



ELGAR

2-STOREY TERRACE HOMES

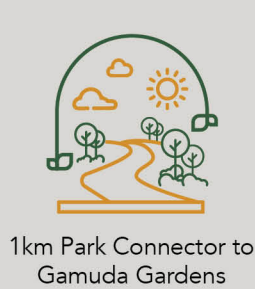
FREEHOLD

GARDENS
PARK

A Home Place, Yours for Generations

Step into Gardens Park, a fast-growing freehold township designed for families and generations to thrive. Building on the success of its first phase, Elgar is its next residential chapter, offering affordable, park-side living with multi-generational features.

Secure your home at Elgar and enjoy all the benefits of a connected, well-designed community.



GARDENS PARK

GAMUDA
GARDENS

GAMUDA
LUGE GARDENS

KUALA LUMPUR
CITY CENTRE

PARK CONNECTOR

GARDENS CONNECTOR

CENTRAL PARKWAY

50-ACRE RING PARK

Central Parkway

A dual-level central spine with a car-free underpass below and roads above for direct access to Rawang town.

Gardens Connector

A key link between Gardens Park and Gamuda Gardens.

1km Park Connector

A landscaped dual route with paths alongside roads, linking Gardens Park to Gamuda Gardens and Gamuda Luge Gardens.

50-Acre Ring Park

A 5km continuous nature retreat encircling Gardens Park.

Live Close & Easy

Everything you need is within easy reach with direct access to major highways, main roads, and local amenities nearby. Staying connected has never been easier.



Note: All drawings are subject to variation, modification & substitution as recommended by the architect and/or directed by appropriate authority.

A Convenient Park Connector

Enjoy this 1km Park Connector, a dedicated route that leads you straight to Gamuda Gardens with its education centres, and retail amenities, or head over to the crowd-pulling attractions at Gamuda Luge Gardens.



Dedicated landscaped route for pedestrians & cyclists



Lexel International School, vibrant retail centres, Skyline Luge Kuala Lumpur & more at Gamuda Gardens



A Central Parkway

Getting around is pure joy, with cars separated from pedestrians. Residents can enjoy safe leisurely strolls below, while the cars above cruise freely, connecting drivers to the well-established road network into Rawang town.



Fully-separated car routes & pedestrian paths



Direct road access to Rawang town



A 50-Acre Ring Park At Your Doorstep

Just steps from the Ring Park, this home gives you direct access to the best of nature. Breezy adventures, shaded playtime, lakeside strolls and more — crafted for your well-being.



Explore or exercise at the 5km long Ring Park



Ample playscapes with direct park access



Artist's impression

TYPE **A**

2-Storey Terrace Homes

Corner
22' x 65' | 2,139 sq.ft.
4 Bedrooms | 4 Bathrooms

Intermediate & End Lot
20' x 65' | 1,761 sq.ft. & 1,797 sq.ft.
4 Bedrooms | 3 Bathrooms



Artist's impression

A Home With Optimal Comfort



North-south facing units



Guarded community



Practical layouts



Solar ready homes



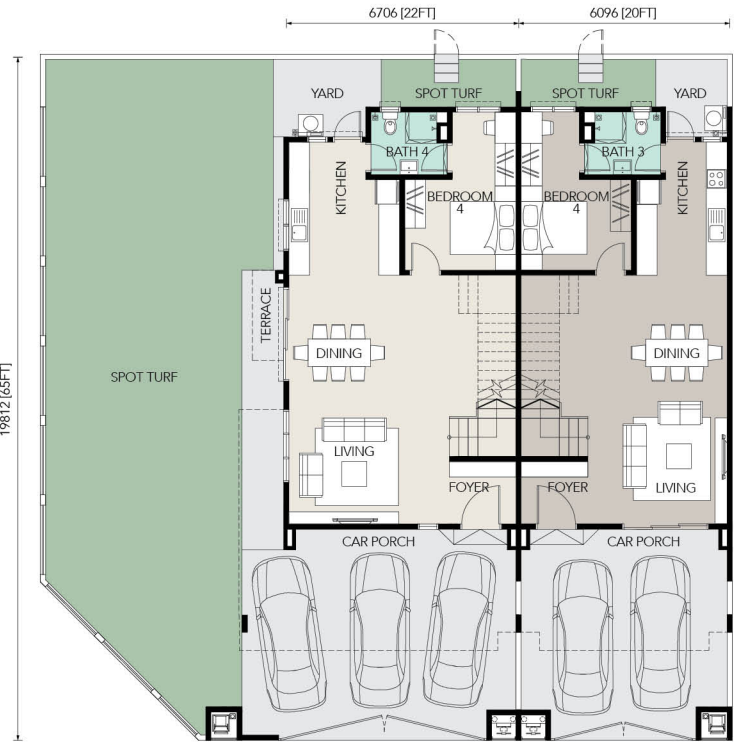
Natural skylight features



Elder-friendly features



Artist's impression



Ground Floor



First Floor

TYPE B

2-Storey Terrace Homes

Corner
22' x 70' | 2,237 sq.ft.
4 Bedrooms | 4 Bathrooms

Intermediate & End Lot
20' x 70' | 1,866 sq.ft. & 1,912 sq.ft.
4 Bedrooms | 3 Bathrooms



TYPE C

2-Storey Terrace Homes

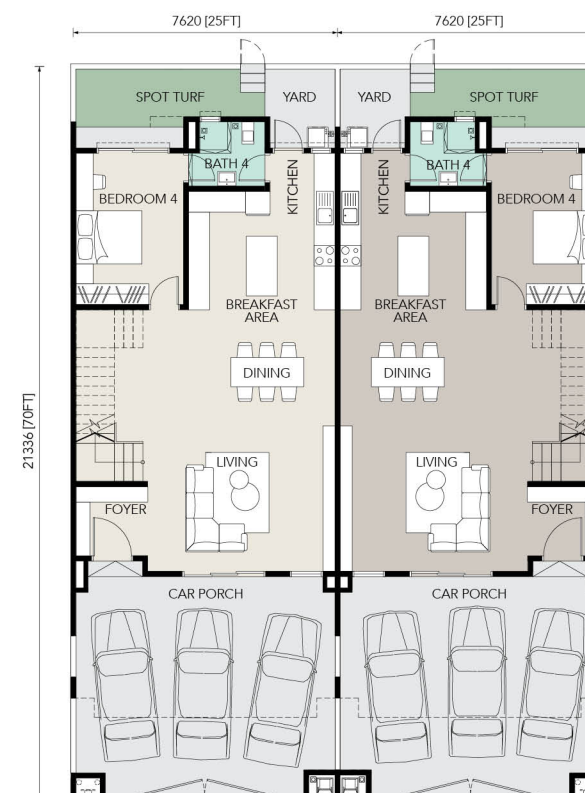
Intermediate
25' x 70' | 2,407 sq.ft.
4 Bedrooms | 4 Bathrooms



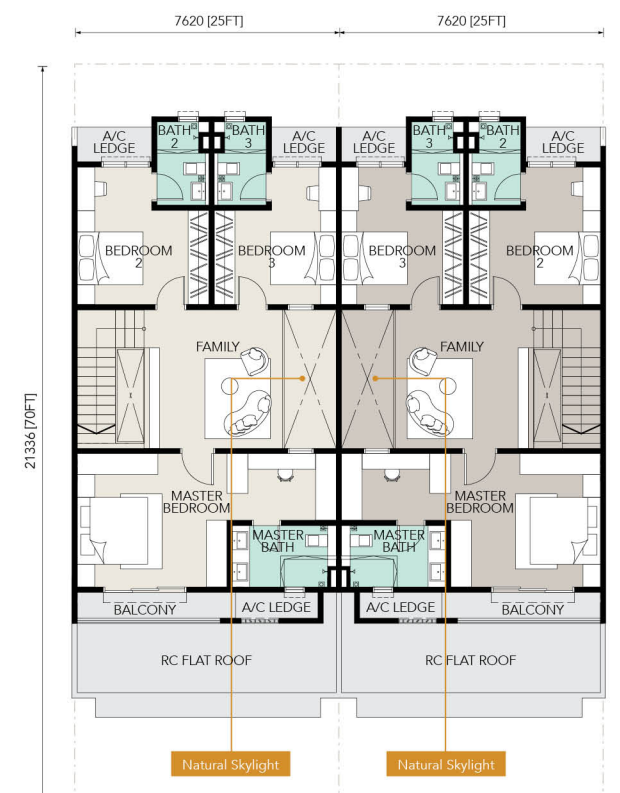
Ground Floor



First Floor



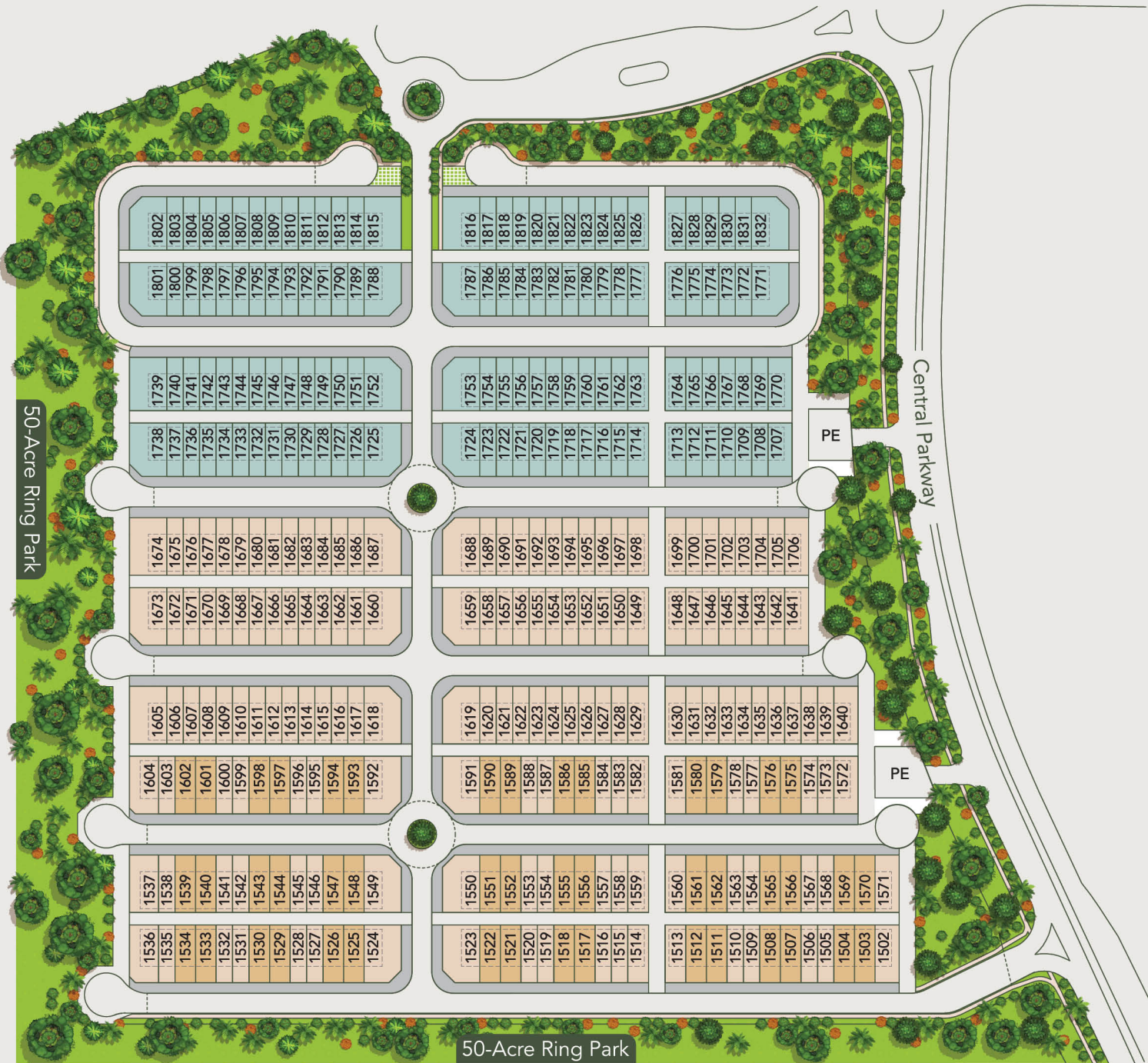
Ground Floor



First Floor

The Site Plan

A clear view of where everything falls into place — homes, parks, paths, and pocket spaces — all shaped to work in harmony.



- Type A

Intermediate & End Lot
20' x 65' | 1,761 sq.ft. & 1,797 sq.ft.
4 Bedrooms | 3 Bathrooms
- Type B

Intermediate & End Lot
20' x 70' | 1,866 sq.ft. & 1,912 sq.ft.
4 Bedrooms | 3 Bathrooms
- Type C

Intermediate
25' x 70' | 2,407 sq.ft.
4 Bedrooms | 4 Bathrooms
- Corner

22' x 65' | 2,139 sq.ft.
4 Bedrooms | 4 Bathrooms
- Corner

22' x 70' | 2,237 sq.ft.
4 Bedrooms | 4 Bathrooms

Note: All drawings are subject to variation, modification & substitution as recommended by the architect and/or directed by appropriate authority.

Specifications

STRUCTURE	: Reinforced Concrete Framework
WALL	: Brickwork / Reinforced Concrete
ROOF COVERING	: Reinforced Concrete / Metal Deck
ROOF FRAMING	: Metal Truss / Reinforced Concrete Slab
CEILING	: Skim Coat / Plaster Ceiling
WINDOWS	: Aluminium Frame Glass Window
DOORS	
Main Entrance	: Solid Core Flush Door
Others	: Flush Door / Aluminium Frame Glass Sliding Door
IRONMONGERY	: Quality Lockset
WALL FINISHES	
Kitchen	: Approx. 1500mm High Selected Tiles / Plaster & Paint
Bath 1 / Bath 2 / Bath 3 / Bath 4	: Selected Tiles
External Wall & Internal Wall	: Plaster & Paint / Skim Coat
FLOOR FINISHES	
Foyer / Living / Dining / Breakfast Area /	
Kitchen / Bedroom 4	: Selected Tiles
Staircase	: Laminated Flooring
Master Bedroom / Bedroom 2 / Bedroom 3 / Family	: Laminated Flooring
Bath 1 / Bath 2 / Bath 3 / Bath 4	: Selected Tiles
Car Porch	: Concrete Imprint / Cement Render
Terrace	: Selected Tiles
Balcony	: Selected Tiles
Yard	: Cement Render
Apron	: Selected Tiles / Cement Render
SANITARY AND PLUMBING INSTALLATION	A1-1 / A1-2A2A3B1-1 / B1-2B2B3C
Kitchen Sink & Tap	1111111
Water Closet	3343344
Wash Basin & Tap	3343345
Bib Tap	334344
Shower	3343344
Toilet Roll Holder	334344
Garden Tap	111111
Washing Machine Tap	111111
ELECTRICAL INSTALLATION	A1-1 / A1-2A2A3B1-1 / B1-2B2B3C
Light Point	23252626282929
Gate Light Point	2222222
Fan Point	6666666
Air-Conditioned Electrical Point	7777777
Water Heater Point	3343344
Power Point	27272727272729
TV Point	1111111
Door Bell Point	1111111
Fibre Wall Socket	1111111
Distribution Box	1111111

Note: All drawings are subject to variation, modification & substitution as recommended by the architect and/or directed by appropriate authority.



PUBLIC TRANSPORT

- 6.5km KTM Komuter Kuang
- 8.0km KTM Komuter Rawang
- 15.0km MRT Sungai Buloh Interchange Hub & KTM Komuter Sungai Buloh

AMENITIES

- 3.0km AEON Rawang
- 3.0km Anggun City
- 3.0km Selgate Specialist Hospital Rawang
- 3.0km Gardens Square
- 4.5km Atrium
- 5.0km Village Square
- 9.0km KPJ Rawang Specialist Hospital
- 16.0km Lotus's Rawang
- 18.0km Hospital Sungai Buloh

HIGHER EDUCATION

- 4.0km UCSI University

SCHOOLS

- 2.5km SJK (C) Kundang
- 3.0km Lexel International School
- 4.5km Straits International School
- 5.0km SK Seri Kundang
- 5.5km SJK (C) Kota Emerald
- 6.0km Sekolah Berasrama Penuh Integrasi Rawang (SEPINTAR)
- 6.5km SJK (C) Kuang
- 18.0km IGB International School

LIFESTYLE

- 1.0km Gamuda Gardens
- 4.0km Kundang Lakes Country Club
- 4.5km Skyline Luge Kuala Lumpur
- 4.5km 3Q Equestrian Centre
- 6.0km Tasik Biru Seri Kundang
- 6.0km Tasik Puteri Golf & Country Club
- 12.0km Rahman Putra Club Malaysia

SincereTM
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



FIA WORLD PRIZE OF EXCELLENCE AWARDS
ENVIRONMENTAL & MASTERPLAN CATEGORY



gamudagardens.com.my
03 2727 7416

Damai (Phase 1-B), 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: 14542-7/06-2028/0398(N)-(L) - Validity Date: 04/06/2026 - 03/06/2028 - Approving Authority: Majlis Perbandaran Selayang - Building Plan Approval: BIL (14) DLM.MPS 600-3/7/110/3170(PB(A))F1-B - Land Tenure: Freehold - Land Encumbrance: This land has been charged to MTRUSTEE BERHAD - Type of Property: Double-Storey Terrace House - Total Units: 331 Units - Unsold Units: 331 Units - Selling Price: RM 831,800.00 (Min.) - RM 1,992,204.00 (Max.) - Expected Date of Completion: June 2028 - 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.