

ISSUE 01

NOV - JAN 2020

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JADE HILLS



• COMPLIMENTARY COPY •

JADE HILLS

story

**A TOWNPIECE THAT
IS KAJANG'S MOST
LIVABLE COMMUNITY.**

Innovative Master-Planning.
An Award-Winning Township.



FROM UNDULATING TERRAIN TO PRISTINE WATER BODIES, WE KEEP THE PRETTIEST PARTS JUST FOR YOU.

Jade Hills was originally a secondary forest dotted with water bodies.

Sticking to our philosophy of working and caring for the land, we preserved the land's natural beauty and made it an enhancing aspect of the development.

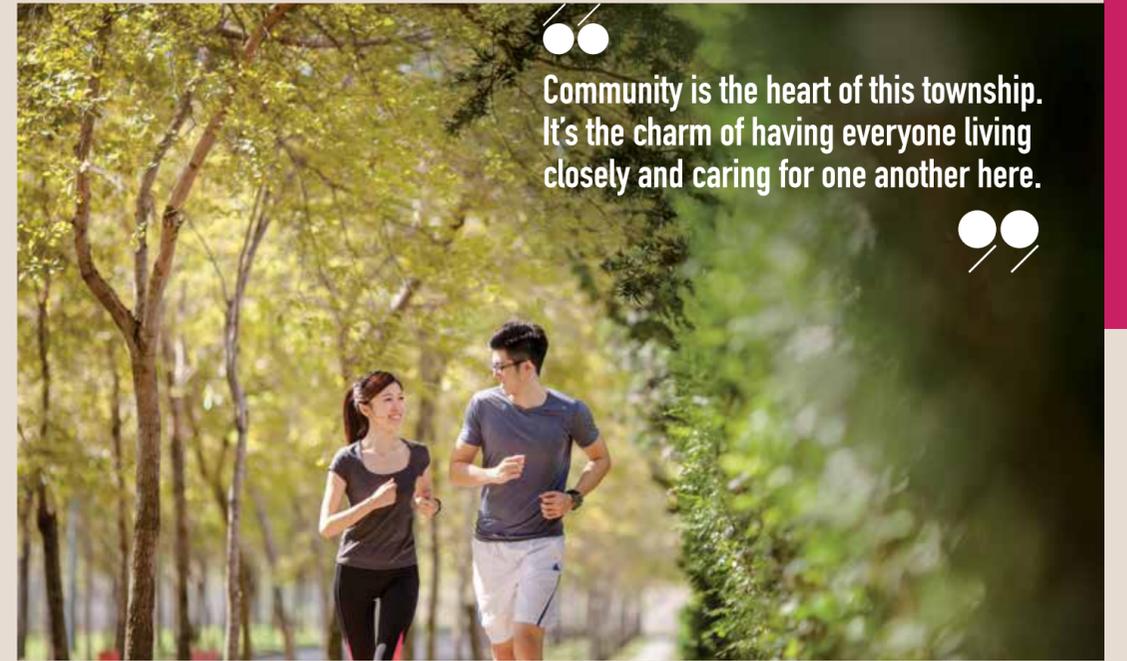


KEEPING YOU IN NATURE'S EMBRACE

CONCEPT & DESIGN



Together with a team of experts, we have to date preserved over 50 acres of greens and rolling terrain – including Jade Hills' own Gamuda Parks, an impressive central park which incorporates a diversity of recreational activities within an abundant green landscape.



Community is the heart of this township. It's the charm of having everyone living closely and caring for one another here.

A WHOLESOME PLACE TO CALL HOME

Jade Hills proudly nurtures what's best for perfect community living. Here, residents can draw comfort in green landscapes that are planned with their safety in mind. They can enjoy a contemporary lifestyle and still be close to some of the best things in life. They can enjoy growing together as a community in a place everyone is proud to call home.

CONCEPT & DESIGN

THE 3 PILLARS

WE TRY TO CREATE HEALTHIER, SUSTAINABLE ECOSYSTEMS IN EVERY GAMUDA TOWNSHIP UNDERPINNED BY THREE PILLARS

THE BLUE
/ waterscape /

Environmentally-friendly designed retention lakes and ponds, water management filtration system and sustainable drainage systems.

THE GREEN
/ softscape /

Maintenance of flora and biodiversity, tree species selections, advanced tree planting, community farming and plant care.

THE BROWN
/ material & resource /

Management of natural resources within a development e.g. topsoil harvesting, 6R practice and composting.

THE DETAILS THAT MAKE LIFE MORE BEAUTIFUL

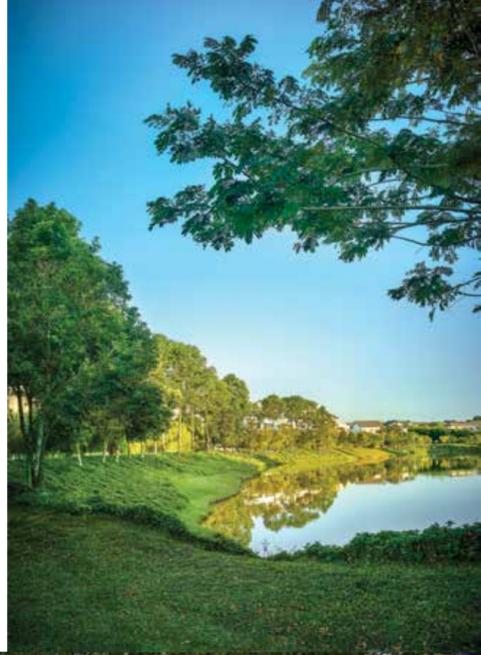
COMFORTABLE. LIVEABLE. SUSTAINABLE.

Your comfort as a resident comes first. But that's not the only thing that comes to mind in this township.

Besides the satisfaction of owning a well-made home, there is also a modern commercial hub to add convenience and a top-notch international school within the township itself.

Each component has been planned out to create a sustainable environment here. Each component has something to complement and elevate the lifestyle of the residents, allowing everyone to enjoy luxury, comfort and also everyday convenience.





An advanced masterplan with specially curated zones

NATURE ZONE

Indigenous woodland trees act as a buffer whilst specific plantings along the perimeter create a balanced environment.

SOCIAL ZONE

The land's natural topography is brought into focus through the jogging track, strategically placed pavilions and seating areas.

ACTIVE ZONE

Gathering spaces like the playground, fitness station and multipurpose lawn create a place for young and old to connect.



Award winning development

Some of the awards we have won to date are:

- ILAM 2010, Landscape Award
- The Edge Top Property Developer Award 2012-2019
- The Edge-PEPS, Value Creation Excellence Award 2012-2019
- Starproperty.my awards 2017-2019, The All-Star Award
- EdgeProp, Malaysia's Best Managed Property Award 2018
- MLAA, Landscape Development Award 2018

To date, 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.

MASTER PLAN

WHERE TOWN & PARK LIVING

COME TOGETHER IN HARMONY

ENJOY BEAUTY. ENJOY MODERNITY.

Jade Hills allows you a sustainable option to enjoy both these aspects of good living.

Be surrounded by greenscapes - with green practices that take care of you and reduce overall carbon footprint.

Be enamoured by a selection of quality homes - from family mansions to waterfront homes, find the home that goes with your lifestyle.

Be assured, and delighted - choice and convenience are always planned around you here, from outdoor social spaces to modern community hangout spots.



A STATE-OF-THE-ART GUARD HOUSE

From the moment you enter, be at ease knowing that we have everything in check. Now even more so with an upgrade. The newly rebuilt guardhouse is now bigger, better and fully ready to handle any neighbourhood security concerns at all times.

A few key ingredients that make a successful township

JADE HILLS RESORT CLUB

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



DIVERSITY

Growing families, retirees or professionals, there is something for everyone - Serviced Apartments, Linked Villas, Semi-Ds and Bungalows.



EATON INTERNATIONAL SCHOOL

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



SECURITY

One of the first townships to incorporate the crime prevention through environmental design (CPTED), even our trees are planted in such a way to keep residents safe.

MASTER PLAN

JADE SQUARE

THE NEXT WAVE. A NEW HOTSPOT IN KAJANG.



FOOD & BEVERAGES

WORK

GROCKER

EDUCATION

LEISURE



UPCOMING HYPE IN KAJANG

WHAT TO EXPECT AT JADE SQUARE?

A quiet place for some freshly brewed coffee. A trending place to meet friends nearby. A great place to eat. A new hype coming to Kajang. The Jade Hills lifestyle is about to be upgraded.



2 & 3-storey shop-offices
66 units only | 890 parking bays
Prime frontage onto Persiaran Jade Hills

MORE TO ENJOY? DEFINITELY.

- Trendy places to gather and socialise near home
- Quick pick-up for daily essentials
- Convenient private workspaces
- New learning centres for kids
- A place to relax or stay active

Completed in December 2019, you can now have some of your daily activities just that close to home!

COMING SOON TO THE NEIGHBOURHOOD!

- Cafes • Korean Restaurant • Sichuan Steamboat
- Bubble Tea • Pharmacy • Grocer • Bar Restaurant
- Pre-school • Tuition Centres • Martial Art Centres



CELESTIAL MANSIONS

28 HEAVENLY MANSIONS ATOP THE HILLS

One of the most exclusive developments in Jade Hills

The Celestial Mansions is a development inspired by the stars above us. Built on the highest vantage point of the Jade Hills Central Park that overlooks the lake garden, akin to how the Heavens overlook Paradise on Earth. Enjoy breathtaking views that will never cease to amaze for years to come.



POST-EVENT HIGHLIGHTS

A small recollection of the happening moments that we had to share with you.

OCT HALLOWEEN IN THE HILLS

We had our own share of spooky thrills this year with a gigantic glowing pumpkin head in Jade Hills to light up the trick o' treat season.



SEPT



GL FRIENDS ANNIVERSARY

It was that time of the year again! We enjoyed a most memorable evening with even more friends this round, so look out for the next invite!

RYMBA GARDENS GRAND LAUNCH

As we proudly announced our newest launch, there were many fun activities abound, yummy snacks and a great atmosphere that we were grateful to experience with everyone that turned up.



AU'SOME MID AUTUMN

Family time is always important. It is always special every year to see families celebrate with food and fun in the dusky setting lit with colourful lanterns!



CELESTIAL MANSIONS EXCLUSIVE PREVIEW

It was a great day we were happy to spend with our selected invitees. Our Celestial Mansions was introduced via an exclusive preview - an event befitting our latest project inspired by the stars.

NATURE RETREAT BY THE HILLS

What better way to imagine life amidst nature than to experience it. We offered a little slice of this retreat as a special event for those who wanted to see what it was like to be a part of the Jade Hills community.



HIGHLIGHTED PROJECTS | EVENT HIGHLIGHTS



CLOSE TO LIFE'S ESSENTIALS

NESTLED WITHIN THE MASTERPLANNED TOWN OF JADE HILLS, YOU CAN ENJOY A PLACE THAT IS CLOSE TO LIFE'S PLEASURES AS WELL AS ESSENTIALS.

Kajang town is located nearby so residents can benefit from a multitude of matured amenities. Within the development itself, there is a full-fledged international school (Eaton International School).

CONNECTIVITY

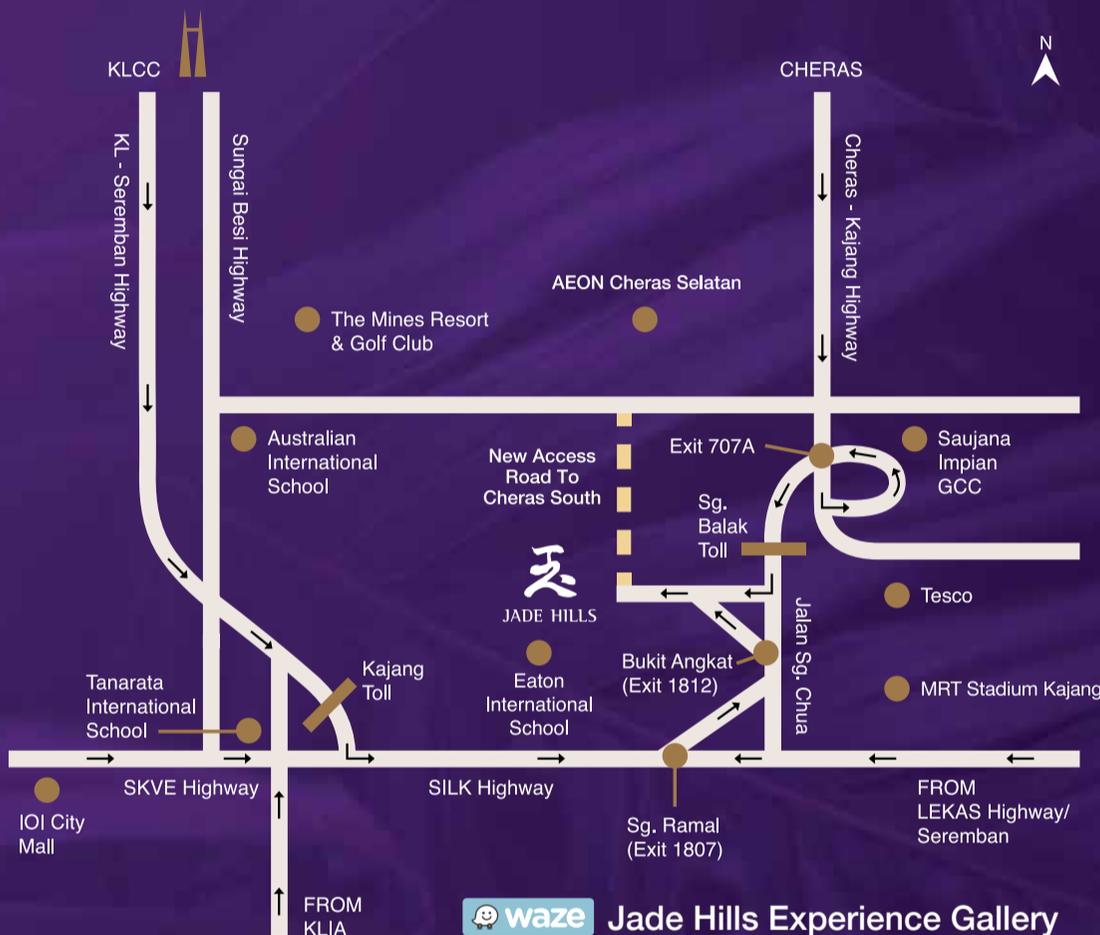
- Easily accessible from 6 major expressways (KL-Seremban Expressway, SILK Expressway, SKVE Highway, Cheras-Kajang Highway, LEKAS Expressway, Sungai Besi Highway)
- KTM and MRT station in Kajang.

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 (IUUKL) - 8km
- SMJK Yu Hua - 5km
- New Era University College - 5km



GAMUDA LAND

*Sincere
Responsible
Original*

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

THE EDGE *Top Property
Developers Awards
2010*

THE EDGE - PEPS
Value Creation Excellence
Award 2012-2019

starproperty.com.my
AWARDS 2017-2019
THE ALLSTAR AWARD
TOP RANKED DEVELOPER OF THE YEAR

Jade Hills
Experience Gallery

gamudaland.com.my
+603 8741 9890

Developer License No: 10709-13/09-2019/01104(L) - Validity Period: 30/9/2019 - 29/9/2021 - Advertising & Sales Permit No: 10709-13/09-2019/01104(P) - Validity Period: 30/9/2019 - 29/9/2021 - Expected Date of Completion: Sept 2021 - Land Tenure: Freehold - Land Encumbrances: Charged to Public Bank Berhad - Authority Approving Building Plan: Majlis Perbandaran Kajang - Building Plan Approval No: MPK11/P/48/2012 - Type of Property: Type A: 3 storey Bungalow Homes Price 3,618,800 (min) - 3,623,800 (max) Total 4 units Type B: 3 storey Bungalow Homes Price 3,297,800 (min) - 4,562,800 (max) Total 12 units Type C: 2 storey Bungalow Homes Price 2,881,800 (min) - 4,082,800 (max) Total 12 units - Bumiputra Discount 7%
Disclaimer: All art renderings and photographs contained in this document are for illustration purposes only. The developer reserves the right to modify any parts of the development or documents 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.