

# NORTH WOODS

— RESIDENCES —

THE MAJESTY OF NATURE

GAMUDA  
**cove**



# AWARD-WINNING MASTER-PLANNED TOWNSHIP

Unveiling the Southern Klang Valley's Most Vibrant, Integrated Lifestyle Sanctuary.



01. **First 5-DIAMOND RATING** Low Carbon City

A nature sanctuary, smart & sustainable city.



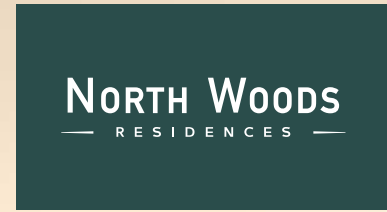
02. **Welcoming 2 MILLION** visitors annually

SplashMania Waterpark, Discovery Park, and Paya Indah Discovery Wetlands collectively attract over 2 million tourists each year.



03. **300 meters** to 60-acre Central Park

# MASTER PLAN



Kuala Langat North Forest Reserve

To Petaling Jaya / Kuala Lumpur

Next to the upcoming Education Hub

Direct access to Cyberjaya



Gamuda Cove Interchange from ELITE Highway

Paya Indah Discovery Wetlands

### LEGEND

Northern Residential	Wetlands Estates	Central Commercial District
Education Hub	Commercial Park	Wellness District
Heart of Cove	Central Business District	Regional Corporate Centre
Wetlands Commercial	1 Gamuda Cove Experience Gallery	2 Townsquare Lifestyle Retail
	3 SplashMania Waterpark	4 Maya Bay Residences / Bay Square
	5 Bay Street	6 Enso Woods Residences
	7 Mori Pines Residences	8 60-Acre Central Park
	9 Mio Spring Residences	10 Palma Sands Residences
	11 Discovery Park	12 SJK(C) Gamuda Cove
	13 Kelab Tani	14 90-Acre Wetlands Arboretum
	15 Cove Centrum	16 The Waterlily
	17 The Camellia	18 ASAI Gamuda Cove
	19 Wetlands Arboretum Centre	E-Tram Route (2km)
		E-Tram Route (Proposed Extension)

**1,530-acre**  
Master-Planned Township

**60-acre**  
Pet-friendly Central Park

**90-acre**  
Wetlands Arboretum

**360-acre**  
Business District



INDULGE IN UNINTERRUPTED  
PANORAMIC VIEWS OF  
A LUSH FOREST RESERVE,  
RIGHT FROM YOUR WINDOW.

Welcome to **North Woods Residences**, a harmonious  
blend of serenity and modernity in Gamuda Cove.





**North Woods Residences** isn't just a place to live; it's a mixed development with retail and dining options at your doorstep, blending urban living with natural beauty. Located next to the Education Hub, it offers convenience for students as its within walking distance to Education Hub.



Artist's Impression



**LIFE**

modern vibes, your way



**STYLE**

sleek convenience, your choice

ALL YOURS TO EXPERIENCE AND ENJOY

01.

Panoramic views of  
**1,326-acre**  
KUALA LANGAT  
FOREST RESERVE.

02.

A **LOW-DENSITY**  
haven ensures ample  
space and privacy  
with 462 units sprawled  
across 4 acres.

**NEXT TO**  
TOLL-FREE  
CYBERJAYA  
INTERCHANGE,  
amidst a vibrant 60K workforce.

03.



- Easy access to MEX highway through the Cyberjaya link.
- Close connectivity with **twentyfive7** via **Kampung Sri Cheeding** road.

04.

Mixed development  
with retail, dining, and  
convenience at your  
doorstep.



05.

**ADJACENT TO**  
RETAIL AND  
CONVENIENCES

such as Bay Street, Bay Square  
and Townsquare for amenities  
at your fingertips.

**Adjacent to**  
EDUCATION  
HUB

06.



**NEXT TO**  
E-TRAM ROUTE

Located along tram line connecting  
key hubs: Education Hub, Townsquare,  
SplashMania Waterpark, Cove Centrum,  
and more.

07.



**RENTAL**  
INVESTMENT  
OPPORTUNITY with  
**2 million** annual visitors.





FEATURING A

**1,326**-ACRE

BREATHTAKING

# PANORAMIC VIEW

Immerse yourself in the lavish embrace of a 50-meter Olympic-length infinity pool, set against the enchanting backdrop of a pristine forest.

Artist's Impression



08.

## Stay cozy with NORTH-SOUTH ORIENTATION

with panoramic view of forest and theme park view.



09.

Dedicated zone for **FOOD & PARCEL delivery**, easing traffic control and congestion.

## Ample natural light & VENTILATION



10.

Bedrooms designed for maximum **natural light** and refreshing breezes.

## 2-3 PARKING BAYS



11.

2 to 3 parking bays for your convenience. **No worries** about **parking shortages**, even for multiple cars.

## FORTIFIED SAFETY

through stringent security measures



12.

Independent security control for Retail and Serviced Apartments, featuring a robust 3-tier high-level security system, CCTV & guard patrolling.



13.

## E-HAILING FRIENDLY lobby lounge

Tailored for the modern lifestyle.



14.

## STREAMLINED ACCESS. Speed ramp experience

Access multi-level parking seamlessly through our **express ramp**, designed for your convenience.



# FACILITIES PLAN

## IN THE HEART OF VIVACIOUS LIVING LIES LIFESTYLE ZONES FOR ALL

Amidst 1.5 acres of lush landscapes and facilities, explore the balance between vibrant activities and peaceful respites. Amid life's rush, discover flourishing greenery, offering solace and serenity to your busy world.

### EXPLORE OUR 3 UNIQUE FACILITY ZONES

#### Active Zone



- / 50-meter Length Infinity Pool /
- / Gym Room /
- / Half Basketball Court /

#### Family Zone

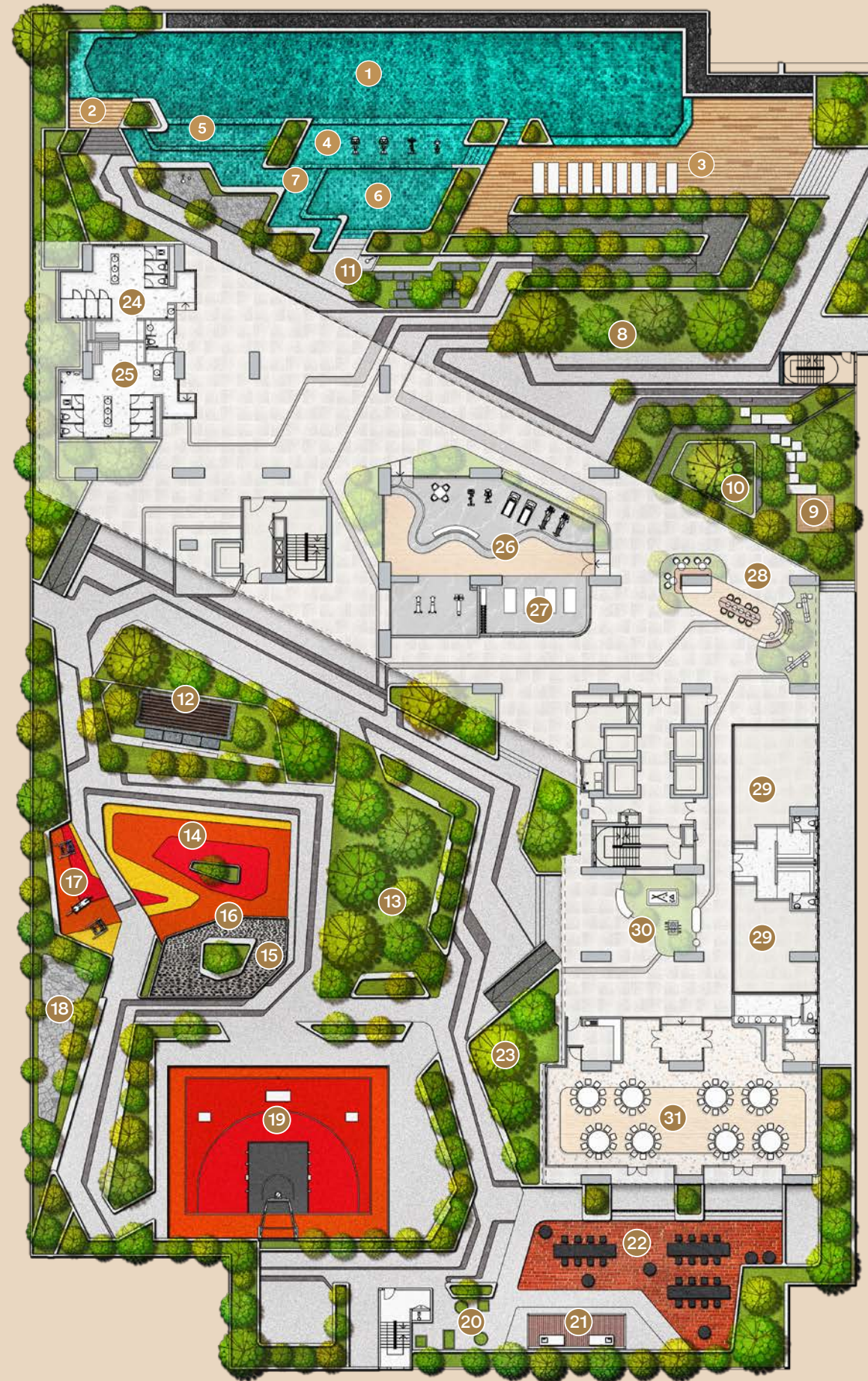


- / Multi-functional Lawn /
- / Lifestyle Deck /
- / Herbaceous Garden /

#### Productivity Zone



- / Co-working Space /
- / Games Corner /
- / Multipurpose Hall /



Level 6 FACILITIES

#### PODIUM LEVEL - L6 FACILITIES (COZY GARDEN)

- 1 Infinity Pool
- 2 Sun Deck
- 3 Poolside Lounge
- 4 Aqua Fitness
- 5 Shallow Pool
- 6 Wading Pool
- 7 Stream Pool
- 8 Open Lawn
- 9 Reading Corner
- 10 Scented Garden
- 11 Outdoor Shower

#### PODIUM LEVEL - L6 FACILITIES (GARDEN OF GAETIES)

- 12 Green Cabana
- 13 Multi-functional Lawn
- 14 Children's Play House
- 15 Reflexology Path
- 16 Interactive Fitness Space
- 17 Open Gym
- 18 Forest Yoga Deck
- 19 Half Basketball Court
- 20 Herbaceous Garden
- 21 BBQ Pit
- 22 Lifestyle Deck
- 23 Forest Planting

#### PODIUM LEVEL - L6 FACILITIES (INDOOR)

- 24 Female Changing Room
- 25 Male Changing Room
- 26 Gym Room
- 27 Yoga / Dance Room
- 28 Co-working Space
- 29 Male / Female Surau
- 30 Games Corner
- 31 Multipurpose Hall

#### SKY TERRACE - L30 FACILITIES

- 32 Solitude Space
- 33 Sky Working Zone



Level 30 FACILITIES



Artist's Impression





**STEP INTO A WORLD  
WHERE MODERN LIVING  
MEETS YOUR  
UNIQUE STYLE**

Immerse yourself in **forest reserve view living**, where each morning is a symphony of nature awakening. Picture waking up to the gentle sounds of birdsong, accompanied by the rich aroma of freshly brewed coffee. As you sip your morning cup, be captivated by the great panorama of the untouched forest, creating a serene and beautiful backdrop. Elevate your living experience to a place where tranquility meets the extraordinary – your sanctuary in the heart of nature.



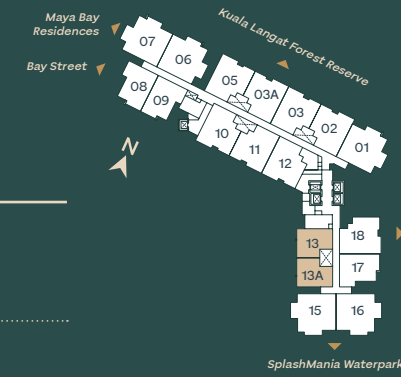
**FLOOR  
PLAN**

**TYPE  
A**

BUILT-UP  
**550 SF.**

TOTAL UNITS  
46 units

1 1

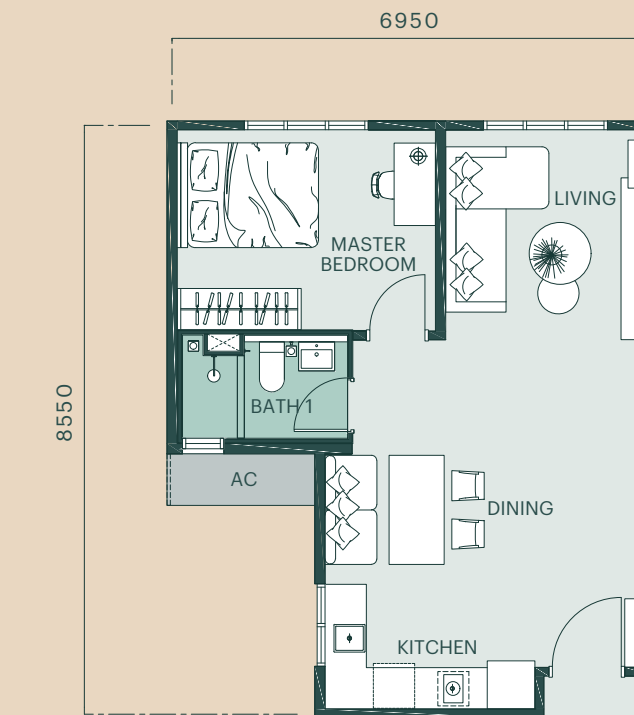


**TYPE  
B**

BUILT-UP  
**695 SF.**

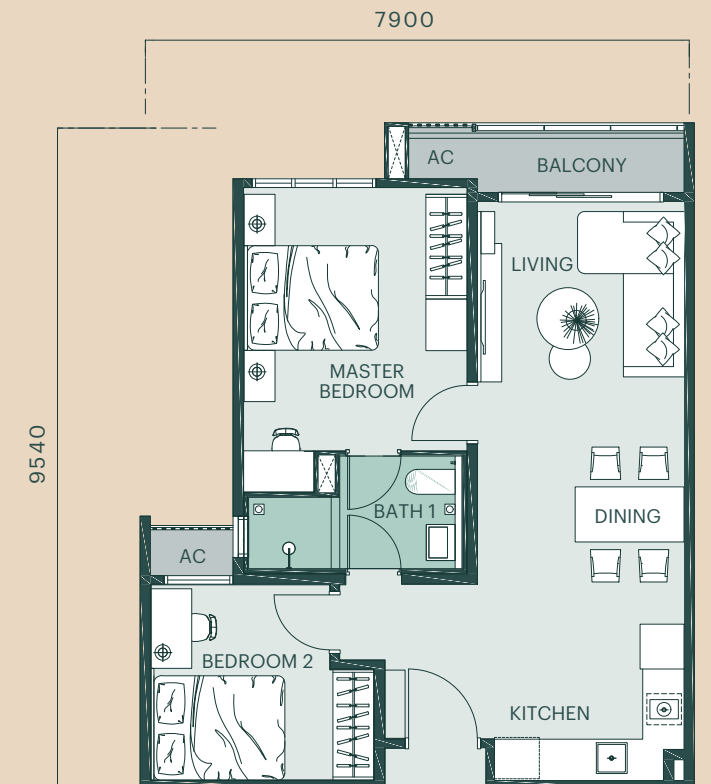
TOTAL UNITS  
77 units

2 1



**FLEXI-  
LIVING**

Adaptable spaces for flexible ideas that elevate every square foot of your dream unit.



**MODERN-  
LIVING**

Well-planned room layouts that open up to the common areas with sliding doors that lead to a balcony with expansive views.

**ENHANCING YOUR LIVING EXPERIENCE**

Experience a heightened perspective with sliding doors and windows providing an improved overall height and expansive views.

# FLOOR PLAN

TYPE **C**

BUILT-UP **825 SF.**

TOTAL UNITS **212 units**

3 2

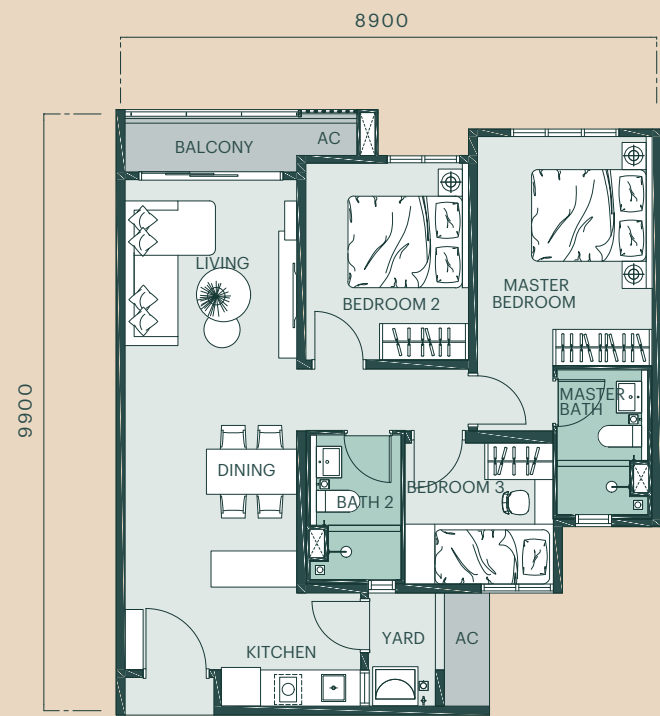


TYPE **D** DUAL-KEY

BUILT-UP **977 SF.**

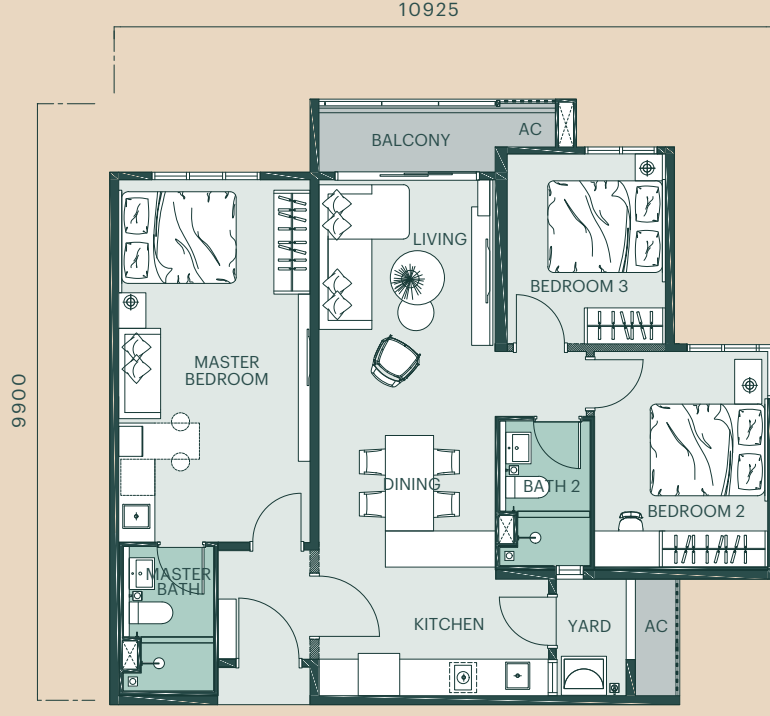
TOTAL UNITS **127 units**

3 2



## PREMIUM-LIVING

Well-planned room layouts that open up to the common areas with sliding doors that lead to a balcony with expansive views.



## COMBI-LIVING

Dual key units with flexible adaptive spaces that can be combined or converted into your own private workspace.

### ENHANCING YOUR LIVING EXPERIENCE

Experience a heightened perspective with sliding doors and windows providing an improved overall height and expansive views.

# A city of CONNECTION



- Education
- Leisure, Retail & Entertainment
- Healthcare
- ERL Station
- LRT Station

*Sincere Responsible Original*

**Gamuda Land (T12) Sdn Bhd**  
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 Bandar Gamuda Cove,  
 42700 Banting, Kuala Langat,  
 Selangor, Malaysia.



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DEVELOPER: GAMUDA LAND (T12) SDN BHD (199401024746) - GAMUDA COVE EXPERIENCE GALLERY, PERSIARAN COVE SENTRAL, BANDAR GAMUDA COVE, 42700 BANTING, SELANGOR - TEL: 012-918 1288 - Developer's License Number: 19588/10-2028/1217(A) - Validity Period: 13/10/2023 - 12/10/2028 - Advertising Permit Number: 19588-11/04-2027/0334(N)-(S) - Validity Period: 25/04/2024 - 24/04/2027 - Expected Completion Date: April 2027 - Leasehold Tenure: 98 Years - Expires 18 November 2117 - Land Encumbrances: None - Approving Authority for Building Plan: Kuala Langat Municipal Council - Building Plan Approval Number: MPKL/JKB/BA/35/2023(13) - Type of Residence: Serviced Apartment - Number of Units (Block A1): 138 units - Selling Price: RM250,000.00 (min) - RM1,004,000.00 (max) - Number of Units (Block A2): 324 units - Selling Price: RM705,428.57 (min) - RM1,039,714.29 (max) - Bumiputera Discount: 10% - Restriction of Interest: This land cannot be transferred, leased, or mortgaged without the permission of the state authority.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



**GAMUDA LAND**