

# ASTOR

2-STOREY TERRACE HOMES

FREEHOLD

Sincere<sup>TM</sup>  
Responsible  
Original

**Gamuda Land (Botanic) Sdn Bhd**  
(199901016836) (491736-H)  
Gamuda Gardens Experience Gallery,  
Persiaran Gamuda Gardens 1, Bandar Gamuda Gardens,  
48050, Kuang, Selangor.



Enquire Now  
**03 2727 7416**

**Kirana (Phase 1 - A2)**, Developer: Gamuda Land (Botanic) Sdn. Bhd., (199901016836) (491736-H) - Developer's License No.: 14542/01-2028/0889(A) - Validity Period: 22/01/2022 - 21/01/2028 - Advertising Permit No.: (1-A2) ; 14542-6/07-2026/0638(N)-LI - Validity Period: 16/07/2024 - 15/07/2026 - Approving Authority: Majlis Perbandaran Selayang - Building Plan Approval No.: MPS 3/2-1371/3170/PB(A/F1-A2) - Land Tenure: Freehold - Land Encumbrance: None - Type: 2-Storey Terrace House - Total Units: 286 units - Selling Price: RM 772,800.00 (Min.) - RM 1,934,160.00 (Max.) - Expected Date of Completion: August 2026 - 7% Bumiputera Discount.

**Kirana (Phase 1 - A3)**, Developer: Gamuda Land (Botanic) Sdn. Bhd., (199901016836) (491736-H) - Developer's License No.: 14542/01-2028/0889(A) - Validity Period: 22/01/2022 - 21/01/2028 - Advertising Permit No.: (1-A3) ; 14542-5/07-2026/0638(N)-LI - Validity Period: 16/07/2024 - 15/07/2026 - Approving Authority: Majlis Perbandaran Selayang - Building Plan Approval No.: MPS 3/2-1371/3170/PB(A/F1-A3) - Land Tenure: Freehold - Land Encumbrance: None - Type: 2-Storey Terrace House - Total Units: 215 units - Selling Price: RM 835,800.00 (Min.) - RM 1,617,360.00 (Max.) - Expected Date of Completion: August 2026 - 7% Bumiputera Discount - Restriction of Interest: NIL. - This advertisement has been approved by Jabatan Penuharian negara.

Disclaimer: All information contained here (including figures, specifications, plan measurements, and illustrations) are subject to amendments, variations and modifications without notification as may be required by the relevant authorities or developer's consultants, and is not intended to form and cannot form part of an offer or contract. All images, pictures, plans and illustrations are artist's impressions only and may be subjected to changes. Whilst every reasonable care has been taken in preparing this information, the developer cannot be held liable for any variation or inaccuracy.

GARDENS  
PARK

*Where*  
LIFE AND NATURE  
FIND PERFECT BALANCE



In Gardens Park, where lush greenery prevails,  
find a home amidst winding nature trails.  
Nestled in a sprawling 532-acre expanse,  
discover the essence of park living's grand dance.

For families new, it's the perfect start,  
where homes blend seamlessly with nature's art.  
Here, picnics bloom and strolls inspire,  
with every step, your spirit rises higher.

In this freehold haven, joy does reign,  
a tranquil life you'll surely attain.  
So come, answer nature's inviting call,  
in Gardens Park, you'll have it all.



# ROOTS OF OWNERSHIP



With deeds in hand and dreams in our hearts,  
we navigate life's myriad parts.  
In the realm of ownership, we chart our course,  
with freehold's blessing as our legacy's source.

So let us cherish this privilege we own,  
individual titles, where roots are sown.  
In the realm of freehold, our destiny's unfurled,  
a sanctuary of ownership, the greatest in the world.



# A STATE OF COMPLETENESS



Discover a home where convenience, community, and connectivity come together effortlessly. Seamlessly connected to Gamuda Gardens via a 1km Park Connector, fostering a harmonious living environment.

Enjoy easy access to nearby parks and recreational areas, creating a balanced and fulfilling lifestyle experience.



Park Connector



50-acre Ring Park



Central Parkway



# WELL-CONNECTED TO EVERY CONVENIENCE

- NORTH-SOUTH EXPRESSWAY
- GUTHRIE CORRIDOR EXPRESSWAY
- LATAR EXPRESSWAY
- SPRINT
- Rapid KL Bus
- MRT SBK LINE  
Sg Buloh - Bukit Bintang, Maluri, Kajang
- MRT SSP LINE  
Sg Buloh - KLCC, Bandar Malaysia, Serdang, Putrajaya Sentral
- KTM LINE  
Tanjung Malim - Subang Jaya, Klang
- ECRL LINE



## Public Transport

- 6.5 km**  
KTM Komuter Kuang
- 8 km**  
KTM Komuter Rawang
- 15 km**  
MRT Sungai Buloh Interchange Hub & KTM Komuter Sungai Buloh

## Amenities

- 3 km**  
AEON Rawang
- 3 km**  
Anggun City
- 3 km**  
Selgate Rawang Hospital
- 9 km**  
KPJ Rawang Specialist Hospital
- 18 km**  
Hospital Sungai Buloh

## Education

- 2.5 km**  
SJK (C) Kundang
- 3.5 km**  
Beaconhouse Pre-School Gamuda Gardens
- 4.5 km**  
Straits International School
- 5 km**  
SK Seri Kundang
- 5.5 km**  
SJK (C) Kota Emerald
- 6.5 km**  
SJK (C) Kuang

## Lifestyle

- 1 km**  
Gamuda Gardens
- 4 km**  
Kundang Lakes Country Club
- 4.5 km**  
Skyline Luge
- 4.5 km**  
3Q Equestrian Facilities
- 6 km**  
Tasik Biru Kundang
- 6 km**  
Tasik Puteri Golf & Country Club
- 12 km**  
Rahman Putra Club

# A GOOD TOWN IS A CONNECTED TOWN



In planning a great town, the focus is on walkability. This includes designing tree-lined streets with dedicated paths for pedestrians and cyclists. Additionally, a Park Connector to Gamuda Gardens aims to connect people with their community, nature and themselves.



Disclaimer: All drawings are subject to change as directed by the relevant authorities or the developer architect.

# Planting Trees

## GROWING FUTURES



At Gardens Park, more than 90,000 trees will be planted with native species. This includes 33,750 trees in Ring Park, creating lush and serene landscapes. The strategy includes establishing green corridors to connect various parts of the development, enhancing wildlife habitats and fostering a sustainable environment.



## LEADING THE PATH TO SUSTAINABILITY



At Gardens Park, we are committed to building a greener future through our 3R vision. By **reusing** topsoil for future tree planting, **recycling** on-site resources like timber, and **reducing** environmental impact on slopes and terrains, we pioneer sustainable practices that prioritize environmental preservation. Our dedication to eco-friendly solutions ensures a harmonious living environment that aligns with our 'Rewilding The Nature' vision.



More than  
**90,000**  
trees will be  
planted in  
Gardens Park.





HONORING THE PAST  
NURTURING THE FUTURE  
WORKING WITH NATURE

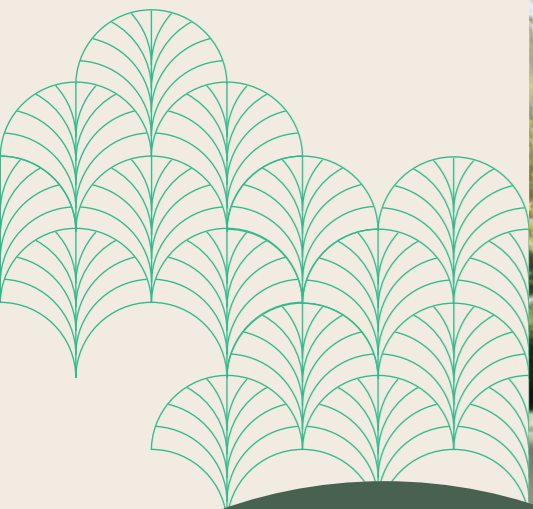


We design our greenscapes with bioswales to effectively manage excess rainwater. These channels are seeded with native plants, which help filter contaminants from the water while providing essential habitats and food sources for birds and insects. By blending functionality with ecological harmony, we ensure a sustainable and thriving environment.



*Park Connector for cyclists, scooters, and joggers, ensuring everything is just a short distance away.*

*Artists Impression Only*



**Park Connector**  
1km

## AN EXCLUSIVE PARK CONNECTOR EXPERIENCE



Discover the seamless connection between Gardens Park and Gamuda Gardens through our dedicated park connector. Enjoy access to vibrant commercial areas and lush parks along the way, all within a secure and accessible route reserved exclusively for residents.





Central Parkway

## SECURE WALKWAYS FOR STRENGTHENED COMMUNITY



Experience the convenience of walking or cycling through serene parkland, separate from traffic, featuring lakes, streams, and lush woodlands. Central Parkway, the "Spine of Gardens Park", links Gamuda Gardens with other surrounding amenities, creating an interconnected network of parkland, footpaths and cycleways that permeate the township. This enhances connectivity between neighborhoods and local amenities, offering a harmonious blend of nature, safety, and convenience.

Central Parkway features an underpass route that prioritizes pedestrians over cars.  
Artists Impression Only



*Experience an affluent lifestyle by the lake.*  
Artists Impression Only



*Experience endless fun exploring at the Natural Playscape.*  
Artists Impression Only



**50-acre  
Ring Park**



## ENRICHED LIVING GREENER TOMORROW



Immerse yourself in the charm of living where a vast Ring Park seamlessly stretches from your doorstep, merging you with nature's embrace. The 6km pedestrian, bike, and jogging trail offers residents access to bike racks, pavilions, outdoor fitness stations, and playgrounds along the Ring Park. Enhancing the natural landscape, our bioswale feature ensures sustainable water management, enriching the environment around you.

# NATURE-INFUSED LIVING AT ITS BEST



Embrace the unmatched serenity of living amid nature's splendor, with the refreshing park breeze as your constant companion. At Astor, within the Gardens Park community, there's no greater fulfillment. Experience the perfect blend of urban conveniences and the tranquility of nature.



North South  
Facing



Unique  
Façade Design



Guarded  
Community



Door Step To  
50-acre Ring Park



Solar  
Home



IBS  
Home





Solar Panels



Natural Ventilation



EV Isolator



Next-Gen Digital IBS



## CRAFTED FOR SUSTAINABILITY



In a cozy haven where eco-friendliness thrives, Solar, IBS, a divine duo, builds our sustainable lives. With Next-Gen Digital IBS, cutting carbon by 35%, We achieve efficient, flexible and comfortable living designed to truly thrive.





Artists Impression Only



Artists Impression Only

## TYPE A 20' x 65'

A flexible layout with customizable options, suited for young professionals on-the-go and growing families.

**2,022 sq.ft. (Corner)**  
3+1 Bedrooms | 4 Bathrooms

**1,791 sq.ft. (Intermediate)**  
3+1 Bedrooms | 3 Bathrooms



Ground Floor



First Floor

## CUSTOMIZABLE SPACES FOR MODERN FAMILIES

Experience modern living in harmony with nature as families embrace nature-centered lifestyles. Our flexible living spaces cater to diverse needs, offering privacy for young families while providing a cozy layout with ample room to grow and personalize.



## TYPE B 20' x 60'

Offers a ground floor bedroom with enhanced natural light that can also serve as a study area, making it ideal for young couples.

**1,795 sq.ft. (Corner)**

4 Bedrooms | 4 Bathrooms

**1,595 sq.ft. (Intermediate)**

4 Bedrooms | 3 Bathrooms



Ground Floor

## TYPE C 20' x 60'

A spacious room on the ground floor allows for abundant natural light, enriching everyday life and perfectly suited for a starter family.

**1,798 sq.ft. (Corner)**

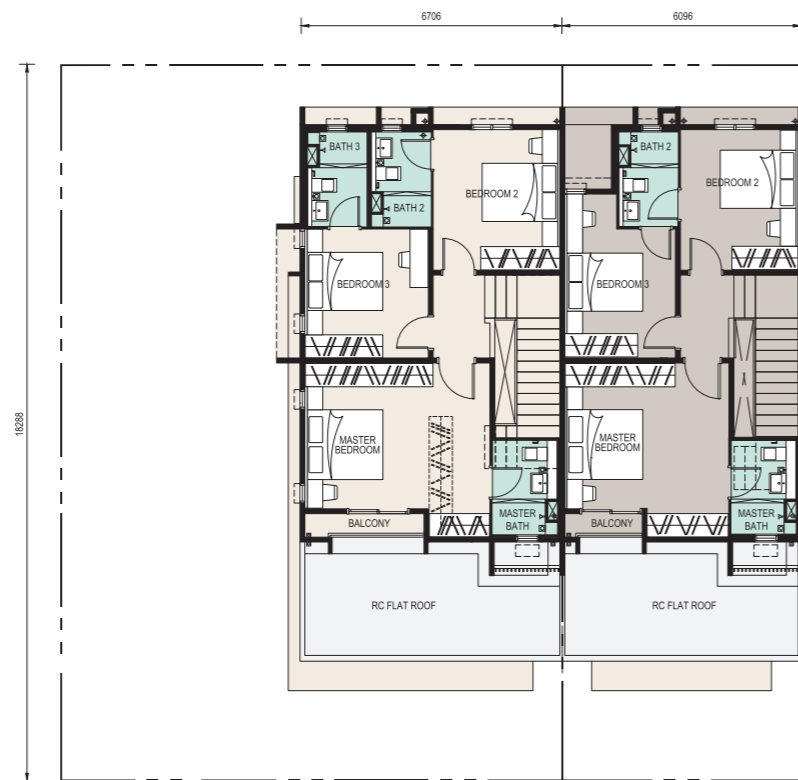
4 Bedrooms | 4 Bathrooms

**1,591 sq.ft. (Intermediate)**

4 Bedrooms | 3 Bathrooms



Ground Floor



First Floor



First Floor



## TYPE D 20' x 75'

Features a master bedroom with bathroom access and an outward-facing yard, ideal for multi-generational families seeking sunlit serenity.

### 2,372 sq.ft. (Corner)

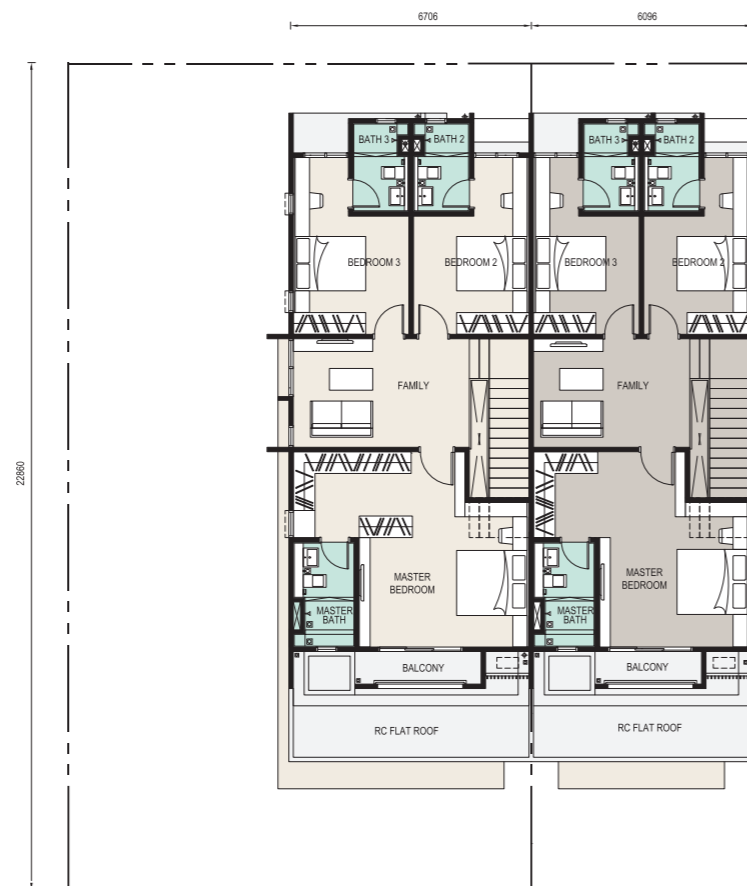
4 Bedrooms | 4 Bathrooms

### 2,139 sq.ft. (Intermediate)

4 Bedrooms | 4 Bathrooms



Ground Floor



First Floor

## SPECIFICATION

<b>Structure</b>	: Reinforced Concrete (IBS System)
<b>Walls</b>	: Masonry Block Wall / Reinforced Concrete (IBS System)
<b>Roof Covering</b>	: Metal Roofing Sheet / Reinforced Concrete Flat Roof
<b>Roof Framing</b>	: Metal Roof Truss / Reinforced Concrete Roof Frame
<b>Ceiling</b>	: Skim Coat & Paint / Plaster Board Ceiling & Paint
<b>Windows</b>	: Aluminium Framed Glass Window
<b>Doors</b>	
Main Entrance	: Solid Door
Others	: Flush Door / Flush Door with Louvers / Aluminium Framed Glass Sliding Door
<b>Ironmongery</b>	: Locksets
<b>Wall Finishes</b>	
Kitchen	: Selected Tiles up to 1500mm height / Skim Coat & Paint
Bathrooms	: Selected Tiles
Refuse	: Selected Tiles
External Wall & Internal Wall	: Render & Paint / Skim Coat & Paint
<b>Floor Finishes</b>	
Foyer / Living / Dining / (Bedroom 4 - Type B,C & D)	: Selected Tiles
Kitchen	: Selected Tiles
Bathrooms	: Selected Tiles
Utility	: Selected Tiles
Master Bedroom / Bedroom 2 / Bedroom 3 / (Family - Type D)	: Laminated Timber Flooring
Staircase	: Laminated Timber Flooring
Terrace & Yard	: Selected Tiles
Car Porch	: Concrete Imprint
Apron	: Cement Render

Sanitary and Plumbing Installation	A1	A2	A3	B1	B2	B3	C1	C2	C3	D1	D2	D3
Kitchen Sink & Tap	1	1	1	1	1	1	1	1	1	1	1	1
Water Closet	3	3	4	3	3	4	3	3	4	4	4	4
Wash Basin & Tap	3	3	4	3	3	4	3	3	4	4	4	4
Shower	3	3	4	3	3	4	3	3	4	4	4	4
Toilet Roll Holder	3	3	4	3	3	4	3	3	4	4	4	4
Garden Tap	1	1	1	1	1	1	1	1	1	1	1	1
Washing Machine Tap	1	1	1	1	1	1	1	1	1	1	1	1

Electrical Installation	A1	A2	A3	B1	B2	B3	C1	C2	C3	D1	D2	D3
Light Point	25	26	29	23	24	26	23	24	26	28	29	29
Gate Light Point	1	1	1	1	1	1	1	1	1	1	1	1
Fan Point	6	6	6	6	6	6	6	6	6	7	7	7
Air-Conditioned Electrical Point	6	6	6	6	6	6	6	6	6	7	7	7
Water Heater Point	3	3	4	3	3	4	3	3	4	4	4	4
Water Pump Point	1	1	1	1	1	1	1	1	1	1	1	1
Power Point	24	24	24	23	24	24	23	24	24	25	26	26
TV Point	1	1	1	1	1	1	1	1	1	1	1	1
Door Bell 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
Isolator (EV Charger)	1	1	1	1	1	1	1	1	1	1	1	1
Autogate Point	1	1	1	1	1	1	1	1	1	1	1	1
Data Point	2	2	2	2	2	2	2	2	2	2	2	2
Mechanical Exhaust Vent	0	0	0	0	0	0	1	1	1	0	0	0

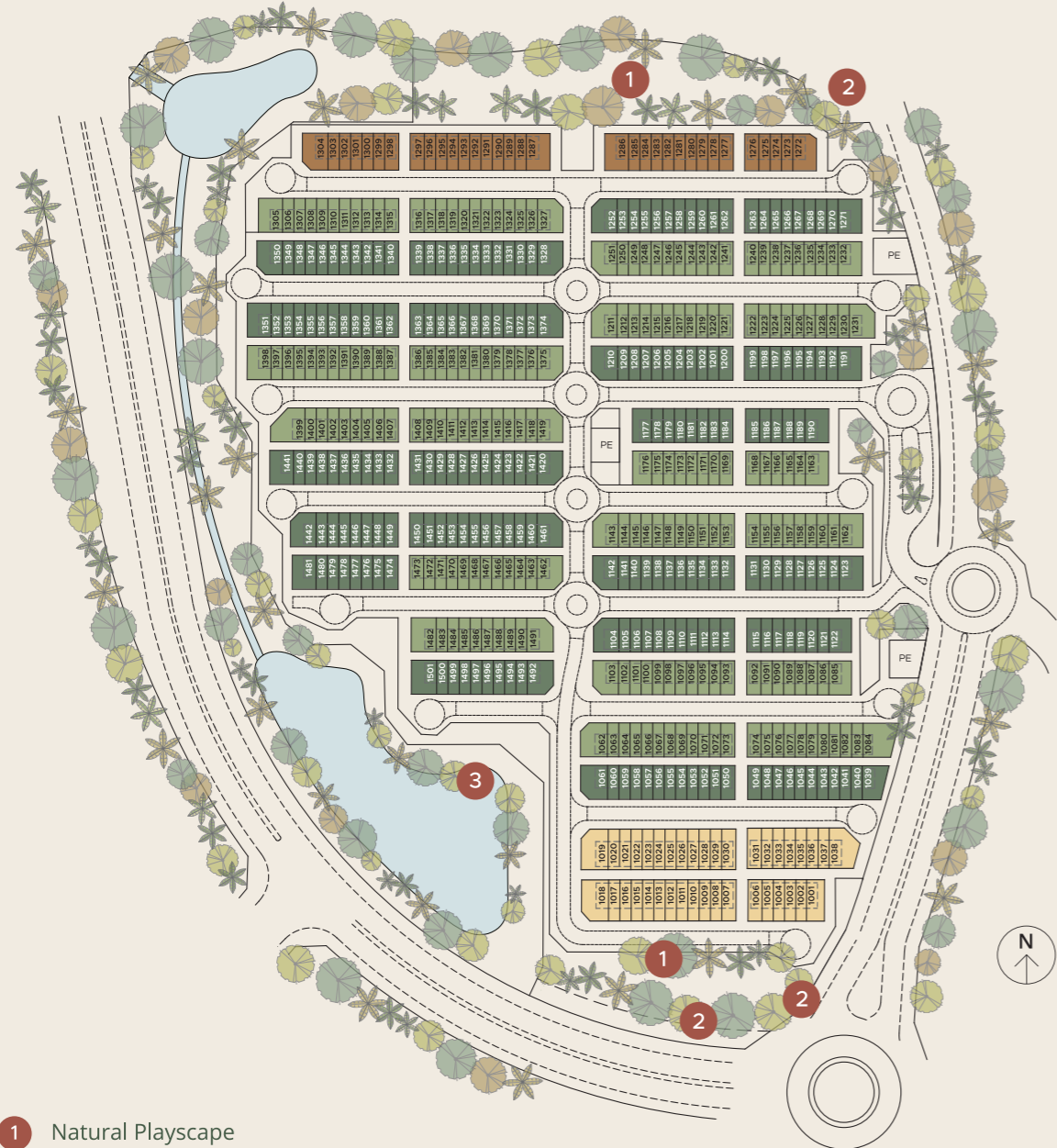
<b>Internal Telecommunication</b>	: Trunking / Conduit - PVC
Trunking and Cabling	: Cabling - Fiber cable terminate at fiber wall socket
Turfing	: Spot Turfing
Fencing	: 1500mm height fence wall/ 1500mm height metal fencing with kerb

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# ASTOR

2-STOREY TERRACE HOMES

SITE PLAN



- 1 Natural Playscape
- 2 Underpass Way to Neighbourhoods
- 3 Elevated Pavilion

## DOUBLE STOREY TERRACE HOMES

- **TYPE A** | 20' x 65'  
1,791 sq.ft. - 2,022 sq.ft.
- **TYPE B** | 20' x 60'  
1,595 sq.ft. - 1,795 sq.ft.
- **TYPE C** | 20' x 60'  
1,591 sq.ft. - 1,798 sq.ft.
- **TYPE D** | 20' x 75'  
2,139 sq.ft. - 2,372 sq.ft.

Disclaimer: All drawings are subject to change as directed by the relevant authorities or the developer architect.



## LISTENING TO WHAT THE LAND HAS TO TELL US

We are dedicated to creating communities that people embrace as their home, where they can experience a sense of belonging, from youth to old age. Our properties are thoughtfully crafted to harmonize with nature and cater to the unique needs of the community. With an array of components for living, working, playing, learning, and unwinding, our developments are designed to grow and evolve gracefully with time, making them perfect places to build a lifetime of cherished memories.

**GAMUDA LAND**