

Headline	SUNGAI BULOH: GATEWAY TO NORTHERN KLANG VALLEY		
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## SUNGAI BULOH: GATEWAY TO NORTHERN KLANG VALLEY

Just 30 years ago, many would have found it injudicious to bank on latent townships like Kepong, Manjalara and Kota Kemuning.

Yet, today, we would not hesitate to regard them as model townships, as they continue to flourish and elevate their surrounding communities and businesses.

Kota Kemuning, for instance, has blossomed from a nondescript neighbourhood into a bustling township of about 200,000 residents.

Now, the prestigious township boasts a vibrant variety of facilities, including Kota Permai Golf and Country Club, Columbia Asia Hospital, Gamuda Walk Neighbourhood Mall and the neighbourhood's very own McDonald's drive-thru.

Home values in Kota Kemuning have also soared over the past 15 to 20 years.

Anggerik Aranda, one of the oldest residential phases, was sold for RM167,000 to RM230,000 from 1995 to 1997. From 2010, the asking prices for these terraced houses with built-ups of 1,423 to 1,669 sq ft have ranged from RM400,000 to RM720,000.

Creating a comprehensive township for the community is a delicate craft. Its recipe hinges on understanding the current needs of communities, while discerning what lifestyles, values and infrastructure are important in the future.

While housing, healthcare, education, commerce, conveniences and communal spaces remain fundamental components of a township, the ingredient that binds it all together is the intuitive and innovative

vision of responsible developers.

It is this vision that helps integrate each separate component into a cohesive lifestyle that can be passed down generations.

Of recent times, one such district that is burgeoning with potential has caught the eye of developers, investors and future homeowners. That district is Sungai Buloh.

A sub-district of Petaling Jaya bordering the Gombak district, Sungai Buloh is located just 23km from Kuala Lumpur — a stone's throw away compared with Cyberjaya or Kota Kemuning (about 33km from KL).

The township is also home to many prestigious housing enclaves, such as D'Sara Sentral, Bukit Rahman Putra, Sunway Rahman Putra, Sierramas and Valencia.

*\*Note: All pictures are artists' impressions*



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Rich in history and lush greenery, Sungai Buloh has come a long way to become the mature establishment we all know. Still, its identity is currently undergoing significant and positive change, thanks to new, innovative development that will transform the face of the township.

Indeed, Sungai Buloh is heading for renewal and refinement. Many can expect the establishment of new facilities and services that will transform Sungai Buloh into a convenient, well-connected and community-driven district for future generations.

#### CATALYST FOR GROWTH IN RETAIL, LEISURE AND BUSINESS

When developers incorporate gathering places that celebrate the community and its diversity, they create towns that draw people together. Indeed, this is what it means to create a vibrant and memorable personality for the township.

Lifting the face of Sungai Buloh is the 810-acre nature-inspired Gamuda Gardens township. Featuring two waterfalls and five cascading lakes that integrate

into a 50-acre central park, the township is surrounded by abundant greenery, making it an ideal sanctuary for families to call home.

For a township of this scale to work, efforts have to be put into creating a masterplan that will catalyse growth in the area.

For Gamuda Gardens, this comes in the form of the RM4.3 billion Gamuda Gardens City Centre. It comprises a 1,700,000 sq ft mall connected to the Skyline Luge, convention centre, Grade-A offices, hotel, serviced apartments, education institutions and wellness centre.

The mall, which is positioned as a "Regional Entertainment Mall", focuses on visitors' experience and convenience. Creatively planned to be an unconventional mall that will do away with standard shoebox layouts, the mall at Gamuda Gardens will incorporate elements such as an indoor botanical garden, performance arena, interactive overhead walkways and indoor waterpark to enhance customer experience.

Gamuda Land has also signed a mem-

orandum of understanding with the New Zealand-based Skyline Luge to bring the internationally acclaimed outdoor attraction to the township. Expected to be completed in the second half of 2022, the 600m luge track will be the first outdoor luge attraction in the country and is the first of many strategic partnerships for Gamuda Gardens.

Furthermore, Grade-A offices not only provide employment opportunities for the community, but also serve to foster trade and international events through its adjoining convention centre.

As part of Gamuda Land's Smart City initiative, the developer is also in talks with vendors to incorporate autonomous transport systems within GGCC that allow for quick and easy connections within the township and city centre.

Poised to be the hub of Gamuda Gardens, GGCC will anticipate footfall, not just from residents but also local and international visitors. The influx of diverse communities and



#### THE IMPORTANCE OF CONNECTIVITY AND ACCESSIBILITY

Town making is not just about construction. To do it right, developers have to consider the entire masterplan including connectivity and accessibility from the home to the surrounding neighbourhoods and cities.

Gamuda Gardens is strategically located at the confluence of three major highways — the LATAR Expressway, Guthrie Corridor Expressway and North-South Expressway.

The Sungai Buloh-Kajang MRT line has also transformed the township from being "too far" to "easily accessible", being just a train ride from Kuala Lumpur city centre and other parts of the Klang Valley.

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business opportunities will be integral to growing Sungai Buloh into an integrated and dynamic district.

### PLACE-MAKING FOR THE COMMUNITY

Homeowners want more than just a roof over their heads. They want to be part of a well-connected, self-sustaining and vibrant community.

In this regard, successful place-making can turn a mundane existing township into one that is enjoyable, vibrant and engaging.

One such example of integrating connectivity with convenience is Gamuda Garden's 100,000 sq ft Waterfront Village. Overlooking the main lake and waterfall in the neighbourhood's Central Park, it serves as the central hub for communities to congregate and mingle.

Amid luxuriant trees, lakes and waterfalls, residents and the public can gather and enjoy both nature and commercial activities, with facilities like retail, F&B, and the Aqua@Waterfront Village, an approximately 10,000 sq ft indoor water play park, catering for



both children and adults.

Essentially, wellness is a cornerstone for the community in Gamuda Gardens. Here, at the Waterfront Village, a dedicated Wellness Centre equipped with an Olympic-length swimming pool, sauna, badminton courts and a gym are available to members and residents.

Around the Central Park, residents can jog and cycle along a 4km nature trail, sharing an undisturbed, breezy landscape of trees, shrubs, herbs and small animals.

Furthermore, designated areas of the park are pet-friendly, allowing neighbour-

hood pets to roam freely among nature.

The visual landscape of the Central Park is swiftly transformed at night with the Illumination Gardens. Here, thematic zones within the park showcase the various structures and combination of lighting effects. All these serve to highlight nature's beauty, allowing residents to enjoy their surroundings, even at night.

All year round, residents can make use of the Le Gardens Pavilion, an elegantly crafted event space within the Central Park, to host weddings and parties amid the lush backdrop of nature. The sporting

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community is also taken into consideration with the Gardens Arena, a FIFA-standard football arena complete with overhead lights and sporting amenities.

Adhering to the modern principles of environmental sustainability, Gamuda Land mindfully blends nature into its townships to seamlessly integrate the natural with the man-made.

With the Gamuda Parks initiative — aimed at implementing, managing, maintaining and safeguarding the well-being of the living environment in all its developments — Gamuda Land has conducted biodiversity audits within Gamuda Gardens to scientifically measure the health of the ecosystem.

Through this initiative, Gamuda Land recruited experts from different disciplines, including specialists from the Forest Research Institute Malaysia (FRIM).

With the principle of holistic place-making integrated into Gamuda Gardens, these initiatives will bring positive and sustainable growth within the township, and remains an identifiable theme stitching together the fabric of all Gamuda Land projects.

#### A VISION TOWN OF TOMORROW

Building a township for the future goes beyond amenities and aesthetics. An essential part of the equation involves how a community will be integrated into the design and functionality of the city centre.

Indeed, Gamuda Gardens represents opportunity for stakeholders and potential homeowners looking to tap into Sungai Buloh's growing momentum.

With steady development, rising living standards, improved connectivity and the introduction of various catalysts such as Gamuda Gardens City Centre, the township will be a natural draw for people looking to get away from the hustle and bustle of the urban core but still wish to be in proximity to places of work and amenities.

With all these elements in place, Sungai Buloh is primed to be a place that people can call home, and grow up and grow old in. 🌈

### SUNGAI BULOH AT A GLANCE

Population size: 466,163

#### CONNECTIVITY:

- Highway access:
  - KL-Kuala Selangor Expressway (LATAR)
  - North-South Expressway Central Link (ELITE)
  - North-South Expressway (PLUS)
  - New Klang Valley Expressway (NKVE)
  - Guthrie Corridor Expressway (GCE)
  - Federal Road FT 54
- MRT access:
  - Sungai Buloh-Kajang line
  - Sungai Buloh-Serdang-Putrajaya line (completed by 2022)
- Proximity:
  - Kuala Lumpur city centre: 23km
  - Mont Kiara: 22km
  - Petaling Jaya: 19km

#### AMENITIES AND FACILITIES:

- Hospitals: Putra Medical Centre, Tropicana Medical Centre, Alpha Medical Centre, Sungai Buloh General Hospital
- Shopping: Tesco, Giant, AEON, Gamuda Gardens City Centre (completed by 2022), proximity to IKEA Damansara, The Strand, Sunway Giza
- Education: Beaconhouse International (tbc), IGB International School, Straits International School, ELC International School, SMK Bandar Sungai Buloh, SMK Bukit Rahman Putra

#### AVERAGE PRICE PER SQUARE FOOT:

- Non-landed: RM153
- Landed: RM1,820

#### GROSS DEVELOPMENT VALUE:

- Kwasa Land: RM50 billion
- Gamuda Gardens: RM10 billion

#### Sources:

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