

Jesselton
COURTYARD

AT JESSELTON SELATAN



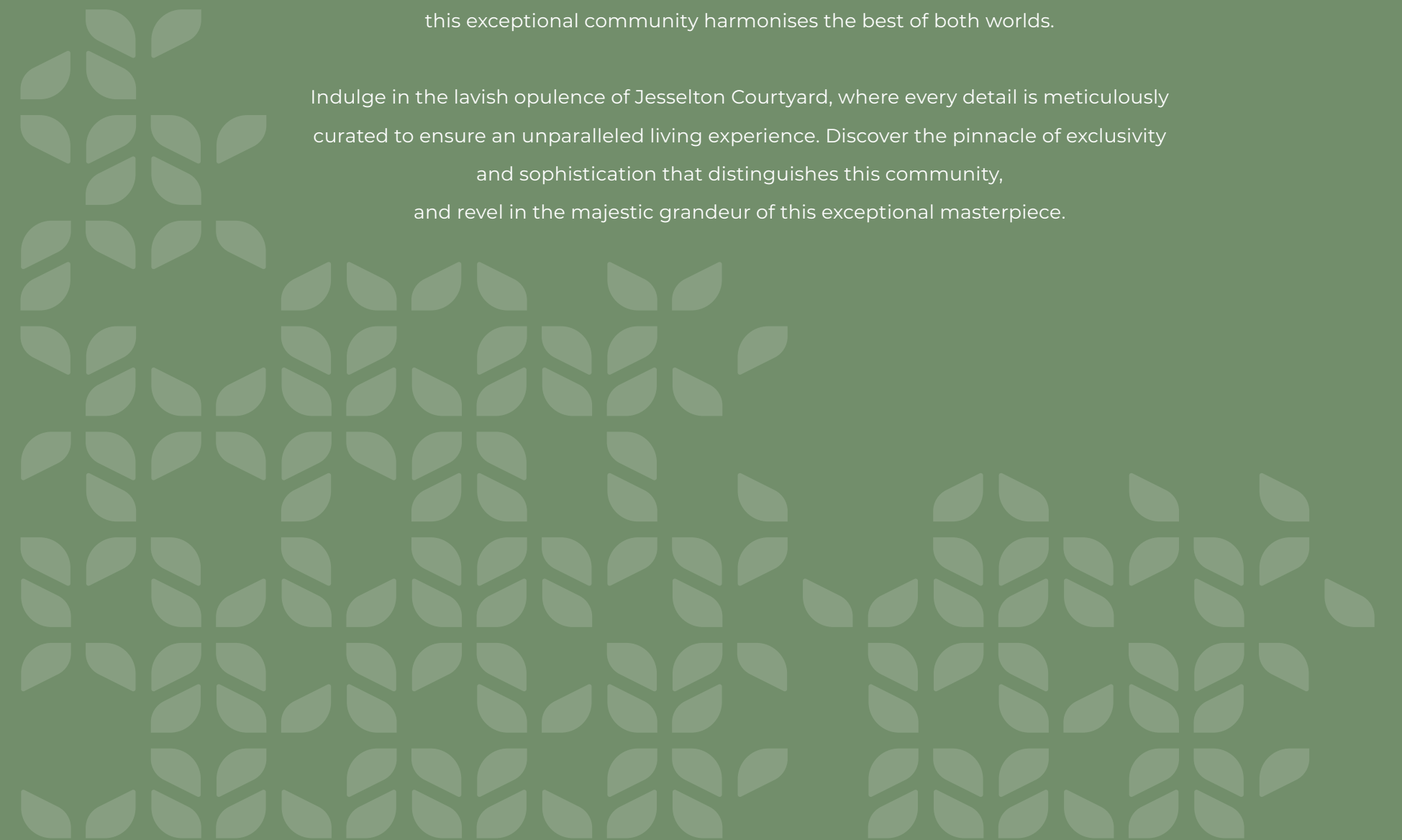
Live in Nature's Unparalleled Luxury

Nestled within the heart of George Town, the magnificent Jesselton Courtyard at Jesselton Selatan by Berjaya Land Development Sdn Bhd stands as a true testament to the splendour of nature. With its breathtaking design and unparalleled luxury, this newest addition to one of Penang's most exclusive enclaves is a marvel to behold.

The tranquil valley setting of these prestigious residences inspires a sense of serenity and peace, inviting you to a life of refined sophistication.

In a low-density, gated and guarded community of 239 meticulously crafted homes, Jesselton Courtyard represents the zenith of luxury living. From the chic, modern design that exudes elegance and style, to the prime location offering unparalleled convenience, this exceptional community harmonises the best of both worlds.

Indulge in the lavish opulence of Jesselton Courtyard, where every detail is meticulously curated to ensure an unparalleled living experience. Discover the pinnacle of exclusivity and sophistication that distinguishes this community, and revel in the majestic grandeur of this exceptional masterpiece.





Where Tranquility and Opulence Converge

Nestled amidst the undulating hills of Penang Island, cradled by the ancient grandeur of a 130-million-year-old rainforest, lies the majestic Jesselton Courtyard. Here, in this prestigious community, the invitation is not just to live but to revel in life's finest offerings.

Jesselton Courtyard is an odyssey of refined living, transcending the ordinary bounds of luxury. With its two distinct biophilic home styles - the 4 Storey Zero-lot Bungalow and the opulent 1.5 & 2 Storey Condominium - this development reimagines the essence of elite living.

Effortless walk-in, walk-out convenience, innovative dual-key layouts, spaces designed for multigenerational liveability and privileged access to verdant recreational and community areas, set the stage for an extraordinary lifestyle. At Jesselton Courtyard you will discover a sanctuary, where tranquility meets unrivalled splendour.

Behold the majesty of nature's grandeur at the foot of Penang's tallest hills.



Where nature's charm seamlessly meets modern convenience at Jesselton Courtyard

Step into a world of unrivalled elegance and sophistication at Jesselton Courtyard, where every moment is a celebration of luxurious living. Built with impeccable attention to detail, this veritable oasis exudes serenity and refinement.

Where Nature and Luxury Intertwine in Perfect Harmony

Low-Density, Exclusive Address

The epitome of opulence awaits at Jesselton Courtyard, boasting a limited collection of just 239 units for an unparalleled, exclusive, low-density living experience.

Design Elegance Encapsulated

Experience truly green elegance! The biophilic design immerses you in nature, enriching your everyday life.

Affluence Meets Practicality

Park your car with the ease of a landed house and immediately step into luxury. When you step out, be greeted by lush greenery and facilities.

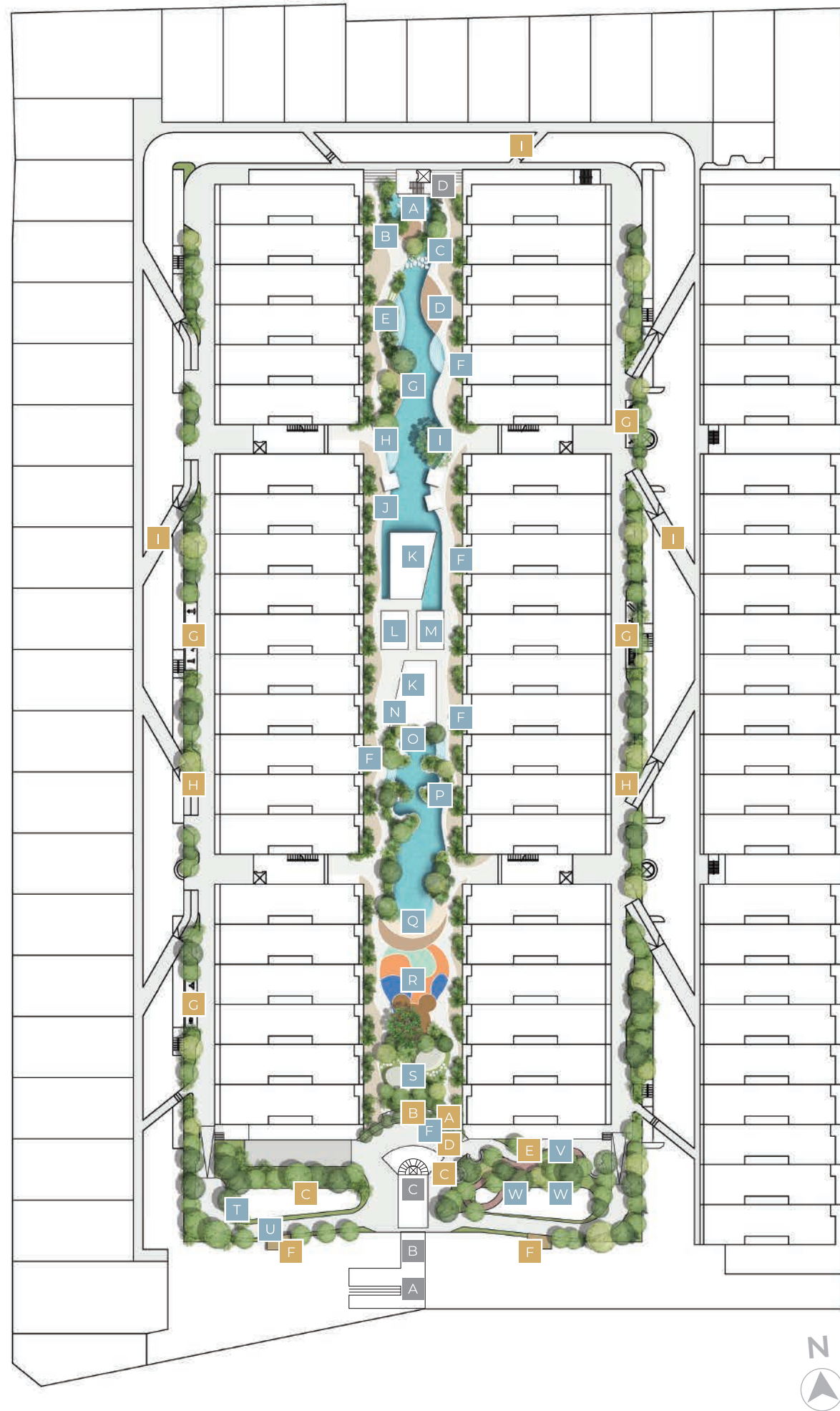
Dual Key Concept

All under one roof! Discover the joys of multi-generational living, with our dual key concept ensuring optimal privacy and space utilisation.

Sustainability as a Way of Life

Experience the perfect harmony of luxury and sustainability with EV charging ready porch and green spaces all around. Embrace a life of opulence, guilt-free.

Exquisite Facilities for Every Indulgence



AERO

Level 2

- A Communal Pavilion
- B BBQ Area
- C Herbs Garden
- D Green Enclave
- E Kids' Adventure Circuit
- F Observation Pavilion
- G Fitness Zone
- H Multipurpose Track
- I Pedestrian Bridges

Level G

- A Guard House
- B Mailbox and Parcel Collection
- C Lobby

Level B1

- D Nursery Area

AQUA

Level B2

- A Verdant Green Wall
- B Resting Nooks
- C Poolside Crosswalk
- D Lounge Decks
- E Aqua Gym
- F Designer Landscape
- G Swimming Pool
- H Reading Nook
- I Island Oasis
- J Poolside Cabanas
- K Floating Gym
- L Changing Room
- M Sauna
- N Fitness Studio
- O Jacuzzi Retreat
- P Bubbling Relaxation Pool
- Q Kids' Splash Pool
- R Kids' Adventure Treehouse
- S Social Lawn
- T Games Room
- U Gourmet Pantry
- V Resting Lounge
- W Function Halls



Rejuvenate with nature,
right at your doorstep

A Tranquil Haven for a
Life of Peaceful Luxury



Discover the endless possibilities of versatility in nature



Effortless Recreation with Utmost Sophistication

Sweat it out in a truly breathtaking workout experience at Jesselton Courtyard's state-of-the-art gym. As you burn your calories, feast your eyes on the verdant greenery that envelops you. The gym is fully equipped to cater to all your fitness needs. The stunning view of the swimming pool are simply mesmerising, making this a gym that you'll never want to leave.



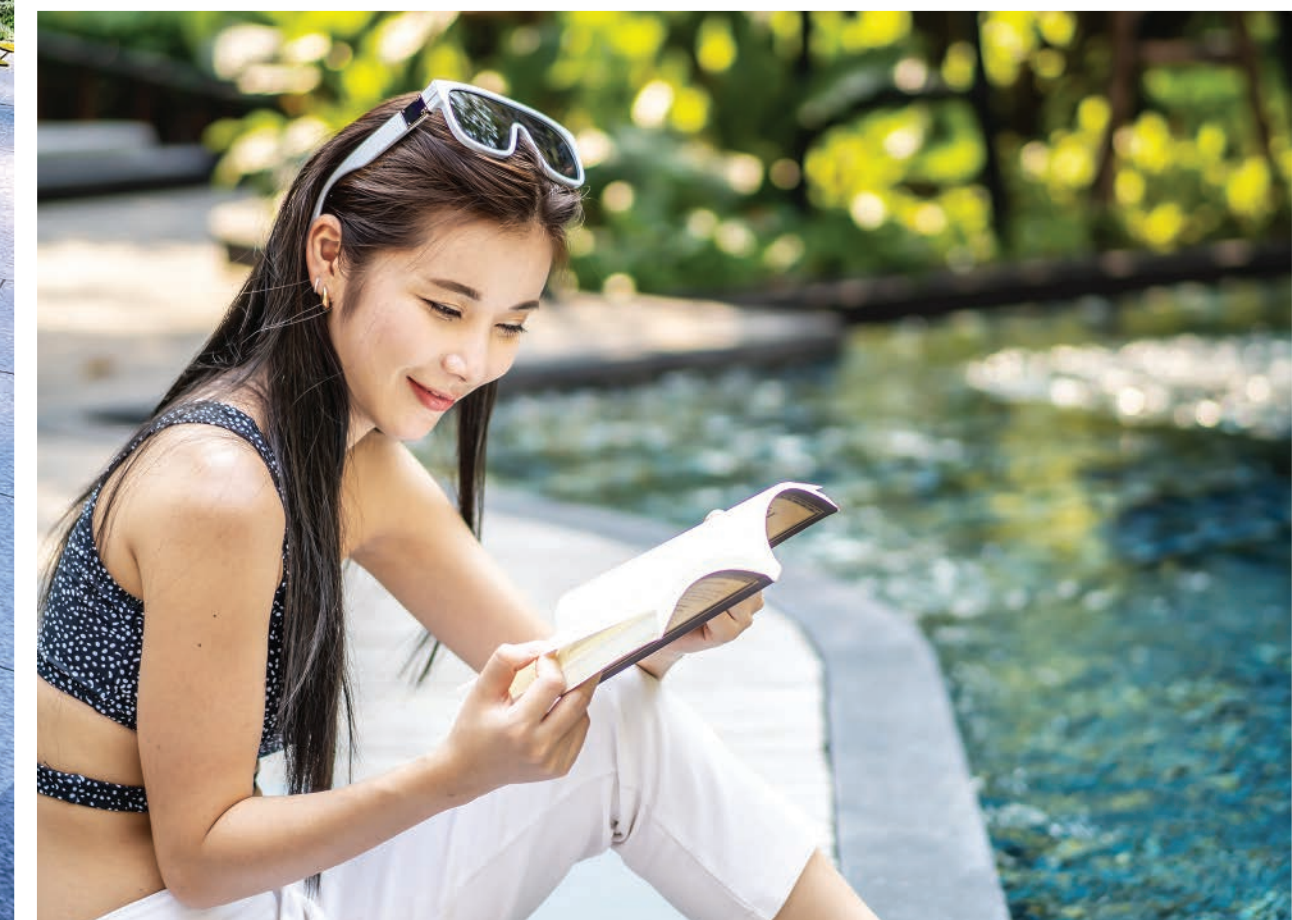


Vivid greenery makes it a perfect retreat from the hustle and bustle.



A Sanctuary for Your Soul, Within the Comforts of Home

Take a moment to unwind and bask in the rejuvenating sight of lush greens and fragrant herbs. This verdant oasis boasts a plethora of recreational spaces that cater to all generations, like the cosy communal pods, versatile multipurpose paths and communal pavilions. With nature's finest right at your doorstep, you no longer need to venture far to revel in its splendour.

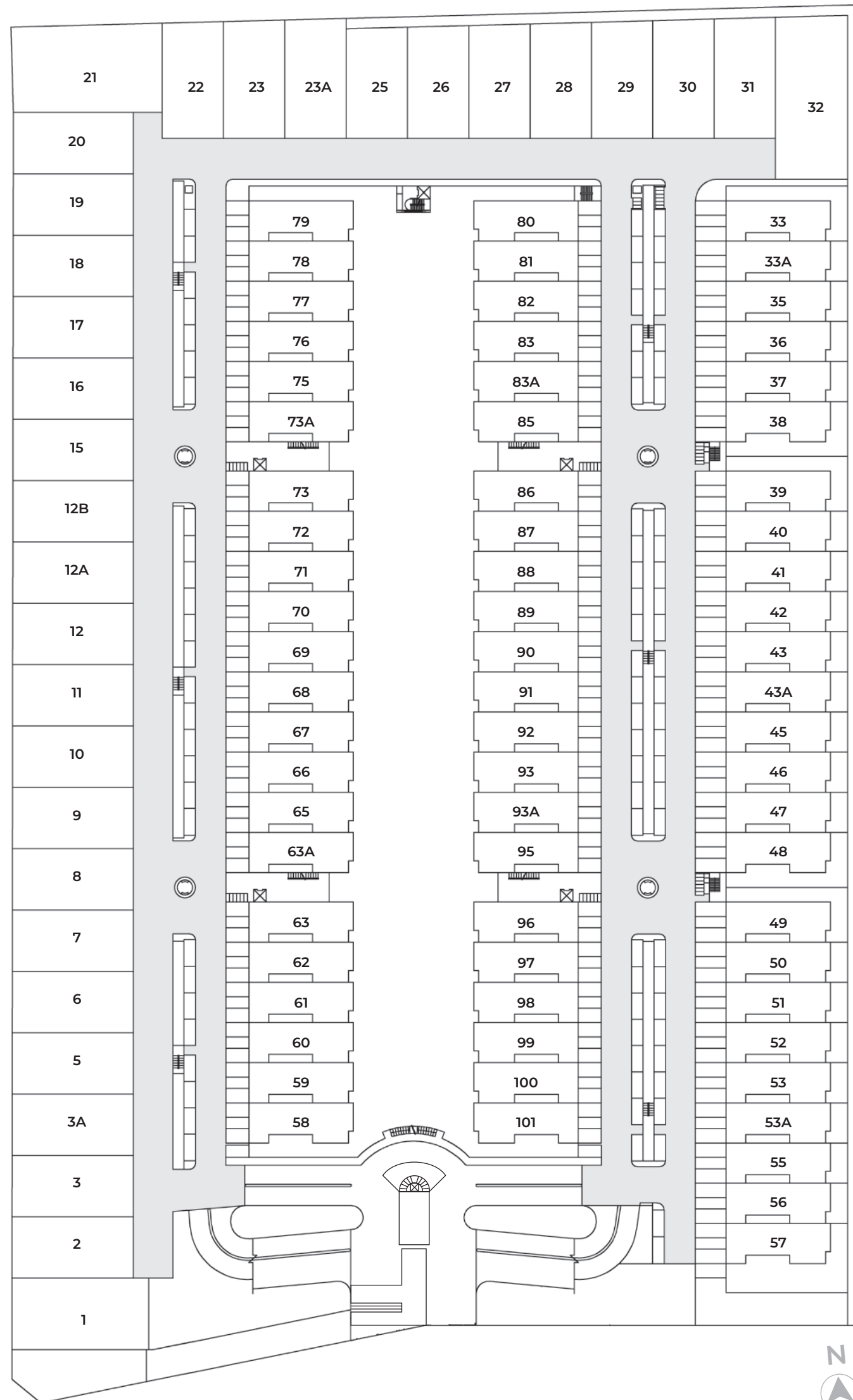




Immerse Yourself
in the Splendour of Nature



*A harmonious haven for all ages,
where life's joys bloom in splendour*



**The site plan is for illustrative purposes only and is subject to final adjustments.*



Undulating jogging trails with spectacular views

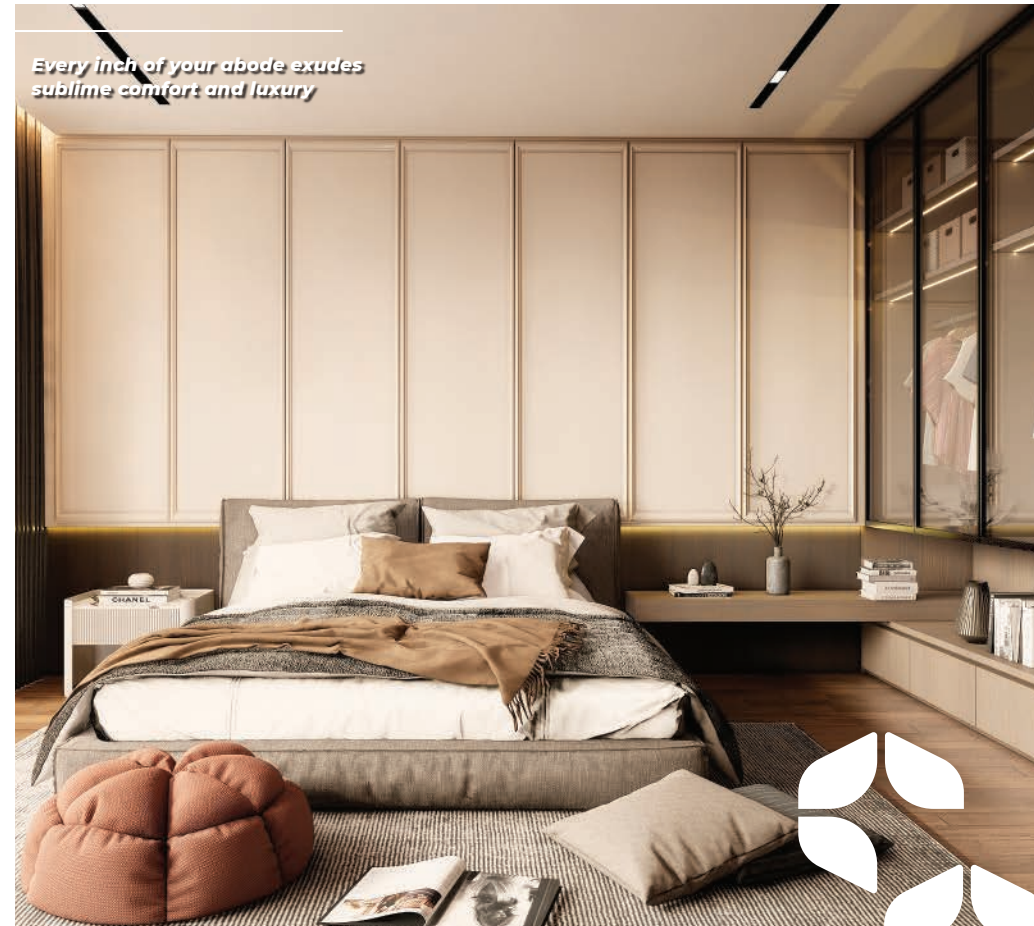


Elevated walkways adorned with biophilic design offer a seamless and sublime connection to nature



4 Storey Zero-lot Bungalow
Courtyard Homes

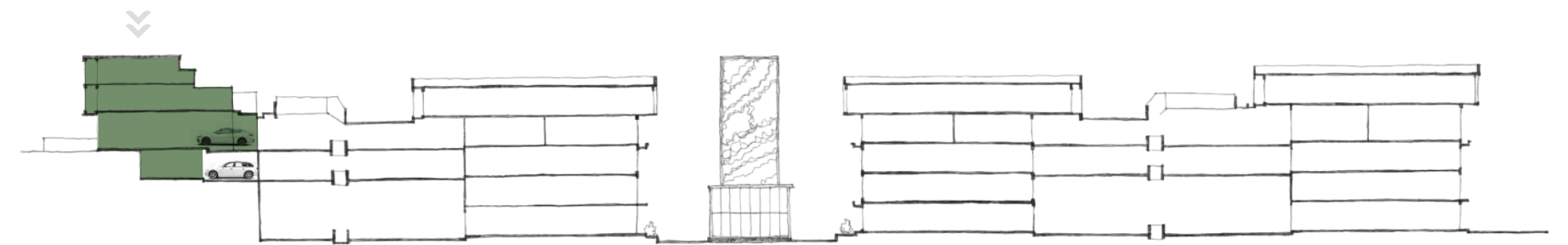




Courtyard Homes

4 Storey Zero-lot Bungalow

Indulge in refined, exclusive living with Courtyard Homes, a collection of 32 4 Storey Zero-lot Bungalow that seamlessly combine the beauty of nature with the elegance of design, offering a truly exquisite abode that is the epitome of luxury. The biophilic interior of every unit exudes a sublime sense of harmony and balance, promoting air circulation and creating a refreshing ambiance that revitalises the mind, body, and soul. With an expanse of personal space that caters to multigenerational living, Courtyard Homes transforms your dream of luxury into a reality, providing a haven that is both opulent and practical, and elevating your everyday life to new heights of sophistication and refinement.



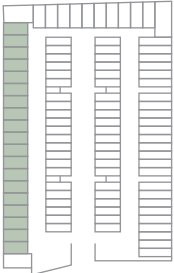


Courtyard Homes - 4 Storey

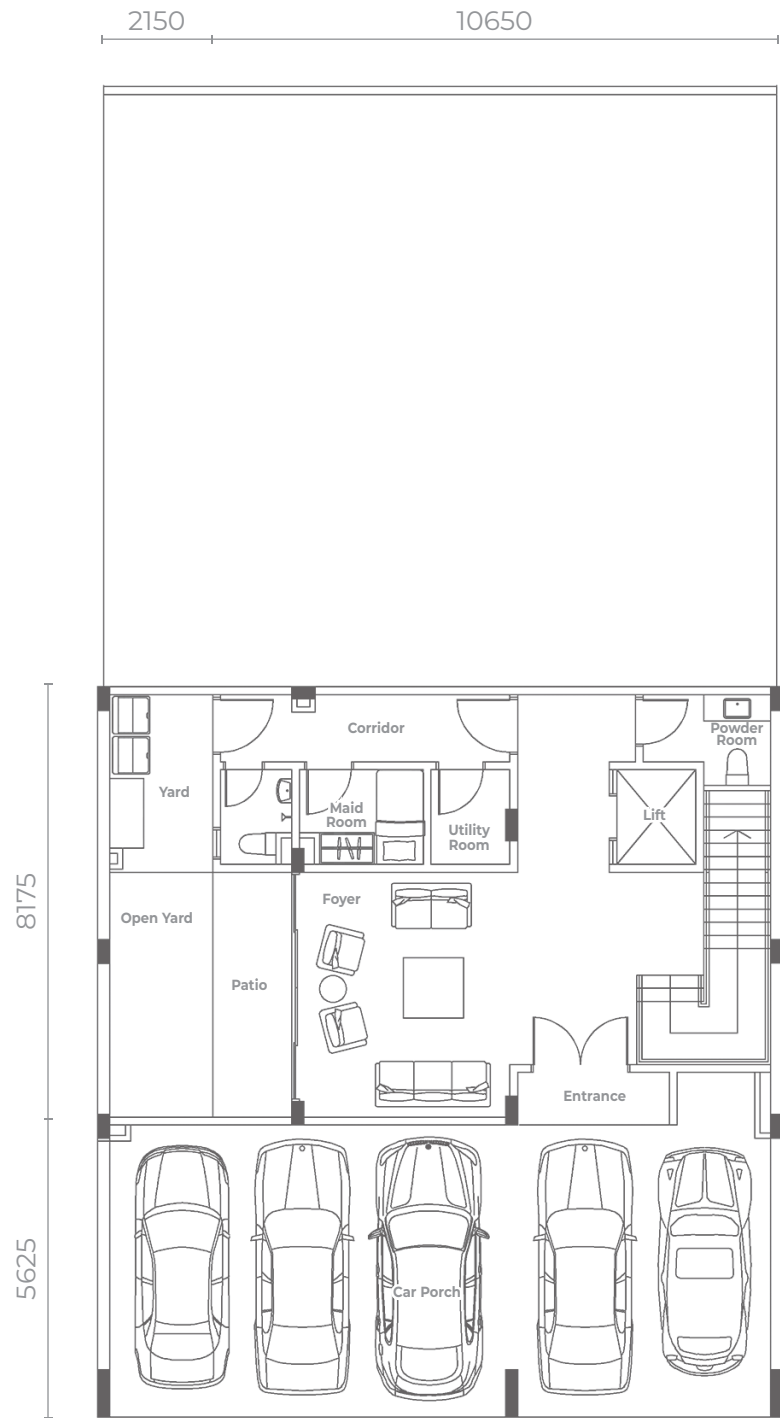
6 Bedrooms | 1 Maid Room | 7 Bathrooms | 2 Powder Rooms | 5 + 1 Parking Lots

6,649 sqft | 617.71 sqm
Built-up Area

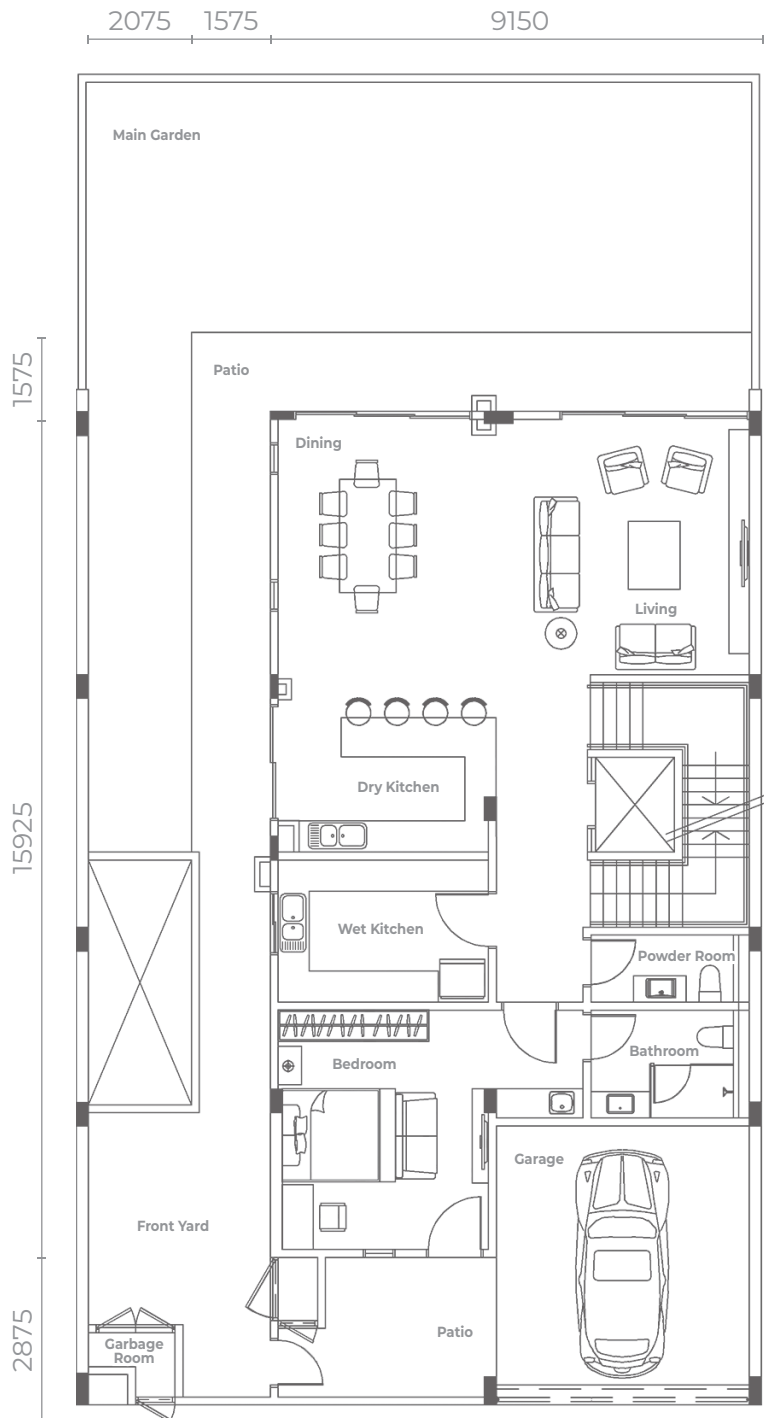
3,401 - 3,466 sqft | 316 - 322 sqm
Land Parcel



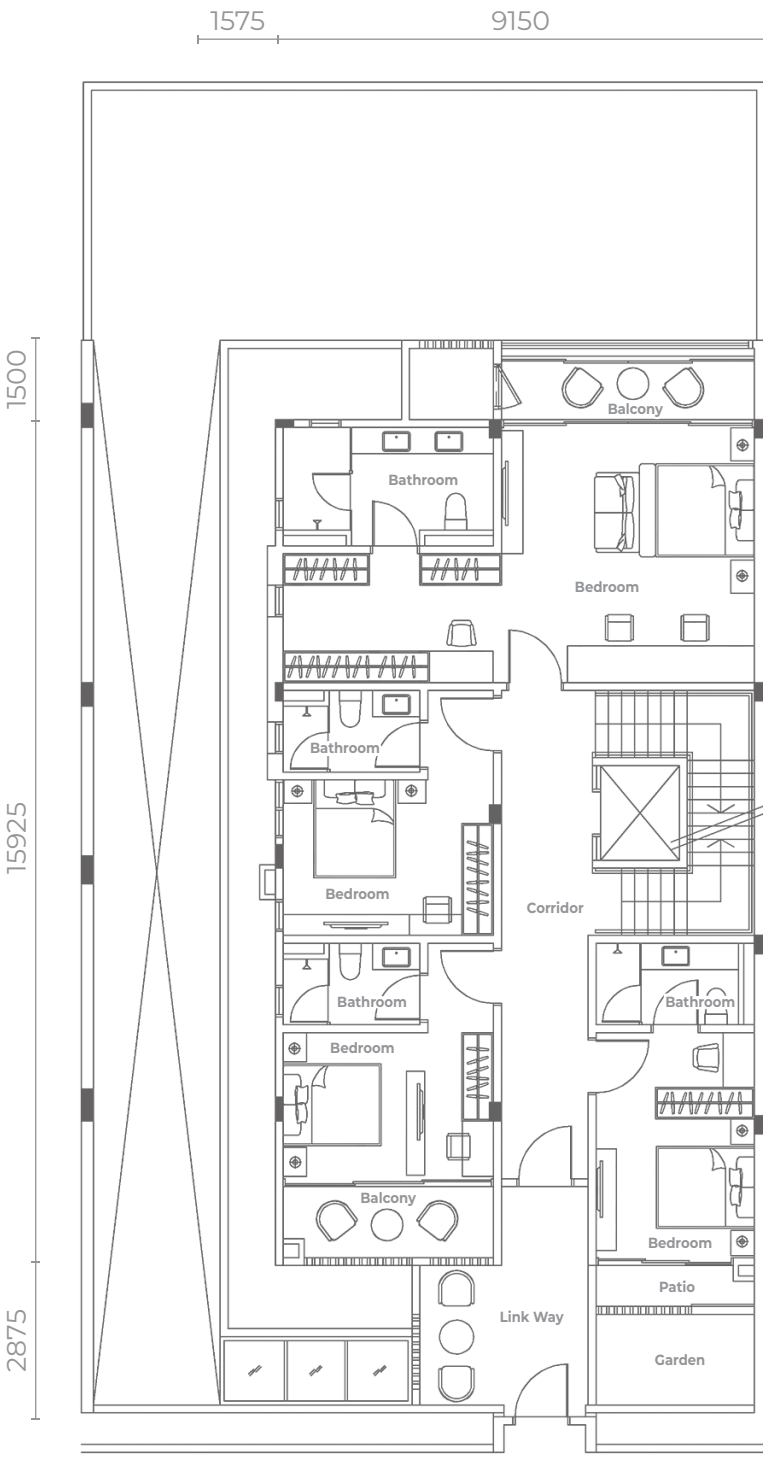
Unit 2 - 20



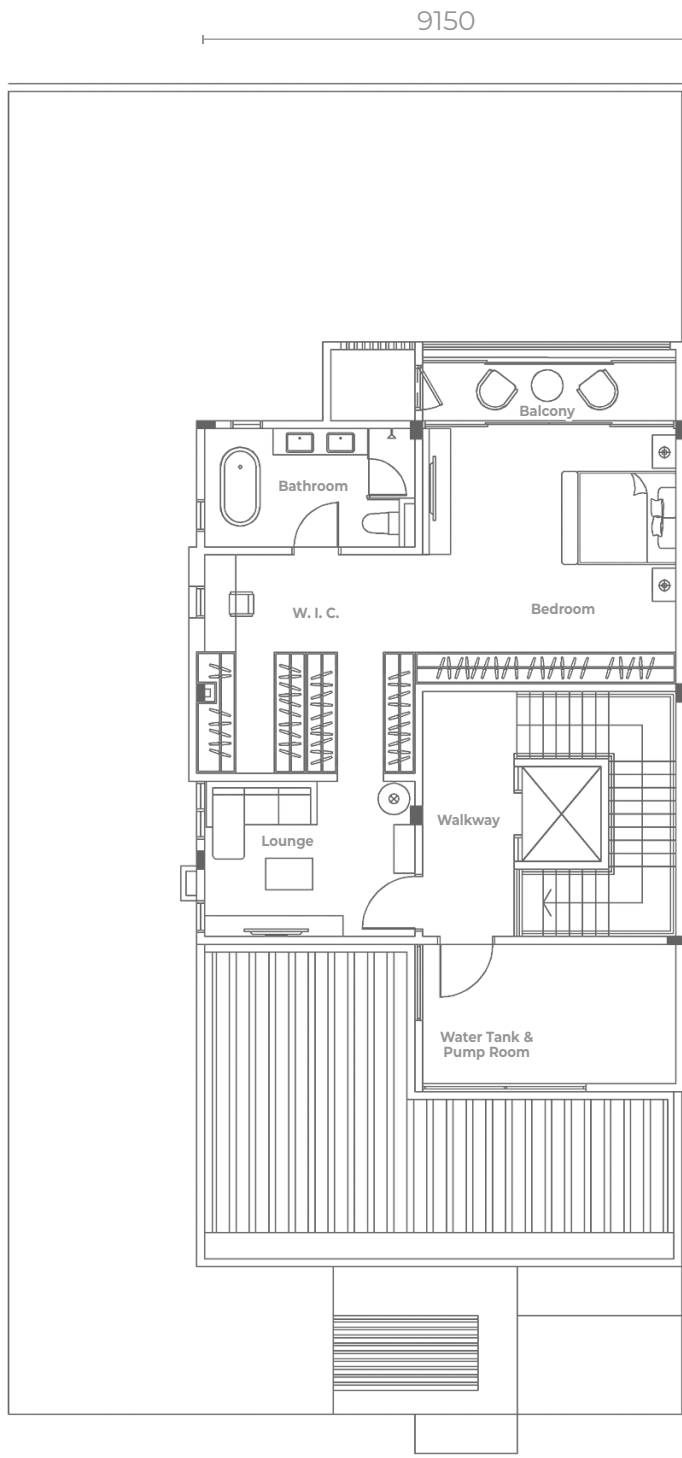
Ground Floor



Level 1



Level 2



Level 3

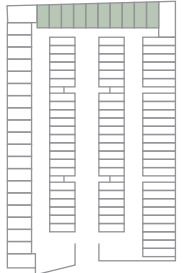


Courtyard Homes - 4 Storey

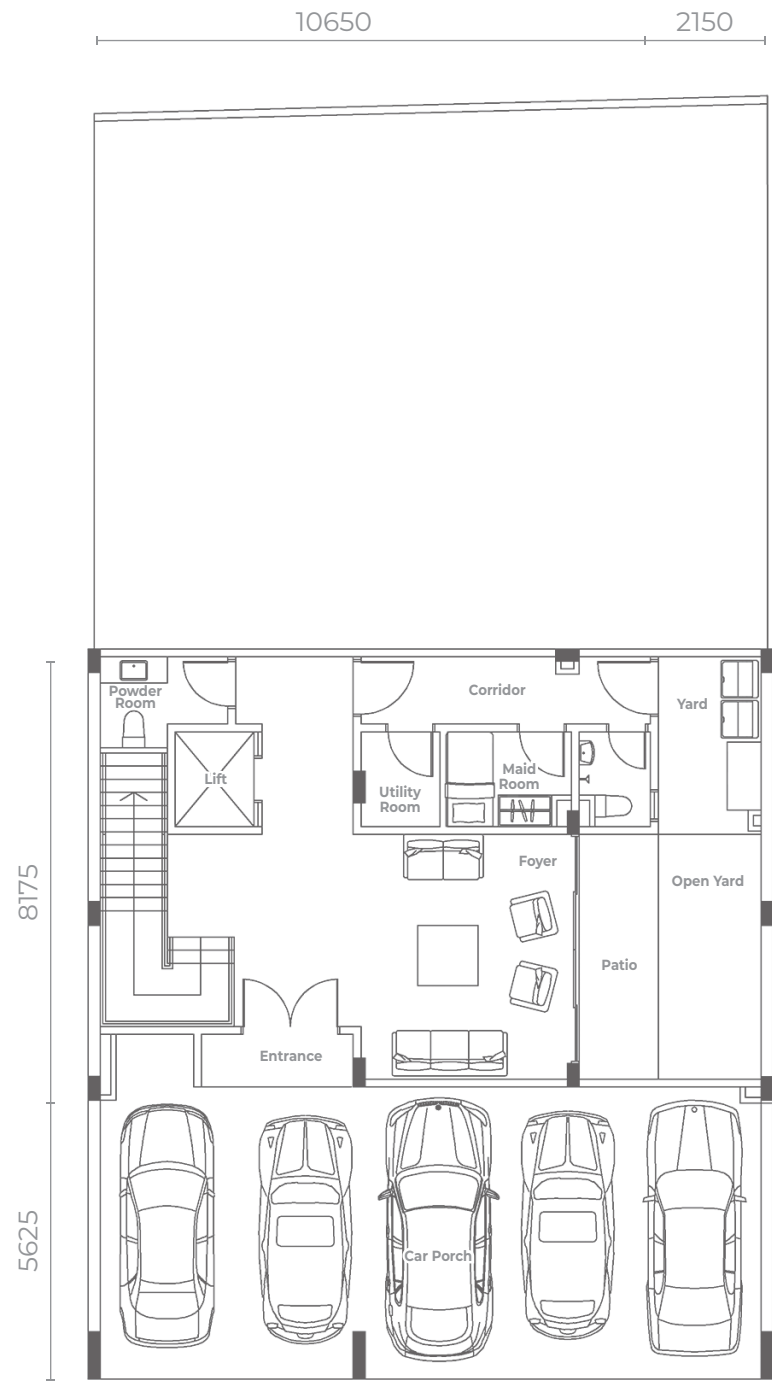
6 Bedrooms | 1 Maid Room | 7 Bathrooms | 2 Powder Rooms | 5 + 1 Parking Lots

6,649 sqft | 617.71 sqm
Built-up Area

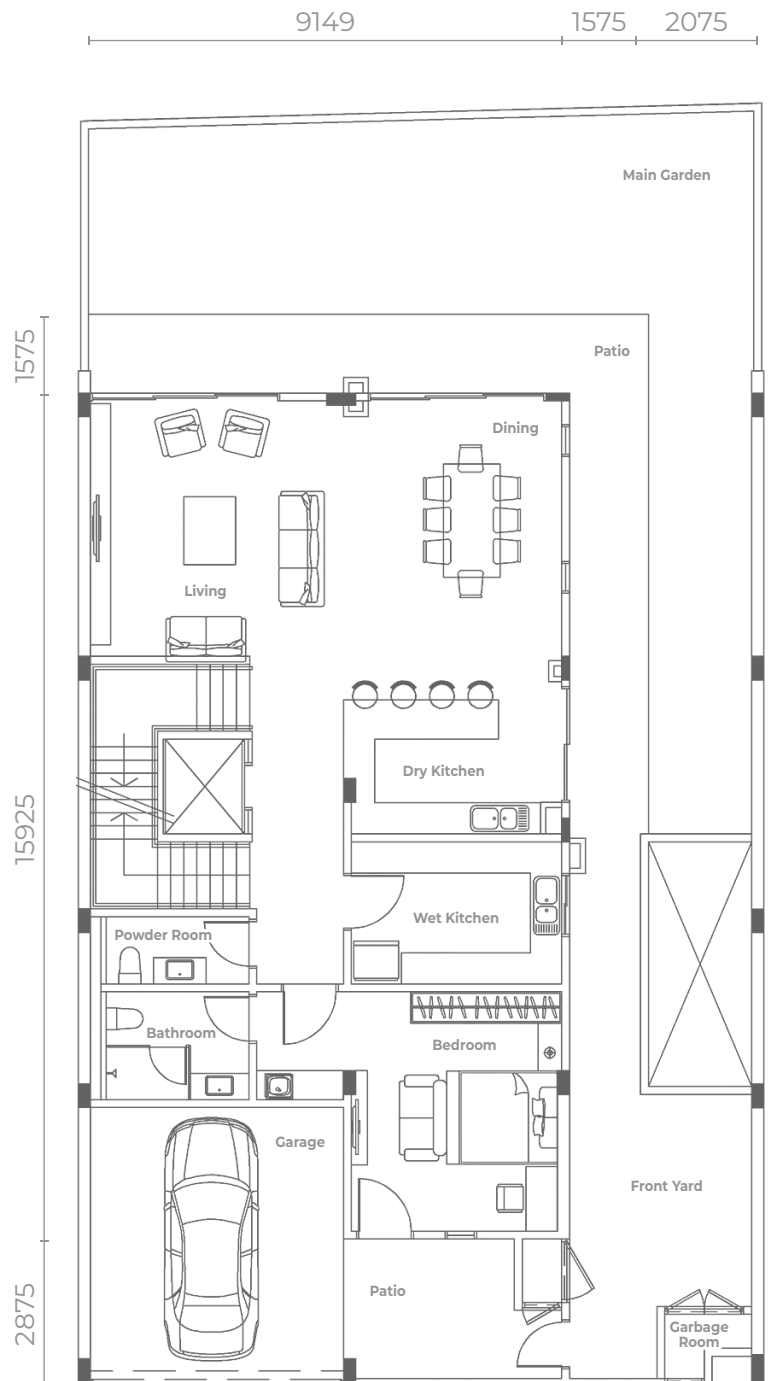
3,175 - 3,466 sqft | 295 - 322 sqm
Land Parcel



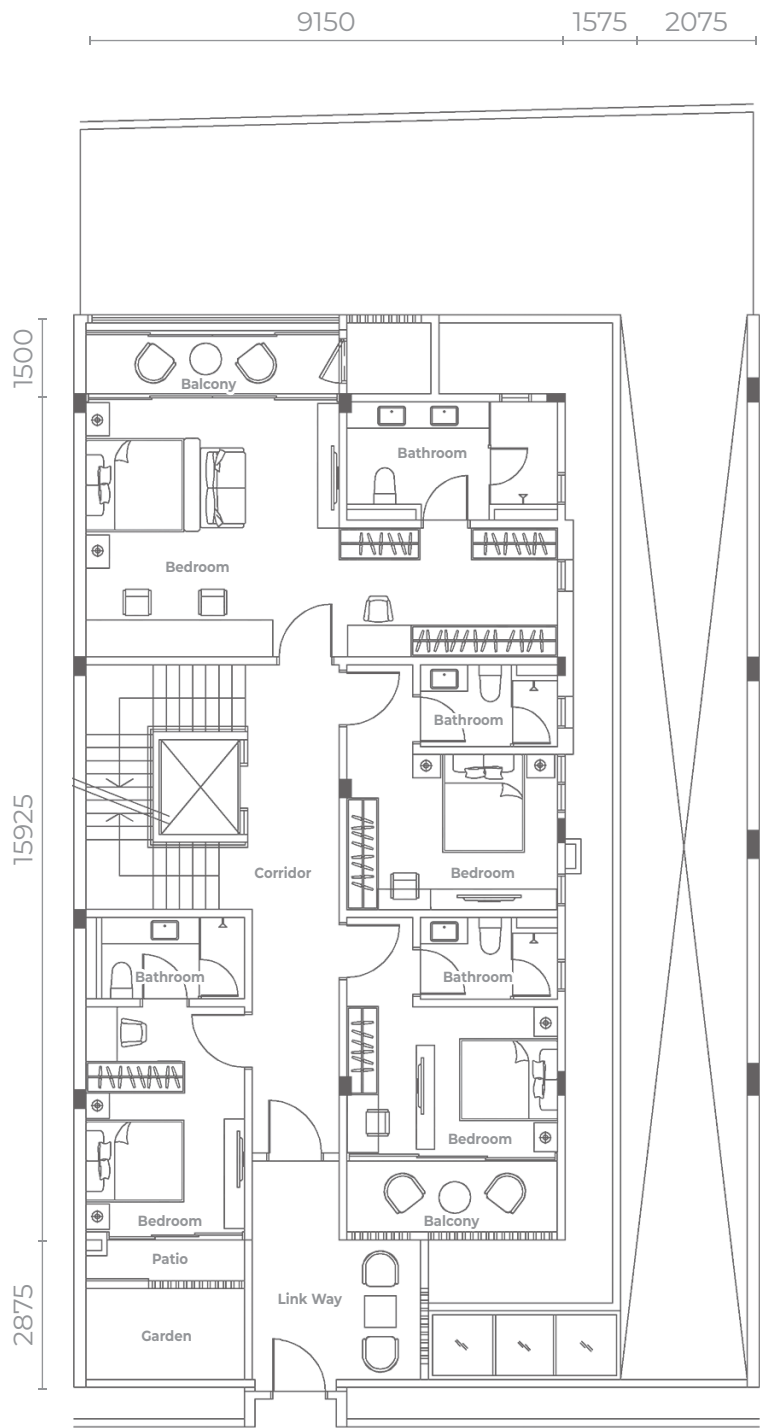
Unit 22 - 31



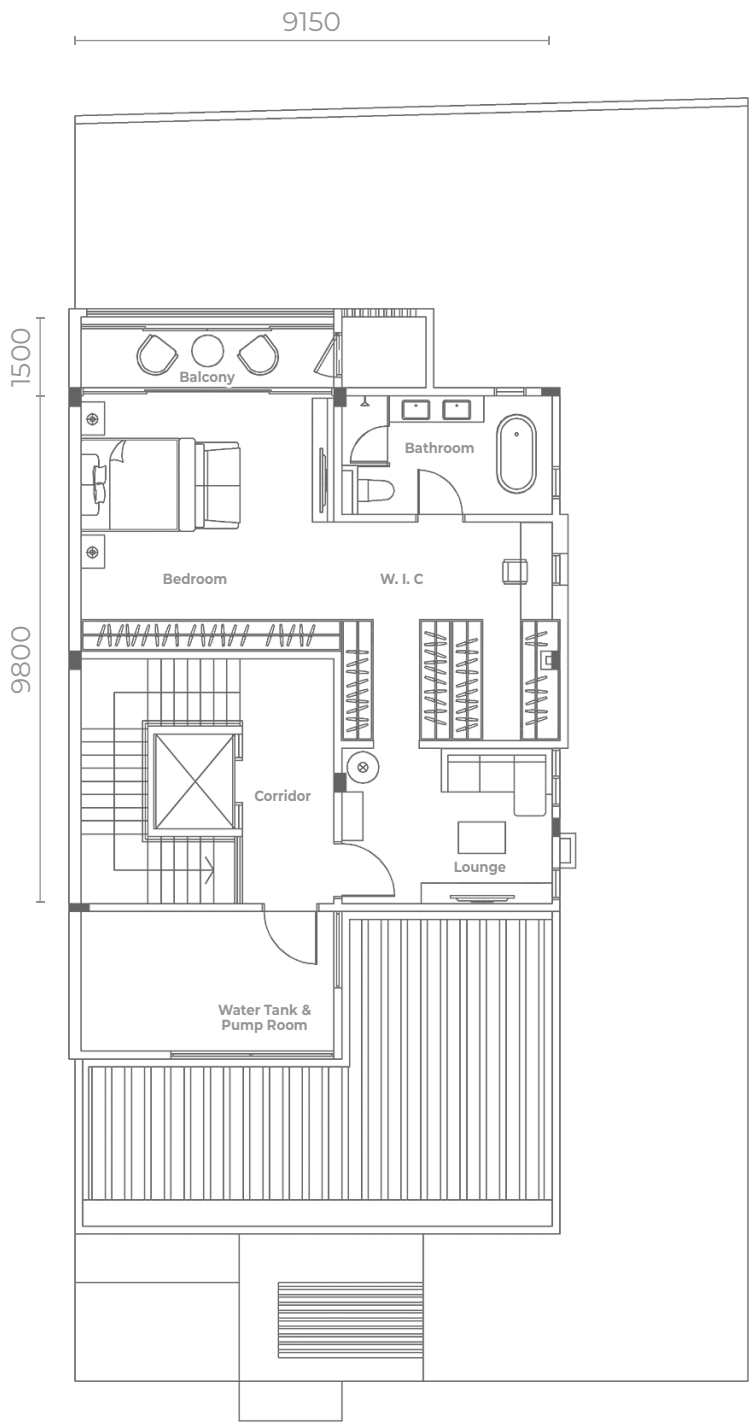
Ground Floor



Level 1



Level 2



Level 3



1.5 & 2 Storey Condominium
Courtyard Villas



Elevate your everyday living to new heights of opulence and refinement



A sublime oasis of luxury and comfort



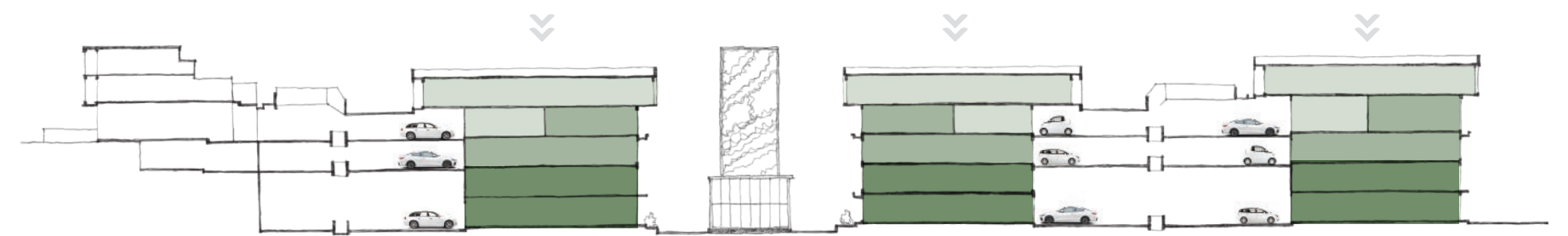
Experience the ultimate in luxurious living, with sophistication in every nook and cranny



Courtyard Villas

1.5 & 2 Storey Condominium

Discover a haven akin to a lush and verdant valley, as the 207 units of 1.5 & 2 Storey Condominium offer an idyllic escape overlooking the breathtaking greenscape. This setting provides a welcome respite from the hustle and bustle of urban life. Elegance emanates from every corner of the exquisitely designed interiors, crafted with multigenerational living in mind and incorporating the modern dual-key concept to guarantee privacy and serenity. Courtyard Villas transcends the boundaries of luxury and green living, imbuing every moment of your life with exclusive comfort and timeless sophistication that is truly unparalleled.



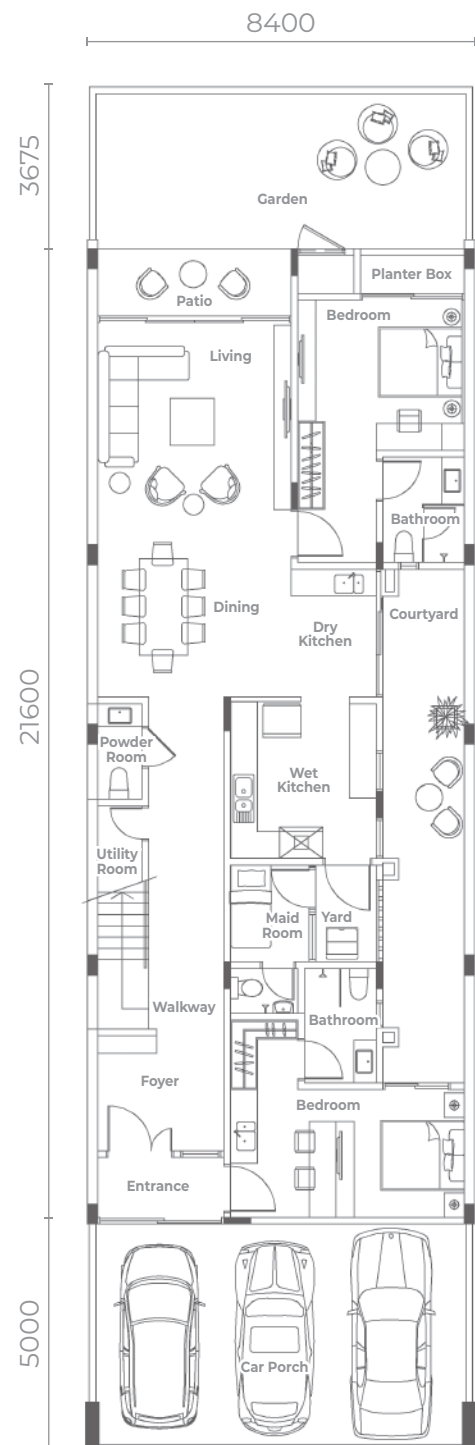
B1

Courtyard Villas - 2 Storey

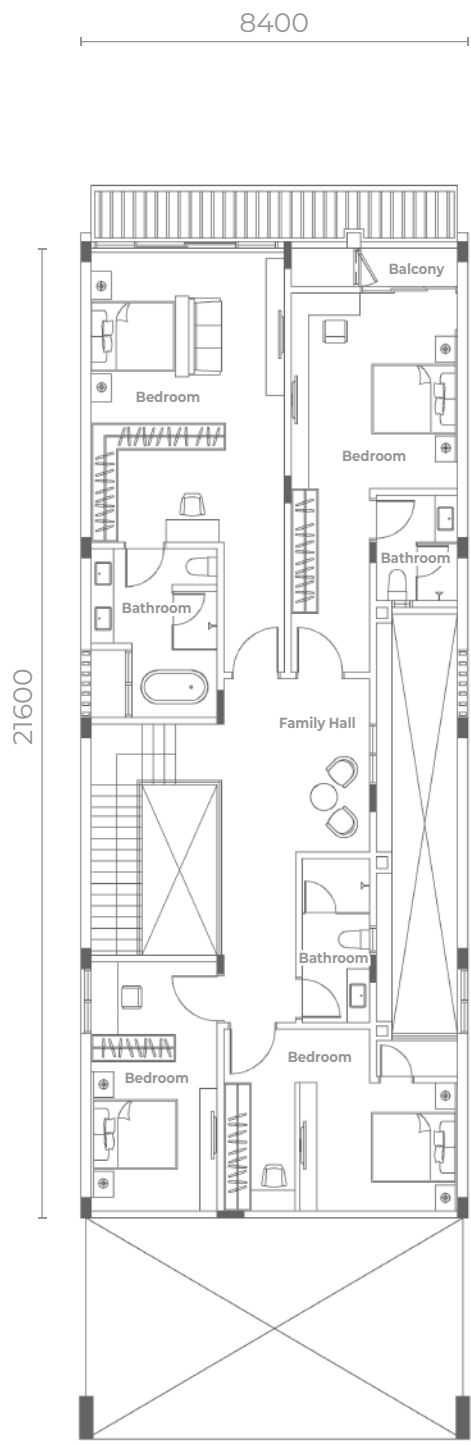
6 Bedrooms | 1 Maid Room | 6 Bathrooms | 1 Powder Room | 4 Parking Lots

3,348 sqft | 311 sqm
Built-up Area

560 - 1,819 sqft | 52 - 169 sqm
Courtyard + Extra Land



Lower Floor



Upper Floor



Unit 33 - 57



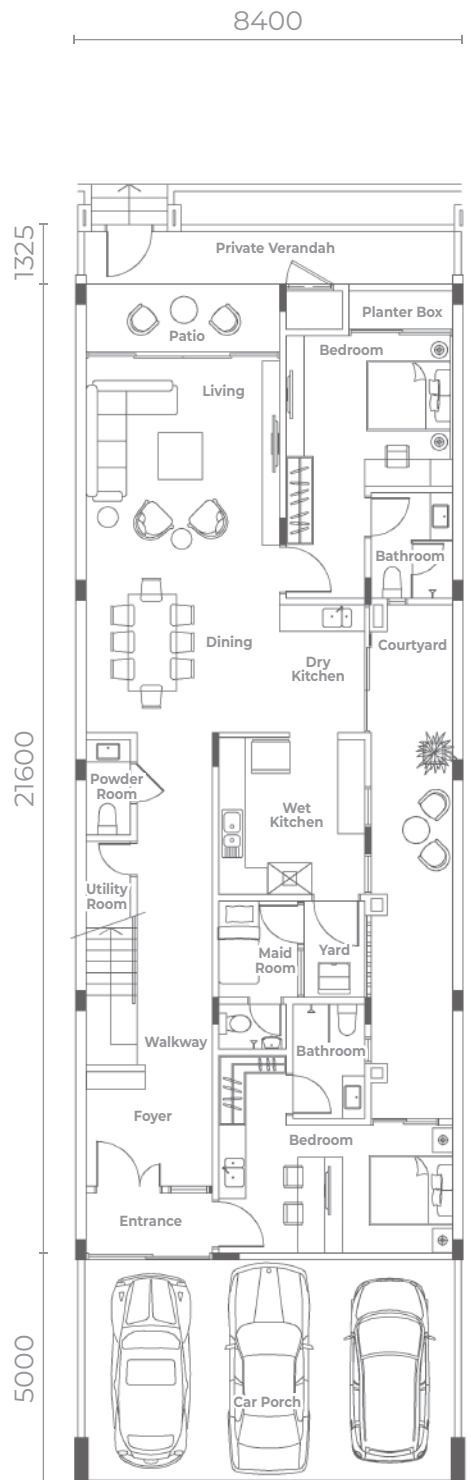
B2

Courtyard Villas - 2 Storey

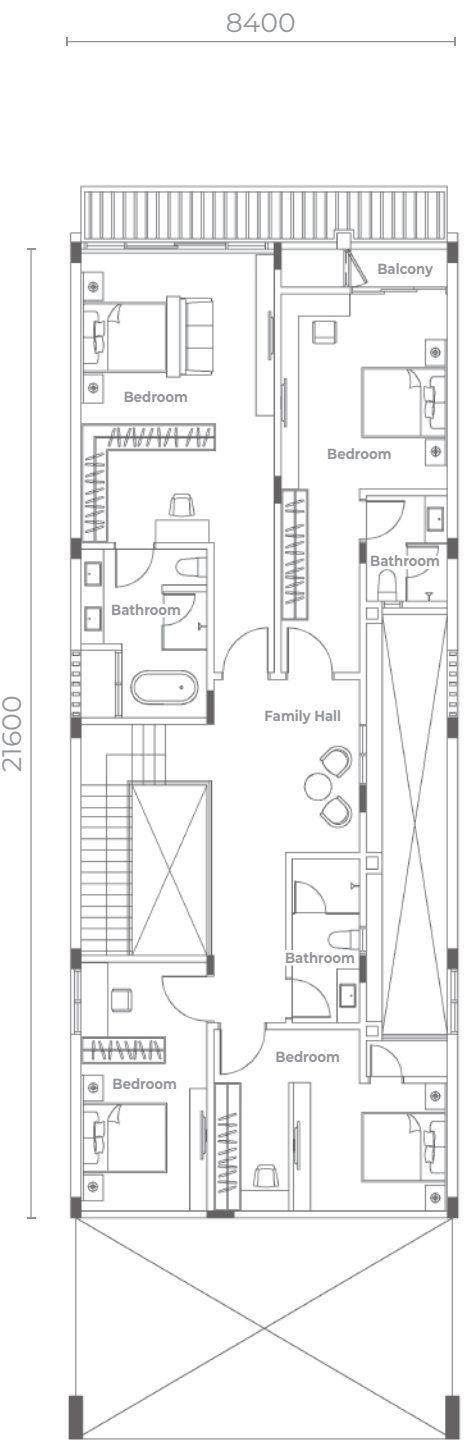
6 Bedrooms | 1 Maid Room | 6 Bathrooms | 1 Powder Room | 4 Parking Lots

3,348 sqft | 311 sqm
Built-up Area

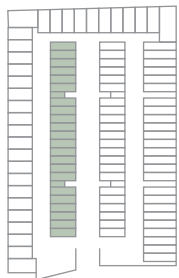
355 - 1,055 sqft | 33 - 98 sqm
Courtyard + Extra Land



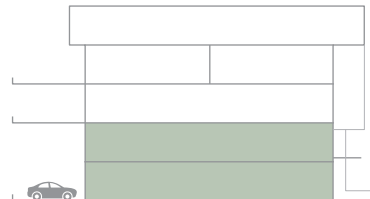
Lower Floor



Upper Floor



Unit 58 - 79



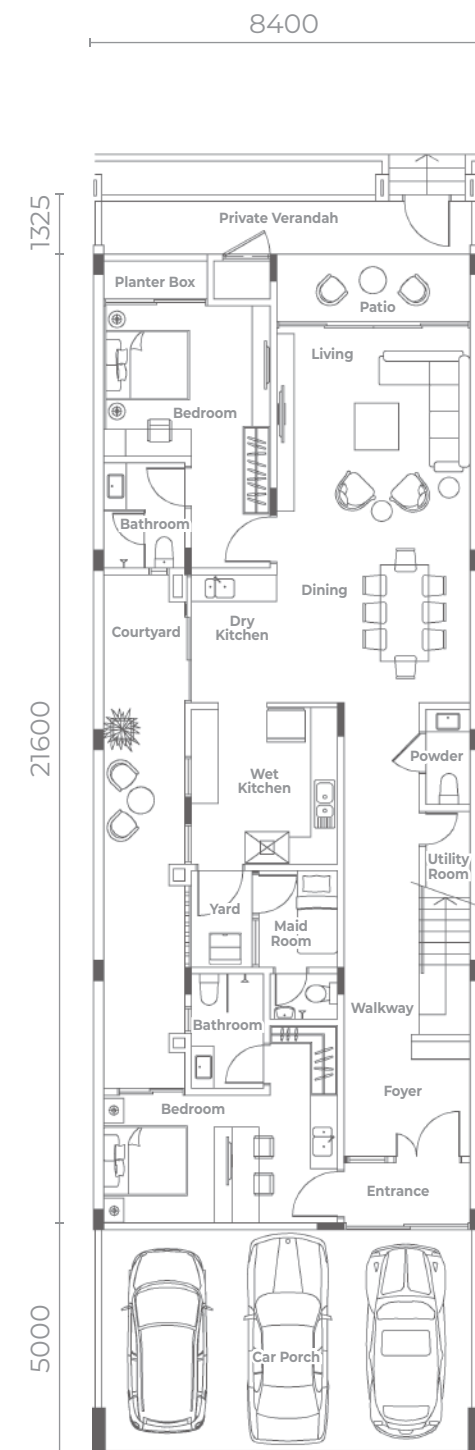
B3

Courtyard Villas - 2 Storey

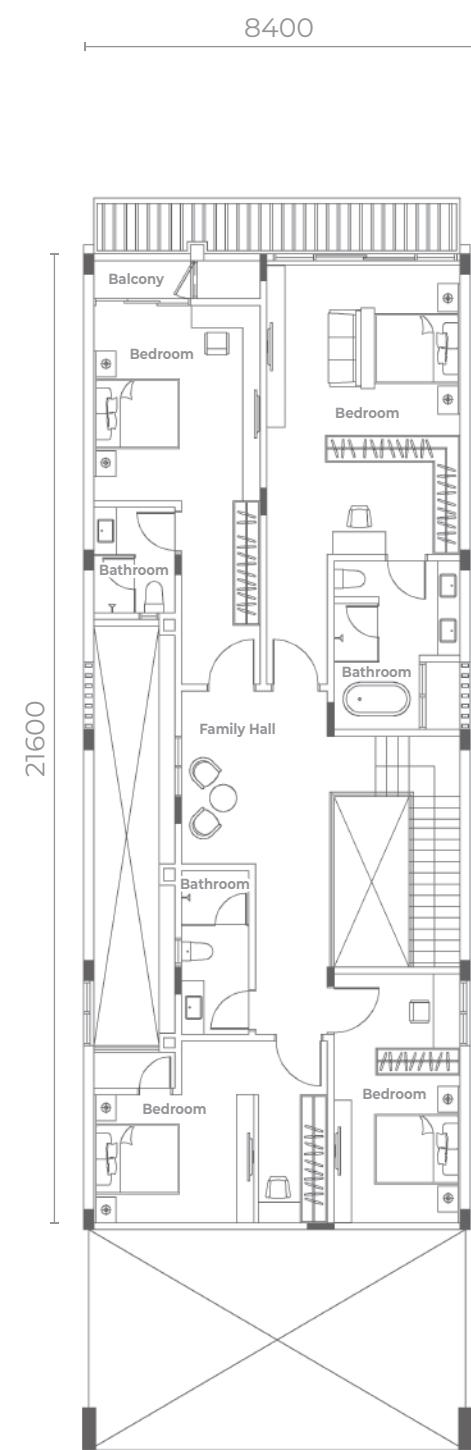
6 Bedrooms | 1 Maid Room | 6 Bathrooms | 1 Powder Room | 4 Parking Lots

3,348 sqft | 311 sqm
Built-up Area

355 - 1,033 sqft | 33 - 96 sqm
Courtyard + Extra Land



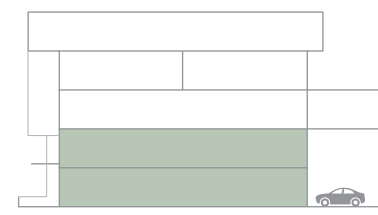
Lower Floor



Upper Floor



Unit 80 - 101

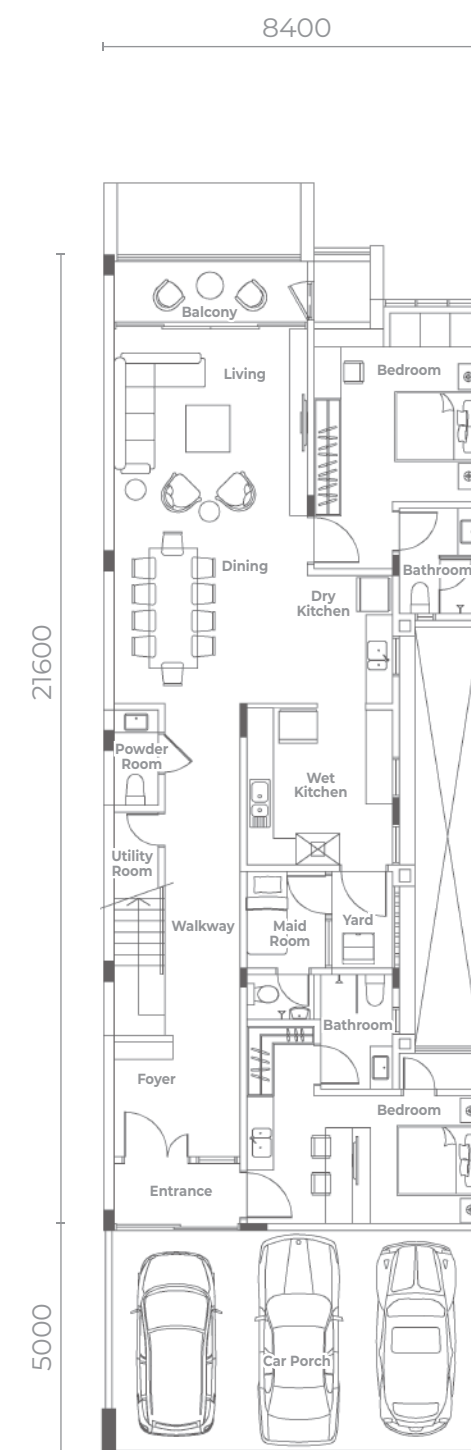


C1

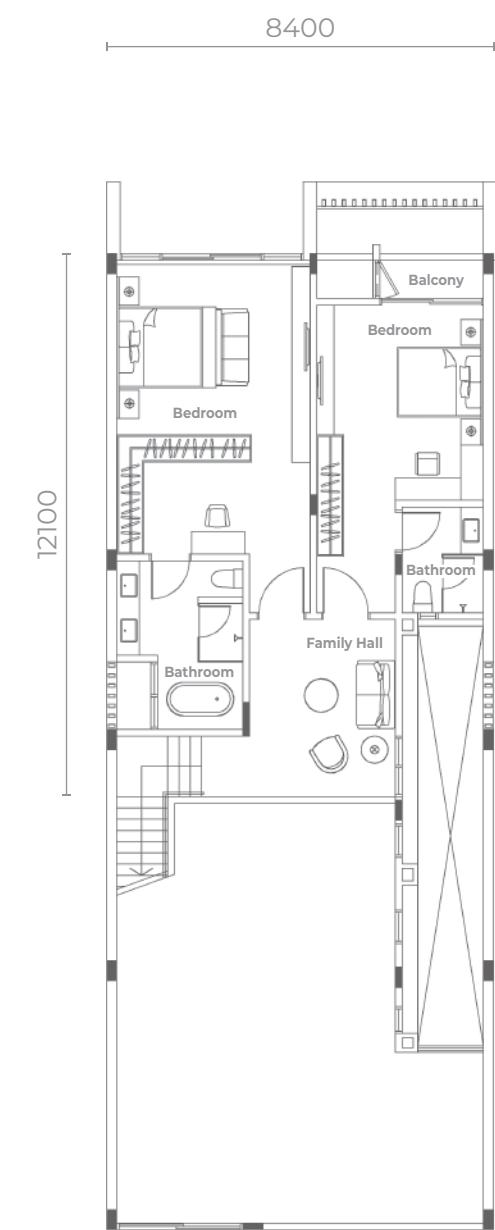
Courtyard Villas - 1.5 Storey

4 Bedrooms | 1 Maid Room | 5 Bathrooms | 1 Powder Room | 4 Parking Lots

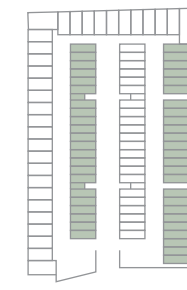
2,734 sqft | 254 sqm
Built-up Area



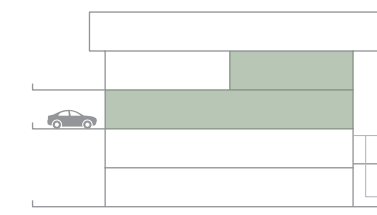
Lower Floor



Upper Floor



Unit 33 - 57

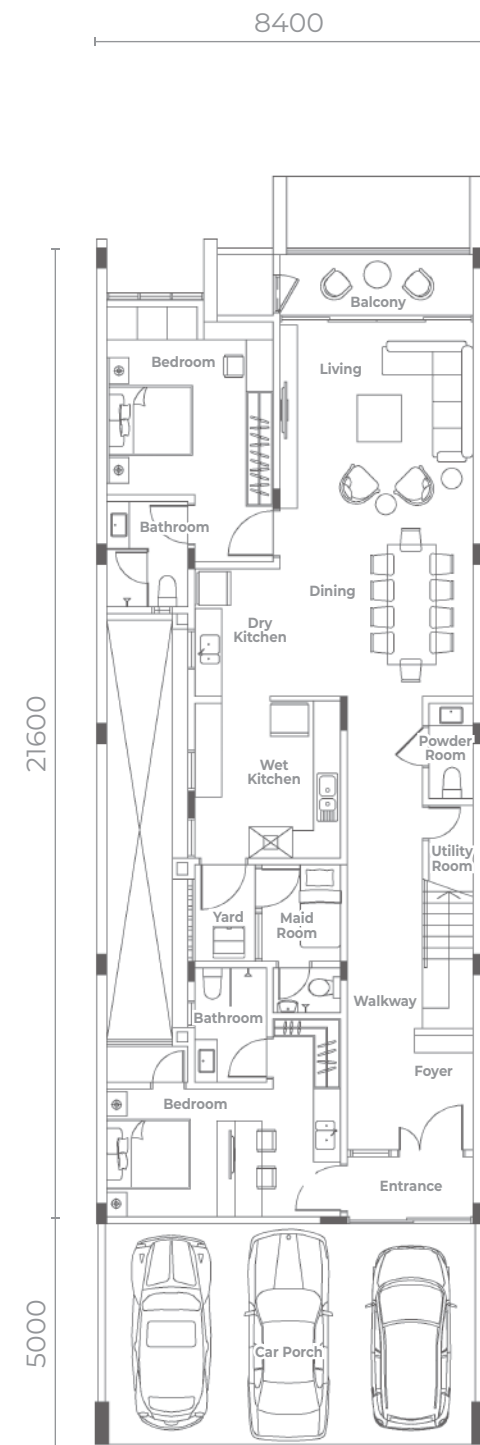


C2

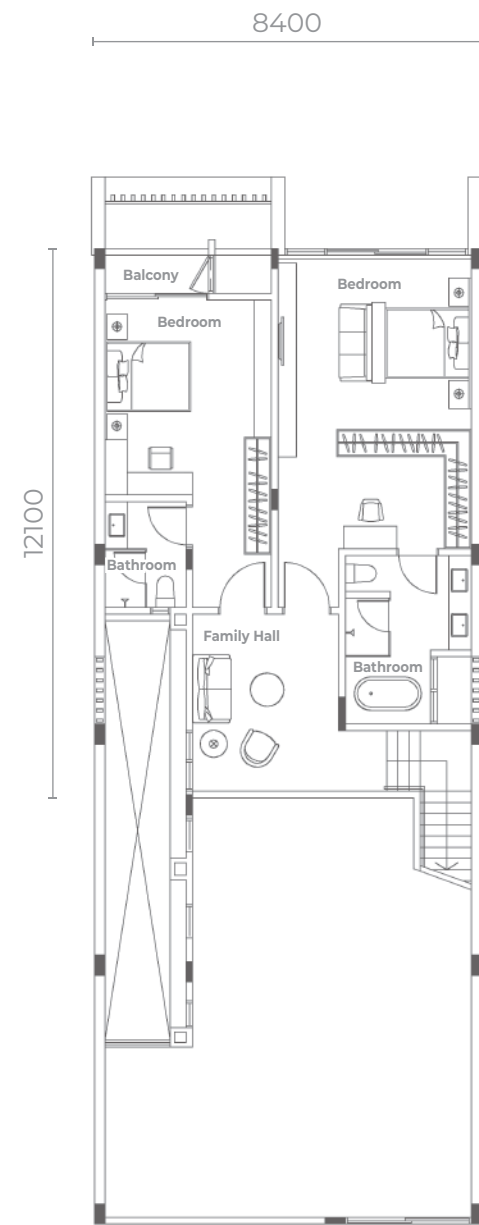
Courtyard Villas - 1.5 Storey

4 Bedrooms | 1 Maid Room | 5 Bathrooms | 1 Powder Room | 4 Parking Lots

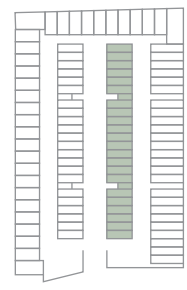
2,734 sqft | 254 sqm
Built-up Area



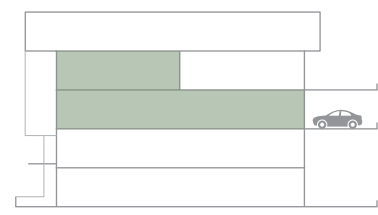
Lower Floor



Upper Floor



Unit 58 - 101

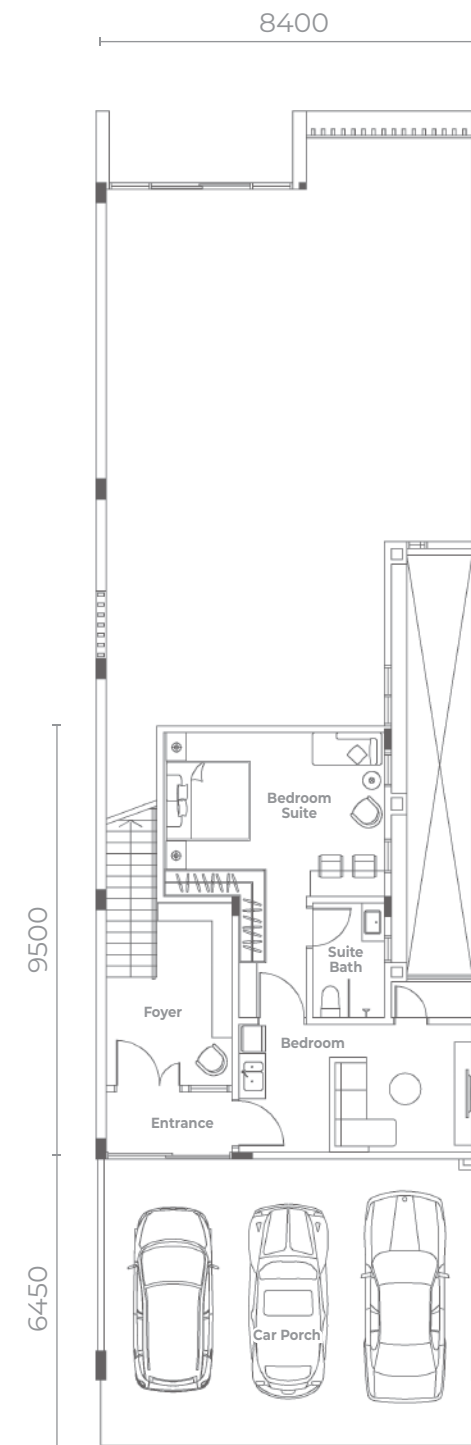


D1

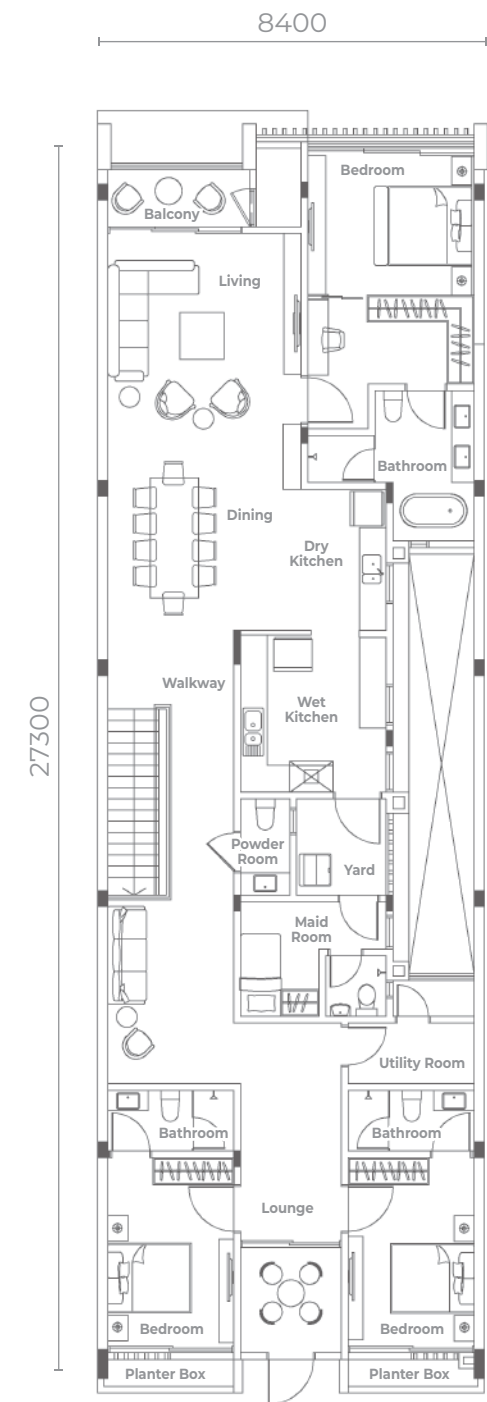
Courtyard Villas - 1.5 Storey

4 Bedrooms | 1 Maid Room | 5 Bathrooms | 1 Powder Room | 4 Parking Lots

2,928 sqft | 272 sqm
Built-up Area



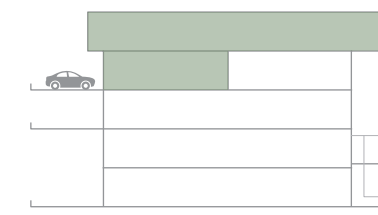
Lower Floor



Upper Floor



Unit 33 - 57

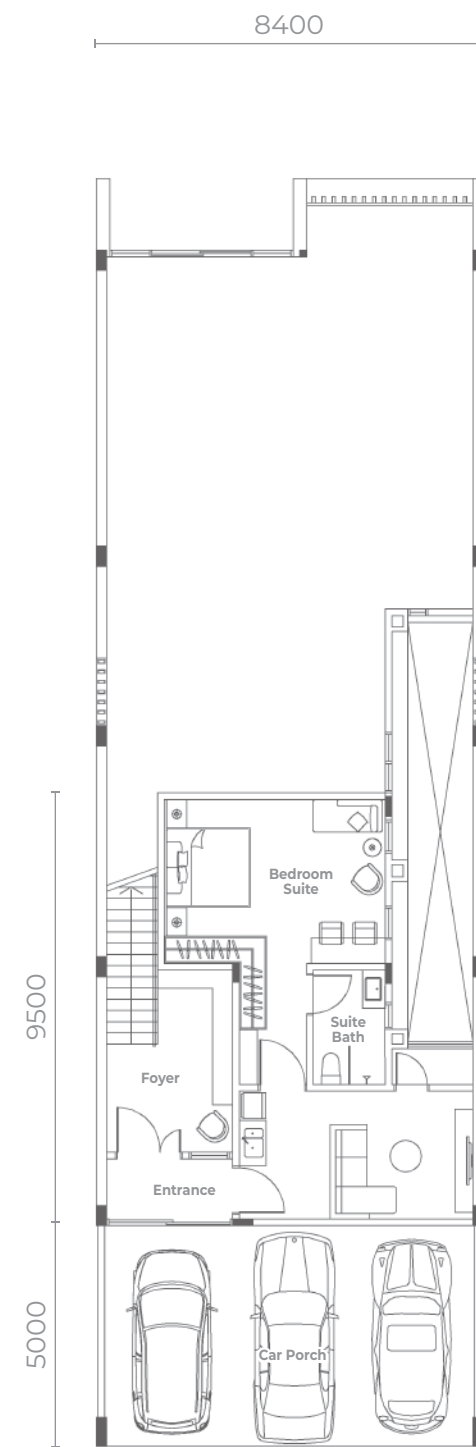


D2

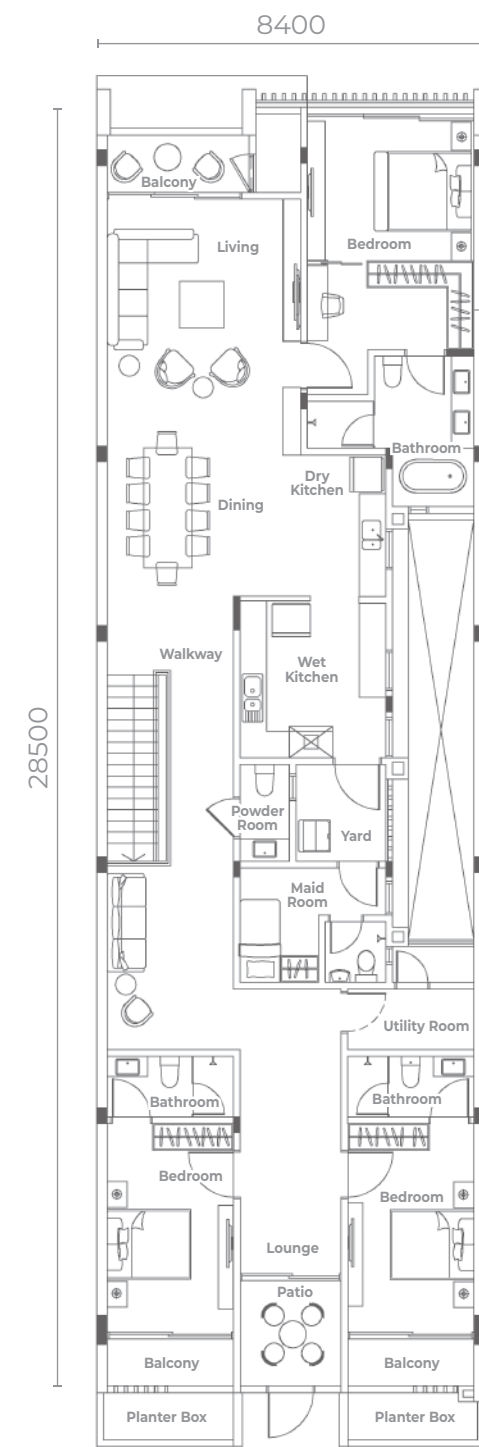
Courtyard Villas - 1.5 Storey

4 Bedrooms | 1 Maid Room | 5 Bathrooms | 1 Powder Room | 4 Parking Lots

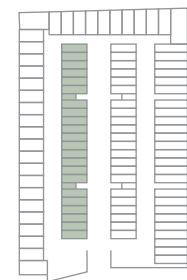
3,068 sqft | 285 sqm
Built-up Area



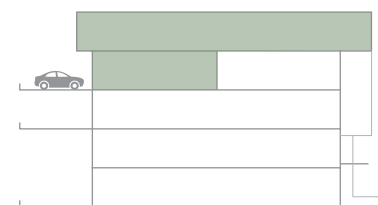
Lower Floor



Upper Floor



Unit 58 - 79

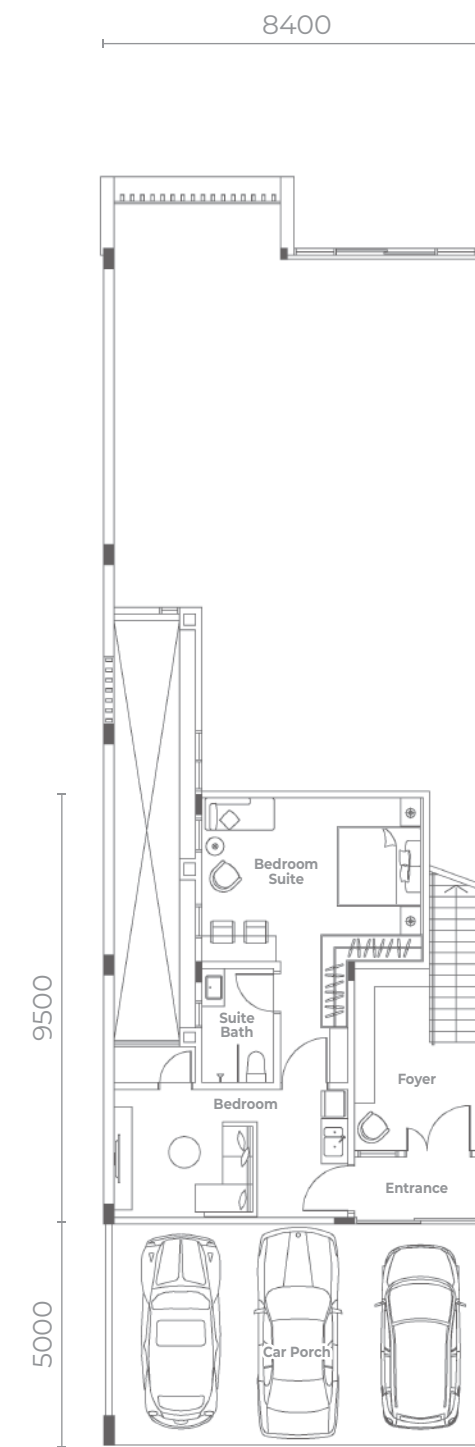


D3

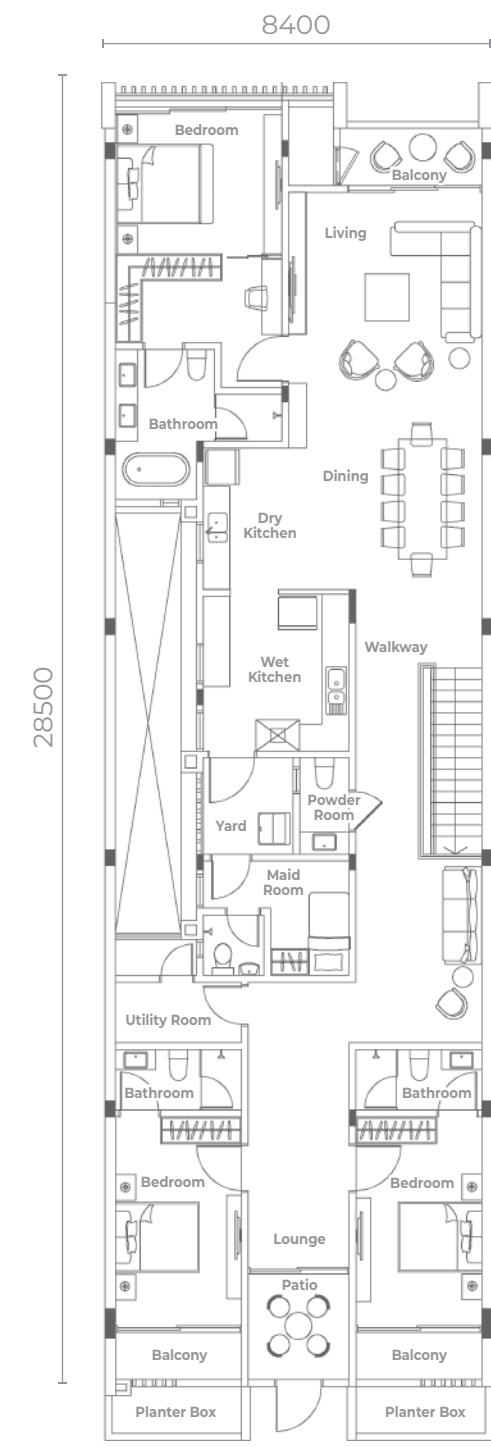
Courtyard Villas - 1.5 Storey

4 Bedrooms | 1 Maid Room | 5 Bathrooms | 1 Powder Room | 4 Parking Lots

3,068 sqft | 285 sqm
Built-up Area



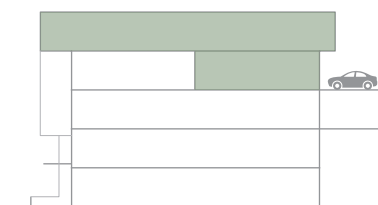
Lower Floor



Upper Floor



Unit 80 - 101



Courtyard Homes Specifications

STRUCTURE	Reinforced concrete frame
WALL	Reinforced concrete wall or brickwork
ROOF	Metal roof / Reinforced concrete slab
WINDOWS	Aluminium frame glass window
DOORS	Fire rated door for Entrance Timber flush door for all Bedrooms, Bathrooms Aluminium frame sliding glass door to Patio, Balcony Aluminium frame louvers door to aircond ledge
PAINTING	Weather resistant paint to external wall Emulsion paint to internal wall
WALL FINISHES	Ceiling height quality tiles to Bathrooms Quality tiles to Kitchen at designated areas Skim coating, plaster and paint to others
FLOOR FINISHES	Quality imported marble to Entrance, Foyer, Walkway, Living, Dining, Kitchen Quality tiles to Maid Room, Yard, Utility, Bathroom, Balcony, Garage, Patio Wooden Grain flooring to all bedrooms and Family Hall
CEILING FINISHES	Plaster ceiling with ceiling paint or skim coat to soffit of slab
IRONMONGERY	Selected quality ironmongery
ELECTRICAL INSTALLATION	Refer to Appendix 'A'
SANITARY & PLUMBING FITTING	Refer to Appendix 'B'

SCHEDULE OF ELECTRICAL INSTALLATION (M&E POINTS) Appendix 'A'

Item	Electrical Installation S&P Points	Typical Type Qty	Plot 1 Type Qty	Plot 21 Type Qty	Plot 32 Type Qty
1	Lighting Point	62	68	67	70
2	Ceiling Fan Point	9	10	10	10
3	13A Switch Socket Outlet	53	54	54	54
4	Air Cond Point	9	11	11	11
5	Water Heater Point	6	6	6	6
6	Fibre Point	1	1	1	1

SCHEDULE OF SANITARY AND PLUMBING FITTINGS Appendix 'B'

Item	Sanitary Fitting	Qty	Qty	Qty	Qty
1	Wash Basin	11	11	11	11
2	Water Closet	9	9	9	9
3	Bidet Tap	9	9	9	9
4	Toilet Paper Holder	9	9	9	9
5	Rain Shower Head	6	6	6	6
6	Bathtub	1	2	2	2
7	Tap	2	2	2	2

Courtyard Villas Specifications

STRUCTURE	Reinforced concrete frame
WALL	Reinforced concrete wall or brickwork
ROOF	Metal roof / Reinforced concrete slab (where applicable)
WINDOWS	Aluminium frame glass window
DOORS	Fire rated door to Entrance Timber flush door to all Bedrooms and Bathrooms Aluminium frame sliding glass door to Patio and Balcony Aluminium frame louvers door to aircond ledge
PAINTING	Weather resistant paint to external wall Emulsion paint to internal wall
WALL FINISHES	Ceiling height quality tiles to Bathrooms Quality tiles to Kitchen at designated areas Skim coating, plaster and paint to others
FLOOR FINISHES	Quality tiles to Entrance, Foyer, Walkway, Living, Dining, Kitchen, Maid Room, Yard, Utility, Bathroom and Balcony Wooden Grain flooring to all Bedrooms and upper floor corridors
CEILING FINISHES	Plaster ceiling with ceiling paint or skim coat to soffit of slab
IRONMONGERY	Selected quality ironmongery
ELECTRICAL INSTALLATION	Refer to Appendix 'A'
SANITARY & PLUMBING FITTING	Refer to Appendix 'B'

SCHEDULE OF ELECTRICAL INSTALLATION (M&E POINTS) Appendix 'A'

Item	Electrical Installation S&P Points	Type B Qty	Type C Qty	Type D Qty
1	Lighting Point	44	34	38
2	Ceiling Fan Point	8	6	7
3	13A Switch Socket Outlet	39	33	34
4	Air Cond Point	9	7	8
5	Water Heater Point	5	4	4
6	Fibre Point	1	1	1

SCHEDULE OF SANITARY AND PLUMBING FITTINGS Appendix 'B'

Item	Sanitary Fitting	Qty	Qty	Qty
1	Wash Basin	7	6	6
2	Water Closet	7	6	6
3	Bidet Tap	7	6	6
4	Toilet Paper Holder	7	6	6
5	Rain Shower Head	5	4	4
6	Bathtub	1	1	1
7	Tap	1	1	1



Jesselton COURTYARD

AT JESSELTON SELATAN



BERJAYA LAND DEVELOPMENT SDN BHD 197801000037 / 37019X

Berjaya Property Gallery Penang
88, Jalan Masjid Negeri, 11600 Penang, Malaysia.
Tel: 04 658 2828

www.jesseltoncourtyard.com



Developer License No.: 2674/03-2028/1438(A). • Validity: 14/03/2006 - 13/03/2028 • Advertising & Sales Permit No.: 2674-7/05-2027/0364 (N)-(S) • Validity: 03/05/2024 - 02/05/2027 • Developer: Berjaya Land Development Sdn. Bhd. (37019-X) • Developer address: Lot 13-01A, Level 13 (East Wing), Berjaya Times Square, No. 1, Jalan Imbi, 55100, Kuala Lumpur • Telephone No.: +604-6582828 • Name of Residential Development: Jesselton Courtyard at Jesselton Selatan • 4 Storey Terrace • Minimum Price: RM8,111,000 • Maximum Price: RM10,892,000 • Land Area: 295m² - 565m² • Built-up Area: 509.85m² - 600.35m² • Total No. of Units: 32 • 5 Storey Townhouse • Minimum Price: RM3,322,000 • Maximum Price: RM5,786,000 • Built-up Area: 254m² - 480m² • Total No. of Storeys: 5 Storeys • Total No. of Units: 207 • Accessory Parcel: Yard, Private Verandah, Courtyard and Car Park (Except for Visitor Car Park) • Land Tenure: Freehold • Land Encumbrances: Malayan Banking Berhad • Period of Encumbrance of Land: 84 Months (Until Dec 2030) • 5% discount for Bumiputera • Expected Date of Completion: June 2028 • Authority approving building plan: Majlis Bandaraya Pulau Pinang • Building plan reference No.: MBPPP/ILCS-OSC/PB1704/2023

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.

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