

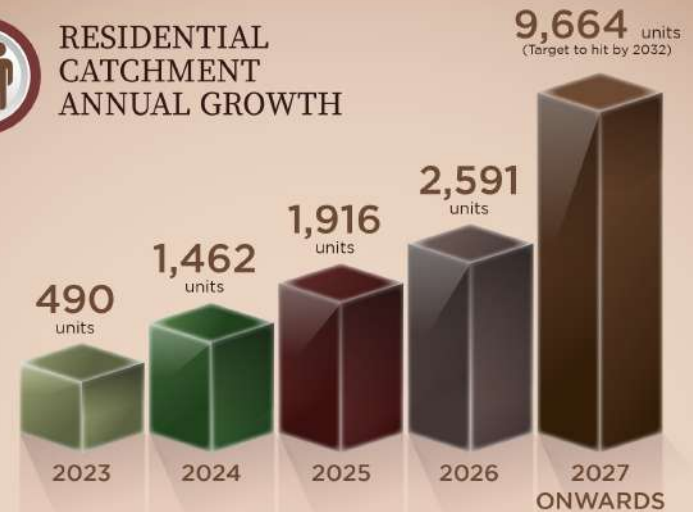
WELCOMING

# 2,000,000

VISITORS ANNUALLY



## RESIDENTIAL CATCHMENT ANNUAL GROWTH



## GAMUDA LAND PROPERTIES CAPITAL APPRECIATION VALUE





Vibrant Commercial Shop  
In A Prime Location  
Artist's Impression

## SOUTHERN KLANG VALLEY'S MOST VIBRANT, INTEGRATED LIFESTYLE SANCTUARY

Nestled seamlessly amidst the wonders of nature is Gamuda Cove. Renowned for its status as a 5-Diamond Low Carbon City, it is mindfully planned to offer a sustainable and more green-conscious way of life.

Bay Street is at the centre of this bustling environment. Stretching across 7.74 acres, this is where nature, lifestyle, businesses and YOU can grow and thrive.



High-Speed Stable 5G  
Infrastructure Ready



5-Diamond Rating Low  
Carbon City



Smart City  
Management System



Low Energy Building  
& Smart Building  
Technology



Environmental, Social &  
Governance Programmes  
& Initiatives



Gamuda Parks  
Initiatives



Rehabilitation  
Forest



Green Mobility Plan  
& Low Carbon Vehicle  
Transport



Urban Planning



Quality Builds



Water Conservation



Urban Transport

## WALKING DISTANCE TO SPLASHMANIA WATERPARK & TOURIST ATTRACTIONS

Bay Street is just minutes away from the SplashMania Waterpark, Discovery Park @ Gamuda Cove and the Paya Indah Discovery Wetlands. These three projects combined welcome over 1 million tourists to the vicinity annually with 800k water park visitors from SplashMania alone.

Bay Street is perfectly positioned to provide retail, leisure and F&B to this key tourist demographic.



Discovery Park  
Artist's Impression



90-Acre Wetlands Arboretum  
Artist's Impression



SplashMania Waterpark  
Artist's Impression





Iconic Cove Offices  
Artist's Impression

## VAST INFLUX OF STUDENTS WITH UPCOMING EDUCATION HUB

Students are another major market that will frequent Bay Street as their choice destination to immerse in a vibrant social scene once the upcoming Education Hub in Gamuda Cove is complete.

## CORPORATE CLIENTELE CLOSE TO THE BUSINESS & TRADE HUB

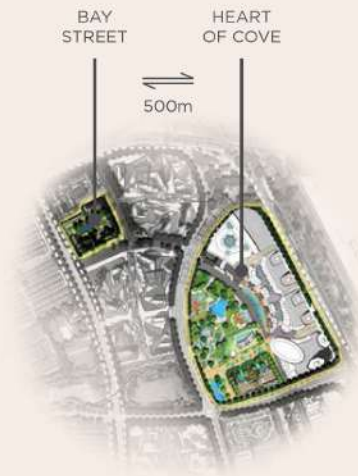
Just a few minutes to the bustling Heart of Cove, business and trade centre which includes the Townsquare and MICE Hotel, working professionals will gravitate towards Bay Street for dining, necessities and leisure after hours.



Student Recreational Parks  
Artist's Impression



Next to the Upcoming Commercial Zone



Vast International Student Population





60-Acre Central Park  
Artist's Impression



Family-Centric Leisure And Entertainment



## BUILT FOR FAMILIES WITH WHOLESOME AMENITIES

With a catchment of 650,000 residents within a 10km vicinity and 2,591 residences completed by year 2026, Bay Street is also the ideal spot for families to spend quality time, indoors and outdoors, with its unique 'Alley' design, green piazza and alfresco plaza harnessing the charm of natural elements.



Mio Spring Bamboo Pavilion  
Artist's Impression

# Bay St.

GAMUDA COVE

**2&3 STOREY SHOPS**

GAMUDA  
**cove**



Developed Along The Tram Line  
Artist's Impression

# THE MAKING OF A THRIVING METROPOLIS

With the vision of connecting places, people and the community, Gamuda Cove is a city designed around you. Each element is mindfully planned and thoughtfully brought together so that you can live, work, learn, relax and explore, all in one place.

Blessed with an abundance of natural resources, every aspect of Gamuda Cove is built with respect to nature. This is home to the 1,111-acre Paya Indah Discovery Wetlands, 200-acre green parks and landscapes, as well as the 90-acre Wetlands Arboretum that employs "Education and Awareness Through Recreation" allowing the public to explore the uniqueness of a wetlands ecosystem. Wetlands Arboretum is also a rehabilitation forest for endangered species with biotope pools, wildflower trails, a migratory bird island, camping grounds, cycling and walking trails, viewing towers and an organic farm.

Nurturing nature as well as people within its embrace, life takes on a whole new meaning at Gamuda Cove.

**LEGEND**

1 Mio Spring	9 Townsquare Lifestyle Retail
2 Palma Sands	10 Discovery Park
3 60-acre Central Park	11 90-acre Wetlands Arboretum
4 Enso Woods	12 Kelab Tani
5 Maya Bay Residences	13 SJK (C) School
6 Future Regional Mall	14 The Waterlily
7 SplashMania Waterpark	15 The Heron
8 Iconic Cove Offices	

Education Hub	Heart Of Cove
Innovation & Technology Park	Core Business District
Commercial Park	Regional Corporate Centre
Wellness Park	Wetlands Commercial
Northern Residential	Southern Residential

Proposed Tramway & Tram Stations

Highway Accessibility  
(Cyberjaya Interchange, ELITE Highway, Cove Interchange from ELITE Highway)



## Bay<sup>St.</sup> GAMUDA COVE

Next to the upcoming Education Hub



1,700 units High Rise

GAMUDA COVE INTERCHANGE FROM ELITE HIGHWAY

TO KLIA / KLIA 2

TO PETALING JAYA / KUALA LUMPUR

2,600 units Northern Residential

KUALA LANGAT NORTH FOREST RESERVE

ELITE HIGHWAY

PAYA INDAH DISCOVERY WETLANDS

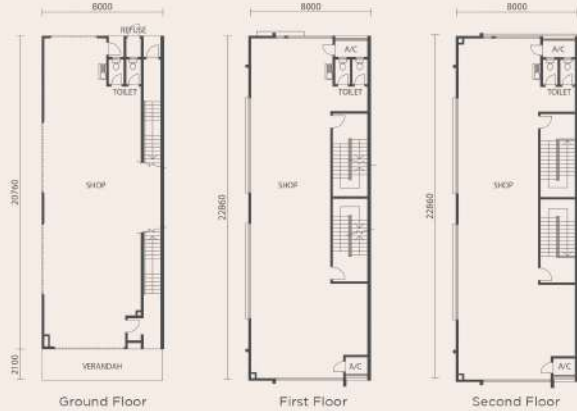




# TYPE I

3-STOREY  
END UNIT

26' x 75'  
BUILT-UP AREA FROM  
5,910 sq.ft.



All drawings are subject to variation, modification and substitution as directed by the Developer's Architect and/or for the appropriate Authority.

## SPECIFICATIONS LIST

STRUCTURE	Reinforced Concrete Framework			
WALL	Reinforced Concrete / Masonry Wall			
ROOF COVERING	Reinforced Concrete Roof / Metal Deck			
ROOF FRAMING	Metal Roof Truss and/or Reinforced Concrete Roof			
CEILING	Skim Coat & Paint / Plaster Board Ceiling			
WINDOWS	Aluminium Frame Glass Window			
DOORS	Roller Shutter / Flush Door / Fire Rated Door			
IRONMONGERY	Locksets			
WALL FINISHES	Pantry	Selected Wall Tiles up to 1500mm High, Skim Coat, Plaster & Paint		
	Toilets	Selected Wall Tiles up to 2100mm High, Skim Coat, Plaster & Paint		
	Other	Skim Coat and/or Plaster & Paint		
FLOOR FINISHES	Shop	Bare Concrete		
	Veranda	Concrete Pavers or Equivalent		
	Toilets	Selected Tiles		
	Refuse	Selected Tiles		
SANITARY & PLUMBING FITTINGS	A/B/C	D/E/F/G/H/I		
	Water Closet	4	6	
	Sink and Tap	2	3	
	Bib Tap	4	6	
ELECTRICAL INSTALLATION	A/B	C	D/E/F/G/H/I	
	Distribution Board	2	3	
	Fibre Wall Socket	2	3	
	Lighting Point	10	22	

## A CITY OF CONNECTION



Education	Cyberjaya	2km
Leisure, Retail & Entertainment	Putrajaya	10km
Healthcare	KLIA	17km
ERL Station	Kuala Lumpur	30km
LRT Station	Petaling Jaya	35km
Future Highway	Port Klang	45km
Direct Access to Cyberjaya		
ELITE Interchange		

**Sincere<sup>TM</sup>**  
**Responsible**  
**Original**

Gamuda Land (T12) Sdn Bhd  
26060427 (11) 010401-04  
Persiaran Cove Central, Bandar Damansara Utama,  
42700 Denzang, Kuala Lumpur, Selangor, Malaysia



gamudacove.com.my

All information contained herein (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.

**GAMUDA LAND**



Prime Neighbourhood Hotspot  
Artist's Impression

## SITE PLAN



### LEGEND

Pedestrian Path

### 2-STOREY

- TYPE A** (Intermediate Unit)  
22' x 75' | 3,300 sq.ft.
- TYPE B** (Intermediate Unit)  
20' - 51' x 75' | 5,318 sq.ft.
- TYPE C** (End Unit)  
25' - 42' x 75' | 7,556 sq.ft.  
25' - 47' x 75' | 7,040 sq.ft.

### 3-STOREY

- TYPE D** (Corner Unit)  
35' x 75' | 7,557 sq.ft.
- TYPE E** (Intermediate Unit)  
25' x 75' | 5,523 sq.ft.
- TYPE F** (Intermediate Unit)  
23' x 75' | 5,166 sq.ft.
- TYPE G** (Intermediate Unit)  
26' x 75' | 5,910 sq.ft.
- TYPE H** (End Unit)  
32' x 75' | 7,266 sq.ft.
- TYPE I** (End Unit)  
26' x 75' | 5,910 sq.ft.

\*Please refer to Sale and Purchase Agreement for detailed information.

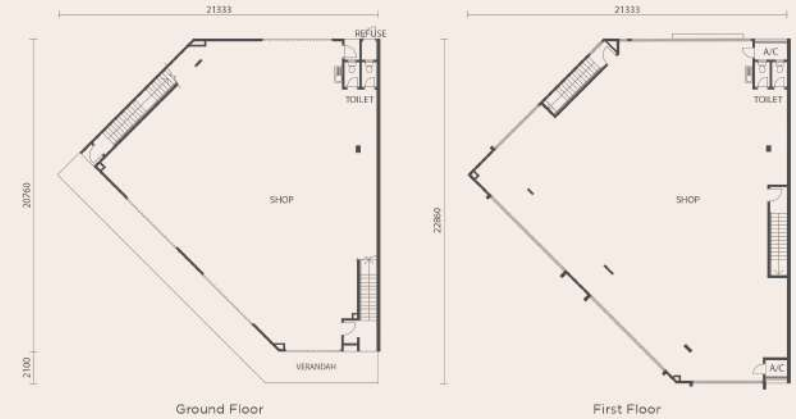
**TYPE A**  
2-STOREY  
INTERMEDIATE UNIT

22' x 75'  
BUILT-UP AREA FROM  
3,300 sq.ft.



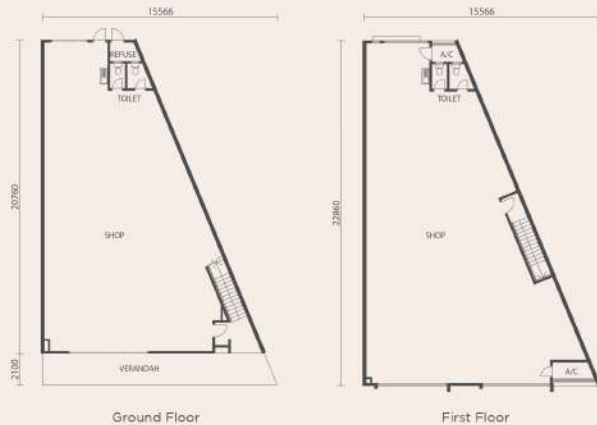
**TYPE C**  
2-STOREY  
END UNIT

25' - 42' x 75' | 25' - 47' x 75'  
BUILT-UP AREA FROM  
7,556 sq.ft. & 7,040 sq.ft.



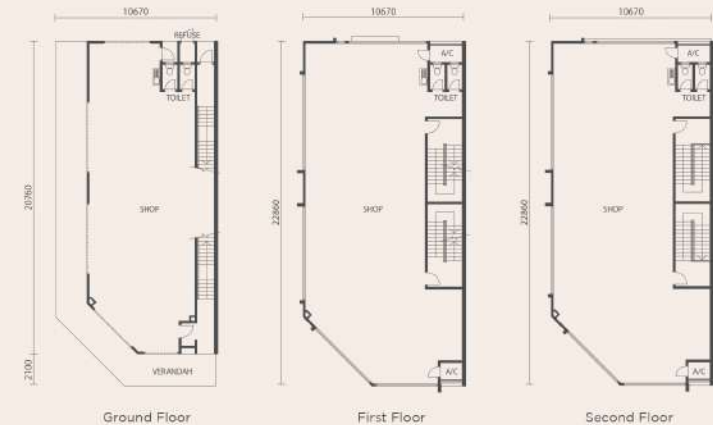
**TYPE B**  
2-STOREY  
INTERMEDIATE UNIT

20' - 51' x 75'  
BUILT-UP AREA FROM  
5,318 sq.ft.



**TYPE D**  
3-STOREY  
CORNER UNIT

35' x 75'  
BUILT-UP AREA FROM  
7,557 sq.ft.



**TYPE E**  
3-STOREY  
INTERMEDIATE UNIT

**25' x 75'**  
BUILT-UP AREA FROM  
**5,523 sq.ft.**



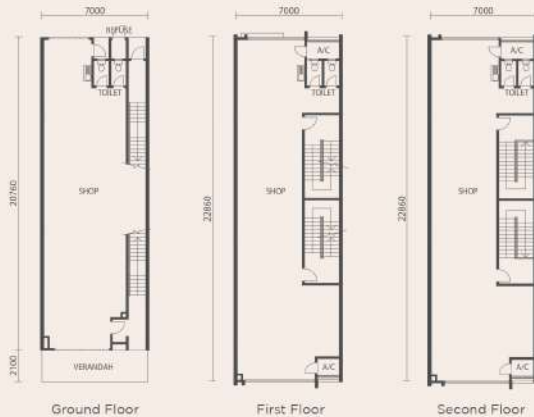
**TYPE G**  
3-STOREY  
INTERMEDIATE UNIT

**26' x 75'**  
BUILT-UP AREA FROM  
**5,910 sq.ft.**



**TYPE F**  
3-STOREY  
INTERMEDIATE UNIT

**23' x 75'**  
BUILT-UP AREA FROM  
**5,166 sq.ft.**



**TYPE H**  
3-STOREY  
END UNIT

**32' x 75'**  
BUILT-UP AREA FROM  
**7,266 sq.ft.**



# THOUGHTFULLY DESIGNED ALL IN ONE CITY

Bay Street not only takes care of the needs of people within the development, it is also thoughtfully planned and designed to accommodate its surrounding environment as well as care for the land on which it stands.



Connected Alley



Natural Ventilation



Pedestrian-Friendly Walkways



Alfresco Space



Modern Design



Lush Greenery



Pedestrian-Friendly Walkways  
Artist's Impression



Stylish Modern Facade For Optimum Visibility  
Artist's Impression

## LIMITED INDIVIDUAL TITLE SHOPS SURROUNDED BY CATALYST

Exclusive individual title shops with 47 limited units next to the heart of Cove, this development enjoys impeccable connectivity with excellent main road frontage and direct access to the ELITE Highway. Bay Street is poised in the centre of a bustling environment and is able to accommodate a wide range of tenants with its practical and flexible layouts.



Prominent Main  
Road Frontage



47 Units  
Only



Free JMB &  
Maintenance Fees



Ready For A  
Diverse Tenant Mix



Practical &  
Functional Layout



Developed Along  
The Tram Line



Link To Cyberjaya  
(Target completion  
by 2025)



Next To The  
Upcoming  
Education Hub



Ready Residential  
Catchment