

Hana
GARDENS

@ JADE HILLS

3-STOREY LINK VILLAS
2 & 3-STOREY LINK SEMI-DETACHED HOMES




JADE HILLS

“As a town maker, we create places
that people will call home,
want to be a part of,
grow up and grow old in.”

DATO' LIN YUN LING

Group Managing Director, Gamuda Berhad



When we get the places right,
the town works.

So we think not only of the home place.
We think of the play place,
the shopping place,
the park place,
the learning place.

Every element is mindfully planned and thoughtfully brought together.
They are organized around gathering places.
With beautiful lakes and rolling hills that give a sense of place.

We're creating a place where town and country living come together in harmony.
Just as you can ride a bike under shady canopies,
you can take long, quiet walks in the cool evening air.
It's our way of connecting you with the community, with nature and with yourself.

The Jade Hills township

A family of three is walking away from the camera on a paved path. The path is bordered by a dense, low-lying hedge of green plants with small yellow flowers. To the left, tall, mature trees create a shaded canopy. In the background, a modern, light-colored house is visible through the trees. A calm lake is on the right side of the image, reflecting the sky. The overall scene is peaceful and scenic, set during the golden hour of late afternoon.

Listening to what the land has to tell us.

Our land has blessed us with gentle slopes.
So we are able to work with nature.
We preserved the terrain to give a sense of place.
And enhanced it with serene lakes and lush landscapes.

We have The Hills homes with pleasant vistas,
The Gardens homes with shady green canopies,
The Lakes homes with waterfront views.

By listening to the land, we can create a place for home and family like no other.

Walking trails within Jade Hills



When we create a place, we create a personality.

What makes a place unique?
It's really about mindful planning,
And to be able to bring all the components together thoughtfully.

Like the way we give the parks and gardens a personality.
With a Twilight Pavilion that looks like a starry night sky,
and pink hued blossoms that bring in the colors of spring.

And the way we try to make useful living places.
With rooms laid out to have more space and light,
and long driveways for when friends drop in.

When people begin to move in,
they'll experience a real difference.
They'll get a feel for the place.
And they'll want to be a part of it.

Twilight Garden Pavilion at Hana Gardens' central park



The central park and main entrance at Hana Gardens

Jade Hills Masterplan



- Hana Gardens
- Eaton International School
- Jade Hills Resort Club
- Commerce Village
- Jade Square
- Jadite Suites

Hana Gardens Siteplan



- | | |
|---|--|
| 2-Storey Link Semi-Ds | 3-Storey Link Villas |
| Type A1 | Type C1a |
| Type A2 | Type C1b |
| 3-Storey Link Semi-Ds | Type C2 |
| Type B | Type C2a |
| | Type C3 |

THE GARDENS

- | | |
|--|---|
| A Main Entrance | E Outdoor Fitness Station |
| B Garden of Lights | F Twilight Garden Pavilion |
| C Relaxation Circle | G Childrens' Playground |
| D Reflexology Path | H Flower Garden |

KEY FEATURES

- Freehold
- Low Density
- Limited Edition Homes
- Wide Frontage
- Extra Long Driveways
- 'Spring-Blossom' Garden Concept
- Versatile Layout Plans



A Home for New Families 3-Storey Link Villas

When we think of the home place,
we think of the young couples
starting a new chapter in life.
So we made homes that have large living spaces,
for gatherings with family and friends.
As well as calm private spaces,
where you can work, rest, or spend time
on your favorite hobby.
It's a home where you can connect with yourself,
as well as connect with the people you love.





A Home for Growing Families 2-Storey Link Semi-Detached Homes

When we think of the home place,
we also think of how families grow,
and how their needs may change over time.
So we laid out these homes
to have flexible spaces,
to help you find that extra room
to grow into as your family grows.





A Home for Many Generations 3-Storey Link Semi-Detached Homes

When we think of the home place,
we think of how many generations
can live and play together.
So we laid out these homes over three levels.
With spacious living places on the ground floor,
and a unique sky pavilion on the top floor.
We have places for both the young and old,
and for the whole family to come
together harmoniously.



Layout Plans

TYPE C1
3-Storey Link Villa
24' X 84'

TYPE C2
3-Storey Link Villa
40'~55' X 84'



Carporch length varies and can fit up to 4 cars



Carporch length varies and can fit up to 4 cars

Layout Plans

TYPE C3
3-Storey Link Villa
41' X 84'



Carporch length varies and can fit up to 4 cars

TYPE B
3-Storey Link Semi-D
35' x 80'

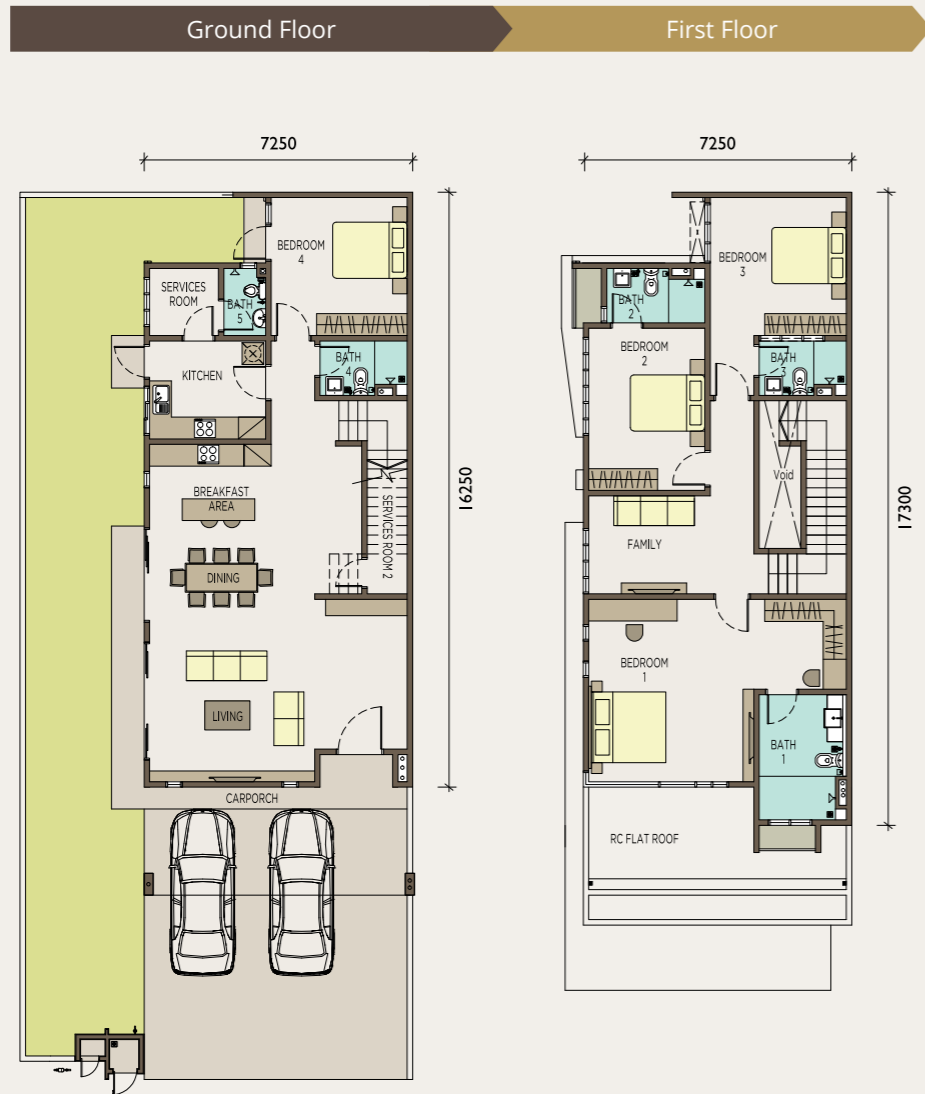


Carporch length varies and can fit up to 6 cars

Layout Plans

TYPE A1
2-Storey Link Semi-D
35' x 80'

TYPE A2
2-Storey Link Semi-D
35' x 80'



Carporch length varies and can fit up to 4 cars



Carporch length varies and can fit up to 4 cars

Close to Life's Essentials

Nestled within the masterplanned town of Jade Hills, Hana Gardens keeps you close to life's pleasures as well as essentials.



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

LEARNING INSTITUTIONS IN THE VICINITY

- Eaton International School (located within Jade Hills)
- Australian International School - 13km
- Tanarata International School - 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
- SMK Yu Hua - 5km
- New Era University College - 5km

JADE HILLS RESORT CLUB FACILITIES

- Tea House
- Olympic-sized Swimming Pool
- Tennis Courts
- Badminton Courts
- Basketball Court
- Gymnasium
- Table Tennis Room
- Children's Playground
- Function Rooms
- Sauna and Steam Rooms



JADE HILLS

GAMUDA LAND



Jade Hills Sales Gallery

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Developer License No.: 10709-16/07-2019/0557(L) - Validity Period: 29/07/2017 - 28/07/2019 • Advertising & Sales Permit No: 10709-16/07-2019/0557(P) - Validity Period: 28/07/2017 - 28/07/2019 Expected Date of Completion: August 2019 - Land Tenure: Freehold - Land Encumbrances: Free from Encumbrances • Authority Approving Building Plan: Majlis Perbandaran Kajang - Building Plan Approval No: Bil. 20 MPKj 1/P/38/2016 • Type of House: 3 Storey Terrace - Price: RM1,576,560 (min) - RM2,187,360 (max) - No of Units: 21 • 2 Storey Cluster Homes - Price: RM1,635,360 (min) - RM2,391,360 (max) - No of Units: 44 • 3 Storey Cluster Homes - Price: RM1,809,360 (min) - RM2,152,560 (max) - No of Units: 16 • Bumiputra Discount: 7%. Disclaimer: All art renderings and photographs contained in this document are artist's impressions only. The developer reserves the right to modify any parts of the building prior to completion as directed or approved by relevant authorities. All plans, layout, information and specifications are subject to change and cannot form part of an offer or contract presentation. While every reasonable care has been taken in preparing this document, the developer cannot be held responsible for any inaccuracy.