PARAMOUNT

BUKIT MERTAJAM

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 wellappointed 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.



LAND AREA 69.2 Acres



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





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

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

Futu

Future Launch

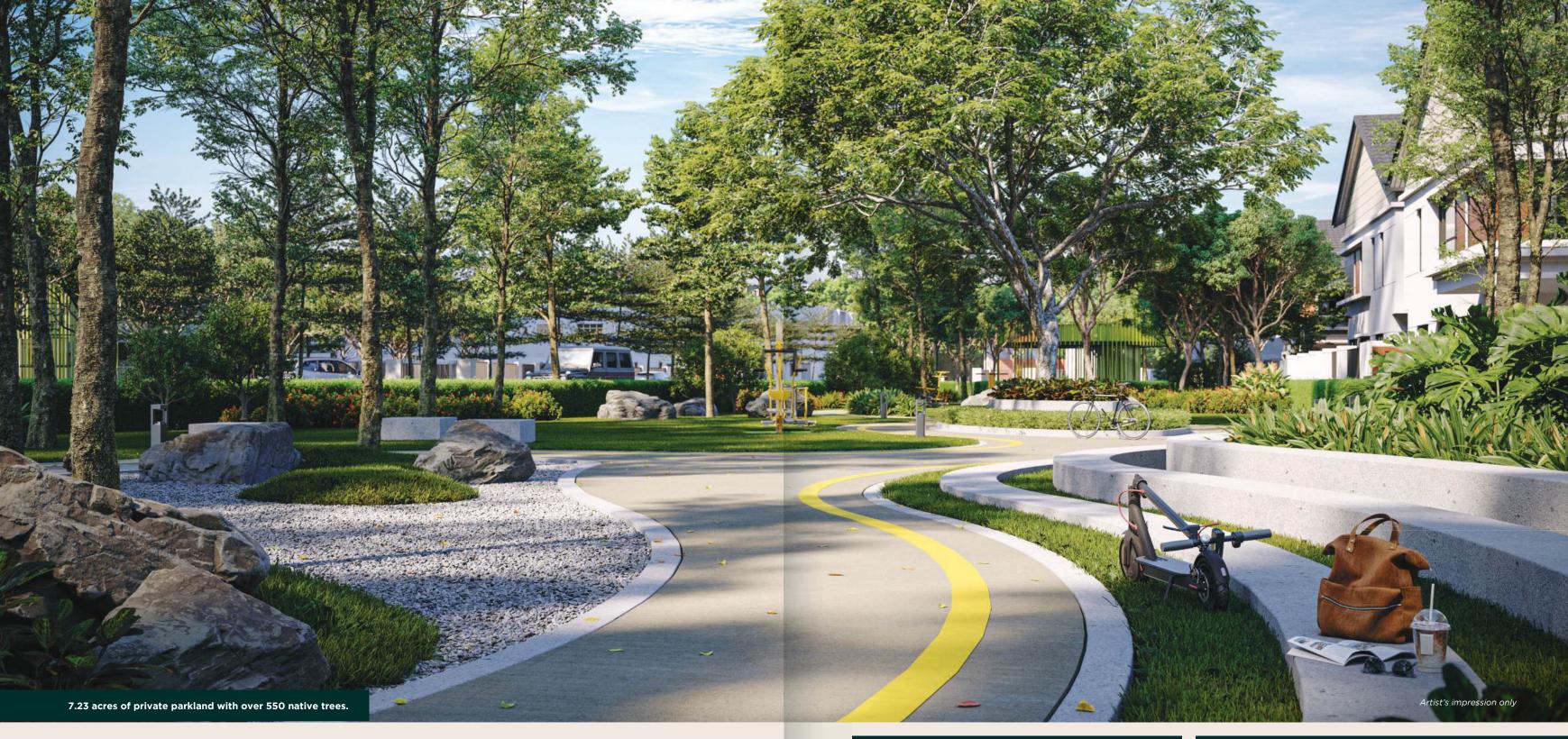


1

THE LIFESTYLE

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.



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 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.



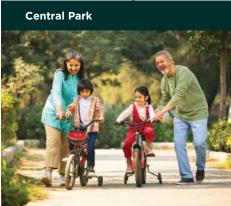
Cultivating a greener and healthier lifestyle with facilities such as:

- 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.











LIFESTYLE FACILITIES FOR ALL AGES

- Private Clubhouse
- 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

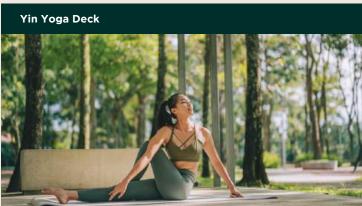












AN EXCLUSIVE PRIVATE CLUBHOUSE

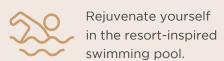
The exclusive residents-only clubhouse at Paramount Embun Hills is designed for ultimate relaxation and enjoyment. Dive into the resort-inspired swimming pool, workout in the state-of-the-art gym, or let the little ones play at the kindergarten here. Whether you're looking to stay active or just chill-out,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













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 multipurpose 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.











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





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.



FLOOR PLANS

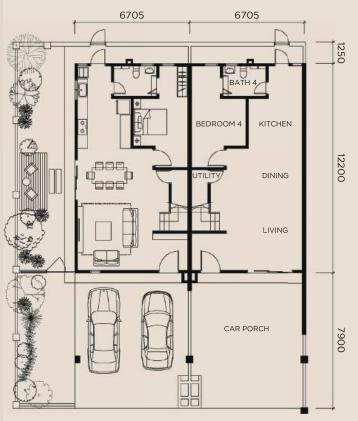
2-Storey Terrace Homes

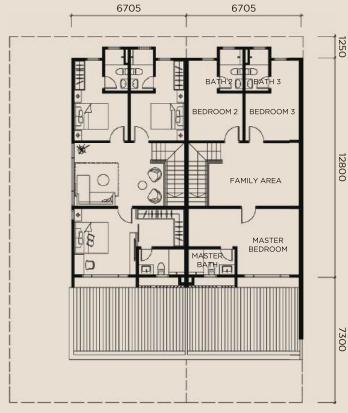
Land area: 22' x 70'

Built-up area: 2,230 sq.ft.

4 Spacious Bedrooms with 4 En-Suite Bathrooms







Ground Floor

First Floor

Sanitary & Fittings

Shower Point

Water Closet

Fiber Wall Socket

Water Heater Point

Door Bell Point

TV Point

Bib Tap

Kitchen Sink with Tap Water Basin with Tap

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	Structure		
Wall	: Masonry Wall		
Roof Covering	: Roof Tiles / Metal Deck Roof / Reinforced Concrete Slab		
Roof Framing	: Roof Truss		
Ceiling	: Skim Coat		
Windows	: Aluminium Framed Glass Window		
Doors	: Aluminium Framed Glass Door / Timber Flush Door / Metal Door / Bifold Door		
Ironmongery	: Lockset and Accessories		
Wall Finishes	: Render Coat and Paint / Skim Coat / Tiles		
Floor Finishes	: Cement Rendered / Tiles / Vinyl Flooring		

Tollet Paper Holder	
Water Tap	2
Electrical Installation	
Lighting Point	28
Power Point	18
Ceiling Fan Point	-
Aircond Point with Concealed piping	3
Aircond Point without Concealed piping	2

Internal Telecommunications Cables
Fiber Termination Box 1



FLOOR PLANS

2-Storey Cluster Semi-D Homes

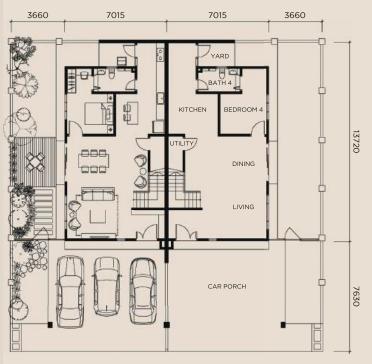
1 Land area: 35' x 70'

Built-up area: 2,509 sq.ft.

12ft-wide garden land

4 Spacious Bedrooms with 4 En-Suite Bathrooms







Ground Floor

First Floor

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Wall Finishes	: Render Coat and Paint / Skim Coat / Tiles		
Floor Finishes	: Cement Rendered / Tiles / Vinyl Flooring		

: Reinforced Concrete

Sanitary & Fittings	
Kitchen Sink with Tap	
Water Basin with Tap	
Shower Point	
Water Closet	
Bib Tap	
Toilet Paper Holder	
Water Tap	

Water Tap	
Electrical Installation	
Lighting Point	3
Power Point	2
Ceiling Fan Point	
Aircond Point with Concealed piping	
Fiber Wall Socket	
TV Point	
Water Heater Point	
Door Bell Point	

Interna	ıl Te	lecomm	nun	icati	ions	Cab	le
Fiber T	erm	ination	Во	X			



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 environmentallyfriendly 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.





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

- 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

- 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.



6. WELPS-certified

water efficient

fittings are

every home.

utilised in

Water Efficiency

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.



SUSTAINABILITY MAKES PERFECT SENSE





4

THE ADDRESS

A GREAT LOCATION
BY THE HILLS

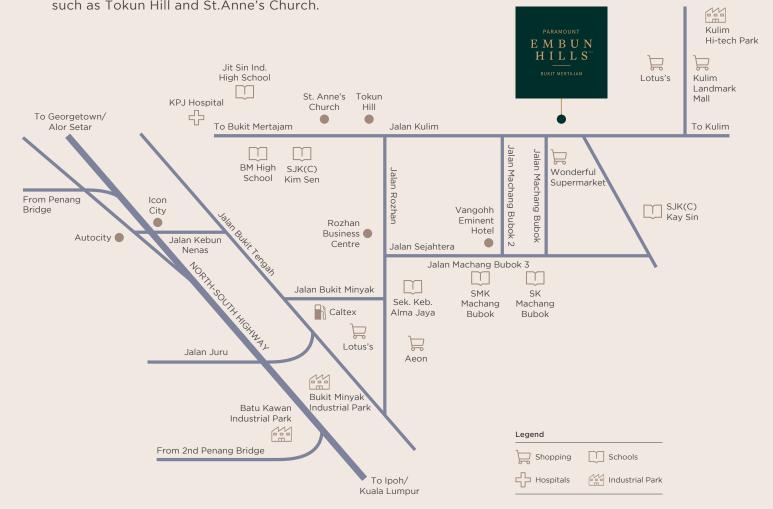
With an enviable location right next to the Bukit Mertajam Rainforest Reserve along vibrant Jalan Kulim, Paramount Embun Hills is an idyllic emerald gem that's close to all of life's pursuits.

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.



5KM toBukit

Mertajam

5KM to Alma Town Centre

16KM to Penang Bridge

18KM to 2nd Penang Bridge















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.

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 ◎ paramountpropertymy
 ▶ Paramount Property Malaysia

Paramount Property Gallery @ Embun Hills Paramount Property (PG) Sdn Bhd 201301008684 (1038526-V) G-01, Utropolis Utama, Persiaran Cassia Barat 3, Bandar Cassia, 14110 Pulau Pinang

012 501 0733 paramountproperty.my

PARAMOUNT **PROPERTY**

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 1,147,000.00 • Total units: 95 units • Property Type: 2-Storey Cluster House • Min. Price: RM 1,101,000 • Max. Price: RM 1,100,000 • Max. Price: RM 1,101,000 • Max. Price: RM 1,101,000

The People's Developer™