



THELIGHT
WATERFRONT
PENANG

THELIGHT COLLECTION

MW



THE LIGHT COLLECTION IV
PRIZED JEWELS IN PENANG'S
WATERFRONT LIVING



RIDING THE WAVES, PENANG SHINES WITH THE LIGHT.

Dramatic changes are taking place in Penang. All part of a grand plan to position the island state for world recognition. Since its World Heritage Status award in 2008, Penang has arrested worldwide attention as a place to visit, invest, live and enjoy. Transformation of land into a mega waterfront city like THE LIGHT Waterfront Penang, the rise of office towers, condominiums, shopping centres, designer boutique hotels, cafes, restaurants, bars and galleries are changing the face of Penang with a galvanizing effect. Once all these plans become reality, imagine the magnetic pull of worldwide interest, dynamic life and unstoppable energy into THE LIGHT and Penang itself.



At the heart of Penang's exciting metamorphosis is THE LIGHT Waterfront Penang, a global village that integrates waterfront living with residential, commercial, hospitality and entertainment components in one dynamic hub.

Strategically located next to the iconic Penang Bridge, THE LIGHT is a short ride from the airport and is accessible via road, bridge and water links.

GREEN BUILDING INDEX AWARD WINNING PROJECTS



THE LIGHT COLLECTION IV
PRIZED JEWELS IN PENANG'S
WATERFRONT LIVING



A grandmaster orchestration of the finest in waterfront living, THE LIGHT COLLECTION IV, comprising 19 water villas and 3 blocks of condominiums are the most highly-desired residences in the entire THE LIGHT COLLECTION.

Eastern harbor facing, with panoramic unobstructed views, THE LIGHT COLLECTION IV hugs a meandering coastline, commanding presence in perfect symmetry, dazzling like jewels in a coveted masterpiece collection.





Your home, be it a condominium with a spiral staircase and rooftop garden or a water villa with your own pontoon, is a rare contemporary living gem.

Created for the ultimate in waterfront living, your residence is a celebration of light, space, water and greenery coming together to evoke beauty, exclusivity and relaxed luxury.





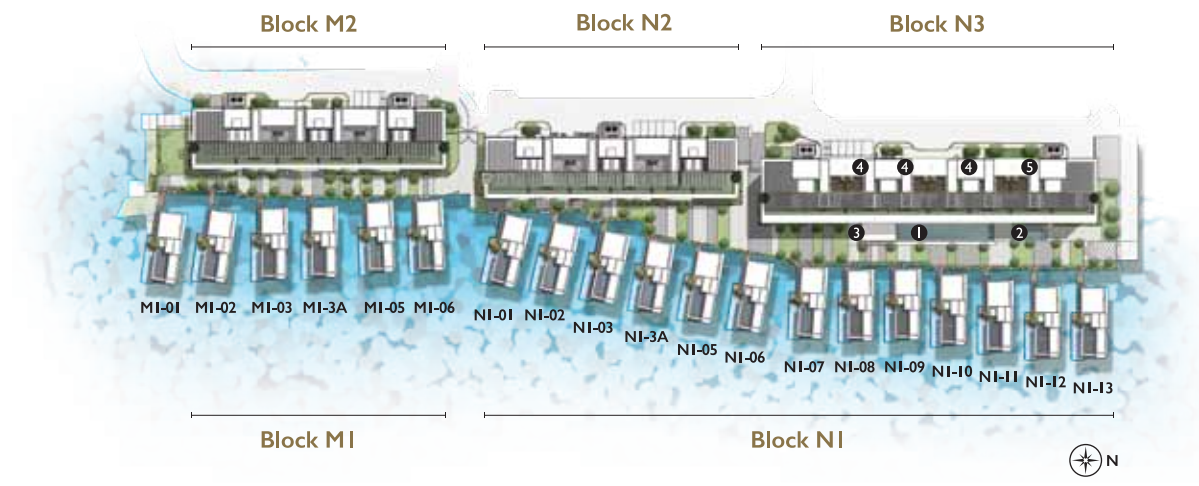
Surrounded by lush greenery and gorgeous waterways, this green home embraces sustainability, is carbon-reducing, water and energy-saving, and has the best indoor air quality and connectivity.

The last in the magnificent five of the THE LIGHT COLLECTION residential series, THE LIGHT COLLECTION IV truly shines in every aspect of 21st century waterfront living experience.



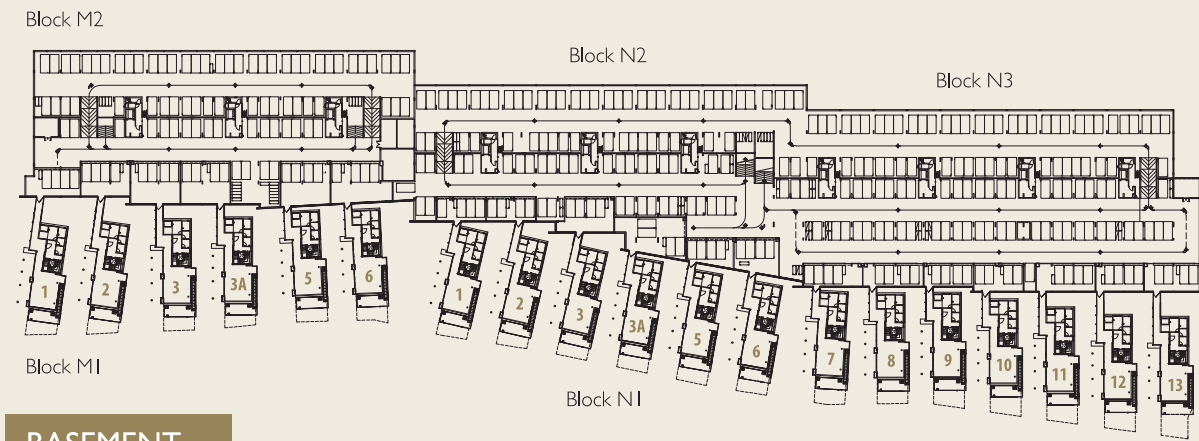


LAYOUT & SPECIFICATION

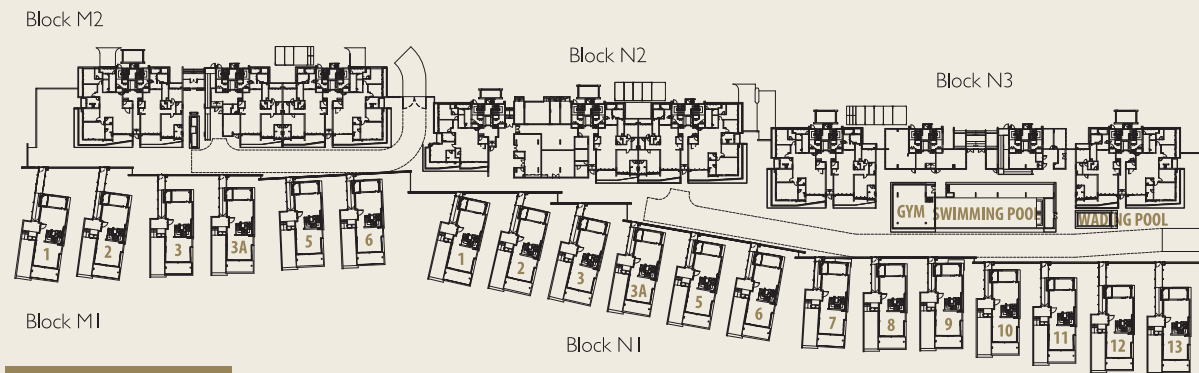


- 1 SWIMMING POOL
- 2 WADING POOL
- 3 GYMNASIUM
- 4 FUNCTION ROOM
- 5 CHANGING ROOM

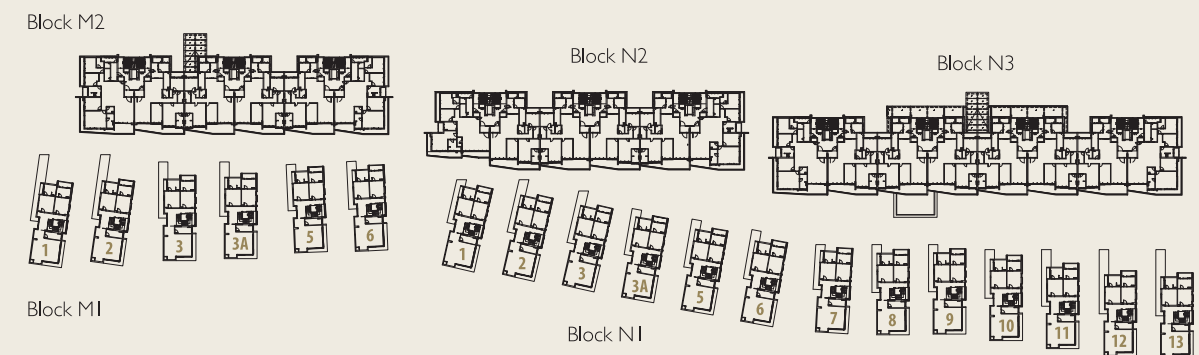
WATER VILLA STOREY PLAN



BASEMENT

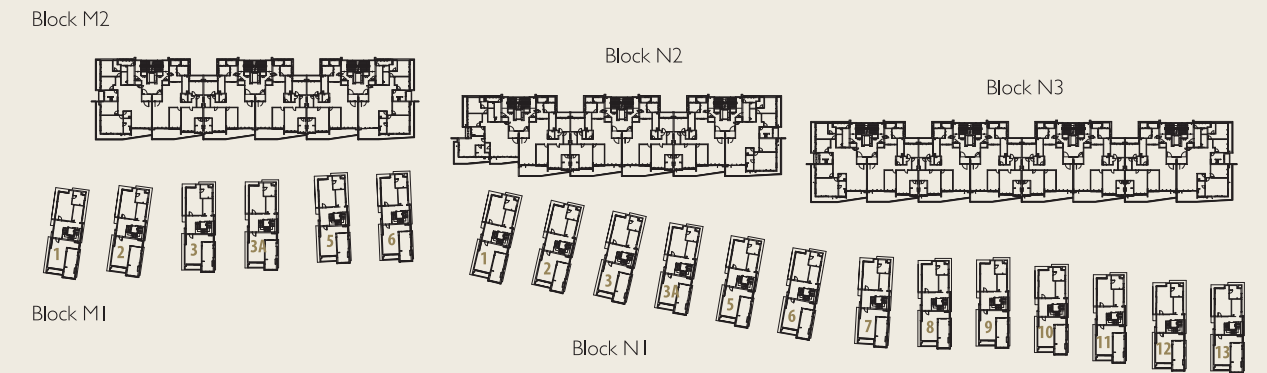


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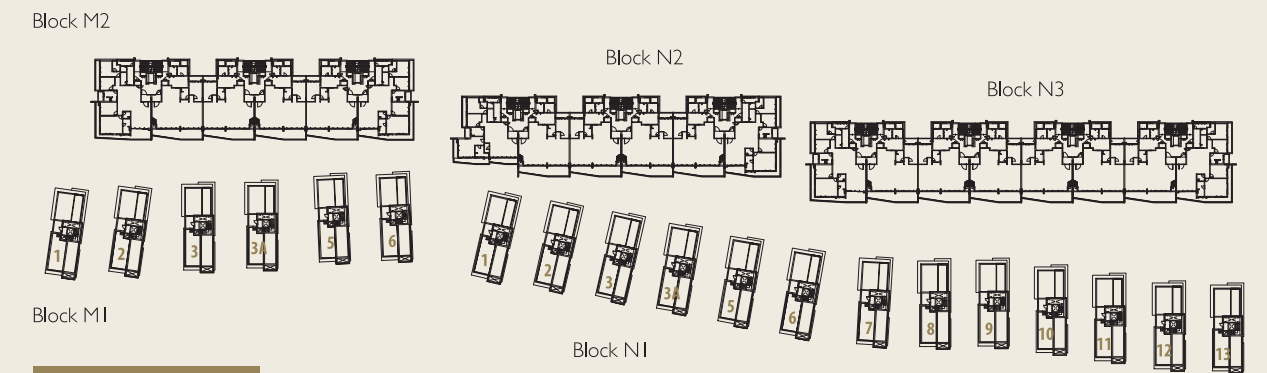


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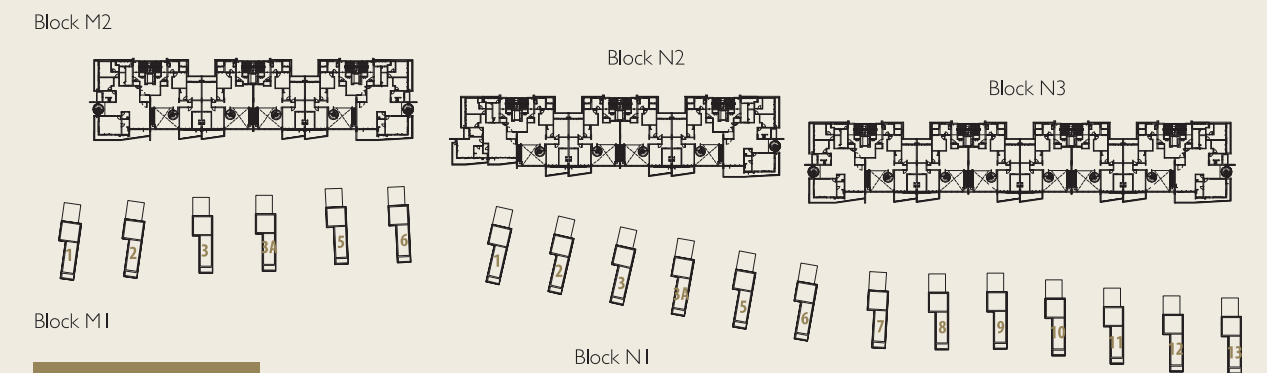
WATER VILLA STOREY PLAN



LEVEL 3

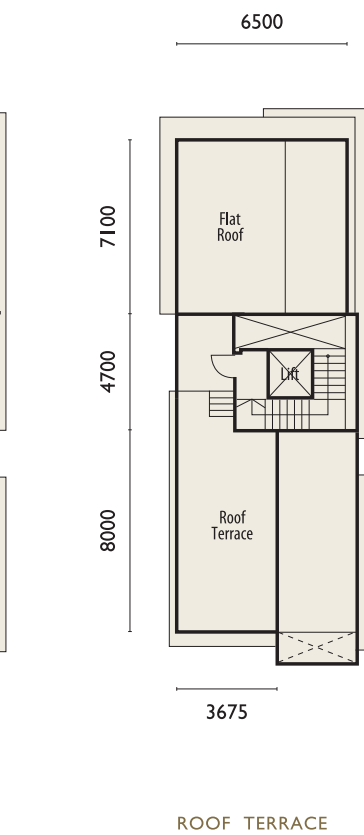
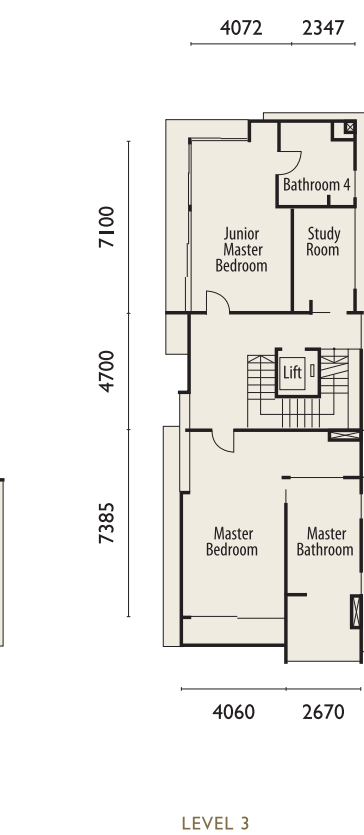
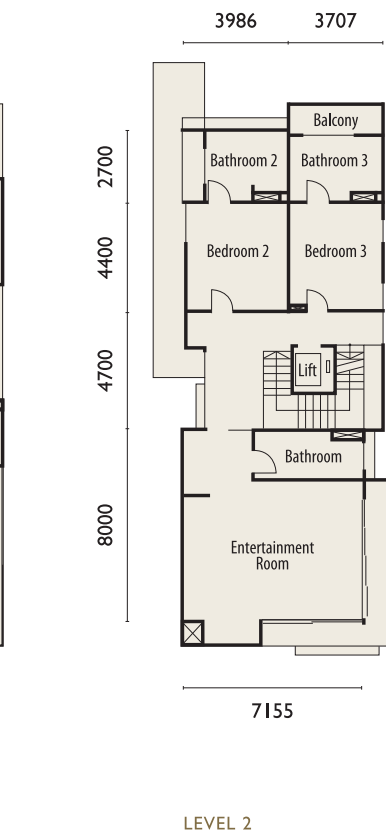
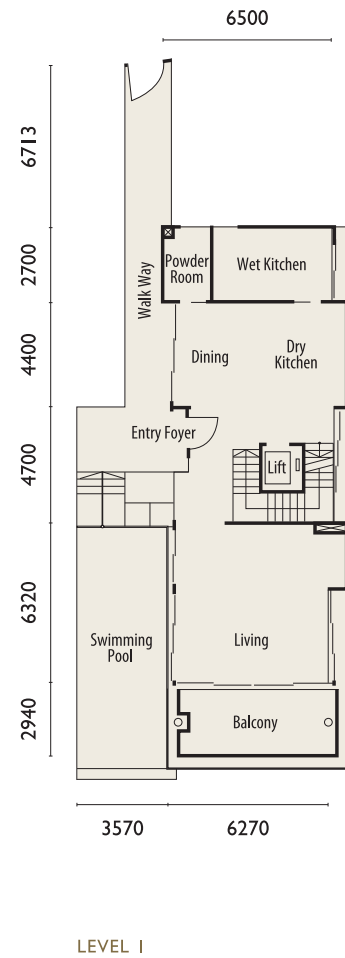
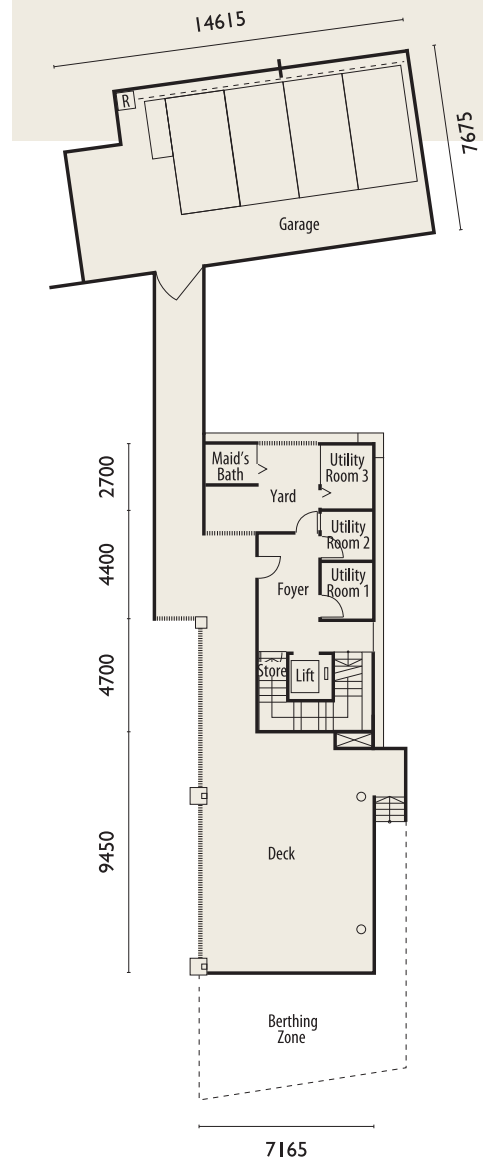
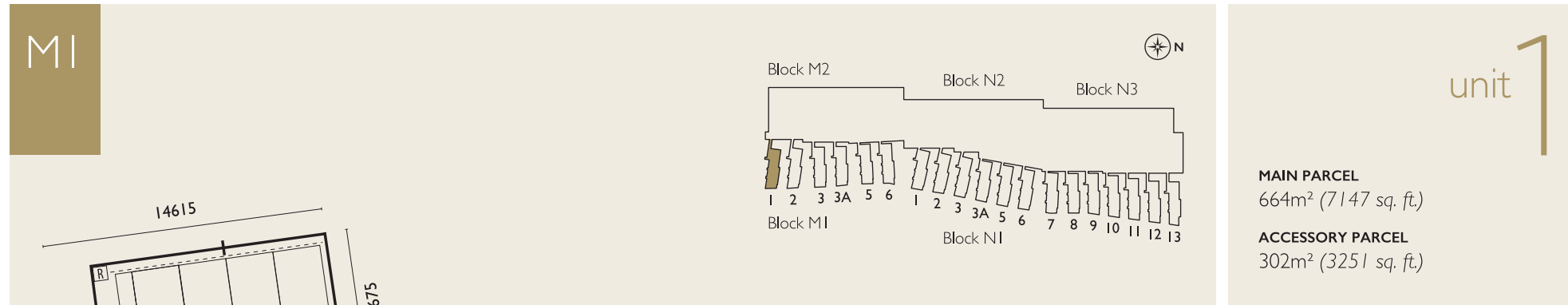


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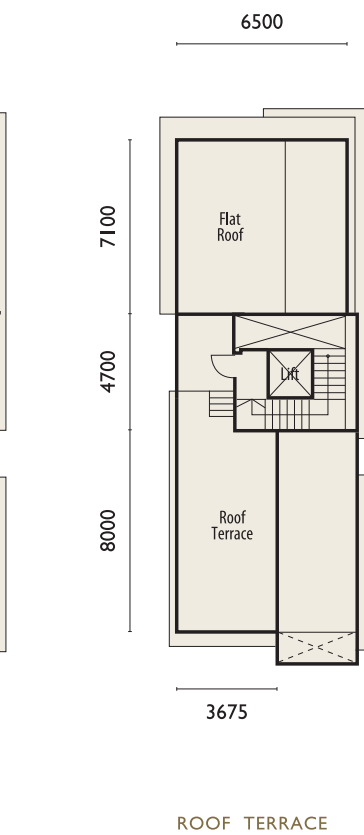
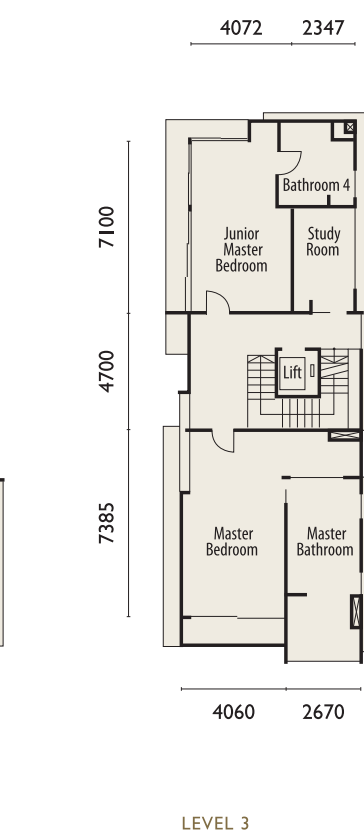
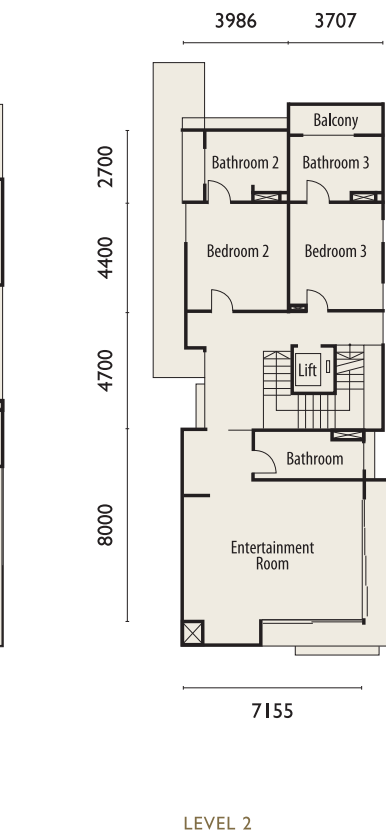
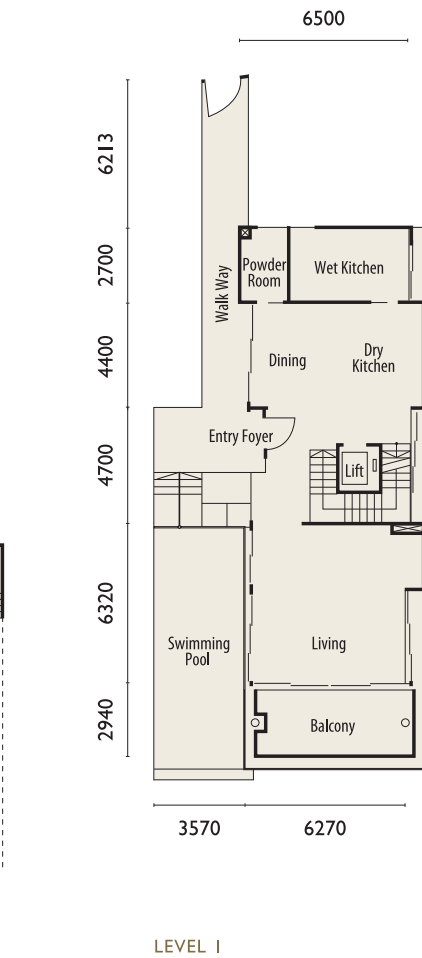
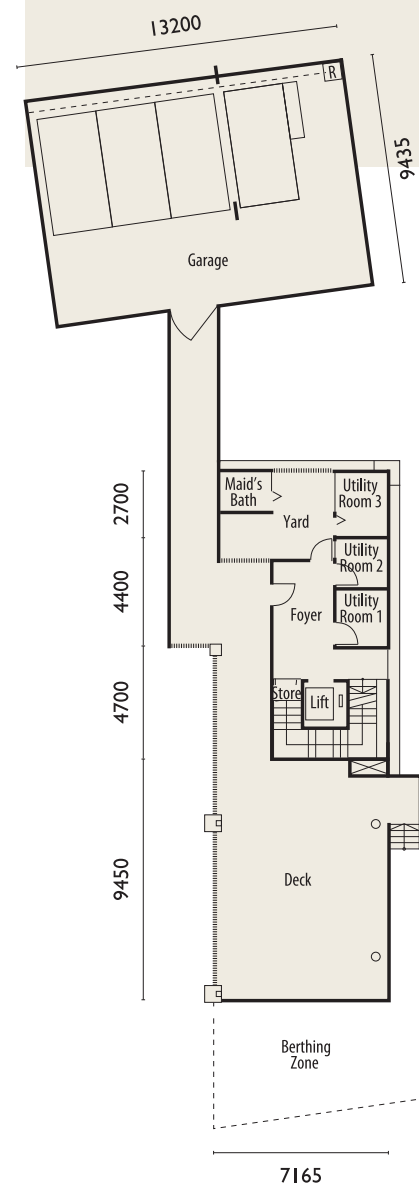
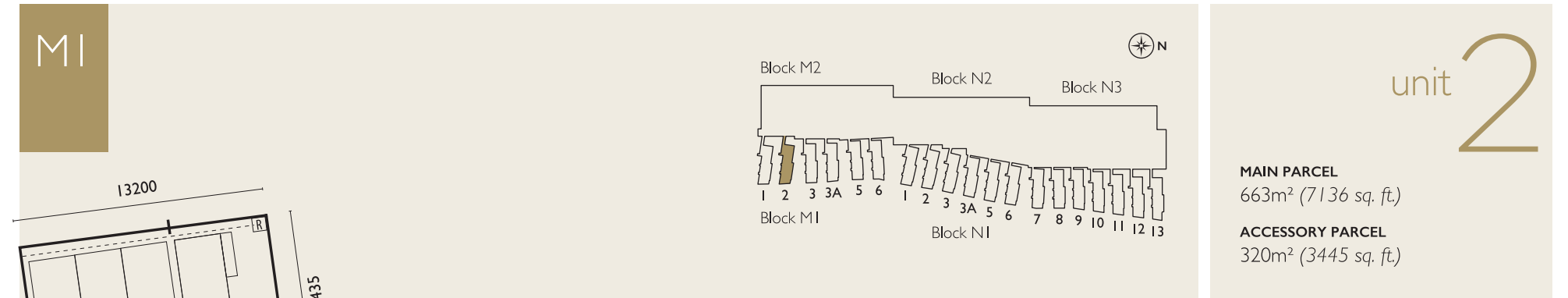


LEVEL 5

WATER VILLA FLOOR PLAN



WATER VILLA FLOOR PLAN



BASEMENT

BASEMENT

WATER VILLA FLOOR PLAN

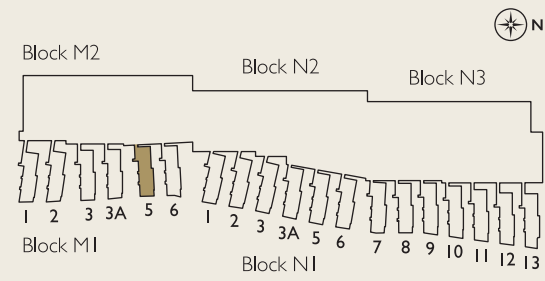


WATER VILLA FLOOR PLAN



WATER VILLA FLOOR PLAN

M1



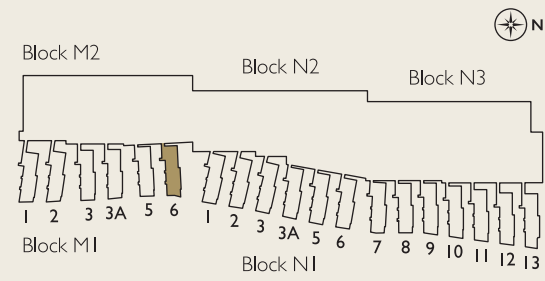
unit 5

MAIN PARCEL
653m² (7029 sq. ft.)
ACCESSORY PARCEL
339m² (3649 sq. ft.)



WATER VILLA FLOOR PLAN

M1

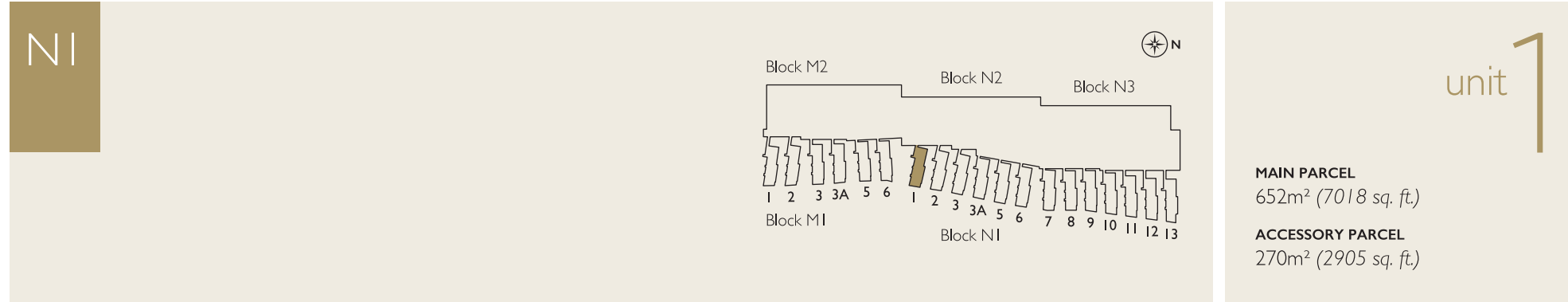


unit 6

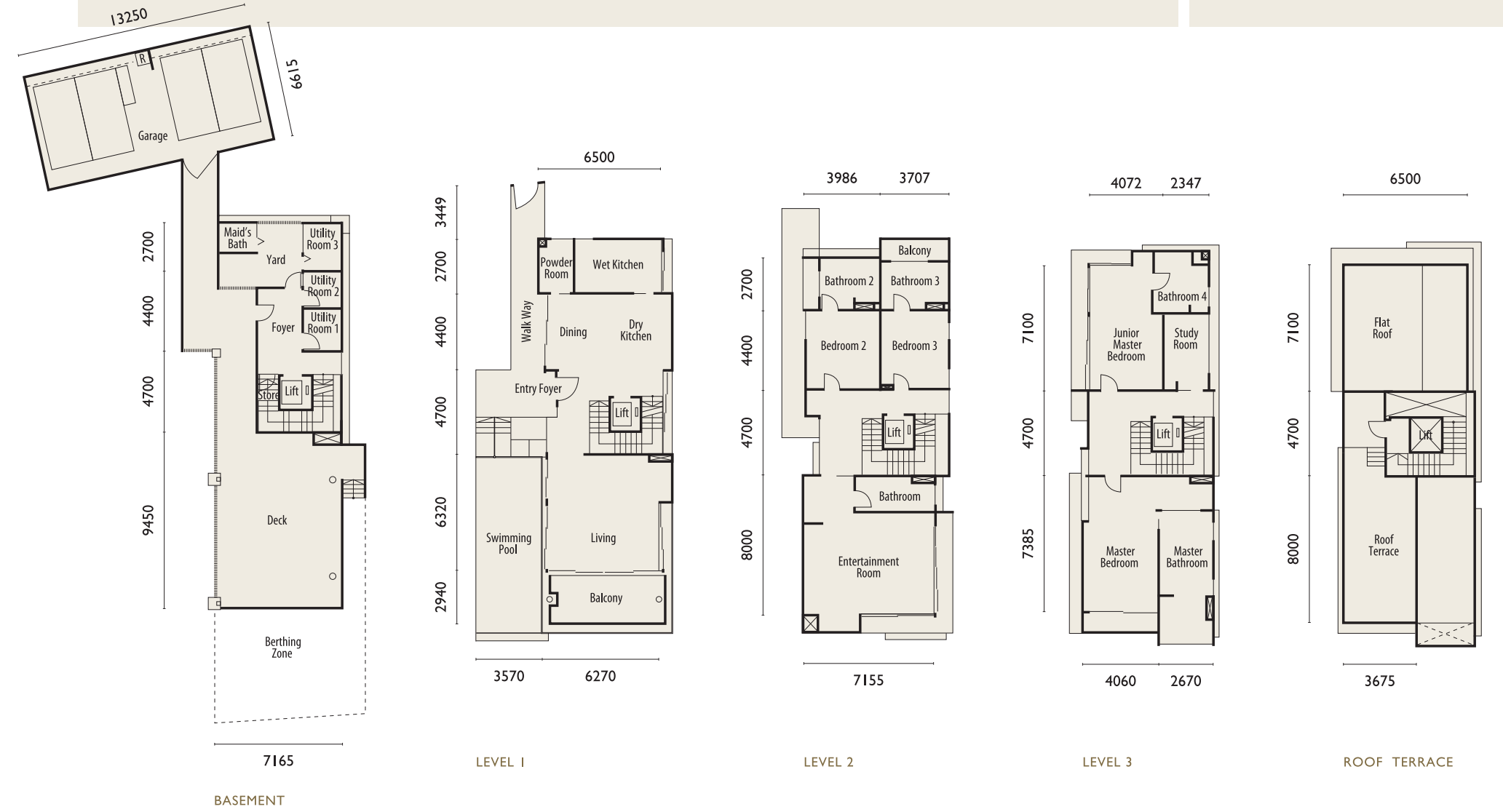
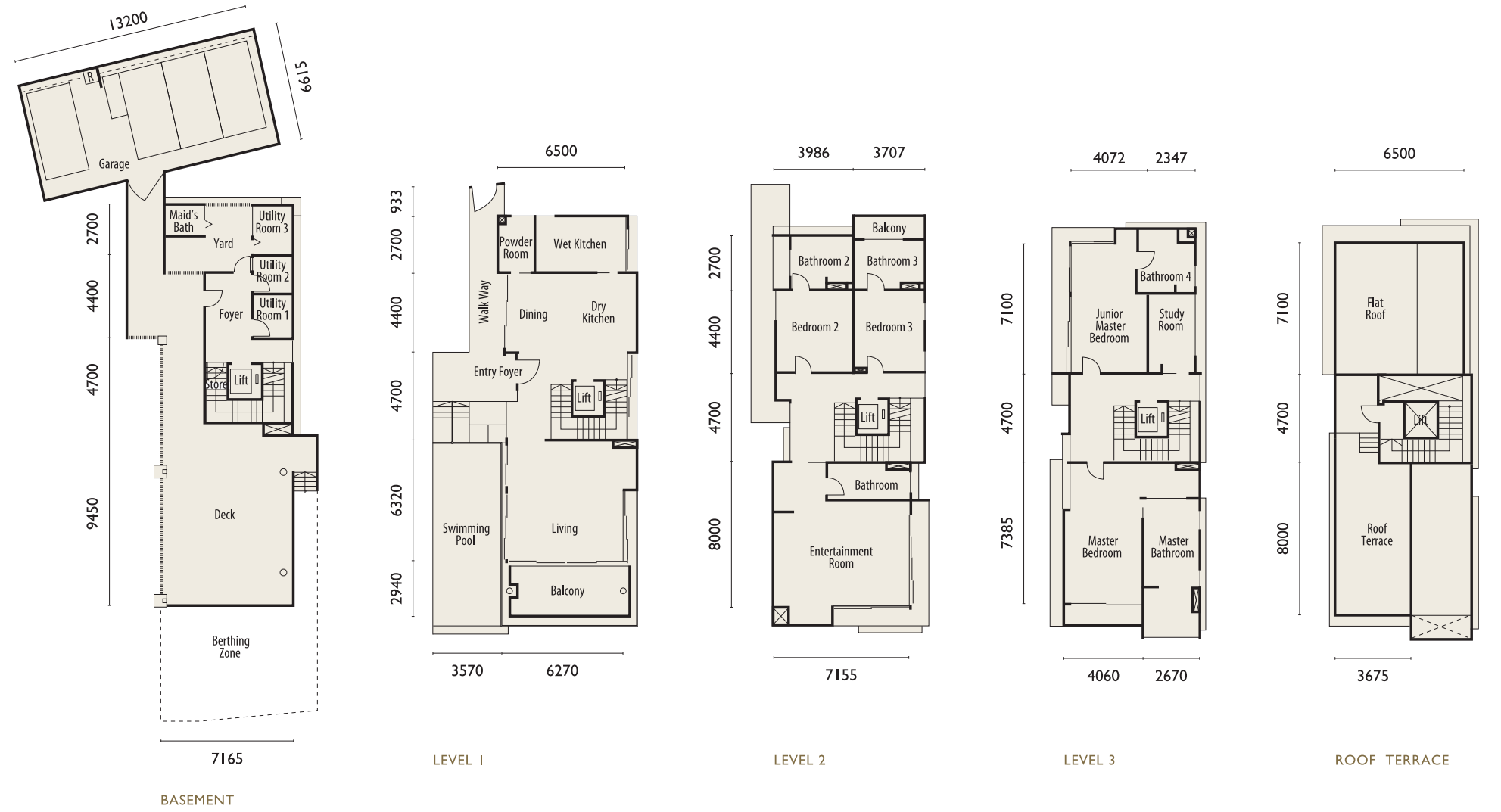
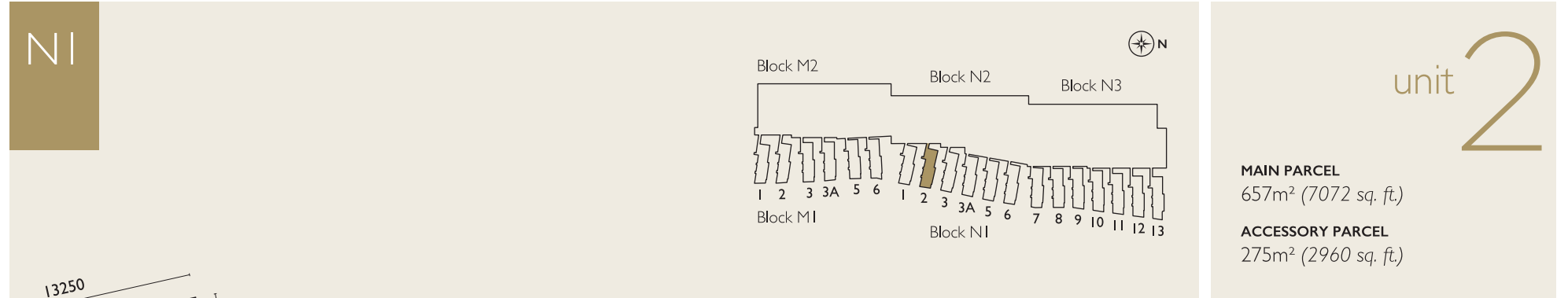
MAIN PARCEL
653m² (7029 sq. ft.)
ACCESSORY PARCEL
352m² (3789 sq. ft.)



WATER VILLA FLOOR PLAN



WATER VILLA FLOOR PLAN



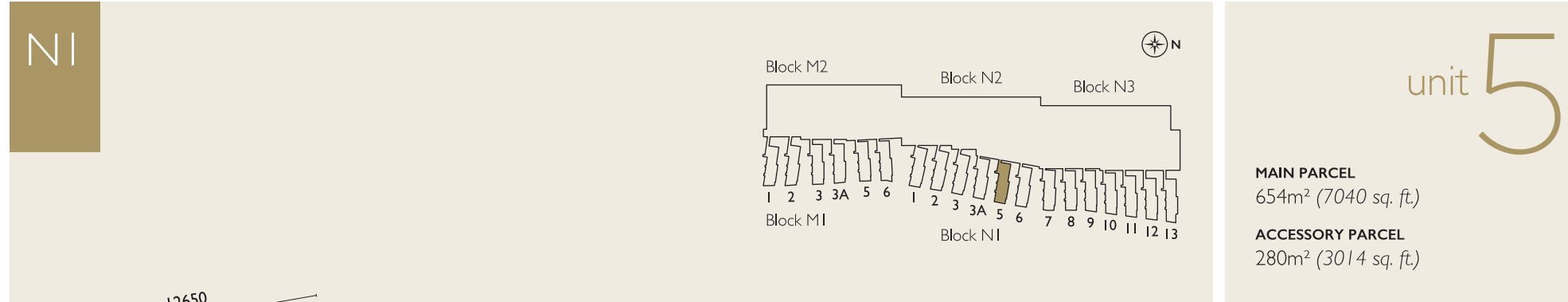
WATER VILLA FLOOR PLAN



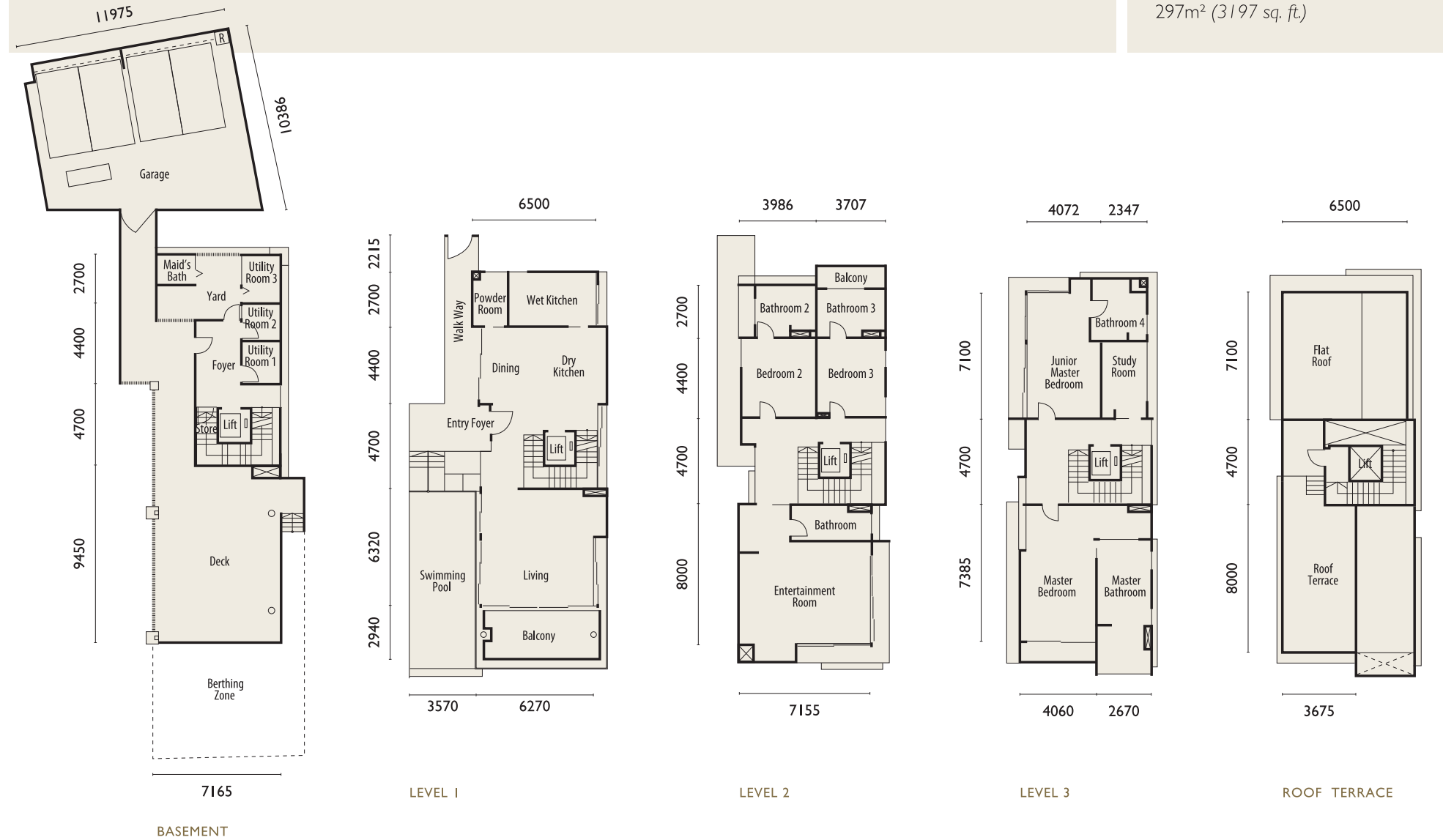
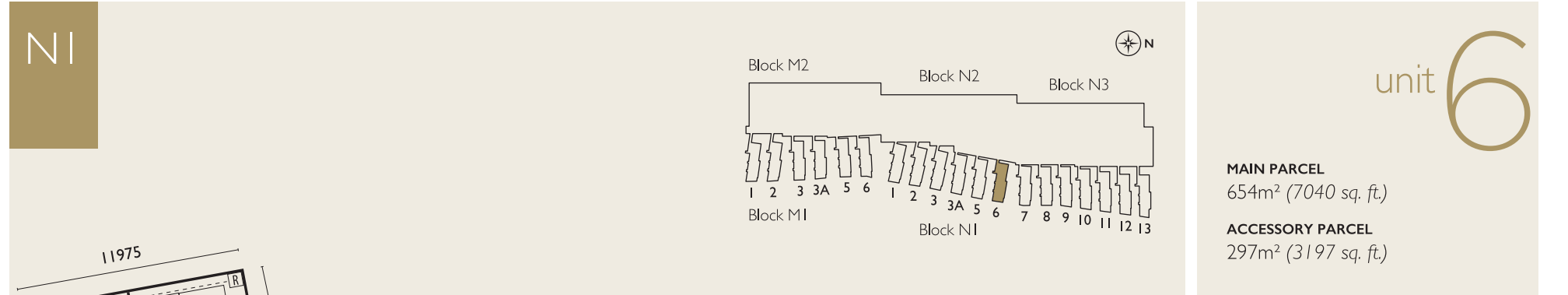
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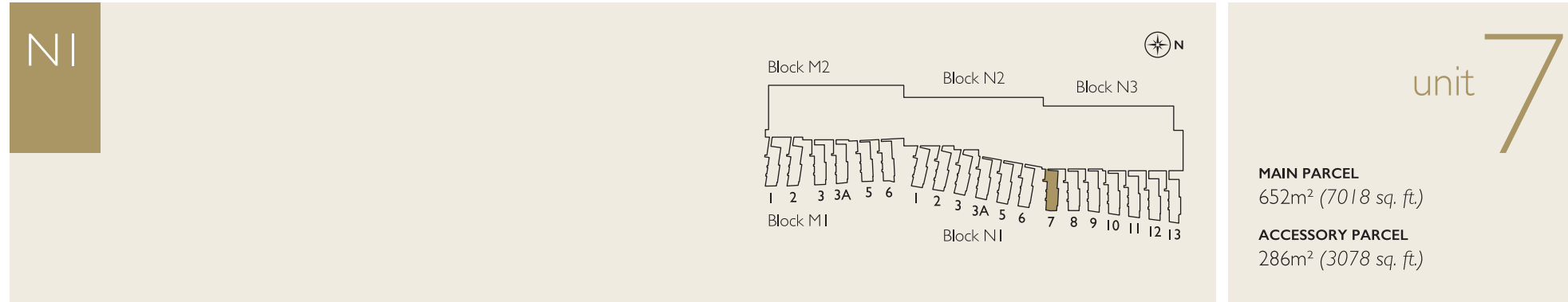
WATER VILLA FLOOR PLAN



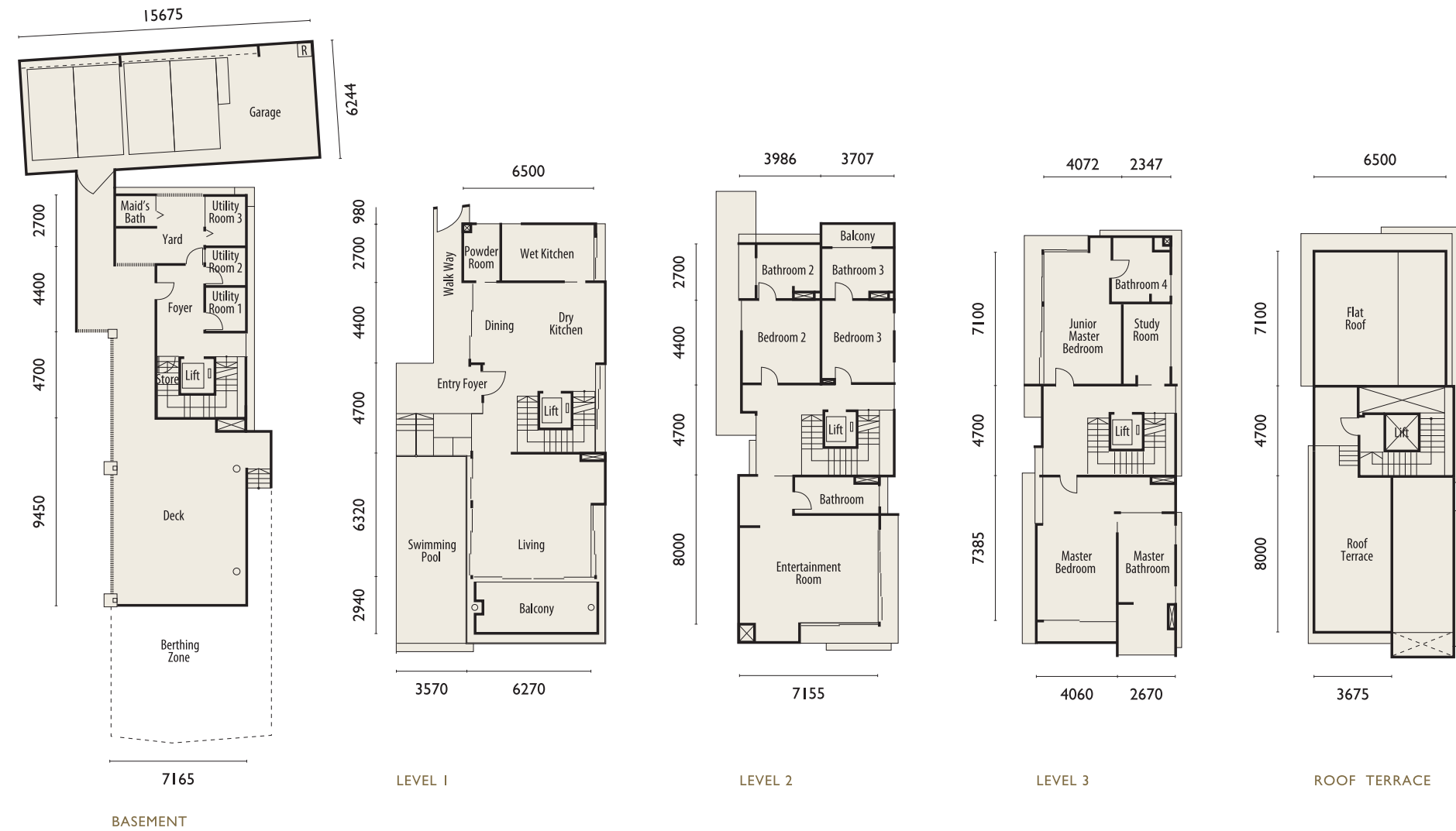
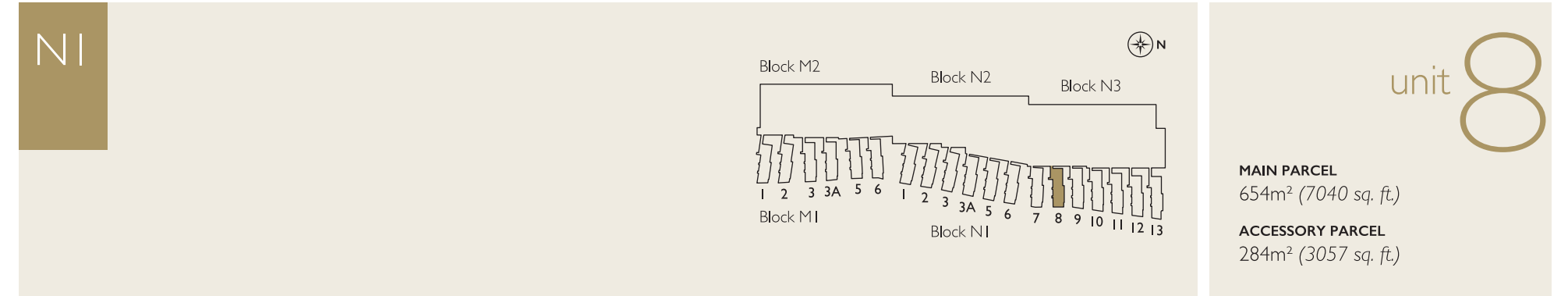
WATER VILLA FLOOR PLAN



WATERVILLA FLOOR PLAN

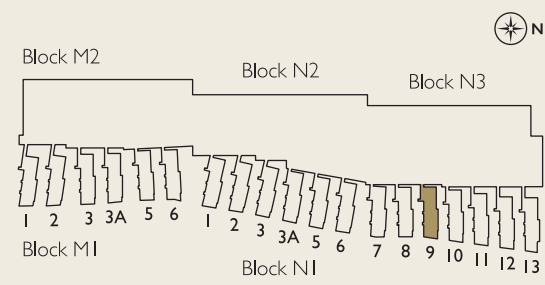


WATERVILLA FLOOR PLAN



WATER VILLA FLOOR PLAN

NI



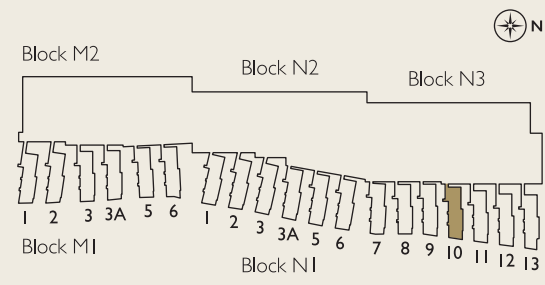
MAIN PARCEL
653m² (7029 sq. ft.)
ACCESSORY PARCEL
274m² (2950 sq. ft.)

unit 9



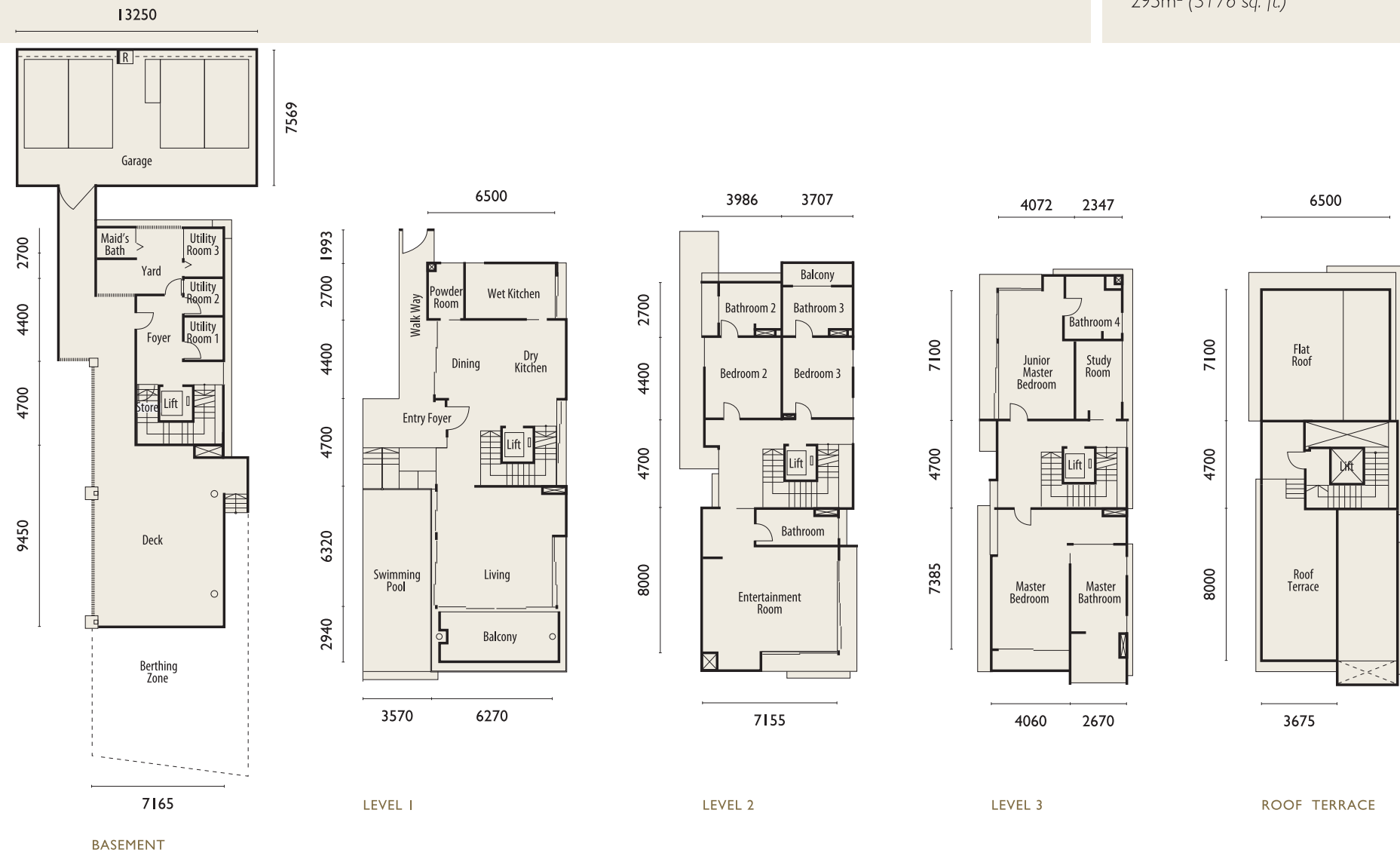
WATER VILLA FLOOR PLAN

NI



MAIN PARCEL
654m² (7040 sq. ft.)
ACCESSORY PARCEL
295m² (3176 sq. ft.)

unit 10



WATER VILLA FLOOR PLAN

NI

Block M2 Block N2 Block N3
Block M1 Block N1

unit **11**

MAIN PARCEL
658m² (7083 sq. ft.)

ACCESSORY PARCEL
317m² (3412 sq. ft.)



WATER VILLA FLOOR PLAN

NI

Block M2 Block N2 Block N3
Block M1 Block N1

unit **12**

MAIN PARCEL
662m² (7126 sq. ft.)

ACCESSORY PARCEL
301m² (3240 sq. ft.)



WATER VILLA FLOOR PLAN



WATER VILLA SPECIFICATIONS

FOUNDATION	Piling as determined by the Engineer
STRUCTURE	Reinforced concrete frame
WALLS	Common brickwall or cement sand brickwall to external wall Cement sand brickwall to internal wall
ROOF	Reinforced concrete roof
CEILING	Skimcoat to soffit of slab Plaster ceiling to bathrooms and where applicable
WINDOWS	Powder coated aluminum framed double glazed window with tinted glass
DOORS	Solid core timber door to Main Entrance Aluminum folding door to Maid's Bath Aluminum framed double glazed sliding door to Balcony Metal sliding door to Deck Perforated metal roller shutter to Garage Timber flush door to others
IRONMONGERY	Digital lockset to Main Entrance Lever handle lockset to others
PAINTING	Weather resistant paint to external wall Emulsion paint to internal wall
WALL FINISHES	Ceiling height natural stone tiles to Bathroom and Powder Room Ceiling height ceramic tiles to Maid's Bath Plaster & paint to others
FLOOR FINISHES	Natural stone tiles to Living, Dining, Dry Kitchen, Entertainment Room, Bathroom and Powder Room Timber flooring to Bedroom Porcelain tiles to Wet Kitchen, Utility 1, 2 & 3 and Store Ceramic tiles to Maid's Bath, Yard and others Composite timber to Balcony, Deck and Roof Terrace
BERTHING ZONE	Pontoon
PLUMBING & SANITARY FITTINGS	Refer to Appendix "A"
M & E INSTALLATION	Refer to Appendix "B"

SCHEDULE OF PLUMBING & SANITARY FITTINGS Appendix "A"

No	Description	Qty
1	Shower Screen	5
2	Shower with Mixer	5
3	Wash Basin with Mixer c/w Vanity Top	6
4	Wash Basin with Tap	1
5	Water Closet with Built-in Bidet	3
6	Water Closet	4
7	Bath Tub	1
8	Toilet Paper Holder	7
9	Bidet Tap with Hose	7
10	Bib Tap	9
11	Stainless Steel Sink	3
12	Sink Pillar Tap	3
13	Swimming Pool	1

SCHEDULE OF M & E INSTALLATION Appendix "B"

No	Description	Qty
1	Distribution Board	3
2	Lighting Point	81
3	Ceiling Fan Point	9
4	I3A Switch Socket Outlet	49
5	I3A Switch Socket Outlet (Weatherproof Type)	7
6	Air-Cond Point	12
7	Water Heater point	6
8	Kitchen Appliances Point	4
9	Telephone Point	3
10	SMTV Point	6
11	Internet Point	10
12	Home Lift	1

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Since its inception, IJM Land has been dedicated to delivering quality workmanship and enhancing lifestyles. To date, it has received a myriad of accolades including The Edge Top Property Developer Awards, StarProperty Awards, FIABCI World Prix & FIABCI Malaysia, Green Building Index and The Malaysia Book of Records.

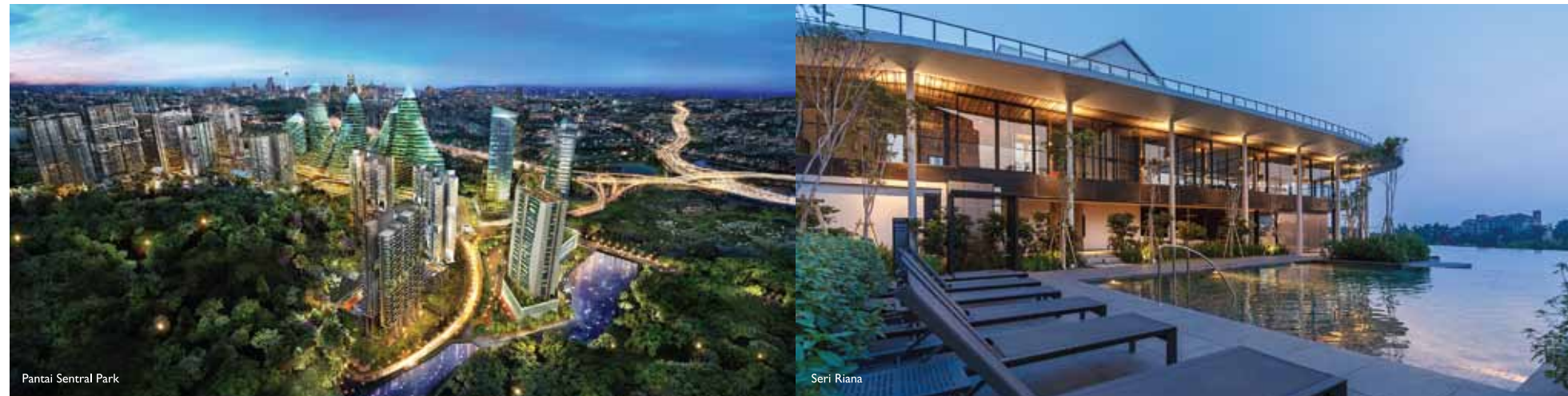
For more info, please call:

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E-MAIL: sales@ijm.com

Operating Hours:
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