

• COMPLIMENTARY COPY •

# JADE HILLS

*story*

**A NEW LAKEPARK.  
PET-FRIENDLY SPACES  
FOR THE COMMUNITY**

Especially crafted for the  
community to flourish, with event  
spaces and retail convenience.



# JADE HILLS

## WHERE BEAUTY GETS A DOSE OF LIFE

### CENTRAL PARK

An interconnected Central Park where children can roam freely and adults can enjoy the charm of a serene lakeside view.



### ORIGAMI PARK

A unique portion of park that is made open to the public. Pet-friendly and directly connected to a new commercial square.



### COMMERCE VILLAGE

A familiar place for that quick stop before heading home. Commerce Village consists of retail spaces that have been catering to the daily needs of the community.



### RESORT CLUB

Residents have to look no further to enjoy clubhouse facilities. Monthly activities are held here for both parents and children to enjoy a lovely weekend.



### JADE SQUARE

66 units of retail that have been fully taken up, all set to become a vibrant local hotspot.





# A PRIVATE WELCOME AWAITS

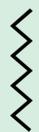
To all those who are interested in having a look, the Jade Hills Experience Gallery extends its warmest welcome. Have a coffee, relax in a premium lounge and have all your inquiries met in the most comfortable fashion.



# PLACEMAKING THAT BRINGS CONVENIENCE

## STARBUCKS

Opened since February 2020, this stand alone outlet is the 1st drive-through Starbucks in Kajang. With double-volume ceilings and ample parking space, it definitely sets the right mood for those looking to relax indoors with a nice cup of coffee.



The lively go-to coffee place for parents before picking up their children from Eaton International school.

# ORIGAMI PARK

# A SPLASH OF GRACE, WARMTH AND COLOUR

3 ACRES OF GENTLE UNDULATING TRACKS. A SERENE WATER BODY. A GATHERING SPACE FOR EVENTS. A TOWERING PLAYGROUND. AIRY AND OPEN PAVILIONS. THE ORIGAMI PARK IS A PLACE THAT WELCOMES ALL.



## A PET-FRIENDLY PARK. OPEN TO THE COMMUNITY.

One of the first of its kind in Kajang, the Origami Park is indeed a refreshing space that everyone can come over and enjoy with their loved ones, pets included.



The track goes around the park in gentle slopes, so that it's never a flat boring walk or jog outdoors here. Open pavilions at the top are also a nice shady spot to lay out a little picnic and have a look at the entire view.





The colourful origami bird stands out proudly as one of the park's unique and photo-worthy features.

## A LITTLE WONDERLAND TO ENERGISE THE SENSES

- Roundabout & Driveway Treatment
- Entry Plaza
- Food Truck Plaza (Multipurpose Court)
- Plaza @ Crane Garden
- 'Origami' Pavilion
- Open Lawn
- Origami Crane Sculpture
- The Tangram Playpark
- Grass Terrain @ The Tangram Playpark
- Pedestrian / Bicycle Path
- Lake Edge Treatment
- Connecting Plaza & Walkpath (to Jade Square)



**PET-FRIENDLY PARK**



**HILLY PATHWAYS**



**CONNECTED TO JADE SQUARE**



## NEED A BREAK? PLACES TO CHILL ALL WITHIN WALKING DISTANCE

After a few hours of outdoor sun and play, you can grab a refreshing drink, dinner, your groceries and even get a number of things done at the commercial area right next door. The walkway is directly connected to the park, making your day that much fuller as well as convenient.

# CENTRAL PARK

# PLACEMAKING THAT GROWS A COMMUNITY



10 acres of lush landscaping and sculpted water body.



A place where neighbours greet each other, where their children play freely together.

A place that bespokes peace and security. A place of abundance, of lush greens and tranquil waters.

A place made indeed, for a community to experience life growing alongside each other.





Greenery aside, the Central Park is also dotted with delightful features for both the young and old. Children can discover the joys of a tree house and kid's playground, whereas the adults can make full use of the reflexology path and outdoor fitness equipment.

## LITTLE TOUCHES TO DELIGHT AND COMPLEMENT



For those that like to take it slow, an observation deck and forest pavilion lets them enjoy their evenings overlooking the best views. For the robust and energetic, a par course station is also allocated for them to practice to their heart's content.



## YOU AND ME ARE CONNECTED

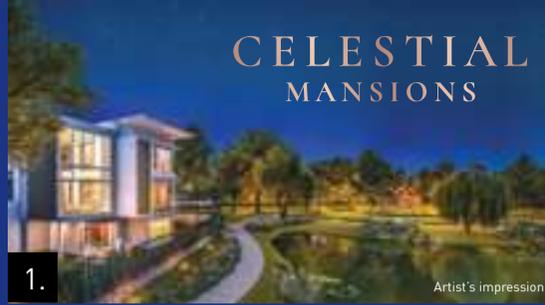
What was once individual private parks has now merged into one beautiful and holistic park. All residents have a private walkway from their area that leads into the Central Park, the common utopia that everyone can enjoy together.



Residents who prefer not to venture outside can also delight in this private pet-friendly sanctuary with ample walking and jogging space.

# GET TO KNOW US A LITTLE BETTER

1. **Celestial Mansions**  
2 & 3 Storey Bungalows
2. **Rymba Gardens**  
2 & 3 Storey Linked Villas & Semi-Ds
3. **Jadite Suites**  
Serviced Apartment
4. **Blossom Springs**  
Superlink Villas



## CONNECTIVITY

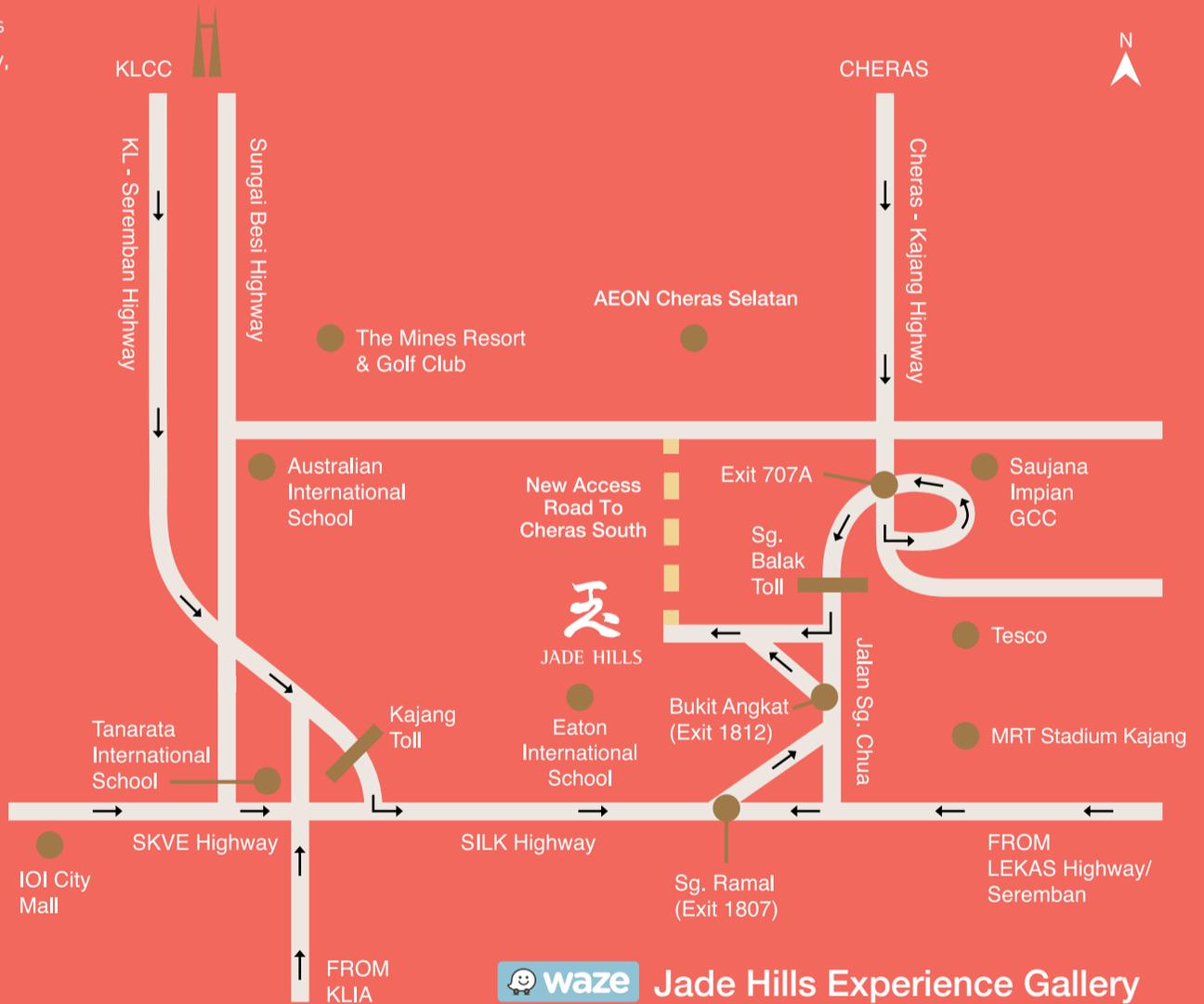
- Easily accessible from 6 major expressways (KL-Seremban Expressway, SILK Expressway, SKVE Highway, Cheras-Kajang Highway, LEKAS Expressway, Sungai Besi Highway)
- KTM and MRT station in Kajang.

## NEARBY AMENITIES

- IOI City Mall - 10km
- Tesco and AEON hypermarkets in Kajang and Balakong - 10km
- Commercial shops at Sg. Chua, Kajang town and Bangi.
- 7 Golf & Country Clubs located in the vicinity.
- Kajang Hospital - 5km
- KPJ Kajang Specialist Hospital - 5km

## LEARNING INSTITUTIONS IN THE VICINITY

- Eaton International School (located within Jade Hills)
- Australian International School - 13km
- Tanarata International Schools - 10km
- Nexus International School - 14km
- The Alice Smith School - 21km
- University of Nottingham - 25km
- Universiti Putra Malaysia (UPM) - 11km
- Universiti Tenaga Nasional (UNITEN) - 9km
- Universiti Kebangsaan Malaysia (UKM) - 14km
- Infrastructure University Kuala Lumpur (IUKL) - 8km
- SMJK Yu Hua - 5km
- New Era University College - 5km



# GAMUDA LAND

Sincere  
Responsible  
Original

Jade Homes Sdn Bhd  
[200501028099 (710 233-K)]  
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43000 Kajang, Selangor Darul Ehsan, Malaysia  
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THE EDGE Top Property  
Developers Awards  
2019

THE EDGE - PEPS  
Value Creation Excellence  
Award 2012-2019

StarProperty  
AWARDS 2017-2020  
REAL ESTATE DEVELOPER  
STARPROPERTY ALL STARS AWARD

Jade Hills  
Experience Gallery

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gamudaland.com.my

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Developer Licence: 10709-19/01-2022/5(L) - Validity Period: 18/01/2020 to 17/01/2022 - Advertising & Sales Permit No: 10709-19/01-2022/5(P) - Validity Period: 18/01/2020 to 17/01/2022 - Expected Date of Completion: February 2022 - Land Tenure: Freehold - Land Encumbrances: Charged to Public Bank Berhad - Authority Approving Building Plan: Majlis Perbandaran Kajang - Building Plan No: OSC/A12/1/128-2019 dalam MPKJ 1/P/18/2019 JILID 2 - Type of House: 3 storey bungalow Type A - Selling Price: RM3,777,800 (Min) - RM3,782,800 (Max) No of Units: 4 - 3 storey bungalow Type B - Selling Price: RM3,360,800 (Min) - RM4,694,800 (Max) No of Units: 12 - 2 storey bungalow Type C - Selling Price: RM2,960,800 (Min) - RM 4,187,800 (Max) No of Units: 12 - Bumiputra discount: 7%

Developer Licence No: 10709-18/10-2021/0926 (L) - Validity Period: 11/10/2019 - 10/10/2021 - Advertising & Sales Permit No: 10709-18/10-2021/0926 (P) - Validity Period: 11/10/2019 - 10/10/2021 - Expected Date of Completion: September 2021 - Land Tenure: Freehold - Land Encumbrances: Charged to Public Bank Berhad - Authority Approving Building Plan: Majlis Perbandaran Kajang - Building Plan Approval No: MPKJ/OSC/A12/1/42-2018 bil (14) dlm MPKJ 1/P/1/2019 - Type of Property: 2 Storey Terrace Selling Price: RM 1,318,800 (Min) - RM2,335,800 (Max) No of Units - 48, Type of Property - 3 Storey Terrace Selling Price: RM 1,463,800 (Min) - RM2,426,800 (Max) No of Units: 48, Type of Property: 3 Storey Semi Detached - Selling Price: RM 1,907,800 (Min) - RM 2,436,800 (Max) No Of Units: 8 - Bumiputra Discount: 7%