

# StarSpecial

THE STAR, WEDNESDAY 29 JANUARY 2025

CNY PROPERTY FOCUS



## Redefine modern living

Exciting developments in Penang and Kedah blend luxury homes with vibrant commercial spaces, offering a seamless work-live-play experience.



The infinity pool with panoramic views of Pulau Jerejak.



Another poolside view showing the Penang Bridge.



The Type D units of Marriott Residences Queens Waterfront.

AN EXCEPTIONAL journey awaits at Marriott Residences Queens Waterfront, Penang.

Developed by Ideal Property Group in collaboration with Marriott International, the resort-style Marriott Residences will feature 228 homes, each offering a blend of modern interiors, coastal charm, and unparalleled comfort.

Residents will enjoy an array of amenities and services including personalised concierge services from a world-renowned hospitality brand.

Located along the scenic shores of Queensbay in Bayan Lepas, the Marriott Residences will be part of the fourth phase – also known as Queens Gate – of Ideal Property Group's award-winning 14.77-ha (36.5-acre) Queens Waterfront precinct.

Queens Residences Q1 and Q2 have been completed and feature luxurious condominiums with alfresco retail, food and beverage and lifestyle outlets lining its podium promenade.

Q3, which is currently being developed alongside Queens Gate, will include Spanish-inspired residences and the planned 262-room Penang Marriott Hotel Queens Waterfront.

### Blissful living

Each residence will feature floor-to-ceiling windows, private balconies, and premium fittings.

Designed with both function and comfort in mind, the interiors create a welcoming space for all generations.

The development offers 12 residences per floor in five layouts. Type A measures 765sq ft with 1+1 bedroom and 1 bathroom. Type B spans 920sq ft with 2 bedrooms and 2 bathrooms, while Type C offers 1,065sq ft with 2+1 bedrooms and 2 bathrooms. For extended families, Type D at 1,290sq ft features 3+1 bedrooms and 2 bathrooms, while Type E measures a generous 1,450sq ft with 3+1 bedrooms and 2 bathrooms.

### Exceptional amenities

The Marriott Residences features an infinity pool, therapeutic bath, golf simulation room, and cutting-edge fitness centre.

Residents can enjoy a sport lounge, kid's club, private theatre, and owner's lounge for private dining.

Comprehensive concierge services include airport transfers, hotel reservations, tour bookings, move-in coordination, doorman and porter services, and valet parking.

Available on-demand services encompass housekeeping, engineering services, laundry, dry cleaning, event planning, and personal gym training.

All residence owners will receive access to ONVIA, a comprehensive owner recognition platform. Eligible owners will receive Gold Elite status as part of Marriott

# Premier seafront living in northern Malaysia

Ideal Property Group unveils Marriott Residences Queens Waterfront, Penang



Artist impression of Marriott Residences Queens Waterfront.

(Below, left) A grand entrance to welcome residents home each day.



Bonvoy, offering access to over 30 hotel brands worldwide.

### The best of Penang

The Marriott Residences provides direct access to dining outlets, retail shops, and an upmarket grocer.

Educational institutions, health-care facilities, and banking services are located nearby.

Its strategic location near the Tun Dr Lim Chong Eu Expressway and both Penang bridges offers easy connectivity, with Penang International Airport just 6 kilometers away. George Town's attrac-

tions, including street food, cafes, and cultural sites, are also easily accessible.

The show unit for Marriott Residences is now open for viewing. Discover the epitome of premium seafront living and experience first-hand the exceptional quality and sophisticated lifestyle that awaits you.

To schedule a private viewing, WhatsApp +6011-10804268 to register your interest.

Show units are available for viewing on Jan 30 from 11.10am to 5.30pm and Jan 31 onwards (Monday to Saturday, 10am to 5.30pm).

### About Ideal Property Group

Ideal Property Group is a leading property developer known for creating premium integrated developments in strategic locations.

With a proven track record in delivering exceptional residential and mixed-use projects, Ideal Property Group has successfully developed the award-winning Queens Waterfront, a master-planned integrated precinct in Penang.

The company's portfolio includes the completed Queens Residences Q1 and Q2, with Q3 and Queens Gate currently

under development.

### About Marriott Residences Queens Waterfront

Marriott Residences Queens Waterfront, Penang represents a prestigious collaboration between Ideal Property Group and Marriott International.

Located along the scenic shores of Queensbay in Bayan Lepas, this premium residential development offers 228 exclusive residences with five distinctive layouts ranging from 765sq ft to 1,450sq ft.

Residents will enjoy world-class amenities, elite concierge services, and privileged access to Marriott Bonvoy benefits.

The development is part of the larger Queens Waterfront integrated precinct, strategically positioned just 6km from Penang International Airport with excellent connectivity to both Penang bridges and the Tun Dr Lim Chong Eu Expressway.

Marriott Residences Queens Waterfront, Penang are not owned, developed or sold by Global Hospitality Licensing S.A.R.L. or its affiliates ("Marriott").

Platinum Valley Sdn Bhd uses the Marriott brand under a licence from Marriott, which has not confirmed the accuracy of any of the statements or representations made herein.

Artist's Impression

**CELEBRATE THIS FESTIVE SEASON  
& VISIT THE SALES GALLERY  
FIRST-HAND**

Open from 30<sup>th</sup> January 2025

◆◆◆

11:10 a.m. – 5:30 p.m.

📍 Queens Waterfront Q1 Commercial  
Q1 Sales Gallery, 1-1-12, Queens Waterfront Q1,  
Jalan Bayan Indah, 11900 Bayan Lepas, Penang.

Artist's Impression



**MARRIOTT RESIDENCES**  
**QUEENS WATERFRONT**  
**PENANG**

**A JOYFUL BEGINNING  
BY THE SEA**

Welcome to your home by the sea and just steps away from Queensbay Mall, where the spirit of Chinese New Year comes alive with joy and prosperity. Elevate your lifestyle with a world of privileges and services by Marriott.

Designed for your ultimate comfort, each residence combines functionality and durability in perfect harmony.

- 📍 Hallmark Marriott service
- 📍 Resort-style amenities
- 📍 Fully fitted homes
- 📍 Up to 3+1 bedrooms and 3 baths; residence sizes range from 765-1,450 sq.ft.



Developed by



PLATINUM VALLEY SDN BHD (1510186-K)

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

☎ +604 645 6888  
☎ +6011 1080 4268  
🌐 www.idealmr-penang.com

SALES GALLERY

1-1-12, Queens Waterfront Q1, Jalan Bayan Indah, 11900 Bayan Lepas, Penang.

☎ +604 375 0988 / +604 375 4988

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The bungalow factories at Ideal Business Hub.



The semi-detached factories at Ideal Business Hub.



The Ideal Business Hub @ Penang Technology Park is poised to reshape the industrial ecosystem on mainland Penang.

IDEAL Property Group is a name synonymous with successful integrated developments that transform Penang's skyline and elevate lifestyles.

Its next visionary undertaking will be the Penang International Exchange (PIX) – a transit-oriented project strategically located in the thriving heart of Bayan Baru.

A visionary project with meticulously crafted strategic positioning, PIX will live up to its name as a hub of cross-border exchange by integrating global business services (GBS) office buildings, boutique retail lots, a hypermarket, serviced apartments, and international hotels.

Not only would it be a vital gateway connecting Penang to the global community, it will also be the state's first authentic international business hub, offering a comprehensive one-stop business ecosystem where commerce, retail, residential, and leisure elements converge.

This dynamic development is poised to be a place where international corporate headquarters and financial institutions converge, fostering a vibrant and thriving business community.

As a forward-looking, transit-oriented development (TOD), PIX incorporates advanced transportation planning in its design, with a meticulously designed sky bridge connecting it to an LRT station.

This links PIX to other key destinations in Penang, affording residents convenient access to major amenities and areas such as the Penang International Airport, George Town, Bayan Lepas Free Industrial Zone, and the future Penang Silicon Island.

Multinational executives traveling to business meetings, foreign clients visiting for consultations, local professionals on daily commutes, or residents on leisure and shopping trips would all enjoy effortless and pleasant journeys.

This connectivity will reinforce PIX's position as Penang's premier international exchange hub, writing a new chapter for the state's global commerce and standing.

Ideal has unveiled the inaugural phase of the highly-anticipated PIX project which is named PIX 1 Residences.

It will bring an exquisite, high-end living experience to Penang – one inspired by Monaco, a haven for wealthy global elites and renowned worldwide for its economic vitality and luxurious lifestyles.

PIX 1 Residences' architectural design will creatively interpret its elegant, French Riviera charm, blending luxury with taste, art and life through modern and classical elements.

Future residents will get to live up in a luxurious, Mediterranean-style environment.

As the opening chapter of the PIX development, the residences will mirror Monaco's prestigious appeal and set new benchmarks for high-end living in Penang.

PIX 1 Residences will occupy a

# IDEAL PIX gateway to global community

Monaco-inspired luxurious living taking shape at strategic hub in Bayan Baru



Artist impression of the upcoming PIX 1 Residences.



Aerial view showing PIX's strategic location in Bayan Baru.

2.51-ha (6.21-acre) parcel of PIX and offer 748 freehold condominium units in a pair of 49-storey towers. It promises to be a place that one would be truly proud to call home.

## Stylish appeal

Units were soft launched for Chinese New Year, with indicative sizes of 970 to 1,300sq ft. Most layouts feature three bedrooms and two bathrooms.

Among the facilities are a swimming pool, children's pool with wet play area, Jacuzzi, family lounge, indoor and outdoor gyms, jogging track, kid's play room and games room.

There will also be a Monaco Patio Garden, modelled after the sprawling manicured gardens typically seen in Monaco's opulent villas.

All these features, along with the location in PIX, make it an attractive proposition for investors.

It is in close proximity to the Bayan Lepas Free Industrial Zone (FIZ) which attracts lots of foreign

direct investments each year.

With many global tech and manufacturing firms choosing to set up or expand operations here, the demand for housing will only increase, leading to good opportunities in the rental market.

For those considering PIX 1 Residences for own-stay, its excellent accessibility to major infrastructure like the Penang International Airport, both Penang Bridges and the Tun Dr Lim Chong Eu Expressway is a major plus point.

Surrounding it are also matured townships such as Bayan Lepas, Sungai Ara, Bukit Jambul and Sungai Nibong, each offering lots of daily amenities.

Show units are available for viewing on Jan 30 from 11.10am to 5.30pm and Jan 31 onwards Monday to Saturday, 10am to 5.30pm.

## IDEAL Business Hub

Ideal is also poised to reshape the industrial ecosystem on mainland

Penang with its Ideal Business Hub @ Penang Technology Park in the fast growing township of Bertam.

Envisioned as a premier destination for industrial innovation and excellence, it offers 88 units of freehold 1.5-storey factories set within a 11.33-ha (28-acre) guarded enclave.

These are split into three types, starting with the Bungalow Factory which offers built-ups ranging from 3,800 to 10,470sq ft and occupy lots of varying sizes.

The Semi-Detached Factory sits on lots measuring 42ft x 90ft and has built-ups of 4,830 to 6,258sq ft. The Semi-D Cluster Factory has lots measuring 40ft x 80ft and built-ups of 4,402sq ft.

All types have a "flexi-design" architectural concept to suit the needs of diverse industries and businesses, making them perfect for various operations such as light production, packaging, warehousing, processing, logistics, showrooms and everything in between.

Other key features are 7.5m-wide gates for easy vehicle and equipment access, ample car parking for staff and visitors and modern glass facades which allow ample lighting and prominent branding.

There are flexible lobby lounge and showroom areas inside, while roofs come ready for solar panel installation for green and sustainable operations.

The expandable warehousing space has 9.15m-high ceilings. Durable flooring takes loads up to 1.5-tons per square meter. Rear and side-loading doors with roller shutters ease access.

As the overall 356-ha (880-acre) Penang Technology Park @ Bertam is fully supported by the federal and state governments, businesses at Ideal Business Hub will enjoy support services that can expedite business setup, regulatory approval and financial assistance.

There is also the added value of brand visibility and reputation. The site will come equipped with future-ready infrastructure and utilities such as wide roads, electricity, water supply, drainage, telecommunication, natural gas, industrial gas and round-the-clock surveillance.

Ideal Business Hub's location next to major highways and transportation networks also significantly enhances connectivity to national, regional and international markets.

Operators can efficiently transport products and equipment to and from key entry and exit points such as the Penang International Airport and the Penang Port, allowing them to tap into new markets, widen sales leads, increase revenues and unlock vast opportunities.

As freehold properties, the factories also have higher appreciation value and there are no restrictions for subsale or subletting.

As the area is located in the mature Bertam township, various amenities such as hypermarkets, eateries, education and healthcare facilities bring workers convenience.

Above all, being at Ideal Business Hub opens up opportunities for collaboration with other business establishments in the ecosystem. This will fuel growth and empower businesses to reach even greater heights.

It is the ideal destination for companies seeking to be at the heart of today's industrial revolution.

For more on these developments, visit [www.idealproperty.com.my](http://www.idealproperty.com.my) or [www.penangtechnologypark.com.my](http://www.penangtechnologypark.com.my)

An Address of Boundless Opportunities

# THE ULTIMATE PROPERTY TRIFECTA

3 Prime Properties. Unbelievable Potential. Ss seize this opportunity to achieve greater prosperity this Year of the Snake.

**New Show Unit OPEN FOR VIEWING**

**30 Jan 2025 11.10am - 5.30pm**  
**31 Jan 2025 onwards 10am - 5.30pm**

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

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

*A delectable Nyonya delights & light refreshments will be served.*

**Easy Ownership**  
**RM 5,000**

**RM 498,000\***  
**UPGRADED UNIT**  
**LOW DOWNPAYMENT**

**ZERO DOCUMENTATION FEES\***  
 Legal & Disbursement for SPA & Loan\*  
 (Borne by Developer) Excluding MOT  
 \*Terms & Conditions Apply

**MALDIVES RESIDENCES**

Beyond the Happy Living at Prime Location

**FREEHOLD | @ BAYAN LEPAS, IDEAL CITY** Expected Completion Year 2027

**850 sq.ft. - 930 sq.ft.**

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

**PIX 1 RESIDENCES**  
**PENANG INTERNATIONAL EXCHANGE**  
 LIVE • WORK • PLAY • RELAX • LEARN

## Open For Registration

- Prime Location
- Dual-Key Concept
- High ROI Potential\*
- Extra-Wide Balcony
- World-Class Resort-Style Facilities
- A Landmark Address Among Landmarks
- Covered Bridge Link to LRT Station
- Transit-Oriented Development
- Elevator Ride Away to Premier Grocer/Hypermarket and F&B Establishments
- 4 Practical Layout Options

**LUCERNE RESIDENCES**  
 @IDEAL CITY, PENANG

**Easy Ownership**  
**RM 8,000**

**Expected Completion by Mid of Year 2025**

- Sky SEMI-D • Excellent Accessibility
- Low Density • Extra-Wide Balcony
- Dual-key Concept • Luxurious Facilities

**FROM RM 720,000\***

**FREEHOLD | @ BAYAN BARU, BAYAN LEPAS** FREEHOLD | @ BAYAN LEPAS, IDEAL CITY

**970 sq.ft. - 1,300 sq.ft.** **1,100 sq.ft. | 1,200 sq.ft.**



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

+604 645 6888 +6011 1080 4268

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MALDIVES RESIDENCES • Developer: Solaris Prestasi Sdn. Bhd. 201701021542 (1235708-W) • Developer License No.: 19537/03-2028/0455(A) • Validity Period: 31/2/2023 - 30/3/2028 • Advertising & Sales Permit: 19537-4/06-2028/0681(A)-S) • Validity Period: 12/06/2023 - 11/06/2026 • Approving Authority: Majlis Bandaraya Pulau Pinang • Building Plan Approval No.: MBPP/LCS-050/P61460/22(LB) • Land Encumbrances: Nil • Expected Date of Completion: Q4 of 2027 • Tenure of Land: Freehold • Total No. of Units: 1,665 Units • Selling Price: RM 300,000 (min) - RM 550,000 (max) | LUCERNE RESIDENCES • Developer: Ideal Homes Properties Sdn. Bhd. 199701058409 (453000-T) • Developer License No.: 1784/03-2020/0184(A) • Validity Period: 01/04/2024 - 31/03/2029 • Advertising & Sales Permit: 1784-5/03-2025/0386(R)-S) • Validity Period: 01/04/2024 - 31/03/2025 • Approving Authority: Majlis Bandaraya Pulau Pinang • Building Plan Approval No.: MBPP/LCS-050/P68712(LB) • Land Encumbrances: Nil • Expected Date of Completion: December 2026 • Tenure of Land: Freehold • Total No. of Units: 490 Units • Selling Price: RM 683,900 (min) - RM 938,200 (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.

# Iconic landmark in the making

Developer launches homeownership campaign, unveils largest show gallery in PICC

EVERY major destination in the world has an iconic precinct and for the Pearl of the Orient – it will be Penang International Commercial City (PICC).

The visionary RM10bil, 17.4-ha (43-acre) fully integrated township by Hunza Properties Group is fast taking shape in Bayan Lepas, Penang and stands poised to redefining modern urban living.

It offers a unique “work-live-play” experience by seamlessly combining luxury residences, a world-class shopping mall, an internationally-branded hotel, global business services (GBS) offices and a medical centre in a cohesive and future-ready ecosystem.

Little wonder then that it has become one of the most desirable addresses in the state, with residential offerings enjoying highly positive market response thus far.

Its Phase 1, Muze@PICC, was completed and handed over in 2023. With a pair of 58 and 52 storey towers, it earned the title of “Tallest Smart Residential Development in Northern Malaysia”.

Phase 2, Senze@PICC, was launched in 2024. Tower C was opened for bookings in May and saw a remarkable take up rate of over 40%, indicating a strong demand for premium homes that blend smart technology with resort-style living and modern conveniences.

The stylish units are sized from 657sq ft to 1,658 sq ft and come with several standout features that set it apart from others on the market:

- Fully-furnished: Units come move-in ready with premium finishes, fittings, furnitures and appliances (available in standard and upgraded packages) for a hassle-free experience.

- Smart home features: Each unit is equipped with advanced systems for convenience, security and future-ready living.

- Flexible layouts: Options range from practical two-bedroom to spacious four-bedroom dual key units (available exclusively in Tower B). Unlike conventional dual-keys, Senze@PICC's design merges two nearly identical units into one, providing added space, functionality and lifestyle enhancement.

- Five-star resort facilities: The 70 amenities are almost unmatched and include 3 swimming pools, a wading pool, pool bar, barbecue pavilion, jogging track, smart gym, E-games room, virtual golf rooms, spa and massage room, herb garden, co-working space, sky gourmet area and more.

- Rooftop facilities: Senze@PICC's three towers feature exclusive rooftop spaces designed for relaxation and socialising, including sky lounges, viewing decks and meditation decks, all with breathtaking views of Penang's skyline.

- Strategic location: The project is adjacent to the upcoming PICC Shopping Mall and within walking distance of a future Mutiara Line LRT station, which is six stops away from the Penang International Airport and 11 stops from Komtar in George Town.

Hunza Group managing director Datuk Khor Siang Gin said Senze@PICC's future-ready homes were designed with modern homeowners, and particularly young buyers, in mind.

“Many prefer the convenience of units being fully furnished, which



Senze@PICC offers resort living with modern conveniences.

eliminates the need for extensive or costly renovations and purchasing furniture. The integrated smart home features makes daily life even easier with various functions at one's fingertips or through voice commands.

“Towers B and A are slated for launch in 2025 and the entire project is on track for completion by 2027. Additionally, 80% of retail lots on the ground floor are sold,” he shared.

Upon completion, the entire PICC development is poised to become northern Malaysia's new iconic landmark, featuring world-class infrastructure and a future-ready township designed to set new standards in modern living and innovation.

## Seamless connectivity

Penang's much-vaunted LRT project officially broke ground recently on Jan 11, marking a significant and transformative step forward in urban connectivity.

The inclusion of a Mutiara Line LRT station at PICC will elevate its status as a transit-oriented development (TOD) and give residents, workers and visitors alike unparalleled mobility.

“The direct and efficient access to and from major destinations across Penang will improve people's mobility and significantly reduce travel time and reliance on private vehicles.

“This will increase the number of visitors to the PICC, driving economic activity and creating business opportunities for the shopping mall, commercial spaces and other amenities.

“TODs like PICC are highly sought after due to their enhanced accessibility and convenience. It makes it a good proposition for investors, thereby boosting property values and making the township even more appealing to potential homebuyers,” Siang Gin pointed out.



Siang Gin says TODs like PICC are highly sought after due to their enhanced accessibility and convenience.

The LRT station will be connected to PICC via a dedicated link bridge, leading to parking levels within the shopping mall.

By encouraging the use of public transportation, traffic flow around the vicinity would be improved. This contributes to a more sustainable, eco-friendly urban environment and aligns with the broader goals of the Penang2030 vision.

“The integration of the LRT station is testament to the forward-thinking approach of the state government. Hunza is committed to helping enable these advancements.

“It further solidifies PICC's role as a vibrant, accessible, sustainable and future-ready destination, paving the way for a more connected and prosperous Penang,” Siang Gin added.

## Doing it right

Key to Hunza's success over the past 47 years is the enduring commitment to the vision of its founder, Datuk Seri Khor Teng Tong.

His guiding philosophy of “We do it RIGHT” anchors the group's approach to property development, ensuring that every project is done with quality, innovation and customer satisfaction.

“Our strength lies in consistently



PICC will have an LRT station on the Mutiara Line, for easy connectivity.



Residents of Senze@PICC will enjoy over 70 five-star amenities, including a vast lap pool with cabanas.

delivering developments that stand the test of time.

“Signature projects like Alila2, Alila Horizon, Infinity Beachfront Super Condo, Gurney Paragon Residences and Muze@PICC showcase our ability to create properties that set benchmarks for design, craftsmanship and sustainability.

“Our dedication to building homes that exceed expectations is matched by our focus on delivering long-term value. Unlike some who may compromise quality to lower costs, we take pride in creating properties that enrich the lives of purchasers,” Siang Gin shared.

Besides PICC, the group is actively progressing with several other projects, including the luxury two-storey superlink homes of Mekarsari Unggul in Bertam, Kepala Batas, on mainland Penang.

There are also the two-storey balcony terrace homes of Seri Embun in Sungai Petani in Kedah. Both of these are on track for completion in 2026.

Siang Gin said they were looking forward to introducing two new affordable housing projects this year – one on Penang island and the other in Bertam.

The latter will be notable for being the first high-rise, resort-style affordable homes in the area. It will be designed to provide modern comfort, premium amenities and an exceptional lifestyle at an affordable price point for families and young homeowners.

“These projects are part of our broader mission to redefine affordable housing by incorporating features typically found only in high-end properties.

“It aligns with the Penang2030 vision of creating quality, family-focused and sustainable living environments that elevate quality of

life for Penangites,” Siang Gin said of the upcoming launches.

## CNY festivities

In conjunction with Chinese New Year, the group has launched its Peachful Fortunes Homeownership Campaign running until the end of March.

Purchasers of units during this period stand a chance to win prizes worth up to RM500,000\*. In addition, buyer would also receive an exclusive, limited-edition gift.

“We have also unveiled Penang's Largest One-stop Show Gallery in PICC, featuring six show units of Senze@PICC.

“This allows interested parties to fully experience the thoughtfully-designed layouts and see all the luxurious amenities they will get as part of the fully furnished packages,” Siang Gin highlighted.

The PICC Sales Gallery, as well as the Hunza Sales Galleries in Bertam and Sungai Petani, will be closed today for Chinese New Year but will resume operations tomorrow.

Mark your calendars and drop by the PICC Sales Gallery in Bayan Lepas between 4pm and 9pm on Feb 8 and 9 for Hunza's annual Grand Chinese New Year Celebration.

There will be a variety of fun activities for all in the family to enjoy. What's more, a trio of giant peaches would also give visitors unique and auspicious photo opportunities.

So take the first steps towards owning your dream home and immerse in the festive cheer! For details, follow its Facebook page (@PICC-Penang by Hunza Group) or contact 04-6090688 or visit <https://picc-penang.com/senze>

**Phase 2**  
Freehold

# SENZE

@ PICC

# 汇桃迎春

PEACHFUL FORTUNES  
BLOSSOMING IN PROSPERITY

CHINESE NEW YEAR OPEN HOUSE  
SHOWS • WORKSHOP • FOOD & GAME STALLS

**8-9 FEB 2025**  
Sat & Sun

**4:00 pm - 9:00 pm**  
PICC Sales Gallery

Close on 28 & 29 Jan 2025  
Open on 30 Jan onwards  
10:00am - 06:00pm



**Penang LRT Mutiara Line** **29.5 KM** **21 Stations**

- S01 - Silicon Island (Terminus)
- S02 - Permatang Damar Laut
- S03 - Penang International Airport
- S04 - Sungai Tiram
- S05 - FIZ (South)
- S06 - FIZ (North)
- S07 - Jalan Tengah
- S08 - SPICE
- S09 - Bukit Jambul (PICC Station)
- S10 - Sungai Nibong
- S11 - Sungai Dua
- S12 - Batu Uban
- S13 - Jalan Universiti (USM)
- S14 - Gelugor
- S15 - The Light
- S16 - East Jelutong
- S17 - Sungai Pinang
- S18 - Solok Sungai Pinang
- S19 - KOMTAR
- S20 - Macallum
- S21 - Penang Sentral (Terminus)

\* The information presented herein is preliminary and not conclusively representative of the entire development plan. It is subject to potential modifications in the future.



Fully Furnished & Smart Home Ready

5-Star Resort-Style Facilities

**6 SHOW UNITS READY TO VIEW**



Type B | 763 sq. ft.



Type A | 657 sq. ft.



Type C | 915 sq. ft.

A Multi-Award Winning Property Developer



**PICC Sales Gallery**  
Lot 6029, Jalan Tun Dr Awang, Mukim 12, 11900 Bayan Lepas, Pulau Pinang.



**Showroom Open Daily from 10am - 6pm** ☎ +604-6090 688

- FIABCI Malaysia Property Award 2011** Residential (Single Block) Category - INFINITY Seafront Condominium
- FIABCI Malaysia Property Award 2013** Heritage Category - St. Jov's
- World Silver Winner** **FIABCI World Prize of Excellence Award 2014** Heritage (Restoration / Conservation) Category - St. Jov's
- FIABCI Malaysia Property Award 2014** Property Man - Dick Sock Khor Teng Iang
- FIABCI Malaysia Property Award 2015** Retail Category - Gateway Penang Mall
- Asia Pacific Property Awards Development 2014-2019** Best Retail Development Malaysia - Gateway Penang Mall
- Asia Pacific Property Awards Development 2014-2019** Best Development - Herditing Malaysia - Alia
- Asia Pacific Property Awards Development 2014-2019** Best Residential Development Malaysia - Alia

Developer License: 10294/01-2028/0064(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) 163E-19-01 & 20-01, Hunza Tower, Kelawei Road, 10250 Penang, Tel 604-6090699 • 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: RM866,000 Max Price: RM5,671,000 • Total Units Tower B: 497 units • Min Price: RM1,110,000 Max Price: RM4,934,000 • Total Units Tower C: 676 units • Min Price: RM705,000 Max Price: RM5,530,000 • Size: Type A: 657 sf. • Type B: 753 sf. • Type C: 850 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: 850sf. • Type L: 1,528 sf. • Type M: 1,636 sf. • Type N1: 1,464 sf. • Type N1: 1,647 sf. • Type P: 1,798 sf. • Type Q: 2,099 sf. • Type R: 2,142 sf. • Type S: 2,077 sf. • Total Car Parks: 2051 units • Bumiputera 5% Discount • Approving Authority: Majlis Bandaraya Pulau Pinang • Approve Ref: MBP/PI/LCS-OSC/PB/1896/23

Disclaimer: The information, images, illustrations, etc contained herein ("Information") are intended to provide a general introduction only to the proposed development and should by no means be taken as part of any sale and purchase or ancillary agreements or representation/warranty of sorts of the end product, implied or otherwise. All information is subject to change without notice. Images and illustrations are artists' impressions only.



The infinity pool merges seamlessly with the glistening sea beyond.



Maris' podium will have retail and dining outlets, creating a vibrant lifestyle promenade.



The breezy living and dining areas will be the heart of the home.

# Experience a new waterfront living

Marina-inspired serviced residence in Gurney Green targeted for completion in 2029

LIVING by the sea is a dream for many. Especially in a vibrant, world-renowned tropical paradise like Penang.

Its wonders extend far beyond having picturesque views. It is an exceptional lifestyle that fosters relaxation, adventure and a profound connection to nature.

And that is what future residents of Maris, a serviced residence developed by Eastern and Oriental Bhd (E&O) in the Gurney Green district of its Andaman Island township, will enjoy.

This marina-inspired sanctuary blends coastal charms with urban vitality and is designed for discerning few who seek a dynamic and distinguished lifestyle infused with comfort and convenience.

Each day brings ever-changing sceneries of the iconic George Town and Gurney Drive skylines, framed against the glistening waters of the Andaman Sea.

Imagine waking up to the soothing sounds of waves lapping against the shore and spending carefree days indulging your passions in natural light-filled spaces. When the sun sets and turns the sky into a canvas of colours, your abode becomes a cosy oasis of rejuvenation.

A well-curated mix of tropical-inspired amenities provides ample avenues for relaxation, while the myriad of retail, dining and lifestyle options at the promenade below foster social interactions.

And thanks to Andaman Island's "15-minute city" urbanism concept and seamless connectivity to the rest of Penang, everyday essentials are all conveniently within easy reach.

This promises to be one of Malaysia's most liveable communities, and in Maris, an elevated lifestyle awaits.

## Redefining waterfront living

Gracefully rising 49 storeys above a 1.29-ha (3.2-acre) waterfront parcel, Maris will be the first high-rise serviced residence fronting Gurney Green's marina berths.

Targeted for completion in April 2029, it offers 516 freehold furnished units designed to cater to diverse lifestyles. With indicative prices starting at RM950,000, they are ideal for young or extended families, retirees, downsizers, expatriates and investors alike.

There are five spacious options to choose from, starting with Type A at 979sq ft that comes with two bedrooms and two bathrooms.

The rest offer three bedrooms and two bathrooms, Type B at 1,177sq ft, Type C at 1,250sq ft,



Maris is located along the vibrant Gurney Green promenade facing Gurney Drive and George Town.

Type D1 at 1,356sq ft and Type D2 at 1,355sq ft.

Their practical layouts make the living and dining areas the heart of the home, for precious family moments or joyful entertaining. Bedrooms are set off to the side, ensuring privacy.

All types feature spacious balconies, cleverly designed to maximise sea views. Units' vast expanses of glazing not only frame panoramic vistas but also flood interior spaces with ample natural light to create airy and seamless living environments.

E&O Group – with 140 years of expertise in the premier lifestyle property industry – has long been known for exquisite craftsmanship. And in Maris, buyers can expect premium finishes and mindful details that make each high-rise dwelling a comfortable home.

What's more, with units coming fully furnished with refined pieces and thoughtful storage features, the move-in process will be hassle-free.

E&O Bhd managing director Kok Tuck Cheong said, "Maris celebrates modern waterfront living, blending elegance with functionality and sustainability.

"Its alluring marina-edge concept offers a vibrant yet serene environment where everyday essentials are just steps away. It is more than just a home. It is an experience, crafted with meticu-

lous attention to detail to enhance quality of life for all who call it home."

## Serene sanctuary

Coming home each day will be a joy in itself with Maris' grand entrance and elegantly appointed lobby with floor-to-ceiling windows and refined finishes.

Several floors of tropic-inspired facilities cater to residents' leisure needs. There is a pet park on Level 1, as well as badminton and basketball courts on Level 4.

On Level 5, an infinity pool merges seamlessly with the crystal-blue sea beyond, while a pool deck, spa pool and Jacuzzi allows one to bask in sunlight and take it all in. The wading pool, sandpit and playpark promise to be the backdrop of many happy family memories.

Health-conscious folk are sure to find workouts invigorating at the state-of-the-art gym with 180-degree views of the sea and city skyline.

A mini forest park and topiary garden adds a verdant touch of nature while a multi-purpose space caters to a variety of community events and personal functions.

The breezy rooftop podium on Level 49 boasts a sky terrace with outdoor dining spaces and a function room for intimate soirees, gatherings and parties.

There are also daybeds interspersed among landscaped gardens, should one prefer to lounge around in solitude and gaze upon panoramas that stretch as far as the horizon.

The development would also have ample visitor parking bays, dedicated charging stations for EVs, as well as bicycle and motorcycle parking lots.

In line with E&O Bhd's enduring commitment to sustainability, Maris also meets Platinum GreenRE standards. It incorporates environmentally conscious and quality materials alongside best practices in construction to ensure energy efficiency and minimal impact on the surrounding ecosystem.

## Fostering connections

Maris' podium will also house eight units of double-storey waterfront shophouses to be filled with cafes, restaurants and boutique retail outlets.

Linked to other components along Gurney Green by a picturesque promenade, it will ultimately be a vibrant precinct for epicurean indulgences, after-hours meet-ups and social vitality.

"As the first project to activate this promenade, Maris transforms the area into an open, welcoming space that fosters social interaction and communal living.

"Designed with walkability in mind, the promenade ensures easy access to amenities while encouraging an active, outdoor lifestyle. It creates a conducive environment for people to gather, connect and enjoy shared experiences," Kok said of the overall vision.

## Best curated island in M'sia

Andaman Island is a meticulously planned 307.5-ha (760-acre) township strategically located off the northeastern coast of Penang Island.

It was designed to be a "15-minute city" where everything from shopping to dining, wellness, business and recreational spaces are all located within a short walk or bike ride.

The island is split into three prominent districts – Gurney Green, Shoreline and Canalside. Gurney Green, making up the southern third, spans 30.35ha (75 acres) and will include residential, commercial and entertainment components.

Every development will be anchored by four essential pillars – accessibility, sustainability, community and quality of life.

Andaman Island will be linked to Gurney Drive via a dedicated eight-lane bridge to open later in 2025. This will ensure easy access to surrounding townships and places of interest.

Like Maris, future developments will all be designed to achieve Platinum GreenRE certification to minimise carbon footprints and promote cleaner, greener lifestyles for the community's well-being.

Key to that is the inclusion of ample open spaces and communal areas to foster social connections and creating a dynamic and inclusive living environment. This will make it a truly liveable community that exemplifies the concept of "live, work, play" which makes Maris more than just an address.

It will be a generational home set in a thriving community and a bold lifestyle statement – a place where one can immerse in the joyful rhythms of life.

Show units are currently open for viewing at E&O's Sales Gallery on Andaman Island.

In conjunction with Chinese New Year, it will host a special celebration from 11am to 6pm on Feb 1. Visitors can look forward to lion dances, workshops, a Chinese orchestra performance and a wide selection of food and beverages.

For more information about Maris or Andaman Island, visit [www.easternandoriental.com/maris](http://www.easternandoriental.com/maris) or call 04-8909999.





# HAPPY CHINESE NEW YEAR



Celebrate the Joy of Island Living at Andaman by E&O this Chinese New Year!

Discover the future and make Andaman your new home.

Join us on February 1, 2025, for a Chinese New Year celebration on Andaman Island, from 11 AM to 6 PM. Delight in a day full of engaging activities and delectable refreshments as we usher in the new year together!

For more details, visit:  
E&O Gallery, Andaman Island





Artist impression of the scenic gym at Q3.



(Right) Life at Queens Residences Q3 will feel like a neverending vacation.

WHERE sun, sea and lifestyle converges in Penang, home promises to be a vacation that never ends.

Imagine a Spanish-inspired oasis where breathtaking views, a tranquil environment and sophisticated amenities cocoon you in luxurious comfort.

It will be a seamless extension of your favourite vacation, one that you get to experience in perpetuity. This dream becomes reality at Queens Residences Q3 of Queens Waterfront on Penang island.

The next exciting chapter of Ideal Property Group's award-winning Queens Waterfront, a master-planned integrated precinct located along the scenic coastline of Queensbay in Bayan Lepas, it will be a gateway to elevated modern waterfront living.

Nestled right next to the celebrated Queens Residences Q1 and Q2, it will exude the same unique allure that won its predecessors numerous industry accolades.

Designed to be more than just a residential building, Q3 will create a new way of life – one filled with rewarding pleasures, a sense of community and unparalleled possibilities.

Here, relaxation and leisure will not be limited to a few fleeting moments. Rather, it will be the essence of everyday living. These are homes crafted for the discerning, who seek a neverending vacation amid the breezy comfort, lavish elegance and timeless allure of the sea.

### Waterfront bliss

Stepping into Queens Residences Q3 will be like venturing through a portal into a new dimension, where typical notions of waterfront luxury are redefined.

Imbued with "La Vida Luxe" or the life of luxury, these Spanish resort-styled abodes make every day a siesta and fiesta rolled into one. It will be a slice of Mediterranean paradise, recreated in vibrant and culture-rich Penang.

The building's facade will ooze modern sophistication. The generous glazing not only reflects the glistening waters of the sea but will also be testament to high status and refined tastes.

A lavish lobby welcomes residents with its warm and cosy ambience, fostering a sense of belonging. More than just an entrance to a home, it marks the beginning of a dreamy journey.

Q3's units come in five thoughtfully-crafted floor plans which blend functionality and flexibility, while maximising vistas and enhancing quality of life.

Experience smart and versatile living with the 950sq ft dual-key Type A which offers 2+1 bedrooms and 2 bathrooms.

Ideal for modern lifestyles, these

# Zenith of seafront luxury

Queens Residences Q3 offers a slice of Mediterranean paradise



Sea sunbed loungers for Spanish-inspired siesta.



Little ones will love the kids' playpen.

units offer both privacy and elegance and would appeal to investors, small families or young urbanites seeking comfort and convenience by the waterfront.

The four other layouts all come with 3 bedrooms and 2 bathrooms, including Type B and B1 which both measure 1,000sq ft and feature seamless living and dining areas.

The Type C at 1,280sq ft has a generous master bedroom that allows one to craft walk-in wardrobes. Type D is the largest at 1,400sq ft and offers the ultimate in luxury, comfort and panoramic sea views. Designed for those who seek ample space, they are perfect for families who enjoy hosting friends.

The tower's staggered layout separates units on each floor into three distinct sections, ensuring a more private and peaceful living environment.

Q3's Spanish resort-inspired facilities beckon one to relax, rejuvenate and reinvigorate in luxurious style.

The sun-dappled waters of the vast infinity pool merge with panoramic vistas of both Penang bridges, as well as the Penang mainland and channel.

It is lined by sparkling white cabanas with daybeds, allowing one to experience life at a slower pace. One has a Mediterranean paradise, right at their doorstep.

The selection of unmatched amenities also include an aqua cove Jacuzzi, Balearic pavilion, feature pool bar, splashplay wading pool, cascading water feature with stepping stones and pool deck –

collectively known as the Ola Zone in reference to the Spanish word for "wave".

These are located atop the podium alongside the Active Zone which will have a family lounge, kids' playtopia park, outdoor sand play oasis, chill-out pavilion and barbecue garden pavilion.

All of these are designed for families to spend quality time together, make memories and live a fulfilling life. It also encourages the little ones to mingle and socialise with their peers.

Meanwhile, the earth or Therra Zone incorporates a wellness club, flamenco dance and yoga studio, soiree room, primavera sound studio, kid's playpen, Elevate X sports lounge, DIY workshop, social interaction area, co-working lounge and residents' lounge.

There will also be a state-of-the-art gymnasium overlooking the scenic waterfront. On the first floor, a multi-purpose function hall alongside a pre-function area caters to event needs.

All these amenities were meticulously-curated to ensure future residents' lives are filled with joy and comfort, and their well-being prioritised.

At Q3, every moment promises to be an invitation to unwind, indulge and embrace the joys of living. It is a sanctuary where the vibrant spirit of the sun meets the tranquil charm of the sea.

### Unbeatable location

Since their completion, Queens Waterfront and Queens Residences Q1 and Q2 have become one of

Penang island's most vibrant communities.

With a host of alfresco retail and food and beverage outlets lining its breezy promenade, residents enjoy the ultimate convenience with daily necessities all just an elevator ride away.

Q3 will add to these offerings and further enhance its appeal. Queens Gate will be a mixed-development featuring an internationally branded hotel, office spaces, branded residences and super condos.

Also in the overall masterplan for the area are an international-level sports complex with FINA-standard aquatic centre, sports area and recreation field. An international school will be built next to it. The waterfront would also see the addition of a marina.

When all four phases are complete, it will be linked by a 1km-long waterfront promenade.

Already, this space has become a popular lifestyle and recreational destination.

This not only enriches the lifestyle of the local community, but also elevates Penang's appeal as a mecca of upscale waterfront living and unique experiences.

Its strategic location in the thriving Bayan Lepas area – home to the Free Industrial Zone (FIZ) – all puts residents in close proximity to the facilities of various global tech and manufacturing giants.

Those working in any of these firms would be hard-pressed to find a more ideal home.

The area is also surrounded by other mature townships such as Bayan Baru, Sungai Nibong, Sungai

Ara and Bukit Jambul, all of which offer a plethora of daily amenities.

From eateries to retail shops, offices, schools, colleges, health and wellness facilities, banks and more, everything is just a short drive away. Not to mention the Penang International Airport (6km away) and both Penang bridges (4km and 6km away), should one need to commute to the mainland.

This makes Q3 truly the epitome of luxury, convenience and exceptional living, one tinged with flamboyant Spanish vibes.

Show units are available for viewing on Jan 30 from 11.10am to 5.30pm and Jan 31 onwards (Monday to Saturday, 10am to 5.30pm).

### About the developer

Ideal Property Group stands as north Malaysia's premier property developer, earning global recognition through prestigious FIABCI World Prix D'Excellence Awards for its exceptional design innovation and sustainable development approach.

With an impressive track record of over 30,000 completed units and 20,000 more under development, Ideal Property Group has established itself as the largest-scale developer in northern Malaysia.

From affordable housing to luxury developments, and now venturing into industrial parks and branded hospitality through its partnership with Marriott International, the company consistently delivers projects that create lasting value while fostering vibrant communities.



**QUEENS  
RESIDENCES**

# Your Gateway To Unparalleled Waterfront Luxury Living

Celebrate a year of prosperity at Queens Residences Q3, where timeless Spanish-inspired elegance meets the lively allure of a bustling waterfront address. This seafront residence is situated adjacent to the largest shopping mall, Queensbay Mall. Thoughtfully designed with spacious layouts, dual-key options, and seamless access to waterfront retail and serene amenities, every aspect invites you to elevate your lifestyle in unparalleled sophistication.

**A freehold enclave**

**Priced from RM900,000\***

**950 – 1,400 sq.ft. layouts**

**3 beds + 2 baths family homes**

**Dual-key configurations**

**Facilities with 3 unique zones**



Artist's impression



Artist's impression

**Celebrate This Season With Us!**  
**Our Exclusive Show Unit Is**  
**Now Open For Viewing**  
**11:10am – 5:30pm • Open from 30<sup>th</sup> January '25**

📍 Queens Waterfront Q1 Commercial  
Q1 Sales Gallery, 1-1-12, Queens Waterfront Q1,  
Jalan Bayan Indah, 11900 Bayan Lepas, Penang.



Ideal Gim Venture Sdn. Bhd. 201201038726 (1023204-D)  
71, Ideal @ The One, Jalan Mahsuri,  
Bayan Lepas, 11950 Penang, Malaysia.

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

☎ +604 645 6888  
+604 375 9988  
📞 +6011 1080 4268

🌐 Ideal Property Group  
🌐 IdealPropertyMY  
🌐 Ideal Property Group

Developer: Ideal Gim Venture Sdn Bhd (201201038726/1023204-D) • Developer Licence No.: 19262/04-2022/0070(A) • Validity Period: 14/03/2022 - 17/04/2027 • Advertising & Sales Permit: 19262-4/07-2022/0609(N)-45 • Validity Period: 04/07/2024 - 03/07/2027 • Approving Authority: Majlis Bandaraya Pulau Pinang • Building Plan Approval No.: JPB/P/PG/P2/PB-005(D8D) • Land Encumbrances: Malayan Banking Berhad (Jalan Masjid Negeri) • Expected Date of Completion: July 2028 • Tenure of Land: Freehold • Total No. of Units: 532 • Selling Price: RM997,500 (Min) - RM3,336,000 (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 impressions 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 substitutions as may be required by the Authorities or recommended by the Architect or Engineer. Any artwork or / and logos displayed are solely for illustration purposes and do not represent any existing / future tenancies or endorsements by any specific company within the development of Queens Residences Q3. \*Terms & conditions apply.

# Residential, commercial gems in Kedah

Sungai Petani offers double-storey terrace homes, shop offices amid peaceful surroundings

CHINESE New Year is synonymous with new beginnings, making it the perfect time to secure a stylish new home.

While there are a variety of options in Kedah, not many are comparable to Taman Lang Aman, situated in the peaceful suburb of Bandar Amanjaya in Sungai Petani.

Developed by OSK Property, Phase 1 offers 197 units of freehold double-storey terrace homes, seamlessly integrating elegant contemporary designs with a wholesome living environment set against the scenic landscape of Gunung Jerai.

Home seekers can choose between two options, the Type 1 sized at 20ft x 70ft, or Type 2 at 20ft x 110ft, with indicative prices starting at RM456,950 and RM511,000, respectively.

Both variants feature flexible layouts catering to diverse homeowner preferences, allowing one to craft the abode of their dreams.

The Type 2 comes with an extra spacious backyard.

Adding to the appeal is the provision of a cycling track and green recreational space within the development, allowing families to pursue a healthy active lifestyle. There would also be a guardhouse and perimeter fencing for security.

The 20.23-ha (50-acre) Taman Lang Aman's strategic location, just a five-minute drive from Amanjaya Walk and Amanjaya Mall, puts residents in close proximity to various dining and retail amenities.

The Sungai Petani city centre is

OSK Property's Taman Lang Aman in Sungai Petani will be a great place for serene living.



Type 1 units feature a contemporary architectural design.

just 10 minutes away, providing access to essential and lifestyle services, plus a variety of leisure attractions. There are also several top schools in the vicinity, making it an ideal location for families.

For commuters, seamless connectivity is readily accessible as the Sungai Petani north toll and North-South Highway are just five and 12-minute drives away, respectively.

To welcome the festive season, Taman Lang Aman buyers stand to enjoy an 'Early Bird Zero-Hassle' home-ownership package and gifts such as IKEA vouchers worth up to RM1,500, among other perks.

Located near Taman Lang Aman is OSK Property's hugely successful,

2,500-acre Bandar Puteri Jaya (BPJ) township. Here, the developer is launching the 27.58-acre BPJ Business Park commercial precinct with 110 units of two and three-storey terrace and semi-D shop offices.

These lifestyle-centric shophots feature trendy contemporary designs with wide frontages and excellent versatility to suit a variety of business needs. There will be ample car parking spaces to cater to owners and visitors alike.

The location gives businesses a ready catchment of approximately 218,000 residents within Bandar Puteri Jaya, as well as the neighbouring townships of Bandar Utama and Bandar Seri Astana.

It is highly visible from two main

roads — Jalan Kuala Ketil and Sungai Petani Eastern Bypass Expressway — affording businesses excellent exposure.

The semi-D units in particular, would be ideal for F&B brands looking to establish drive-thru outlets.

As a purpose-built development, BPJ Business Park is set to become a key investment hub in the northern region, serving not only Sungai Petani, but also those from the Kulim High-Tech industrial park area.

Once fully completed, BPJ Business Park is expected to become a vibrant, one-stop destination for shopping, food and beverage, and lifestyle offerings.

Ambitious entrepreneurs would be hard-pressed to find a more fitting location to take their businesses to the next level.

Currently, OSK Property is offering interested parties an exclusive onboarding package worth up to RM30,000.

For more information, visit OSK Property's Yarra Park Sales Gallery at Jalan Puteri Heights 1/1 in Sungai Petani during its Chinese New Year Open House from 10am to 4pm on Feb 8.

There will be lion dance performances, 24-season drums, yee sang tossing, calligraphy workshop and tote bag painting activity.

To RSVP, call or WhatsApp to 012-4291818.

**NEW PROJECT FROM OSK PROPERTY!**

PREVIEW LAUNCH OF TAMAN LANG AMAN

**FROM RM4XXX\***

— 20' X 70'

**CHINESE NEW-YEAR GET-TOGETHER OPEN HOUSE**

**8 FEB 2025**

**10AM - 4PM**

**PRIME LOCATION** • **CONTEMPORARY DESIGN**

**SPACIOUS LAYOUT** • **ZERO HASSLE CAMPAIGN**

**Event Highlights:**

- 
- 
- 
- 
- 
-

\*Terms and conditions apply. Artist's impression only.

\*First come, first served

**OSK Properties Sdn. Bhd.**

(19300) 003022 / 259509-V

1A, Jalan Puteri Heights 1/1, Bandar Puteri Jaya, 08000 Sg. Petani, Kedah.

**012-4291818**

**OSK Properties Sdn. Bhd.**

OSK Amanjaya Sdn Bhd (202201025171/1470888-K) (A subsidiary of OSK Property Holdings Bhd) Developer Principal Office Address: 27th Floor, Plaza OSK, Jalan Ampang, 50450 Kuala Lumpur. Wilayah Persekutuan Kuala Lumpur. Tel: 03-21771888. Fax: 03-21771887. Development Name: Taman Lang Aman Zone 1 Phase 1 Developer's License No. 30999/10-2023/0242(A) Validity: 30/10/2024 - 29/10/2029 - Advertising & Sales Permit No. 30599-1/12-2025/1186(N)-L1 Validity: 20/12/2024 - 20/12/2029 - Approving Authority: NPSJK - Building Plan No. MPSJK (P/B) 190/2024 D R0M - Type of Development: Double Storey Terrace - Land area (typical unit): Type 1: 1941sq. Type 2: 1508sq. - Gross Floor Area: Type 1: 1.978sf, Type 2: 2.271sf - No. of unit: Type 1: 167 units, Type 2: 30 units - Expected Completion Date: March 2027 - Land Encumbrance: Nil - Land Tenure: Freehold - Price: Type 1 - RM666,942.00 (min) - RM731,648.00 (max) - Type 2 - RM602,230.00 (min) - RM743,412.00 (max) - 5% Discount for Malay Lot

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**OSK PROPERTY**