

# LIFE. IN PERFECT BALANCE

Japanese minimalist-inspired 2 & 3-storey  
garden terrace homes

完璧なバランスの生活



THE FUTURE OF POST  
PANDEMIC LIVING



GAMUDA  
COVE



Artist's Impression

A new generation of garden terrace homes with easy access to the outdoor environment

日本風のガーデン  
ンテラスの家

## ENSO WOODS. Garden terrace homes inspired by the Japanese way of life.

'In these uncertain times, where we choose to live has become more important than ever. Today's changing lifestyle needs have prioritised space and privacy, easy access to the outdoor environment, and the ability to work from or near home.

Enso Woods is a new generation of Japanese minimalist-inspired 3 to 5-bedroom garden terrace homes, located within Gamuda Cove, that's mindfully designed with space flexibility and adaptability as well as our commitment to your well-being.'



Actual Show Unit Image



**Where the sense of spaciousness, airiness, thoughtfulness... can be immediately felt.**

In Japanese culture, the concept of how to make less into more is an artform. By combining critical thinking with critical making, a space when simplified transcends any limitation... and transforms.

This is the concept behind the creation of Enso Woods at Gamuda Cove. Inspired by the Japanese philosophy of "Danshari" or "decluttering", every home at Enso Woods has been specially conceived and curated to give us a reason to enjoy a stress-free simplicity. Imagine airy living rooms with double-volume heights... clean, uncluttered, with a greater sense of spaciousness...

The thought and attention given to creating these homes celebrates the elegance, grace and versatility that can be created in a compact space.



Artist's Impression

Clean, uncluttered spaces that inspire calmness

**Where the flexibility to adjust to changing needs... has been carefully considered.**

## 'New Norm' layouts for a post-pandemic lifestyle

An Enso Woods home is much more than just a roof over our heads. In a time when remote working and 'work from home' policies are increasingly the 'new norm', Enso Woods offers 5 versatile layouts to choose from, ranging from 1,731sf to 2,956sf.

Each layout has been designed especially to accommodate the changing needs of a post-pandemic generation, with features and adaptability that make it future-ready.



Actual Show Unit Image



柔軟な生活

Artist's Impression

Post-pandemic layouts with flexibility and adaptability to be used as a study or to work from home

Versatile, practical spaces that transform as your needs evolve

All too often, today's homes seldom take into consideration that our needs will inevitably evolve. Enso Woods' flexible, practical layouts easily transform into a home office when the need arises.

The spaces we've created can just as easily be turned into a hobby room, a fitness room or an entertainment room for a younger generation. Or even an additional bedroom for a multi-generational family or when the family grows.

Where the importance of having ample open, common spaces has been anticipated.



広々とした、風通しの良い、  
思いやりのある

Artist's Impression

Japanese minimalist-inspired garden terrace homes that are open, airy and spacious, and perfect for gatherings or to enjoy personal quiet time

Multi-generational that sensitively balance privacy and harmony

Enso Woods is about balance and practically set against a backdrop of nature. This is particularly important when there's a need to accommodate multi-generations in the same home. Anticipating this, our larger units have ground level rooms with private gardens to sensitively balance privacy and harmony.

In an age when we're all madly trying to be more, buy more, achieve more and earn more, Enso Woods is about appreciating the concept that living simply and sensibly is essential to being able to enjoy abundance, minus the stress.

**Where the community that surrounds you... has been planned for your every need.**



**都市農業およびコ  
ワーキング施設**

Equipped with meeting rooms and quiet nooks for those who prefer to work near home

Enso Woods is the latest community in the new 1,530-acre sanctuary township of Gamuda Cove, set next to to Paya Indah Discovery Wetlands and forest reserves in Southern Klang Valley.

Within Enso Woods itself is a 2-storey, biophilic-conceived, community hub with 5G connectivity. The hub has been designed with open-concept layouts, multi-functional and flexible spaces, natural lighting and nature-centric features especially for its residents to enjoy.

Together with high-speed internet connections, it's perfect as a co-working space for those seeking Work-Near-Home flexibility. And at the ground floor, there's even an urban farming facility for sustainability-minded residents.



Artist's Impression

Community hub facilities for urban farming and Work-Near-Home convenience

1,111エーカーの  
緑豊かな湿地帯に  
囲まれています



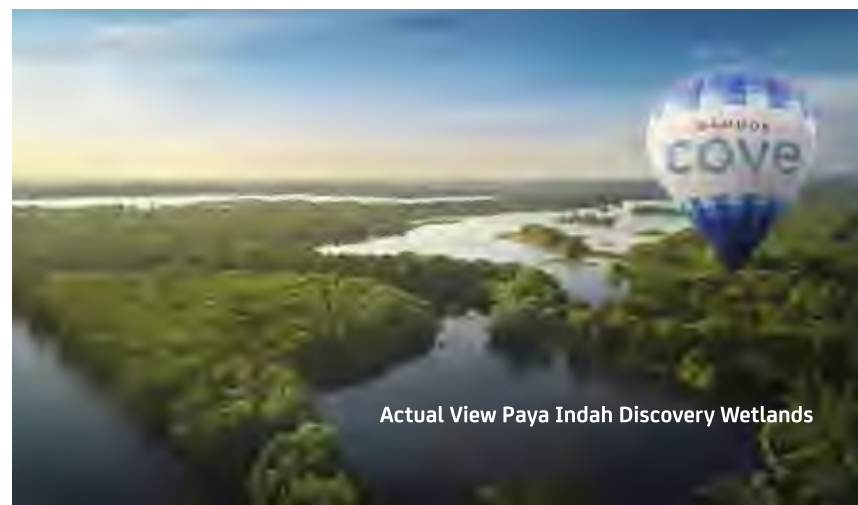
Actual Image 60-acre Pet Friendly Park

## A lifestyle surrounded by Nature, in balance with Nature

A 60-acre Central Park  
with leisure facilities  
awaits at your doorstep

Central Park is a 60-acre pet friendly park that blends seamlessly into the neighbouring wetlands and forest reserves. The park forms the backbone of the development, with a 5km walking and cycling trail offering pristine views of its three lakes, making it the central gathering space and the green lung of the development. The first lake of the central park comes with an iconic weaver bridge.

90-acre Forest Park and  
1,111-acre Paya Indah  
Discovery Wetlands to  
be explored



Actual View Paya Indah Discovery Wetlands

The Forest Park at the southern precinct of Gamuda Cove and the Paya Indah Discovery Wetlands are nature sanctuaries, where animals made their homes within the lush greens and vast lakes that make up this national park. As conservation efforts continued over the years, plant and animal populations here have grown well into the hundreds, creating an ecosystem full of biodiversity that, today, teems with life and activity and awaits to be discovered.



Artist's Impression



## SplashMania, Asia's Largest Rainforest Themed Water Park

The Heart Of Cove which is just a stone's throw away includes multiple people magnets such as a Discovery Park and SplashMania with its adjoining hotel, as well as future integrated commercial developments. The latter is set to become Asia's largest rainforest themed water park upon completion by 2022. Spanning 18 acres, this wonderland features slides and rides, many of which are the first-of-its-kind. Townsquare sits centrally to all these making it the heartbeat of the city's vibrance and excitement.

## Retail Conveniences and Theme Park at Your Doorstep



## Townsquare - An urban retail experience

Townsquare is 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 – a bustling centre of activities, entertainment and retail, with shops inspired by European architecture



**A choice of 5 flexible,  
adaptable and  
spacious layouts**





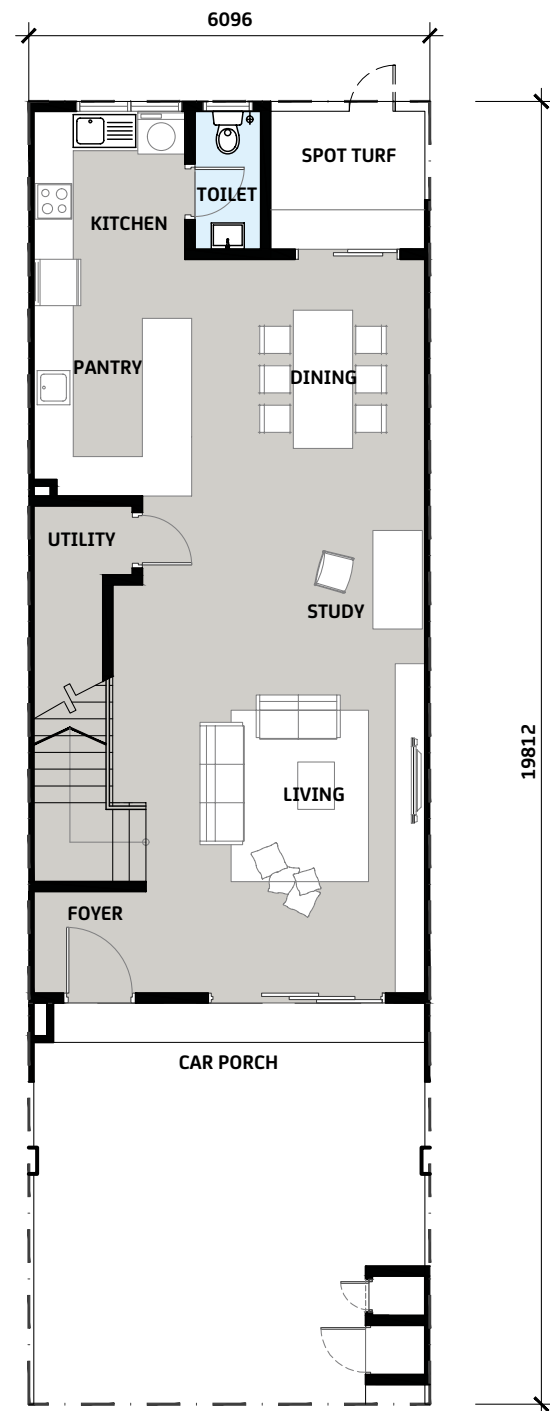
Artist's Impression

**TYPE A | 20' x 65'**  
1,746sf - 2,061sf

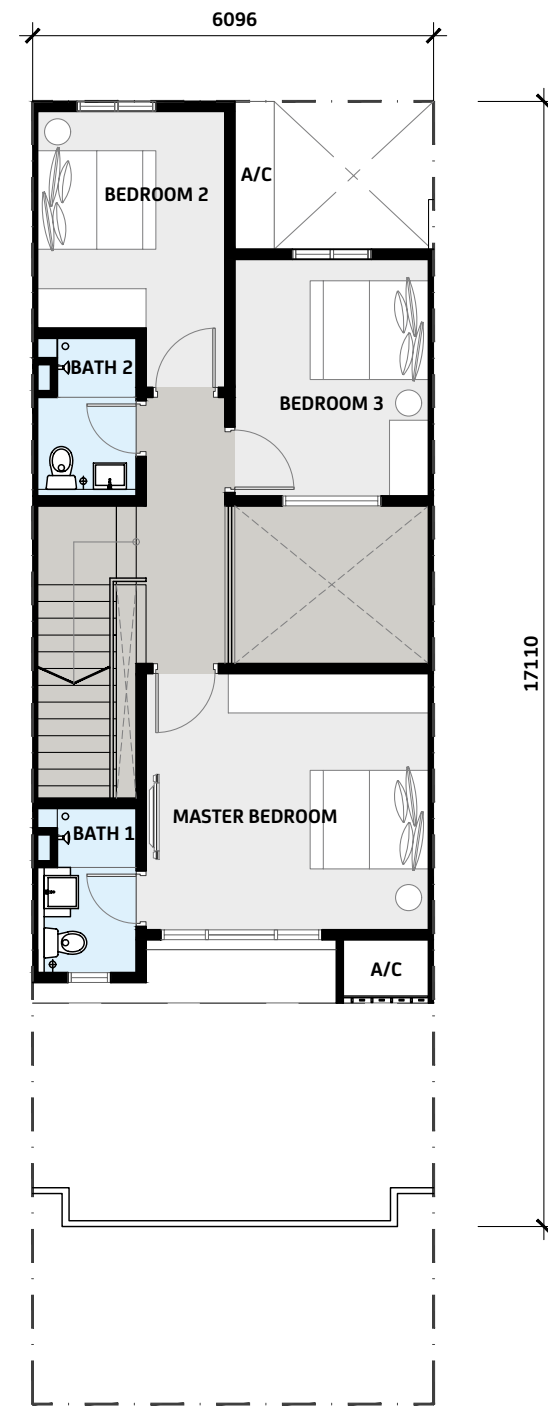
# TYPE A1

INTERMEDIATE

3 Bedrooms • 2+1 Bathrooms  
 Lot Size 20' x 65'  
 Built-Up 1,746 sf



GROUND FLOOR

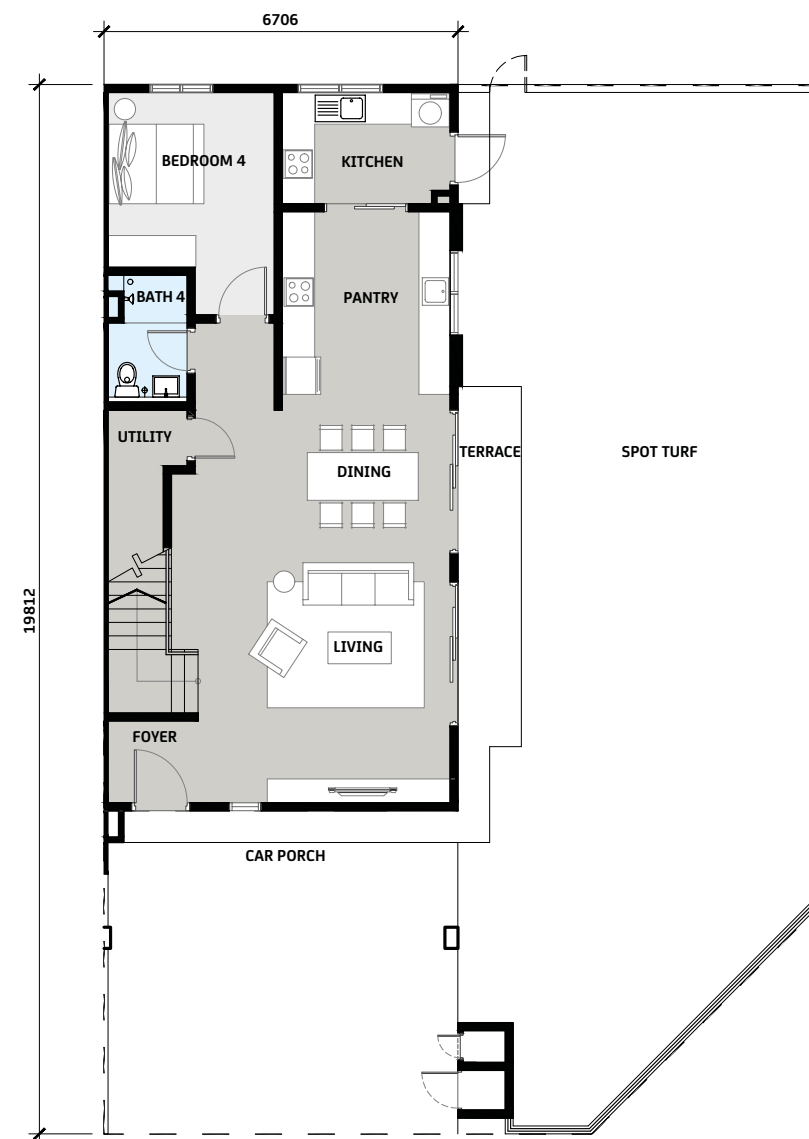


FIRST FLOOR

# TYPE A3

CORNER

4 Bedrooms • 4 Bathrooms  
 Lot Size *Varies*  
 Built-Up 2,061 sf



GROUND FLOOR



FIRST FLOOR



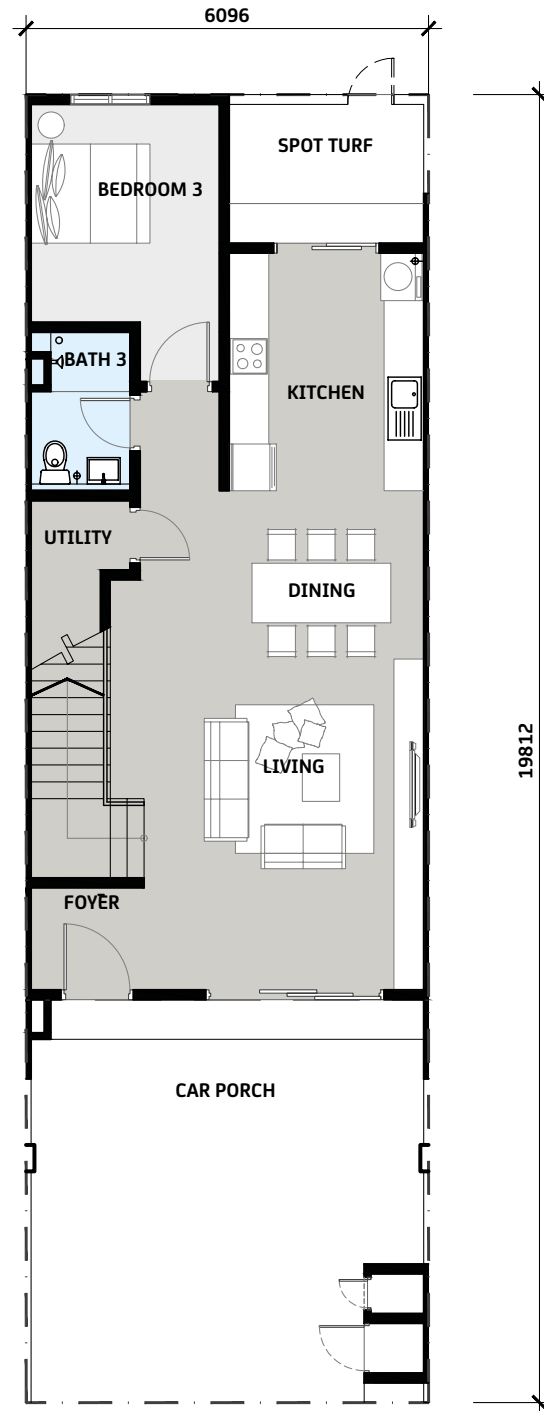
Artist's Impression

**TYPE B | 20' x 65'**  
1,731sf - 2,155sf

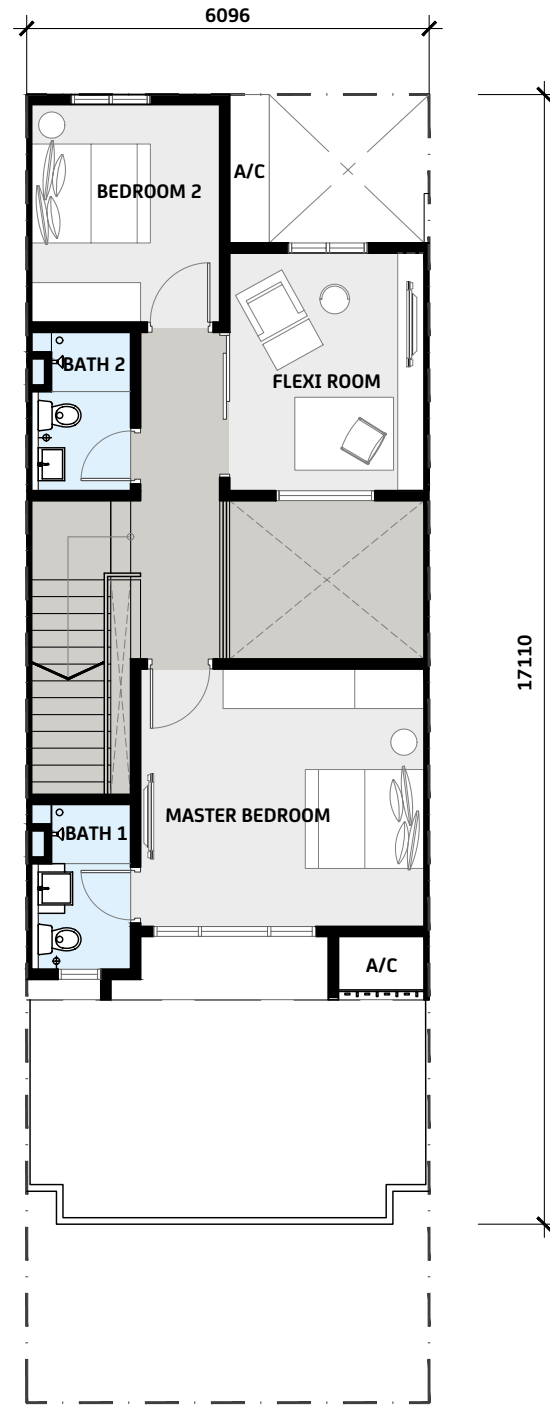
# TYPE B1

INTERMEDIATE

4 Bedrooms • 3 Bathrooms  
Lot Size 20' x 65'  
Built-Up 1,731 sf



GROUND FLOOR

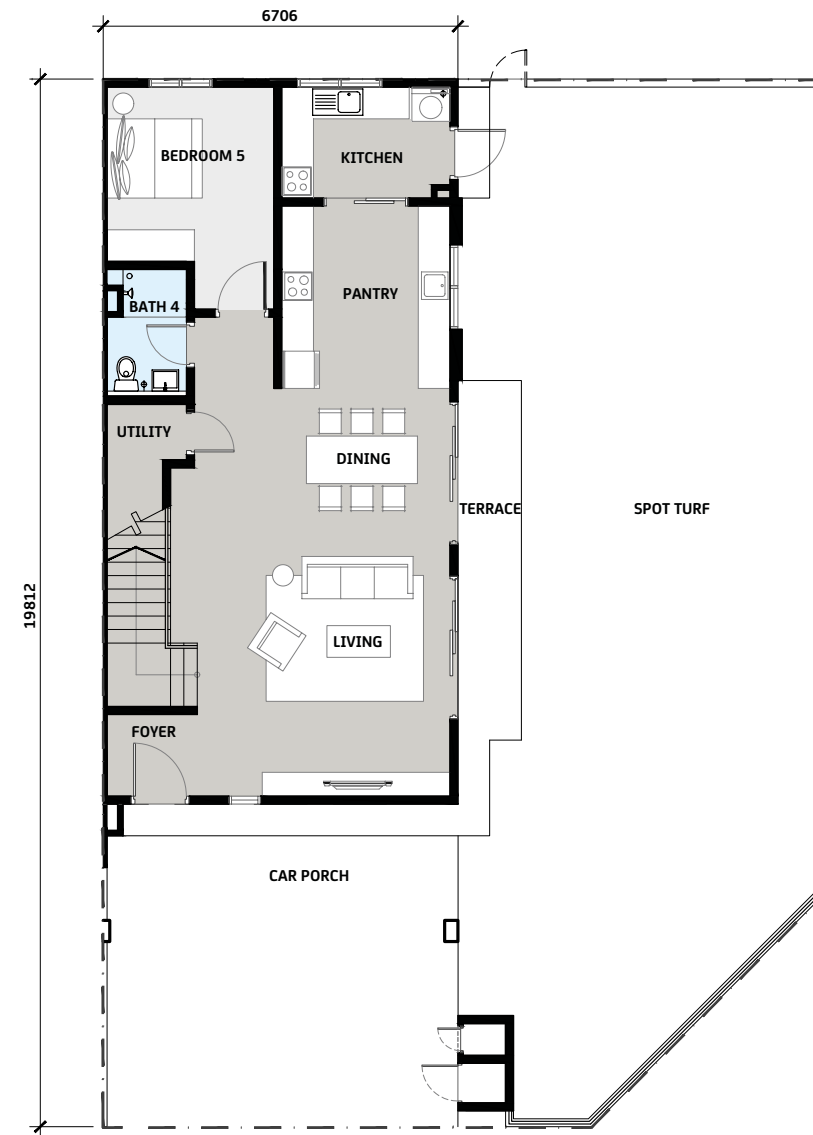


FIRST FLOOR

# TYPE B3

CORNER

5 Bedrooms • 4 Bathrooms  
Lot Size *Varies*  
Built-Up 2,155 sf



GROUND FLOOR



FIRST FLOOR



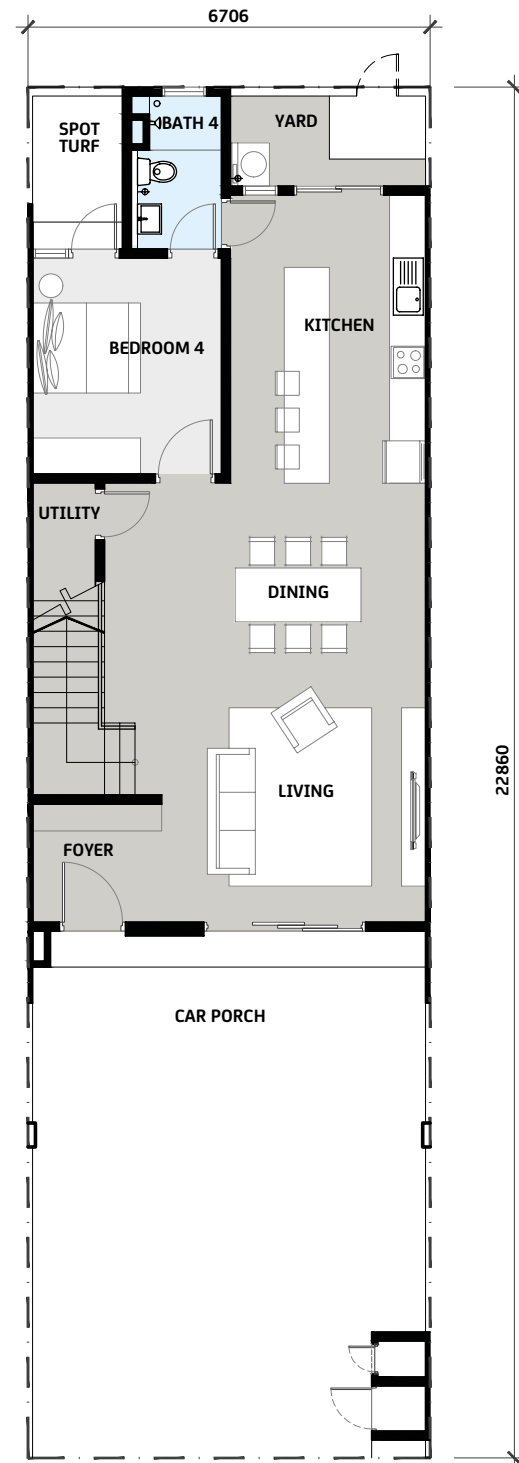
Artist's Impression

**TYPE C | 22' x 75'**  
2,292sf - 2,956sf

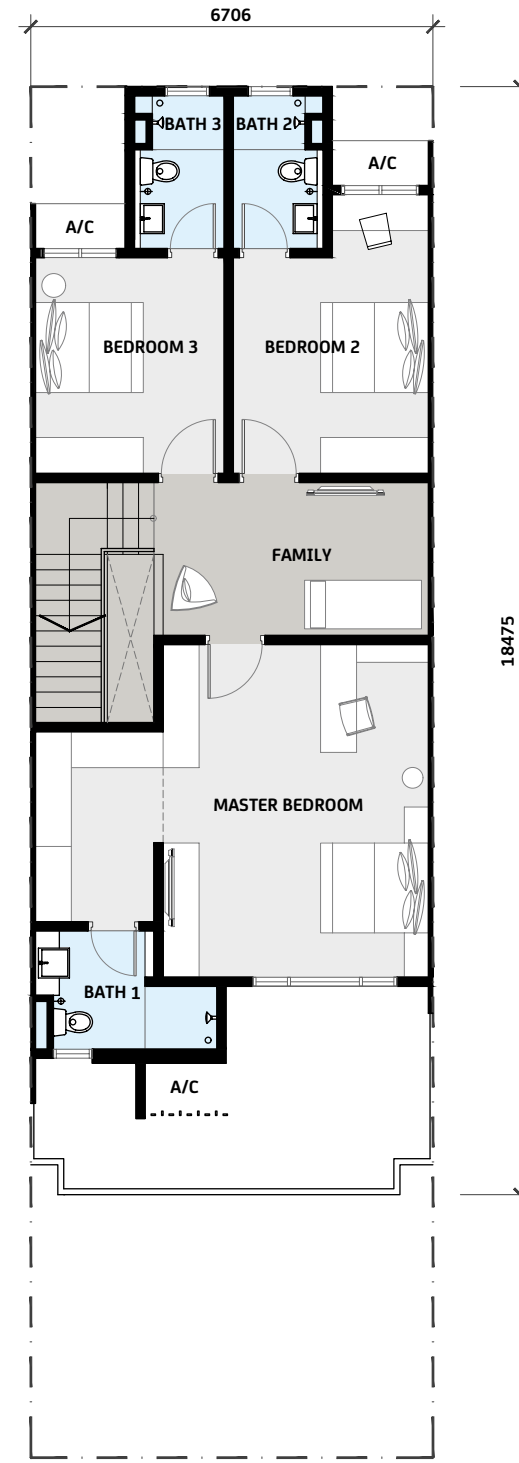
# TYPE C1

INTERMEDIATE

4 Bedrooms • 4 Bathrooms  
 Lot Size 22' x 75'  
 Built-Up 2,292 sf



GROUND FLOOR

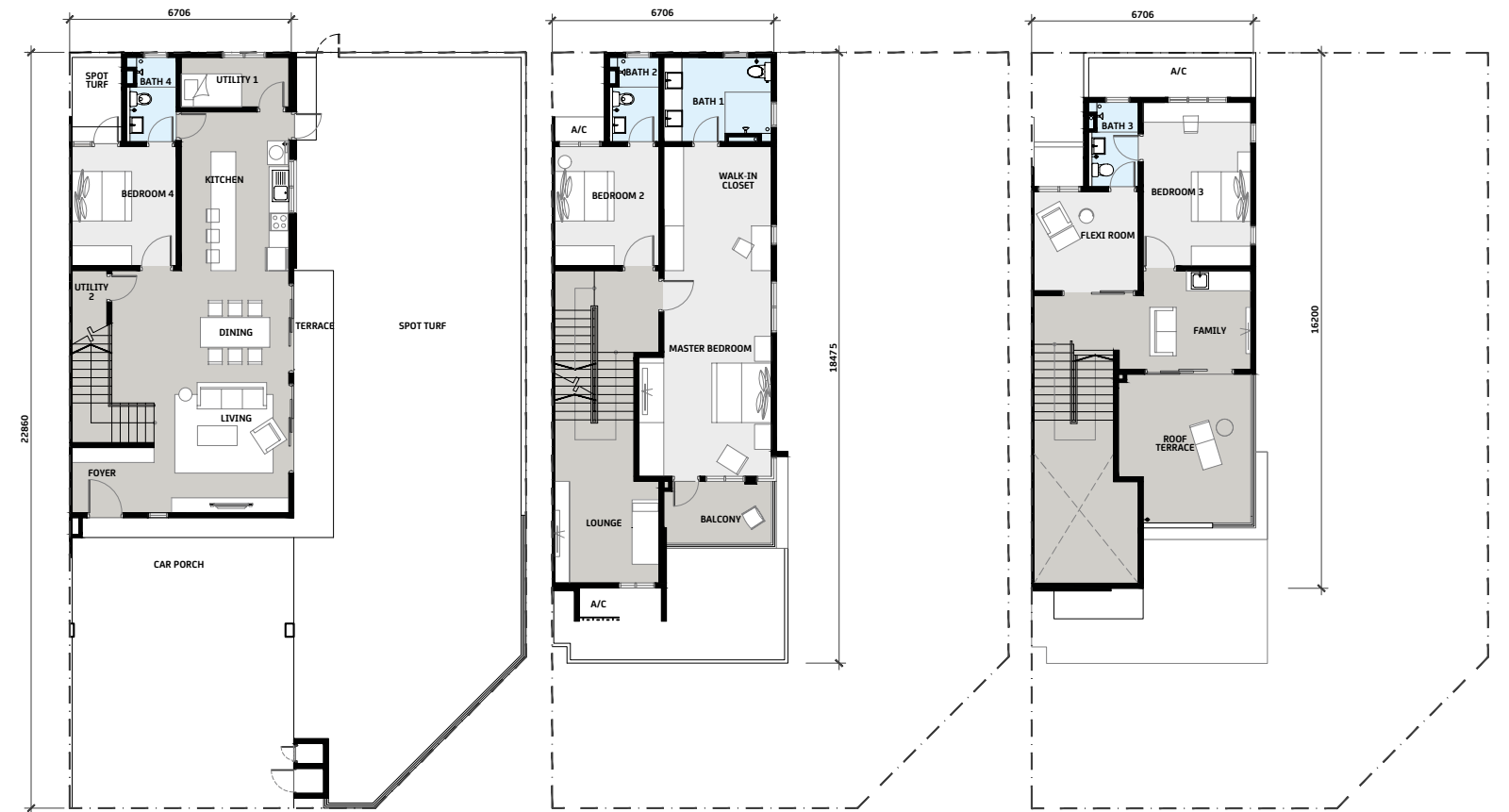


FIRST FLOOR

# TYPE C3

CORNER

5+1 Bedrooms • 4 Bathrooms  
 Lot Size *Varies*  
 Built-Up 2,956 sf



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



Artist's Impression

**TYPE D | 22' x 75'**  
2,880sf - 2,916sf



# TYPE D1

INTERMEDIATE

4+1 Bedrooms • 4 Bathrooms  
 Lot Size 22' x 75'  
 Built-Up 2,880 sf



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

# TYPE D3

CORNER

4+1 Bedrooms • 4 Bathrooms  
 Lot Size *Varies*  
 Built-Up 2,916 sf



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



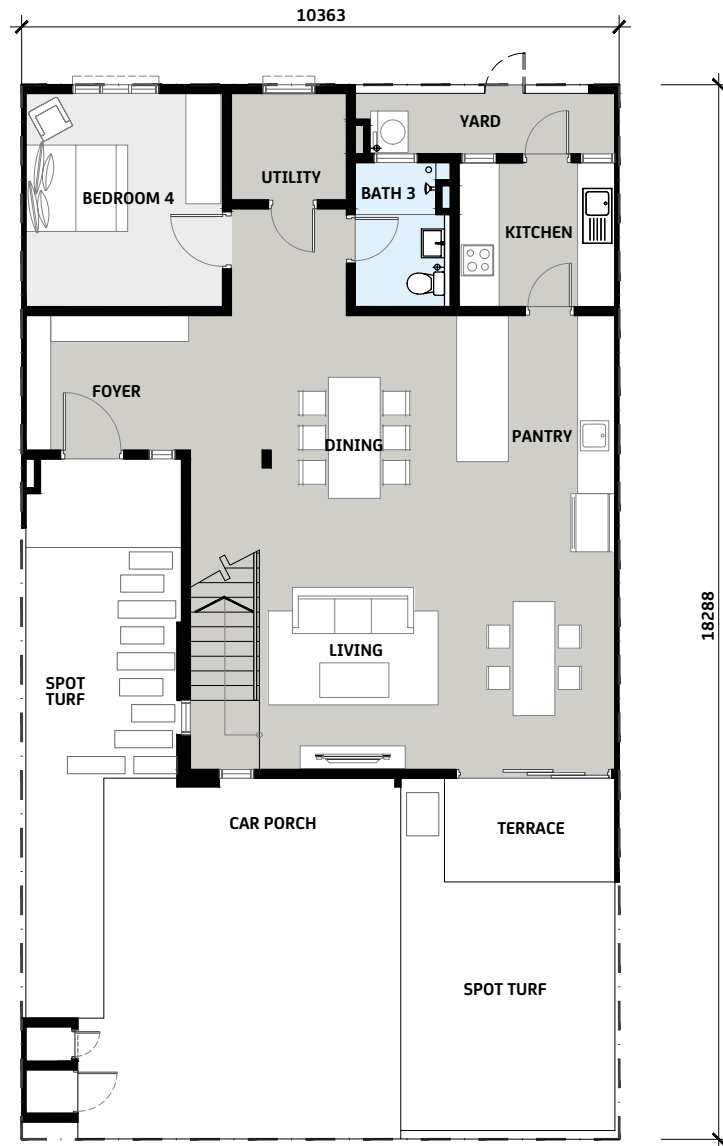
Artist's Impression

**TYPE E | 34' x 60'**  
2,369sf - 2,462sf

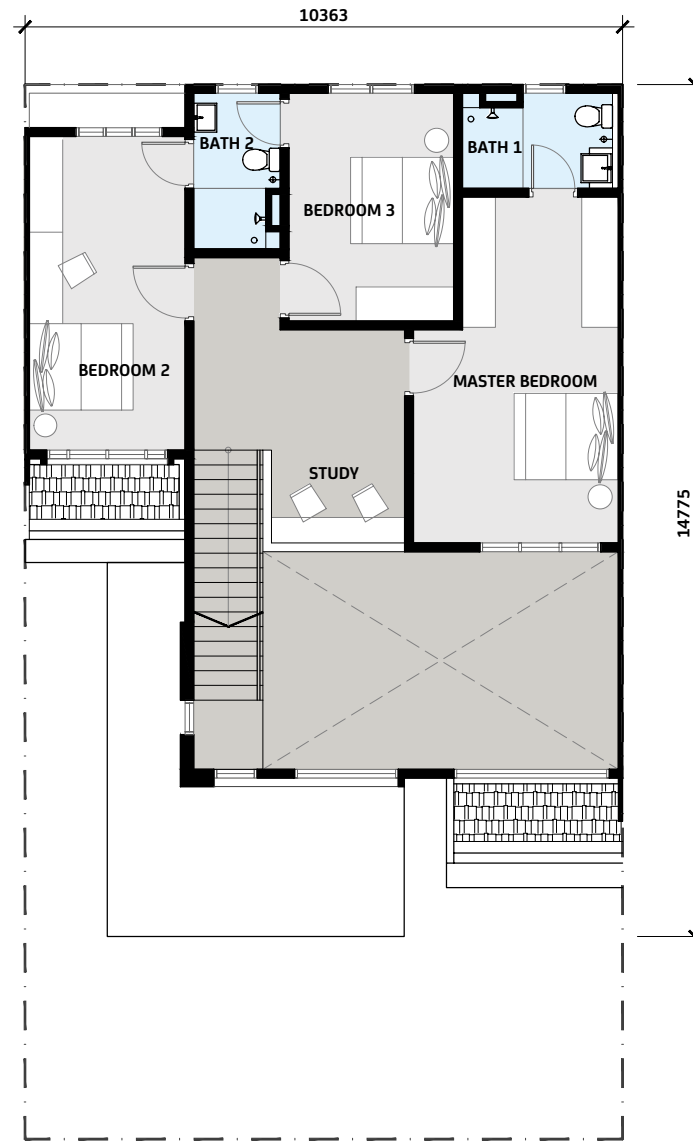
# TYPE E1

INTERMEDIATE

4+1 Bedrooms • 3 Bathrooms  
 Lot Size 34' x 60'  
 Built-Up 2,369 sf



GROUND FLOOR

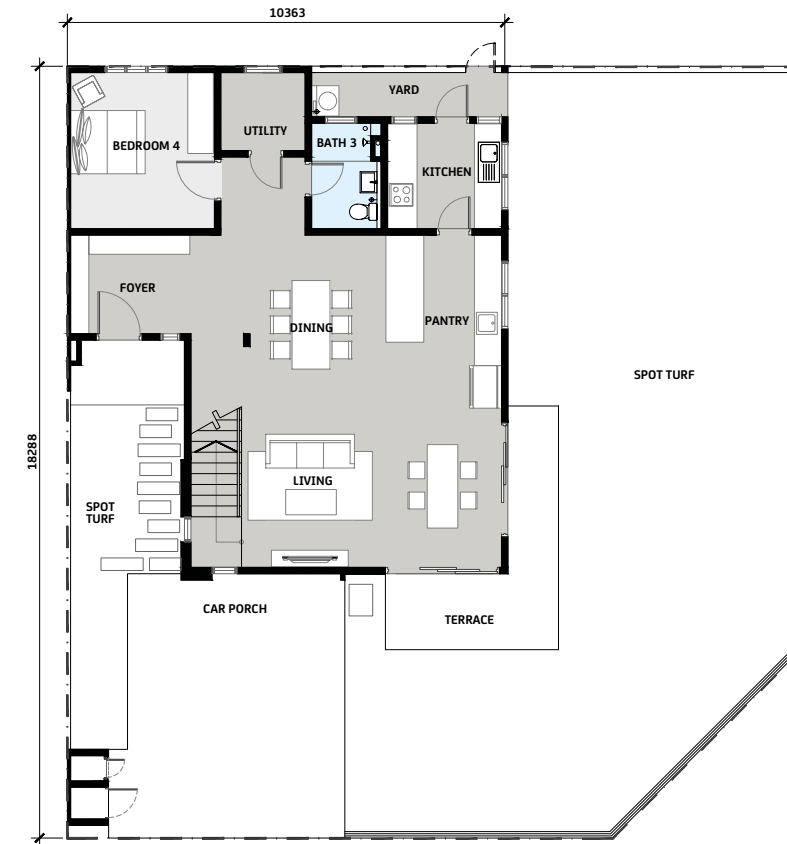


FIRST FLOOR

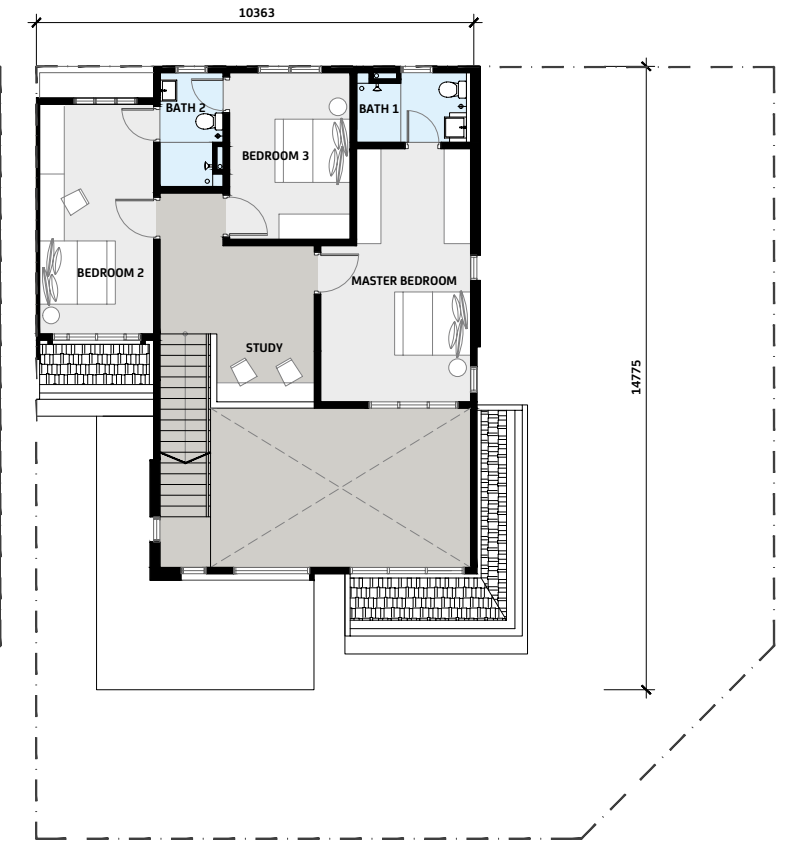
# TYPE E3

CORNER

4+1 Bedrooms • 3 Bathrooms  
 Lot Size *Varies*  
 Built-Up 2,462 sf



GROUND FLOOR



FIRST FLOOR

# Specifications

<b>STRUCTURE</b>	Reinforced Concrete Framework
<b>WALL</b>	Brickwork / Reinforced Concrete Wall
<b>ROOF</b>	
Roof Covering	Reinforced Concrete Flat Roof / Concrete Roof Tile Polycarbonate Roof <b>(for type E1, E2, E3)</b>
Roof Framing	Metal Roof Truss / Reinforced Concrete Slab
<b>CEILING</b>	Skim Coat / Plaster Board / Ceiling Board
<b>WINDOWS</b>	Aluminium Frame Glass Window
<b>DOORS</b>	
Main Entrance	Timber Door
Others	Flush Door / Aluminium Frame Glass Sliding Door
<b>IRONMONGERY</b>	Quality Lockset
<b>WALL FINISHES</b>	
External & Internal Wall	Plaster & Paint / Skim Coat
Kitchen	Approx. 1500mm High Ceramic Tiles
Bathrooms & Toilet	Porcelain Tiles
<b>FLOOR FINISHES</b>	
Foyer / Living / Dining / Pantry / Kitchen	Porcelain Tiles
Study	Porcelain Tiles <b>(for type A1, A2)</b> Laminated Timber Flooring <b>(for type E1, E2, E3)</b>
Master Bedroom / First & Second Floor Bedrooms/ Flexi Room / Staircase / Family / Lounge	Laminated Timber Flooring
Ground Floor Bedroom	Porcelain Tiles
Utility / Utility 1	Ceramic Tiles <b>(for type C3, D1, D2, D3, E1, E2, E3)</b> Cement Render <b>(for type A1, A2, A3, B1, B2, B3, C1, C2)</b>
Utility 2	Cement Render
Bathrooms & Toilet	Porcelain Tiles
Car Porch	Broom Brush / Cement Render <b>(for type A1, A2, A3, B1, B2, B3, C1, C2, C3)</b> Concrete Imprint <b>(for type D1, D2, D3, E1, E2, E3)</b>
Terrace	Porcelain Tiles
Yard	Cement Render
Balcony	Porcelain Tiles
Roof Terrace	Concrete Imprint

<b>SANITARY AND PLUMBING FITTINGS</b>	<b>A1</b>	<b>A2</b>	<b>A3</b>	<b>B1</b>	<b>B2</b>	<b>B3</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>D1</b>	<b>D2/D3</b>	<b>E1/E2/E3</b>
Kitchen Sink & Tap	1	1	1	1	1	1	1	1	1	1	1	1
Water Closet	3	3	4	3	3	4	4	4	4	4	4	3
Wash Basin & Tap	3	3	4	3	3	4	4	4	5	5	5	3
Bib Tap	3	3	4	3	3	4	4	4	5	5	5	3
Shower	2	2	4	3	3	4	4	4	4	4	4	3
Toilet Roll Holder	3	3	4	3	3	4	4	4	4	4	4	3
Garden Tap	1	1	1	1	1	1	1	1	1	1	1	1
Washing Machine Tap	1	1	1	1	1	1	1	1	1	1	1	1

<b>ELECTRICAL INSTALLATION</b>	<b>A1</b>	<b>A2</b>	<b>A3</b>	<b>B1</b>	<b>B2</b>	<b>B3</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>D1</b>	<b>D2/D3</b>	<b>E1/E2/E3</b>
Light Point	24	25	25	24	25	28	29	30	34	35	36	33
Fan Point	5	5	5	5	5	7	7	7	8	7	7	7
Air-Conditioned Electrical Point	5	5	6	6	6	7	7	7	8	7	7	8
Water Heater Point	2	2	4	3	3	4	4	4	4	4	4	3
Power Points	24	24	25	25	25	28	26	26	31	31	30	27
TV Point	1	1	1	1	1	1	1	1	1	1	1	1
Door Bell Point	1	1	1	1	1	1	1	1	1	1	1	1
Fibre Wall Socket	1	1	1	1	1	1	1	1	1	1	1	1
Distribution Box	1	1	1	1	1	1	1	1	1	1	1	1
Kitchen Hob Point	1	1	2	1	1	2	1	1	1	1	1	1

**INTERMEDIATE LOTS** TYPE A1 / B1 / C1 / D1/ E1

**END LOTS** TYPE A2 / B2 / C2 / D2 / E2

**CORNER LOTS** TYPE A3 / B3 / C3 / D3 / E3

# LOCATION



- LEGEND**
- Central Park
  - Futara School
  - SelasihMaua Water Theme Park
  - Town Squares
  - Discovery Park
  - Heart of Cove

# SITE MAP

- LEGEND**
- TYPE A 20'x65'
  - TYPE B 20'x65'
  - TYPE C 22'x75'
  - TYPE D 22'x75'
  - TYPE E 34'x60'
- 1 Enso Play Park
  - 2 Zen Garden
  - 3 Community Pavilion
  - 4 Entrance to Enso Woods
  - 5 Leisure Garden
  - 6 Garden Pods





**Sincere**  
**Responsible**  
**Original**

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DEVELOPER: GAMUDA LAND (T12) SDN. BHD. (310424-M) • GAMUDA COVE EXPERIENCE GALLERY, PERSIARAN COVE SENTRAL, BANDAR GAMUDA COVE, 42700 BANTING, SELANGOR DARUL EHSAN • TEL: (012) 918-1288 • DEVELOPER LICENSE: 19588-4/10-2023/0721(L) • VALIDITY DATE: 13/10/2021-12/10/2023 • ADVERTISING PERMIT: 19588-4/10-2023/0721 (P) • VALIDITY DATE: 13/10/2021 - 12/10/2023 • EXPECTED COMPLETION: SEPTEMBER 2024 • LAND TENURE: LEASEHOLD (96 YEARS - EXPIRING ON 18 NOVEMBER 2117) • LAND ENCUMBRANCE: NIL • APPROVING AUTHORITY: KUALA LANGAT DISTRICT COUNCIL • BUILDING PLAN APPROVAL: MPK/JKB/44/1/14 • TYPE OF PROPERTY: 2 & 3-STORY TERRACE HOMES • TOTAL UNITS: 251 • SELLING PRICE: TYPE A1 & A2 (61 UNITS) RM697,800 (MIN.) - RM1,241,143 (MAX.), TYPE A3 (5 UNITS) RM1,531,143 (MIN.) - RM1,549,714 (MAX.), TYPE B1 & B2 (79 UNITS) RM1,045,429 (MIN.) - RM1,345,429 (MAX.), TYPE B3 (2 UNITS) RM1,588,286 (MIN.) - RM1,612,571 (MAX.), TYPE C1 & C2 (63 UNITS) RM1,349,714 (MIN.) - RM1,896,857 (MAX.), TYPE C3 (8 UNITS) RM2,044,000 (MIN.) - RM2,101,143 (MAX.), TYPE D1 & D2 & D3 (33 UNITS) RM1,702,571 (MIN.) - RM2,176,857 (MAX.), • 7% DISCOUNT FOR BUMIPUTERA • RESTRICTION OF INTEREST: THE LAND SHALL NOT BE TRANSFERRED, LEASED OR CHARGED WITHOUT PRIOR APPROVAL BY THE STATE AUTHORITY • THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT.

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