ASTOR

2-STOREY TERRACE HOMES

FREEHOLD

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

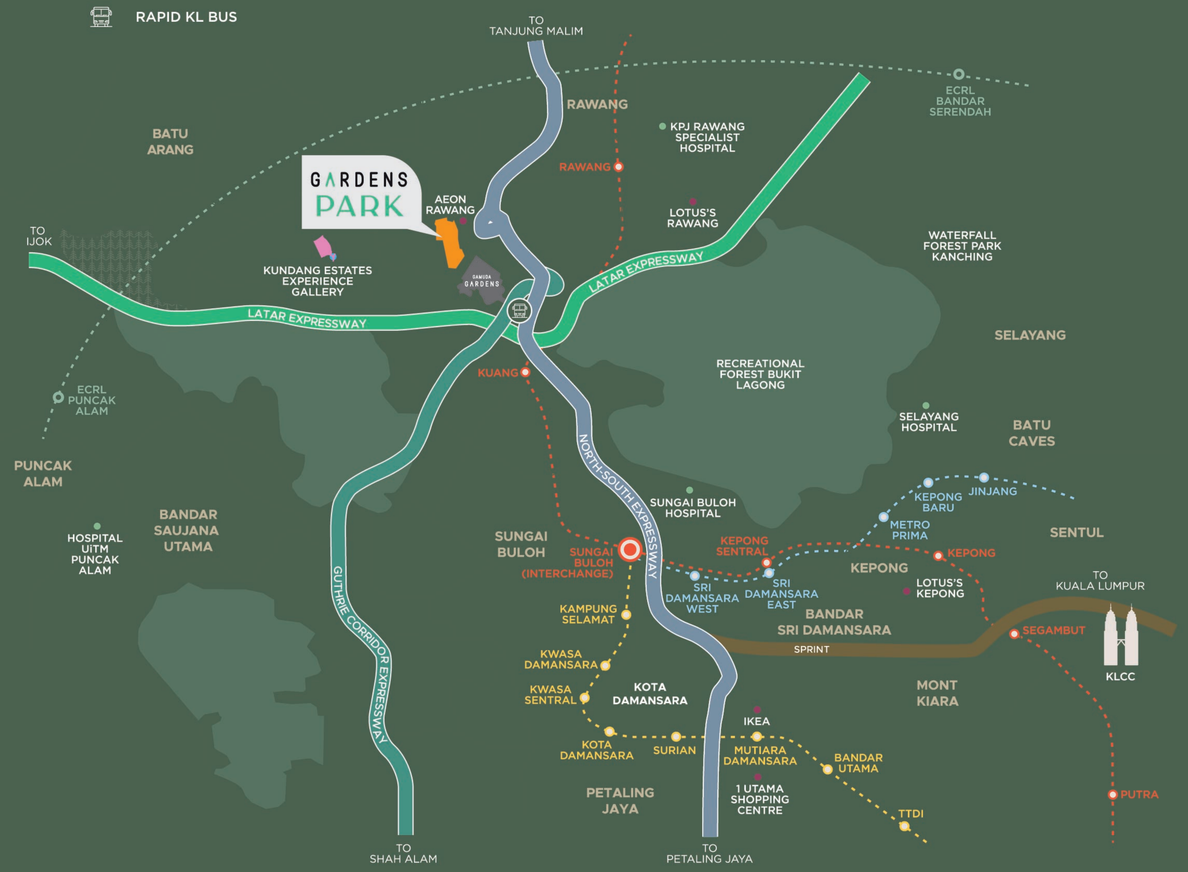
Central Parkway

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

Artist's impression

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 Specialist Hospital Rawang

9 km
KPJ Rawang Specialist Hospital

18 km
Hospital Sungai Buloh

Higher Education

4 km
UCSI University

Schools

2.5 km
SJK (C) Kundang

3.2 km
Lexel International School by Taylor's

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 Kuala Lumpur

4.5 km
3Q Equestrian Centre

6 km
Tasik Biru Seri Kundang

6 km
Tasik Puteri Golf & Country Club

12 km
Rahman Putra Club Malaysia

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.

LEGEND

- **Phase 1** From Five To Eight Lanes To Ease Traffic Congestion
- **Phase 2** New Access Road From Guthrie Corridor Expressway To Gamuda Gardens
- Ring Park
- Proposed Road To AEON Rawang
- Central Parkway
- Park Connector

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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.

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

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.

Artist's impression

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.

Actual photo

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 features an underpass route that prioritizes pedestrians over cars.
Artist's impression

Central Parkway

SERENE PARKWAY BONDING COMMUNITIES AND CONVENIENCES

Central Parkway, the "Spine of Gardens Park" is a lush trail of footpaths and cycleways that links to Gamuda Gardens and its surrounding amenities along with a direct route to Aeon Rawang. A safe pedestrian underpass for Astor residents conveniently connects to various retail at Park Square and Ring Park.

Experience an affluent lifestyle by the lake.
Artist's impression

Experience endless fun exploring at the Natural Playscape.
Artist's impression

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.

- Freehold & Individual Title
- Guarded Community
- Doorstep Access To 50-Acre Ring Park
- North-South Facing
- Solar Home
- EV Isolator

Artist's impression

Artist's impression

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.

Artist's impression

Artist's impression

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 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

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

First 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

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

SPECIFICATIONS

Structure	: Reinforced Concrete (IBS System)
Walls	: Masonry Block Wall / Reinforced Concrete (IBS System)
Roof Covering	: Metal Roofing Sheet / Reinforced Concrete Flat Roof
Roof Framing	: Metal Roof Truss / Reinforced Concrete Roof Frame
Ceiling	: Skim Coat & Paint / Plaster Board Ceiling & Paint
Windows	: Aluminium Framed Glass Window
Doors	
Main Entrance	: Solid Door
Others	: Flush Door / Flush Door with Louvers / Aluminium Framed Glass Sliding Door
Ironmongery	: Locksets
Wall Finishes	
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
Floor Finishes	
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 (Type A & D)	: Selected Tiles
Yard (Type B & C)	: Cement Render
Car Porch	: Concrete Imprint
Apron	: Cement Render

Sanitary & 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

Internal Telecommunication	: Trunking / Conduit - PVC
Trunking & 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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The naming of types used above is for marketing purposes and may differ from the names used in the drawings mentioned above.

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.

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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

Sincere™ Responsible Original

Gamuda Land (Botanic) Sdn Bhd
[199901016836 (491736-H)]
Gamuda Gardens Experience Gallery,
Persiaran Gamuda Gardens 1, Bandar Gamuda Gardens,
48050, Kuang, Selangor.
Tel: 03 6037 2888

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Gamuda Gardens Experience Gallery

gamudagardens.com.my
03 2727 7416

Kirana (Phase 1 – A3). Developer: Gamuda Land (Botanic) Sdn. Bhd. (199901016836 (491736-H)] - Address: Gamuda Gardens Experience Gallery, Persiaran Gamuda Gardens 1, Bandar Gamuda Gardens, 48050, Kuang, Selangor Darul Ehsan, Malaysia - Phone Number: +603-6037 2888 - Developer's License: 14542/01-2028/0889(A) - Validity Date: 22/01/2022 - 21/01/2028 - Advertising Permit: 14542-5/07-2028/0492(A)-(L) - Validity Date: 16/07/2026 - 15/07/2028 - Approving Authority: Majlis Perbandaran Selayang - Building Plan Approval: BIL(24)DLM MPS 3/2-1371/3170(PB(A)/F1-A3) - Land Tenure: Freehold - Land Encumbrance: None - Type of Property: Double-Storey Terrace House - Total Units: 215 Units - Unsold Units: 58 Units - Selling Price: RM 835,800.00 (Min.) - RM 1,617,360.00 (Max.) - Expected Date of Completion: October 2026 - 7% Discount for Bumiputera - Restriction of Interest: None
Kirana (Phase 1 – A2). Developer: Gamuda Land (Botanic) Sdn. Bhd. (199901016836 (491736-H)] - Address: Gamuda Gardens Experience Gallery, Persiaran Gamuda Gardens 1, Bandar Gamuda Gardens, 48050, Kuang, Selangor Darul Ehsan, Malaysia - Phone Number: +603-6037 2888 - Developer's License: 14542/01-2028/0889(A) - Validity Date: 22/01/2022 - 21/01/2028 - Advertising Permit: 14542-6/07-2027/0505(R)-(L) - Validity Date: 16/07/2026 - 15/07/2027 - Approving Authority: Majlis Perbandaran Selayang - Building Plan Approval: BIL(24)DLM MPS 3/2-1371/3170(PB(A)/F1-A2) - Land Tenure: Freehold - Land Encumbrance: None - Type of Property: Double-Storey Terrace House - Total Units: 286 Units - Unsold Units : 1 Unit - Selling Price: RM 772,800.00 (Min.) - RM 1,934,160.00 (Max.) - Expected Date of Completion: October 2026 - 7% Discount for Bumiputera - Restriction of Interest: None - THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY. 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.