



JRK CELESTIA PUCHONG

The Art of

Modern Living



JRK LAND SDN BHD 1143525-M

122, Jalan Dataran Cheras 8, Cheras Traders Square, 43200 Cheras, Selangor

03 9081 3355 / 5115, 016-298 5115

www.jrkgroup.com.my

Developer: JRK Land Sdn Bhd (1143525-M) • Address: No. 122, Jalan Dataran Cheras 8, Cheras Traders Square, 43200 Cheras, Selangor • Tel: 03-9081 3355 • Type of Property: Apartment • Developer License No: 30889/10-2029/0232(N) • Validity Period: 21/10/2024 - 20/10/2029 • Advertising & Sales Permit No: 30889-1/01-2029/0079(A)-(S) • Validity Period: 30/01/2026 - 29/01/2029 • Approving Authority: Majlis Bandaraya Subang Jaya • Building Plan Reference No: MBSJ.BGN.BP.4.600-1/10/4/30(3A) • Land Tenure: Leasehold (99 years - 3 October 2090) • Land Encumbrances: RHB Bank Berhad • Total units: 215 units • Selling Price: Type A: RM 851,000 (min) - RM 874,000 (max) • Type B: RM 907,000 (min) - RM 930,000 (max) • Type C: RM 933,000 (min) - RM 956,000 (max) • Type D: RM 1,076,000 (min) - RM 1,124,000 (max) • Bumiputra Discount: 7% • Expected Date of Completion: August 2029. The information contained herein is subject to change and cannot form part of an offer or contract. All renderings and photographs contained in this material are artist's impression and all measurement are approximate only. While every reasonable care has been taken in preparing this material, the developer cannot be held responsible for any inaccuracy. All the information herein are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer.



**ASEAN
PROPERTY
DEVELOPER
AWARDS
2023/2024
INNOVATIVE
DEVELOPER
AWARD**





Nestled in vibrant Puchong, **JRK Celestia** is more than a home—it's a lifestyle of comfort and connectivity in a thriving community. This low-density development blends modern architecture with expertly curated facilities in a serene environment. From the welcoming grand entrance to 24-hour multi-tier security, residents enjoy a perfect balance of style, convenience, and a true sense of belonging, making it the ideal place to call home.



Make This
Your Home Today

A Lifestyle

Beyond Compare

Experience a home that combines comfort, convenience, and security, with seamless access to essential amenities, nature-inspired living environments, and more than **40 exclusive facilities** crafted just for you. Modern homes feature up to four bedrooms, a balcony, and 2-3 car parks per unit. Communal EV charging stations are also included among the shared facilities. Whether you want to unwind, stay active, or spend quality time with your family, **JRK Celestia** is the perfect choice.



Essentials
Within Reach



Easy Access to
Major Highways



Low
Density



Multi-tier
Security



Over 40 Exclusive
Facilities



EV Charging
Stations



Balcony in Every Unit for
Sunlight and Ventilation



3 to 4 Bedrooms
(835 to 1,089 sq ft)



Grand Entrance

*Convenient Living,
Connected Lifestyle*




**JRK
CELESTIA**
PUCHONG

Pavilion
Bukit Jalil

Bandar
Kinrara

Giant
Bandar Kinrara

IOI Mall
Puchong

Puchong
Jaya

Subang
Jaya

Sunway
Pyramid

Petaling
Jaya

Jalan Puchong

KESAS Highway

Rest, Renew, Reconnect

Home is where you unwind, recharge, and create cherished memories. Whether seeking serenity or recreation, there is something for everyone. Enjoy a refreshing dip in the glistening 50m Infinity Pool or relax in the soothing Jacuzzi. Rejuvenate at the Elevated Gym, take time out at the Spa Pavilion, or stay active at the Pickleball Court, Outdoor Fitness Zone, or serene Yoga Nook. For families, the Kids' Wonderland offers endless excitement, while the BBQ Nook and Lookout Bar provide perfect settings for connection and camaraderie. With over 40 exclusive facilities, wellness and leisure are seamlessly woven into everyday life.



Over 40 Exclusive Facilities,
Designed for Your Lifestyle

Level 1

- Kindergarten
- Pick-up & Drop-off Zone
- Mail Room / Parcel Room
- Waiting Lounge
- Jogging Track
- Cycling Track
- Farming Nook
- Convenience Shop

Level 6

- 1 Yoga Nook
- 2 Hanging Pavilion
- 3 Canopy Slide

- 4 Chill Out Corner
- 5 Canopy Walk
- 6 Outdoor Fitness
- 7 BBQ Nook
- 8 Multipurpose Hall
- 9 Pickleball Court
- 10 Badminton Court
- 11 Climbing Wall
- 12 Kids' Wonderland
- 13 Lookout Bar

- 14 Senior Citizen Activity Area
- 15 Pre-function Area
- 16 Games Room
- 17 Management Office
- 18 Changing Room
- 19 Sunny Deck
- 20 Covered Pool Deck
- 21 Jacuzzi
- 22 Laundry

- 23 Elevated Gym
- 24 Kids' Pool
- 25 Outdoor Shower
- 26 Mini Water Play
- 27 Splash Tunnel
- 28 50m Infinity Pool
- 29 Poolside Hammock
- 30 Spa Pavilion

Level 7

- Reading Room
- Co-working Space/ Computer Room
- Outdoor Activity Area
- Hammock Garden



Designed for Comfort and

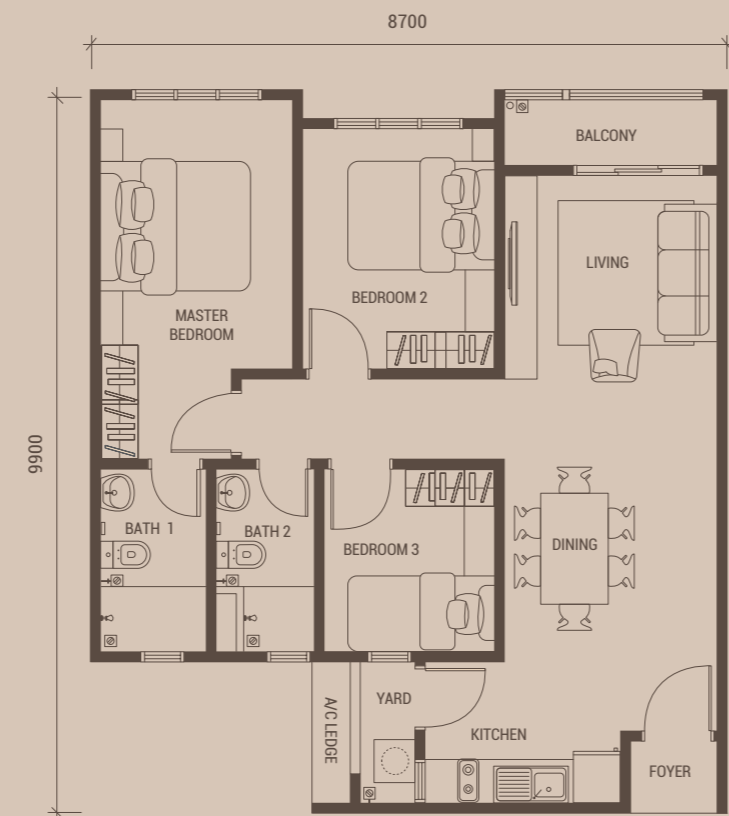
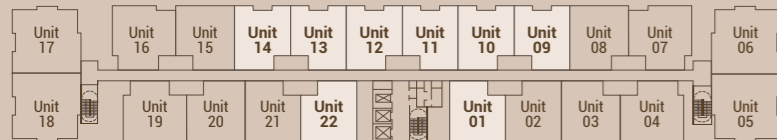
Stylish Living

Choose from a variety of practical and functional layouts meticulously designed to suit diverse needs. Each layout maximises natural light and ventilation, with a balcony that welcomes gentle breezes for refreshing moments.

Type A

835 sq ft

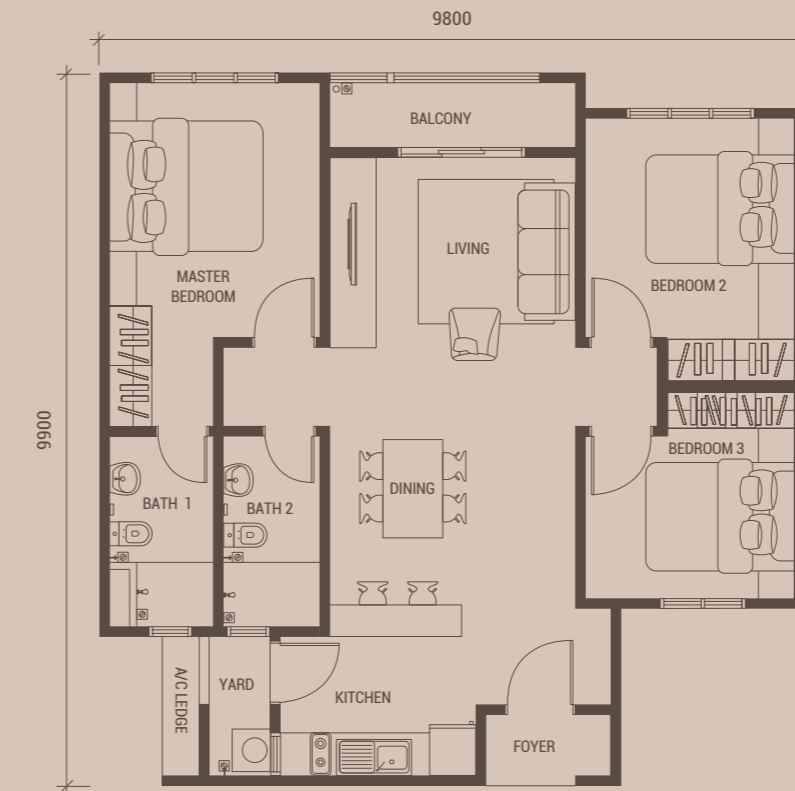
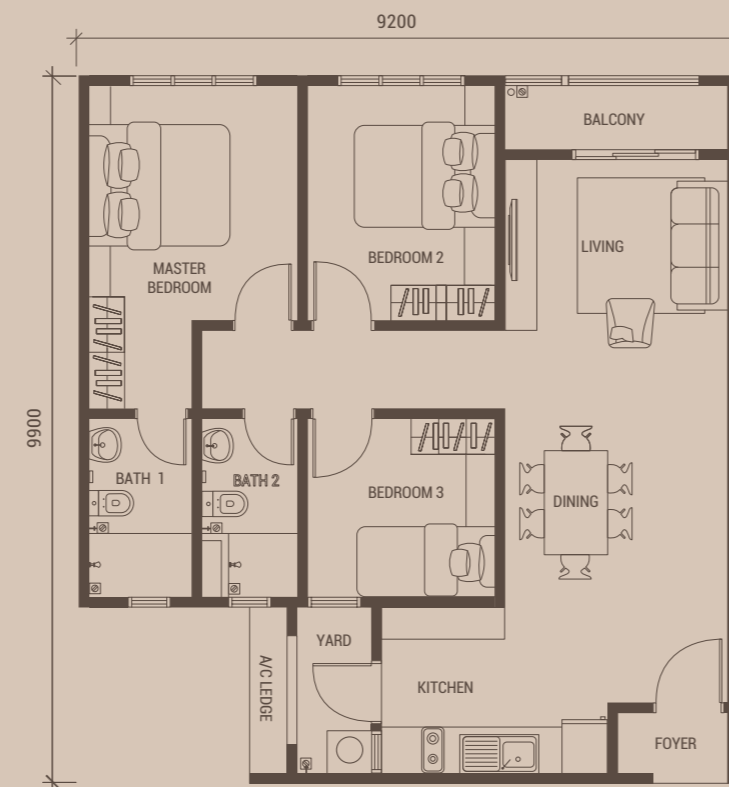
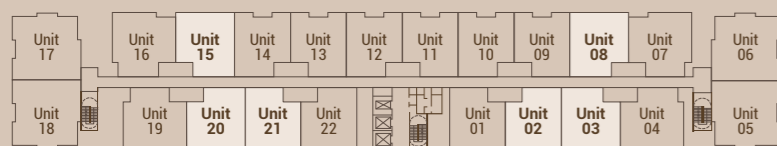
3 Bedrooms 2 Bathrooms 2 Parking Bays



Type B

902 sq ft

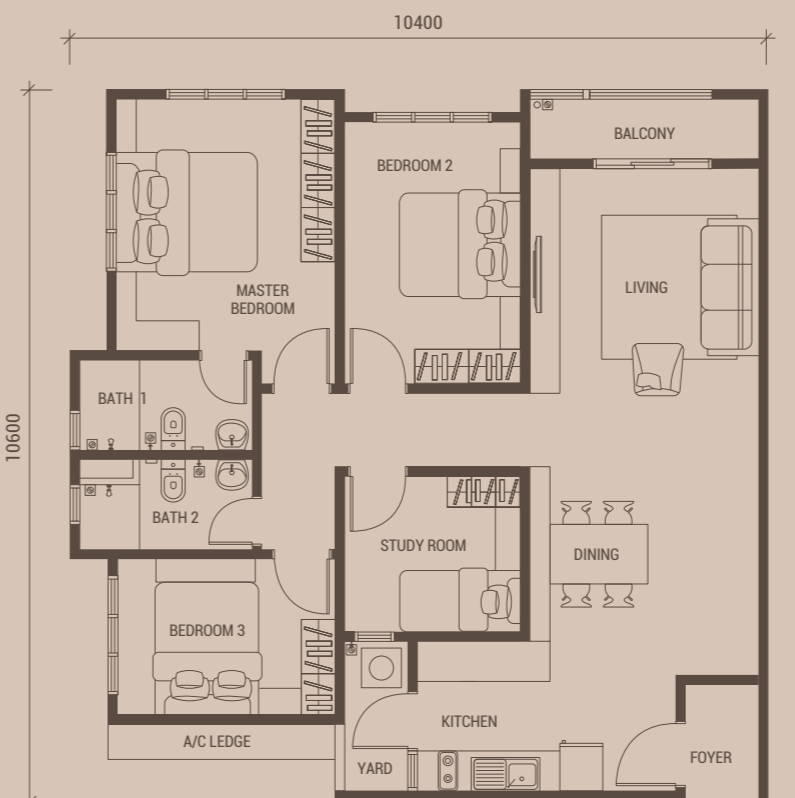
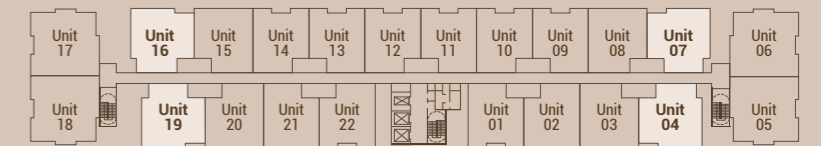
3 Bedrooms 2 Bathrooms 2 Parking Bays



Type C

928 sq ft

3 Bedrooms 2 Bathrooms 2 Parking Bays

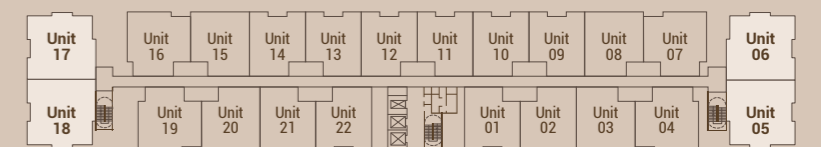


Type D

1,089 sq ft

3 Bedrooms 2 Bathrooms 2 / 3 Parking Bays

1 Study Room



Specifications

Structure	Reinforced concrete			
Roof	Reinforced concrete			
Wall	Brick wall / Reinforced concrete			
Windows	Aluminium frame window			
Doors	Main Entrance	- Fire rated door		
	Bedroom	- Timber flush door with quality lock set		
	Balcony	- Aluminium frame sliding door		
	Other	- Timber flush door with quality lock set		
Floor Finishes	Entrance Foyer	- Tiles		
	Living / Dining	- Tiles		
	Balcony	- Tiles		
	All Bedrooms	- Laminated flooring		
	All Bathrooms	- Tiles		
	Kitchen	- Tiles		
	Yard	- Tiles		
Air Con Ledge	- Cement render			
Wall Finishes	External	- Skim coat / Plaster and paint		
	Living / Dining / Bedroom	- Skim coat / Plaster and paint		
	Balcony	- Skim coat / Plaster and paint		
	Kitchen	- Tiles (where applicable)		
	Bathroom	- Ceiling height tiles		
	A/C Ledge	- Skim coat / Plaster and paint		
	Yard	- Skim coat / Plaster and paint		
Ceiling Finishes	Entrance Foyer	- Skim coat / Plaster where applicable		
	Living / Dining	- Skim coat / Plaster where applicable		
	Balcony	- Skim coat / Plaster where applicable		
	Kitchen (Where applicable)	- Skim coat / Plaster where applicable		
	Bedroom (Where applicable)	- Skim coat / Plaster where applicable		
	Bathroom	- Water resistant board		

Sanitary & Fittings	A	B	C	D	Electrical Installation	A	B	C	D
Water Closet	2	2	2	2	Lighting Point	14	14	14	15
Bidet Tap	2	2	2	2	Ceiling Fan Point	5	5	5	6
Wash Basin with Tap	2	2	2	2	Air Conditioning Point	4	4	4	5
Shower Head	2	2	2	2	13A Switch Socket Outlet	13	13	13	15
Kitchen Sink with Tap	1	1	1	1	Water Heater Point	2	2	2	2
Yard Tap	1	1	1	1	SMATV Point	1	1	1	1
					Fiber Wall Socket	1	1	1	1
					Bell Point	1	1	1	1

Strategically Located, Effortlessly Connected

Located in the thriving hub of Puchong, **JRK Celestia** connects you effortlessly to the city and beyond. This development offers unparalleled accessibility, ensuring that leisure, education and family time are always within reach. With proximity to major highways such as the LDP, MEX, and Bukit Jalil Highway, every journey becomes smoother and more convenient.



Nearby, residents can enjoy a wide array of retail options, including Pavilion Bukit Jalil and IOI Mall Puchong. Renowned educational institutions such as Sunway University, Taylor's University and more are just a short drive away, while lush green spaces like Bukit Jalil Recreational Park offer a serene setting for relaxation and outdoor recreation.



Highways & Connectivity

- Bukit Jalil Highway
- LDP Expressway
- KESAS Expressway
- MEX Highway
- Federal Highway
- New Pantai Expressway



Retail & Shopping

- Pavilion Bukit Jalil
- IOI Mall Puchong
- Sunway Pyramid
- Giant Bandar Kinrara
- Aeon Supermarket IOI Mall Puchong
- Lotus's Puchong



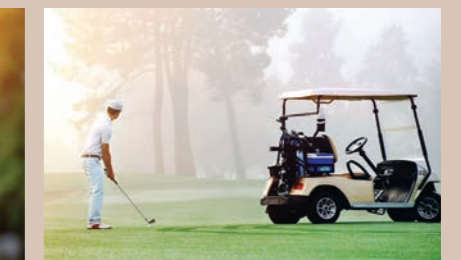
Education Nearby

- SJK(C) Yak Chee
- SMK Bandar Kinrara Seksyen 1 & 4
- Tzu Chi International School
- Sunway University
- Monash University Malaysia
- Taylor's University
- International Medical University (IMU)



Golf & Recreation

- Bukit Jalil Golf & Country Resort
- Bukit Jalil Recreational Park
- Kinrara Golf Club



The Perfect Home,
Tailored for You

