

PARAMOUNT
EMBUN
HILLS™

BUKIT MERTA JAM

A Sustainable Township For Life

GREEN LIVING BY THE HILLS

Admired by many, but reserved for discerning home buyers, Paramount Embun Hills offers a greener lifestyle. Nestled beside a lush rainforest reserve, this private sanctuary is a sustainable township for life in Bukit Mertajam. Rise each day to the refreshing morning dew and soothing rhythm of nature. Here, well-appointed residences blend sustainable features with spaces that are thoughtfully crafted for intergenerational living. Discover a new home where sustainability elevates everyday living.

WELCOME TO PARAMOUNT EMBUN HILLS.



WELCOME TO BUKIT MERTAJAM'S
SUSTAINABLE TOWNSHIP FOR LIFE

Experience Paramount Embun Hills, an exclusive gated and guarded community situated on 69.2-acres of prime freehold land right next to the majestic Bukit Mertajam Rainforest Reserve. This emerald gem is home to 497 well-appointed 2-Storey landed homes and 30 double storey commercial shops, making it the perfect address for families seeking both privacy and convenience. Masterplanned with sustainability at its heart, Paramount Embun Hills is a green sanctuary for life. With an exclusive private clubhouse, recreational facilities for all ages, lush parkland and tranquil waterways, every aspect of this community is designed to foster wellness, connection, and rejuvenation.

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LAND AREA
69.2 Acres
- 

LAND TENURE
Freehold
- 

GATED AND GUARDED
A private community
with 24-hrs security

- 

EXCLUSIVE HOMES
497 homes in a landed
development
- 

TOTAL PARKLAND
7.23 acres of lush parkland
with facilities for all ages



Artist's impression only



Artist's impression only

THE MASTERPLAN

Paramount Embun Hills is designed to be in line with stringent green certification standards. Sustainability lies at the heart of this prestigious enclave, with a masterplan that promotes biodiversity, energy efficiency and the conservation of valuable natural resources.

- 100% of homes are north-south oriented to reduce the heat from direct sunlight.
- 100% of homes are solar panel cable conduit ready.

Designed with a sustainable landscape masterplan that promotes biodiversity.

- More than 550 native trees introduced.
- 55% more than the requirement in terms of trees to be preserved and transplanted, with supervision by an arborist.



2-Storey Terrace Homes
22' x 70' | 2,230 sq.ft.

2-Storey Cluster Semi-Ds
35' x 70' | 2,509 sq.ft.

2-Storey Semi-D Homes
35' x 75' | 2,518 sq.ft.

Future Launch



1

THE LIFESTYLE

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A PRIVATE COMMUNITY BY THE HILLS

Paramount Embun Hills features a community-centric masterplan that's crafted to enhance the well-being of every resident. Unwind in a private clubhouse, indulge in revitalising recreational activities, or simply breathe in the fresh air. Here, every moment is an opportunity to rejuvenate your body, mind, and spirit together with loved ones.

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7.23 acres of private parkland with over 550 native trees.

Artist's impression only

A GREEN SANCTUARY FOR FAMILY LIFE

At the heart of Paramount Embun Hills lies a meticulous landscape masterplan that's crafted to enhance the well-being of every resident. With 7.23 acres of lush parkland and soothing waterways just a leisurely stroll away from home, this verdant oasis invites residents to reconnect with each other as well as nature every day.



Lush parks with recreational facilities that are designed to bring different generations closer together.



An amphitheatre in the park for community gatherings and festive celebrations.



Green laneway behind the terrace homes that further promotes interaction between neighbours.

Masterplanned to promote healthy living for the family.



Serene gardens that bring tranquility each day.



MASTERPLANNED WITH
FAMILY SAFETY & WELLNESS IN MIND

At Paramount Embun Hills, residents will enjoy exclusive access to a private clubhouse, recreational facilities for all ages, lush parks and serene waterways that provide a revitalising retreat. In addition, the boutique shops close to home bring convenience to your doorstep, while promoting a sense of community. Discover a safe sanctuary where bonds between family and neighbours grow stronger, creating a truly harmonious living experience.



24-hours Security with Crime Prevention Through Environmental Design (CPTED) features such as:

- Greenscapes that act as a natural buffer between pedestrian walkways and motor vehicles.
- 450m walkway for residents' safety and convenience.
- Open playground areas that make it easier for parents to monitor their kids at play.
- Cul-de-sac design that reduces motor vehicle traffic on neighbourhood streets.

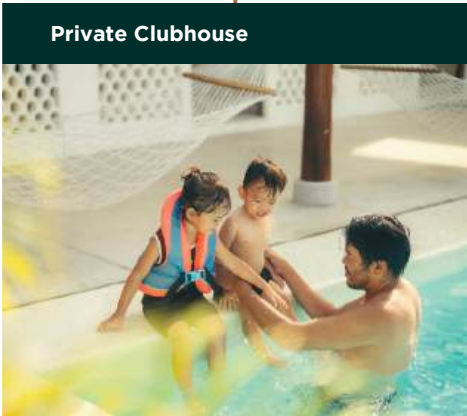


Cultivating a greener and healthier lifestyle with facilities such as:

- Lush pocket parks with recreational facilities for all ages.
- A shared herb garden that builds a healthier and close-knit community.
- EV chargers at the clubhouse and a 3R recycling centre for residents' convenience.



Artist's impression only



Private Clubhouse



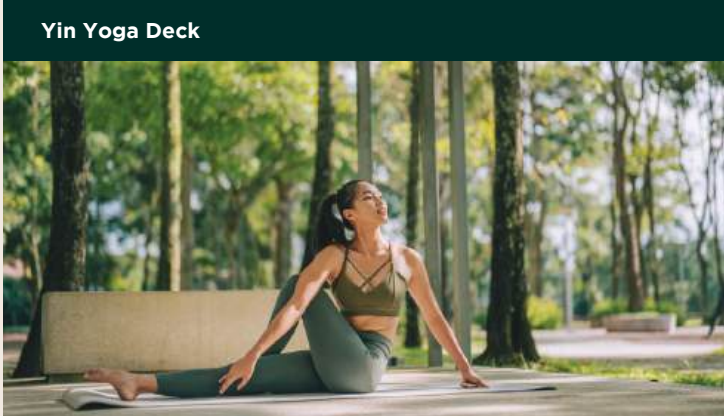
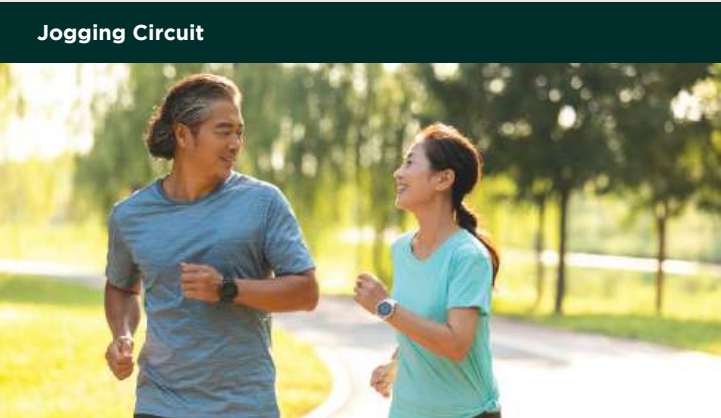
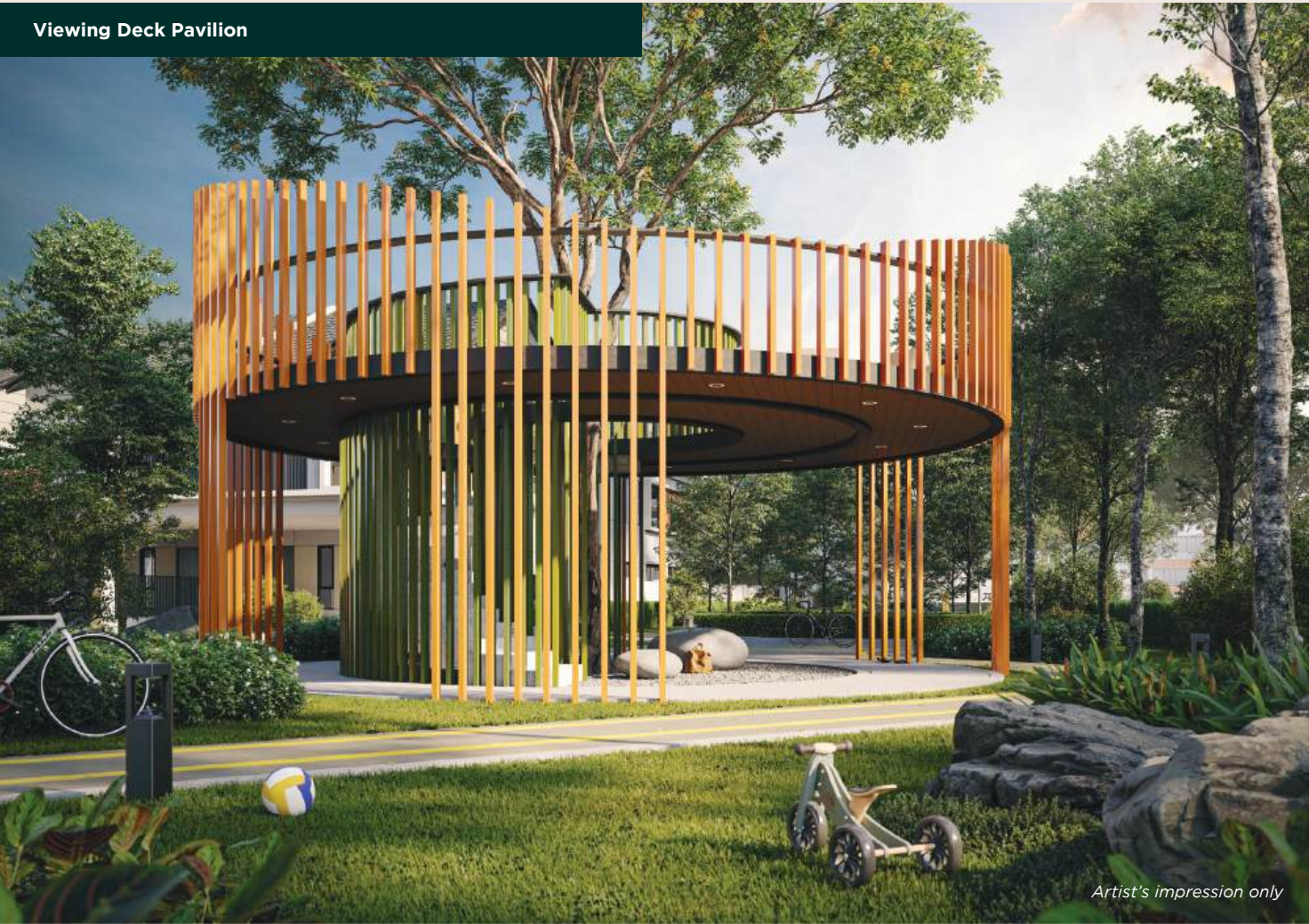
Central Park



The Shoppes @ Paramount Embun Hills

LIFESTYLE FACILITIES
FOR ALL AGES

- 1 Private Clubhouse
- 2 Wave of Tranquility Roundabout
- 3 Wooden Maze
- 4 'Play with Nature' Kids' Playground
- 5 Viewing Deck Pavilion
- 6 Reflexology Walk
- 7 Serenity Pond
- 8 Entrance Statement with Guardhouse
- 9 Viewing Deck Pavilion
- 10 Jogging Circuit
- 11 Yin Yoga Deck
- 12 Amphitheatre
- 13 Zen Garden
- 14 Parcourse Park



AN EXCLUSIVE
PRIVATE
CLUBHOUSE

The exclusive residents-only clubhouse at Paramount Embun Hills is designed for ultimate relaxation and enjoyment. Dive into the resort-inspired swimming pool, workout in the state-of-the-art gym, or let the little ones play at the kindergarten here. Whether you're looking to stay active or just chill-out, this private retreat is the perfect destination to share cherished family moments and build stronger community and family bonds.



 Rejuvenate yourself
in the resort-inspired
swimming pool.

 Workout in the
state-of-the-art
private gym.

 Let the little ones
play together at the
kindergarten.

 Build stronger community and family
bonds with gatherings at the multi-
purpose hall and conference room.

LIVE CLOSE TO
THE SHOPPES

Discover The Shoppes @ Paramount Embun Hills, a lively commercial hub comprising 30 boutique 2-storey shop offices just 50 metres from your new home. Enjoy the convenience of having a selection of quality retail, dining, and services practically at your doorstep. Whether you're replenishing the pantry, meeting friends for coffee, or pampering yourself at the salon, everything you need is within easy reach. Experience a close-knit community atmosphere here, making everyday effortlessly convenient at Paramount Embun Hills.



Artist's impression only



A vibrant commercial hub with 30 units of 2-storey shop offices.



Conveniently located just 50 metres from your new home at Embun Hills.



Neighbourhood boutique retail and F&B outlets.



2

THE HOMES

INTERGENERATIONAL LIVING BY THE HILLS

Discover a selection of well-appointed landed homes at Paramount Embun Hills. Designed with versatile layouts, these spacious residences offer ample room for every family member. Whether you're seeking a private retreat or shared family living spaces, each home here is crafted with intergenerational living in mind.



THE HOMES AT PARAMOUNT EMBUN HILLS



Artist's impression only



A secure and green private sanctuary

- Nestled in a gated and guarded community that is designed with CPTED features, giving you total peace of mind.
- Live next to lush parks and tranquil waterways that offer a greener way of life.



A modern & spacious home

- Unobstructed car porch that fits up to 3 cars.
- With 4 bedrooms, 4 ensuite bathrooms and 2 living areas, you'll have all the space you need and more.



A sustainable choice for your family

- 100% north-south oriented homes to reduce heat from direct sunlight.
- 100% of homes are equipped with an EV charger isolator point, solar panel cable conduit and water-efficient fittings.
- Open plan layouts that promote natural lighting and ventilation.



Future-proof with elderly-friendly design

- Versatile layouts for intergenerational living.
- Designed to meet your growing family's evolving needs.



Artist's impression only

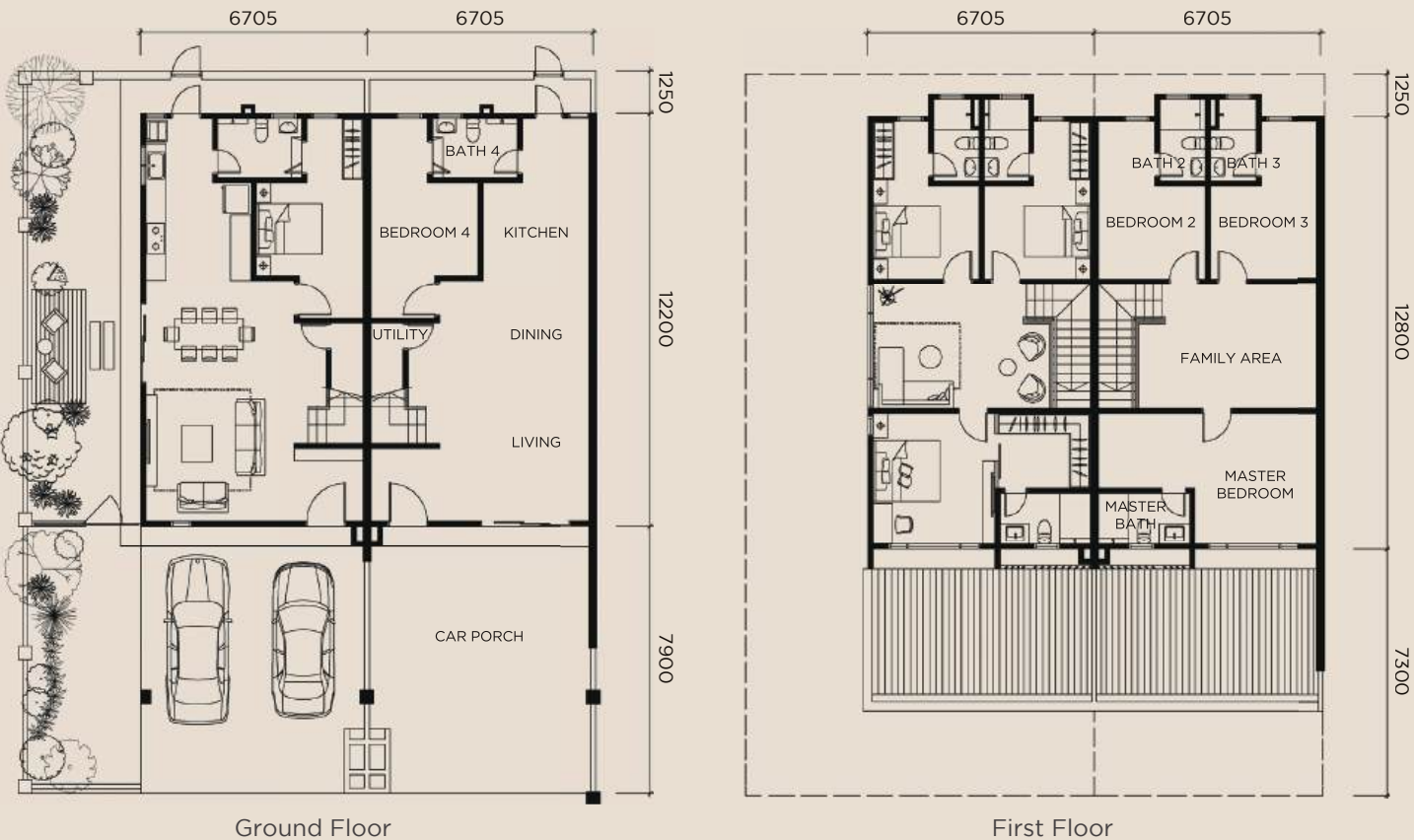
FLOOR PLANS

2-Storey Terrace Homes

- Land area: 22' x 70'
- Built-up area: 2,230 sq.ft.
- 4 Spacious Bedrooms with 4 En-Suite Bathrooms



Artist's impression only



Designed for Intergenerational Living

- Located close to lush private parks with recreational facilities for all ages.
- Private living area on the first floor with versatile spaces that are perfect for larger families.
- 4 spacious bedrooms, all with en-suite bathrooms.
- Walk-in wardrobe area in the master suite.
- Seniors' room on the ground floor with elderly-friendly features and en-suite bathroom.
- Spacious kitchen layout that's perfect for larger families.
- Green laneway behind the homes.

Modern & Sustainable

- The homes are north-south oriented to minimise heat from direct sunlight.
- Open plan layouts that promote natural lighting and ventilation.
- Equipped with an EV charger isolator point, solar panel cable conduit and water-efficient fittings.
- Digital Lockset at main door for a convenient & safer home.

Specifications

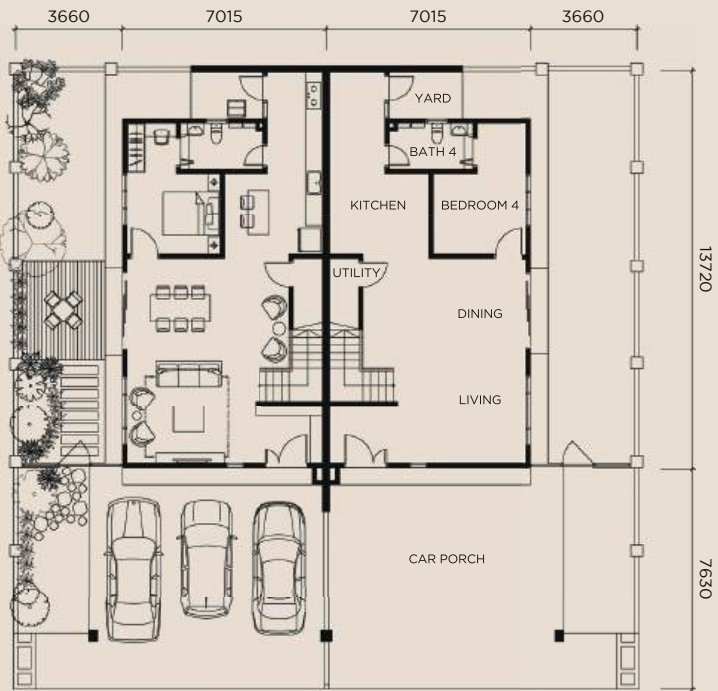
Structure	: Reinforced Concrete Structure	Sanitary & Fittings	
		Kitchen Sink with Tap	1
Wall	: Masonry Wall	Water Basin with Tap	4
		Shower Point	4
Roof Covering	: Roof Tiles / Metal Deck Roof / Reinforced Concrete Slab	Water Closet	4
		Bib Tap	4
Roof Framing	: Roof Truss	Toilet Paper Holder	4
		Water Tap	2
Ceiling	: Skim Coat	Electrical Installation	
Windows	: Aluminium Framed Glass Window	Lighting Point	28
		Power Point	18
Doors	: Aluminium Framed Glass Door / Timber Flush Door / Metal Door / Bifold Door	Ceiling Fan Point	7
		Aircond Point with Concealed piping	3
Ironmongery	: Lockset and Accessories	Aircond Point without Concealed piping	2
		Fiber Wall Socket	1
Wall Finishes	: Render Coat and Paint / Skim Coat / Tiles	TV Point	2
		Water Heater Point	4
Floor Finishes	: Cement Rendered / Tiles / Vinyl Flooring	Door Bell Point	1
		Internal Telecommunications Cables	
		Fiber Termination Box	1



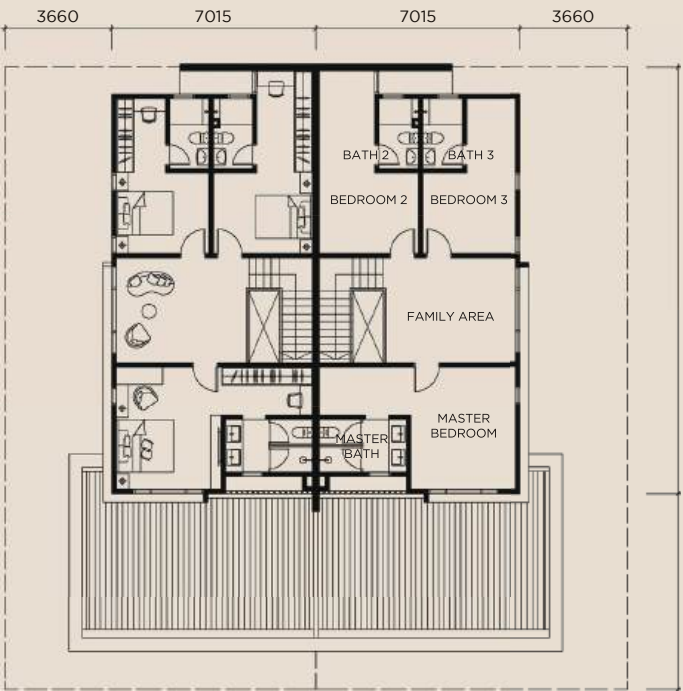
FLOOR PLANS

2-Storey Cluster Semi-D Homes

- Land area: 35' x 70'
- Built-up area: 2,509 sq.ft.
- 12ft-wide garden land
- 4 Spacious Bedrooms with 4 En-Suite Bathrooms



Ground Floor



First Floor

Designed for Intergenerational Living

- Located close to lush private parks with recreational facilities for all ages.
- Unobstructed car porch that fits up to 3 cars.
- Private living area on the first floor with versatile spaces that are perfect for larger families.
- 4 spacious bedrooms, all with en-suite bathrooms.
- Walk-in wardrobe area in the master suite.
- Seniors' room on the ground floor with elderly-friendly features and en-suite bathroom.
- Spacious kitchen layout that's perfect for larger families.

Modern & Sustainable

- The homes are north-south oriented to minimise heat from direct sunlight.
- Open plan layouts that promote natural lighting and ventilation.
- Equipped with an EV charger isolator point, solar panel cable conduit and water-efficient fittings.
- Digital Lockset at main door for a convenient & safer home.

Specifications

Structure	: Reinforced Concrete Structure	Sanitary & Fittings	
		Kitchen Sink with Tap	1
Wall	: Masonry Wall	Water Basin with Tap	5
		Shower Point	4
Roof Covering	: Roof Tiles / Metal Deck Roof / Reinforced Concrete Slab	Water Closet	4
		Bib Tap	4
Roof Framing	: Roof Truss	Toilet Paper Holder	4
		Water Tap	2
Ceiling	: Skim Coat	Electrical Installation	
		Lighting Point	32
Windows	: Aluminium Framed Glass Window	Power Point	22
		Ceiling Fan Point	7
Doors	: Aluminium Framed Glass Door / Timber Flush Door / Bifold Door	Aircond Point with Concealed piping	5
		Fiber Wall Socket	1
Ironmongery	: Lockset and Accessories	TV Point	2
		Water Heater Point	4
Wall Finishes	: Render Coat and Paint / Skim Coat / Tiles	Door Bell Point	1
		Internal Telecommunications Cables	
Floor Finishes	: Cement Rendered / Tiles / Vinyl Flooring	Fiber Termination Box	1

Artist's impression only



3

THE SUSTAINABLE CHOICE

A GREEN HAVEN BY THE HILLS

Embrace a home where green living meets contemporary comfort. Designed with sustainability at its heart, Paramount Embun Hills has green features that ensure a future-proof lifestyle for your family.

A BETTER WAY OF LIFE
TODAY & TOMORROW

Embrace a sustainable lifestyle that not only nurtures your family but is also better for the environment. Crafted with sustainability in mind, your new home at Paramount Embun Hills is future-proof with energy and water efficient features that ensure a greener tomorrow for the next generation.



Over 550 native trees will be planted here with 55% more than the requirement in terms of trees to be preserved.



Designed to promote a vibrant and sustainable eco-system with flowering plants that enhance biodiversity.



Utilisation of environmentally-friendly materials during construction, re-use of existing boulders in landscaping and producing bio-char from recycled tree debris.



Solar street lighting and a clubhouse with solar panels, a rainwater harvesting tank and refuse centre with 3R recycling bins.



Artist's impression only

A SUSTAINABLE
SETTING FOR LIFE



SAFETY & HEALTH

1. This exclusive gated and guarded community is designed with Crime Prevention Through Environmental Design (CPTED) features to promote a safer and more secure living environment.
2. Parks with more open lawn areas to reduce “blind spots” for easy monitoring of kids when outdoors.
3. Cul-de-sac design that creates safer surroundings with reduced road traffic.
4. Strategically positioned lighting along streets and pedestrian walkways for optimum safety.
5. CCTV monitoring along the perimeter fence for greater peace of mind.
6. Low VOC (Volatile Organic Compound) paint is utilised to reduce air pollutants.
7. Digital Lockset at main door for a convenient and safer home.
8. Elderly-friendly room on the ground floor.



AMENITIES & CONVENIENCES

1. Lush parks exclusively reserved for residents with a Clubhouse and recreational facilities that promote family & community togetherness.
2. Conveniently close to daily essentials such as malls, commercial hubs, 15 education institutions and 2 healthcare facilities.



GREEN CONNECTIVITY

1. EV charger isolator point provided in every home to encourage electric vehicles usage and minimize CO2 emissions.
2. Green outdoor spaces for greater social interaction and community engagement.
3. 450m jogging path within the development to reduce the use of motor vehicles.



A GREENER HOME
FOR THE FAMILY



Building
Temperature
Control

- 1. The homes here are North-South oriented to minimise heat from direct sunlight.
- 2. Open Plan layout design and ample windows promote natural ventilation and light within the homes.



Energy
Efficiency

- 3. Optimum natural ventilation & light within the home to reduce the need for lighting and air-conditioning.
- 4. EV charger isolator point is provided in each home.
- 5. Solar panels cable conduit ready in homes.



Water
Efficiency

- 6. WELPS-certified water efficient fittings are utilised in every home.



Environmental
Quality

- 7. Lush greenery along the streetscapes and verdant hills nearby act as a natural buffer for reducing noise, dust, heat gain and providing fresh air.



Note: This 2-Storey Cluster Home diagram is for illustration purpose only. The final position and design of the features shown are subject to change as required by the authorities.

SUSTAINABILITY
MAKES PERFECT SENSE



Energy Savings with
Reduced Heat from
Direct Sunlight

North-South oriented homes reduce heat from direct sunlight.



Energy
Cost
Savings

- Natural lighting and ventilation.
- Solar powered common-area lighting.
- Solar panel cable conduit in homes.
- EV charger isolator point in homes.



Water
Consumption
Savings

WELPS certified water efficient fittings are utilised in every home.



A Well Connected
Location with Great
Amenities Nearby

- Conveniently close to:
- Expressways for your daily commute.
 - Surrounding commercial hubs for work and daily needs.
 - Education institutions & Healthcare facilities.



A Selection of
Layout Plans for
Growing Families

- With 4 bedrooms and 4 ensuite bathrooms, the homes here are elderly-friendly and designed for growing families.
- Homes here come with open layout plans that promote natural light and ventilation.



4

THE ADDRESS

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A GREAT LOCATION BY THE HILLS

With an enviable location right next to the Bukit Mertajam Rainforest Reserve along vibrant Jalan Kulim, Paramount Embun Hills is an idyllic emerald gem that's close to all of life's pursuits.

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LIVE IN BUKIT MERTAJAM’S BEST ADDRESS,
CLOSE TO CONVENIENT AMENITIES

Perfectly positioned along vibrant Jalan Kulim in Penang, this exclusive private community gives you convenient access to well-established surrounding townships, expressways and comprehensive amenities.

Strategically located along the vibrant Jalan Kulim.

- 50m to a new commercial hub, The Shoppes @ Paramount Embun Hills.
- A wide selection of retail and F&B offerings within 5 kms.
- Easy access to more than 15 educational institutions nearby, from pre-school to tertiary level.
- 2 renowned hospitals within 10 kms.
- Only 3.5kms to popular landmarks and recreational hotspots such as Tokun Hill and St.Anne’s Church.



Convenient access to surrounding townships via a well-established transportation network.



The People's Developer

Paramount Property strives to be the people's developer, creating spaces that will truly make lives better for all.

We strive to Design for Life, creating products to suit the different stages of life's journey. We place People First, from the people we build for, to those who grow with us - we make their needs our priority. We work to Uplift Communities through sustainability practices and by supporting initiatives that will leave the world a better place for many more years to come.

 ParamountPropertyMY  paramountpropertymy  Paramount Property Malaysia

 **Paramount Property Gallery @ Embun Hills**
Paramount Property (PG) Sdn Bhd 201301008684 (1038526-V)
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Bandar Cassia, 14110 Pulau Pinang

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**PARAMOUNT
PROPERTY**

The People's Developer™

Developer: Paramount Property (PG) Sdn Bhd • Project: Embun Hills • Land Tenure: Freehold • Developer's License No.: 30948/01-2030/0004(N) • Validity Period: 06/01/2025-05/01/2030 • Advertising & Sales Permit No.: 30948-1/07-2028/0565(N)-(S) • Validity Period: 15/07/2025-14/07/2028 • Approving Authority: Majlis Bandaraya Seberang Perai • Reference No.: MBSP/40/20-47/9/20 • Land Encumbrances: None • Property Type: 2-Storey Terrace House • Min. Price: RM 924,000 • Max. Price: RM 1,147,000.00 • Total units: 95 units • Property Type: 2-Storey Cluster House • Min. Price: RM 1,101,000 • Max. Price: RM 1,200,000.00 • Total units: 92 units • Property Type: 2-Storey Semi-Detached House • Min. Price: RM 1,190,000 • Max. Price: RM 1,202,000.00 • Total units: 14 units • Discount for Bumiputera: 5% • Expected Date of Completion: August 2028 • Restriction of Interest: None • This advertisement has been approved by the National Housing Department. Progress information and approved advertisements can be checked on the teduh.kpkt.gov.my portal.