

PARK SQUARE

2 - STOREY RETAIL SHOPS

FREEHOLD | INDIVIDUAL TITLE

GARDENS
PARK



MORE THAN
A SQUARE,
THIS IS THE
HOTTEST SPOT

Park Square is more than retail—it's where life happens. From quick coffee runs to essential shopping and lively meetups, it connects people to life's everyday moments.

Strategically located at the crossroads of thriving suburbs, this vibrant hub offers unmatched appeal. Here, the energy never stops, and neither will your business.

1
million
customers at your
doorstep



936,000

annual visitors to FunPark,
Gamuda Luge Gardens
& Zipline



980,753*

population catchment
within a 20-minute drive

*Based on Stratas report



60,000

residential population in
Gamuda Gardens &
Gardens Park
upon completion



720,000

projected yearly vehicles
passing by Park Square from
existing B29 to AEON Rawang



1,500,000

cars travelling daily on
North-South Expressway



75,000

working population within
a 15-minute drive

PARK SQUARE
2 - STOREY RETAIL SHOPS

A GAME-CHANGING RETAIL DESTINATION

YOUR BUSINESS
THEIR DESTINATION

GARDENS
PARK

The upcoming Central Parkway will channel traffic into Gardens Park from B29, ensuring seamless connectivity between Gardens Park and Anggun City.

This enhanced accessibility will boost Park Square, driving footfall and transforming it into a vibrant destination for shoppers and commuters alike.

RAWANG
TOWN

GAMUDA
GARDENS

GAMUDA
LUGE GARDENS

KUALA LUMPUR
CITY CENTRE

PARK
CONNECTOR

GARDENS CONNECTOR

CENTRAL
PARKWAY

PROPOSED ROAD TO AEON RAWANG

RING PARK

PARK SQUARE
2-STOREY RETAIL SHOPS

B29

532

ACRES OF INTEGRATED
DEVELOPMENT



COMMUNITY-CENTRIC
HOMES

∞

ACCESSIBILITY
BY FOOT & CAR

15,000*

RESIDENTIAL
COMMUNITY
*Upon completion



UNITING COMMUNITIES THROUGH VIBRANCY

Located just 1km from Gamuda Gardens, Gardens Park unites a vibrant community with a broader customer base, constant foot traffic, unparalleled convenience, and modern amenities—all within easy reach.



3 HIGHWAYS WITHIN REACH

North-South Expressway, Guthrie Corridor Expressway & LATAR Expressway.



1 UPGRADED & DIRECT LINK

Traffic flow diverted to Central Parkway, the spine of Gardens Park, from current B29.



1 INTERCONNECTED TOWNSHIP

1km Park Connector, Central Parkway & Ring Park at its periphery.

PARK CONNECTOR BRINGING GAMUDA GARDENS CLOSER TO YOU



2 TOWNSHIPS CONNECTED

Enjoy the best of both communities.

1 KM LUSH WALKWAY

A safe & comfortable walk or bicycle ride.

1 CROWD-PULLING TOWNSHIP CONVERGING INTO 1 HOTSPOT

With Gamuda Gardens just 1km away thanks to the Park Connector.

The Park Connector transforms accessibility, linking Gardens Park and Gamuda Gardens just 1km apart. This seamless connection channels a surge of visitors from both townships, unlocking unparalleled opportunities for your retail shop to thrive with constant foot traffic and dynamic energy.



CENTRAL PARKWAY, THE SPINE OF GARDENS PARK WITH 720,000 EXPOSURE

The township's core spine, Central Parkway, offers a direct route to AEON Rawang, giving your shop high exposure to passing vehicles daily.

A pedestrian underpass also connects residences and Ring Park to Park Square, boosting visibility and convenience for both residents and your business.

ALL-ACCESS FOR THE ENTIRE COMMUNITY

Interconnected walkways from all residences leading to Park Square.

720,000 CARS DRIVING BY YOUR DOOR

A dedicated road with direct access to AEON Rawang.

AMPLE PET- FRIENDLY NOOKS

Roam-free spaces under the canopy.

COOLER ATMOSPHERE

Lush plantings of shady trees for a cosier time.



YOUR BUSINESS NEXT TO 50-ACRE RING PARK

Encircling Gardens Park, the 50-acre Ring Park attracts a steady stream of joggers, walkers, and outdoor enthusiasts.

With Park Square being the nearest retail destination, shops here enjoy unmatched exposure to this dynamic crowd, ensuring consistent traffic and endless opportunities to engage with a growing community.



DISTANCE BY BICYCLE & WALKING



SURROUNDED BY
CONSTANT
CATCHMENT



Pedestrian Walkway to Ring Park



Entrance



Astor - The First Residential Phase

Underpass to Residences & Ring Park



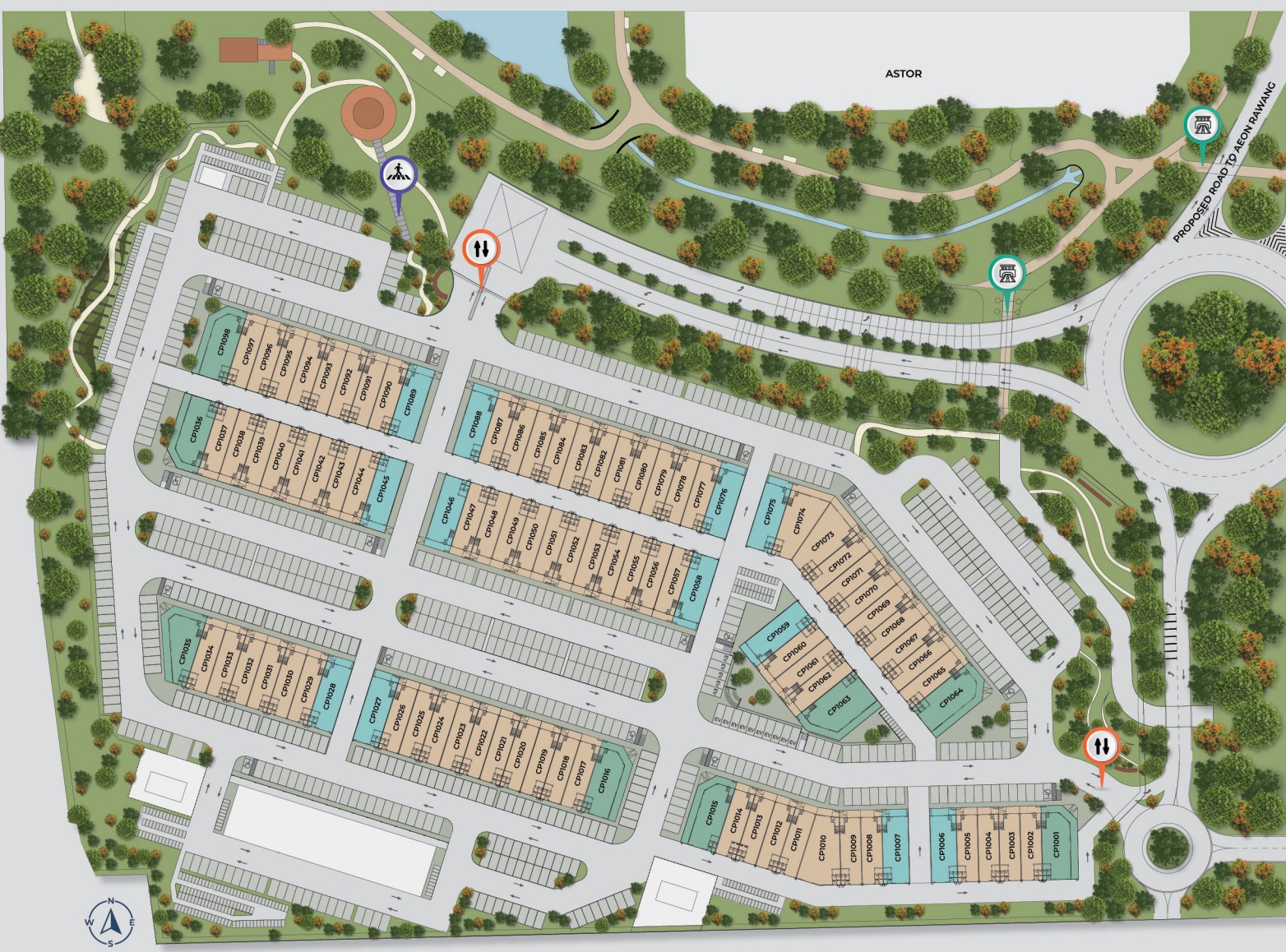
PROPOSED ROAD TO AEON RAWANG



Entrance

At a glance, Gardens Park stands out as a vibrant retail community destination surrounded by parks, ample parking, residences and more. Its strategic location pulls in crowds from all directions.

PARK SQUARE



98 UNITS
3 TYPES

Amplify your business potential with units designed to maximise space and functionality. Park Square sets the stage for your success to thrive.

LEGEND		
Type A	Type B	Type C
Land size : From 20' x 70'	Land size : 25' x 70'	Land size : From 34' x 70'
Built-up area : From 2,800 sq.ft.	Built-up area : 3,501 sq.ft.	Built-up area : From 4,566 sq.ft.

- Entrance
- Pedestrian Walkway to Ring Park
- Underpass to Residences & Ring Park

GAMUDA LAND'S FIRST-MOVER INVESTMENT CAPITAL APPRECIATION

2 & 3-STOREY
SHOP OFFICES

100%

2017	RM1,000,000
2022	RM2,000,000

2-STOREY
SHOP OFFICES

99%

2006	RM779,800
2017	RM1,550,000

2-STOREY
LINK HOMES

193%

2006	RM613,800
2017	RM1,800,000

BUNGALOW
HOMES

164%

2002	RM1,431,000
2017	RM3,780,000

2½-STOREY
CLUSTER HOMES

147%

2008	RM445,800
2017	RM1,100,000

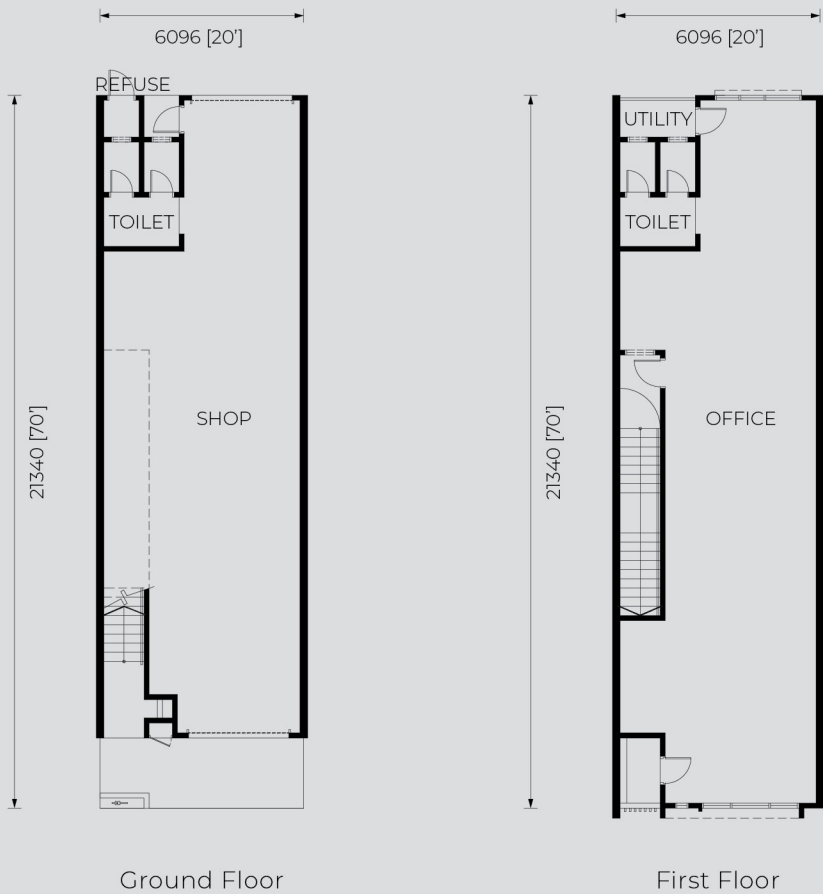
FLOOR PLANS

TYPE
-A-

A1 A2
A3 A4

LAND SIZE
From 20' x 70'

BUILT-UP AREA
From 2,800 sq.ft.

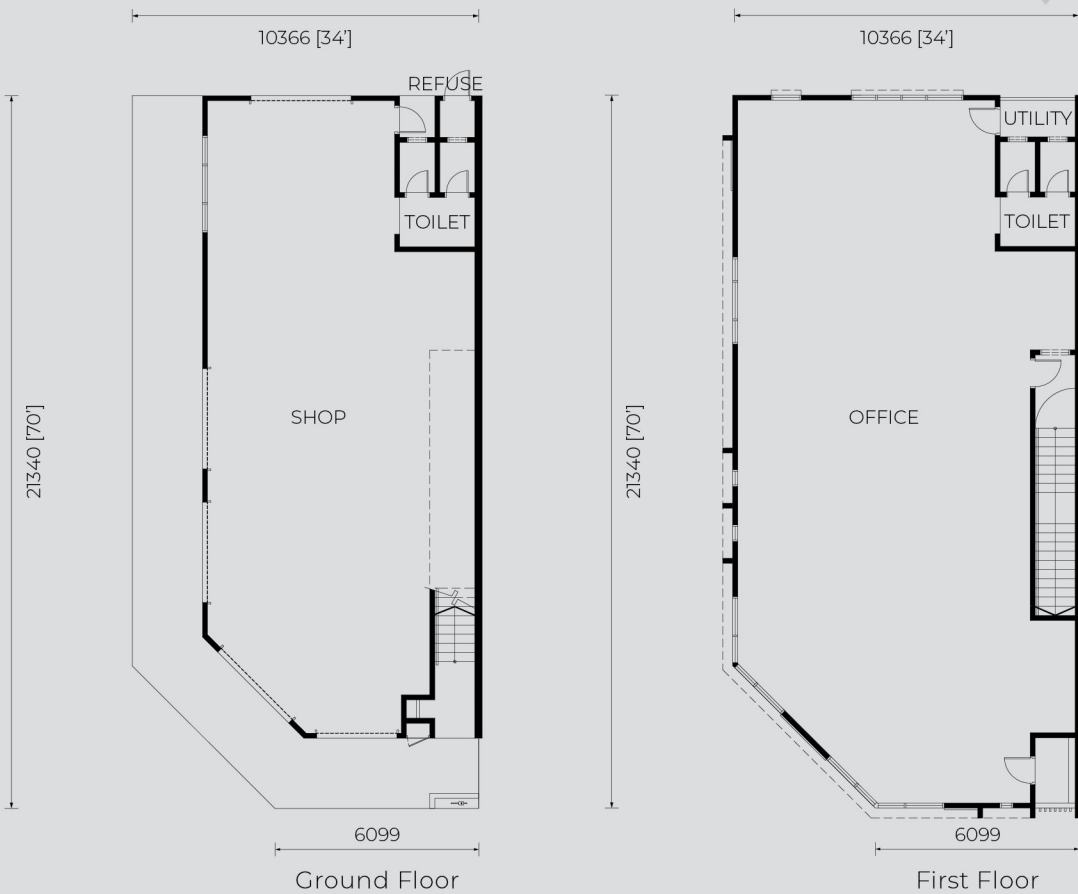


TYPE
-C-

C1 C2
C3 C4
C5

LAND SIZE
From 34' x 70'

BUILT-UP AREA
From 4,566 sq.ft.

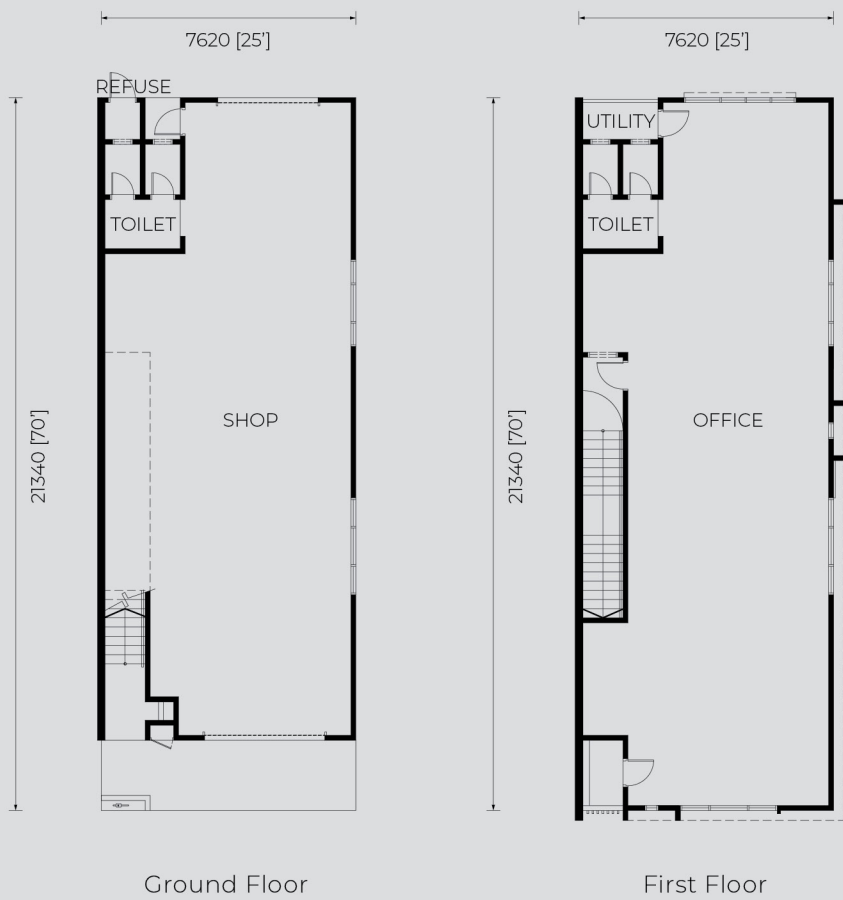


TYPE
-B-

B1 B2

LAND SIZE
25' x 70'

BUILT-UP AREA
3,501 sq.ft.



SPECIFICATIONS

STRUCTURE	: Reinforced Concrete Framework
WALL	: Brick & Plaster
ROOF COVERING	: Metal Deck / Reinforced Concrete
ROOF FRAMING	: Metal Frame
CEILING	: Skim Coat / Gypsum Board
WINDOWS	: Aluminium Frame Glass Window
DOORS	: Roller Shutter / Fire Rated Door / Flush Door / Metal Fixed Louvers Door
IRONMONGERY	: Selected Lockset
WALL FINISHES	
Toilet	: Selected Tiles at 2100mm (H)
Sink	: Selected Tiles at 1500mm (H)
Other	: Plaster and Paint / Skim Coat
FLOOR FINISHES	
Verandah	: Selected Tiles
Shop	: Cement Render
Office	: Cement Render
Staircase	: Cement Render
Toilet	: Selected Tiles
SANITARY AND PLUMBING FITTINGS	: Quality Sanitary Ware & Fitting
	: Floor Trap & Water Tap Point at Toilets
	: Floor Trap & Water Tap Point at Sink
ELECTRICAL INSTALLATION	: Distribution Board (DB)
	: Fiber Wall Sockets (FWS)
	: Emergency Light
	: Keluar Sign
ELECTRICAL POWER SUPPLY	
Ground Floor (Corner)	: 3-Phase Supply
Ground Floor (Intermediate)	: 3-Phase Supply
First Floor	: 3-Phase Supply

RIGHT WHERE
YOU NEED TO BE

- NORTH-SOUTH EXPRESSWAY

GUTHRIE CORRIDOR EXPRESSWAY

LATAR EXPRESSWAY
- SPRINT

RAPID KL BUS

ECRL LINE
- 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



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
- 9.0km KPJ Rawang Specialist Hospital
- 18.0km Hospital Sungai Buloh

HIGHER EDUCATION

- 4.0km UCSI University

SCHOOLS

- 2.5km SJK (C) Kundang
- 3.2km Lexel International School by Taylor's
- 4.5km Straits International School
- 5.0km SK Seri Kundang
- 5.5km SJK (C) Kota Emerald
- 6.5km SJK (C) Kuang

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

LET'S CLAIM
YOUR SPOT

AT
PARK
SQUARE

SincereTM
Responsible
Original

Gamuda Land (Botanic) Sdn Bhd
(199901010636 (401736-H))
Gamuda Gardens Experience Gallery,
Persiaran Gamuda Gardens 1, Bandar Gamuda Gardens,
48050, Kuang, Selangor.
Tel: 03 6037 2888



gamudagardens.com.my
03 2727 7416

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.



GAMUDA LAND