

Lightwater
RESIDENCES

The distant horizon is a silent covenant,
while dawn paints a gilded masterpiece for your eyes alone,
and the soft waves hum songs of opulence.
Beyond being an address of prestige, Lightwater Residences
captures the heart with an allure of elegance.
It is an enigma that many will admire and appreciate,
but only the discerning can own.

Luxe Legacy by the Sea

Lightwater Residences is an enduring promise,
awaiting its rightful heir.



Lifestyle of Prestige

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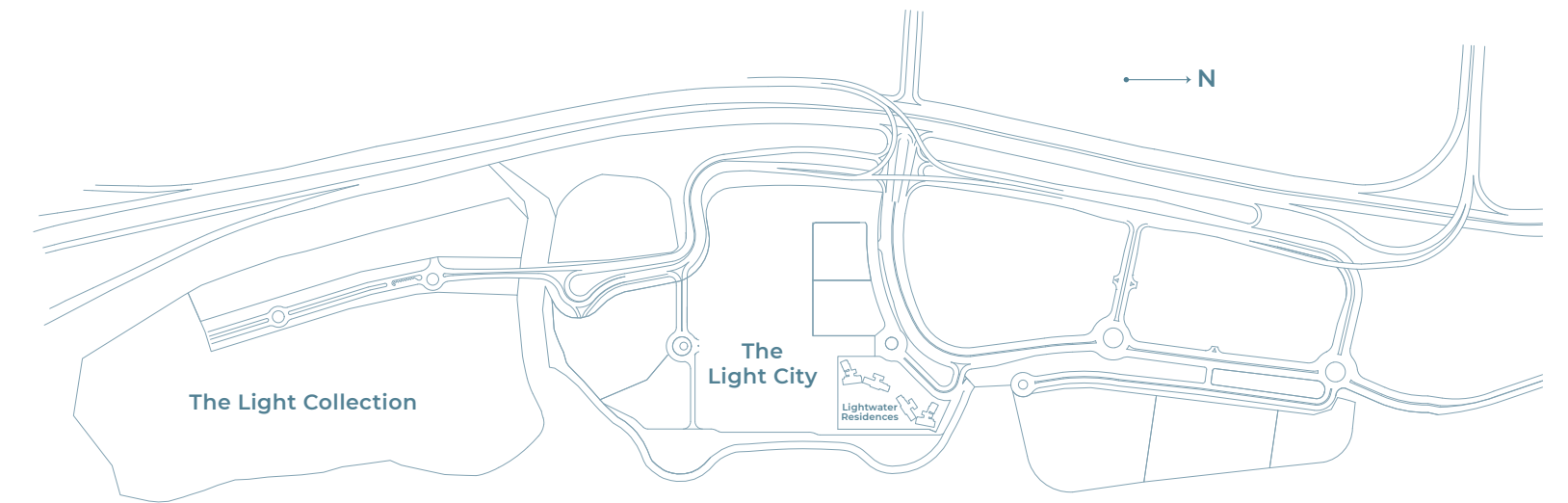


*Artist's Impression Only

A Dream Built on Coveted Shores

Positioned in the most prominent location
of the prestigious The Light City,
Lightwater Residences embodies both luxury and exclusivity.
Every detail is an ode to architectural sophistication
and a tribute to exquisite craftsmanship.
This epitome of luxury stands as a testament to
refined living, offering breathtaking views of
the iconic Penang Bridge and providing a panorama
that is both spectacular and serene.





Situated along the eastern coastline of Penang, The Light Waterfront Penang has achieved international acclaim for its unique blend of residential and commercial developments, and for being one of Penang's defining landmarks. Within this prestigious area lies The Light City, home to the magnificent Lightwater Residences. This masterplanned community seamlessly integrates luxury living with vibrant commerce, making it a standout in coastal brilliance.

*Artist's Impression Only



THE LIGHT CITY

Masterfully planned and intelligently integrated, this acclaimed development creates an unparalleled ecosystem that seamlessly blends residential, commercial, and recreational spaces. The Light City raises the standard for waterfront living with its diverse array of living spaces, business hubs, shopping centres, office towers, convention centre and hotels. Each component is meticulously designed to establish a distinct identity, setting a new standard in excellence.

*Artist's Impression Only



Elevate Your Everyday
with Extraordinary
Experiences

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At Lightwater Residences, every detail is meticulously designed for discerning tastes. Begin your mornings with bespoke coffee, indulge in luxury shopping, and savour wondrous dining—all within the vibrant expanse of The Light City. This integrated urban sanctuary offers seamless access to world-class amenities, including exclusive shoppes, a state-of-the-art convention centre, and serene waterfront promenades. Evenings at Lightwater Residences bring endless possibilities. Attend elite events at the convention centre, unwind along tranquil promenades, or host gatherings in your sophisticated home. Immerse yourself in a lifestyle where each day is set against the dynamic backdrop of Penang's most prestigious urban development.



Opulence that
Graces Penang's Skyline



*Artist's Impression Only



TOWER B

Be Greeted by
Grandeur Every Time
You Come Home

*Artist's Impression Only



Lightwater

RESIDENCES



Haven of Serenity & Relaxation

*Artist's Impression Only

The image depicts a high-end outdoor lounge and pool area. On the right, a curved wooden structure with a perforated metal facade houses a lounge with modern seating and tables. To the left, a swimming pool is surrounded by lush tropical plants, including several tall palm trees. In the background, a bridge is visible across a body of water under a clear sky.

Nature's Symphony Fills the Air and Fulfills the Heart

At Lightwater Residences, every moment is a testament to the unparalleled beauty and tranquility that only nature can provide. Its landscape pays homage to the serene convergence of estuaries and our deep-rooted bond with nature. This exquisite design philosophy seamlessly weaves nature into living spaces, sculpting a sanctuary that promotes a profound sense of well-being. Imagine the soothing dance of estuary waters, the gentle caress of the wind, and the lush embrace of verdant greenery.

This environment instills a deep sense of connection, reminiscent of being cradled in nature's tender embrace.

Versatile Zones that Indulge Every Mood

Immerse yourself in the intricately designed 6th floor, where each space is a testament to a specific ambiance and function. Divided into Entertainment, Wellness, Shared Space, and Quiet zones, this floor caters to every mood, need, and desire. Whether you're seeking a serene escape or an energetic gathering, find your perfect niche amidst these meticulously planned zones. Revel in moments of solitude, engage in collective celebrations, or simply bask in the array of offerings tailored for every occasion.

At Lightwater Residences, every corner promises a unique experience, and every moment resonates with luxury.



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Sky's the Limit
When You Crave
Ultimate Bliss



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At Level 25, luxury transcends mere amenities; it becomes a way of life. Every detail and every corner have been meticulously crafted to cater to sophisticated tastes.

From tranquil relaxation areas to state-of-the-art facilities, immerse yourself in an environment designed for ultimate indulgence. With panoramic vistas as your backdrop, savour moments of pure bliss amidst the clouds. Experience a world where opulence knows no bounds and let Level 25 elevate your standards of luxury to new heights.

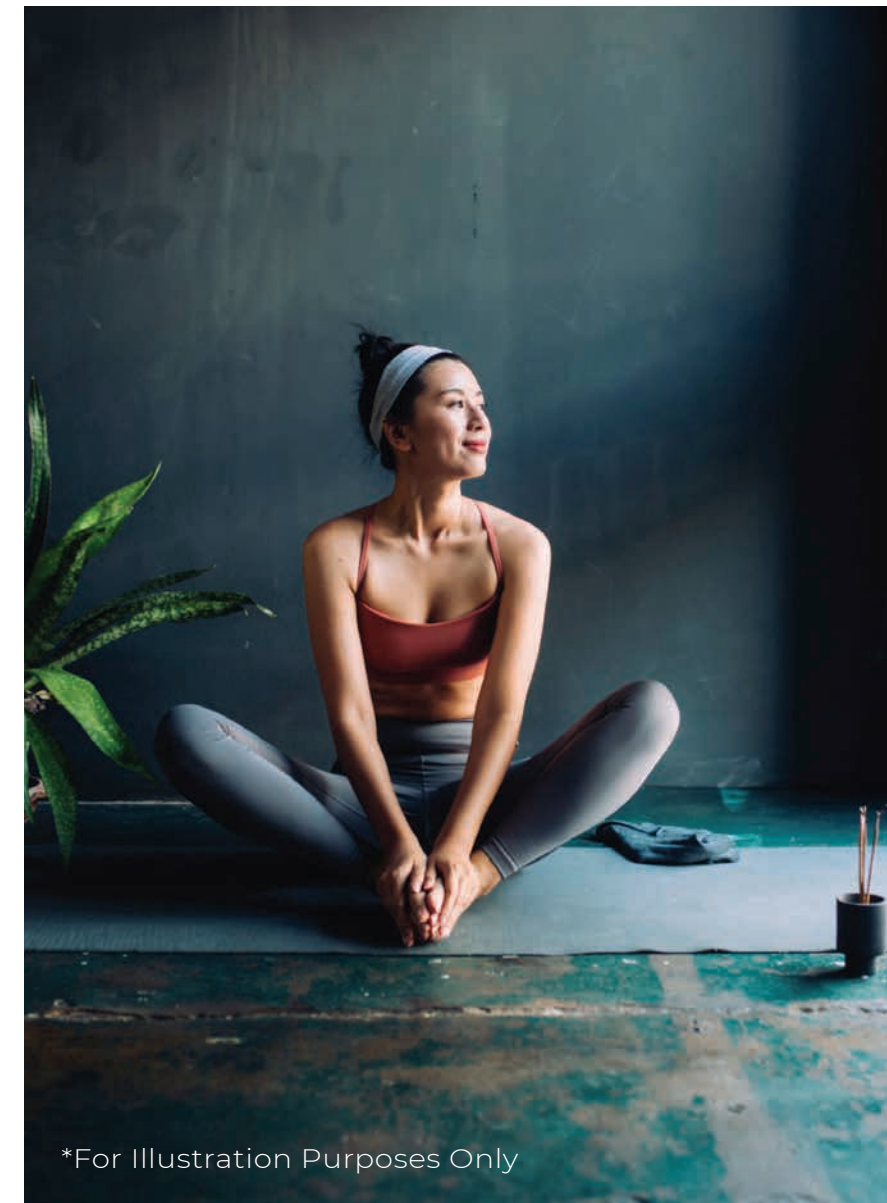




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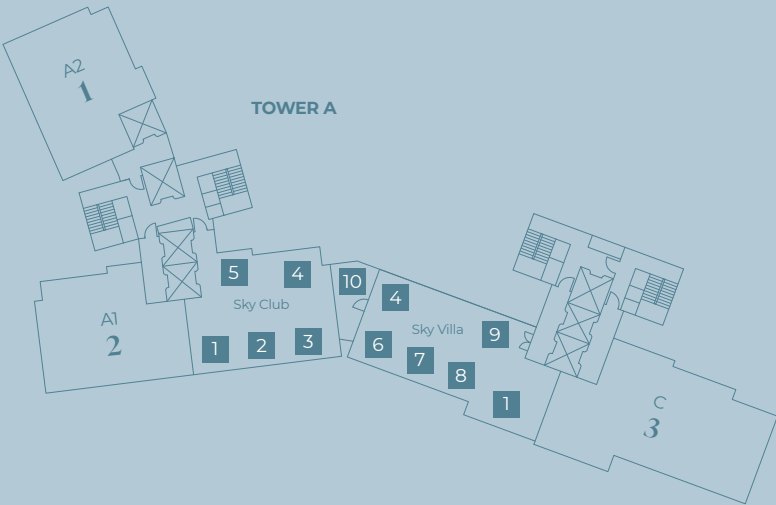
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Level 6 Facilities & Landscape Plan

Level 25 Facilities Plan



- 1 Media Room
- 2 Music Room
- 3 Yoga Deck
- 4 Games Room
- 5 Fitness Room
- 6 Indoor Children's Playground
- 7 Fitness Station
- 8 Gymnasium
- 9 Lounge
- 10 Multipurpose Hall
- 11 Discussion Room
- 12 Kitchen
- 13 Toilet & Changing Room
- 14 Study/Reading Room
- 15 Meditation Room
- 16 Studio Room
- 17 Wellness Room

- 1 Sky Lounge
- 2 Whisky Lounge
- 3 Cigar Room
- 4 Pantry
- 5 Wash Room
- 6 Games
- 7 Private Dining
- 8 Jacuzzi
- 9 Powder Room
- 10 Lanai
- 11 Sauna Room
- 12 Changing Room
- 13 Wellness Room

Unparalleled Elegance
and Ocean Views
in Every Unit



Embracing an aesthetic design that seamlessly blends elegance and function, each unit at Lightwater Residences is optimally positioned to offer breathtaking, unobstructed sea views. Spacious built-up sizes cater to families of all sizes, complemented by stylish, modern layouts that transform everyday living into an extraordinary experience. Every detail is crafted to ensure that living here is a pleasure for everyone.



Floor Plan

Typical Floor

Level

7 - 10, 13 - 18,
21 - 23, 27 - 33

Level

11, 12, 19 & 20

Level

23A

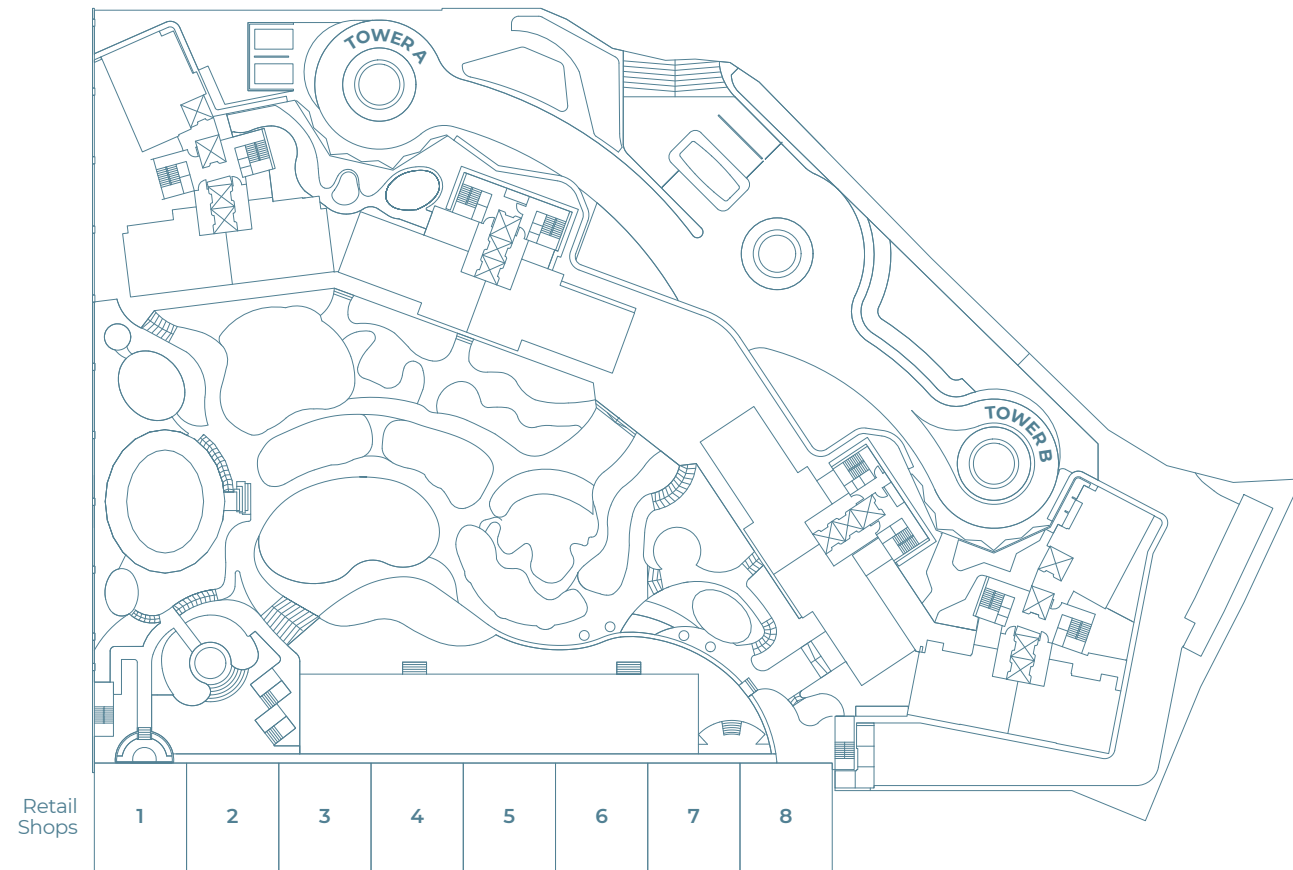
Level

26

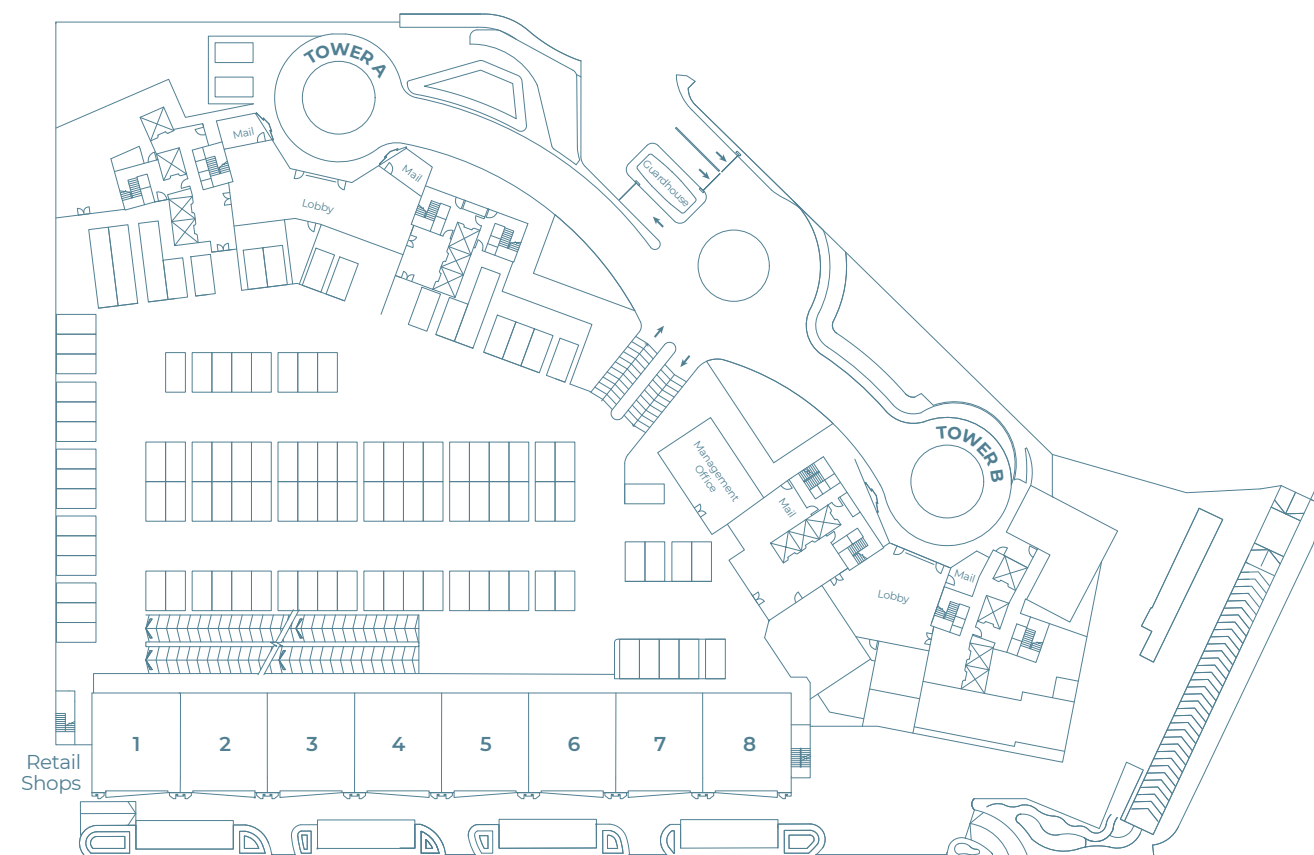
Penthouse

Level

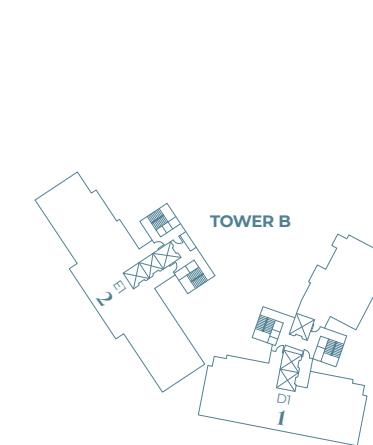
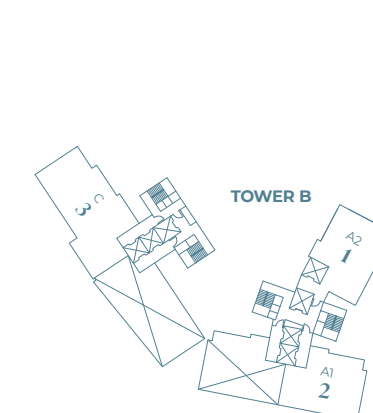
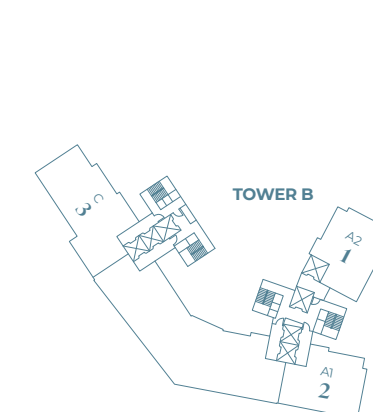
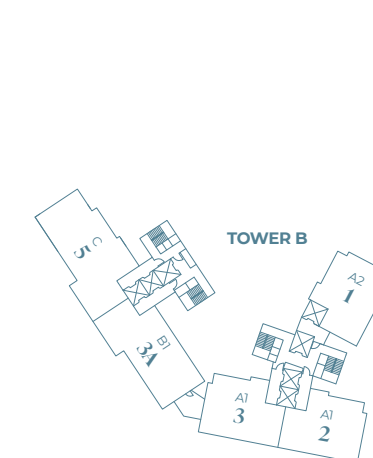
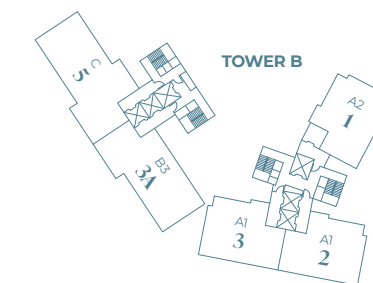
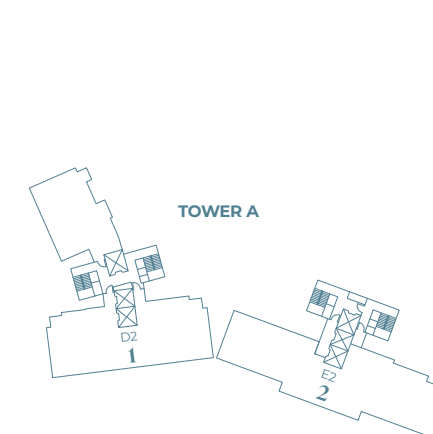
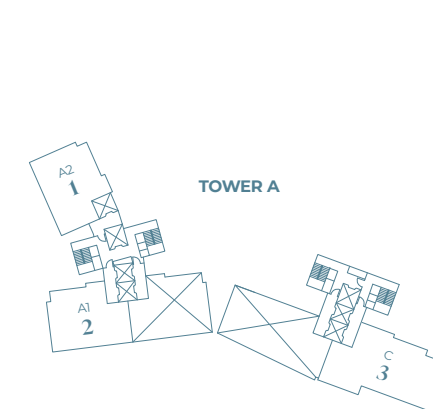
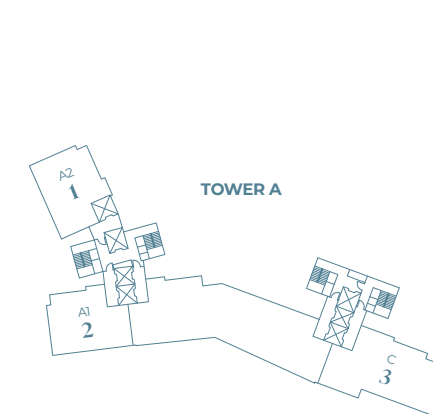
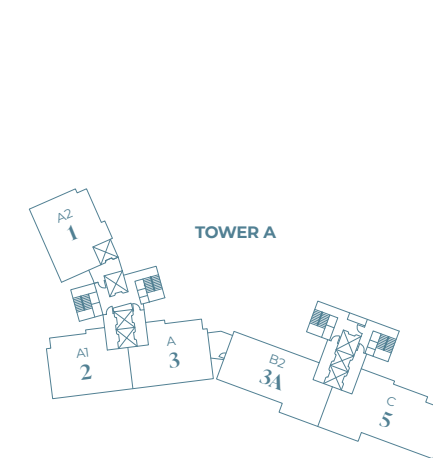
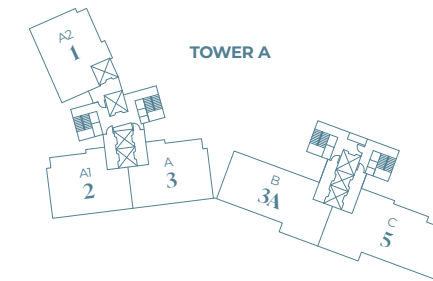
33A

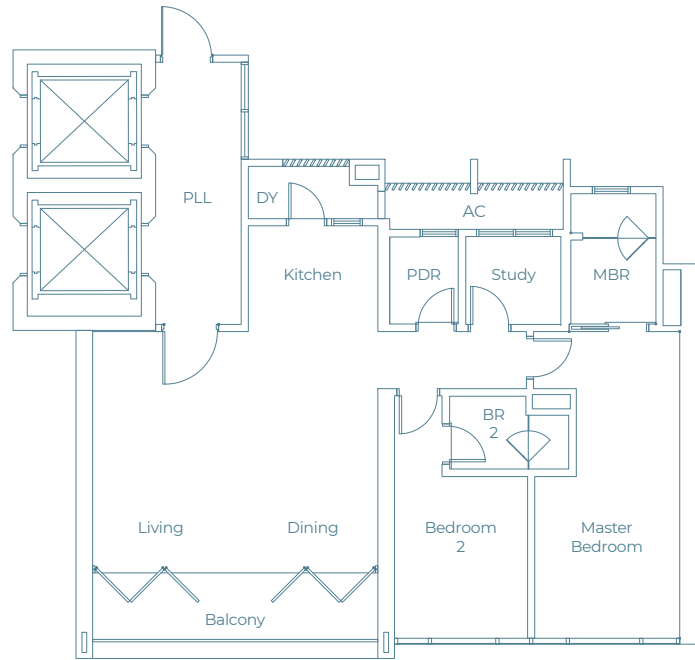


Site Plan



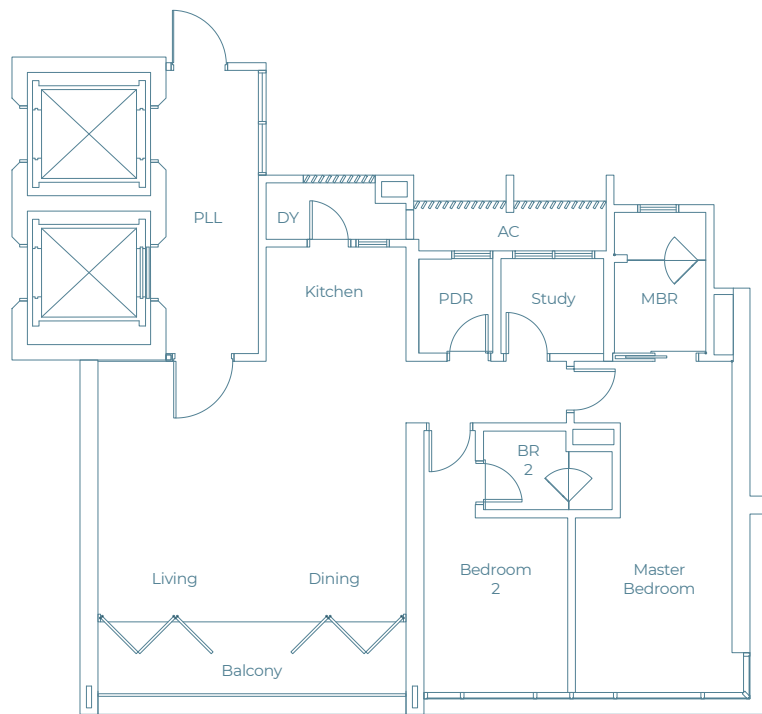
Level 2





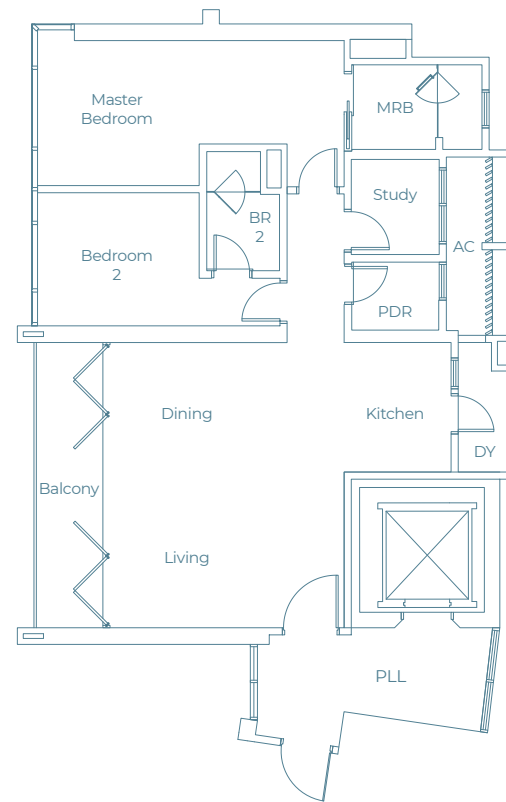
A

Build-up
107 sm. / 1152 sf.
Accessory Parcel
16 sm. / 172 sf.



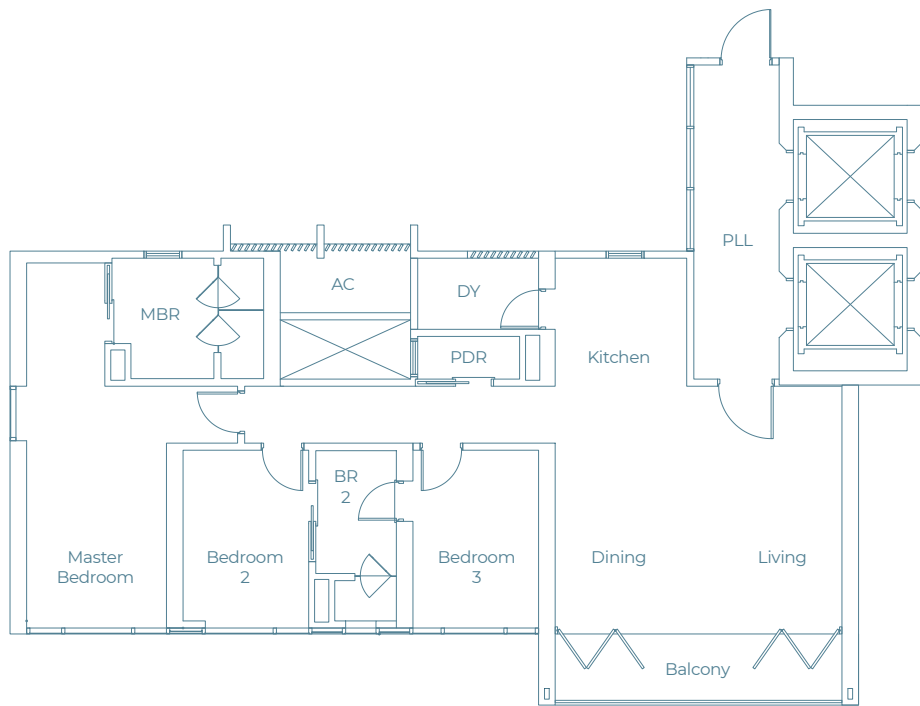
A1

Build-up
107 sm. / 1152 sf.
Accessory Parcel
16 sm. / 172 sf.



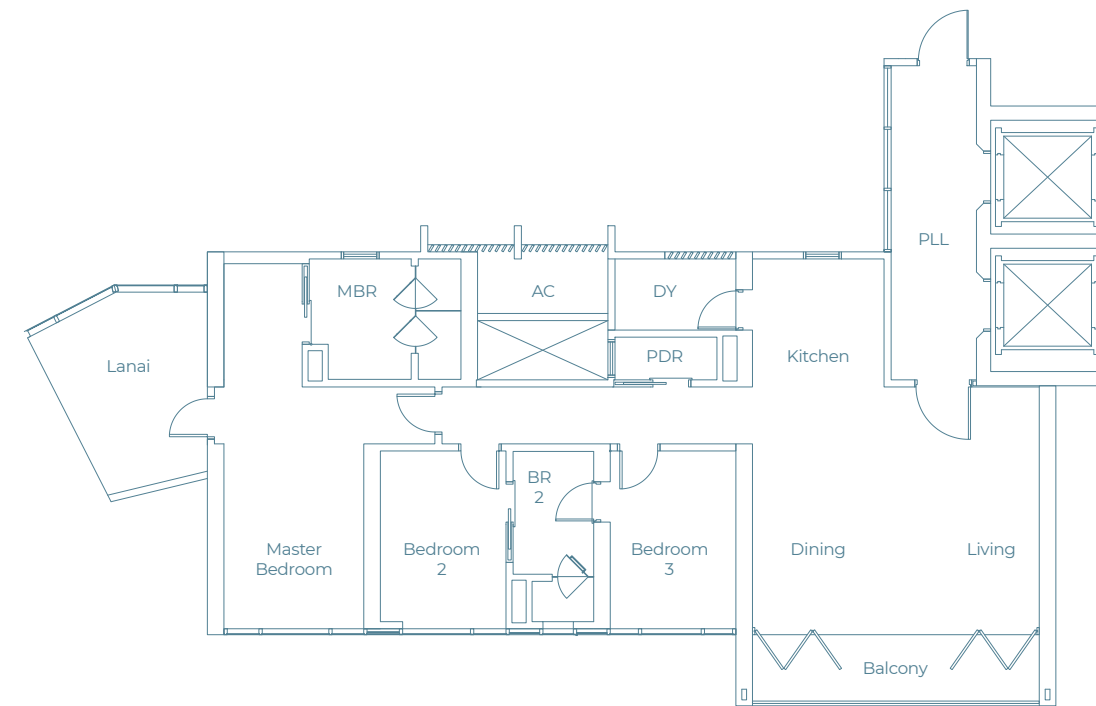
A2

Build-up
107 sm. / 1152 sf.
Accessory Parcel
16 sm. / 172 sf.



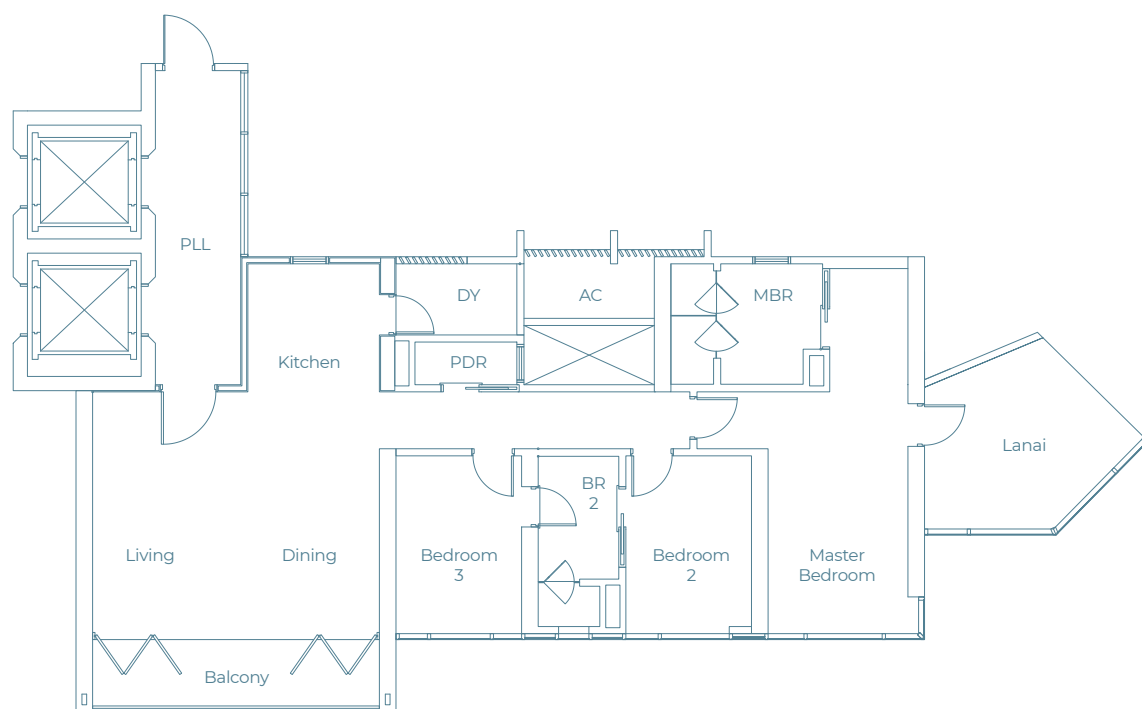
B

Build-up
131 sm. / 1410 sf.
Accessory Parcel
18 sm. / 194 sf.



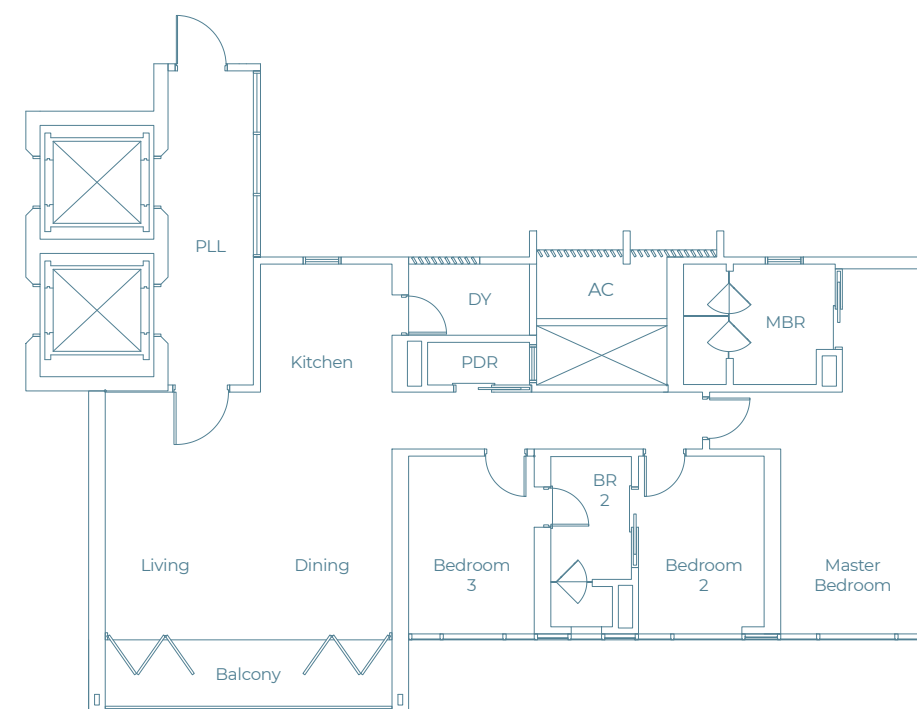
B2

Build-up
145 sm. / 1561 sf.
Accessory Parcel
18 sm. / 194 sf.



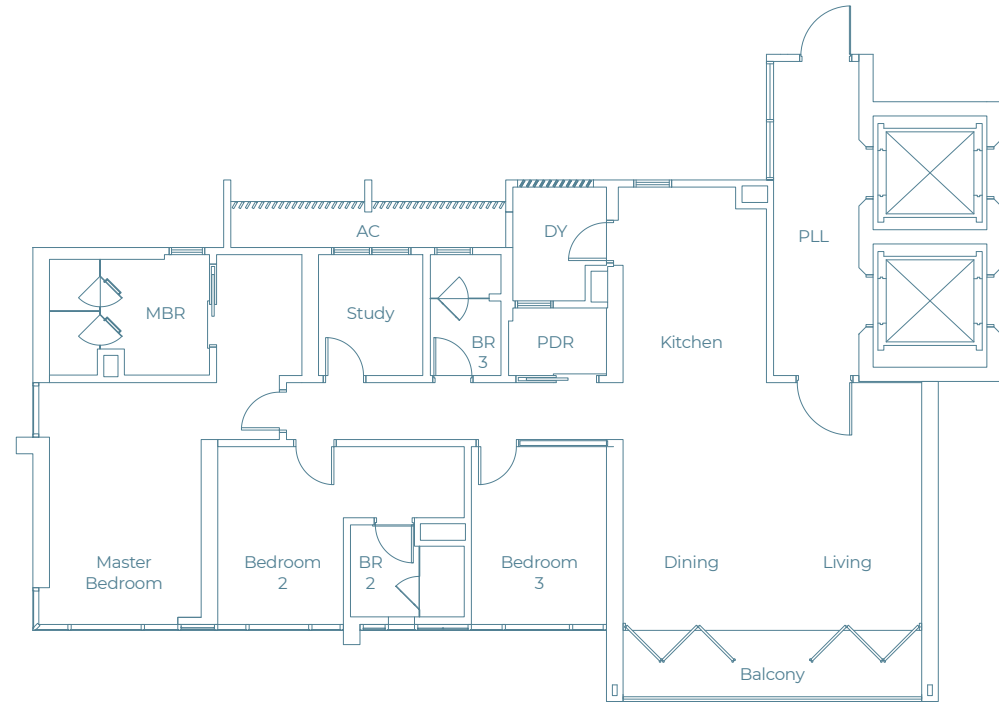
B1

Build-up
146 sm. / 1572 sf.
Accessory Parcel
18 sm. / 194 sf.



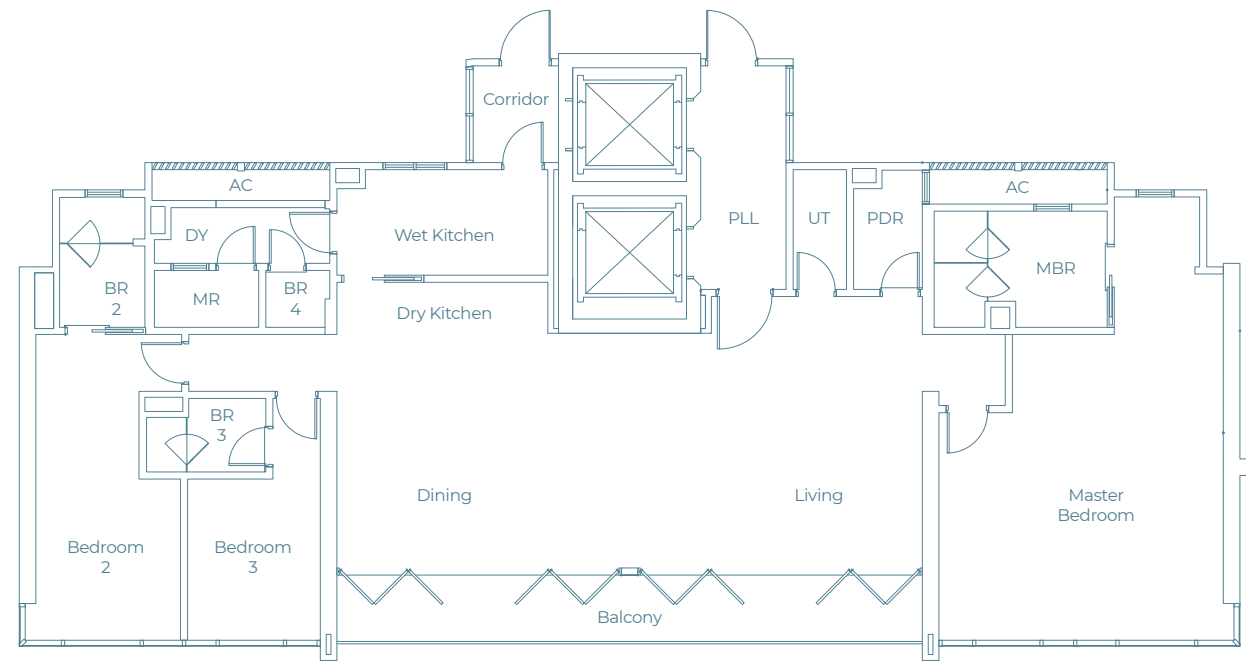
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Build-up
131 sm. / 1410 sf.
Accessory Parcel
18 sm. / 194 sf.



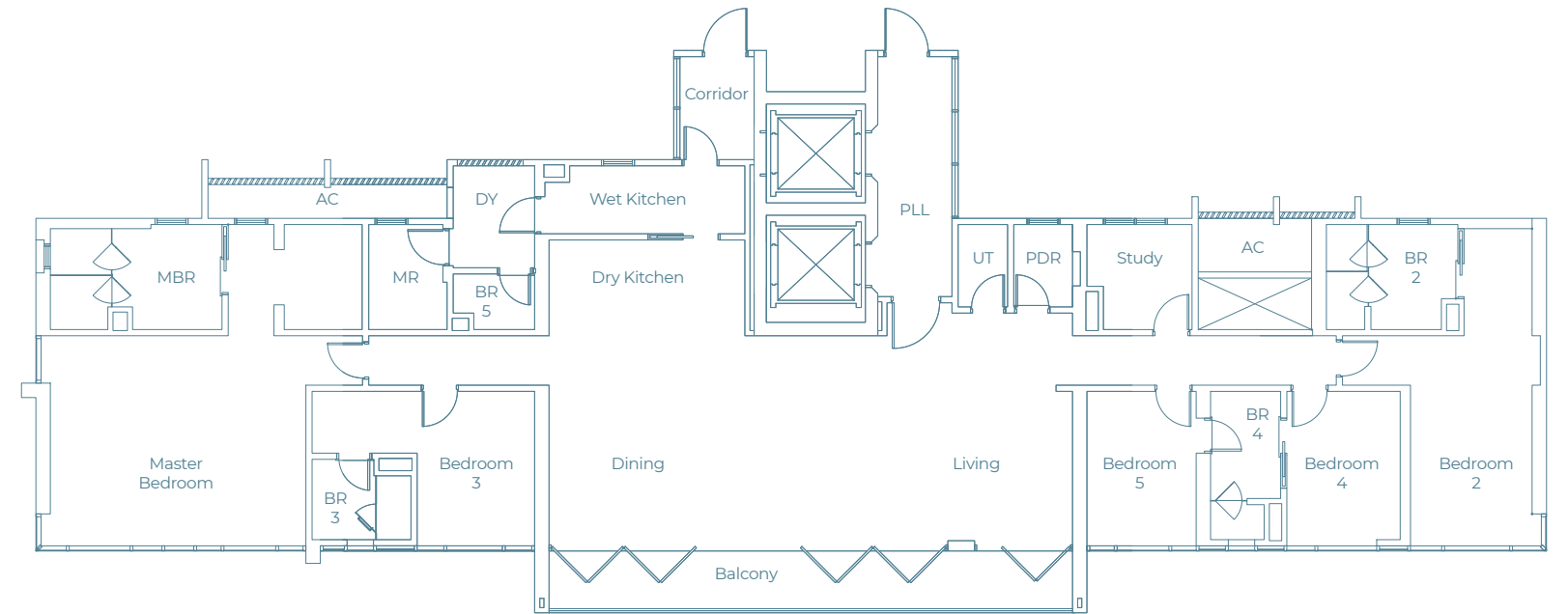
C

Build-up
157 sm. / 1690 sf.
Accessory Parcel
19 sm. / 205 sf.



D1

Build-up
228 sm. / 2454 sf.
Accessory Parcel
20 sm. / 215 sf.



E1

Build-up
296 sm. / 3186 sf.
Accessory Parcel
26 sm. / 280 sf.



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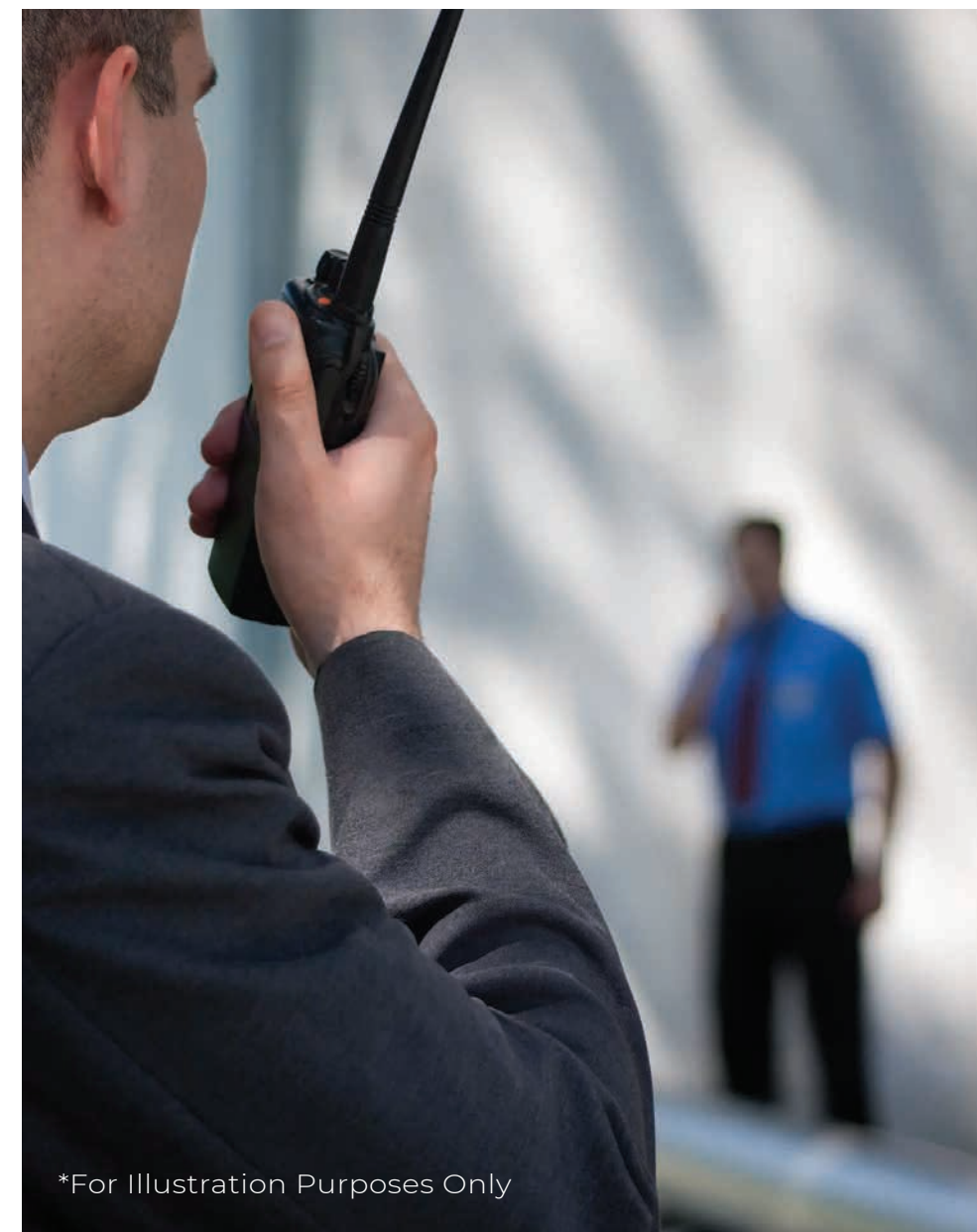


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The Pinnacle of Smart Luxury Living, Elevated by Security

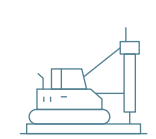
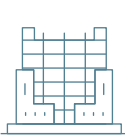
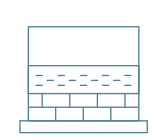
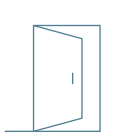
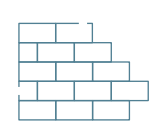
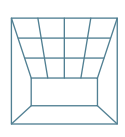
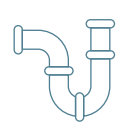
At Lightwater Residences, smart living and unmatched security converge to create a sanctuary of peace and sophistication. Cutting-edge security features and advanced technology including personalised QR codes for visitors ensuring privacy and an exclusive lifestyle.

Enhancing this seamless living experience are advanced smart features such as electric car charging stations and exclusive resident apps, which streamline daily tasks while promoting environmental sustainability. Embrace a lifestyle where luxury meets innovation, with every moment imbued with the assurance of unparalleled security.



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Specifications

	Piling Piling according to engineer's specification		Structure Reinforced concrete frame
	Wall Reinforced concrete walls		Roofing Concrete roof
	Windows Aluminium frame with glass		Doors - Timber door for main door - Semi core timber door for other rooms
	Ironmongery Approved/quality lockset		Paint - Weather-resistant paint finish for external walls - Emulsion paint finish for internal walls
	Wall Finishes - Ceiling height porcelain tiles for bathroom - Porcelain tiles for kitchen - Plaster & paint finish for other wall		Ceiling - Concrete ceiling with paint finish - Plaster ceiling for bathrooms
	Floor Finishes - Porcelain tiles for living, dining, kitchen, bathrooms, balcony & dry yard - Engineered wood for bedrooms		Sanitary & Plumbing Fittings Refer to Appendix A
	Electrical Installation Refer to Appendix B		

Sanitary & Plumbing Fittings
Appendix A

No	Type	A	A1	A2	B	B1	B2	B3	C	D1	D2	E1	E2
1	Shower Screen	2	2	2	2	2	2	2	3	3	3	4	4
2	Shower Rose	2	2	2	2	2	2	2	3	4	4	5	5
3	Sink	3	3	3	4	4	4	4	5	6	6	8	8
4	Water Closet (WC)	3	3	3	3	3	3	3	4	5	5	6	6
5	Toilet Tissue Paper Holder	3	3	3	3	3	3	3	4	5	5	6	6
6	Water Tap	9	9	9	10	10	10	10	13	15	15	18	18
7	Kitchen Sink	1	1	1	1	1	1	1	2	2	2	2	2

Electrical Installation
Appendix B

No	Type	A	A1	A2	B	B1	B2	B3	C	D1	D2	E1	E2
1	Lighting Point	22	22	22	25	27	27	25	30	45	45	52	52
2	Power Point	19	19	19	22	24	24	22	25	31	31	42	42
3	TV Point	2	2	2	2	2	2	2	3	3	3	3	3
4	Internet Point	3	3	3	2	2	2	2	4	3	3	5	5

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A JOINT DEVELOPMENT BY





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Developer License No.:19902/03-2027/0059(A) • Validity Period: 10/03/2022 - 16/03/2027• Advertising Permit No.:19902-2/04-2027/0306(N)-(S)• Validity Period: 08/04/2024 - 07/04/2027 • Developer: Jaringan Simfoni Sdn. Bhd. (201501002724(1128056-T)) • Address: 2nd Floor, Wisma IJM, Jalan Yong Shook Lin, 46050 Petaling Jaya, Selangor Darul Ehsan • Tel: 604-3709999 • Development: Lightwater Residences • Condominium Tower A • Price of Condominium Tower A: RM2,390,000 – RM7,132,000 • Type of Residence: Condominium 107m² - 296m² • Total Floors: 34 • Total No. of Units: 131 • Condominium Tower B • Price of Condominium Tower B: RM2,414,000 – RM7,132,000 • Type of Residence: Condominium 107m² - 296m² • Total Floors: 34 • Total No. of Units: 131 • Total Unit Type A: 24 • Total Unit Type A1: 78 • Total Unit Type A2: 54 • Total Unit Type B: 20 • Total Unit Type B1: 4 • Total Unit Type B2: 4 • Total Unit Type B3: 20 • Total Unit Type C: 54 • Total Unit Type D1 & D2: 2 • Total Unit Type E1 & E2: 2 • Land Tenure: Freehold • Land Encumbrances: CIMB Investment Bank Bhd, Malayan Banking Bhd, OCBC (Malaysia) Bhd & RHB Bank Bhd • Period of Land Encumbrances: 60 Months • Total No. of Car Park: 638 • Accessory Parcel: Air Conditioner Ledge, Private Lift Lobby, Private Corridor, Locker & Car Park (Except Visitor Car Park) • 5% Discount for Bumiputra • Expected Completion Date: December 2028 • Approving Authority: Majlis Bandaraya Pulau Pinang • Building Plan Approval No.: MBPP/ILCS-OSC/PB2142/23 • Restriction in Interest: This land shall not be transferred, conveyed or disposed, charged, leased or sub-leased in the 2 years from registration of the transfer to the first purchaser without the consent in writing of the State Authority. After this period consent from the State Authority is not required for any transaction. This restriction is in conformity with clause 17.1(f)(iii) of the Agreement. All art renderings shown are artist's impression only. All information and specifications are current at the time of going to the press and are subject to amendments as may be approved or required by the relevant authorities and/or the architect. Not to be treated as an offer for sale.

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