

Steel for modern architecture

twentyfive.7 in Kota Kemuning has been envisioned as a vibrant township, and with COLORBOND® its structures are not only beautifully designed and planned but are also able to stand the test of time.

Building a township is more than just laying the bricks and mortar — it is really about laying the foundation for a community to live, play and thrive. Award-winning property developer Gamuda Land understands this, which is why one of its key developments, twentyfive.7, has been thoughtfully conceptualised and planned, and brought to life with some of the best building materials. “We envision twentyfive.7 as a vibrant township, and to us, a town is a community,” says twentyfive.7 general manager Chu Wai Lune.

The developer needs little introduction, having developed townships such as Jade Hills, Valencia, Horizon Hills and Kota Kemuning, to name but a few. Its latest developments include Gamuda Cove in southern Klang Valley and Gamuda Gardens in Sungai Buloh. With each new development, Gamuda Land begins with a master plan that expresses its intent. “We think of the streetscapes — how they are connected to other places that are friendly to both residents and their pets, and how much they can be made safe and comfortable for cycling or walking. A lot of thought is put in right from the

beginning to ensure that the township is sustainable for both the environment and the community,” adds Chu.

Building on its development principle of listening to what the land has to say, the 257-acre gated-and-guarded development located at the edge of Kota Kemuning boasts lush greenery, thanks to the advance tree planting as well as ample lakes and ponds that altogether create a cool and pleasant environment. The integrated development comprises landed housing units, serviced apartments, a lakefront mall and the much touted one-acre hangout spot called the Buzz.ar, which comprises shops, an open space to host events and family activities, water playscape for children and a games corner complete with a giant snakes and ladders and chess set. The lakefront mall, called the Quayside Mall, once completed in June 2020, will be the largest mall in Kota Kemuning with a net lettable area of 300,000 sq ft. Its anchor tenants include Jaya Grocer, Mr DIY and MBO, which will be the first cinema in Kota Kemuning.

The residential units, which were launched in 2017, have been designed to allow residents to connect with one



Premio Semi-Detached Homes are one of the four house types offered in Lucent Residences of twentyfive.7, featuring COLORBOND® steel roof that brings out the modern facade design.

another and their surroundings. The designer link villas are spacious with 2 or 3-storey open-plan layouts and multi-façade designs, so prospective buyers can select a property that suits their personality and lifestyle. “We wanted to create something different and with the multi-façade designs, we’re also able to retain that feel of vibrancy,” says Gamuda Land manager for product development Syamsul Annuar.

“Our current designer home designs are derived from 100 different designs, following a study of people’s lifestyles and housing typology. We also lifted up the first and second levels to create dou-

ble-volume spaces to maximise sunlight and ventilation in the house,” he says, adding that one-third of the residential units in every phase comprise units that have that extra edge, be it double or triple volume spaces, Scandinavian-inspired modern façades or linear gardens.

But beyond beautiful design, Gamuda Land is aware that creating townships that stand the test of time means that material selection is important, and this is where COLORBOND® steel comes in. A leading name in the building and construction industry, COLORBOND® steel by NS BlueScope Malaysia is a strong, durable and versatile form of coated steel. A

renowned name in the building industry, COLORBOND® steel is used for roofing and walling applications in infrastructure and property projects including commercial, industrial, and upmarket residential.

At twentyfive.7, Chu says steel stands out as the preferred building material. “It has the strength we need and yet, is versatile enough to allow us to achieve our design intent with a modern touch that meets our vision of a vibrant township,” he explains, pointing to the partial steel walls that allow the developer to create a flowing design, which connects the roof to the wall. The township features Swissma Snapwelt and Sanko Grip Deck 3-pan roofing profile, produced by Swissma Building Technologies Sdn Bhd, utilizing COLORBOND® that accentuate a modern yet timeless design.

“Steel is also a sustainable material that fits Gamuda Land’s sustainability goals,” he says, adding that the material is a long-term investment that will not go to waste. In addition, COLORBOND®’s Thermatech technology provides comfort, lower energy consumption and reflects heat.

“The steel roof also has a more modern style compared with traditional clay roofs,” says Syamsul, pointing out that this gives it a timeless style that is also in keeping with the Scandinavian design that is currently in vogue. “The variable colours on the designer homes also help set them apart from other homes in the township, giving an air of individuality even among the link homes,” he adds.

Apart from the residential units, COLORBOND® steel is also used for the mall, serviced apartments and office buildings. The developer has also used the pre-painted steel brand at Gamuda Gardens and Gamuda Cove. **E**