

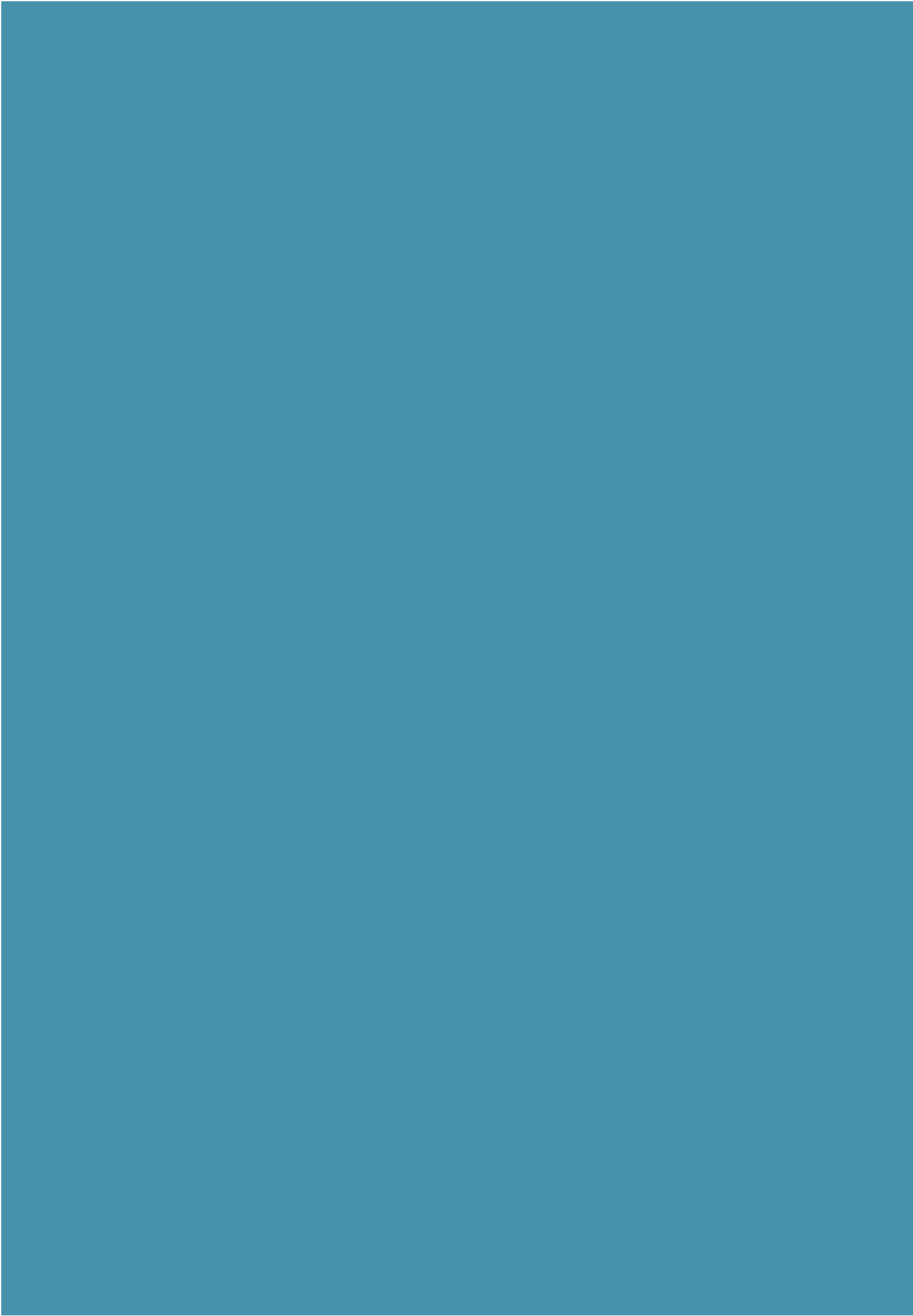


WATERSIDE  
RESIDENCE

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Follow the Currents  
of Contentment

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FREE FLOW OF FREEDOM



A haven of natural advantages and innovative style.





It begins with the water - full of life, continuity and song. Gentle, nurturing and accessible, Waterside Residence provide a perfect respite or playground to the whole family.



THERE'S LIFE...

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A place your dreams will call home.

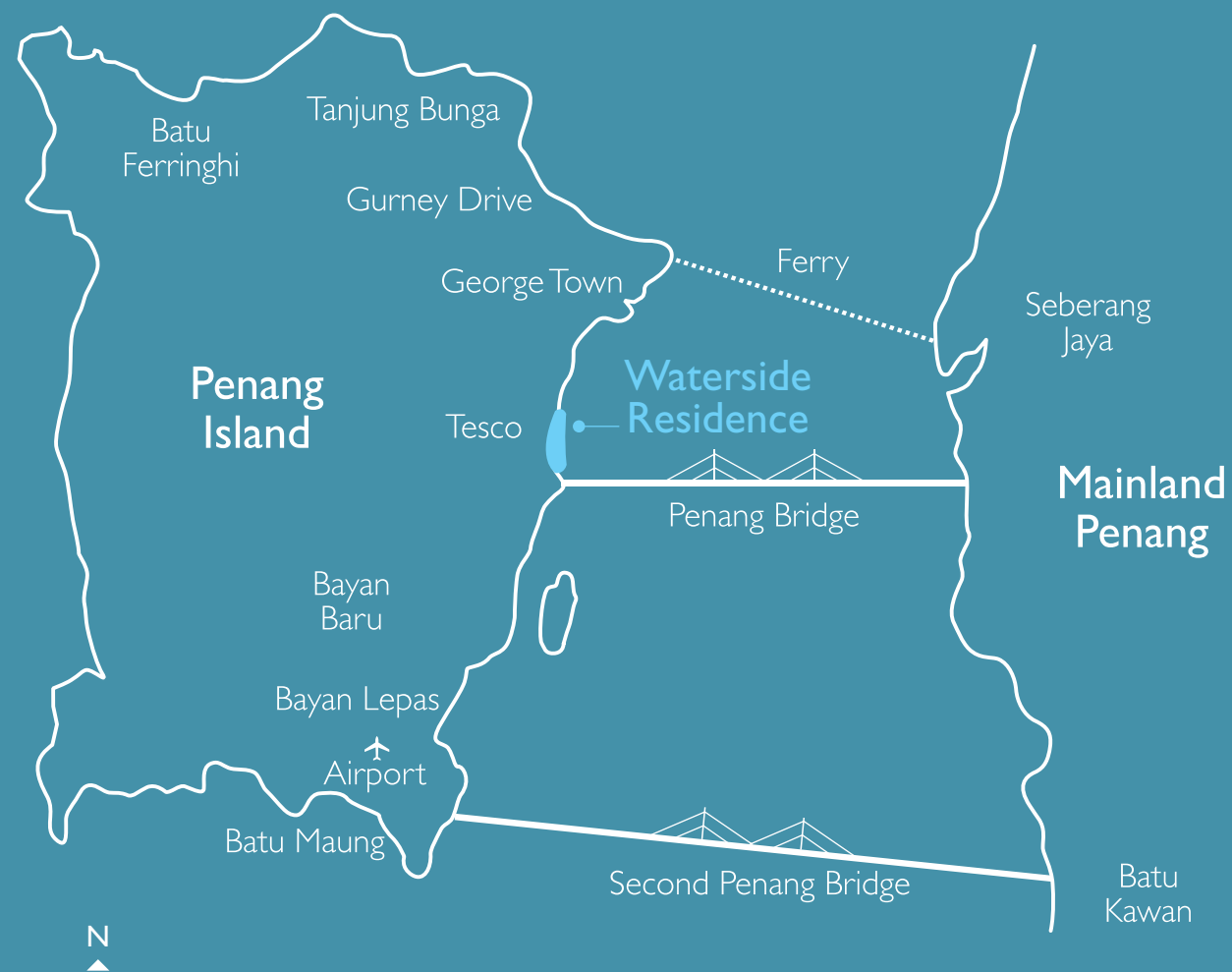




... AND THERE'S LIVING

Priceless calm and serenity, on an island bustling with growth and activity.

Little things that make a big difference: ample, flowing living spaces inspired by the tranquility of the sea; a harmonious balance of lively energy and total relaxation; the endless possibilities living so close to the sea yet near the city.



LOCATION MAP

THE LIGHT Waterfront Penang is strategically located on the eastern coast of Penang island, a short ride from Penang International Airport; and also easily accessible via road, bridge and water links. Travel by road from Peninsula Malaysia is fast along the North South Highway and easy around Penang island.

Located a short distance from Penang Bridge, THE LIGHT will be connected directly to it. A second Penang Bridge is currently being built, adding to its advantageous location. It will increase accessibility and ensure even more visitors to liven up THE LIGHT.

AN OASIS OF LUXURY  
IN THE PEARL OF THE ORIENT





THERE'S TRUE JOY,  
AND CONTENTMENT, IN THE QUIET WELCOME  
AND THE BREATHTAKING VIEWS.





LIFE  
AS YOU CHOOSE IT

Take in the ambience, your surrounds.



Fill your days with activity or respite. Spend time with loved ones, or with retail therapy. It's your choice at Waterside Residence. You can stay in motion from sunrise to sunset, or if you prefer, sit and take in the activities along the seafront, watch boats come into the marina, picnic by the pool or read a book in a hammock on your balcony.

Let the tranquility of sea free you from the weight of things.











DESIGNED WITH  
YOUR IMAGINATION  
IN MIND

Artist impression only

Beautiful nature, embedded in structure, wave a cool welcome.



Genius and grace define each of Waterside Residence 256 condo units. The development consists of 3 towers, descending from 33 floors to 17, like a wave coming to shore. The seashell shape of each block, clever positioning of balconies and colour play in the façade bring this iconic point home.

The common theme of relaxed, understated luxury extends to the amenities and conveniences that come with your home, the latest being home automation via your smart phone.

Your smart home with an Internet of Things (IoT) ready will transform home efficiency and management. The audio/video intercom system, alarm system, panic button and lobby door release are right at your fingertips.



Swimming pool



Entrance

Artist impression only

Kick off your shoes and relax. There is a little to worry and all to savour.







Road reserved for future development



Jalan Pantai Sinaran

#### SITE PLAN

Level 3A

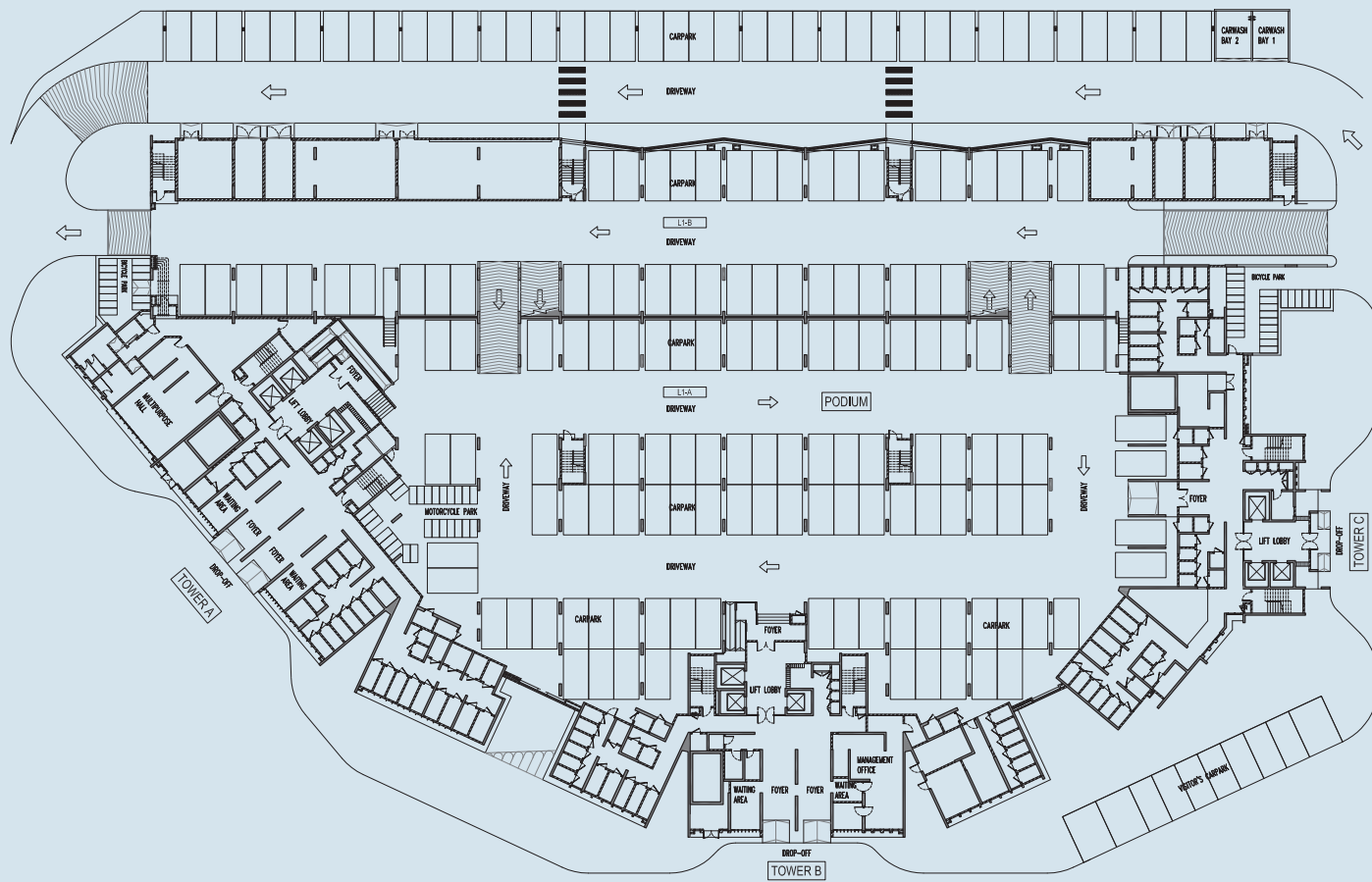
1. Swimming Pool
2. Pool Deck
3. Jacuzzi
4. Wading Pool
5. Gym Room
6. Yoga Room
7. Children Playground
8. Barbeque Pit
9. Cabana
10. Washroom/Changing Room
11. Games Room (L2)
12. Reading Room (L2)
13. Multipurpose Hall (L1)

(L1) : Level 1

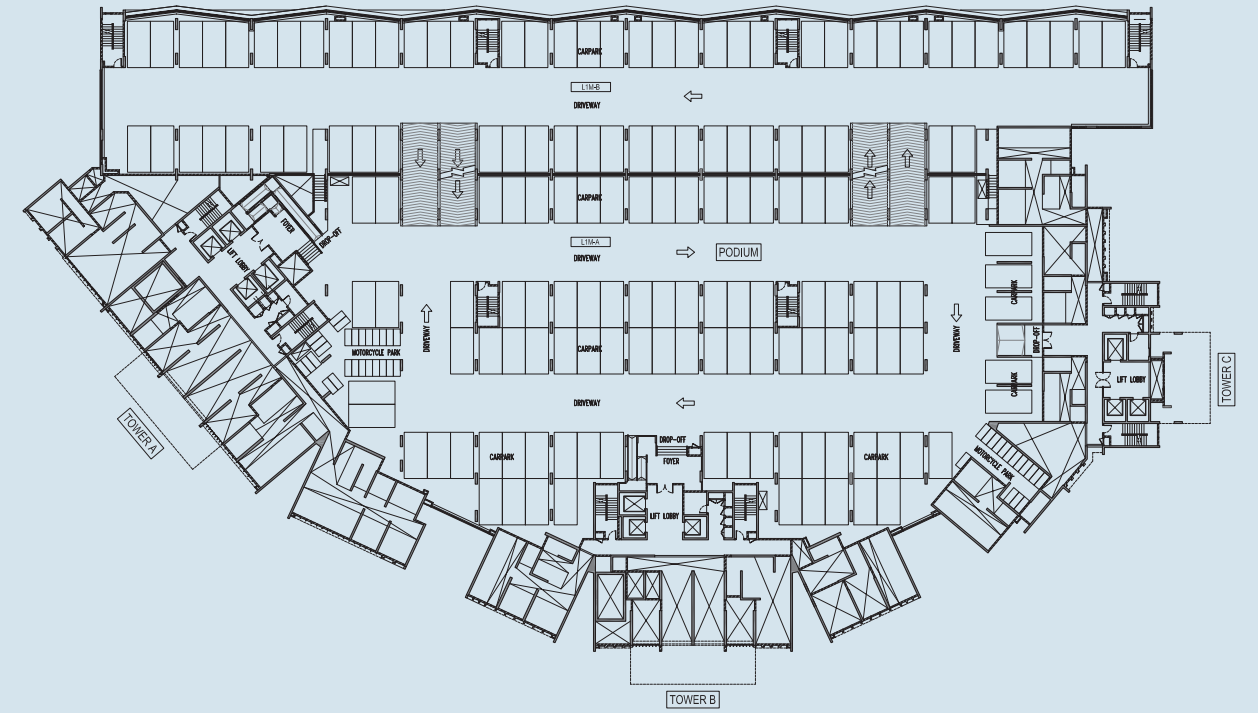
(L2) : Level 2



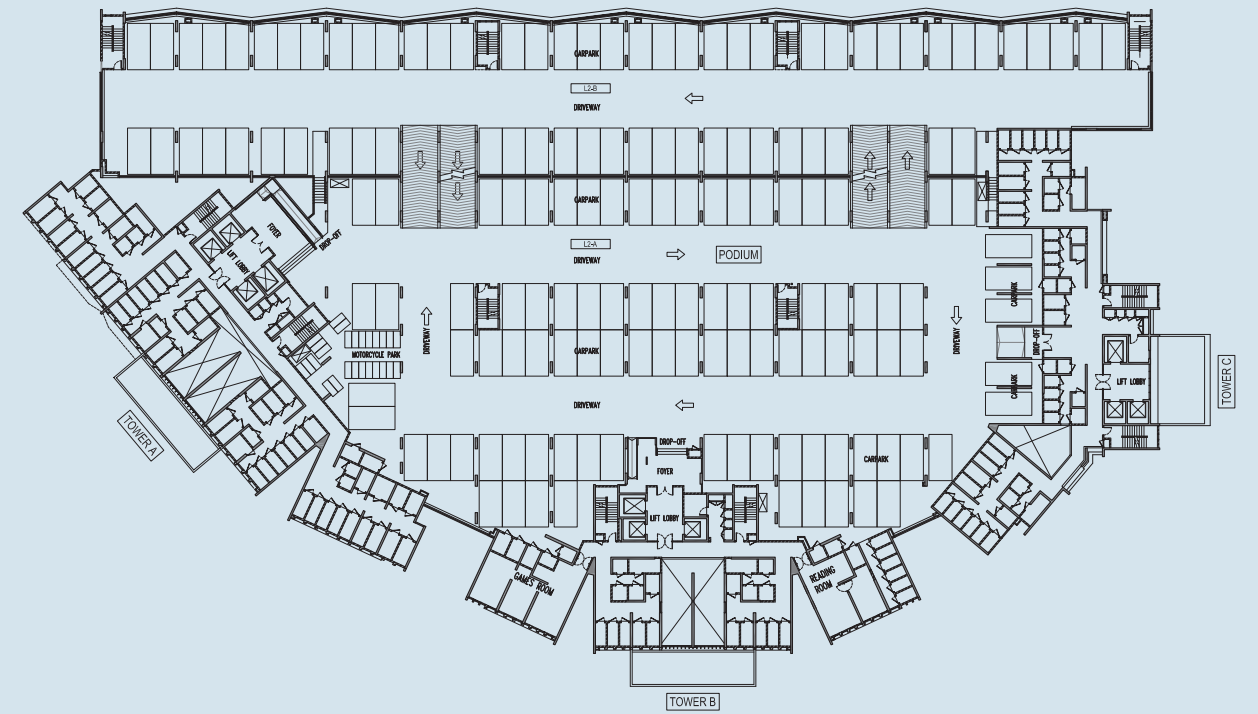
## LEVEL 1



## LEVEL 1M

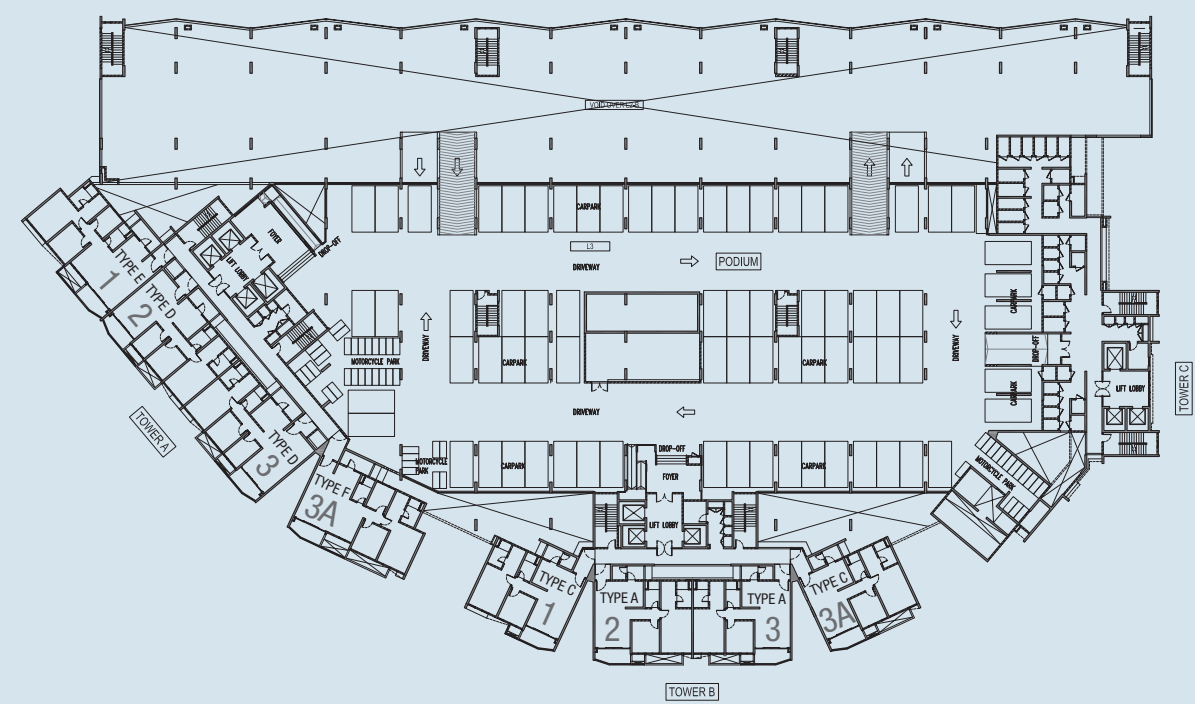


## LEVEL 2

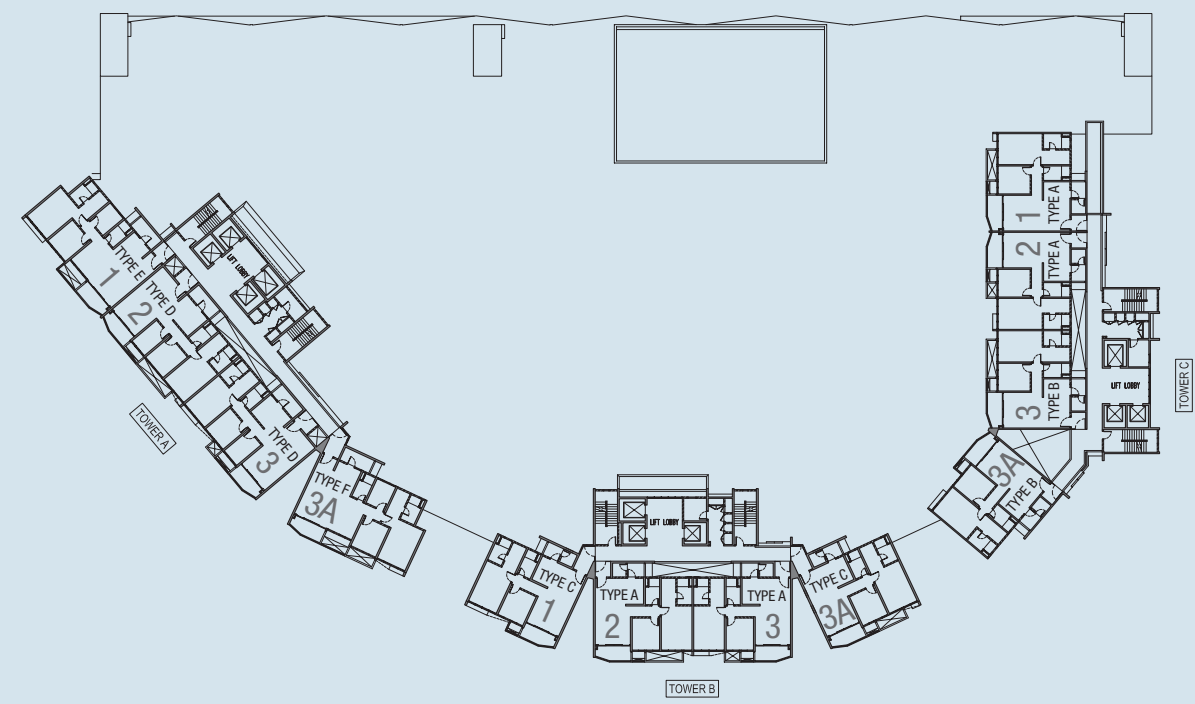




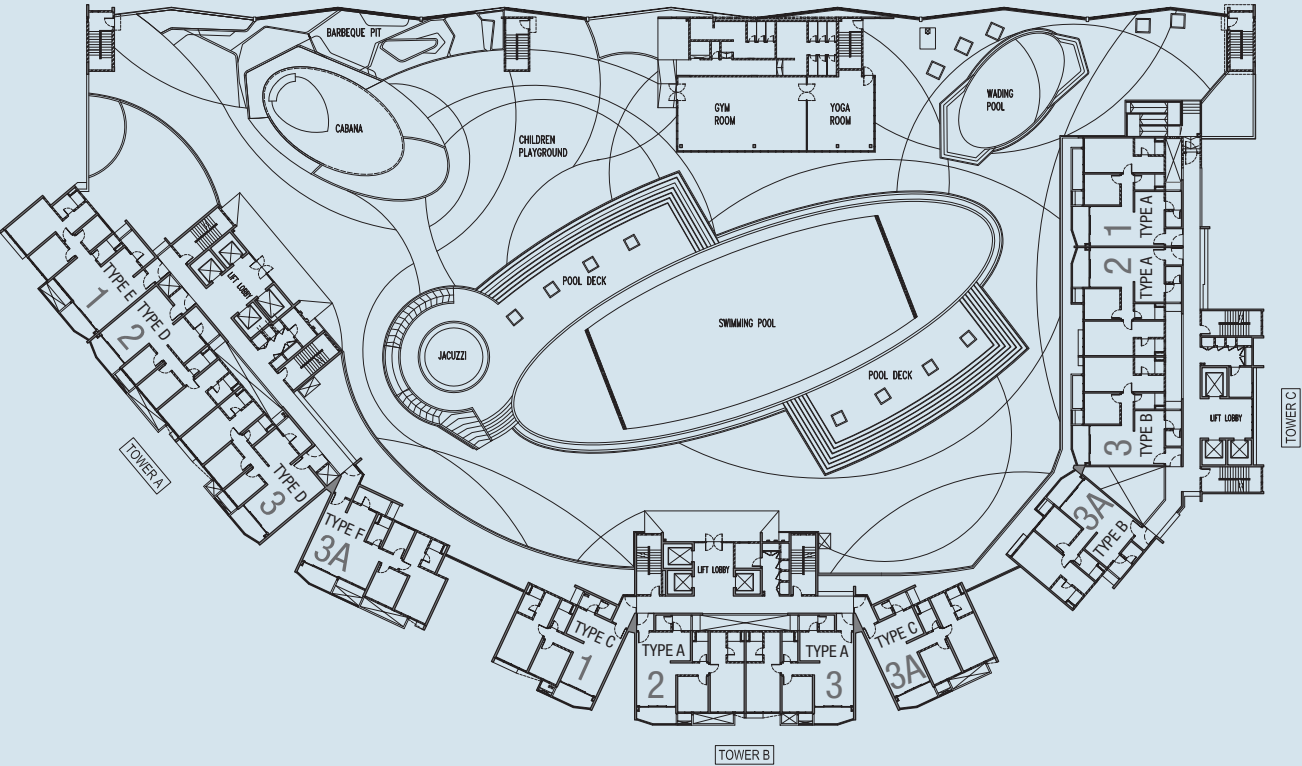
LEVEL 3



LEVEL 5, 7, 9-13, 15-17

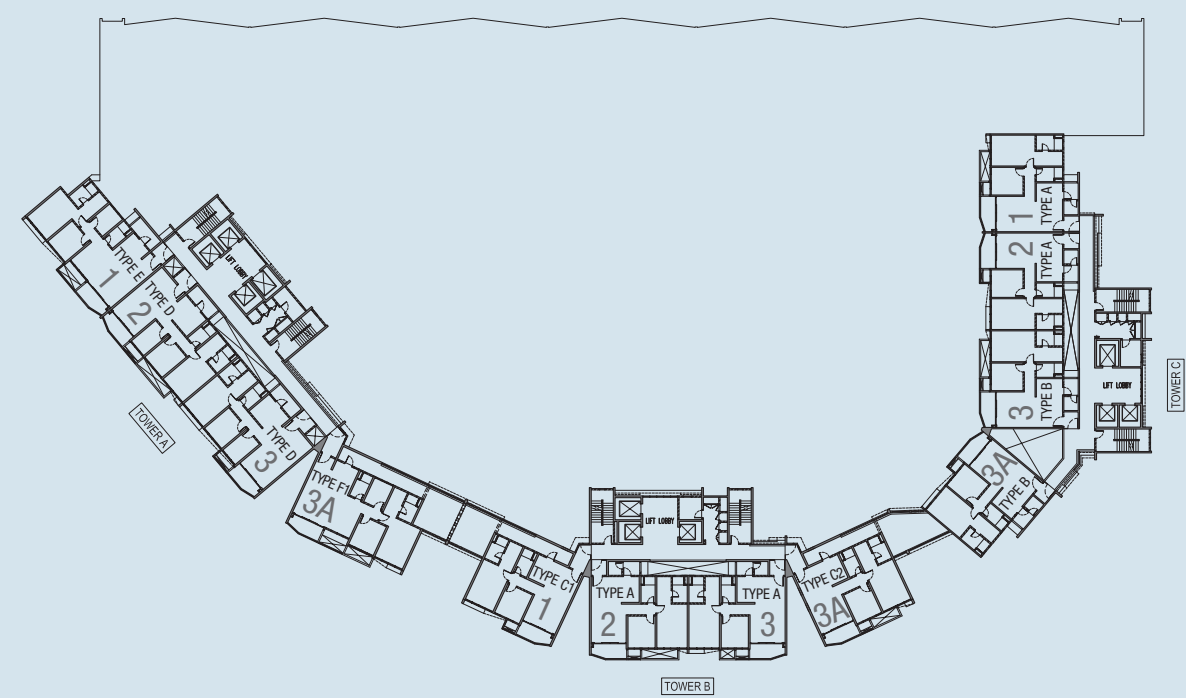


LEVEL 3A

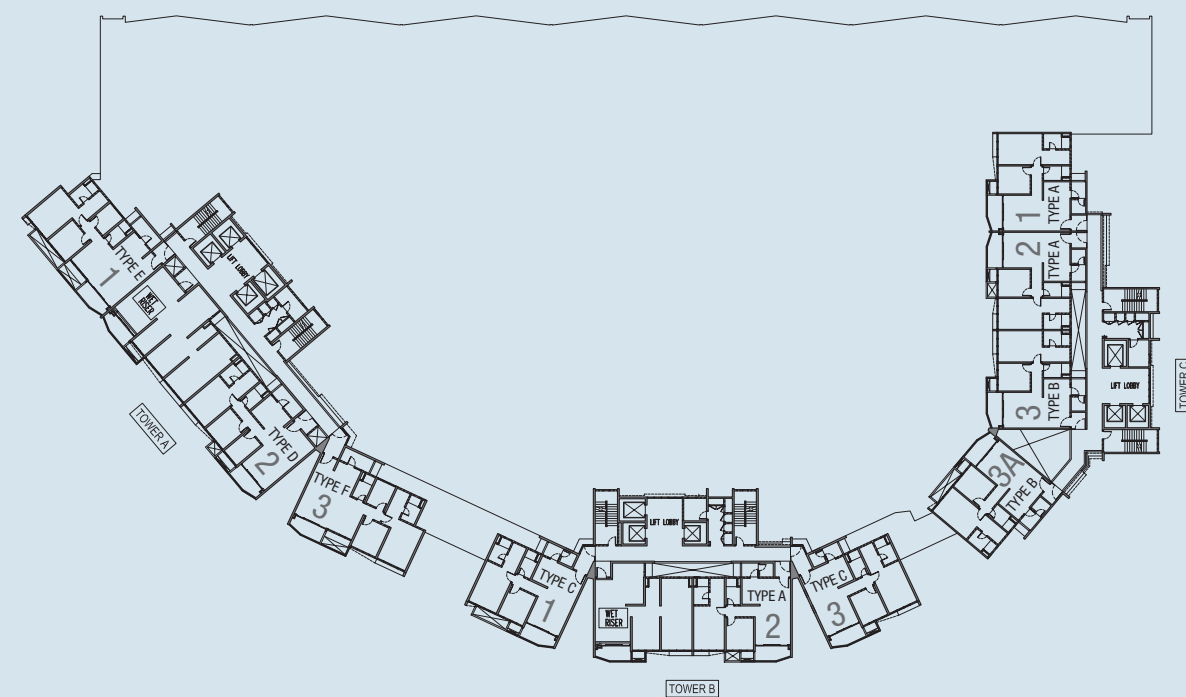




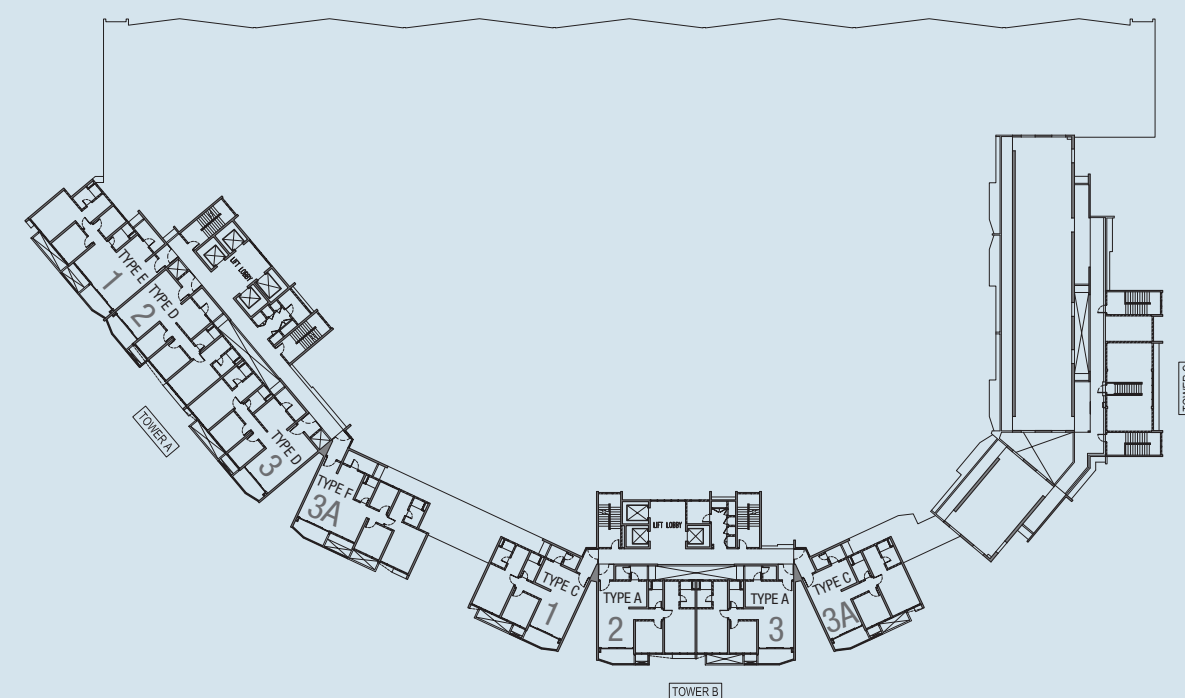
LEVEL 6&8



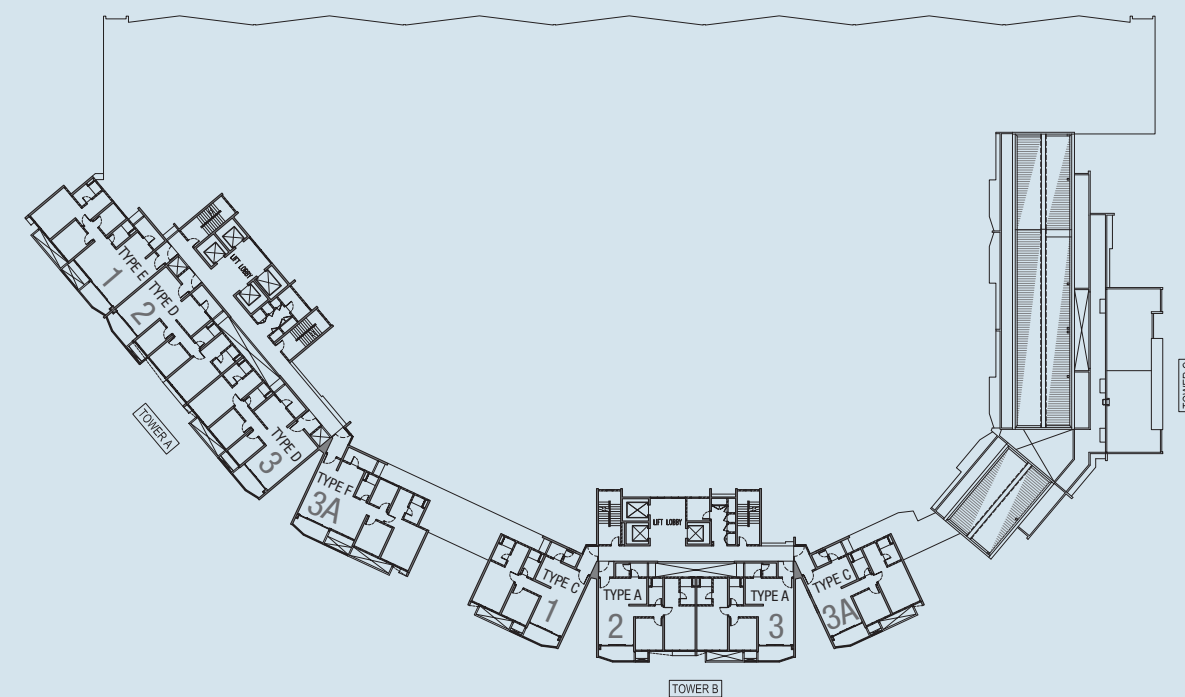
LEVEL 13A



LEVEL 18



LEVEL 19



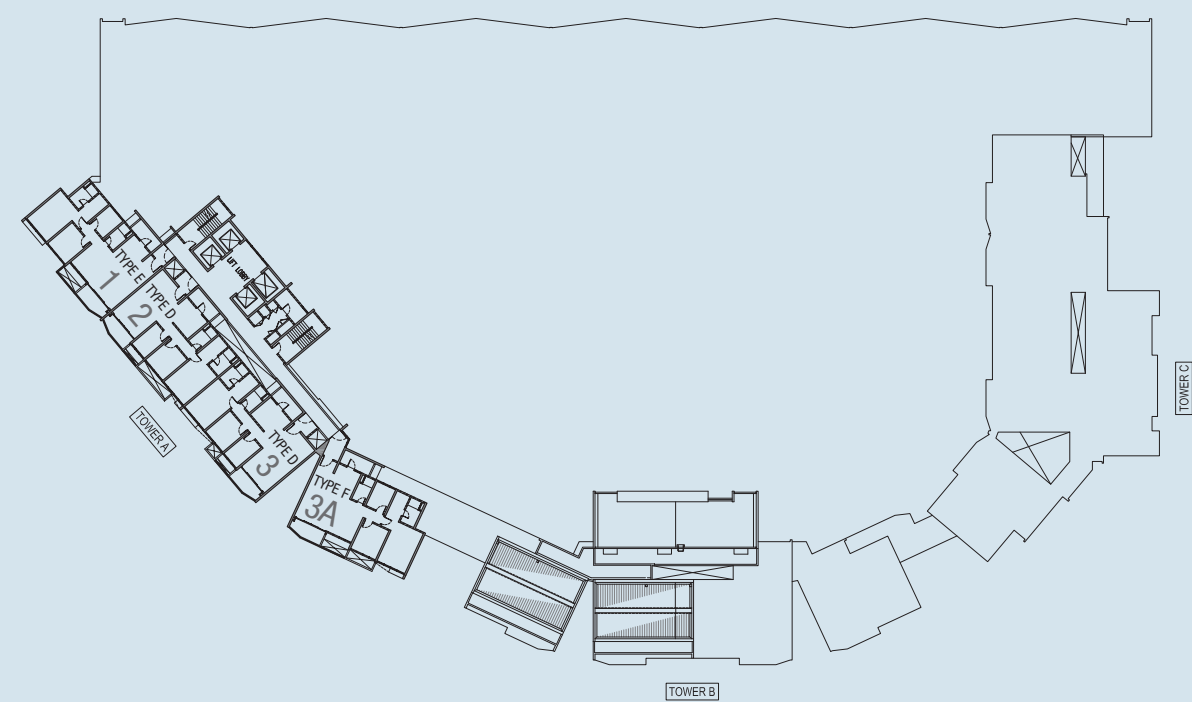


The architectural floor plan shows a building complex with three towers. Tower A, located in the top left, contains units 1, 2, and 3, with unit 3A at the bottom. Tower B, located in the bottom center, contains units 1, 2, and 3, with unit 3A at the bottom right. Tower C, located in the top right, is empty. Units are labeled with their type (A, B, C, D, E, F) and number. The plan also shows common areas, stairs, and elevators.

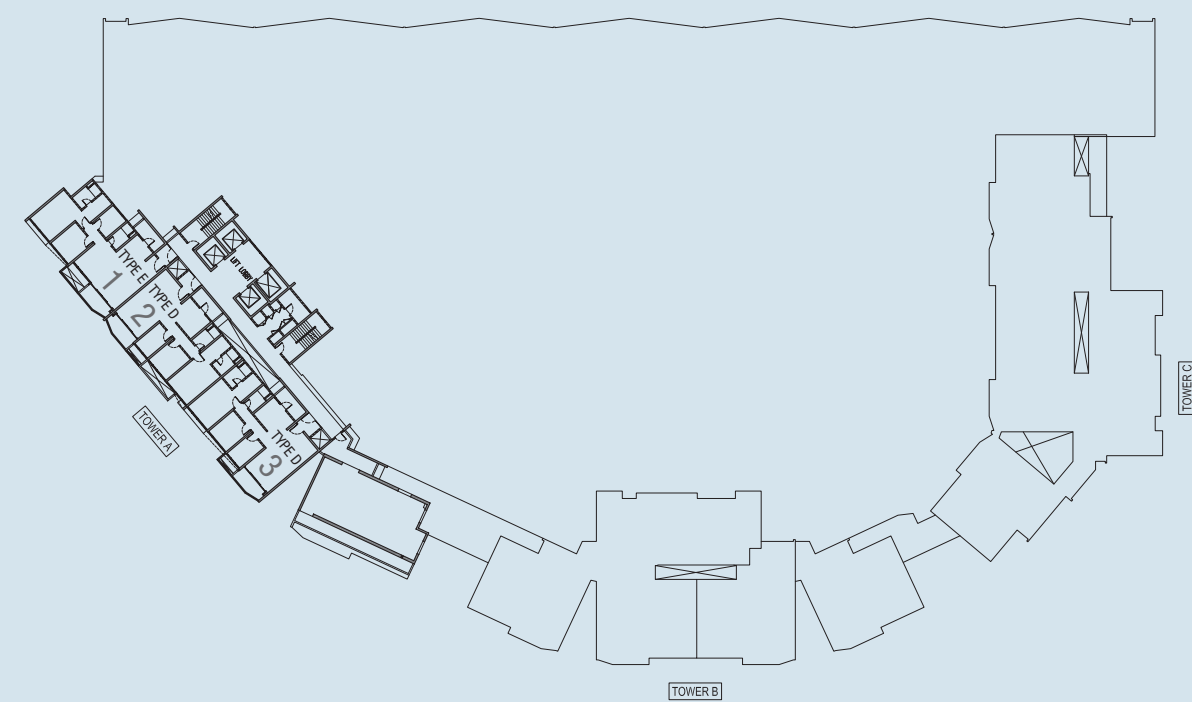
The architectural floor plan of the 10th floor of the Taipei City Hall is a detailed technical drawing. It shows the layout of the building's interior, including rooms, corridors, and service areas. The plan is divided into several sections, including Tower A, Tower B, and Tower C. Key areas include the Mayor's Office, Council Chamber, and various administrative offices. The plan also shows the layout of the building's exterior, including the main entrance and the surrounding grounds.



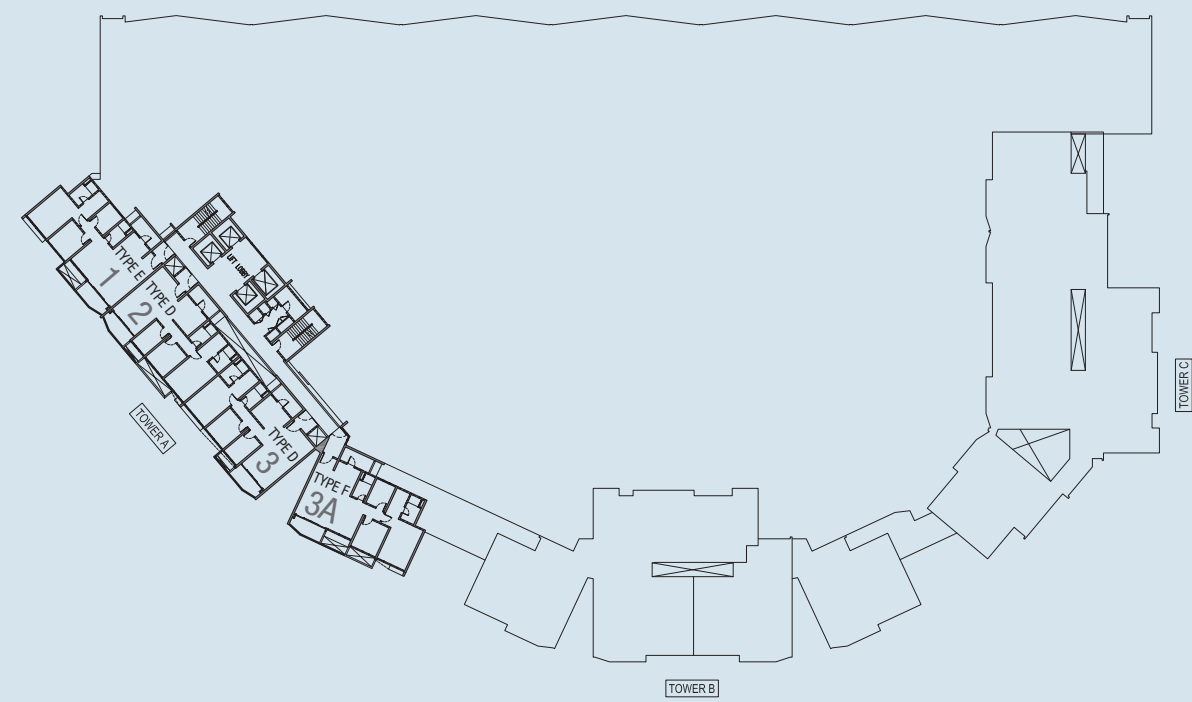
LEVEL 27



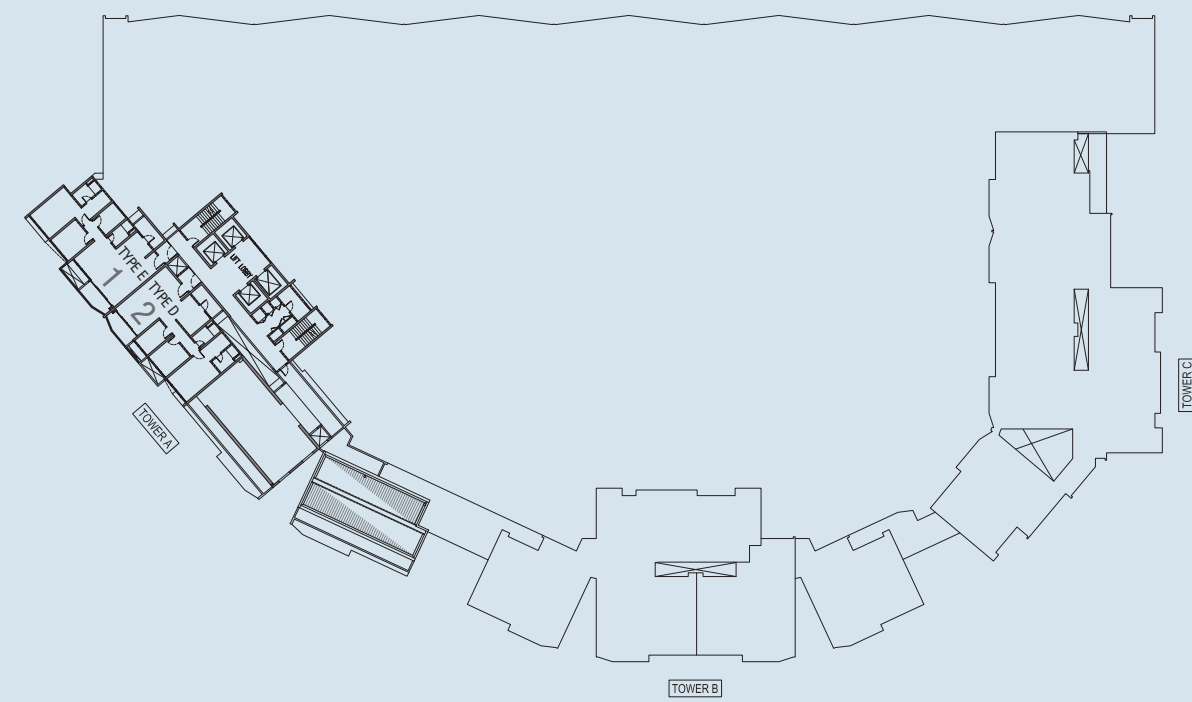
LEVEL 30



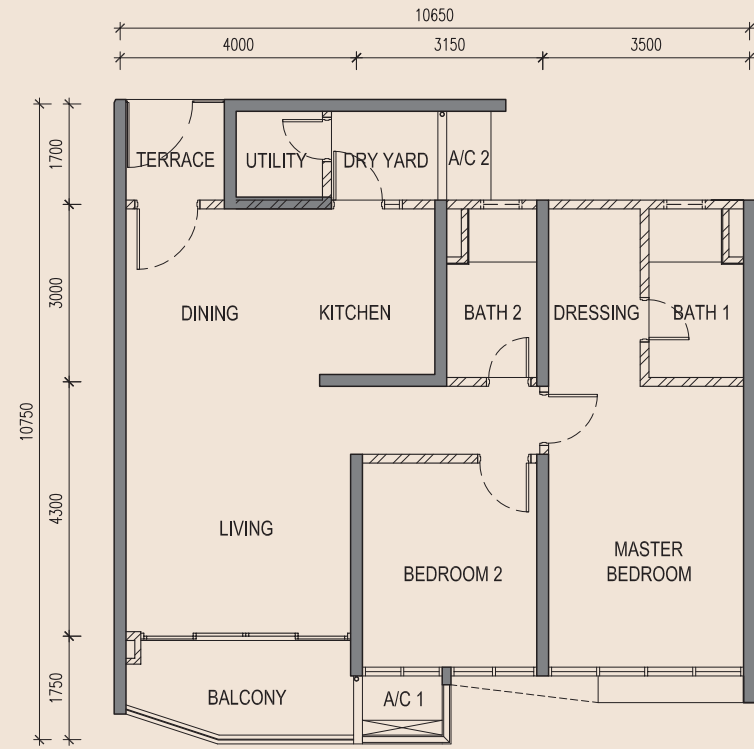
LEVEL 28-29



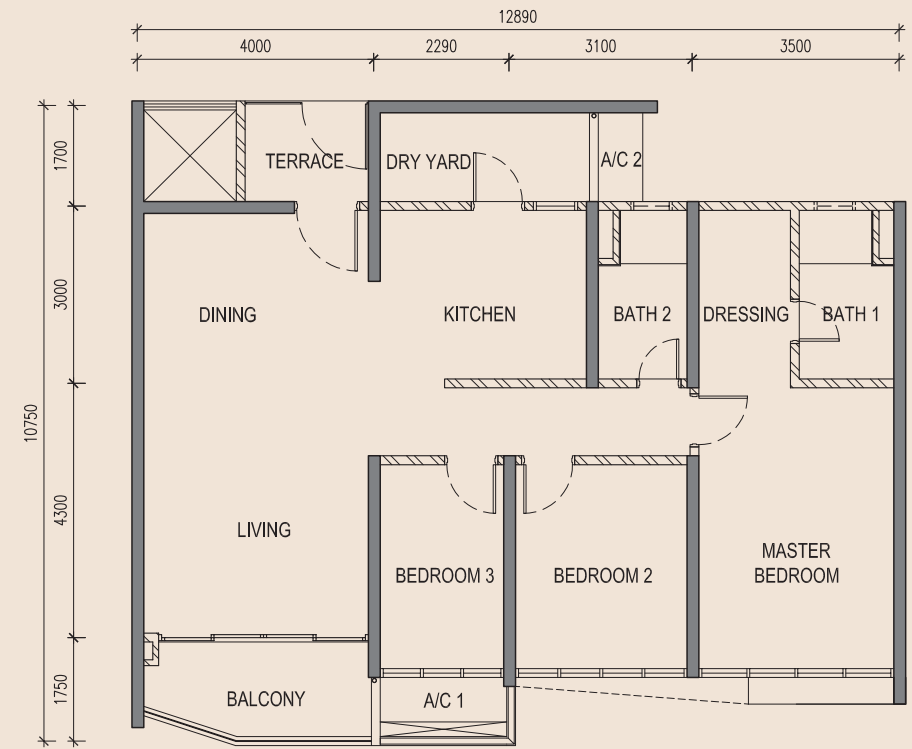
LEVEL 31-33



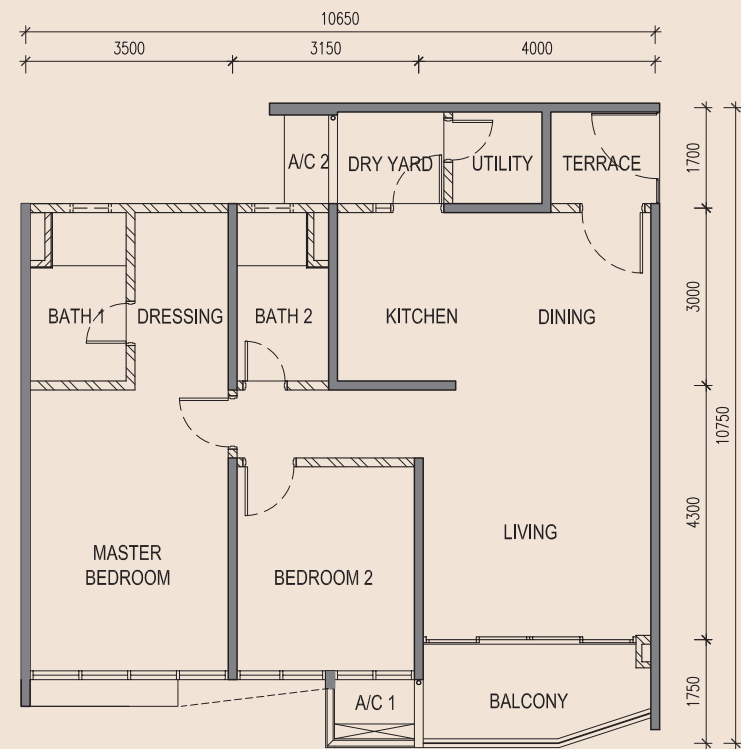




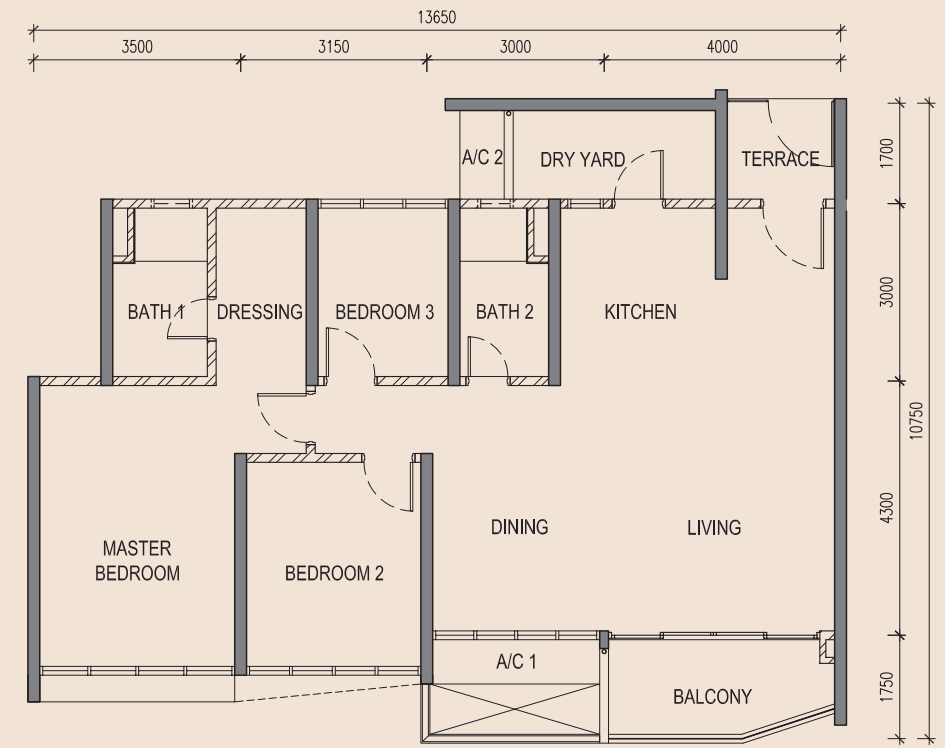
TYPE A  
 BUILT UP: 98M<sup>2</sup> (1,055SF)  
 ACCESSORY PARCEL (A/C 1): 1M<sup>2</sup> (11SF)  
 ACCESSORY PARCEL (A/C 2): 1M<sup>2</sup> (11SF)



TYPE D  
 BUILT UP: 116M<sup>2</sup> (1,249SF)  
 ACCESSORY PARCEL (A/C 1): 2M<sup>2</sup> (22SF)  
 ACCESSORY PARCEL (A/C 2): 1M<sup>2</sup> (11SF)

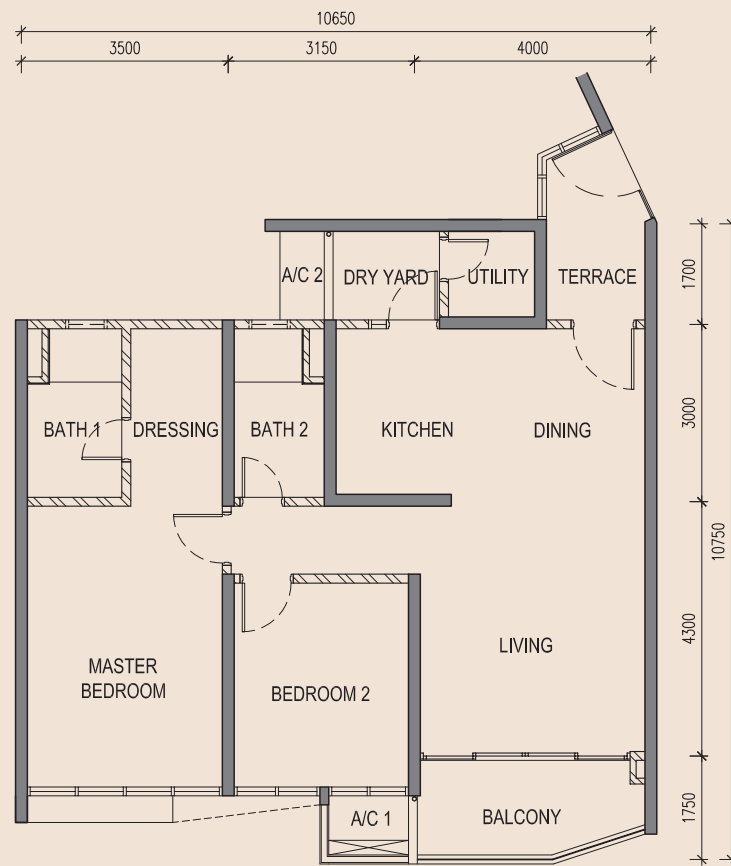


TYPE B  
 BUILT UP: 98M<sup>2</sup> (1,055SF)  
 ACCESSORY PARCEL (A/C 1): 1M<sup>2</sup> (11SF)  
 ACCESSORY PARCEL (A/C 2): 1M<sup>2</sup> (11SF)

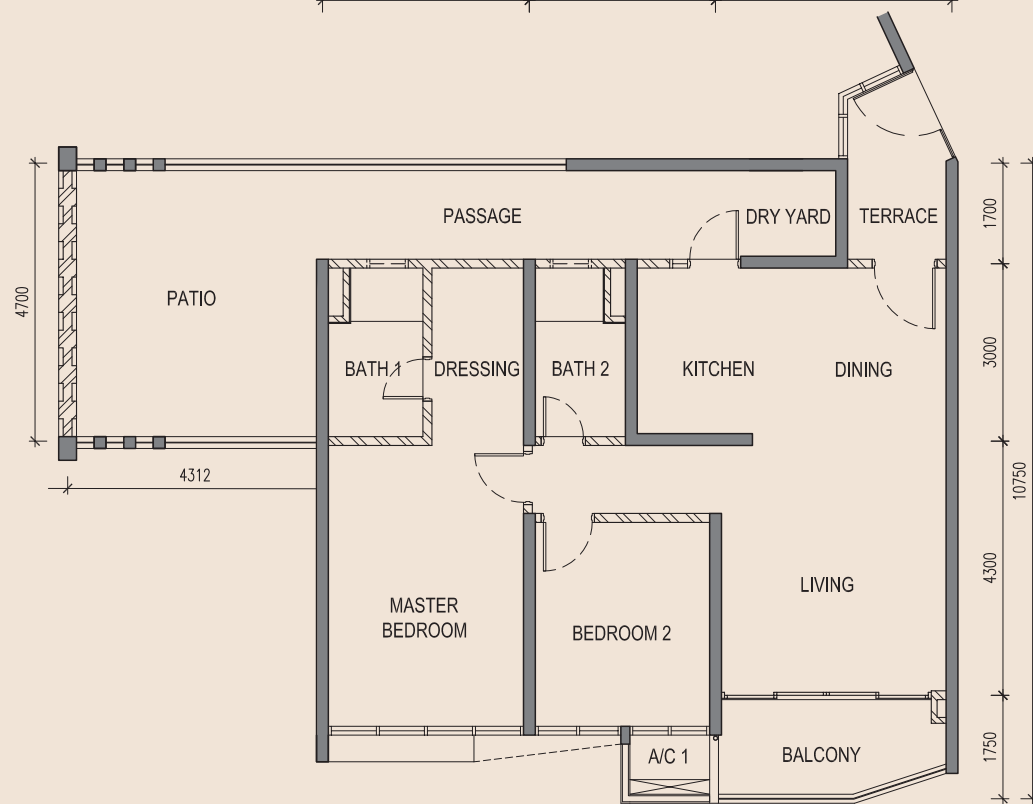
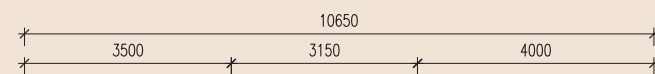


TYPE E  
 BUILT UP: 116M<sup>2</sup> (1,249SF)  
 ACCESSORY PARCEL (A/C 1): 2M<sup>2</sup> (22SF)  
 ACCESSORY PARCEL (A/C 2): 1M<sup>2</sup> (11SF)

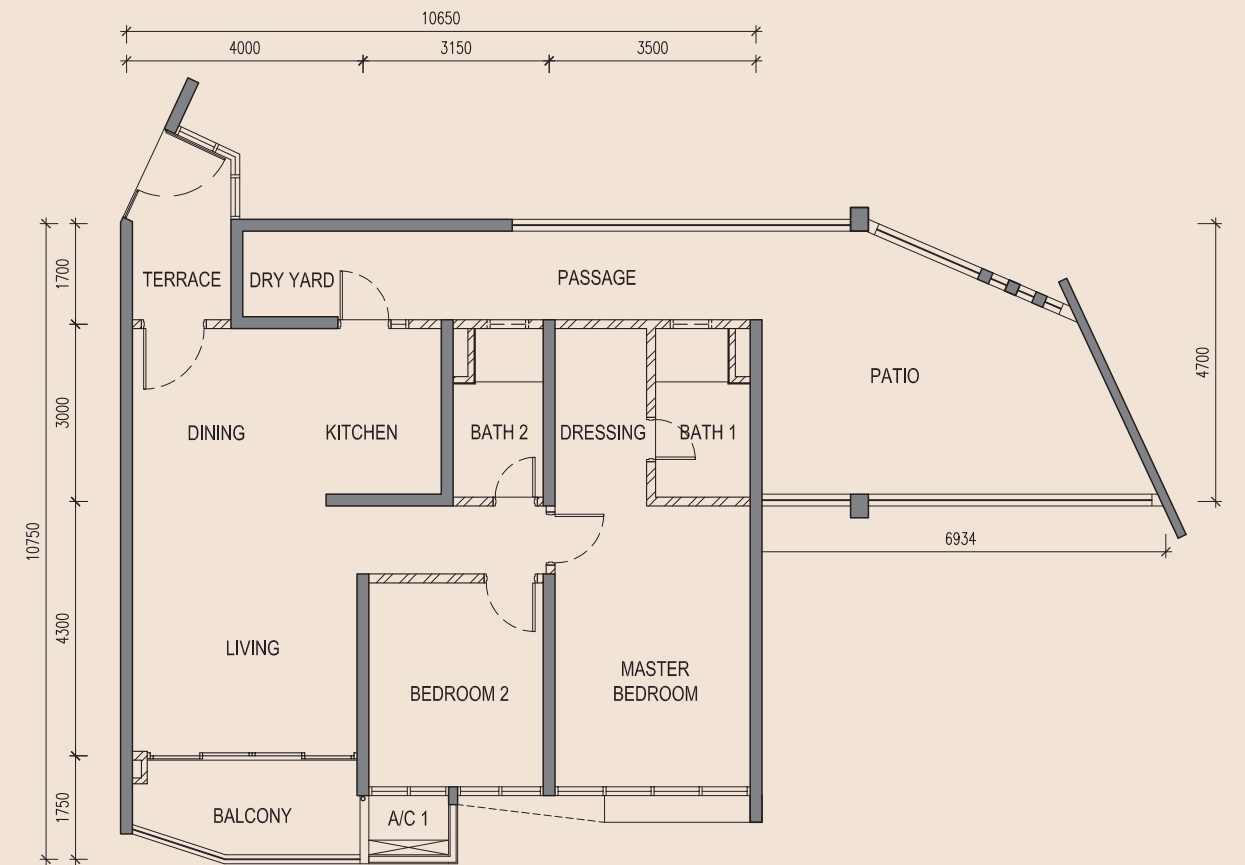




TYPE C  
 BUILT UP: 100M<sup>2</sup> (1,076SF)  
 ACCESSORY PARCEL (A/C 1): 1M<sup>2</sup> (11SF)  
 ACCESSORY PARCEL (A/C 2): 1M<sup>2</sup> (11SF)

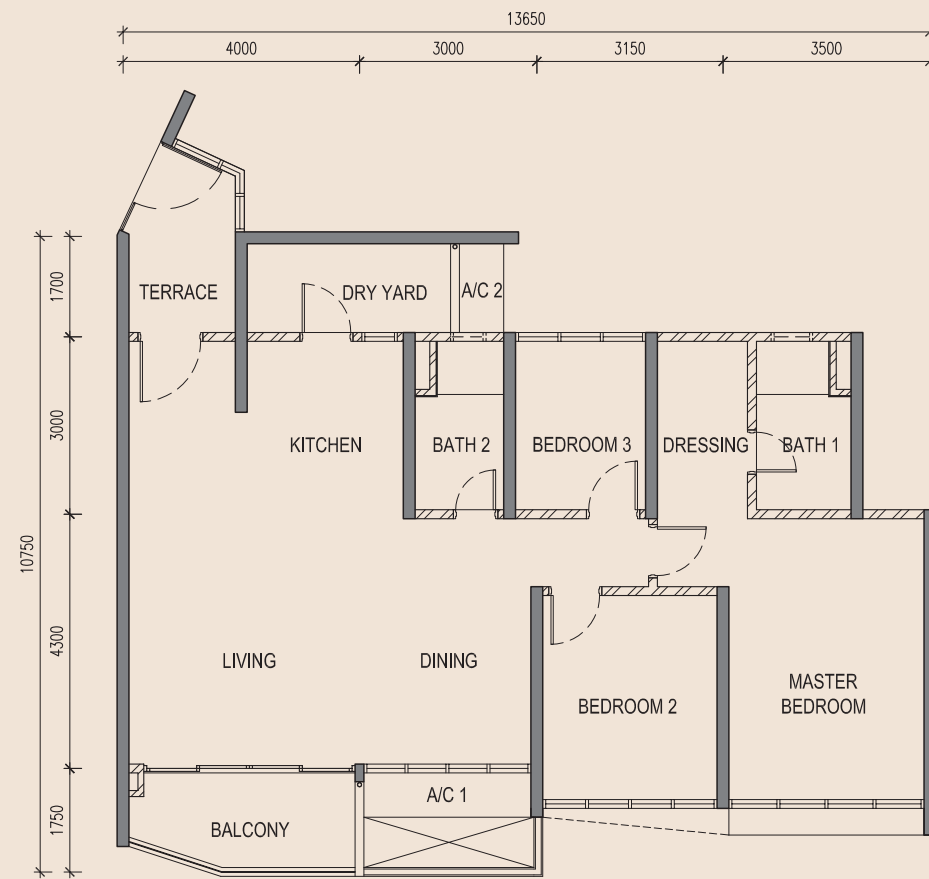


TYPE C1  
 BUILT UP: 100M<sup>2</sup> (1,076SF)  
 ACCESSORY PARCEL (A/C 1): 1M<sup>2</sup> (11SF)  
 ACCESSORY PARCEL (PASSAGE & PATIO): 29M<sup>2</sup> (312SF)

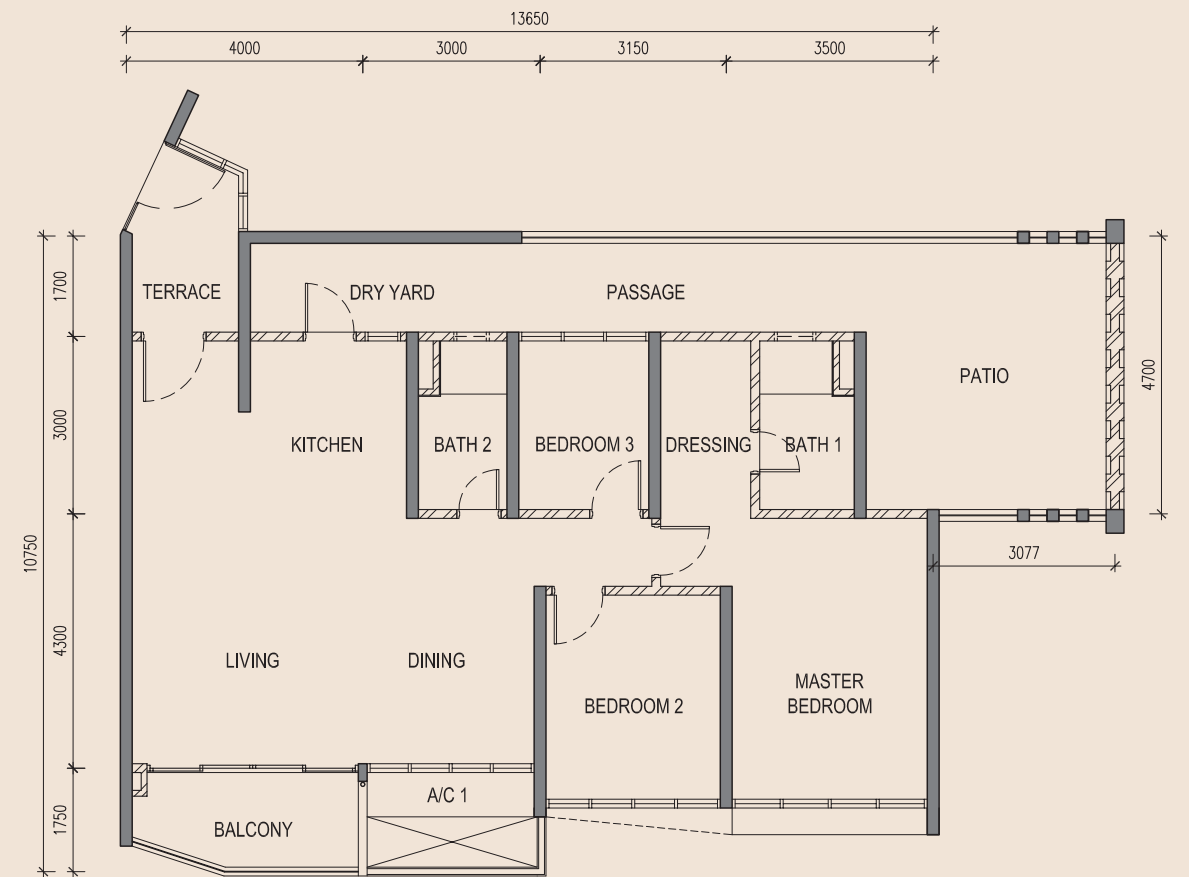


TYPE C2  
 BUILT UP: 100M<sup>2</sup> (1,076SF)  
 ACCESSORY PARCEL (A/C 1): 1M<sup>2</sup> (11SF)  
 ACCESSORY PARCEL (PASSAGE & PATIO): 34M<sup>2</sup> (366SF)





TYPE F  
 BUILT UP: 118M<sup>2</sup> (1,270SF)  
 ACCESSORY PARCEL (A/C 1): 2M<sup>2</sup> (22SF)  
 ACCESSORY PARCEL (A/C 2): 1M<sup>2</sup> (11SF)



TYPE F1  
 BUILT UP: 118M<sup>2</sup> (1,270SF)  
 ACCESSORY PARCEL (A/C 1): 2M<sup>2</sup> (22SF)  
 ACCESSORY PARCEL (PASSAGE & PATIO): 32M<sup>2</sup> (344SF)







WATERSIDE RESIDENCE  
SPECIFICATIONS

Foundation:	Piling as determined by the Engineer
Structure:	Reinforced concrete frame
Wall:	Common brickwall or cement sand brickwall to external wall Cement sand brickwall to internal wall
Roofing covering	Reinforced Concrete Roof
Roof framing	Reinforced Concrete
Ceiling:	Skimcoat to soffit of slab Plaster ceiling to bathrooms
Windows:	Powder coated aluminum frame windows with tinted glass
Doors:	M.S. grille door & solid core timber door to Main Entrance Aluminum framed glass sliding door to Balcony Semi core flush door to others
Ironmongery	Approved lockset
Painting:	Weather resistant paint to external wall Emulsion paint to internal wall
Floor finishes:	Porcelain tiles to Terrace, Living, Dining, Kitchen and Bedrooms area Ceramic tiles to Bathrooms, Balcony, Utility, Passage, Patio and Dry Yard
Wall finishes:	Ceiling height ceramic tiles to Bathrooms Ceramic tiles to Kitchen at designated area Plaster and paint to others
Sanitary and plumbing fittings:	Refer to Appendix 'A'
Electrical installation:	Refer to Appendix 'B'

Schedule of Sanitary and Plumbing fittings

APPENDIX A

No	Type	A	B	C	C1	C2	D	E	F	F1
1	Shower Screen	2	2	2	2	2	2	2	2	2
2	Shower	2	2	2	2	2	2	2	2	2
3	Wash Basin	2	2	2	2	2	2	2	2	2
4	Water Closet	2	2	2	2	2	2	2	2	2
5	Toilet Paper Holder	2	2	2	2	2	2	2	2	2
6	Tap	4	4	4	5	5	4	4	4	5

Schedule of Electrical Installation (M&E Points)

APPENDIX B

No	Type	A	B	C	C1	C2	D	E	F	F1
1	Lighting Point	16	16	16	19	21	17	17	17	21
2	Fan Point	3	3	3	4	4	4	4	4	5
3	Power Point	24	24	24	24	24	25	25	25	26
4	TV Point	1	1	1	1	1	1	1	1	1
5	Network Point	2	2	2	2	2	2	2	2	2

Developer's License No.: 8140-8/11-2018/0898(L) • Validity Period: 16/11/2016 - 15/11/2018 • Advertising Permit No.: 8140-8/11-2018/0898(P) • Validity Period: 16/11/2016 - 15/11/2018 • Developer: Jelutong Development Sdn Bhd (210034-H)  
• Address: Suite 16-01, Menara IJM Land, No. 1, Lebuhr Tunku Kudin 3, 11700 Gelugor, Penang • Telephone No. : 604-296 1333 • Development: WATERSIDE RESIDENCE • Tower A • Type of Development: Condominium 116m² - 118m²  
• Total No. of Storeys: 33 storey • Total Units: 116 units • Tower B • Type of Development: Condominium 98m² - 100m² • Total No. of Storeys: 25 storey • Total Units: 84 units • Tower C • Type of Development: Condominium 98m²  
• Total No. of Storeys: 17 storey • Total Units: 56 units • Land Tenure: Freehold • Land Encumbrances: Nil • Accessory Parcel: Air Cond Ledge, Patio, Lockers & Carparks (Except for Visitor Carparks) • 5% Discount for Bumiputra  
• Expected Date of Completion: November 2020 • Minimum Price: RM749,000 • Maximum Price: RM1, 506,000 • Approving Authority: Majlis Bandaraya Pulau Pinang • Approved Building Plan No.: MBPP/OSC/PB8376/16 • Permit Plan No.: K/5/16 (Permit No.K01324)

Restriction In Interest: This land shall not be transferred, conveyed or disposed, charged, leased or sub-leased in the first 2 years from registration of the transfer to the first purchaser without the consent in writing of the State Authority.  
After this period consent from the State Authority is not required for any transaction. This restriction is in conformity with clause 17.1(f)(ii) of the Agreement.

All art renderings shown are artist's impression only. All information and specifications are current at the time of going to the press and are subject to amendments as may be approved or required by the relevant authorities and/or the architect.  
Not to be treated as an offer for sale.







THE LIGHT

WATERFRONT  
PENANG

Jelutong Development Sdn Bhd (210034-H)

**THE LIGHT SALES GALLERY**

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F 604 296 1334  
email: [sales@ijm.com](mailto:sales@ijm.com)  
[www.thelightwaterfront.com](http://www.thelightwaterfront.com)

**IJM LAND**

An  Company