



## Real estate roars

Auspicious Year of Dragon heralds prosperity and marks an opportune time to check out and buy property.



A NEW year brings new beginnings and for some, that might mean a luxurious and comfortable new home.

And there are few better places to find one than at Hunza Properties Group's flagship mega development, the RM7.5bil Penang International Commercial City (PICC) in Bayan Lepas.

Its first phase, Muze @ PICC is newly completed with CCC obtained, making it an excellent proposition for those seeking a ready property for immediate move-in.

Standing tall over the 17.4ha (43 acre) future integrated smart township, it is certainly a desirable address after being crowned the "Tallest Smart Residential Development in Northern Malaysia".

Its two towers rise to 58 and 52 storeys. There are 846 freehold units, with available ones sized between 1,087sq ft and 1,862sq ft.

These come with three to four bedrooms, two bathrooms, as well as generous living areas, dining areas and balconies. Larger types even feature plush features like a walk-in wardrobe and study room, with the more compact types offering cosier comforts.

Regardless, all types will feel spacious due to their column-free layouts. This affords homeowners flexibility in crafting their dream homes according to their preferred styles.

From up high, one also gets to enjoy sweeping panoramas of the city skylines, inland hills or glistening sea. But perhaps the most enticing aspect of living at PICC are the smart features.

Units at Muze @ PICC will all have state-of-the-art smart home systems. Voice-activated and IR controllers allow one to easily turn lighting on and off at selected areas, as well as fans and air-conditioners at the living areas. A smart mobile app seamlessly links everything to mobile devices.

Smart switches are installed at living and dining areas too. The foyer has motion sensors to activate lighting only when you are around.

There are also smoke detectors at the kitchen, smart locks at the main door for security and neutral wires for homeowners to add on other smart home features in the future.

Adding to Muze @ PICC's appeal are the 70 types of recreational amenities spread across seven different levels, which is virtually unparalleled in Penang.

Now is a good time to act, as Hunza is offering attractive perks such as zero booking fees, savings on SPA, MOT and loan agreements (T&C apply), and hassle-free furnishing packages.

The towers are also situated within walking distance to the upcoming shopping mall, global business services (GBS) hub and office blocks of PICC's Phase 2 which recently broke ground.

There is also a proposed LRT station as part of the 29.9km Bayan Lepas to Komtar line, if the Penang Transport Master Plan comes to fruition.

The plan also outlines the construction of a two-lane directional flyover, four-lane two-way underpass and six-lane two-way road to ease traffic congestion in the vicinity.

This makes PICC a good location for investment or own-stay. Already, it is projected to be a game changer for Penang Island's southern region.

When fully complete, it would create some 15,000 job opportunities and long-term investment value of between RM1.3bil to RM1.5bil.

# Luxurious living in heart of thriving hub

## Smart homes ready, second phase opens for registration in Bayan Lepas



Muze @ PICC is a great option for those seeking a ready property to quickly move into.



A sky-high family Jacuzzi is among Muze @ PICC's many lavish amenities.

### A 'Senze' of fulfilment

Following on the success of Muze is the next residential phase, Senze @ PICC, which is conceptualised as a gateway to stylish modern living.

Recently unveiled and now open for registration, it comprises three towers of furnished, freehold serviced residences located within Phase 2's Commercial Hub.

More than just a living space, Senze @ PICC is poised to be the backdrop for an immersive, sensory living experience that fosters a sense of community and belonging.

Deriving its name from the word "sense", it was meticulously crafted by a team of renowned architects, consultants and interior designers to blend comfort, convenience and safety – resulting in a holistic living environment that improves quality of life.

Units start from 657sq ft (two bedrooms/one bathroom) which are ideal for adventurous singles and young professionals seeking a stylish nook in the city. Young couples in search of a starter home will find the 753sq ft option (two bedrooms/two bathrooms) more suitable to start a family and

grow together.

The 915sq ft units (three bedrooms/two bathrooms) cater to those that need something more lavish. Parents and children alike will have ample spaces to spend quality time together or enjoy their privacy.

Similarly, all units at Senze @ PICC will come with smart home features and the latest connectivity infrastructure. Additionally, they include luxurious furnishing, fittings and finishings for a hassle-free move-in process. Once complete in the future, buyers will get to step into a ready living space.

It would also have resort-style amenities, from a swimming pool with sunken chairs, cabanas and water features to well-equipped gym, jogging track, basketball court, outdoor fitness areas, gathering pods, barbecue pavilion, family Jacuzzi and more.

Everything will be enveloped in lush and energising greenery. If this sounds like a place to call home, visit Hunza's PICC Sales Gallery as new show units for Senze @ PICC are currently open for viewing.

Those registering their interest now will also get to lock-in pre-



The large swimming pool of Senze @ PICC will be verdantly landscaped to offer residents a rejuvenating retreat.



Senze @ PICC's stylish homes with smart features will be the backdrop for an immersive, sensory living experience.



Artist impression of the pool lounge at Senze @ PICC.

launch prices and other early bird savings. For more on the development, visit <https://picc-penang.com/senze> or call 04-5090688.

### Festive fun

A great time to visit the PICC Sales Gallery will be on Feb 24 and 25, as Hunza is having its Chinese New Year 2024 Home-ownership and Fortune Extravaganza.

Taking place from 5pm to 9pm on both days, there will be lots of cultural activities, experiences and giveaways for families to welcome the Year of the Dragon in a fun-filled way.

Feb 24's event will be the Chap Goh Meh Lantern Festival and features rip-roaring lion dance, dragon dance, 24-drums, Sichuan face changing, acrobatics, stilt walking and Chinese tumbler performances by local troupes.

Chinese modern dance and live band sessions will also keep crowds entertained. Children would also get to make cute grasshoppers and dough figurines in workshops.

Mandarin orange tossing, giveaways of popcorn and cotton candy, as well as appearances by the God of Prosperity and Matchmaker,

are also lined up.

A Chinese riddles tunnel also offers prizes for those who can solve the brain teasers.

On Feb 25, it will be a Chinese New Year Food Street instead with local hawker favourites such as *char koay teow* to satay, dumplings and more in store. Take the opportunity to test drive Mercedes C200, GLC and S580 vehicles too.

Huat Zai Lucky Dragon plush toys can be redeemed on both days. Scan a QR code, show it to Hunza staff and you might get to take one home, while stocks last.

On top of the existing perks for property buyers, Hunza is also running a "Purchase, Draw and Prosper" Chinese New Year campaign with prizes worth over RM388,888.

So if you have been eyeing one of their offerings, now is the time to act. The PICC Sales Gallery is closed for Chinese New Year today but will resume business tomorrow onwards.

It is located at Lot 6029 Jalan Tun Dr Awang, Mukim 12, 11900 Penang. Opening hours are 10am to 6pm daily.

For those outside Penang, more information on PICC is available at <https://picc-penang.com/>





HOMEOWNERSHIP REWARD

FORTUNE EXTRAVAGANZA

Purchase, Draw, and Prosper with Prizes Total Worth

RM388,888\*

\* Participating Projects Only. Terms and Conditions Apply.

MUZE  
at PICC

DISCOVER THE TALLEST SMART RESIDENTIAL  
DEVELOPMENT IN NORTHERN MALAYSIA

Booking Fees\*

ZERO

SPA,  
Loan &  
MOT\*

SAVINGS

Furnishing  
Package\*

HASSLE-FREE

Move In  
Ready\*

COMPLETION

CCC  
OBTAINED



NEW  
PHASE

SENZE  
@ PICC

NEW SHOW UNITS  
OPEN FOR VIEWING

LOCATED NEXT TO THE UPCOMING  
PICC SHOPPING MALL AND PROPOSED LRT STATION\*

Pre-Launch  
Price\*

LOCK IN

Enjoy More  
Savings With  
Early Bird  
Privileges

EXCLUSIVE

Fully  
Furnished

READY  
FOR YOU

Future PICC  
Shopping Mall, Iconic  
GBS Office Tower,  
Medical Centre and  
Upcoming Penang  
LRT Station\*

WALKING  
DISTANCE

Chinese New Year Operating Hours

CLOSED ON — 9 & 10 FEB 2024 (除夕 & 初一)

RESUME ON — 11 FEB 2024 (初二) | 10AM

Lantern Festival Event  
24 FEB 2024 | 5PM – 9PM

PICC Chinese New Year Food Street  
24 & 25 FEB 2024 | 5PM – 9PM



Penang International Commercial City (PICC)

A Multi-Award Winning  
Property Developer



Penang International Commercial City  
PICC Sales Gallery  
Lot 6029, Jalan Tun Dr. Awang, Mukim 12,  
Daerah Barat Daya, 11900 Penang, Malaysia.



FIABCI Malaysia  
Property Award 2011  
Residential (High Rise)  
Category - NEARBY  
Heritage Category - St. Jo's



FIABCI Malaysia  
Property Award  
2013  
Heritage Category  
St. Jo's



World Silver Winner  
FIABCI World Prix  
d'Excellence Award 2014  
Heritage (Restoration /  
Conservation) Category - St. Jo's



FIABCI Malaysia  
Property Award 2014  
Property Man  
Dato Seri Khor Teng Tong



FIABCI Malaysia  
Property Award 2015  
Retail Category  
- Curvey Paragon Mall



FIABCI Malaysia  
Property Award 2021  
Residential (High Rise)  
Category - ALLU  
Tanjong Pagar, Penang



Asia Pacific Property  
Awards Development  
2018-2019  
Best Development  
Marketing Malaysia  
- Allu



Asia Pacific Property  
Awards Development  
2018-2019  
Best Residential  
Development Malaysia  
- Allu



Asia Pacific Property  
Awards Development  
2018-2019  
Best Retail Development  
Malaysia  
- Curvey Paragon Mall

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picc-penang.com

Developer License: 10294/01-2028/0064(R) • Validity Period: 08/1/2023 - 07/01/2028 • Advertising & Sales Permit: 10294-3/04-2024/0701(R)-(S) • Validity Period: 24/4/2023-23/4/2024 • Developer: Hunza (Penang International Commercial City) Sdn. Bhd. (283941-T) 163E-19-01 & 20-01, Hunza Tower Kelawei Road, 10250 Penang. Tel: 604 2290 888 Fax: 60 4229 3988 • Land Tenure: Freehold • Land Encumbrances: OCBC Bank Berhad • Type of Property: Condominium • Project Name: MUZE AT PICC • Expected Completion Year: 2023 • Total Units Tower A: 394 unit • Min Price: RM1,129,000 Max Price: RM5,133,000 • Total Units Tower B: 452 unit • Min Price: RM1,129,000 Max Price: RM6,238,000 • Size: Type A 1,862 sf. Type B 1,550 sf. Type C 1,313 sf. Type D 1,528 sf. Type E 1,098 sf. Type F 1,281 sf. Type G 1,087 sf. Type H 1,324 sf. • Total Carparks: 1,803 units • Approving Authority: Majlis Bandaraya Pulau Pinang • Approve Ref: MBPP/OSC/PB1076/0/19(LB) • Balance Unit Tower A: 135 units • Balance Tower B: 159 units • Burniputra 5% Discount • Terms and conditions apply



## Dual Key, Dual Income, Myriad Possibilities

Bring on the Belonging at a Prime Location  
by expanding your property portfolio this  
Chinese New Year

(Belonging = togetherness as a family in a new home)

SHOW UNIT  
OPEN FOR VIEWING

11 Feb 2024  
11am - 5.30pm

12 Feb 2024 onwards  
10am - 5.30pm

71 & 73, Ideal @ The One,  
Jalan Mahsuri,  
11950 Bayan Lepas,  
Penang, Malaysia.

A delectable Nyonya delights &  
light refreshments will be served.

FREEHOLD | @ BAYAN LEPAS, IDEAL CITY



### MAGNIFICENCE IS MAGNIFIED AMIDST A TROPICAL ISLAND PARADISE

Paradise is calling... it's time to make this propitious address your own

- Attractive Package\* • Dual-Key Concept • Low Down Payment • Myriad Water Features
- Bespoke Resort Living • Masterpiece with Luxe Resort Facilities • 30 Facilities
- 3.3 acres Open Space Recreational Area • Competitively Priced for Premium Value

Easy Ownership  
RM 5,000

Expected Completion Year 2027



RM 498,000\* 850+80 sq.ft. | 3 Bedroom 2 Bathroom • 2 Car Parks

artist's impression



artist's impression



### THE SPLENDOR OF EUROPEAN CHARM

Come See It For Yourself And Be Charmed By The Magnificence

- Excellent Accessibility • Vibrant Location • Low Density • Extra-wide Balcony • Dual-key Concept
- Integrated City Living • Spacious Layout • 3-tier Security • Attractive Package\* • Luxurious Facilities
- Optimised Natural Lighting & Ventilation • Competitively Priced for Premium Value

Easy Ownership  
RM 8,000

Expected Completion Year 2025



FROM RM 677,180\* 1,100 sq.ft. | 3 Bedroom 2 Bathroom • 2 Car Parks  
1,200 sq.ft. | 3 Bedroom 3 Bathroom • 2 Car Parks

artist's impression



artist's impression



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11950 Bayan Lepas, Penang, Malaysia.



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+6011 1080 4268

IdealPropertyMY



Ideal Property Group



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www.idealproperty.com.my



**MALDIVES RESIDENCES** • Developer: Solaris Prestasi Sdn. Bhd. 201701021542 (1235708-W) • Developer License No.: 19537/03-2028/0455(R) • Validity Period: 31/03/2023 - 30/03/2028 • Advertising & Sales Permit: 19537-4/06-2026/0681(N)-(S) • Validity Period: 12/06/2023 - 11/06/2026 • Approving Authority: Majlis Bandaraya Pulau Pinang • Building Plan Approval No.: MBPP/ILCS-OSC/PB1460/22(LB) • Land Encumbrances: Nil • Expected Date of Completion: Q2 of 2027 • Tenure of Land: Freehold • Total No. of Units: 1,665 Units • Selling Price: RM 300,000 (min) - RM 498,000 (max) | **LUCERNE RESIDENCES** • Developer: Ideal Homes Properties Sdn. Bhd. (450900-T) • Developer License No.: 1784-5/03-2024/0229 (L) • Validity Period: 01/04/2022 - 31/03/2024 • Advertising & Sales Permit: 1784-5/03-2024/0229 (P) • Validity Period: 01/04/2022 - 31/03/2024 • Approving Authority: Majlis Bandaraya Pulau Pinang • Building Plan Approval No.: MBPP/ILCS-OSC/PB671/21(LB) • Land Encumbrances: Nil • Expected Date of Completion: December 2026 • Tenure of Land: Freehold • Total No. of Units: 480 Units • Selling Price: RM 663,900 (min) - RM 938,290 (max) • 5% Discount for Bumiputera. | **DISCLAIMER:** The information contained herein is subject to change and cannot be a part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. While every reasonable care has been taken in preparing the visual, the developer cannot be held responsible for any inaccuracy. All the above items and packages are subject to variations, modifications and substitution as may be required by the Authorities or recommended by Architect or Engineer. Any artwork or logos displayed are solely for illustration purposes only and do not represent any existing / future tenancies or endorsement by any specific company within the development of IDEAL. \*Terms & conditions apply.



# CELEBRATE THE Lunar New Year WITH US

Embrace the spirit of joy and prosperity this Chinese New Year at our exclusive open house! Join us as we extend our warmest wishes and invite you to explore our stunning show unit.

Indulge in Nyonya refreshments as you wander through the captivating features of our urban resort homes with indicative pricing from RM900k\*.



@ QUEENSBAY FREEHOLD

恭賀新禧

Show Unit Open For Preview

11 Feb 2024 • 11am - 5.30pm

12 Feb 2024 • 10am - 5.30pm

Venue: Q1 Sales Gallery, 1-1-12, Queens Waterfront Q1,  
Jalan Bayan Indah, 11900 Bayan Lepas, Penang

Preview today to  
elevate your lifestyle



950 - 1400 sq.ft

2+1 or 3 Bedrooms

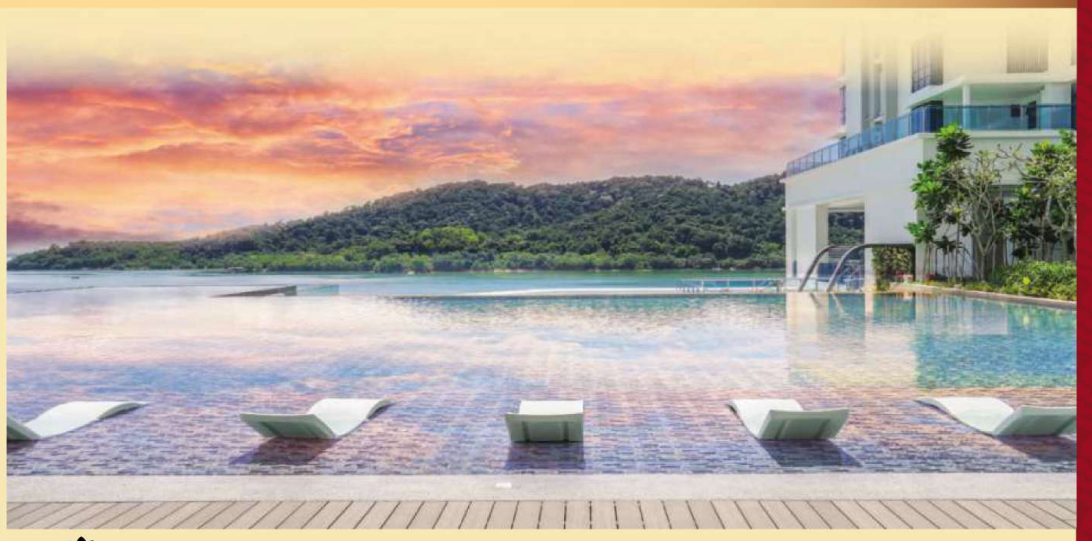
2 Bathrooms

2 or 3 Car Parks

- Spain Inspired development
- Exclusive early bird promotion
- Low density & prime location

- Luxurious beachfront lifestyle with unparalleled sea views & magnificent Penang Bridge scenery
- Dual key, double income, the best investment choice for wealth appreciation

Queen Residences Q3 is not just a residence but also the beginning of your millionaire dream lifestyle.



3.5km	3km	2km	100m	QUEENS RESIDENCES	1.4km	2.6km	3km	6km
Pantai Hospital Penang	SPICE	Bayan Lepas FTZ	Queensbay Mall		Sg.Nibong Bus Terminal	University of Science, Malaysia	Penang Bridge	Penang International Airport



71, Ideal @ The One, Jalan Mahsuri,  
Bayan Lepas, 11950 Penang, Malaysia.  
Ideal Property Group

N 5°19'38.34" | E 100°17'5.60"  
5.327317, 100.284889  
Ideal Property Group

WhatsApp: IdealPropertyMY  
Facebook: Ideal Property Group

+604 645 6888  
+604 375 0988  
+6011 1080 4268

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The BBQ Garden Pavilion also combines form and function with its artistic sculpted shapes.



Q3's pool pavilion will be an ode to Spanish artistic expression and illustrate the beauty of form and function.



Q3's oasis sand play area is a place where families can enjoy quality time together, underlining the Spanish ethos of sharing happiness.

# Spanish-inspired scenic spaces

Third phase of Queens Waterfront residences in Penang ready by 2027

LIFE by the sea can be breezily blissful. Just ask those living it up at Penang's prestigious Queens Waterfront enclave.

With several phases already completed, the visionary master-planned development by Ideal Property Group has created a vibrant, connected and serene community.

Queens Residences Q1 and Q2 now stand as impressive landmarks in Queensbay, Bayan Lepas, on the island's southeastern coastline, mixing residential dwellings with an array of alfresco lifestyle retail and dining experiences along a landscaped seafront promenade.

Still to come is a marina bay, world-class sports centre and international school. Once all elements are complete, they will form the backdrop of a distinctive island lifestyle that blends luxury with comfort, convenience and beauty.

If you missed out on the earlier residential phases, another opportunity beckons as the third chapter of Queens Waterfront has just been unveiled.

Like its predecessors, Queens Residences Q3 continues the vision of creating a vibrant and harmonious living environment, all seamlessly integrated into the surrounding nautical landscape.

It would similarly offer a blend of residential, commercial and recreational spaces, but notably, incorporate Spanish design elements as part of its unique architectural design.

The 532 residential units come in sizes of 950sq ft, 1,000sq ft, 1,280sq ft and 1,400sq ft to cater to a wide spectrum of buyers, from aspiring singles, to couples, young families, established professionals, retirees and

even investors.

Indicative prices range between RM900,000 and RM2mil. When complete in 2027, Q3's inhabitants will enjoy the best of both worlds, as Penang offers a laid-back lifestyle much like that seen in the coastal regions of Spain, but with all the modern conveniences of a cosmopolitan city.

This makes each day a story of captivating sceneries, inspirational moments, surprising discoveries and a joyful celebration of life.

## A Spanish serenade

Differentiating itself from other residential developments, Q3's exterior and interior design draws inspiration from Spain's art, culture and traditions.

Everything from the architecture to choice of finishings across common areas are meant to be visually striking, further enlivening what is already a vibrant seafront haven.

**A captivating facade** – The exterior will be a testament to opulence thanks to its pristine white hue complemented by a meticulously crafted, curvy feature wall that is reminiscent of renowned Catalan modernist architect and designer Antoni Gaudi's iconic creations. This is a nod to Spain's rich tapestry of art and culture, creating a luxurious backdrop that you would feel proud to call home.

**Artful pavilions** – Each pavilion within Q3 will be a living masterpiece that further brings the aforementioned artistry to life. From the BBQ Garden Pavilion to the enticing Pool Bar Pavilion, these will be canvases that honour the Mediterranean

nation's artistic expression, inviting residents to revel in the majestic beauty of form and function.

**Vibrant community spaces** – Embrace the time-honoured Spanish tradition of communal joy with carefully curated, gathering spaces. The outdoor sand oasis play area, co-working lounge and residents' lounge all echo the ethos of sharing happiness. Carefully chosen materials and colours further reflect the warmth and vibrancy of the European country.

The crafty design choices extend to common areas. Thoughtful selections of materials and decorative items ignite vivid palettes of colours and textures to transform normally ordinary spaces.

This includes intricate mosaic tiles, expertly curated to weave intricate patterns and forms. Each step one takes could evoke a stroll through the historic streets of Madrid or Barcelona.

Intricately crafted furniture and curated artworks further embellish this cultural heritage, while vibrant colour schemes bring its vitality, warmth and dynamism to every corner.

Q3 will be the epitome of Spanish-inspired luxury living - where architecture, art and lifestyle all converge to create a captivating haven overlooking the sea.

## Fancy facilities

Besides its unique design, Q3 will also feature a collection of exclusive and thoughtfully designed spaces that encapsulate the very spirit of Spanish passion and creativity.

These are unlike anything seen

in other residential developments and reflect that nation's deep-rooted appreciation for craftsmanship, music, dance and freedom of the open road.

**DIY workshop** – Embrace the joy of creation at this tailor-made space dedicated to the art of handiwork. Residents will get to unleash their artistic flair in crafting unique pieces of all kinds, which can also be immensely fulfilling and therapeutic.

**Primavera Sound Studio** – Immerse yourself in the world of music. Drawing inspiration from Spain's deep musical roots, this studio is designed for residents to compose, record and appreciate the transformative power of sound. Echoes of joyous melodies will resonate all around.

**Flamenco Dance Studio** – Feel the rhythm and grace of the age-old Andalusian dance form in this special space. Expect lively moments where expression, movement and tradition converge.

**Bike station** – The scenic beauty surrounding Q3 can be experienced with pedal power. Reflecting the Spanish love for outdoor activities and exploration, this station provides residents with a convenient starting point from which they can embark on cycling adventures along the island's southeastern coast and beyond.

## Scenic homes

Q3's prime location fronting the Penang Channel which connects to the Andaman Sea to the north and Straits of Malacca to the south, ensures stunning views every single day.

The panoramic vistas include

both the first and second Penang bridges, often accompanied by vibrant sunrises. Such serene seascapes not only provide rejuvenating visual interest and enhance the living experience, but also add significant value to the property.

As such, living in or owning property along this part of Penang Island is a mark of luxury and sophistication – something that discerning buyers and tenants alike would appreciate.

Some units at Q3 offer a dual key concept which may prove attractive and beneficial to both investors and occupants alike.

It provides flexibility in living arrangements. Dual key properties are essentially two separate living spaces within a single unit, each with its own entrance. This setup allows for various living arrangements such as accommodating extended family members, hosting friends or guests, or renting out one part while occupying the other.

The latter is perhaps the most significant benefit, as it gives owners the potential to generate additional income. They can rent out one of the units while residing in the other.

This rental income can help offset mortgage payments or maintenance costs. It can even allow one to generate a profit and enhance the property's overall financial performance.

Additionally, dual key properties offer enhanced privacy compared to traditional setups like shared apartments or condominiums. Each unit has its own private space, entrance and amenities, providing occupants with a sense of autonomy and privacy within the same property.

Such a concept offers great



The show unit's master bedroom, bedecked in vibrant colours.



The show unit's study room.

value appreciation, as it appeals to a broader range of potential buyers or renters, including families, professionals and investors, thereby increasing demand.

This increased demand in turn contributes to higher resale values and rental yields over time, which is why the dual key concept has become increasingly popular in recent times.

## Excellent investment opportunity

Regardless of the type of unit chosen, Q3's seafront location automatically gives it a unique selling point and premium value.

Experienced buyers and investors would know that rental yields tend to be higher for projects in close proximity to the sea.

Besides the unbeatable views, there is also the allure and prestige of being at such an address.

There is good potential for capital appreciation over time, as seafront properties tend to retain or increase in value. Globally, there is much interest

in properties in this category, as rising wealth makes luxury living an increasingly popular and desirable experience for many.

The dual key units in particular make excellent long-term investment assets. Their versatility and income-generating potential can provide stable revenue streams, making them valuable additions to any investment portfolio.

Q3's proximity to the Bayan Lepas Free Trade Zone, a mere few minutes' drive away, also enhances its appeal for business travellers and expatriates.

With numerous global multinational firms established here and more coming in every year, there is constant demand for short and long-term rentals for its employees and senior personnel.

For those buying for their own stay, there is also the factor of convenience. There are a plethora of grocery, shopping and F&B options directly downstairs along the Queens Waterfront commercial lots, with more with-

in walking distance at a nearby shopping mall and its surrounding commercial blocks.

There are schools, kindergartens, daycare centres, banks, health and wellness facilities and more. Combined with the promenade, wide pedestrian walkways and nearby infrastructure, it makes the Queensbay area highly walkable, thus allowing for a low-carbon lifestyle for those so inclined.

Besides the Bayan Lepas Free Trade Zone, the Penang International Airport and both Penang bridges are just a short drive away thanks to Q3's convenient link to the Tun Dr Lim Chong Eu Expressway – the island's major traffic artery.

Queens Waterfront was built on a visionary masterplan and as it takes shape with each successive phase, the notion of sea-front living in Penang has truly been redefined.

## About the developer

Ideal Property Group is well-regarded for its humanistic,

community-focused, energy-saving and environmentally sustainable approach towards development.

From market-leading high-rise luxury condominiums to beautifully landscaped landed residences, its quality and lifestyle-inspired undertakings have transformed the property landscape in Penang.

This aligns with its core vision of "Creating Legacy" which not only aims to improve quality of life for local communities through the building of quality homes, but also with the improvement of public infrastructure, education and environmental sustainability.

Besides delivering over 30,000 residential and commercial units over the years, the group has also constructed public amenities such as schools, public markets, food and beverage establishments, parks, places of worship and even traffic infrastructure.

It has created conducive backdrops for people to live, work and play, while at the same time,

contributed to the economic growth of the nation.

Ideal Property's slew of local and international awards from esteemed bodies such as the Asia Pacific Property Awards, PropertyGuru Asia Property Awards and TheStarproperty.my Awards are all testament to this long-standing track record of quality, innovation and value creation.

Show units for Queens Residences Q3 are now available for viewing at the showroom in No. 1-1-12, Queens Waterfront Q1, Jalan Bayan Indah, 11900 Bayan Lepas, Penang.

It is closed on the first day of Chinese New Year but will reopen on Feb 11, from 11am to 5.30pm. Business hours from Feb 12 onwards are 10am to 5.30pm Mondays to Sundays.

To make a viewing appointment, call 04-6456888 or WhatsApp to 011-10804268 for your viewing appointment.

For inquiries or project details, visit the Facebook page (Ideal Property Group) or log on to [www.idealproperty.com.my](http://www.idealproperty.com.my)



# Stylish homes in laid-back suburb

## Condominium ready for occupancy in Teluk Kumbar

SEARCHING for a comfortable and convenient living space in a less densely developed area of Penang?

The masterfully-designed Emerald Residence in Teluk Kumbar Heights on the south-western part of the island may be just what you need.

Combining stylish architecture with practical layouts, top notch amenities, breathtaking views and a laid-back location, the condominium offers residents an exceptional lifestyle.

Better yet, it is completed with OC obtained so there is no need to wait to move into your dream home. Everything is waiting and can literally be yours today.

There are only 411 condominium units in this low-density project, set on a generous 1.77ha (4.37 acres) of freehold land.

It was developed by TPPT Sdn Bhd and finished in May 2019.

Located in Jalan Bukit Belah on the outskirts of the Teluk Kumbar town, it is surrounded by low hills on two sides.

In the fast-paced modern world, having a green sanctuary to return to each day can prove incredibly uplifting

and refreshing.

Units are designed with spacious internal layouts for homeowners to craft their dream homes. They are sized from 1,114 sq ft to 1,183 sq ft and come with three bedrooms and two bathrooms.

Their open concepts effectively maximise space and comfort.

All come installed with fibre optic cables for faster connectivity, which is an essential element in modern living.

Depending on your chosen unit and floor, you either get panoramic vistas of the Teluk Kumbar Bay or the lush green hills.

Emerald Residence rises 28 storeys and has three blocks with six units per floor. Each unit comes with two carpark lots for practicality and convenience.

The lavish lifestyle amenities include a vast infinity swimming pool overlooking the greenery. A good soak will rejuvenate mind, body and soul, leaving you refreshed to take on whatever life brings.

This makes the condominium ideal for both young families and working professionals, especially those with employ-

ment in the Bayan Lepas, Bayan Baru and Sungai Ara areas.

Recent public infrastructure projects have significantly reduced commute times and enhanced access to various parts of the island's southwest and even the mainland.

The Penang International Airport and Penang Second Bridge are both just minutes away.

So if you are looking for a move-in ready home with a healthy natural environment and excellent location, look no further.

Units currently sell from RM448,618 onwards.

Purchasers also enjoy various perks such as free legal fees on the Sales and Purchase Agreement (SPA) and loan agreement (worth up to RM10,400 per unit), free stamp duty on MOT (RM11,000 per unit) and free maintenance service charges for two years (for selected units only).

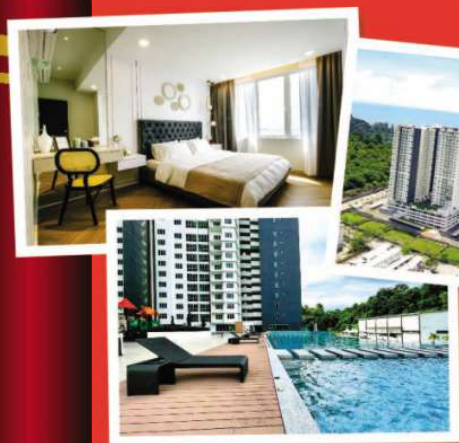
A show unit is available for viewing on-site, by appointment.

Call 017-5203320, 012-7611283, 012-2179912, 016-4136834, 016-3139676 or 019-5751588 to inquire.



Emerald Residence is located in Teluk Kumbar Heights on the outskirts of the main town (in the distance) and units come with views of either the Teluk Kumbar Bay or green hills behind it.

(Left) The show unit illustrates the spacious layout which allows homeowners much flexibility in interior design.



GPS 5.2891610 100.2494770

Waze Emerald Residence Show Unit



Emerald Residence is located in an upcoming township in Bayan Lepas, which is near to Penang International Airport, Bayan Lepas FTZ, Second Penang Bridge & Queensbay Mall.

- Spacious built-up area of 1,114 sq. ft. (Type A1) & 1,183 sq. ft. (Type A2)
- Low density project with 6 units per floor and total of only 411 units over 4.37 acres of land
- Near to the completed flyover from Bayan Lepas to Teluk Kumbar
- Fibre Optic Internet Infrastructure
- Comprehensive condominium facilities
- 2 car parks for each unit

**FREEHOLD**



Developer  
**TPPT Sdn. Bhd.**  
Company Registration No. :  
1990 0101 6691 (208360-D)

Head Office  
Tingkat 7 & 8, Menara Takaful,  
Jalan Sultan Sulaiman, 50000 Kuala Lumpur.  
Telephone No. : 03-2274 2277  
Web Site : www.tppt.com.my

Penang Office  
No. 28, Changkat Bukit Belah,  
Teluk Kumbar Heights,  
11920 Bayan Lepas, Penang.  
Telephone No. : 04-649 1221/1222

**EMERALD RESIDENCE**  
PENANG  
CONDOMINIUM

*Chinese New Year*  
**DOUBLE**  
**PROMOTIONS**

**10+5% DISCOUNT**

**STAMP DUTY ON LOAN & MOT WAIVED + 2 YEARS MAINTENANCE FEE WAIVED\***

\* FOR SELECTED UNITS ONLY

**FROM**  
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**016-413 6834**  
**016-313 9676**  
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