



For sales and enquiries, please call: **604-296 1333**

Jelutong Development Sdn Bhd (210034-H)
Suite 16-01, Menara IJM Land, 1, Lebuh Tunku Kudin 3, 11700 Gelugor, Penang, Malaysia
T: 604-296 1333 F: 604-296 1334 www.thelightwaterfront.com



THELIGHT COLLECTION I



THELIGHT
WATERFRONT
PENANG



AMAZING, DAZZLING CORAL WATERWAYS

A spectacular inspiration brings the exquisite beauty of corals right up to your feet at THE LIGHT COLLECTION I.



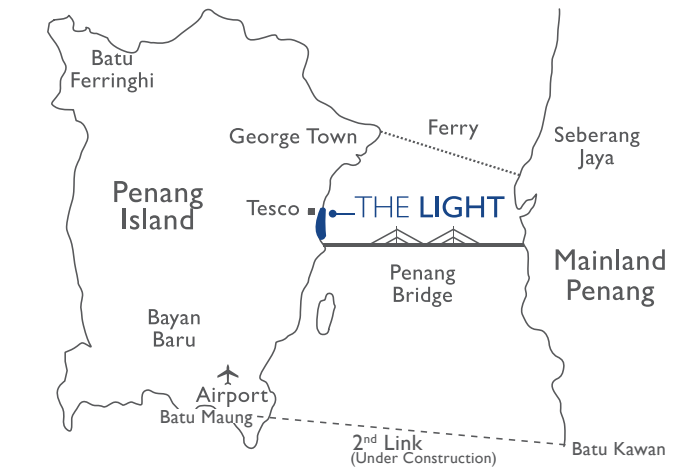


THE LIGHT Waterfront Penang is strategically located on the eastern coast of Penang island, a short ride from the airport and easily accessible via road, bridge and water links.

Global and regional connections by air are easy via Penang International Airport which is serviced by regional and international airlines. Travel by road from Peninsula Malaysia is fast along the

North South Highway and easy around Penang island. The Penang Bridge and numerous expressways help to speed road travel to destination.

Located a short distance from Penang Bridge, THE LIGHT will be connected directly to it. A second Penang Bridge, currently being built, will bring added access to THE LIGHT.



MASTER PLAN





THE LIGHT COLLECTION I

Waterfront Luxury

Inspired by Penang's unique island charm, waterfront living has attained an extraordinary new level. Residents of THE LIGHT COLLECTION I enjoy undulating hills in the background, the allure of the sea in front, and a dramatic harbor and bridge that completes the stunning panorama.

Nestled within the first-ever integrated residential, shopping, dining, recreational and commercial waterfront precinct in Penang, THE LIGHT COLLECTION I is a fabulous expression of exclusive, indulgent living.

Leading Light

Setting a new trend in waterfront living, high-tech architecture and marine research expertise are harnessed to product dazzling coral reefs in stunning waterways that flow around the residence.

THE LIGHT COLLECTION I offers only 152 Condominiums rising up to vistas of sea and sky, with four innovative layouts in a choice of sizes to suit you. Spacious comfort and sophisticated services emulate superb recreational facilities - including an infinity-edge swimming pool, a viewing deck for poolside parties, a cosy reading room, games room and floating gym overlooking the pool.

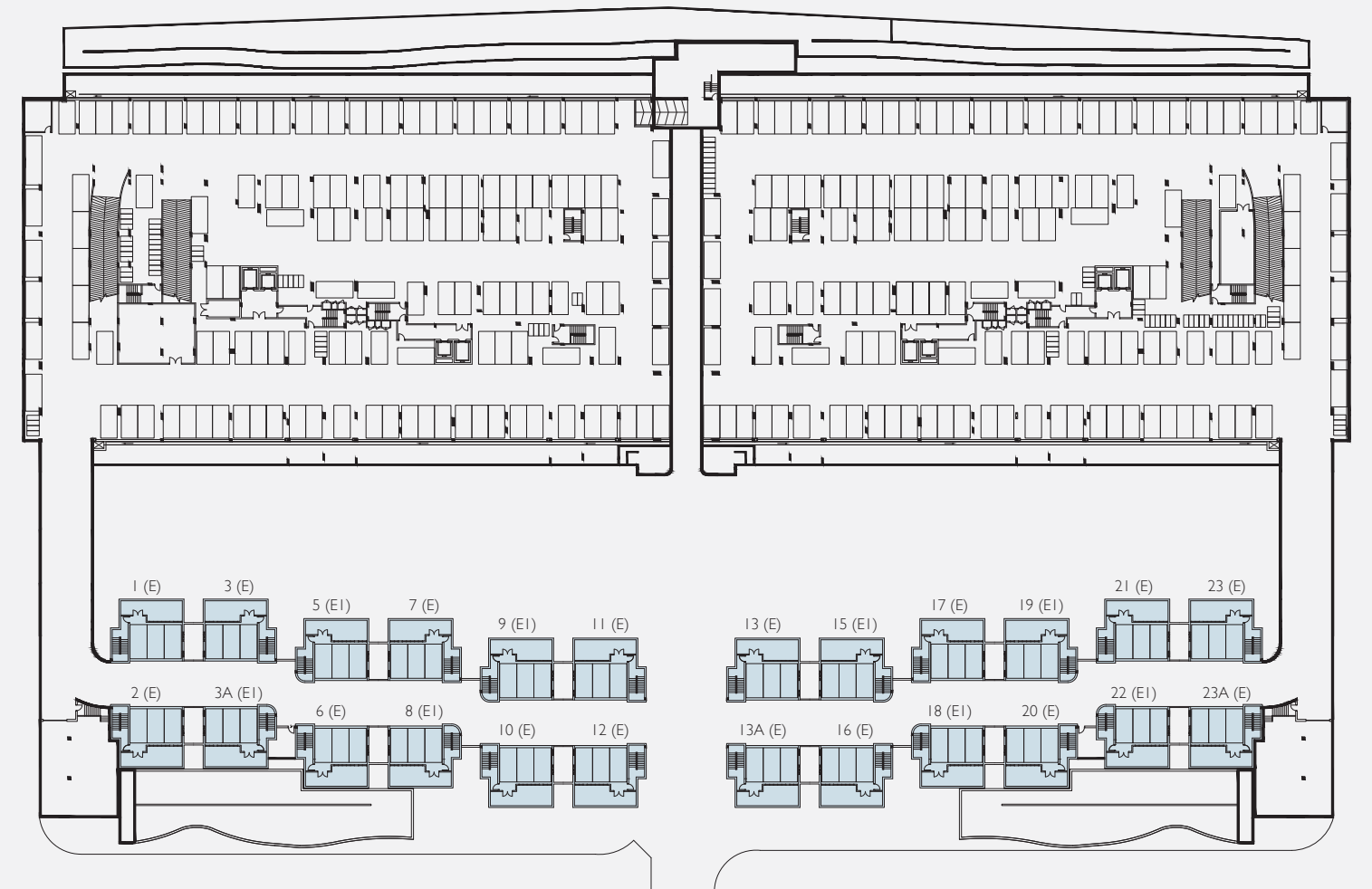
Refreshing green everywhere emphasizes a natural environment, with lush rooftop gardens on 24 exclusive Watervillas, sunlit and airy, floating on the coral-reefed basin.

In THE LIGHT COLLECTION I, come home to a blissful seaside resort, every day.





BASEMENT



LEVEL 1



LEVEL 2



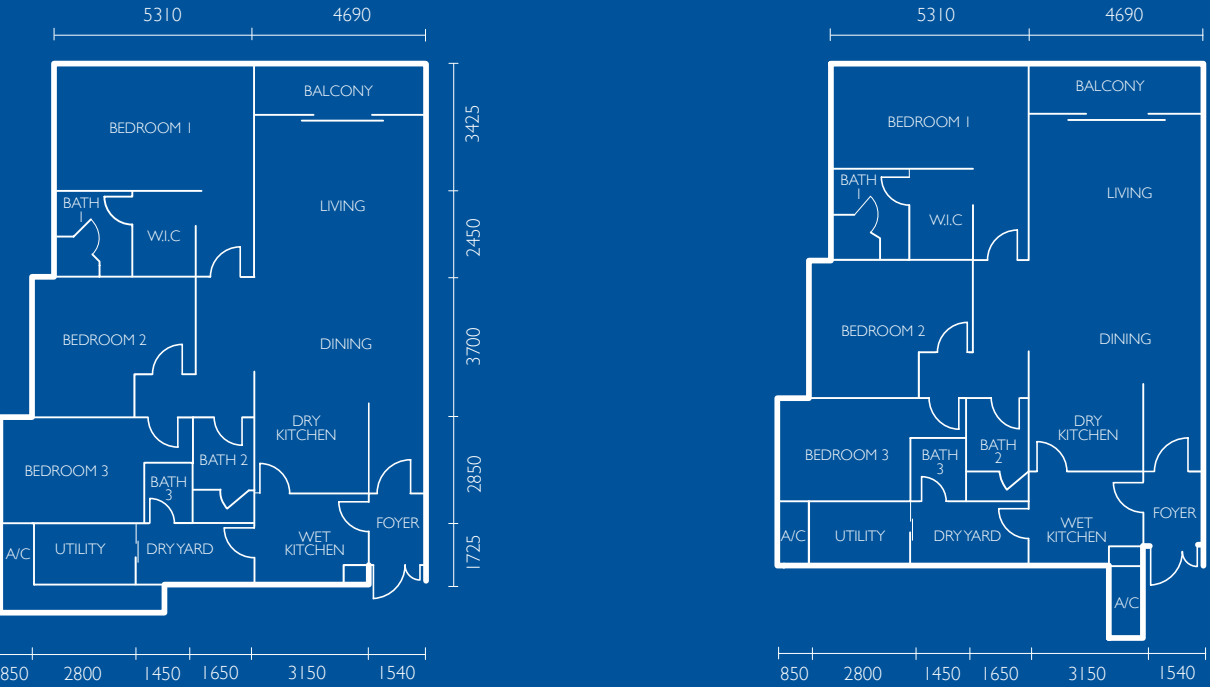
LEVEL 3



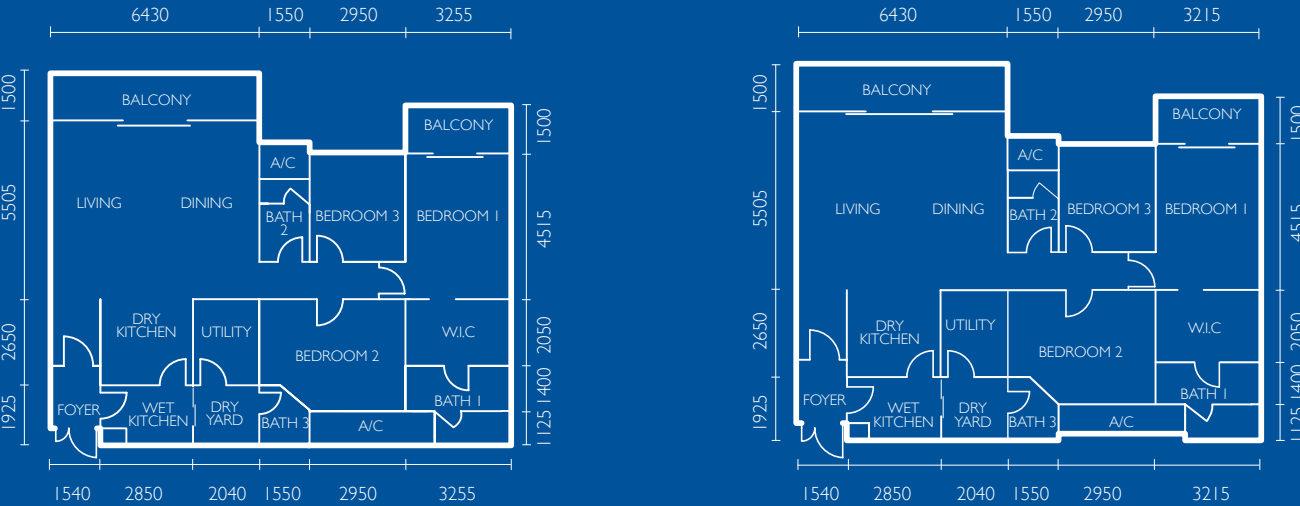
LEVEL 3A - 8



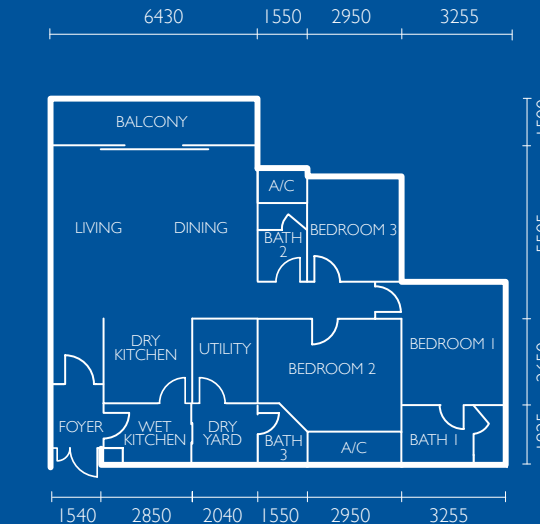
FLOOR PLAN - CONDOMINIUM



Type A - 147m² (1582sf)
Type A1 - 147m² (1582sf)



Type B - 142m² (1528sf)
Type C - 142m² (1528sf)



Type D - 127m² (1367sf)

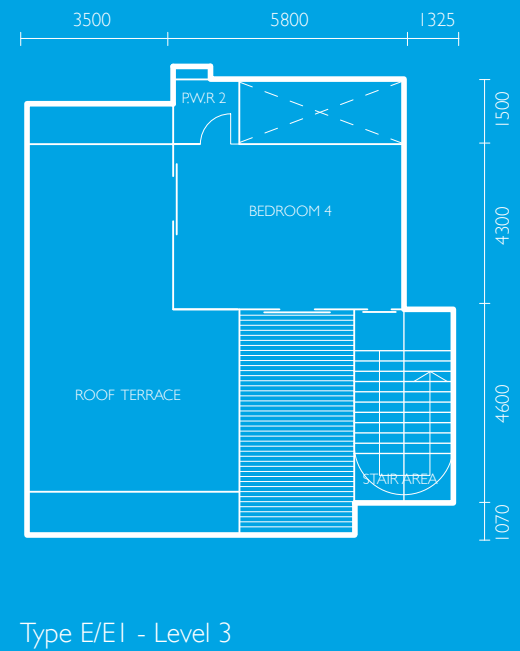
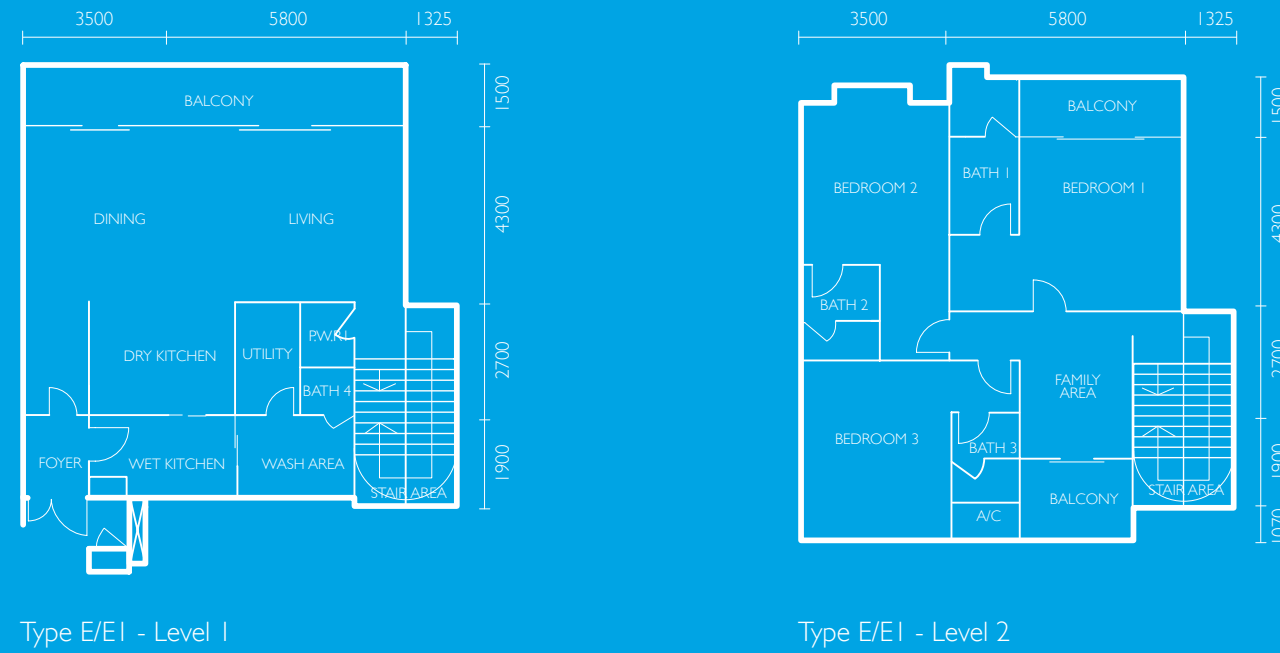
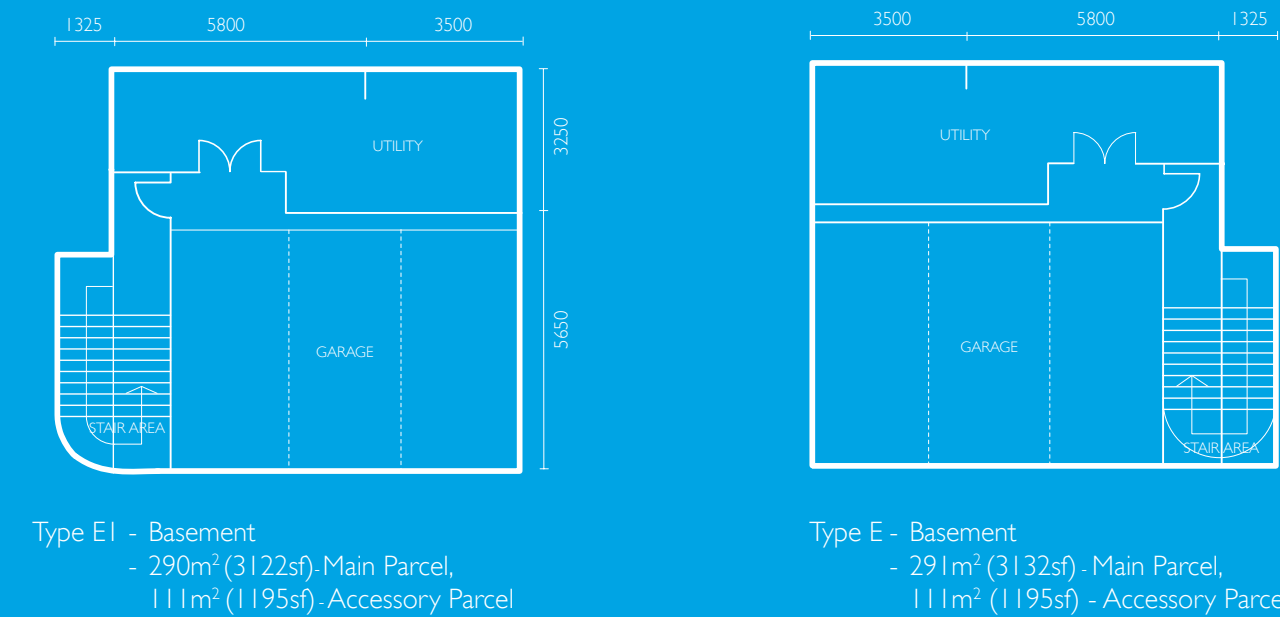
SPECIFICATIONS

- Structural**
- Reinforced concrete frameworks
- Wall**
- Common brickwall & cement sand brickwall to external wall
 - Cement sand brickwall to internal wall
- Roofing covering**
- Reinforced concrete roof
- Roof framing**
- Reinforced concrete frame
- Ceiling**
- Skimcoat to soffit of slab
- Windows**
- Aluminium frame with tinted glass
- Painting**
- Weathershield paint to external walls
 - Emulsion paint to internal walls
- Doors**
- Decorative solid core timber door with architrave to main door
 - High density hardboard flush door with timber architrave to bedrooms
 - Aluminium framed tinted glass sliding door to all balconies
 - Sliding door to dry yard for Type B, C & D
 - Folding door to utility room for Type A & A1 only
 - Metal grille door to foyer
 - High density hardboard flush door to others
- Ironmongery**
- Lever handle lockset
- Wall finishes**
- Ceiling height wall tiles to all bathrooms
 - Plaster & paint to internal walls
- Floor finishes**
- Timber flooring to bedrooms
 - Porcelain tiles to others
- SANITARY AND PLUMBING FITTING**
- Bathroom 1 & Bathroom 2**
- Frameless glass shower screen
 - Shower with mixer
 - Wash basin with mixer C/W vanity top
 - Water closet
 - Toilet paper holder
 - Bidet tap with hose
- Bathroom 3**
- Shower mixer
 - Wash basin
 - Water closet
 - Toilet paper holder
 - Bidet tap with hose
- Dry yard**
- Washing machine tap
- Dry kitchen**
- Stainless steel sink
 - Sink pillar tap
- Wet kitchen**
- Stainless steel sink
 - Sink pillar tap
- Balcony**
- Cold water tap
- 1 per balcony

ELECTRICAL INSTALLATION	Condominium					Water Villa
	Type A	Type A1	Type B	Type C	Type D	
Ceiling lighting point	19	19	21	21	18	42
Wall lighting point	1	1	-	-	-	7
13A switch socket outlet	22	22	23	23	20	35
13A switch socket outlet (central vacuum)	1	1	1	1	1	1
15A switch socket outlet	1	1	1	1	1	1
Ceiling fan point	4	4	4	4	4	7
Air-cond point C/W piping	4	4	4	4	4	7
SMATV point	4	4	4	4	4	6
Data point	5	5	5	5	4	9
Water heater point	3	3	3	3	3	4
Telephone	2	2	2	2	2	6



FLOOR PLAN - WATER VILLA



SPECIFICATIONS

- Structural**
- Reinforced concrete frameworks
- Wall**
- Common brickwall & cement sand brickwall to external wall
 - Cement sand brickwall to internal wall
- Roofing covering**
- Reinforced concrete roof
- Roof framing**
- Reinforced concrete frame
- Ceiling**
- Skimcoat to soffit of slab
- Windows**
- Aluminium frame with tinted glass
- Painting**
- Weathershield paint to external walls
 - Emulsion paint to internal walls
- Doors**
- Decorative solid core timber door with architrave to main door
 - High density hardboard flush door with timber architrave to bedrooms
 - Sliding door to powder room, wet kitchen & wash area
 - Aluminium framed tinted glass sliding door to balconies & roof terrace
 - Folding door to bathroom 4
 - High density hardboard flush door to others
 - Metal grille door to foyer
 - Automated garage door
- Ironmongery**
- Pull and push handle c/w keylock to main door
 - Lever handle lockset to others
- Wall finishes**
- Ceiling height wall tiles to all bathrooms
 - Plaster & paint to internal walls
- Floor finishes**
- Timber flooring to family area, staircase & bedrooms
 - Composite flooring to terrace & balcony 1
 - Porcelain tiles to others
 - Turfing to roof terrace

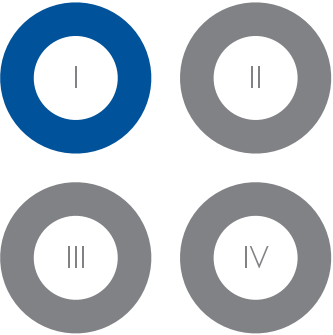
SANITARY AND PLUMBING FITTING

- Bathroom 1**
- Frameless glass shower screen
 - Long bath with mixer
 - Shower with mixer
 - Wash basin with mixer c/w vanity top
 - Water closet
 - Toilet paper holder
 - Bidet tap with hose
- Bathroom 2 & 3**
- Frameless glass shower screen
 - Shower mixer
 - Wash basin with mixer c/w vanity top
 - Water closet
 - Toilet paper holder
 - Bidet tap with hose
- Powder Room 1 & 2**
- Washing basin with cold water tap
 - Water closet
 - Toilet paper holder
 - Bidet tap with hose
- Bathroom 4**
- Shower with cold water tap
 - Wash basin
 - Water closet
 - Toilet paper holder
 - Bidet tap with hose
- Wash area**
- Washing machine tap
 - Bib tap
- Dry kitchen**
- Stainless steel sink
 - Sink pillar tap
- Wet kitchen**
- Stainless steel sink
 - Sink pillar tap
- Roof terrace**
- Cold water tap
- Garage**
- Cold water tap
- Balcony**
- Cold water tap
- 1 per balcony



Developer's License No.: 8140-7/12-2014/1250 • Validity Period: 08/12/2009 – 07/12/2014 • Advertising Permit No.: 8140-7/28/2013(01) • Validity Period: 04/01/2012 – 03/01/2013 • Land Tenure: Freehold • Approving Authority: Jabatan Perancang Bandar & Desa Pulau Pinang • Car Park: Accessory Parcel • Land Encumbrances: Nil • 5% Discount for Bumiputra • **THE LIGHT POINT** • Approved Building Plan No.: JPBD/PG/P2/PB-0043 • Min. Price: RM 1,209,600 • Max. Price: RM 3,336,900 • Expected Date of Completion: Jan 2013 • Total Units: 88 units • Total No. of Storeys: 28 Storey • Type of Development: Condominium 170m² – 380m² • **THE LIGHT COLLECTION I** • Approved Building Plan No.: JPBD/PG/P2/PB-0044 • Min. Price: RM 823,600 • Max. Price: RM 3,183,500 • Expected Date of Completion: Aug 2013 • Total Units: 176 units • Total No. of Storeys: 8 Storey • Type of Development: Condominium 127m² – 291m² • **THE LIGHT COLLECTION II** • Approved Building Plan No.: JPBD/PG/P2/PB-0052 • Min. Price: RM 425,000 • Max. Price: RM 3,060,000 • Expected Date of Completion: Jan 2014 • Total Units: 297 units • Total No. of Storeys: 7 Storey • Type of Development: Condominium 48m² – 336m² • **THE LIGHT COLLECTION III** • Approved Building Plan No.: JPBD/PG/P2/PB-0047 (PIN 1) • Min. Price: RM 1,530,000 • Max. Price: RM 5,720,000 • Expected Date of Completion: Jan 2015 • Total Units: 190 units • Total No. of Storeys: 11 Storey • Type of Development: Condominium 171m² – 483m²

Restriction In Interest: This land is not capable of being transferred, conveyed or disposed, charged, leased or sub-leased in the 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.



Life grows ever more brilliant, beautiful and bountiful as
THE LIGHT COLLECTIONS II, III and IV come into being. Soon.