

COVE CENTRUM

— GAMUDA COVE —

**Classic Charm,
European Flair.**

STRATIFIED OFFICE



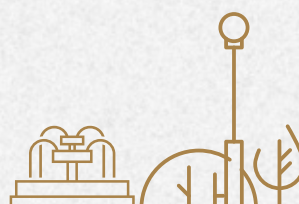
Artist's impression

The Perfect Avenue for Business

Introducing Cove Centrum - Stratified Office, the first of its kind in Gamuda Cove, featuring just 16 exclusive units. We redefine the modern work environment by offering flexible spaces for every need.

With the vibrancy of the city, the tranquillity of Central Park, and the convenience of nearby amenities, we've created an environment where your vision can thrive. Here, innovation meets execution, and your startup is poised for success.

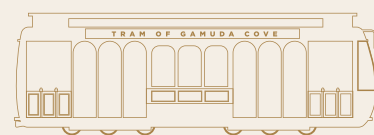
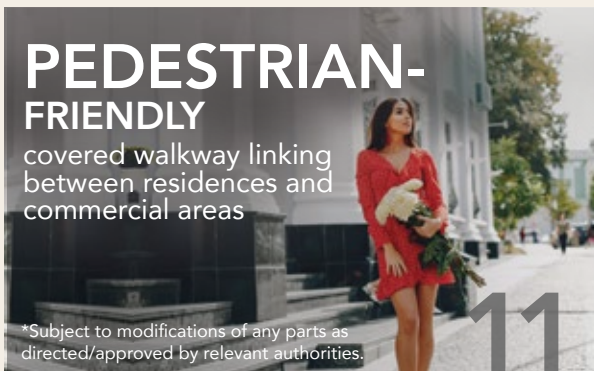
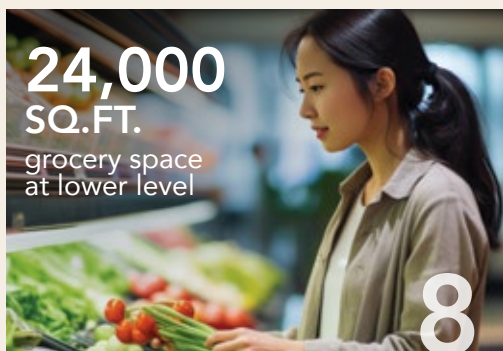
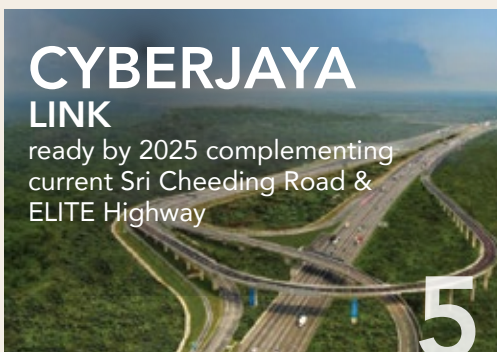
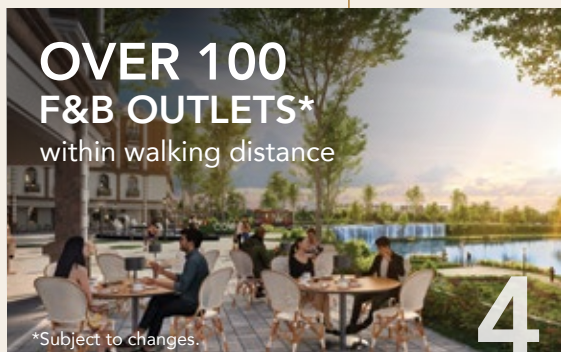
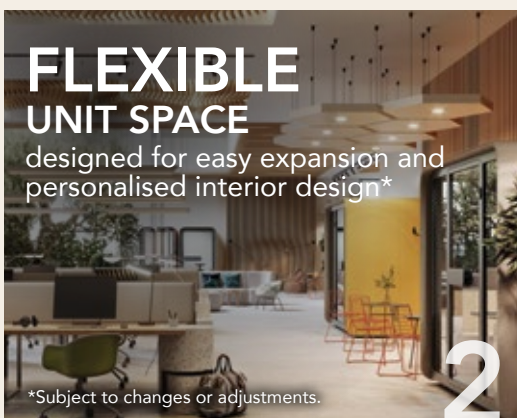
EURO
inspired



Designed for Strategic Brilliance

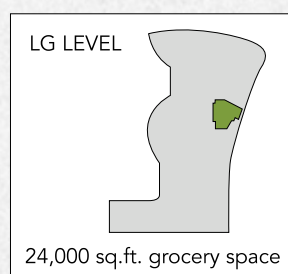
Our office space isn't just a place to work; it's a catalyst for success. Nestled in a vibrant urban neighbourhood, our office offers seamless access to everything you need. With grocery stores, retail shops, cafes, and restaurants just around the corner, you'll never have to go far

to run errands or grab a bite. This convenience of having essential services at your doorstep allows you to focus more on your work and less on logistics.





**Extraordinarily
Connected**



- 1 E-tram Stop
- 2 Main Drop-Off Area
- 3 Water Fountain
- 4 Centrum East Gate
- 5 Centrum West Court
- 6 Centrum South Grove
- 7 Centrum North Circle
- 8 Office Main Entrance

LEGEND

- Type A 2-Storey Waterfront Shoplot
- Type A 4-Storey Waterfront Shoplot
- Type B 2-Storey Shoplot
- Type B 3-Storey Shoplot
- Type C 2-Storey Shoplot
- Type C 3-Storey Shoplot
- Type E Stratified Office (At Level 3 & 4)
- Grocery (At Level LG)

CHC
lifestyle

MASTER PLAN

KUALA LANGAT
NORTH FOREST
RESERVE

To Petaling Jaya /
Kuala Lumpur

COVE
CENTRUM

New
Direct
Access To
Cyberjaya

ELITE HIGHWAY








Gamuda Cove
Interchange
From ELITE
Highway

To KLIA/
KLIA2

PAYA INDAH
DISCOVERY
WETLANDS

Northern Residential Wetlands Estates Central Commercial District

AMENITIES AND CONNECTIVITY

- | | | | |
|---|---|--|---|
|  Central Business District |  Education Hub |  Regional Corporate Centre |  Wetlands Commercial |
|  Commercial Park |  Heart Of Cove |  Wellness District | |




Accessibility

Cyberjaya Link (Toll-free)
(Ready in 2025)..... 2km to Cyberjaya
ELITE Highway..... 3km
KLIA..... 20km
Pavilion KL..... 43km
TRX..... 43km
KLCC..... 45km

Park

60-Acre Pet-Friendly Central Park
90-Acre Wetlands Arboretum
Townsquare Park
Wetlands Arboretum Centre

Public Transports

-  E-tram
-  GRAB Services
-  Shuttle Bus Service

SincereTM
Responsible
Original

Gamuda Land (T12) Sdn Bhd
[200201005717 (310424-M)]
Persiaran Cove Sentral, Bandar Gamuda Cove
42700 Banting, Selangor, Malaysia,
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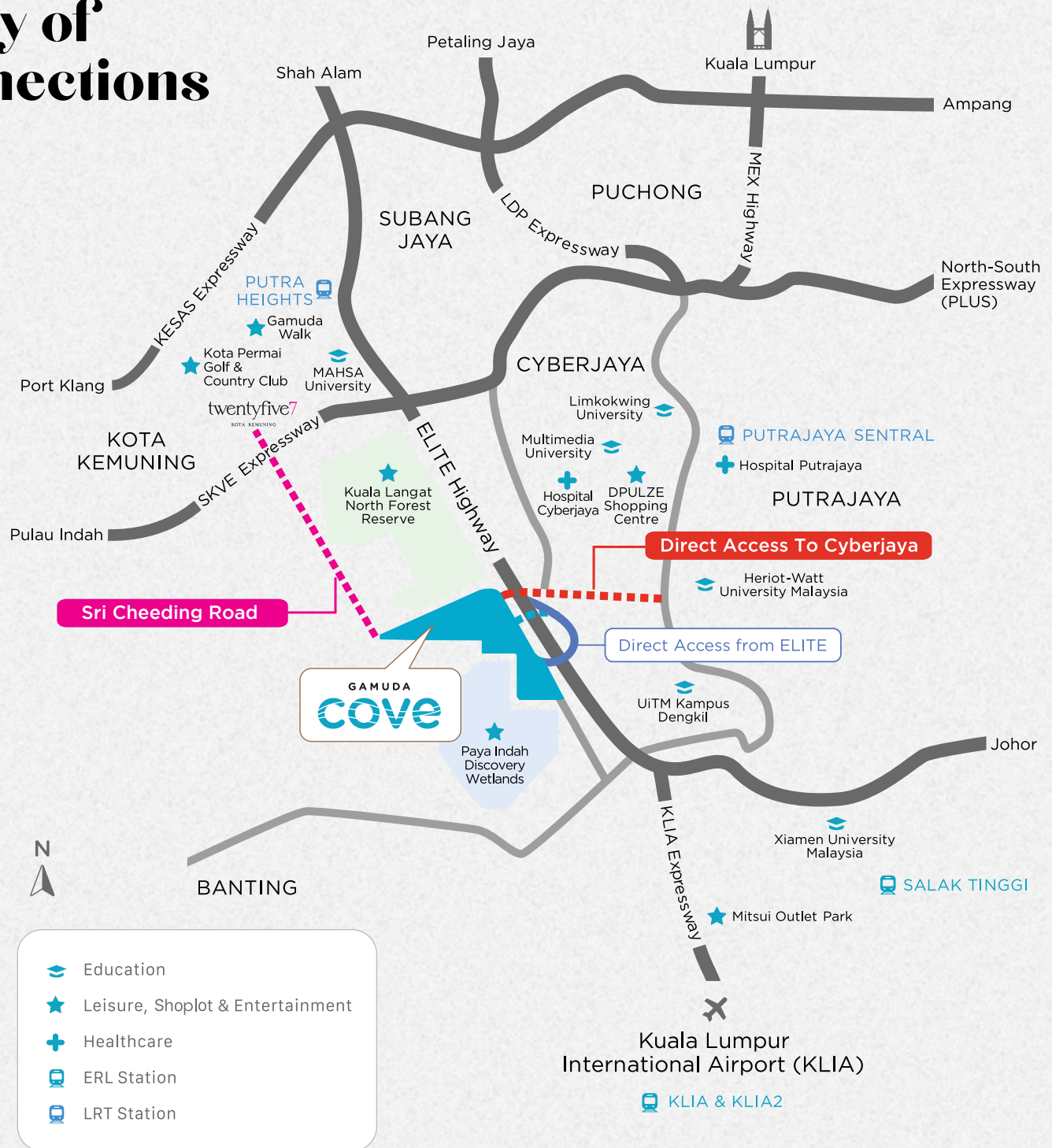
FIABCI WORLD PRIX
D'EXCELLENCE AWARDS
ENVIRONMENTAL & MASTERPLAN CATEGORY



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03 9212 0465

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A City of Connections



Direct access to
ELITE Highway
with only 15
minutes to KLIA



Toll-free &
direct 2km link
to Cyberjaya
connecting
Gamuda Cove



Public amenities
built to
accommodate
future growth

PRIME address

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LEGEND

Type	Dimension (mm)	Unit Number
E1	6700 x 20310	L3/4-1
E2	11765 x 11440	L3/4-8
E3	8829 x 11092 x 20310	L3/4-2
E4	11793 x 11089 x 20310	L3/4-3
E5	6700 x 20310	L3/4-4,5,6,7

Site Plan



This site plan applies to Level 3 and 4.

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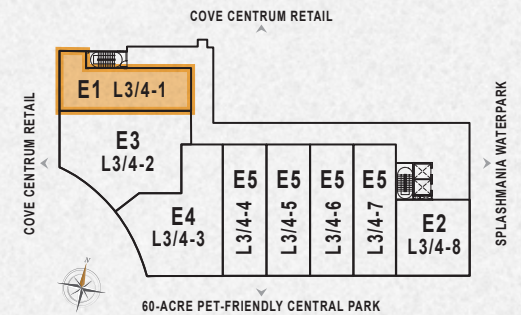
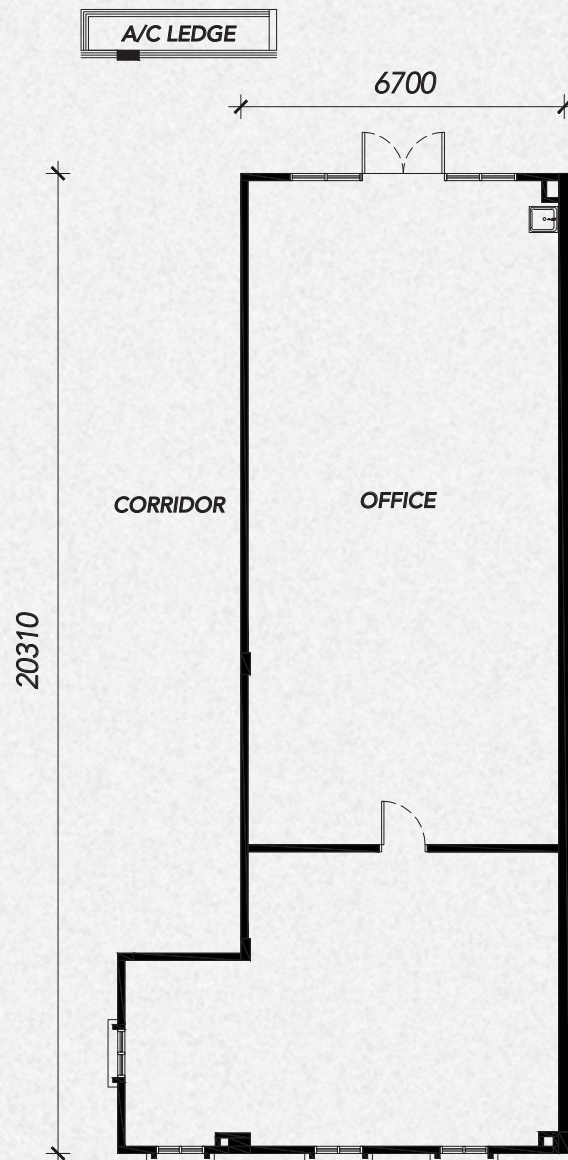


Type E1

Lot size
30' x 66'

Built-up area
1,500 sq.ft.

1-Storey Office



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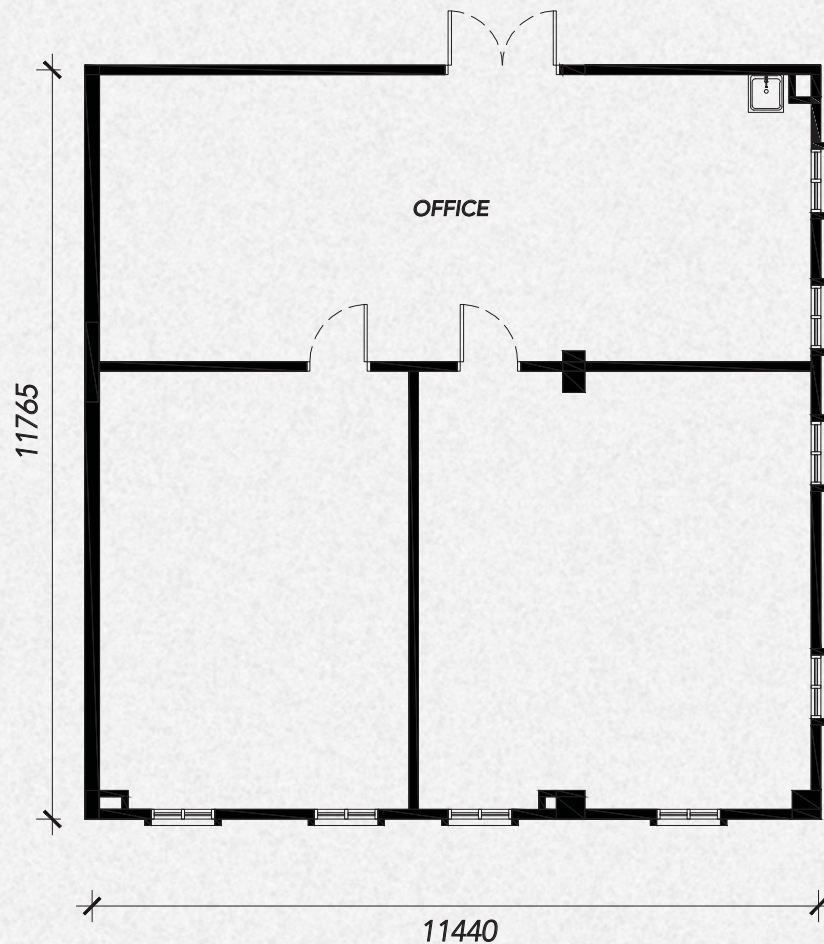
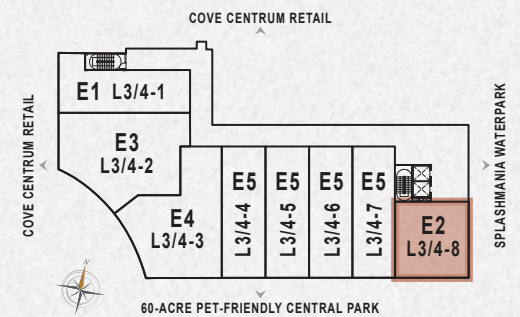


Type E2

Lot size
38' x 38'

Built-up area
1,432 sq.ft.

1-Storey Office



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Type E3

Varies

Built-up area
2,605 sq.ft.

1-Storey Office

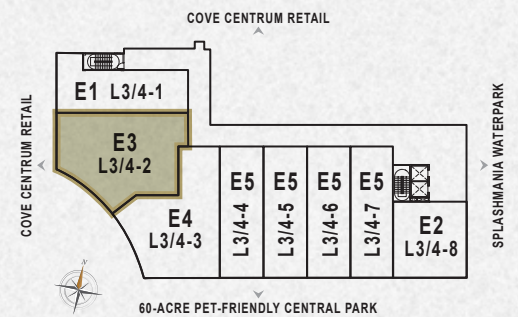
A/C LEDGE

CORRIDOR

OFFICE

20310

8829



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NO. 1 THE EDGE
TOP PROPERTY
DEVELOPER AWARDS 2023



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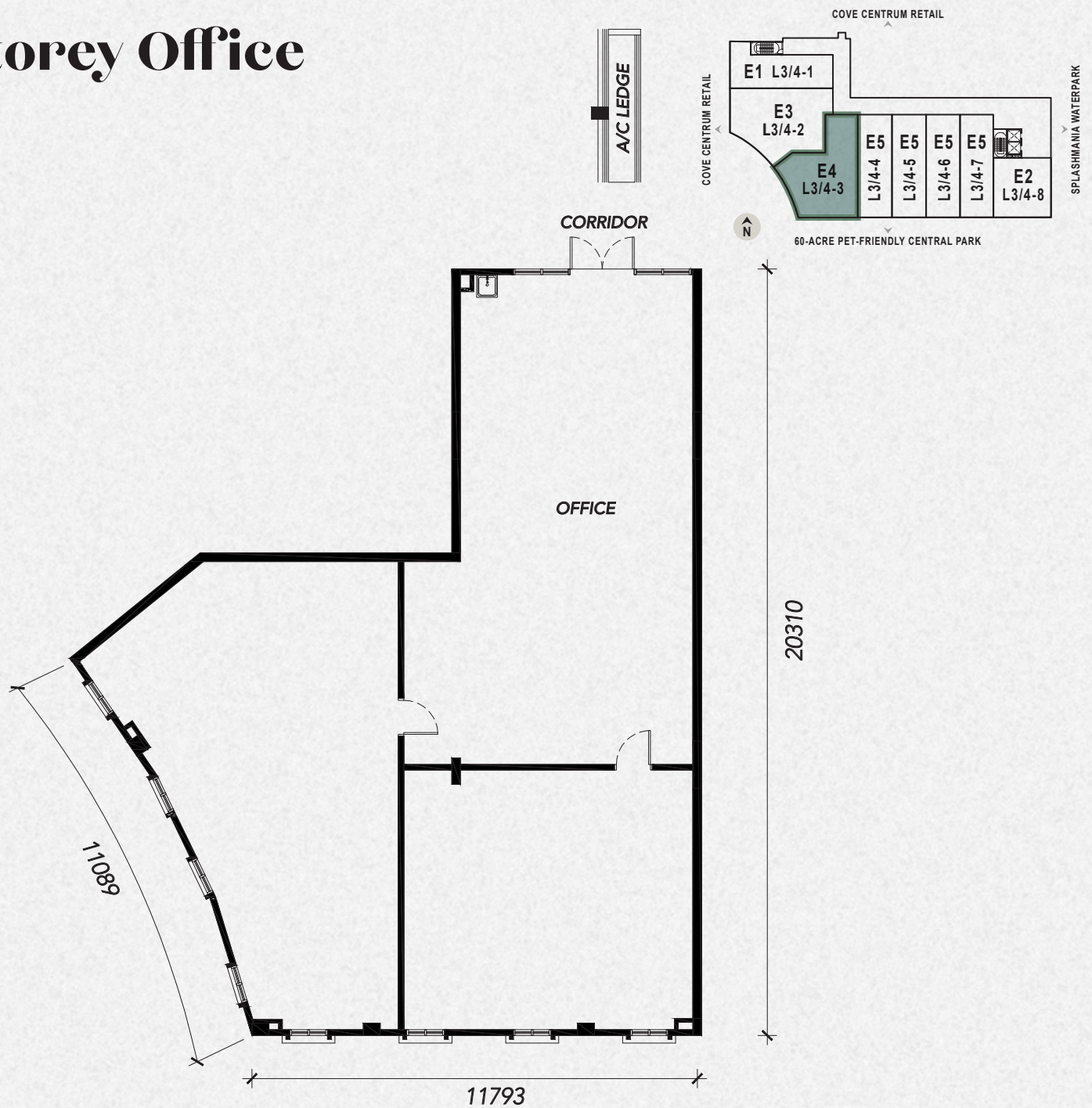


Type E²

Varies

Built-up area
2,411 sq.ft.

1-Storey Office



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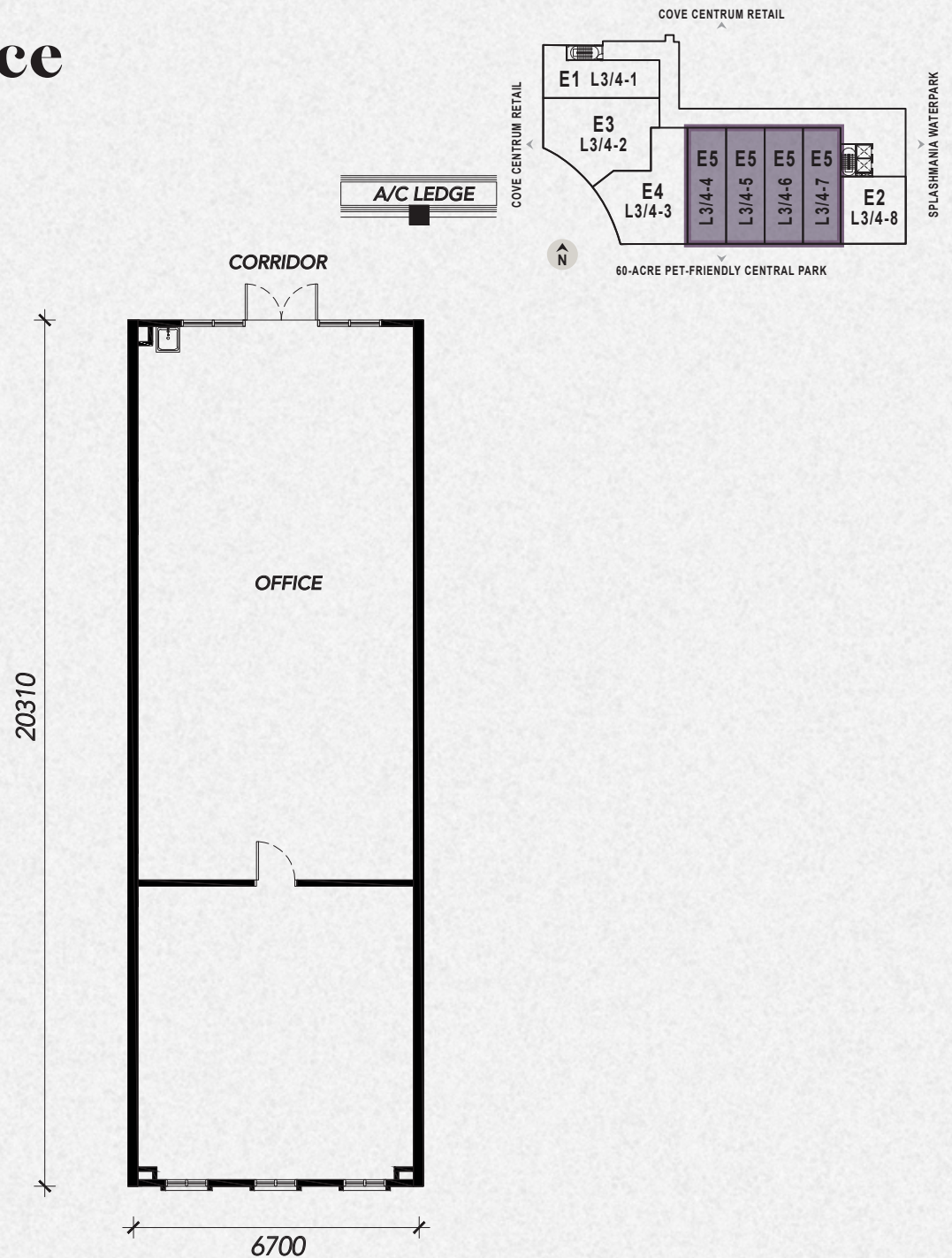


Type E5

Land size
22' x 75'

Built-up area
1,453 sq.ft.

1-Storey Office



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