

WETLANDS ESTATES

THERE IS A SPECIAL PLACE,
WITH TREASURES UNTOLD.

Wetlands Estates – Inherit the gift of time

Location : Southern District of Gamuda Cove

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WETLANDS ESTATES

Wetlands Estates, adjacent to a 90-acre Wetlands Arboretum and a 1,111-acre Paya Indah Discovery Wetlands, is complemented by a premium commercial village and the Wetlands Estates Clubhouse, Kelab Tani. The district is like no other; it is designed for privacy and exclusivity. It is meant for those who truly love to connect with and appreciate nature.



There's an incredible trifecta of scenery at Southern Cove that promotes a soothing tranquillity. It provides a perfect setting for children to play, couples to romance, and individuals to exercise both mind and body. The calmness of Wetlands Estates will become an integral part of your daily routine. Returning home each day, you'll leave the stresses of the city behind, surrounded by the natural beauty of the community. Enjoy time with friends, family, and guests in the comfort of your own home or one of the many eateries.



A safe and secure resort-style community where everything you need or could ever want is just moments from your door. Enjoy extensive recreational activities and social areas set against a stunning backdrop.

An architectural rendering of a modern residential development. The scene features a row of two-story semi-detached houses with light-colored facades and dark, horizontal wooden slat accents on the upper floors. The houses are set back from a path by a lush landscape with large, mature trees and various green plants. In the foreground, a small, clear stream flows over rocks, surrounded by dense vegetation. Several people are depicted in the scene: a person sits on a rock by the stream, another person stands near a bicycle, and others are visible near the houses. The overall atmosphere is peaceful and natural.

THE
CAMELLIA
WETLANDS
ESTATES

FIRST SEMI-D HOME IN WETLANDS ESTATES GAMUDA COVE

A place to rest, and to recharge.

A place to belong with loved ones and to raise a family.

A place to share the joys of life together.

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1



SplashMania Waterpark (Completed)

2



Townsquare (Upcoming 2025)

3



Bay Street (Individual Title Commercial Upcoming 2026)

4



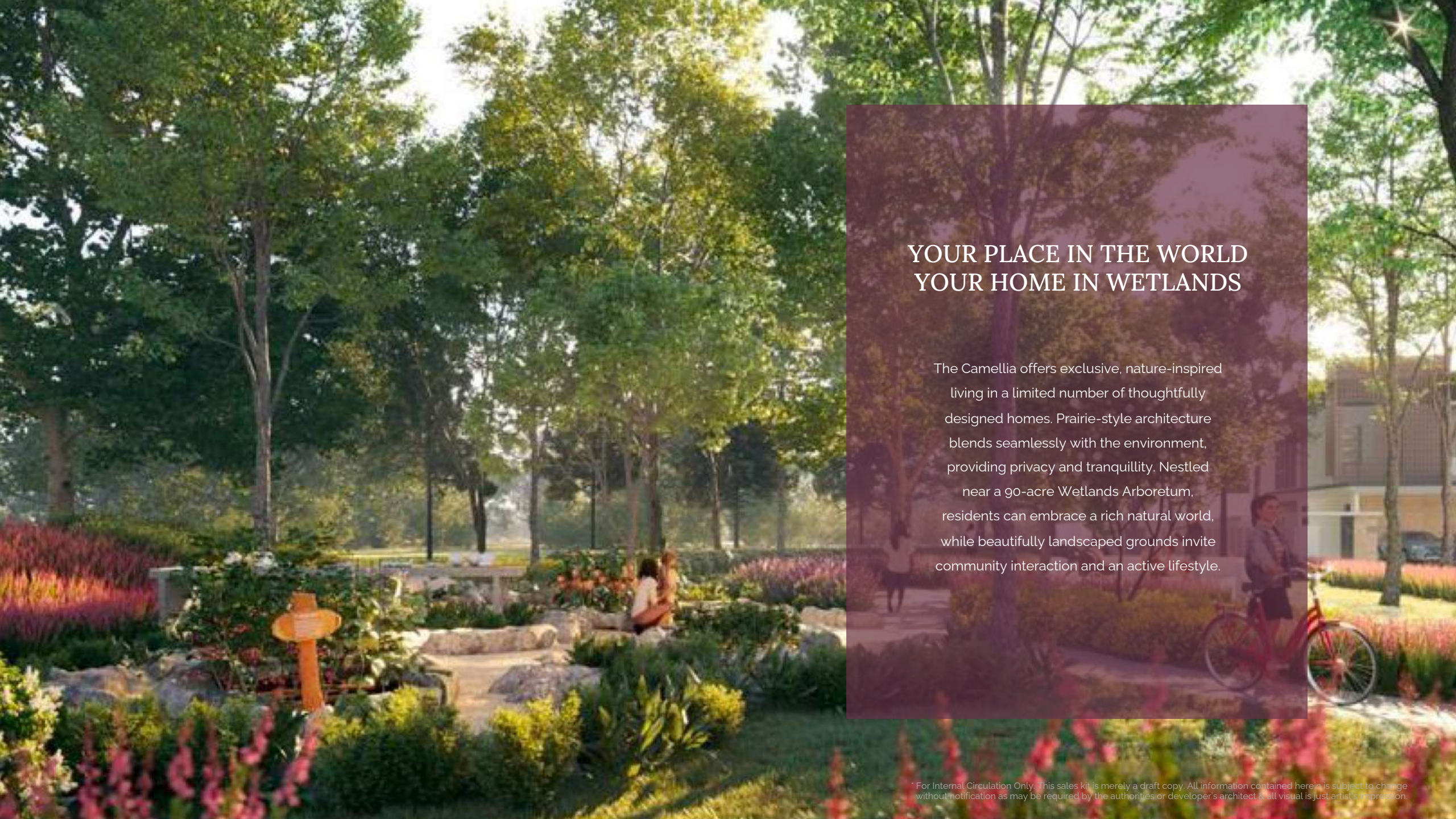
Kelab Tani (Coming Soon)



A BREATH OF FRESH DESIGN IN A COUNTRY HOME

Embracing the philosophy of prairie-style architecture, The Camellia connects you with the environment just outside your home. Biophilic concepts such as open floor plans let the generous interiors echo the landscape. Large windows welcome light and air in abundance. Indoors and outdoors flow with seamless sophistication, so you can bask in the serenity of your surroundings.

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YOUR PLACE IN THE WORLD YOUR HOME IN WETLANDS

The Camellia offers exclusive, nature-inspired living in a limited number of thoughtfully designed homes. Prairie-style architecture blends seamlessly with the environment, providing privacy and tranquility. Nestled near a 90-acre Wetlands Arboretum, residents can embrace a rich natural world, while beautifully landscaped grounds invite community interaction and an active lifestyle.

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A PLACE TO GROW, AND FOR LIFE TO FOLLOW

An ideal home meets the needs of all the family, spanning multiple generations. An expanse of common areas brings everyone together, with large gatherings spilling over into warm kitchens and wide patios. Open layouts thoughtfully welcome all, from the young to the elderly, with space enough to play, entertain, and connect. And to hold the wealth of a life well lived.



Site Plan

- Phase 1A
 - Type A (36' x 75')
 - Type B (40' x 80')
- Phase 1B
 - Type A (36' x 75')
 - Type B (40' x 80')
- Phase 2
 - Type B (40' x 80')
 - Type C (40' x 80')



TYPE A & B



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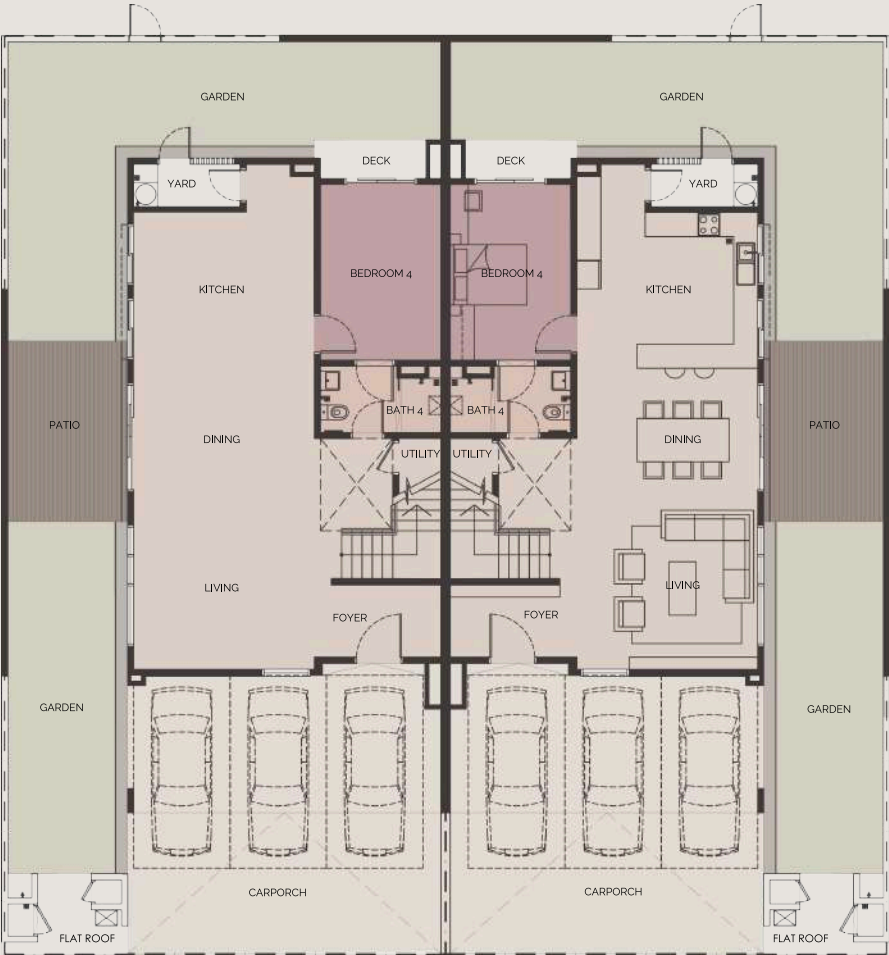
TYPE A

4 Bedroom, 4 Bathroom

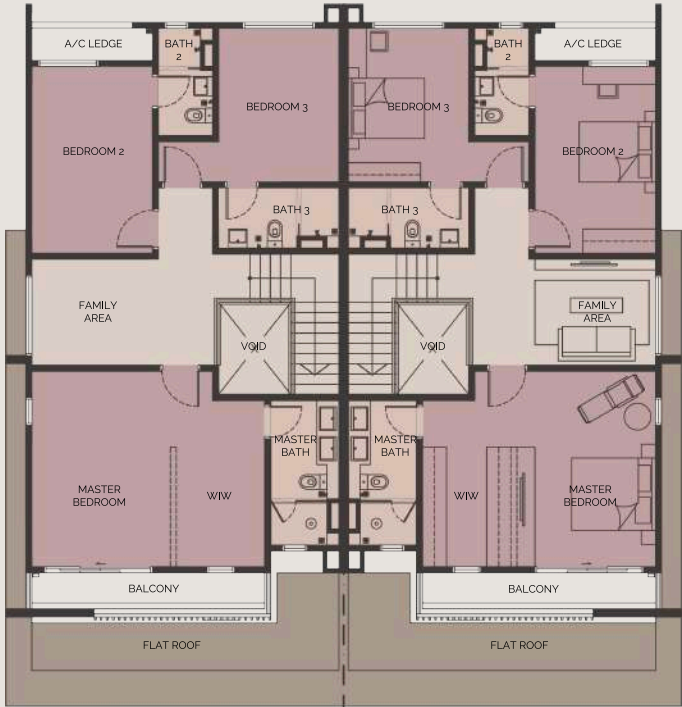
Lot Size 36' x 75'

Area 2,600 sqft

Ceiling Height	
Ground Floor	
Car Porch	2.9m - 3.3m
Foyer	2.9m
Living & Dining	3m - 3.3m
Kitchen	3m - 3.3m
Bedroom 4	3m - 3.3m
Bathroom 4	2.55m
First Floor	
Family Area	3m
Master Bedroom	3m
Master Bathroom	2.7m
Balcony	3m
Bedroom 2&3	3m
Bathroom 2&3	2.7m



Ground Floor



First Floor

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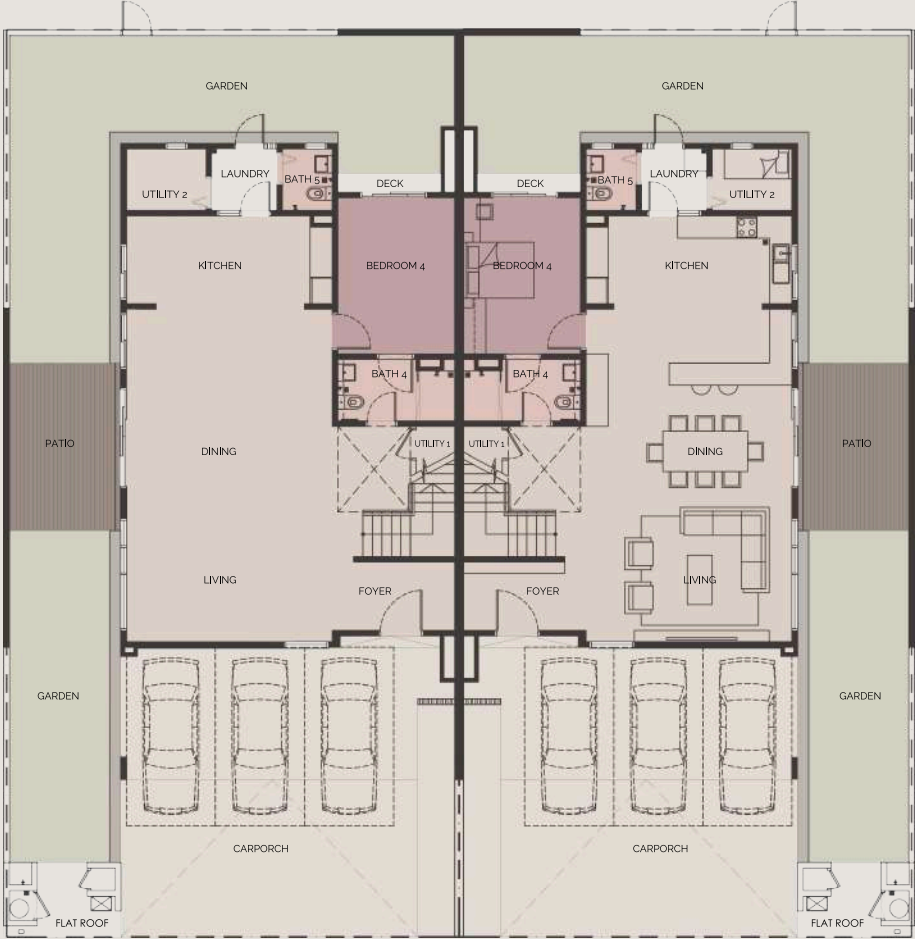
TYPE B

4+1 Bedroom, 4+1 Bathroom, 1 Flexi Room

Lot Size 40' x 80'

Area 3,055 sqft

Ceiling Height	
Ground Floor	
Car Porch	2.9m - 3.3m
Foyer	2.9m
Living & Dining	3m - 3.3m
Kitchen	3m - 3.3m
Utility/ Maid room	3m - 3.3m
Bedroom 4	3m - 3.3m
Bathroom 4	2.55m
First Floor	
Family Area	3m
Master Bedroom	3m
Master Bathroom	2.7m
Balcony	3m
Bedroom 2&3	3m
Bathroom 2&3	2.7m



Ground Floor



First Floor

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TYPE C



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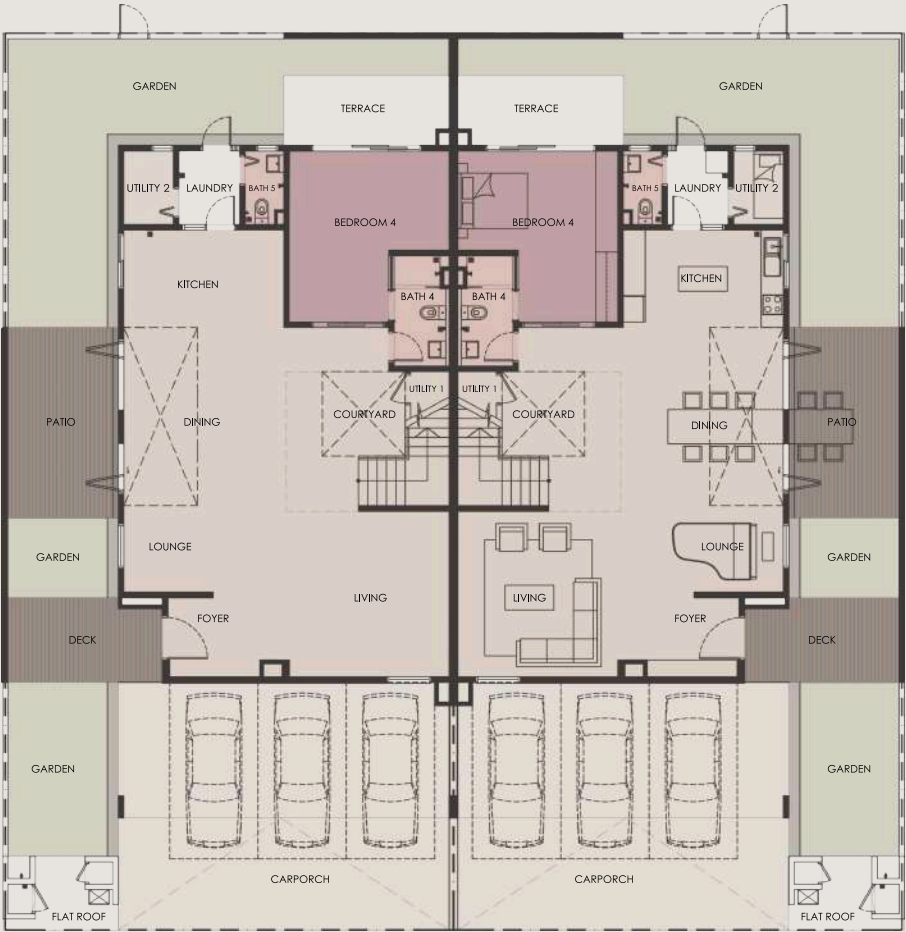
TYPE C

4+1 Bedroom, 4+1 Bathroom

Lot Size 40' x 80'

Area 3,320 sqft

Ceiling Height	
Ground Floor	
Car Porch	2.9m - 3.3m
Foyer	2.9m
Living & Dining	3m - 3.3m
Kitchen	3m - 3.3m
Utility/ Maid room	3m - 3.3m
Bedroom 4	3m - 3.3m
Bathroom 4	2.55m
First Floor	
Family Area	3m
Master Bedroom	3m
Master Bathroom	2.7m
Balcony	3m
Bedroom 2&3	3m
Bathroom 2&3	2.7m



Ground Floor



First Floor

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FACILITIES PLAN

LEGEND

- 1 Multipurpose area
- 2 Green Drop
- 3 Harvest Garden
- 4 Playful Prairie
- 5 Nature Trail
- 6 Reflexology Retreat
- 7 Yoga Deck
- 8 Kids Cycling Trail
- 9 Outdoor Fitness
- 10 Prairie Pavilion
- 11 Meadow Oasis

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PLAYFUL PRAIRIE



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HARVEST GARDEN



YOGA DECK



PRAIRIE PAVILLION



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REFLEXOLOGY RETREAT



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NATURE TRAIL



KIDS CYCLING TRAIL



OUTDOOR FITNESS





DELIVERING INNOVATIVE AND SUSTAINABLE SOLUTIONS

Gamuda Land, the property development arm of Gamuda Berhad, is one of the nation's leading property developers. Established in 1995, with over 52,000 homes built, Gamuda Land thrives on development principles as a responsible town-maker by creating value through creative masterplan and quality execution. This principle is evident in the 11 townships developed through the culmination of building sustainable township.

Focused on biophilic designs, the developer's town planning aims to not only connect people with nature, but also with themselves. Gamuda Land visions to developing vibrant, smart, and sustainable townships for communities, creating a place for everyone to call home. With Gamuda Land's strong, innovative vision recognized globally, it has led to their expansion and success in Malaysia and internationally such as Australia, Singapore, United Kingdom and Vietnam.