

# Camar

RESIDENCE

44 Contemporary Homes in the heart of Petra Jaya





Through open skies,  
the camar flies,

returning always,  
where comfort lies.

## Built for Life, Connected to You

Inspired by the *camar*, a bird that always finds its way home.

Camar Residence is created for those who believe that home is more than a place. It is where families gather, where memories take shape, and where every chapter of life unfolds.

Nestled along Jalan Camar, this exclusive collection of just 44 contemporary double-storey homes offers a rare balance of tranquility and convenience. Surrounded by established schools, healthcare facilities, shopping destinations, and daily essentials, it places everything you need within easy reach - not in the future, but today.

Thoughtfully developed by Petra Jaya Properties, a trusted Sarawak developer committed to building communities that endure, each residence features a spacious 4+1 bedroom design to adapt to the changing needs of modern and multi-generational families.

With only 44 homes available, Camar Residence is not just a new address. It is an opportunity to belong to a neighbourhood built for life's most meaningful moments.





# 44 Units 44 Lifestyles

One Connected Community



## Just 44 Homes

Low-density double-storey terraces with fewer neighbours, quieter streets, and greater privacy.



## Room for Every Generation

4+1 layout with a ground-floor bedroom for parents, guests, or a home office, without sending anyone upstairs.



## Space You'll Actually Use

Functional built-ups from 2,285–2,768 sq ft, offering space city high-rises can't match at this price.



## Bright, Naturally Cool Homes

Large windows and smart orientation maximise daylight and airflow for a brighter, cooler home.



## A Township Already Built Around You

Schools, malls, healthcare, mosques and parks just minutes away — ready today.



## Built to Last

Quality materials and proven construction methods designed for lasting performance.





## Open Living, Naturally Connected.

A well-designed home should feel larger than its dimensions, and this space achieves exactly that. From the living area to the dining space and beyond, every element flows naturally towards the outdoors. This harmonious integration creates a sense of openness and freedom, bringing nature closer while enhancing comfort within the home.



## The Heart of Every Gathering.

At the centre of the home lies a space designed for connection. Whether hosting friends, celebrating milestones, or sharing everyday meals, it provides a welcoming backdrop for life's meaningful moments.

Complemented by a cosy window seat (for Corner Units) and refined finishes, the space balances comfort with versatility, adapting effortlessly to the changing needs of family life while fostering a sense of warmth and togetherness.



## Naturally Refreshed.

Designed to embrace natural ventilation, this inviting bedroom benefits from thoughtfully placed windows that encourage fresh air to circulate freely throughout the space. The result is a room that feels comfortable, airy, and pleasant from morning to night.

Combined with warm finishes and a calming atmosphere, it creates an environment that supports better rest and everyday wellbeing—allowing you to unwind, recharge, and wake up feeling refreshed each day.







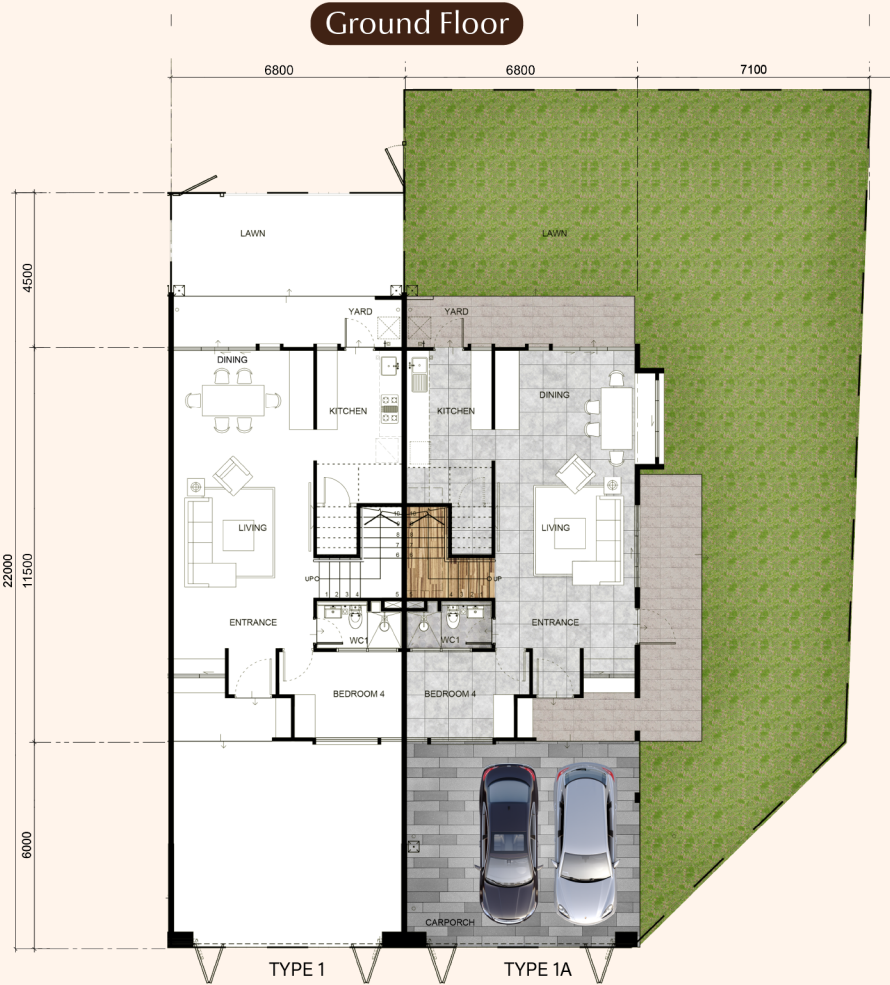
# Floor Plans

Typical Layout:  
6.80m (W) x 10.00m (L)

4+1 3 2

TYPE 1 - Intermediate  
2,285 sq. ft.

TYPE 1A - Corner  
2,654 sq. ft.







# Floor Plans

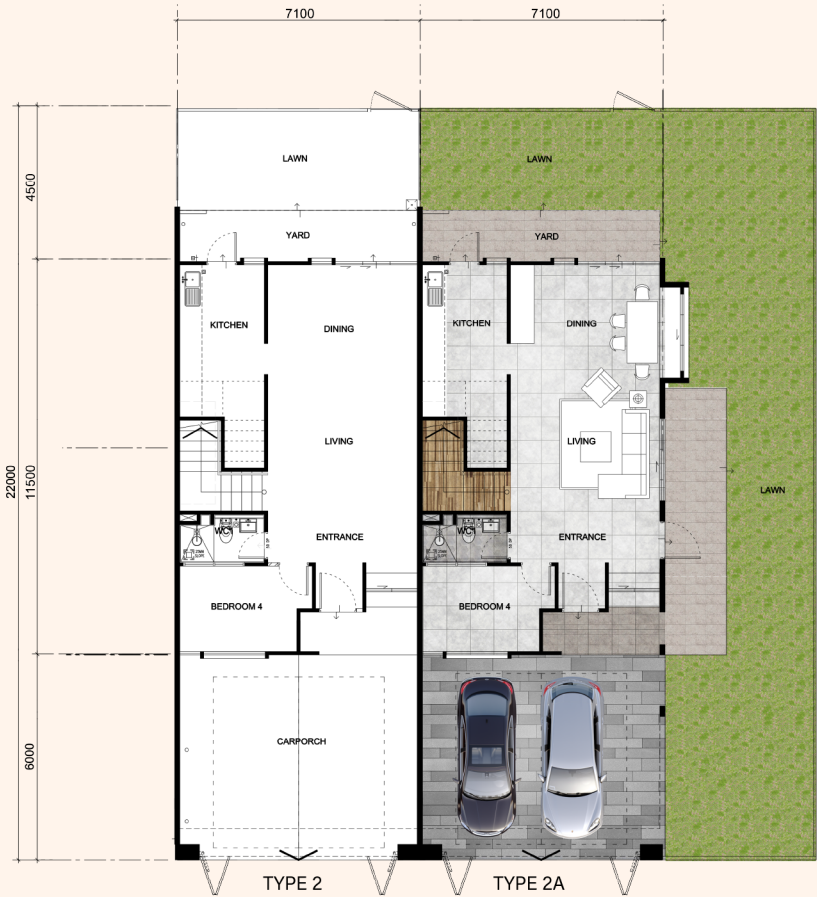
Typical Layout:  
7.10m (W) x 10.00m (L)

4+1 3 2

TYPE 2 - Intermediate  
2,390 sq. ft.

TYPE 2A - Corner  
2,768 sq. ft.

Ground Floor

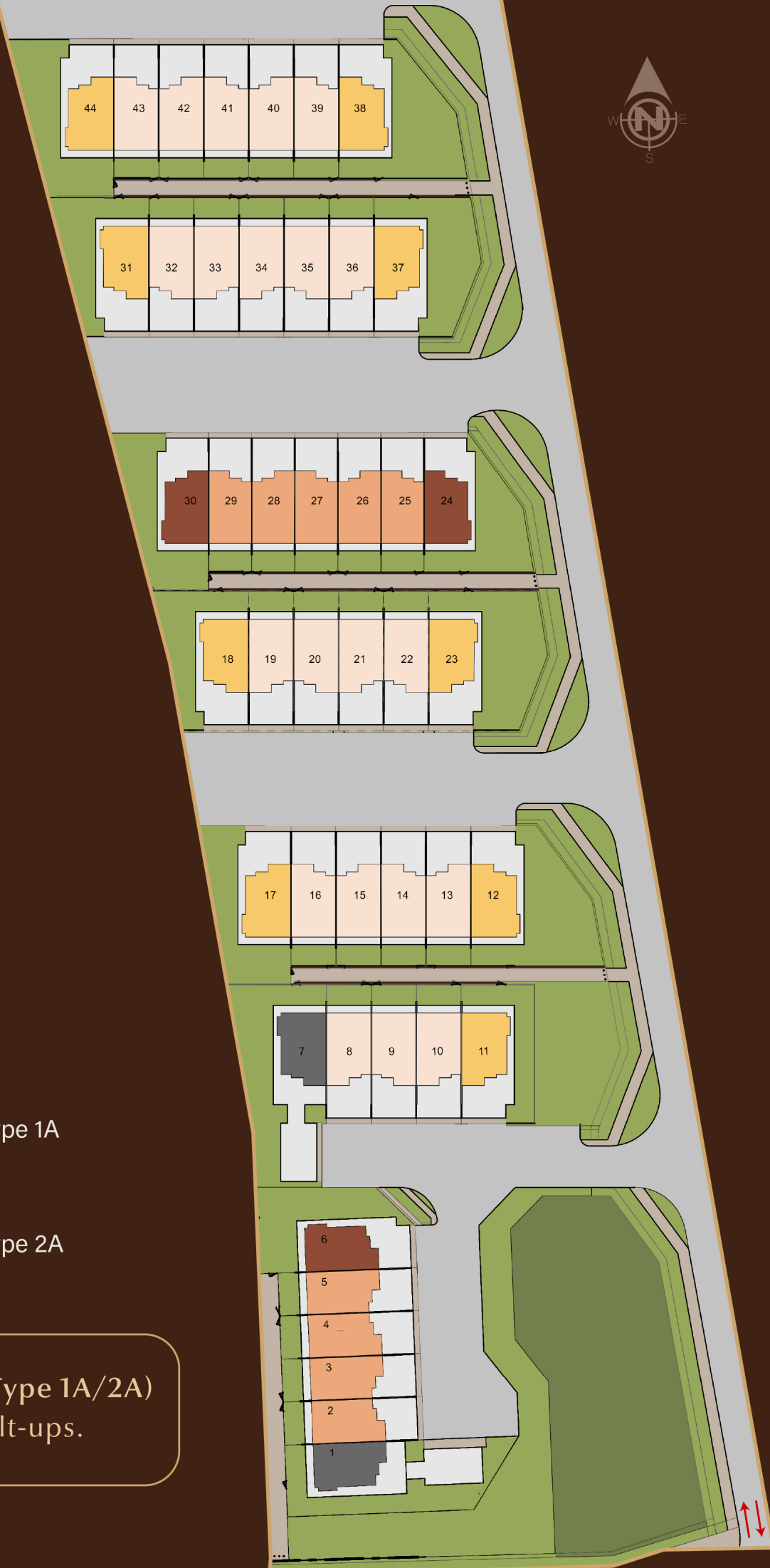


1st Floor





# Site Plan



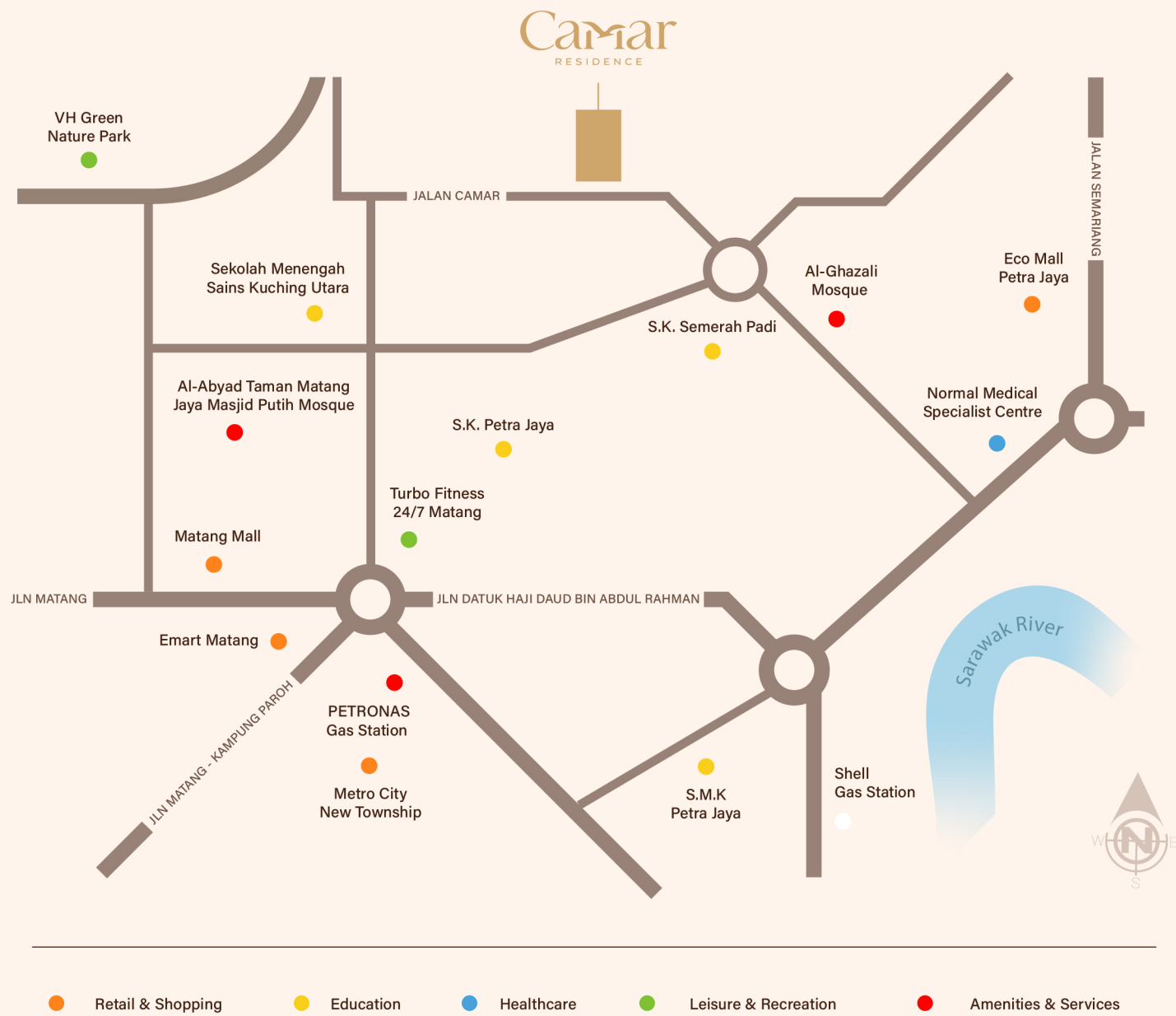
## Unit Types

- Type 1
- Type 1A
- Type 2
- Type 2A

Corner units (Type 1A/2A) offer larger built-ups.

# Location

Nestled along Jalan Camar, Camar Residence blends peaceful surroundings with seamless access to Kuching City, connecting you effortlessly to a balanced modern lifestyle.





# About Us

Since 1988, with humble beginnings in the residential development market, Petra Jaya Properties has matured into a preferred provider of premium properties in all categories – offering value, quality and service to all stakeholders.

With a range of interesting and exciting projects always on the go, Petra Jaya Properties strives to deliver what its tagline suggests – high quality properties in a sustainable manner. As a pure developer we focus on the planning, execution, marketing and selling of our developments and closely manage the construction of every project through our trusted network of experienced contractors.

Every Petra Jaya Properties project is overseen by our in-house Clerks of Works and Project Managers for quality assurance to ensure the highest standards are achieved. Our after-sales service, including the property management of our rental properties portfolio aims to be second to none.

For more information, visit [www.petrajayaproperties.com](http://www.petrajayaproperties.com)



**SUSTAINABLE**  
QUALITY HOMES

**PETRA JAYA PROPERTIES**  
SDN.BHD. (169768-D)

 **HOTLINE**  
**082 288 860**

 **WHATSAPP**  
**012 322 8860**

**CORPORATE OFFICE :**  
Sego Precinct I, Jalan Kulas,  
93400 Kuching, Sarawak.

[www.petrajayaproperties.com](http://www.petrajayaproperties.com)  
 Petra Jaya Properties  
 @petrajayaproperties



Lot 6106, Block 17, Salak Land District, Sungai Semariang Kanan, Jalan Camar, Kuching. | SPA Approval No: PP/1D/42-2022 | SPA Approval Plan: TP/1D/80/2020(HQ) | Building Plan Approval No: DBKU/14/2024(41), DBKU/15/2024(37), DBKU/16/2024(38), DBKU/17/2024(37), DBKU/18/2024(36), DBKU/19/2024(38), DBKU/20/2024(38) | Advertisement and Sale Permit: P0067/KP/HD/01/2026/0022 | Validity Period: 24/08/2026 - 22/06/2029 | Housing Development License: L0063/KP/HD/01/2026/0026 | Validity Period: 23/06/2026 - 22/06/2029 | Tenure of Land: 60 Years | Expected Completion Date: 30 July 2028 | Price: Double Storey Terrace from RM 727,000 – RM 1,320,800

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