



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

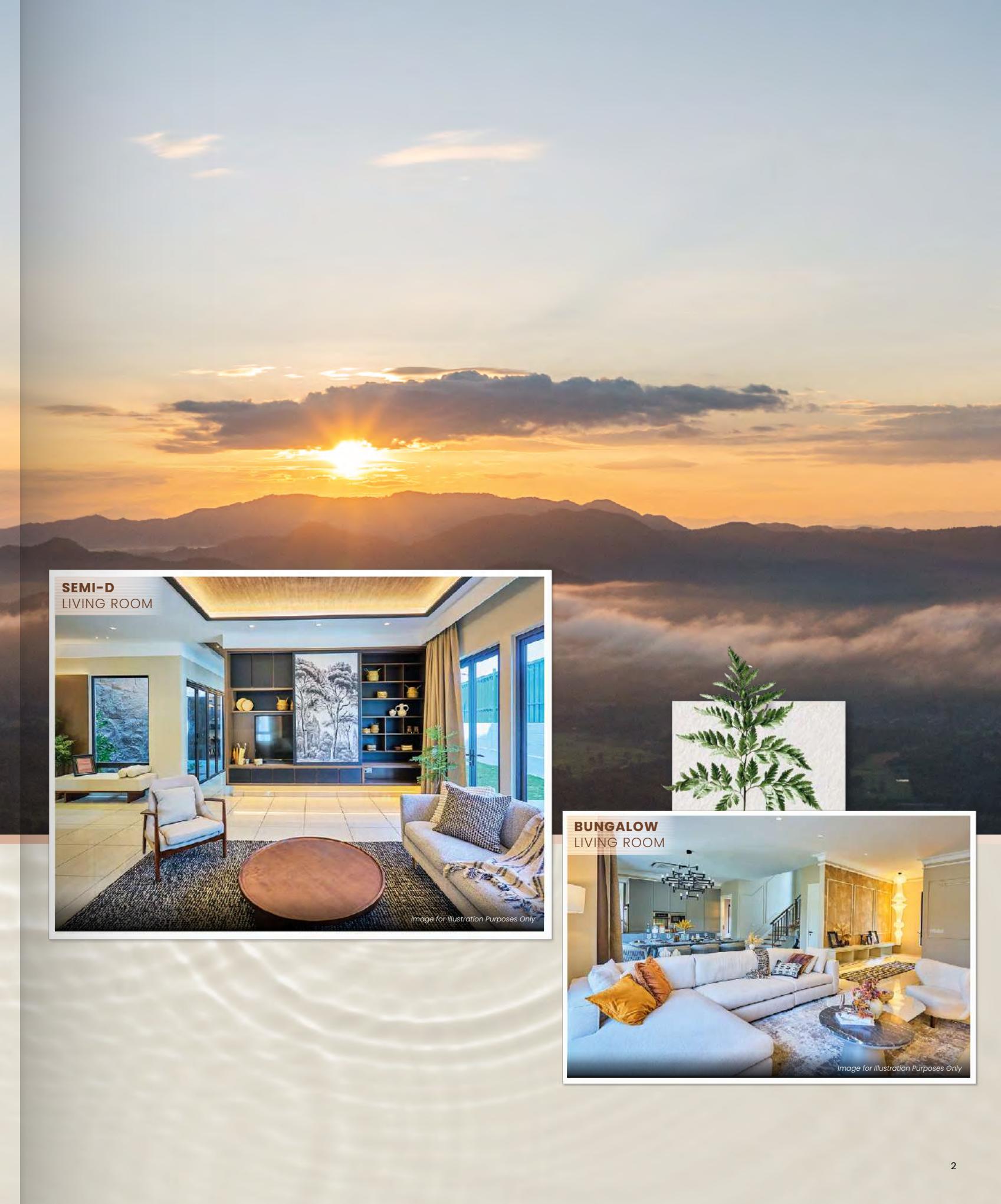
Walk-in wardrobes, bathtubs & rain showers in master suites*



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

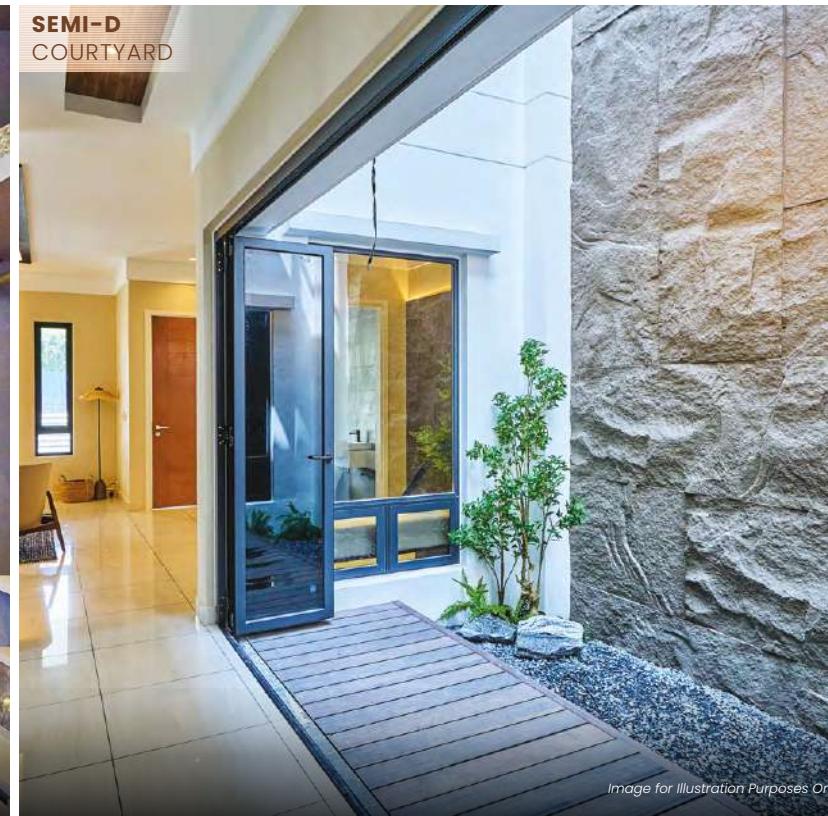




ENTRANCE STATEMENT



BUNGALOW
WALK-IN WARDROBE IN MASTER BEDROOM



SEMI-D
COURTYARD

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)

GREEN FEATURES

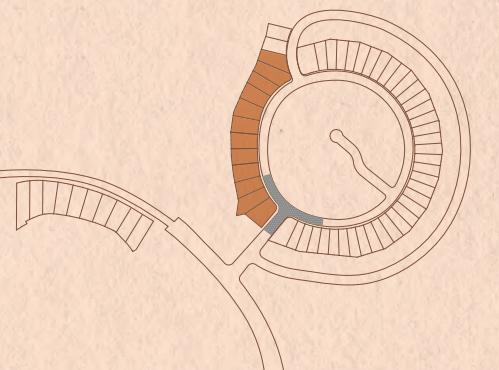
- O** EV Car Park Provision
- P** Solar Panel Connection Point

- M** Four Water Tanks
- N** Water Booster Pump System

TYPE B1

3-STOREY BUNGALOW

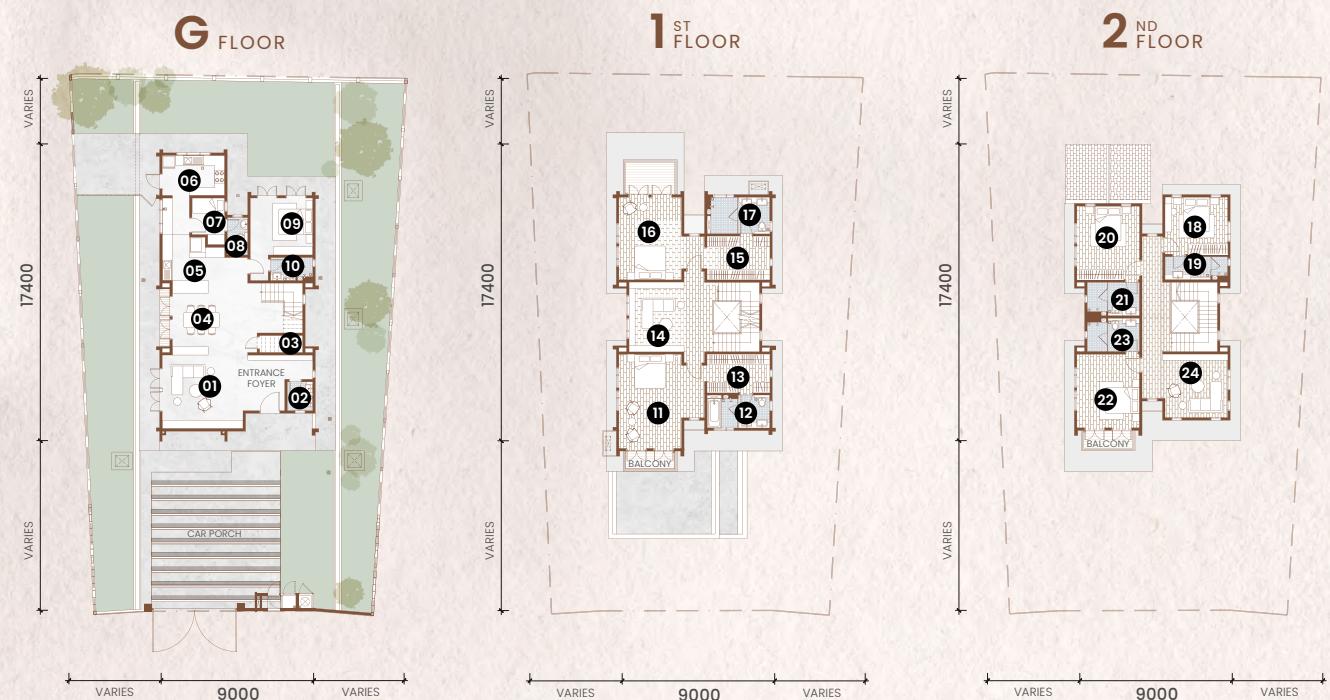
| | |
|--|---|
|  6+1 Bedrooms |  6+1 Baths |
| BUILT-UP 4,544 - 4,819 sf | LAND AREA 5,543 - 7,180 sf |
| TOTAL 12 units | |



| | | |
|--------------------|----------------------|----------------------|
| 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 |



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



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

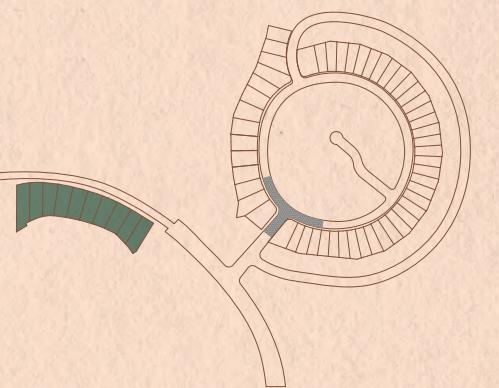


Artist's Impression Only

TYPE B2

3-STOREY BUNGALOW

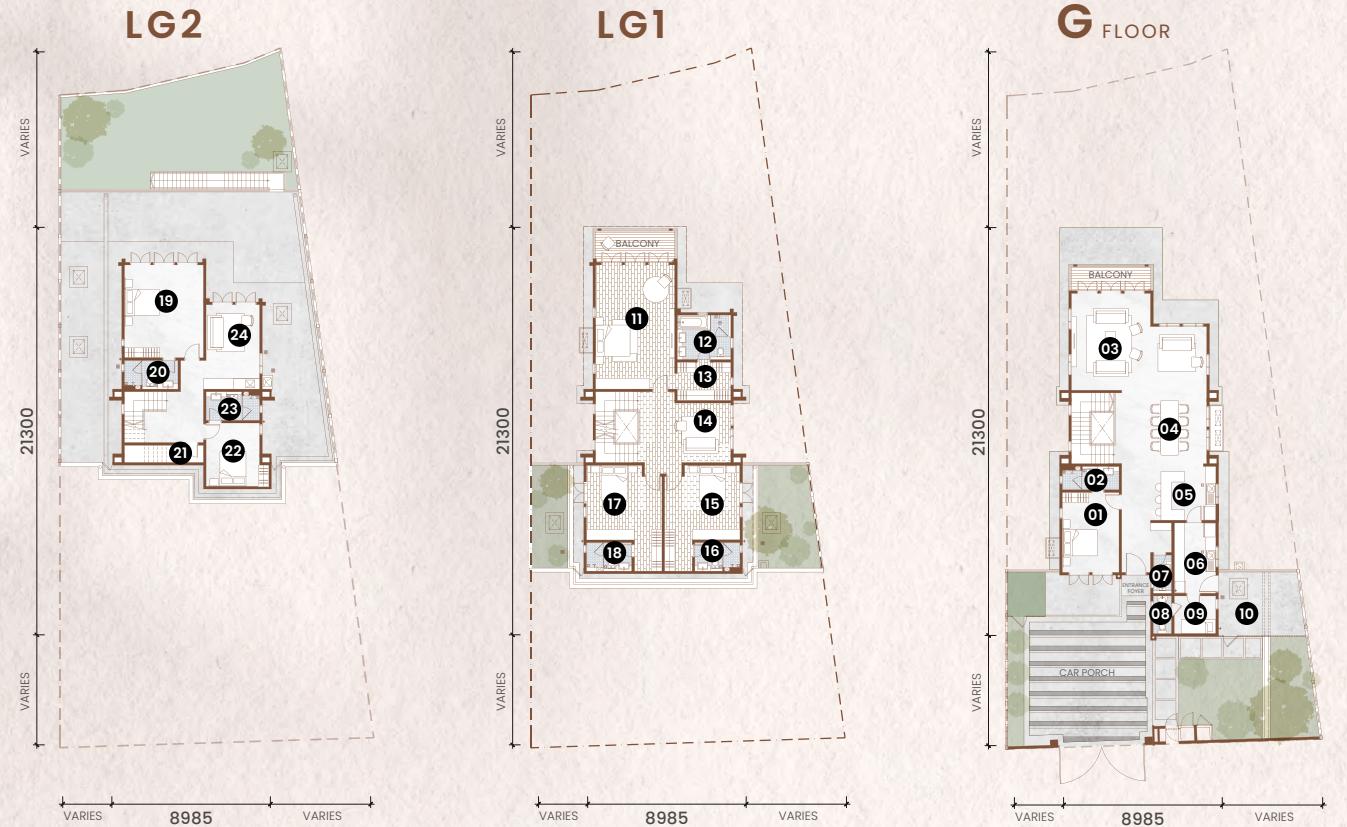
| | | | |
|-----------------|------------------|------------------|------------------|
| | 6+1 Bedrooms | | 6+1 Baths |
| BUILT-UP | 4,832 - 4,923 sf | LAND AREA | 5,920 - 8,460 sf |
| TOTAL | 10 units | | |



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



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



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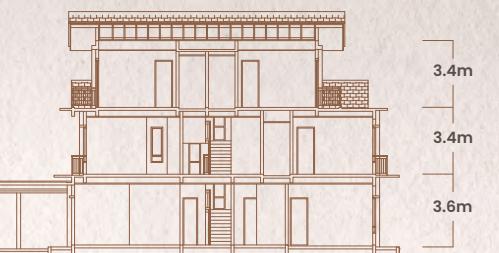
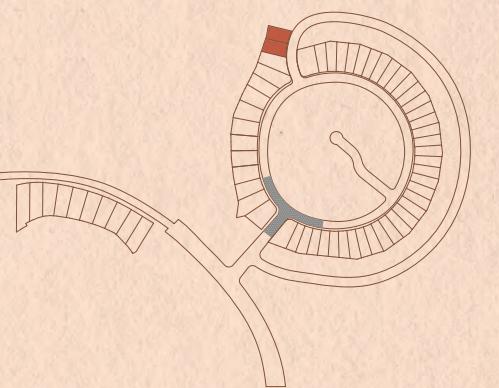


Artist's Impression Only

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 | | |



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

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

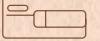


Disclaimer: The land size of each unit varies and is subject to modifications and substitutions as may be required by the relevant authorities.

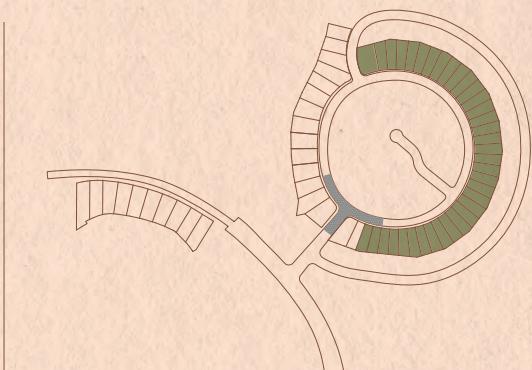


TYPE SD1

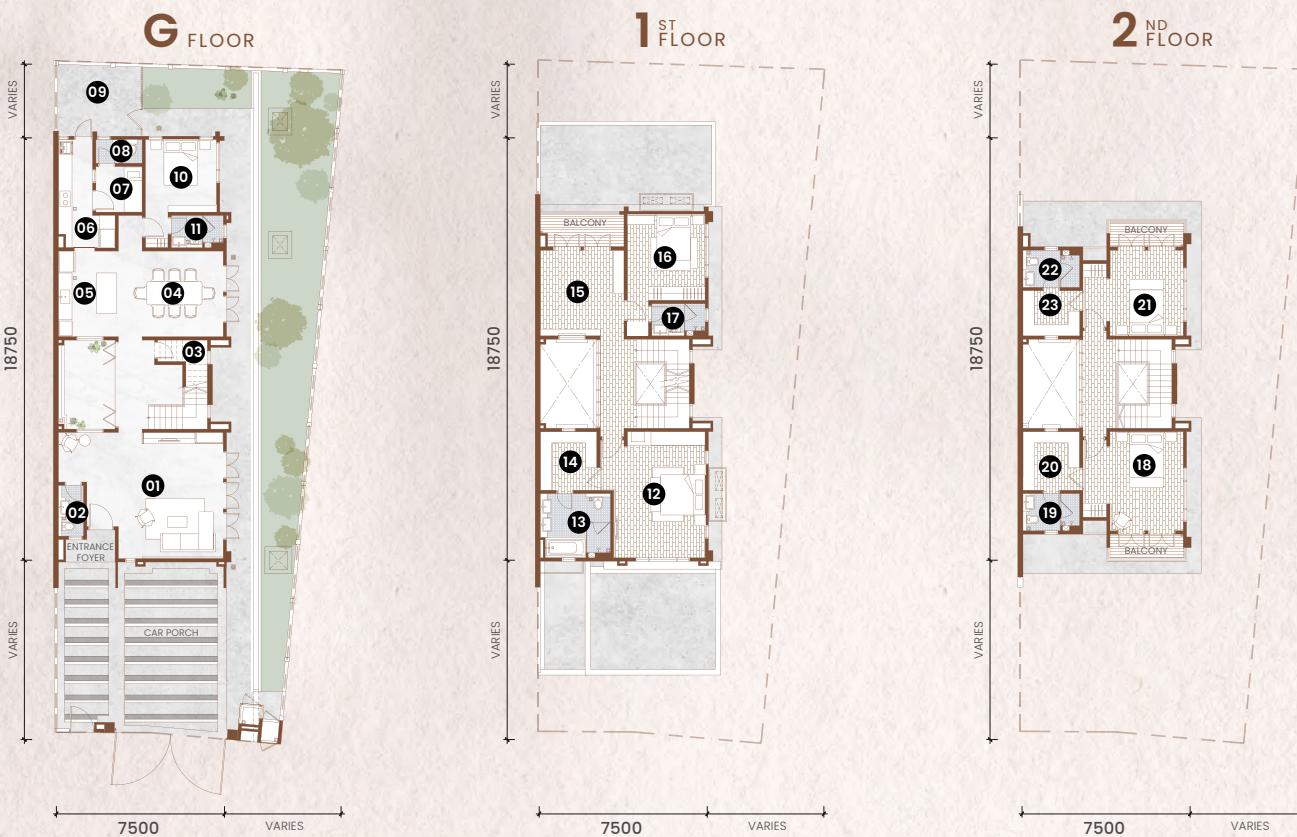
3-STOREY SEMI-D

| | |
|--|---|
|  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 | 09 Drying Yard |
| 02 Powder Room | 10 Guest Bedroom |
| 03 Store | 11 Guest Bathroom |
| 04 Dining Area | 12 Master Bedroom |
| 05 Dry Kitchen | 13 Master Bathroom |
| 06 Wet Kitchen | 14 Walk-in Wardrobe |
| 07 Maid's Room | 15 Family Area |
| 08 Maid's Bathroom | 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.



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



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 | Solid Timber Door Others | Timber Flush Door / Aluminium Flush Door / Aluminium Framed Glass Door | | |
| IRONMONGERY | Quality Digital Lockset Others | Quality Locksets | | |
| WALL FINISHES | Wet Kitchen Bathrooms Powder Room Others | Quality Tiles Up to Ceiling Height Quality Tiles Up to Ceiling Height Quality Tiles Up to Ceiling Height Plaster / Skim Coat & Paint | | |
| FLOOR FINISHES | Driveway & Car Porch Entrance, Terrace & Balcony Foyer, Living, Dining, Dry & Wet Kitchen Guest Bedroom Staircase Family Area / Study Area Master Bedroom Other Bedrooms Bathrooms Store Powder Room | Concrete with Broomsweep Finish Quality Tiles Quality Tiles Quality Tiles Timber Flooring Timber Flooring / Quality Tiles Timber Flooring Timber Flooring / Quality Tiles Quality Tiles Quality Tiles 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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Developer's License No.: 30965-02-2020/0021(N) Validity Period: 12/02/2025 - 11/02/2027 Sales & Advertising Permit No.: 30965-11-2027/0044(N)-1 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 Selangor Building Plan Approval No.: (BIL)19 DLM.MPS 3/2-137/1865 Expected Date of Completion: October 2027 Total Units: 60 units (Type B1:12 units, Type B2:10 units, Type B3:2 units, Type SD:36 units) Type: Bungalow, Type B1 (454sf - 481sf), RM 2,41,230 (min.) - RM 3,106,180 (max), Type B2 (483sf - 492sf), RM 2,613,960 (min.) - RM 3,063,820 (max), Type B3 (415sf - 416sf), RM 2,195,310 (min.) - RM 2,233,580 (max) Semi-D (389sf - 405sf), RM 1,955,190 (min.) - RM 2,604,320 (max) Bumiputeri 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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PERMATA GEMMA SALES GALLERY @ GOMBAK

No. 2, Jalan BP13, Taman Bukit Permata, 68100 Batu Caves, Selangor
3°15'43.3"N 101°42'01.6"E

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