



JADE HILLS

a town that stands  
the test of time

JADE HILLS 12 YEARS ON



LISTENING TO  
what the land has  
to tell us

An important aspect of town making is listening to what the land has to tell us. That means when we work with the land to make a township, we also continue to care for it. We see ourselves as the custodians of the land.

So we created Gamuda Parks. Together with a team of experts and botanists, we try to maintain the goodness the land has to offer. It's how we work with nature, and how we respect what was there before us.

Over the past decade  
at Gamuda Land, we have:

- developed 1,600 acres of parks
- created 350 acres of water bodies
- planted more than 250,000 trees
- preserved 142 fauna,
- 450 flora,
- and 70% native species



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.



RESPECTING  
nature &  
environment

The Jade Hills Site was originally an unkept secondary forest dotted with water bodies and naturally undulating terrain.

To give the land a sense of place and value; and to preserve the beauty of nature in the soul of the development, we looked at the best ways to keep the land's natural features and blend them into the development.

So we maintained the rolling terrain to give the township a sense of place. We preserved more than 50 acres of greens to create a cooler and serene environment.

We brought the water that runs off the land into our network of lakes, creating outdoor 'classrooms' full of wildlife.

And we incorporated a diversity of recreational activities around the Central Park so that people will get a feel for the place and they will want to be part of it.

When we crafted Jade Hills,  
we thought not only of the home place.  
We thought of *the work place*  
*the play place*  
*the shopping place*  
*the park place*  
and *the learning place*.

Every element is mindfully planned  
so that the town and its community  
will grow sustainably  
for generations to come.



Aerial view of Jade Hills

● 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.



where town &  
park living

COME TOGETHER  
IN HARMONY



PARK

At Jade Hills, every element is  
thoughtfully organised around the  
Central Park.

A HOME WITH PERSONALITY

Following the land's natural contours, we plan 100 homes  
around the water's edge for serene lake views. Then we  
add 11 dedicated entrances that connect to forest and  
fern trails via jogging and cycling paths.

THE GATHERING PLACES

We lay out inter-generational recreational facilities around  
the four beautiful lakes – from the observation deck to  
tree houses and natural hideouts, this is where residents  
can truly get to know one another.

CREATING A HOME & A COMMUNITY

We put in low density neighbourhood cluster planning to  
create greater privacy and smaller, close-knit communities  
that look out for each other.

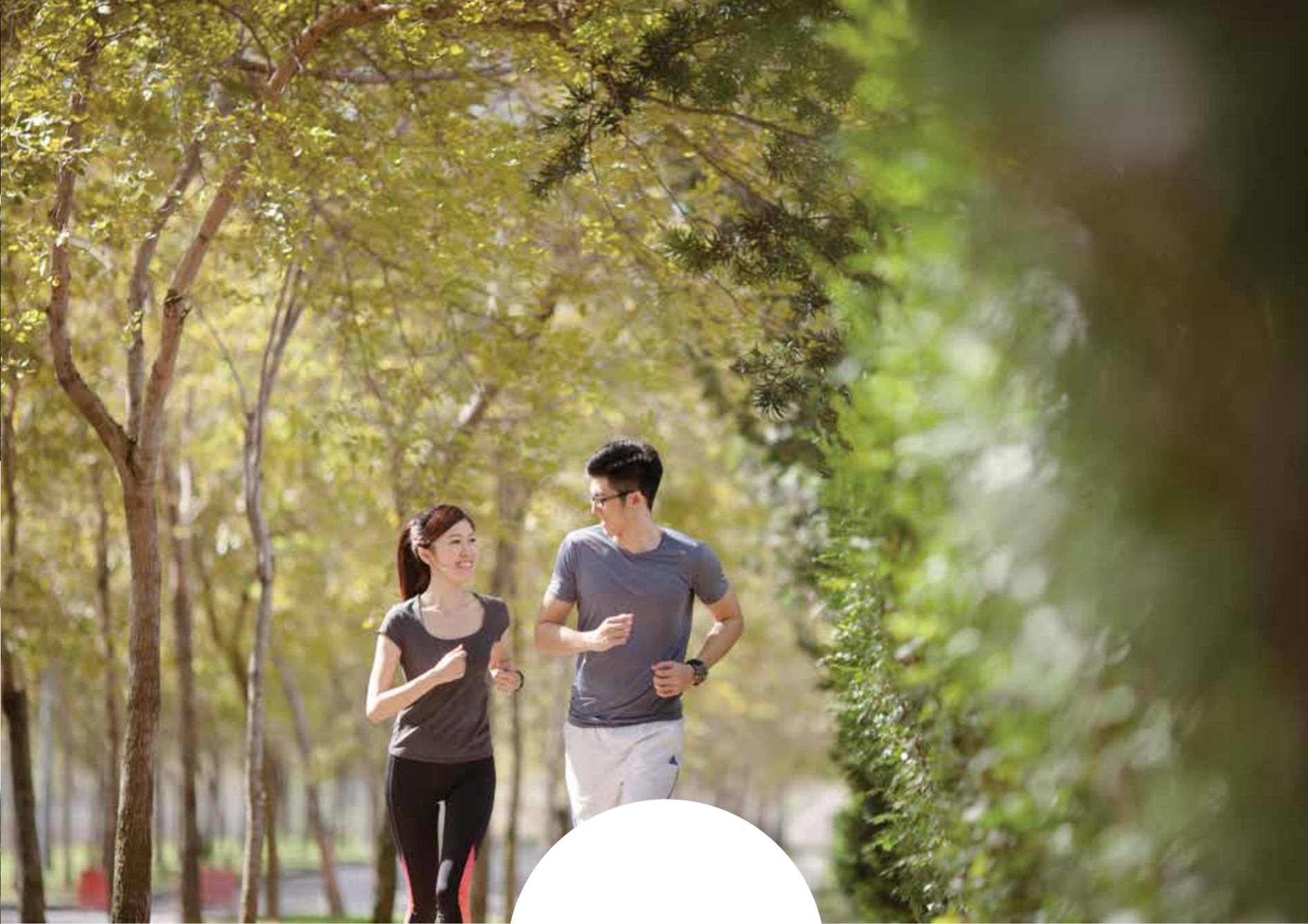


JADE HILLS RESORT CLUB



EATON INTERNATIONAL SCHOOL

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a town is a  
community

The common ground for Jade Hills is our community.  
This is why the architecture and planning revolves around people and connections.

To create a place where people know one another.  
Where they live and play together. Where they look out for each other.





WE DESIGNED RYMBA GARDENS BY THE CENTRAL PARK TO GIVE IT A UNIQUE PERSONALITY, WITH WIDE OPEN SPACES AND FRIENDLY AMENITIES TO ALLOW INTERACTIONS BETWEEN FAMILY AND NEIGHBOURS.

## Living Right Next To Nature

With 338 acres of land to work with, we try to create a balance between nature and the things we build. So we follow the land's rolling terrain to sculpt hill homes, lake homes and garden homes that cascade down in flowing terraces to idyllic lakes.

We then lay out each home to have panoramic views of the Central Park and we create nature-inspired facilities from floating decks to open lawns and play stations; all beautifully brought together to promote outdoor-indoor liveability.

When we get the places right, we retain our personality as a township enveloped by nature and we create a place for home and family like no other.



### FACILITIES

1. Tree House
2. Forest Pavilion
3. Pergola
4. Viewing Deck
5. Pavilion
6. Children's Playground
7. Camping Site
8. Outdoor Fitness Station
9. Floating Pontoon
10. Oriental Pavilion

## Making A Good Town

There are elements that make a town work and give it its personality. Like how we keep the township low-density, dedicate 20% of the land to greens and create resort-living environs.

This is how we designed Jade Hills. A town that has kept on growing, drawing people from near and far to become a landmark onto its own in Kajang.

### DIVERSITY

Growing families, retirees or professionals, there is something for everyone – serviced apartments, linked villas, Semi-Ds and bungalows.

### 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.

### JADE HILLS RESORT CLUB

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

### VITALITY

Grocery shops, convenience stores and eateries are close by for daily needs.

### CONNECTIVITY

Six major highways and a new access road link residents to Greater Klang Valley, Cheras South and Balakong. A daily shuttle service to Kajang town and Stadium Kajang MRT Station further eases the daily commute.

# GAMUDA LAND

*Sincere  
Responsible  
Original*

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**THE EDGE** *Top Property  
Developers Awards*  
2018

**THE EDGE - PEPS**  
Value Creation Excellence  
Award 2012-2018

**starproperty**  
AWARDS 2017-2019  
THE ALL-STAR AWARD  
TOP RANKED DEVELOPERS OF THE YEAR

**Jade Hills**  
Sales Gallery

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