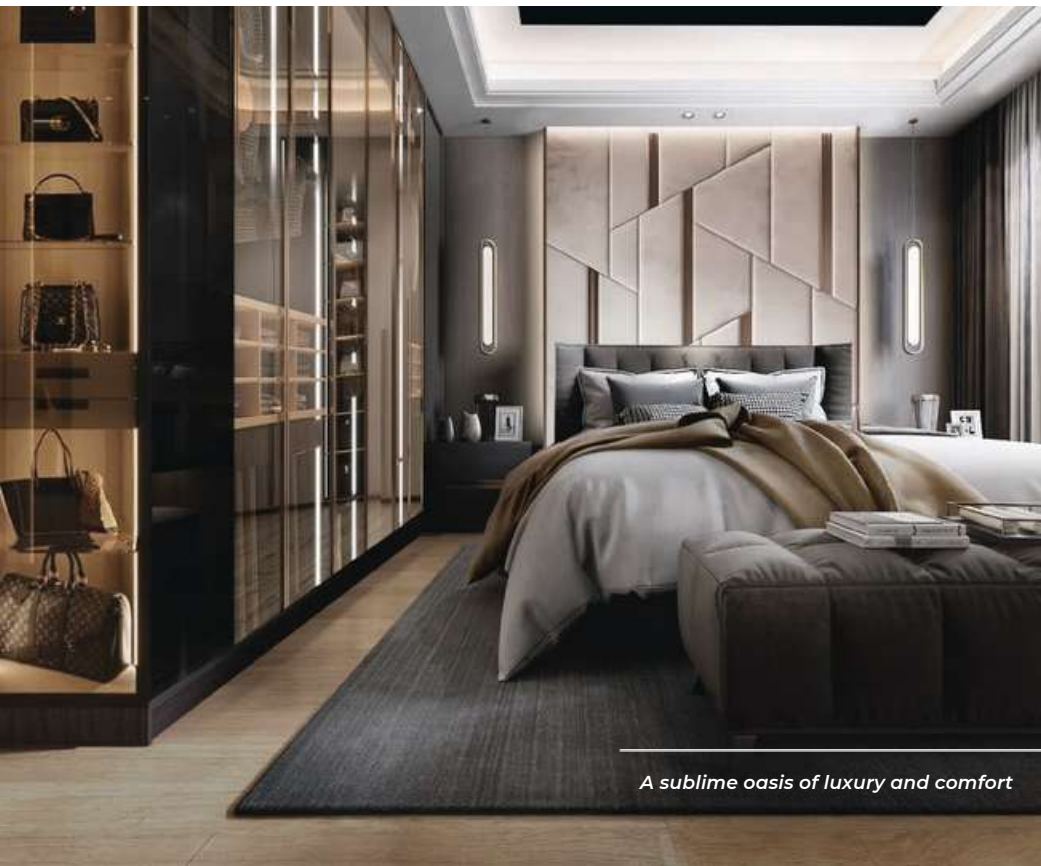




1.5 & 2 Storey Condominium
Courtyard Villas



Elevate your everyday living to new heights of opulence and refinement



A sublime oasis of luxury and comfort



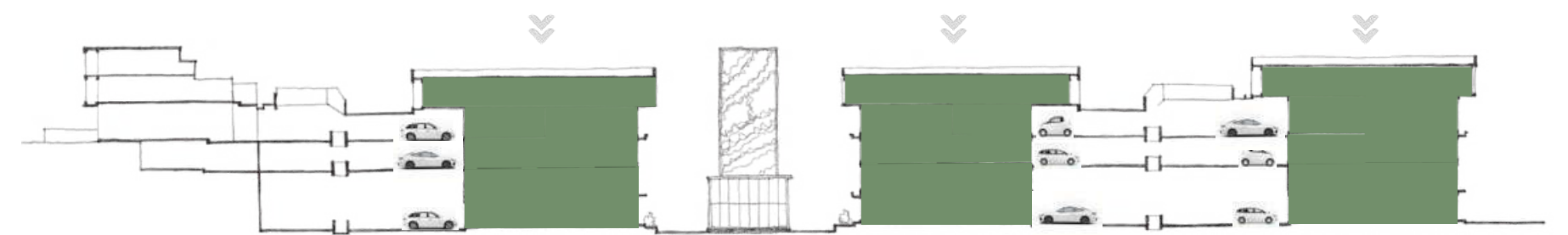
Experience the ultimate in luxurious living, with sophistication in every nook and cranny



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.

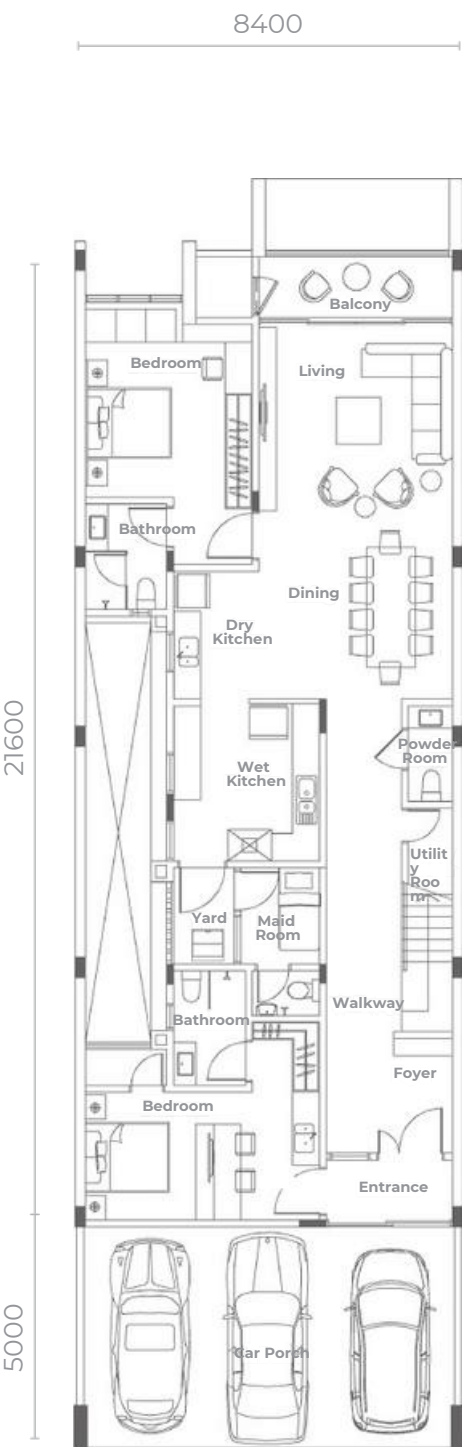




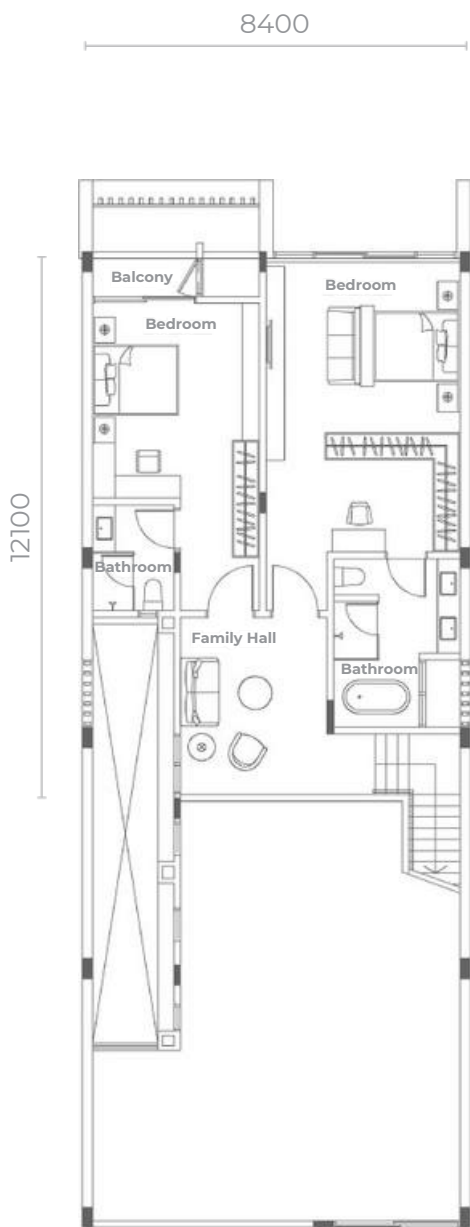
Courtyard Villas - 1.5 Storey

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

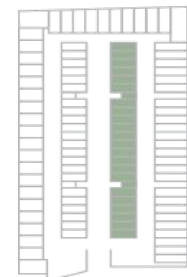
2,734 sqft | 254 sqm
Built-up Area



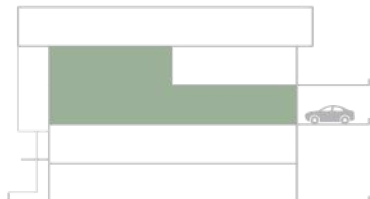
Lower Floor



Upper Floor



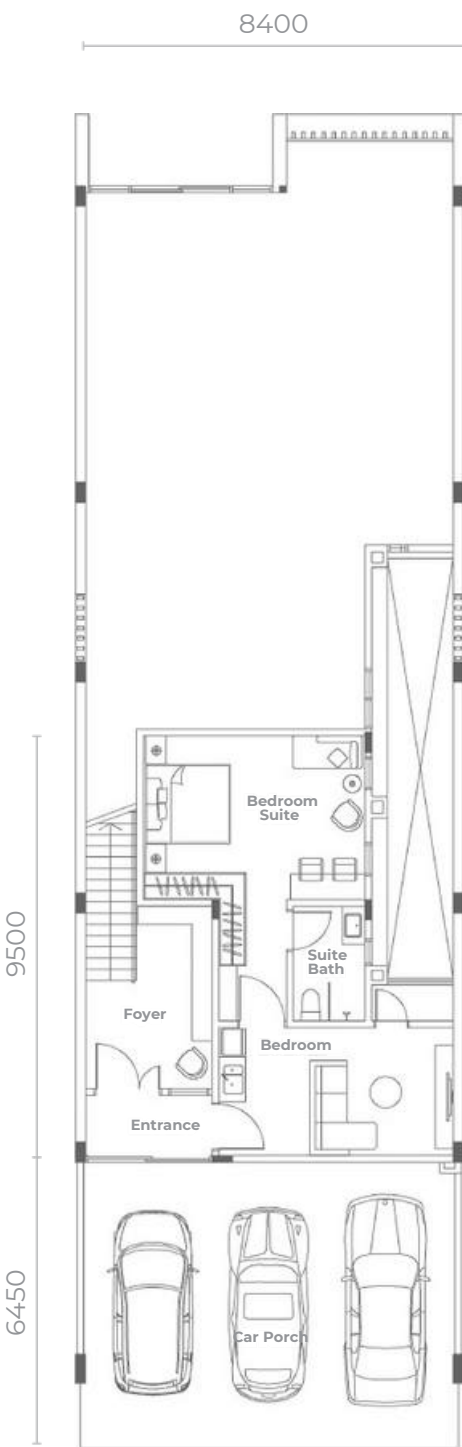
Unit 58 - 101



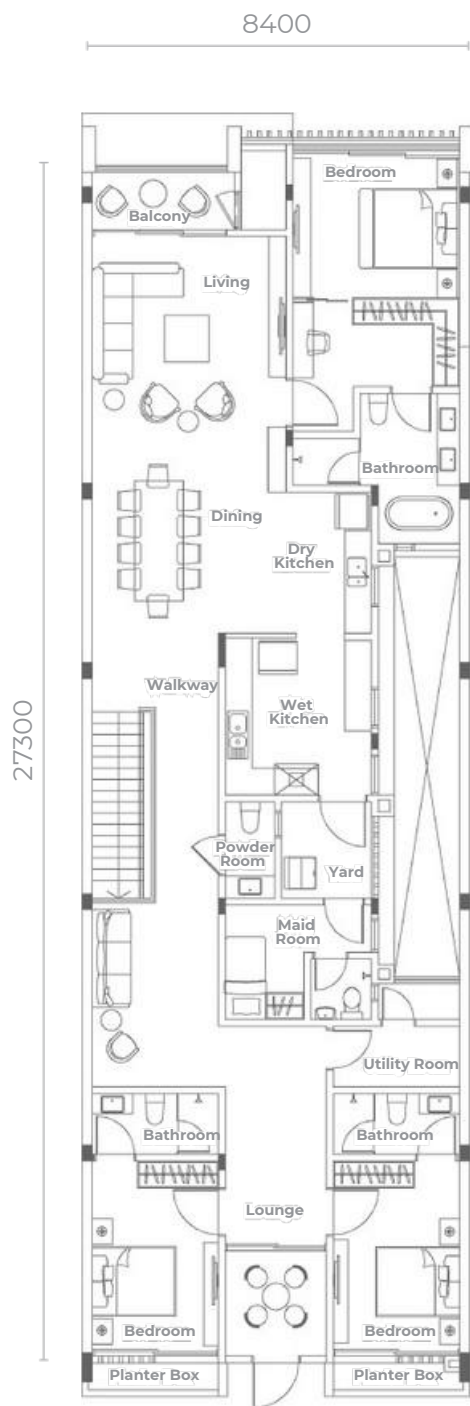
Courtyard Villas - 1.5 Storey

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

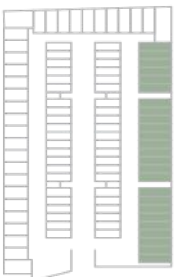
2,928 sqft | 272 sqm
Built-up Area



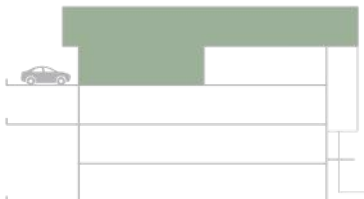
Lower Floor



Upper Floor



Unit 33 - 57



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

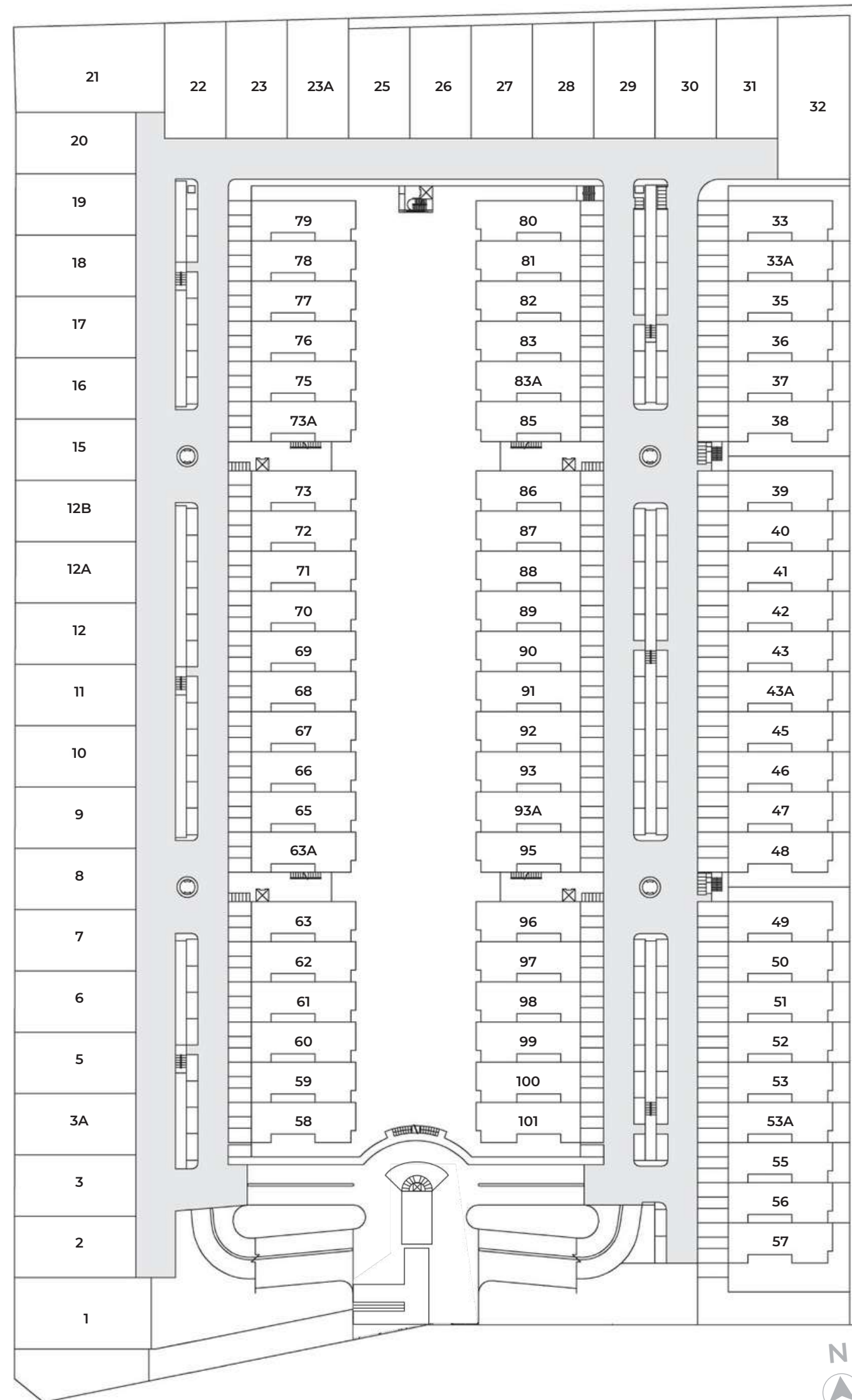
AQUA

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



*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

Courtyard Villas Specifications

STRUCTURE	Reinforced concrete frame
WALL ROOF	Reinforced concrete wall or brickwork
WINDOWS	Metal roof / Reinforced concrete slab (where applicable)
DOORS	Aluminium frame glass window
PAINTING	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
	Weather resistant paint to external wall
WALL FINISHES	Emulsion paint to internal wall
	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
	Plaster ceiling with ceiling paint or skim coat to soffit of slab
CEILING FINISHES	Selected quality ironmongery
IRONMONGERY	Refer to Appendix 'A'
ELECTRICAL INSTALLATION	Refer to Appendix 'B'
SANITARY & PLUMBING FITTING	

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

Item	Electrical Installation	Type B	Type C	Type D
	S&P Points	Qty	Qty	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

ADVENTIST HOSPITAL
GURNEY DRIVE
PULAU TIKUS
ST. CHRISTOPHER'S INTERNATIONAL SCHOOL
KENSINGTON GARDENS
ISLAND HOSPITAL
GLENEAGLES HOSPITAL
PENANG TURF CLUB
PENANG GENERAL HOSPITAL
KOMTAR

BERJAYA LAND DEVELOPMENT SDN BHD

197801000037 / 37019X
Berjaya PropertyGalleryPenang
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.: MBPP/LCS-OSC/PB1704/2023

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.

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