



PERMATA
GEMMA

LANDED **FREEHOLD** SEMI-D & BUNGALOW

Shaping Legacies Through Growth

At Permata Gemma, homes are designed for multi-generational living, seamlessly blending modern functionality with natural elegance. Nestled in the serene highlands of Gombak, this exclusive enclave offers thoughtfully curated residences where private and shared spaces adapt to every stage of life.



PRIME ADDRESS

Freehold Semi-D & Bungalows in Gombak



GENEROUS BUILT-UP

Built-ups up to 4,923 sq.ft.
Land sizes up to 8,460 sq.ft.



PRIVATE COMFORTS

6-7 ensuite bedrooms for flexible, family-oriented living



OPEN LAYOUT DESIGN

Dry and wet kitchens flow seamlessly for functional, flexible living



BRIGHT & AIRY INTERIORS

High ceilings for enhanced natural light and ventilation



NATURE-INSPIRED LIVING

Private gardens and balconies that embrace indoor-outdoor flow



REFINED TOUCHES

Walk-in wardrobes, bathtubs & rain showers in master suites*



FUTURE-READY FEATURES

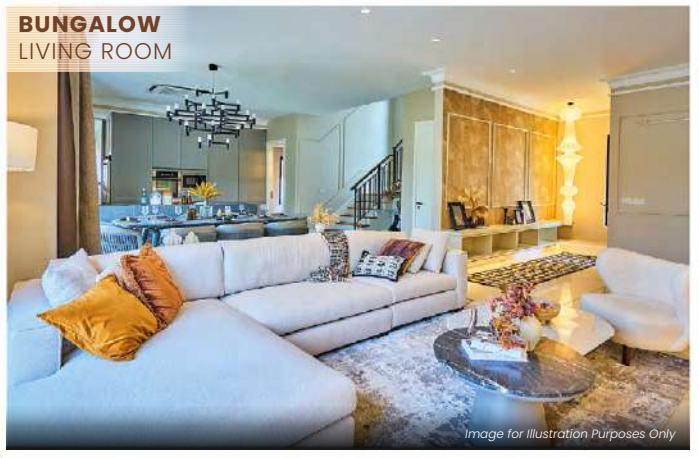
Upgrade-friendly designs with smart, modern provisions

*Applicable to selected units.

SEMI-D
LIVING ROOM



BUNGALOW
LIVING ROOM



A Master Plan Rooted in Growth

As an integral part of Permata Heights, Permata Gemma is crafted for modern living while preserving privacy and tranquility. Thoughtfully planned for a sustainable and well-connected lifestyle, it offers a secure and harmonious environment close to urban conveniences.

- Exclusive low-density enclave within Permata Heights
- 18KM driving distance from KL City Centre
- Guarded community with single-access for enhanced safety
- 66-ft-wide internal roads for smooth accessibility

- | | |
|----------------------|-----------------------|
| TYPE B1 | TYPE B3 |
| TYPE B1 Show Unit | TYPE SD1 |
| TYPE B1 Mock-up Unit | TYPE SD1 Show Unit |
| TYPE B2 | TYPE SD1 Mock-up Unit |
| TYPE B2 Mock-up Unit | |





ENTRANCE STATEMENT

Artist's Impression Only

BUNGALOW
WALK-IN WARDROBE IN MASTER BEDROOM



Image for Illustration Purposes Only

SEMI-D
COURTYARD

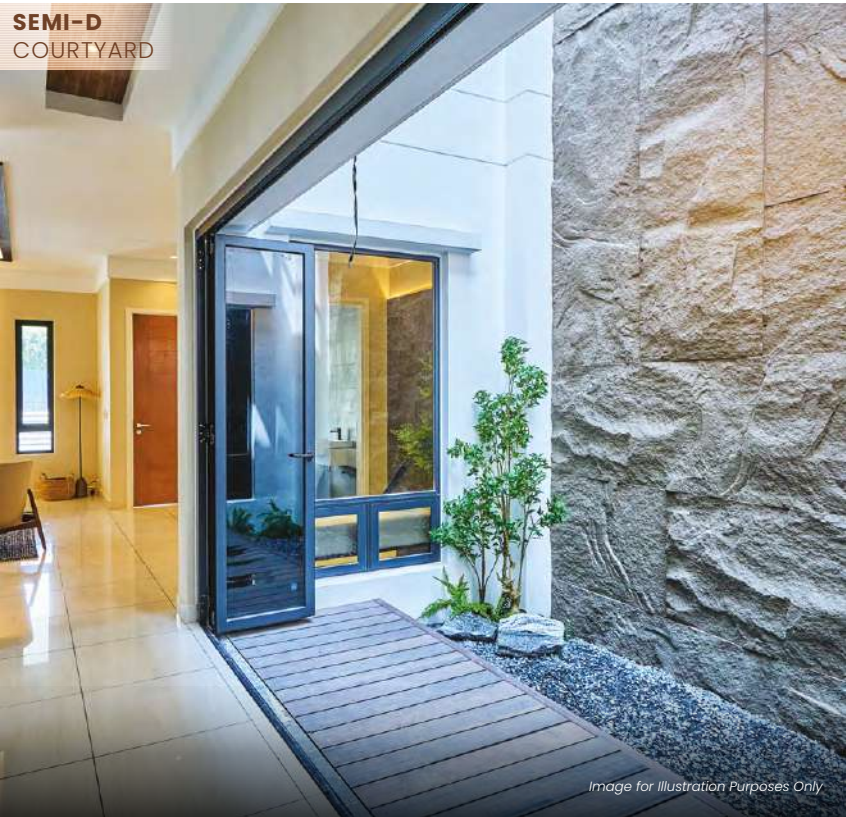


Image for Illustration Purposes Only

A Home Designed to Grow with You

Every home at Permata Gemma is thoughtfully designed with comfort, functionality, and future-ready features in mind. With spacious, light-filled interiors, modern enhancements, and sustainable elements seamlessly integrated, these residences offer the perfect balance of style, efficiency, and long-term value—creating a home that evolves with you.



STAR FEATURES

- A** Open Terrace for Guest Bedroom (Except Type SD1)
- B** Folding Aluminium Glass Door
- C** Master Bedroom(s) with Spacious Bathrooms and Walk-in Wardrobe
- D** Designated Area with Air-cond Points and Piping Ready
- E** Large Windows and High Ceilings

UPGRADED FEATURES

- F** Auto-gate Point
- G** Water Filter Compartment
- H** Extended Car Porch Roof
- I** Additional Powder Room (Except Type B3)
- J** Provision For Future Home Lift Installation (Except Type B3)
- K** Dry Kitchen and Wet Kitchen with 2 Basins and 2 Fridge Points
- L** Storage Water Heater for All Bathrooms (Except Maid's Bath)
- M** Four Water Tanks
- N** Water Booster Pump System

GREEN FEATURES

- O** EV Car Park Provision
- P** Solar Panel Connection Point

TYPE B1

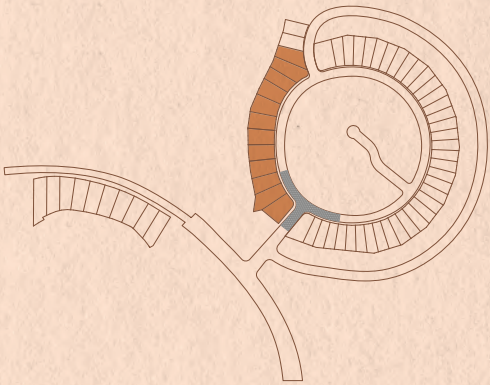
3-STOREY BUNGALOW

6+1 Bedrooms 6+1 Baths

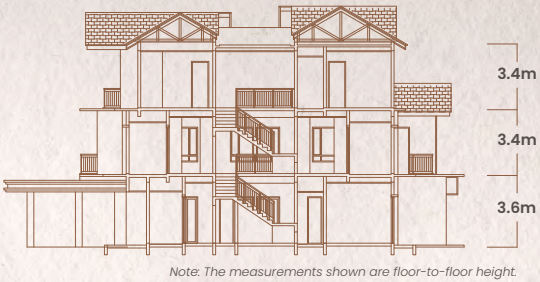
BUILT-UP
4,544 – 4,819 sf

LAND AREA
5,543 – 7,180 sf

TOTAL
12 units



- | | | |
|--------------------|----------------------|----------------------|
| 01 Living Room | 09 Guest Bedroom | 17 Master Bathroom 2 |
| 02 Powder Room | 10 Guest Bathroom | 18 Bedroom 1 |
| 03 Store | 11 Master Bedroom 1 | 19 Bathroom 1 |
| 04 Dining Area | 12 Master Bathroom 1 | 20 Bedroom 2 |
| 05 Dry Kitchen | 13 Walk-in Wardrobe | 21 Bathroom 2 |
| 06 Wet Kitchen | 14 Study Area | 22 Bedroom 3 |
| 07 Maid's Room | 15 Walk-in Wardrobe | 23 Bathroom 3 |
| 08 Maid's Bathroom | 16 Master Bedroom 2 | 24 Family Area |



Disclaimer: The land size of each unit varies and is subject to modifications and substitutions as may be required by the relevant authorities.



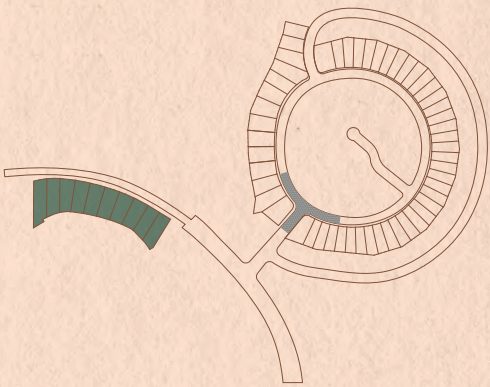
TYPE B2

3-STOREY BUNGALOW

6+1 Bedrooms 6+1 Baths

BUILT-UP 4,832 - 4,923 sf LAND AREA 5,920 - 8,460 sf

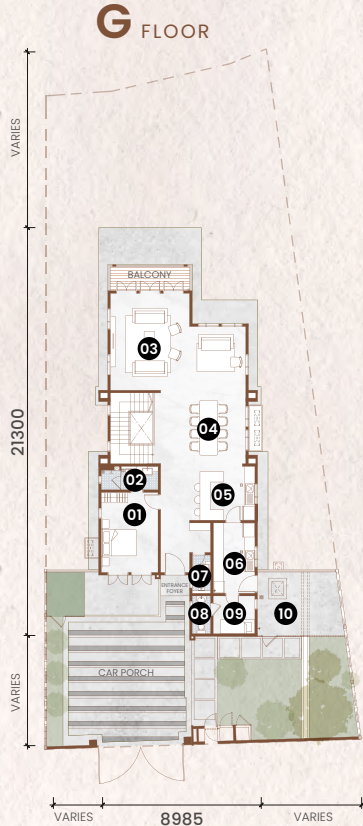
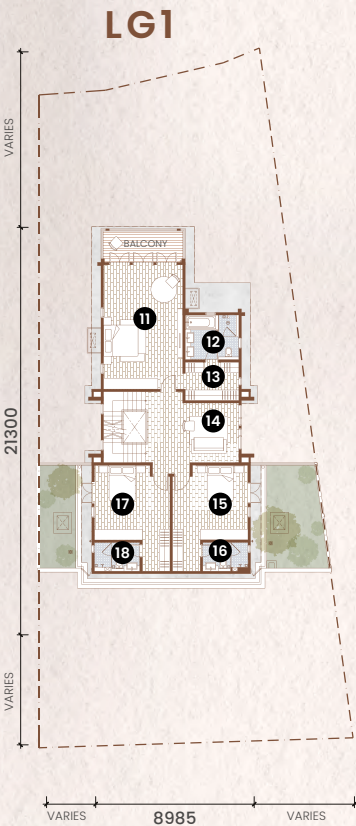
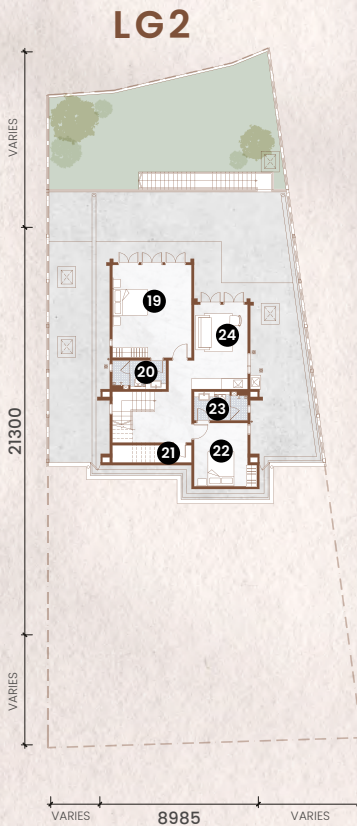
TOTAL 10 units



- | | | |
|--------------------|---------------------|----------------|
| 01 Guest Bedroom | 09 Maid's Room | 17 Bedroom 2 |
| 02 Guest Bathroom | 10 Drying Yard | 18 Bathroom 2 |
| 03 Living Room | 11 Master Bedroom | 19 Bedroom 3 |
| 04 Dining Area | 12 Master Bathroom | 20 Bathroom 3 |
| 05 Dry Kitchen | 13 Walk-in Wardrobe | 21 Store |
| 06 Wet Kitchen | 14 Family Area | 22 Bedroom 4 |
| 07 Powder Room | 15 Bedroom 1 | 23 Bathroom 4 |
| 08 Maid's Bathroom | 16 Bathroom 1 | 24 Family Area |



Note: The measurements shown are floor-to-floor height.



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Artist's Impression Only

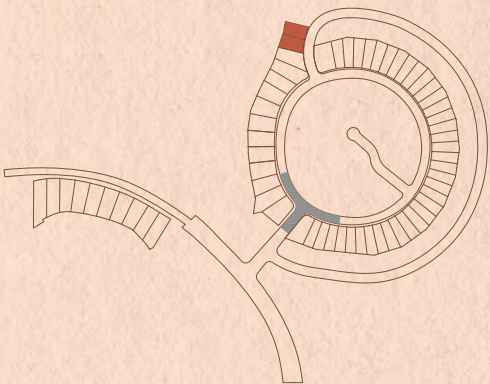
TYPE B3

3-STOREY BUNGALOW

6+1 Bedrooms 6+1 Baths

BUILT-UP 4,152 - 4,166 sf LAND AREA 4,467 - 4,725 sf

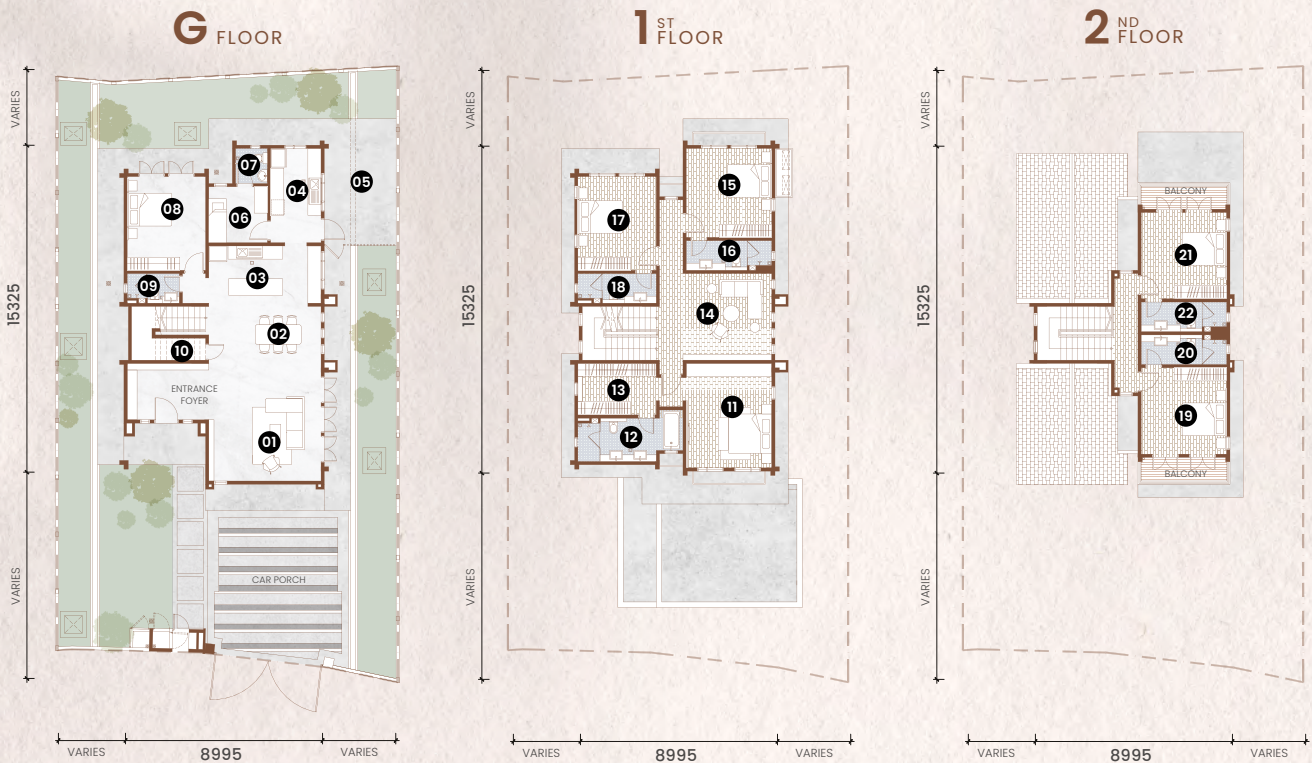
TOTAL 2 units



- | | | |
|--------------------|---------------------|---------------|
| 01 Living Room | 09 Guest Bathroom | 17 Bedroom 2 |
| 02 Dining Area | 10 Store | 18 Bathroom 2 |
| 03 Dry Kitchen | 11 Master Bedroom | 19 Bedroom 3 |
| 04 Wet Kitchen | 12 Master Bathroom | 20 Bathroom 3 |
| 05 Drying Yard | 13 Walk-in Wardrobe | 21 Bedroom 4 |
| 06 Maid's Room | 14 Family Area | 22 Bathroom 4 |
| 07 Maid's Bathroom | 15 Bedroom 1 | |
| 08 Guest Bedroom | 16 Bathroom 1 | |



Note: The measurements shown are floor-to-floor height.



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Artist's Impression Only

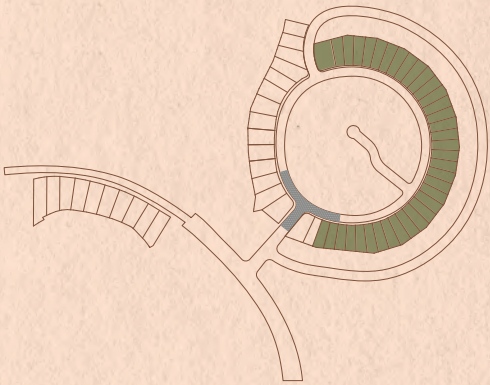
TYPE SD1

3-STOREY SEMI-D

5+1 Bedrooms 5+1 Baths

BUILT-UP 3,898 - 4,058 sf LAND AREA 3,627 - 7,793 sf

TOTAL 36 units



- 01 Living Room

02 Powder Room

03 Store

04 Dining Area

05 Dry Kitchen

06 Wet Kitchen

07 Maid's Room

08 Maid's Bathroom
- 09 Drying Yard

10 Guest Bedroom

11 Guest Bathroom

12 Master Bedroom

13 Master Bathroom

14 Walk-in Wardrobe

15 Family Area

16 Bedroom 1
- 17 Bathroom 1

18 Bedroom 2

19 Bathroom 2

20 Walk-in Wardrobe

21 Bedroom 3

22 Bathroom 3

23 Walk-in Wardrobe



Note: The measurements shown are floor-to-floor height.



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Artist's Impression Only

SPECIFICATION

TYPE	B1	B2	B3	SD1
STRUCTURE	Reinforced Concrete			
WALL	Reinforced Concrete Wall / Brick Wall			
ROOFING COVERING	Concrete Roof Tiles / Concrete Flat Roof			
ROOF FRAMING	Reinforced Concrete / Metal Frame			
CEILING	Skim Coat / Plaster Ceiling			
WINDOWS	Aluminium Framed Window			
DOORS				
Main Entrance	Solid Timber Door			
Others	Timber Flush Door / Aluminium Flush Door / Aluminium Framed Glass Door			
IRONMONGERY				
Main Entrance	Quality Digital Lockset			
Others	Quality Locksets			
WALL FINISHES				
Wet Kitchen	Quality Tiles Up to Ceiling Height			
Bathrooms	Quality Tiles Up to Ceiling Height			
Powder Room	Quality Tiles Up to Ceiling Height			
Others	Plaster / Skim Coat & Paint			
FLOOR FINISHES				
Driveway & Car Porch	Concrete with Broomsweep Finish			
Entrance, Terrace & Balcony	Quality Tiles			
Foyer, Living, Dining, Dry & Wet Kitchen	Quality Tiles			
Guest Bedroom	Timber Flooring			
Staircase	Timber Flooring / Quality Tiles			
Family Area / Study Area	Timber Flooring			
Master Bedroom	Timber Flooring / Quality Tiles			
Other Bedrooms	Quality Tiles			
Bathrooms	Quality Tiles			
Store	Quality Tiles			
Powder Room	Quality Tiles			

TYPE	B1	B2	B3	SD1
SANITARY INSTALLATION				
Wash Basin	10	9	8	8
Shower	7	7	7	6
Long Bath	1	1	1	1
Water Closet	8	8	7	7
Kitchen Sink	2	4	2	2
ELECTRICAL INSTALLATION				
Ceiling Light Point	66	62	59	50
Wall Light Point	8	9	9	7
Gate Light Point	2	2	2	2
Fan Point	11	11	10	8
AC Point	10	10	9	8
Power Point	51	55	48	46
Autogate Point	1	1	1	1
Water Heater Point	7	7	7	6
Water Heater	6	6	6	5
Kitchen Hob Point (15A)	1	1	1	1
Kitchen Hood Point	1	1	1	1
Data Point	1	1	1	1
Telephone Point	3	3	3	3
SMATV Point	1	1	1	1
Door Bell Point	1	1	1	1
EV Charging Provision Point	1	1	1	1
Lift Provision Point (20A)	1	1	-	1
Solar Panel Connection Point (4 x 1C 6mm ² Cable)	1	1	1	1
Water Booster Pump	1	1	1	1
INTERNAL TELECOMMUNICATION TRUNKING AND CABLING	Fibre Cable Terminate at Fibre Wall Socket			
FENCING	Brick Wall / Low Brick Wall with Concrete Ventilation Block to Approximately 1.5m High Hot-dipped Galvanized Metal Fencing to Approximately 1.5m High (Type B2 Only)			
TURFING	Grass within Lot Boundary			

Disclaimer: Information and specification contained herein are subject to change, variations, modifications and substitution as may be required by the Developer's Architect and/or relevant approving authorities.



CREATING
PERFECTION
THROUGH
INNOVATION

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3°15'43.3"N 101°42'01.6"E



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Developer's License No.: 30965/02-2030/0021(N) **Validity Period:** 12/02/2025 - 11/02/2030 **Sales & Advertising Permit No.:** 30965-1/11-2027/0944(N)-(L) **Validity Period:** 11/11/2025 - 10/11/2027 **Developer:** CPI Asset Sdn. Bhd. **Address:** B01A-08, Level 8, Menara 2, No. 3, Jalan Bangsar, KL Eco City, 59200, Kuala Lumpur **Tel No.:** 010-700 7700 **Tenure of Land:** Freehold **Restriction in Interest:** Nil **Land Encumbrance:** Ambank (M) Berhad **Name of Local Authority:** Majlis Perbandaran Selayang **Building Plan Approval No.:** (BIL-19) DLM.MPS 3/2-1371/1865 **Expected Date of Completion:** October 2027 **Total Units:** 60 units (Type B1: 12 units, Type B2: 10 units, Type B3: 2 units, Type SDI: 36 units) **Type:** Bungalow: Type B1 (4544sf - 4819sf): RM 2,411,230 (min.) - RM 3,106,180 (max.), Type B2 (4832sf - 4923sf): RM 2,613,960 (min.) - RM 3,063,820 (max.), Type B3 (4152sf - 4166sf): RM 2,195,310 (min.) - RM 2,233,580 (max) Semi-D (3898sf - 4058sf): RM 1,955,190 (min.) - RM 2,604,320 (max) **Bumiputera Discount:** 10% **IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJU DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY**

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