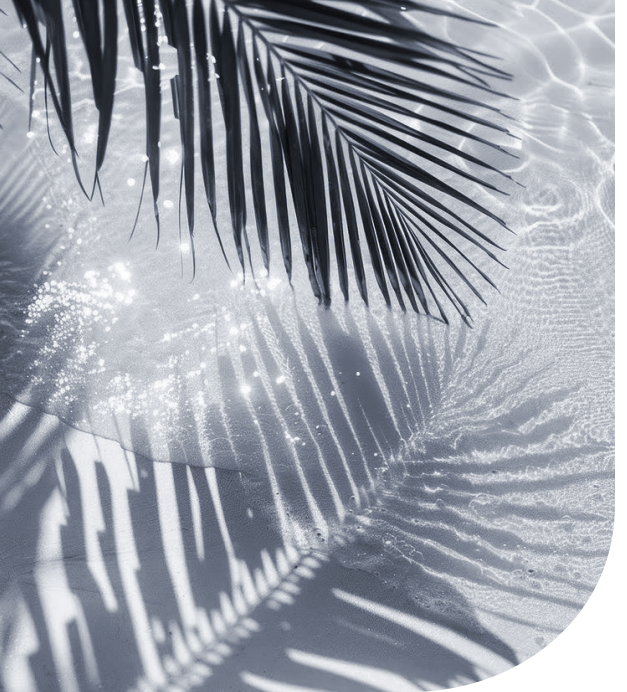


JESSELTON

DOCKLANDS

YOUR ANCHOR IN A SEA OF LIFE


WELCOME TO THE SEA OF LIFE
HABITAT • HUB • HARBOUR



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BEDI: Be different

ALL ABOARD
THE JESSELTON DOCKLANDS



LESS OF A LIFESTYLE. MORE OF A REVELATION.





LIFE'S BETTER
BY THE WATER

Sabah's unique coastal charm has blossomed into the South China Sea's brightest beacon. There's never a dull moment here (unless you fancy one). It's a place to live, to work, to linger, to disappear for a bit, and of course, to always come home to.

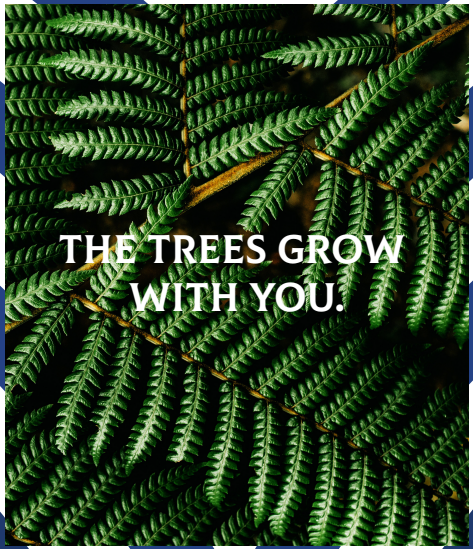




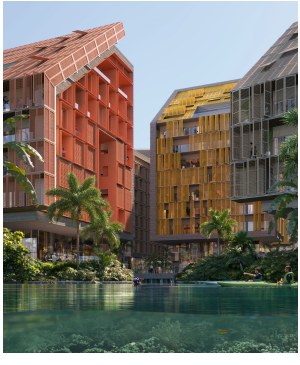


Here, the curious wanders, the cultured connects, and the cosmopolitans find their perfect spots.


THE SEA MOVES
LIKE YOU.


THE TREES GROW
WITH YOU.

JD,
THE BLUE-GREEN CITY







Where nature and urban life blend seamlessly. We've got concrete paths running alongside the water edges, and tree canopies stretching over glassy towers. And somehow, it just clicks.



DROP YOUR ANCHOR IN

B.E.R.T.H


JUST CHILLIN'
WHILE MAKING A KILLIN







BUSINESS
MADE SMARTER

Got big plans? No stress.
Everything's ready to keep you in the zone. So you can skip the hassle and get straight to building your dream.

IoT Development Wide
SMART Working Spaces
Public Co-Working
EV Parking Bays
Corporate Facilities


ALL DEFENDING.
NO PRETENDING

Ecology
DONE RIGHT

Sustainability isn't just something we preach. We walk the talk. Around here, looking after the planet is just part of the daily routine.

Microclimate Environments,
Sustainable Materials,
Solar Panelling,
Native Landscaping,
Biodiversity Engineering








NO DISCOUNT
ON GOOD TASTE
EAST RIVER FERRY
JESSELTON DOCKLANDS







RETAIL
PERSONALISED.

The party doesn't call it a night at midnight. With glitzy shopfronts and breezy alfresco spots, the good vibes roll on from sunrise to last round.

Interconnected Water Taxi Points,
2-Tier Retail Backbone,
Alfresco F&B,
Rooftop Restaurants,
International Brand Stores


PARTY HARDY.
NOT HARDLY

TOURISM
MADE EASY

Planning a holiday? Too easy when all the best attractions are packed into one buzzing city. Nothing gets missed, and travellers don't mind extending that 'one last night.'

5-Star Hotels,
Main Cruise Terminal,
Cultural Islands & Centres,
Inner Marina,
Jesselton Point Ferry Terminal








WHATEVER
FLOATS YOUR BOAT
DOCKLANDS







Homes
Built Different

Life's always been staying afloat, and now it's just sea breeze, sunset views, and friendly neighbours who greet you. It's the kind of home you'll miss even before you leave.

Upscale Water Homes,
High Rise City & Island Living,
Integrated School,
Water Gardens,
Canal Navigation


NOT A TYPO.
WE CALL THE PLOTS
BERTH TOO.
The TIDES
The HOLM
The ENCLAVE
The REEF
The BEDROCK

The BEDROCK



A DIP
INTO THE SEA OF LIFE

Every grand adventure needs a steady beginning. And yours starts on solid ground. Quite literally.



The ENCLAVE

CAST OFF
IN THE SEA OF LIFE

When “live, work, play” stops being a catchphrase and starts being your daily rhythm. Welcome to the good life. You’re right in the thick of it.



The REEF



AFLOAT
ON THE SEA OF LIFE

Sure, there's water, but it's not all splash and views. Take a step in, and you'll find plenty of real life floating about.



The TIDES

TRAVERSING
THE SEA OF LIFE

The tides roll in, the folks drift through,
and the vibe's always buzzing.
Forget what's in your mind.
Just ride the wave and see
where you'll go.



The HOLM



AT HOME
ON THE SEA OF LIFE

Let's be honest, home isn't just a place.
It's a proper feeling. Right here,
where water living's the norm and
not the novelty, that feeling soaks in.


SNØHETTA
THE MASTER DESIGNERS

The world-renowned Nordic architects are the brilliant minds behind JD's charms. Masters of crafting artistic, human-centric, and climate-conscious spaces, they've designed a masterpiece that perfectly balances nature with city life for years to come.









KTDA,
LATERAL, AND SALAD DRESSING,
THE COLLABORATORS



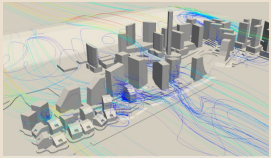
Great things are never done alone. Facts. Alongside Snøhetta, we've teamed up with KTDA, Lateral, and Salad Dressing to bring JD's vision alive. With their local know-how and love for Sabah's culture and nature, they've helped create a waterfront that's world-class and truly homegrown.

DESIGNING WITH
THE LAND, SEA, AND SKY

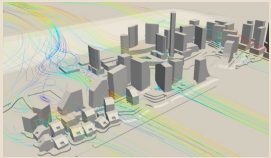
Our visionary architects didn't just design with bricks and mortar. They've consulted the sun, the sea breeze, and the tides.







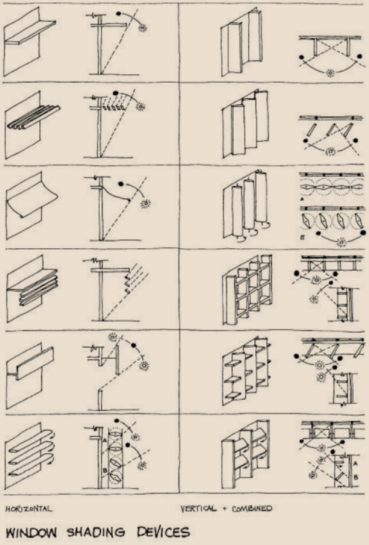
South-East Wind



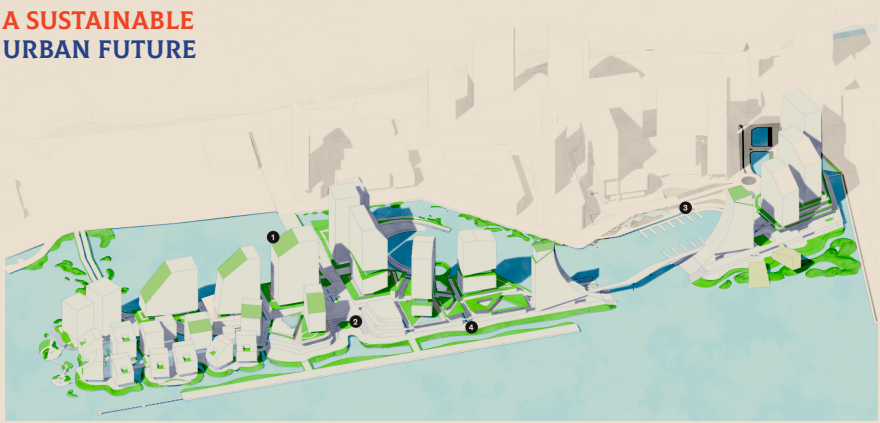
North-West Wind



After extensive studies of Sabah's climate and weather, a masterplan was crafted, nestled between the glittering coastline and the lush rise of Signal Hill.

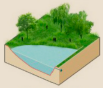


A SUSTAINABLE URBAN FUTURE





1 Intensive Green Roof



2 Rain Garden



3 Tree Box Filter



4 Bioswale

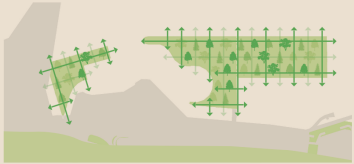
Sustainability has been pencilled into the blueprints since day one. We're going for green credentials at every scale, with a keen focus on bio-retention, smart circulation, and an environment that minds the climate as much as the view.

GreenRE Certified

LEED Certified

GBI Certified

It's not a landscape that's just architecturally pleasant, but one that's wonderfully alive.

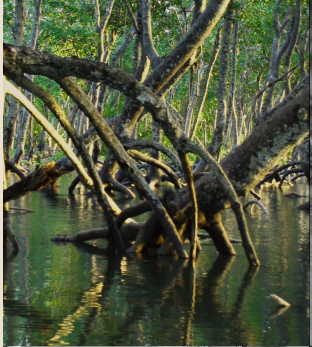


Greening for Welbeing

+



Greening for Biodiversity









CELEBRATING
LOCAL IDENTITIES

When we set out to design JD, it wasn't about tearing things down to start afresh. Far from it. We chose to retain what matters.



Preserving Sabah's rich cultural and natural heritage, we give the waterfront its soul with a dash of global flair.

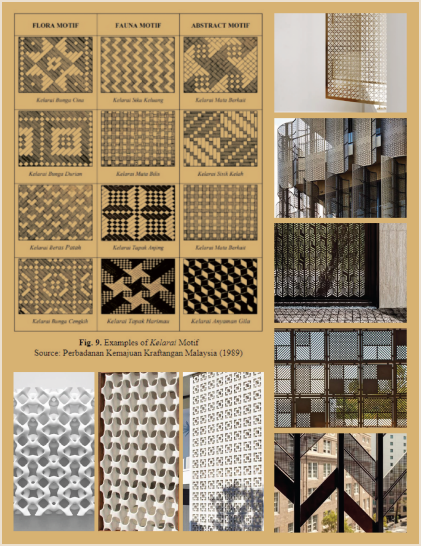


Fig. 9. Examples of *Kelarai* Motif
Source: Perbadanan Kemajuan Kraftangan Malaysia (1989)



BEDI,
BE DIFFERENT

Bold vision. Flawless execution. And a heartfelt nod to land it stands on. BEDI's no stranger to sculpting skylines and kindling community spirits. Now, they've set their sights on Kota Kinabalu, soon to be both a local gem and the world's new coastal obsession.



BEDI DEVELOPMENT

OUR ACHIEVEMENTS & MILESTONES





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