

# 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.







Artist's Impression

## 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.



Artist's Impression



Artist's Impression





## 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.



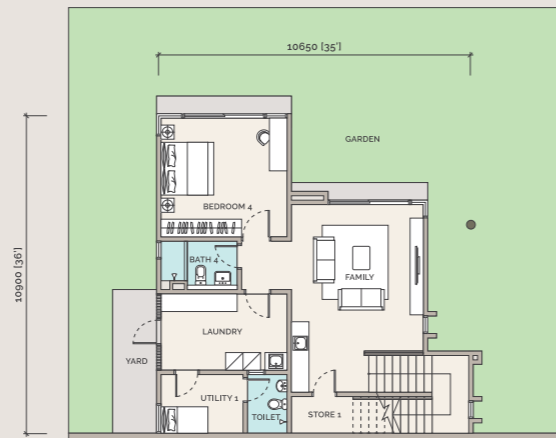




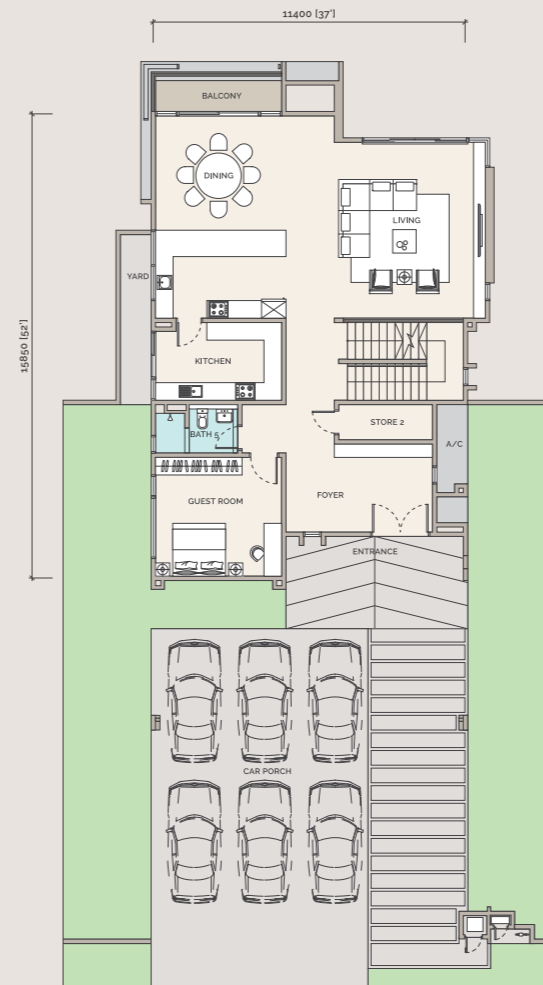
Artist's Impression

## TYPE A 55' x 110'

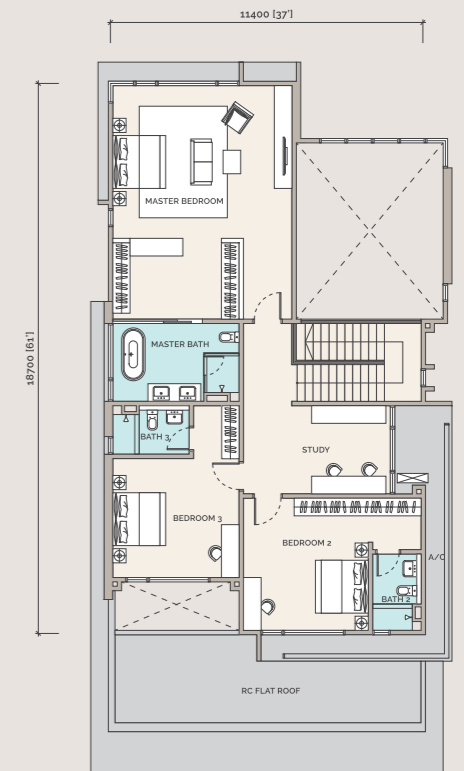
Built-up: 5,259 sq ft  
5 Bedrooms  
6 Bathrooms



Lower Ground Floor



Ground Floor



First Floor

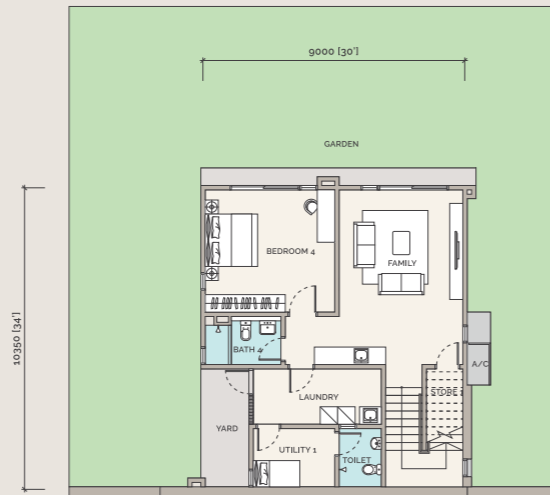




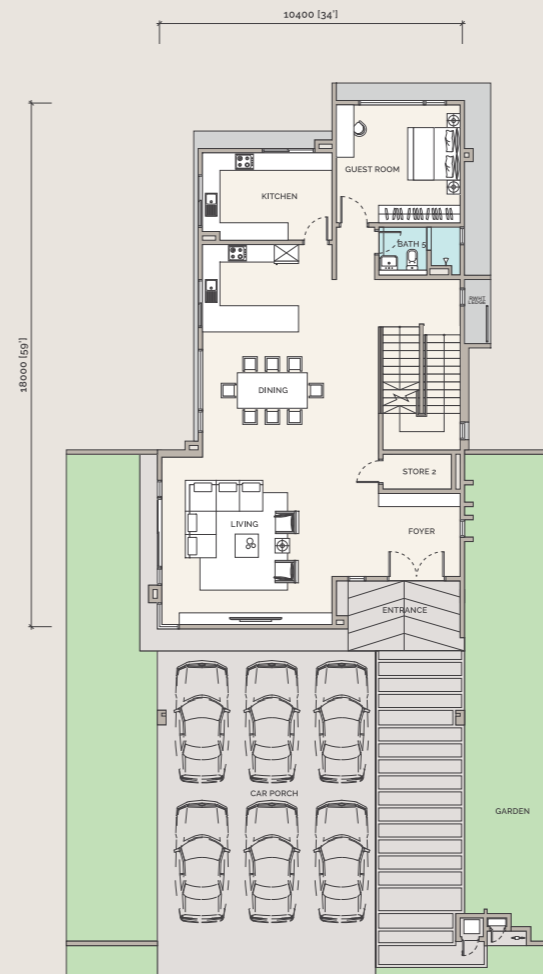
Artist's Impression

## TYPE B 55' x 110'

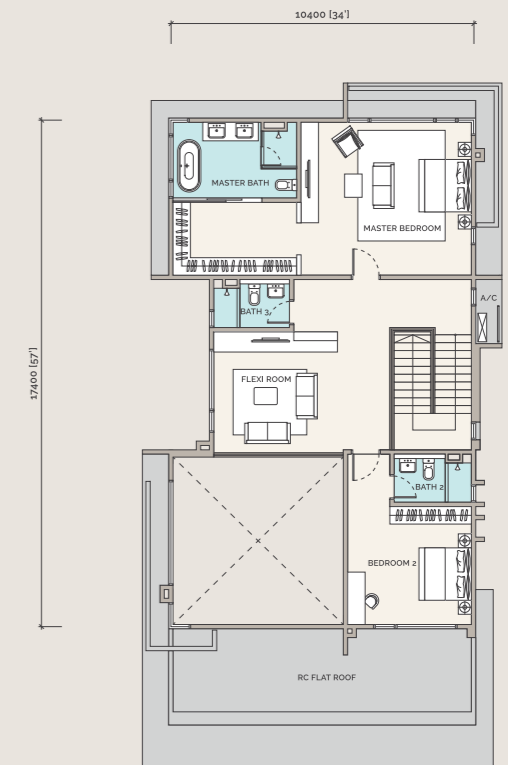
Built-up: 4,898 sq ft  
4 + 1 Bedrooms  
6 Bathrooms



Lower Ground Floor



Ground Floor



First Floor



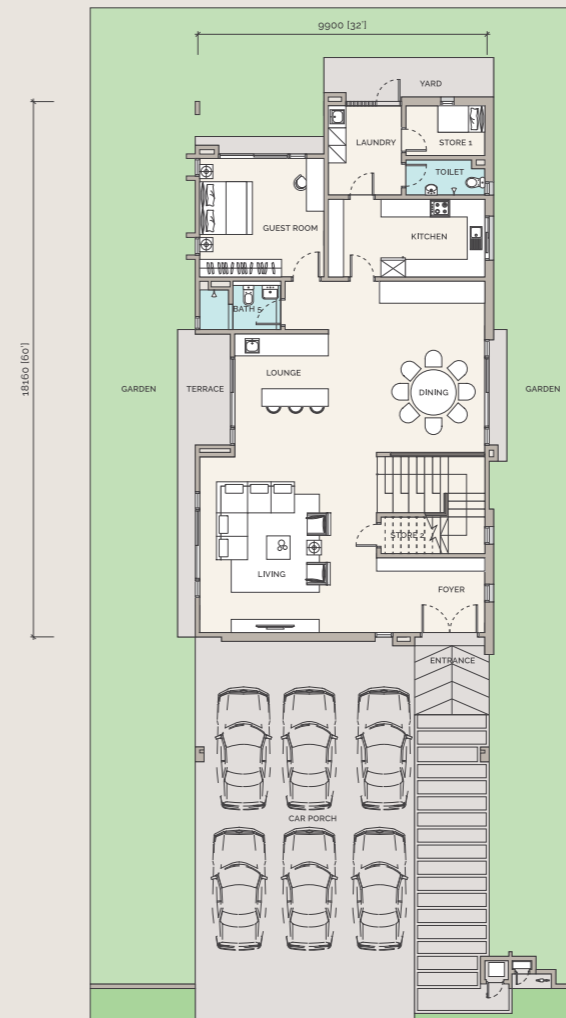


Artist's Impression

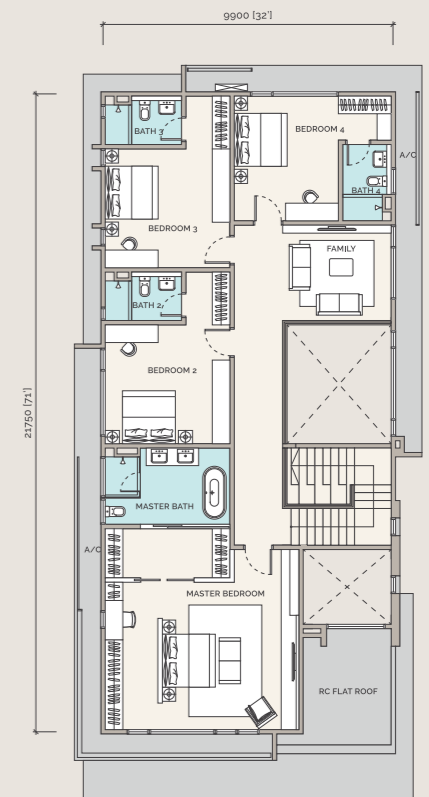
# TYPE C

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)

<b>Structure</b>	Reinforced Concrete Frame Work			
<b>Wall</b>	Masonry Block Wall			
<b>Roofing Covering</b>	Concrete Roof Tiles, Reinforced Concrete Roof			
<b>Roof Framing</b>	Metal Roof Trusses, Reinforced Concrete Roof			
<b>Ceiling</b>	Skim Coat & Paint, Plaster Ceiling			
<b>Windows</b>	Aluminium Framed Glass Window			
<b>Doors</b>	Entrance Others	Timber Door Timber Flush Door, Timber Flush Door with Louvres, Aluminium Framed Glass Sliding Door, Metal Grill Door, Glass Sliding Door		
<b>Ironmongery</b>	Locksets			
<b>Wall Finishes</b>	Kitchen Laundry Master Bathroom, Bathrooms Toilet Other walls	Selected Wall Tiles Selected Wall Tiles / Plaster & Paint Selected Wall Tiles Selected Wall Tiles Plaster & Paint		
<b>Floor Finishes</b>	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		
<b>Sanitary and Plumbing Fittings</b>	Kitchen Sink Laundry Sink Water Closet Basin Long Bath Shower Set	<b>Type A</b> 1 1 6 7 1 6	<b>Type B &amp; B(i)</b> 1 1 6 7 1 6	<b>Type C &amp; C(ii)</b> 1 1 6 7 1 6
<b>Electrical Installation</b>	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: 10709-19/02-2023/01221(L) Validity Period: 9/02/2022 to 8/02/2023 • Advertising & Sales Permit No: 10709-19/02-2023/01221(P) Validity Period: 9/02/2022 to 8/02/2023 • Expected Date of Completion: August 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.