

TOWNSQUARE
GAMUDA COVE

Maya Bay
Residences

Townsquare
Avenue

Future
Development

SplashMania
Waterpark

Future
Development

TOWNSQUARE
GAMUDA COVE

Future
Mall

Cove
Iconic Office



WELCOMING

2,000,000

VISITORS ANNUALLY

Gamuda Cove is conceived as a diverse mixed-use 1,530-acre development projected to bring in more than 2 million visitors annually with its wide range of lifestyle offerings. As Malaysia's First Low Carbon City (Design) and a vibrant integrated township, Gamuda Cove is a game changer in Southern Klang Valley.

Gamuda Cove is set to become the *nucleus of economic growth* in Southern Klang Valley.



THE HEART OF COVE

At the core of it all, stands the 60-acre Heart Of Cove, a commercial hotspot enriched with a myriad of social activities and a plethora of culinary choices. Townsquare acts as the gateway that connects all the elements of this bustling centre of activities, entertainment and retail.

- 1 Future Mall
- 2 SplashMania Waterpark
- 3 Cove Iconic Office
- 4 Townsquare Retail
- 5 Core Business District
- 6 Regional Corporate Centre
- 7 Education Park
- 8 Innovation & Technology Park
- 9 Commercial Park
- 10 Wellness Park
- 11 Wetlands Park

60 mil

PASSENGERS IN KLIA & KLIA 2

650k

CATCHMENT FROM NEIGHBOURHOODS WITHIN 10KM RADIUS

3 mil

TRAVELLERS BY CAR ALONG ELITE HIGHWAY

103k

WORKFORCE WITHIN KLIA, CYBERJAYA & PUTRAJAYA

700k

YEARLY VISITORS FOR SPLASHMANIA WATERPARK Upon completion in 2023

300k

YEARLY ADVENTURE-SEEKERS FOR DISCOVERY PARK Operational since 2019

300k

YEARLY ECO-TOURISTS FOR PAYA INDAH DISCOVERY WETLANDS

135k

COVE RESIDENTS & WORKFORCE Within the township by 2030

AN ALL-DAY URBAN HANGOUT

Imagine an amalgamation of alfresco cafés and bistros, contemporary retail stores, artisanal shops, bustling boutiques and fine gelaterias, breezy terraces and so much more. While maintaining a comfortable ambient temperature, Townsquare showcases a unique and bespoke European-inspired architecture.



TOWNSQUARE GAMUDA COVE

EUROPEAN LIFESTYLE REIMAGINED

Experience nothing short of exciting activities when one sets foot at Townsquare. From the commute to your preferred destination, this town knows how to ring in fun and intriguing features for patrons to admire and experience.



CONNECTING PEOPLE AND PLACES

What rounds off the European inspiration for Heart of Cove is the tourist tram. This complimentary commute weaves through the town, past tree-lined streets and stops at different attraction points for passengers to alight and board for a ride.

Whether it is a ride to save some walking distances or to enjoy picturesque views, the tourist tram connects the community with an air of excitement.



TOURIST TRAM
Artist's Impression



TOWNSQUARE AVENUE
Artist's Impression

THE TOURIST DESTINATION FOR ALL AGES

Projected to welcome 2 million visitors annually, Heart of Cove features multiple attractions, and each spot offers a different experience for the patrons.

Families, young couples and senior citizens will find Townsquare a pleasant place to visit all time of the year.

VIBRANT COMPOSITION

Garden strolling just got a lot more exciting and picturesque at Townsquare Avenue's colourful park across the majestic fountain.

These colourful shrubs are thoughtfully chosen and put together to create a composition resembling an artist's paint palette – bright, colourful and artistic.



TOWNSQUARE AVENUE

TOWNSQUARE

Leading away from a large, majestic fountain towards the 6-acre Townsquare Avenue, is an avenue lined with trees, perfect for a leisurely stroll or a moment of quiet. Enjoy and savour the manicured gardens while the children run and play.

Directly across Townsquare Avenue is the 60-acre pet-friendly Central Park which houses 3 large interconnected lakes. Perfect for a cool morning jog or enjoy the views of nature and greenery.

RECREATION AND RELAXATION

Immerse yourselves in the calming rhythm of the majestic fountain and the vehicle-free ambience - zero loud honks and no excessive carbon monoxide, just fresh air and laughter from the patrons.



THE BEST OF BOTH WORLDS

Whether it is an evening of solitary or buzzing fun, Townsquare has the place for these pastimes and leisure activities.

There is never a day without excitement from Heart of Cove.

CREATING THE PULSE OF EXCITEMENT



The Heart of Cove includes multiple people magnets such as Discovery Park and SplashMania Waterpark with its adjoining hotel as well as future integrated commercial developments.

The latter is set to become Asia's largest rainforest-themed waterpark upon completion by 2023. Spanning 18-acre, this wonderland features slides and rides, many of which are first-of-its-kind.

Townsquare sits centrally to all these making it the heartbeat of the city's vibrance and excitement.



- 1 Townsquare Retail
- 2 Townsquare Avenue
- 3 SplashMania Waterpark
- 4 Hotel
- 5 Discovery Park
- 6 Future Integrated Commercial Development

TRUE QUALITIES OF A DESTINATION

Committed to deliver the best retail experience to each and every visitor, Townsquare is crafted holistically. All details are based on the community's real-world wants, needs and desires for a balanced retail lifestyle - something unique yet familiar, something convenient yet human-centric.

Inspired by these fundamentals while taking cue from popular hangouts in PJ and KL, Townsquare is conceived to fill an urban void by offering an inspirational, rejuvenating and exciting address for Southern Klang Valley. It is soon to become a favourable hotspot for residents, neighbouring locals and visitors from near and afar.



SPLASHMANIA WATERPARK
Artist's Impression



THE HEARTBEAT OF GAMUDA COVE centrally positioned within the 1,530-acre township



5G TOWNSHIP IN MALAYSIA



EUROPEAN-INSPIRED COMMUNITY FOCAL POINT for all ages to enjoy



RETAIL CATALYST being the first lifestyle retail hub in Gamuda Cove



TEMPERATURE-CONTROLLED ENVIRONMENT based on environment simulation analysis



CENTRAL TOWNSHIP TRANSPORTATION HUB



DIRECT LINK SplashMania Waterpark & Discovery Park



CURATED GREEN ZONES for pedestrian walkway, bicycle path & vehicle-free zone



6-ACRE TOWNSQUARE AVENUE



SAFE & SECURE with CCTV, guard patrolling & panic button



MAXIMISED RETAIL EXPOSURE with dual frontage & alfresco retail spaces

A TRUE ALFRESCO EXPERIENCE

In order to create a comfortable environment for all of Townsquare's visitors - day or night, the ambience here stays at an optimal temperature. To stay true to this claim, studies, analysis, simulations and respective tools have been extensively executed:



SOLAR RADIATION ANALYSIS



WIND MOVEMENT STUDY



UNIVERSAL THERMAL CLIMATE INDEX



THE STREET
Artist's Impression

With these data, profound insights have been gathered as to devise strategic design solutions that tame the Malaysian tropical weather. Hence, canopies, softscapes, skylights, ventilators, a dry fountain, structures and many more are all placed specifically and purposefully throughout Townsquare.



VENTILATOR FANS



TREE CANOPY



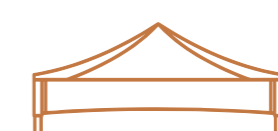
SOFTSCAPE



SOLID ROOF CANOPY



DRY FOUNTAIN



LARGE CANOPY OVERHANGS



SKYLIGHT



THE STREET
Artist's Impression

THE STREET TOWNSQUARE

The walkways here house eateries and retail stores with exteriors that showcase a modern tropical approach. Shops facing the main road have the advantage of street parking for that added convenience.

The Street is shaded with solid canopies and lush natural tree canopies for a pleasant walking or cycling experience. These features create an ideal alfresco setting for shops, cafés and restaurants. Grab that cup of coffee or indulge in a hearty dinner at The Street.



THE PLAZA TOWNSQUARE

Envisioned as the hub of year-round activities, The Plaza is an active public space where people meet, gather, hang out and perform. It is the perfect place for hosting gatherings, performances, weekend bazaars and so much more.

Soak in the refreshing sights and sounds of the signature dry fountain with kids splashing for an endless time of joy and laughter.



THE PLAZA
Artist's Impression

THE ALLEY TOWNSQUARE

Here you will find an area with a distinct character dotted with unique eateries and bistros. Find your new favourite brunch spot or sip on some coffee with a good book. This sheltered alleyway will be ideal for small gatherings, even during rainy days.



THE ALLEY
Artist's Impression

Office / Co-Working Place



Restaurant / Café / Bistro



Grocery Stores



CALMING RETAIL THERAPY. EXCITING BUSINESS ARCADE.

With these practically designed commercial spaces, there is a perfect retail lot for every business venture. Purpose-built layouts are coupled with a unique orientation for businesses to enjoy maximum visibility from every corner of the boulevard.

From grocers to boutiques and showrooms, these retail lots will set the ground for businesses to flourish in this urban neighbourhood.





WALK, BIKE, SCOOT, & PLAY SAFELY

Enjoy a comfortable stroll through the car-free streets, ensuring that the young and old can wander about safely. Mobility within Townsquare is further supplemented by dedicated trams, bicycle lanes and walkways that are all interconnected.

There is an assortment of shared outdoor spaces for the community weaved together by different retail and entertainment areas, namely The Street, The Alley, The Plaza and The Square, each with its own flair and uniqueness.



Unit Types	Dimensions	Built-Up Area
Type A	22' x 76'	3,175 - 4,930 sq.ft.
Type B	22' x 71'	2,863 - 4,973 sq.ft.
Type C	22' x 64'	2,723 - 4,446 sq.ft.
Type D	22' x 50'	980 - 3,993 sq.ft.
Type E	22' x 57'	2,422 - 3,993 sq.ft.
Plaza	Varies	3,143 - 5,899 sq.ft.

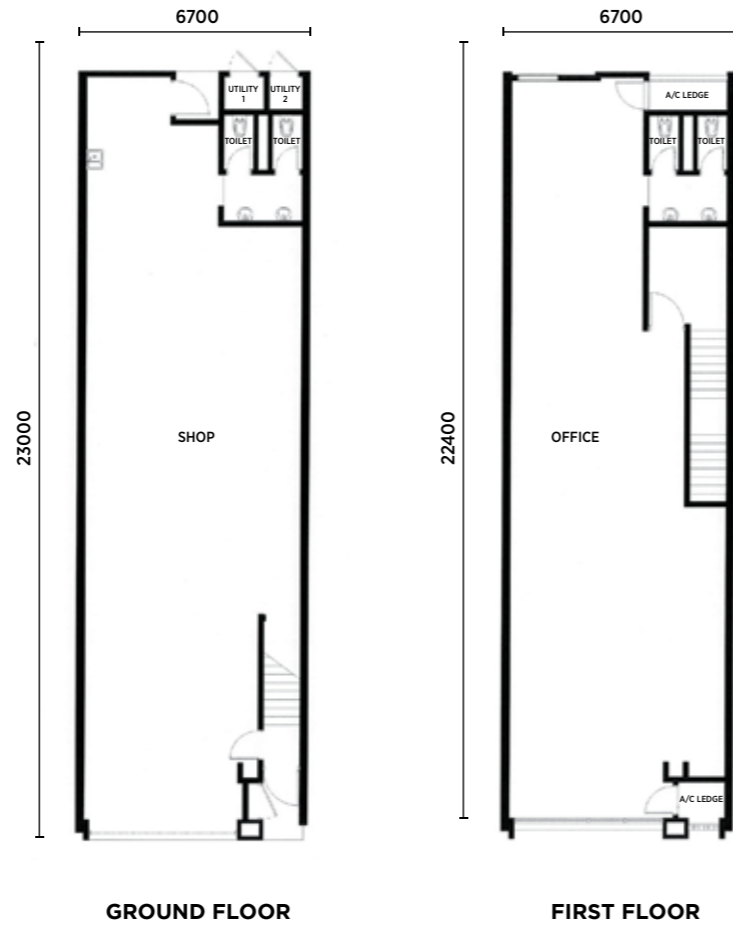
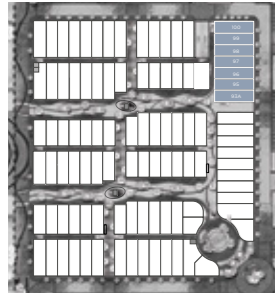
*Please refer to S&P agreement for the accurate info.

Legend:

- A The Street
- B The Alley
- C The Plaza
- D Townsquare Avenue
- Lift
- 2-Storey Shoplot
- 3-Storey Shoplot

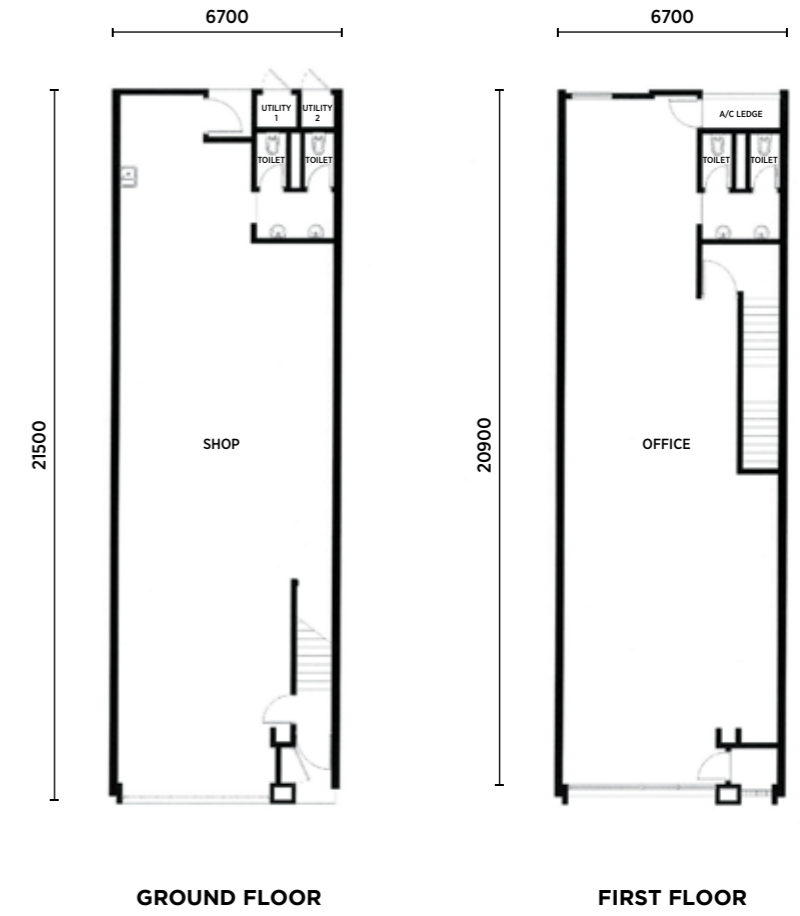
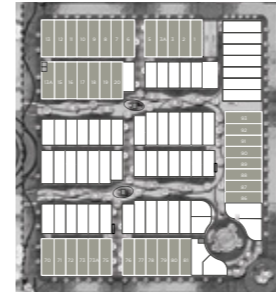
TYPE A
2-STOREY SHOPLOT

22'x76'
BUILT-UP FROM
3,175 SQ.FT.



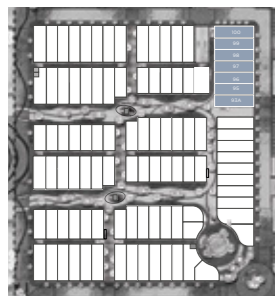
TYPE B
2-STOREY SHOPLOT

22'x71'
BUILT-UP FROM
2,971 SQ.FT.



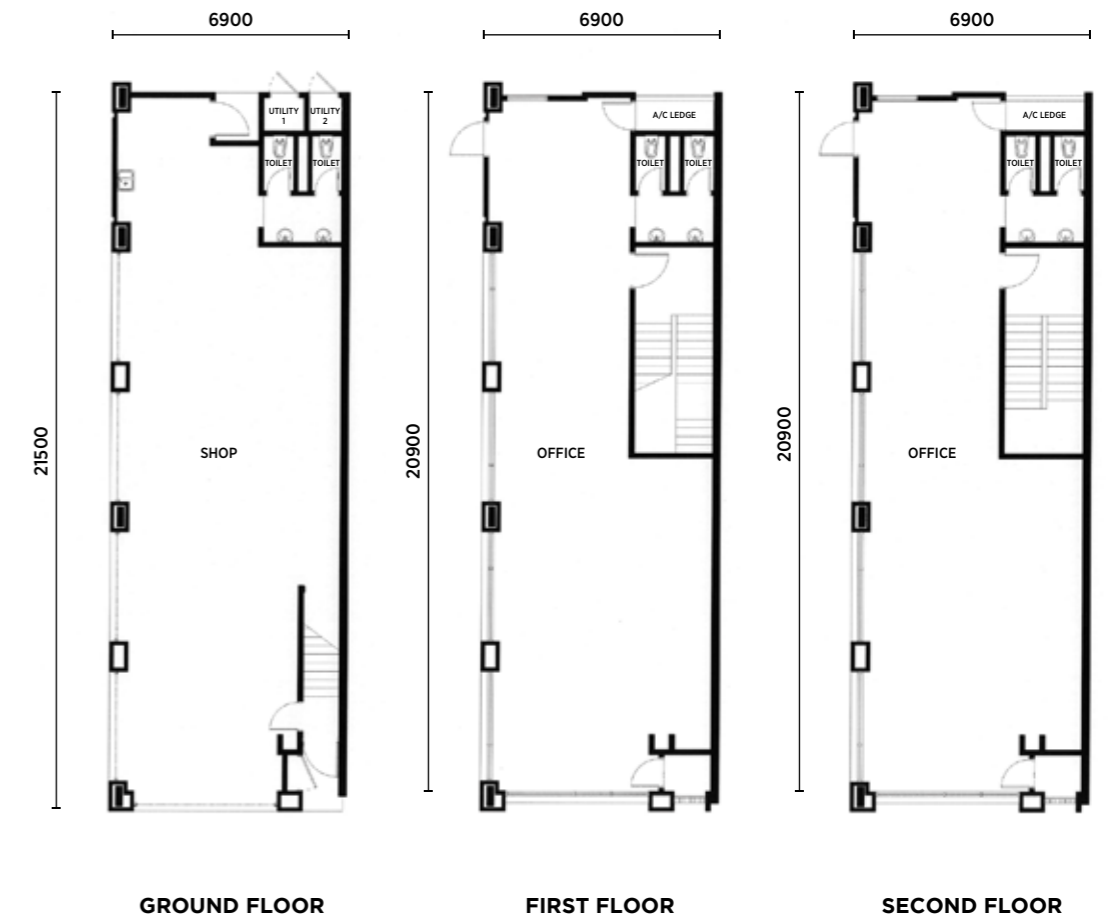
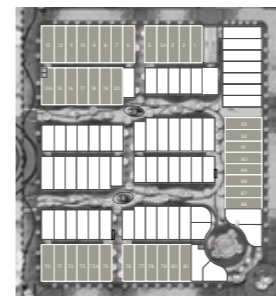
TYPE A
3-STOREY SHOPLOT

22'x76' & 23'x76'
BUILT-UP FROM
4,833 SQ.FT.



TYPE B
3-STOREY SHOPLOT

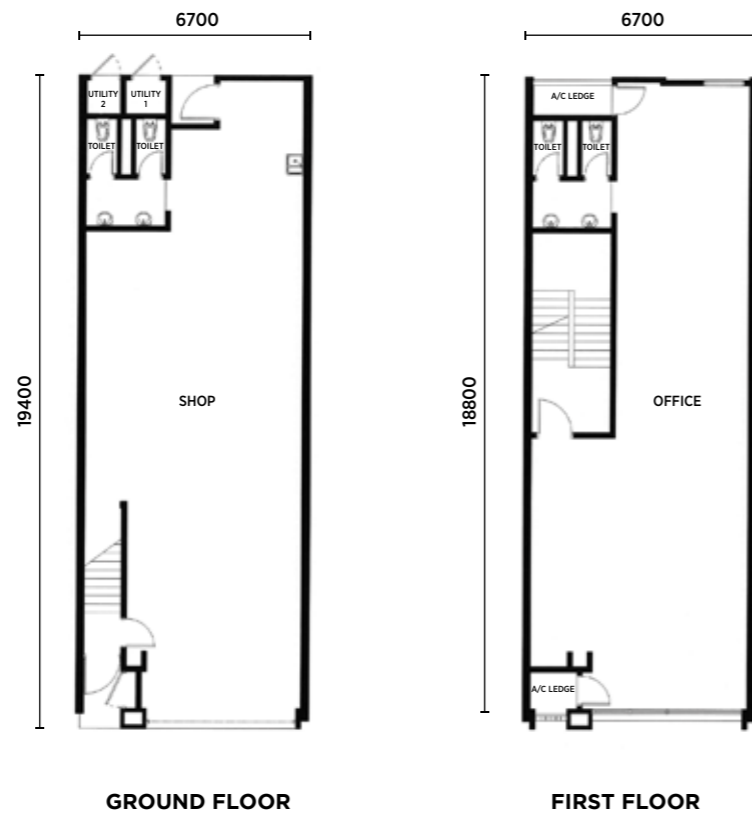
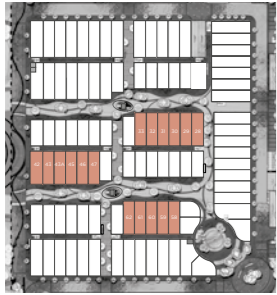
23'x71' & 25'x71'
BUILT-UP FROM
4,413 SQ.FT.



TYPE C

2-STOREY SHOPLOT

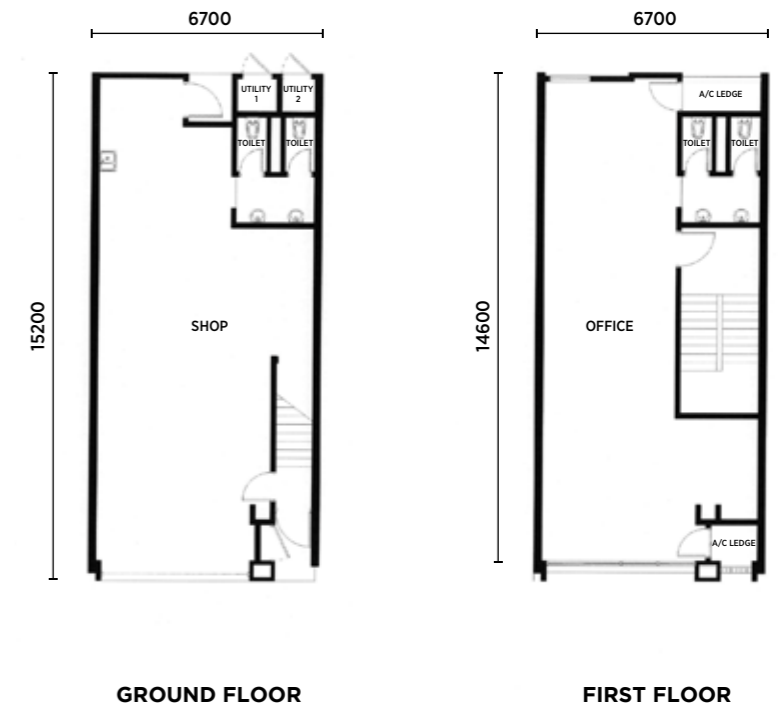
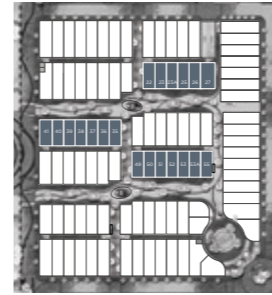
22'x64'
BUILT-UP FROM
2,723 SQ.FT.



TYPE D

2-STOREY SHOPLOT

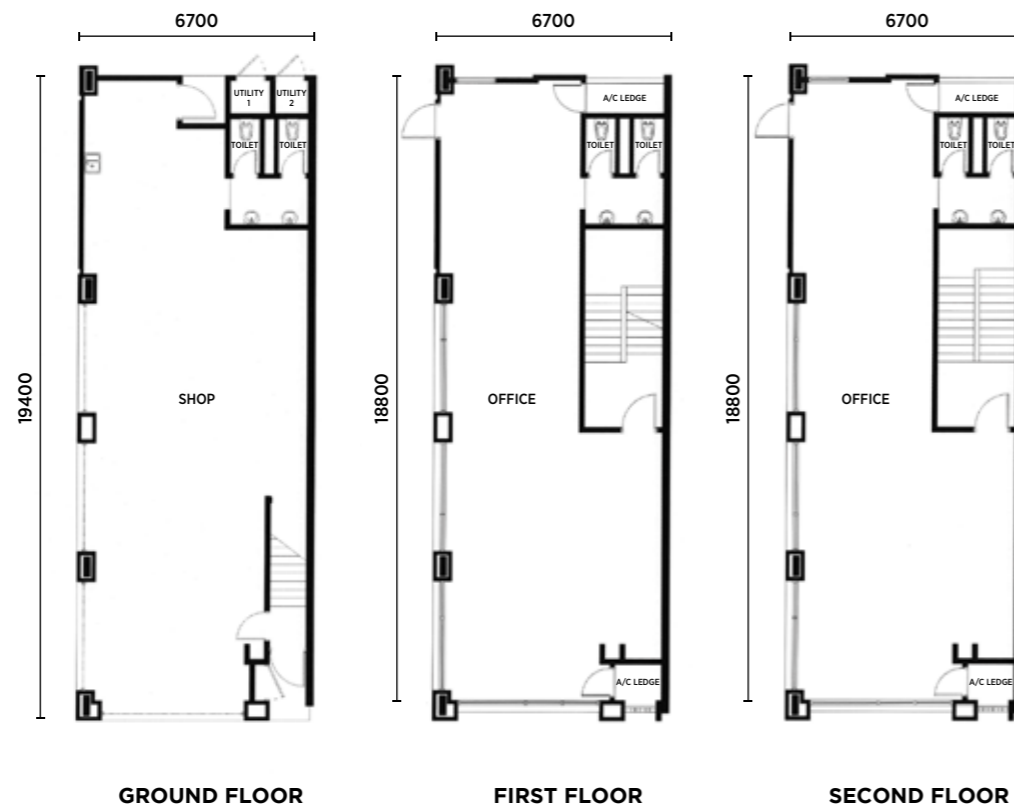
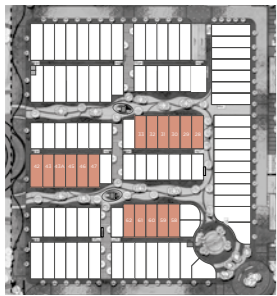
22'x50'
BUILT-UP FROM
2,121 SQ.FT.



TYPE C

3-STOREY SHOPLOT

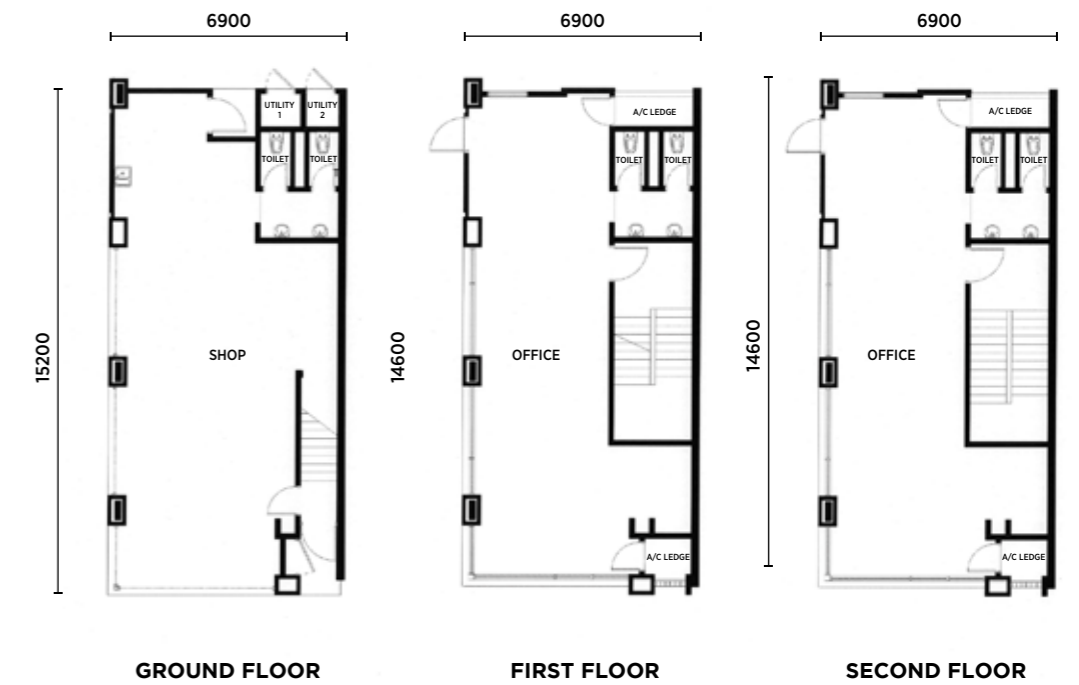
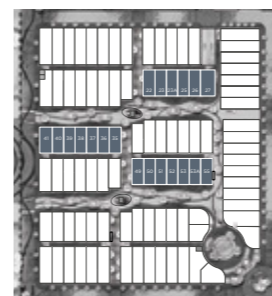
23'x64' & 25'x64'
BUILT-UP FROM
4,144 SQ.FT.



TYPE D

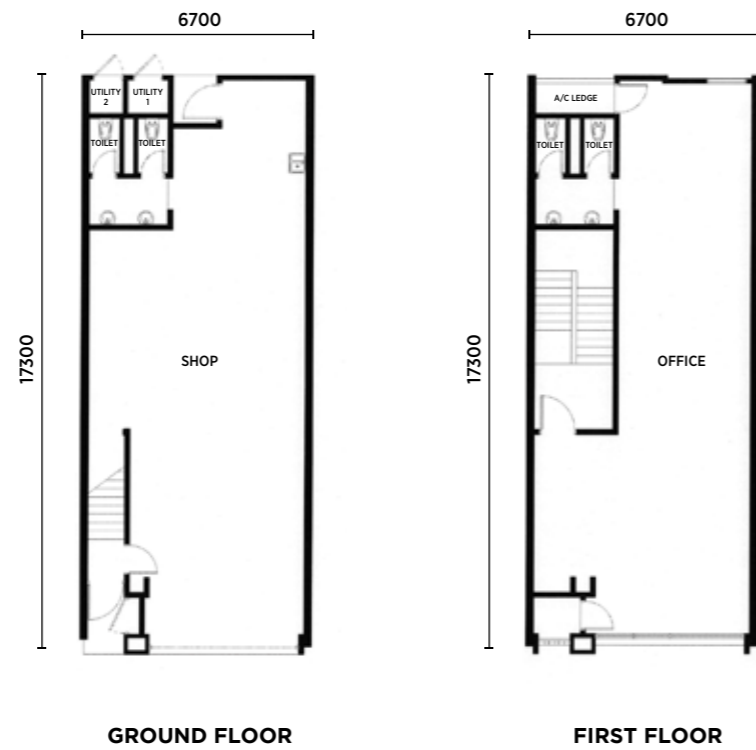
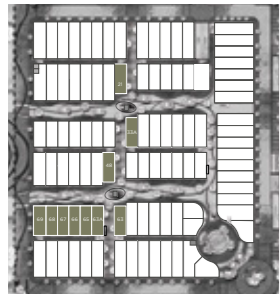
3-STOREY SHOPLOT

23'x50'
BUILT-UP FROM
3,229 SQ.FT.



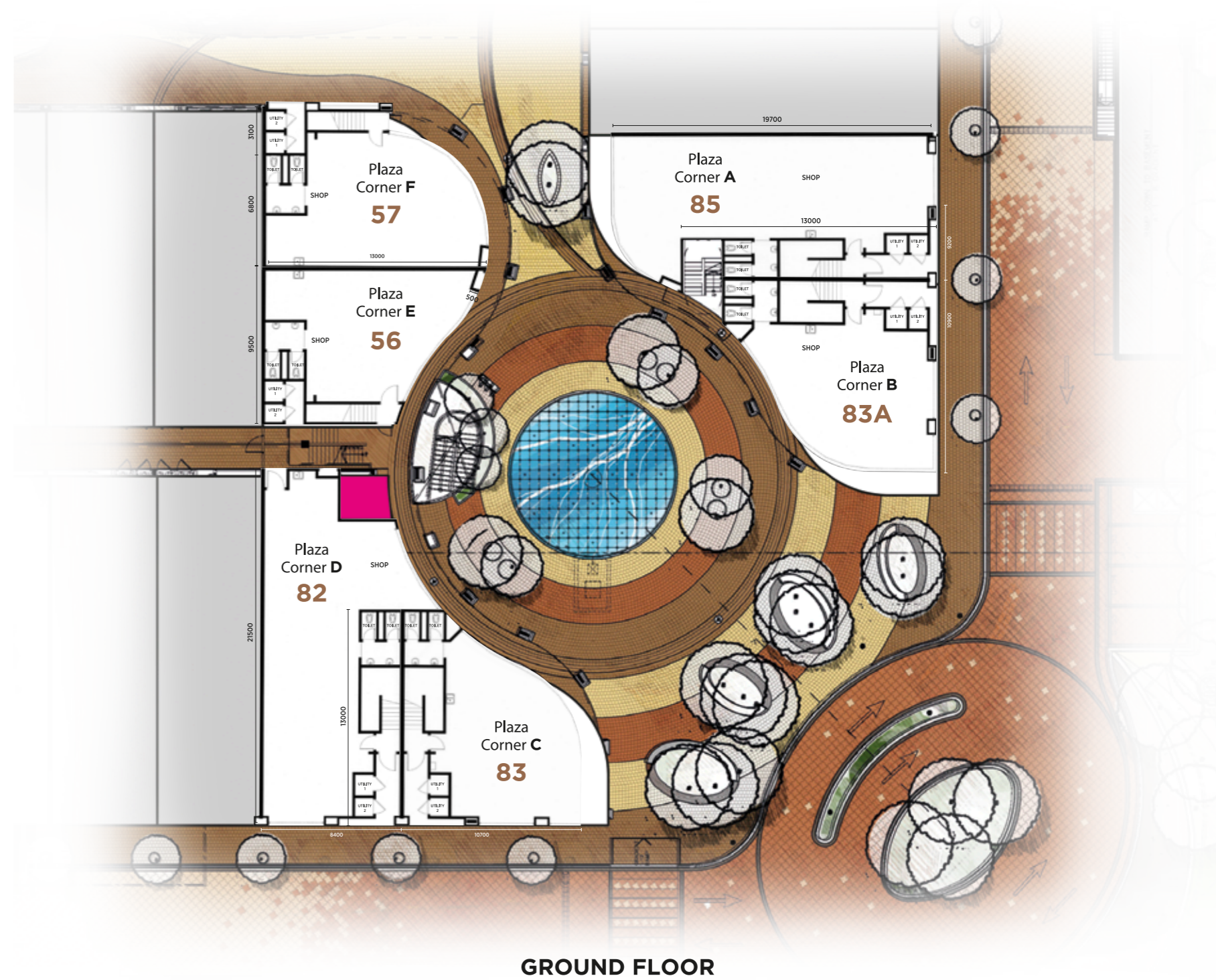
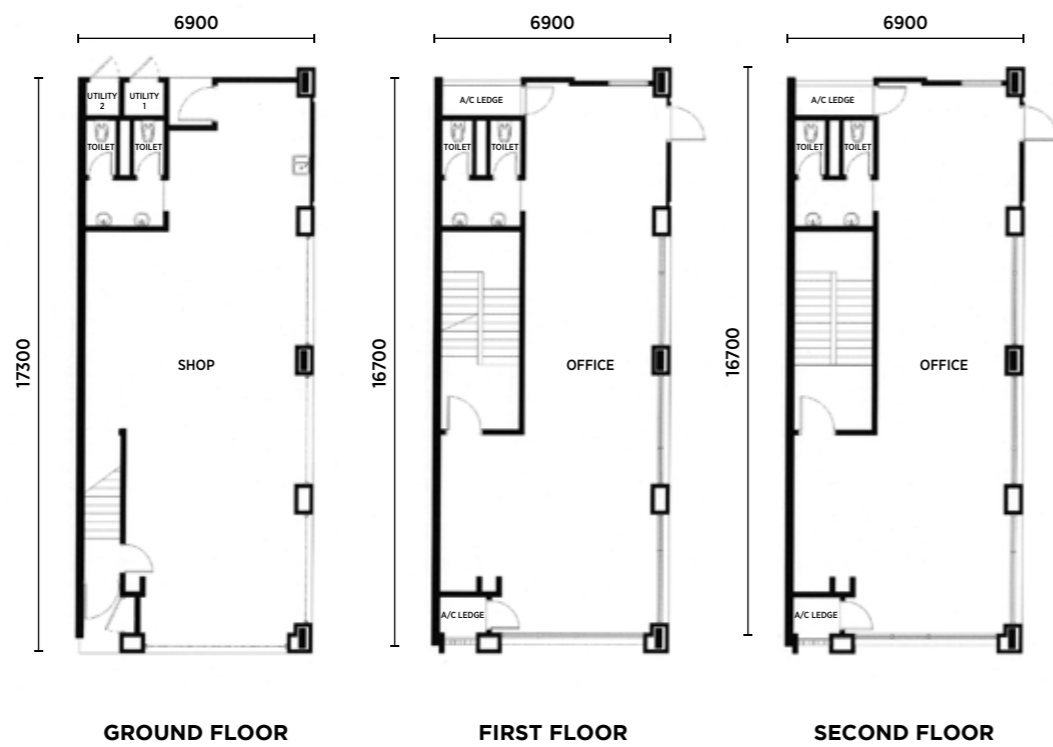
TYPE E
2-STOREY SHOPLOT

22'x57'
BUILT-UP FROM
2,422 SQ.FT.



TYPE E
3-STOREY SHOPLOT

23'x57'
BUILT-UP FROM
3,681 SQ.FT.



PLAZA 3-STOREY SHOPLOT

Unit Types	Dimensions	Built-Up Area
Plaza Corner A	Varies	5,899 sq.ft.
Plaza Corner B	Varies	4,144 sq.ft.
Plaza Corner C	Varies	4,080 sq.ft.
Plaza Corner D	Varies	5,662 sq.ft.
Plaza Corner E	Varies	3,143 sq.ft.
Plaza Corner F	Varies	3,950 sq.ft.

Legend:

 Lift

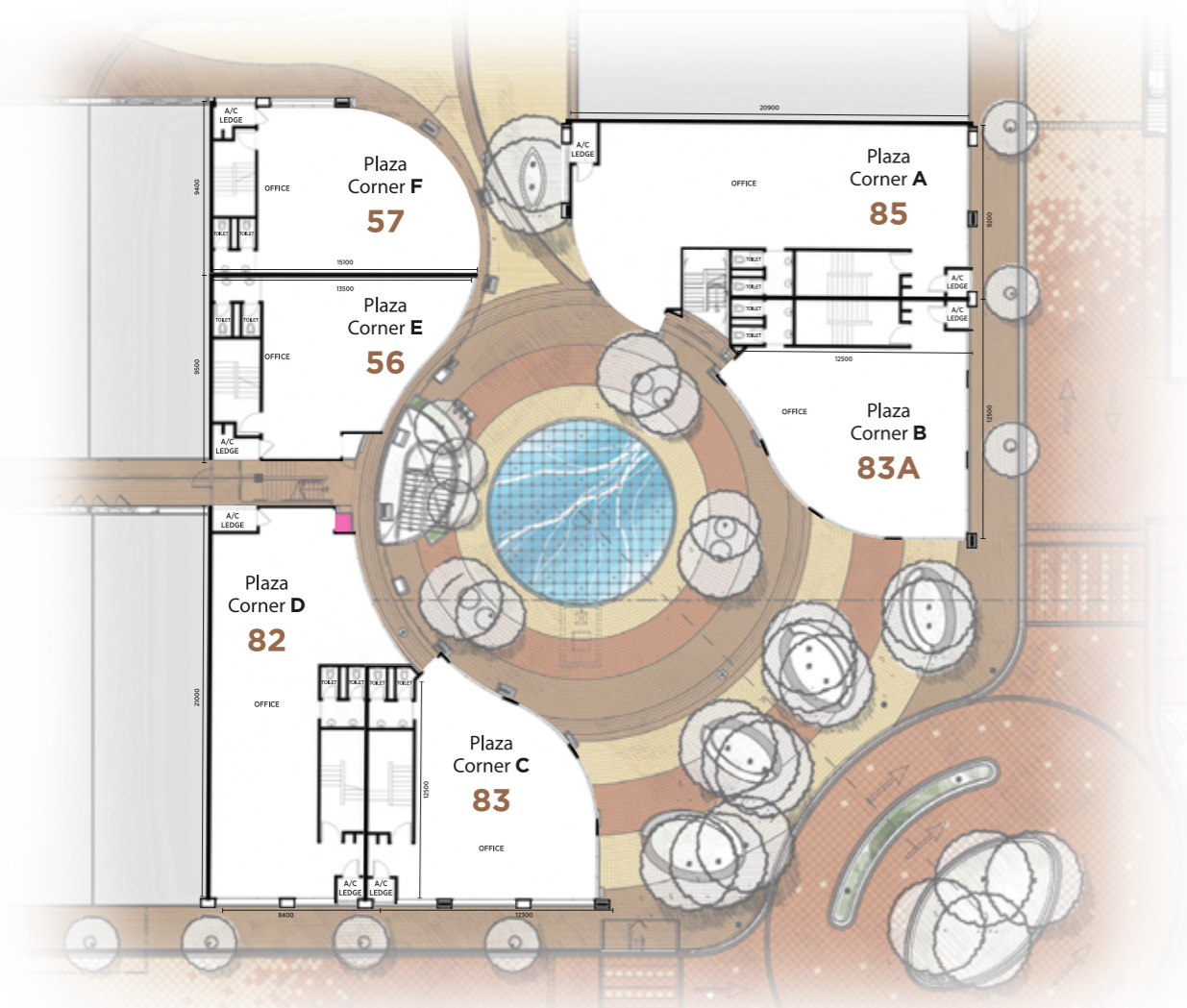
 Fountain

**FRONTING MAIN
DROP-OFF**

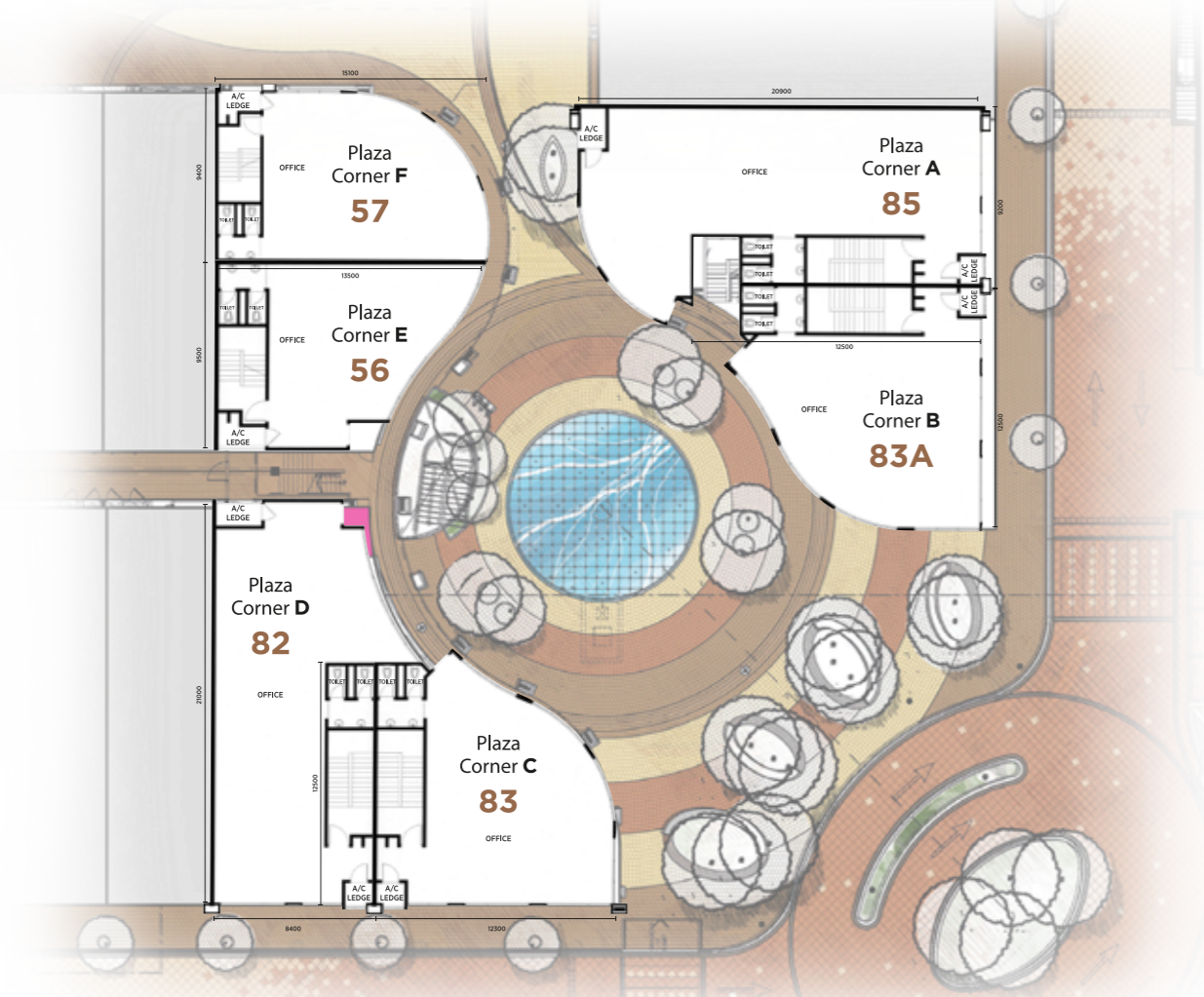
There are a few shop lots that surround The Plaza and these limited units enjoy the view of the grand fountain and the lush parks.

Not only is the view incredible, these shops front the main drop-off which gives them maximum visibility and drives more footfall.

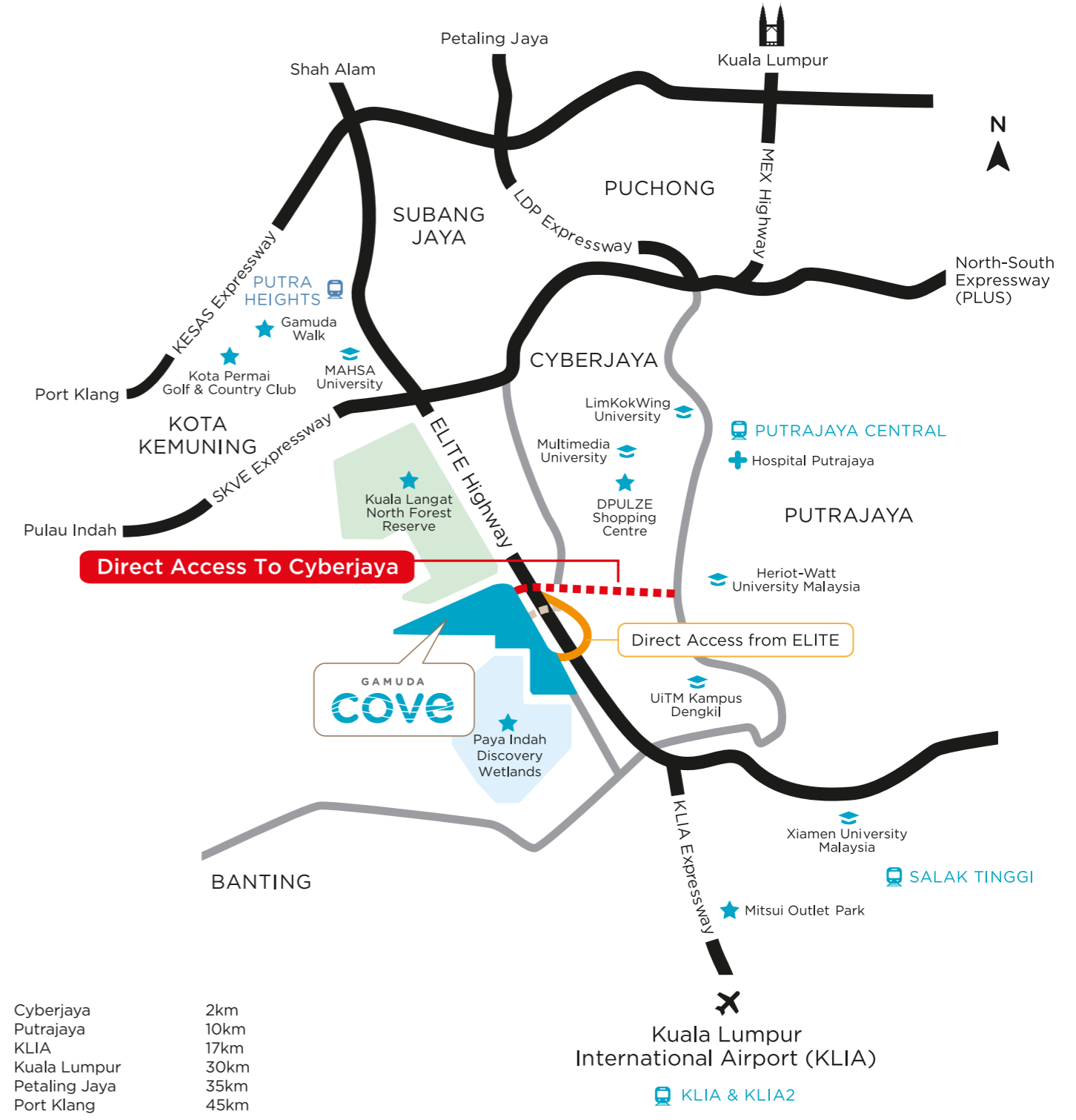
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FIRST FLOOR



SECOND FLOOR



**Sincere™
Responsible
Original**

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GAMUDA LAND