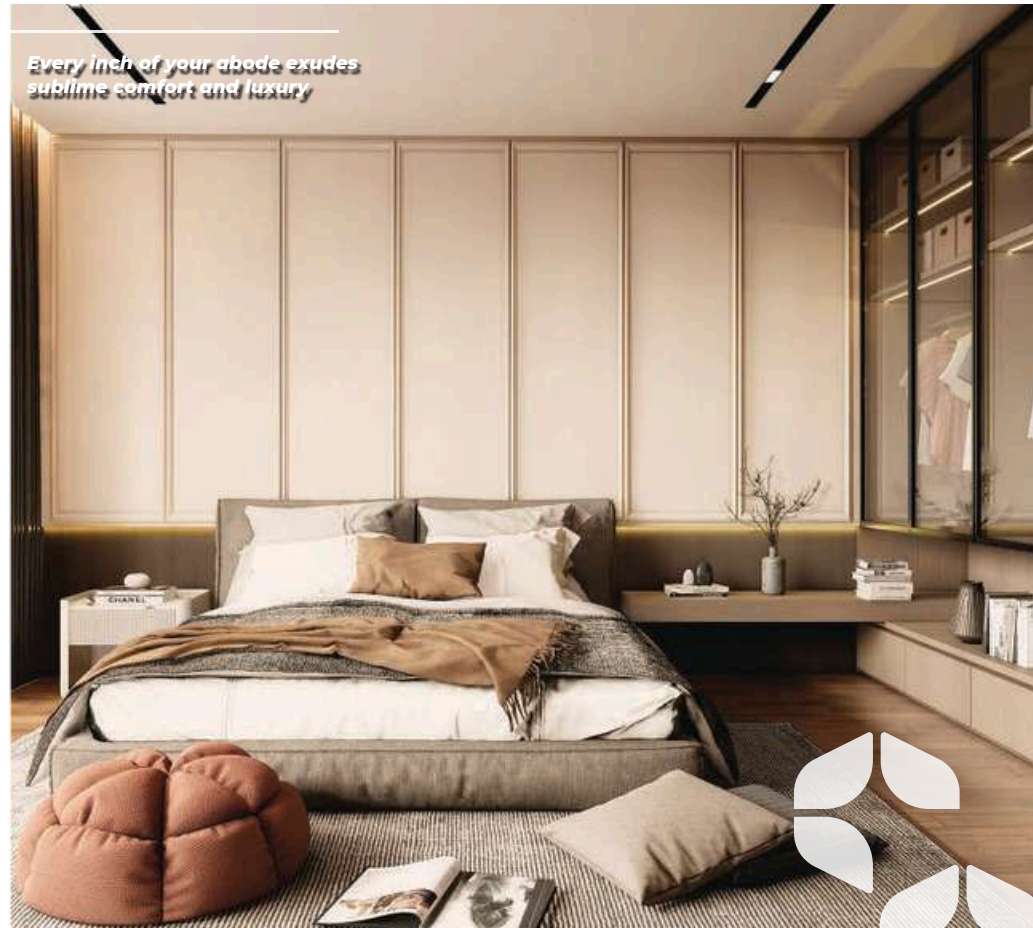




4 Storey Zero-lot Bungalow
Courtyard Homes



A living space that seamlessly blends practicality with elegance



Every inch of your abode exudes sublime comfort and luxury



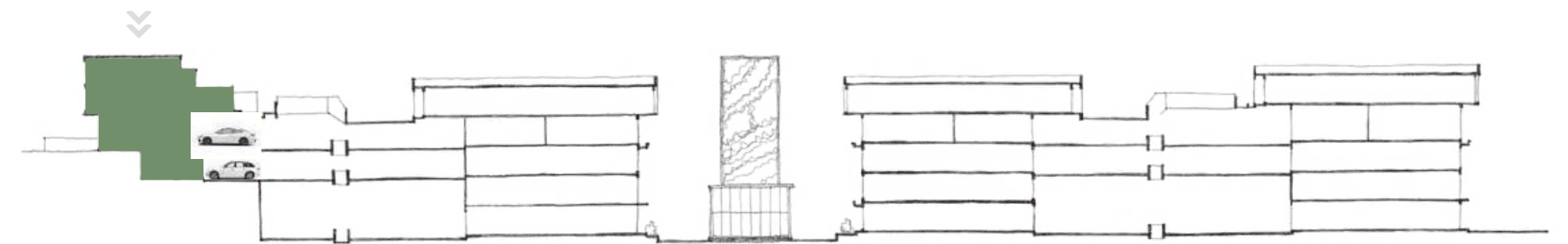
Immerse yourself in an ambiance of unparalleled elegance and class



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

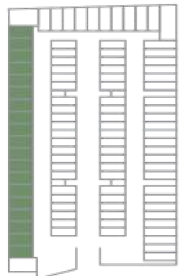
6 Bedrooms | 1 Maid Room | 7 Bathrooms | 2 Powder Rooms | 5 +1 Parking Lots

6,649 sqft | 617.71 sqm

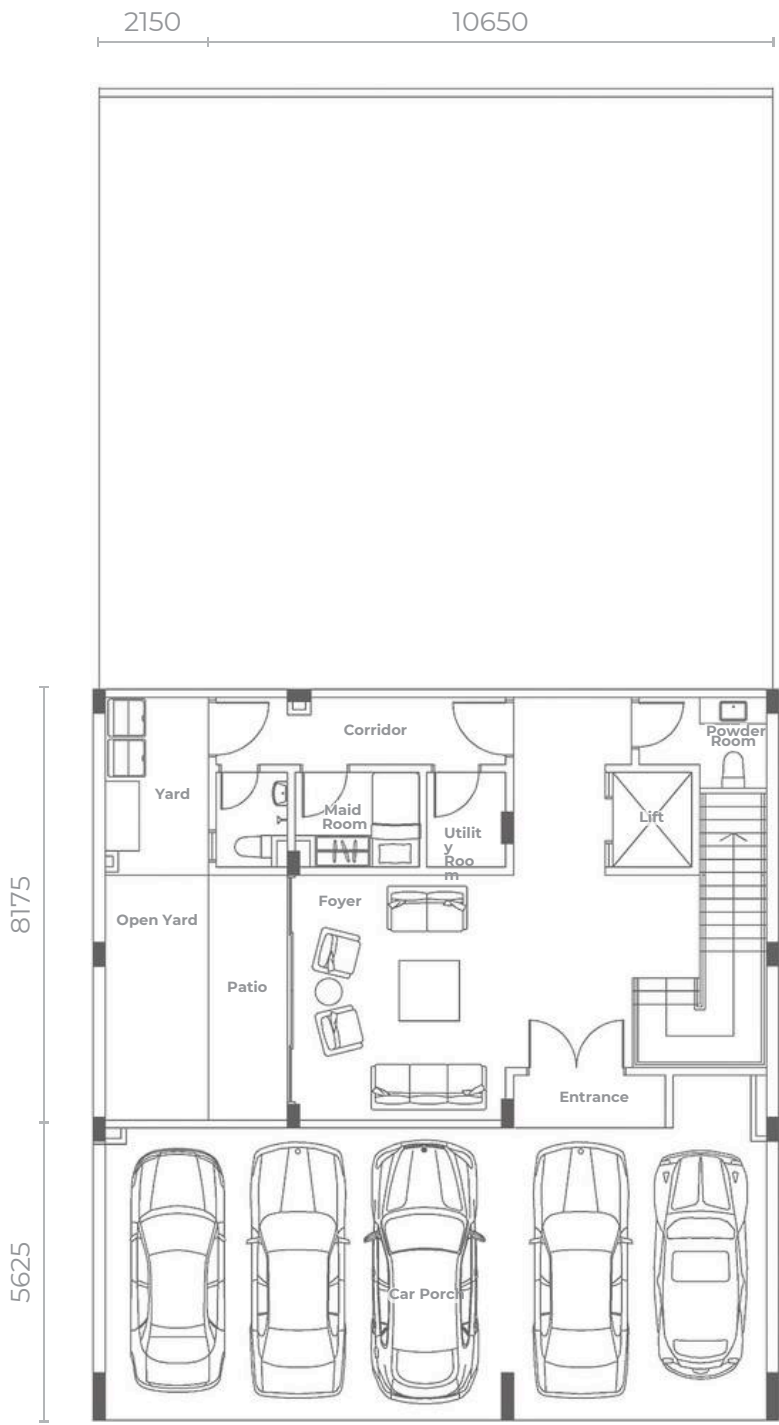
Built-up Area

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

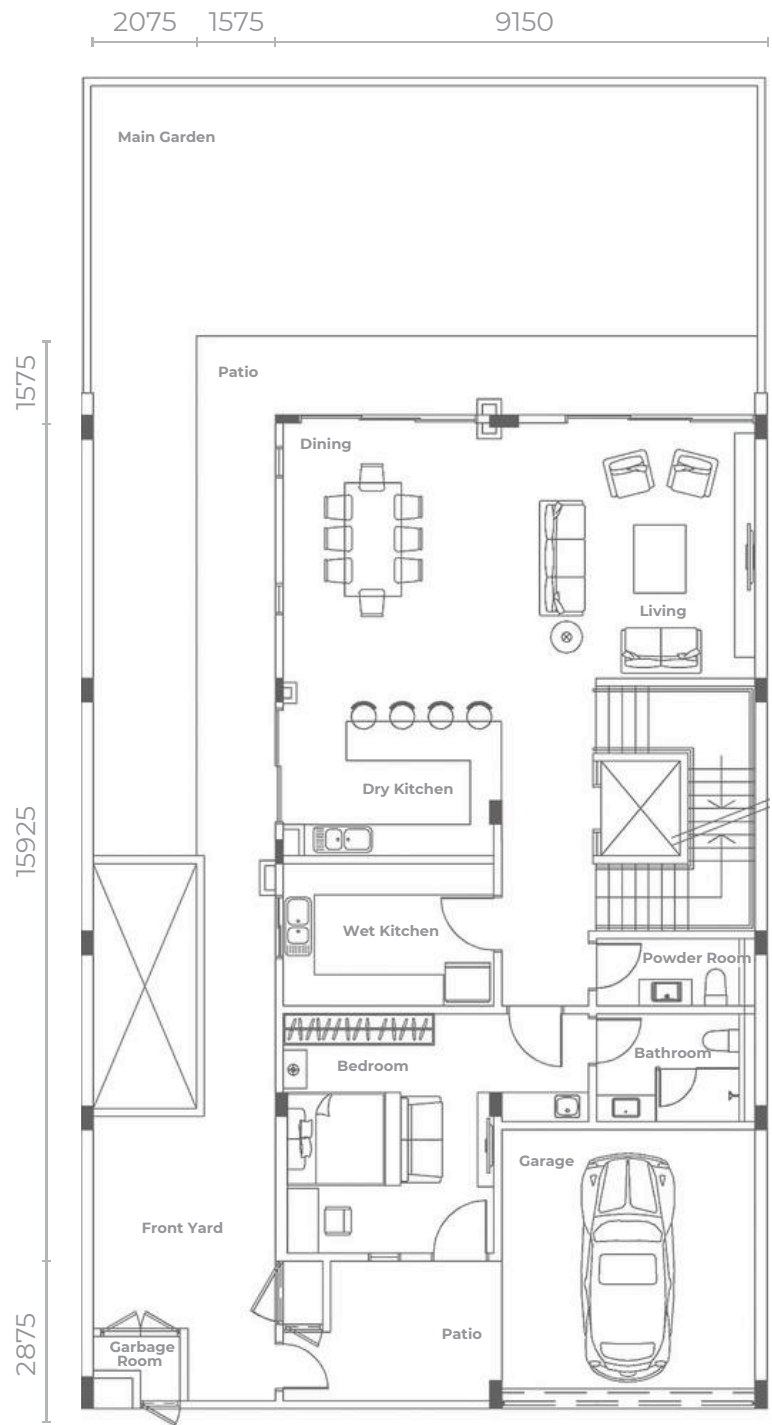
Land Parcel



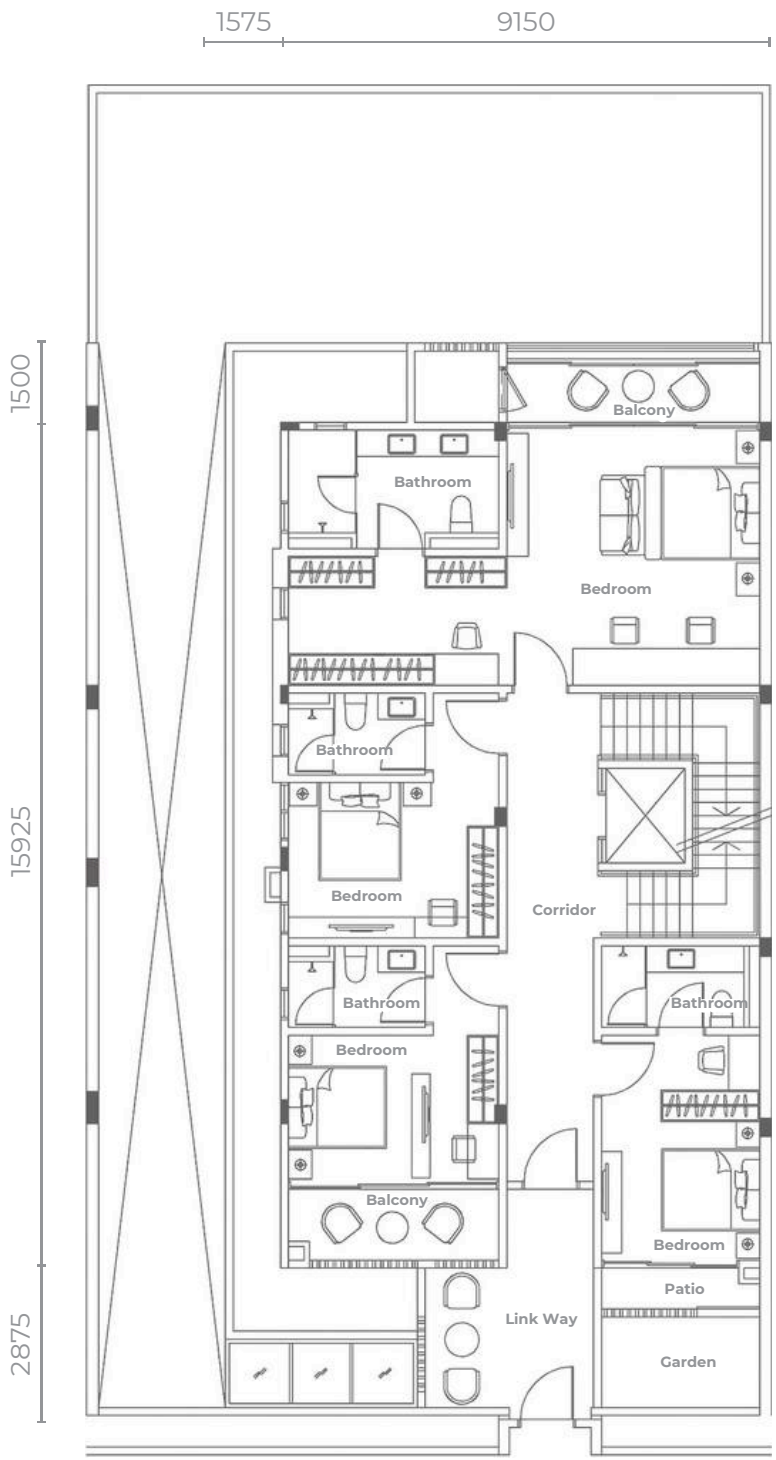
Unit 2 - 20



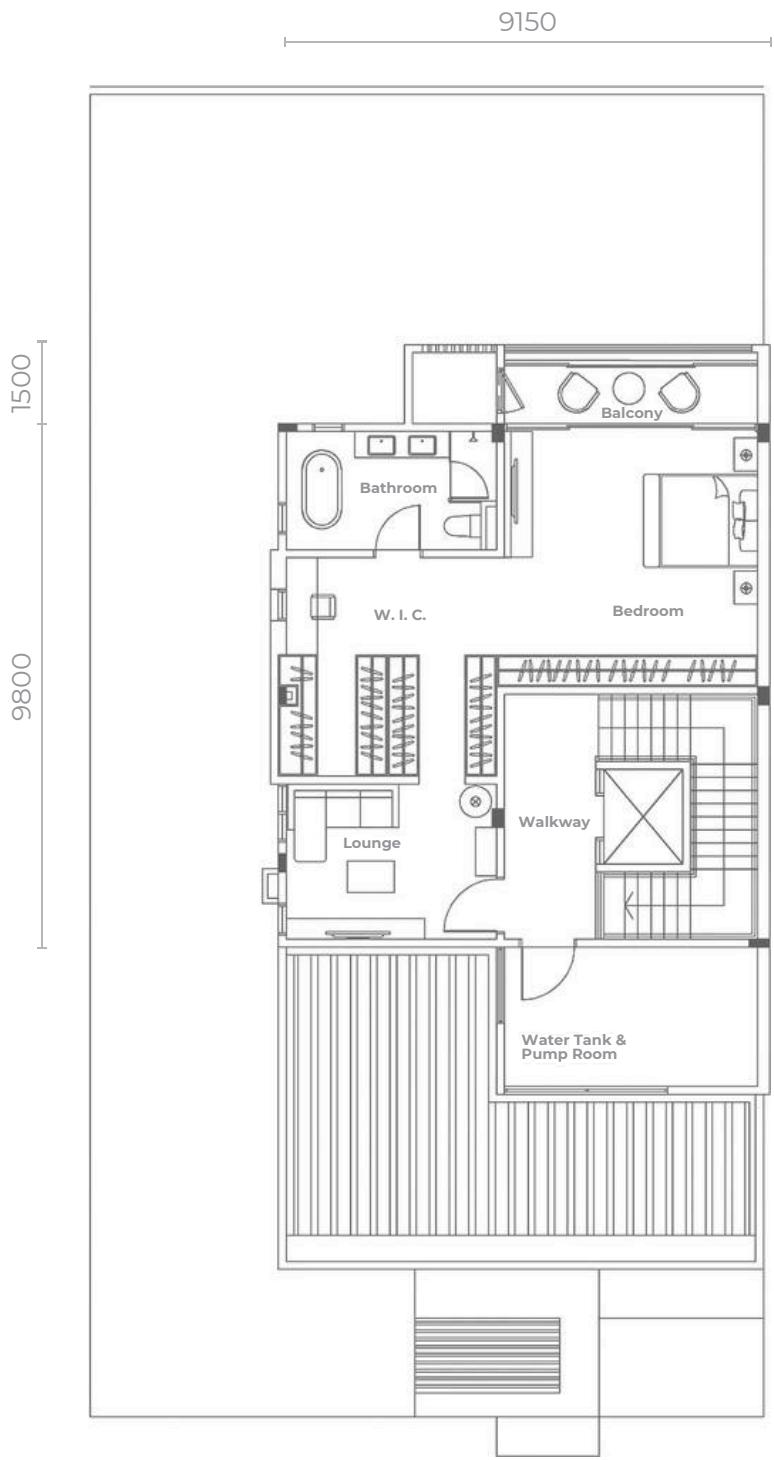
Ground Floor



Level 1



Level 2



Level 3

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

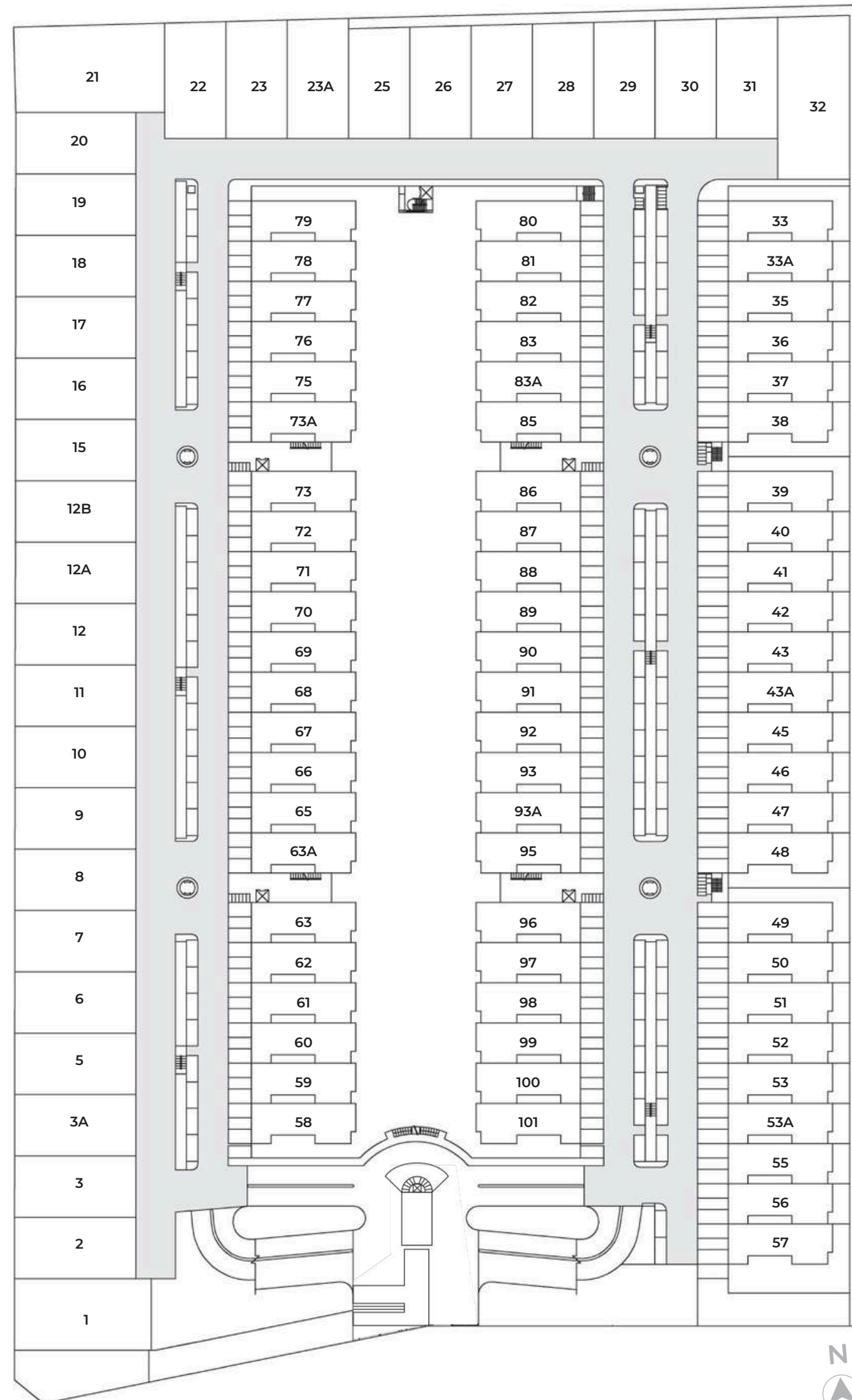
- D Nursery Area

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.



Courtyard Homes Specifications

STRUCTURE	Reinforced concrete frame
WALL ROOF WINDOWS DOORS	Reinforced concrete wall or brickwork
	Metal roof / Reinforced concrete slab
	Aluminium frame glass window
	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
	Ceiling height quality tiles to Bathrooms
WALL FINISHES	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'

	Electrical Installation	Typical Type	Plot 1 Type	Plot 21 Type	Plot 32 Type
Item	S&P Points	Qty	Qty	Qty	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



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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