

SHORELINE
STORIES

FERA
COURTYARD TERRACES

EXTRAORDINARY
LIVING
BEGINS HERE

Exquisite residences amidst
serenading trees. An island haven within
sight of Penang yet beyond its bustle.
Welcome to Fera Courtyard Terraces.
Where natural artistry and architectural
craftmanship collaborate to give you a
lifetime of memories.



Colonial Concepts Made Relevant

Fera Courtyard Terraces rise politely between swaying treetops. All around, cool, breezy shades provide the perfect offset to Penang's equatorial weather.

Adapting colonial principles into 21st-century elegance, every home is designed to usher in its surroundings. High ceilings provide an ambience of space. Generous glass fixtures welcome natural light. Private courtyards reminisce Penang's glory days, where one feels connected to the world outside even within the home.

Stone and wood, glass and grass, all coexist as one. E&O's master architects and designers have spared no effort to ensure every detail is included, so you get truly extraordinary living spaces.

Actual Show Unit

Where Every Generation Feels at Home

Multiple living spaces mean space for multi generations. Generous interiors have been designed to keep families connected whilst providing privacy, so every resident has room to roam, place to play, privacy to work, and space to gather. Fera bears all ages in mind. Because we know, contrary to what they're called, once-in-a-lifetime opportunities are meant to last beyond one lifetime.



Actual Show Unit



Actual Show Unit

The Joy of Elevated Living

Appreciating your need for privacy, Fera's elevated living spaces perch privately one level above the street, beyond prying eyes. Say goodbye to firmly shut glass doors and tightly drawn curtains. Say hello to open living areas and brighter days.

As living spaces relocate above street level, an elevated terrace garden adds a natural finishing touch. Here, your private oasis lets you rest, relax and reflect right next to nature.



Actual Show Unit

Dining Above the Rest

Seamlessly joining Fera's raised living spaces are its elegant dining and kitchen area. Free from pillars, walls and doors, with a spacious ambience overlooking the street below, the privilege of space is yours to enjoy.

Natural light, constant airflow and unobstructed views work together to serve up the perfect spot to dine, bond and host.



Actual Show Unit



Everyday Luxuries

A Lift for Every Home

Step in to where design thoughtfulness is taken a step higher. In the pursuit of true comfort and convenience, private lifts come as standard in every home, seamlessly blending into Fera's timeless elegance.

One Porch for Four

Arrive home every day to a spacious driveway. With living areas moved up one level, porch space is optimised, allowing four cars to park comfortably, to make coming and going effortless come rain or shine.

Attical Solution

For family valuables and memorabilia you wish to preserve, a spacious attic keeps them all secure yet close by. Alternatively, it can be repurposed into a trendy loft, a cosy reading nook, or a private home office.

THE LUXURY OF GREENERY

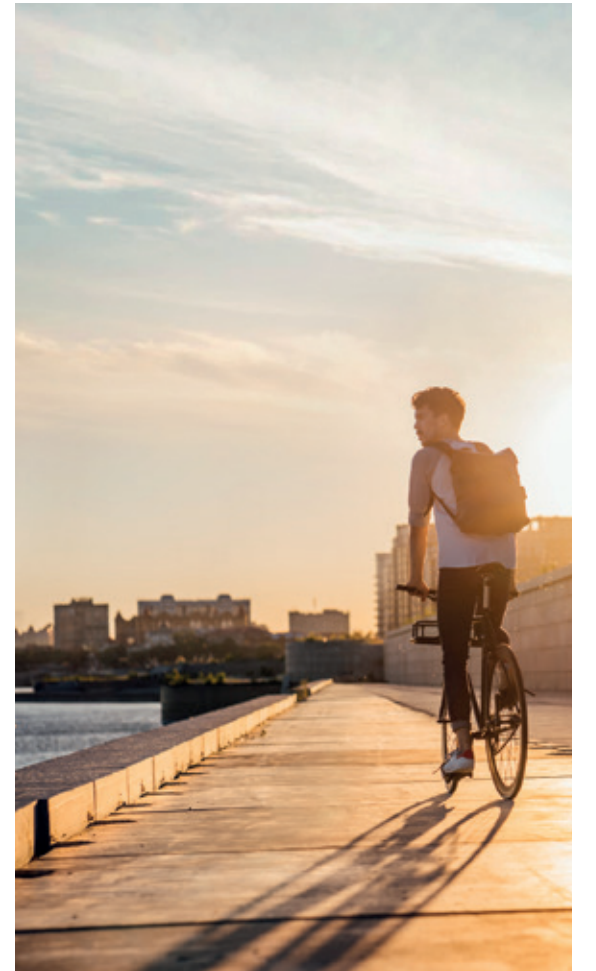
Terrace gardens for every home.
Green spaces throughout the neighbourhood.
A pocket park close to every home.
Eco solutions for sustainable living.
Welcome to where coexisting
with nature is way of life.

The Meandering Greens of Solitude

We were never meant to be far from Mother Nature's cover. Find solace from Penang's equatorial sun. Revel in the joy of rustling leaves and swaying trees. At Fera, you will be surrounded by Shoreline's immaculate green spines, where every backlane is transformed into a shady walkway, so that wherever you may be strolling, running or biking, nature will be your constant companion.



Artist's Impression



A Park to Call Our Own

At the heart of Andaman Island, a community park welcomes every resident and visitor with sprawling greens and shaded spots. This centralised hub provides all you need for leisure, exercise and play, from picnic areas and playgrounds, to quiet corners and space to relax. Welcome to your nucleus for holistic living.

Pocket Parks for Little Escapes

Tranquil oases we call pocket parks dot every corner of the neighbourhood, giving every resident access to little green escapes. Whether it's for playtime with little ones, quiet chats with loved ones, or me-time to recharge, you're never beyond walking distance of a park, lovingly planted and beautifully landscaped exclusively for you.

Play Haven for Children

Andaman spares no effort to make sure children can be children, giving them a haven to do what they do best: play, laugh, discover and connect. With playgrounds, bike paths, sandpits and everything else their imaginations can be create, Shoreline's children's park awaits to write hundreds of happy memories for kids and adults alike.

Freedom to Run or Ride

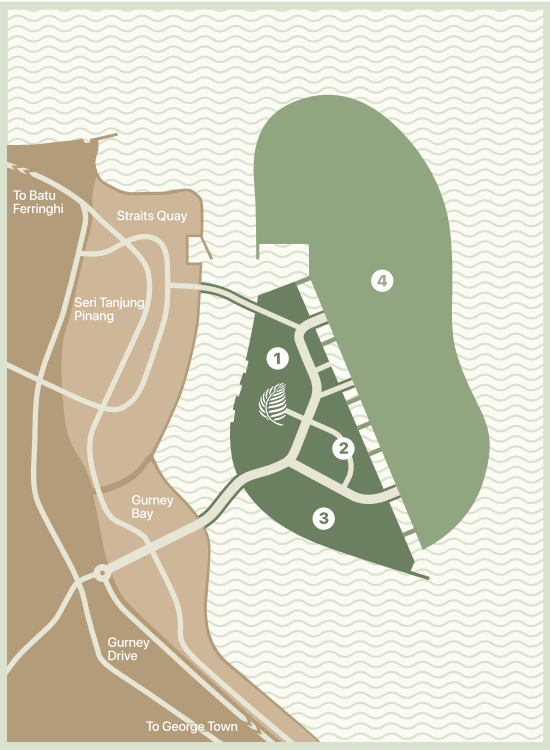
Health is our greatest wealth. Enjoy easy access to a network of running and riding paths. Breeze down meandering paths, under the cover of swaying trees. Or enjoy a leisurely stroll right next to nature. Enjoy peace of mind with every run, ride or quiet stroll as all paths are built away from main roads, keeping you away from passing vehicles.

WHERE THE
DISCERNING
CHOOSE TO LIVE,
PLAY AND RELAX

Within sight of the city, yet beyond its hustle
and bustle, lies the perfect collaboration
between man and nature, where beautifully
appointed residences blend seamlessly with
quiet greenery and lifestyle essentials.
An exclusive island made for you to call
home awaits.



Artist's Impression



DISTRICTS OF ANDAMAN

- 1 Shoreline
- 2 Canalside
- 3 Gurney Green
- 4 Phase 2

 **FERA**
Courtyard Terraces

Right Where it Matters

In line with E&O's future-living vision for Andaman, Fera residents will be part of a connected and sustainable community, where lifestyle amenities and daily needs can be reached in 15 minutes either by foot, bike or the island's innovative modes of public transport. Connectivity from Andaman to Seri Tanjung Pinang and Gurney Bay seamlessly link to the heart of Penang.

As a key property of Andaman Island, Fera is set to be synonymous with exclusivity and discernment, joining the ranks of some of the country's most enviable addresses. Where every homeowner doesn't just buy a home, but also leaves a legacy for generations to come.

Site Plan



Phase 3



Phase 4



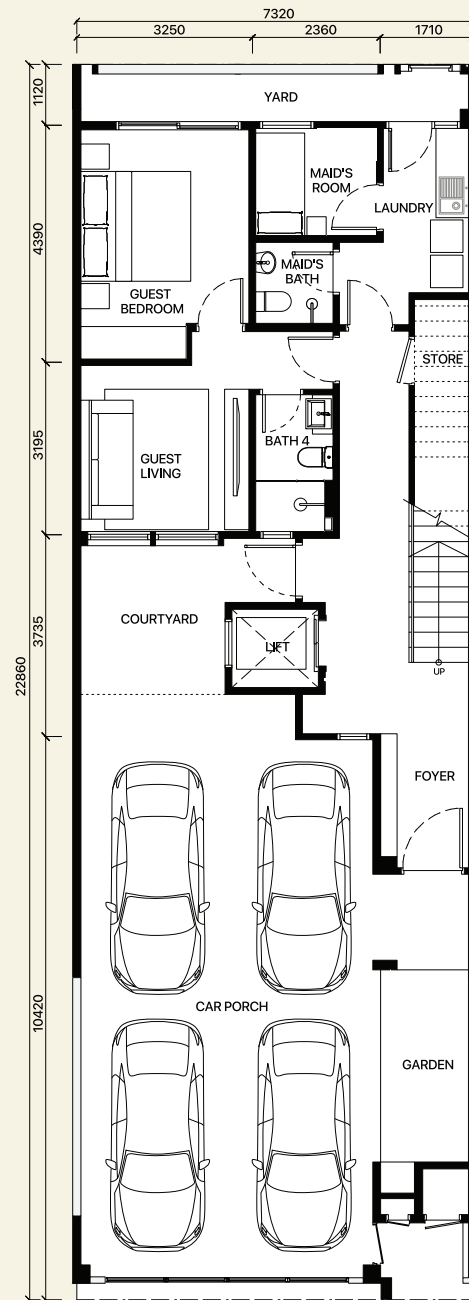
TYPE A

INTERMEDIATE

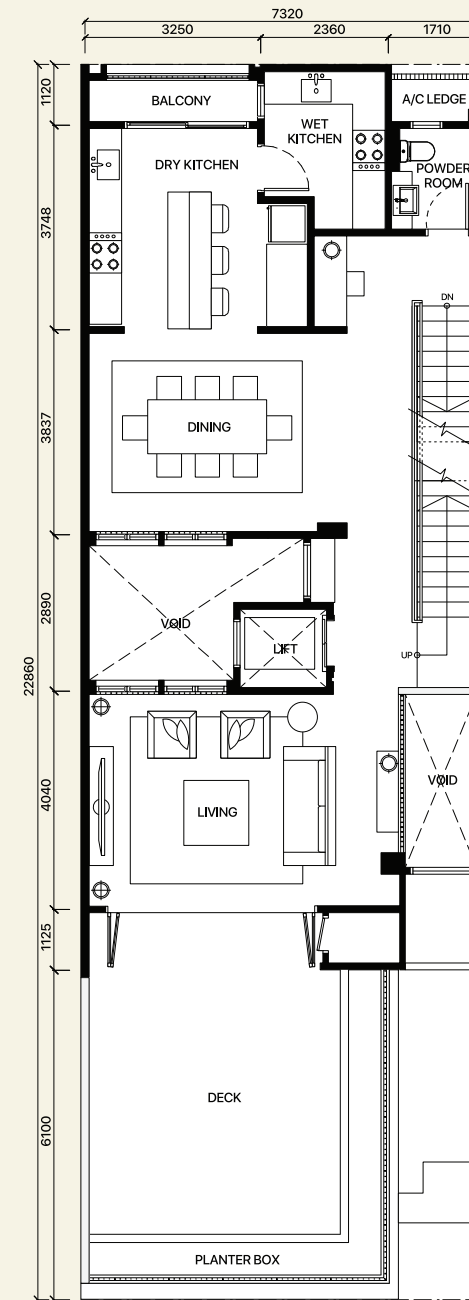
3,615 sqft

4 Bedrooms

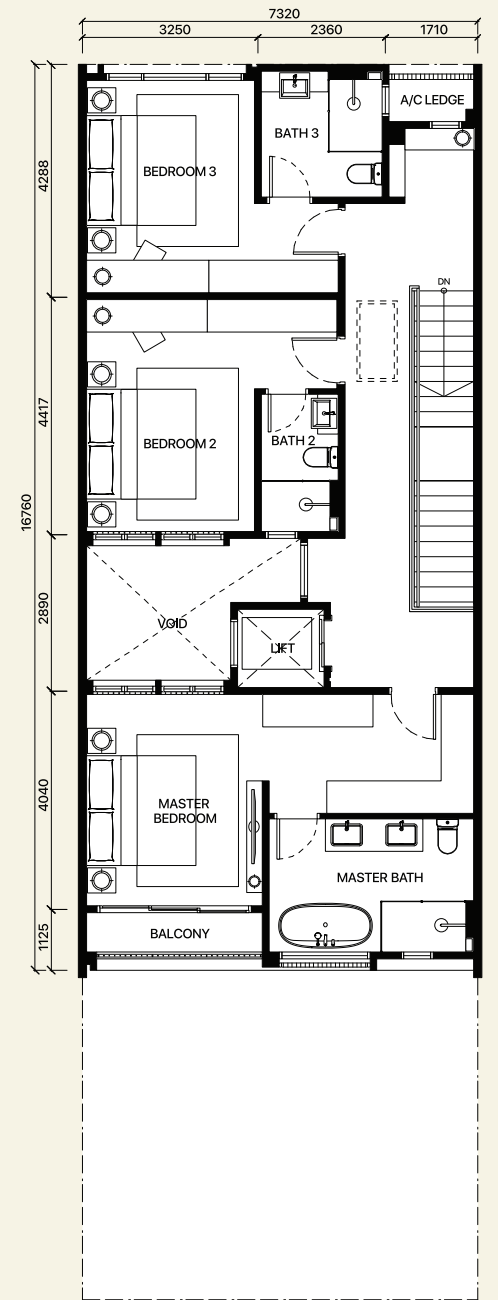
5 Bathrooms



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

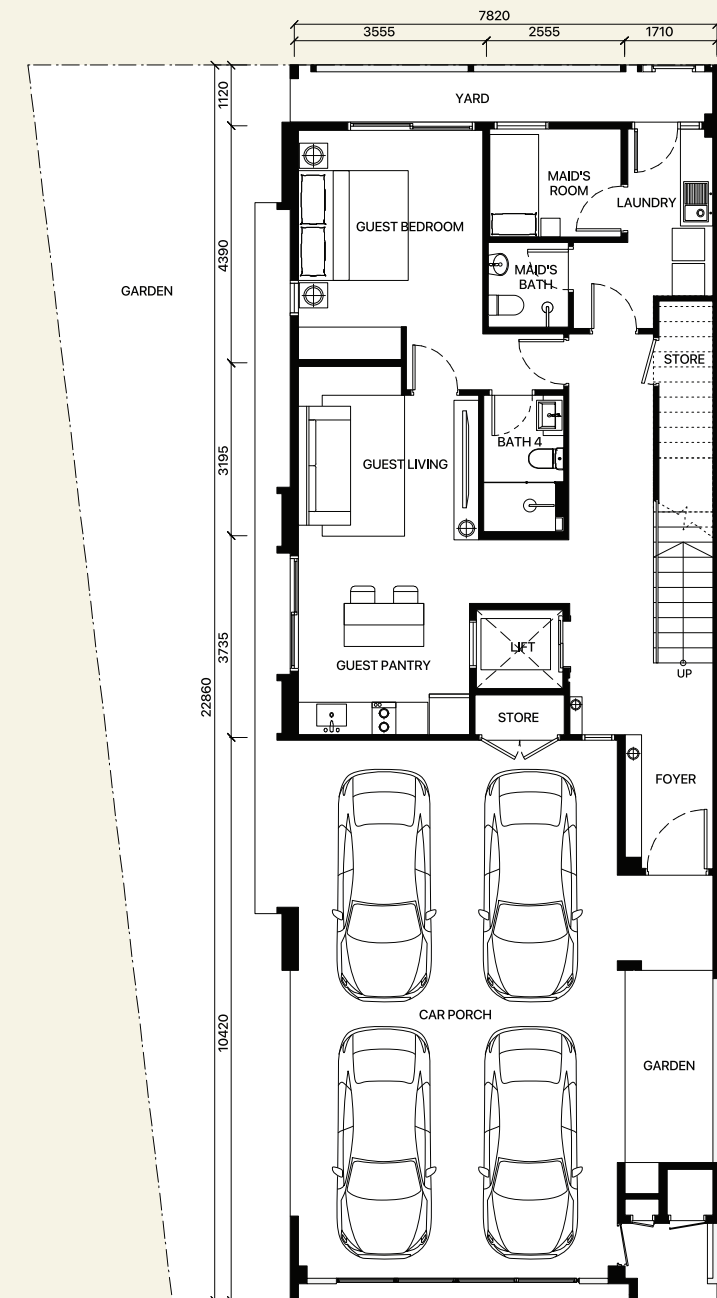
TYPE B

CORNER

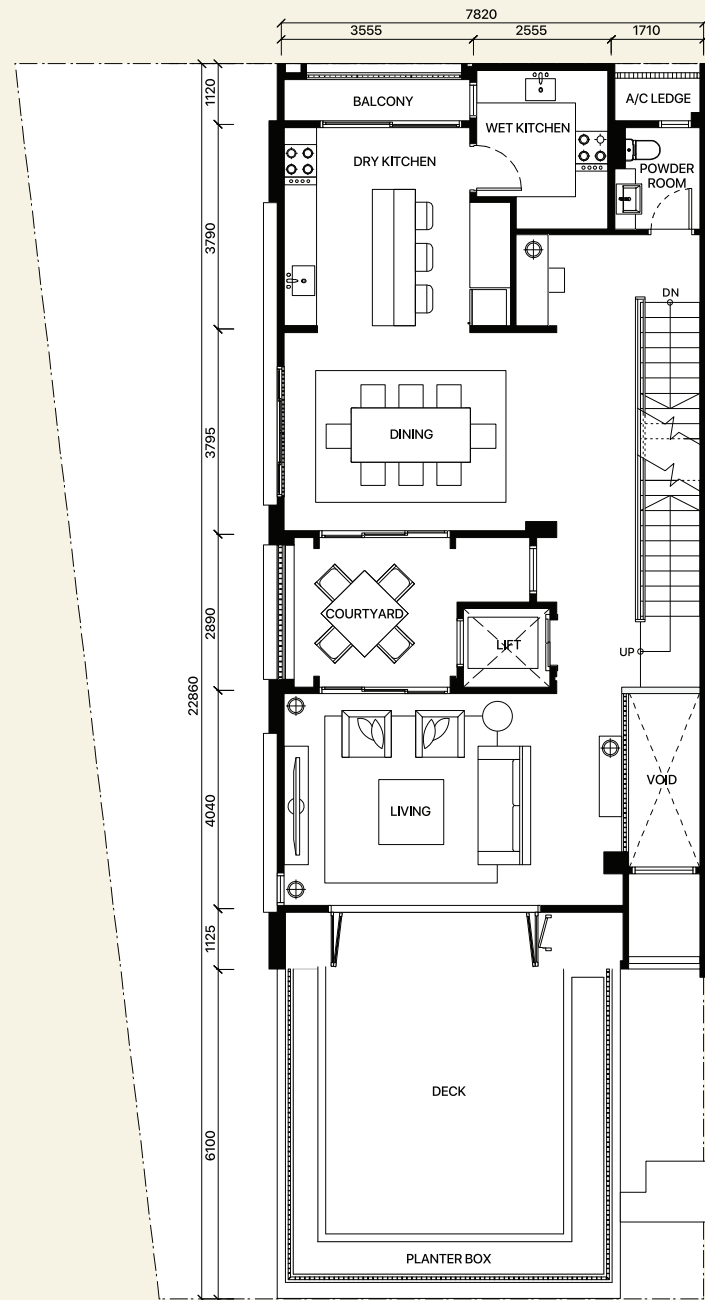
4,015 sqft

4 Bedrooms

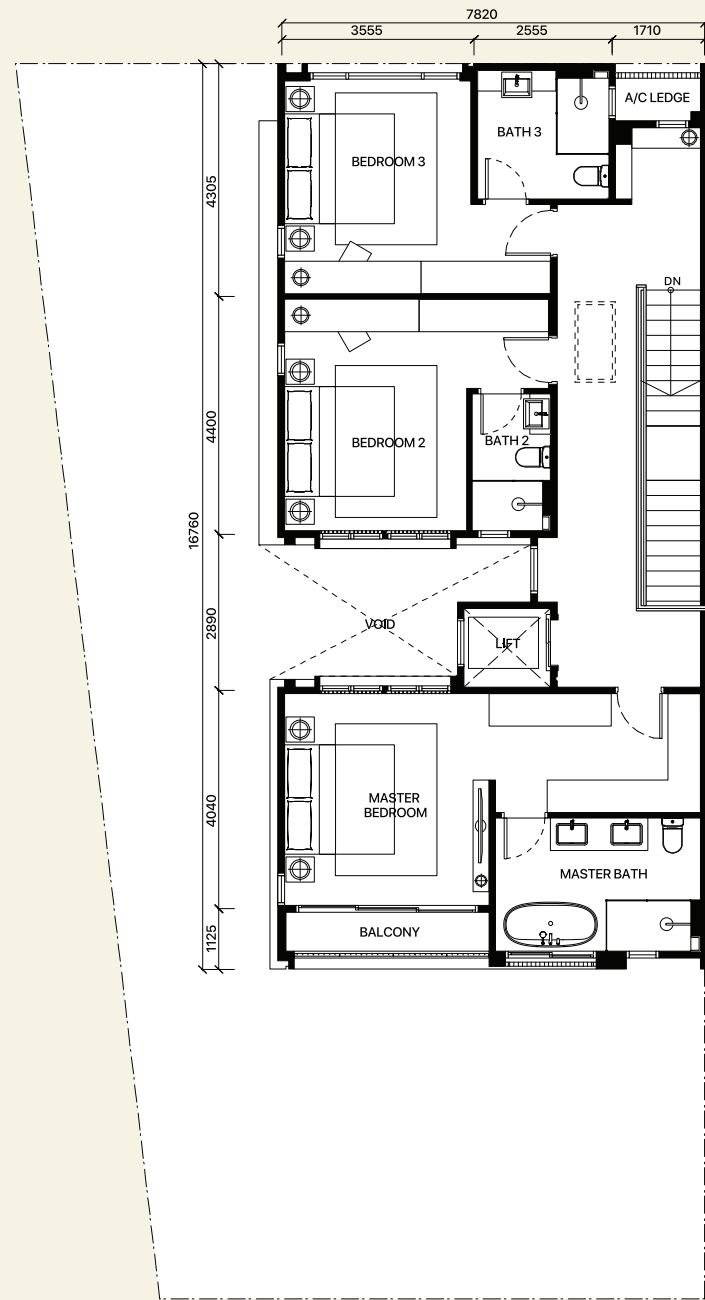
5 Bathrooms



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

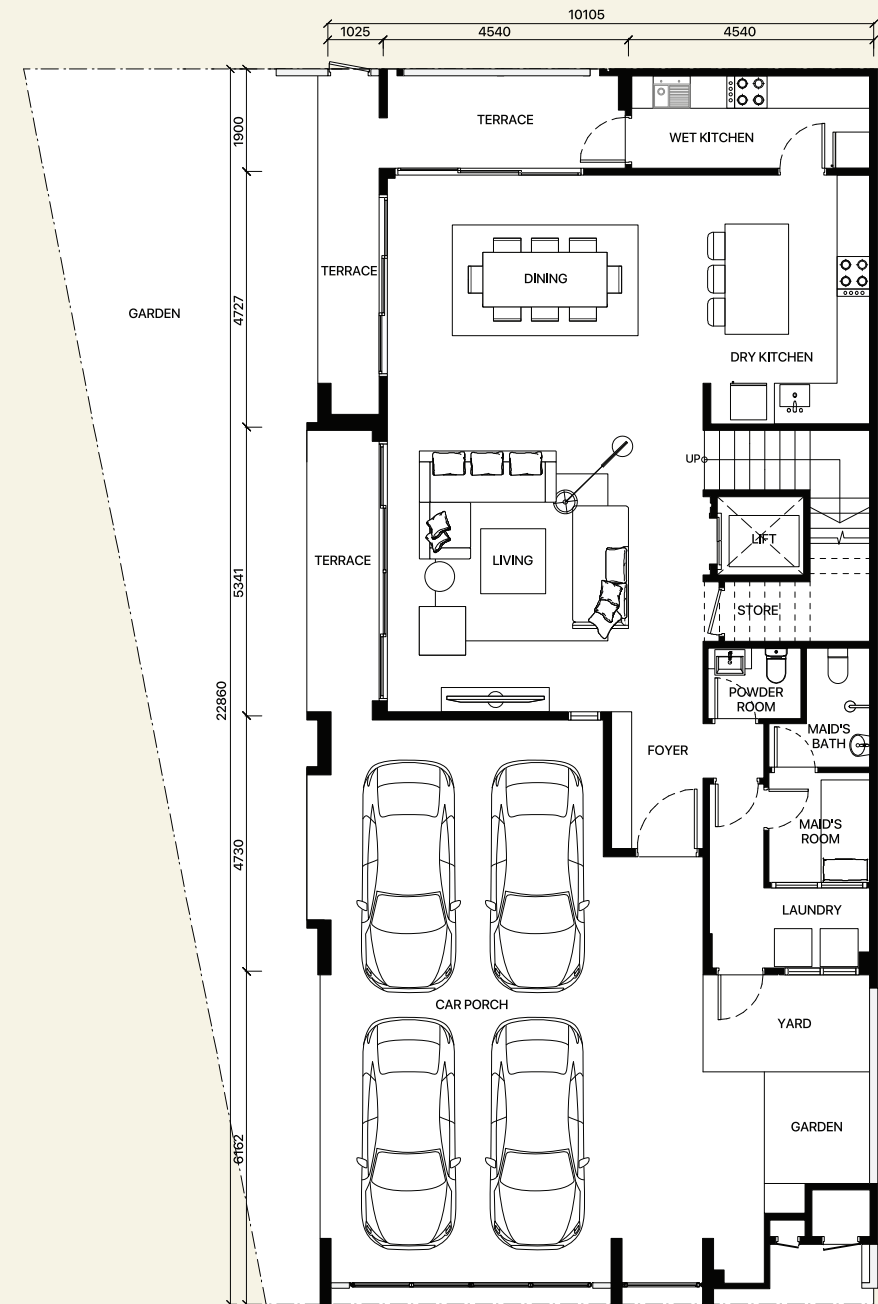
TYPE C

CORNER

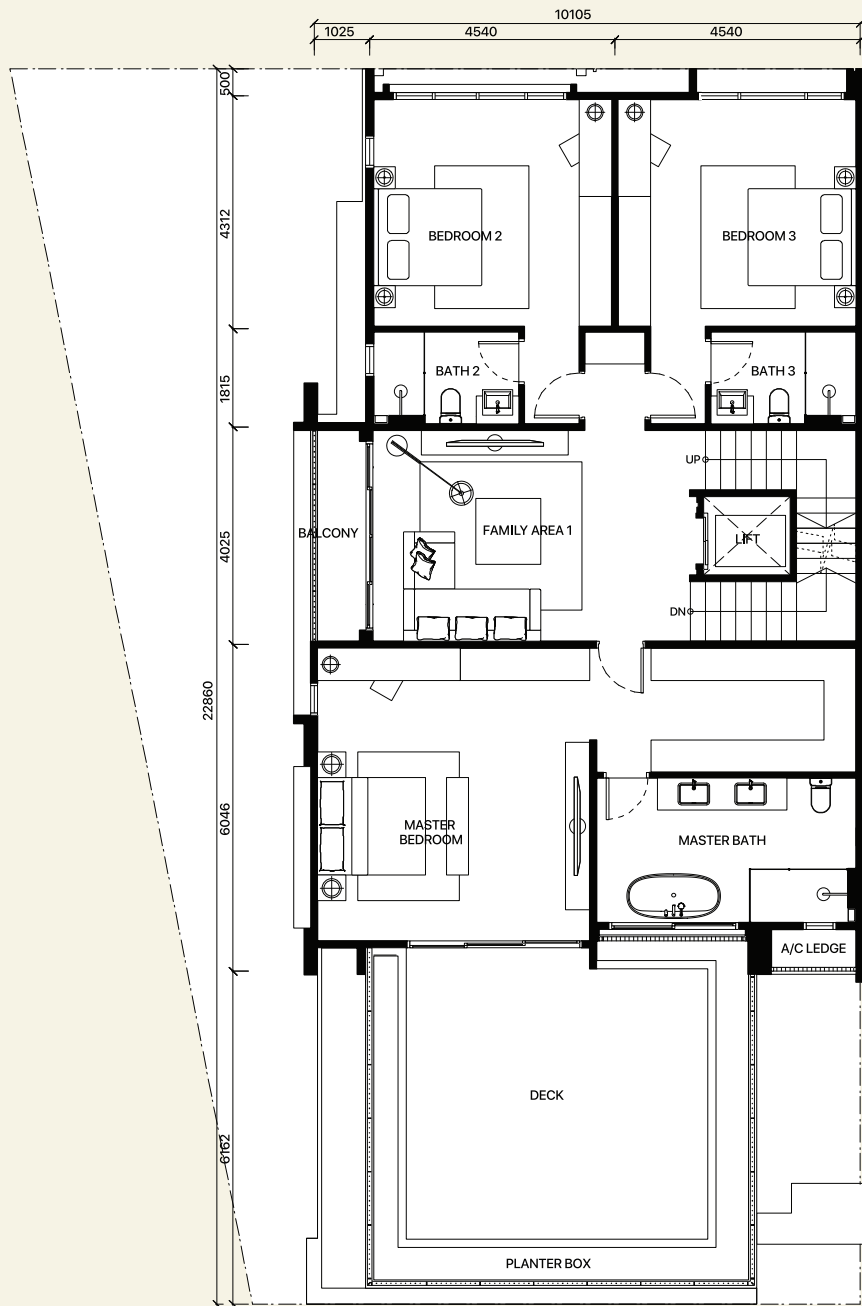
5,173 sqft

6 Bedrooms

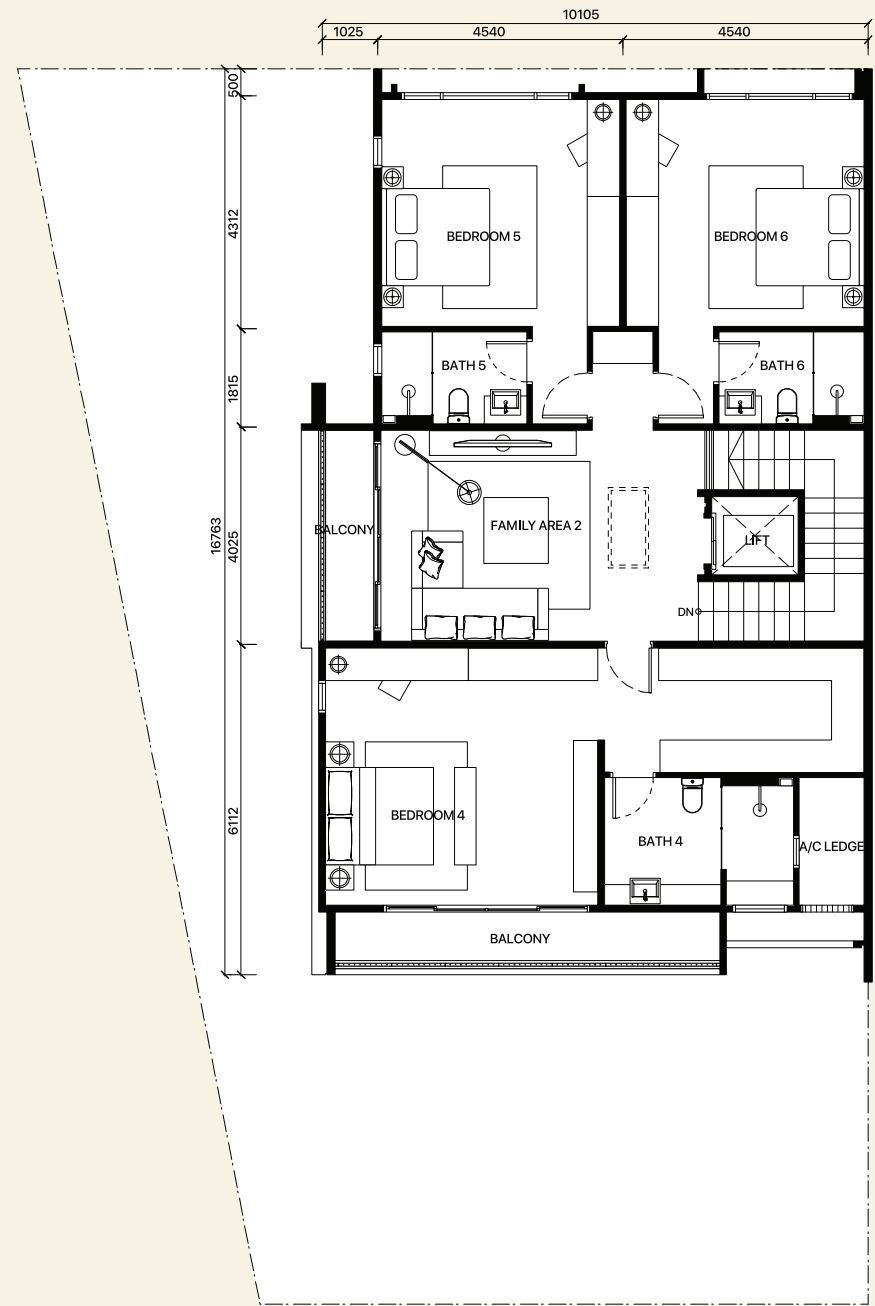
7 Bathrooms



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Specifications

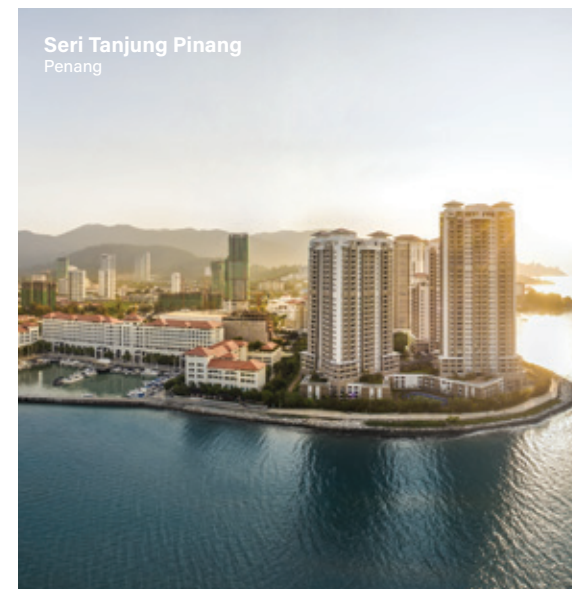
General			Sanitary Installation & Fittings	
Structure	Reinforced Concrete		Master Bath	Long Bath, Water Closet, Shower, Wash Basin with Fittings & Accessories
Wall	Reinforced Concrete / Brick			
Roof Covering	Concrete Roof Tile / Reinforced Concrete Flat Roof			
Ceiling	Fibrous Plaster / Skim Coat & Paint		Baths & Maid's Bath	Water Closet, Shower, Wash Basin with Fittings & Accessories
Windows	Aluminium Frame Glass			
Doors				
Main Door, Bedrooms, Maid's Room & Store	Timber Door			
Master Bath, Other Baths & Powder Room	Timber Door			
Maid's Bath	Aluminium Door			
Wet Kitchen & Laundry	Timber Door			
Terrace & Balcony	Aluminium Sliding Glass Door			
Ironmongery	Quality Lockset			
Finishes			M&E Installations & Fittings	
	Floor	Wall	3-Phase Power Supply	
Living & Dining (Type A, B & D)	Timber Flooring	Plaster & Paint	Power Point for 11kW AC EV Charger	
Master Bedroom	Timber Flooring	Plaster & Paint	Ceiling Fan Points to Living, Dining, Master Bedroom & Other Bedrooms (Except Maid's Room), Guest Living & Guest Bedroom (Type A, B & D), Family Area 1 & 2 (Type C)	
Other Bedrooms	Timber Flooring	Plaster & Paint	SMATV to Living & Master Bedroom, Guest Living (Type A, B & D), Family Area 1 & 2 (Type C)	
Guest Bedroom (Type A, B & D)	Timber Flooring	Plaster & Paint	Data Point to Living & Master Bedroom, Family Area 1 & 2 (Type C)	
Family Area 1 & 2 (Type C)	Timber Flooring	Plaster & Paint	Telephone Outlet to Living	
Living & Dining (Type C)	Tiles	Plaster & Paint	Shaver Point to Master Bath	
Foyer	Tiles	Plaster & Paint	Light & Power Points	
Dry Kitchen	Tiles	Plaster & Paint	Doorbell Point	
Wet Kitchen	Tiles	Plaster & Paint	Cylinder Hot Water Tank to Master Bath & Other Baths (Except Maid's Bath)	
Master Bath	Tiles	Tiles, Marble		
Other Baths	Tiles	Tiles, Marble		
Powder Room	Tiles	Tiles, Marble		
Maid's Room	Tiles	Plaster & Paint		
Maid's Bath	Tiles	Tiles		
Guest Living (Type A, B &D)	Tiles	Plaster & Paint		
Guest Pantry (Type B & D)	Tiles	Plaster & Paint		
Laundry	Tiles	Plaster & Paint		
Store	Tiles	Plaster & Paint		
Yard	Tiles	Plaster & Paint		
Car Porch	Tiles	Plaster & Paint		
Balcony & Deck	Tiles	Plaster & Paint		
Courtyard (Type A, B & D)	Tiles	Plaster & Paint		
Terrace (Type C)	Tiles	Plaster & Paint		
A/C Ledge	Cement Render	Plaster & Paint		
Garden	Turfing	-		

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

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E&O. 140 Years in the Making.



E&O has set itself apart by staying true to its heritage, without losing sight of the current. Drawing inspiration from its namesake, the E&O Group proudly derives its name from Eastern & Oriental Hotel, a Penang landmark dating back to 1885. The Group has since built a strong brand essence and track record, seen across exclusive properties in Kuala Lumpur, Penang, Johor, and London.

Returning to its Penang roots, E&O has preserved its heritage whilst staying ahead of its game and is set to rewrite the rules yet again, in a new lifestyle haven called Andaman Island.