



KENSINGTON GARDENS  
JESSELTON

FREEHOLD BUNGALOW LOTS



# COMMUNITY OF LIKE-MINDED PEOPLE

Our brand rests on the values of community, discretion and luxury. Kensington Gardens invites high achievers to share modern pleasures with people who pursue the same goals in life. Located in one of Penang's most prestigious natural settings, this exclusive development offers people a sanctuary in which to live and craft their dreams.





## OUR VISION

Kensington Gardens presents our desire to offer affluent residents a place to live that uniquely combines the energy of an urban lifestyle with the tranquility of nature. We invite our residents to enjoy a wholesome, natural lifestyle in a safe and secure state-of-the-art environment.



An aerial photograph of a coastal city, likely Georgetown, Penang, Malaysia. The foreground shows a dense urban area with numerous high-rise apartment buildings and commercial structures. The city is situated along a large body of water, with a harbor area visible in the middle ground. In the background, there are rolling hills and mountains under a bright blue sky with large, white, fluffy clouds. The overall scene is vibrant and scenic, suggesting a high-quality living environment.

# INVEST IN THIS GOLDEN OPPORTUNITY

Our splendid proposition gives you the chance to create a state-of-the-art dream home in one of Georgetown's finest residential spots.

Consisting of 69 freehold bungalow lots spread over 26 acres, this prestigious address is just a stone's throw from the affluence and vibrancy of Penang.

This luxury area will enrich your family too. Your investment will gain in value and will be enjoyed by the generations of the future.



# TO SHAPE AND FORM

Residents have the opportunity to live the dream of owning land and building a beautiful home. Each home reflects the unique preferences of our residents and yet blends seamlessly into a lush, natural setting.





# A GIFT FOR GENERATIONS

Designed to fulfill the lifestyle aspirations of today's discerning residents, this opulent land also anticipates the needs of tomorrow. Kensington Gardens will be a beautiful home that your future family members will continue to enjoy for years to come.





A photograph of a man in a light-colored sweater looking upwards with a smile, set against a background of lush green trees and bright sunlight. The image has a soft, warm tone. At the top and bottom of the image, there are decorative geometric patterns consisting of thin, light gray lines forming triangles and squares.

# A PLACE TO SHOWCASE YOUR INDIVIDUALITY, TO CHERISH YOUR TIME

We believe in uniqueness. Kensington Gardens is a sanctuary where self-expression stands at the fore – where we encourage you to just be who you want to be.



# TO CONNECT WITH LIKE-MINDED NEIGHBOURS

At Kensington Gardens we admire success. Our residents aspire and achieve and they celebrate each other's accomplishments.





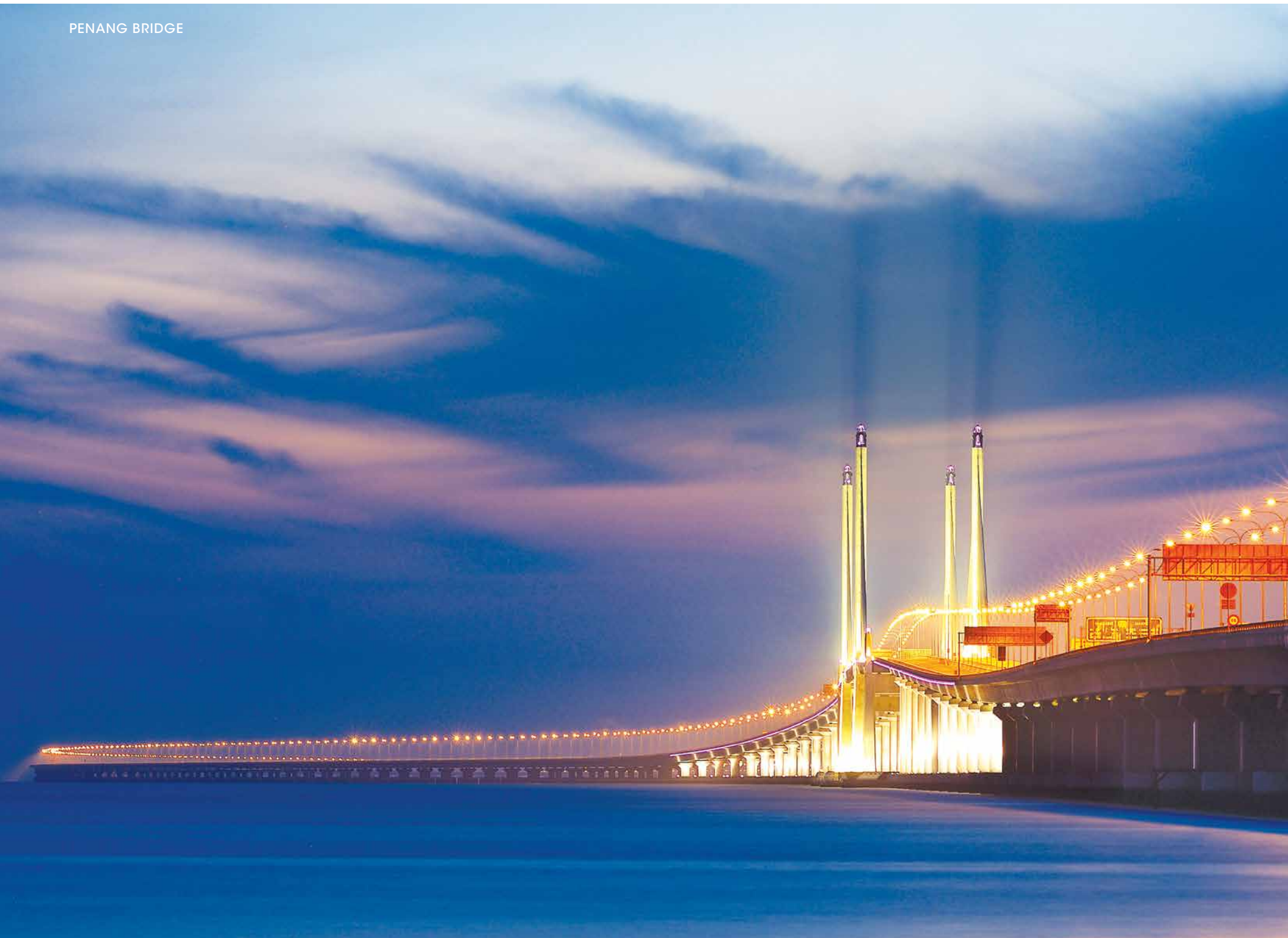
# A HAVEN WITH INSTANT ACCESSIBILITY

Our strategic position puts you in the centre of it all. Dual access points via Jalan Brook and Jalan Batu Gantong conveniently connect the enclave with Penang's many landmarks.

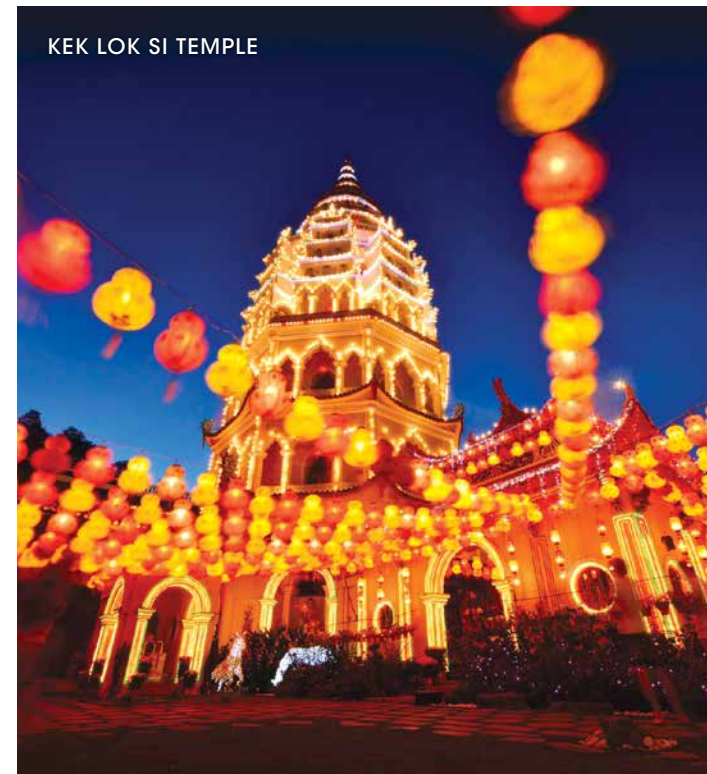
Driveway from Jalan Brook leading  
into Kensington Gardens



PENANG BRIDGE



KEK LOK SI TEMPLE



STREET ART



INTERNATIONAL SCHOOLS



BOTANICAL GARDENS



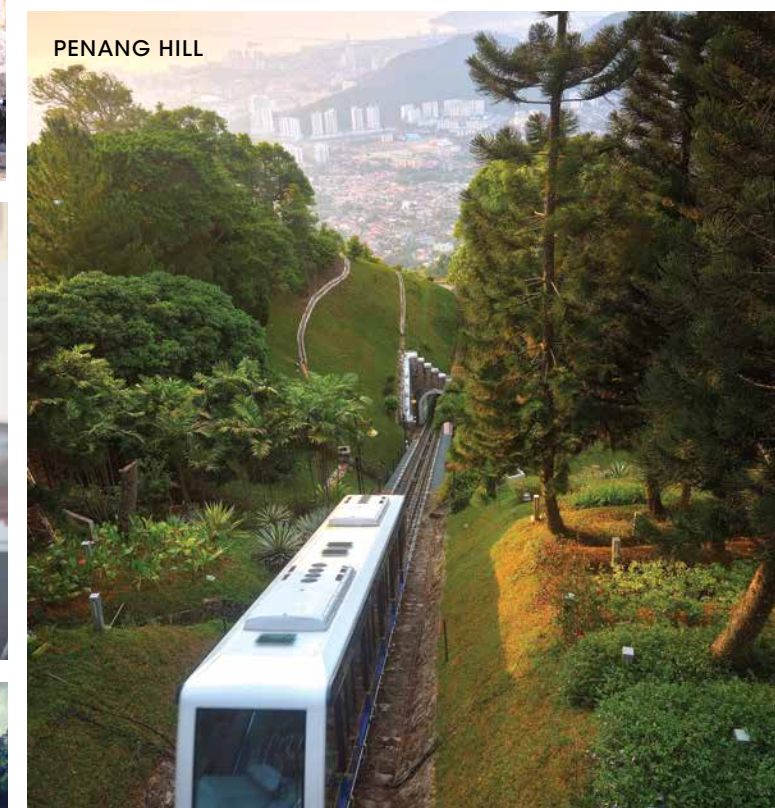
# AMENITIES AND ATTRACTIONS

- Botanical Gardens
- Penang International Airport
- International Schools
- Scenic Golf Courses
- Gurney Drive
- Penang Bridge
- Private Hospitals

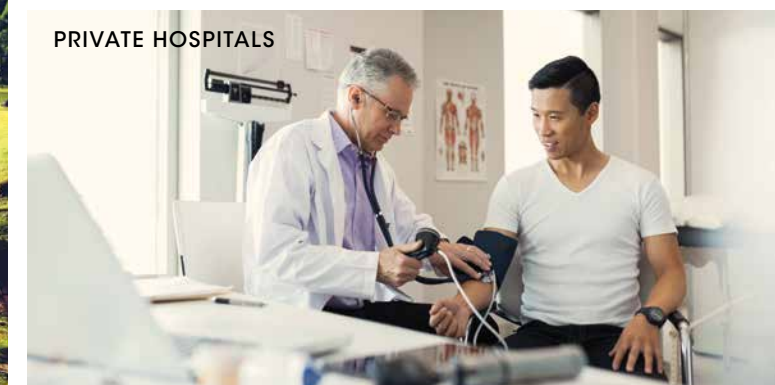
PENANG INTERNATIONAL AIRPORT



PENANG HILL



PRIVATE HOSPITALS



GURNEY DRIVE



BATU FERRINGHI BEACH





# ELEGANCE TO CHERISH

This exclusive location has been the place where affluent members of Penang's society have chosen to establish their homes. Today, they continue to be drawn to this prestigious neighbourhood in the heart of Penang's tranquility and natural serenity.

Lush vistas and pristine forest hillside form the backdrop for Kensington Gardens' allure. Once energised, residents can easily access the hustle and bustle of Penang.

Located along Jalan Scotland and Jalan Utama, this premium development consists of exclusive freehold bungalow lots for you to create a home according to your own personal preferences.





# EXPERIENCE THE DIFFERENCE

Located at the epicentre of Penang Island, Kensington Gardens consists of freehold bungalow lots which are guarded and surrounded by nature-inspired features for complete wholesome living.

## Guarded for Security, Borderless for Freedom

- Guard Post
- CCTV Cameras
- Anti-climb perimeter fencing

## Infrastructure Ready for Connection within the Plot Boundary

- 40 feet & 50 feet wide internal road
- Street Lights
- Underground in-coming power cables
- Underground telecommunication cables and fiber-to-the-home (FTTH)



# A WHOLESOME AND HEALTHY LIFESTYLE

We have preserved and enhanced the development's natural advantage to ensure all residents have the chance to pursue a wholesome lifestyle. Landscape features with themes such as the Terrace, Ridge, Turf and Lakeside create beautifully crafted spaces for rest and relaxation.

### Terrace

The place to come for recreation with all the family. A network of secret woodland pathways and a children's fun park offer perfect pursuits for a wholesome day outdoors.

### Ridge

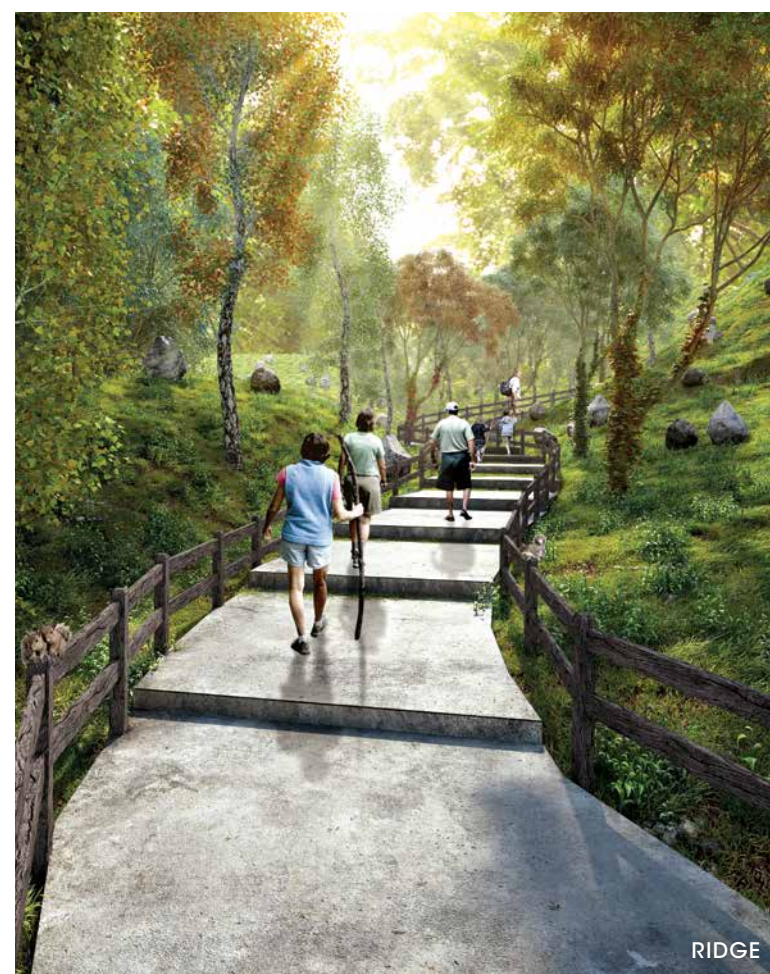
A mountainous space invites you to physically challenge yourself and your family on an exhilarating adventure trail set in the heart of pristine forestry. The views are quite breathtaking.

### Turf

Immaculately crafted green communal areas are the ideal venue for meeting family and friends or keeping fit with a gentle walk or cycle ride together.

### Lakeside

Unwind at the water's edge of a beautifully crafted wetland sanctuary. Residents will love getting to know the diverse natural treasures that can be found in these ponds.







KENSINGTON GARDENS  
JESSELTON

PROJECT FACT SHEET

DEVELOPER

**BERJAYA LAND DEVELOPMENT SDN BHD**  
(A wholly owned subsidiary of Berjaya Land Berhad)

PROJECT NAME

**KENSINGTON GARDENS**



Size of Scheme  
**26 ACRES**



Land Tenure  
**FREEHOLD**



Terrace, Ridge, Lakeside & Turf  
**4 THEMED PARKS**



Location  
**GEORGETOWN, PENANG**



Lot Size  
**5,995 SF - 9,634 SF**  
(AVERAGE 6,903 SF)



Type of Property  
**BUNGALOW LOTS**

SITE  
PLAN



Lot No.	Land Area (sf.)	Lot No.	Land Area (sf.)	Lot No.	Land Area (sf.)	Lot No.	Land Area (sf.)
71	7,180	89	7,998	106	6,006	123	9,235
72	7,492	90	6,006	107	6,717	124	8,643
73	6,006	91	6,803	108	6,910	125	8,407
74	6,308	92	7,470	109	6,146	126	6,340
75	6,770	93	6,448	110	6,727	127	9,634
76	6,006	94	6,878	111	6,480	128	6,006
77	6,006	95	6,448	112	7,050	129	6,006
78	8,105	96	6,792	113	6,329	130	5,995
79	8,450	97	6,889	114	6,770	131	6,006
80	6,006	98	6,900	115	6,814	138	7,341
81	6,006	99	6,889	116	7,007	139	6,006
82	6,329	100	6,566	117	6,620	140	6,006
83	7,050	101	7,502	118	6,265	141	7,502
84	7,524	102	7,104	119	6,814	142	7,438
85	6,006	103	6,006	120	6,781	143	6,006
86	6,006	104	7,287	121	6,372	144	6,006
87	8,320	105	7,287	122	7,976	145	7,599
88	9,526						



# COME AND BE PART OF OUR EXCLUSIVE COMMUNITY

Kensington Gardens brings you the chance to live discreetly in the company of high-end residents who celebrate natural beauty and leading-edge luxury. We invite you to come and join our privileged circle.







Developer:

**BERJAYA LAND DEVELOPMENT SDN BHD** (37019-X)

A wholly owned subsidiary of Berjaya Land Berhad (201765-A)

**[www.berjayaproperties.com](http://www.berjayaproperties.com)**

**Berjaya Property Gallery:**

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