

Sincere
Responsible
Original

Bandar Serai Development Sdn Bhd
[201901020260 (1050090-W)]
Gamuda Gardens Experience Gallery,
Persiaran Gamuda Gardens 1, Bandar Gamuda Gardens,
48050, Kuang, Selangor.
Tel: 03 6037 2888



**FABCI WORLD PRIX
D'EXCELLENCE AWARDS**
ENVIRONMENTAL & MASTERPLAN CATEGORY



gamudaland.com.my
03 2727 7416

Phase 5A (Valeria) • Developer: Bandar Serai Development Sdn Bhd [201901020260 (1050090-W)] • Developer's License: 19124/02-2028/0234/F/ • Validity Date: 09/02/2023 - 08/02/2028 • Advertising Permit: 19124-12/11-2025/0309/N/-/S/ • Validity Date: 08/11/2022 - 07/11/2025 • Approving Authority: Majlis Perbandaran Selayang • Building Plan Approval: Bil. (14) dm. MPS 3/2-1371/442(PB/AI)F1-5A • Land Tenure: Leasehold (99 years - Expiring on 15/08/2120) • Land Encumbrances: Nil • Types of Property: 2-Storey Terrace Homes - Total Units: 251 units - Selling Prices: RM1,216,800.00 (min) to RM2,196,800.00 (max) • Types of Property: 2.5-Storey Terrace Homes - Total Units: 19 units - Selling Prices: RM2,039,800.00 (min) to RM2,564,800.00 (max) • Expected Date of Completion: July 2025 • 7% Discount for Bumiputera • Restriction of Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority • THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA.
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GAMUDA
GARDENS

Valeria

— GARDEN HOMES —

REDISCOVER
THE CALM IN NATURE

SO CLOSE TO CITY. ENCLOSED BY GREENERY.



Direct Access to
3 Major Highways



3KM To
KTM Komuter Kuang



Strong
Masterplanning



Public Facilities
Built With
Future Growth In Mind



Environmental, Social &
Corporate Governance
Programmes & Initiatives



Public Parks & Green Lungs
For Wellness &
Appreciation Of Nature

BEACONHOUSE
INTERNATIONAL
SCHOOL

SUNGAI BULOH
MRT
STATION

KOTA
DAMANSARA

KUALA
LUMPUR
CITY
CENTRE

BANDAR
UTAMA

NORTH-SOUTH
EXPRESSWAY

GUTHRIE CORRIDOR EXPRESSWAY

LATAR EXPRESSWAY

Gardens
Wellness

Gardens
Square

Gardens
Waterfront
Village

SITE PLAN

- Type A - 22' x 75'

Type A - 22' x 85'

Type B - 24' x 75'

Type B - 24' x 85'
- Type C - 26' x 75'

Type D - 35' x 80'

Type E - 35' x 70'

Type F - 35' x 70'
- Type G - 28' x 70'

Type H - 28' x 80'



- 1 Grand Entrance

2 Dandelion Garden & Pollinator's House

3 Cascade Oasis
- 4 Grand Staircase

5 Natural Play Area



Artist's impression only

A BLISSFUL OASIS



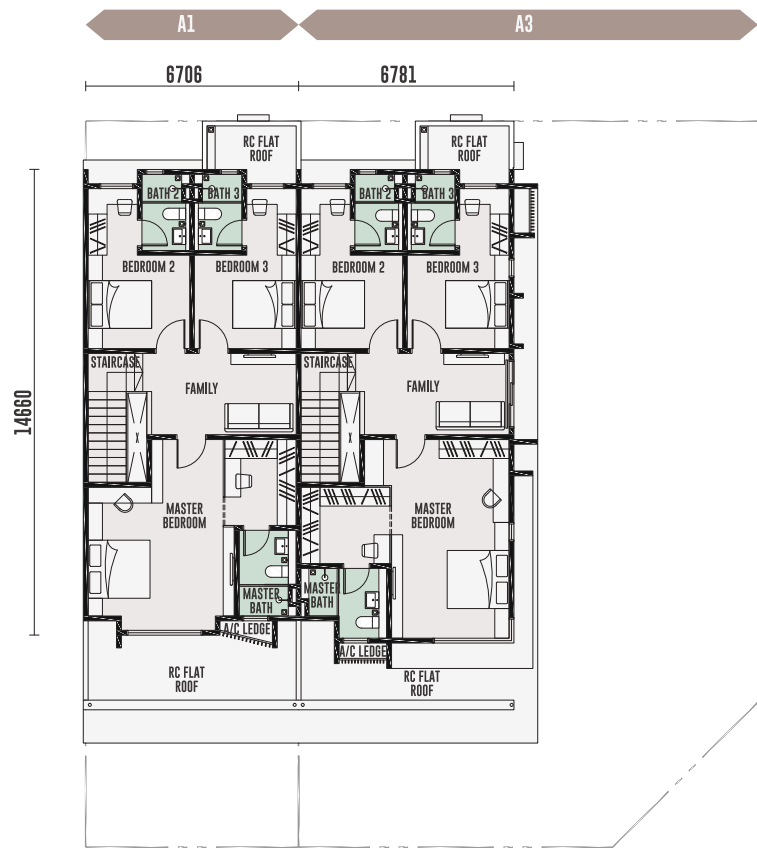
TYPE A

2-STOREY LINK HOMES

Artist's impression only



Ground Floor



First Floor

TYPE A

A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12 & A13

2 STOREY TERRACE HOUSE

22' x 75'/85'

BUILT UP
FROM 2.353 to 2.406 sqft | 4 Bedrooms
4 Bathrooms

Structure	Reinforced Concrete Framework	
Wall	Brickwork / Reinforced Concrete	
Roof Covering	Metal Deck / Reinforced Concrete / Concrete Roof Tile	
Roof Framing	Metal Truss / Reinforced Concrete	
Ceiling	Skim Coat / Plaster Ceiling	
Windows	Aluminium Framed Glass Window	
Doors	Solid Core Flush Door Flush Door / Flush Door with Louvers / Aluminium Framed Glass Sliding Door	
Ironmongery	Quality Locksets	

Wall Finishes	Type A1, A2, A10 & A11	Type A3, A4, A5, A6, A7, A8, A9, A12 & A13
Kitchen	approx. 1500mm high Porcelain Tiles / Plaster & Paint	approx. 1500mm high Porcelain Tiles / Plaster & Paint
Master Bath	Porcelain Tiles	Porcelain Tiles
Bath 2, 3 & 4	Porcelain Tiles	Porcelain Tiles
Refuse	Homogenous Tiles	Homogenous Tiles
External Wall & Internal Wall	Plaster and Paint / Skim Coat	Plaster and Paint / Skim Coat

Floor Finishes	Type A1, A2, A10 & A11	Type A3, A4, A5, A6, A7, A8, A9, A12 & A13
Foyer / Living / Dining / Bedroom 4	Porcelain Tiles	Porcelain Tiles
Kitchen	Porcelain Tiles	Porcelain Tiles
Master Bath	Porcelain Tiles	Porcelain Tiles
Bath 2 / Bath 3 / Bath 4	Porcelain Tiles	Porcelain Tiles
Utility	Ceramic Tiles	Ceramic Tiles
Master Bedroom / Bedroom 2 / Bedroom 3 / Family	Laminate Flooring	Laminate Flooring
Staircase	Laminate Flooring	Laminate Flooring
Yard	Porcelain Tiles	Porcelain Tiles
Car Porch	Concrete Imprint	Concrete Imprint
Entrance Apron	Porcelain Tiles	Porcelain Tiles
Side Apron	Porcelain Tiles	Porcelain Tiles

Sanitary and Plumbing Installation	Type A1, A2, A10 & A11	Type A3, A4, A5, A6, A7, A8, A9, A12 & A13
Kitchen Sink & Tap	1	1
Water Closet	4	4
Wash Basin & Tap	4	4
Bib Tap	4	4
Shower	4	4
Toilet Roll Holder	4	4
Garden Tap	1	1
Washing Machine Tap	1	1

Electrical Installation	Type A1, A2, A10 & A11	Type A3, A4, A5, A6, A7, A8, A9, A12 & A13
Light Point	30	33
Gate Light Point	2	2
Fan Point	8	8
Air-Conditioned Electrical Point	7	7
Water Heater Point	4	4
Solar Water Heater Point	0	0
Water Pump Point	1	1
Power Point	30	31
TV Point	1	1
Door Bell Point	1	1
Fibre Wall Socket	1	1
Distribution Box	1	1



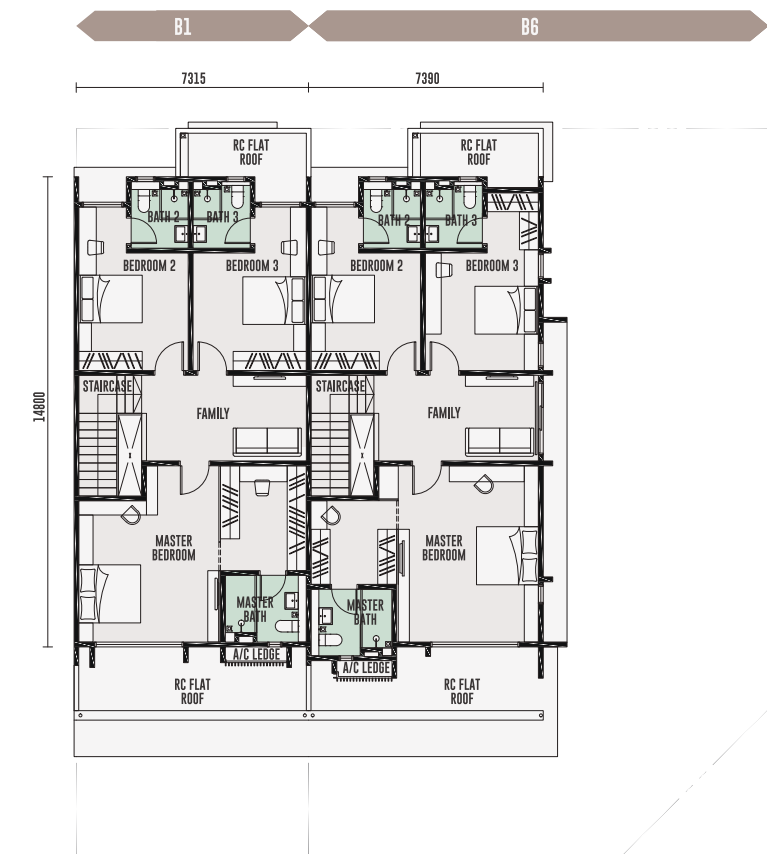
TYPE B

2-STOREY SUPERLINK HOMES

Artist's impression only



Ground Floor



First Floor

TYPE B

B1. B2. B3. B4. B5. B6. B7. B8. B9 & B10

2 STOREY TERRACE HOUSE

24' x 75'/85'

BUILT UP FROM 2.618 to 2.665 SQFT | 4+1 Bedrooms 5 Bathrooms

Structure	Reinforced Concrete Framework
Wall	Brickwork / Reinforced Concrete
Roof Covering	Metal Deck / Reinforced Concrete / Concrete Roof Tile
Roof Framing	Metal Truss / Reinforced Concrete
Ceiling	Skim Coat / Plaster Ceiling
Windows	Aluminium Framed Glass Window
Doors	
Main Entrance	Solid Core Flush Door
Others	Flush Door / Flush Door with Louvers / Aluminium Framed Glass Sliding Door / Grille Door
Ironmongery	Quality Locksets

Wall Finishes	Type B1, B2, B7 & B8	Type B3, B4, B5, B6, B9 & B10
Kitchen	approx. 1500mm high Porcelain Tiles / Plaster & Paint	approx. 1500mm high Porcelain Tiles / Plaster & Paint
Master Bath	Porcelain Tiles	Porcelain Tiles
Bath 2, 3 & 4	Porcelain Tiles	Porcelain Tiles
Bath 5	Ceramic Tiles	Ceramic Tiles
Refuse	Homogenous Tiles	Homogenous Tiles
External Wall & Internal Wall	Plaster and Paint / Skim Coat	Plaster and Paint / Skim Coat

Floor Finishes	Type B1, B2, B7 & B8	Type B3, B4, B5, B6, B9 & B10
Foyer / Living / Dining / Bedroom 4	Porcelain Tiles	Porcelain Tiles
Kitchen	Porcelain Tiles	Porcelain Tiles
Master Bath	Porcelain Tiles	Porcelain Tiles
Bath 2 / Bath 3 / Bath 4	Porcelain Tiles	Porcelain Tiles
Bath 5	Ceramic Tiles	Ceramic Tiles
Utility 1 / Utility 2	Ceramic Tiles	Ceramic Tiles
Master Bedroom / Bedroom 2 / Bedroom 3 / Family	Laminate Flooring	Laminate Flooring
Staircase		
Yard	Laminate Flooring	Laminate Flooring
Car Porch	Porcelain Tiles	Porcelain Tiles
Entrance Apron	Concrete Imprint	Concrete Imprint
Side Apron	Porcelain Tiles	Porcelain Tiles

Sanitary and Plumbing Installation	Type B1, B2, B7 & B8	Type B3, B4, B5, B6, B9 & B10
Kitchen Sink & Tap	1	1
Water Closet	5	5
Wash Basin & Tap	5	5
Bib Tap	5	5
Shower	5	5
Toilet Roll Holder	4	4
Garden Tap	1	1
Washing Machine Tap	1	1

Electrical Installation	Type B1, B2, B7 & B8	Type B3, B4, B5, B6, B9 & B10
Light Point	33	36
Gate Light Point	2	2
Fan Point	8	8
Air-Conditioned Electrical Point	7	7
Water Heater Point	4	4
Solar Water Heater Point	0	0
Water Pump Point	1	1
Power Point	32	33
TV Point	1	1
Door Bell Point	1	1
Fibre Wall Socket	1	1
Distribution Box	1	1



TYPE C

2.5-STOREY SUPERLINK HOMES

Artist's impression only

TYPE C
C1, C2, C3, C4 & C5

2½ STOREY
TERRACE HOUSE

26' x 75'

BUILT UP
FROM 3.189 to 3.492 sqft

4+1 Bedrooms
5 Bathrooms

Structure	Reinforced Concrete Framework
Wall	Brickwork / Reinforced Concrete
Roof Covering	Metal Deck / Reinforced Concrete / Concrete Roof Tile
Roof Framing	Metal Truss / Reinforced Concrete
Ceiling	Skim Coat / Plaster Ceiling
Windows	Aluminium Framed Glass Window
Doors	
Main Entrance	Solid Core Flush Door
Others	Flush Door / Flush Door with Louvers / Aluminium Framed Glass Sliding Door / Grille Door / PVC Door
Ironmongery	Quality Locksets

Wall Finishes

Kitchen

Master Bath
Bath 2, 3 & 4
Bath 5
Refuse

External Wall & Internal Wall

Type C1 & C2

approx. 1500mm high
Porcelain Tiles / Plaster & Paint
Porcelain Tiles
Porcelain Tiles
Ceramic Tiles
Homogenous Tiles
Plaster and Paint / Skim Coat

Type C3, C4 & C5

approx. 1500mm high
Porcelain Tiles / Plaster & Paint
Porcelain Tiles
Porcelain Tiles
Ceramic Tiles
Homogenous Tiles
Plaster and Paint / Skim Coat

Floor Finishes

Foyer / Living / Dining / Bedroom 4 /
Dining
Kitchen
Master Bath
Bath 2 / Bath 3 / Bath 4
Bath 5
Utility 1 / Utility 2
Master Bedroom / Bedroom 2 /
Bedroom 3 / Family
Staircase
Yard
Car Porch
Entrance Apron
Side Apron
Roof Terrace

Type C1 & C2

Porcelain Tiles

Porcelain Tiles
Porcelain Tiles
Porcelain Tiles
Ceramic Tiles
Ceramic Tiles
Laminate Flooring

Laminate Flooring
Porcelain Tiles
Concrete Imprint
Porcelain Tiles

Porcelain Tiles

Type C3, C4 & C5

Porcelain Tiles

Porcelain Tiles
Porcelain Tiles
Porcelain Tiles
Ceramic Tiles
Ceramic Tiles
Laminate Flooring

Laminate Flooring
Porcelain Tiles
Concrete Imprint
Porcelain Tiles
Porcelain Tiles
Porcelain Tiles

Sanitary and
Plumbing Installation

Kitchen Sink & Tap
Water Closet
Wash Basin & Tap
Bib Tap
Shower
Toilet Roll Holder
Garden Tap
Washing Machine Tap

Type C1 & C2

1
5
6
5
5
4
1
1

Type C3, C4 & C5

1
5
6
5
5
4
1
1

Electrical Installation

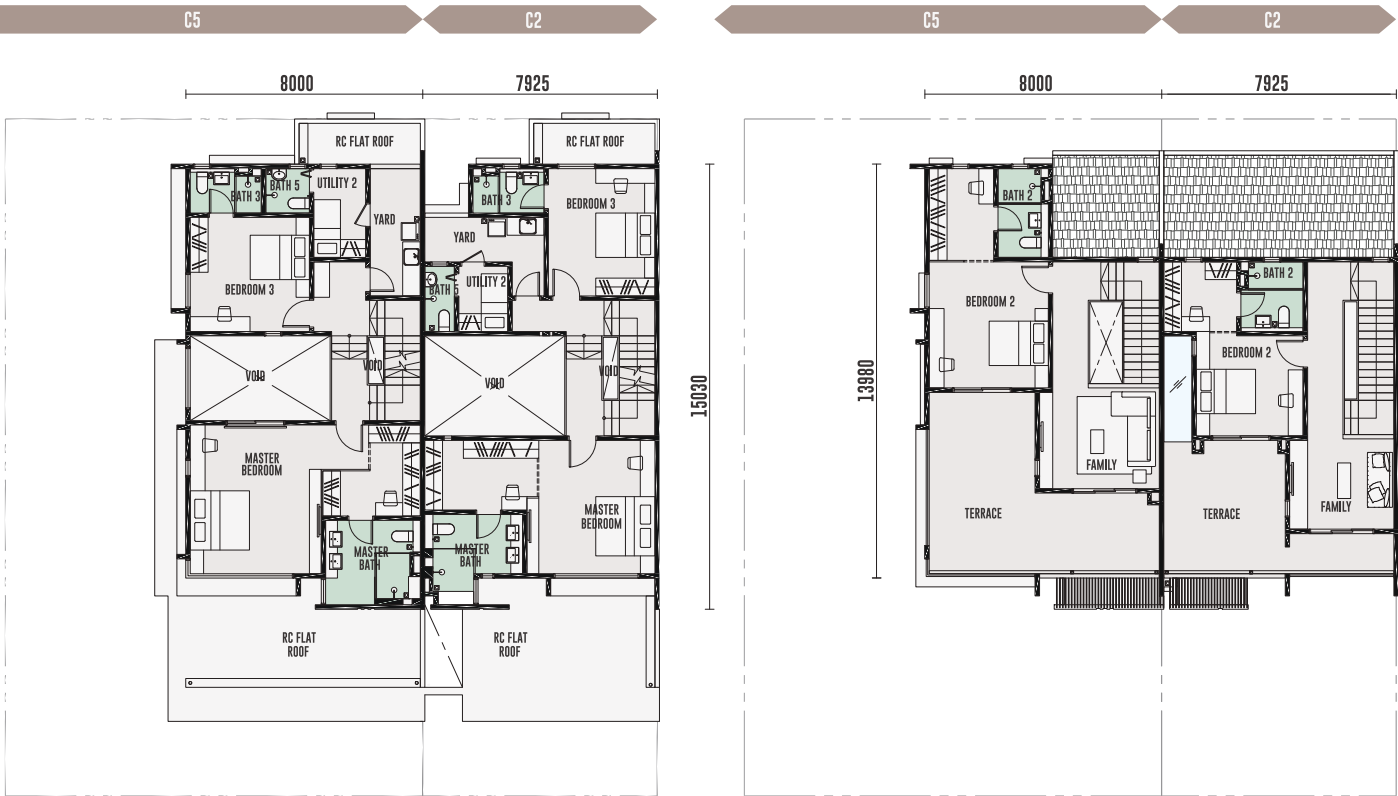
Light Point
Gate Light Point
Fan Point
Air-Conditioned Electrical Point
Water Heater Point
Solar Water Heater Point
Water Pump Point
Power Point
TV Point
Door Bell Point
Fibre Wall Socket
Distribution Box

40
2
7
7
2
1
1
38
1
1
1
1
1

42
2
7
7
2
1
1
40
1
1
1
1
1



Ground Floor



First Floor

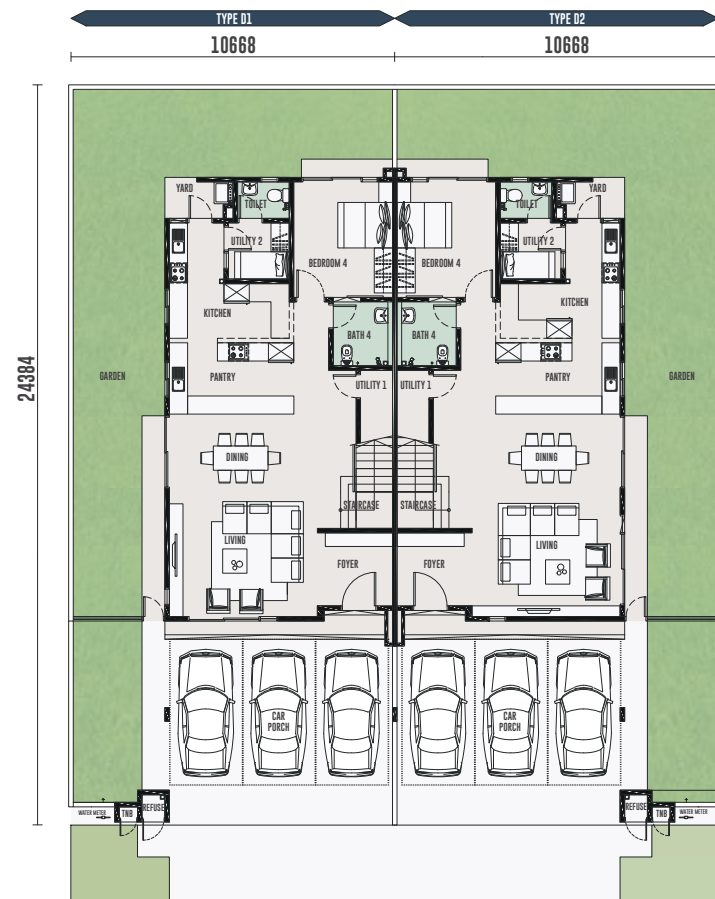
Second Floor



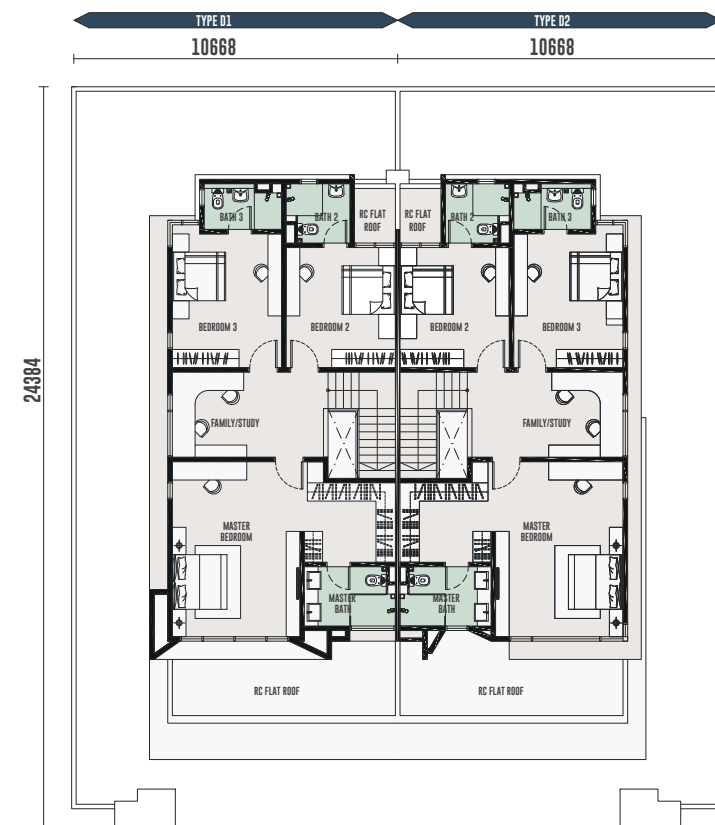
TYPE D

2-STOREY SEMI-D HOMES

Artist's impression only



Ground Floor



First Floor

TYPE D

D1 & D2

35' x 80'

BUILT UP
FROM 2.728 SQFT

4+1 Bedrooms
4+1 Bathrooms

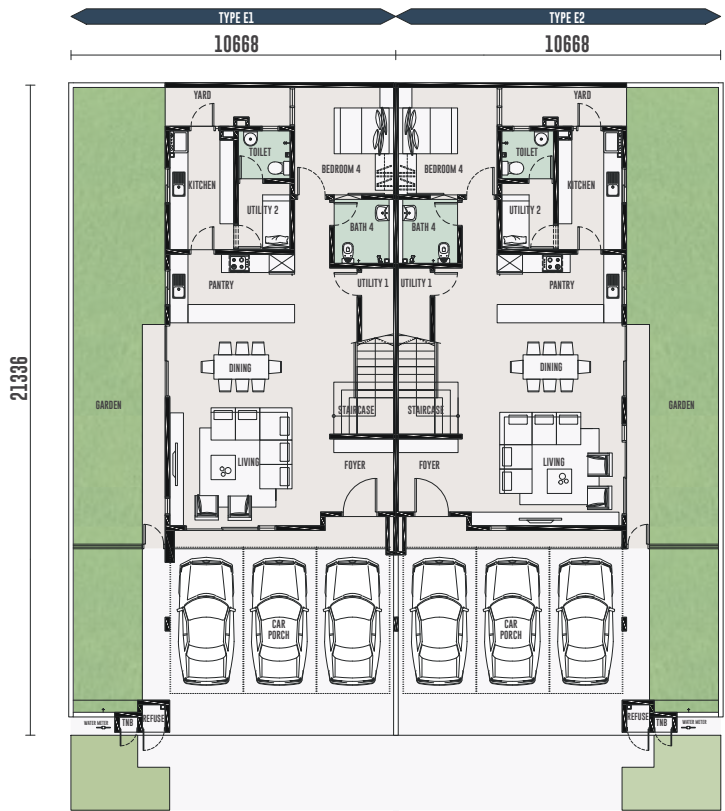
Structure	Reinforced Concrete Framework
Wall	Brickwork
Roof Covering	Reinforced Concrete / Metal Deck / Concrete Roof Tile
Roof Framing	Metal Truss / Reinforced Concrete
Ceiling	Skim Coat / Plaster Ceiling
Windows	Aluminium Framed Glass Window
Doors	Solid Core Flush Door Timber Flush Door / Timber Flush Door with Louvres / Aluminium Frame Glass Sliding Door / Metal Grill Door
Main Entrance Others	
Ironmongery	Locksets
Wall Finishes	approx. 1500mm high Porcelain Tiles / Plaster & Paint Porcelain Tiles Ceramic Tiles Plaster and Paint
Kitchen	
Master Bath, Bathrooms	
Toilet	
Other Walls	
Floor Finishes	Porcelain Tiles Porcelain Tiles Porcelain Tiles Laminate Timber Flooring Ceramic Tiles Ceramic Tiles Porcelain Tiles Concrete Imprint
Foyer / Living / Dining / Pantry / Bedroom 4	
Master Bathroom / Bathrooms	
Kitchen	
Master Bedroom / Bedrooms / Staircase / Family	
Toilet	
Yard / Utility	
Terrace / Entrance / Apron	
Carporch	
Sanitary and Plumbing Installation	
Water Closet	5
Basin and Tap	5
Shower Set	5
Bath Tub	0
Sink and Tap	1
Electrical Installation	33 41 8 7 0 1 1 1 1 1 1
Light Point	
Power Point	
Fan Point	
Air-Conditioned Electrical Point	
Solar Water Heater Point	
Water Pump Point	
Door Bell Point	
TV Point	
Fibre Wall Socket	
Gate Post Light Point	
Distribution Box	



TYPE E

2-STOREY CLUSTER HOMES

Artist's impression only



Ground Floor



First Floor

TYPE E

E1 & E2

35' x 70'

BUILT UP
FROM 2.671 SQFT

4+1 Bedrooms
4+1 Bathrooms

Structure	Reinforced Concrete Framework
Wall	Brickwork
Roof Covering	Reinforced Concrete / Metal Deck / Concrete Roof Tile
Roof Framing	Metal Truss / Reinforced Concrete
Ceiling	Skim Coat / Plaster Ceiling
Windows	Aluminium Framed Glass Window
Doors	Solid Core Flush Door Timber Flush Door / Timber Flush Door with Louvres / Aluminium Frame Glass Sliding Door / Metal Grill Door
Main Entrance	
Others	
Ironmongery	Locksets

Wall Finishes	
Kitchen	approx. 1500mm high Porcelain Tiles / Plaster & Paint
Master Bath, Bathrooms	Porcelain Tiles
Toilet	Ceramic Tiles
Other Walls	Plaster and Paint

Floor Finishes	
Foyer / Living / Dining / Pantry / Bedroom 4	Porcelain Tiles
Master Bathroom / Bathrooms	Porcelain Tiles
Kitchen	Porcelain Tiles
Master Bedroom / Bedrooms / Staircase / Family	Laminate Timber Flooring
Toilet	Ceramic Tiles
Yard / Utility	Ceramic Tiles
Terrace / Entrance / Apron	Porcelain Tiles
Carporch	Concrete Imprint

Sanitary and Plumbing Installation	
Water Closet	5
Basin and Tap	5
Shower Set	5
Bath Tub	0
Sink and Tap	1

Electrical Installation	
Light Point	33
Power Point	41
Fan Point	8
Air-Conditioned Electrical Point	7
Solar Water Heater Point	0
Water Pump Point	1
Door Bell Point	1
TV Point	1
Fibre Wall Socket	1
Gate Post Light Point	1
Distribution Box	1



Artist's impression only

TYPE F

3-STOREY CLUSTER HOMES

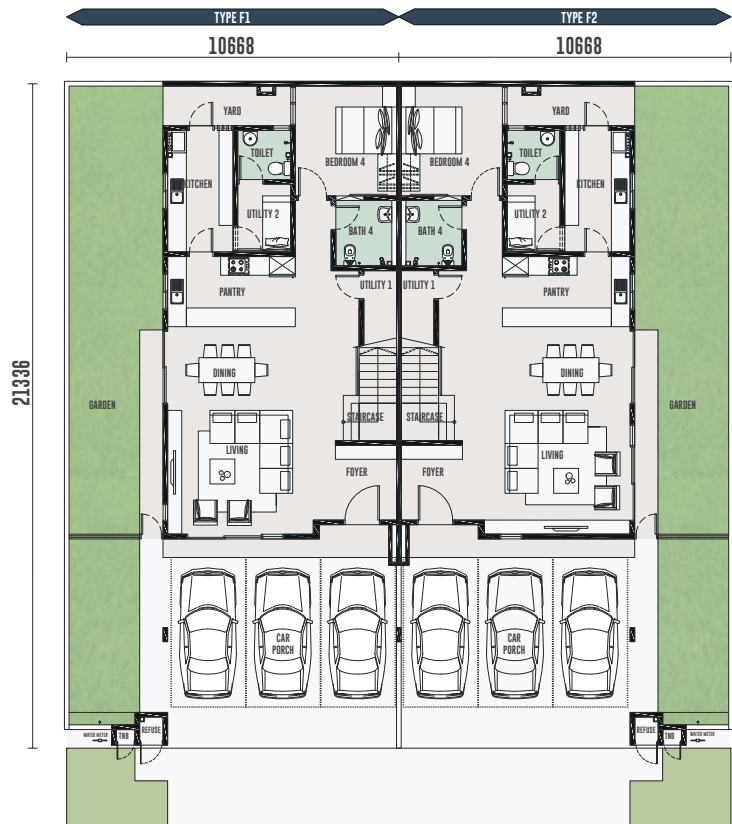
TYPE F

F1&F2

35' x 70'

BUILT UP
FROM 3,491 SQFT

5+1 Bedrooms
5+1 Bathrooms



Ground Floor



First Floor

Second Floor

Structure	Reinforced Concrete Framework
Wall	Brickwork
Roof Covering	Reinforced Concrete / Metal Deck
Roof Framing	Metal Truss / Reinforced Concrete
Ceiling	Skim Coat / Plaster Ceiling
Windows	Aluminium Framed Glass Window
Doors	
Main Entrance	Solid Core Flush Door
Others	Timber Flush Door / Timber Flush Door with Louvres / Aluminium Frame Glass Sliding Door / Metal Grill Door
Ironmongery	Locksets

Wall Finishes	
Kitchen	approx. 1500mm high Porcelain Tiles / Plaster & Paint
Master Bath, Bathrooms	Porcelain Tiles
Toilet	Ceramic Tiles
Other Walls	Plaster and Paint

Floor Finishes	
Foyer / Living / Dining / Pantry / Bedroom 4	Porcelain Tiles
Master Bathroom / Bathrooms	Porcelain Tiles
Kitchen	Porcelain Tiles
Master Bedroom / Bedrooms / Staircase / Family	Laminate Timber Flooring
Toilet	Ceramic Tiles
Yard / Utility	Ceramic Tiles
Terrace / Entrance / Apron	Porcelain Tiles
Balcony / Roof Terrace	Porcelain Tiles
Carporch	Concrete Imprint

Sanitary and Plumbing Installation	
Water Closet	6
Basin and Tap	6
Shower Set	6
Bath Tub	1
Sink and Tap	1

Electrical Installation	
Light Point	42
Power Point	47
Fan Point	8
Air-Conditioned Electrical Point	8
Solar Water Heater Point	1
Water Pump Point	1
Door Bell Point	1
TV Point	1
Fibre Wall Socket	1
Gate Post Light Point	1
Distribution Box	1



TYPE G & H

2-STOREY LINK HOMES

Artist's impression only



Ground Floor



First Floor

TYPE G

G1, G2, G3, G4 & G5

28' x 70'

BUILT UP
FROM 2.784 SQFT

4+1 Bedrooms
4+1 Bathrooms

Structure	Reinforced Concrete Framework
Wall	Brickwork
Roof Covering	Reinforced Concrete / Metal Deck (Type G2, G3, G5) Reinforced Concrete / Concrete Roof Tile (Type G1, G4)
Roof Framing	Metal Truss / Reinforced Concrete
Ceiling	Skim Coat / Plaster Ceiling
Windows	Aluminium Framed Glass Window
Doors	Main Entrance: Solid Core Flush Door Others: Timber Flush Door / Timber Flush Door with Louvres / Aluminium Frame Glass Sliding Door / Metal Grill Door
Ironmongery	Locksets

Wall Finishes	
Kitchen	approx. 1500mm high Porcelain Tiles / Plaster & Paint
Master Bath, Bathrooms	Porcelain Tiles
Toilet	Ceramic Tiles
Other Walls	Plaster and Paint

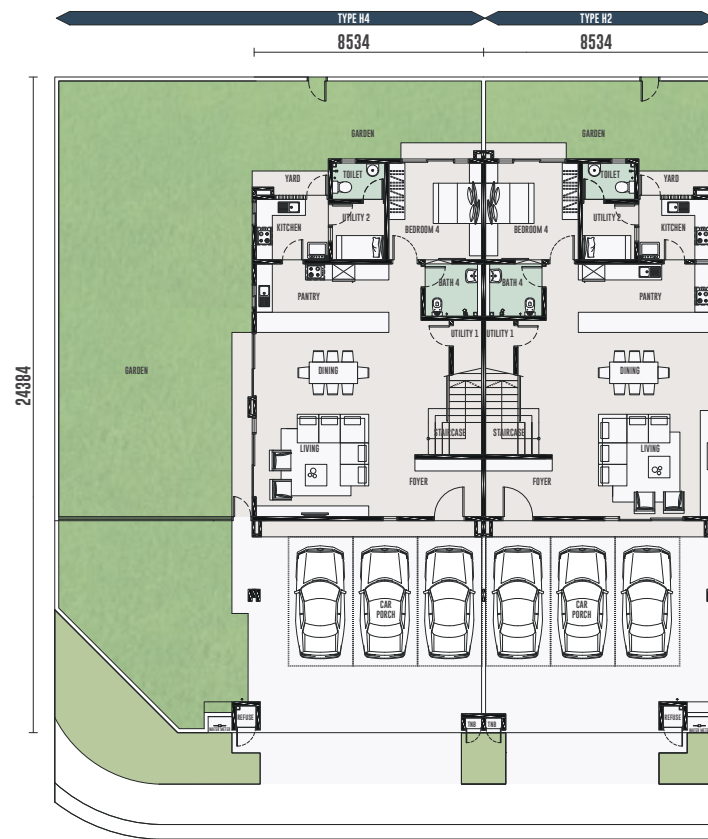
Floor Finishes	
Foyer / Living / Dining / Pantry / Bedroom 4	Porcelain Tiles
Master Bathroom / Bathrooms	Porcelain Tiles
Kitchen	Porcelain Tiles
Master Bedroom / Bedrooms / Staircase / Family	Laminate Timber Flooring
Toilet	Ceramic Tiles
Yard / Utility	Ceramic Tiles
Terrace / Entrance / Apron	Porcelain Tiles
Balcony / Roof Terrace	Porcelain Tiles
Carporch	Concrete Imprint

Sanitary and Plumbing Installation

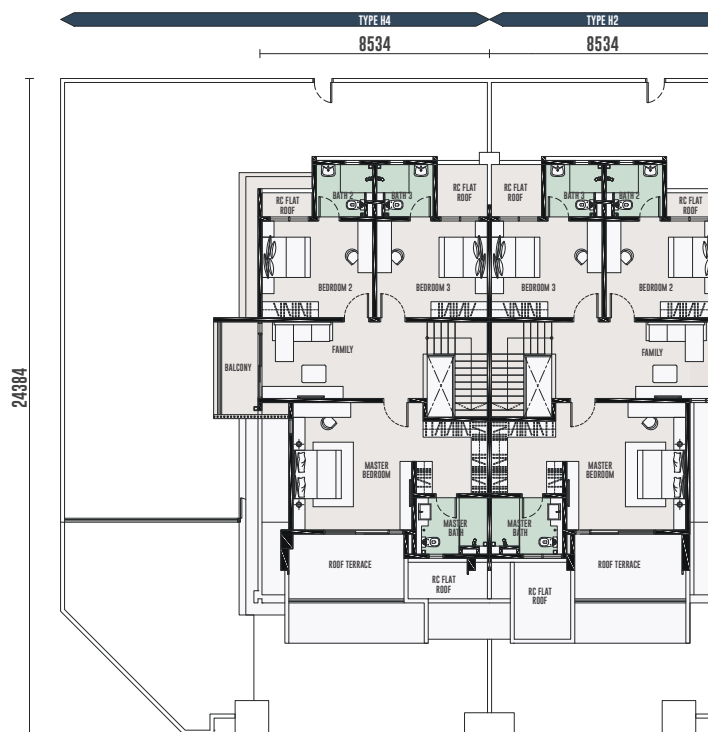
Water Closet	5
Basin and Tap	5
Shower Set	5
Bath Tub	0
Sink and Tap	1

Electrical Installation

	G1, G2	G3, G5	G4
Light Point	32	33	33
Power Point	38	39	39
Fan Point	8	8	8
Air-Conditioned Electrical Point	7	7	7
Solar Water Heater Point	0	0	0
Water Pump Point	1	1	1
Door Bell Point	1	1	1
TV Point	1	1	1
Fibre Wall Socket	1	1	1
Gate Post Light Point	2	2	2
Distribution Box	1	1	1



Ground Floor



First Floor

TYPE H

H1, H2, H3, H4 & H5

28' x 80'

BUILT UP
FROM 2.779 SQFT

4+1 Bedrooms
4+1 Bathrooms

Structure	Reinforced Concrete Framework
Wall	Brickwork
Roof Covering	Reinforced Concrete / Metal Deck (Type H2, H3, H5) Reinforced Concrete / Concrete Roof Tile (Type H1, H4)
Roof Framing	Metal Truss / Reinforced Concrete
Ceiling	Skim Coat / Plaster Ceiling
Windows	Aluminium Framed Glass Window
Doors	Main Entrance Others
Ironmongery	Locksets

Wall Finishes	
Kitchen	approx. 1500mm high Porcelain Tiles / Plaster & Paint
Master Bath, Bathrooms	Porcelain Tiles
Toilet	Ceramic Tiles
Other Walls	Plaster and Paint

Floor Finishes	
Foyer / Living / Dining / Pantry / Bedroom 4	Porcelain Tiles
Master Bathroom / Bathrooms	Porcelain Tiles
Kitchen	Porcelain Tiles
Master Bedroom / Bedrooms / Staircase / Family	Laminate Timber Flooring
Toilet	Ceramic Tiles
Yard / Utility	Ceramic Tiles
Terrace / Entrance / Apron	Porcelain Tiles
Balcony / Roof Terrace	Porcelain Tiles
Carporch	Concrete Imprint

Sanitary and Plumbing Installation	
Water Closet	5
Basin and Tap	5
Shower Set	5
Bath Tub	0
Sink and Tap	1

Electrical Installation	H1, H2	H3, H5	H4
Light Point	32	33	33
Power Point	42	43	43
Fan Point	8	8	8
Air-Conditioned Electrical Point	7	7	7
Solar Water Heater Point	0	0	0
Water Pump Point	1	1	1
Door Bell Point	1	1	1
TV Point	1	1	1
Fibre Wall Socket	1	1	1
Gate Post Light Point	2	2	2
Distribution Box	1	1	1