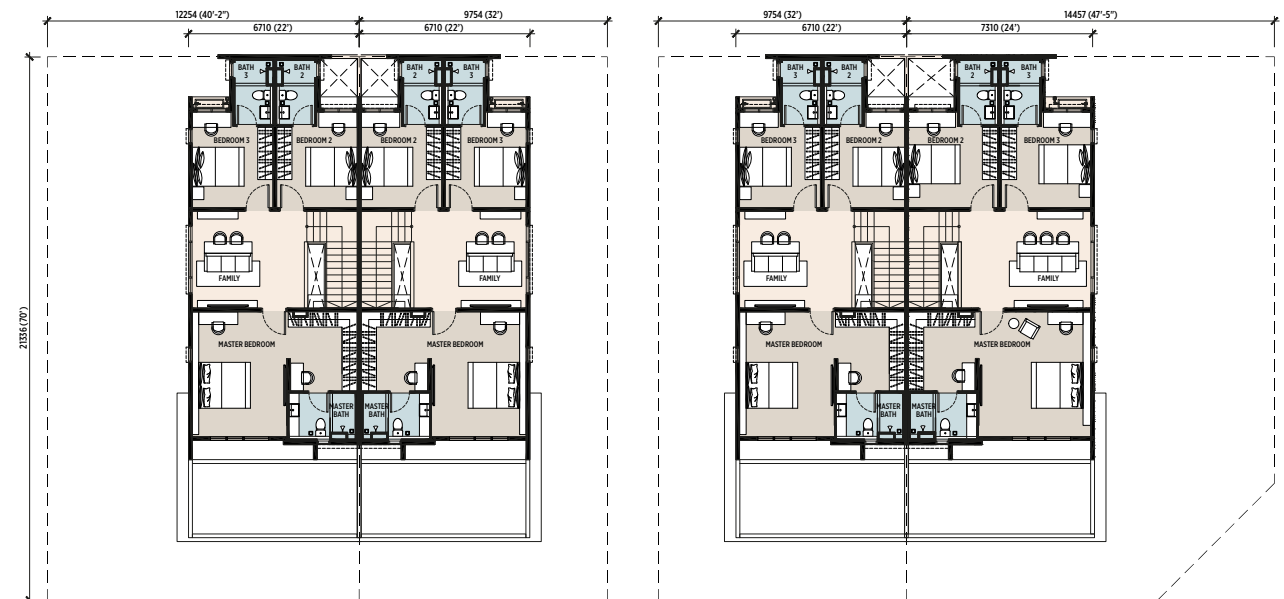
2-STOREY CLUSTER SEMI-D HOMES

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.

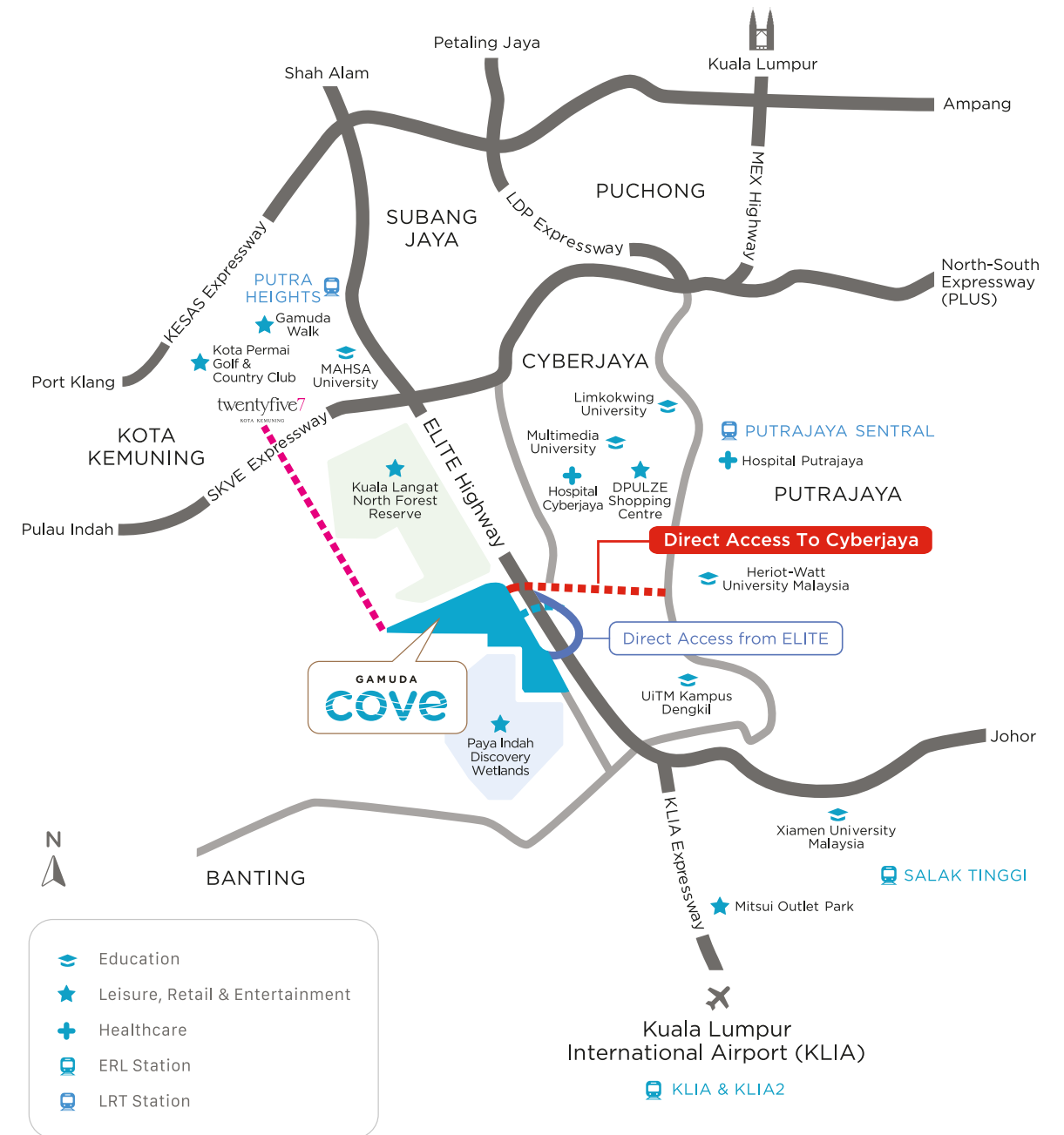
SPECIAL OFFER

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 1
Water Closet	3 4 3 4 4 5 3 4 3 4 4
Wash Basin & Tap	3 4 3 4 4 4 5 3 4 3 4 4
Shower	2 3 2 3 4 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 - - - -
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.



Sincere™ Responsible Original

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



gamudacove.com.my
03 9212 0465

DEVELOPER: GAMUDA LAND (T12) SDN BHD (310424-M) • GAMUDA COVE EXPERIENCE GALLERY, PERSIARAN COVE SENTRAL, BANDAR GAMUDA COVE, 42700 BANTING, SELANGOR • TEL: 012-918 1288 • Developer License No.: 19588/10-2028/1217/R • Validity Period: 13/10/2023 - 12/10/2028 • Advertising & Sales Permit No.: 19588-8/06-2026/0745(N)-S1 • Validity Period: 23/06/2023 - 22/06/2026 • Expected Date of Completion: September 2026 • Tenure of Land: 99 Years - Expired 18 November 2117 • Land Encumbrances: NIL • Approving Authority: Majlis Daerah Kuala Langat • Building Plan Approval No.: MPKL/JKB B/A/7/2023 • Property Type: 2-Storey Terrace House & Cluster • Total Units: 300 • Selling Price: Type A1 & A2 (47 units) RM1,094,540 (min) - RM1,268,540 (max), Type A3 (3 units) RM1,441,440 (min) - RM1,546,740 (max), Type A5 (3 units) RM1,550,640 (min) - RM1,564,940 (max), Type B1 & B2 (109 units) RM1,160,640 (min) - RM1,386,140 (max), Type B3 (10 units) RM1,700,340 (min) - RM1,731,340 (max), Type C1 & C2 (100 units) RM1,667,640 (min) - RM2,126,540 (max), Type C3 (10 units) RM1,951,040 (min) - RM2,085,240 (max), Type C4 (10 units) RM2,087,540 (min) - RM2,116,140 (max). • Discount for Bumiputera: 7% • Restriction in Interest: This land may be transferred, leased or charged with the consent of the State Authority. THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA. Disclaimer: All art renderings and photographs contained in this document are for illustration purposes only. The developer reserves the right to modify any parts of the development or documents as directed or approved by relevant authorities. All plans, layout, information and specification are subject to change and cannot form part of an offer or contract presentation. While every reasonable care has been taken in preparing this document, the developer cannot be held responsible for any inaccuracy.

The background is an abstract composition of layered, textured colors. From top to bottom, the layers are: a light greenish-grey, a bright yellow, a soft pink, and a white. The layers are not perfectly flat but have a slightly wavy, organic appearance, suggesting a landscape or a stack of paper. The text 'GAMUDA LAND' is centered in the middle of the image, overlapping the yellow and pink layers.

GAMUDA LAND