StarSpecial

THE STAR, TUESDAY 17 FEBRUARY 2026

CNY Property Focus

Gallop to grand living

Discover sophisticated residences and high-growth potential in Penang's transforming real estate landscape.

White horse makes dream homes come true

MAH Sing Group Berhad has added another feather to its illustrious cap with its appointment as the financier to support the revival and completion of two *Rumah Mutiaraku* (RMKu) affordable housing projects in Balik Pulau, Penang.

Pangsapuri Sri Bayu and Pangsapuri Quinton, comprising a total of 625 units, were initially launched for sale in 2017 and attracted more than 500 buyers.

The projects were almost 80% completed when they were abandoned after the original developer faced financial difficulties. The purchasers were left in limbo for eight long years while continuing to service their housing loans.

The Penang government had initiated this breakthrough revival agreement between Mah Sing and Baker Tilly Malaysia, the appointed liquidator to manage the completion of both projects.

The signing ceremony between Mah Sing Group chief executive officer and executive director Datuk Voon Tin Yow and Baker Tilly group managing partner Andrew Heng was witnessed by Penang Chief Minister Chow Kon Yeow.

State housing and environment committee chairman Datuk Seri S. Sundarajoo and Mah Sing chief executive officer (property subsidiaries) Yeoh Chee Beng were also present.

This is the first time Mah Sing has undertaken such a recovery initiative, reflecting the state government's confidence in its strong track record, financial capability and long-standing presence in Penang.

It is a show of trust built over time through the Group's consistent alignment with the state's development objectives and responsible approach to project delivery.

The recovery of Sri Bayu and Quinton has further reaffirmed the state government's commitment to affordable housing for the B40 and M40 communities.

The Penang Housing Board (LPNPP), as the state's main implementing agency, has been entrusted with delivering 220,000 units of affordable housing by 2030 under Strategic Initiative AI as part of the Penang2030 Vision.

The state government will closely monitor the progress of the two RMKu projects to ensure that buyers' rights are safeguarded and that the homes are completed as intended for the benefit of affected purchasers and the wider Penang community.

M Zenni is optimally positioned at the gateway to the Sultan Abdul Halim Muadzam Shah Bridge – Penang's second bridge.

Reinvent spaces, reimagine life

Mah Sing's involvement in the RMKu recovery builds on nearly two decades of active development in Penang, underpinned by a stellar reputation of creating spaces that inspire and redefine the way people live, work and play.

The Group's journey here began in 2007 with the acquisition of land in Southbay, Batu Maung, where architectural masterpieces, namely Residence @ Southbay, Legenda @ Southbay, Southbay Plaza, The Loft and M Vista now stand.

All five undertakings were completed and fully sold, reflecting the strong trust and continued support of Penangites over the years.

Building on this foundation, Mah Sing expanded its footprint beyond Southbay with the launch of Ferringhi Residence in 2014 and Ferringhi Residence 2 in 2016.

Located at Batu Ferringhi, one of Penang's most sought-after coastal property hotspots, both were well received and further strengthened the Group's position in the state's dynamic property market.

In 2025, Mah Sing marked another milestone with the relocation of its Penang office and the opening of the M Zenni Sales Gallery at Southbay Plaza.

With an estimated gross development value (GDV) of RM309 million, M Zenni is a contemporary high-rise mixed development strategically located near Penang International Airport and the Bayan Lepas industrial corridor, catering to urban professionals and upgraders.

To further reinforce Mah Sing's strong working relationship with the Penang government, the Group signed an agreement with Penang Development Corporation (PDC) in December 2025 for the land acquisition of M Cora, a high-rise mixed development project in Sungai Pinang.

Designed for first-time buyers, young professionals and families, the project is just 450m from the upcoming Bandar Sri Pinang Light Rail Transit (LRT) station.

Underscoring Mah Sing's focus on developing well-connected urban communities, M Cora marked yet another important achievement in the company's expansion in Penang.

The highly successful M Series is the Group's affordable range development, with each project featuring distinct selling factors and premium features in strategic locations.

With a track record spanning more than 30 years, Mah Sing has close to 70 developments nationwide across residential, commercial, industrial and mixed-use segments.

Imperatively, it has never abandoned a project throughout its history and remains steadfast in upholding high standards of quality, governance and responsible development.

These principles guide Mah Sing's involvement in the revival of the RMKu projects, with a focus on prudent support and successful long-term completion.

Aligned with the bright market prospect and the Group's growth strategy, Mah Sing is actively exploring strategic land acquisition opportunities across Malaysia.

It is well positioned to capture the property market with a diverse product portfolio, all designed to meet the lifestyle and affordability needs of different buyer segments.

The company also attributes its continued buyer trust to its strong brand presence, which remains a critical driver of investor confidence. As the market evolves, it is committed to delivering quality developments that not only respond to buyers' expectations but also help shape the future of urban living in the country.

Penang's new nature-inspired living

A welcome home to all that truly matters, M Zenni in the master-planned Southbay is envisioned as a harmonious fusion of nature, architecture and the best of modern lifestyle.

Optimally positioned at the gateway to the Sultan Abdul Halim Muadzam Shah Bridge, the freehold development is all about urban convenience, sheer tranquility and sustainable design.

M Zenni draws inspiration from mountain landscapes and Japanese minimalism. The layered terrains, natural materials and mindful spatial planning transform vertical living into a grounded, serene experience.

Crafted for balance and reflection while in touch to the pulse of the surrounds, the development comprises 10 units of commercial shop lots and a 33-storey serviced apartment tower with 494 units.

Available are three thoughtfully designed layouts – studio and 1+1 bedroom (built-up of 688 sq ft), three-bedroom (958 sq ft) and four-bedroom (1,184 sq ft), with indicative prices starting from RM480,000.

Voon (third right) and Heng (second left) exchanging documents after the signing ceremony with Chow (middle) and Sundarajoo (fourth right) as witnesses.

It offers a modern, safe and family-friendly living environment with inclusive elements such as barrier-free access and a wide range of facilities tailored for community living.

These include wellness areas, landscaped gardens, co-living lounges and work pods to promote both connection and convenience for residents.

Notably, the project has target for provisional GreenRE Gold certification, underscoring the Group's commitment to environmental, social and governance (ESG) principles.

It will feature sustainability-focused elements such as 14 electric vehicle (EV) charging stations, solar energy integration to reduce electricity consumption and carbon footprint as well as an Automated Waste Collection System and rainwater harvesting system.

The project will be north-south orientated for optimal natural lighting and ventilation and uses sustainable building materials including low volatile organic compound (VOC) paint and green-certified tiles and cement.

M Zenni offers excellent accessibility and convenience, located just 900m from the Penang second bridge with direct links to the mainland. It is 4km from the upcoming Penang Silicon Island and adjacent to the Bayan Lepas Free Industrial Zone (FIZ), making it an ideal choice for professionals and industry employees.

With direct access to the Tun Dr Lim Chong Eu Expressway, residents enjoy seamless connections across the island, including a convenient 20-minute drive to George Town.

The nearest LRT Station (S02 - Permatang Damar Laut), once completed, will be only 4.6km away while the Penang International Airport is 7km away, offering superb regional and international connectivity.

M Zenni will also provide a dedicated shuttle van service for residents, covering key points consisting Queensbay Mall, the airport and the upcoming LRT station.

This service enhances seamless connectivity and supports a convenient lifestyle for residents.

Within close proximity are also a vast array of education options, retail and lifestyle amenities, healthcare, key landmarks and major economic and infrastructure hubs.

In short, M Zenni is the embodiment of Mah Sing's vision of delivering well located, affordably priced homes with quality design, sustainable features and lifestyle-centric facilities.

Located in Southbay Plaza, the sales gallery is now open for viewing with operating hours from 9.30am to 6pm daily.

Alternatively, interested homebuyers can call 04-2024269 or visit M Zenni's official portal at https://mzenni.com.my

Ushering in the galloping horse

Homebuyers get to enjoy specially curated Chinese New Year packages – partial furnished or non-furnished – during the festive season, offering greater flexibility and value.

Successful purchasers of M Zenni will also take home a free gold piece from now until March 3 on a first-come, first-served basis.

SERVICED RESIDENCE
BATU MAUNG, PENANG.

M ZENNI
SOUTHBAY, BATU MAUNG

FREEHOLD | BEAUTIFUL SCENERY
2 - 4 BEDROOMS | 688 - 1,184 SQ.FT.

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From RM 4xxK* onwards

Buy Home FREE*
Partially Furnished Package*
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FREE GOLD PIECE until 3 March 2026
* (While stock last)
Terms and conditions apply.

M zenni Sales Gallery

Open As Usual During The Chinese New Year Period, Book Your Appointment Now To Visit Our Show Unit!

Applicable to selected units in participating projects only. Terms and conditions apply.

Reinvent Spaces. Enhance Life.

MahSing

04 2024 269
mzenni.com.my

Vienna View Development Sdn. Bhd. (728449-H) (A wholly-owned subsidiary of Mah Sing Group Berhad) 1-3A-30, Puncak Southbay, Cangkat Batu Maung 1, 11960 Bayan Lepas, Penang, Malaysia • Tel.: 604-628 8188 Fax: 604-628 8189 • M Zenni @ Southbay City • Developer License No.: 12029/11-2027/1276(A) • Validity Period: 11/11/2022 - 10/11/2027 • Advertising & Sales Permit No.: 12029-3/09-2028/0779(A)-(S) • Validity Period: 23/9/2025 – 22/9/2028 • Approving Authority: Majlis Bandaraya Pulau Pinang • Building Plan Approval No.: MBPPOSC-PB1450/2025 • Type of Property: Serviced Apartment • Total Units: 494 • Total Car park: 917 • Number of Car Park: Type A – 1 unit, Type B and Type C – 2 units • Land Encumbrances: Hong Leong Investment Bank Berhad • Expected Date of Completion: September 2029 • Land Tenure: Freehold • Selling Price: RM 657,250 (min), RM 1,139,750 (max.) • THIS ADVERTISMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA. DEVELOPMENT INFORMATION CAN BE VERIFIED THROUGH TEDUH.KPKT.GOV.MY•

Enjoy the good life at the poolside cabanas.

Elevated gardens create the sense of being above it all.

Enjoy lifestyle vibes of Monaco

PICTURE the French Riviera, where terraces overlook stunning coastlines, azure waters glint under the sun and breezy moments ooze luxury.

Ideal Property Group is recreating that Mediterranean charm in the Pearl of the Orient with its Penang International Exchange (PIX) 1 Residences resort condominium in Bayan Baru.

Every detail, from architectural aesthetic to lifestyle curation, is crafted to evoke the sophistication and prestige of the region.

The design draws upon one area in particular – the tiny yet high-society principality of Monaco – where glamour, exclusivity and refined elegance define daily life.

Here, this pulse is interpreted via vertical and horizontal fins on the sleek glass facades of twin 49-storey towers.

These features, known as "The Rhythm of the Riviera", will sculpt light and shadow, provide privacy and add a distinctive silhouette to the Bayan Baru area's skyline.

That warm Monaco embrace continues in the spaces within the 2.51ha freehold development. Cool floors are juxtaposed against artistic mosaics, while classical cornices frame gold and bronze accents.

This tactile interplay between old world charm and new world innovation sets the tone for a life of elegance.

Residences here range from 970sq with three bedrooms and two bathrooms, up to 1,300sq ft with four bedrooms and three bathrooms, each coming with two carparks.

Outdoors, the development channels Monaco's headland landscape. Elevated gardens, terraced walkways and private enclaves create a feeling of being above it all.

It is your private, exclusive cocooned retreat, one where the hustle and bustle of the city fades into the distance.

Yet, PIX1 Residences remains conveniently poised within a modern business hub. The master plan of PIX sprawls 6.47ha, with future commercial and residential phases.

It is a gateway to the future Mutiara LRT Line, with a link bridge connecting it to one of the stations. In close proximity are the Penang International Airport, numerous shopping, retail and F&B establishments, as well as healthcare, education and finance amenities.

The residences deliver a 15-minute lifestyle, where time and convenience are at hand. They are not just homes, but pied-a-terres for the global citizen.

Beyond its walls, the development would also be a catalyst for Bayan Baru. Its refined architecture signals the township's transformation from a residential suburb into a thriving business hub, one seamlessly integrated with transit amenities, blessed with great walkability and sets new benchmarks for urban aesthetics.

Here, the French Riviera is not just a distant coastline. It is a lifestyle brought to life, where dreams take flight and the rhythm of Monaco meets the heart of Penang.

PIX 1 Residences will bring the charms of the Mediterranean to Penang.

Powering growth

Beyond lifestyle-led living, the northern corridor of Penang is rapidly asserting itself as a destination for enterprise and innovation.

Anchoring this transformation are two key developments on the mainland by Ideal Property Group – the 880-acre Penang Technology Park (PTP) @ Bertam, and the Ideal Business Hub which occupies 28 acres of PTP.

Together, they form a powerful ecosystem where businesses can begin, scale and thrive.

Ideal Business Hub was conceived as a light industrial park and comprises 88 industrial units, ranging from bungalow factories to semi-detached and semi-detached cluster formats.

They feature build-ups of 4,000sq ft to 10,470sq ft, high ceilings of 9.15m, heavy-duty flooring with loading up to 1.5 tonne per sqm, 7.5m-wide gates for easy access and ample car park space.

Functionality is further enhanced by contemporary glass facades that allow generous natural light, flexible interior layouts for all kinds of operations, rear and side roller shutters, three-phase power supply up to 300 amp, as well as infrastructure readiness for solar panel installation.

PIX 1 Residences' design evokes the charm of the French Riviera.

These cater to the demands of modern manufacturing, logistics and showroom-based businesses, allowing firms to optimise operational efficiency and long-term scalability.

Little wonder then that the project has achieved a 35% take-up rate as of February 2026. Completion is targeted for Q1 of 2027.

Complementing this is the much larger PTP, a high-tech industrial park positioned along the Jalan Tun Hamdan Sheikh Tahir main arterial road.

Purpose-built to attract multinational and technology-driven enterprises, it offers infrastructure-ready plots supported by reliable utilities, 5G connectivities, 100ft wide roads, fast-track approvals and 24/7 CCTV surveillance.

Businesses also benefit from a one-stop centre, government incentives and access to a workforce base of over 500,000 people within a 15km radius.

PTP's credentials are reinforced by its impressive tenant profile, which includes global and regional leaders in semiconductors, lithium-ion battery components, automotive electronics, precision cleaning, advanced manufacturing, warehousing, packaging and logistics.

With a current 55% take-up rate, the park has firmly established itself as a magnet for high-value industries and a cornerstone of Penang's industrial future.

PTP and Ideal Business Hub's proximity to the Bertam told plaza, Penang Port and Penang International Airport also ensure seamless regional and international logistics connectivity.

Together, they represent more than just industrial real estate – they form a strategic platform for enterprise, innovation and sustainable economic growth in northern Penang.

Festive open houses

Check out these properties and others under Ideal's vast portfolio at its sales galleries in Penang.

They will be open from 11am to 5.30pm on the second day of Chinese New Year (Feb 18), and 10am to 5.30pm from the third day (Feb 19) onwards.

The PIX 1 Residences Sales Gallery and Maldives Residences Sales Gallery are both located at 73, Ideal @ The One, Jalan Mahsuri, 11950 Bayan Lepas.

The Queens Residences Q3 Sales Gallery is located at 1-1-12, Queens Waterfront Q1, Jalan Bayan Indah, 11900 Bayan Lepas.

Nyonya delights and light refreshments will be served. For inquiries, call 04-6456888 or WhatsApp to 011-10804268.

SUPREME LOCATION. GOLDEN OPPORTUNITY.

3 prime properties. Unbelievable potential. The perfect address for those who move faster than the rest. Where location rules — and returns gallop in. This Year of the Horse, invest in pure location supremacy.

New Show Units
OPEN FOR VIEWING

18 Feb 2026 11:00am - 5:30pm
19 Feb 2026 onwards 10:00am - 5:30pm

PIX 1 RESIDENCES SALES GALLERY 73, Ideal @ The One, Jalan Mahsuri, 11950 Bayan Lepas, Penang, Malaysia.

MALDIVES RESIDENCES SALES GALLERY 71, Ideal @ The One, Jalan Mahsuri, 11950 Bayan Lepas, Penang, Malaysia.

QUEENS RESIDENCES Q3 SALES GALLERY (above Village Grocer) 1-1-12, Queens Waterfront Q1, Jalan Bayan Indah, 11900 Bayan Lepas, Penang, Malaysia.

Delectable Nyonya delights & light refreshments will be served.

QUEENS RESIDENCES

FROM RM 947,000*

FREEHOLD | RESIDENTIAL TITLE
@ BAYAN LEPAS
950 sq.ft. – 1,400 sq.ft.
Expected Completion Year 2027

- Million-Dollar Panoramic Sea View
- Spain-Inspired Architecture
- Low Density
- Dual-Key Configurations
- Luxurious Facilities
- Direct Access to Seafront Promenade
- MM2H-compliant
- Fully Furnished Package Available* (optional)

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PIX 1 RESIDENCES
PENANG INTERNATIONAL EXCHANGE

Open For Registration

INDICATIVE PRICE RM 640,000*

FREEHOLD | RESIDENTIAL TITLE
@ BAYAN BARU, BAYAN LEPAS
970 sq.ft. – 1,300 sq.ft.

Effortless Living
360°

Covered Bridge Link to Upcoming LRT Station

The Golden Address of Unmatched Access. Grocers, transit, lifestyle - all within your stride.

- Prime Location
- Dual-Key Concept
- A Landmark Address Among Landmarks
- Extra-Wide Balcony
- Mature Neighborhood
- World-Class Resort-Style Facilities
- Elevator Ride Away to Premier Grocery Hypermarket and F&B Establishments
- High ROI Potential
- 4 Practical Layout Options
- 3 Bedrooms & 4 Bedrooms

*Terms & Conditions Apply

Maldives RESIDENCES

RM 498,000* UPGRADED UNIT

Easy Ownership RM 5,000

Walking Distance to Upcoming LRT Station

FREEHOLD | RESIDENTIAL TITLE
@ BAYAN LEPAS, IDEAL CITY
850 sq.ft. – 930 sq.ft.
Expected Completion Year 2027

- Attractive Package* • Dual-Key Concept • Myriad Water Features • Bespoke Resort Living
- 30 Facilities • Masterpiece with Luxe Resort Facilities • 3.3 Acres of Open Space Recreational Area

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QUEENS RESIDENCES 3 • Developer: Ideal Gm Venture Sdn. Bhd. (201201033378 / 1102594-B). • Developer Licence No: 16262-04-20270607(A). • Validity Period: 14/03/2027 - 17/04/2027. • Advertising & Sales Permit: 10262-4/03-2027-0609(R)-(S). • Validity Period: 04/03/2024 - 03/03/2027. • Approving Authority: Majlis Bandaraya Pulau Pinang. • Building Plan Approval No.: JPBD/PG/P2/PB-005/2003. • Land Encumbrances: Malayan Banking Berhad (Jalan Masjid Negeri). • Expected Date of Completion: July 2028. • Tenure of Land: Freehold. • Total No. of Units: 522 Units. • Selling Price: RM667,500 (Min) – RM1,336,000 (Max). • Discount: 5% Discount for Bumiputera. | MALDIVES RESIDENCES • Developer: Solaris Prestasi Sdn. Bhd. 201701021542 (1235-T06-W). • Developer License No.: 19037/03-2029/04455(A). • Validity Period: 31/3/2023 - 30/03/2029. • Advertising & Sales Permit: 10537-4/06-2026/0601(A)-(S). • Validity Period: 12/06/2023 - 11/06/2026. • Approving Authority: Majlis Bandaraya Pulau Pinang. • Building Plan Approval No.: MBPP/PLCS-040/7861-460/2218(B). • Land Encumbrances: Nil. • Expected Date of Completion: 04 of 2027. • Tenure of Land: Freehold. • Total No. of Units: 1,085 Units. • Selling Price: RM390,000 (min) – RM550,000 (max). | **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 the 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 PROPERTY. *Terms & conditions apply.

Spearheading Penang's next growth chapter

PENANG, a state whose ambitions has long exceeded its geographic size, now stands on the cusp of a defining transformation.

A rare convergence of large-scale infrastructure delivery, economic expansion and urban growth is poised to turn the coming half-decade into a period of vast potential.

Industry observers are increasingly referring to this period as the state's "Golden Five Years" and believe it could reshape the property landscape.

Riding the crest of this cycle is Penang International Commercial City (PICC) – Hunza Properties Group's flagship 17.4ha integrated township in Bayan Lepas on the island's southwest corridor.

Its latest serviced residence offering, Senze@PICC, is emerging as one of the most strategically positioned new launches, considering the state's future trajectory.

The upcoming PICC Shopping Mall and GBS office tower.

PICC will be directly linked to a future LRT station.

Infrastructure catalysts

According to Hunza Group managing director Datuk Khor Siang Gin, one of the strongest drivers for property value creation historically has been major infrastructure upgrades.

"The most significant shifts tend to occur when infrastructure is actively being delivered rather than merely planned.

"What makes Penang's current phase particularly compelling is that multiple high-impact projects are progressing concurrently within the same five-year window," he pointed out.

Among them is the expansion of the Penang International Airport, which is set to double passenger handling capacity to 12 million by June 2028 and also enhance international connectivity.

This will reinforce the state's position as a gateway for tourism, business travel and foreign investment – all key drivers for urban housing demand.

Complementing that is the Mutiara LRT line, which is expected to usher in a new era of urban mobility, reduce travel uncertainty and reshape how people choose where to live, work and invest once complete by late 2031.

Khor noted that areas with direct access or close proximity to LRT stations have consistently demonstrated stronger demand due to convenience and connectivity advantages.

On their part, Hunza will be upgrading the infrastructure around PICC to further improve vehicular and pedestrian traffic movement around the vicinity.

These works include road expansions, a flyover, as well as a dedicated LRT station on the aforementioned Mutiara Line – which will span George Town to Bayan Lepas.

Simultaneously, state-wide road upgrades are also improving links between residential areas, industrial zones and employment hubs.

On the federal level, the Malaysian Government has also announced an allocation of RM160mil to upgrade road and traffic infrastructure throughout southwest of Penang island, in coordination with the LRT project.

Key upgrades include widening the Jalan Tun Dr Awang main road in front of PICC from four lanes to six lanes, as well as others in the nearby SPICE area.

The Bayan Baru roundabout will be replaced with two traffic light intersections, while other traffic lights along the Bukit Jambul stretch would be replaced with left in left out junction with implementation of U-turn on both end improve traffic flow.

Elsewhere, the Sunny Point traffic light near the Universiti Sains Malaysia campus would be removed in favour of two new U-turn points.

The Juru-Sungai Dua Elevated Highway on the mainland is also set to be finished by 2030, and the North Coastal Paired Road on the island by 2031.

"Market analysts note that when airport, rail and road enhancements occur in parallel, their combined uplift tends to be broader and more enduring.

"It creates what many would describe as a golden window for strategic property entry. For homebuyers and investors alike, there is no better timing," he continued.

A township for the future

PICC was conceived and masterplanned as a fully integrated township ecosystem – combining residential, commercial, retail and medical components within one cohesive urban framework.

Strategically located within the airport growth corridor and along the future LRT alignment, it will enjoy direct connectivity to key arterial routes and major employment centres.

"Such multi-layered accessibility is becoming increasingly scarce for new township developments on Penang island," Khor noted.

One of PICC's defining features is its planned sky bridge connectivity, which will link residential components directly to the future LRT station, shopping mall and medical centre.

This creates a seamless, weather-protected movement network within the township, reducing reliance on private transport and enhancing daily convenience.

"From an urban planning perspective, integrated developments with strong internal connectivity tend to deliver superior, long-term liveability and tenant appeal, particularly among urban professionals, expatriates and long-stay residents.

"These are the demographics who continue to shape demand in Penang," Khor explained.

Turnkey urban living

Senze@PICC, positioned within the development's core precinct, was conceived as a fully-furnished serviced residence tailored to modern urban lifestyles and investment practicality.

Each unit will be delivered with complete interior fit-out and smart home features, allowing for immediate occupation or rental.

This turnkey approach eliminates renovation uncertainties and unforeseen costs – a key consideration for today's buyers and investors seeking efficiency and predictability.

The lifestyle provision is equally appealing. Among Senze@PICC's three towers will be up to 70 lifestyle and recreational facilities.

This includes elevated and rooftop spaces designed around skyline views and social interaction, aligned with contemporary demand for lifestyle-driven and exclusive vertical living.

Khor said Senze@PICC is on track for its scheduled early 2027 completion. Once finished, it would become another visual landmark among the PICC skyline.

The township's first phase, Muze@PICC, is already completed and occupied. It now stands tall as a symbol of both Penang and PICC's potential – one where the sky's the limit.

In today's urban living, proximity to retail and daily amenities is no longer a luxury but a key component of liveability.

Hunza Group managing director Datuk Khor Siang Gin.

Which is why PICC's master plan places an upcoming shopping mall at the heart of the township.

It is envisioned as one of Penang's largest retail destinations, and will go alongside a dedicated medical component.

Large-format retail and healthcare anchors will play a critical role in sustaining daily footfall, economic activity and long-term viability.

"For future residents of Senze@PICC, this translates into safe and walkable access to shopping, dining, essential services and healthcare. It is a lifestyle proposition increasingly associated with resilient, future-ready urban communities," Khor highlighted.

Festive open house

Experience the overall vision for PICC yourself at Hunza Properties' large-scale Chinese New Year Open House on Feb 21 and 22.

The family-friendly showcase, themed "CNY: The Great Treasure Hunt", will be held at the PICC Sales Gallery and run from 11am to 10pm on both days.

Look forward to an enthralling programme that includes a high-pole lion dance performance by a world champion troupe, LED dragon dance, festive war drums, traditional music performances, prosperity *lou sang*, live salmon cutting show and God of Prosperity appearances.

What's more, visitors would also get to enjoy treasure hunt activities and lucky draws, and perhaps even win limited festive gift sets.

The PICC Sales Gallery – located at Lot 6029, Jalan Tun Dr Awang, Bayan Baru, 11900 Bayan Lepas, Penang – is also the state's largest, one-stop property show gallery.

It features six Senze@PICC show units. Prospective buyers and investors can take the opportunity to tour them and get first-hand insights into layouts, finishes and smart living features.

For event enquiries, call 04-6090688.

The time is now

Khor, an experienced industry stalwart, said there is much to be gleaned from observing previous property cycles.

One consistent trend is that the strongest gains tend to accrue to those who enter during infrastructure execution phases – when the benefits of completion have not yet been priced in.

With Penang's airport expansion, LRT construction and township integration all advancing simultaneously in these "Golden Five Years" running up till 2031, there is an opportunity to be seized on.

"The state's current evolution presents a window of opportunity that is neither frequent nor prolonged.

"For those looking to capitalise on this growth chapter, PICC and Senze@PICC in particular, are developments aligned with where Penang is heading, not where it has been.

"Strategically located, fully integrated and future-ready, they are more than just homes or properties but gateways into the state's next chapter of evolution.

"The Golden Five Years have begun and the centre of gravity is shifting," he concluded.

PICC
PENANG INTERNATIONAL COMMERCIAL CITY

家倍幸福·人添安康

DOUBLE THE JOY AT HOME, ADD WELL-BEING TO LIFE

SENZE @ PICC
Phase 2

PENANG'S GOLDEN
5 YEARS IGNITES A NEW WAVE OF URBAN TRANSFORMATION
PICC STANDS AT THE CENTRE OF FUTURE VALUE

AIRPORT EXPANSION × LRT DEVELOPMENT × MAJOR URBAN CONNECTIVITY UPGRADES ARE PROGRESSING IN TANDEM.

Senze @ PICC is strategically located at the core of Penang International Commercial City (PICC) — bringing together connectivity advantages, lifestyle conveniences, and future growth potential in one integrated address.

- Located within Penang's Golden 5-Year Prime Growth Corridor
- Within walking distance to the future Penang LRT station
- Among the few developments featuring a sky bridge linking to the LRT, PICC Shopping Mall, and Medical Centre
- An integrated township with a complete live-work-play ecosystem
- Fully furnished — move-in ready
- Smart home system features included
- Up to 70 resort-style lifestyle facilities
- Targeted for completion by end-2026

新春园游会之
寻宝记
THE GREAT TREASURE HUNT
PICC SALES GALLERY

A DAY FULL OF FUN ACTIVITIES!

- Get the Treasure Map & Embark on a Treasure Hunt*
- World Champion Acrobatic High-Pole Lion Dance Performance*
- Salmon Cutting Show*
- LED Dragon Dance*
- Wushu Performance*
- God of Prosperity Appearance*
- Cultural Dance by Euphoria*
- War Drum Performance*
- Chinese Lute Performance*
- Yee Sang Ceremony*
- Pony Rides*
- "Tee Ching" Lion Dance Blessing*
- Traditional Chinese Fan Dance*
- Live Band Performance*
- Guzheng Performance*
- Erhu Performance*

Lucky Draw & Golden Horse Fortune Gift*

RESUMES OPERATIONS ON 18 FEB (初二) | 21-22 FEB 2026 (星期四 - 星期六) | 11AM – 10PM

*Terms & Conditions Apply

A Multi-Award Winning Property Developer
HUNZA

PICC SALES GALLERY
Showroom Opens Daily from 10am - 6pm
+604-6090 688
Lot 6029, Jalan Tun Dr Awang, Mukim 12, 11900 Bayan Lepas, Pulau Pinang.
Penang International Commercial City

Malaysia Property Award™ 2011 Residential (High Rise) Category - INFINITY Beachfront Condominium
Malaysia Property Award™ 2013 Heritage Category - St. Jo's
World Silver Winner FIABCI Prix d'Excellence World Awards 2014 Heritage (Restoration / Conservation) Category - St. Jo's
Malaysia Property Award™ 2014 Property Man Dato' Seri Khor Teng Tong
Malaysia Property Award™ 2015 Retail Category - Gurney Paragon Mall
Malaysia Property Award™ 2021 Residential (High Rise) Category - Alila
Malaysia Property Award™ 2025 Affordable Housing Super High-Rise Category - Tree0

Developer License: 10294/01-2026/0064(A) • Validity Period: 08/01/2023 – 07/01/2028 • Advertising & Sales Permit: 10294-4/04-2027/0323(A)-(S) • Validity Period: 18/04/2024 – 17/04/2027 • Developer: Hunza (Penang International Commercial City) Sdn. Bhd. (283941-T) 163C-19-01 & 20-01, Hunza Tower, Kelawei Road, 10250 Penang, Tel 604-6090688 • Land Tenure: Freehold • Land Encumbrances: Malayan Banking Berhad • Type of Property: Service Residence • Project Name: SENZE @ PICC • Expected Completion Date: Jan 2027 • Total Units Tower A: 507 units • Min Price: RM886,000 Max Price: RM5,871,000 • Total Units Tower B: 497 units • Min Price: RM1,010,000 Max Price: RM4,934,000 • Total Units Tower C: 678 units • Min Price: RM705,000 Max Price: RM5,500,000 • Size: Type A : 657 sf. • Type B : 750 sf. • Type C : 850 sf. • Type C1 : 881 sf. • Type D : 1,604 sf. • Type E : 1,302 sf. • Type F : 1,410 sf. • Type G : 1,496 sf. • Type H : 1,496 sf. • Type J : 753 sf. • Type K : 856sf. • Type L : 1,528 sf. • Type M : 1,636 sf. • Type M1 : 1,636 sf. • Type N : 1,464 sf. • Type N1 : 1,547 sf. • Type P : 1,798 sf. • Type Q : 2,099 sf. • Type R : 2,142 sf. • Type S : 2,077 sf. • Bal Unit Tower A: 402 units • Bal Unit Tower B: 451 units • Bal Unit Tower C: 266 units • Total Car Parks: 2054 units (Type A, B, C : 1 no • Type C1 : 1 or 2 nos • Type D, E, F, G : 1 no. Tandem & 1 no • Type H : 2 nos • Type J, K, L, M, M1, N, N1, P, Q, R, S : 2 nos) Bumiputra 5% Discount • Approving Authority: Majlis Bandaraya Pulau Pinang • Approve Ref: MBPP/LCS-CSC/PB1896/23

A testament to the splendour of nature

CRADLED by the grandeur of a 130-million-year-old rainforest, Jesselton Courtyard at Jesselton Selatan is the zenith of opulence living with its impeccable architecture, remarkable amenities and access to everything.

The newest address within the epicentre of Penang island, the masterpiece by Berjaya Land Berhad is situated in the affluent neighbourhoods of Jesselton and Pulau Tikus, and adjacent to the esteemed Kensington Gardens and Penang Turf Club.

A life of refined sophistication awaits in this courtyard-themed enclave that is inspired by George Town's rich heritage houses but with a modern twist.

The gated and guarded community boasts a limited collection of just 239 meticulously crafted residences spread across 11.908 acres of land, making it a one-of-a-kind development in Penang, if not Malaysia.

Jesselton Courtyard diverges from the conventional, prioritising spacious living over density.

The biophilic-designed homes immerse you in nature, enriching your everyday life by drawing natural light and ventilation into the entire development, creating a strong connection between all living zones.

Available are two distinct home styles – the four-storey Zero-lot bungalow (Courtyard Homes) and the opulent 1.5 and double-storey condominium (Courtyard Villas), with built-up sizes ranging from 2,734 sq ft to 6,649 sq ft.

Effortless walk-in and walk-out convenience, innovative dual-key layouts and spaces designed for multigenerational liveability set the stage for an extraordinary lifestyle.

The homes can also accommodate up to six cars and come with multi-tiered, round the clock security and a full suite of premium clubhouse offerings.

These include a state-of-the-art floating gym, function halls with gourmet pantry, herbs garden, kids' adventure circuit and treehouse, a car-free rooftop landscaped garden and versatile multipurpose paths.

Experience the perfect harmony of luxury and sustainability with EV charging-ready porch and green spaces all around. Embrace a life of opulence, guilt-free.

With nature's finest right at your doorstep, you no longer need to venture far to indulge in its splendour. The tranquil valley setting inspires a sense of serenity and peace like no others.

Its optimal location offers seamless access to Penang's endless amenities and tourist attractions. One could not wish for a more convenient address where everything comes majestically together in one distinguished community.

New sales gallery

Jesselton Courtyard has recently launched its new Sales Gallery located at No.2 Persiaran Jesselton Selatan, a dedicated space designed to provide visitors with a complete and immersive experience of the development.

Learn in greater detail about the project and see for yourself the newly completed Type B show unit, which is available for viewing by appointment.

Prospective homeowners get to better visualise the spatial layout, design concept and lifestyle offered at Jesselton Courtyard, set within one of Penang island's most prestigious enclaves.

They can gain a deeper appreciation of the development's location, master plan and future vision, making it easier to imagine their dream home in the heart of Jesselton, a neighbourhood renowned for its exclusivity, heritage and prime connectivity.

Construction for this premium residential offering is progressing well, with a targeted completion by the end of 2027.

Jesselton Courtyard has received an overwhelming response from both local and overseas buyers with over 50% of the units sold, underscoring the project's appeal.

Living at Jesselton Courtyard is an everyday experience filled with peace and tranquility.

Celebrating the Year of the Horse

The Sales Gallery will be open from the second day (Feb 18) of Chinese New Year onwards from 10am to 6pm daily.

Visitors are invited to be part of the exciting journey ahead for Jesselton Courtyard, where timeless living, thoughtful design and a prestigious address come together to shape the homes of tomorrow.

For added convenience, Berjaya Land will also be having a roadshow at Gurney Plaza until March 1, offering the public yet another opportunity to learn more about this unique project.

For viewing appointments, kindly contact 04-6582828 or visit www.jesseltoncourtyard.com

Jesselton
COURTYARD
AT JESSELTON SELATAN

A generous living and dining volume where space and togetherness flow naturally

A HOME DEFINED BY PROSPERITY, PRESTIGE & POISE

Jesselton Courtyard is for those who recognise rare elegance when they see it and understand its enduring value. Whether envisioned as a home to be lived in and carried forward as a legacy, or a considered choice aligned with Penang's long-term property potential, it is designed for those who think beyond the ordinary, with clarity and foresight.

This Lunar New Year, we invite you to experience it all in person. Move through at your own pace, and allow the flow, proportion and refinement to reveal themselves naturally.

A tranquil courtyard setting embraced by nature

SHOWROOM VIEWING
18th February Wednesday onwards
10 am - 6 pm
Open Daily

BERJAYA

BERJAYA LAND DEVELOPMENT SDN BHD 197801000037 / 37019X
Jesselton Courtyard Showroom
No. 2, Persiaran Jesselton Selatan, 10450, George Town, Penang www.jesseltoncourtyard.com

T. 04 658 2828
M. 018 233 3927
Jesselton Courtyard

Developer License No.: 2674/03-2028/1438(A). • Validity: 14/03/2006 - 13/03/2028 • Advertising & Sales Permit No.: 2674-7/05-2027/0364 (N)-(S) • Validity: 03/05/2024 - 02/05/2027 • Developer: Berjaya Land Development Sdn. Bhd. (37019-X) • Developer address: Lot 13-01A, Level 13 (East Wing), Berjaya Times Square, No. 1, Jalan Imbi, 55100, Kuala Lumpur • Telephone No.: +604-6582828 • Name of Residential Development: Jesselton Courtyard at Jesselton Selatan • 4 Storey Terrace • Minimum Price: RM8,111,000 • Maximum Price: RM10,892,000 • Land Area: 295m² - 565m² • Built-up Area: 509.85m² - 600.35m² • Total No. of Units: 32 - 5 Storey Townhouse - Minimum Price: RM3,322,000 - Maximum Price: RM5,786,000 - Built-up Area: 254m² - 480m² • Total No. of Storeys: 5 Storeys • Total No. of Units: 207 - Accessory Parcel: Yard, Private Verandah, Courtyard and Car Park (Except for Visitor Car Park) - Land Tenure: Freehold - Land encumbrances: Malayan Banking Berhad • Period of Encumbrance of Land: 84 Months (Until Dec 2031) • 5% discount for Bumiputera • Expected Date of Completion: June 2028 • Authority approving building plan: Majlis Bandaraya Pulau Pinang • Building plan reference No.: MBPP/ILCS-OSC/PB1704/2023
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