

AVÉA

GURNEY GREEN | ANDAMAN

FRAMED BY *Calm*,
SHAPED BY *Time*,
MADE TO *Belong*.



WHERE YOUR NEXT *Chapter* BEGINS

Every journey has a quiet pause before that next defining leap in life. At AVÉA, that moment lives in the warmth of morning light, the whisper of sea breeze and the anticipation of something new taking shape.

Located at the heart of Gurney Green in Andaman, AVÉA is more than a home, it is also a starting point to something greater. A refined space where purpose meets possibility, where every detail is shaped for the life you're ready to step into.



NAVIGATE NEW HORIZONS OF *Waterfront* FULFILMENT

AVÉA rises at the edge of the water at Andaman, a residence shaped by the rhythm of the sea and envisioned for those who live with intention and welcome possibility.

Be it for savvy investors, first home buyers, or individuals simply living life unfiltered, AVÉA offers a place to begin again with ease, purpose and a sense of belonging. Together with a vibrant waterfront promenade just steps away from home, each day is an open invitation to live boldly, express meaningfully and turn everyday moments into something more.



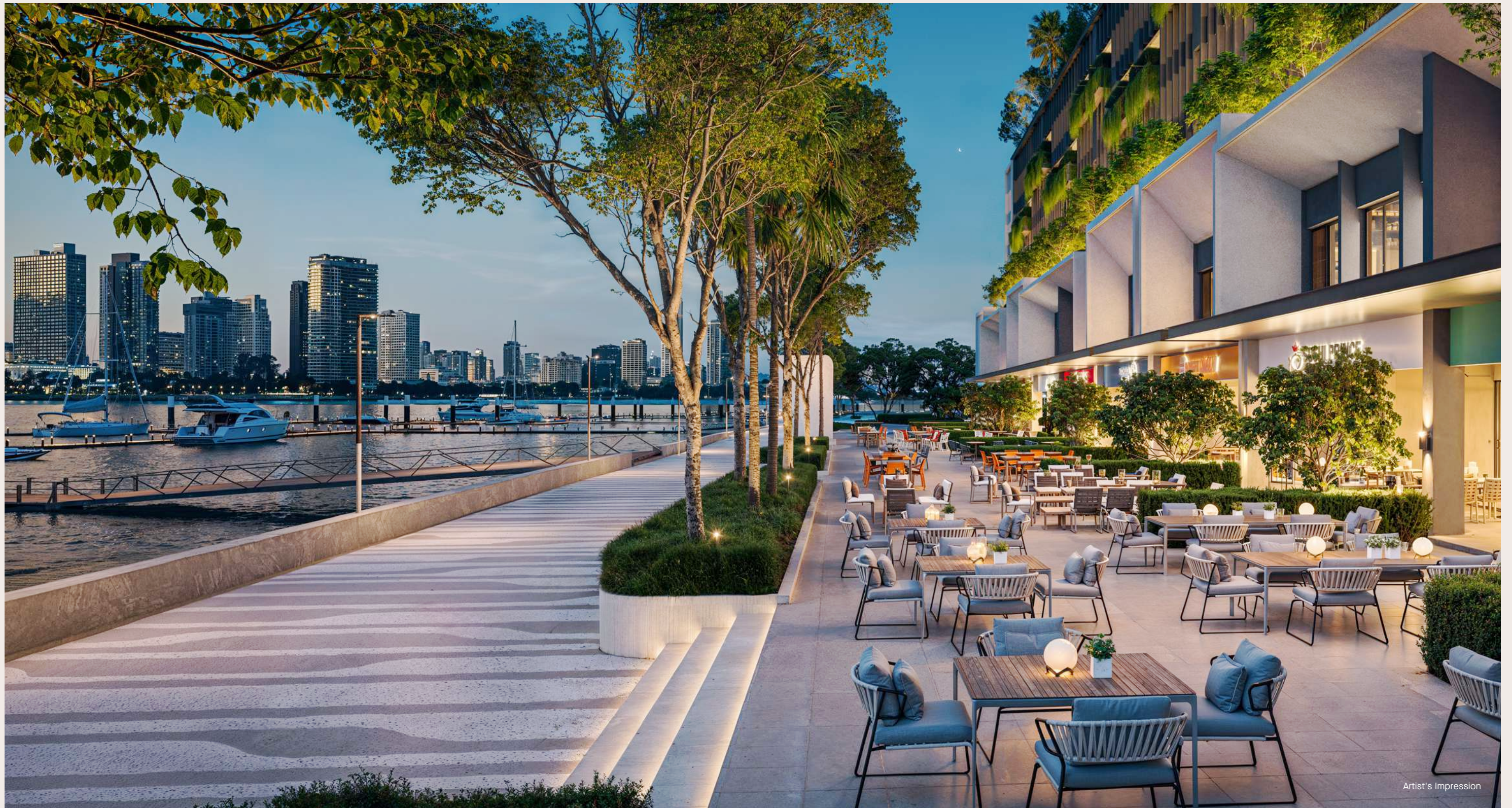
Artist's Impression

Return To Your Rhythm

EXPLORE THE *Shore*, LIVE WHERE THE *Sea* CALLS

Just beneath AVÉA, a waterfront promenade invites you to slow down and savour the day. A thoughtful curation of retail shops, alfresco cafés and communal spaces blend seamlessly with the sea, setting the stage for moments that feel open and alive. From quiet strolls to spontaneous gatherings, this scenic esplanade is where you can find the charm in convenience and connection.





Artist's Impression

Moments That *Speak* To You

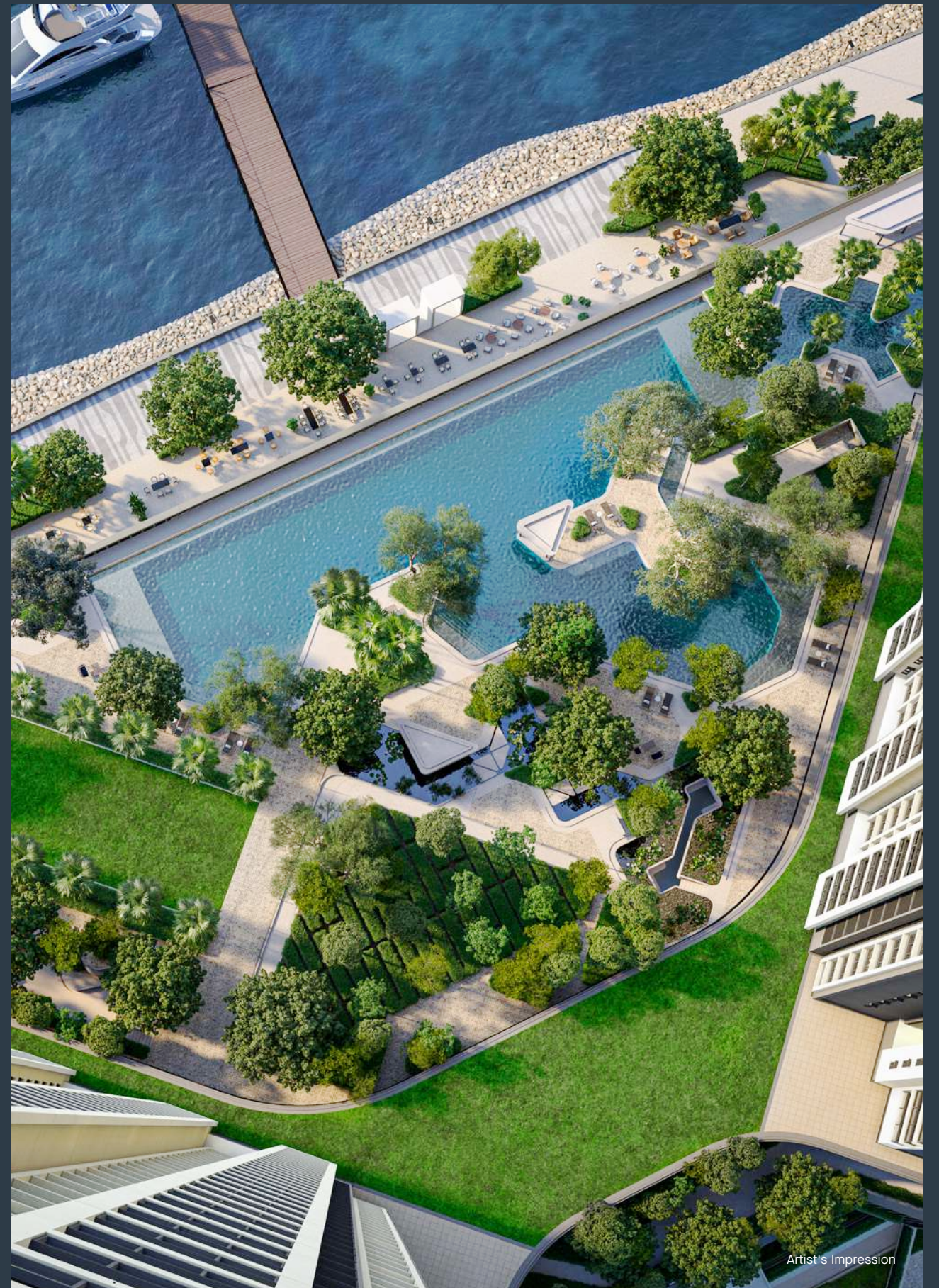
Along the promenade, life moves to your own rhythm. Some mornings begin with motion — like a run by the sea or a leisurely walk in the city. Others ease into the day with long lunches by the marina or gentle strolls through curated boutiques. Each experience is shaped with intention and meaning, framed by inspiring views of the sea.

An aerial view of a modern high-rise building at dusk. The building is tall and slender, with many windows illuminated from within. In the foreground, there is a large swimming pool with a curved edge, surrounded by lush greenery and palm trees. A walkway with outdoor seating and tables runs along the pool. To the right, a marina with several sailboats and yachts is visible. In the background, a city skyline is visible across a body of water under a twilight sky.

Discoveries AT EVERY TURN

SPARK MOMENTS ON THE LARGEST *Lifestyle* PODIUM

AVÉA elevates everyday living with spaces where wellness and leisure come together by inspiring design. Find peace amidst the lush greenery of the rooftop garden or curl up in a quiet room with your favourite book — each setting is an opportunity to move, reflect or simply breathe. It's a lifestyle crafted for the present, with the promise of long-term value.



Artist's Impression



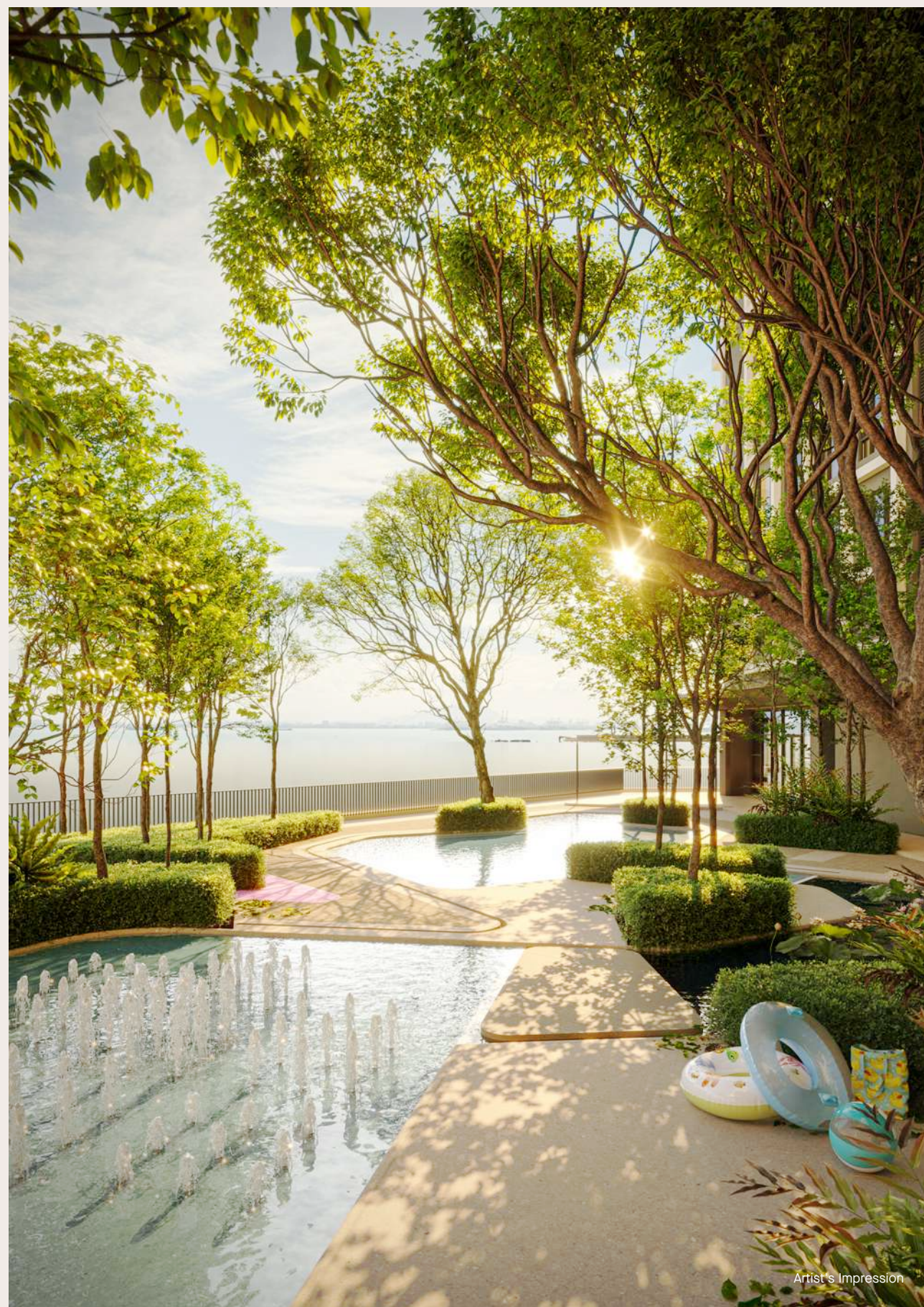
Artist's Impression

Water Meets *Wonder*

When the day reaches its peak, the pool becomes a destination to rejuvenate, whether you're seeking the clarity of an invigorating 50m lap or the stillness of a spa pool. Set against endless views of the sea and shore, every swim or dip is your immersive escape to recharge.



Artist's Impression



Artist's Impression

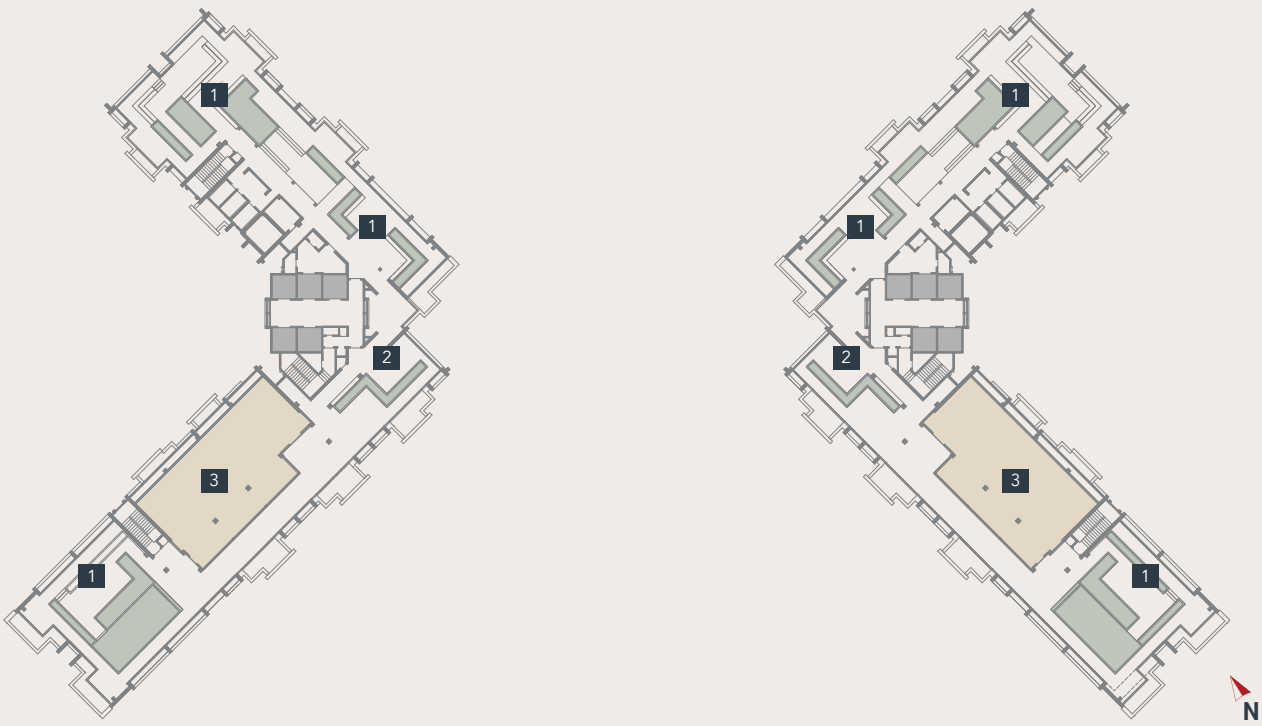
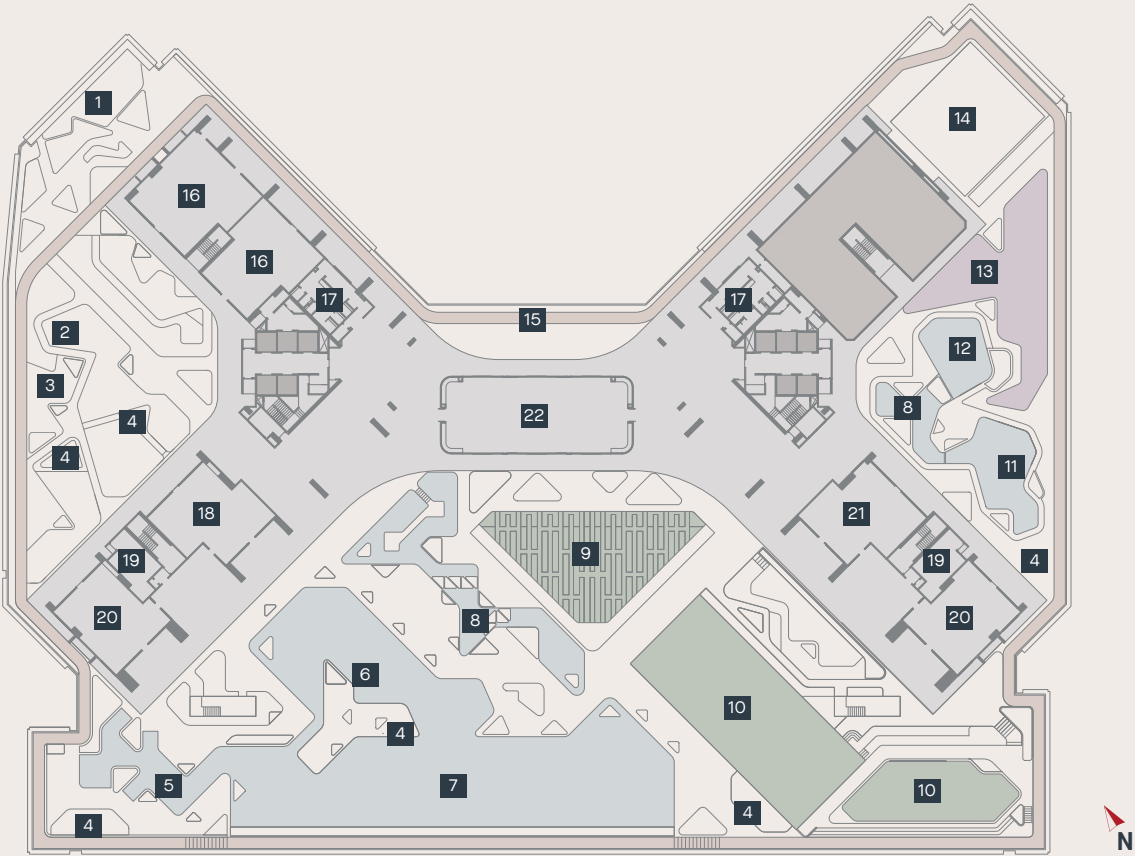


In A World Of *Calm*

The designated green spaces in AVÉA go beyond being a design choice, serving as intentional sanctuaries crafted for peace, clarity and connection. Private pocket gardens and pavilions become intimate, verdant enclaves, welcoming a slower pace and moments of reflection.

FACILITIES PODIUM

ROOFTOP PODIUM



LEVEL 5

- | | | |
|----------------------------|----------------------------|--------------------------|
| 1 Herbs Garden | 10 Lawn | 19 Garden Utility |
| 2 Meditation Garden | 11 Kids Pool | 20 Meeting Room |
| 3 Meditation Deck | 12 Water Play | 21 Games Room |
| 4 Pavilion | 13 Playground | 22 Event Hall |
| 5 Spa Pool | 14 Basketball Court | |
| 6 Family Pool | 15 Jogging Track | |
| 7 Lap Pool | 16 Living Room | |
| 8 Bio Pond | 17 Changing Room | |
| 9 Maze Garden | 18 Reading Room | |

OTHERS

- Pet Lawn
- Badminton Court
- Residents Lounge

LEVEL 51

- 1** Rooftop Garden
- 2** Outdoor Fitness
- 3** Gym

HORIZONS THAT *Move* WITH YOU

Feel the boundless spirit of the sea, even from the calm of your home. Units open up to breathtaking views of the sea or Andaman itself, uplifting each day with an inspiring horizon. These ever-changing scenes become part of your everyday life, bringing peace to the soul when times feel rushed or simply imbuing every moment with natural beauty.





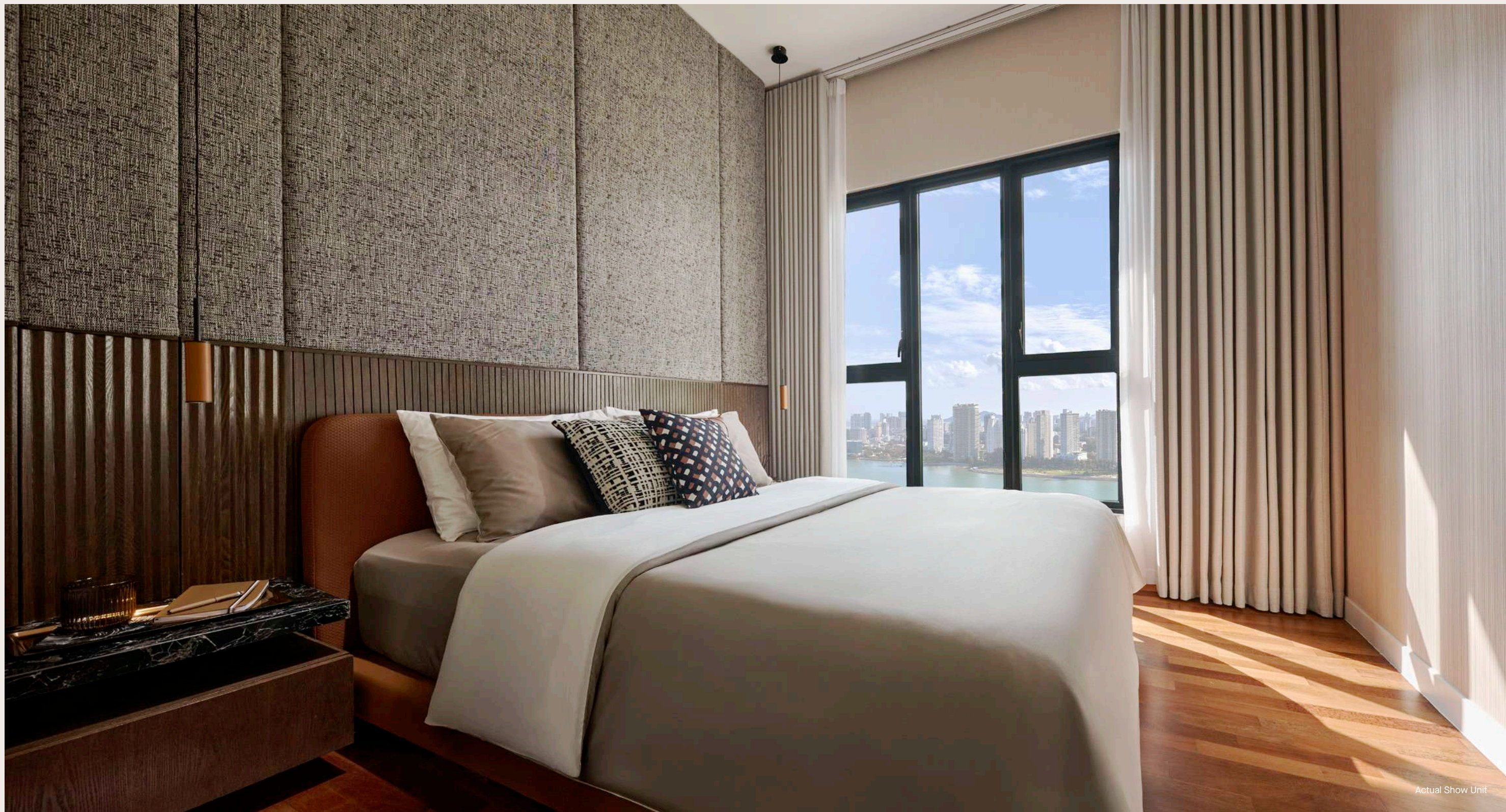
Actual Show Unit

WONDER WHAT THE DAY BRINGS IN *Versatile* HOMES

Life can be as unpredictable as the waves, and AVÉA is designed for comfort and flexibility to bring peace of mind. Living spaces come with intuitive layouts, open plans and vibrant interiors — all made to complement your unique lifestyle and adapt to what the next horizon brings.



Actual Show Unit



Actual Show Unit

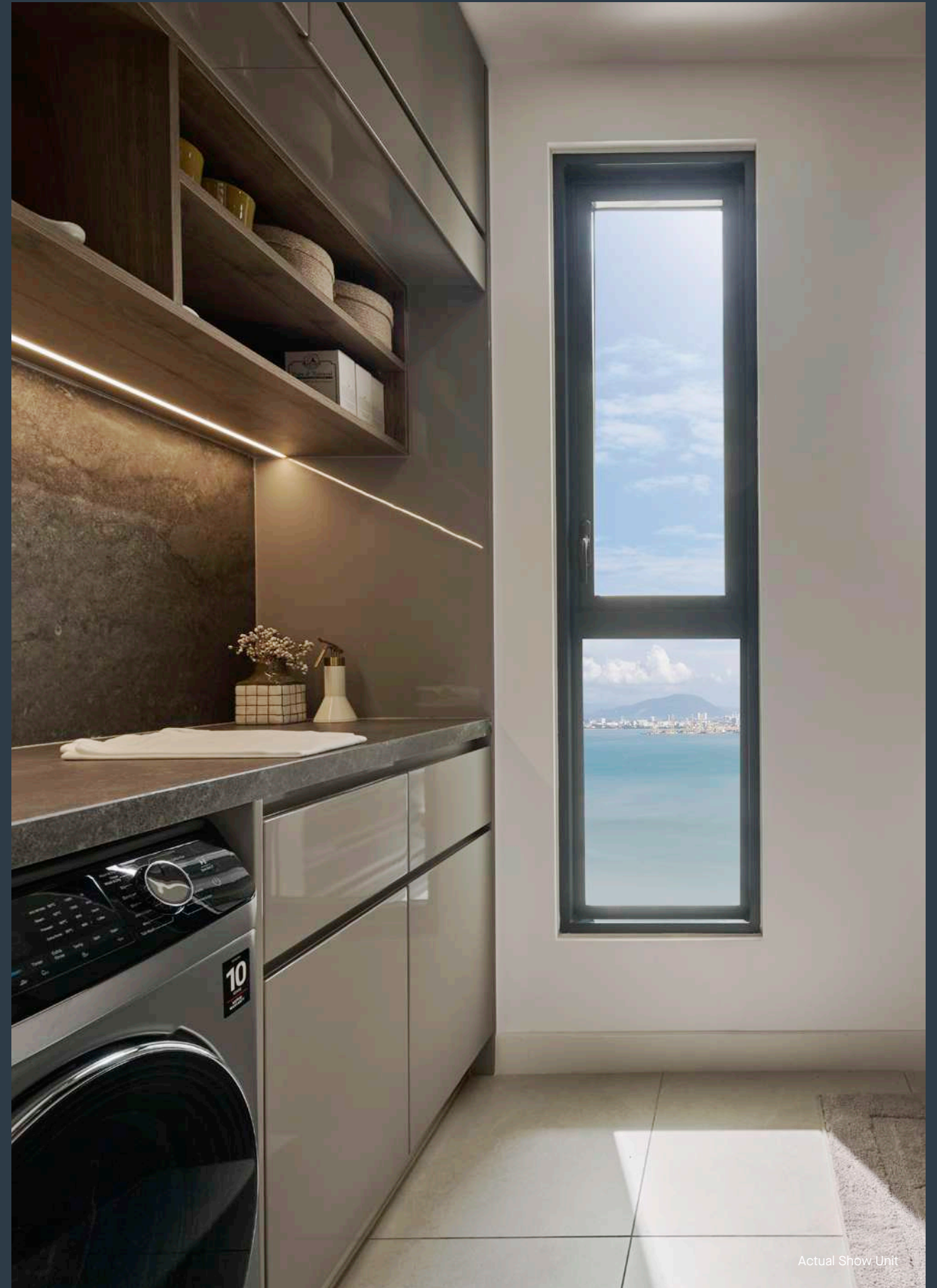
Spaces That Make A Statement

Your home reflects the way you live. Fully furnished interiors feature premium fittings and finishes, igniting a sense of style that's refined, yet refuses to blend in. Meanwhile, distinct functional spaces carve out room for work, play and everything personal. Intelligent storage solutions keep life streamlined, proving that practicality and bold design belong together.



Ease IS AN ESSENTIAL

It's all in the little things that make each day sail smoother. With the right intention, the ordinary becomes exceptional, like a dedicated laundry area for all your essentials. Organised, stylish and practical enough to keep treasured items just within reach — it's the kind of detail that makes everyday living truly effortless.

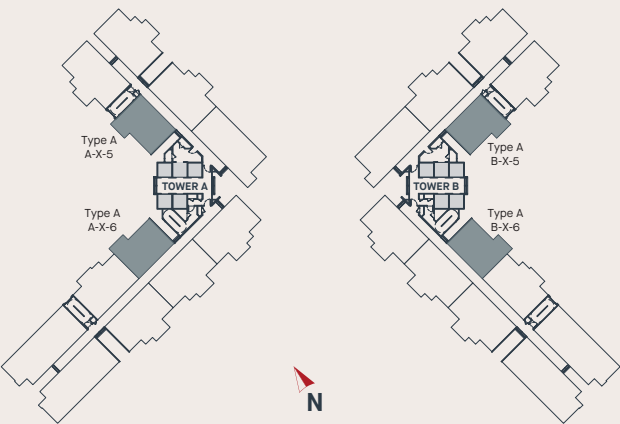
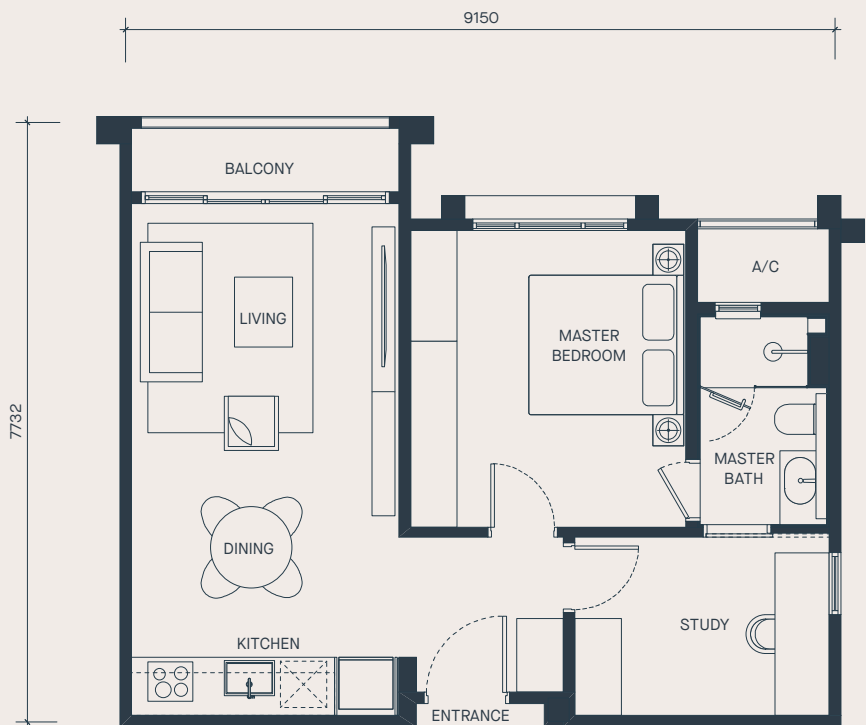


Actual Show Unit

Type A

678 sf | 63 sm

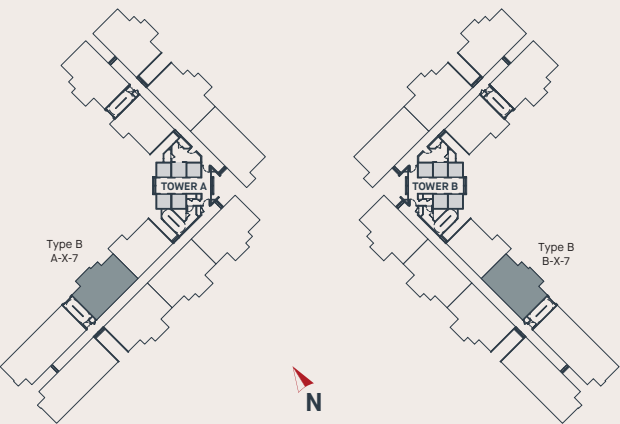
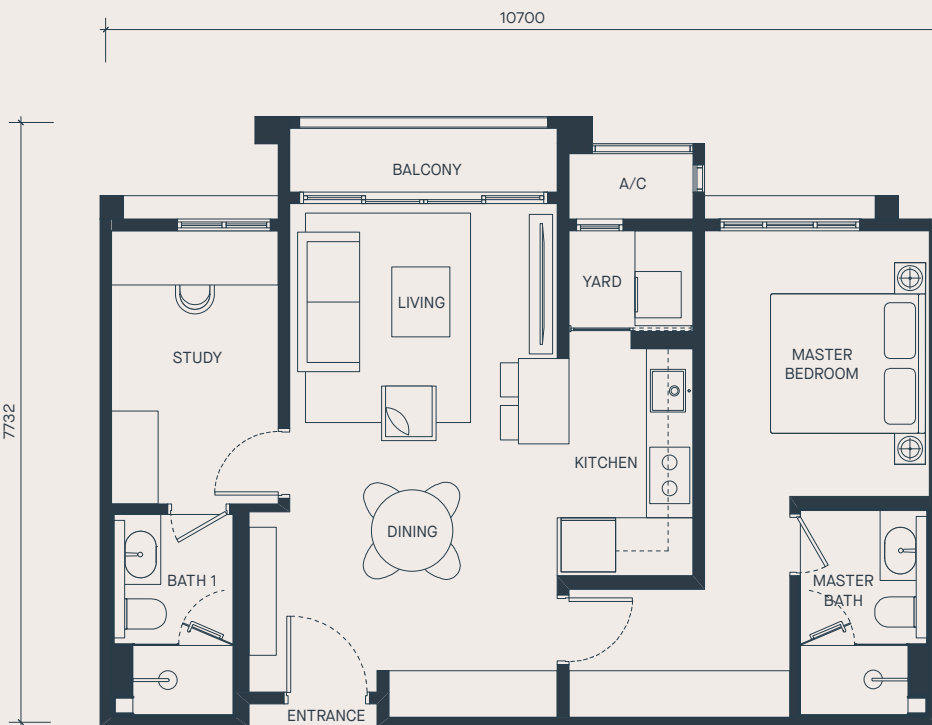
1 Bedroom + 1 Study | 1 Bathroom | 2 Carpark



Type B

807 sf | 75 sm

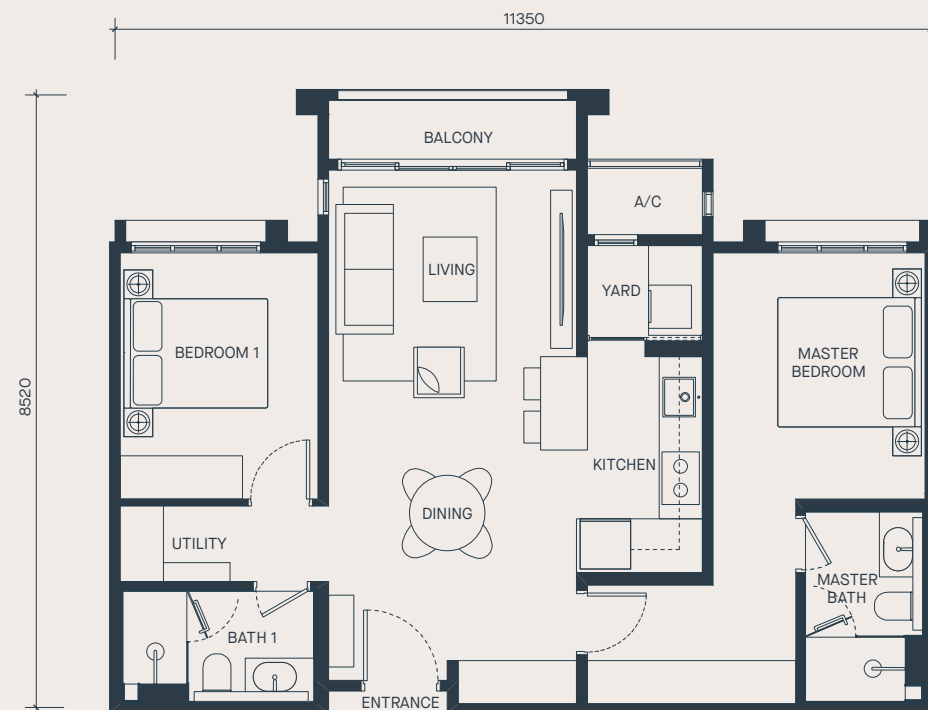
1 Bedroom + 1 Study | 2 Bathrooms | 2 Carpark



Type C

883 sf | 82 sm

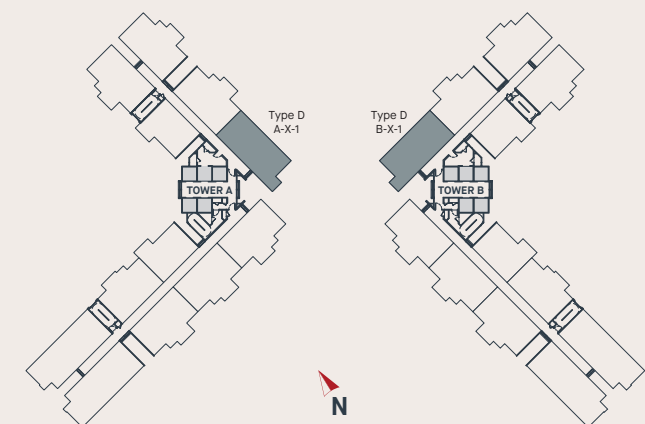
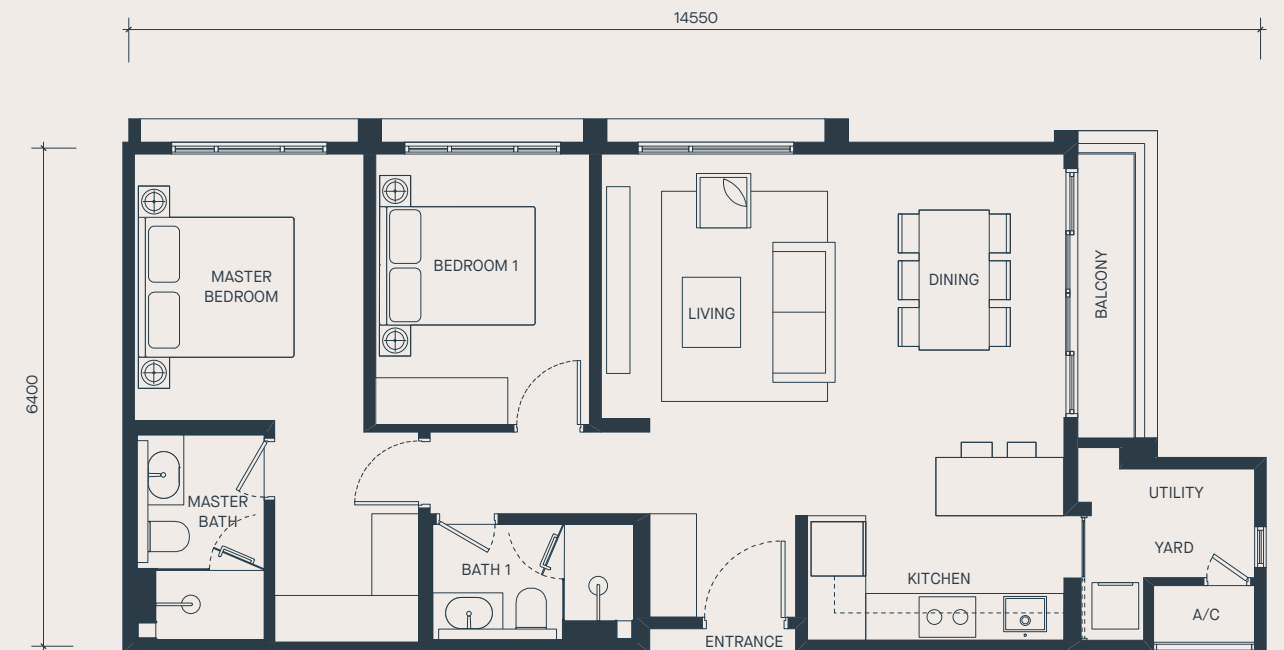
2 Bedrooms | 2 Bathrooms | 2 Carparks



Type D

936 sf | 87 sm

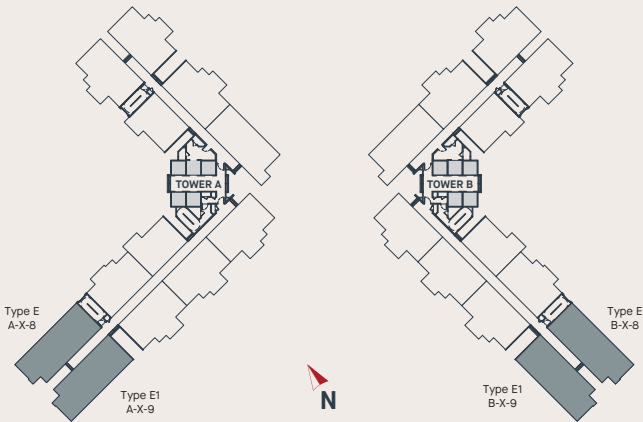
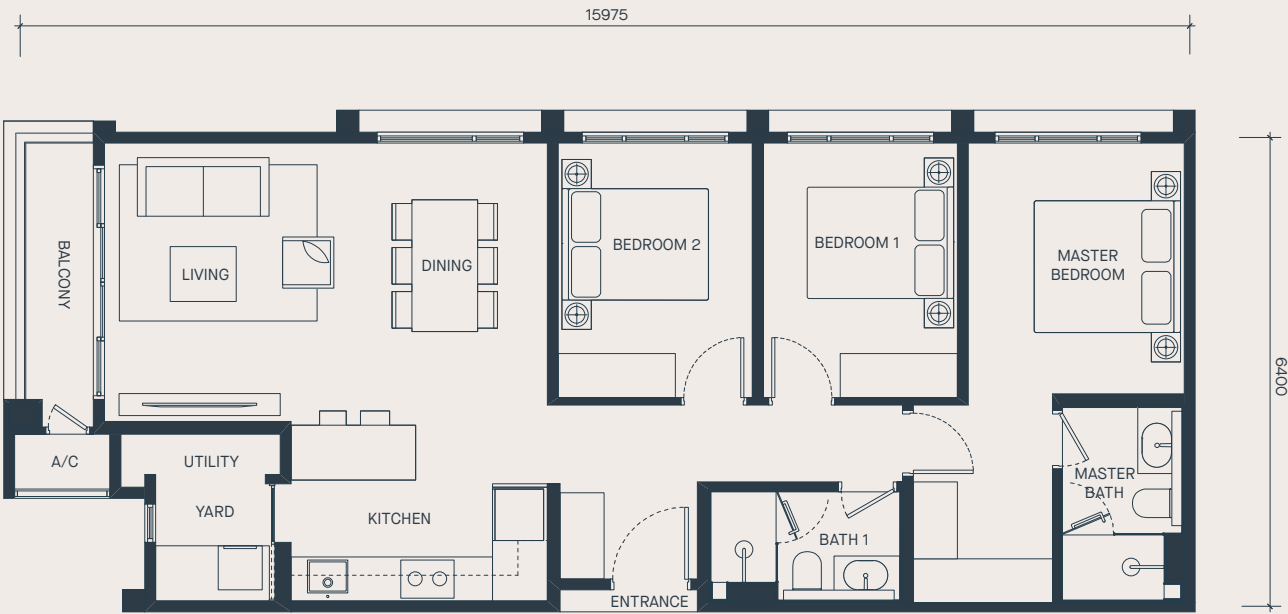
2 Bedrooms | 2 Bathrooms | 2 Carparks



Type E

1,076 sf | 100 sm

3 Bedrooms | 2 Bathrooms | 3 Carparks



SPECIFICATIONS

Structure	Reinforced Concrete				
Wall	Reinforced Concrete				
Ceiling	Fibrous Plaster / Skim Coat				
Windows	Aluminium Frame				
Doors	Main Door	Timber Door			
	Others	Flush Door/ Aluminium Frame Glass Door / Sliding Door (Type A)			
	Ironmongery	Locksets			
	TYPE A	TYPE B	TYPE C/C1/C2	TYPE D	TYPE E/E1
Floor Finishes	Living, Dining, Master Bedroom, Study and Kitchen: Timber Flooring	Living, Dining, Master Bedroom and Study: Timber Flooring	Living, Dining, Master Bedroom, Bedroom 1 and Utility: Timber Flooring	Living, Dining, Master Bedroom and Bedroom 1: Timber Flooring	Living, Dining, Master Bedroom and Bedroom 1 & 2: Timber Flooring
	Master Bath, Balcony, A/C Ledge: Tiles	Kitchen, Yard, Master Bath, Bath 1, Balcony, A/C Ledge: Tiles	Kitchen, Yard, Master Bath, Bath 1, Balcony, A/C Ledge: Tiles	Kitchen, Yard, Utility, Master Bath, Bath 1, Balcony and A/C Ledge: Tiles	Kitchen, Yard, Utility, Master Bath, Bath 1, Balcony and A/C Ledge: Tiles
Wall Finishes	Master Bath & Bath 1: Tiles				
Others	Plaster & Paint				
Sanitary Installations & Fittings	Master Bath & Bath 1: Water Closet & Wash Basin with Fitting & Accessories				
Electrical Installations & Fittings	Single Phase Power Supply				
	Lights & Power Points				
	Ceiling Fan Point (Living, Master Bedroom and Study)	Ceiling Fan Point (Living, Master Bedroom and Study)	Ceiling Fan Point (Living, Master Bedroom and Bedroom 1)	Ceiling Fan Point (Living, Master Bedroom and Bedroom 1)	Ceiling Fan Point (Living, Master Bedroom, Bedroom 1 & 2)
	Fibre Wall Socket (Living)				
Extras	Smart Door Lock (Entrance Door)				
	Air-Conditioning Units (Living, Master Bedroom and Study)	Air-Conditioning Units (Living, Master Bedroom and Study)	Air-Conditioning Units (Living, Master Bedroom, and Bedroom 1)	Air-Conditioning Units (Living, Master Bedroom and Bedroom 1)	Air-Conditioning Units (Living, Master Bedroom, Bedroom 1 & 2)
	Kitchen Cabinet with Appliances (Fridge, Microwave, Built-in Oven, Hob & Hood)				
	Hot Water : Master Bath (shower)	Hot Water : Master Bath (shower) and Bath 1 (shower)	Hot Water : Master Bath (shower) and Bath 1 (shower)	Hot Water : Master Bath (shower) and Bath 1 (shower)	Hot Water : Master Bath (shower) and Bath 1 (shower)
	Light Fittings				
	Ceiling Fan (Living)				
	Wardrobe (Master Bedroom and Study)	Wardrobe (Master Bedroom and Study)	Wardrobe (Master Bedroom and Bedroom 1)	Wardrobe (Master Bedroom and Bedroom 1)	Wardrobe (Master Bedroom & Bedroom 1 & 2)
	Washer Dryer				

*Above are standard specifications. Please refer to the Sales & Purchase Agreement for complete unit specifications.



REDEFINING THE PROSPECTS OF *Waterfront Living*

Eastern & Oriental Berhad (E&O) is a name synonymous with crafting placemaking addresses of enduring value, anchored by its namesake, the globally-renowned Eastern & Oriental Hotel in Penang that was established in 1885.

An indelible commitment to perfecting even the finest detail is a hallmark of the E&O Group, where the leading lifestyle developer forges promising futures rooted in its values of grace, refinement and integrity.

Such is evident in the development of Seri Tanjung Pinang, an award-winning seafront address. It marked the first of its kind in Penang's history, featuring a showcase of luxury residential enclaves and flourishing retail promenades. Since its launch in 2005, this masterplanned development is now hailed as the most desired residential address in Penang, serving as a home to an international community of over 30 nationalities.



Conlay
Kuala Lumpur City Centre

THOSE WHO KNOW *Insist* ON E&O

The E&O Group brings 140 years of expertise to the premier lifestyle property industry, having built its reputation with a decorated portfolio of high-end properties — delivering the art of fine living across Malaysia, as well as internationally.



The Peak
Damansara Heights, Kuala Lumpur



Avira Garden Terraces
Medini Iskandar, Johor



Princes House
London



EASTERN & ORIENTAL BERHAD (555-K)

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A development by
Persada Mentari Sdn Bhd 201701006533 (1220698-M)



KWEST

Andaman by E&O



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Developer: Persada Mentari Sdn Bhd (1220698-M) • Developer's Address: 3F-G-1 Straits Quay, Jalan Seri Tanjung Pinang, Tanjung Tokong, 10470 Pulau Pinang, Malaysia • T:+604 890 9999 • F: +604 899 1122 • Developer's License: 20199/12-2028/1522(R) (Validity Period: 14/12/2023 - 13/12/2028) • Land Tenure: Freehold • Expected Date of Completion: July 2030 • Approving Authority: Jabatan Perancangan Bandar & Desa Negeri Pulau Pinang (Reference No.: JPBD/PG/P2/PB-0128) • Sales & Advertising Permit: 20199-10/12-2028/1057(N)-(S) (Validity Period: 25/12/2025 – 24/12/2028) • Land Encumbrances: OCBC Bank (Malaysia) Berhad • Total Units: 1080 units • Selling Price: RM 751,300.00 (Min); RM 1,909,600.00 (Max.) • Development Type: Service Apartment



www.easternandoriental.com