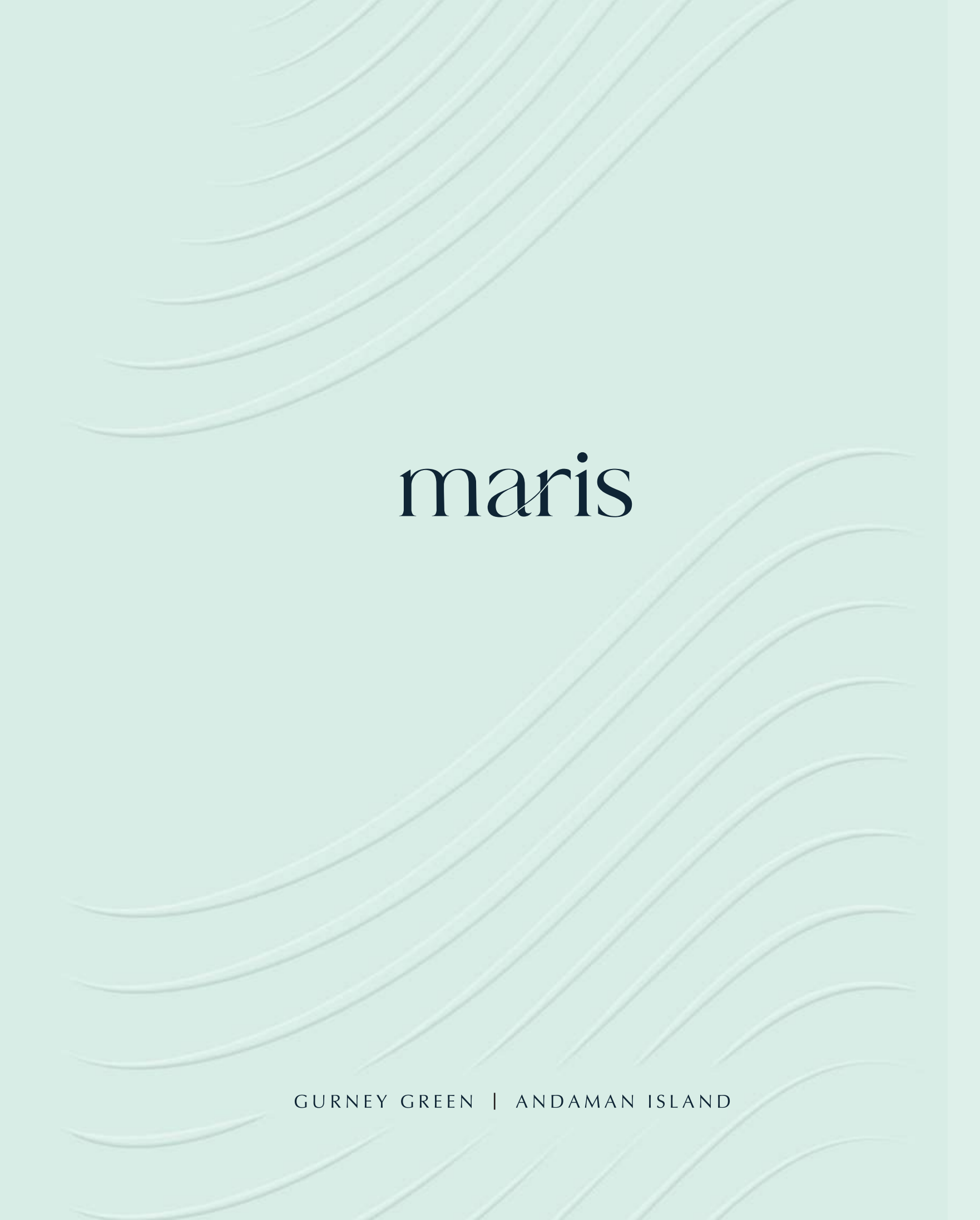




maris

GURNEY GREEN | ANDAMAN ISLAND

The Radiance In Life

Embark on a journey to Maris, a private sanctuary where coastal allure meets urban vitality.

Designed for adventurers at heart, Maris offers easy access to a vibrant waterfront retail promenade in the heart of the lively Gurney Green. As the sun sets, retreat into elegant spaces for relaxation and rejuvenation.

More than a residence, Maris is a lifestyle haven where modern elegance and natural beauty blend seamlessly, elevating everyday living.

Life's Rhythm. In Resonance

Welcome to Andaman, the most curated island in both Penang and Malaysia.

Spanning 760 acres, Andaman offers city-island living with timeless homes, modern amenities, seamless connectivity, and a commitment to sustainability.

Andaman is more than an address, it is a generational home, a thriving community, and a lifestyle statement. Here, one can truly immerse in the rhythm of life.



Artist's Impression

The Most Curated Island In Malaysia

Life in Andaman is anchored by four essential pillars, merging wellness principles and modern conveniences to create one of Malaysia’s most liveable communities.

ACCESSIBILITY



Linked by two bridges, Andaman offers exceptional connectivity to Penang's most notable locations. Its meticulously planned infrastructure promotes walkability, embodying the 15-minute city philosophy.

SUSTAINABILITY



Designed to achieve GreenRE Platinum certification, Andaman incorporates eco-friendly practices to minimise its carbon footprint, ensuring future generations’ wellbeing.

COMMUNITY



Featuring ample open spaces and communal areas, Andaman fosters social connections and encourages a wellness-focused lifestyle, creating a dynamic and inclusive atmosphere.

QUALITY OF LIFE



A prestigious address that exemplifies live, work, and play — where residents can enjoy a lifestyle that bridges reality and retreat, anchored by elegant and timeless homes.



GURNEY GREEN

A Symphony Of Energy

At the heart of Andaman, Gurney Green spans 75 acres and is strategically located near Gurney Drive, fronting the marina berth. Residents have access to diverse dining and entertainment options, commercial spaces, business towers, and modern residences – all within 15 minutes from home.

This vibrant district provides the perfect setting to embrace and enjoy life’s radiance.

A Holistic Master Plan



Andaman is designed as a global destination for diverse lifestyles. Built on the foundation of sustainable living, it features tranquil residential neighbourhoods, and lively commercial and retail hubs across three distinct districts, nurturing an exceptional way of life.





A Gem By The Sea

Rising gracefully along Gurney Green's waterfront, Maris is the first high-rise serviced residence fronting the marina berth.

These thoughtfully curated homes provide tropics-inspired facilities, complemented by a vibrant retail promenade below. Maris illuminates a well-rounded living experience, crafted for those who pursue dynamic excellence and balance in tranquil indulgence.

- 49-storey
- 516 units of serviced residences
- 8 units of retail offerings

An Enchanting Homecoming

Maris invites residents on an inspiring journey home.
Lush, tree-lined streets and a vibrant tropical resort ambience create
a welcoming arrival, offering an inspiring and pleasant homecoming.



Artist's Impression

An Entrance To Elegance

Step into Maris's grand entrance and lobby, where light and space create an elegant reception. Floor-to-ceiling glass windows offer a stunning view, welcoming residents and visitors alike.





radiate

a brilliance within that pulsates
with vibrant energy



Unveil a living experience
that uplifts the everyday into
the extraordinary.



A Sparkling Social Haven

The retail promenade is linked by a picturesque walkway, providing easy access to retail offerings. Stroll along this path for breathtaking sunset views that paint the sky in golden hues.

For the adventurous, the marina berth serves as a docking haven for sailors and their private vessels.



Artist's Impression



An Epicurean Odyssey

Experience an after-hours lifestyle with social gatherings and dining by the sea beneath Maris. The retail promenade offers vibrant leisure and a backdrop for cherished memories and culinary delights.





Radiating Elegance,
Reflecting Vitality

Artist's Impression



ignite

a spark that inspires and
energises your days



Let vitality flow through
each moment, reinvigorating
your passion for life.





A Sanctuary Of Serenity

Revitalise yourself with tropical resort-inspired facilities, surrounded by palm trees and panoramic views of the Andaman Sea. The facilities deck offers serene spaces to unwind, accompanied by the gentle breeze and soothing wave sounds.



Artist's Impression



A Peaceful
Interlude



Artist's Impression



Above & Beyond

Elevate your workout experience at Maris's state-of-the-art gym, featuring 180-degree views of the Andaman Sea and Penang skyline.

An Oasis Of Opulence

From dusk till dawn, Maris captures an enchanting backdrop for precious occasions. The sky lounge envelops residents and guests in an elegant atmosphere, ideal for intimate soirées and gatherings.



A Sky-high
Splendour



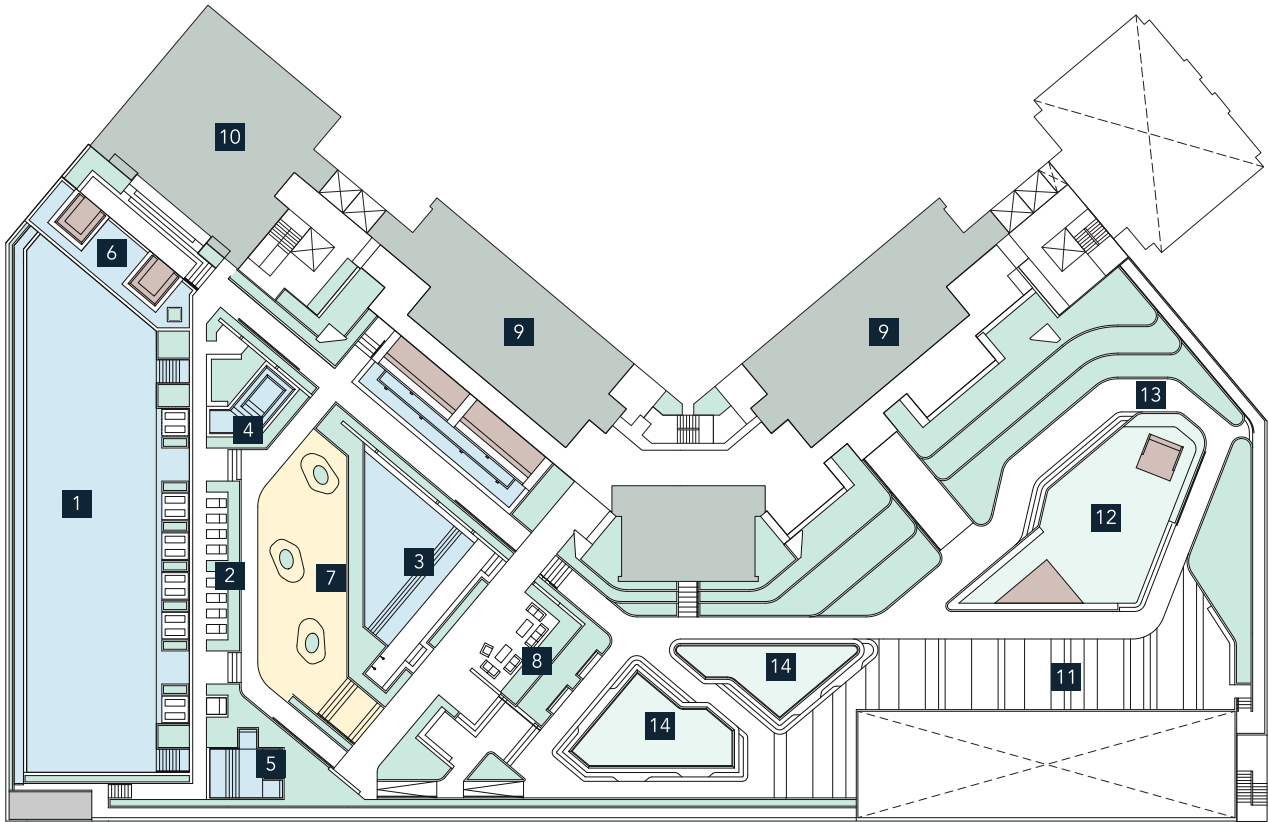
Facilities Podium

LEVEL 5

- | | | | |
|-----------------|-------------------|-------------------|------------------|
| 1 SWIMMING POOL | 5 SPA POOL | 9 EVENT SPACE | 13 SCOOTER TRACK |
| 2 POOL DECK | 6 POOL LOUNGE | 10 GYM | 14 FOREST PARK |
| 3 WADING POOL | 7 SANDPIT | 11 PLAY PARK | |
| 4 JACUZZI | 8 FAMILY PAVILION | 12 TOPIARY GARDEN | |

OTHERS

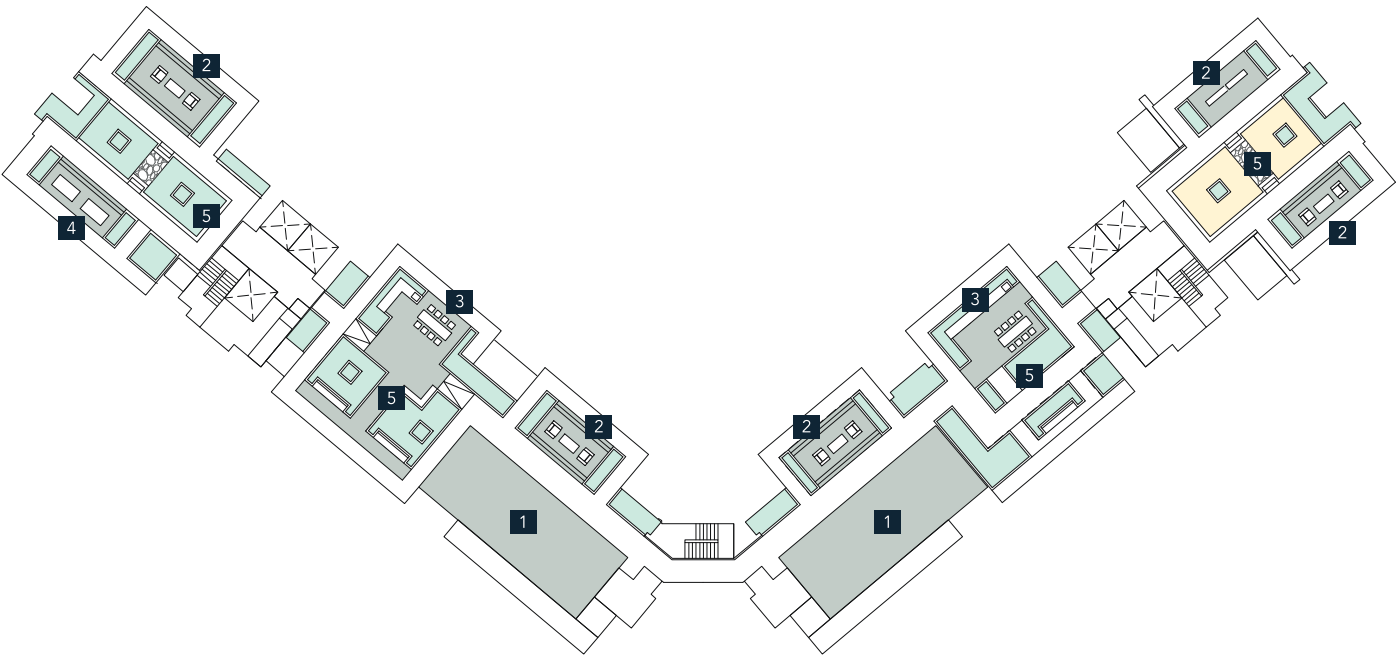
- | | | | |
|-------------------|--------------------|-------------------|---------------------|
| ■ BADMINTON COURT | ■ BASKETBALL COURT | ■ BUSINESS CENTRE | ■ RESIDENT’S LOUNGE |
|-------------------|--------------------|-------------------|---------------------|



Rooftop Podium

LEVEL 49

- | | | |
|------------------------|------------------|-------------|
| 1 FUNCTION ROOM | 3 TERRACE DINING | 5 LANDSCAPE |
| 2 SKY TERRACE / LOUNGE | 4 SWING DAYBEDS | |





A home that nurtures
the body, mind, and soul
with the finest details.



Artist's Impression

A Moment Of Mesmerisation

Most Maris units maximise sea views, revealing captivating scenes for the discerning few. Residents revel in the ever-changing seascape, making every moment priceless.

An Abode Of Lustre

Each home at Maris is a testament to practical yet exquisite craftsmanship. Quality finishes and mindful details enhance each atmosphere, with functional and personal spaces creating a comfortable dwelling.





A Refinement Of Taste

- Furnished units
- Practical storage features
- Premium fittings and finishes
- Distinct functional and personal spaces
- Wider windows for expansive sea views





Actual Show Unit



A Commitment To A Greener Future

Andaman's core commitment to sustainability honours and preserves the environment. Maris proudly holds a Platinum GreenRE Provisional rating, embodying a lifestyle rooted in sustainable values. Practices include:

- Residential Envelope Transmittance Value (RETV) below 20W/m²
- Energy-efficient air conditioning systems
- Ample daylight in living spaces
- LED lighting in common areas
- Naturally-ventilated car parks
- Energy-efficient lifts
- Sheltered bicycle parking bays
- Water-efficient fittings
- Use of Volatile Organic Compound (VOC) paint



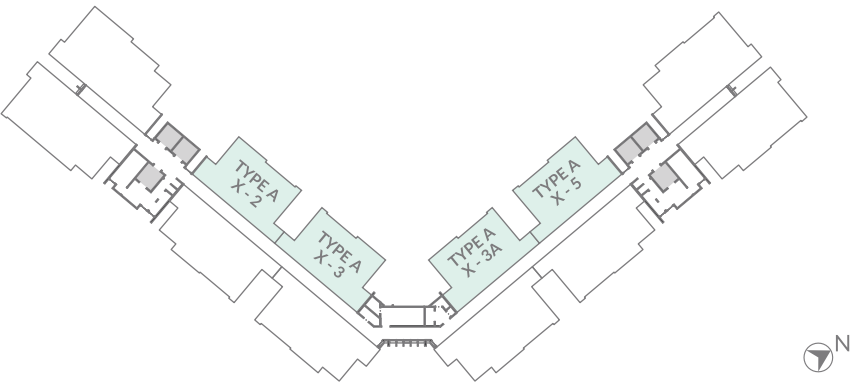
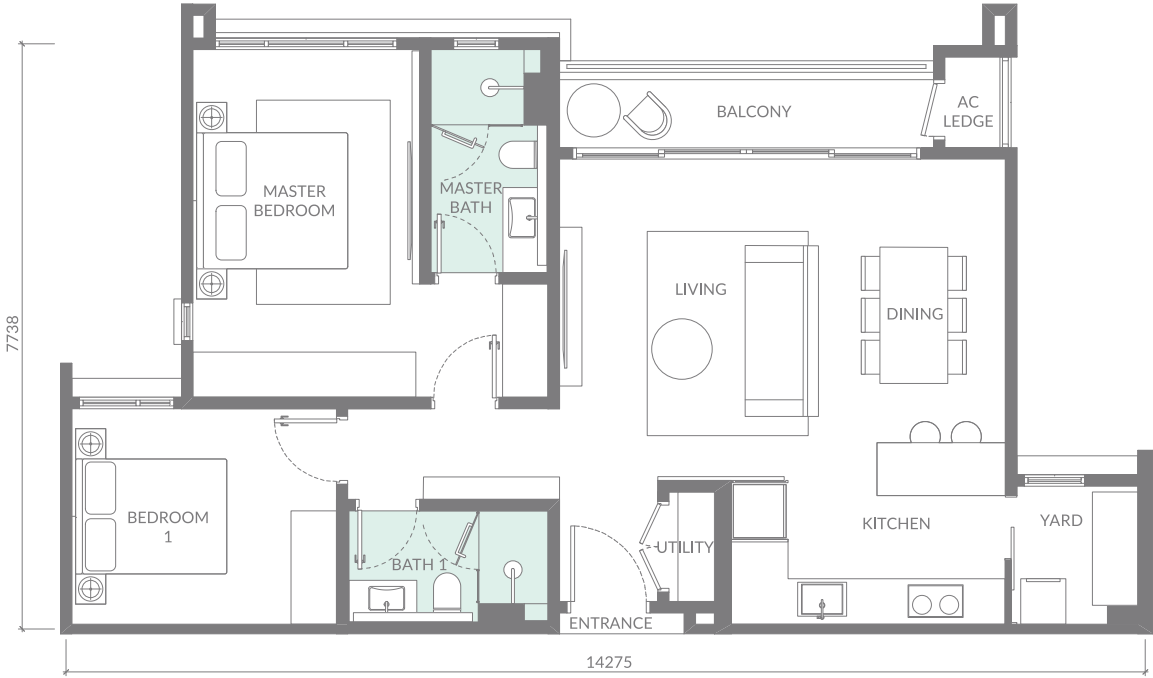
TYPE
A

979 sf | 91 sm

2 Bedrooms

2 Bathrooms

2 Carparks



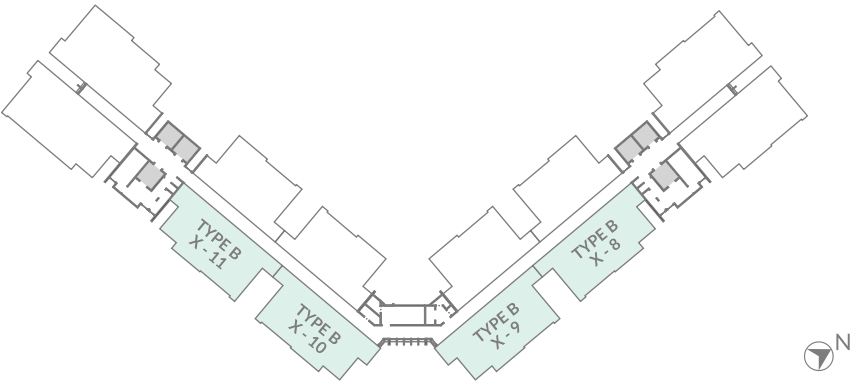
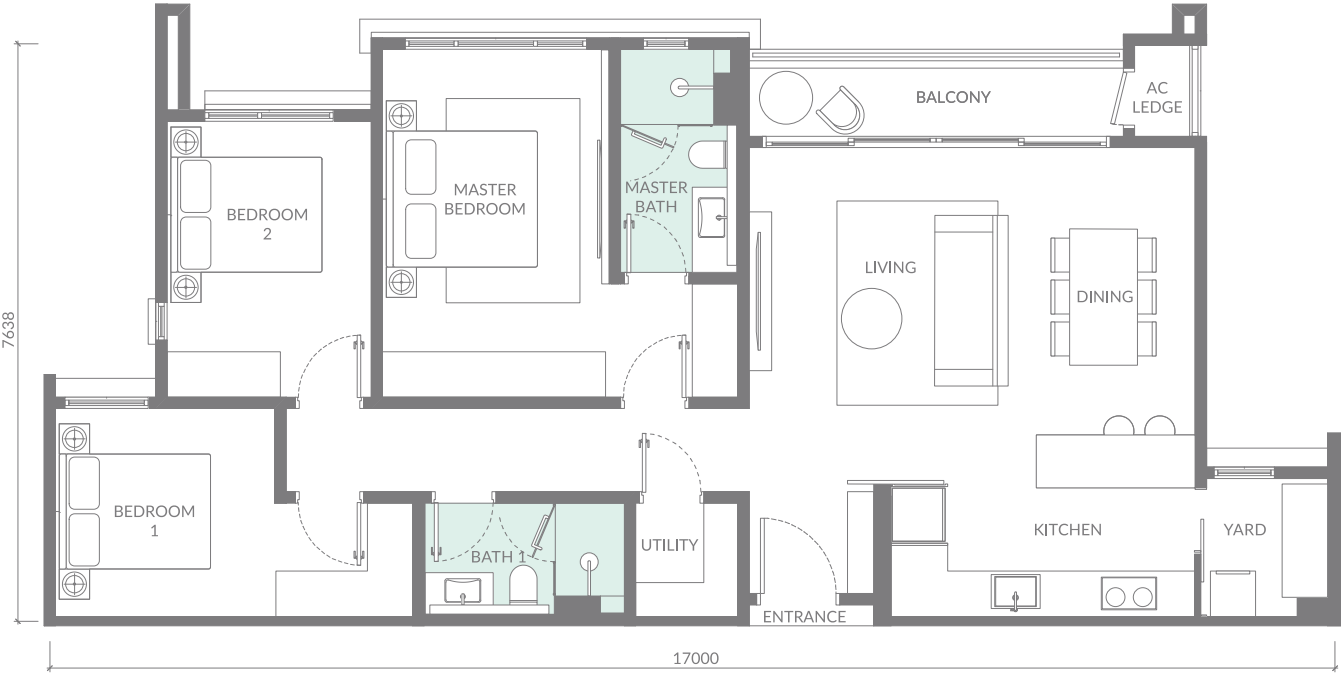
TYPE
B

1,177 sf | 109 sm

3 Bedrooms

2 Bathrooms

2 Carparks



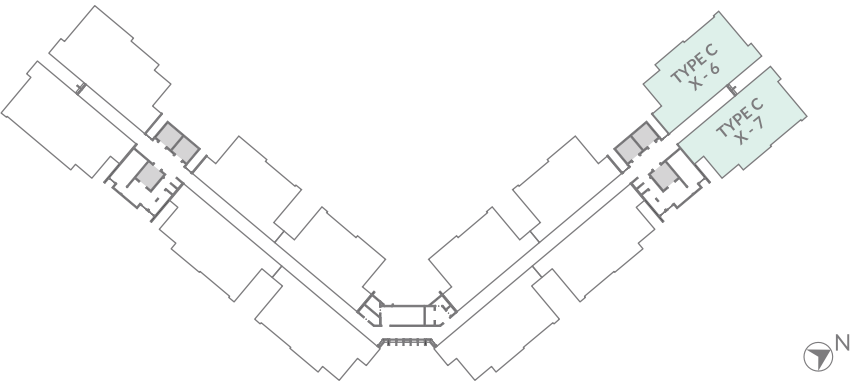
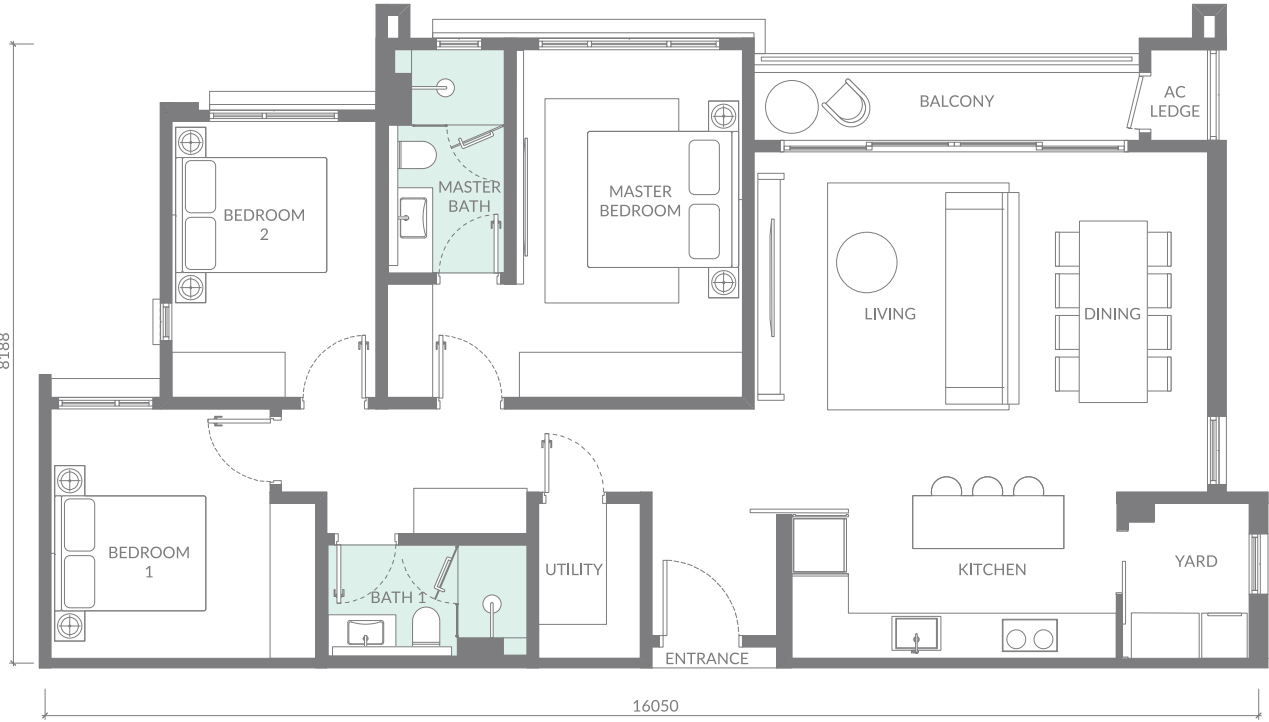
TYPE
C

1,250 sf | 116 sm

3 Bedrooms

2 Bathrooms

3 Carparks



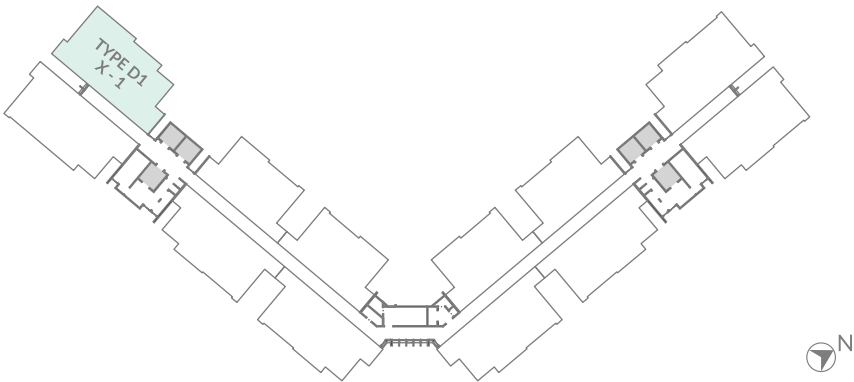
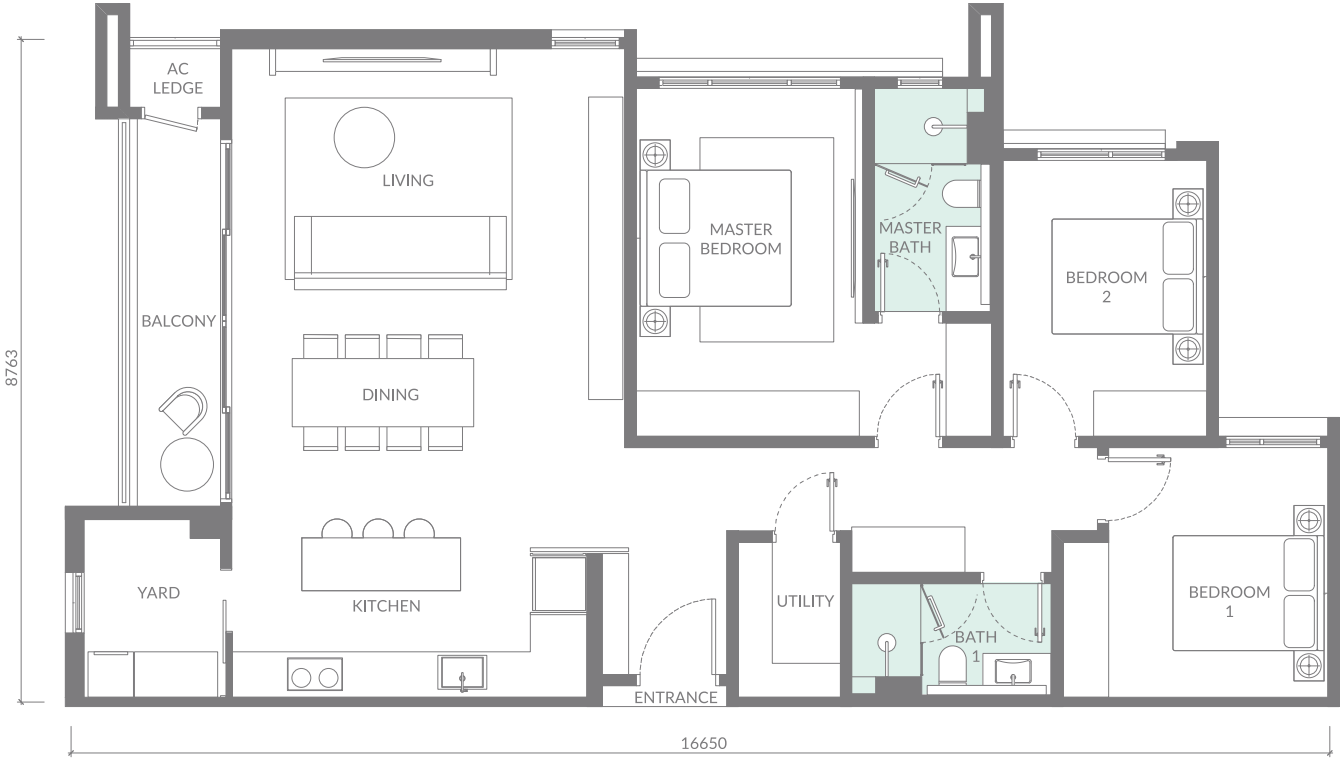
TYPE
D1

1,356 sf | 126 sm

3 Bedrooms

2 Bathrooms

3 Carparks



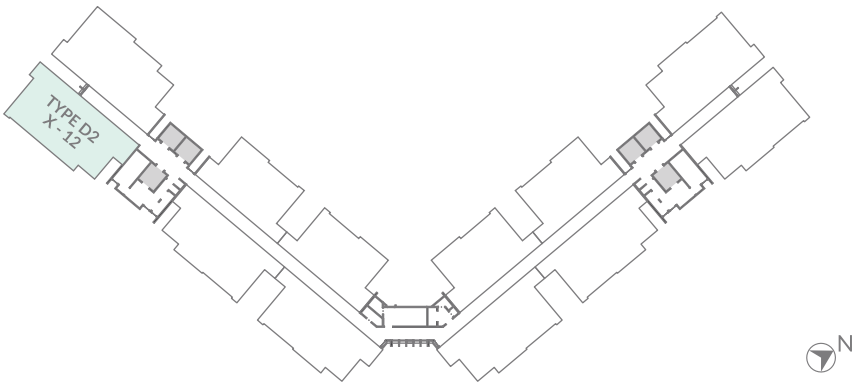
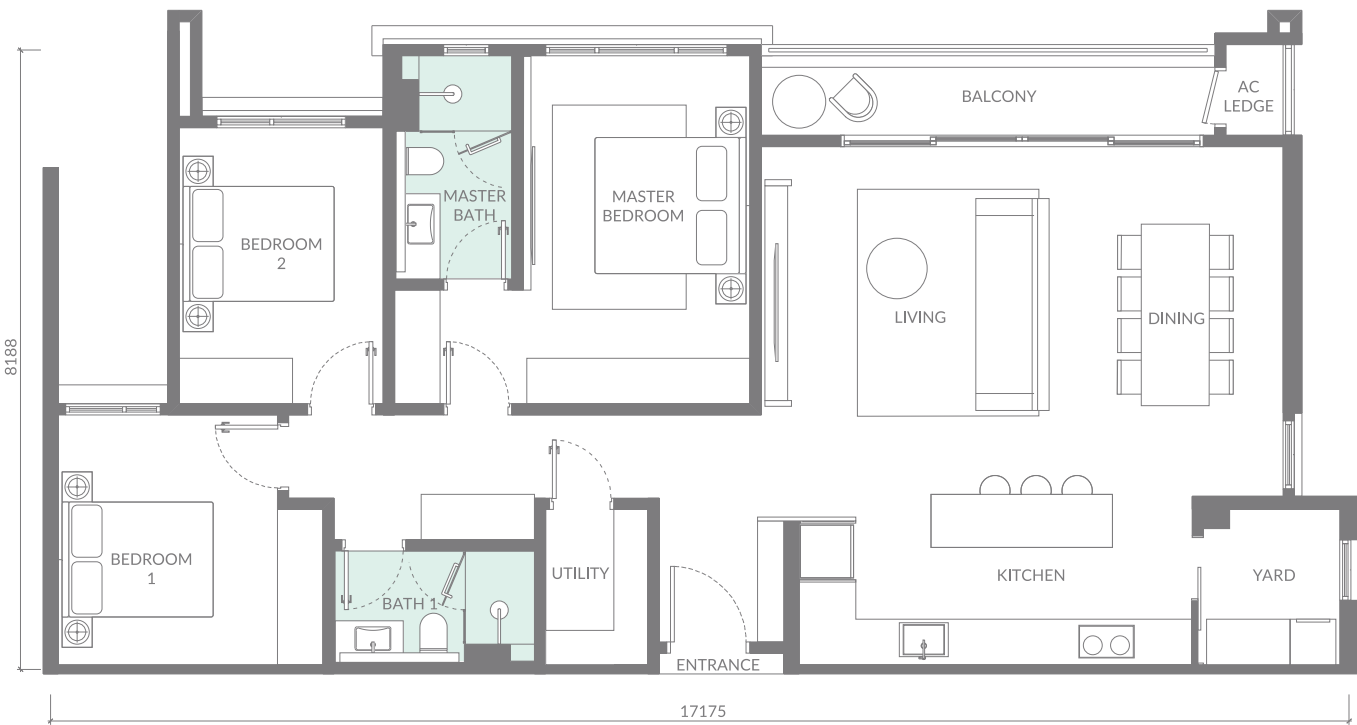
TYPE
D2

1,355 sf | 126 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			
	Ironmongery	Locksets			
FLOOR FINISHES	Type A	Type B	Type C	Type D1	Type D2
	Living, Dining, Master Bedroom, Bedroom 1 and Utility: Laminated Timber Flooring	Living, Dining, Master Bedroom, Bedroom 1 & 2, and Utility: Laminated Timber Flooring	Living, Dining, Master Bedroom, Bedroom 1 & 2, and Utility: Laminated Timber Flooring	Living, Dining, Master Bedroom, Bedroom 1 & 2, and Utility: Laminated Timber Flooring	Living, Dining, Master Bedroom, Bedroom 1 & 2, and Utility: Laminated Timber Flooring
	Kitchen, Balcony, Yard, A/C Ledge, Master Bath & Bath 1: 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, Bedroom 1)	Ceiling Fan Point (Living, Master Bedroom, Bedroom 1 & 2)	Ceiling Fan Point (Living, Master Bedroom, Bedroom 1 & 2)	Ceiling Fan Point (Living, Master Bedroom, Bedroom 1 & 2)	Ceiling Fan Point (Living, Master Bedroom, Bedroom 1 & 2)
	Fibre Wall Socket (Living)				
	Hot Water [Master Bath (shower) & Bath 1 (shower)]				
	Door Bell Point				
EXTRAS	Air-Conditioning Units (Living, Master Bedroom, Bedroom 1)	Air-Conditioning Units (Living, Master Bedroom, Bedroom 1 & 2)	Air-Conditioning Units (Living, Master Bedroom, Bedroom 1 & 2)	Air-Conditioning Units (Living, Master Bedroom, Bedroom 1 & 2)	Air-Conditioning Units (Living, Master Bedroom, Bedroom 1 & 2)
	Kitchen Cabinet with Appliances (Fridge, Microwave, Built-in Oven, Hob & Hood)				
	Light Fittings				
	Ceiling Fan (Living)				
	Wardrobe (Master Bedroom & Bedroom 1)	Wardrobe (Master Bedroom, Bedroom 1 & 2)	Wardrobe (Master Bedroom, Bedroom 1 & 2)	Wardrobe (Master Bedroom, Bedroom 1 & 2)	Wardrobe (Master Bedroom, Bedroom 1 & 2)
	Washer Dryer				

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

The World-renowned Jewel Of Malaysia

Penang, known as the 'Pearl of the Orient', is famed for its rich cultural heritage, stunning landscapes, and dynamic urban life. This vibrant state on the northwest coast of Peninsular Malaysia offers a unique blend of modernity and tradition, making it one of the world's most liveable cities.

From the historic George Town to its bustling markets and significant economic contributions, Penang's diverse culture highlights its integral role in Malaysia's growth.





Artist's Impression

Island Beauty Meets Cosmopolitan Rhythm

The relationship between Andaman and Penang is one of harmony – where the most liveable island meets one of the world's most liveable cities, offering the pinnacle of refined, modern living.

Andaman is conveniently located near Seri Tanjung Pinang and George Town, providing its community with effortless access to a dynamic lifestyle and various established amenities, including international schools, reputable hospitals, renowned restaurants, and cultural sites.

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.



Those Who Know Insist On E&O

The E&O Group brings 139 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.



Conlay
Kuala Lumpur City Centre



The Peak
Damansara Heights, Kuala Lumpur



Avira Garden Terraces
Medini Iskandar, Johor



Princes House
London



EASTERN & ORIENTAL BERHAD (555-K)

PENANG

No 1 Persiaran Marina,
Pulau Andaman, Tanjung Tokong,
10470 Pulau Pinang, Malaysia
T 604 890 9999

KUALA LUMPUR

Head Office
C-34-01, Menara Vista Petaling,
137, Jalan Puchong,
58200 Kuala Lumpur, Malaysia
T 603 8682 8220

E&O Gallery
211A, Jalan Tun Razak
50450 Kuala Lumpur, Malaysia
T 603 2181 8881

JOHOR

1 Jalan Medini Timur 15
Bandar Medini Iskandar
79250 Iskandar Puteri
Johor Darul Takzim, Malaysia
T 607 509 6868

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
• Developer License: 20199/12-2028/1522(R) (Validity Period: 14/12/2023- 13/12/2028) • Land Tenure: Freehold • Expected Date of Completion: July 2029 • Approving Authority: Majlis Bandaraya Pulau Pinang (Reference No: JPBD/PG/P2/PB-0124) • Sales & Advertising Permit: 20199-6/12-2027/1104(N)-(S) (Validity Period: 05/12/2024 – 04/12/2027) • Land Encumbrances: N/A • Total Units: 516 units • Selling Price: RM 904,000.00(Min); RM 2,141,000.00 (Max.) • Development Type: Service Apartment

