

Bay St.

GAMUDA COVE

2&3 STOREY SHOPS



THE MAKING OF A THRIVING METROPOLIS

With the vision of connecting places, people and the community, Gamuda Cove is a city designed around you. Each element is mindfully planned and thoughtfully brought together so that you can live, work, learn, relax and explore, all in one place.

Blessed with an abundance of natural resources, every aspect of Gamuda Cove is built with respect to nature. This is home to the 1,111-acre Paya Indah Discovery Wetlands, 200-acre green parks and landscapes, as well as the 90-acre Wetlands Arboretum that employs "Education and Awareness Through Recreation" allowing the public to explore the uniqueness of a wetlands ecosystem. Wetlands Arboretum is also a rehabilitation forest for endangered species with biotope pools, wildflower trails, a migratory bird island, camping grounds, cycling and walking trails, viewing towers and an organic farm.

Nurturing nature as well as people within its embrace, life takes on a whole new meaning at Gamuda Cove.

Bay^{St.} GAMUDA COVE



2,600 units
Northern Residential

TO PETALING JAYA /
KUALA LUMPUR

Next to the upcoming
Education Hub

CYBERJAYA
INTERCHANGE



ELITE HIGHWAY

1,700 units High Rise

GAMUDA COVE
INTERCHANGE FROM
ELITE HIGHWAY

TO KLIA / KLIA 2

LEGEND

- | | |
|-------------------------|-------------------------------|
| 1 Mio Spring | 9 Townsquare Lifestyle Retail |
| 2 Palma Sands | 10 Discovery Park |
| 3 60-acre Central Park | 11 90-acre Wetlands Arboretum |
| 4 Enso Woods | 12 Kelab Tani |
| 5 Maya Bay Residences | 13 SJK (C) School |
| 6 Future Regional Mall | 14 The Waterlily |
| 7 SplashMania Waterpark | 15 The Heron |
| 8 Iconic Cove Offices | |

- | | |
|------------------------------|---------------------------|
| Education Hub | Heart Of Cove |
| Innovation & Technology Park | Core Business District |
| Commercial Park | Regional Corporate Centre |
| Wellness Park | Wetlands Commercial |
| Northern Residential | Southern Residential |

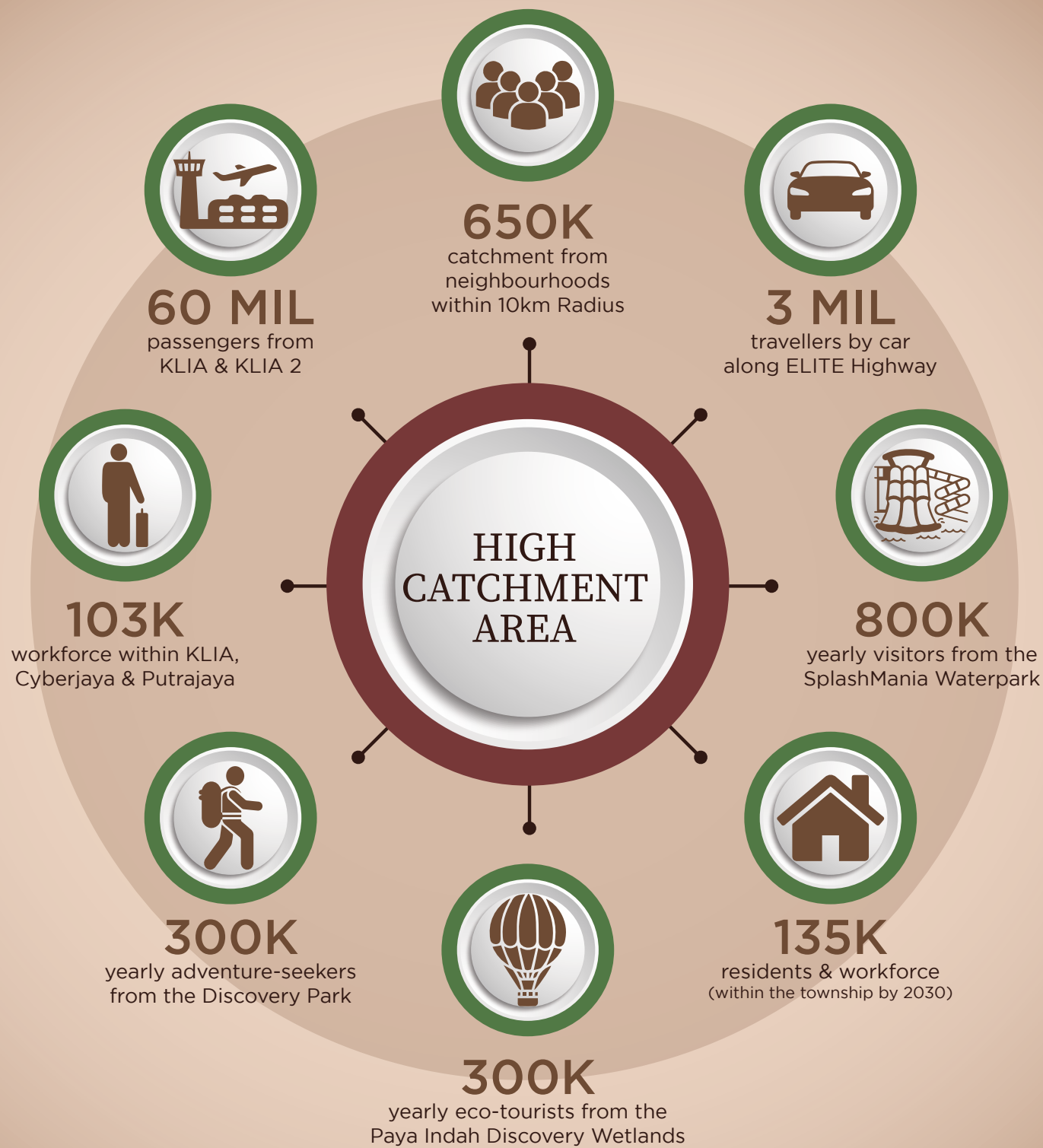
Proposed Tramway & Tram Stations

Highway Accessibility
(Cyberjaya Interchange, ELITE Highway,
Cove Interchange from ELITE Highway)

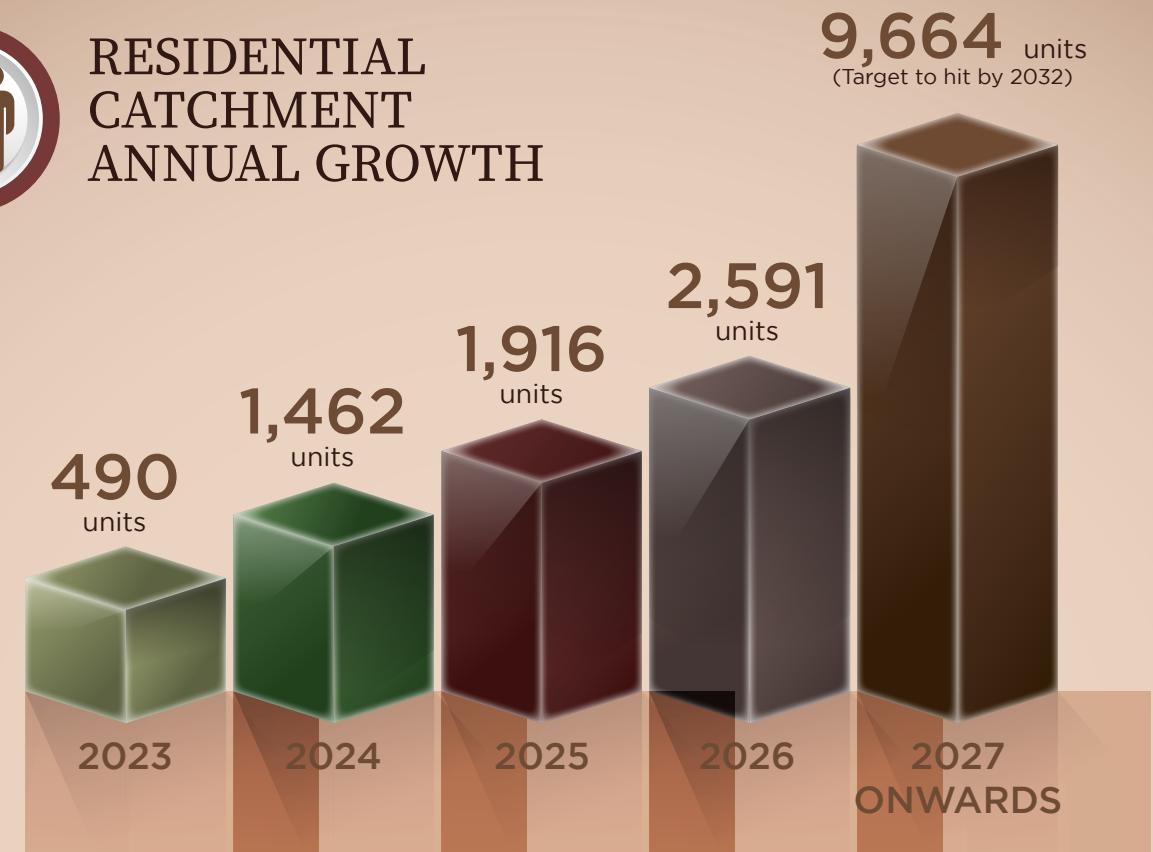
WELCOMING

2,000,000

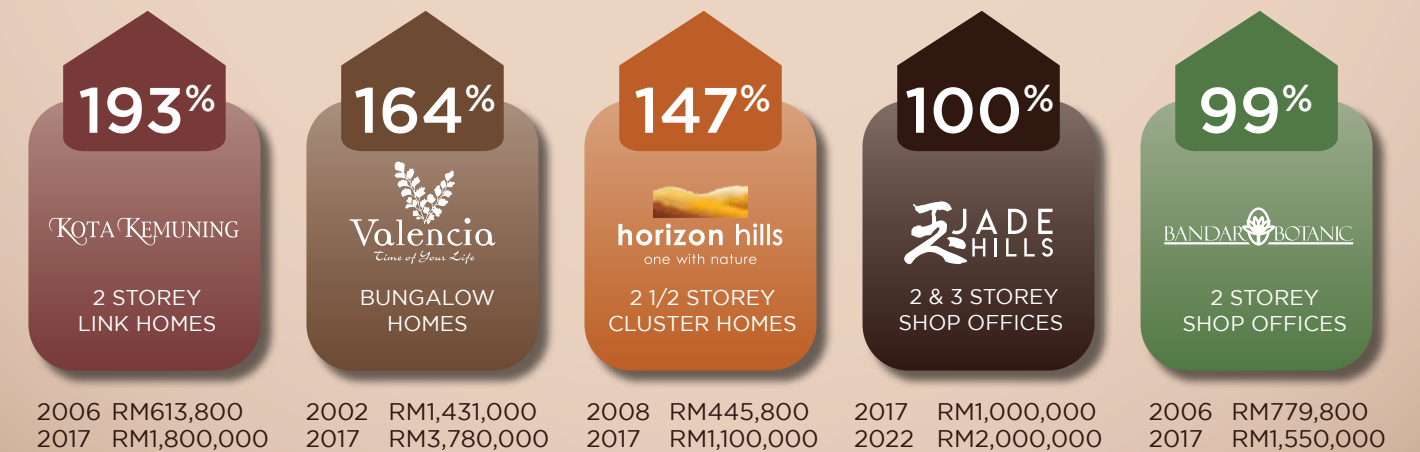
VISITORS ANNUALLY



RESIDENTIAL CATCHMENT ANNUAL GROWTH



GAMUDA LAND PROPERTIES CAPITAL APPRECIATION VALUE





Vibrant Commercial Shop
In A Prime Location
Artist's Impression

SOUTHERN KLANG VALLEY'S MOST VIBRANT, INTEGRATED LIFESTYLE SANCTUARY

Nestled seamlessly amidst the wonders of nature is Gamuda Cove. Renowned for its status as a 5-Diamond Low Carbon City, it is mindfully planned to offer a sustainable and more green-conscious way of life.

Bay Street is at the centre of this bustling environment. Stretching across 7.74 acres, this is where nature, lifestyle, businesses and YOU can grow and thrive.



High-Speed Stable 5G Infrastructure Ready



5-Diamond Rating Low Carbon City



Smart City Management System



Low Energy Building & Smart Building Technology



Environmental, Social & Governance Programmes & Initiatives



Gamuda Parks Initiatives



Rehabilitation Forest



Green Mobility Plan & Low Carbon Vehicle Transport



Urban Planning



Quality Builds



Water Conservation



Urban Transport

WALKING DISTANCE TO SPLASHMANIA WATERPARK & TOURIST ATTRACTIONS

Bay Street is just minutes away from the SplashMania Waterpark, Discovery Park @ Gamuda Cove and the Paya Indah Discovery Wetlands. These three projects combined welcome over 1 million tourists to the vicinity annually with 800k water park visitors from SplashMania alone.

Bay Street is perfectly positioned to provide retail, leisure and F&B to this key tourist demographic.



18
Acres Of Waterpark

15
Key Attractions

24
Thrilling Water Slides

SplashMania Waterpark
Artist's Impression



Iconic Cove Offices
Artist's Impression

VAST INFLUX OF STUDENTS WITH UPCOMING EDUCATION HUB

Students are another major market that will frequent Bay Street as their choice destination to immerse in a vibrant social scene once the upcoming Education Hub in Gamuda Cove is complete.



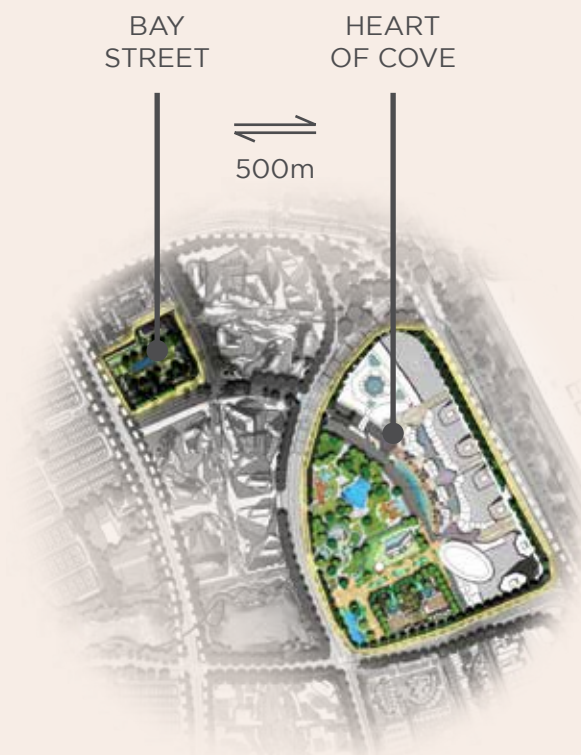
Student Recreational Parks
Artist's Impression

CORPORATE CLIENTELE CLOSE TO THE BUSINESS & TRADE HUB

Just a few minutes to the bustling Heart of Cove, business and trade centre which includes the Townsquare and MICE Hotel, working professionals will gravitate towards Bay Street for dining, necessities and leisure after hours.



Next to the Upcoming Commercial Zone



Vast International Student Population





Family-Centric Leisure And Entertainment



BUILT FOR FAMILIES WITH WHOLESOME AMENITIES

With a catchment of 650,000 residents within a 10km vicinity and 2,591 residences completed by year 2026, Bay Street is also the ideal spot for families to spend quality time, indoors and outdoors, with its unique 'Alley' design, green piazza and alfresco plaza harnessing the charm of natural elements.





Stylish Modern Facade For Optimum Visibility
Artist's Impression

LIMITED INDIVIDUAL TITLE SHOPS SURROUNDED BY CATALYST

Exclusive individual title shops with 47 limited units next to the heart of Cove, this development enjoys impeccable connectivity with excellent main road frontage and direct access to the ELITE Highway. Bay Street is poised in the centre of a bustling environment and is able to accommodate a wide range of tenants with its practical and flexible layouts.



Prominent Main
Road Frontage



47 Units
Only



Free JMB &
Maintenance Fees



Ready For A
Diverse Tenant Mix



Practical &
Functional Layout



Developed Along
The Tram Line



Link To Cyberjaya
(Target completion
by 2025)



Next To The
Upcoming
Education Hub



Ready Residential
Catchment

THOUGHTFULLY DESIGNED ALL IN ONE CITY

Bay Street not only takes care of the needs of people within the development, it is also thoughtfully planned and designed to accommodate its surrounding environment as well as care for the land on which it stands.



Connected Alley



Natural Ventilation



Pedestrian-Friendly Walkways



Alfresco Space



Modern Design



Lush Greenery



Pedestrian-Friendly Walkways
Artist's Impression



SITE PLAN



LEGEND

Pedestrian Path

2-STOREY

- TYPE A** (Intermediate Unit)
22' x 75' | 3,300 sq.ft.
- TYPE B** (Intermediate Unit)
20' - 51' x 75' | 5,318 sq.ft.
- TYPE C** (End Unit)
25' - 42' x 75' | 7,556 sq.ft.
25' - 47' x 75' | 7,040 sq.ft.

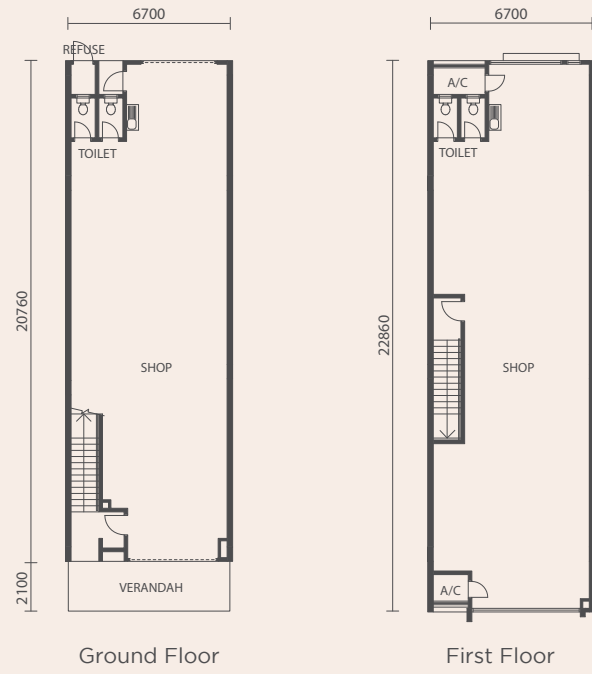
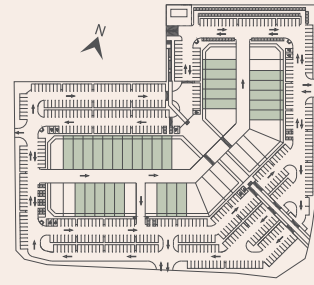
3-STOREY

- TYPE D** (Corner Unit)
35' x 75' | 7,557 sq.ft.
- TYPE E** (Intermediate Unit)
25' x 75' | 5,523 sq.ft.
- TYPE F** (Intermediate Unit)
23' x 75' | 5,166 sq.ft.
- TYPE G** (Intermediate Unit)
26' x 75' | 5,910 sq.ft.
- TYPE H** (End Unit)
32' x 75' | 7,266 sq.ft.
- TYPE I** (End Unit)
26' x 75' | 5,910 sq.ft.

*Please refer to Sale and Purchase Agreement for detailed information.

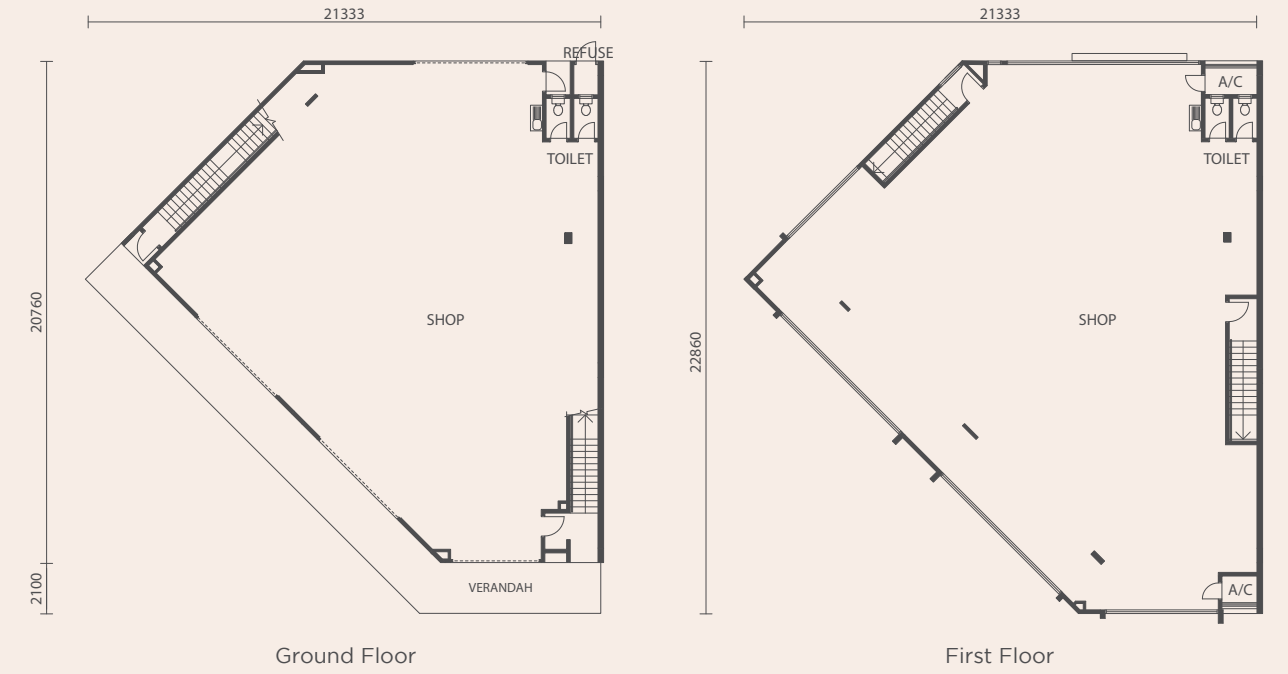
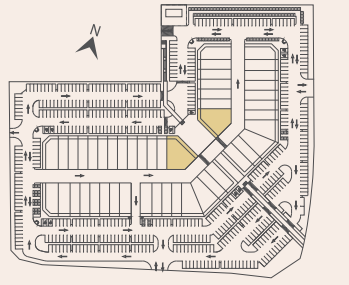
TYPE A
2-STOREY
INTERMEDIATE UNIT

22' x 75'
BUILT-UP AREA FROM
3,300 sq.ft.



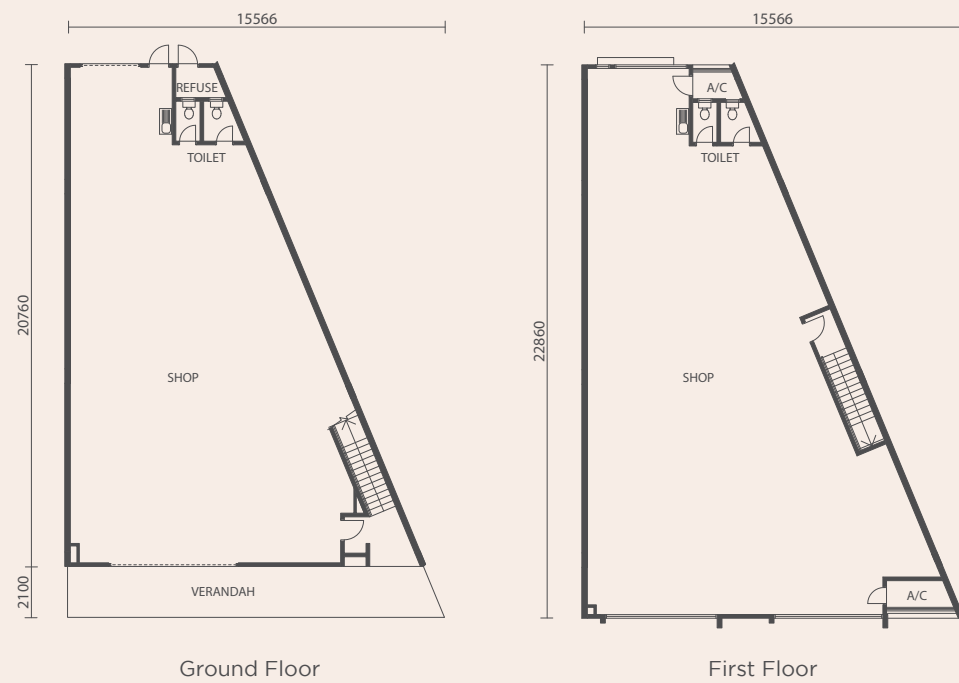
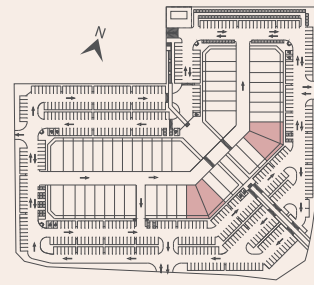
TYPE C
2-STOREY
END UNIT

25' - 42' x 75' | 25' - 47' x 75'
BUILT-UP AREA FROM
7,556 sq.ft. & 7,040 sq.ft.



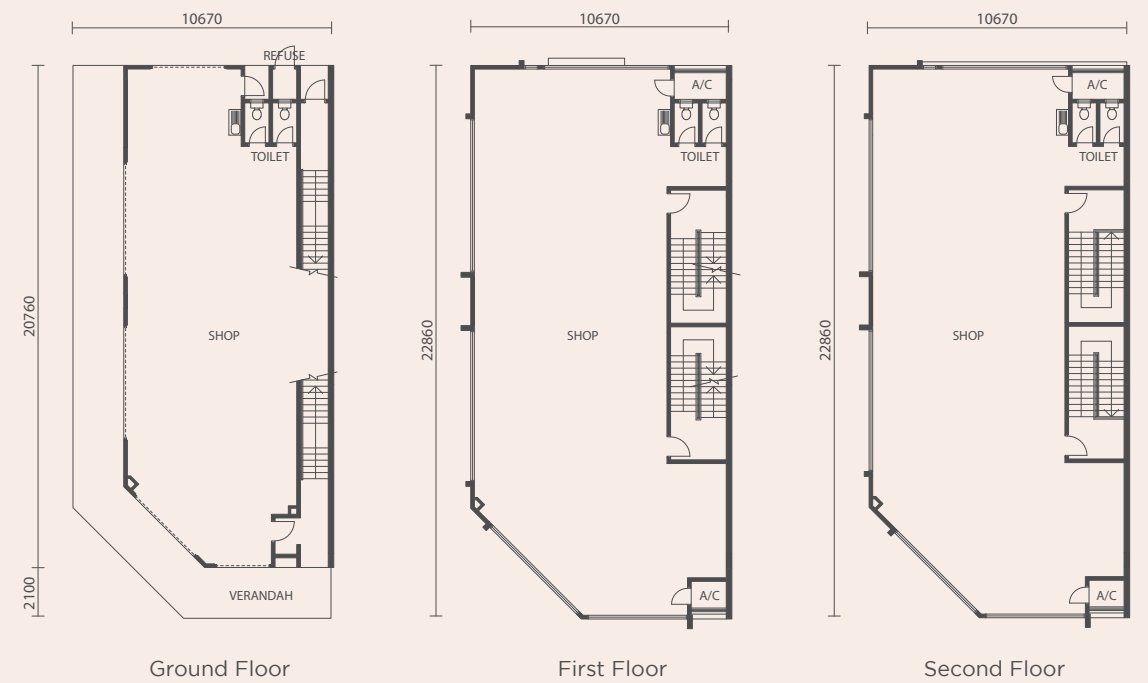
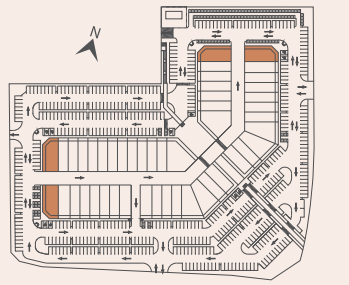
TYPE B
2-STOREY
INTERMEDIATE UNIT

20' - 51' x 75'
BUILT-UP AREA FROM
5,318 sq.ft.



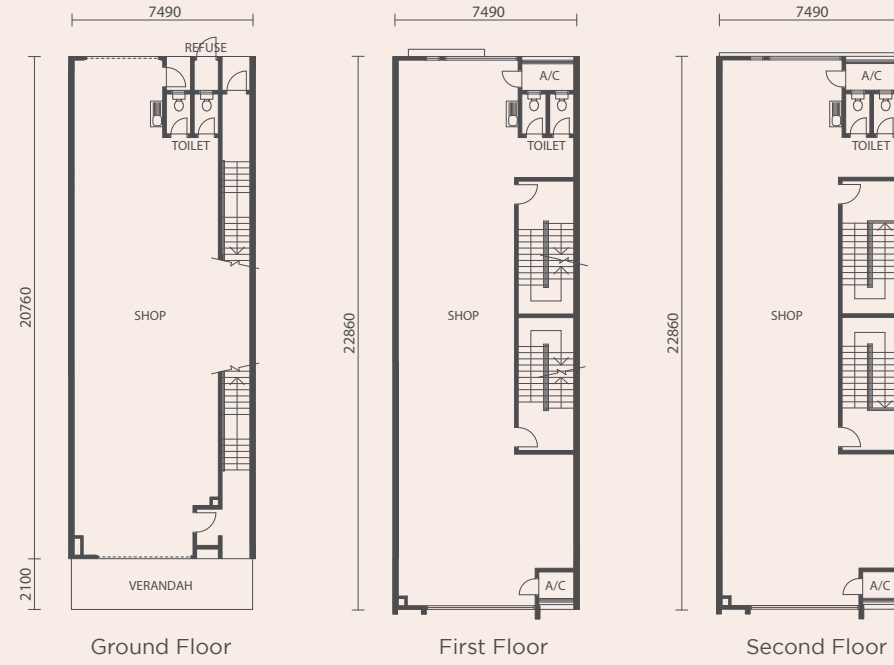
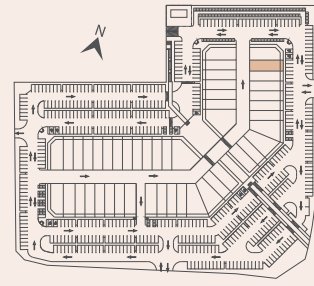
TYPE D
3-STOREY
CORNER UNIT

35' x 75'
BUILT-UP AREA FROM
7,557 sq.ft.



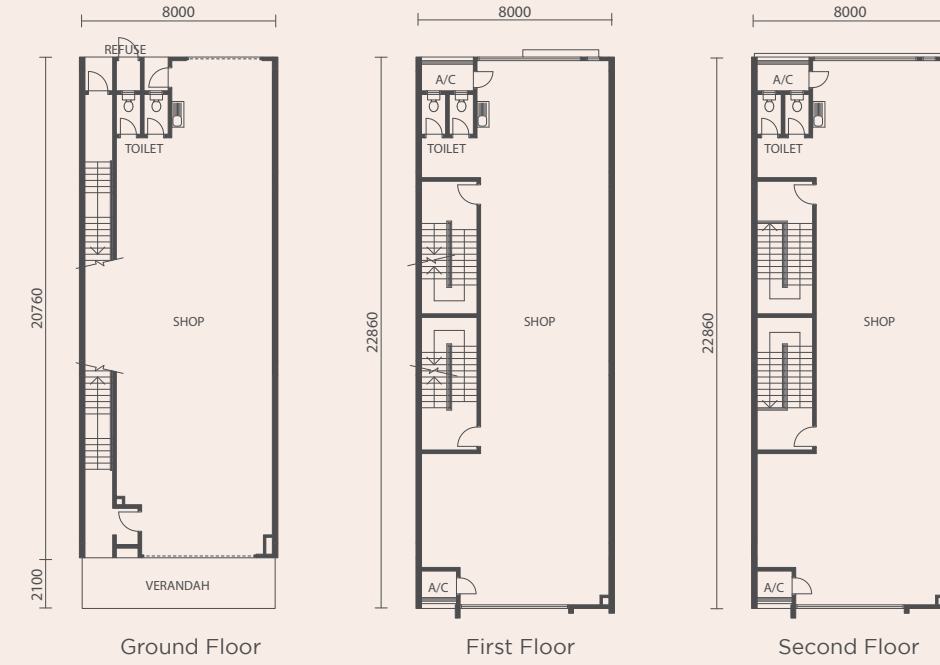
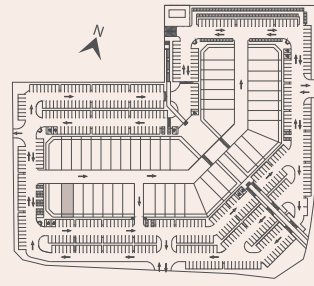
TYPE E
3-STOREY
INTERMEDIATE UNIT

25' x 75'
BUILT-UP AREA FROM
5,523 sq.ft.



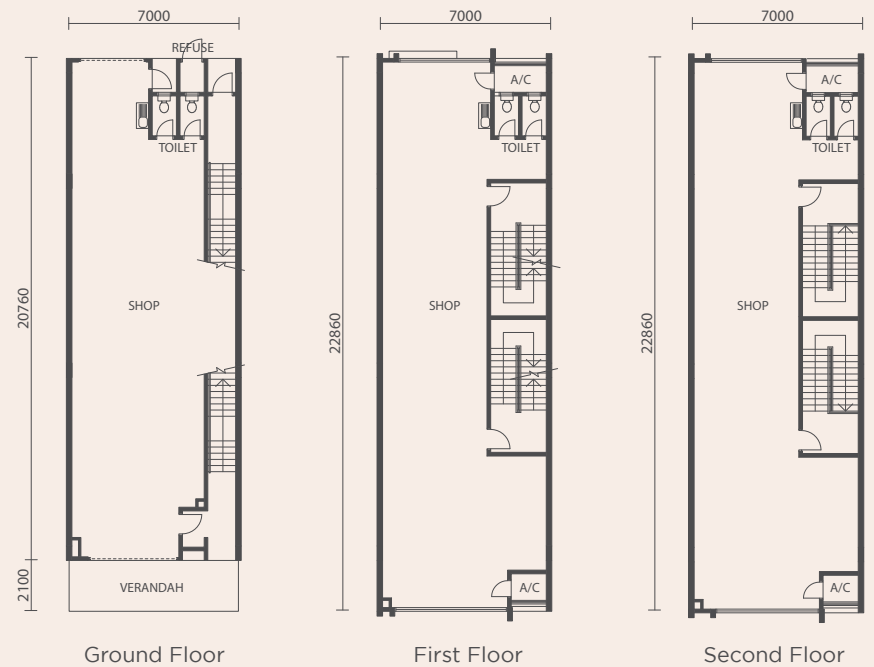
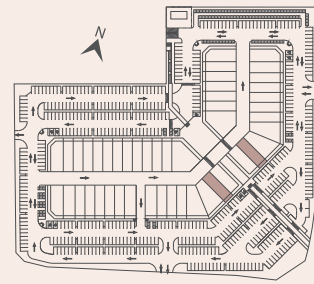
TYPE G
3-STOREY
INTERMEDIATE UNIT

26' x 75'
BUILT-UP AREA FROM
5,910 sq.ft.



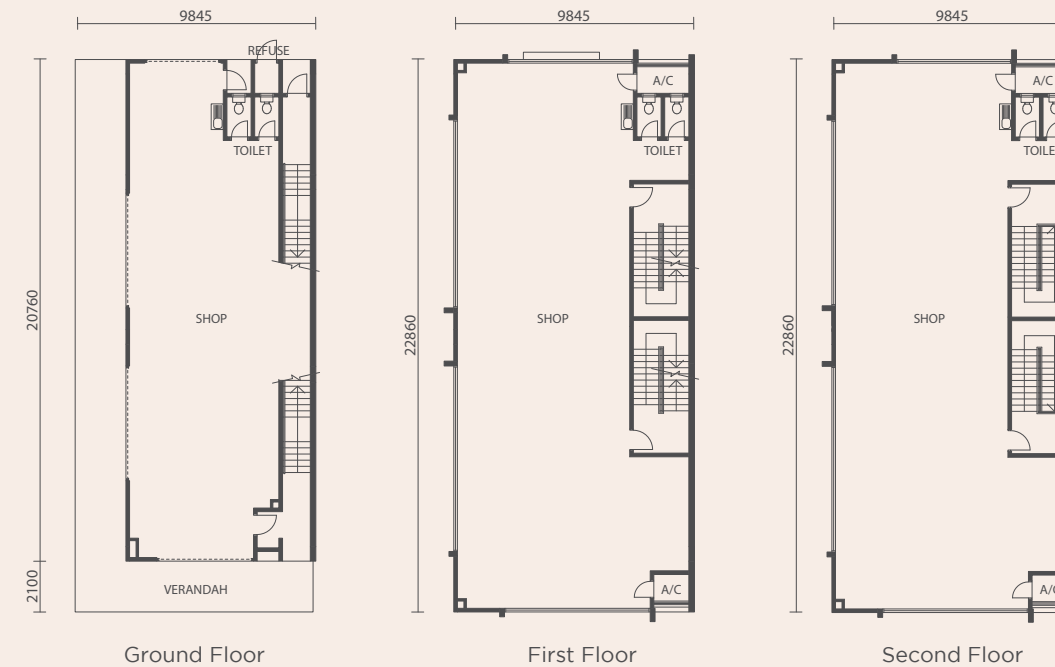
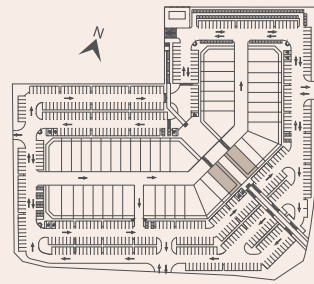
TYPE F
3-STOREY
INTERMEDIATE UNIT

23' x 75'
BUILT-UP AREA FROM
5,166 sq.ft.



TYPE H
3-STOREY
END UNIT

32' x 75'
BUILT-UP AREA FROM
7,266 sq.ft.

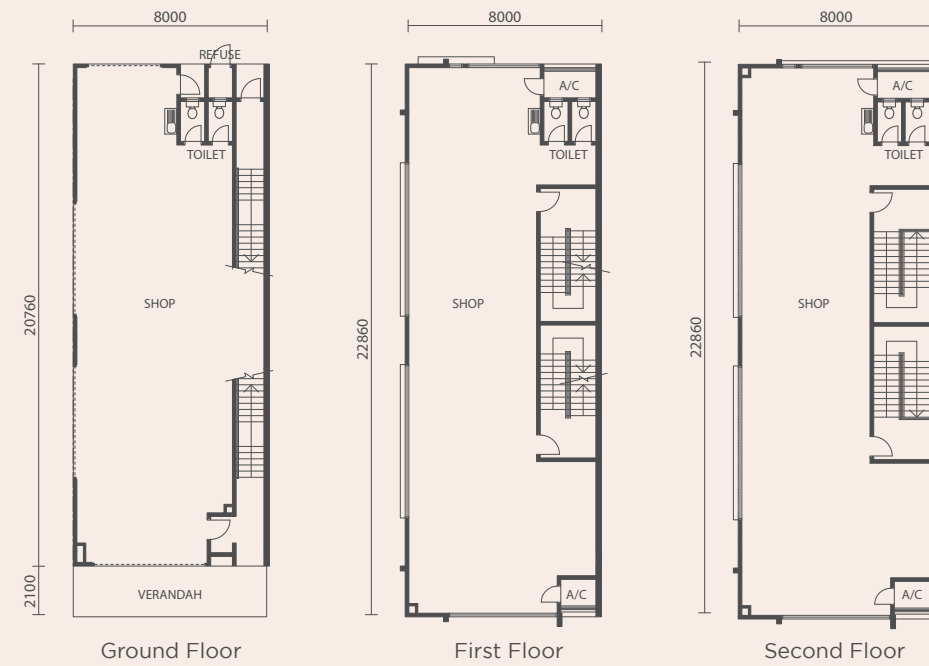
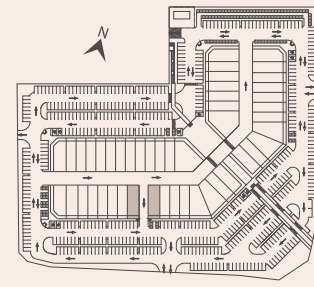


TYPE I

3-STOREY
END UNIT

26' x 75'

BUILT-UP AREA FROM
5,910 sq.ft.



All drawings are subject to variation, modification and substitution as directed by the Developer's Architect and/or the appropriate Authority.

SPECIFICATIONS LIST

STRUCTURE	Reinforced Concrete Framework		
WALL	Reinforced Concrete / Masonry Wall		
ROOF COVERING	Reinforced Concrete Roof / Metal Deck		
ROOF FRAMING	Metal Roof Truss and/or Reinforced Concrete Roof		
CEILING	Skim Coat & Paint / Plaster Board Ceiling		
WINDOWS	Aluminium Frame Glass Window		
DOORS	Roller Shutter / Flush Door / Fire Rated Door		
IRONMONGERY	Locksets		
WALL FINISHES	Pantry	Selected Wall Tiles up to 1500mm High, Skim Coat, Plaster & Paint	
	Toilets	Selected Wall Tiles up to 2100mm High, Skim Coat, Plaster & Paint	
	Other	Skim Coat and/or Plaster & Paint	
FLOOR FINISHES	Shop	Bare Concrete	
	Veranda	Concrete Pavers or Equivalent	
	Toilets	Selected Tiles	
	Refuse	Selected Tiles	
SANITARY & PLUMBING FITTINGS	<u>A/B/C</u>	<u>D/E/F/G/H/I</u>	
	Water Closet	4	6
	Sink and Tap	2	3
	Bib Tap	4	6
ELECTRICAL INSTALLATION	<u>A/B</u>	<u>C</u>	<u>D/E/F/G/H/I</u>
	Distribution Board	2	3
	Fibre Wall Socket	2	3
	Lighting Point	10	22

A CITY OF CONNECTION



- Education
 - Leisure, Retail & Entertainment
 - Healthcare
 - ERL Station
 - LRT Station
 - Future Highway
 - Direct Access to Cyberjaya
 - ELITE Interchange
- | | |
|---------------|------|
| Cyberjaya | 2km |
| Putrajaya | 10km |
| KLIA | 17km |
| Kuala Lumpur | 30km |
| Petaling Jaya | 35km |
| Port Klang | 45km |

SincereTM
Responsible
Original

Gamuda Land (T12) Sdn Bhd
[200201005717 (310424-M)]
Persiaran Cove Sentral, Bandar Gamuda Cove,
42700 Banting, Kuala Langat, Selangor, Malaysia



FABCI WORLD PRIX
D'EXCELLENCE AWARDS
ENVIRONMENTAL & MASTERPLAN CATEGORY

THE EDGE
Top Property
Developers Awards
2022



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GAMUDA LAND