



JESSELTON
DOCKLANDS
YOUR ANCHOR IN A SEA OF LIFE



WELCOME TO THE SEA OF LIFE



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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.

A photograph of an underwater coral reef. A sea turtle is swimming towards the bottom left. Sunlight filters down from the surface in bright rays, illuminating the sandy bottom and the tops of the coral. Various small, colorful fish are scattered throughout the water.

THE SEA MOVES
LIKE YOU.

A close-up photograph of a fern's fronds. The fronds are dark green with many small, serrated leaflets. A few yellowish-brown, dried-up leaflets are visible, showing the natural life cycle of the plant.

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.





ANCHOR
DROP YOUR ANCHOR
AT YOUR PLACE OF
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

KiIV

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 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



A woman with dark hair and yellow sunglasses is driving a blue speedboat on a body of water. She is wearing a white button-down shirt and a necklace. The boat is filled with a picnic basket containing a bottle of sparkling wine, bread, fruit, and a red and white checkered cloth. A flag on the boat reads "WESTERN DOCKLANDS" with a logo. In the background, there are modern buildings with wooden and glass facades, and a clear blue sky with a few birds.

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 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 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

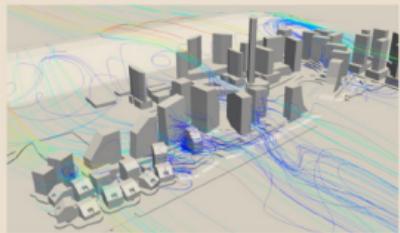


Great things are never done alone. Facts. Alongside Snøhetta, we've teamed up with KTDA, Lateral, and Salad Dressing to bring JD's vision to life. With their local know-how and love for Sabah's culture and nature, they've helped create a waterfront that's world-class and yet truly homegrown.

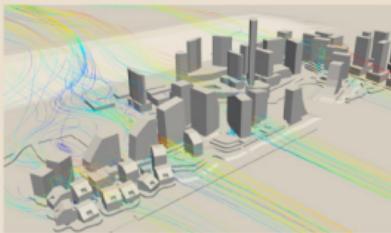
DESIGNING WITH THE LAND, SEA, AND SKY

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

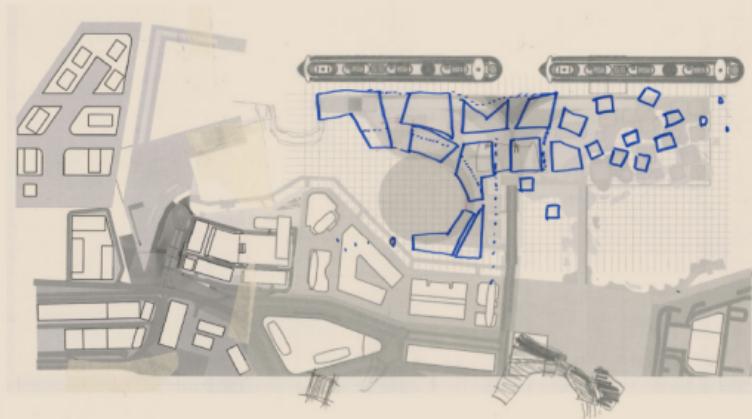




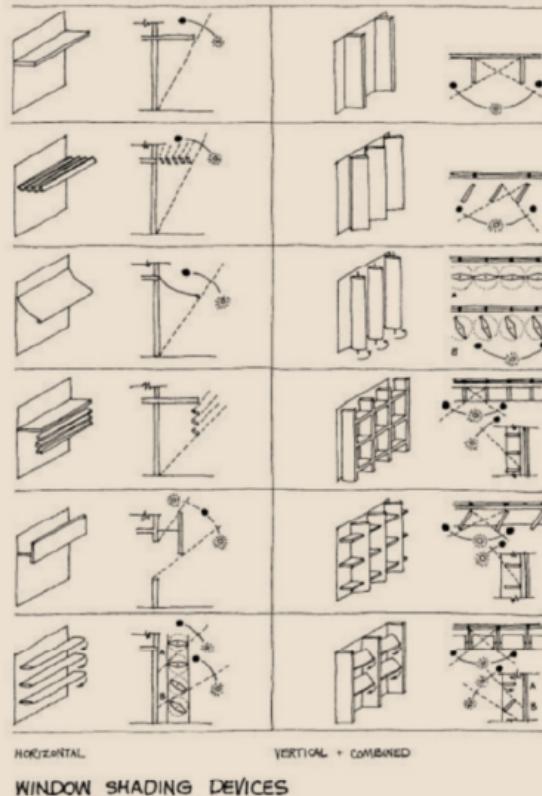
South-East Wind



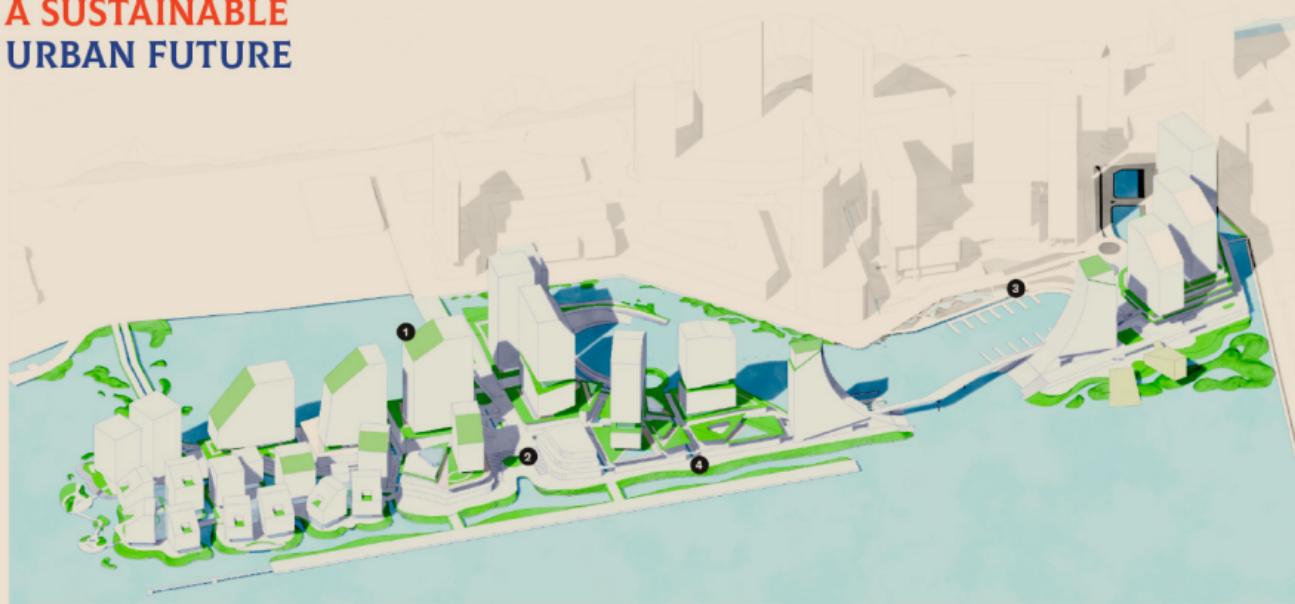
North-West Wind



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.



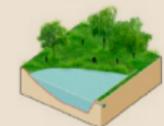
A SUSTAINABLE URBAN FUTURE



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

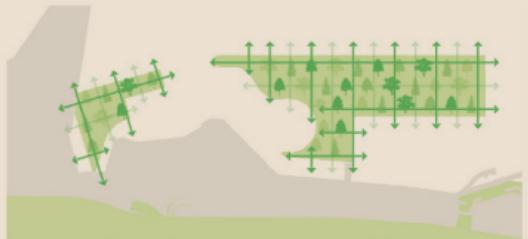


③ Tree Box Filter



④ Bioswale

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.



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



BEDI, BE DIFFERENT

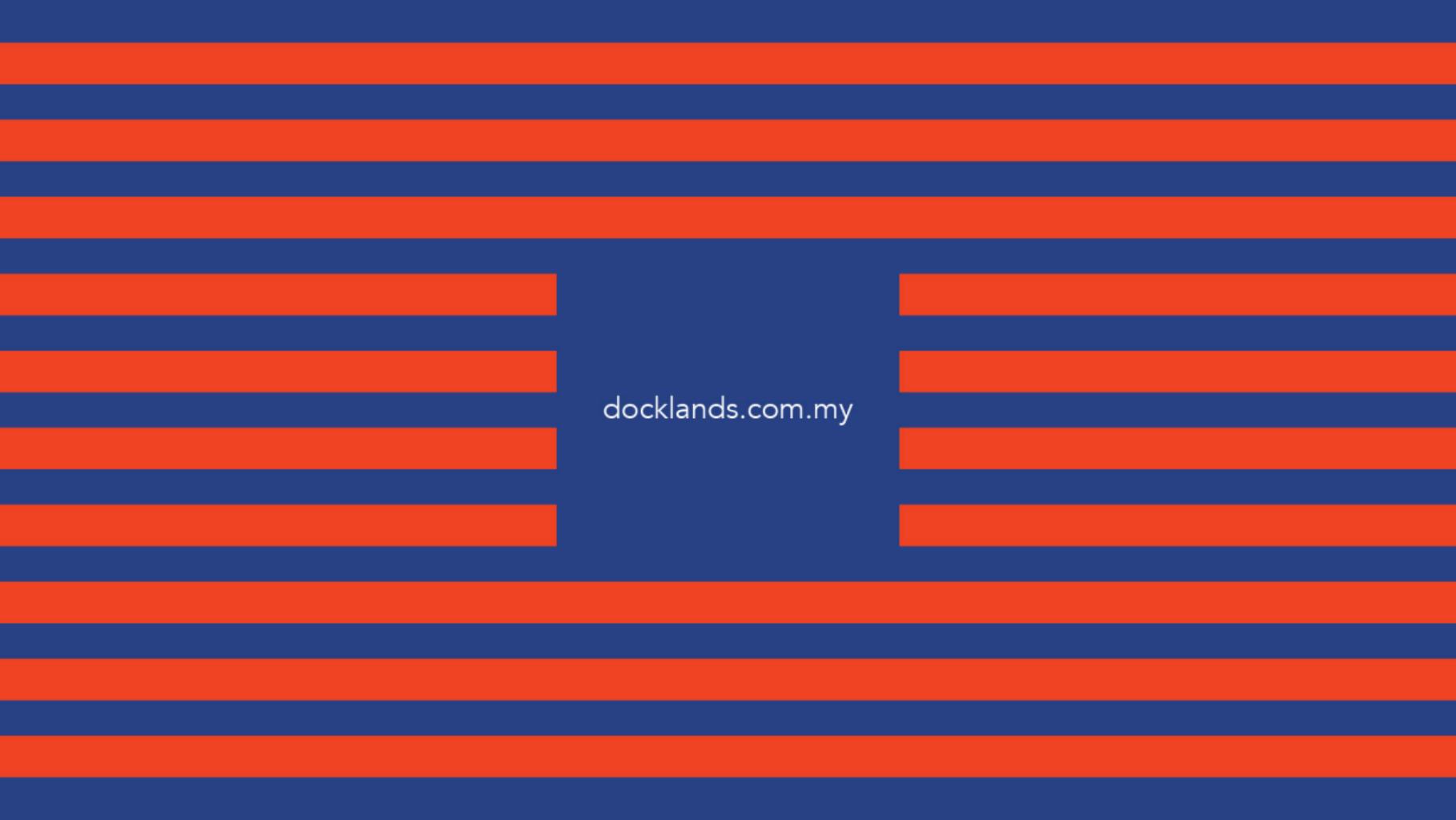
Bold vision. Flawless execution. And a heartfelt nod to the land it stands on. BEDI's no stranger to sculpting skylines and kindling community spirits. Now, they've set their sights on Kota Kinabalu, soon to be both a local gem and the world's new coastal obsession.



OUR ACHIEVEMENTS & MILESTONES







docklands.com.my