

## For Sale: Iconic Township Development Opportunity in Sri Gombak

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### Land Details

- Size : 110.95 acres | 4,832,981 ft<sup>2</sup> (approx.)
- Price: **MYR 338,300,000** | MYR 70/ft<sup>2</sup>
- Tenure : Freehold
- Usage : Agricultural land zoned for residential use, free from encumbrances

### Location & Accessibility

- Land : Comprising 37 plots within Mukim Setapak, Daerah Gombak
- Proximity : Just 12 km from Kuala Lumpur City Center and 2 km northeast of Taman Seri Gombak
- Access : Easily reachable via multiple routes, including Sungai Tua/Selayang and the Kuala Lumpur-Karak Highway

### Land Characteristics

- Terrain : A mix of landscapes, with hilly elevations to the northeast and west, offering a prestigious setting reminiscent of Damansara Heights
- Elevation: Peaks at 258 meters, providing cool breezes and panoramic views of Kuala Lumpur

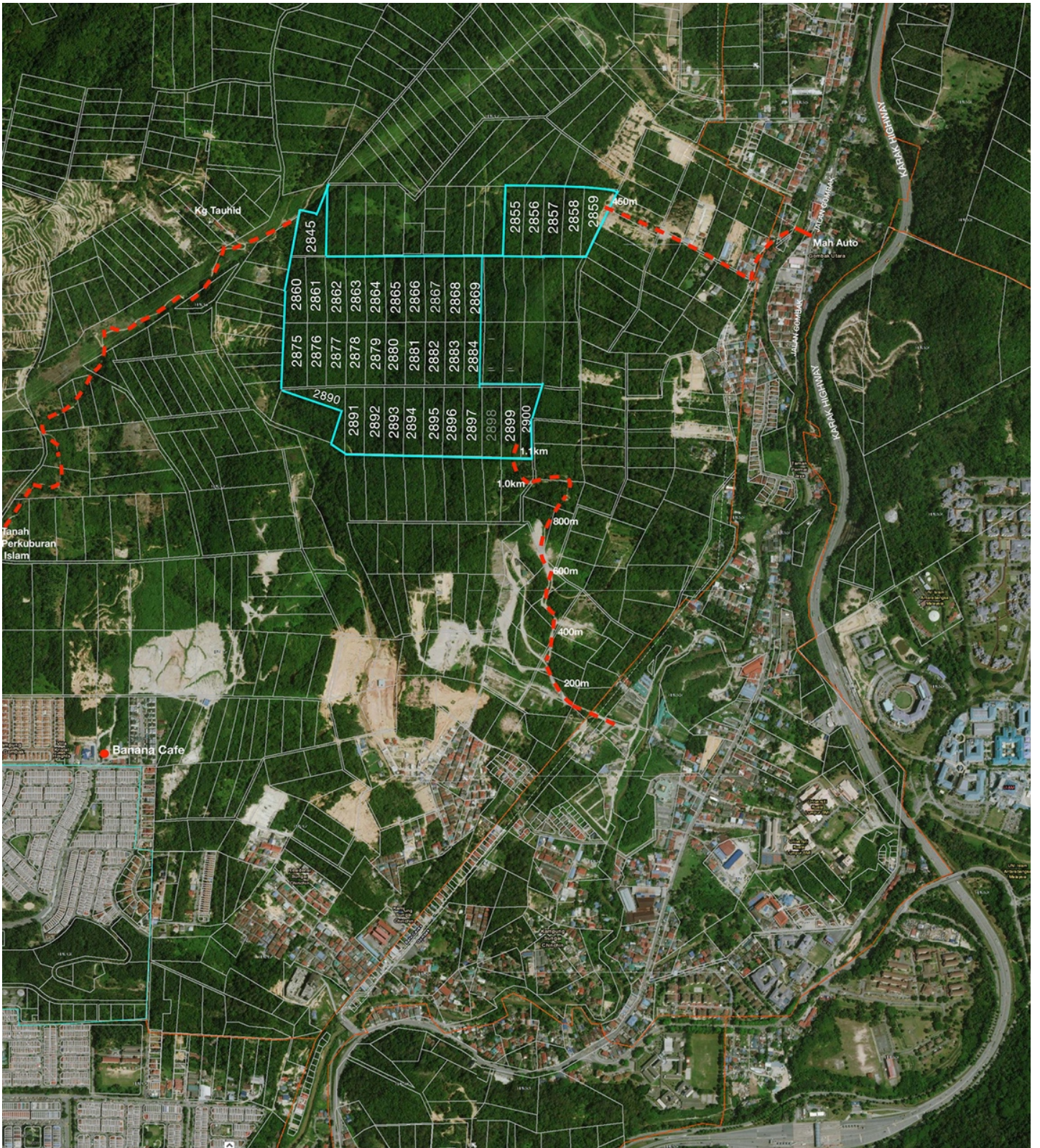
### Area Highlights

- Community: Gombak is a well-established residential enclave known for its lush surroundings and proximity to the city
- Population: Home to nearly 600,000 residents, ensuring a strong demand base
- Education: Close to prominent institutions such as International Islamic University Malaysia and Malaysian British Institute
- Transport: Excellent connectivity via Karak Highway and MRR2, ensuring seamless access to Kuala Lumpur and beyond
- Opportunity: A rare chance to develop an exclusive township, blending tranquil living with urban convenience

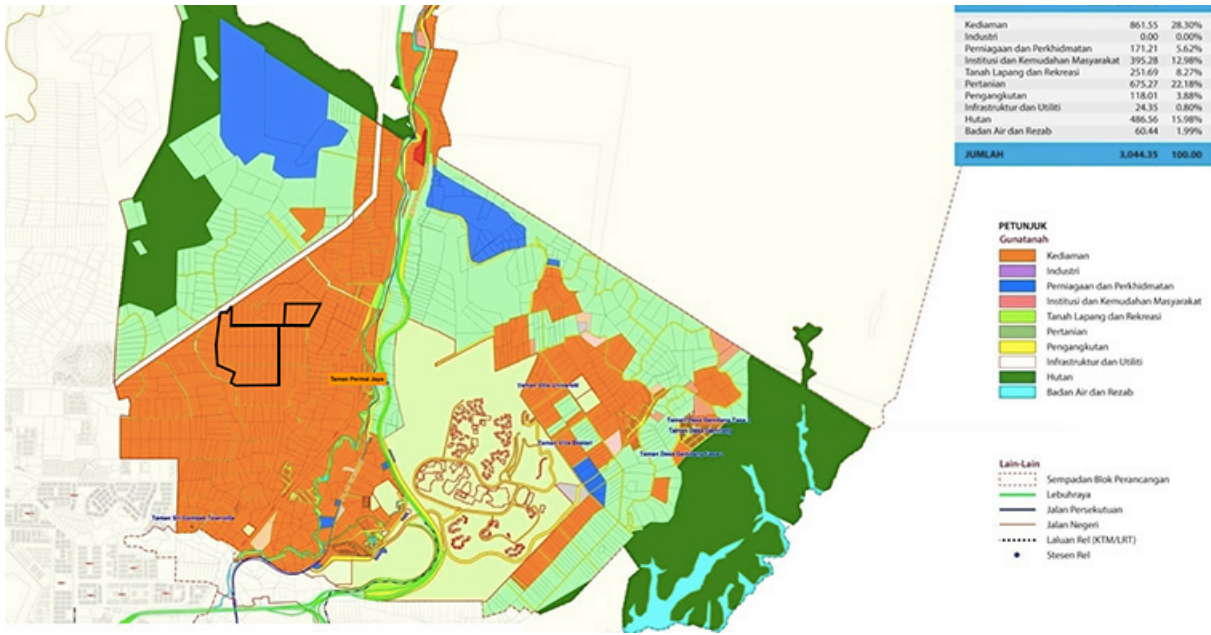
### Contact

For more details or to explore this prime investment opportunity, please contact: 📞 **Amy Ho** | +6012-332 1188

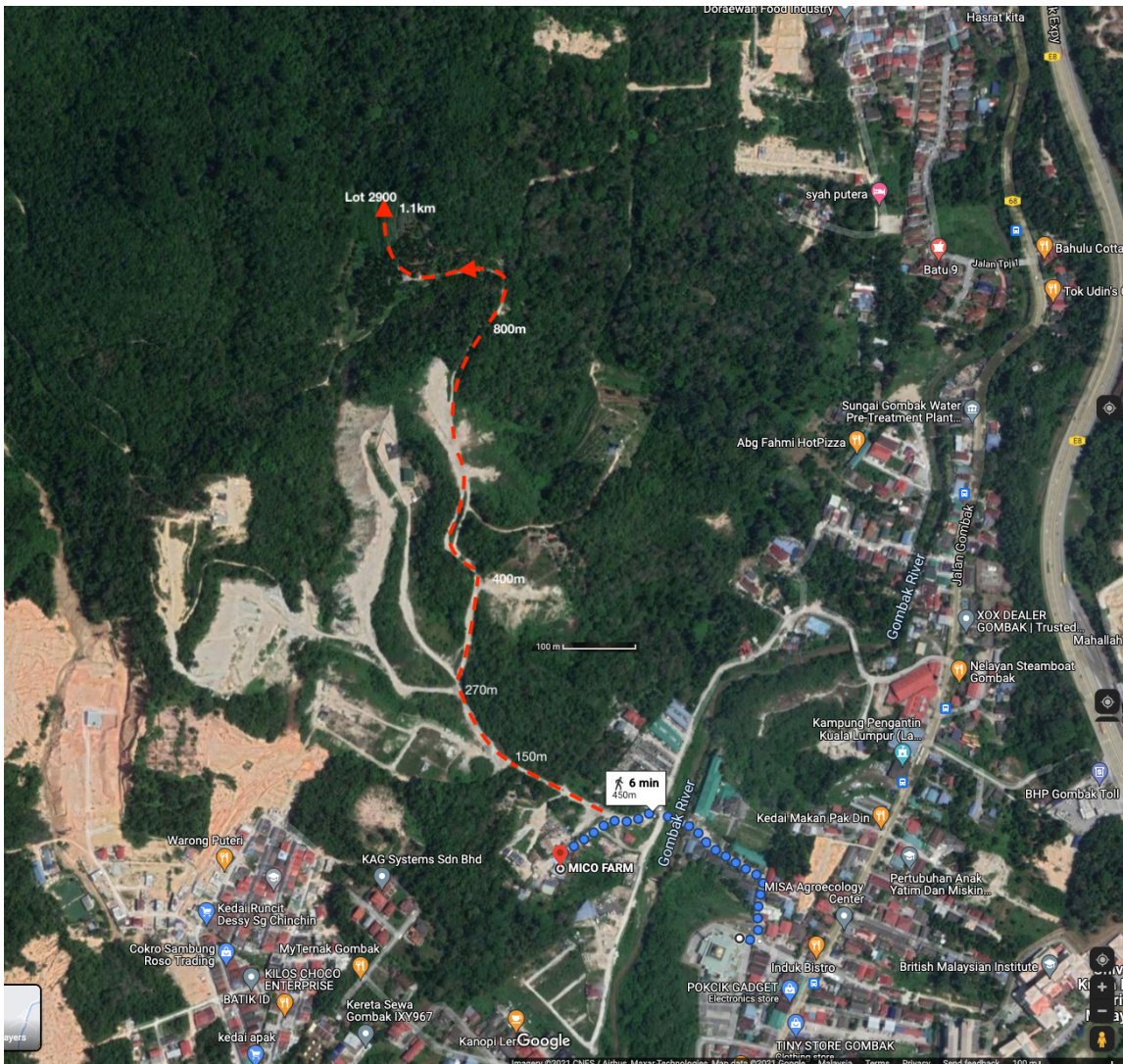




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