

FREEHOLD INDIVIDUAL TITLE



Cloville

LINK HOMES

Last Phase of Link Homes

jade
HILLS



Where life invites
you to enjoy its
natural beauty



Luxury green
living enveloped by
natural vistas



Filled with goodness
for all generations

A great environment surrounded by nature, perfectly complemented with stylish homes that are adaptable to all generations, with spaces that can be expanded for more flexible living arrangements.



Relax into the charming tranquility

Artist's impression only

JADE HILLS



There is no end
to this new lifestyle



CLOVILLE LINK HOMES

Semi-D Concept Link Homes



Spacious driveways and sun-kissed facades add charm to luxury here. With pictureque pockets of green and pedestrian-friendly walkways, it is a quaint and welcoming neighbourhood that truly brings out a sense of home.



Neighbourhood features that care for the community



A perfectly manicured interior seamlessly opens up to a cosy porch and private garden terrace that families can enjoy as their own little green paradise.



Inspiring pavilion and gathering space that inspire the family to take walks and enjoy different settings out of doors.

Those who want a change of air can even take their work with them and have an outdoor work station as this park pavilion comes furnished with charging points should the need arise.

Private park and trails for the enjoyment of those who prefer convenience and their own space to take a leisurely walk or jog during any time of the day.



Natural light and wide open spaces design

A well-planned design invokes a different kind of welcome feel as natural light fills up all the right spaces and well-placed openings create interiors that are even more bright and airy which is a delightful option to have on cool, breezy days.



Artist's impression only

Designs that maximise natural air flow, style, and spaciousness for your comfort and well-being

Practical layouts with double-volume ceilings and wide glass windows allow for an excellent sense of space. This makes for exceptional outcomes and plenty of space to customise according to any personal taste.

Whether cool or cosy, there is always a gentle flow of air that keeps everyone comfortable with carefully planned structures that maximise natural air flow within the home.



Artist's impression only

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CLOVILLE LINK HOMES

Artist's impression only



Artist's impression only

TYPE A

24' x 94'

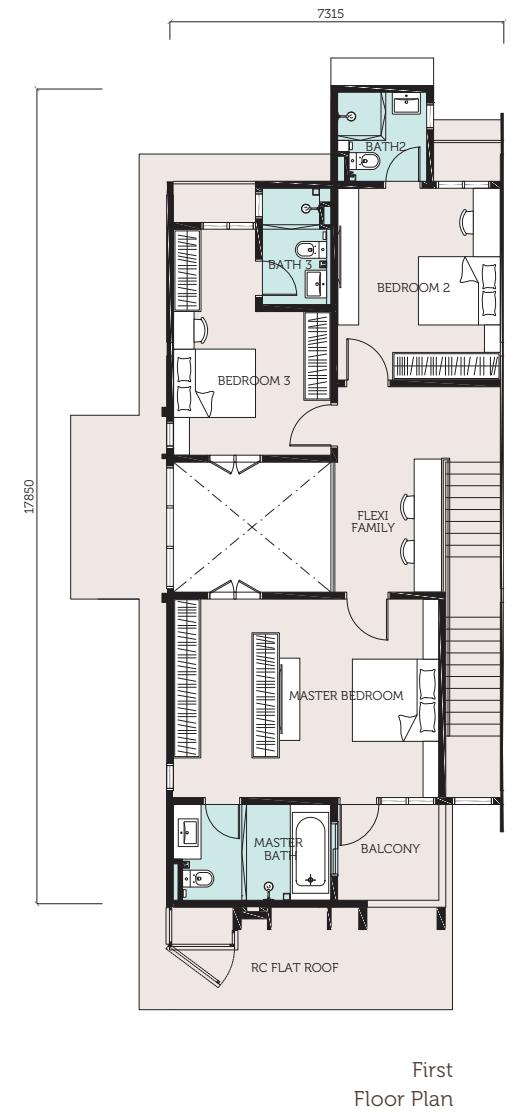
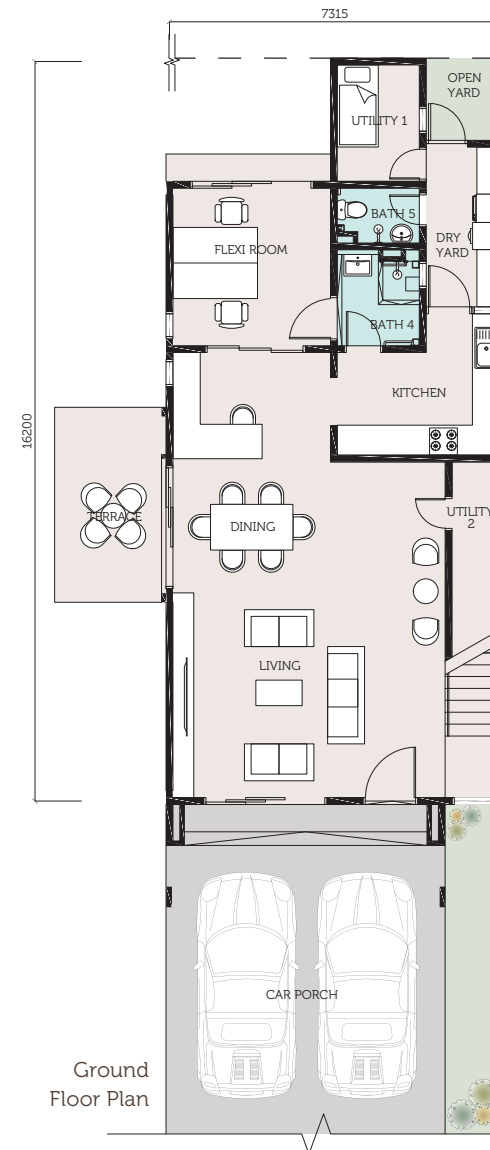
13 units

3 + 1 Bedrooms
5 Bathrooms

Build-up Area:
2,592 sq.ft.



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CLOVILLE LINK HOMES



Artist's impression only

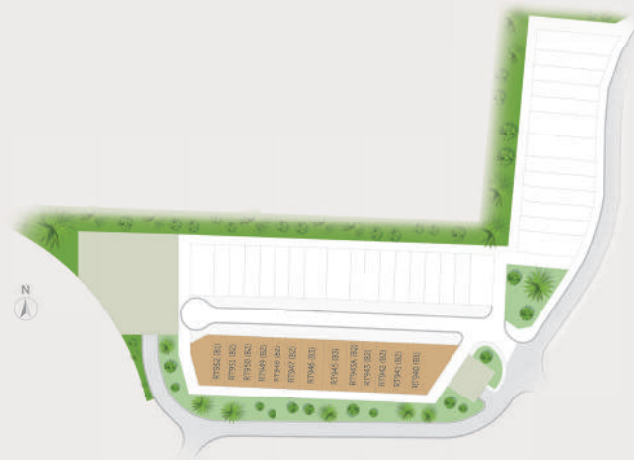
TYPE B

24' x 80'

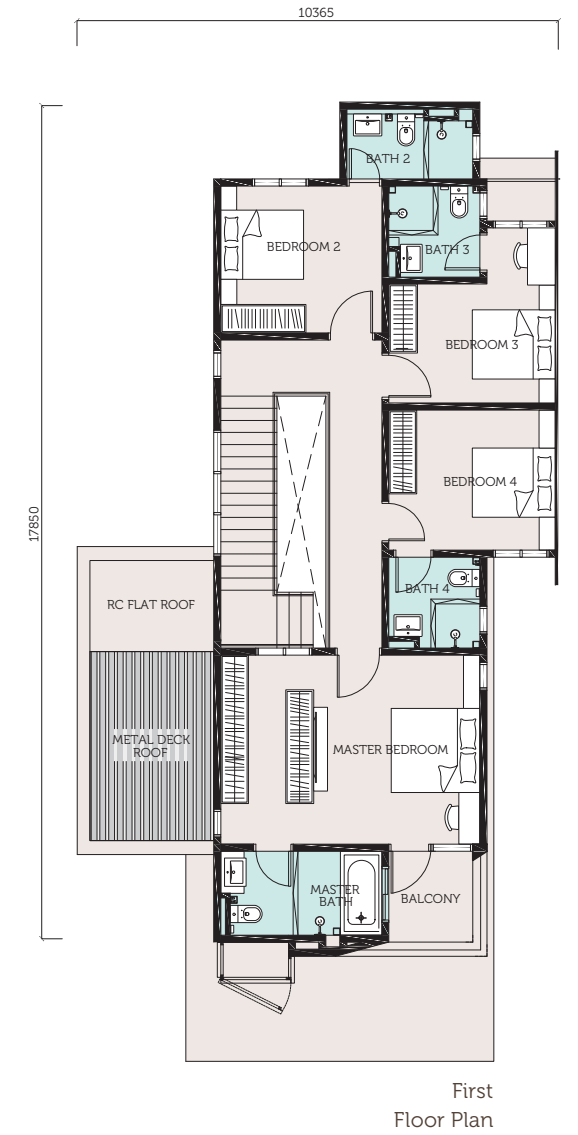
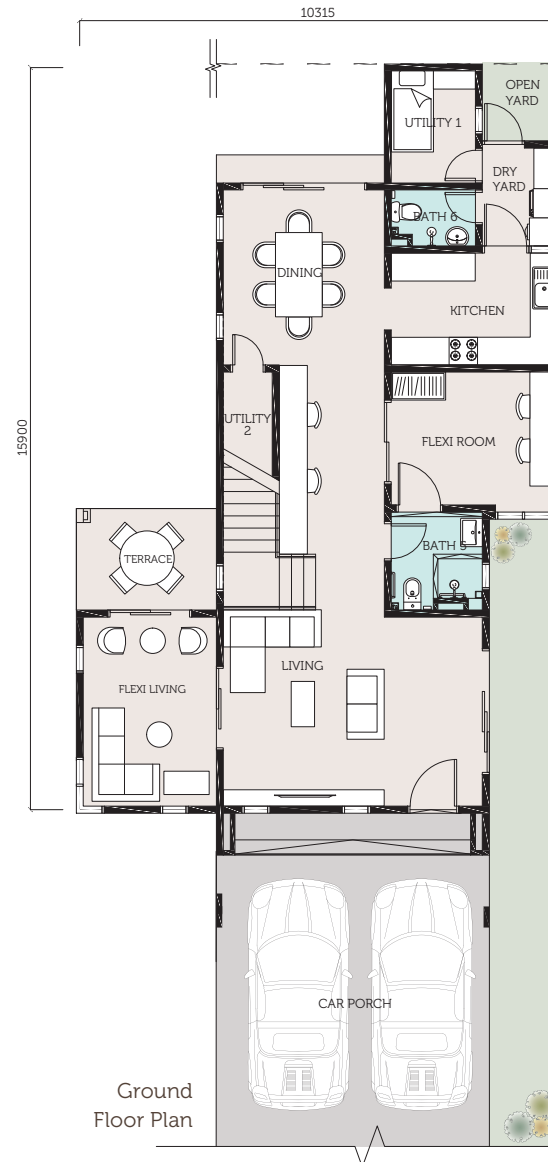
13 units

4 + 1 Bedrooms
6 Bathrooms

Build-up Area:
2,451 sq.ft.



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Artist's impression only

TYPE C

24' x 80'

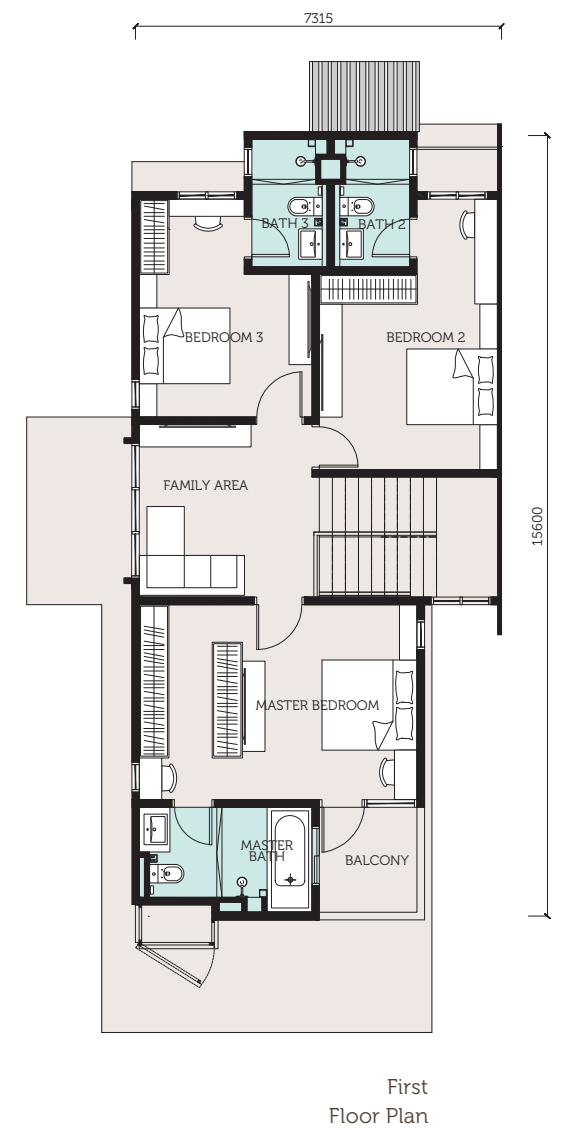
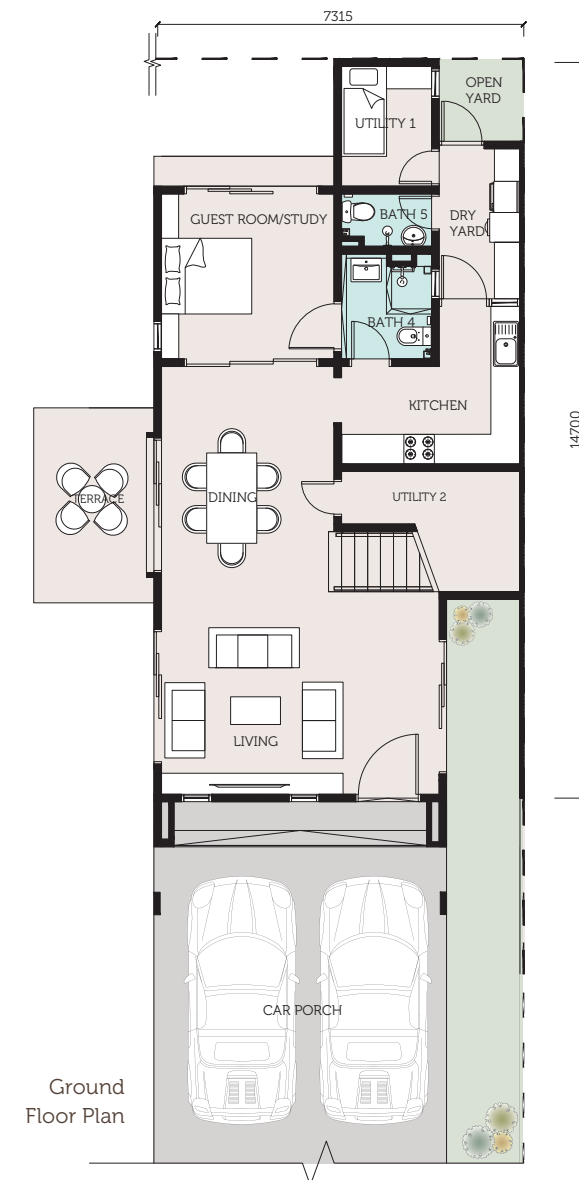
18 units

4 + 1 Bedrooms
5 Bathrooms

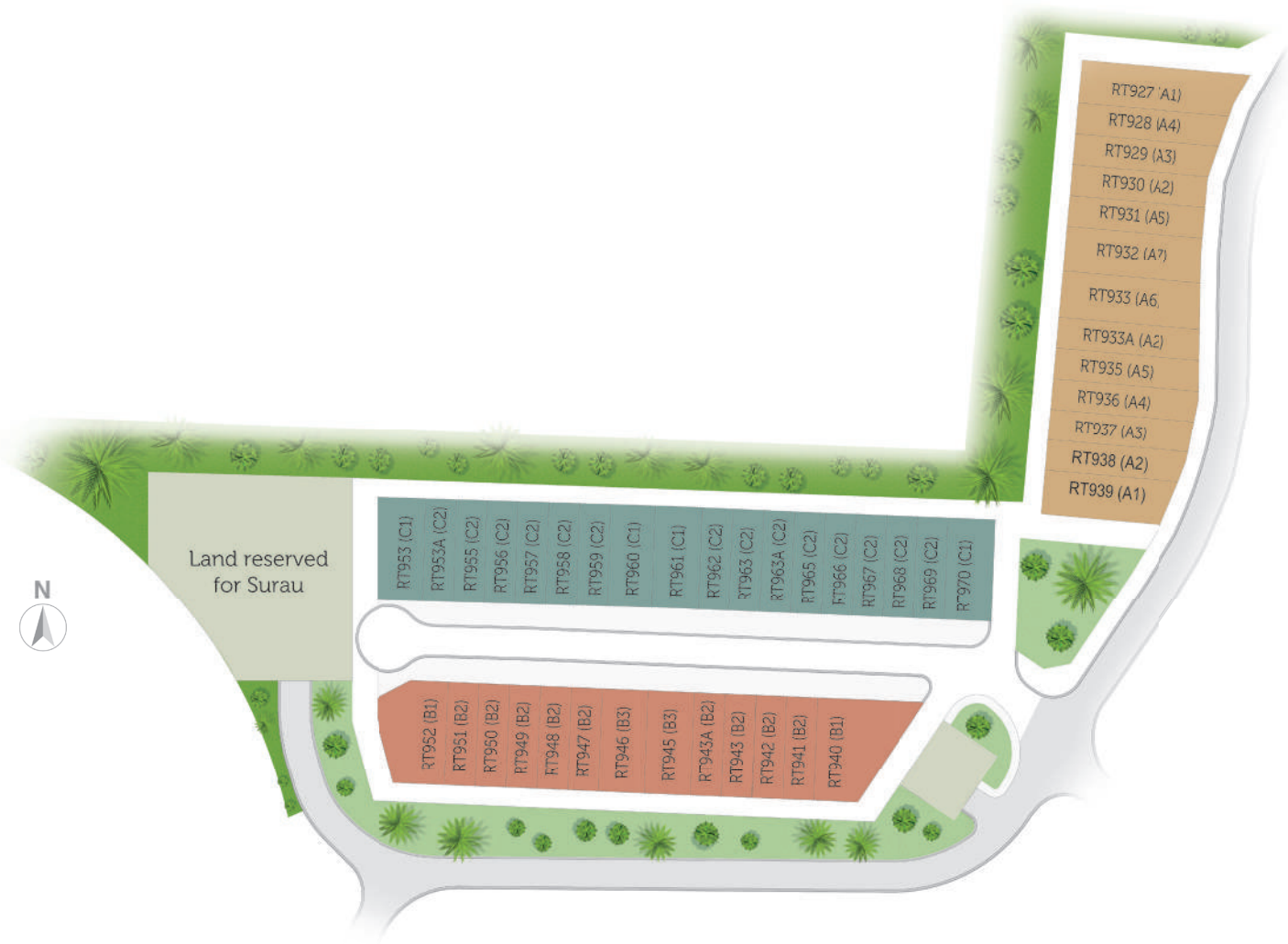
Build-up Area:
2,335 sq.ft.



JADE HILLS



CLOVILLE LINK HOMES



13 units
2,592 sq.ft.



13 units
2,451 sq.ft.



18 units
2,335 sq.ft.

STRUCTURE	Reinforced Concrete Framework	WALL	Brick Wall and Plaster
ROOFING COVERING	Metal Deck Roofing / RC Flat Roof	CEILING	Skim Coat / Plasterboard
WINDOWS	Aluminium Frame Window		
DOOR	Main Entrance		Solid Core Door
	Bedroom & Baths		Flush Door
	Others		Aluminium Frame Glass Door / Aluminium Frame Glass Sliding Door / MS Grille Door
WALL FINISHES	External Wall		Plaster & Paint
	Internal Wall		Plaster & Paint
	Master Bath, Bath 2, Bath 3, Bath 4 & Bath 5 *Bath 6 (*for Type B only)		Porcelain Tiles
	Kitchen		2700mm high Porcelain Tiles
	Refuse Compartment		Homogenous Tiles
FLOOR FINISHES	Living, Dining, Terrace, Kitchen, Flexi Room, Dry Yard, Masterbath, Bath 2, Bath 3, Bath 4, Bath 5, Utility 1, Utility 2, & Balcony *Guest Room/Flexi, Flexi Living/Study, Bath 6 (*for Type B only) **Guest Room/Study (**for Type C only)		Porcelain Tiles
	Master Bedroom, Bedroom 2, Bedroom 3, Flexi Family & Staircase *Bedroom 4 (*for Type B only) **Family Area (**for Type C only)		Laminated Timber Floor
	Car Porch		Concrete Imprint
	Refuse Compartment		Homogenous Tiles
	Others		Cement Render

SANITARY AND PLUMBING FITTINGS	A1	A2	A3	A4	A5	A6	A7	B1	B2	B3	C1	C2
Water Closet	5	5	5	5	5	5	5	6	6	6	5	5
Wash Basin	5	5	5	5	5	5	5	6	6	6	5	5
Shower Set	5	5	5	5	5	5	5	6	6	6	5	5
Kitchen Sink	1	1	1	1	1	1	1	1	1	1	1	1
Shower Screen	1	1	1	1	1	1	1	1	1	1	1	1

ELECTRICAL INSTALLATIONS	A1	A2	A3	A4	A5	A6	A7	B1	B2	B3	C1	C2
Lighting Point	40	38	38	38	38	40	40	39	36	37	34	32
Power Point	33	32	32	32	32	33	33	34	31	32	32	31
Ceiling Fan Point	5	5	5	5	5	5	5	8	7	7	7	7
Water Heater Point	4	4	4	4	4	4	4	5	5	5	4	4
SMATV	2	2	2	2	2	2	2	2	2	2	2	2
Door Bell and Bell Chime Point	1	1	1	1	1	1	1	1	1	1	1	1
Distribution Board	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
Air Conditioning Point	7	7	7	7	7	7	7	8	7	7	7	7
Water Pump	1	1	1	1	1	1	1	1	1	1	1	1

INTERNAL COMMUNICATION TRUNKING & CABLING	A1	A2	A3	A4	A5	A6	A7	B1	B2	B3	C1	C2
Data Point	3	3	3	3	3	3	3	2	2	2	2	2

Delight in the wonders of nature

Be greeted by nature's embrace in a well-planned township that shows off its aesthetic parks, gardens and culs-de-sac from start to finish.



Award Winning Development

Jade Hills holds the record for the highest Construction Quality Assessment System (CONQUAS) score in Malaysia for high-rise residential development as rated by BCA Singapore. (2010-2018)





04. SECURITY

One of the first townships to incorporate the crime prevention through environmental design (CPTED), Jade Hills is a collection of open-concept guarded homes.



01.

JADE HILLS RESORT CLUB

A community space for leisure and recreation including a café, tennis, basketball and squash courts, Olympic-length pool and more.

02.

EATON INTERNATIONAL SCHOOL

International education standards which focuses on creative and personalised learning, solid academic rigour and an inspiring and enjoyable learning experience.

03.

VIBRANT LIFESTYLE

Convenience and variety that introduces itself seamlessly to your lifestyle. A selection of commercial shoplots in Jade Square are right at your doorstep and ready to serve you.



05.

A PET-FRIENDLY PARADISE

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.



06.

PLACEMAKING THAT GROWS A COMMUNITY

The 18-acre Central Park is also dotted with useful features for both the young and old. Children can discover the joys of a tree house and kids playground, whereas the adults can make full use of the reflexology path and outdoor fitness equipment.



Location Map



Connected to 6 Major Expressways

12 Learning Institutions within the Vicinity

24-hour Security Patrol

Jade Hills Resort Club

Award-winning Township

GAMUDA LAND

**SincereTM
Responsible
Original**

Jade Homes Sdn Bhd
[200501028099 (710233-K)]
Jade Hills Experience Gallery,
Persiaran Jade Hills Utama, Jade Hills,
43000 Kajang, Selangor Darul Ehsan, Malaysia.



gamudaland.com.my
03 8741 9890

Developer License No: 10709/02-2023/0025[A] Validity Period: 01/03/2021 -28/02/2023 Advertising & Sales Permit No.: 10709-22/05-2024/0036[N]-[L] Validity Period: 31/05/2022 -30/05/2024 Expected Date of Completion: July 2024 Land Tenure: Freehold -Land Encumbrances: Charged to Public Bank Berhad-Authority Approving Building Plan: Majlis PerbandaranKajang-Building Plan Approval No.: -MPKJ.OSC/A12/1/12-2021 bil(9) dlmMPKj1/P/13/2021 Type of House: 2 Storey Terrace Price: RM : RM1,404,800 [min] -RM2,670,800 [max] No. of Units: 44 -Bumiputra Discount: 7%. Restriction of Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

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