# Project report: The Celestz @ Kebun Teh

Facts as published, each with its source. Built by Kolaboro on 23 Nov 2026 from its public data. No verdicts.

Certificate

## In short

The Celestz @ Kebun Teh is listed as off-plan in Johor Bahru, Johor, Malaysia, by EXSIM Kebun Teh Sdn. Bhd. The handover date on record is March 2031. A permit number is published. Transparency score: 86 of 100. 7 of 7 developer claims we tested are confirmed. Last checked 23 Nov 2026.

## Key facts

Developer: EXSIM Kebun Teh Sdn. Bhd.
source: https://teduh.kpkt.gov.my/api/projek-swasta/31007-2

Location: Johor Bahru, Johor, Malaysia
source: https://teduh.kpkt.gov.my/api/projek-swasta/31007-2

Stage: off-plan
source: https://teduh.kpkt.gov.my/api/projek-swasta/31007-2

Handover on record: March 2031
source: https://teduh.kpkt.gov.my/api/projek-swasta/31007-2

Permit or licence number: Developer licence 31007/03-2030/0063(A); Advertising and sales permit 31007-2/10-2029/0768(A)-(S)
source: https://teduh.kpkt.gov.my/api/projek-swasta/31007-2

Price from: MYR 543,800 - 1,001,000
source: https://teduh.kpkt.gov.my/api/projek-swasta/31007-2

Payment plan: not published

Last checked: 23 Nov 2026

Page we read: https://teduh.kpkt.gov.my/api/projek-swasta/31007-2

## Transparency checklist

**Transparency score: 86 of 100**

[x] Developer identified by legal name: Legal name: EXSIM Kebun Teh Sdn. Bhd.

[?] Developer found in an official company register: Not checked

[x] Permit or licence number published: Number published: Developer licence 31007/03-2030/0063(A); Advertising and sales permit 31007-2/10-2029/0768(A)-(S)

[x] Permit confirmed by a register or independent source: Confirmed (registry)

[x] Handover date published: Published: March 2031

[?] Handover date record: Not enough dated history yet

[x] Deposit protection stated: Escrow, bank guarantee or insurance stated

[o] Address or plot location published: No precise address or plot location published

[?] Developer website health: Developer website not checked by us

[?] Official lists screened: not screened yet

[x] Price published: Price published

https://kolaboro.com/methods/transparency-score/

## Changes on record

23 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/the-celestz-kebun-teh/

23 Nov 2026: Official register checked: Malaysia KPKT TEDUH register
https://kolaboro.com/registers/

## Sources

https://teduh.kpkt.gov.my/api/projek-swasta/31007-2

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.

The live page has the latest data: https://kolaboro.com/projects/the-celestz-kebun-teh/
Free to share under CC BY 4.0, credit Kolaboro.