

CELESTIAL MANSIONS

— BUNGALOWS —

玉 JADE
HILLS

WORKING WITH NATURE,
OUT OF RESPECT FOR WHAT
WAS THERE BEFORE US.

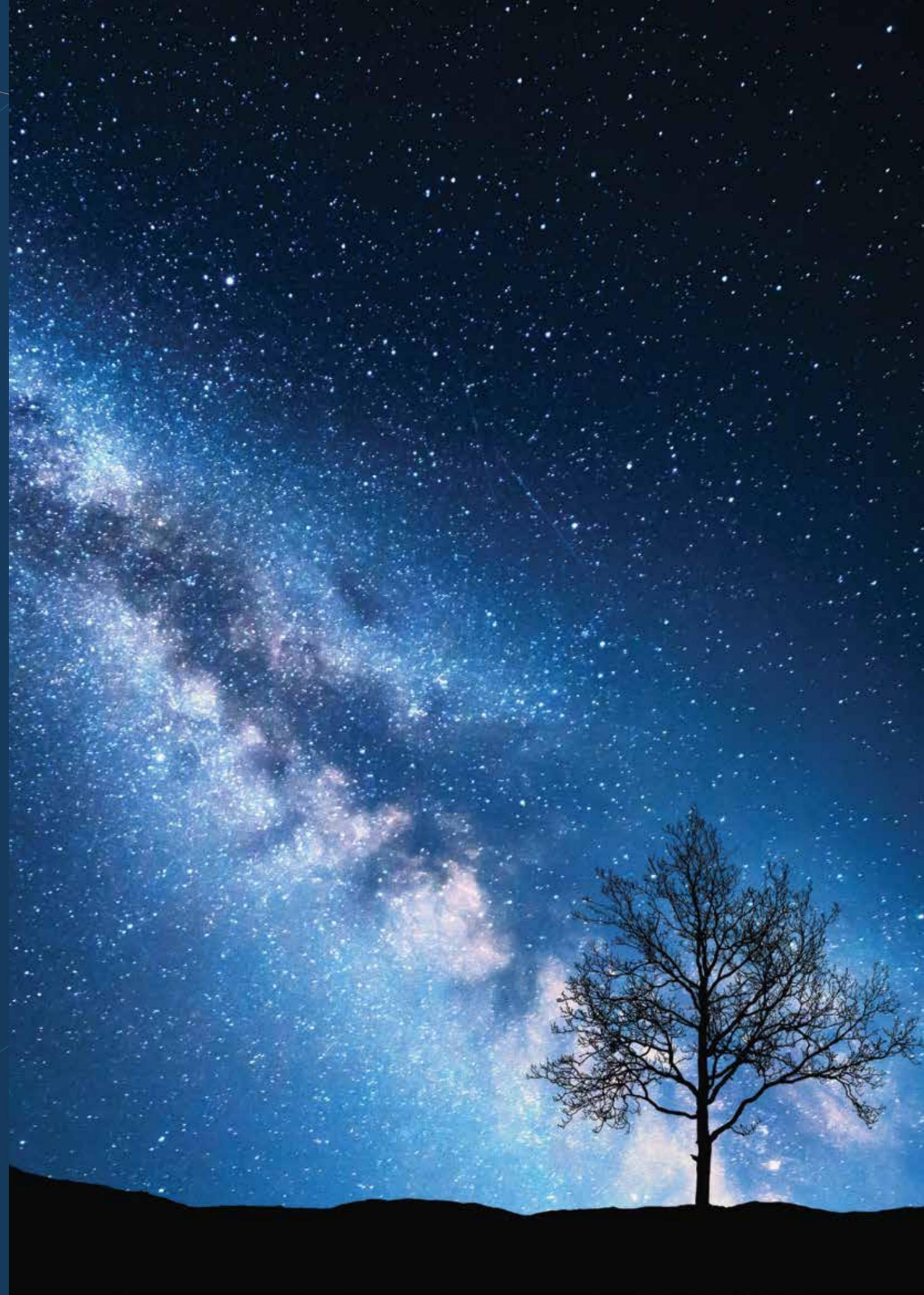
One of the things we do as a townmaker
is to be able to create a sense of place.
Where people and nature can come together,
and share a common ground to call home.

When we work with the land in this way,
there is a respect for what was there before us.
There is a sense of balance between the natural things,
and the things that we build.

It's how we work with nature
and how we work the land,
to make a place that lasts for generations to come.

INSPIRED BY THE STARS

Celestial Mansions is a development inspired by the stars above us – unlimited, unrestricted, and always shining bright. Dream big and reach for the stars. After all, the sky is no limit.



CONNECTING THE DOTS

Every individual is like a star, and like constellations, people need to connect with each other in order to form strong bonds and depend on each other to give life greater meaning. The surrounding landscapes of the Celestial Mansions does just that by providing a place for people to connect with one another.

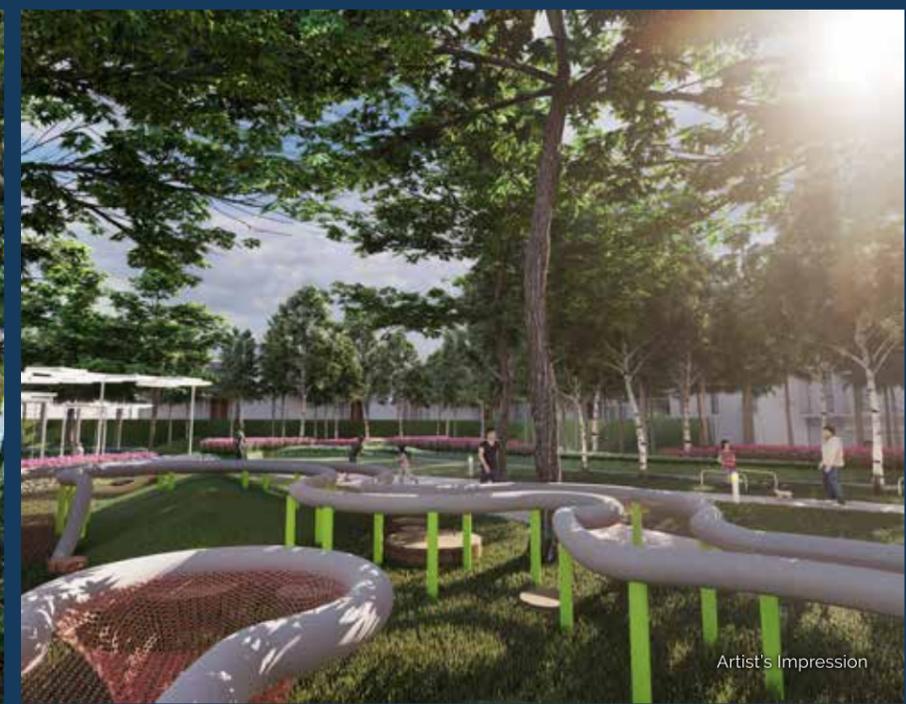




A PLACE TO BASK UNDER THE SUN, MOON & STARS

The Celestial Garden in the West is a place where people can enjoy themselves while admiring the celestial bodies of our universe, be it during the day or night. The Star Pavilion is the centrepiece of the Celestial Garden, where members of the community can mingle with each other.

The Maze Garden is to the East of the Celestial Mansions, where residents can start the day with some physical workout, or work their way out of a maze while watching the sunrise.



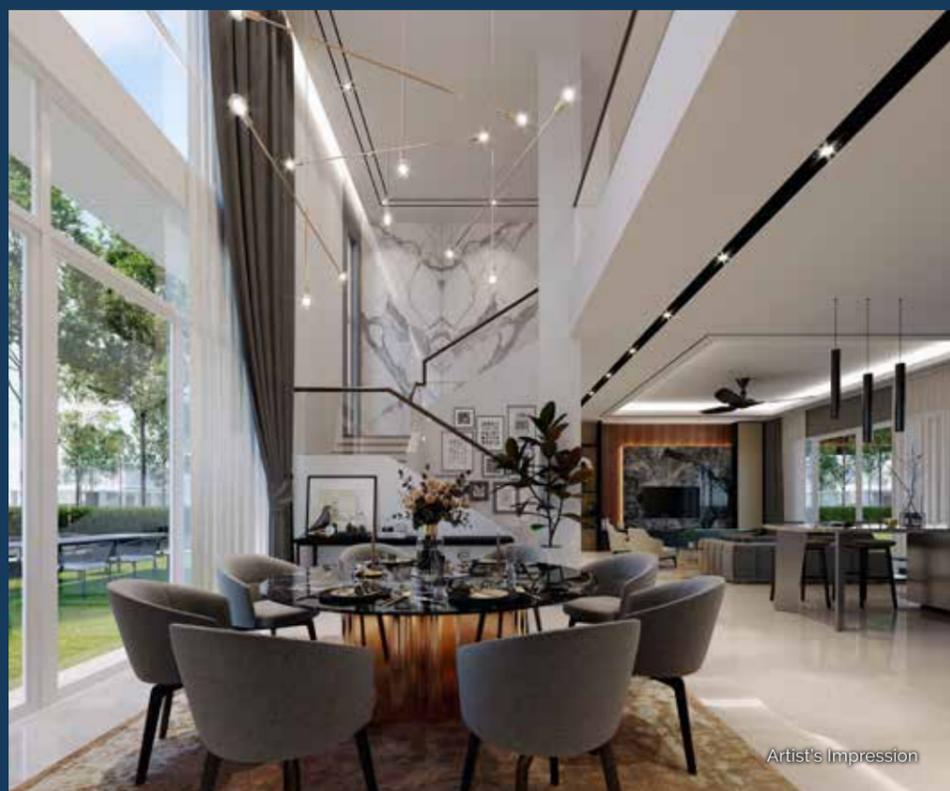
PERCHED ATOP THE HILLS

Celestial Mansions is perched 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.



28 HEAVENLY MANSIONS

With just 28 mansions up for grabs, Celestial Mansions is one of the most exclusive developments in Jade Hills. Be among the select few to own one of these coveted homes with spacious double-volume interiors.





Artist's Impression

TYPE A

55' x 110'

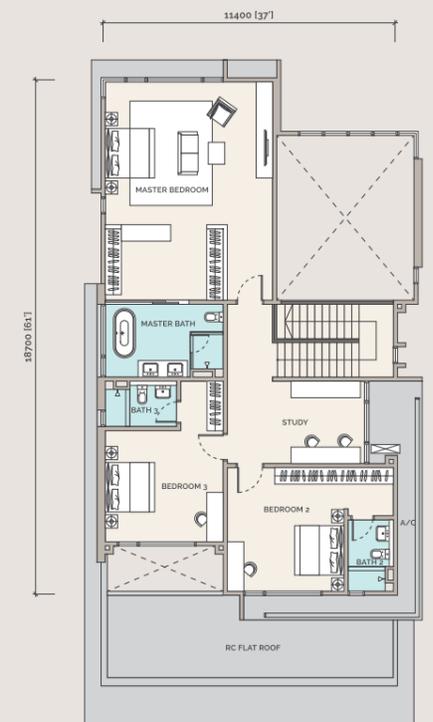
Built-up: 5,259 sq ft
 5 Bedrooms
 6 Bathrooms



Lower Ground Floor



Ground Floor



First Floor



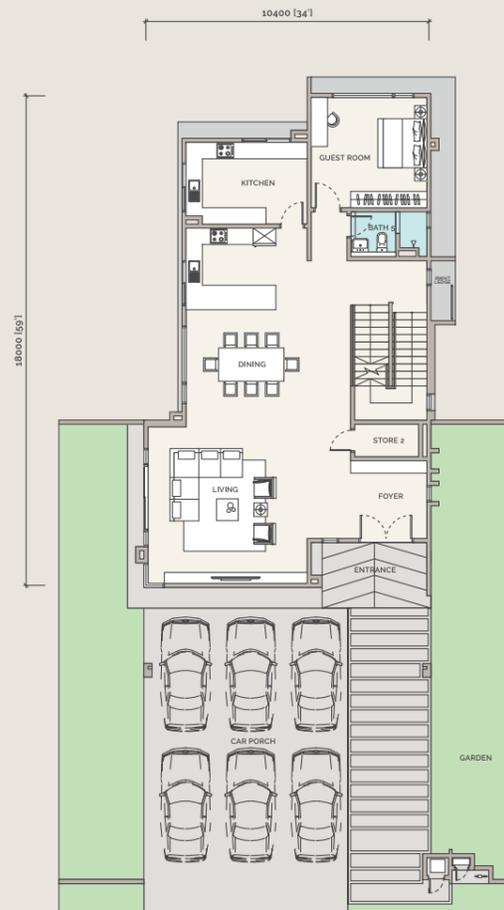
Artist's Impression

TYPE B 55' x 110'

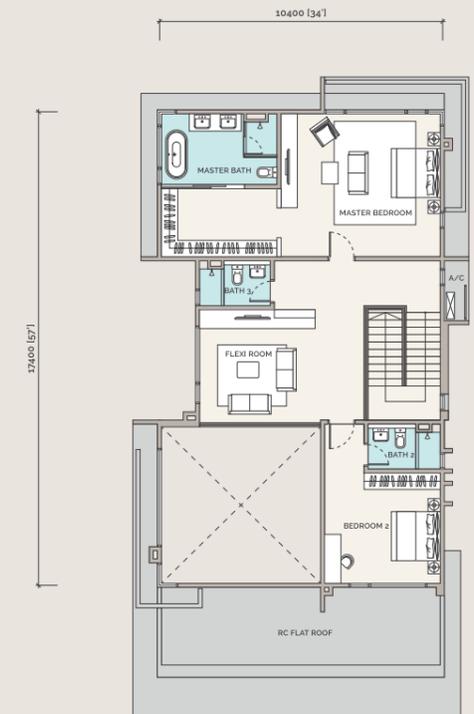
Built-up: 4,898 sq ft
4 + 1 Bedrooms
6 Bathrooms



Lower Ground Floor



Ground Floor



First Floor



Artist's Impression

TYPE C

55' x 110'

Built-up: 4,522 sq ft
 5 Bedrooms
 6 Bathrooms



Ground Floor



First Floor

SITE PLAN



LEGEND

- TYPE A
- TYPE B
- TYPE C

CELESTIAL
MANSIONS



SPECIFICATIONS

TYPE A,B,B(i),C & C(i)

Structure	Reinforced Concrete Frame Work			
Wall	Masonry Block Wall			
Roofing Covering	Concrete Roof Tiles, Reinforced Concrete Roof			
Roof Framing	Metal Roof Trusses, Reinforced Concrete Roof			
Ceiling	Skim Coat & Paint, Plaster Ceiling			
Windows	Aluminium Framed Glass Window			
Doors	Entrance Others	Timber Door Timber Flush Door, Timber Flush Door with Louvres, Aluminium Framed Glass Sliding Door, Metal Grill Door, Glass Sliding Door		
Ironmongery	Locksets			
Wall Finishes	Kitchen Laundry Master Bathroom, Bathrooms Toilet Other walls	Selected Wall Tiles Selected Wall Tiles / Plaster & Paint Selected Wall Tiles Selected Wall Tiles Plaster & Paint		
Floor Finishes	Foyer, Living, Dining, Guest Bedroom Family (Type A, Type B & B(ii)), Bedroom 4 (Type A, Type B & B(ii)) Family, Bedroom 4 (Type C & Type C(ii)) Master Bedroom, Bedroom 2, Bedroom 3, Study Room, Flexi Room Master Bathroom, Bathrooms Kitchen, Laundry Staircase Utility, Toilet, Store Entrance, Apron, Terrace Balcony Yard Car Porch	Selected Tiles Selected Tiles Timber Strips Timber Strips Selected Tiles Selected Tiles Timber Strips Selected Tiles Pebble Wash Selected Tiles Selected Tiles Concrete Imprint / Pebble Wash		
Sanitary and Plumbing Fittings	Kitchen Sink Laundry Sink Water Closet Basin Long Bath Shower Set	Type A 1 1 6 7 1 6	Type B & B(i) 1 1 6 7 1 6	Type C & C(ii) 1 1 6 7 1 6
Electrical Installation	Light Point 13A Switch Socket Outlet 15A Switch Socket Outlet Fan Point Air-Cond Point Solar Water Heater Point Booster Pump Point Door Bell Point Panic button TV Point Telephone Point Gate Post Light Point Data point	67 50 2 9 9 1 1 1 2 3 2 1 3	67 46 2 8 8 1 1 1 2 4 2 1 4	58 44 2 8 8 1 1 1 2 3 2 1 3

BY THE HILLS, BY THE LAKES



Jade Hills was recognised as one of the country's best managed properties in sustainable landscapes in 2018 and 2019 by EdgeProp. It's built and managed by Gamuda Land, a responsible town maker voted as one of the top 10 developers in Malaysia, with a track record for creating innovative developments and holistic communities.

Connected to
6 Major Expressways

12 Learning Institutions
within the Vicinity

24-hour
Security Patrol

Jade Hills
Resort Club

Award-winning
Township

GAMUDA LAND

Sincere™
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.

THE EDGE *Top Property*
Developer Awards
2020

THE EDGE - PEPS
Value Creation Excellence
Award 2012-2019

StarProperty
AWARDS 2017-2020
REAL ESTATE DEVELOPER
STARPROPERTY FULL STARS AWARDS


Jade Hills
Experience Gallery

gamudaland.com.my
03 8741 9890

Developer Licence: 10709-19/01-2022/57(L) • Validity Period: 18/01/2020 to 17/01/2022 • Advertising & Sales Permit No: 10709-19/01-2022/57(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 Unit - 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%

Disclaimer: All information contained here (including figures, specifications, plan measurements, and illustrations) are subject to amendments, variations and modifications without notification as may be required by the relevant authorities or developer's consultants, and is not intended to form and cannot form part of an offer or contract. All images, pictures, plans and illustrations are artist's impressions only and may be subjected to changes. Whilst every reasonable care has been taken in preparing this information, the developer cannot be held liable for any variation or inaccuracy.