

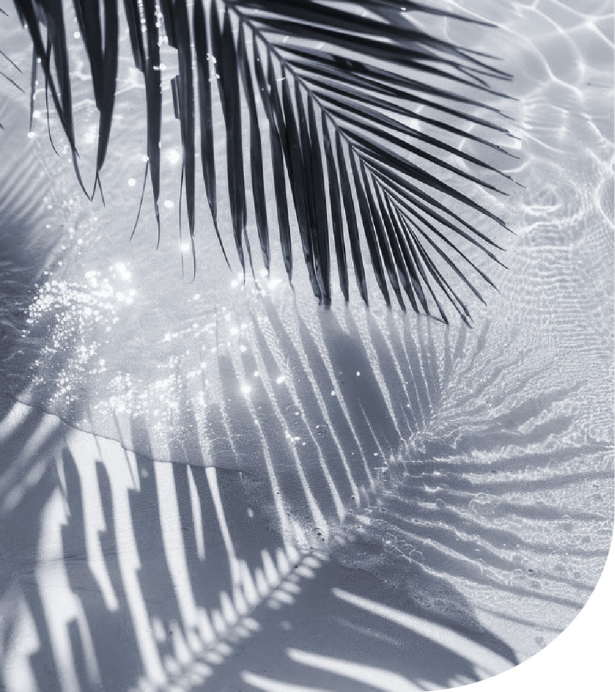


JESSELTON
DOCKLANDS
YOUR ANCHOR IN A SEA OF LIFE



WELCOME TO THE SEA OF LIFE





CONTENTS

Introduction

Living the edge

The blue-green city

The B.E.R.T.H of JD

Business

Ecology

Retail

Tourism

Homes

BERTH Plots

The Bedrock

The Enclave

The Reef

The Tides

The Holm

The architects

Snøhetta: The master designers

KTDA, Lateral, and Salad Dressing:

The collaborators

The design roadmap

Designing with the land, sea, and sky

A sustainable urban future

Celebrating local identity

BEDI: Be different

ALL ABOARD
FOR JESSELTON DOCKLANDS



LESS OF A LIFESTYLE. MORE OF AN EXPERIENCE.






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 wander, the cultured connect, and the cosmopolitans find their perfect spot.

An underwater photograph showing a sea turtle swimming towards the left in the lower half of the frame. The background is a vibrant blue ocean with a coral reef on the right side. Numerous small fish are visible in the water. The text "THE SEA MOVES LIKE YOU." is overlaid in white, bold, sans-serif font.

**THE SEA MOVES
LIKE YOU.**

A close-up photograph of green fern fronds, showing the intricate, feathery structure of the leaves. The fronds are layered and overlap, creating a dense texture. The text "THE TREES GROW WITH YOU." is overlaid in white, bold, sans-serif font.

**THE TREES GROW
WITH YOU.**

JD, THE BLUE-GREEN CITY



We're basically the gold standard here. Our walls crawl with climbing plants, and the roads are lined with lush verges along the riverbanks. This isn't just landscaping; it's urban nature at its absolute finest.





DROP YOUR ANCHOR
AT YOUR PLACE OF
B.E.R.T.H



JUST CHILLIN'
WHILE MAKING A KILLIN'

This architectural rendering depicts a modern, multi-story building complex with a distinctive white, grid-like facade and cantilevered upper floors. In the foreground, a man in a grey suit and red tie stands on a wide, curved concrete staircase, holding a glass of orange juice. Another man, dressed in a light blue shirt and green trousers, sits on the same staircase, looking through a telescope. The building's design features a mix of materials, including white concrete, wood paneling, and large glass windows. A large, open plaza with a curved edge is situated in front of the building, where many people are walking and socializing. The plaza is bordered by a body of water, and several palm trees are planted along the waterfront. The sky is a clear, vibrant blue, and a few birds are seen flying in the distance. The overall atmosphere is one of a sophisticated, yet relaxed, urban environment.



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



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 call.



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





HOMES BUILT DIFFERENT

While others are still checking their Grab ETA, you're already cruising home. Literally. Living above water isn't a luxury here. It's just life as it should be.



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

SET SAIL UNTO YOUR NEXT BERTH



The
TIDES®

The
ENCLAVE®

The
BEDROCK®

The
REEF®

The
HOLM®



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

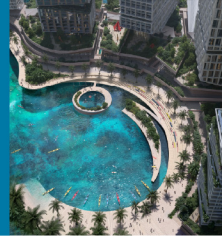
CAST OFF **INTO THE SEA OF LIFE**

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

You know how the tides roll in and out?
That's pretty much the vibe here.
People come and go, and the energy's
always buzzing. Sometimes, the best move
is just to go with the flow.





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 integrates natural beauty into urban life. One that lasts a lifetime.





**KTDA,
LATERAL, AND SALAD DRESSING,
THE COLLABORATORS**

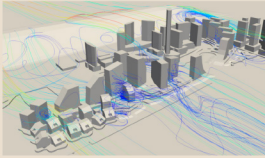


Great things are never done alone. Facts. Alongside Snøhetta, we've teamed up with KTDA, Lateral, and Salad Dressing to bring JD's vision to life. With their local know-how and love for Sabah's culture and nature, they've helped create a waterfront that's world-class and yet truly homegrown.

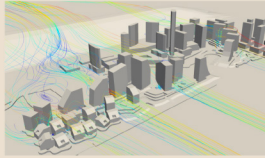
DESIGNING WITH THE LAND, SEA, AND SKY

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





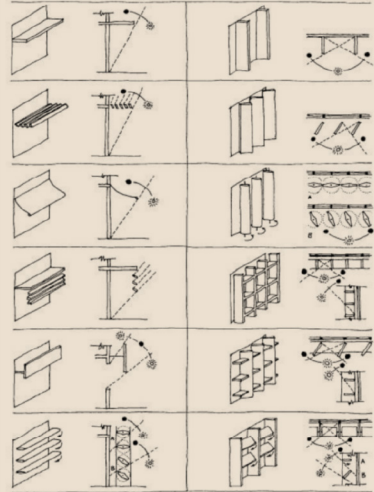
South-East Wind



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.

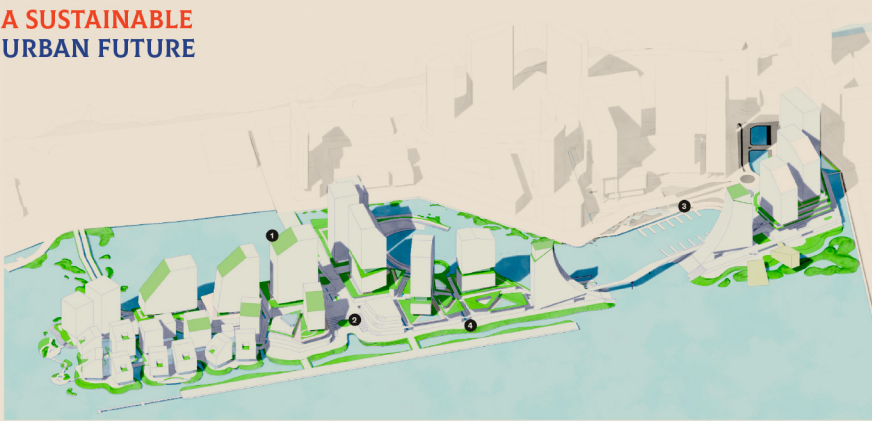


HORIZONTAL

VERTICAL + COMBINED

WINDOW SHADING DEVICES

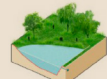
A SUSTAINABLE URBAN FUTURE



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.



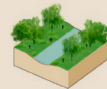
1 Intensive Green Roof



2 Rain Garden

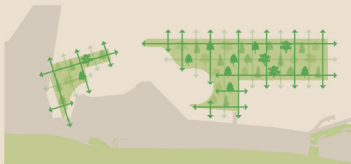


3 Tree Box Filter



4 Biowall

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



Greening for Wellbeing



Greening for Biodiversity

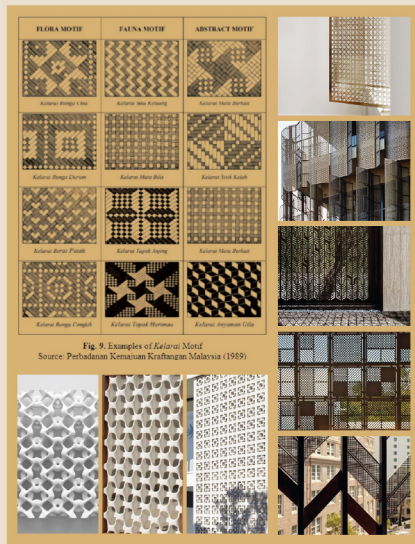


CELEBRATING LOCAL IDENTITIES

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.



BEDI, BE DIFFERENT

Bold vision. Flawless execution.
And a heartfelt nod to the 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.



OUR ACHIEVEMENTS & MILESTONES





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