



THELIGHT  
WATERFRONT  
PENANG

THELIGHT COLLECTION

11





A CONCEPT INSPIRED BY  
A STUNNING LOCATION



## 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 2000, 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.



## THE LIGHT AND PENANG STRATEGIC LOCATION, MAGNETIC DRAW.

At the heart of Penang's exciting metamorphosis is THE LIGHT Waterfront Penang by IJM Land Berhad. A mega waterfront development transforming over 152 acres of land on Penang Island's Eastern coastline into 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 gains prominence as a landmark destination. It's a short ride from the airport, with global and regional connections by air via Penang Airport, and is accessible via road, bridge and water links.





## GREEN LUNG

IJM Land Berhad is the first developer in Penang to incorporate responsible eco-friendly measures to enhance the environment.

Its greening initiatives include the creation of a promenade green, a seafront park, gardens and dedicated paths for jogging and cycling as well as a linear park for THE LIGHT.

The use of fibre optic cables and green-related technologies, passive design involving natural lighting and cross ventilation for buildings, green roofs to cut heat island effect, rainwater harvesting and coral conservation all contribute to keeping the development sustainable.

By taking on a pro-active greening role, IJM Land Berhad aims to acquire the Malaysia Green Building Index (GBI) certification. This certification is awarded in recognition of buildings/developments that incorporate energy-efficiency, healthier indoor environment, water savings, better connectivity to public transport and adoption of recycling and green features.

To date, IJM Land Berhad has already received provisional GBI certification for 4 of THE LIGHT's residential developments: THE LIGHT LINEAR, THE LIGHT POINT, and THE LIGHT COLLECTION I & II.



## MASTER PLAN

THE LIGHT Waterfront Penang will have an upmarket and luxurious resort living enclave, a Commercial City incorporating a Waterfront Mall with dining promenade, a promenade green and amphitheatre, a Convention Centre, a Performing Arts and Cultural Centre, a Mixed Commercial Mall, hotels, residences, a Marina and a Business District, and eventually a Seafront Park.



MASTER PLAN

THE LIGHT POINT

THE LIGHT LINEAR

THE LINEAR PARK

WATERSIDE RESIDENCE

VIRIDIAN RESIDENCE

MIXED COMMERCIAL MALL

BRANDED RESIDENCE

BUSINESS CONVENTION HOTEL

CONVENTION CENTRE

BUSINESS DISTRICT

E-GATE

TESCO

JIN LAND CORPORATE OFFICE

THE LIGHT COLLECTION

BUSINESS LEISURE HOTEL

AMPHITHEATRE

PROMENADE GREEN

BOULIQUE LIFESTYLE HOTEL

PERFORMING ARTS & CULTURAL CENTRE

PIERSIDE RESIDENCE

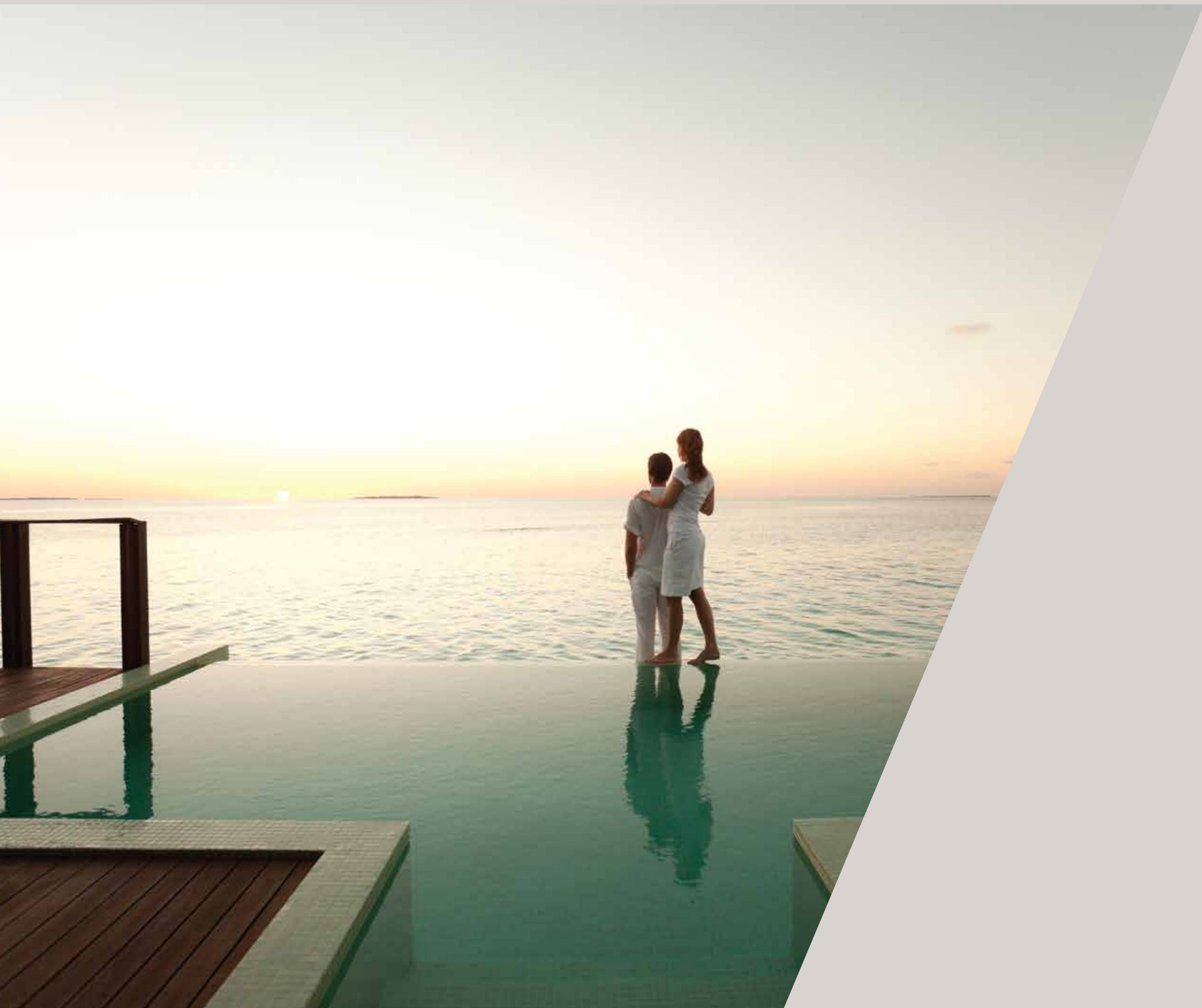
RESORT HOTEL

MARINA

PHASE ONE  
RESIDENTIAL

PHASE TWO  
MIXED DEVELOPMENT

PHASE THREE  
SEAFRONT PARK



## THE LIGHT COLLECTION IV LIFESTYLE

Your home, be it a condominium with a spiral staircase and rooftop garden, 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.

Residents here are safety-assured within a double-gated, security-guarded community. Everything that THE LIGHT Waterfront Penang has to offer is just steps away: the biggest and best in integrated residential, shopping, dining, recreational, commercial waterfront living in one lifestyle hub; a regional catchment of urbanites bringing dynamic social, economic and business opportunities into its community; an eco-friendly environment contributing to the well-being of its occupants; an international address similar to that of other iconic waterfront developments in the world.





## WATERFRONT SPLENDOUR, LIFESTYLE DAZZLE.

### The Condominium

Only 5-storeys high, yet striking in a unique 3 blocks arrangement, The Condominium dazzle with hidden lifestyle gems waiting to be discovered.

Designed to capture the best of urban living pleasures within a waterfront splendour setting, the 79 premier condominiums are a shining example of how luxury living embracing sustainability can work wonders for the environment, whilst pampering the wishes of discerning homeowners.







Every condominium here is green, with energy-saving and carbon-reducing features showcasing innovative architectural and interior elements that elevate waterfront living to a new world-class high.

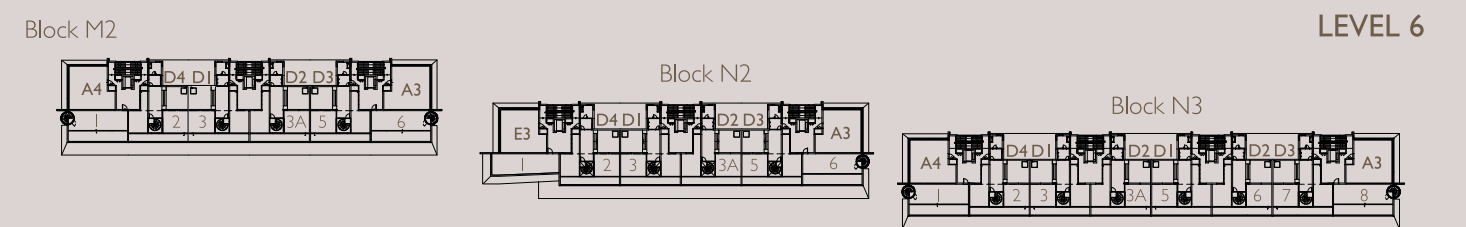
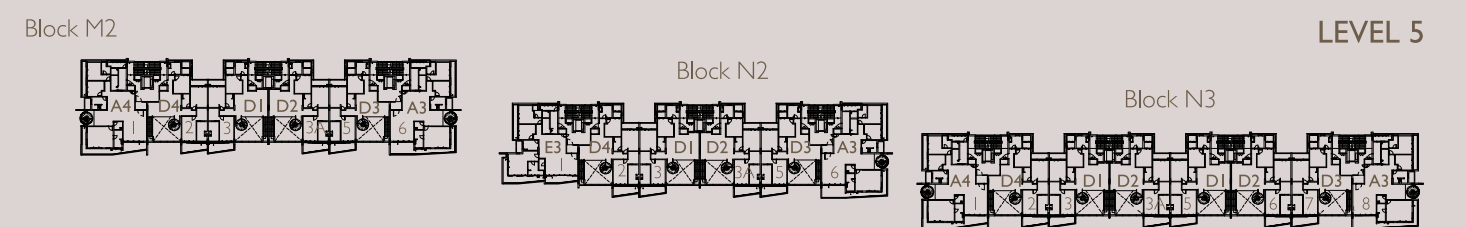
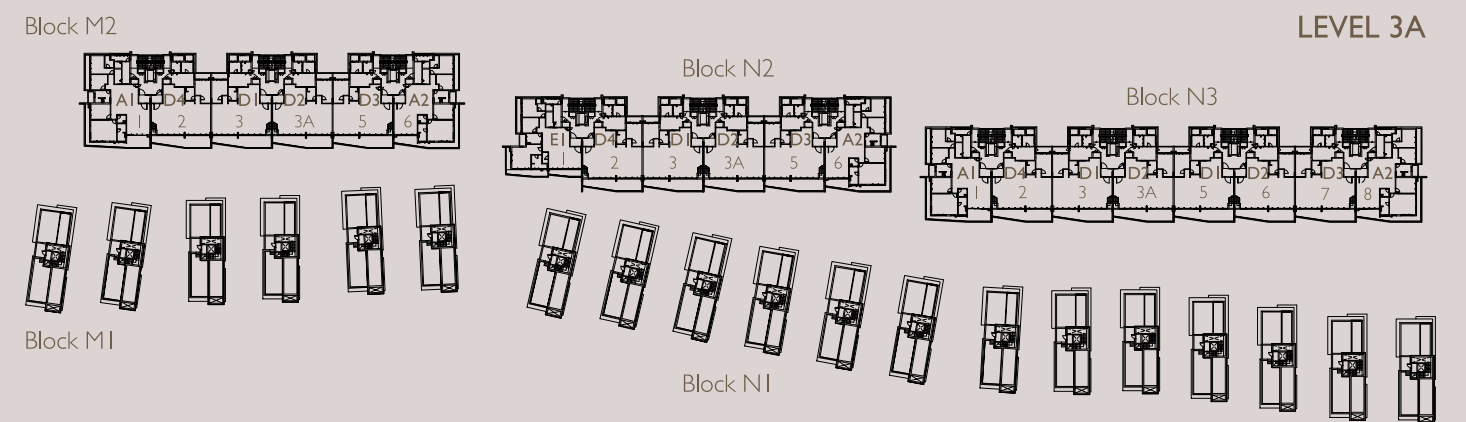
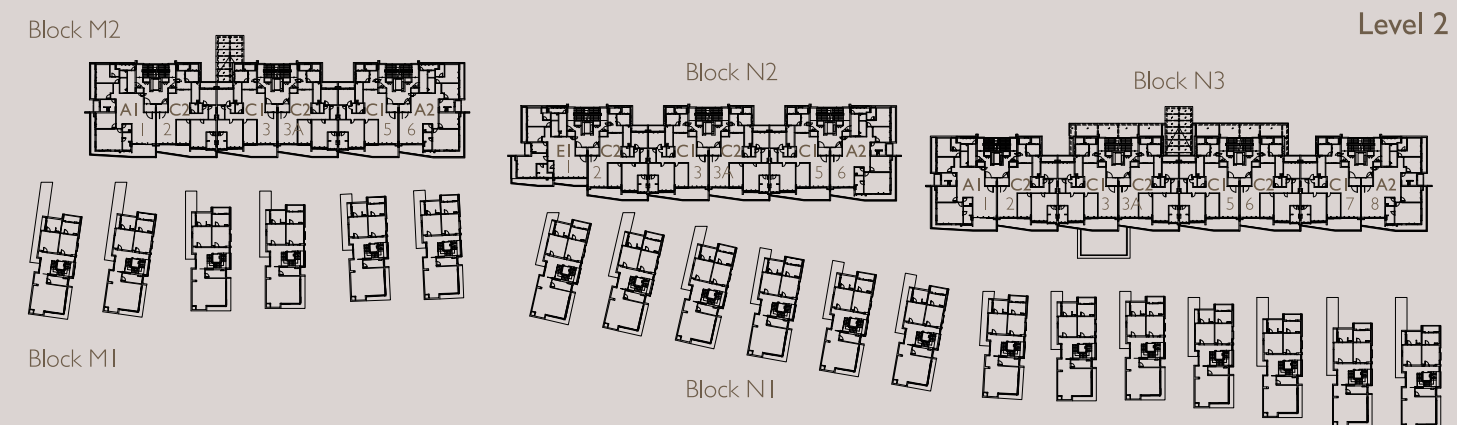
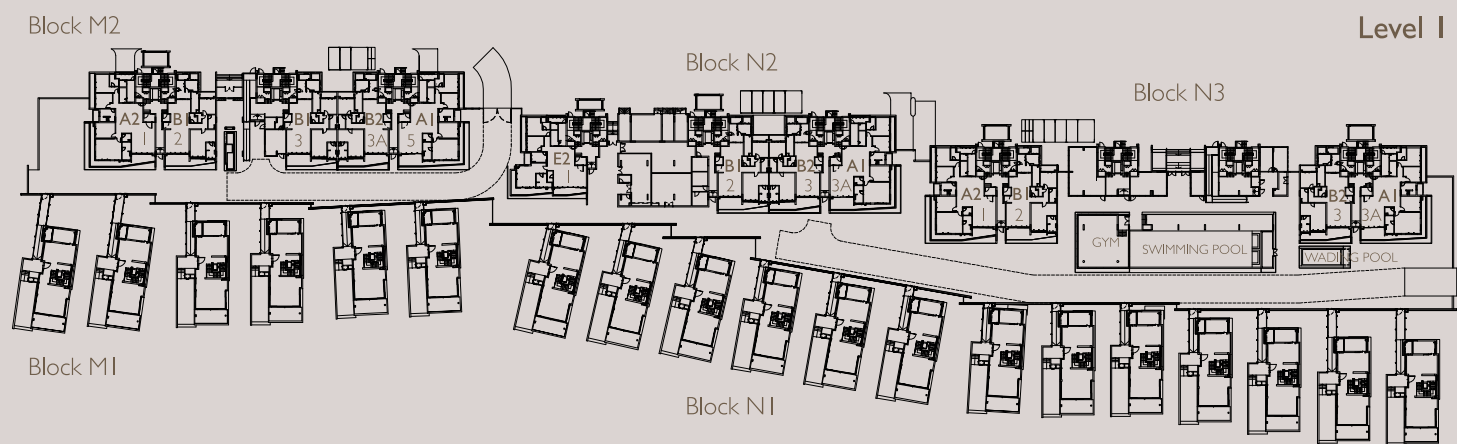
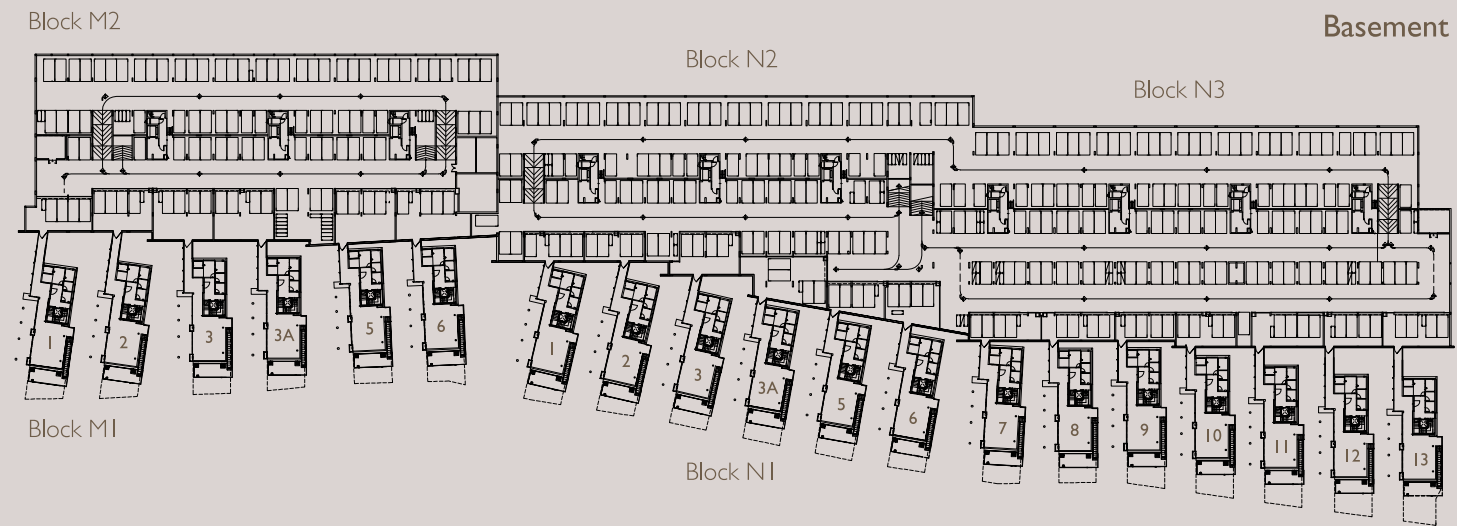
Room spaciousness give that 'larger-than-life feeling'. The luxury of solid timber flooring, designer bathroom and thoughtful kitchen design underscore a finishing touch of uncompromising quality.

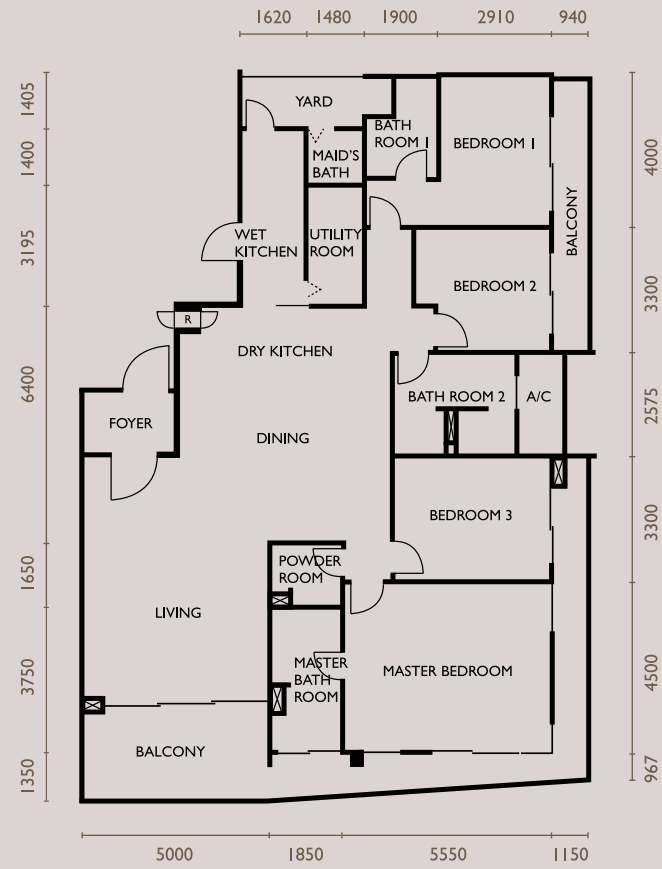
The last in the magnificent five of THE LIGHT COLLECTION residential series, THE LIGHT COLLECTION IV truly shines in every aspect of 21st century waterfront living experience.



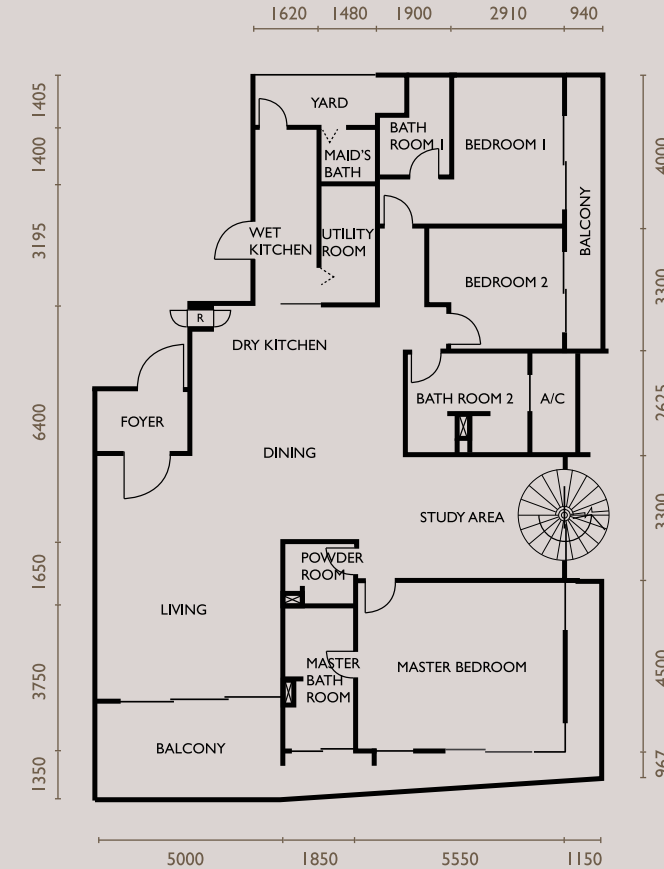
# IV

## CONDOMINIUM STOREY PLAN



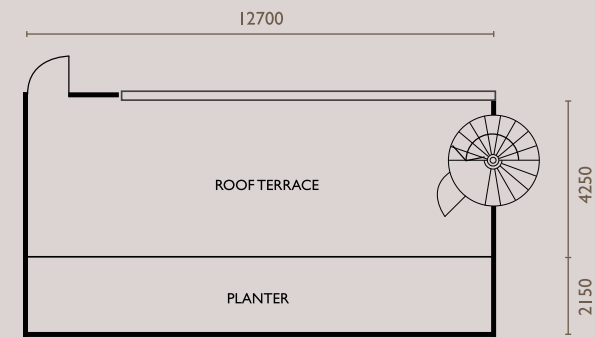


**A1**  
Main Parcel:  
237m<sup>2</sup>  
(2551 sq. ft.)



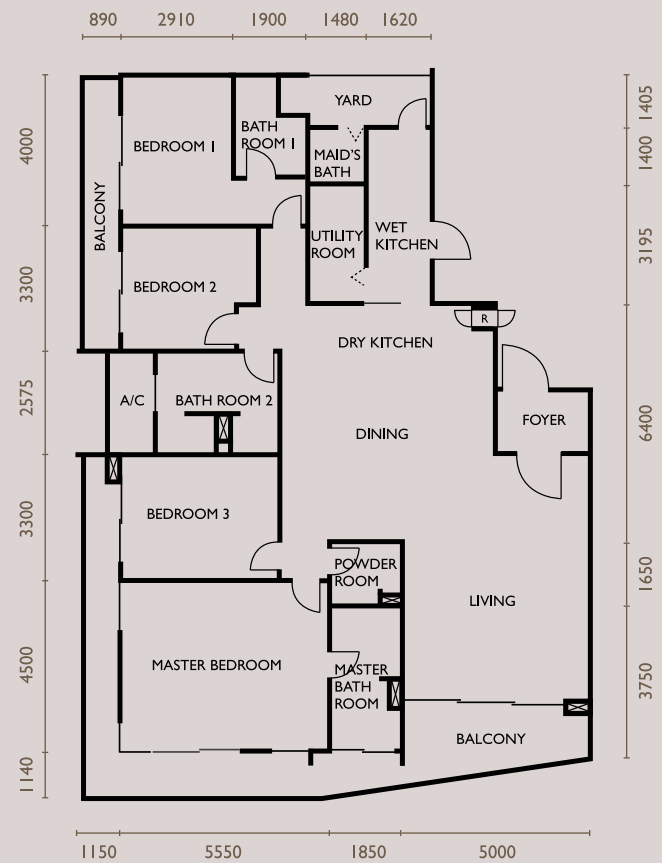
**A3**  
Main Parcel:  
236m<sup>2</sup>  
(2540 sq. ft.)  
Accessory Parcel:  
92m<sup>2</sup>  
(990 sq. ft.)

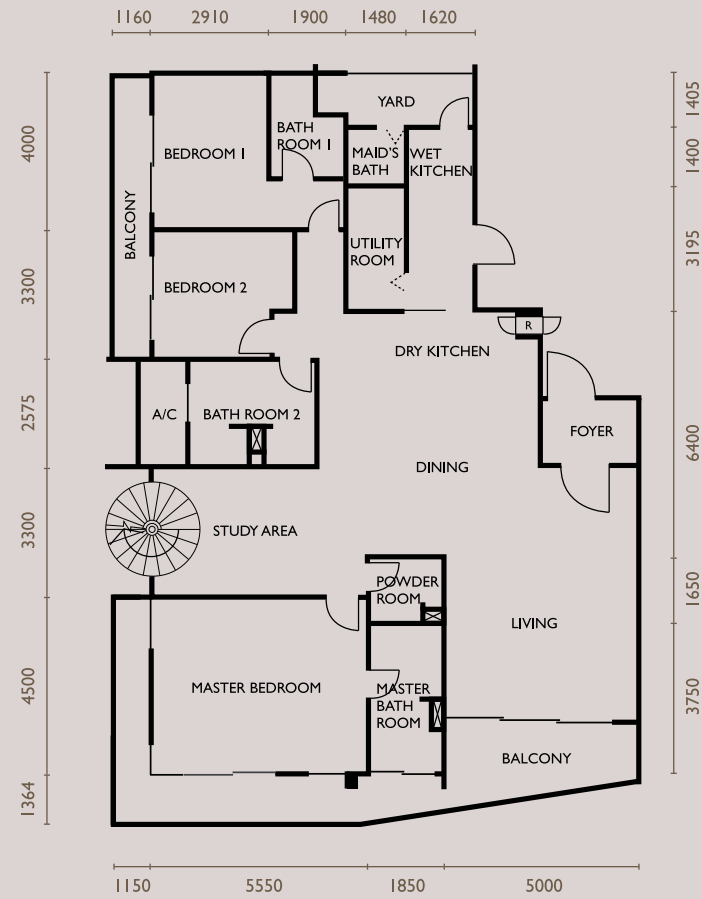
TYPE A3 - LOWER



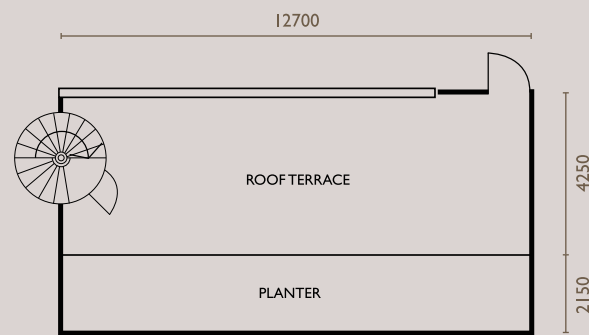
TYPE A3 - ROOF TERRACE

Main Parcel:  
236m<sup>2</sup>  
(2540 sq. ft.)





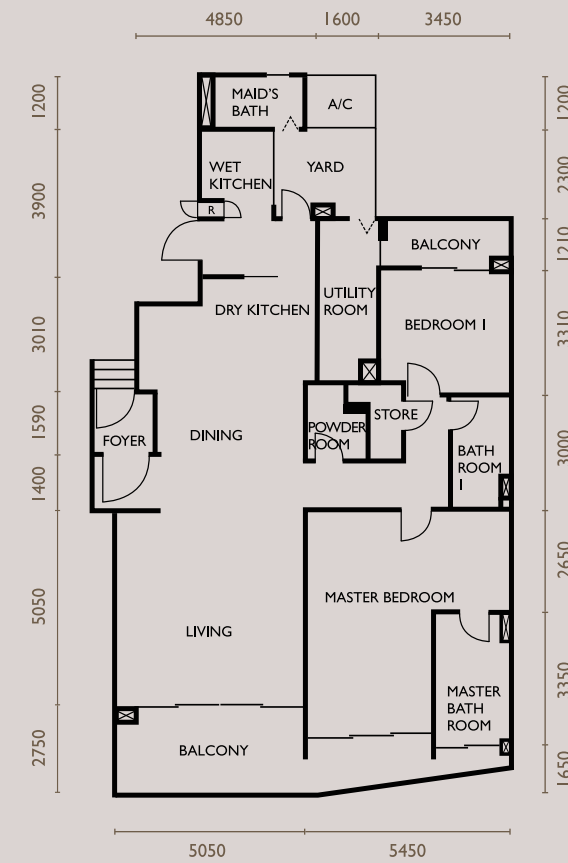
TYPE A4 - LOWER



TYPE A4 - ROOF TERRACE

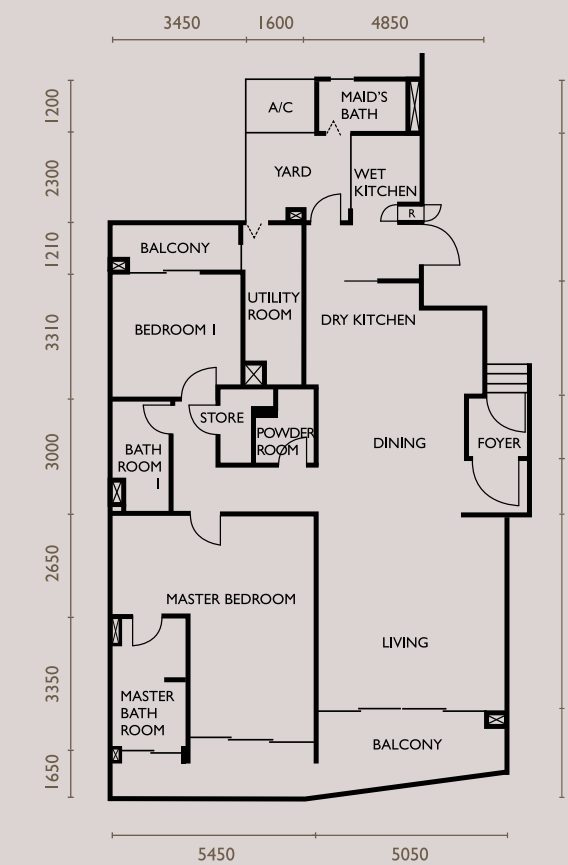
Main Parcel:  
235m<sup>2</sup>  
(2530 sq. ft.)

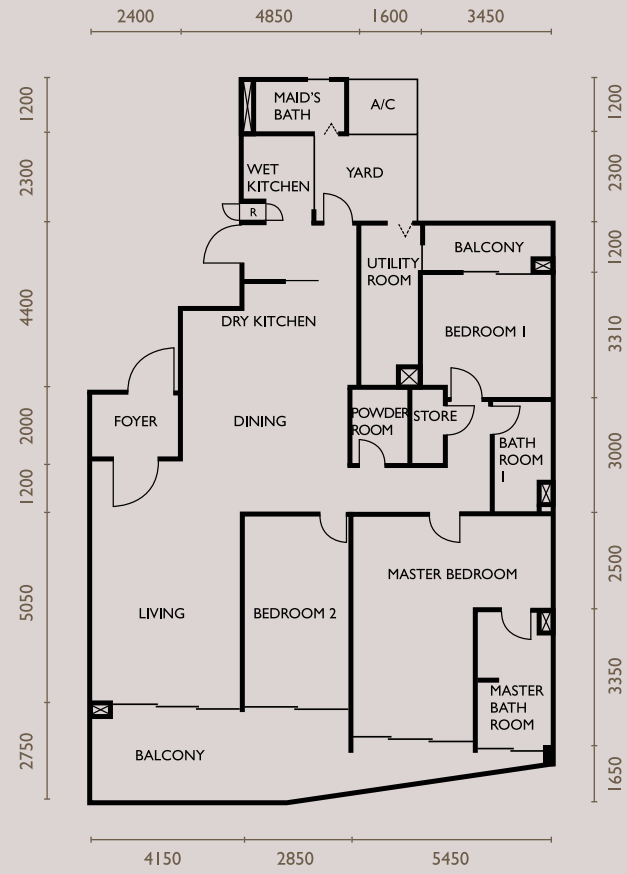
Accessory Parcel:  
92m<sup>2</sup>  
(990 sq. ft.)



Main Parcel:  
185m<sup>2</sup>  
(1991 sq. ft.)

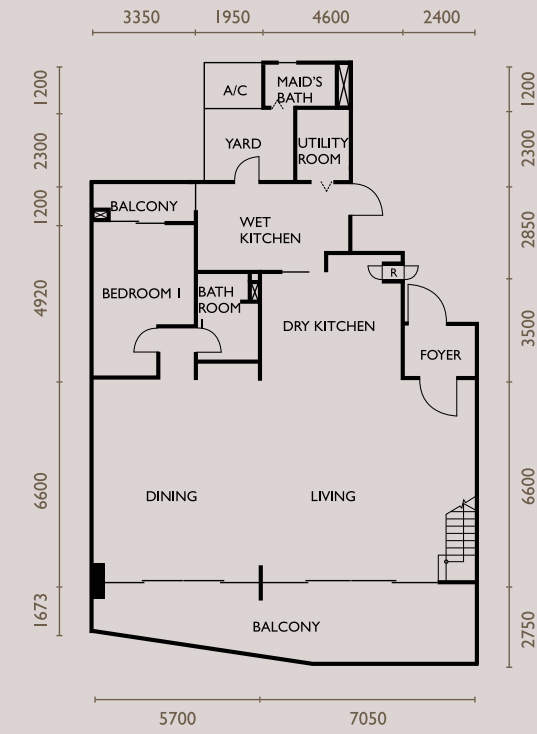
Main Parcel:  
185m<sup>2</sup>  
(1991 sq. ft.)





c1

Main Parcel:  
203m<sup>2</sup>  
(2185 sq. ft.)

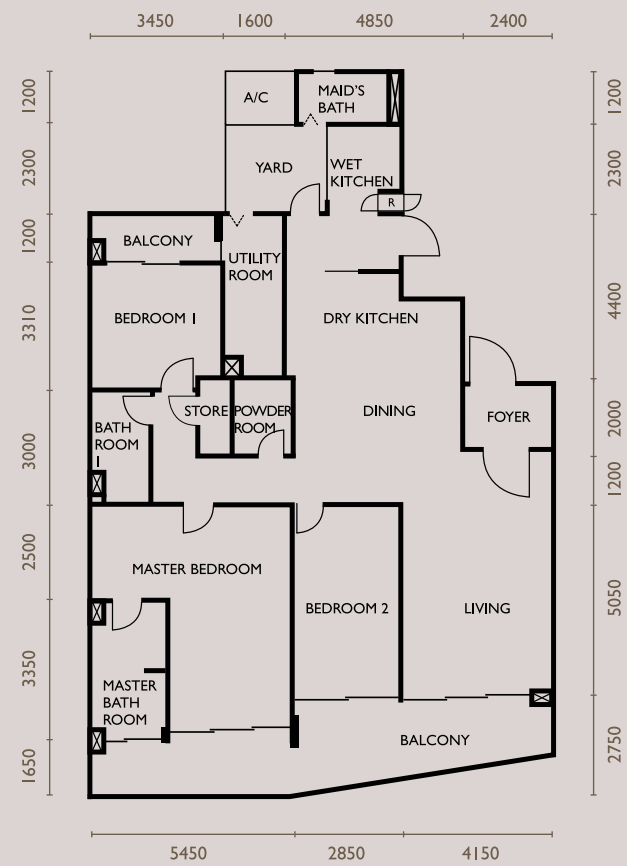


D1

Main Parcel:  
412m<sup>2</sup>  
(4435 sq. ft.)

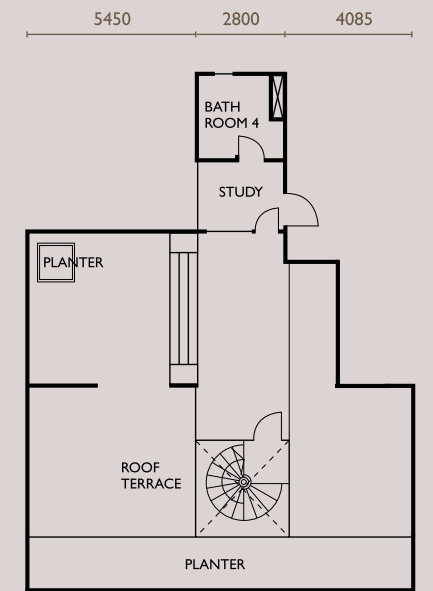
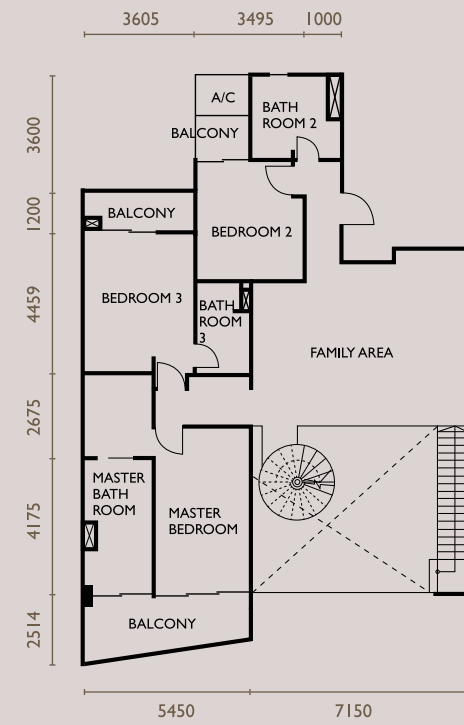
Accessory Parcel:  
110m<sup>2</sup>  
(1184 sq. ft.)

TYPE D1 - LOWER



c2

Main Parcel:  
203m<sup>2</sup>  
(2185 sq. ft.)

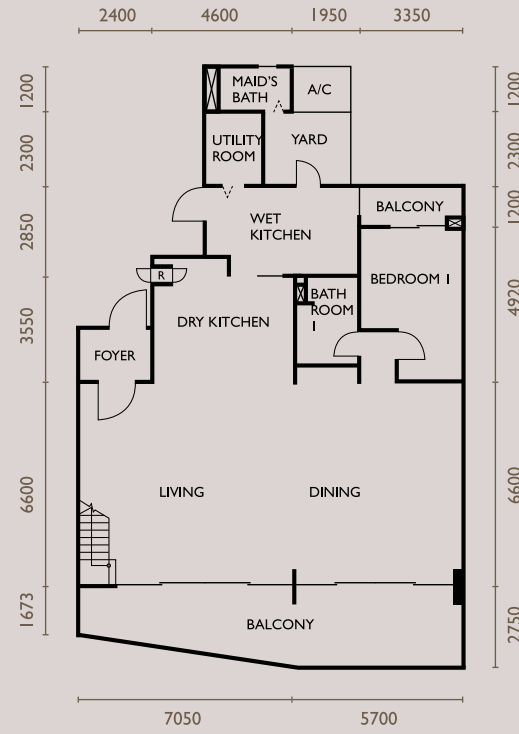


TYPE D1 - UPPER

TYPE D1 - ROOF TERRACE

# IV

CONDOMINIUM  
FLOOR PLAN



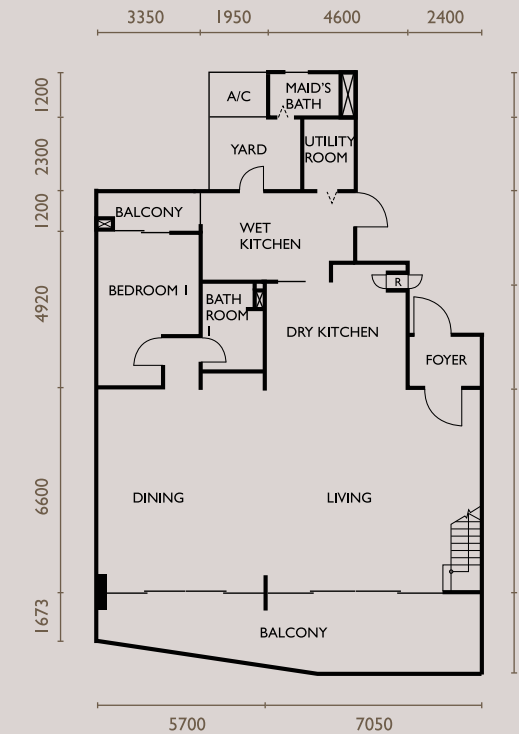
TYPE D2 - LOWER

# D2

Main Parcel:  
412m<sup>2</sup>  
(4435 sq. ft.)  
Accessory Parcel:  
110m<sup>2</sup>  
(1184 sq. ft.)

# IV

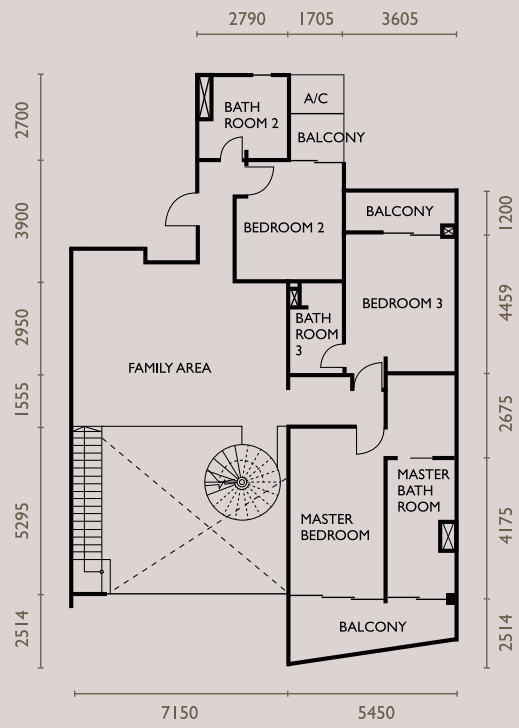
CONDOMINIUM  
FLOOR PLAN



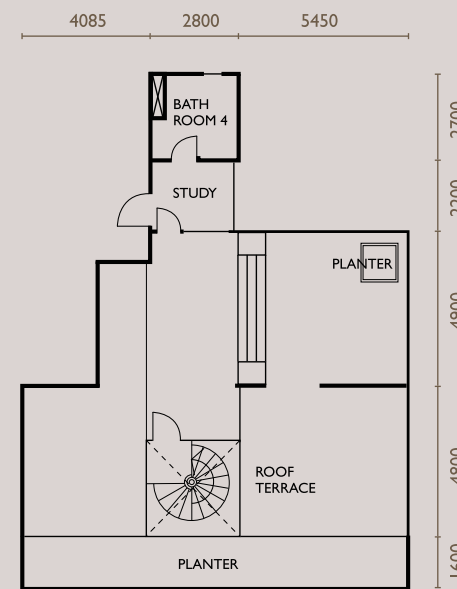
TYPE D3 - LOWER

# D3

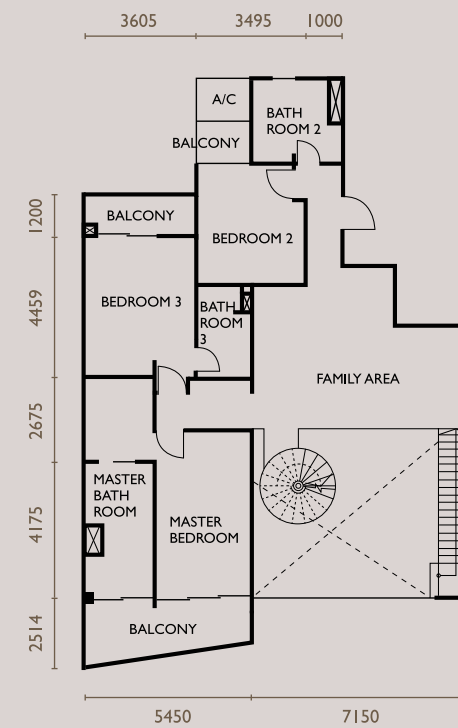
Main Parcel:  
405m<sup>2</sup>  
(4359 sq. ft.)  
Accessory Parcel:  
110m<sup>2</sup>  
(1184 sq. ft.)



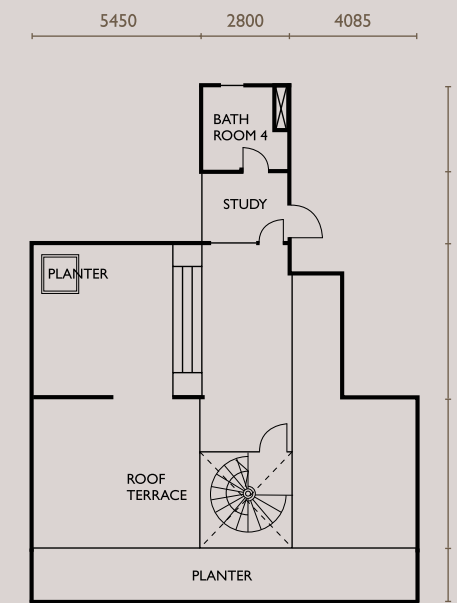
TYPE D2 - UPPER



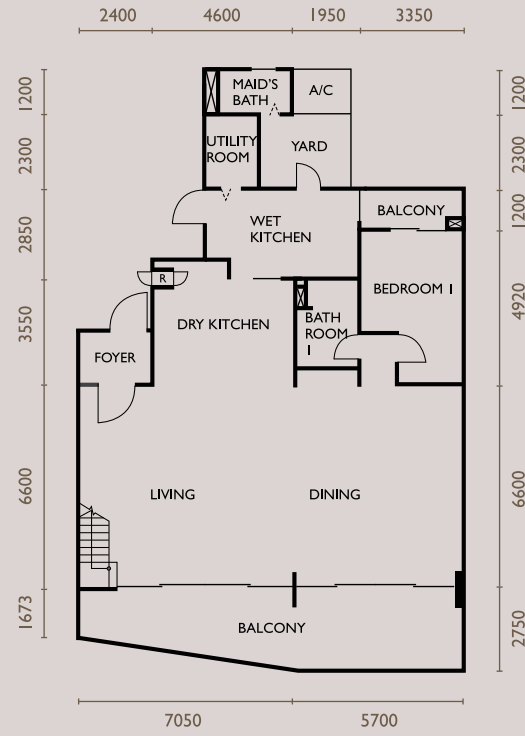
TYPE D2 - ROOF TERRACE



TYPE D3 - UPPER

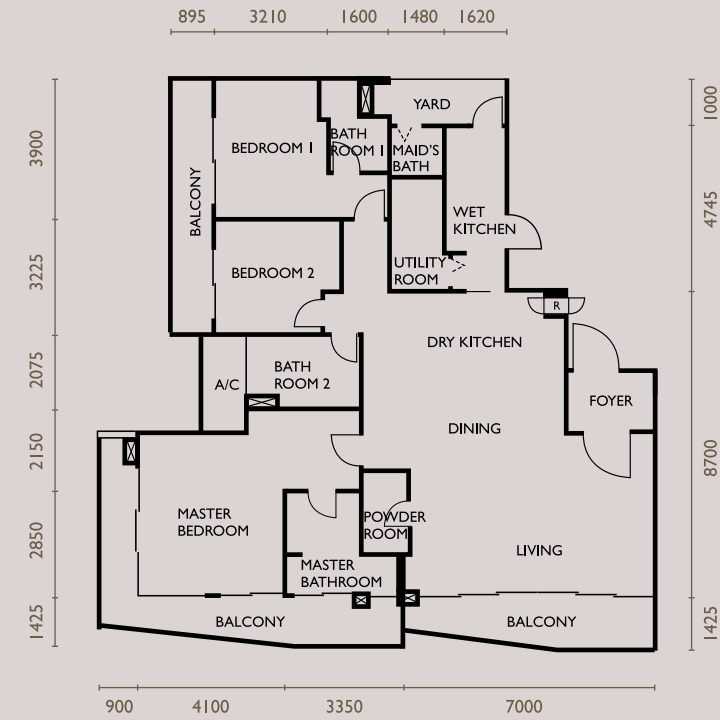


TYPE D3 - ROOF TERRACE

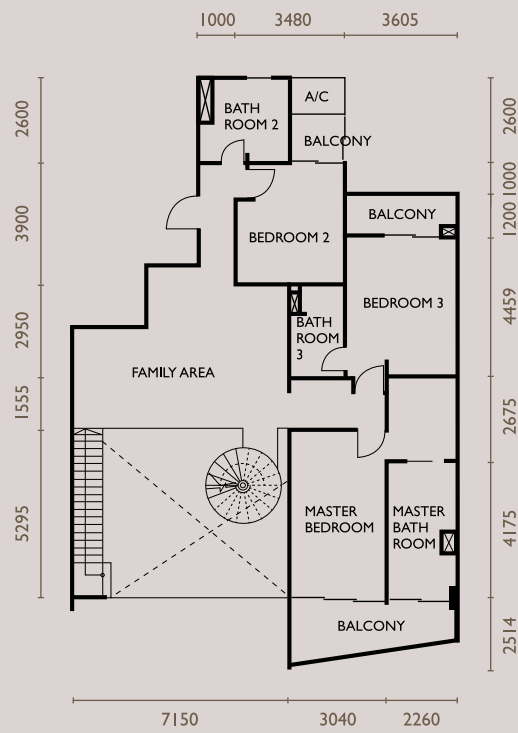


TYPE D4 - LOWER

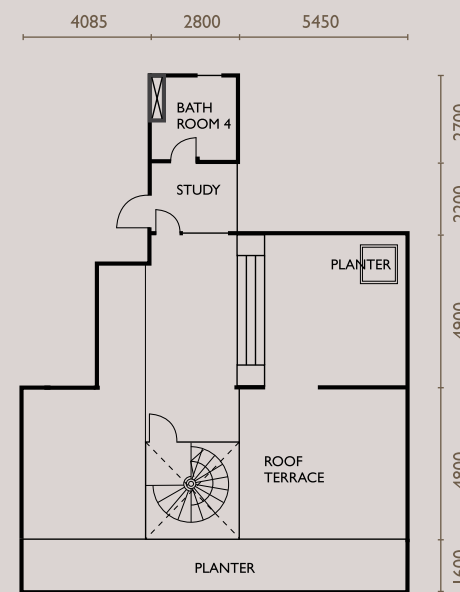
Main Parcel:  
405m<sup>2</sup>  
(4359 sq. ft.)  
Accessory Parcel:  
110m<sup>2</sup>  
(1184 sq. ft.)



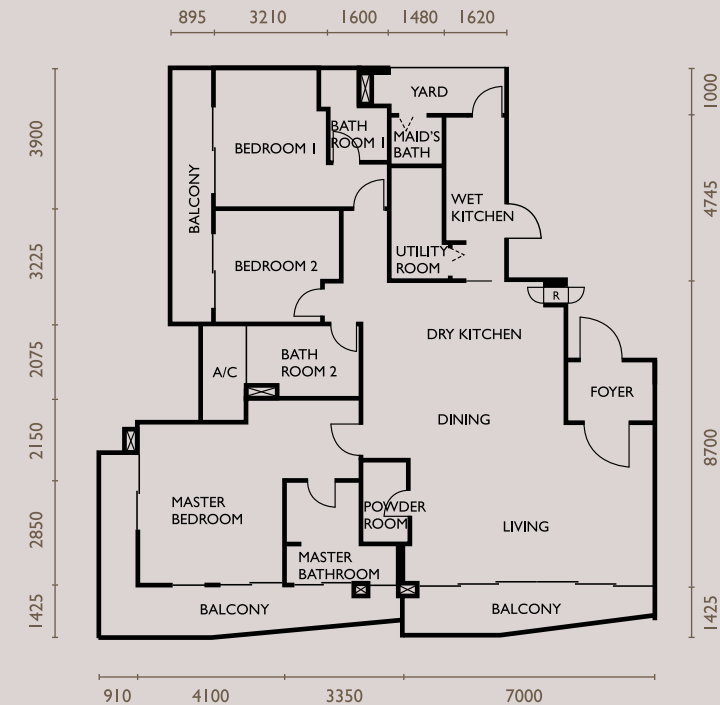
Main Parcel:  
208m<sup>2</sup>  
(2239 sq. ft.)



TYPE D4 - UPPER



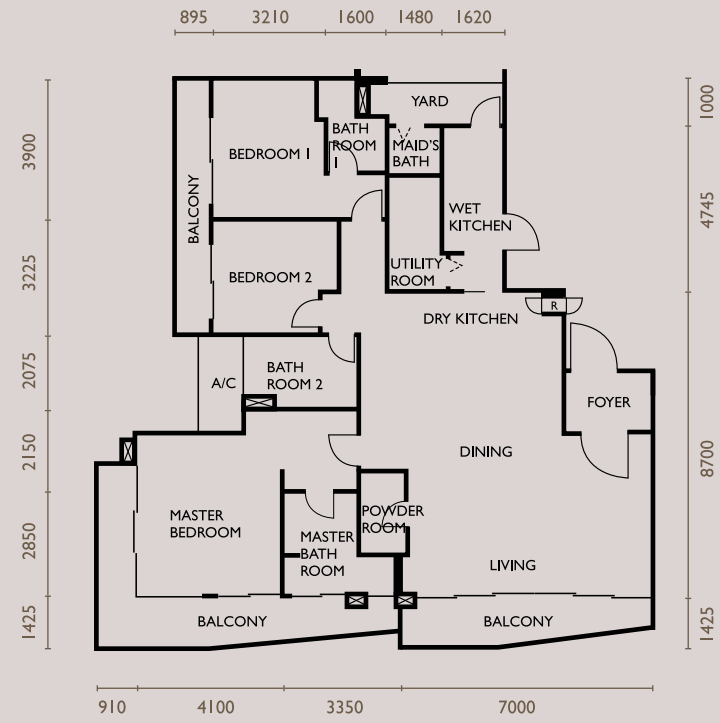
TYPE D4 - ROOF TERRACE



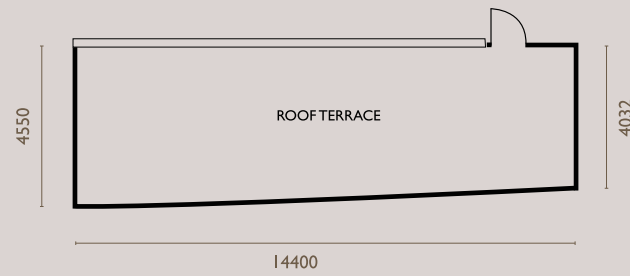
Main Parcel:  
207m<sup>2</sup>  
(2228 sq. ft.)

# IV

CONDOMINIUM  
FLOOR PLAN



TYPE E3 - LOWER



TYPE E3 - ROOF TERRACE

# E3

Main Parcel:  
206m<sup>2</sup>  
(2217 sq. ft.)

Accessory Parcel:  
67m<sup>2</sup>  
(721 sq. ft.)

# IV

CONDOMINIUM  
SITE PLAN



PHASE I RESIDENTIAL

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







CONDOMINIUM 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
Window	: Powder coated aluminum frame windows with tinted glass
Doors	: M.S. grille door & solid core timber door to Main Entrance  M.S. grille door to Roof Terrace (Applicable to Type A3, A4 & E3)  Aluminum folding door to Maid's Bath and Utility  Aluminum framed glass door to Yard and Roof Terrace (Not Applicable to Type E3)  Aluminum framed glass sliding door to Balcony  Aluminum door to Refuse  Timber flush door to others
Locks	: Lever handle lockset
Painting	: Weather resistant paint to external wall Emulsion paint to internal wall
Flooring	: Porcelain tiles to Living, Dining, Kitchen, Family Area, Foyer and Study Area  Timber flooring to Bedroom  Natural stone tiles to Bathroom and Powder Room  Ceramic tiles to Maid's Bath, Utility, Store and Yard  Composite timber to Balcony and Roof Terrace
Wall Finishes	: Ceiling height natural stone tiles to Bathroom and Powder Room  Ceiling height ceramic tiles to Maid's Bath  Plaster & paint to others
Sanitary and plumbing installation	: Refer to Appendix "A"
Electrical Installation	: Refer to Appendix "B"
Sunscreen installation	: Refer to Appendix "C"

SCHEDULE OF SANITARY FITTINGS

Appendix "A"

Item	Description/Type	A1	A2	A3	A4	B1	B2	C1	C2	D1	D2	D3	D4	E1	E2	E3
1	Shower Screen	3	3	3	3	2	2	2	2	5	5	5	5	1	1	1
2	Shower with Mixer	3	3	3	3	2	2	2	2	5	5	5	5	29	29	31
3	Wash Basin with Mixer c/w Vanity Top	4	4	4	4	3	3	3	3	5	5	5	5	5	5	5
4	Wash Basin with Tap	1	1	1	1	1	1	1	1	1	1	1	1	22	22	22
5	Water Closet	5	5	5	5	4	4	4	4	6	6	6	6	1	1	3
6	Bath Tub	1	1	1	1	1	1	1	1	1	1	1	1	5	5	5
7	Toilet Paper Holder	5	5	5	5	4	4	4	4	6	6	6	6	4	4	4
8	Bidet Tap with Hose	5	5	5	5	4	4	4	4	6	6	6	6	2	2	2
9	Bib Tap	5	5	6	6	3	3	3	3	5	5	5	5	4	4	4
10	Stainless Steel Sink	2	2	2	2	2	2	2	2	2	2	2	2	4	4	4
11	Sink Pillar Tap	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

SCHEDULE OF M & E POINTS

Appendix "B"

Item	Description/Type	A1	A2	A3	A4	B1	B2	C1	C2	D1	D2	D3	D4	E1	E2	E3
1	Distribution Board	1	1	1	1	1	1	1	1	2	2	2	2	1	1	1
2	Lighting Point	32	32	32	32	25	25	26	26	55	55	54	54	29	29	31
3	Ceiling Fan Point	6	6	5	5	4	4	5	5	6	6	6	6	5	5	5
4	13A Switch Socket Outlet	26	26	24	24	21	21	23	23	32	32	31	31	22	22	22
5	13A Switch Socket Outlet (weatherproof type)	1	1	2	2	1	1	1	1	4	4	4	4	1	1	3
6	Air-Cond Point	6	6	6	6	5	5	5	5	8	8	8	8	5	5	5
7	Water Heater Point	4	4	4	4	3	3	3	3	6	6	6	6	4	4	4
8	Telephone Point	2	2	2	2	2	2	2	2	3	3	3	3	2	2	2
9	SMTV Point	5	5	4	4	3	3	4	4	6	6	6	6	4	4	4
10	Internet Point	5	5	5	5	3	3	4	4	7	7	7	7	4	4	4

SCHEDULE OF SUNSCREEN

Appendix "C"

Item	Description/Type	A1	A2	A3	A4	B1	B2	C1	C2	D1	D2	D3	D4	E1	E2	E3
1	Master Bedroom	-	-	-	-	√	√	√	√	√	√	√	√	-	-	-
2	Master Bathroom	√	√	√	√	√	√	√	√	√	√	√	√	-	-	-
3	Bedroom 2	-	-	-	-	-	-	√	√	-	-	-	-	-	-	-

